

HAYWARD UNIFIED SCHOOL DISTRICT



**1100 Lincoln Avenue Suite 106
Napa, CA 94558**

NOT FOR CONSTRUCTION

04/08/2026



**BRET HARTE M.
ROOF
RESTORATION**

1047 E St,
Hayward, CA 94541

Hayward Unified School District

PROJECT No.: 2026-006.00

BID SET

COVER PAGE

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GENERAL NOTES

THE WORK CONSISTS OF RESTORATION OF EXISTING LOW-SLOPE SPF ROOF SYSTEMS

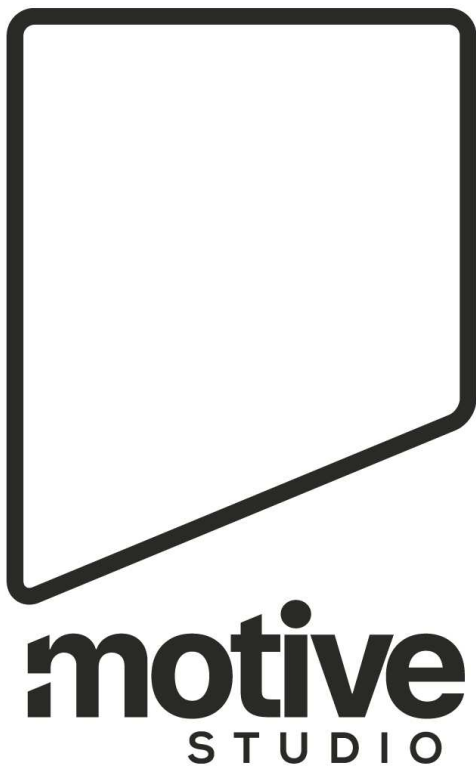
WORK INCLUDES, BUT IS NOT LIMITED TO:

1. PREPARATION OF EXISTING ROOF SURFACES
2. LOCALIZED DEMOLITION AND REPAIR OF DETERIORATED ROOF AREAS
3. APPLICATION OF FLUID-APPLIED REINFORCED ROOFING SYSTEM
4. FLASHING REPAIRS AT ALL PENETRATIONS, EDGES, AND TRANSITIONS
5. TREATMENT OF DRAIN AREAS AND PONDING CONDITIONS
6. CLEANING, TESTING, AND REPAIR OF EXISTING DRAINAGE SYSTEMS
7. SEALING AND WATERPROOFING OF ALL ROOF TERMINATIONS
8. PROTECTION OF ADJACENT CONSTRUCTION DURING WORK

THE INTENT IS TO EXTEND THE SERVICE LIFE OF THE EXISTING ROOF SYSTEM WITHOUT FULL TEAR-OFF.

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF WORK



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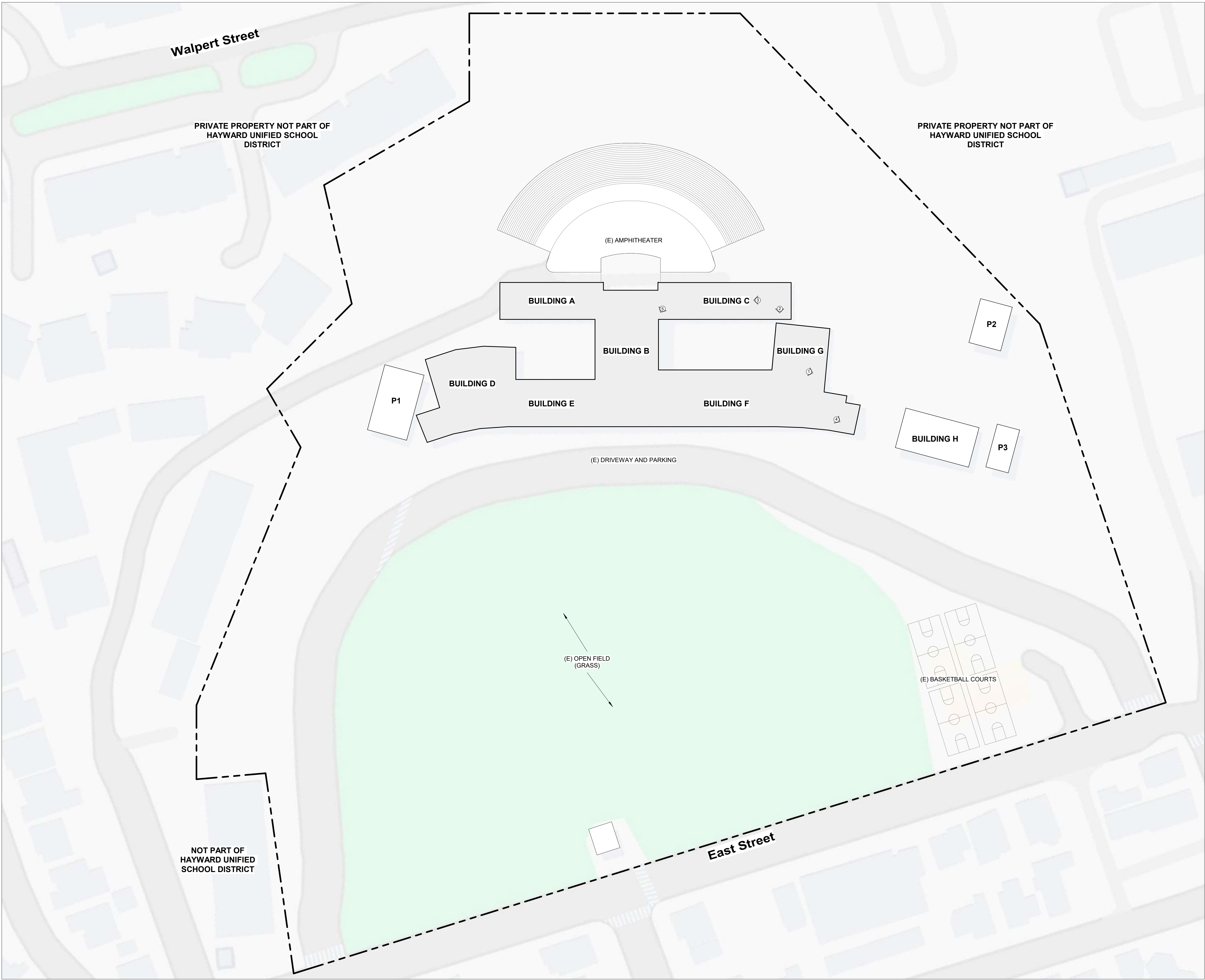
Hayward Unified School District

PROJECT No.: 2026-006.00

BID SET

CAMPUS SITE
PLAN AND SITE
PHOTOS

AS1.0



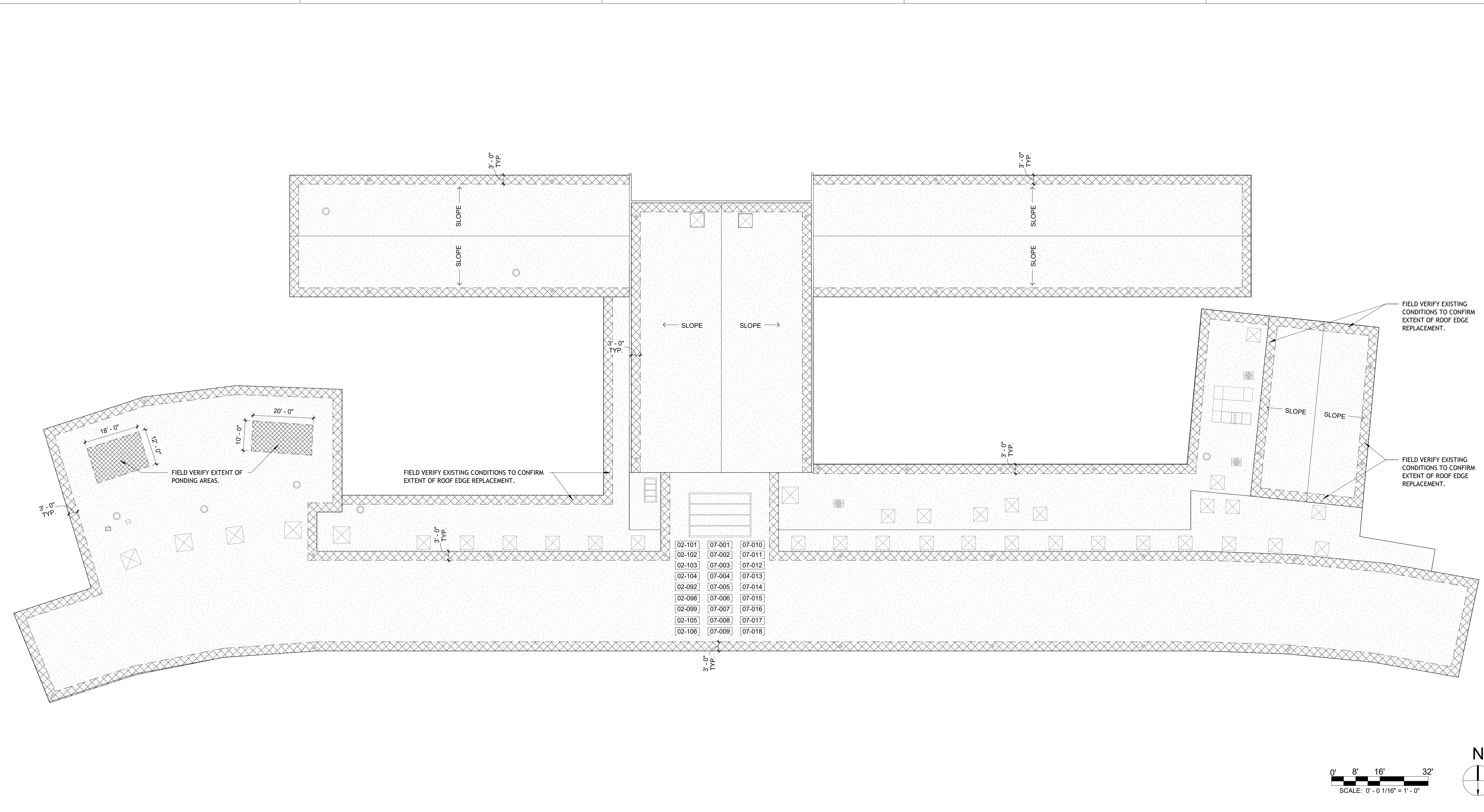
SITE PLAN

1" = 50'-0" 1

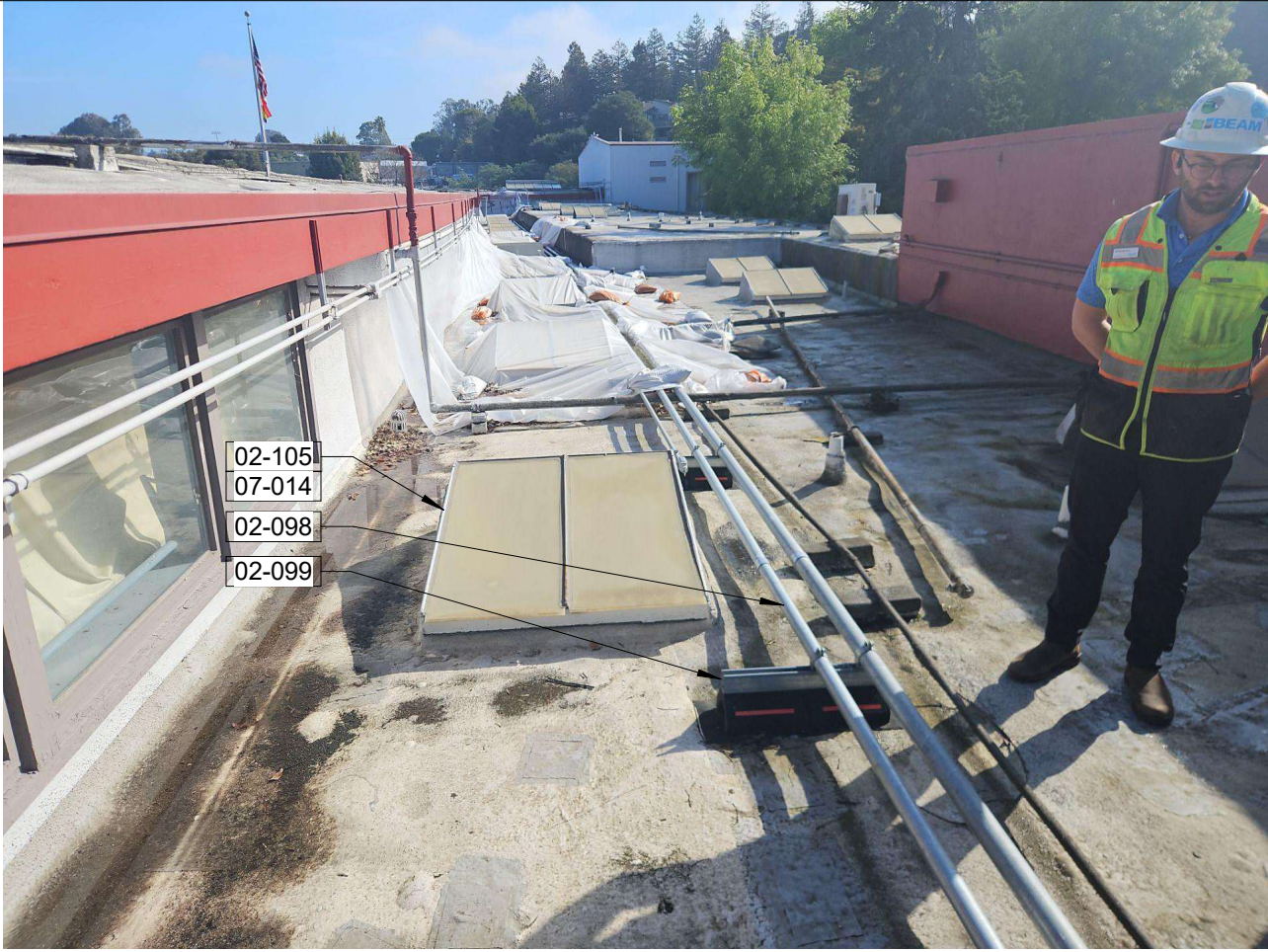


EXISTING SITE CONDITION PHOTOS

N.T.S 2



ROOF



TYPICAL SKYLIGHT



ROOF DRAIN



ROOF OUTSIDE EDGE



ROOF EDGE CONDITION



ROOF PONDING



ROOF PIPE



ROOF VENT



ROOF UNDULATIONS & BLISTERING

EXISTING SITE CONDITIONS

GENERAL NOTES

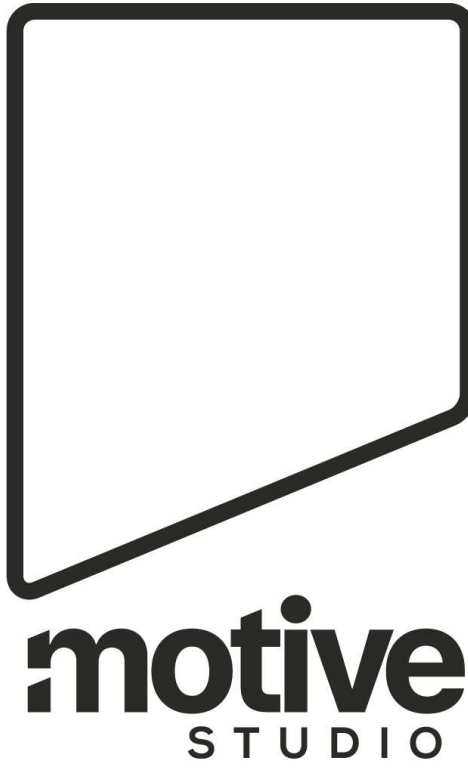
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
- EXISTING ROOF SYSTEM IS SPF (SPRAY POLYURETHANE FOAM) TO REMAIN UNLESS NOTED OTHERWISE.
- EXISTING ROOF SHALL BE STRUCTURALLY SOUND AND SUITABLE TO RECEIVE NEW FLUID-APPLIED ROOF SYSTEM.
- PONDING AREAS SHALL BE IMPROVED WHERE FEASIBLE.
- COORDINATE ALL ROOF WORK WITH EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- PROTECT ALL ADJACENT SURFACES FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN WEATHER-TIGHT CONDITIONS AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND PROJECT SPECIFICATIONS.
- ALL EXISTING SILICONE COATING FROM PRIOR ROOF REPAIRS SHALL BE COMPLETELY REMOVED. SUBSTRATE SHALL BE PROPERLY PREPARED, AND ALL SURFACE IRREGULARITIES INCLUDING, BUT NOT LIMITED TO, BLISTER, RIDGES, VOIDS AND UNEVEN AREAS SHALL BE REPAIRED AND BROUGHT TO A UNIFORM CONDITION IN STRICT ACCORDANCE WITH THE ROOFING MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL VERIFY COMPATIBILITY OF ALL MATERIALS AND ENSURE THE SURFACE IS SUITABLE TO RECEIVE NEW ROOFING SYSTEM PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL FIELD VERIFY THE QUANTITY, SIZE AND EXACT LOCATIONS OF ALL EXISTING ROOF DRAINS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS SHALL BE PROMPTLY REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.

ROOF PLAN LEGEND

- (E) SKYLIGHT TO REMAIN
- (E) HVAC UNIT TO REMAIN
- (E) ROOF VENT TO REMAIN
- (E) ROOF DRAIN TO REMAIN
- (N) FLUID-APPLIED REINFORCED ROOF SYSTEM
- ADDITIONAL POLYESTER REINFORCED ACRYLIC PLY AT LEADING EDGE TRANSITION PER MANUFACTURER RECOMMENDATION
- ROOF PONDING WATER AREAS

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
02-092	EXISTING ROOF-MOUNTED MECHANICAL EQUIPMENT TO REMAIN; PROTECT IN PLACE.
02-098	EXISTING CONDUIT AND CONDENSATE LINES TO REMAIN IN PLACE. EXISTING SUPPORTS TO BE RE-USED. ANY WOOD BLOCKING SUPPORTS TO BE DISCARDED AND REPLACED WITH SPECIFIED SUPPORTS.
02-099	ALL EXISTING MIRO DURABLELOCKS TO BE KEPT FOR RE-USE.
02-101	REMOVE AND DISPOSE OF EXISTING DETERIORATED ROOFING MATERIALS AS REQUIRED TO RECEIVE NEW ROOF SYSTEM.
02-102	REMOVE ALL EXISTING SILICONE COATINGS AT PENETRATIONS, FLASHINGS, EDGES, AND TERMINATIONS.
02-103	SCARIFY EXISTING ROOF SURFACE WHERE REQUIRED TO REMOVE CONTAMINANTS AND PROVIDE PROPER ADHESION FOR NEW SYSTEM.
02-104	REMOVE AND REPLACE UNSOUND OR DETERIORATED SUBSTRATE OR INSULATION WHERE ENCOUNTERED.
02-105	REMOVE EXISTING SKYLIGHT SEALANT. CLEAN AND PREPARE SUBSTRATE PER MANUFACTURER'S REQUIREMENT.
02-106	AREAS AROUND PIPES WILL NEED TO BE ADDRESSED MANUALLY, INCLUDING REMOVAL OF SILICONE TO ENSURE PROPER ADHESION OF DETAILS.
07-001	PROVIDE FLUID-APPLIED REINFORCED ROOF SYSTEM (WESTERN COLLOID SMEA-2P-6XE OR APPROVED EQUAL), INCLUDING ASPHALT EMULSION BASE COAT WITH POLYESTER REINFORCEMENT, ACRYLIC MEMBRANE WITH POLYESTER REINFORCEMENT, AND REFLECTIVE ACRYLIC TOP COATING AT MANUFACTURER'S SPECIFIED COVERAGE RATES.
07-002	PROVIDE REINFORCED FLASHING AT ALL PENETRATIONS, CURBS, AND TRANSITIONS PER SD-SBF1 AND SD-TB1.
07-003	PROVIDE 5-COURSE REINFORCED FLASHING AT ALL ROOF DRAINS, EXTENDING MINIMUM 12 INCHES FROM DRAIN PER MANUFACTURER STANDARD DETAILS, SEE SD-D1 SIM.
07-004	PROVIDE ADDITIONAL REINFORCEMENT AT ALL PONDING AREAS AND LOW SLOPE CONDITIONS AS IDENTIFIED IN FIELD.
07-005	PROVIDE FILL COAT AS REQUIRED TO IMPROVE DRAINAGE AND PROVIDE SMOOTH, UNIFORM SUBSTRATE.
07-006	EXTEND MEMBRANE AT EDGE TERMINATIONS, PARAPETS, AND PERIMETER CONDITIONS PER SD-RE1, SD-RE2 AND SD-TB1 WHERE APPLICABLE.
07-007	EXISTING ROOF DRAINS TO REMAIN; CLEAN, TEST, AND REPAIR OR REPLACE COMPONENTS AS REQUIRED TO MAINTAIN WATERTIGHT CONDITION.
07-008	APPLY NEW ROOF SYSTEM ONLY AFTER SUBSTRATE PREPARATION IS COMPLETE, DRY AND ACCEPTABLE PER MANUFACTURER REQUIREMENTS.
07-009	PROTECT ALL ADJACENT SURFACES FROM DAMAGE DURING APPLICATION; MAINTAIN WEATHER-TIGHT CONDITIONS AT ALL TIMES.
07-010	PROVIDE FLASHING AT PIPE PENETRATIONS AND ROOF JACKS PER SD-P1 AND SD-TT1.
07-011	PROVIDE PITCH PAN FLASHING WHERE REQUIRED PER SD-PP1.
07-012	PROVIDE SCUPPER FLASHING WHERE APPLICABLE PER SD-D3.
07-013	ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND PROJECT SPECIFICATIONS.
07-014	INSTALL NEW SEALANT SYSTEM AT SKYLIGHTS PER MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS.
07-015	LARGE PONDING WATER AREAS REQUIRED AN ADDITIONAL POLYESTER REINFORCED ACRYLIC PLY, PER MANUFACTURER RECOMMENDATION.
07-016	DEBRIS AND ORGANIC MATTER TO BE REMOVED FROM ROOF SURFACE, TYP.
07-017	ADDITIONAL POLYESTER REINFORCED ACRYLIC PLY PER MANUFACTURER RECOMMENDATION AT LEADING EDGE TRANSITION.
07-018	PREPARE EXISTING ROOF DRAIN BY REMOVING ALL EXISTING FOAM, SILICONE, AND DEBRIS. INSTALL A 5-COURSE 800 ELASTIC CEMENT AND POLYESTER FABRIC. ENSURE ADHESION TO METAL DRAIN BOWL AND EXTEND FLASHING MINIMUM OF 12 INCHES IN ALL DIRECTIONS ONTO ROOF DECK. INSTALL TO CREATE A LOWERED DRAIN PROFILE TO PROMOTE PROPER DRAINAGE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



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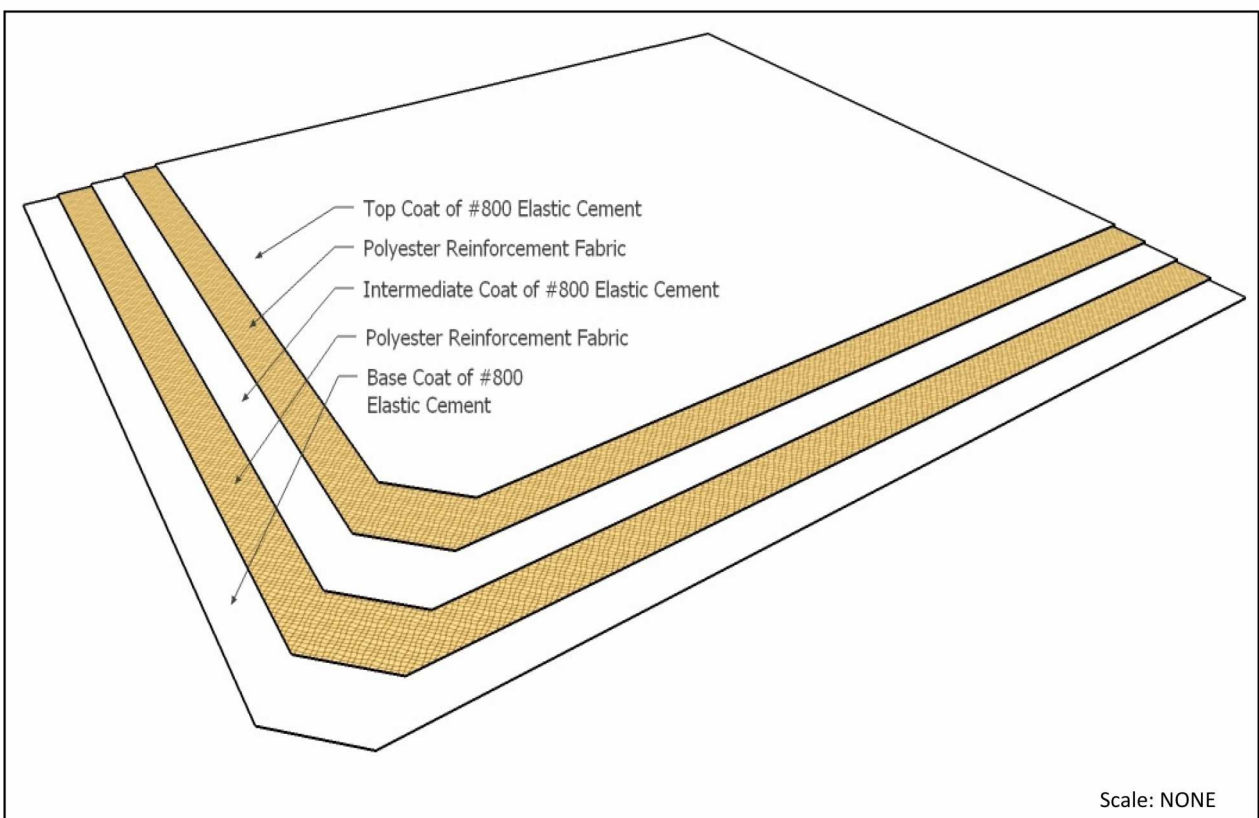
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ROOF PLAN AND
EXISTING
CONDITONS

A4.1

N.T.S.

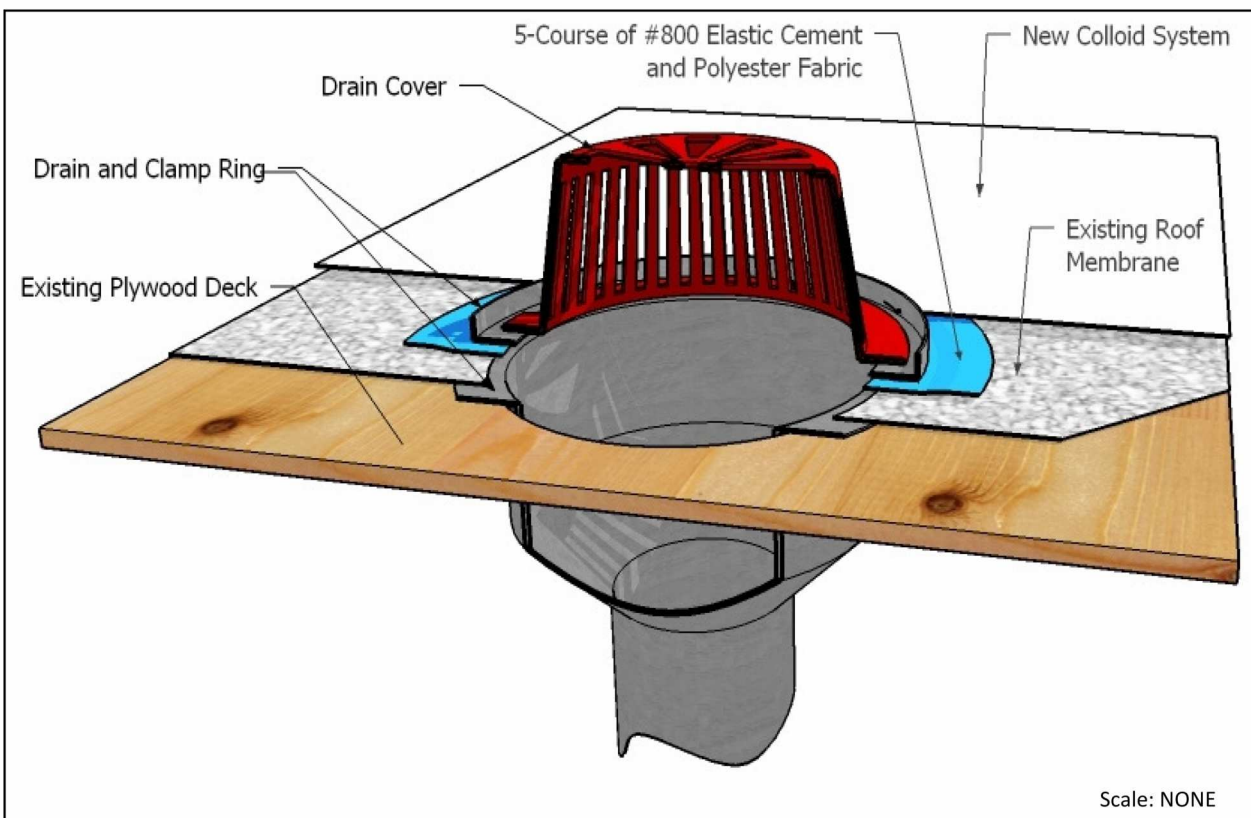
2



- NOTES:
1. Be sure that the substrates are clean and free of loose or flaking materials prior to application.
 2. Apply the first application of #800 with a brush or trowel extending 2" beyond the polyester application to follow.
 3. Immediately embed the polyester fabric into the wet material ensuring that the fabric is free of all air pockets and wrinkles.
 4. Apply the second application of #800 making sure that the polyester is evenly covered and that the edges of the detail are properly feathered.
 5. Once cured, repeat steps 2-4 as described above.
 6. Do not apply #800 in a thickness greater than 3/16" (both coats) as this may cause improper curing. If thicker applications are required, allow to cure and apply additional coat.
 7. Best results are achieved if #800 is coated with Elastahyde following full cure.

**This Detail is intended for conceptual purposes only.*

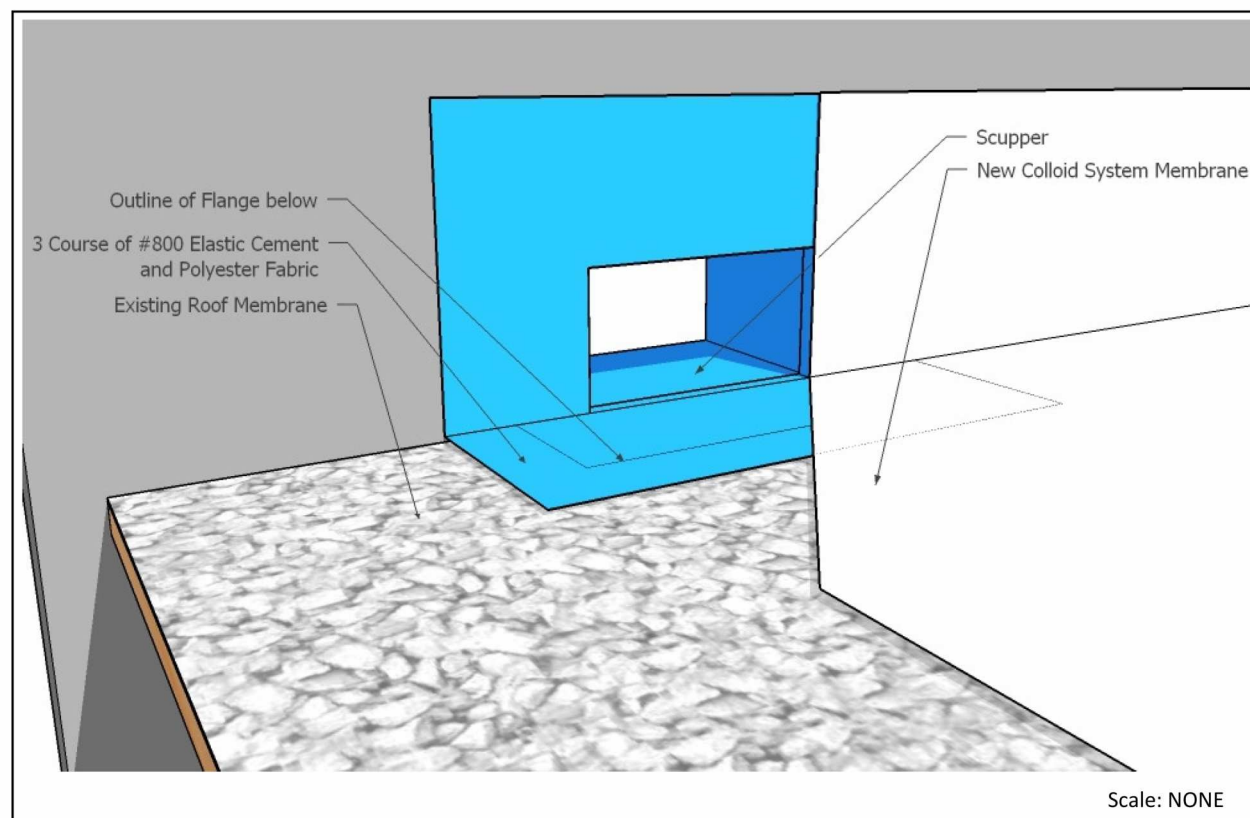
DETAIL DESCRIPTION:		
5-Course Detail Application		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		DP-5CRS-1



- NOTES:
1. Remove the existing drain cover and clamping ring from the drain assembly.
 2. Clean the drain assembly of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
 3. Once the area has been properly prepared and primed, detail the drain with #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend material into the drain assembly and extend a minimum of 6" onto the existing membrane or beyond drain sump.
 5. Pay close attention to the clamping prongs on the flange making sure that they are honored and not excessively coated with materials. Doing so will ensure simple reattachment of the drain ring and cover once detailing is complete.
 6. Best results are achieved if #800 is coated with Elastahyde following full cure.

**This Detail is intended for conceptual purposes only.*

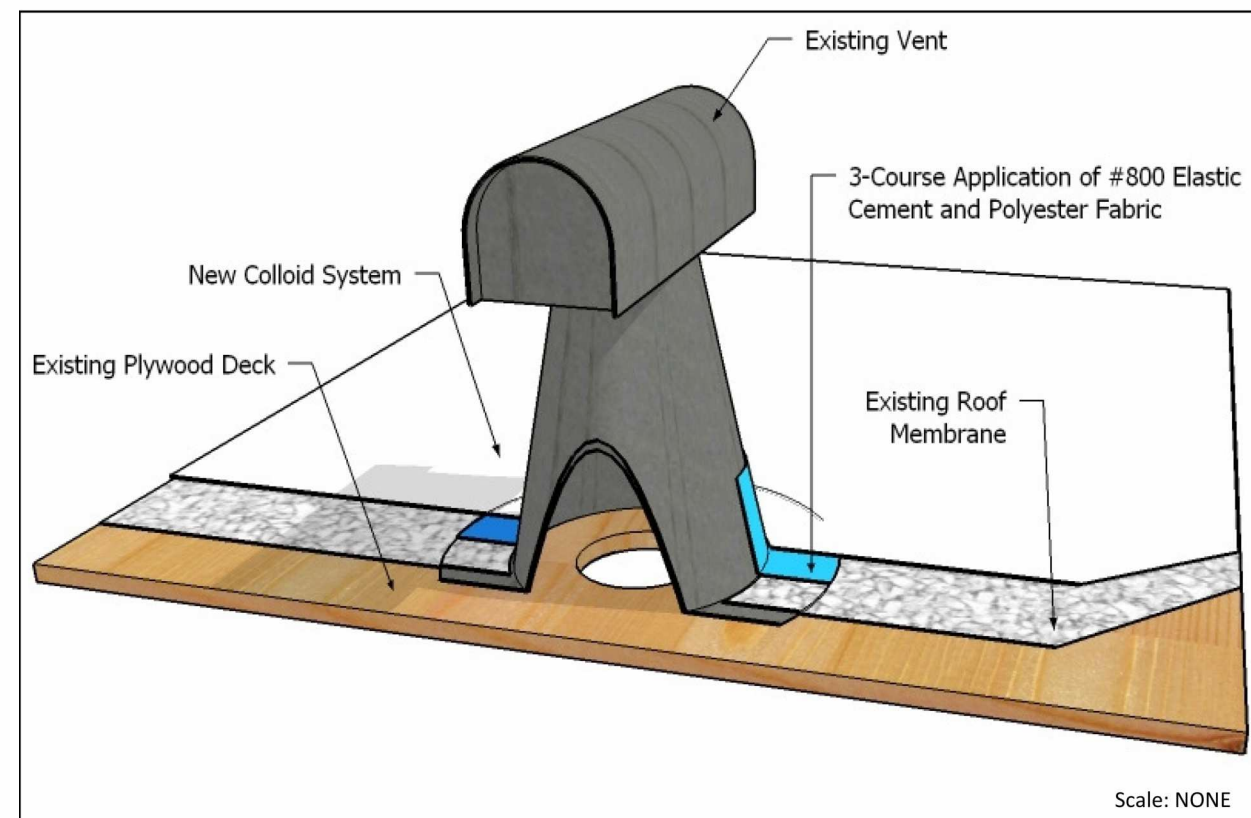
DETAIL DESCRIPTION:		
Roof Drain-Clamping Ring		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-D1



- NOTES:
1. Clean the scupper assembly of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
 2. Once the area has been properly prepared and primed, detail the scupper with #800 and polyester membrane per detail DP-5CRS.
 3. When detailing be sure to extend material into the scupper assembly and extend a minimum of 6" onto the existing membrane.
 4. Best results are achieved if #800 is coated with Elastahyde following full cure.

**This Detail is intended for conceptual purposes only.*

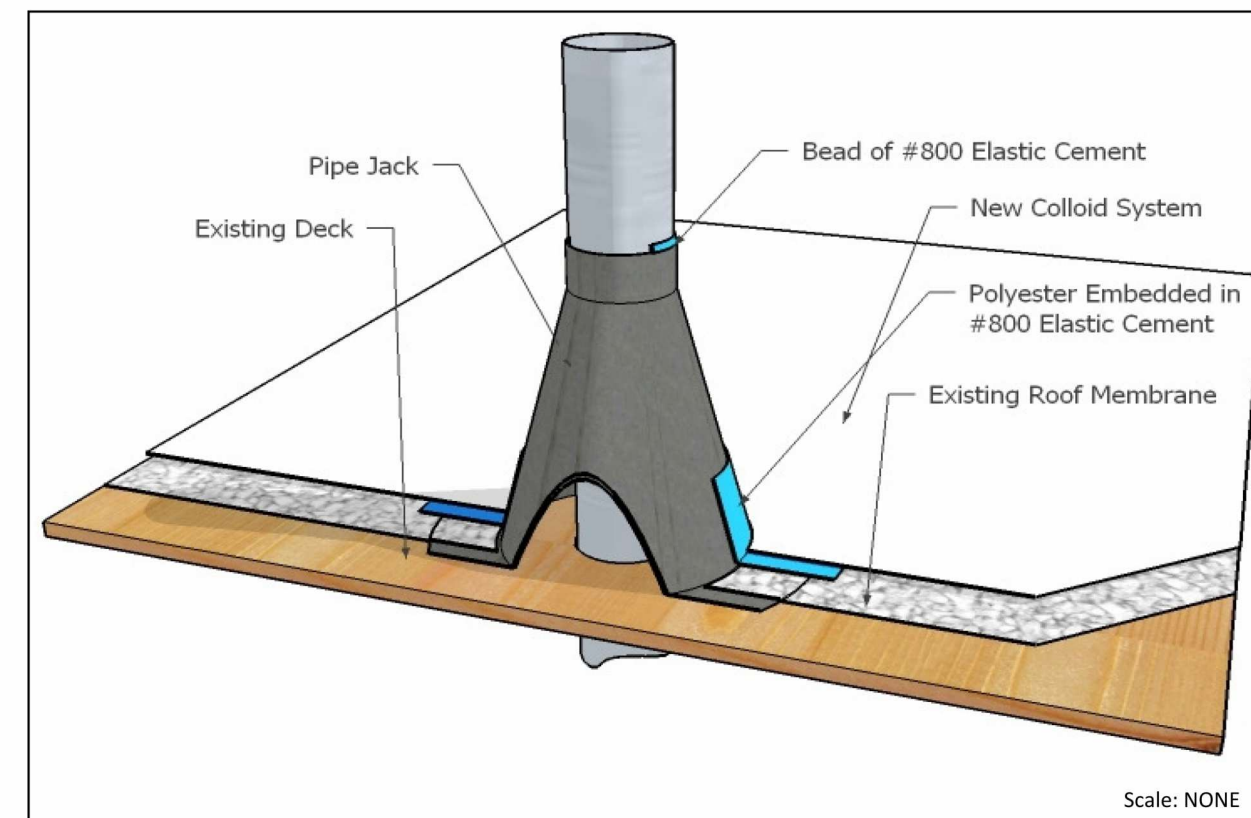
DETAIL DESCRIPTION:		
Scupper		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-D3



- NOTES:
1. Once the membrane system has been installed the penetration detailing may be applied.
 2. Remove any loose or flaking materials from the penetration assembly and ensure that there is no residual oils present on the new membrane.
 3. Once the area has been properly prepared and primed where necessary, detail the vent flashing with #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend material onto the vent flange and extend a minimum of 6" onto the new membrane.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

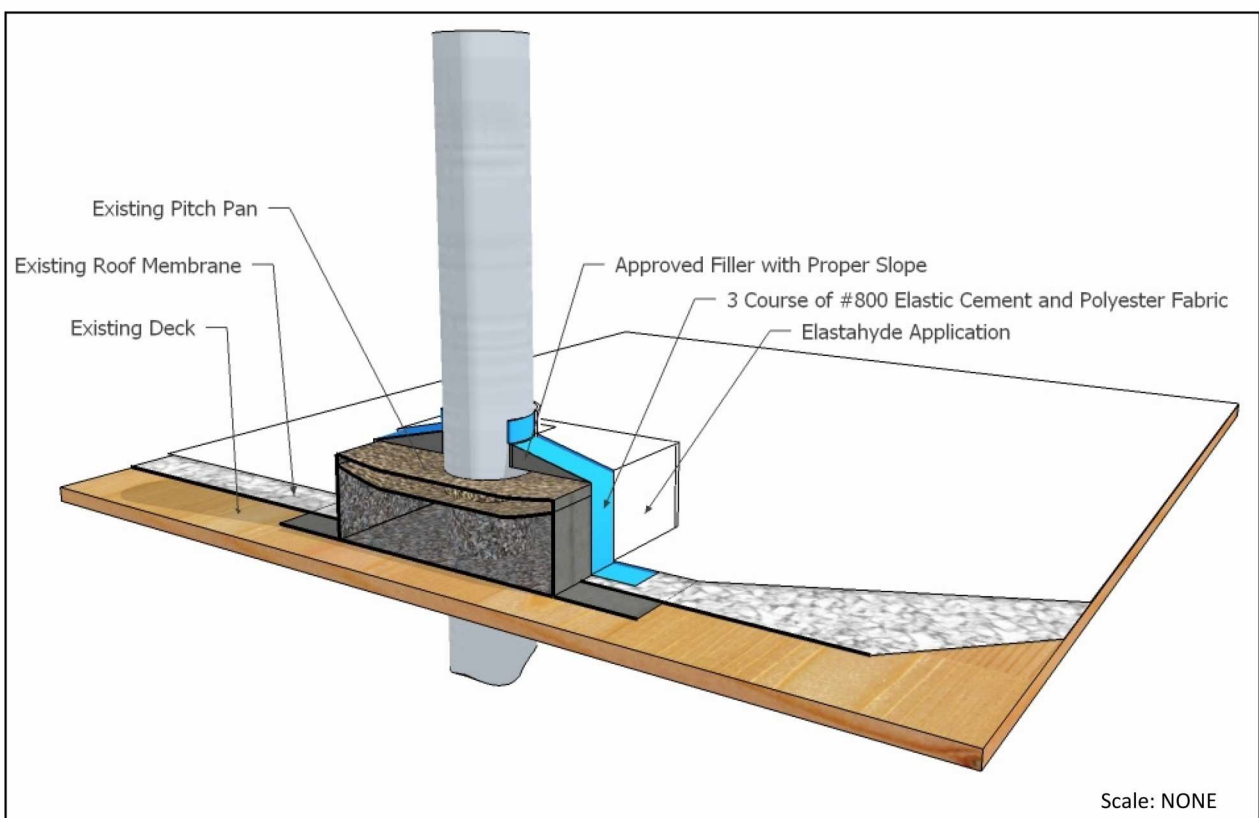
DETAIL DESCRIPTION:		
T-Top Vent Flashing		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-TT1



- NOTES:
1. Once the membrane system has been installed the penetration detailing may be applied.
 2. Remove any loose or flaking materials from the penetration assembly and ensure that there is no residual oils present on the new membrane.
 3. Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend material onto the penetration flange and extend a minimum of 6" onto the existing membrane.
 5. Apply a bead of #800 to seal the joint where the pipe extends out from the jack.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

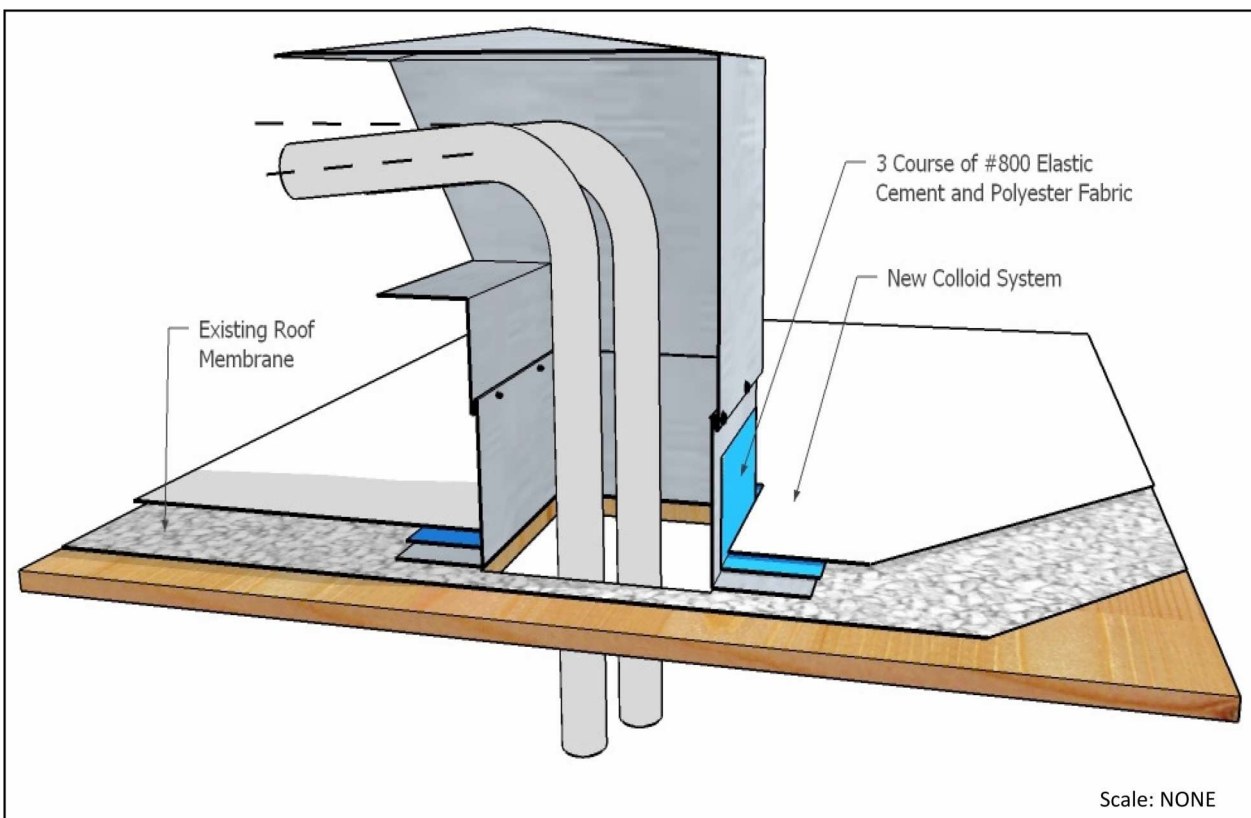
DETAIL DESCRIPTION:		
Roof Jack Flashing		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-P1



- NOTES:
1. Once the membrane system has been installed the penetration detailing may be applied.
 2. Remove any loose or flaking materials from the pitch pan assembly and ensure that there is no residual oils present on the new membrane.
 3. Fill any voids in the pitch pan with a non-shrinking grout or other approved filler. Form a slight cone from the penetration to the outside pan edge to properly shed water.
 4. Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-5CRS.
 5. When detailing be sure to extend material onto the penetration flange and extend a minimum of 6" onto the existing membrane.
 6. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

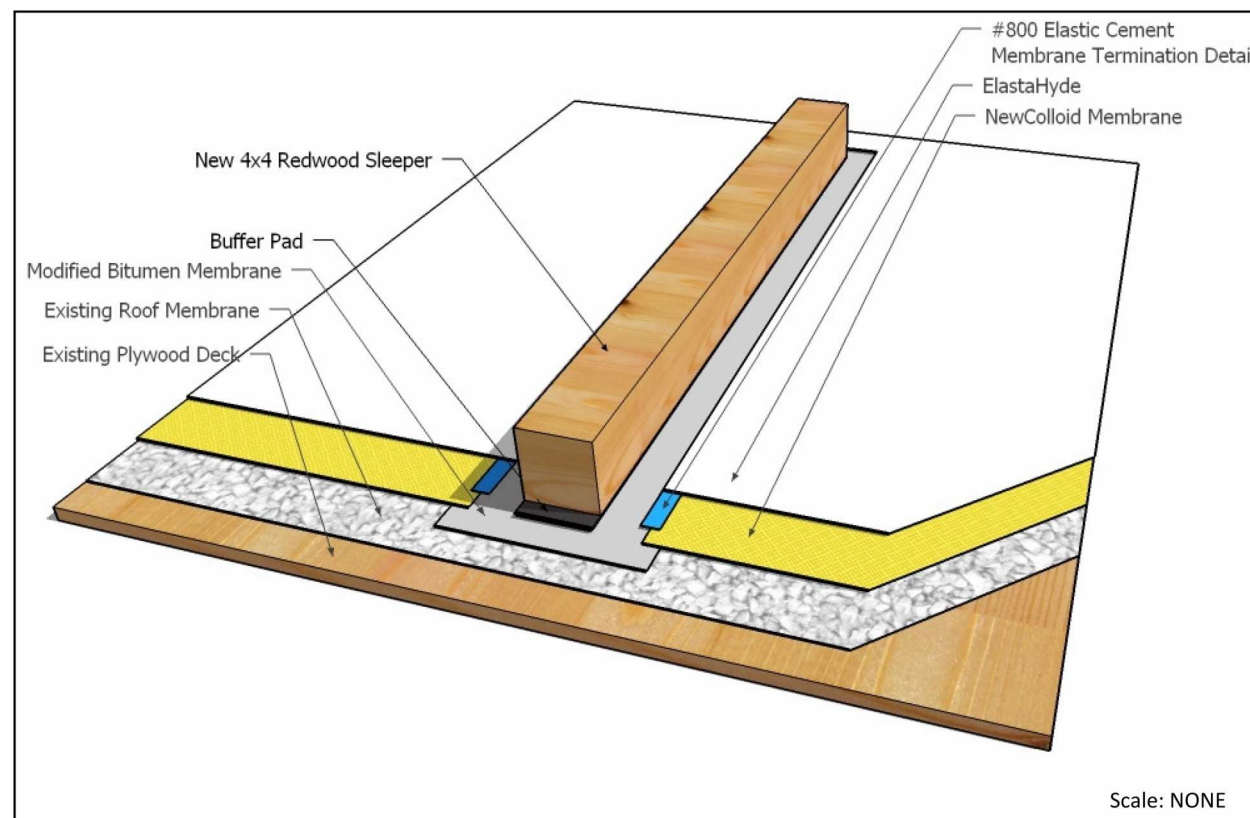
DETAIL DESCRIPTION:		
Pitch Pan Detail		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-PP1



- NOTES:
1. Once the membrane system has been installed the penetration detailing may be applied.
 2. Remove any loose or flaking materials from the penetration assembly and ensure that there is no residual oils present on the new membrane.
 3. Once the area has been properly prepared and primed where necessary, detail the pipe enclosure with #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend material onto the vent flange and extend a minimum of 6" onto the new membrane.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

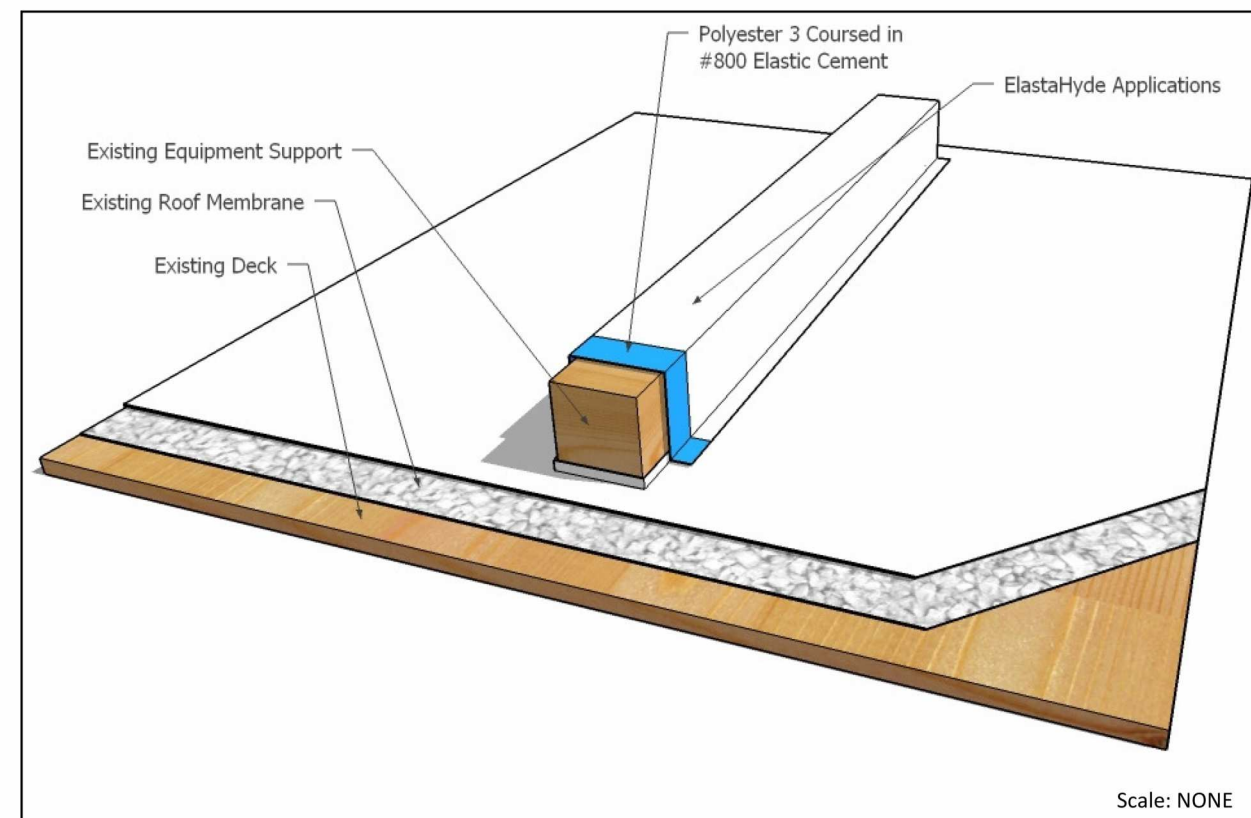
DETAIL DESCRIPTION:		
Multiple Pipe Enclosure		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-P2



- NOTES:
1. Prior to the installation of the new Western Colloid Membrane replace any rotted or deteriorating equipment sleepers.
 2. Cut new modified bitumen membrane to size ensuring that the membrane extends a minimum of 6" on either side of the new sleeper foot print.
 3. Install the new Western Colloid membrane in the field of the roof and extend onto the new modified bitumen membrane slip sheet.
 4. Terminate the new membrane with an application of #800 centered over the transition and extending a minimum of 12" to either side.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

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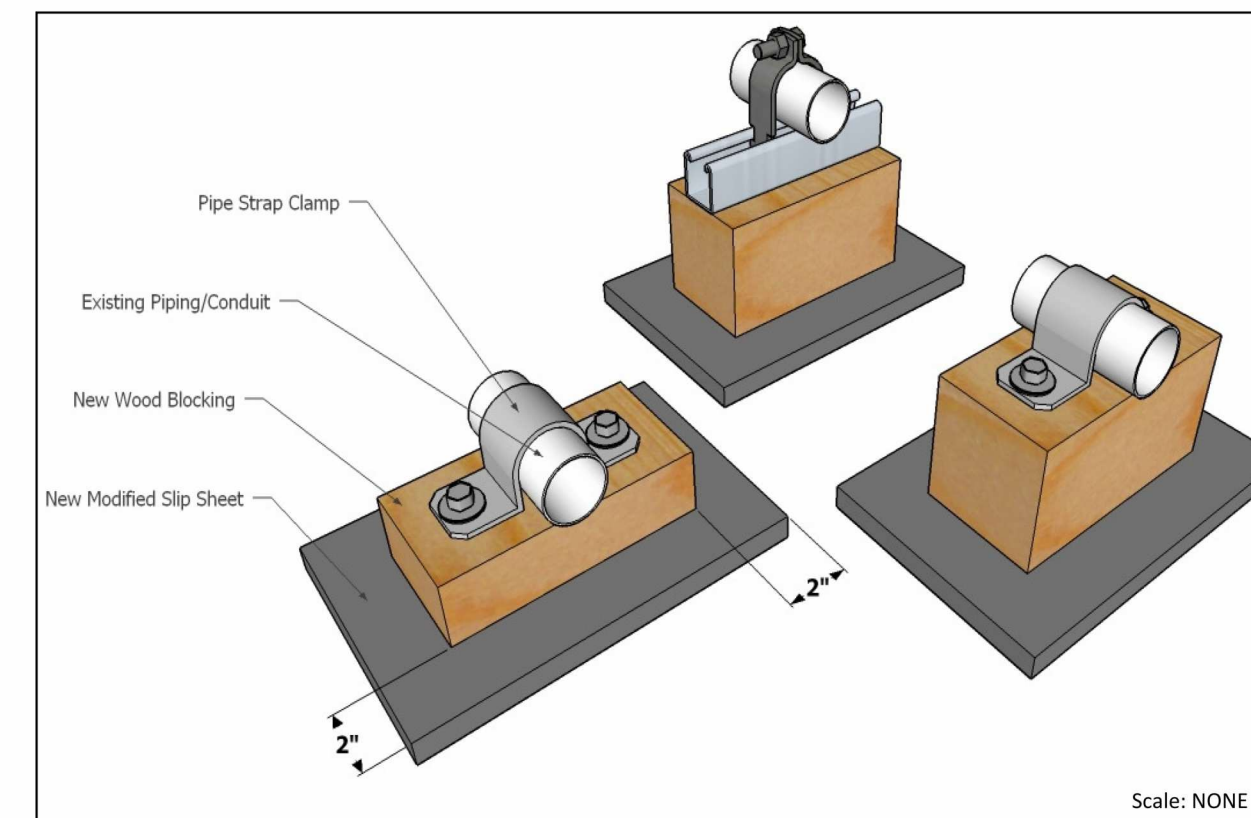
DETAIL DESCRIPTION:		
Equipment Sleepers-New/Removable		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-SUP1



- NOTES:
1. Once the membrane system has been installed the existing sleepers may be encapsulated.
 2. Remove any loose or flaking materials from the wood sleeper and ensure that there is no residual oils present on the new membrane.
 3. Once the area has been properly prepared detail the sleeper with #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend a minimum of 4" onto the existing membrane.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

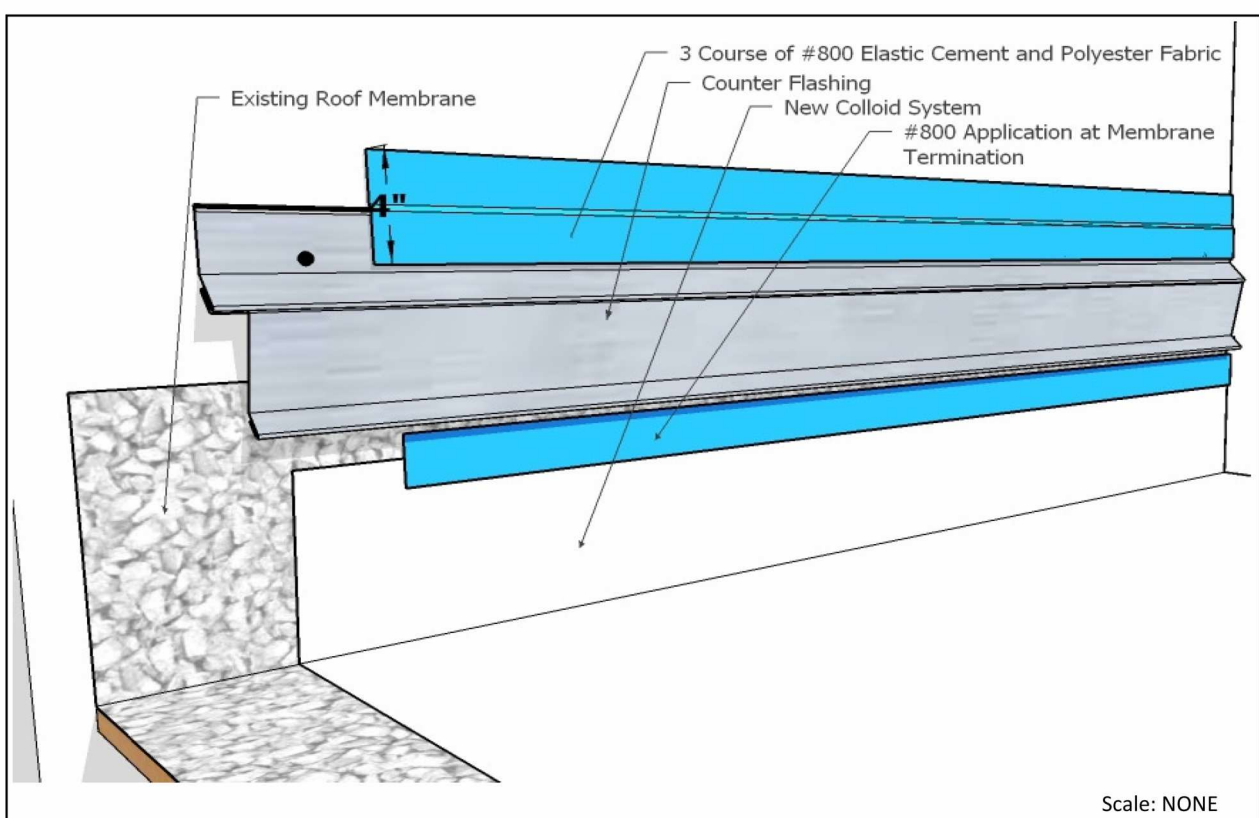
DETAIL DESCRIPTION:		
Equipment Sleepers Immoveable/Encapsulate		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-SUP2



- NOTES:
1. Following the installation of the new Western Colloid Membrane replace any rotted or deteriorating pipe or conduit supports.
 2. The supported element must be properly fastened to the new blocking.
 3. Cut new modified bitumen membrane to size ensuring that the membrane extends a minimum of 2" on either side of the new support foot print.
 4. Encapsulate the slip sheet membrane and new blocking for extended life of the assembly and best aesthetic results.

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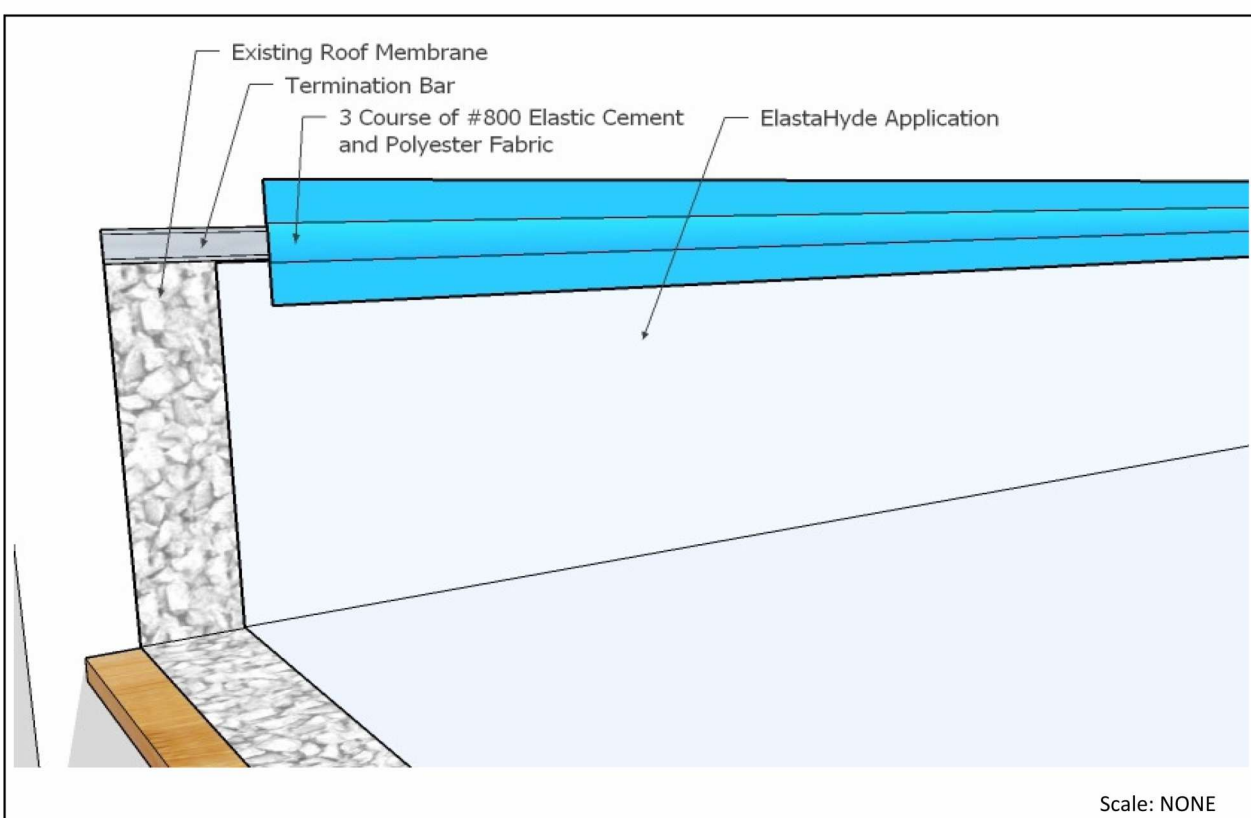
DETAIL DESCRIPTION:		
Wood Block Supports		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-SUP3



- NOTES:
1. Once the membrane system has been installed proper termination must be completed.
 2. Apply #800 centered over the membrane termination extended behind the counter flashing and 2" down the membrane to seal the termination. The width of the detailing behind the counter flashing will vary depending on conditions in the field.
 3. The counter flashing to wall transition is detailed with #800 and polyester membrane per detail DP-5CRS. Ensure that the detail work extends a minimum of 2" onto either substrate. The polyester width may vary based on the existing condition.
 4. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

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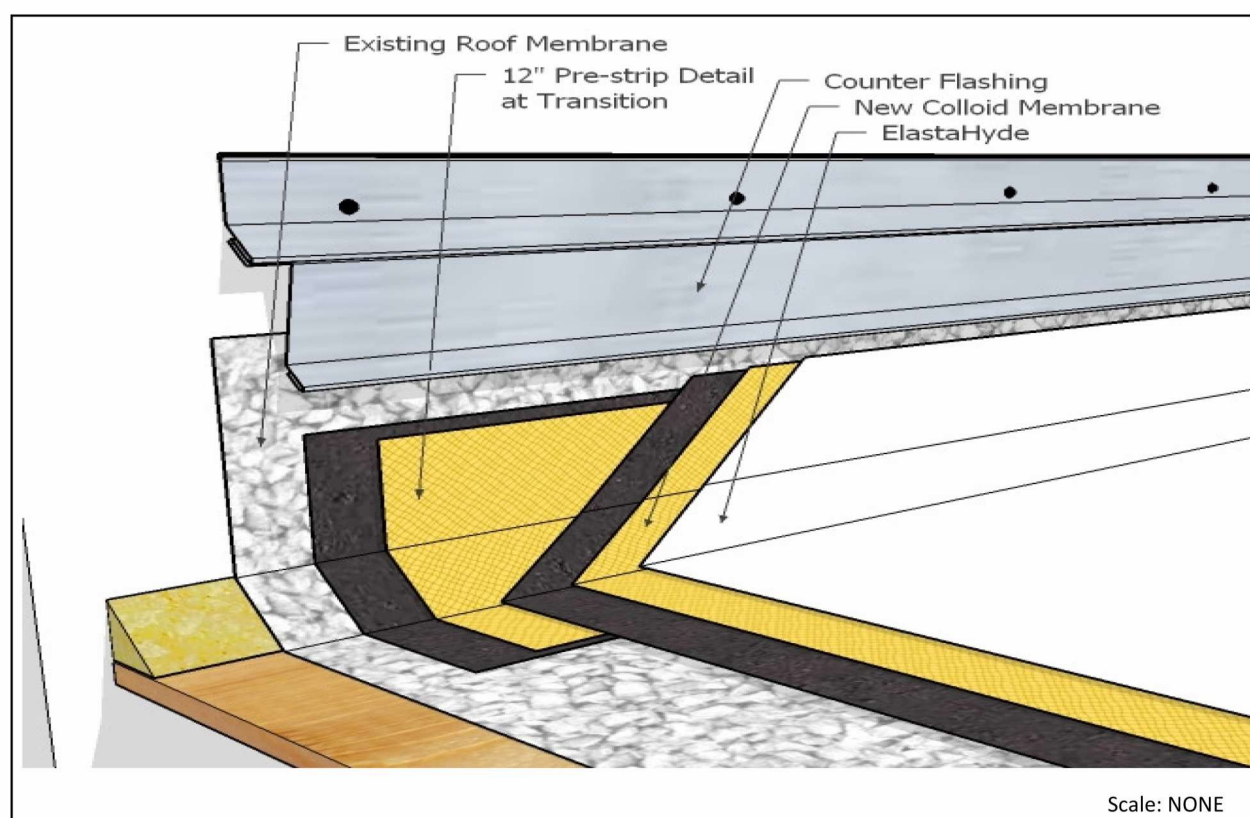
DETAIL DESCRIPTION:		
System Termination @ Wall		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-BCF1



- NOTES:
1. Once the membrane system has been installed proper termination must be completed.
 2. The Termination Bar to Wall transition is detailed with #800 and polyester membrane per detail DP-5CRS. Ensure that the detail work extends a minimum of 2" onto either substrate. The polyester width may vary based on the existing condition.
 3. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

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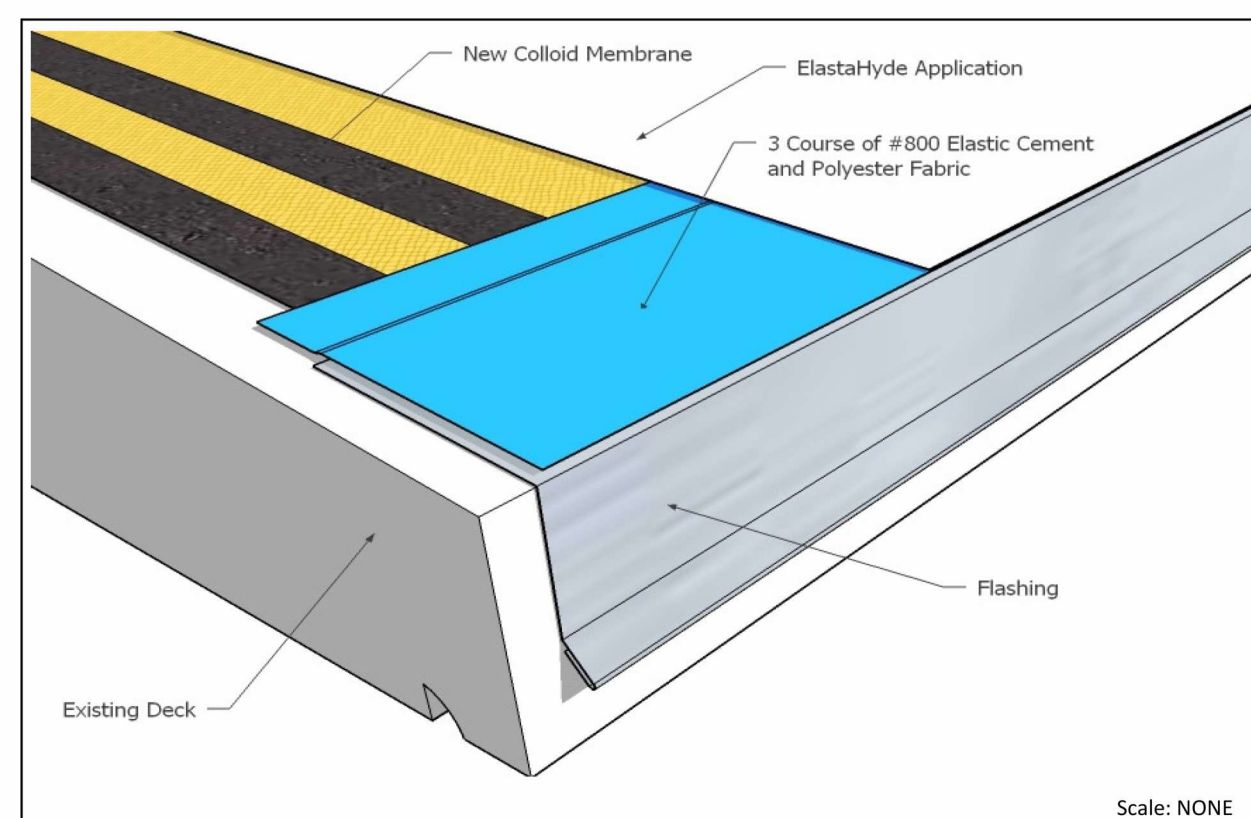
DETAIL DESCRIPTION:		
System Termination @ Wall-Term Bar		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-TB1



- NOTES:
1. Prior to the field membrane installation the cant strip detail at walls and curbs must be completed.
 2. Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
 3. Apply the application of #258 Emulsion by sprayer, roller or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow, centered over the horizontal to vertical transition at the cant strip.
 4. Immediately embed the 12" polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
 5. Once the cant strip detail is complete the base flashing and field membrane installations may be performed. Refer to the System Details for membrane termination and penetration detailing requirements.)

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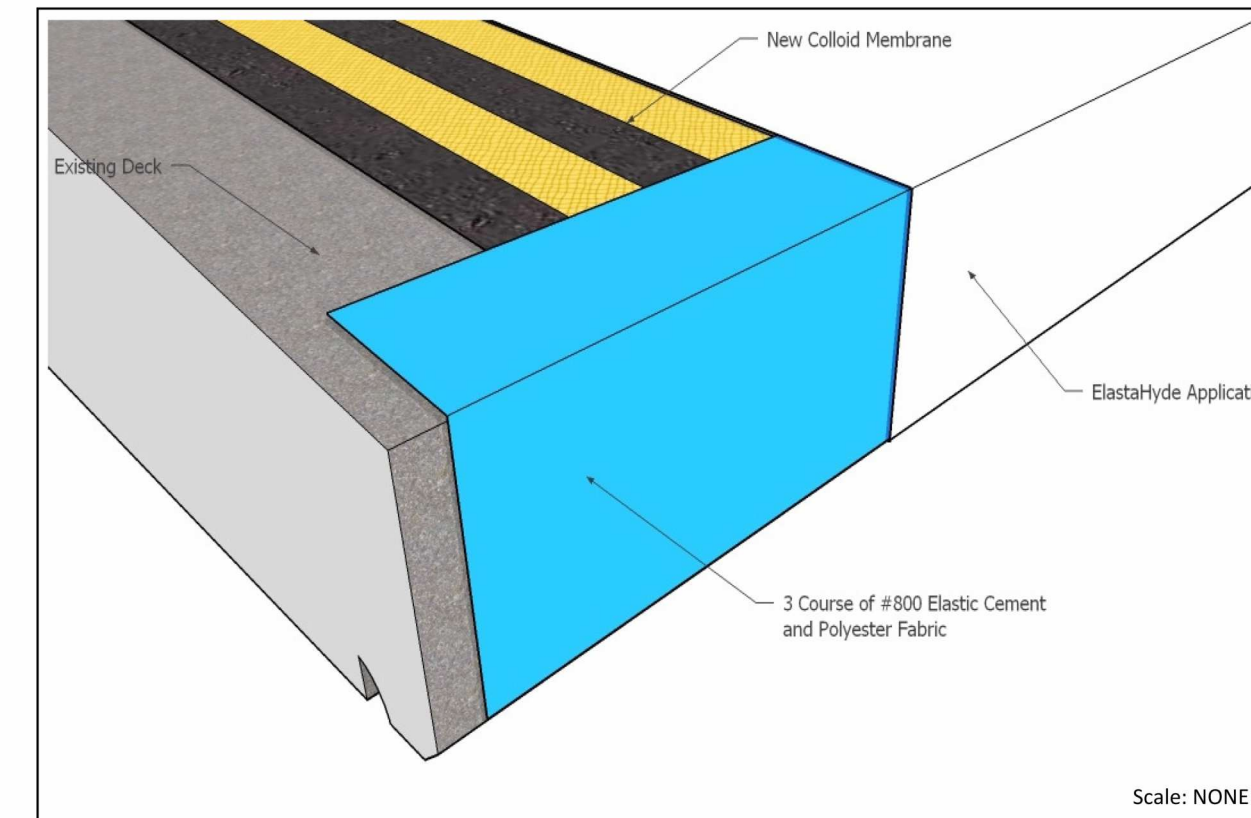
DETAIL DESCRIPTION:		
System Base Flashing		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-SBF1



- NOTES:
1. Once the membrane system has been installed per the membrane specification the membrane termination may be addressed.
 2. Remove any loose or flaking materials from the drip edge and ensure that there is no residual oils present on the new membrane.
 3. Detail the termination to deck transition with an application of #800 and polyester membrane per detail DP-5CRS.
 4. When detailing be sure to extend the polyester a minimum of 2" onto both substrates feathering the edges.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

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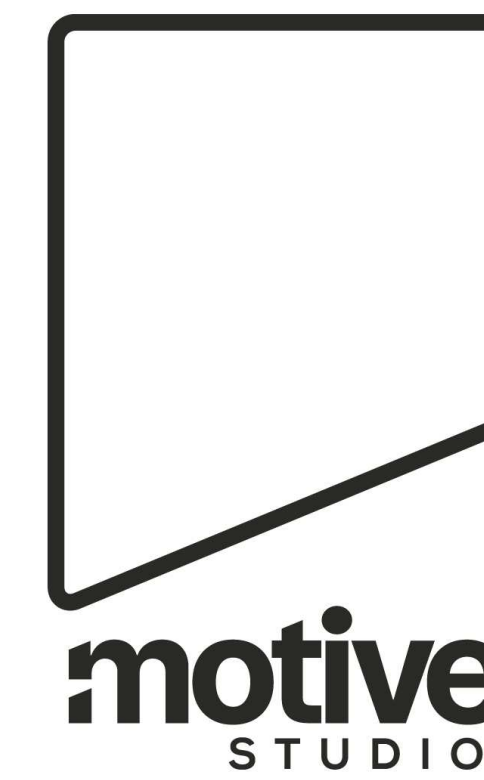
DETAIL DESCRIPTION:		
Roof Edge-Drip Edge		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-RE1



- NOTES:
1. Once the membrane system has been installed per the membrane specification the membrane termination may be addressed.
 2. Remove any loose or flaking materials from the deck substrate and ensure that there is no residual oils present on the new membrane.
 3. Detail the termination to deck transition with an application of #800 and polyester membrane per detail DP-5CRS. Carry the detailing down the face of the deck and terminate at the bottom of the exposed face.
 4. When detailing be sure to extend the polyester a minimum of 2" onto both substrates feathering the edges.
 5. Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*

DETAIL DESCRIPTION:		
Roof Edge-No Flashing		
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-RE2



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Hayward Unified School District

PROJECT No.: 2026-006.00

BID SET

ROOF DETAILS

A15.1

Scale: NONE

NOTES:

- Once the membrane system has been installed per detail SMGR-2P-22-XE the membrane termination may be addressed.
- Remove any loose or flaking materials from the gravel drip edge and ensure that there is no residual oils present on the new membrane.
- Detail the termination to flashing transition with a 4" application of #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend the polyester a minimum of 2" onto both substrates feathering the edges.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

DETAIL DESCRIPTION:	Roof Edge-Gravel Stop	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SD-RE3

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion by sprayer or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Once cured, inspect the new membrane for residual oils and rinse clean with water where necessary.
- Apply the first application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	1-Ply Polyester Reinforced System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SM-1P-XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion by sprayer or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Off-set the next ply by half roll width and repeat steps 2-3.
- Once cured, inspect the new 2-ply membrane for residual oils and rinse clean with water where necessary.
- Apply the first application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	2-Ply Polyester Reinforced System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SM-2P-XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply #298 Emulsion by sprayer or brush at a rate as necessary to fill the voids in the existing embedded gravel and allow to fully dry. Rate of application will vary based on field conditions.
- Apply the application of #298 Emulsion by sprayer or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Off-set the next ply by half roll width and repeat steps 2-3.
- Once cured, inspect the new 2-ply membrane for residual oils and rinse clean with water where necessary.
- Apply the first application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	2-Ply Polyester Reinforced Gravel System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SMGR-2P-22-XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply an application of Elastahyde by sprayer or brush at a rate of 3 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess Elastahyde at the edges may require feathering of the wet material.
- Apply the first top coat application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	1-Ply Reinforced Acrylic Embedded System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SMAA-1P-6XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion by sprayer, roller or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Once cured, inspect the new 1-ply membrane for residual oils and rinse clean with water where necessary.
- Apply an application of Elastahyde by sprayer or roller at a rate of 3 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Apply the first top coat application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	2-Ply Reinforced Acrylic Embedded System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SMEA-2P-6XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion by sprayer or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Off-set the next ply by half roll width and repeat steps 2-3.
- Once cured, inspect the new 2-ply membrane for residual oils and rinse clean with water where necessary.
- Apply an application of Elastahyde by sprayer or roller at a rate of 3 gallons per square or as specified, extending 2" beyond the polyester application to follow.
- Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
- Apply the first top coat application of Elastahyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

DETAIL DESCRIPTION:	3-Ply Reinforced Acrylic Embedded System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SMEA-3P-6XE

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion by sprayer using proper rate of 12 gallons per square or as specified.
- Simultaneously apply the fiberglass roving at 3 lbs. per square cut at approximately 1 1/2" giving special attention to repairs, cants and walls.
- Once cured, inspect the new membrane for residual oils and rinse clean with water where necessary.
- Apply the first application of Elastahyde 770 at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde 770 may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)
- SilverWhite #525 may be substituted for Elastahyde.

DETAIL DESCRIPTION:	Single "Glas-Shield" System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SM-12-3

Scale: NONE

NOTES:

- Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
- Apply the application of #298 Emulsion and polyester per detail and specification for SMA-1P-XE.
- Once dry simultaneously apply #298 Emulsion at 9 gallons and fiberglass roving at 3 lbs. per square cut at approximately 1 1/2" and giving special attention to repairs, cants and walls.
- Once cured, inspect the new membrane for residual oils and rinse clean with water where necessary.
- Apply the first application of Elastahyde 770 at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
- Following a 24 hour dry time of the base coat the second application of Elastahyde 770 may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)
- SilverWhite #525 may be substituted for Elastahyde.

DETAIL DESCRIPTION:	1-Ply Reinforced "Glas-shield" System Membrane	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		SM-1P-16-3

Scale: NONE

NOTES:

- Remove the existing drain cover and clamping ring, if applicable, from the drain assembly.
- Clean the drain assembly and existing membrane of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
- Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend material into the drain opening beyond the existing materials and extend a minimum of 6" onto the existing membrane.
- Ensure that the #800 is feathered out at the perimeters if the application to avoid any damming of positive water flow.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

DETAIL DESCRIPTION:	Roof Drain w/Clamping Ring Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-D1

Scale: NONE

NOTES:

- Remove the existing drain cover and clamping ring, if applicable, from the drain assembly.
- Clean the drain assembly and existing membrane of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
- Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend material into the drain opening beyond the existing materials and extend a minimum of 6" onto the existing membrane.
- Ensure that the #800 is feathered out at the perimeters if the application to avoid any damming of positive water flow.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

DETAIL DESCRIPTION:	Drain Sump Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-DS1

Scale: NONE

NOTES:

- Remove any loose or flaking materials from the scupper assembly and the existing membrane.
- Once the area has been properly prepared and primed where necessary, detail the scupper with #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend material into the scupper opening beyond the existing materials and extend a minimum of 6" onto the existing membrane.
- Ensure that the #800 is feathered out at the perimeters if the application to avoid any damming of positive water flow.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

DETAIL DESCRIPTION:	Scupper Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-S1

Scale: NONE

NOTES:

- Remove any loose or flaking materials from the penetration assembly and the existing membrane.
- Once the area has been properly prepared and primed where necessary, detail the vent flashing with #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend material onto the vent flange and extend a minimum of 6" onto the existing membrane.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.
- Should the T-Top Flashing be placed at the time of the detailing, set the flange into an application of #8000 All Weather Elastic Cement.

DETAIL DESCRIPTION:	T-Top Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-TT1

Scale: NONE

NOTES:

- Remove any loose or flaking materials from the penetration assembly and the existing membrane.
- Once the area has been properly prepared and primed where necessary, detail the vent flashing with #800 and polyester membrane per detail DP-3C/S.
- When detailing be sure to extend material onto the vent flange and extend a minimum of 6" onto the existing membrane.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.
- Should the Roof Jack be placed at the time of the detailing, set the flange into an application of #8000 All Weather Elastic Cement.

DETAIL DESCRIPTION:	Roof Jack Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-P1

Scale: NONE

NOTES:

- Clean the wall and flashing of dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
- The counter flashing to wall transition is detailed with #800 and polyester membrane per detail DP-3C/S. Ensure that the detail work extends a minimum of 2" onto either substrate. The polyester width may vary based on the existing condition.
- Encapsulate the detail work with the applications of Elastahyde following full cure for best results.

DETAIL DESCRIPTION:	Counter Flashing Maintenance	
ISSUE DATE:	12/29/2014	DETAIL NUMBER:
		RM-CF1

1100 Lincoln Avenue Suite 106
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NOT FOR CONSTRUCTION

04/08/2026

Hayward Unified School District

BRET HARTE MS
ROOF RESTORATION

1047 E St.
Hayward, CA 94541

Hayward Unified School District

PROJECT No.: 2026-006.00

BID SET

ROOF DETAILS

FOR REFERENCES

A15.2