ROOF REPLACEMENT

MANCHESTER REGIONAL ACADEMY
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

State Project No. 077-0238 RR
Architect’s Project No. 2017-031A

BID # 019-010
ISSUED FOR BID
6/7/2019

SUPERINTENDENT OF SCHOOLS
MATT GEARY

ARCHITECT
FRIAR ARCHITECTURE
21 TALCOTT NOTCH ROAD
FARMINGTON, CONNECTICUT 06032
1. REFRESH METAL ROOF TO REMAIN

2. VERIFY EXISTING ROOF EQUIPMENT FOR INSTALLATION OF NEW ROOFING SYSTEM & ASSEMBLING OF EXISTING CURB & FLASHING.

3. VERIFY EXISTING METAL ROOF TO REMAIN, EXISTING CURB & FLASHING TO BE REMOVED TO DECK; TO BE REPLACED.

4. VERIFY EXISTING ROOF HATCH TO REMAIN; EXISTING FLASHING & CURB TO BE REMOVED TO DECK; TO BE REPLACED.

5. VERIFY EXISTING SKYLIGHTS AND CAGES TO REMAIN AND TO BE PROTECTED DURING ROOF CONSTRUCTION; NEW ROOFING AND SKYLIGHT CURB FLASHING TO BE INSTALLED PER LOCAL CODES & ORDINANCES.

6. VERIFY EXISTING ROOF TOP UNIT TO REMAIN, EXISTING CURB & FLASHING TO BE REMOVED FOR RECONNECTION WITH NEW OVERFLOW DRAINS, TYP.

7. VERIFY EXISTING ROOF TOP UNIT TO REMAIN, EXISTING CURB & FLASHING TO BE REMOVED TO DECK; TO BE REPLACED.

8. CONTRACTOR TO VERIFY ALL ROOF TOP EQUIPMENT IS CURRENTLY FUNCTIONING BEFORE START OF DEMOLITION.

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11. CONTRACTOR TO VERIFY ALL ROOF TOP EQUIPMENT IS CURRENTLY FUNCTIONING BEFORE START OF DEMOLITION.

12. CONTRACTOR TO VERIFY ALL ROOF TOP EQUIPMENT IS CURRENTLY FUNCTIONING BEFORE START OF DEMOLITION.

DEMOGRAPHIC DATA

STATE: CONNECTICUT
COUNTY: HARTFORD
TOWN: MANCHESTER
OWNER: MANCHESTER REGIONAL ACADEMY
PROJECT NO. 077-0238 RR

ARCHITECT: SHEET NO. 1/4/2019

CONTRACTOR: ISSUED FOR BID 6/7/2019

DEMO PLANS: 2017-031A

DRAWN BY: REVIEWED BY: SCALE: 1:40

DATE: 1/4/2019

Comments:

- LIGHTNING PROTECTION GROUND WIRE ATTACHED TO OVERHEAD LINE, V.I.F.
- OVER TO OWNER. PATCH ALL HOLES IN EIFS AND MASONRY AS REQUIRED.
- EXISTING LIGHTNING PROTECTION SYSTEM TO BE REMOVED, SALVAGED AND TURNED OVER TO OWNER.
- EXISTING ROOF HATCH TO REMAIN; EXISTING FLASHING & CURB TO BE REMOVED TO DECK; TO BE REPLACED.
- EXISTING ROOF LADDER TO BE REMOVED AND STORED FOR REINSTALLATION AFTER ROOF TOP EQUIPMENT.
- CONTRACTOR TO VERIFY ALL ROOFTOP EQUIPMENT IS CURRENTLY FUNCTIONING BEFORE START OF DEMOLITION.
- CONTRACTOR MUST VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL ELEMENTS PRIOR TO START OF DEMOLITION.
- OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF SITE ON A DAILY BASIS.
- REFER TO ASBESTOS ABATEMENT SPECIFICATIONS & ASSOCIATED WORK PRACTICES FOR THE REMOVAL AND DEMOLITION OF EXISTING ACM ROOF FLASHING.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DEMOLITION WORK.
- DEMOLISH EXISTING ROOF CONSTRUCTION TO EXISTING ROOF DECK FOR INSTALLATION OF NEW ROOFING SYSTEM & ASSEMBLING OF EXISTING CURB & FLASHING.
- CONTRACTOR TO VERIFY ALL EXISTING PLUMBING VENTS AND PIPE PENETRATIONS TO REMAIN AND ASSOCIATED CONNECTIONS, POWER CONNECTIONS AND PLUMBING LINES SHALL REMAIN, BE PROTECTED AND REASSEMBLED TO DECK; TO BE REPLACED.
- CONTRACTOR TO VERIFY ALL ROOF TOP UNIT TO REMAIN, EXISTING CURB & FLASHING TO BE REMOVED FOR RECONNECTION WITH NEW OVERFLOW DRAINS, TYP.
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**ROOF PLAN KEY NOTES**

1. **EXISTING METAL ROOF REMAIN**
2. **NEW SINGLE PLY MEMBRANE ROOF SYSTEM**
3. **NEW CRICKETS & FLASHING**
4. **EXISTING METAL ROOF TO REMAIN**

5. **NEW OVERFLOW DRAIN AT EXISTING LOCATION**
6. **EXISTING OVERFLOW DRAIN TO REMAIN**
7. **HIGH ROOF TYP.**
8. **EXISTING HIGH ROOF TYP.**
9. **EXISTING DRAINAGE SYSTEM**
10. **NEW DRAINAGE SYSTEM**
11. **EXISTING MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS**
12. **NEW SYSTEMS**
13. **EXISTING GATE TO REMAIN**
14. **NEW SAFETY RAILING & POSTS**
15. **EXISTING ACCESS LADDER TO REMAIN**
16. **NEW ACCESS LADDER**
17. **EXISTING ROOF DRAIN TO REMAIN**
18. **NEW ROOF DRAIN**
19. **EXISTING DRAINAGE SYSTEM**
20. **NEW DRAINAGE SYSTEM**

**ROOF CONSTRUCTION GENERAL NOTES**

- All existing materials to be used in the construction of the roof system shall be installed in accordance with the manufacturer's instructions.
- All new materials to be installed in accordance with the manufacturer's instructions.
- All work to be done in accordance with applicable codes and ordinances.
- All work to be done in accordance with the project drawings and specifications.
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1. REMOVE EXISTING CURB AND REPLACING WITH 2" X 8" PRESSURE TREATED CURB.

2. EXISTING DECK & FRAMED OPENING MUST BE COVERED WITH RIGID INSULATION & COVER BOARD.

3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ROOF WALKWAY ATTACHMENT REQUIREMENTS.

4. REFER TO ROOF PLAN FOR THE EXTENT OF WALKWAY PAD SIZE ACCORDINGLY AND ATTACH PER MANUFACTURER'S INSTRUCTIONS.

5. CORE HOLE OR PIPING, NO HOLE CAN BE LARGER THAN 3" IN DIAMETER OR 50% MIN. OVER PIPING DIAMETER & GROUT SOLID & COVER BOARD.

6. ALL PIPE PENETRATIONS SHALL MAINTAIN EXISTING FIRE RATINGS.

7. COMPRESSION TUBE (SEE NOTES) TO WELD PIPE SLEEVE TO BASEMENT WALL.

8. COMPRESSIBLE TUBE (SEE NOTES) TO WELD PIPE SLEEVE TO BASEMENT WALL.