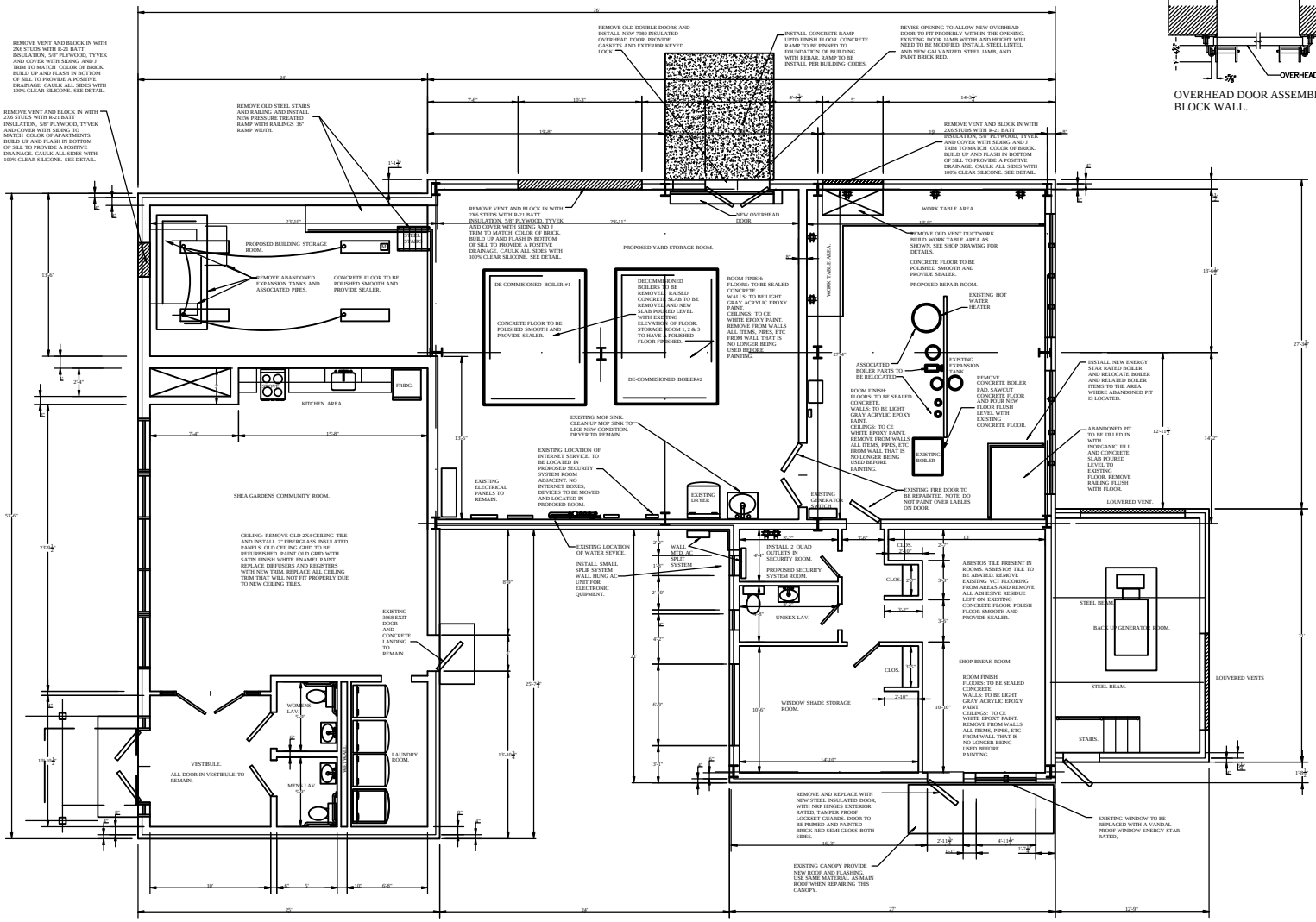
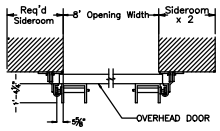




OVERHEAD DOOR ASSEMBLY AT BLOCK WALL.

REVISIONS

DESCRIPTION:	DATE:

PROPOSED FLOOR PLAN.

SHEET TITLE:

JOB NAME: SHEA COMMUNITY AND MAINTENANCE BUILDING RENOVATION.

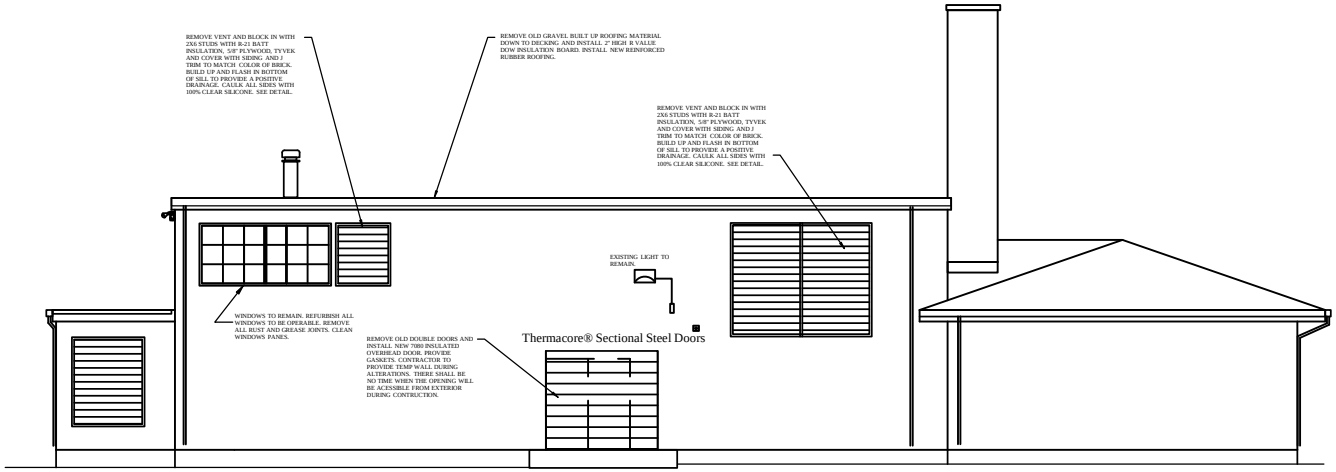
DATE: 2/15/2019

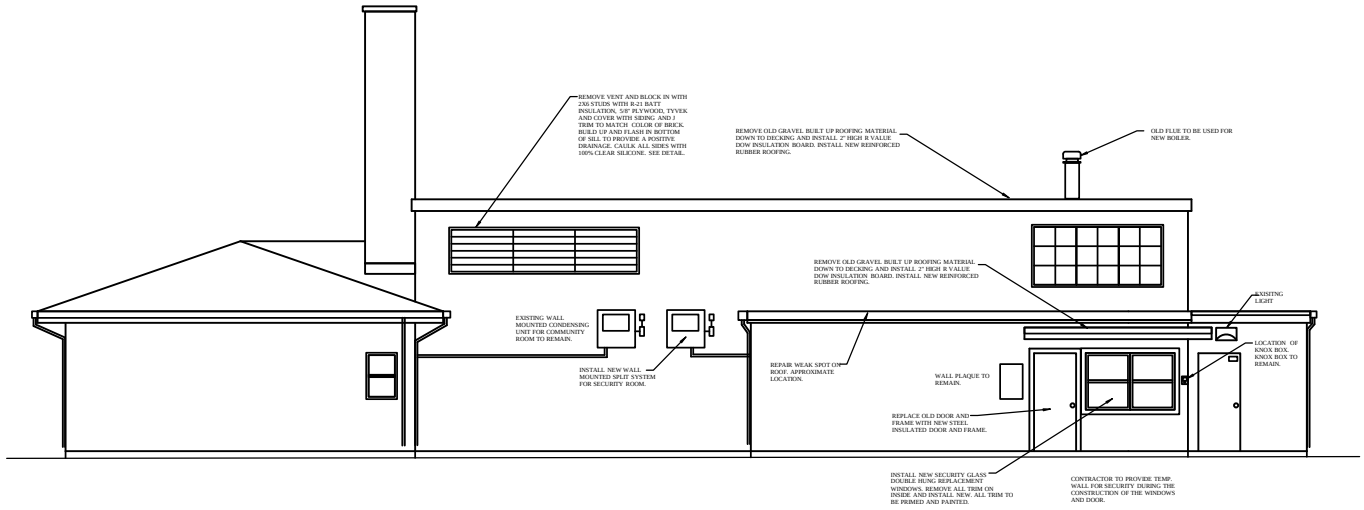
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A-1

DRAWN BY: JASON VAN ALLEN





REVISIONS

DESCRIPTION:	DATE:

PROPOSED ELEVATION PLAN.

SHEET TITLE:

JOB NAME: SHEA COMMUNITY AND MAINTENANCE BUILDING RENOVATION.

DATE: 2/15/2019

SCALE: 1/4" = 1'-0"

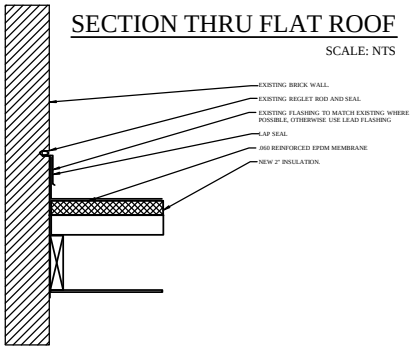
SHEET NUMBER:

A-2

DRAWN BY:
JASON VAN ALLEN

SECTION THRU FLAT ROOF

SCALE: NTS



ADHERED ROOFING MEMBRANE INSTALLATION:
INSTALL ROOFING MEMBRANE OVER AREAS TO RECEIVE ROOFING ACCORDING TO MEMBRANE ROOFING SYSTEM MANUFACTURER'S INSTRUCTIONS. UNROLL ROOFING MEMBRANE AND ALLOW TO RELAXBEFORE INSTALLING.

ACCURATELY ALIGN ROOFING MEMBRANE AND MAINTAIN UNIFORM SIDE AND END LAPS OF MINIMUM DIMENSIONS REQUIRED BY MANUFACTURER. STAGGER END LAPS.

BONDING ADHESIVE: APPLY BONDING ADHESIVE TO SUBSTRATE AND UNDERSIDE OF ROOFING MEMBRANE AT RATE REQUIRED BY MANUFACTER AND ALLOW TO PARTIALLY DRY. DO NOT APPLY BONDING ADHESIVE TO SPLICE AREAS OF ROOFING MEMBRANE.

MECHANICALLY OR ADHESIVELY FASTEN TERMINATION, PENETRATIONS, AND PERIMETER OF ROOFING.

ADHESIVE SEAM INSTALLATION: CLEAN CLOTH FACES OF SPLICE AREAS, APPLY SPLICING CEMENT, AND FIRMLY ROLL SIDE AND END LAPS OF OVERLAPPING ROOFING MEMBRANES ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE A WATERTIGHT SEAM INSTALLATION. APPLY LAP SEALANT AND SEAL EXPOSED EDGES OF ROOFING MEMBRANE TERMINATIONS.

TAPE SEAM INSTALLATION: CLEAN AND PRIME BOTH FACES OF SPLICE AREAS, APPLY SPLICE TAPE, AND FIRMLY ROLL SIDE OF OVERLAPPING ROOFING MEMBRANES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE A WATERTIGHT SEAM INSTALLATION. APPLY LAP SEALANT AND SEAL EXPOSED EDGES OF ROOFING MEMBRANE TERMINATIONS.

REPAIR TEARS, VOIDS, AND LAPPED SEAMS IN ROOFING THAT DOES NOT MEET REQUIREMENTS.

BASE FLASHING INSTALLATIONS

INSTALL SHEET FLASHING AND PREFORMED FLASHING ACCESSORIES AND ADHERE TO SUBTRATES ACCORDING TO MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS.

APPLY BONDING ADHESIVE TO SUBSTRATE AND UNDERSIDE OF SHEET FLASHING AT REQUIRED RATE AND ALLOW TO PARTIALLY DRY. DO NOT APPLY BONDING ADHESIVE TO SEAM AREAS OF FLASHING.

FLASH PENETRATIONS AND FELD FORMED INSIDE AND OUTSIDE CORNERS OF FLASHING.

CLEAN SPLICE AREAS, APPLY SPLICING CEMENT, AND FIRMLY ROLL SIDE AND END LAPS OF OVERLAPPING SHEETS TO ENSURE A WATERTIGHT SEAM INSTALLATION. APPLY LAP SEALANT AND SEAL EXPOSED EDGES OF SHEET FLASHING TERMINATIONS.

SHEET METAL FLASHING AND TRIM

THE EXTENT OF EACH TYPE OF FLASHING AND SHEET METAL WORK IS INDICATED ON THE DRAWINGS AND AS LISTED, BUT NOT LIMITED TO THAT SHOWN BELOW. CONTRACTORS ARE TO REVIEW ALL SPECIFICATIONS AND DRAWINGS FOR FULL EXTENT OF BASE BID WORK AND UNIT PRICES.
1. ROOF EDGE TRIM.
2. METAL FLASHING.
3. CHIMNEY FLASHING.

ALL EXISTING FLASHING TO BE CUT AWAY AND REMOVED PRIOR TO NEW BASE FLASHINGS AS MAY BE REQUIRED TO COMPLETE THE INTENDED SCOPE OF WORK.

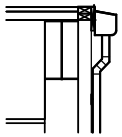
COORDINATE WORK OF THIS SECTION WITH INTERFACING AND ADJOINING WORK OF PROPER SEQUENCING OF EACH INSTALLATION. ENSURE BEST POSSIBLE WEATHER RESISTANCE AND DURABILITY OF THE WORK AND PROTECTION OF MEATERIAL AND FINISHES.

SUBMITTALS
SUBMIT EACH ITEM IN THIS SECTION IN ACCORANCE TO THE CONDITIONS OF THE GENERAL CONTRACT.
PRODUCT DATA: INCLUDE MANUFACTURER'S MATERIAL AND FINISH DATA, INSTALLATION INSTRUCTIONS AND GENERAL REOMMENDATIONS FOR EACH SPECIFIED FLASHING MATERIAL AND FABRICATED PRODUCT.
SHOP DRAWING: EACH ITEM SPECIFIED TO SHOW LAYOUT, PROFILE, METHOD OF JOINING, AND ANCHORAGE DETAILS.
SAMPLES: SUBMIT SAMPLES OF ALL SHEET METAL FLASHING, TRIM AND ACCESSORY ITEMS, IN THE SPECIFIED FINISH. WHERE FINISH INVOLVES NORMAL COLOR AND TEXTURE VAIATIONS, INCLUDE SAMPLES SETS.
PROVIDE TWO YEAR WARRANTY ON MATERIALS AND WORKMANSHIP.

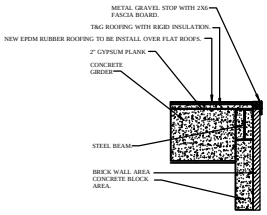
ALUMINUM FLASHING AND SHEET METAL

SHEET METAL FLASHING, HOOK STRIPS, CONCEALED SPLICE PLATESAS INDICATED ON THE DRAWINGS: MINIMUM .040 MIN. INCH THICK ALUMINUM WITH FACTOR FINISH.

COLOR AND FINISH SHALL BE KYNAR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR SELECTION. WHERE FLASHING AND SHEET METAL SYSTEMS CANNOT BE SEEN MILL FINISH IS ACCEPABLE
ALL SHEET METAL WORK TO BE INSTALLED IN ACCORANCE WITH THE aRCHITECTURAL sHEET mETAL mANUAL LATEST EDITION, AS PRODUCED BY THE SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION, INC. (SMACNA).



DETAIL OF GUTTER



DETAIL OF ROOF

Scope of Work

Qualified Contractors are to supply a firm fixed price on the attached bid form for:

1.-Apply for Town permit (s) as required, or as needed and obtain approval to start work. Arrange for inspections as required and include/inform owner. Contractor to supply waste dumpster for all waste materials. The Housing Authority is tax exempt but fees will not be waived at the Building Department.

2.-Demolition – Roofing Remove existing asphalt built-up roof down to substrate, remove flashings, boots, etc. Inspect surface condition and repair any damaged surfaces upon approval. Verify deck surfaces are dry and free of ridges, warps and voids. Provide unit pricing on bid form for possible replacement of damaged deck material. At the end of each day walks, and driveways will need to be useable for residents, free of any hazards. Return adjacent areas to condition existing before demolition operations began.

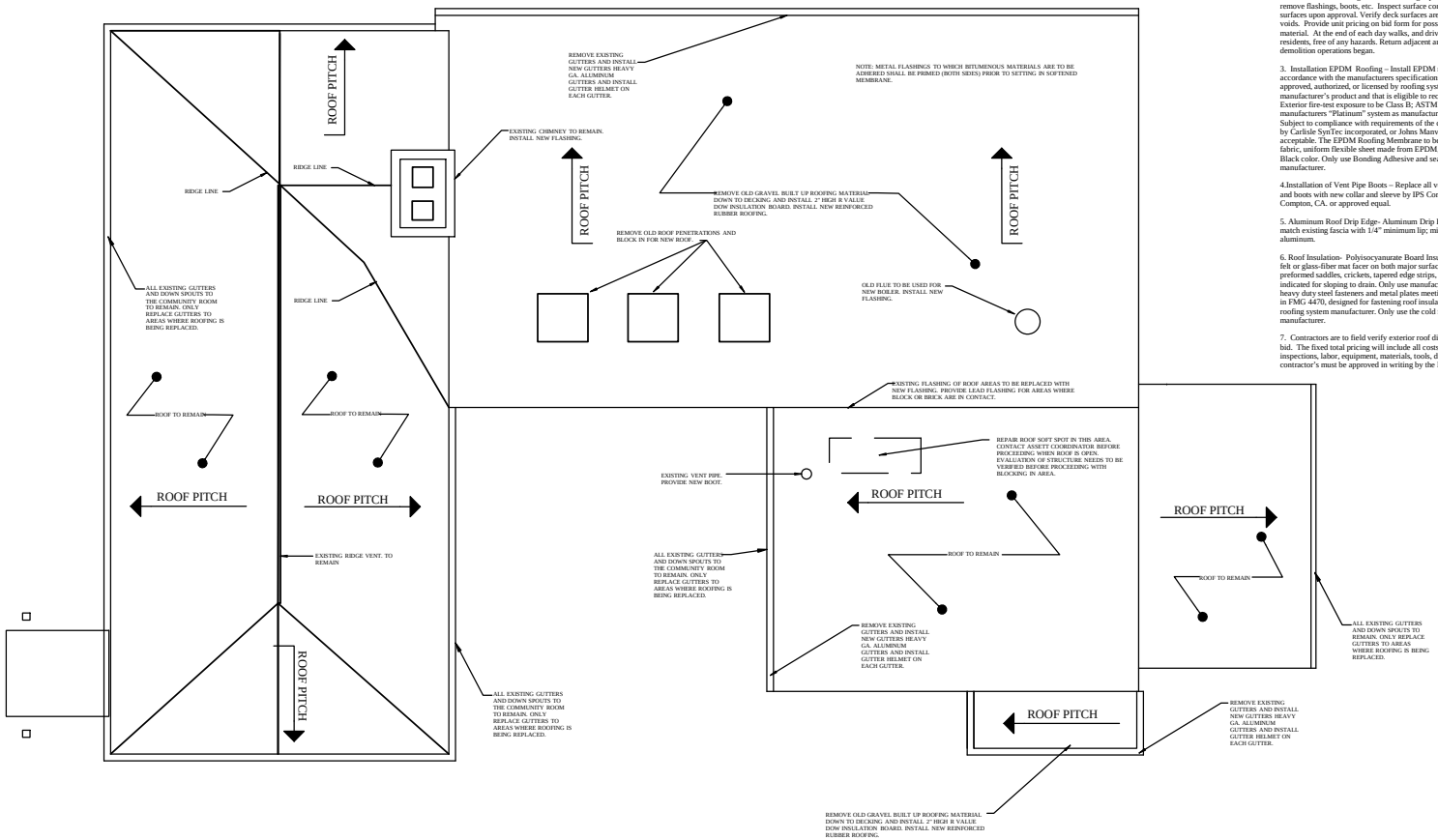
3. Installation EPDM Roofing – Install EPDM rubber roofing membrane in accordance with the manufacturers specifications. A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's warranty. Exterior fire-test exposure to be Class B; ASTM E 108, or UL 790. Actable manufacturers "Platinum" system as manufactured by Firestone Roofing Systems. Subject to compliance with requirements of the contract or equal roofing systems by Carlisle SynTec incorporated, or Johns Manville International may also be acceptable. The EPDM Roofing Membrane to be ASTM D 4637, Type II, Scrim or fabric, uniform flexible sheet made from EPDM, thickness of .60mils reinforced, Black color. Only use Bonding Adhesive and seaming material approved by manufacturer.

4.Installation of Vent Pipe Boots – Replace all vent pipe flashing with new flashing and boots with new collar and sleeve by IPS Corporation Roofing Products, Compton, CA. or approved equal.

5. Aluminum Roof Drip Edge- Aluminum Drip Edge at Rakes and Fascia: size to match existing fascia with 1/4" minimum lip; minimum, .024" thick pre-finished aluminum.

6. Roof Insulation- Polyisocyanurate Board Insulation: ASTM C 1289, Type II, felt or glass-fiber mat facer on both major surfaces. Taper to drain. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Only use manufacturers approved factory coated heavy duty steel fasteners and metal plates meeting corrosion resistance provisions in FMG 4470, designed for fastening roof insulation to substrate, and acceptable to roofing system manufacturer. Only use the cold fluid applied adhesive approved by manufacturer.

7. Contractors are to field verify exterior roof dimensions prior to submitting a bid. The fixed total pricing will include all costs for permits (if applicable), inspections, labor, equipment, materials, tools, dumpster and trash removal. Sub contractor's must be approved in writing by the Housing Authority.



REVISIONS

DESCRIPTION:	DATE:

SHEET TITLE: PROPOSED ROOF PLAN.

JOB NAME: SHEA COMMUNITY AND MAINTENANCE BUILDING RENOVATION.

DATE: 2/15/2019

SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A-3

DRAWN BY:
JASON VAN ALLEN