

PROJECT NAME: _____

ROOF REPLACEMENT AT: COLCHESTER TOWN HALL

127 NORWICH AVENUE
COLCHESTER, CONNECTICUT 06415

PROJECT LOCATION: _____



DRAWING LIST

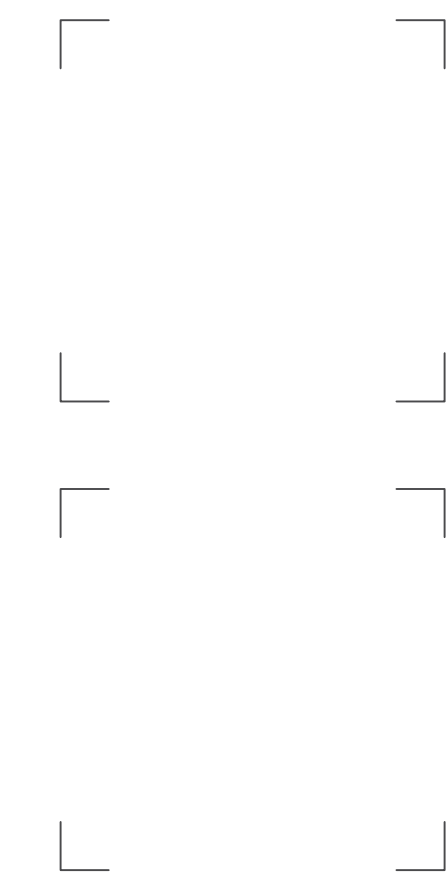
COVER SHEET

ARCHITECTURAL:

- A1 SCHEMATIC ROOF PLAN

ARCHITECT

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CONSTRUCTION DOCUMENT SUBMISSION 06/30/2023

SYMBOL LEGEND

- PLAN SECTION DETAIL OR ELEVATION - SHEET NUMBER
- INDICATES SLOPE DIRECTION OF TAPERED INSULATION AT 2 PER FOOT
- INDICATES SLOPE DIRECTION OF TAPERED INSULATION AT 3 PER FOOT
- INDICATES SLOPE DIRECTION & INDICATES EXISTING ROOF PITCH.
- NIC. - NOT IN CONTRACT SCOPE
- WALKWAY PADS. SEE CONSTRUCTION NOTE #2
- ERD. - EXISTING ROOF DRAIN TO BE REMOVED. SEE DEMOLITION NOTES.
- NRD. - NEW ROOF DRAIN. SEE DETAIL A/A2
- VS. - EXISTING VENT STACK. SEE DETAIL B/B&A2
- FU. - EXISTING ROOF TOP FAN UNIT. SEE DETAIL D/A2
- RTU. - ROOF TOP MECHANICAL UNIT. SEE DETAIL E/A2
- MU. - MECHANICAL UNIT. SEE DETAIL F/A2
- EMC. - EXISTING MASONRY CHIMNEY. SEE DETAIL G,H&J/A2
- EC. - EXISTING CHIMNEY. SEE DETAIL K/A2
- RH. - EXISTING ROOF HATCH TO REMAIN.
- SU. - EXISTING STUB-UP. SEE CONSTRUCTION NOTE #3
- CB. - CONCRETE SPLASH BLOCK. SEE CONSTRUCTION NOTE #4
- EL. - EXISTING LOUVER. SEE CONSTRUCTION NOTE #6

GENERAL NOTES

1. ALL FLAT ROOFS TO RECEIVE 2 PER FOOT TAPERED RIGID INSULATION MINIMUM UNLESS OTHERWISE NOTED.
2. FIELD VERIFY ALL DIMENSIONS & PERFORM TEST CUTS AT EACH ROOF PRIOR TO THE BID.
3. ALL MATERIALS ARE NEW UNLESS OTHERWISE NOTED 'EXISTING'.
4. ALL WOOD BLOCKING, PLYWOOD & NAILERS TO BE PRESSURE TREATED. (P.T.)
5. ALL WOOD BLOCKING INDICATED IN DETAILS ARE TO BE ANCHORED TO THE EXISTING STRUCTURE.
6. ALL MEMBRANE FLASHING INDICATED IS TO EXTEND A MINIMUM OF 8" (VERTICAL OR HORIZONTAL)
7. CONTRACTOR IS TO SURVEY THE EXISTING ROOF DECKS w/a LEVEL (AFTER DEMOLITION) TO VERIFY THE SLOPES INDICATED ON PLAN ARE ACCURATE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY ADDITIONAL ROOFING OPERATIONS.
8. CONTRACTOR IS TO INSPECT THE UNDERSIDE OF ALL ROOF DECKS PRIOR TO ROOFING OPERATIONS TO ENSURE THAT NO INTERIOR MATERIALS, EQUIPMENT, FINISHES OR OBJECTS WILL BE PIERCED OR DAMAGED.
9. CONTRACTOR ASSUMES ALL RESPONSIBILITY DURING PROJECT & WILL REPLACE ANY & ALL DAMAGED EQUIPMENT w/NO ADDITIONAL COST TO OWNER.
10. SITE AREAS DISTURBED SHALL BE CLEANED & RE-LEVELLED. W/LAWN AREAS MAGNETICALLY RAKED TO REMOVE ANY METAL DEBRIS & RE-SEEDED AS REQUIRED TO MATCH ADJACENT CONDITIONS.
11. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CLEAN UP OF ROOFING MATERIALS & DEBRIS THAT PENETRATES THE INTERIOR ENVELOPE OF THE BUILDING w/NO ADDITIONAL COST TO THE OWNER.
12. SNAKE/CLEAN OUT ALL EXISTING VERTICAL & HORIZONTAL LEADERS OUT TO NEAREST MANHOLE OUTSIDE OF BUILDING.
13. ALL CRICKETS ARE TO BE SLOPED @ A MINIMUM OF 2 PER FOOT & COORDINATE CRICKETS AROUND EXIST. HVAC UNITS AS REQUIRED TO AVOID PONDING.
14. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & RE-INSTALLATION OF ALL HVAC UNITS INCLUDING ANY ELECTRICAL OR MECHANICAL CONNECTIONS. THIS MAY INCLUDE THE EXTENSION OF EXISTING ELECTRICAL & DUCTWORK SYSTEMS TO ACCOMMODATE NEW MECHANICAL UNIT CURBING & NEW ROOFING SYSTEM.
15. SNAKE/CLEAN OUT ALL EXISTING VENT STACKS BEFORE THE INSTALLATION OF METAL SLEEVE.
16. ALL DRAIN PIPING IS INSULATED ABOVE THE CEILING. THE EXACT ROUTE WILL BE DETERMINED IN THE FIELD. MAKE MINOR ADJUSTMENT IN THE ROUTE AT NO ADDITIONAL COST TO OWNER.
17. NEW ROOF INSULATION TO BE A MINIMUM OF R-30 AT ALL NEW ROOF DRAINS AND/OR THE LOW POINTS OF THE ROOF AREAS.
18. ALL ANTENNAE, CONDUITS & ANY OTHER OBJECTS TO REMAIN AFFECTED BY SCOPE OF WORK TO BE REMOVED & RE-INSTALLED.

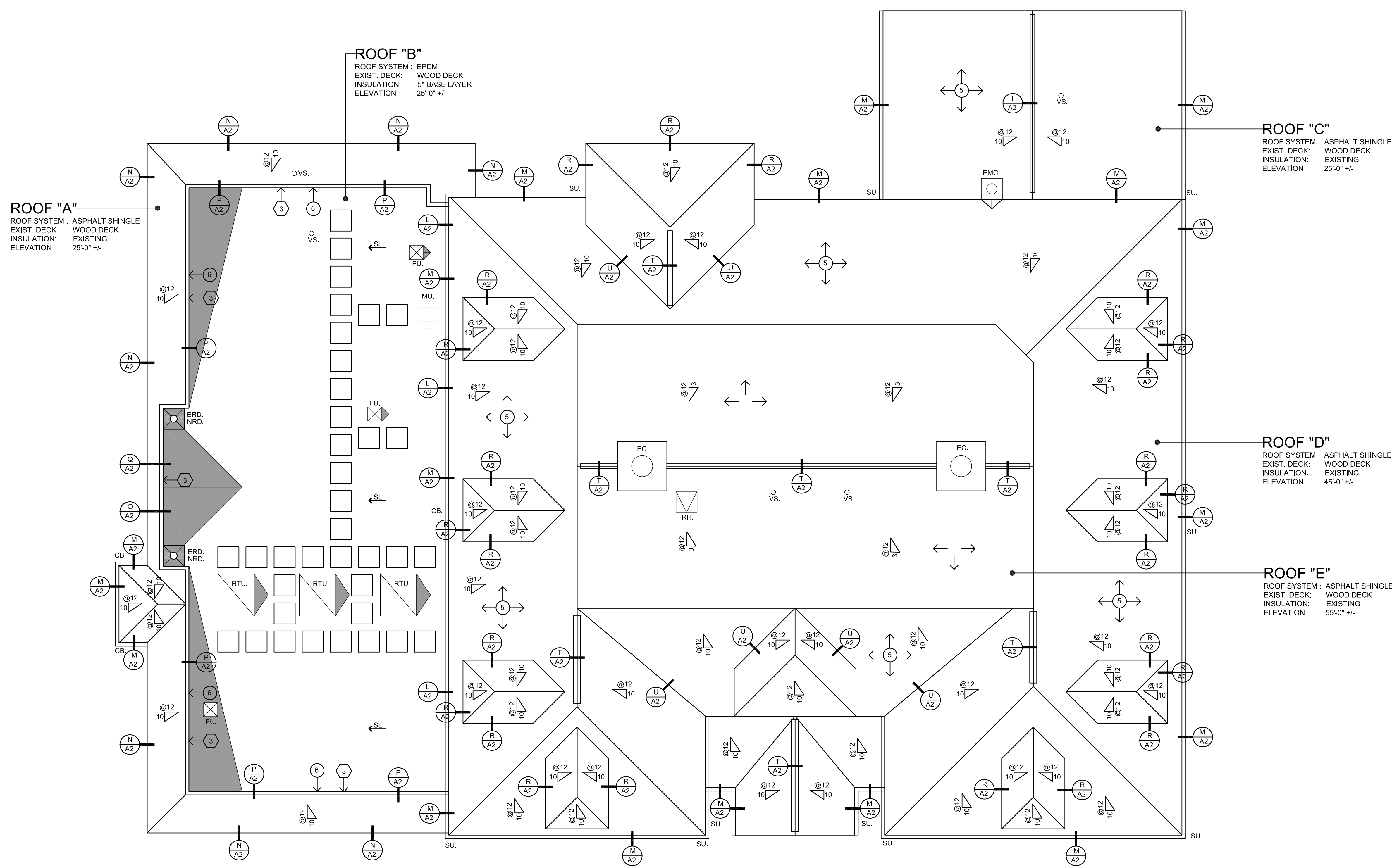
DEMOLITION NOTES

1. REMOVE ALL EXISTING STONE BALLAST BUILT-UP ROOFING SYSTEM & EPDM ROOFING SYSTEM ABOVE.
2. REMOVE EXISTING ROOF DRAINS & SUMP.
3. REMOVE & DISPOSE OF EXISTING VINYL SIDING.

CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE A SPECIFIED QUANTITY OF EXISTING DECK REPAIR & REPLACEMENT. SEE PROJECT MANUAL.
2. WALKWAY PADS TO BE INSTALLED. SEE PROJECT MANUAL FOR ADDITIONAL INFORMATION. COORDINATE & FINALIZE EXACT ROUTE WITH OWNER & ARCHITECT.
3. NEW CAST IRON DOWNSPOUT. CONNECT TO EXISTING UNDERGROUND DRAINAGE STUB-UP. PRIME & PAINT. SEE PROJECT MANUAL.
4. NEW METAL DOWNSPOUT. PROVIDE CONCRETE SPLASH BLOCK. SEE PROJECT MANUAL.
5. INSTALL NEW ICE & WATER SHIELD OVER ENTIRE SLOPED ROOF AREA. SEE PROJECT MANUAL.
6. REMOVE EXISTING LOUVER & REPLACE IN KIND. SEE PROJECT MANUAL.

ROOF AREAS	ROOF ASSEMBLY
ROOF "A" 1,600 SF.	OUTSIDE AIR 0.17
ROOF "B" 3,300 SF.	ASPHALT SHINGLES 0.33
ROOF "C" 1,700 SF.	EXISTING INSUL. .29
ROOF "D" 9,700 SF.	EXISTING DECK 1.23
ROOF "E" 3,000 SF.	INSIDE AIR 0.61
TOTAL ROOF AREAS: 19,300 SF.	R-VALUE TOTAL 30.34
THIS AREA IS APPROXIMATE +/- I.F. IECC CODE REQUIREMENT R-VALUE MIN. R-30 CONNECTICUT ZONE 2B	
CSSC REQUIREMENT: R-30 UJ.0333	
CODE INFORMATION	ROOF ASSEMBLY
USE GROUP: B1A	OUTSIDE AIR 0.17
CONSTRUCTION CLASS: 5B	EPDM 0.33
RISK CATEGORY #3	COVER BOARD 2.20
ULTIMATE DESIGN WIND SPEED: 140 MPH	5" POLYISO INSUL 29.7
NOMINAL DESIGN WIND SPEED: 108 MPH	EXISTING DECK 1.23
	INSIDE AIR 0.61
	R-VALUE TOTAL 34.24
FACTORY MUTUAL ENGINEERING & RESEARCH CORPORATION (FM): ROOF ASSEMBLY CLASSIFICATION OF NON-COMBUSTIBLE CONSTRUCTION. WIND UPLIFT REQUIREMENT FOR 140 FOR FIELD, 140 FOR PERIMETER AND 120 FOR CORNERS, IN ACCORDANCE WITH FM PROPERTY LOSS PREVENTION DATA SHEETS 1-28.	



1 OVERALL ROOF PLAN
 1/8"=1'-0" NORTH

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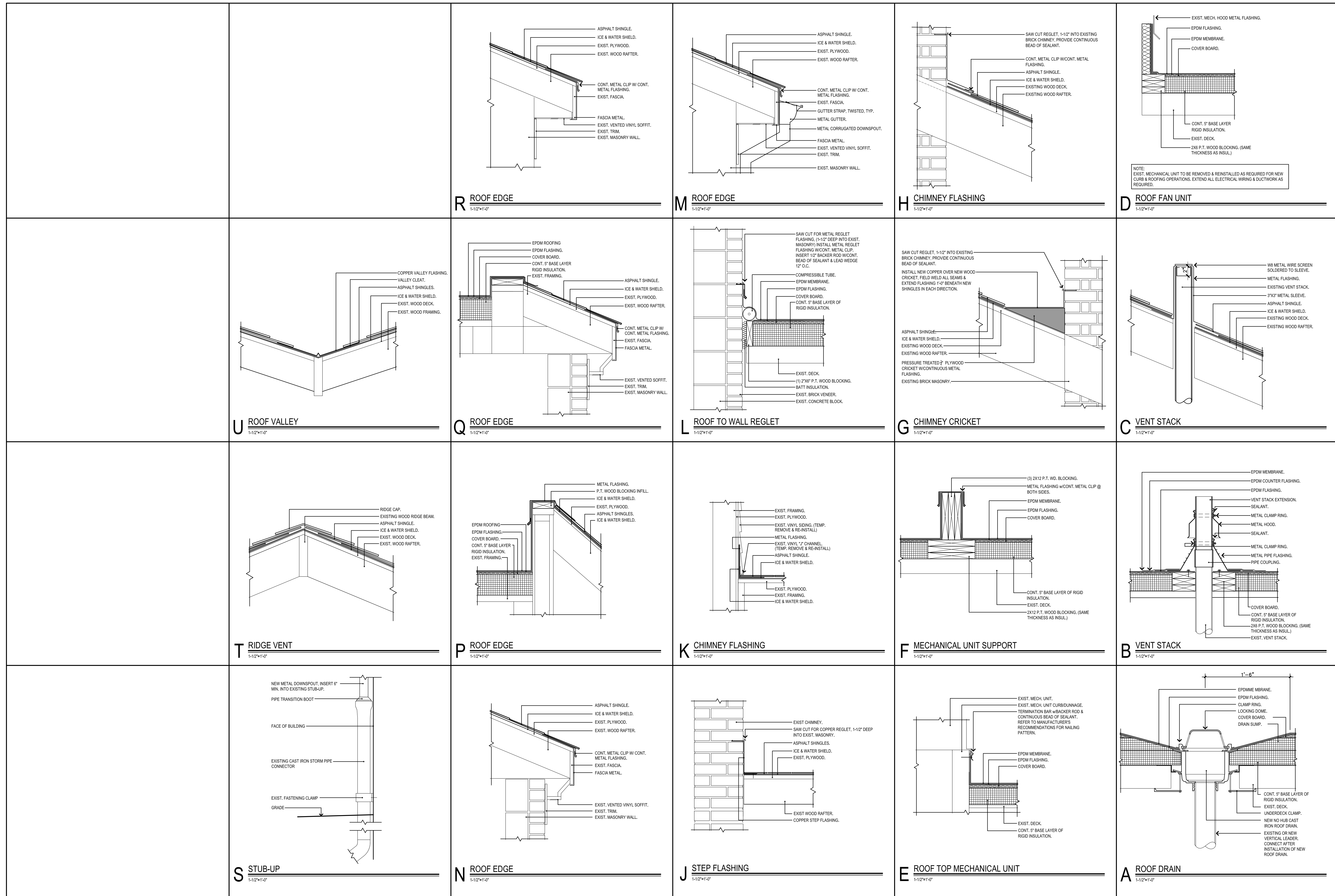
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Revision:	Description:	Date:	Revised By:

Drawing Title:
OVERALL ROOF PLAN

Date: 06/30/2023
 Scale: 1/8"=1'-0"
 Drawn By: K.LINSLEY
 Project Number: 22.243

A1



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Revision	Description	Date	Revised By

Drawing Title:
ROOF DETAILS

Date:
 06/30/2023

Scale:
 1-1/2"=1'-0"

Drawn By:
 K.LINSLEY

Project Number:
 22.243

Drawing Number:
A2