NYACK UNION FREE SCHOOL DISTRICT

# UPPER NYACK ELEMENTARY SCHOOL ROOF REPLACEMENT

336 N BROADWAY
NYACK, NY 10960

MAY 6, 2024

## ISSUE FOR BID

**LIST OF DRAWINGS**

| | |
|---|---|
| UNES-1 | ROOF PLAN |
| UNES-2 | ROOF DETAILS |
| UNES-3 | ROOF DETAILS |

NOTE: NYACK UFSD TO REMOVE SOLAR PANELS PRIOR TO COMMENCEMENT OF ROOF REPLACEMENT WORK

**UPPER NYACK ELEMENTARY SCHOOL ROOF REPLACEMENT**

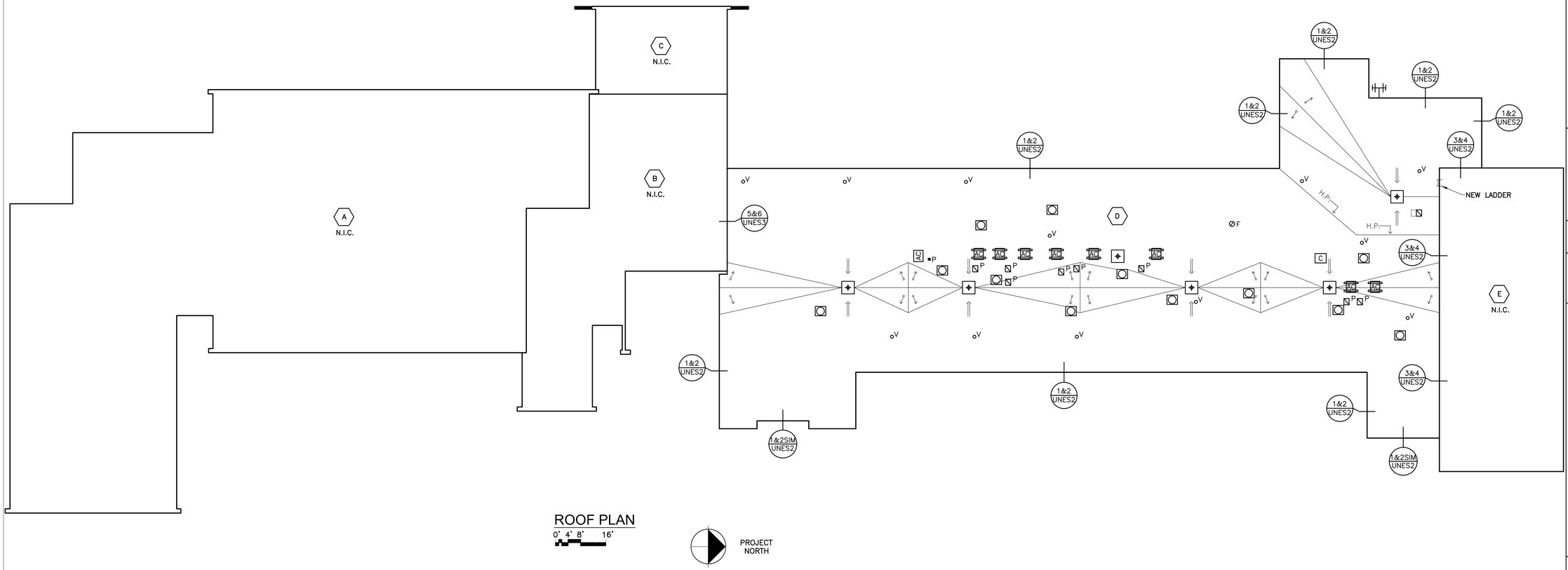
NY SED Project. No
50-03-04-03-0-007-025

KG+D Project No.
2024-1019

***DESIGN TEAM***


**ARCHITECT**
**KG+D ARCHITECTS**
285 Main Street
Mount Kisco, NY 10549
phone: 914-666-5900

**ROOFING CONSULTANT**
**WATSKY ASSOCIATES, INC.**
20 Madison Avenue
Valhalla, NY 10595
phone: 914-948-3450




ROOF PLAN

0' 4' 8' 16'

PROJECT NORTH

## GENERAL NOTES:

1. THESE DRAWINGS ARE SUPPLEMENTED BY DETAILED TECHNICAL SPECIFICATIONS. PERFORM THE WORK AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

2. DIMENSIONS AND CONDITIONS ON THE ROOF PLAN AND DETAILS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR.

3. ONLY CERTAIN FASTENERS ARE SHOWN ON THE DRAWINGS, REFER TO THE SPECIFICATIONS FOR ADDITIONAL FASTENER REQUIREMENTS.

4. TEST EACH DRAIN LINE WITH A RUNNING HOSE FOR AT LEAST ONE HOUR PRIOR TO STARTING ANY OTHER WORK ON SITE. PROVIDE A WRITTEN REPORT OF ANY CLOGGED LINES TO THE OWNER.

A. CLOGGED DRAIN LINES REPORTED TO THE OWNER BEFORE WORK STARTS WILL BE CLEANED BY THE OWNER.

B. COVER & PROTECT ALL DRAIN OPENINGS AT THE BEGINNING OF EACH WORK DAY. REMOVE THE COVERS AT THE END OF EACH DAY AND BEFORE PRECIPITATION OCCURS.

C. PERFORM WHATEVER WORK IS REQUIRED SO ALL DRAIN LINES ARE CLEAN AND FREE FLOWING UPON COMPLETION OF THE PROJECT.

5. REMOVE AND RESET EXISTING SMALL AC CONDENSERS ON 2 X 2 FOOT x 2 INCH THICK CONCRETE PAVERS SET ON WALKWAY PADS. FASTEN THE CONDENSERS TO THE PAVERS WITH STAINLESS STEEL NAIL-INS. DISCONNECT, ADJUST, MODIFY, AND RECONNECT THE EXISTING SUPPLY & RETURN LINES AND CONDUITS.

6. REMOVE AND RESET SITE LIGHT FIXTURES, ANTENNAS, WIRES AND CONDUITS THAT INTERFERE WITH THE WORK. REPLACE COMPONENTS THAT CANNOT BE PROPERLY REINSTALLED.

7. REMOVE MISCELLANEOUS ROOF TOP ELECTRICAL CONDUIT AND PIPES. RESET THE CONDUIT AND PIPES ON ADJUSTABLE HEIGHT FACTORY MANUFACTURED PIPE SUPPORTS PLACED ON WALKWAY PADS SPACED 5 FEET ON CENTER. SECURE THE CONDUITS AND PIPES TO THE PIPE SUPPORTS WITH GALVANIZED CLIPS & BOLTS.

8. WIRE BRUSH, PRIME & PAINT ROOF TOP EQUIPMENT HOUSINGS, GAS LINES, AND THE VENT PIPES. DO NOT PAINT OVER EQUIPMENT NAME PLATES AND LABELS.

9. REPAIR EXHAUST EQUIPMENT HOUSINGS SO THEY ARE WATERTIGHT; REPLACE ANY MISSING & DAMAGED PIECES.

10. INSULATE NEW SECTIONS OF DRAIN PIPE INSTALLED AS THE DRAINS ARE REPLACED, AND THE UNDERSIDES OF THE NEW DRAIN BOWLS.

11. REMOVE AND REPLACE EXISTING SEALANT POCKETS WITH PORTALS PLUS PENETRATION CURBS. SEE DETAIL 10

12. FURNISH AND INSTALL 160 PIECES OF HARD RUBBER WALK PAD, EACH 30 BY 30 INCHES. THE LOCATIONS OF THE WALK PADS WILL BE DETERMINED BY THE ARCHITECT AFTER THE PHOTO-VOLTAIC ARRAY (SOLAR PANELS) ARE REINSTALLED.

13. FURNISH AND INSTALL A NEW ROOF HATCH AND INTERIOR ACCESS LADDER. THE LOCATION WILL BE DETERMINED BY THE ARCHITECT.

14. THE EXISTING PHOTO-VOLTAIC ARRAY (SOLAR PANELS) AND CONDUITS THAT RUN ON THE ROOF FOR THE ARRAY WILL BE REMOVED BY THE SOLAR INTEGRATOR BEFORE ROOF WORK BEGINS. THE ARRAY WILL BE REINSTALLED BY THE INTEGRATOR WHEN THE ROOF WORK IS COMPLETE.

A. PROVIDE 300 PIECES OF SCRAP EPDM EACH APPROXIMATELY 6 BY 10 INCHES, FOR THE SOLAR INTEGRATOR TO PLACE UNDER METAL SLEDS THAT SUPPORT THE ARRAY AS HE REINSTALLS IT.

15. PREPARE AND REPOINT THE CHANGE IN ELEVATION WALL AT ROOF AREA E IF THE ALTERNATE BID IS ACCEPTED.

16. PREPARE AND REPOINT THE BRICK CHIMNEY AND CAP AS BASE BID WORK.

## DECK TYPE CHART & INSULATION REQUIREMENTS

| ROOF AREA | DECK TYPE | STARTING THICKNESS OF NEW INSULATION | MINIMUM R-VALUE OF NEW INSULATION | AVERAGE THICKNESS OF NEW INSULATION | AVERAGE R-VALUE OF NEW INSULATION |
|---|---|---|---|---|---|
| A | N.I.C | —— | —— | —— | —— |
| B | N.I.C | —— | —— | —— | —— |
| C | N.I.C | —— | —— | —— | —— |
| D | VARIES SWF & CONCRETE | 5.5" | 30 | 7.2 | 42.2 |
| E | N.I.C | —— | —— | —— | —— |

NOTES:

1. INSTALL CONTINUOUS INSULATION WITH A MINIMUM R-VALUE OF 30 ABOVE THE DECK, TO MEET THE NYS ENERGY CONSERVATION CONSTRUCTION CODE, INCLUDING THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE NY STATE SUPPLEMENT, FOR A BUILDING IN CLIMATE ZONE 4.
2. INSTALL TAPERED ISOCYANURATE INSULATION THAT SLOPES 1/8 INCH PER FOOT; MINIMUM STARTING THICKNESS 5-1/2 INCHES UNLESS OTHERWISE NOTED. INSTALL THE ISOCYANURATE INSULATION IN MULTIPLE LAYERS, WITH THE THICKEST LAYER BEING 4 INCHES. STAGGER ALL JOINTS BETWEEN LAYERS 12 INCHES.
3. INSTALL ISOCYANURATE INSULATION CRICKETS OVER THE TAPERED INSULATION.
4. INSTALL A COVER BOARD USING LOW RISE FOAM ADHESIVE OVER THE INSULATION AND CRICKETS.
5. INSTALL SLOPING CRICKETS ON THE UP-HILL SIDE OF ALL CURBS THAT ARE 30 INCHES AND WIDER.

## ROOF PROTECTION NOTES:

1. DO NOT WALK ON OR TRAFFIC OVER ROOF AREAS NOT BEING REROOFED.

2. INSTALL 1 1/2" THICK EXTRUDED POLYSTYRENE INSULATION, 6 MIL FIRE RETARDANT POLYETHYLENE AND 2x10 WOOD PLANKS TO PROTECT EXISTING ROOFING WHERE CONSTRUCTION WORK AND TRAFFIC WILL OCCUR.

3. NEATLY CUT AND POSITION ROOF PROTECTION COMPONENTS TO FIT WITHIN 1/2" OF ROOF PENETRATIONS, EAVES AND CHANGE IN ELEVATION WALLS.

4. DO NOT COVER THE ROOF DRAINS – MAINTAIN THE ROOF DRAIN STRAINER VISIBLE AND CLEAR AT ALL TIMES.

## ROOF UPLIFT LOAD NOTES:

1. INSTALL ROOFING AS INDICATED TO RESIST THE FOLLOWING UPLIFT LOADS:

FIELD ZONE: 90 PSF
PERIMETER ZONE: 135 PSF
CORNER ZONE: 180 PSF

2. INSTALL ROOFING TO COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE SECTIONS 1504 AND 1609, AND ASCE 7, FOR A 120 MPH WIND ZONE WITH A SAFETY FACTOR OF 2.

## LEGEND:

- A — ROOF AREA DESIGNATION
- ROOF DRAIN (SEE DET. 7/UNES-2)
- EXHAUST FAN (SEE DET. 8/UNES-2)
- GOOSENECK/VENT (SEE DETAIL 8 SIM/UNES-2)
- F — FLUE (SEE DET. 9/UNES-3)
- P — PORTAL-PLUS CURB (SEE DET. 10/UNES-3)
- V — VENT PIPE (SEE DET. 11/UNES-3)
- AC — AC UNIT-RAIL CURB (SEE DET. 12/UNES-3 )
- H — ROOF HATCH (SEE DET. 13 & NOTE 13)
- ROOF LADDER (SEE DET. 14/UNES-3 )
- AC — AC UNIT ON PAVERS (SEE NOTE. 5)
- ANTENNA (REMOVE & RESET SEE NOTE 6)
- ▪P — SEALANT POCKET (SEE NOTE. 11 )
- WALKWAY PADS (SEE NOTE.12
- C — CHIMNEY (SEE NOTE. 16)
- TAPERED ISOCYANURATE INSULATION, SLOPE 1/8" PER FT
- CRICKET- SLOPE 1/4" PER FT
- H.P. — INSULATION HIGH POINT

UPPER NYACK ELEMENTARY SCHOOL ROOF REPLACEMENT

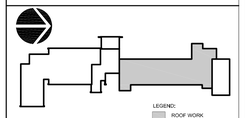
NYACK UNION FREE SCHOOL DISTRICT

336 N BROADWAY
Nyack, NY 10960

KG+D . ARCHITECTS PC
285 MAIN STREET MOUNT KISCO . NEW YORK . 10549
P:914.666.5900 KGDARCHITECTS.COM

CONSTRUCTION DOCUMENTS

NY SED PROJECT CONTROL NO.
50-03-04-03-0-007-025




KEY PLAN



Professional Seal

| No. | Date | Issue |
|---|---|---|

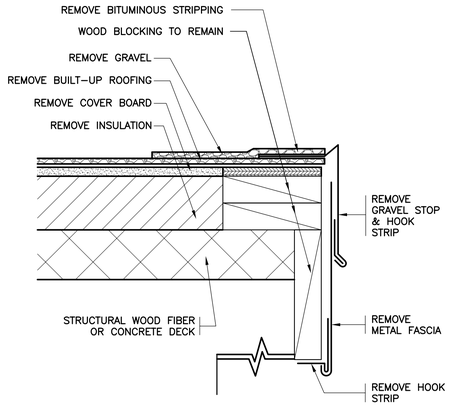
Sheet Title

ROOF PLAN

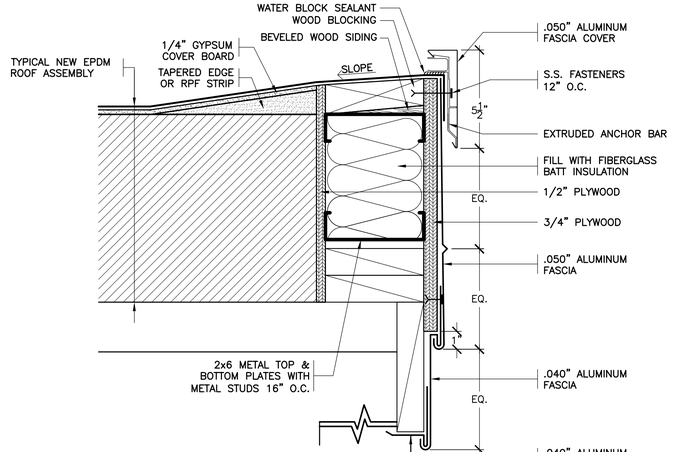
| Job No. | Date |
|---|---|
| 2024-1019 | 5/6/2024 |
| Scale | Drawn / Checked |
| | Author |

Sheet Number

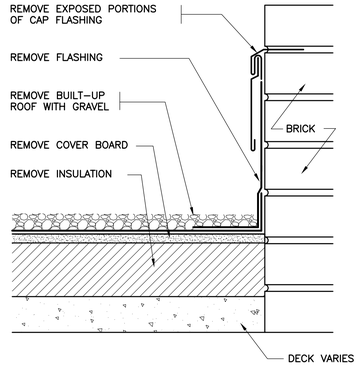
UNES-1



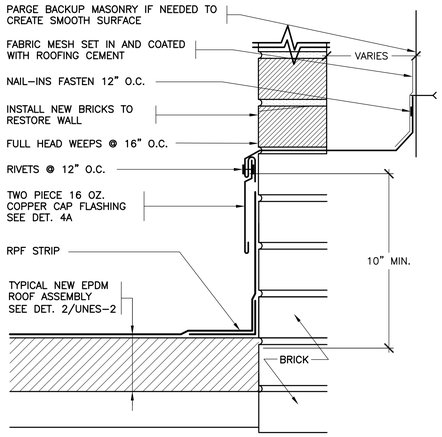

1 EXISTING EAVE
SCALE: 0" 1" 2" 4" 8"



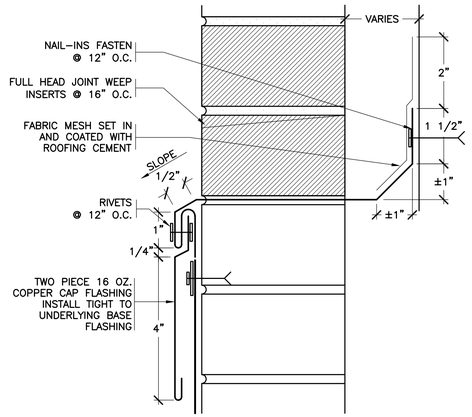

2 REVISED EAVE
SCALE: 0" 1" 2" 4" 8"



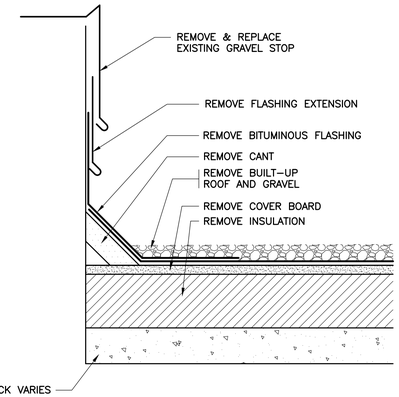

3 EXISTING BASE
SCALE: 0 1" 2" 4" 8"



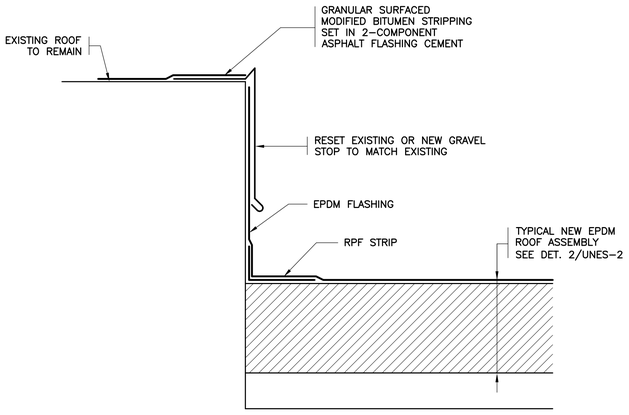

4 REVISED BASE
SCALE: 0 1" 2" 4" 8"




4A REVISED CAP FLASHING
SCALE: 0 1/2" 1" 2" 4"




5 EXISTING BASE
SCALE: 0 1" 2" 4" 8"

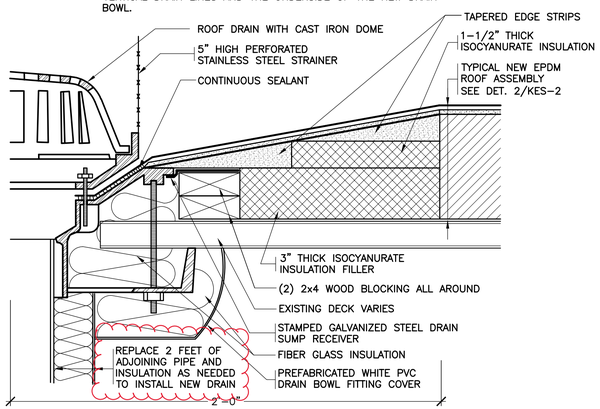



6 REVISED BASE
SCALE: 0 1" 2" 4" 8"

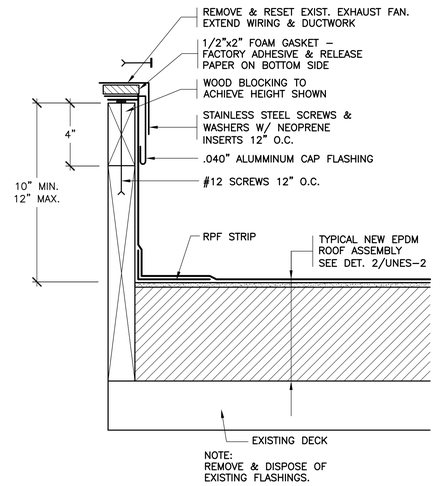
NOTES:
1. REMOVE EXISTING ROOF DRAINS AND RELATED FLASHINGS.

2. INSTALL TAPERED EDGE STRIPS & INSULATION FILLERS TO CREATE A MINIMUM 4 FT. x 4 FT. SQUARE SUMP AT EACH DRAIN.

3. INSTALL INSULATION ON ALL HORIZONTAL DRAIN LINES, NEW VERTICAL DRAIN LINES AND THE UNDERSIDE OF THE NEW DRAIN BOWL.




7 REVISED ROOF DRAIN
SCALE: 0" 1" 2" 4" 8"




NOTE:
REMOVE & DISPOSE OF EXISTING FLASHINGS.

8 REVISED EXHAUST FAN
SCALE: 0" 1" 2" 4" 8"

UPPER NYACK ELEMENTARY SCHOOL ROOF REPLACEMENT

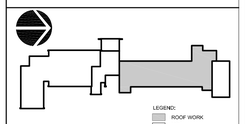
NYACK UNION FREE SCHOOL DISTRICT

336 N BROADWAY
Nyack, NY 10960

KG+D listen imagine build
KG+D . ARCHITECTS PC
285 MAIN STREET MOUNT KISCO . NEW YORK . 10549
P:914.666.5900 KGDARCHITECTS.COM

CONSTRUCTION DOCUMENTS

NY SED PROJECT CONTROL NO.
50-03-04-03-0-007-025




KEY PLAN



Professional Seal

| No. | Date | Issue |
|---|---|---|

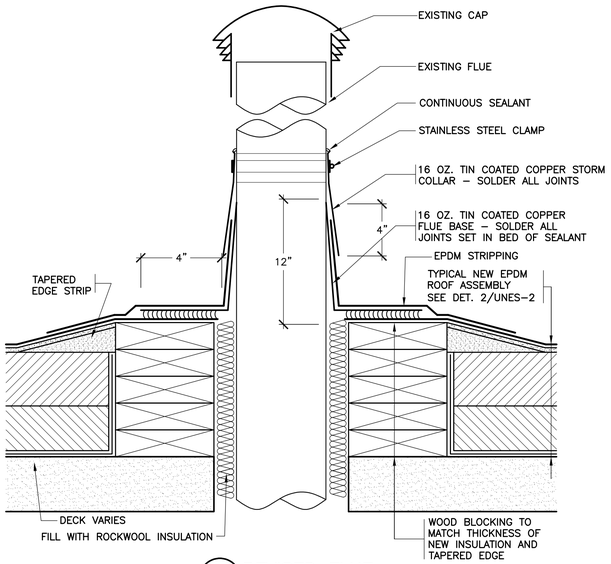
Sheet Title

# ROOF DETAILS

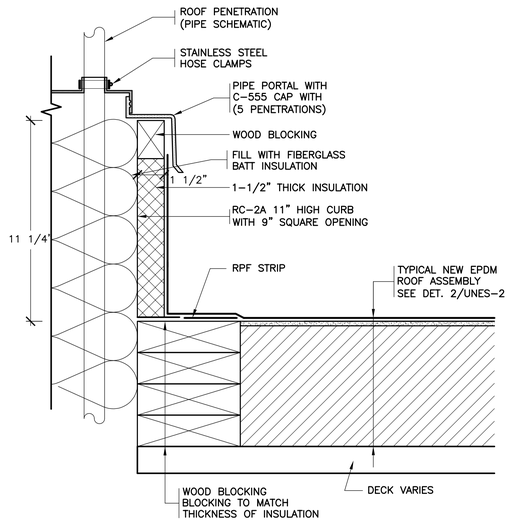
| Job No. | Date |
|---|---|
| 2024-1019 | 5/6/2024 |
| Scale | Drawn / Checked |
| | Author |

Sheet Number

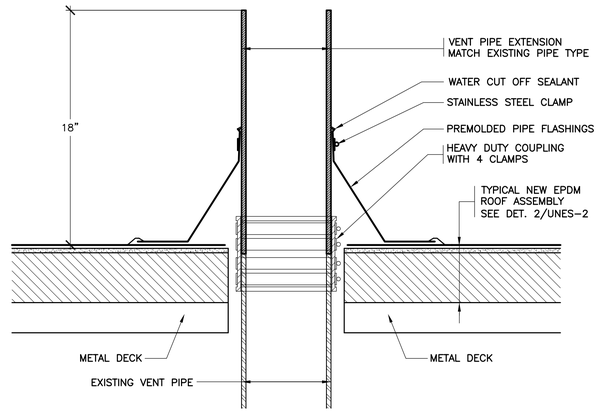
# UNES-2




9 REVISED FLUE
SCALE: 0" 1" 2" 4" 8"




10 NEW PORTALS PLUS CURB
SCALE: 0" 1" 2" 4" 8"

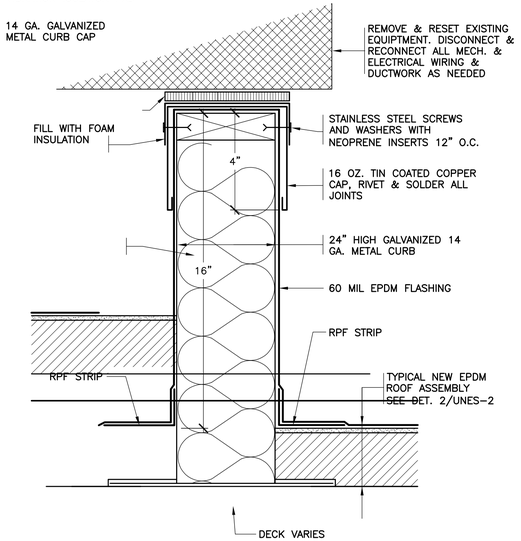



NOTES:
1. REMOVE EXISTING FLASHINGS.

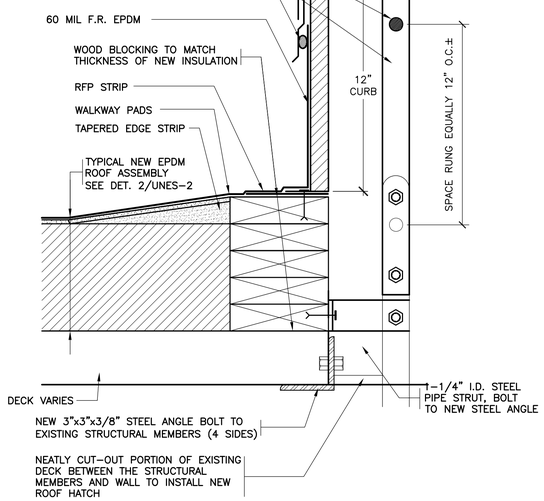
2. REMOVE KENNEDY COUPLINGS AND EXTEND VENT PIPES TO MEET HEIGHT REQUIREMENT.

3. INSTALL PREMOLDED PIPE FLASHINGS WHENEVER POSSIBLE. WHEN PREMOLDED PIPE FLASHINGS CANNOT BE INSTALLED USE FIELD WRAPPED FLASHINGS.

11 REVISED VENT PIPE
SCALE: 0" 1" 2" 4" 8"




12 REVISED EQUIPMENT SUPPORT
SCALE: 0" 1" 2" 4" 8"



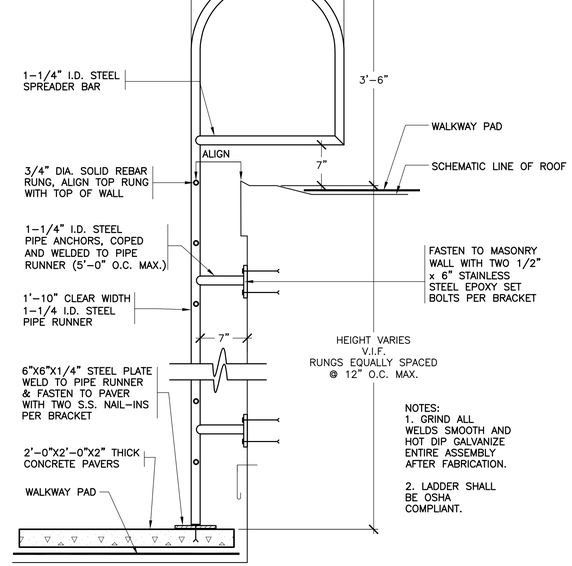

NOTES:
1. PRIME & PAINT ENTIRE LADDER ASSEMBLY AFTER FABRICATION. ORIENT LADDER & HATCH FOR PROPER EGRESS TO ROOF.

2. BOLT LADDER TO WALL AND FLOOR WITH 1/2" X 4" STAINLESS STEEL EXPANSION BOLTS.

3. LADDER SHALL BE OSHA COMPLIANT.

4. REMOVE, MOFIFY AND RESTORE PLASTER CEILING TO INSTALL NEW ROOF HATCH.

13 NEW ROOF HATCH
SCALE: 0" 1" 2" 4" 8"




NOTES:
1. GRIND ALL WELDS SMOOTH AND HOT DIP GALVANIZE ENTIRE ASSEMBLY AFTER FABRICATION.

2. LADDER SHALL BE OSHA COMPLIANT.

14 NEW ROOF LADDER
NOT TO SCALE

UPPER NYACK ELEMENTARY SCHOOL ROOF REPLACEMENT

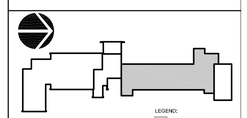
NYACK UNION FREE SCHOOL DISTRICT

336 N BROADWAY
Nyack, NY 10960

KG+D listen imagine build
KG+D . ARCHITECTS PC
285 MAIN STREET MOUNT KISCO . NEW YORK . 10549
P:914.666.5900 KGDARCHITECTS.COM

CONSTRUCTION DOCUMENTS

NY SED PROJECT CONTROL NO.
50-03-04-03-0-007-025




KEY PLAN



Professional Seal

| No. | Date | Issue |
|---|---|---|

Sheet Title

ROOF DETAILS

| Job No. | Date |
|---|---|
| 2024-1019 | 5/6/2024 |
| Scale | Drawn / Checked |
| | Author |

Sheet Number

UNES-3