

## BOHN HALL ROOF RENOVATION

# UPPER MONTCLAIR NJ 07043 PROJECT #24008.00 MSU PROJECT #PR16C041

## **GENERAL NOTES**

- ALL WORK SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THE REQUIREMENTS OF ALL APPROPRIATE PUBLIC AUTHORITY, REGULATORY AGENCIES, AND/OR
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPROVALS, CONTROLLED INSPECTIONS, AS WELL AS THEIR ASSOCIATED FEES, FOR ALL TRADES, EXCEPT WHERE SPECIFIED AND AGREED UPON ELSEWHERE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVAL OF DEMOLITION DEBRIS
- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS THEREON AND TO DETERMINE THE EXTENT OF ALL FACILITIES AND SERVICES REQUIRED TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE LATEST CONTRACT DOCUMENTS INCLUDING ALL CHANGES AT THE JOBSITE FOR THE USE OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMMISSIONS OF ALL HIS/HER EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK FOR THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY, AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE OWNER AND ARCHITECT. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL REGULARLY REMOVE ALL UNUSED MATERIAL, RUBBISH, AND DEBRIS FROM THE PROPERTY AND BROOM CLEAN DAILY. THE SITE AND PREMISES SHALL BE KEPT REASONABLY
- CLEAN, NEAT AND ORDERLY TO THE SATISFACTION OF THE OWNER. 10. THE CONTRACTOR SHALL CONTROL CLEANING OPERATIONS TO PREVENT DIRT OR DUST FROM LEAVING THE JOBSITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- 11. ALL SLAB DRILLING AND CUTTING SHALL BE DONE AFTER NORMAL BUSINESS HOURS OR AS DIRECTED IN WRITING BY THE
- 12. RELOCATION AND/OR INTERRUPTION OF ANY BUILDING UTILITIES INCLUDING, BUT NOT LIMITED TO STEAM, CONDENSATE LINES, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, ETC., MUST BE COORDINATED WITH BUILDING MANAGEMENT AND BE PERFORMED AFTER NORMAL BUSINESS HOURS, OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL SLAB OPENINGS TO COMPLETE THE GENERAL CONSTRUCTION, HVAC, PLUMBING, SPRINKLER, ELECTRICAL AND ANY OTHER WORK REQUIRED BY THE CONTRACT DOCUMENTS.
- 14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT ANY DISCREPANCIES AND/OR CONDITIONS WHICH WOULD INTERFERE WITH THE COMPLETION OF THE WORK TO THE ARCHITECT. COMMENCEMENT OF THE WORK SHALL SIGNIFY ACCEPTANCE OF ANY AND ALL JOBSITE CONDITIONS.
- 15. THE CONTRACTOR SHALL SUBMIT CUTS AND SAMPLES OF FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF THE WORK.
- 16. WHEN "APPROVED EQUAL," "EQUAL TO", OR WHERE OTHER QUALIFYING TERMS ARE USED, SUBSTITUTIONS SHALL BE BASED SOLELY UPON THE REVIEW AND APPROVAL OF THE ARCHITECT. THE BURDEN OF PROOF THAT A PRODUCT OR SYSTEM MEETS OR EXCEEDS THAT WHICH WAS SPECIFIED LIES ENTIRELY ON THE CONTRACTOR.
- 17. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMISSION TO THE ARCHITECT FOR HIS REVIEW, AND PRIOR TO THE COMMENCEMENT OF THE WORK. SUBMITTAL SHALL BE IN THE FORM OF ELECTRONIC PDF. FILES.
- 18. ANNOTATIONS ON ANY PLAN, ELEVATION, SECTION, OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
- 19. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
- 20. ALL DIMENSIONS ARE SHOWN TO FINISH SURFACES UNLESS OTHERWISE NOTED. (IE: FASCIA EDGE TO FASCIA EDGE) 21. LARGE SCALE DRAWINGS (I.E. SECTIONS, DETAILS, ETC.) TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
- 22. WHERE EXISTING WALLS, FLOORS, ETC., ARE REMOVED, PATCH TO MATCH EXISTING FINISHES, TEXTURE, AND COLOR IN ADJACENT AREA. 23. WHERE MECHANICAL, ELECTRICAL OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, THE
- CONTRACTOR SHALL FRAME AND PATCH TO MATCH ALL EXISTING ADJACENT MATERIALS, FINISHES AND FIRE RATINGS. 24. WHERE DUCTS, ELECTRICAL CONDUIT OR PLUMBING PIPING PASS THROUGH FLOORS, WALLS, OR CEILINGS; CLOSE OFF SPACE BETWEEN THE PIPE/DUCT AND THE CONSTRUCTION WITH NONCOMBUSTIBLE INSULATION AND PROVIDE SNUG FIT
- METAL ESCUTHEON CAPS ON BOTH SIDES AND CAULK. 25. THE CONTRACTOR SHALL PROVIDE WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING WORK AS DIRECTED BY THE ARCHITECT.
- 26. CONTRACTOR TO PROTECT ALL SURROUNDINGS DURING CONSTRUCTION AND CLEAN AFTER CONSTRUCTION IS COMPLETE.
- 27. ALL DRAWINGS AND NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED
- 28. THE CONTRACTOR SHALL PROVIDE TEMP PROTECTION IF THE ROOFING THAT IS REMOVED CAN NOT BE REINSTALLED IN THE SAME DAY.
- 29. SHOULD ANY OF THE WORK BEING REMOVED IS FOUND TO BE STRUCTURAL, NOTIFY THE ARCHITECT IMMEDIATELY OF
- THE CONDITIONS PRIOR TO PERFORMING ANY WORK.
- 30. THESE DOCUMENTS DO NOT AUTHORIZE THE REMOVAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. THE DETERMINATION OF THE PRESENCE, AND/OR REMOVAL OF THESE MATERIALS IS THE RESPONSIBILITY OF OTHERS.
- 31. PROVIDE A MINIMUM OF FOUR (4), 25 LB FIRE EXTINGUISHERS APPROVED FOR 'A', 'B' AND 'C' TYPE FIRES, TO BE LOCATED AT THE ENTRY/EXIT POINTS TO THE SITE. FIRE EXTINGUISHERS ARE TO REMAIN IN WORKING ORDER ON THE FLOORS WHEN CONTRACT WORK IS IN PROGRESS.
- 32. CONTRACTOR TO PROVIDE AS-BUILT SURVEY AT COMPLETION OF THE PROJECT TO OBTAIN CERTIFICATE OF OCCUPANCY.
- 33. CONTRACTOR TO PROVIDE CLOSE OUT PACKAGE AT COMPLETION OF JOB PRIOR TO RECEIVING FINAL PAYMENT. THIS PACKAGE
- SHALL INCLUDE THE FOLLOWING: (COORDINATE WITH OWNER REP. FOR REQUIREMENTS) A. LIST OF ALL SUBCONTRACTORS WITH NAME, ADDRESS, TELEPHONE, FAX & CONTACT PERSON
- B. COPY OF ALL APPROVED CHANGE ORDERS WITH SIGNATURES SUBCONTRACTORS ORIGINAL UNCONDITIONAL FINAL LIEN WAIVERS
- CONTRACTOR FINAL UNCONDITIONAL WAIVER OF LIEN CERTIFICATES OF INSURANCE
- CONTRACTOR WARRANTY G. MANUFACTURER'S INSTRUCTIONS AND OWNER'S MANUAL BINDER, TO INCLUDE MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED IN THE WORK.
- FINAL APPROVALS & CERTIFICATES: LOCAL MUNICIPALITY
- MANUFACTURER LIST: A LISTING OF MANUFACTURERS OF MAJOR MATERIALS, EQUIPMENT, AND SYSTEMS INSTALLED.
- ANY APPLICABLE SHOP DRAWINGS.
- ANY APPLICABLE O&M MANUALS, I.E., HVAC EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL, ETC.

### APPLICABLE CODES

REHABILITATION SUBCODE OF THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY NJAC 5:23-6 2021 INTERNATIONAL BUILDING CODE 2017 ICC/ANSI A117-1 BARRIER FREE CODE UCC-NJ 5:23

SUBCHAPTER 7 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2019 ASHRAE 90.1 2019 ENERGY CONSERVATION 2020 NATIONAL ELECTRIC CODE

2017 INTERNATIONAL FIRE CODE 2021 NATIONAL STANDARD PLUMBING CODE

2021 NFPA 101 LIFE SAFETY CODE

### **INSPECTIONS:**

1. CONTRACTOR(S) AND THEIR RESPECTIVE SUB CONTRACTORS AND/OR CONSULTANTS SHALL BE RESPONSIBLE FOR COORDINATING AND OBTAINING ALL REQUIRED INSPECTIONS AND SIGN-OFFS FROM APPROPRIATE AUTHORITY THAT IS RESPONSIBLE FOR ADMINISTRATION AND ENFORECEMENT OF THE BUILDING CODE OF NEW JERSEY STATE AND SUBMIT THIS INFORMATION/DOCUMENTATION TO THE ARCHITECT OF RECORD.

### **ARREVIATIONS**

ABB	REVIATIONS		
	AIR CONDITIONING		HEADER
	ACOUSTICAL		HARDWARE
CC CT	ACCESS ACOUSTICAL TILE		HEIGHT HIGH POINT
DD	ADDENDUM		HOLLOW METAL
.DJ	ADJACENT	HTG	HEATING
	ABOVE FINISH FLOOR		HEATING VENTILATION
	ALTERNATE ALUMINUM		& AIR CONDITIONING ISOLATED GROUND
	ARCHITECT (URAL)		INCH
WP	ACCOUSTICAL WALL PANEL	INSUL	INSULATION (D) (ION)
D	BOARD		JANITOR'S CLOSET
	BUILDING		LAMINATE (D) LAVATORY
LK O	BLOCK BOTTOM OF		LIVELOAD
RG	BEARING		LOW POINT
SMT	BASEMENT		MAXIMUM
AB	CATCURAÇIN		MECHANICAL MANUFACTURE (R) (D)
B CTV	CATCH BASIN CLOSED CIRCUIT T.V.	` '	MINIMUM
EM	CEMENT	MO	MASONRY OPENING
;	CARPET		METAL
;  	CAST IRON		NORTH NOT IN CONTRACT
CL CLG	CLOSET CEILING		NUMBER
LR	CLEAR (ANCE)		NOMINAL
.J.	CONTROL JOINT		NOT TO SCALE
:MU :NTR	CONCRETE MASONRY UNIT COUNTER		OVERALL ON CENTER
OL	COLUMN		OVERHEAD
ONC	CONCRETE	_	OPENING
ONST ORR	CONSTRUCTION CORRIDOR		OPPOSITE
R	CHAIR RAIL		PAINT DI ASTICI AMINIATE
T	CERAMIC TILE		PLASTIC LAMINATE PARTITION
EMO ET	DEMOLITION DETAIL		POLYVINYL CHLORIDE
	DEPARTMENT		RISER
	DRINKING FOUNTAIN		RADIUS
	DIAMETER		ROOF DRAIN REFERENCE
OIAG OIM	DIAGONAL DIMENSION		REFRIGERATOR
	DIVISION		REINFORCED
	DEAD LOAD		RESILIENT ROOFING
	DOWN		RECESSED FLOOR MAT
)P )R	DAMPPROOFING DOOR	RM	ROOM
)WG	DRAWING		ROUGH OPENING
WR	DRAWER		RUBBER TREAD SOUTH
Δ.	EAST		STORM DRAIN
A J.	EACH EXPANSION JOINT		SECTION
LEC	ELECTRIC (AL)		SQUARE FOOT
	ELEVATION		SIMILAR SPECIFICATION
	EMERGENCY ENCLOSE (ENCLOSURE)		SPRINKLER
Q	EQUAL		STARTING POINT
:W	EACH WAY		SQUARE STONE
WC	ELECTRIC WATER COOLER		STANDARD
XH XIST	EXHAUST EXISTING		STEEL
XT	EXTERIOR		STORAGE
D	FLOOR DRAIN		SUSPENDED TREAD
DN	FOUNDATION		TELEPHONE
	FIRE EXTINGUISHER	` '	THICK (NESS)
F IN	FINISHED FLOOR FINISH (ED)		TOP OF
IXT	FIXTURE		TRANSITION STRIP
LF	FLOOR FINISH		UNDERSIDE VINYL COMPOSITION TILE
LR	FLOOR (ING)		VIDEO DISPLAY TERMINAL
P PSC	FIREPROOF SELF-CLOSING		VERIFY IN FIELD
T T	FEET		WALL COVERING
TG	FOOTING		WEST WITH
SA S R	GAGE, GAUGE		WALL BASE
S.B. SFI	GYPSUM BOARD GROUND FAULT INTERRUPT		WATER CLOSET
SL	GLASS, GLAZING		WOOD WIREMESH
SR .	GROUT		WITHOUT
SYP	GYPSUM		WATERPROOFING
IC	HOLLOW CORE	\/\/\/M	WELDED WIRE MESH

WELDED WIRE MESH

### **CODE INFORMATION**

PROJECT DESCRIPTION/CATEGORY OF WORK: THE 11 FLOOR ROOF WILL BE REMOVED AND FULLY REPLACED WITH A NEW TAPERED INSULATION SYSTEM AND EPDM MEMBRANE. ALL FLASHINGS AND COPINGS WILL BE REPLACED

ALONG WITH THIS WORK.

2. CONSTRUCTION CLASSIFICATION: CONSTRUCTION: II B

1. OCCUPANCY - USE GROUP

**RESIDENTIAL -DORMITORY "R-2"** 

3. FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS TABLE 601 TYPE II B CONSTRUCTION

- STRUCTURAL FRAME BEARING WALLS
  - 0 HR. EXTERIOR INTERIOR
- NON BEARING WALLS 4. FLOOR CONSTRUCTION HR. & SECONDARY MEMBERS HR. ROOF CONSTRUCTION
- 4. ROOF AREA IN SCOPE OF WORK: 2,821 GROSS SF

& SECONDARY MEMBERS

- WORK CLASSIFICATION PER NJUCC SUB CHAPTER 6: RENOVATION
- 6. STORIES: EXISTING 16 STORIES N/C
- 7. <u>BUILDING HEIGHT:</u> VARIES

# DRAWING LIST

- TITLE SHEET AND NOTES ELEVENTH FLOOR ROOF REMOVAL PLAN ELEVENTH FLOOR ROOF CONSTRUCTION PLAN
- **ROOF DETAILS**

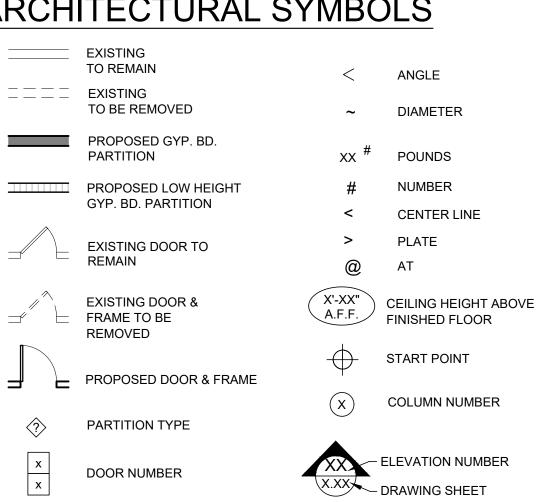
# ARCHITECTURAL SYMBOLS

WINDOW NUMBER

KEYNOTE

ROOM NUMBER

WORKSTATION NUMBER



### ARCHITECTURAL DRAWINGS

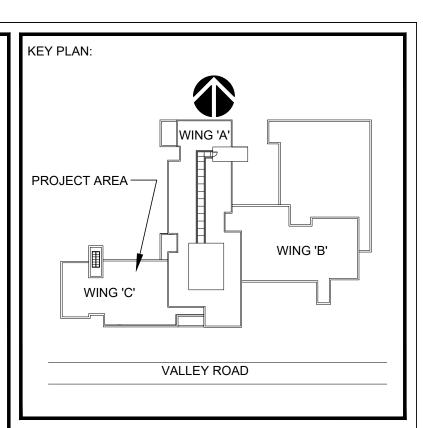
SIXTEENTH FLOOR ROOF CONSTRUCTION PLAN A4.00 **ROOF DETAILS** 

# ELEVATION

SECTION LETTER

XX DETAIL NUMBER

DRAWING SHEE



CONSULTANTS:

COMMENTS: DATE DESCRIPTION 02.12.24 ISSUED FOR BID **ISSUED FOR PERMITS** 

REVISION	IS :	
REV.	DATE	DESCRIPTION
-		
1		





ARE PROHIBITED. DRAWING TITLE: TITLE SHEET AND NOTES

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND

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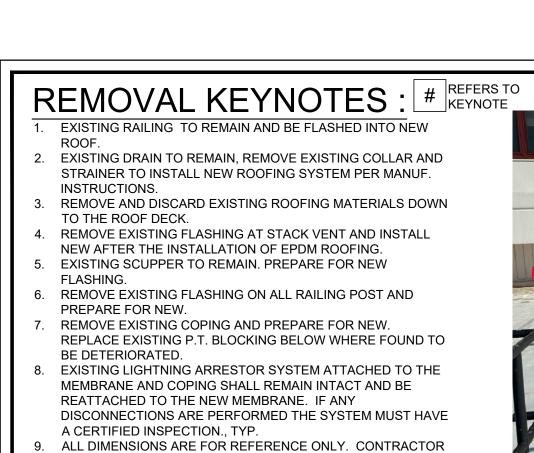
12/28/23 CR CHECKED BY: SCALE: AS NOTED



FILE NAME: JRS NUMBER: 24008.00

SHEET NUMBER:

T-1.01



SHALL VERIFY ALL MEASUREMENTS PRIOR TO ORDERING ANY MATERIAL. ALL PROVIDE AREAS ARE APPROXIMATE AND

PARAPET WALL. FLASHING WILL BE REPLACED WITH NEW.

11. ALL EXISTING WALL FLASHING TO REMOVED AND PREPARE

10. EXISTING RAILING TO REMAIN IS BOLTED TO SIDE OF

12. EXISTING METAL CABLE RACEWAYS FOR TELEPHONE CABLING IS SUPPORTED ON 4X4 HOLLOW PVC TUBES, SPACING VARIES. RACEWAYS WILL HAVE TO BE JACKED UP SLIGHTLY AND TEMPORARILY SUPPORTED SO EXISTING ROOFING CAN BE REMOVED AND NEW INSTALLED. THE PROTOCOL FOR HANDLING ALL OF THIS EQUIPMENT NEEDS TO BE COORDINATED WITH THE OWNER. THE TELEPHONE VENDOR (SPRINT) WILL REMOVE CURRENT SUPPORT AND INSTALL TEMPORARY SUPPORTS THAT CAN BE MOVED AS NEEDED BY THE CONTRACTOR. WHEN NEW MEMBRANE IS INSTALLED THE SPRINT CONTRACTOR WILL REINSTALL

13. EXISTING ROOFING SYSTEM CONSIST OF TAPERED

SHALL BE VERIFIED.

FOR NEW FLASHING

PERMANENT SUPPORTS.

REPLACE EXISTING COPING
INSTALL NEW FLASHING AROUND ALL RAILINGS
REFLASH PIPE SCUPPERS

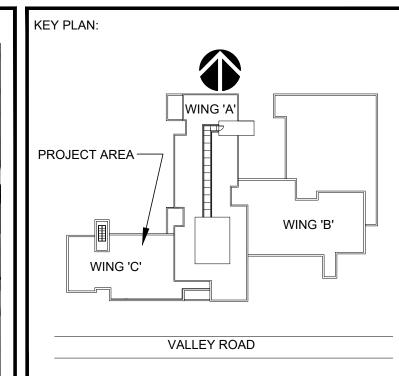
INSTALL NEW FLASHING AROUND ALL RAILINGS
RAILINGS







**EXISTING CONDITION PHOTO** 



CONSULTANTS:

2 EXISTING CONDITION PHOTO

ELEVENTH FLOOR ROOF CONSTRUCTION PLAN

3 EXISTING CONDITION PHOTO

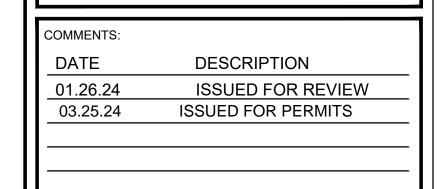
NTS

4 EXISTING CONDITION PHOTO

NTS

POLYISO INSULATION, 3 COVERBOARD AND FLEECE BACK MEMBRANE. REMOVE ALL DOWN TO EXISTING CONCRETE DECK. **ROOF AREA** N.I.C. HATCHED AREA IS ROOF AREA IN SCOPE OF WORK 37'-1<sup>3</sup>/<sub>4</sub>" 18'-4" 11'-0" 1113 S V.T.R. STAIR ROOF 1111 EXISTING CURB ROOF ROOF AREA 2,821 SF 5 TYP. EXISTING RTU 1109 EXISTING RAILING TO REMAIN AND REFLASH v.t.r. 12'-9<sup>1</sup>/<sub>4</sub>" V.T.R. EXISTING STEP AND BRIDGE TO REMAIN-V.T.R. o EXISTING CONDUITS MOUNTED OVER ROOF MEMBRANE RD **ROOF AREA** N.I.C.

88'-6<sup>1</sup>/<sub>4</sub>"



REV. DATE DESCRIPTION

CLIENT INFORMATION:



MONTCLAIR STATE UNIVERSITY

BOHN HALL ROOF RENOVATION

UPPER MONTCLAIR, NJ 07043



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DRAWING TITLE

ELEVENTH FLOOR ROOF REMOVAL PLAN

DRAWN BY:
CHECKED BY

DATE: 12/28/23

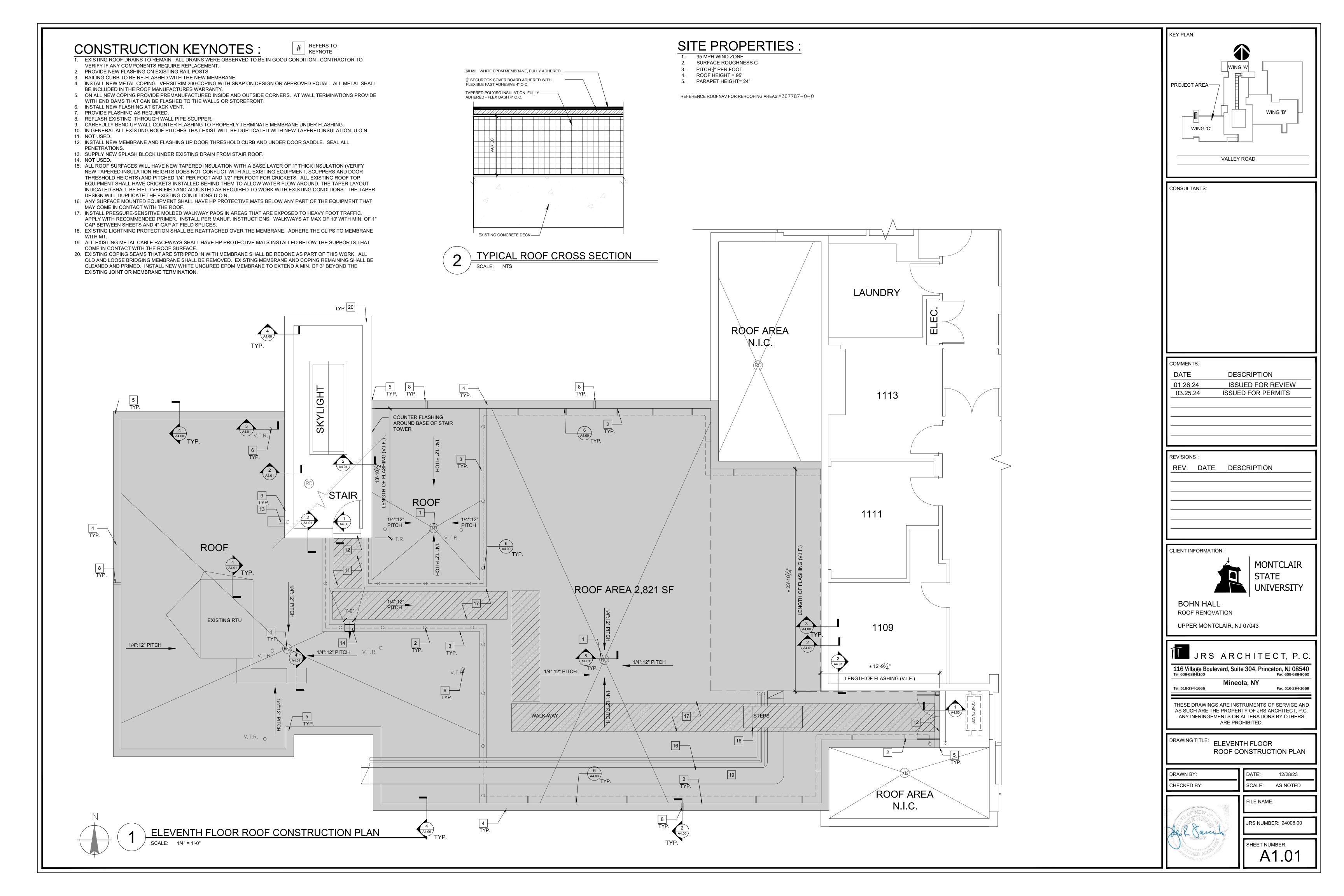
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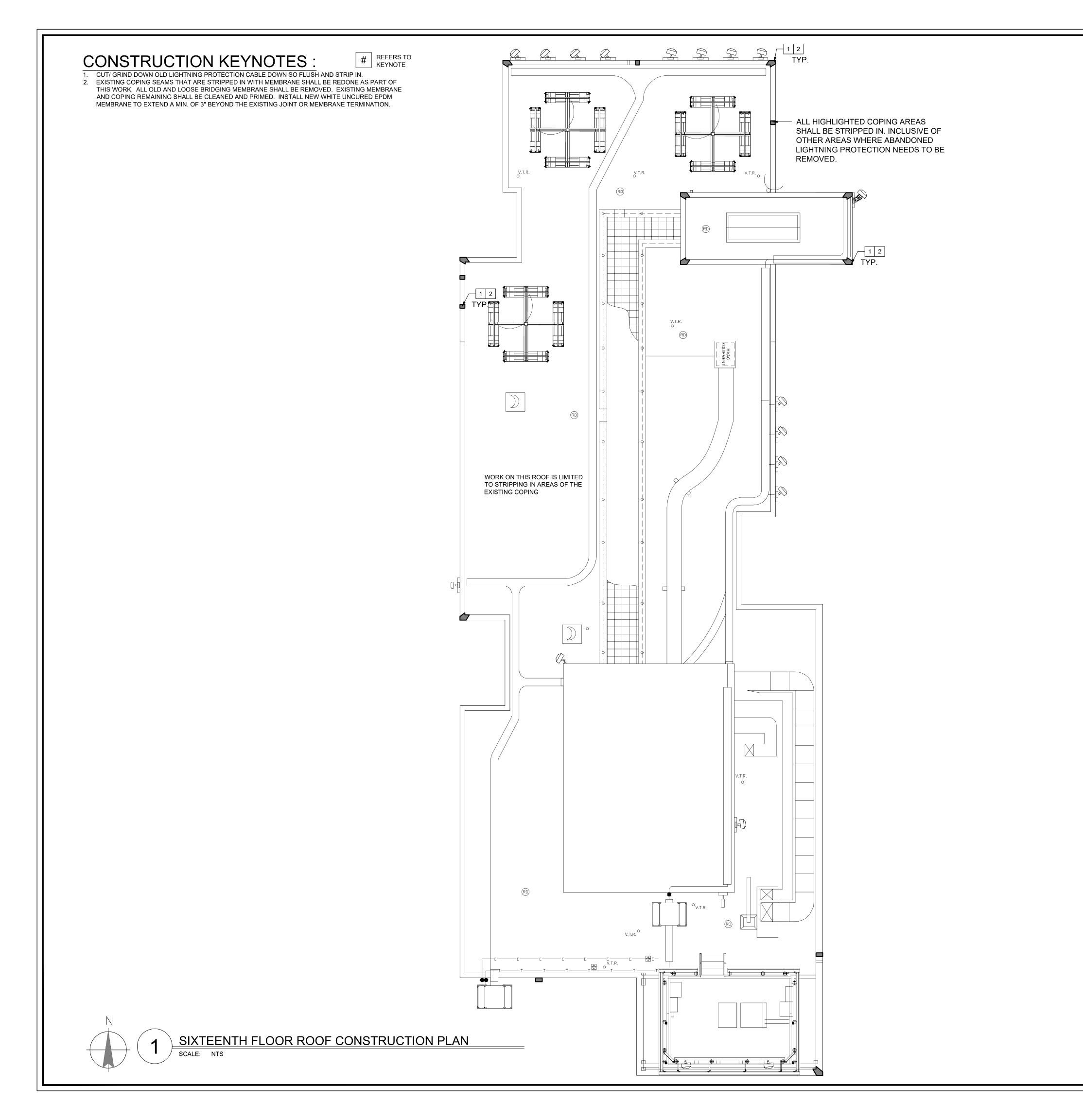
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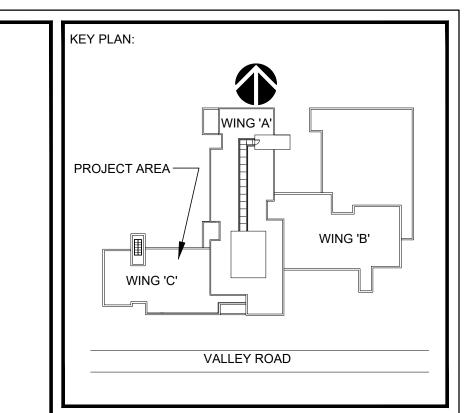


JRS NUMBER: 24008.00

SHEET NUMBER:
A1.00







CONSULTANTS:

COMMENTS: DATE DESCRIPTION 01.26.24 ISSUED FOR REVIEW

REVISIONS: REV. DATE DESCRIPTION

CLIENT INFORMATION:



MONTCLAIR

**BOHN HALL ROOF RENOVATION** 

UPPER MONTCLAIR, NJ 07043

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DRAWING TITLE: SIXTEENTH FLOOR ROOF CONSTRUCTION PLAN

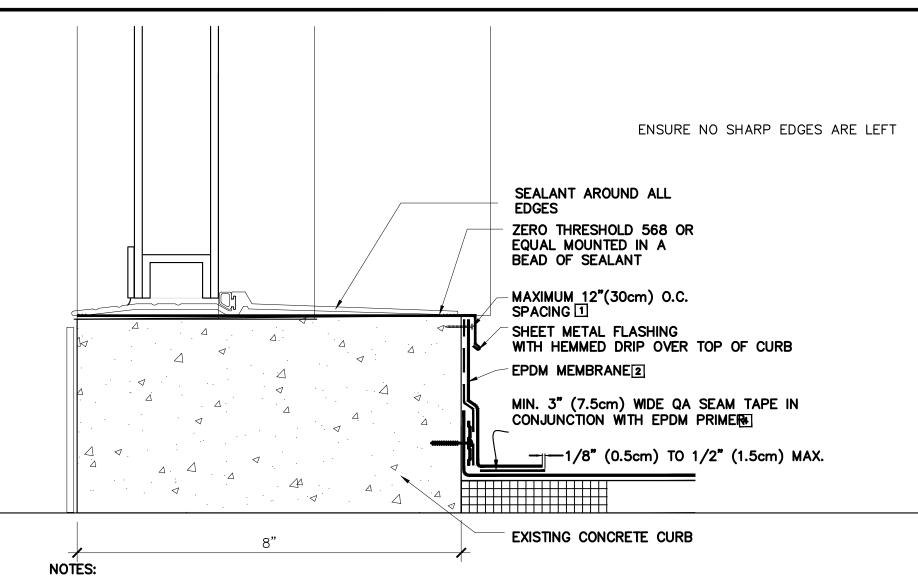
12/28/23 SCALE: AS NOTED

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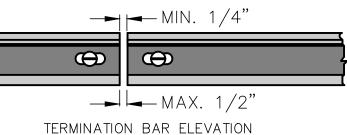
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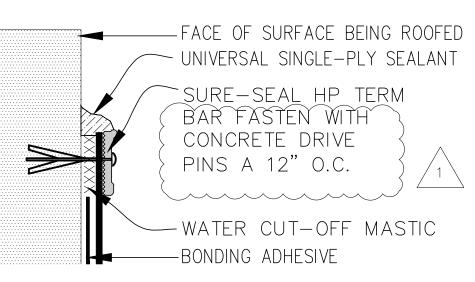
SHEET NUMBER:



- 1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER—FLASHING, USE EPDM WASHERS, APPLY WATER CUT—OFF MASTIC UNDER THE COUNTER—FLASHING OR CAULK THE FASTENER HEADS.
- 2. LAP SEALANT IS REQUIRED ON CUT-EDGES OF REINFORCED MEMBRANE.
- 3. SEAM PLATES AND FASTENERS MAY BE INSTALLED INTO THE STRUCTURAL DECK AND THEN HPX FASTENERS AND POLYMER SEAM PLATES ARE REQUIRED FOR MECHANICALLY—FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
- 4. MEMBRANE SPLICES SHALL INCORPORATE 6" (15cm) WIDE QA SEAM TAPE FOR PROJECTS WITH 25 AND 30-YEAR WARRANTIES







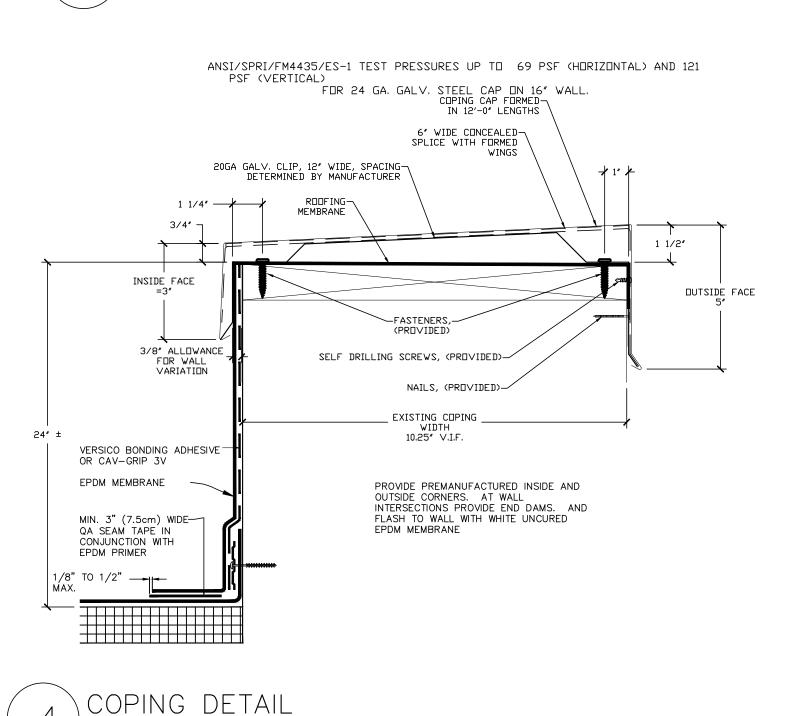
NOTES:

1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.

- 2. DO NOT WRAP COMPRESSION TERMINATION BAR AROUND CORNERS.
- 3. FLEECE-BACKING MUST BE REMOVED FROM THE MEMBRANE SO THAT WATER CUT-OFF MASTIC IS IN DIRECT CONTACT.



SCALE: NTS

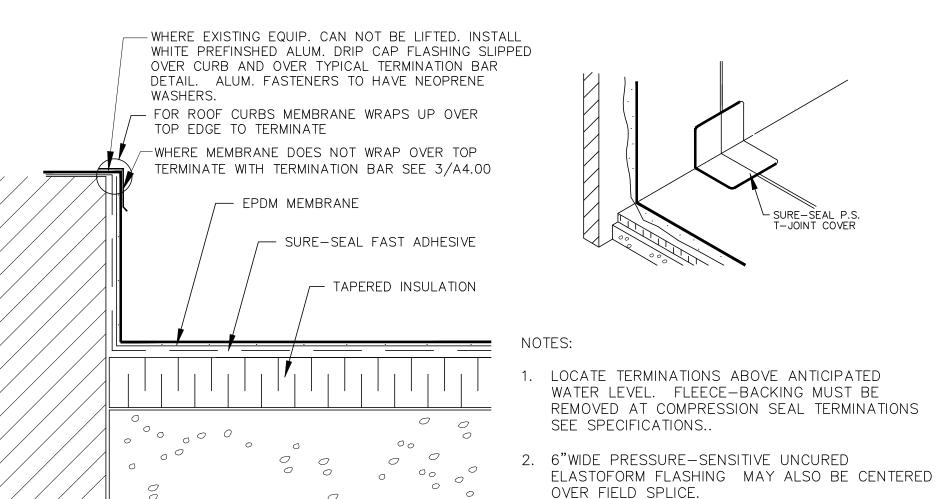


SCUPPER, THRU WALL PIPE FLASHING TO REMAIN, APPLICABLE BONDING ADHESIVE REPLACE WHERE REQ. WATER CUT-OFF MASTIC UNIVERSAL SINGLE-PLY SEALANT THERMOPLASTIC NON-REINFORCED FLASHING HOT AIR WELD, 1-1/2" MIN. DIRECTION OF FLOW ROOF SURFACE EPDM MEMBRANE REPLACE SEALANT — AROUND PIPE PENETRATION EXISTING MASONRY WALL — 2 1/2" DIAMETER PIPE

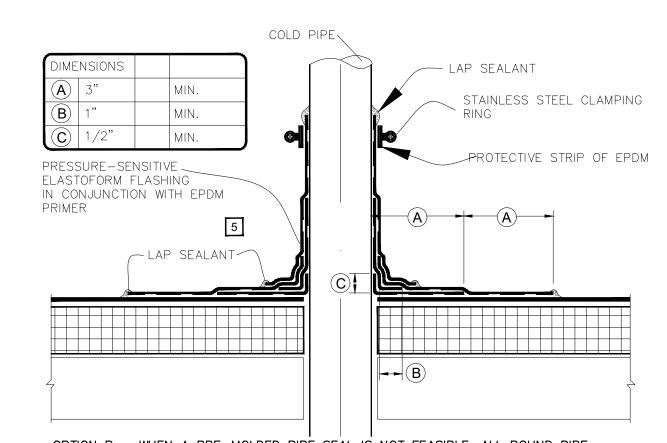
### NOTES:

- 1. WATER CUT-OFF MASTIC UNDER SCUPPER FLANGE MUST BE UNDER CONSTANT COMPRESSION.
- 2. SCUPPER FLANGES MUST BE TOTALLY COVERED BY THERMOPLASTIC NON-REINFORCED FLASHING WITH MINIMUM 2" COVERAGE PAST NAIL HEADS.
- 3. UNIVERSAL SINGLE-PLY SEALANT IS REQUIRED AT FLASHING EDGES ON SCUPPER EDGE. .





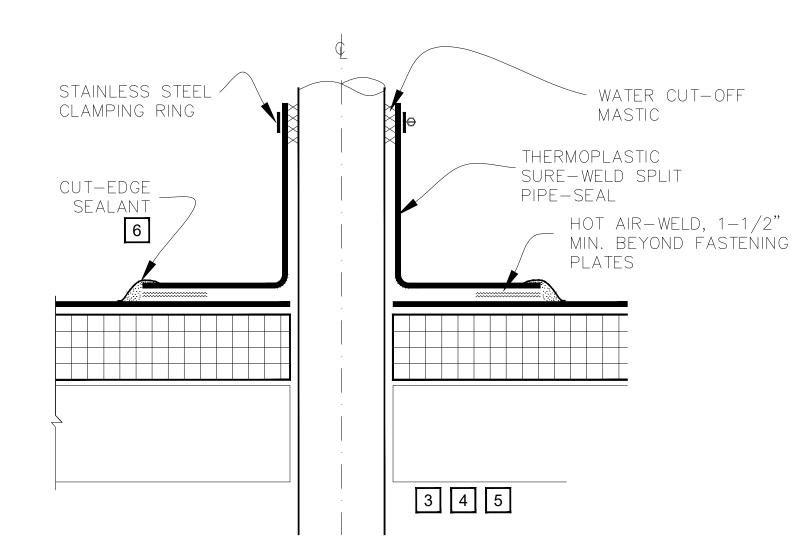




OPTION B — WHEN A PRE-MOLDED PIPE SEAL IS NOT FEASIBLE. ALL ROUND PIPE PENETRATIONS & STRUCTURAL STEEL TUBING TO BE DOUBLE WRAPPED WITH TWO LAYERS OF PRESSURE—SENSITIVE ELASTOFORM FLASHING, TERMINATED WITH A STAINLESS STEEL CLAMPING RING & SEALED WITH CONTINUOUS LAP SEALANT (AS SHOWN).

- 1. NOTES
- 2. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD—FABRICATED FLASHING.
- 3. TEMPERATURE OF PIPE PENETRATION MUST NOT EXCEED 180°F (82°C).
- 4. PIPE FLASHING MAY BE USED WITH SQUARE OR RECTANGULAR STRUCTURAL TUBING WITH ROUNDED CORNERS.
- 5. EPDM PRIMER MUST BE APPLIED TO THE MATING SURFACES PRIOR TO APPLYING PRESSURE—SENSITIVE ELASTOFORM FLASHING.
- 6. IN COLDER TEMPERATURES, A HEAT GUN MUST BE USED WHEN FORMING PRESSURE—SENSITIVE ELASTOFORM FLASHING.
- 7. ON MECHANICALLY FASTENED ROOFING SYSTEMS, ADDITIONAL MEMBRANE SECUREMENT IS REQUIRED.
- 8. MEMBRANE SECUREMENT IS REQUIRED AROUND ALL ROUND PIPE PENETRATIONS GREATER THAN 18" IN DIAMETER.

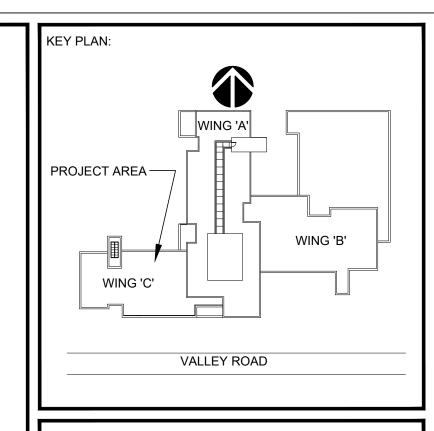
# 5 ALTERNATE PIPE PENETRATION FLASHING DETAIL



### NOTES:

- 1. REMOVE ALL EXISTING FLASHING MATERIAL BEFORE INSTALLING SPLIT PIPE FLASHING.
- 2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 140°F (60°C) WHEN USING PVC AND 160°F (71°C) WHEN USING TPO FLASHING.
- 3. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE, EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" O.C. AND FLASHED WITH THERMOPLASTIC REINFORCED MEMBRANE/CUT-EDGE
- 4. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18".
- 5. ON MECHANICALLY FASTENED SYSTEMS, HP-X FASTENERS AND PIRANHA PLATES OR HP-XTRA FASTENERS AND PIRANHA XTRA PLATES ARE REQUIRED OVER STEEL AND WOOD DECKS. ON CONCRETE DECKS, CD-10 OR HD 14-10 FASTENERS ARE USED WITH PIRANHA PLATES.
- 6. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE AND RECOMMENDED ON CUT EDGES OF SURE-FLEX PVC MEMBRANE.
- 7. REGARDLESS OF THE FIELD MEMBRANE THICKNESS, THERMOPLASTIC "T-JOINT" COVERS ARE REQUIRED OVER THE SPLICE INTERSECTIONS OF THE SPLIT PIPE





CONSULTANTS:

COMMENTS:	
DATE	DESCRIPTION
02.12.24	ISSUED FOR BID
03.25.24	ISSUED FOR PERMITS

REV. DATE DESCRIPTION

3.5.24 REVISED PER FM COMMENTS



BOHN HALL
ROOF RENOVATION

UPPER MONTCLAIR, NJ 07043



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DRAWING TITLE: ROOFING DETAILS

DRAWN BY:

CHECKED BY:

DATE: 12/28/23

SCALE: AS NOTED

FILE NAME:

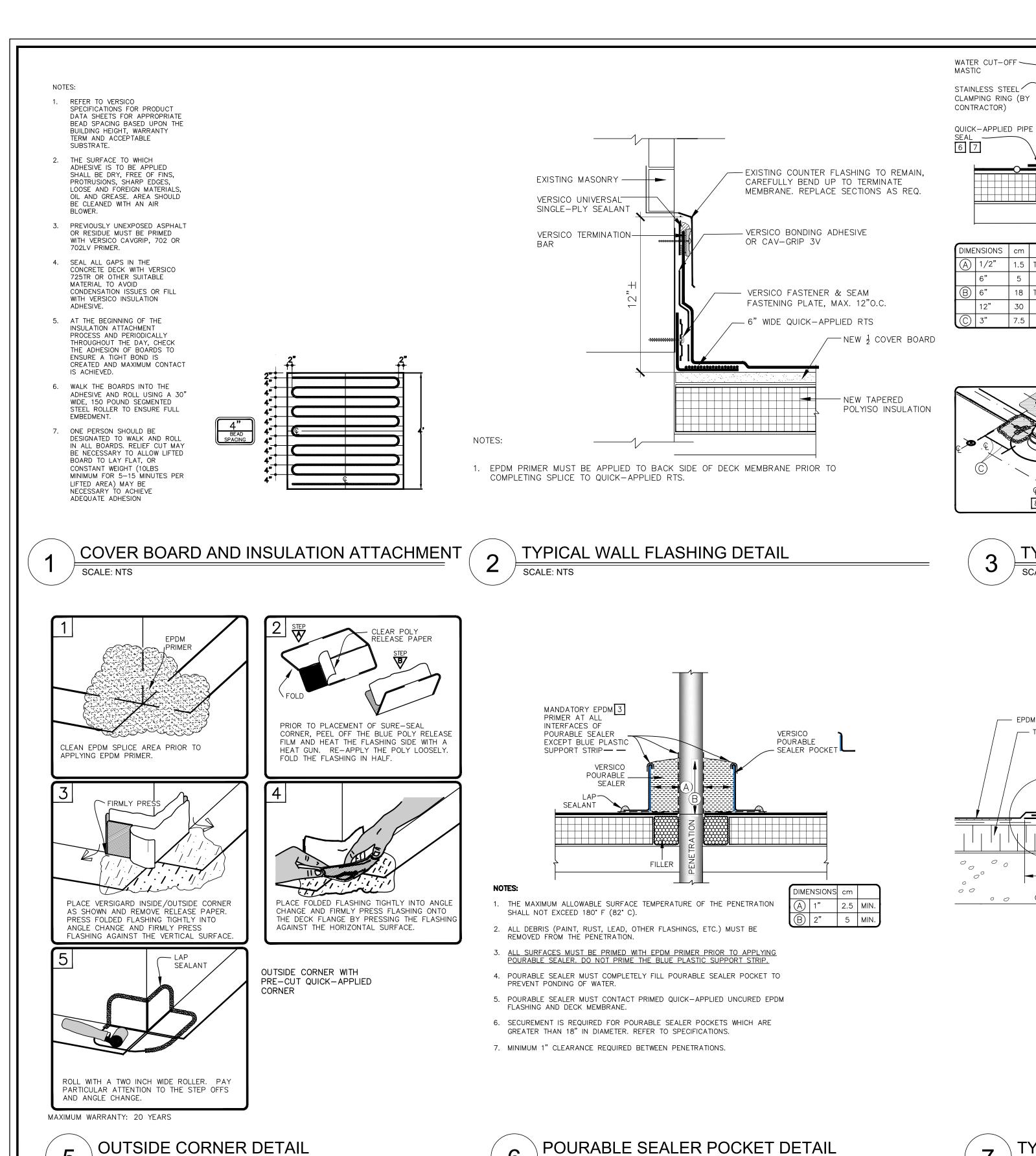


Tel: 516-294-1666

JRS NUMBER: 24008.00

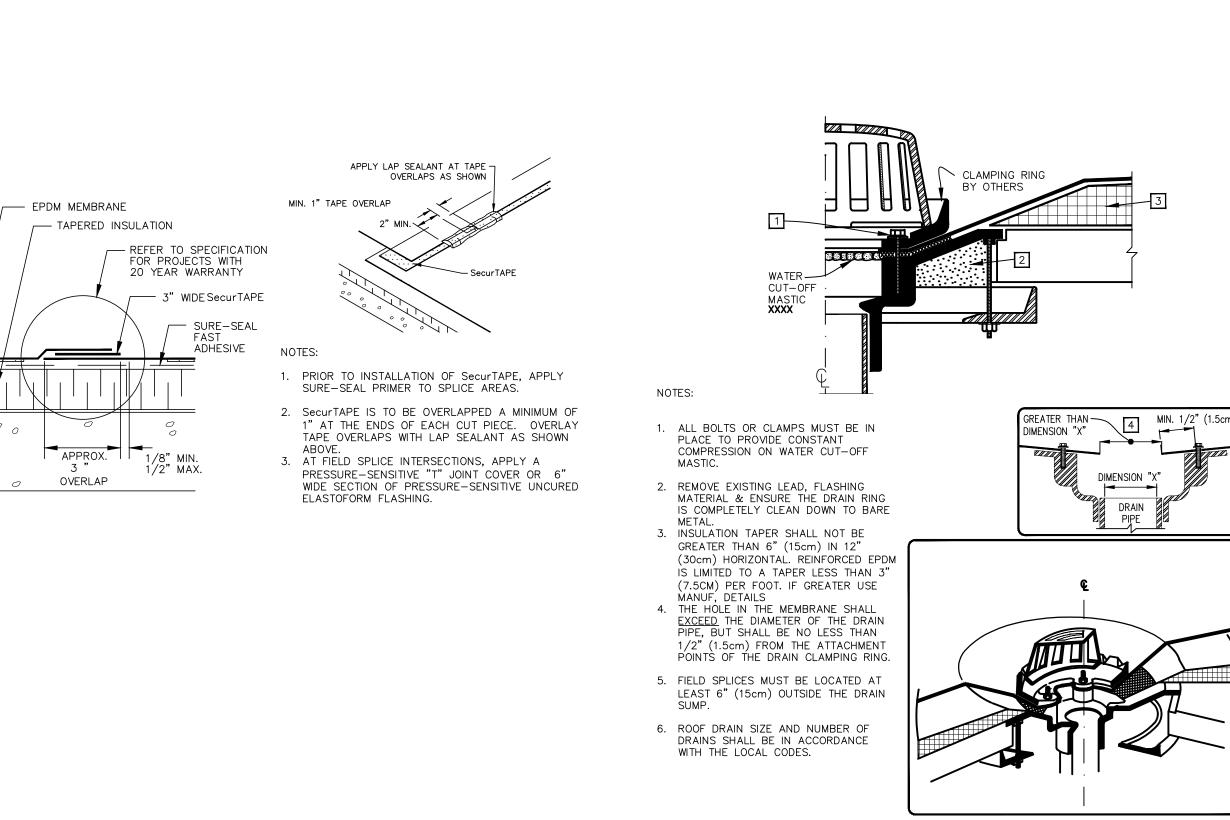
Fax: 516-294-1669

SHEET NUMBER:
A4.00



SCALE: NTS

SCALE: NTS



6" (15cm) WIDE QUICK-APPLIED CURED

COVER STRIP OR

FASTENING PLATE

1. REMOVE ALL OTHER FLASHING BEFORE INSTALLING PIPE

3. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT

THE TOP EDGE REGARDLESS OF PIPE DIAMETER.

4. INSTALL A MINIMUM OF 4 SEAM FASTENING PLATES

REQUIRED FOR PIPES GREATER THAN 6" (15cm) IN

DIAMETER AND SHALL BE SPACED 12" (30cm) ON

HPV FASTENERS AND POLYMER SEAM PLATES ARE

SURFACE PRIOR TO APPLYING QUICK-APPLIED CURED

DECK FLANGES OF THE QUICK-APPLIED PIPE SEAL

WHEN A FIELD SPLICE INTERSECTS A PIPE SEAL,

APPLY LAP SEALANT ALONG THE EDGE OF THE

SPLICE INTERSECTION & OVERLAY WITH A 6"X6"

MEMBRANE SPLICE COVERING THE EXPOSED SPLICE TAPE 1/2" (1.5cm) IN EACH DIRECTION FROM THE

SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER

EPDM PRIMER MUST BE APPLIED TO MEMBRANE

COVER STRIP (OVER FASTENING PLATES) AND

FOR PIPES WITH A DIAMETER UP TO 6" (15cm).

ADDITIONAL SEAM FASTENING PLATES WILL BE

2. TEMPERATURE OF PIPE MUST NOT EXCEED 180°F

(82°C).

CENTER MAXIMUM.

REQUIRED OVER STEEL DECKS.

QUICK-APPLIED PIPE SEAL.

(15X15cm) T-JOINT COVER.

TYPICAL PIPE PENETRATION DETAIL

TYPICAL MEMBRANE SPLICE DETAIL

SCALE: NTS

SCALE: NTS

ANY ANGLE CHANGE.

OVERLAYMENT STRIP

CENTERED OVER SEAM

VERSICO BONDING

VERSICO FASTENER &

NOTES:

FASTENER HEADS.

REINFORCED MEMBRANE.

PLATES ARE REQUIRED FOR

OVER STEEL DECKS.

SEAM PLATE, MAX.

12" (30cm) O.C.

WHEN MECHANICAL FASTENERS ARE USED TO

PENETRATE THE METAL COUNTER-FLASHING, USE

EPDM WASHERS, APPLY WATER CUT-OFF MASTIC

UNDER THE COUNTER-FLASHING OR CAULK THE

LAP SEALANT IS REQUIRED ON CUT-EDGES OF

INSTALLED INTO THE STRUCTURAL DECK AND

THEN HPX FASTENERS AND POLYMER SEAM

MECHANICALLY-FASTENED ROOFING SYSTEMS

(15cm) WIDE QA SEAM TAPE FOR PROJECTS

CURB FLASHING DETAIL

TYPICAL DRAIN DETAIL

SCALE: NTS

4. MEMBRANE SPLICES SHALL INCORPORATE 6"

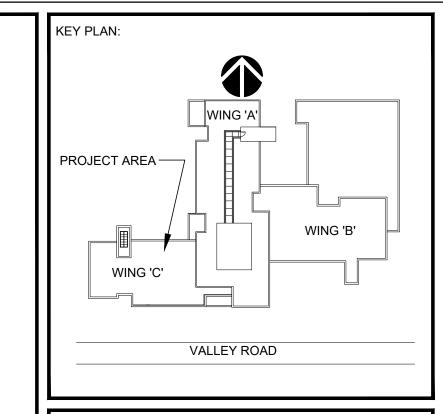
SCALE: NTS

WITH 25 AND 30-YEAR WARRANTIES.

3. SEAM PLATES AND FASTENERS MAY BE

- ADHESIVE

QUICK-APPLIED



CONSULTANTS:

MAXIMUM 12"(30cm) O.C. SPACING 1

— EPDM MEMBRANE 2

MIN. 3" (7.5cm) WIDE

1/8" (0.5cm) TO

\_\_\_\_\_ 1/2" (1.5cm) MAX.

FLASH ALL

PER MANUF.

DETAILS.

OUTSIDE CORNER

QA SEAM TAPE IN

CONJUNCTION WITH

~ EPDM PRIMER 4

SHEET METAL

FLASHING

BY OTHERS

COMMENTS: DESCRIPTION DATE ISSUED FOR BID ISSUED FOR PERMITS 03.25.24

**REVISIONS:** 

REV. DATE DESCRIPTION

CLIENT INFORMATION:

MONTCLAIR

UNIVERSITY

STATE

**BOHN HALL** 

**ROOF RENOVATION** 

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