

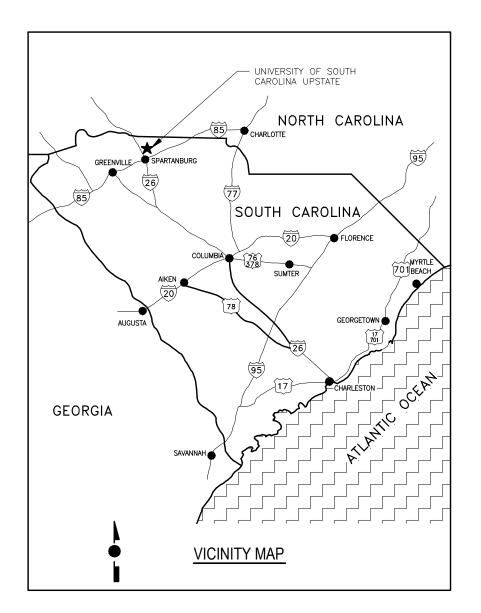
CAMPUS LIFE CENTER SELECTIVE BUILDING ENVELOPE **REPAIRS - ROOF REPLACEMENT**

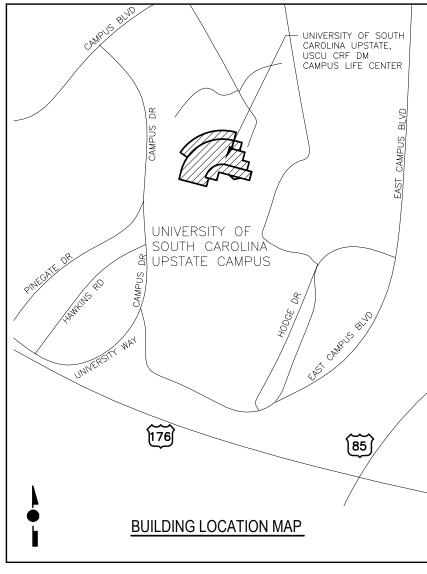
UNIVERSITY OF SOUTH CAROLINA UPSTATE

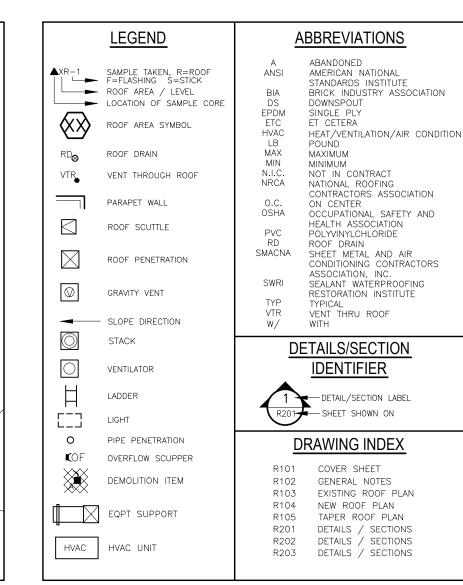
800 UNIVERSITY WAY SPARTANBURG, SOUTH CAROLINA

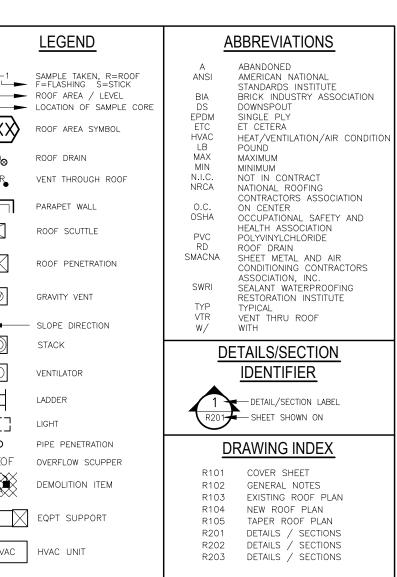
OWNER PROJECT NUMBER: H34-9542-JM-D

ADC PROJECT NUMBER:11337









CAMPUS LIFE CENTER SELEC ENVELOPE REPAIRS - ROOF FOWNER PROJECT NUMBER: HADC PORJECT NUMBER: 1133 UNIVERSITY OF SOUTH CAROLINA UPSTATE



COVER SHEET

SUMMARY OF WORK

- A. THE BUILDING WILL REMAIN COMPLETELY FUNCTIONAL DURING THE CONSTRUCTION WORK AND SHALL BE FULLY PROTECTED AT ALL TIMES.
- B. BASE BID WORK INCLUDES TOTAL REMOVAL OF EXISTING ROOFING SYSTEMS DOWN TO THE STRUCTURAL DECK ON ROOF AREA B FOR APPROXIMATELY 150 SQUARES. ROOF REPLACEMENT INCLUDES DECK REPLACEMENT, MINOR DECK REPAIRS, ROUGH CARPENTRY, ROOF INSULATION, INCLUDING TAPER, AND A THREE-PLY FIBERGLASS
 FELT AND MODIFIED BITUMEN CAP SHEET ROOF SYSTEM. ALL ASSOCIATED SHEET METAL COMPONENTS AND ACCESSORIES ARE INCLUDED.
- 1. THIS WORK INCLUDES DEMOLITION OF THE EXISTING ROOF SYSTEM(S) DOWN TO THE DECK IN ACCORDANCE WITH SECTION 02 04 00, CUTTING AND PATCHING AND SECTION 02 05 00. DEMOLITION AND REMOVAL.
- 2. MODIFICATIONS AND REPAIRS TO METAL FORM DECK SYSTEMS IN ACCORDANCE WITH SECTION 05 31 23, METAL ROOF DECK REPAIR.
- .3 METAL FABRICATIONS LADDERS AND LADDER BRACKETS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SECTION 05 55 00, METAL FABRICATION.
- 4. ROUGH CARPENTRY IN ACCORDANCE WITH SECTION 06 10 00. ROUGH CARPENTRY
- 5. ROOF INSULATION IN ACCORDANCE SECTION 07 22 00, THERMAL ROOF INSULATION.
- 6. ROOF MEMBRANE, MEMBRANE FLASHINGS, ASSOCIATED COMPONENTS AND ACCESSORIES IN ACCORDANCE WITH SECTION 07 53 07, MODIFIED BITUMEN CAP SHEET AND FELT ROOFING SYSTEM
- 7. SHEET METAL, COMPONENTS AND ACCESSORIES PER SECTION 07 60 00, SHEET
- 8. REPLACEMENT OF SEALANT SYSTEMS FROM THE ROOFING AND SHEET METAL IN ACCORDANCE WITH SECTION 07 92 00, SEALANTS FOR ROOFING AND SHEET
- C. UNIT PRICES AND ALLOWANCES ARE INCLUDED IN ACCORDANCE WITH SECTION 01 21 10, UNIT PRICES AND ALLOWANCES.

UNIT PRICE QUANTITIES

- IN ACCORDANCE WITH SECTION 01 11 00, SUMMARY OF WORK, THE CONTRACT DOCUMENTS INCLUDE WITHIN THE BASE BID SPECIFIC QUANTITIES.
- 2. THE SPECIFIC QUANTITIES ARE LISTED WITHIN THE INDIVIDUAL SPECIFICATION SECTIONS OF THIS PROJECT AND ARE INCLUDED ON THE BID FORM AS NOTED.
 - A SINGLE UNIT PRICE WILL BE PROVIDED FOR EACH ITEM, TO BE USED AS AN 'ADD' OR 'DEDUCT', BASED ON ACTUAL FIELD CONDITIONS. ANY QUANTITY ABOVE OR BELOW THESE SPECIFIED AMOUNTS WILL RESULT IN AN 'ADD' OR 'DEDUCT' TO THE CONTRACT SUM BASED ON THE REQUIRED UNIT PRICES.
- 3. IN ACCORDANCE WITH SECTION 01 21 10 UNIT PRICES AND ALLOWANCES, THE FOLLOWING DOCUMENTATION IS REQUIRED.
 - A. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REPAIR UNIT PRICED QUANTITIES USED BASED ON CONTRACT REQUIREMENTS.
 - B. CONTRACTOR SHALL NOTIFY OWNER IN WRITING WHEN 80% OF QUANTITY IS USED FOR EACH UNIT PRICE ITEM.
 - C. OWNER IS NOT RESPONSIBLE FOR QUANTITIES WHICH EXCEED 80% UNLESS. OWNER IS NOTIFIED IN WRITING PRIOR TO EXCEEDING THESE QUANTITIES. AND CONTRACTOR RECEIVES APPROVAL TO PROCEED.
 - D. PROVIDE PHOTOGRAPH OR VIDEOTAPE DOCUMENTATION OF REPAIRS AND ACTUAL QUANTITIES USED.
 - E. LOCATE QUANTITIES AND SHOW THEIR LOCATIONS ON DRAWINGS.
- F. PROVIDE ACTUAL USED QUANTITIES ON EACH APPLICATION FOR PAYMENT REQUEST.
- 4. PROVIDE SUMMARY OF UNIT QUANTITIES 'REQUIRED' VERSE 'USED' AND ABOVE DOCUMENTATION WHEN REQUESTED, AND AS PART OF PROJECT CLOSE-OUT REQUIREMENTS OF SECTION 01 77 00, CONTRACT CLOSE-OUT.

GENERAL M/E/P AND COORDINATION NOTES

- DISCONNECT AND REMOVE ALL ROOFTOP MECHANICAL AND ELECTRICAL EQUIPMENT AS NECESSARY TO COMPLETE THE WORK AND REINSTALL UPON COMPLETION OF WORK. PROVIDE FOR EXTENSION AND MODIFICATION OF SERVICE, UTILITIES, INTERIOR COMPONENTS AND ALL CONNECTIONS AS NECESSARY TO ACCOMMODATE NEW HEIGHTS AND LOCATIONS.
- ANY CABLES, WIRES, SATELLITE OR MICROWAVE DISHES, ANTENNAS AND ROOFTOP MECHANICAL, ELECTRICAL OR ELECTRONIC COMPONENTS SHALL BE TEMPORARILY DISCONNECTED AND RECONNECTED BY QUALIFIED CRAFTSMEN. THIS INCLUDES ROOF AREAS, FLASHINGS AND ADJACENT WALL AREAS.
- 3. EXTEND/RAISE ALL PENETRATIONS, CURBS, MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS TO A MINIMUM 8" ABOVE THE FINISHED ROOF SURFACE.
- A MINIMUM DISTANCE OF 12 INCHES SHALL EXIST BETWEEN ANY AND ALL PENETRATIONS AND/OR TERMINATIONS.
- 5. USE ROUND SHAPES TO CONSTRUCT EQUIPMENT SUPPORTS AND DO NOT USE PITCH PANS
- 6. INSTALL NEW GRAY PVC CONDENSATE LINES WITH "P-TRAPS" ROUTED INTO DRAINS FROM HVAC UNITS.
- ANY LOCATIONS/CONDITIONS WHERE THE ABOVE REQUIREMENTS CANNOT BE MET, SHALL BE BROUGHT TO THE ATTENTION OF THE ROOF CONSULTANT/ENGINEER OR OWNER IMMEDIATELY.

CONSTRUCTION NOTES

- SUBSTRATE SHALL BE INSPECTED AND REPAIRED AS SPECIFIED PRIOR TO SYSTEM INSTALLATION.
- PROVIDE ALL NEW WOOD PRODUCTS AS REQUIRED TO PROVIDE FOR INDICATED DETAILS AND TO MEET SPECIFIED REQUIREMENTS. CONTRACTOR MAY REUSE EXISTING CARPENTRY WHICH ARE SOUND AND COMPATIBLE WITH THE NEW WORK SPECIFIED. EXISTING DAMAGED OR DETERIORATED CARPENTRY NOT OTHERWISE INDICATED FOR REPLACEMENT SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH SECTION 01 21 10, UNIT PRICES AND ALLOWANCES, AND SECTION 06 10 00, ROUGH CARPENTRY
- CARPENTRY THICKNESSES AS REQUIRED TO MATCH BUILDING CONDITIONS STACKED CONFIGURATIONS AND VARYING THICKNESSES MAY BE REQUIRED TO MATCH INSULATION THICKNESSES WITHIN A 1/4" TOLERANCE IN ALL DIRECTIONS.
- ROOFING AND SHEET METAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT REQUIREMENTS. ANY CLARIFICATIONS OR ADDITIONAL INFORMATION SHALL BE IN ACCORDANCE WITH PUBLISHED GUIDELINES OF NRCA ROOFING AND WATERPROOFING MANUAL (5th EDITION) AND SMACNA ARCHITECTURAL SHEET METAL MANUAL (6th EDITION).
- ALL FLASHING TERMINATIONS SHALL HAVE CONFORMING WATERTIGHT SHEET METAL CLOSURES, AND WATERPROOF UNDERLAYMENT ALL SHEETMETAL BELOW W/ SEALED
- SPECIFIC AND TYPICAL DETAILS ARE PROVIDED W/ GENERIC TYPE DECK SHOWN. TYPICAL DETAILS APPLY TO ALL INSTANCES WHERE SIMILAR CONDITION OCCURS.
- ALL WORK SHALL BE CONDUCTED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.
- 8. INSTALL TAPERED CRICKETS TO PROVIDE POSITIVE DRAINAGE ON THE UPSLOPE SIDE OF ALL NON-ROUND PENETRATIONS GREATER THAN 24" WIDE
- WALKPADS ARE REQUIRED. INSTALL EACH WALKPAD 12" FROM THE NEXT AND 12" AWAY FROM WALLS AND CURBS.

GENERAL NOTES

- 1. PRIOR TO PERFORMING WORK, CONTRACTOR SHALL INSPECT DECK SURFACES AND SUBSTRATE CONDITIONS. PROVIDE FOR THE SAFETY AND PROTECTION OF WORKERS AND OCCUPANTS THROUGHOUT THE COURSE OF WORK.
- ALL BUILDING DIMENSIONS, EXISTING CONDITIONS, ITEM LOCATIONS, AND SIZE AND QUANTITY OF PENETRATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR
- 3. LAYDOWN / STORAGE AREA IS LIMITED AND SHALL BE AS APPROVED BY THE
- 4. SITE SHALL BE CLEANED ON A DAILY BASIS AND SECURED AT THE END OF EACH
- 5. BUILDING ACCESS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE ONLY AS REQUIRED TO ACCOMPLISH CONTRACT WORK.

DEMOLITION NOTES

- SEE SECTION 01 50 00, CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS, SECTION 02040, CUTTING AND PATCHING, AND SECTION 02 05 00, DEMOLITION AND REMOVAL
- 2. REMOVE EXISTING SYSTEMS IN THEIR ENTIRETY DOWN TO THE EXISTING DECK IN INDICATED AREAS OF ROOF REPLACEMENT. AVOID DAMAGING THE ROOF DECK. NO MORE ROOFING SHALL BE REMOVED THAN CAN BE REPLACED BY THE COMPLETE NEW ROOF SYSTEM THE SAME DAY.
- 3. BUILDING ENVELOPE DEMOLITION IS REQUIRED TO THE VARIOUS COMPONENTS AND SYSTEMS TO COMPLETE THE REQUIRED REPAIRS, MODIFICATIONS AND REPLACEMENTS OF THIS PROJECT
- 4. REMOVE IDENTIFIED ABANDONED PENETRATIONS SHOWN ON DRAWINGS.
- 5. EXISTING NAILERS AND BLOCKING SHALL BE ADDRESSED PER CONSTRUCTION
- 6. REMOVE ALL ROOF, TRIM, SIDING, FLASHINGS AND ACCESSORIES AS NOTED, SPECIFIED OR REQUIRED TO COMPLETE THE WORK, ALL NEW SHEET METAL REQUIRED UNLESS OTHERWISE INDICATED.
- THE UNDERSIDE (INTERIOR SIDE) OF THE DECK MAY HAVE HVAC, ELECTRICAL FIXTURES, ETC. ATTACHED. THE CONTRACTOR SHALL HAVE QUALIFIED CRAFTSMEN REMOVE AND REINSTALL ALL AFFECTED ITEMS OF THE DEMOLITION OF ROOFING TO COMPLETE THE WORK AND TO REPAIR/REPLACE DECKING. THE LOCATION AND METHOD OF ATTACHMENT SHALL BE THE SAME AS THE ORIGINAL, UNLESS DIRECTED OR APPROVED OTHERWISE BY THE ROOF CONSULTANT AND/OR THE OWNER.
- 8. ALL DEMOLITION SHALL ADHERE TO ANSI AND OSHA GUIDELINES, AND SECTION 01 52 50.

PROTECTION NOTES

- 1. FACILITIES MAY BE OCCUPIED DURING CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE FACILITY, CONTENTS, AND
- 2. THE BUILDING SHALL BE WATERTIGHT AT THE END OF EACH DAY'S WORK AND WHEN INCLEMENT WEATHER THREATENS
- 3. CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR AND GROUNDS INCLUDING SURFACES, GRASS, PLANTS, TREES, SHRUBS, AND OTHER LANDSCAPING. THE CONTRACTOR SHALL RETURN THE SITE AND ANY DAMAGED ITEMS TO ORIGINAL OR BETTER CONDITION
- ANY SURFACES STAINED, MARRED, OR DAMAGED BY THE WORK OR THE CONTRACTOR, THE CONTRACTOR SHALL RETURN THE SITE AND ANY DAMAGED ITEMS OF THE SITE OR FACILITY TO ORIGINAL OR BETTER CONDITION AND MATCH ADJACENT SURFACES
- 5. WORK SHALL BE SEQUENCED TO MINIMIZE TRAFFIC ON THE NEW WORK.
- 6. ASPHALT FUME RECOVERY SYSTEM AND LOW FUMING ASPHALTS ARE REQUIRED AT ALL TIMES.

CAMPUS LIFE CENTER SELECTIVE BUILDING ENVELOPE REPAIRS - ROOF REPLACEMENT OWNER PROJECT NUMBER: H34-9542-JM-D ADC PORJECT NUMBER: 11337 UNIVERSITY OF SOUTH CAROLINA UPSTATE 800 UNIVERSITY WAY SPARTANBURG, SOUTH CAROLINA

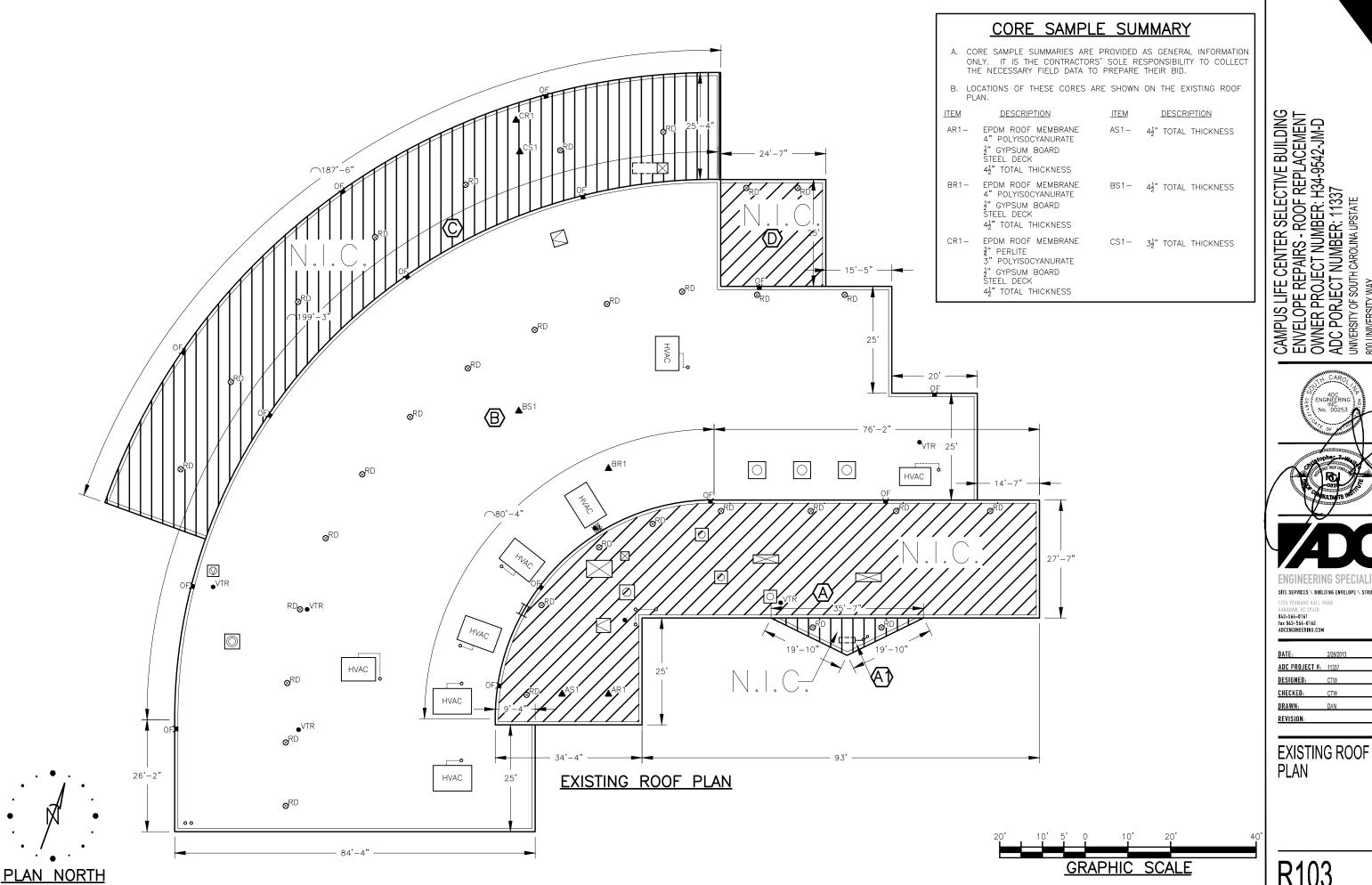
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

843-566-0161 fax 843-566-0162 ADCENGINEERING.COM

ADC PROJECT #: 11337 DESIGNED:

REVISION:

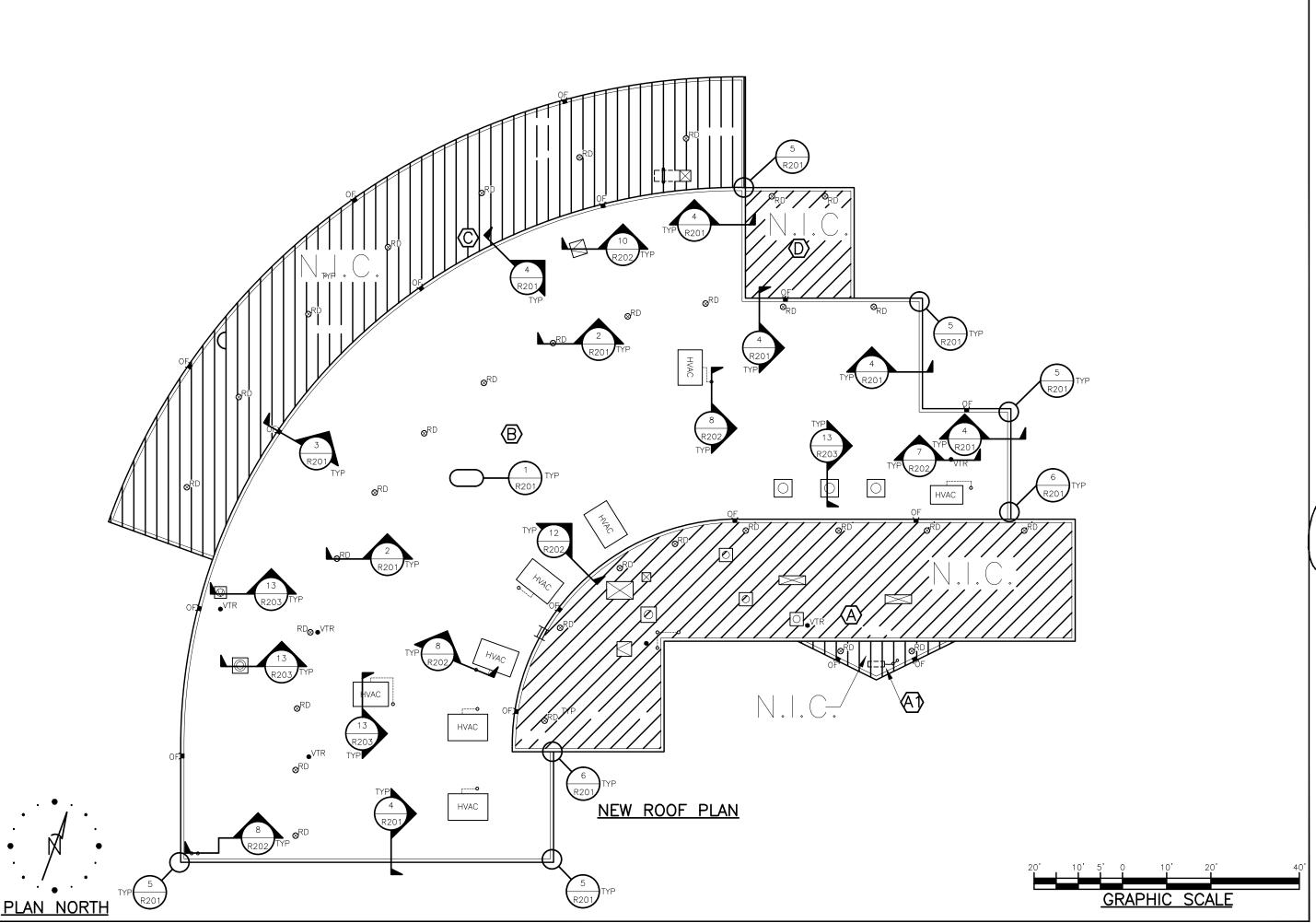
GENERAL NOTES



SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

PLAN

SHEET_3_OF_8



ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURAL

1226 YEAMANS HALL ROAD HANAHAN, SC 27410 843-566-0161 fax 843-566-0162 ADCENGINEERING.COM

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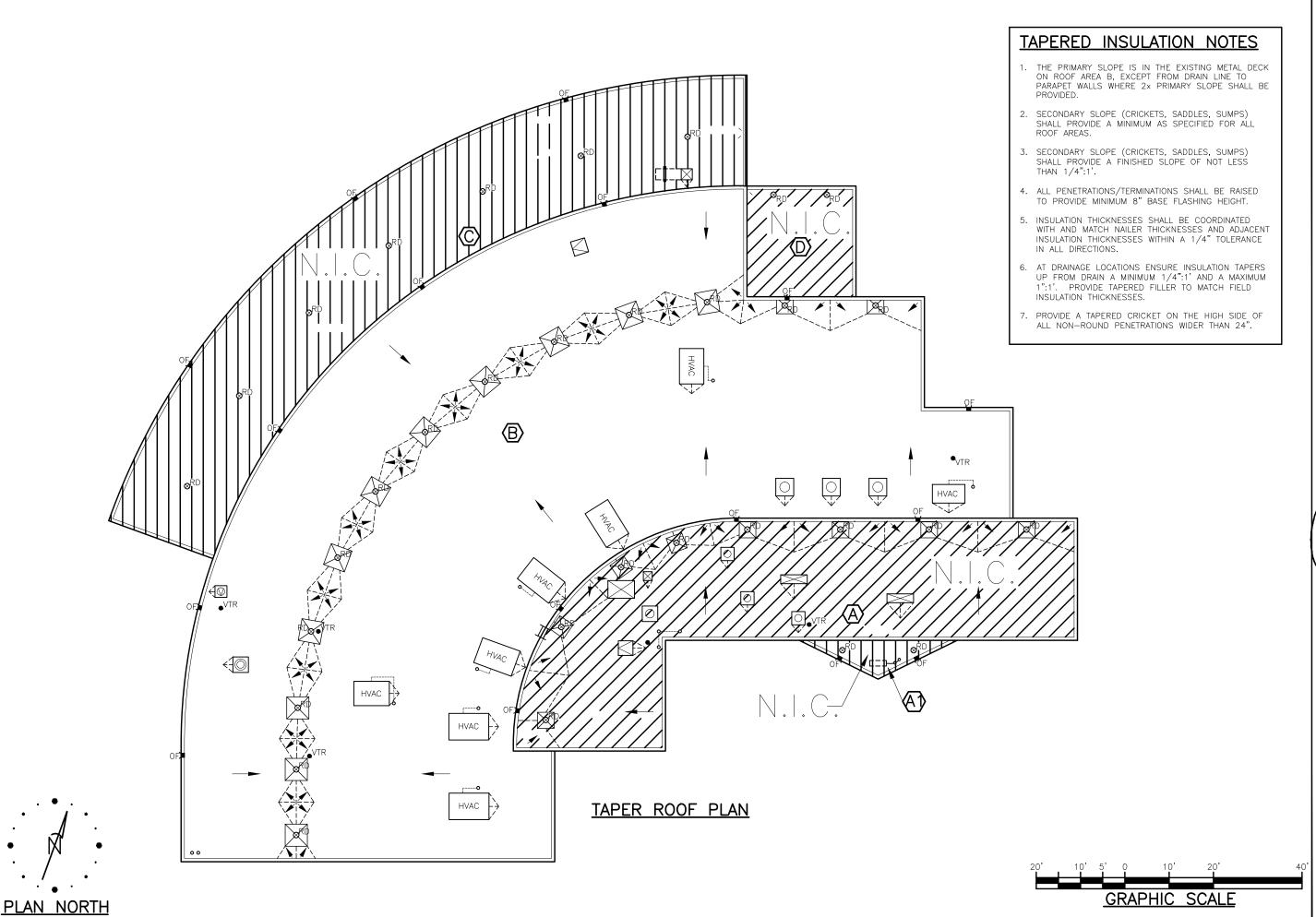
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NEW ROOF PLAN

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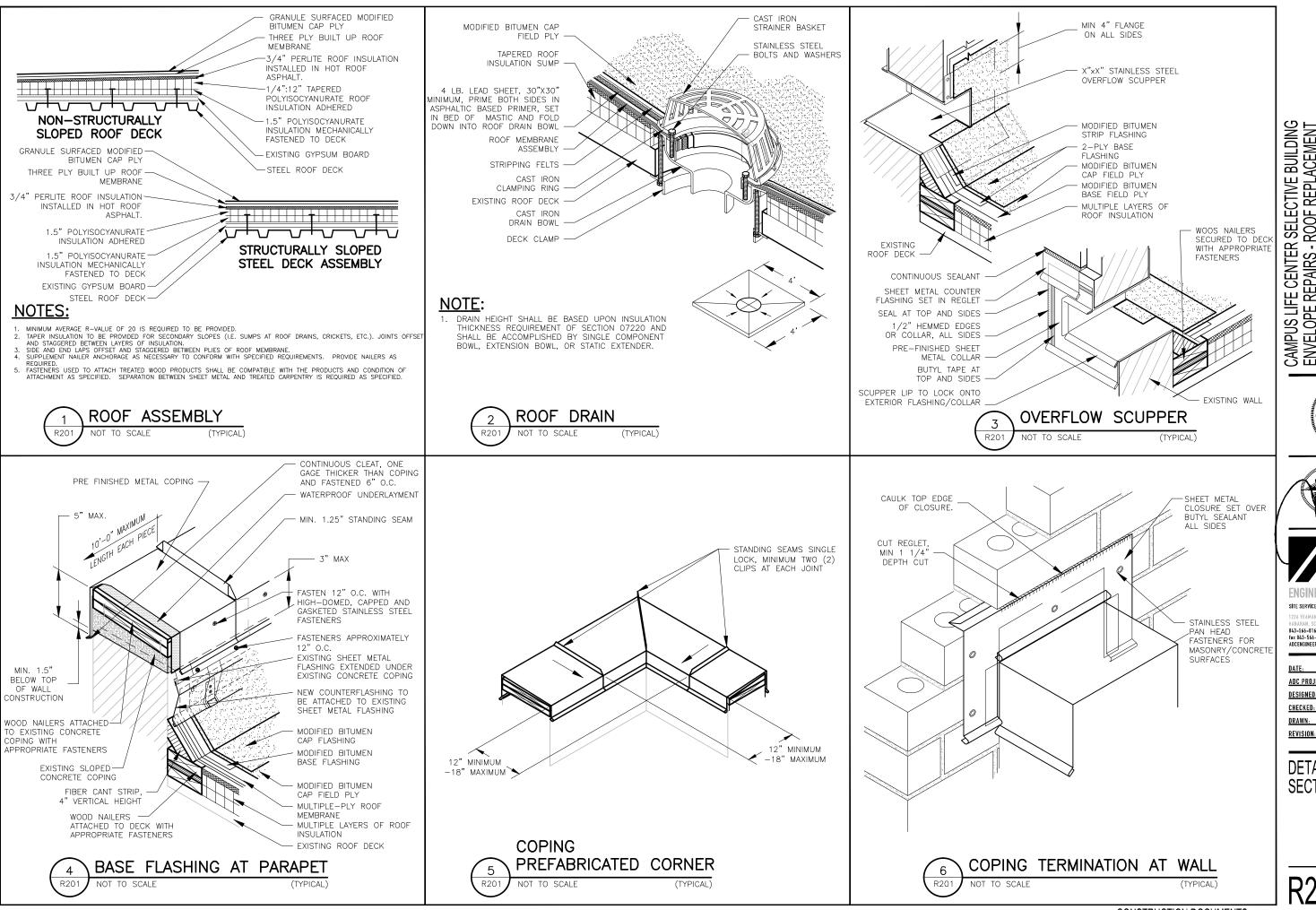


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ADC PROJECT #: 11337

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ENGINEERING SPECIALISTS
SITE SERVICES \ BUILDING ENVELOPE \ STRUCTURA

HANAHAN, SC 29410 843-566-0161 fax 843-566-0162 ADCENGINEERING, COM

 DATE:
 2/26/2013

 ADC PROJECT #:
 11337

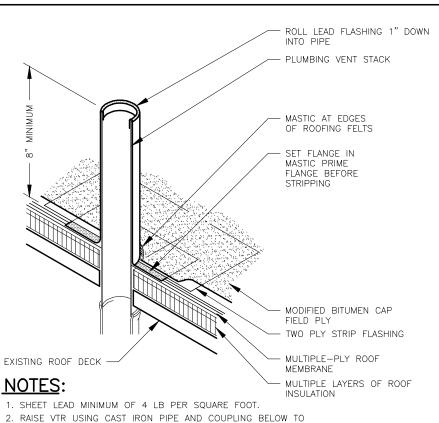
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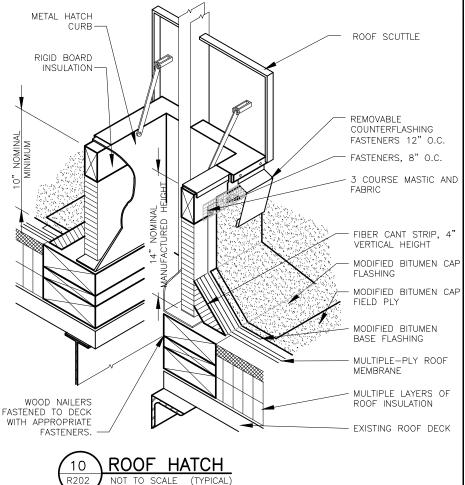
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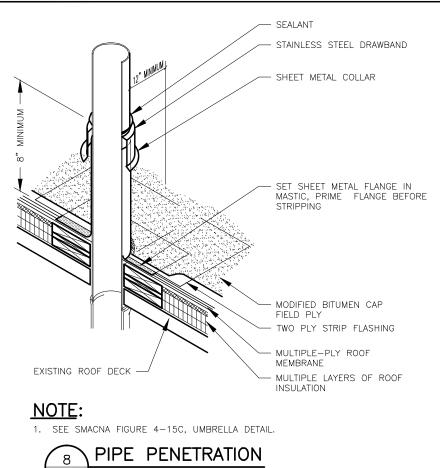
DETAILS/ SECTIONS

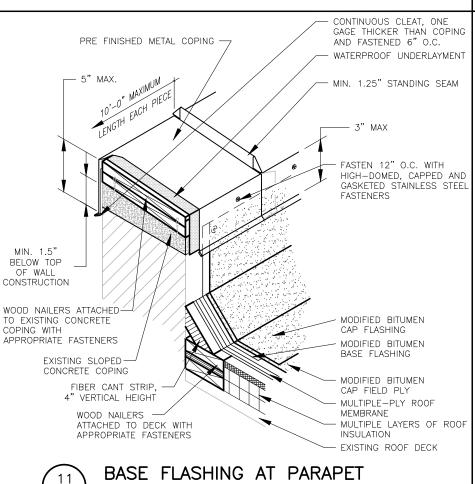
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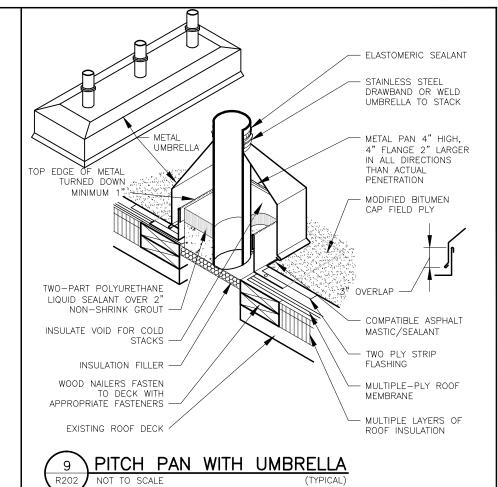
- MINIMUM EIGHT INCH HEIGHT ABOVE FINISHED ROOF.
 - 7 PLUMBING VENT FLASHING
 R202 NOT TO SCALE (SIMILAR)

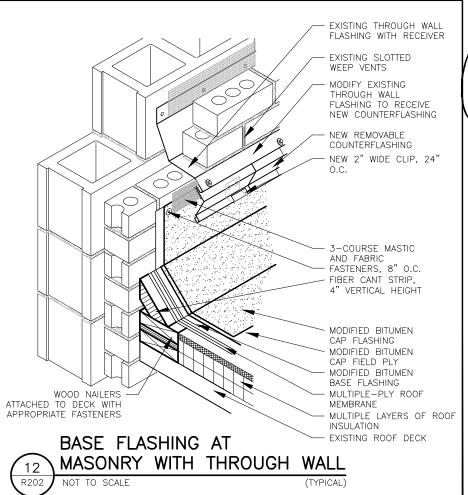




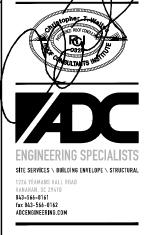


R202









 DATE:
 2/26/2013

 ADC PROJECT #:
 11337

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REVISION:

DETAILS/ SECTIONS

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