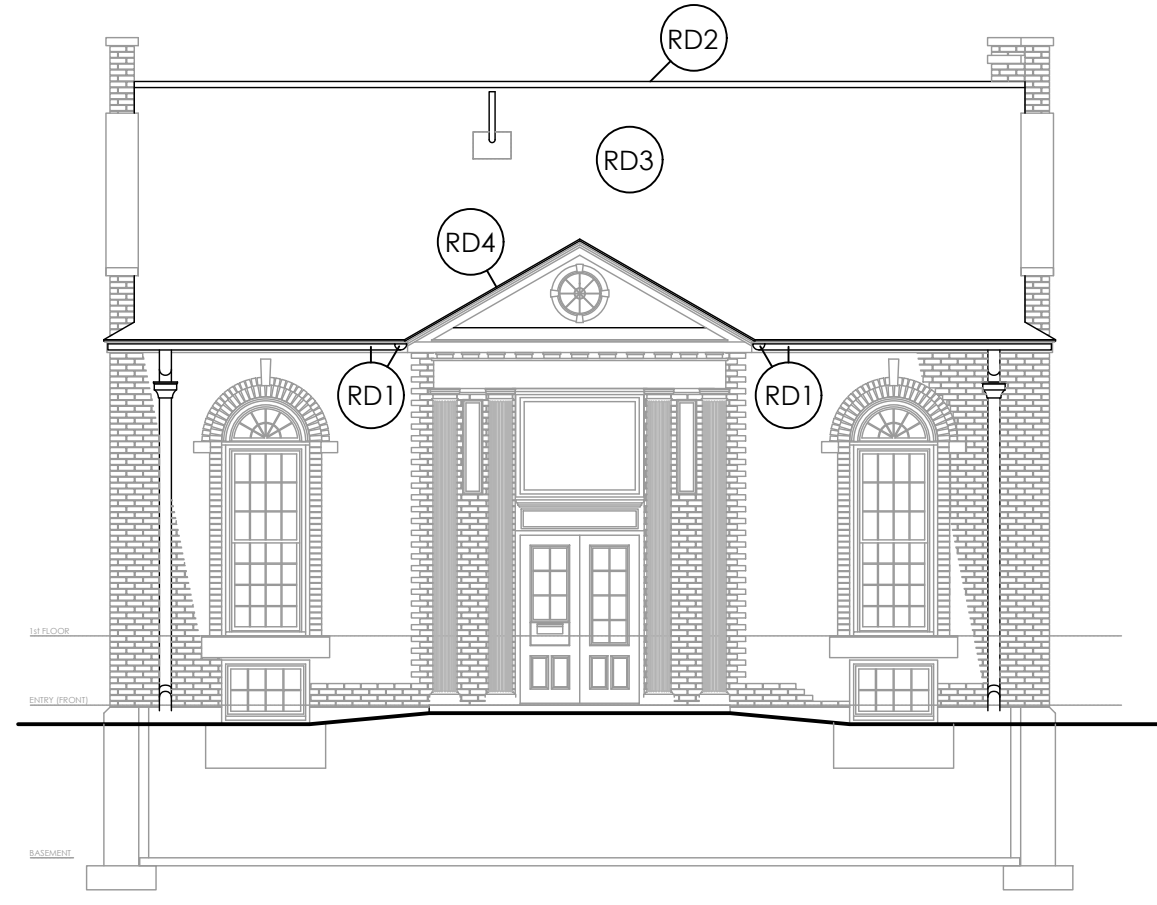


SELECTIVE DEMOLITION PLAN - ROOF
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - REAR
SCALE: 1/8" = 1'-0"

SCOPE OF WORK

THE CONTRACTOR WILL SUPPLY THE TOWN OF HILLSDALE WITH ALL LABOR AND MATERIALS NECESSARY FOR THE RESTORATION AND REPAIR OF AN EXISTING SLATE SHINGLE ROOF AT THE TOWN HALL. THE BASE BID WORK SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE WORK DETAILED HEREIN, AND ON THE CONTRACT DRAWINGS.

SLATE SHINGLES (FIELD)

- DAMAGED AND DETERIORATED SHINGLES SHALL BE REMOVED AND REPLACED.
- AREAS WHERE SHINGLES ARE DETERMINED TO BE MISSING SHALL BE FURNISHED WITH NEW MATCHING SHINGLES.
- REMOVAL AND INSTALLATION OF SLATE SHINGLES SHALL BE PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR SLATE ROOF RESTORATION/ CONSTRUCTION.
- IT IS NOTED THAT THE OWNER POSSESSES, AND WILL PROVIDE, APPROXIMATELY 100 INDIVIDUAL SLATE TILES THAT MAY BE USED AS REPLACEMENTS FOR THE WORK DESCRIBED ABOVE. ALL ADDITIONAL MATERIALS NECESSARY SHALL BE FURNISHED BY THE CONTRACTOR.
- CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE REMOVAL AND REPLACEMENT OF ANY ADDITIONAL SHINGLES DAMAGED DURING THE PERFORMANCE OF ALL WORK IN THIS CONTRACT.

SLATE SHINGLES (RIDGE)

- ALL RIDGE SHINGLES SHALL BE REMOVED AND REPLACED.
- CONTRACTOR MAY RE-INSTALL ANY RIDGE SHINGLES REMOVED UNDAMAGED.
- REPLACEMENT RIDGE SHINGLES SHALL BE FURNISHED BY THE CONTRACTOR.
- INSTALLATION OF SLATE RIDGE SHINGLES SHALL BE PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR SLATE ROOF RESTORATION/ CONSTRUCTION.

GUTTERS/ DOWNSPOUTS

- CONTRACTOR SHALL REMOVE AND REPLACE PORTIONS OF ROOF DRAINAGE SYSTEM (GUTTERS, DOWNSPOUTS) AS DETAILED ON THE CONTRACT DRAWINGS.
- INSTALLED GUTTERS AND DOWNSPOUTS SHALL BE SECURED AND ALIGNED WITH EXISTING DOWNSPOUTS AS DETAILED IN THE CONTRACT DRAWINGS

FLASHINGS

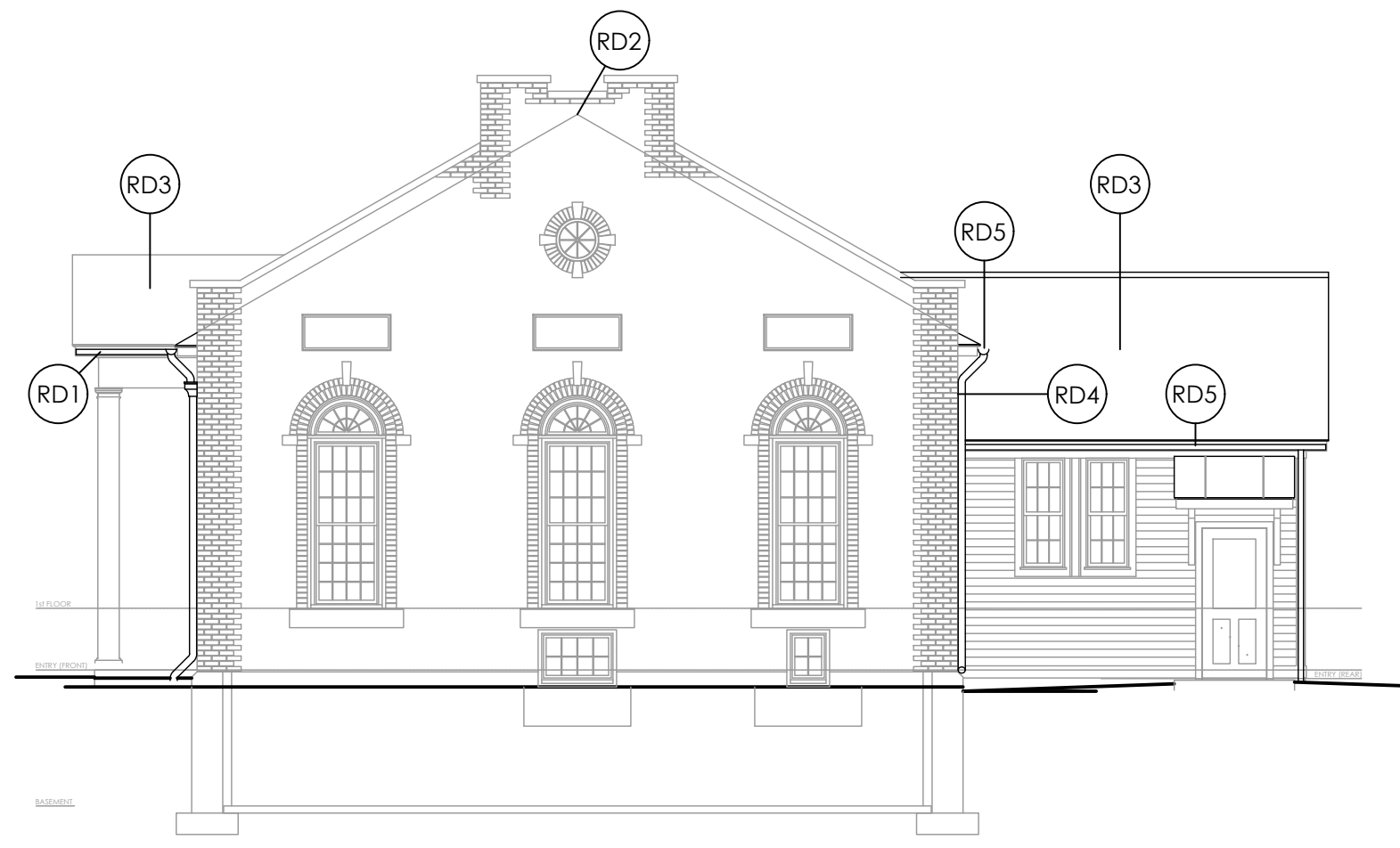
- DAMAGED AND DETERIORATED FLASHINGS SHALL BE REMOVED AND REPLACED.
- INSTALLATION OF FLASHINGS SHALL BE PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR SLATE ROOF RESTORATION/ CONSTRUCTION.

GENERAL NOTE

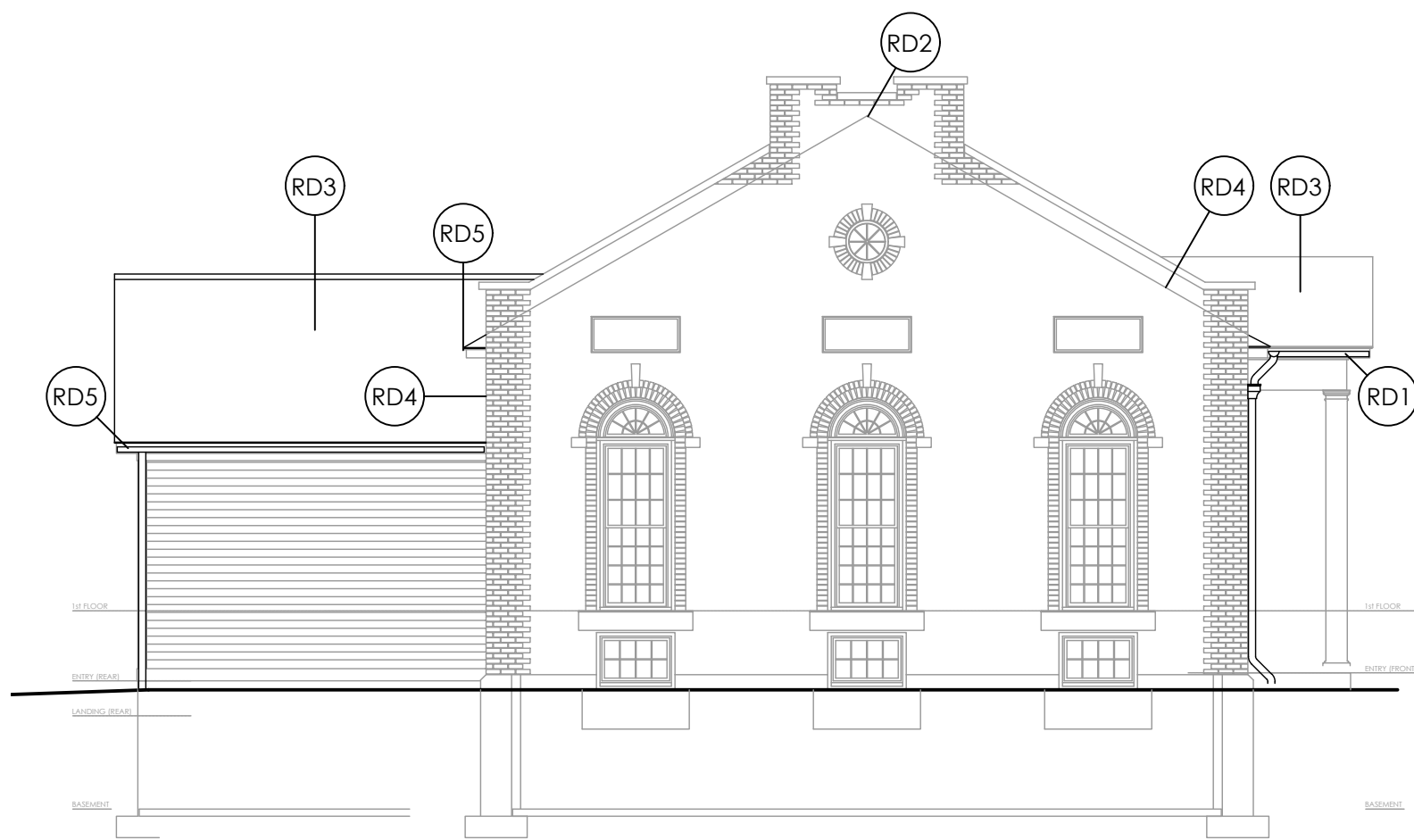
INSPECT ENTIRE ROOF FOR DAMAGED AND/OR COMPROMISED ROOF SHINGLES AND FLASHINGS. REMOVE AS REQUIRED.

KEYNOTES - ROOF DEMOLITION

- RD1 EXISTING GUTTERS AND UPPER SECTION OF DOWNSPOUTS TO BE REMOVED (BUILDING FRONT ONLY)
- RD2 REMOVE EXISTING RIDGE SHINGLES
- RD3 DAMAGED AND/OR COMPROMISED ROOF SHINGLES TO BE REMOVED
- RD4 DAMAGED AND/OR COMPROMISED FLASHINGS TO BE REMOVED
- RD5 EXISTING GUTTERS TO BE REMOVED



2 EAST ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



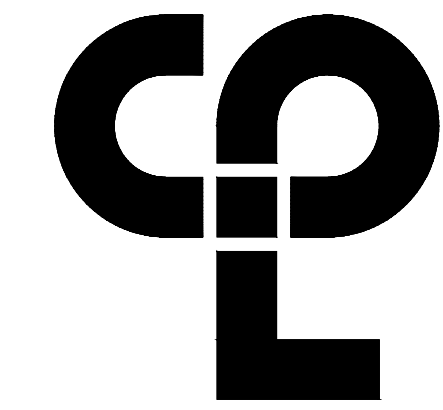
4 WEST ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"

PROFESSIONAL CONDUCT

- THE CONTRACTOR, HIS/HER SUBCONTRACTORS AND THEIR EMPLOYEES SHALL CONDUCT THEMSELVES IN A PROFESSIONAL MANNER AT ALL TIMES WHILE ON THE PROJECT SITE.
- THE USE OF ANY AMPLIFIED MUSIC OR RADIO DEVICES IS PROHIBITED ON THE PROJECT SITE. THE USE OF PERSONAL (I.E. EARPHONE) DEVICES IS PERMITTED.
- THE USE OF LOUD, PROFANE OR DEROGATORY LANGUAGE IS FORBIDDEN.
- CONTRACTORS, SUBCONTRACTORS AND THEIR EMPLOYEES SHALL WEAR APPROPRIATE CLOTHING AT ALL TIMES WHILE ON THE PROJECT SITE. THE REMOVAL OF SHIRTS IS PROHIBITED.
- SMOKING ON TOWN PROPERTY (PROJECT SITE), INCLUDING VEHICLES, IS PROHIBITED.
- TOWN HALL RESTROOM FACILITIES MAY NOT BE AVAILABLE AT ALL TIMES DURING PERFORMANCE OF WORK. DUE TO THE SCHEDULE OF NORMAL BUSINESS OPERATIONS, IF AVAILABLE, CONTRACTOR, SUBCONTRACTORS AND THEIR EMPLOYEES SHALL ENSURE THAT ALL DIRT, DUST AND DEBRIS ARE REMOVED FROM CLOTHING PRIOR TO ENTERING THE BUILDING.

DEMOLITION - GENERAL NOTES

- ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATIONS OF MATERIALS TO BE REMOVED. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO COMMENCEMENT OF ALL DEMOLITION WORK.
- MAINTAIN EMERGENCY EGRESS OF OCCUPIED AREAS AT ALL TIMES.
- REMAINING SUBSTRATES SHALL BE LEFT IN A CONDITION ACCEPTABLE TO RECEIVE NEW WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING FINISHES AND EQUIPMENT NOT REMOVED UNDER THE SCOPE OF WORK. ANY DAMAGE WILL BE REPAIRED TO THE OWNER/ARCHITECT'S SATISFACTION.
- POWER, COMMUNICATION & FIRE PROTECTION SHUT DOWNS SHALL NOT EFFECT PORTIONS OF BUILDING THAT NEEDS TO REMAIN IN USE. CONTRACTOR TO REROUTE OR PROVIDE TEMPORARY POWER, COMMUNICATION AND FIRE PROTECTION. COORDINATE SHUT DOWNS WITH OWNER AND GENERAL CONTRACTOR.
- WORK AREAS SHALL BE MAINTAINED AND ALL WORK AREAS SHALL BE LEFT BROOM CLEANED AT END OF EACH DAY.
- THE OWNER WILL REMOVE ALL MOVEABLE OR UNATTACHED ITEMS TO BE SAVED OR STORED PRIOR TO CONTRACTORS' SALVAGE OPERATIONS. ITEMS TO BE SALVAGED INCLUDE BUT ARE NOT LIMITED TO, THOSE ITEMS SHOWN ON THE DRAWINGS.
- OWNER HAS THE RIGHT TO SALVAGE ANY FIXTURES AND/OR MILLWORK WITHIN AN AREA OF DEMOLITION PRIOR TO CONTRACTOR STARTING WORK IN THAT ZONE. COORDINATE TIMING OF SUCH REMOVALS WITH OWNER.
- IN THE CASE THAT ANY SUSPICIOUS MATERIALS ARE UNCOVERED THAT APPEAR TO CONTAIN HAZARDOUS MATERIALS SUCH AS BUT NOT LIMITED TO MOLD, LEAD PAINT OR ASBESTOS, LEAVE THE PREMISES AND NOTIFY THE OWNER & ABATEMENT CONTRACTOR FOR REQUIRED TESTING AND/OR REMOVALS.



CPL | Architecture Engineering Planning
26 IBM Road
Poughkeepsie, NY 12601
CPLteam.com



PROJECT INFORMATION

Project Number
16262

Client Name

TOWN OF HILLSDALE

Project Name

ROOF RESTORATION

TOWN HALL

Project Address

2609 STATE ROUTE 23 HILLSDALE, NY 12529

PROJECT ISSUE & REVISION SCHEDULE

No. Date Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR
CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

I, the undersigned, being a duly qualified Architect or Engineer, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office, and that the same has been examined and found correct.

SHEET INFORMATION

Issued

05/03/23

Project Status

90% CD

Drawn By

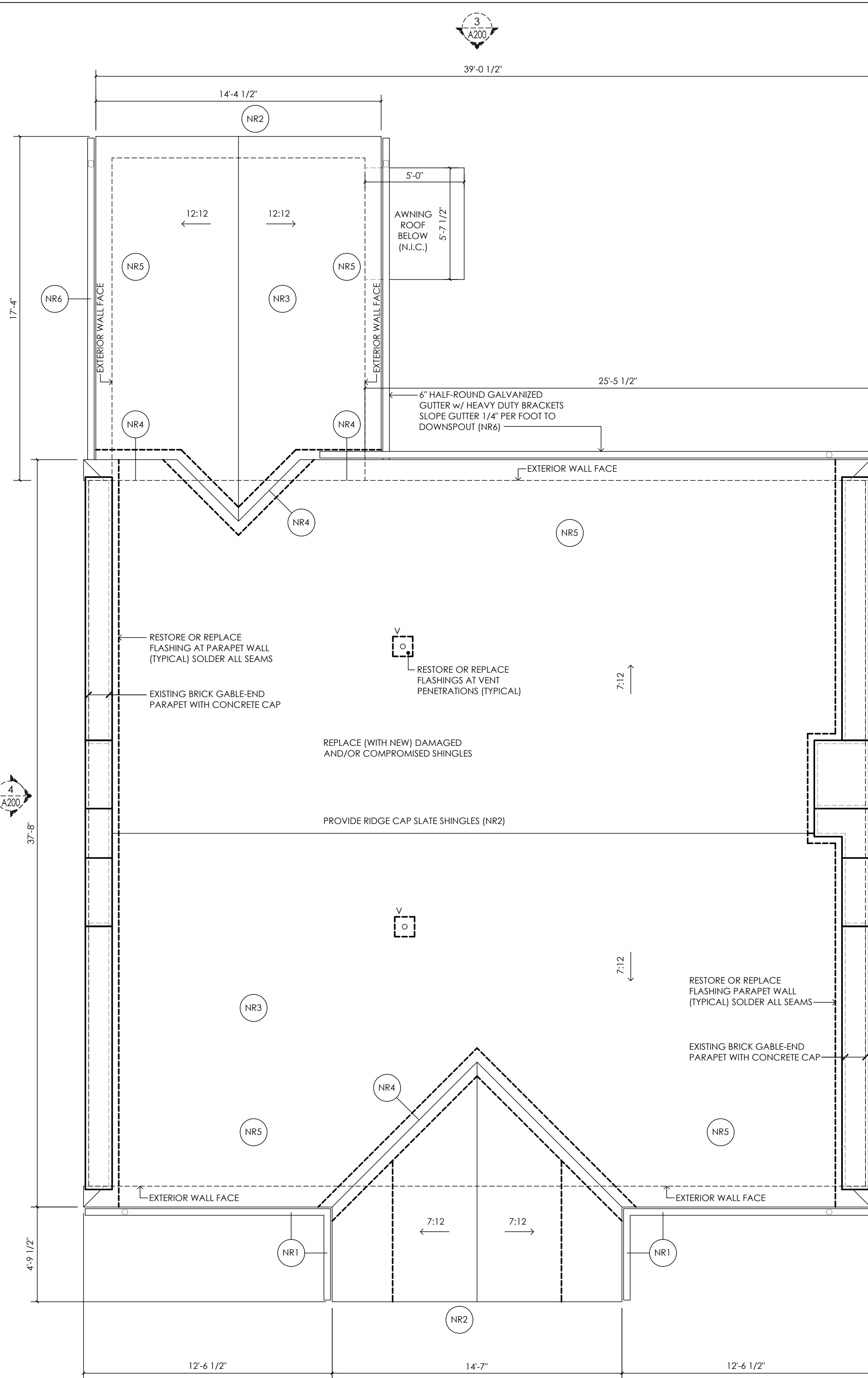
TJG

Drawing Title

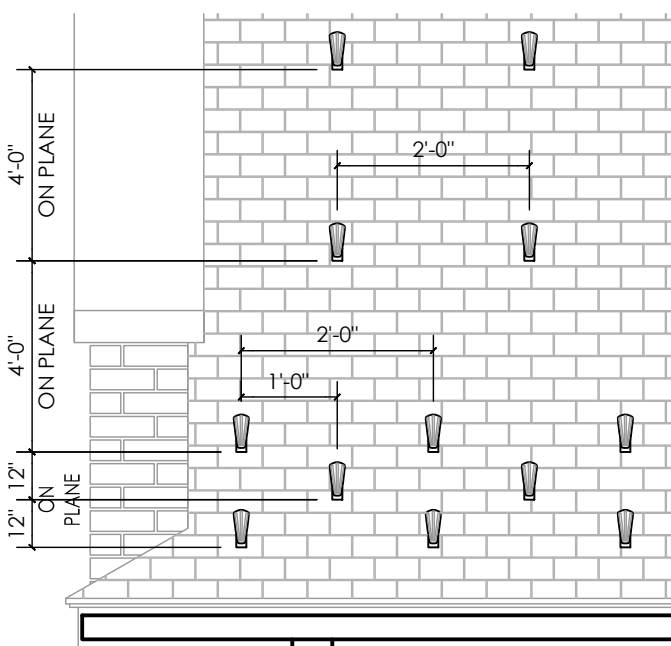
SELECTIVE DEMOLITION PLAN & ELEVATIONS

Drawing Number

TH
A100



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



5 SNOWGUARD DETAIL
SCALE: 3/4" = 1'-0"

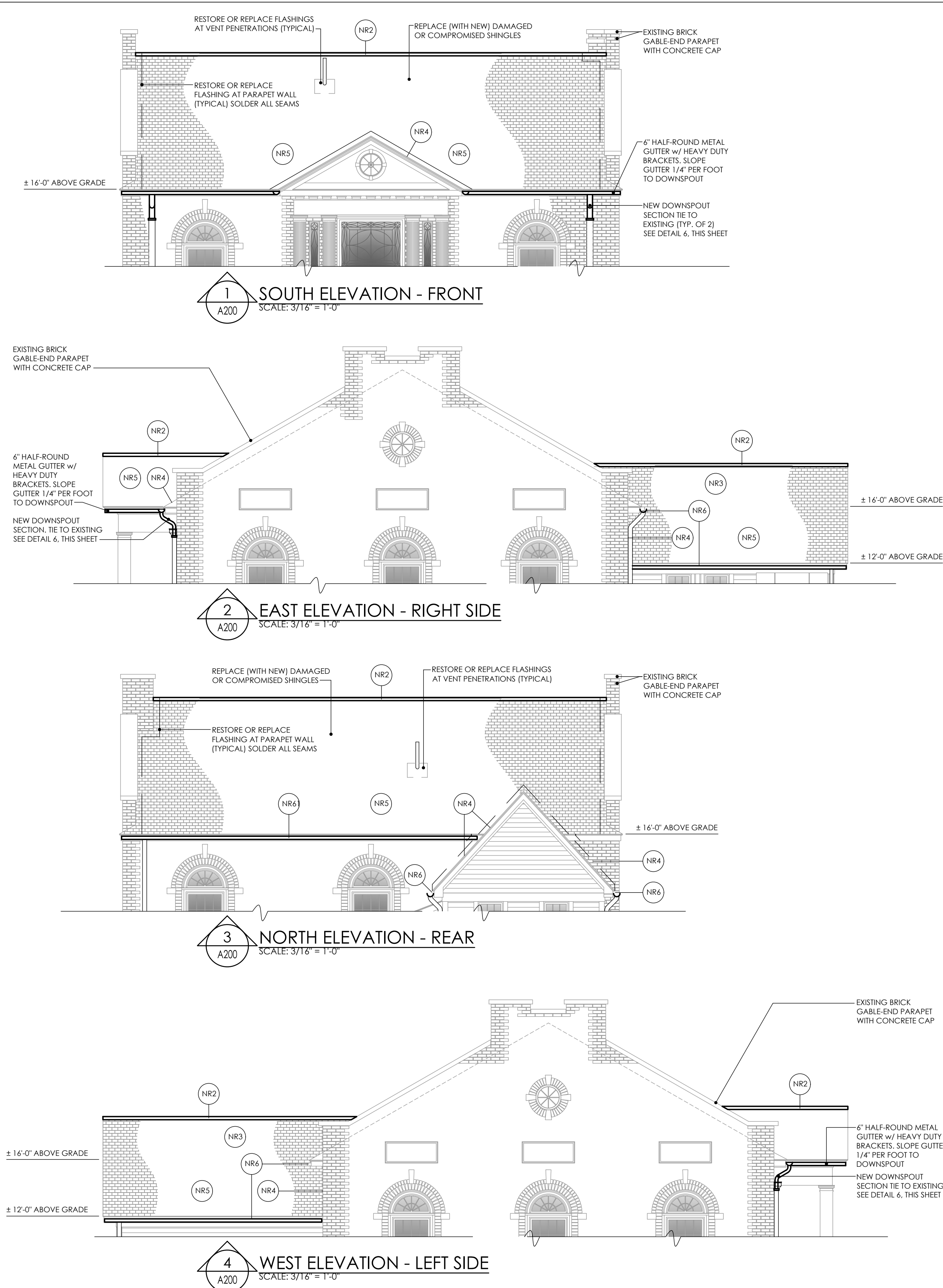
BASIS OF DESIGN
"FUSION-GUARD" AS MANUFACTURED BY "ALPINE SNOWGUARDS"
ALUMINUM PRE-POWDER COATED (DARK BRONZE)
INSTALL SNOWGUARDS IN STRICT ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS

KEYNOTES - ROOF

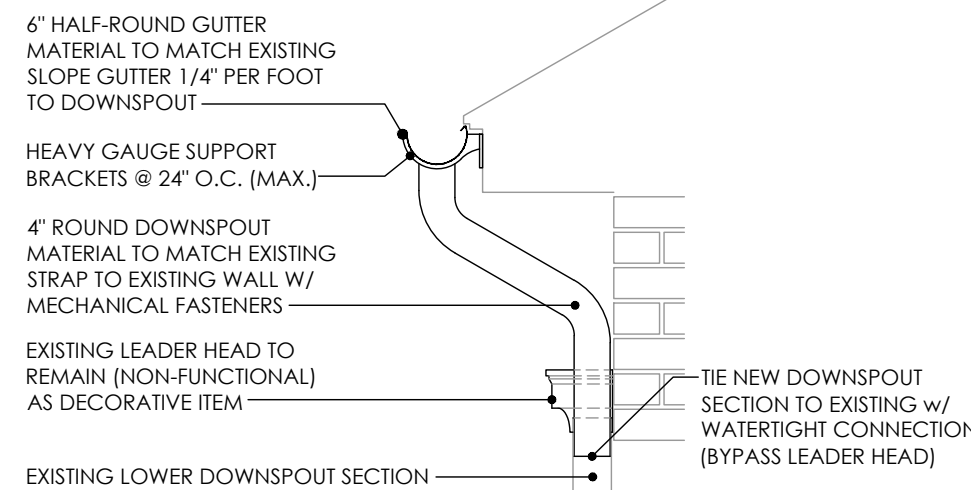
- NR1 INSTALL NEW GUTTERS w/ HEAVY DUTY BRACKETS WITH PARTIAL (UPPER) DOWNSPOUT SECTIONS, TIE TO EXISTING. SEE DETAIL 6, THIS SHEET.
- NR2 PROVIDE RIDGE CAP SLATE SHINGLES.
- NR3 REPLACE (WITH NEW) DAMAGED, COMPROMISED AND/OR MISSING SHINGLES
- NR4 REPAIR OR REPLACE DAMAGED AND/OR COMPROMISED FLASHINGS. SOLDER ALL SEAMS
- NR5 INSTALL RETROFIT SNOWGUARDS OVER ENTIRE ROOF SURFACE. SEE DETAIL 5, THIS SHEET.
- NR6 INSTALL NEW GUTTERS, TIE TO EXISTING DOWNSPOUTS. SEE DETAIL 6, THIS SHEET.

NOTE

TOWN WILL PROVIDE APPROXIMATELY 100 SLATE SHINGLES.



4 WEST ELEVATION - LEFT SIDE
SCALE: 3/16" = 1'-0"



6 GUTTER DETAIL
SCALE: 3/4" = 1'-0"

GENERAL NOTES - ROOF

RIDGE

- MECHANICALLY ATTACH RIDGE TILES.
- POINT RIDGE WITH ELASTIC CEMENT.
- FILL VOIDS WITH ELASTIC CEMENT.

FIELD

- VERIFY ALL DAMAGED OR COMPROMISED TILES HAVE BEEN REMOVED IN AREA OF REPLACEMENT.
- REMOVE OR CUT ALL PROTRUDING NAILS, BIBS OR OTHER MATERIALS FROM AREA OF REPAIR.
- REPLACEMENT TILES TO BE PRE-DRILLED (NAIL HOLE), PRE-FIT AND CHECK ALIGNMENT OF REPLACEMENT TILE.
- MECHANICALLY FASTEN SLATES WITH LARGE HEAD, HARD COPPER WIRE NAILS.
- FIELD FABRICATE AND INSTALL COPPER FLASHING BIB OVER NAIL HEAD AND BENEATH SLATE COURSE ABOVE REPLACEMENT TILE.

FLASHINGS

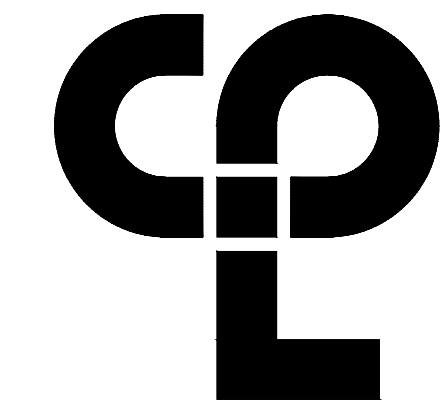
- INSPECT AND VERIFY INTEGRITY OF ALL VENT, VALLEY AND WALL FLASHINGS.
- REPAIR AND/OR RESTORE FLASHINGS WHERE DEEMED APPROPRIATE.
- SOLDER ALL EXISTING FLASHING SEAMS WHERE NOT SOLDERED.
- REMOVE AND REPLACE ALL DETERIORATED OR DAMAGED FLASHINGS.
- NEW FLASHINGS SHALL BE MINIMUM 24 GA.: 16 OUNCE 'ROOFING COPPER'.

CONTRACTOR NOTES

- THE CONTRACTOR IS HEREBY NOTIFIED THAT "A.I.A. DOCUMENT A.201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL APPLY TO ALL WORK PERFORMED UNDER THIS CONTRACT AND THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL ASSUME FULL AND TOTAL RESPONSIBILITY FOR THE ACCURACY OF THE SAME.
- IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIARIZED WITH THE PROPOSED WORK, HAVING EXAMINED THE SITE, LOCAL CONDITIONS AFFECTING THE COST OF THE WORK, THE CONTRACT DOCUMENTS, PLANS AND SPECIFICATIONS.
- THE CONTRACTOR'S PRICE SHALL INCLUDE ALL TOOLS, EQUIPMENT, LABOR, MATERIALS AND SUPERVISION NECESSARY TO PERFORM THE WORK TO THE SATISFACTION OF THE OWNER.

GENERAL CONDITIONS

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE, LOCAL BUILDING CODES, ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE NATIONAL ELECTRIC CODE, NATIONAL BOARD OF FIRE UNDERWRITERS CODE, THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH AND ANY OTHER APPLICABLE CODES AND/OR REGULATIONS.
- ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR IN THE SPECIFICATIONS, BUT IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ORDER TO COMPLY WITH THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO EXECUTE AND COMPLETE ALL ITEMS OF WORK AS SHOWN OR INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN, INCLUDING INCIDENTAL ITEMS TO EFFECT A FINISHED AND COMPLETE JOB, EVEN THOUGH SUCH ITEMS ARE NOT SHOWN OR PARTICULARLY MENTIONED.
- WHERE PENETRATION, CUTTING, BORING OR COPING OF STRUCTURAL COMPONENTS IS REQUIRED, THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUCH WORK PERFORMED BY ALL TRADES.
- WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL SIMILAR OR LIKE CONDITIONS UNLESS NOTED OTHERWISE.
- ALL WRITTEN FIGURES, NOTES AND DIMENSIONS ON THE PLANS OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURE. DO NOT SCALE PRINTS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- ALL MATERIALS USED IN PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND/OR GUIDELINES.
- THE GENERAL CONTRACTOR SHALL USE CONSTRUCTION METHODS THAT ARE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION ALL SITE APPURTENANCES DAMAGED UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.
- THE ENGINEER HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR OMISSIONS OR CHANGES MADE IN THE FIELD WITHOUT PRIOR WRITTEN AUTHORIZATION.
- ALL REQUIRED PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.



CPL | Architecture Engineering Planning
2618M Road
Poughkeepsie, NY 12601
CPLteam.com



PROJECT INFORMATION

Project Number
16262

Client Name

TOWN OF HILLSDALE

Project Name

ROOF RESTORATION

TOWN HALL

Project Address

2609 STATE ROUTE 23 HILLSDALE, NY 12529

PROJECT ISSUE & REVISION SCHEDULE

No. Date Description

PROFESSIONAL STAMPS

**FOR REVIEW ONLY
NOT FOR PERMIT OR
CONSTRUCTION**

NEW YORK STATE EDUCATION STATEMENT

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE PLAN, SPECIFICATION, AND THE REVISION, A STAMP FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued

05/03/23

Project Status

90% CD

Drawn By

TJG

Drawing Title

ROOF PLAN & ELEVATIONS

Drawing Number

**TH
A200**