

ELLA Housing
77 Congress Street - Front



CONSULTANTS:

REVISIONS:

No.	Name	Date
1	REV 1	11/21/17

ISSUED FOR CONSTRUCTION

ISSUED: 10/13/2017
PROJECT No: 1706
DRAWN BY: LG
CHECKED BY: HH

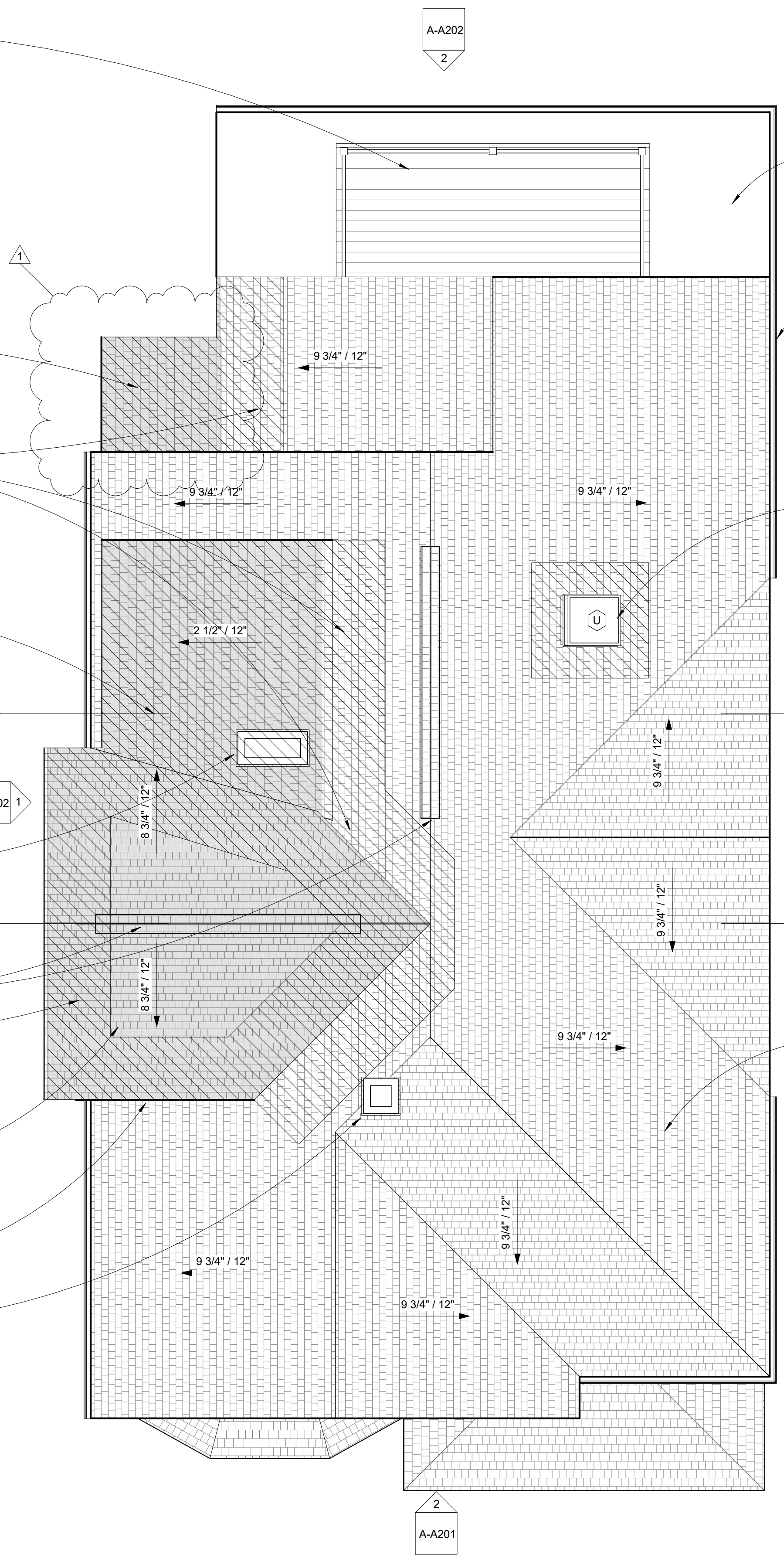
SHEET TITLE:
ROOF PLAN

A-A103

- ADD ALTERNATE:**
- NEW DECK ON P.T. SLEEPERS OVER EXISTING FLAT ROOF AND MEMBRANE. VERIFY SLOPE > 1/4" PER 1'-0".
 - NEW RAILING, WOOD POSTS WITH PAINTED WOOD RAIL, AND PAINTED WOOD BALUSTRADE SPACED AT 4" O.C. WOOD GUARD RAIL 42" AFF.
 - NEW EXTERIOR DOOR AS ROOF DECK ACCESS.
- BASE BID:**
- NO NEW ROOF DECK. FLAT ROOF TO REMAIN AS-IS.
 - IN PLACE OF EXTERIOR DOOR, PROVIDE WINDOW TYPE J.2 WITH HEADER WHICH CAN SERVE AS DOOR OPENING IN FUTURE. ALIGN NEW J.2 WINDOW WITH ADJACENT EXISTING WINDOW.

- NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING. ICE AND WATER SHIELD ENTIRE NEW ROOF PLANE
- STRIP EXISTING ROOFING AND UNDERLAYMENT FROM EXISTING ROOF MIN. 3'-0" UP FROM NEW ROOF. INSTALL NEW FULLY ADHERED WATERPROOF ROOFING UNDERLAYMENT OVER NEW PORCH ROOF AND EXTENDING UP EXISTING ROOF SHEATHING MIN. 3'-0". INSTALL NEW ARCHITECTURAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING.
- NEW SHED DORMER, NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING. ICE AND WATER SHIELD ENTIRE NEW ROOF PLANE
- EXISTING CHIMNEY TO REMAIN
- NEW RIDGE VENTS
- AT NEW ROOFING, ICE AND WATER SHIELD TO EXTEND 3'-0" FROM ALL ROOF EDGES AND VALLEYS
- RECONSTRUCT GABLE DORMER IN ON NEW ±7'-6" TALL WALLS, NEW DORMER EAVE TO ALIGN WITH NEW SHED DORMER
- PROVIDE VENTS AT NEW SOFFITS, TYP.
- EXISTING CHIMNEY TO REMAIN

- EXISTING MEMBRANE ROOFING OVER EXISTING FLAT ROOF TO REMAIN. VERIFY ROOF PLANE IS SLOPED GREATER THAN OR EQUAL TO 1/4" PER 1'-0"
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS, TYP.
- NEW BATHROOM SKYLIGHT. PATCH NEW ASPHALT SINGLES AS NEEDED INTO EXISTING ROOF. ICE AND WATER SHIELD AS REQ'D.
- EXISTING ROOF TO BE INSPECTED AND REMAIN. REPAIR AS NEEDED.



1 Roof Plan
1/4" = 1'-0"