

**ROOF REPLACEMENT  
FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL**

56 FARM DRIVE  
EAST HARTFORD, CT – 06108

PREPARED FOR THE  
**EAST HARTFORD BOARD OF EDUCATION**



PREPARED BY

**HIBBARD & ROSA ARCHITECTS, L.L.C.**

**100 RIVERVIEW CENTER, SUITE 272**

**292 MAIN STREET**

**MIDDLETOWN, CONNECTICUT 06457**

**STATE PROJECT # 043-0249-RR**

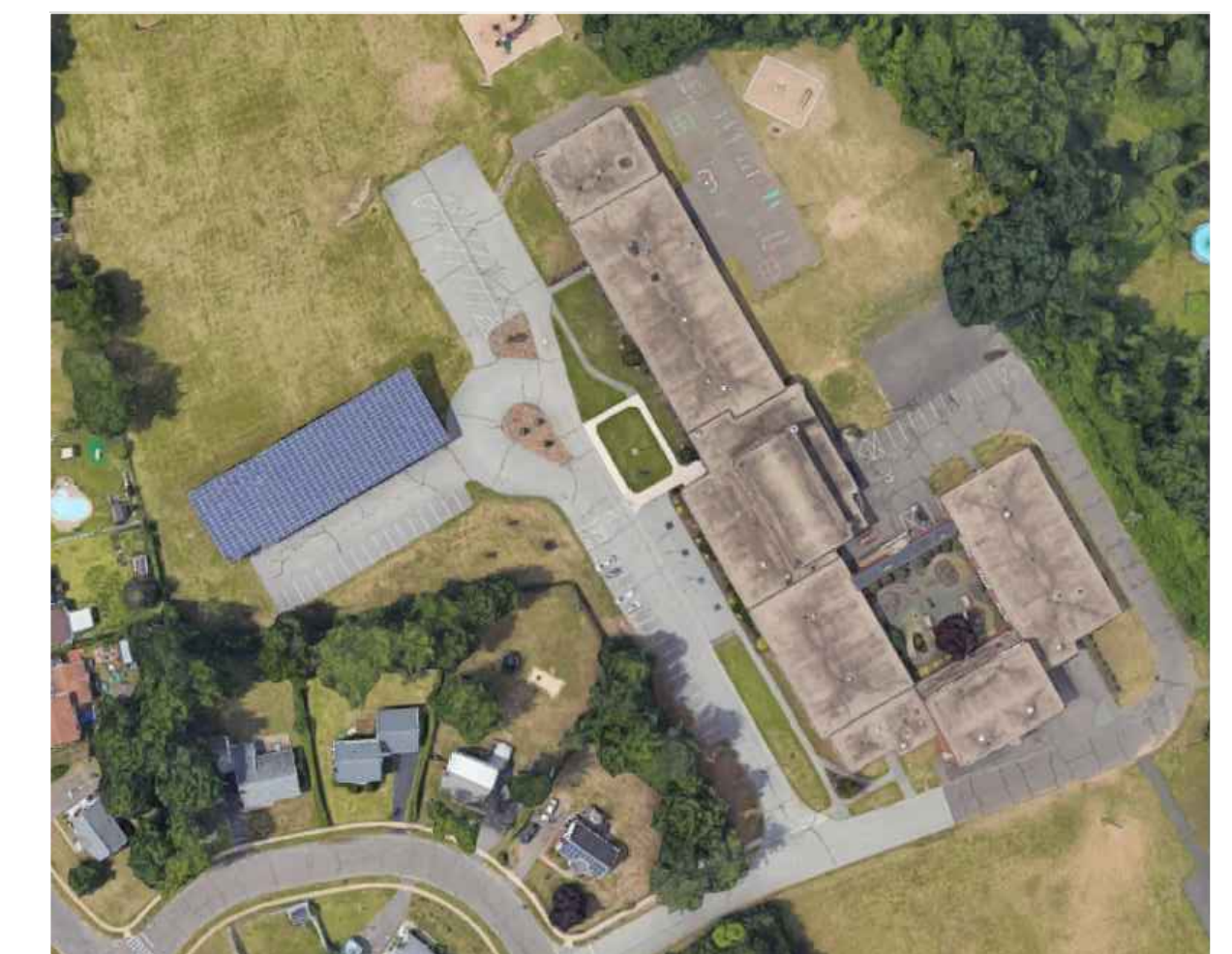
**SEPTEMBER 5, 2023**

**COMM. NO. 2023-21**

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**SITE MAP**

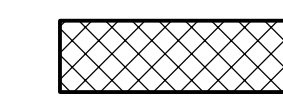

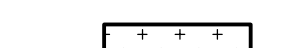


**LOCATION MAP**





LEGEND

-  CONTRACTOR PARKING
-  LAYDOWN AREA FOR CONSTRUCTION MATERIALS
-  DUMPSTER LOCATION
-  PORTABLE TOILET LOCATION
-  EGRESS PATH (TO BE KEPT CLEAR AT ALL TIMES)

GENERAL NOTES - SITE

1. THE CONTRACTOR SHALL CONFINE MOVEMENTS ON THE OWNERS PROPERTY TO AREAS DESIGNATED ON THE SITE PLAN AND AS DESIGNATED AT THE PRE-CONSTRUCTION MEETING.
2. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF CONTRACTOR PARKING, MATERIAL LAYDOWN AREAS, DUMPSTER LOCATIONS ETC WITH OWNERS REP.
3. CONTRACTOR SHALL TAKE CARE TO ENSURE ALL MATERIALS, EQUIPMENT AND DUMPSTERS ARE SECURE AT THE END OF THE DAY.
4. CONTRACTOR SHALL NOT BLOCK EGRESS PATHS AT ANY TIME ANY VEHICLES OR EQUIPMENT OPERATING IN A FIRE LANE WILL BE LEFT RUNNING AND MANNED AT ALL TIMES.
5. THE PORTABLE TOILET WILL BE EMPTIED AND SANITIZED A MINIMUM OF ONCE A WEEK AND MORE FREQUENTLY IF REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR/REPLACE ALL DAMAGED AREAS CONCRETE OR ASPHALT CURBING AND ASSOCIATED CURBING.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR/REPLACE ALL DAMAGED LAWN AREAS AND DAMAGED PLANTINGS.

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**HRA**  
 HIBBARD & ROSA  
 ARCHITECTS, LLC  
 100 RIVERVIEW CENTER  
 SUITE 272  
 MIDDLETOWN, CT  
 PHONE: (860) 346-1809  
 EMAIL: hro@hrobz

SCHMATIC SITE PLAN

1 SCHEMATIC SITE PLAN  
 NT.S

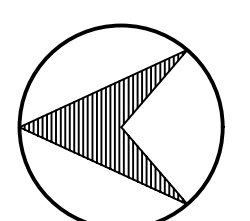
DATE: 09-05-2023

REVISED:

STATE PROJ #  
 049-0249 RR

COM # 2023-21

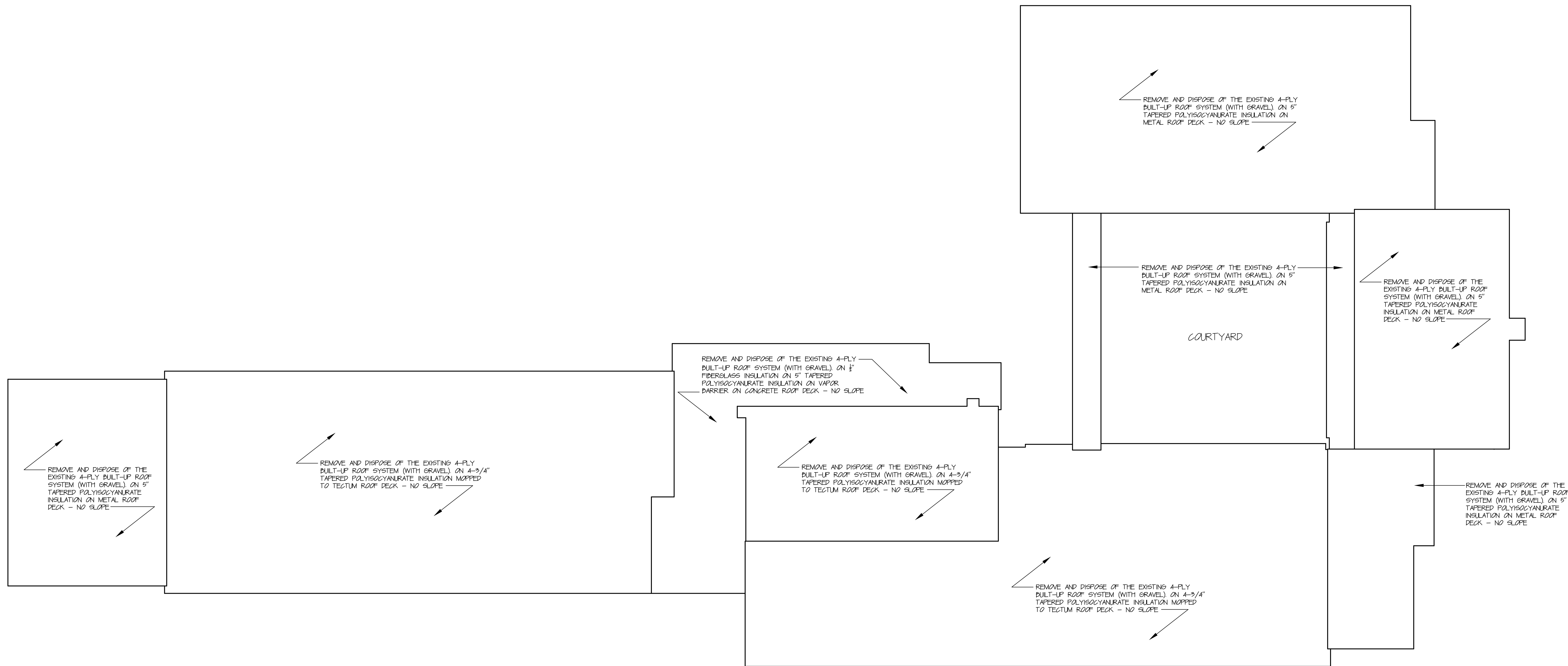
SCALE: 1/16" = 1'-0"



PROJECT NORTH

S-1

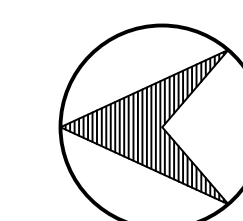
SHEET



1 DEMOLITION PLAN  
1/16" = 1'-0"

GENERAL NOTES - ROOF DEMOLITION

1. CONTRACTOR SHALL TAKE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL BE HELD RESPONSIBLE FOR THE SAME.
2. CONTRACTOR SHALL TAKE AND VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY OWNER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL REMOVE THE EXISTING ROOF SYSTEMS AS DESCRIBED IN DEMOLITION PLAN, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. ALL EXISTING ROOF SYSTEMS WILL BE REMOVED DOWN TO THE EXISTING ROOF DECKS.
4. DEMOLITION OF THE ROOF SYSTEM SHALL INCLUDE ALL FLASHINGS, PARAPETS, COPING AND ASSOCIATED COMPONENTS.
5. DEMOLITION SHALL INCLUDE THE REMOVAL OF THE EXISTING ROOF DRAIN ASSEMBLIES AND ASSOCIATED COMPONENTS AS REQUIRED FOR THE INSTALLATION OF NEW ROOF DRAINS.
6. IN THE EVENT ANY UNDOCUMENTED HAZARDOUS MATERIALS ARE FOUND DURING DEMOLITION THE CONTRACTOR SHALL STOP WORK IN THE AREA AND NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.



PROJECT NORTH

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EMAIL: hro@hraz.com

DEMOLITION PLAN

DATE: 09-05-2023

REVISED:

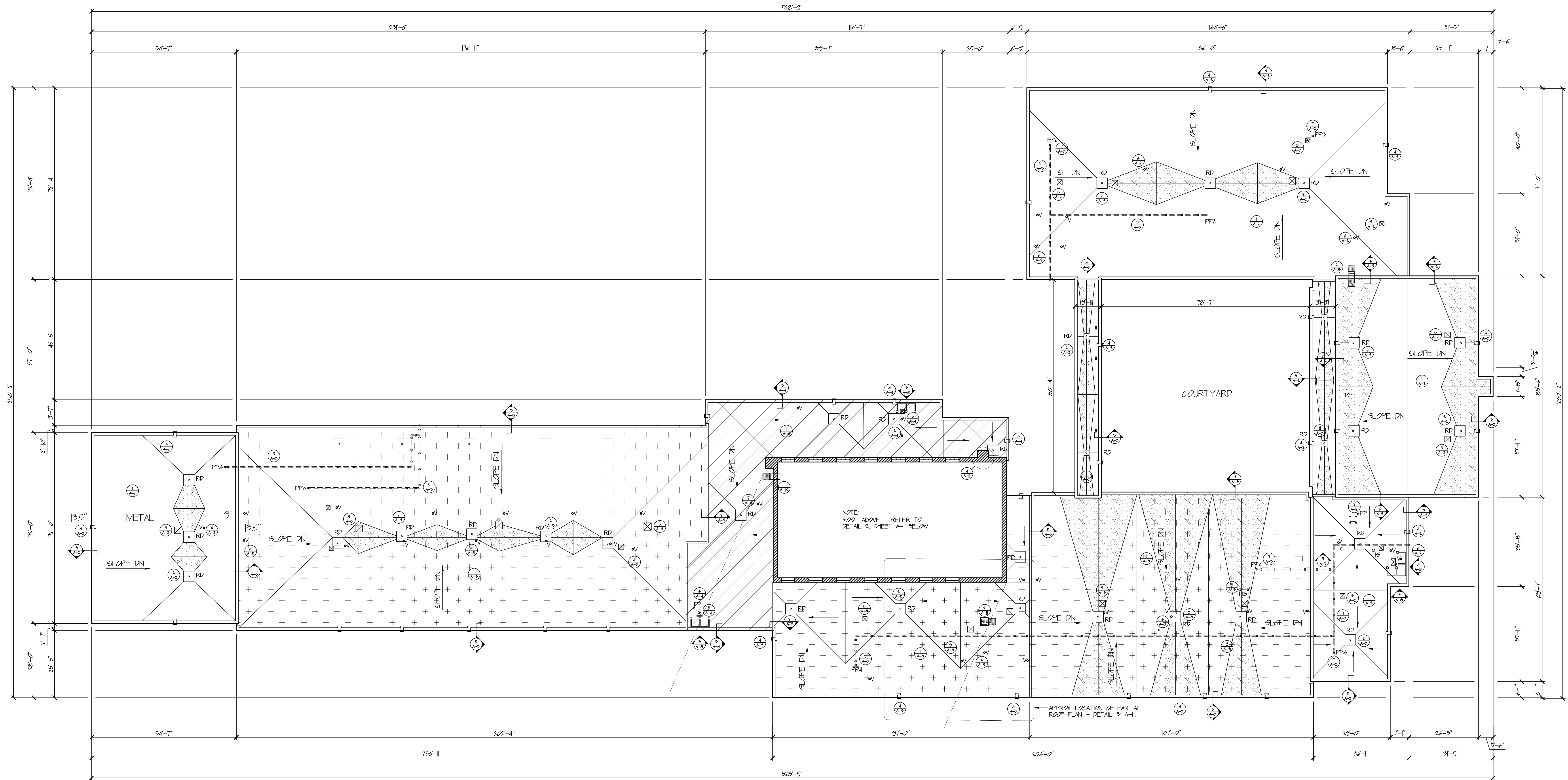
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SCALE: 1/16" = 1'-0"

D-1

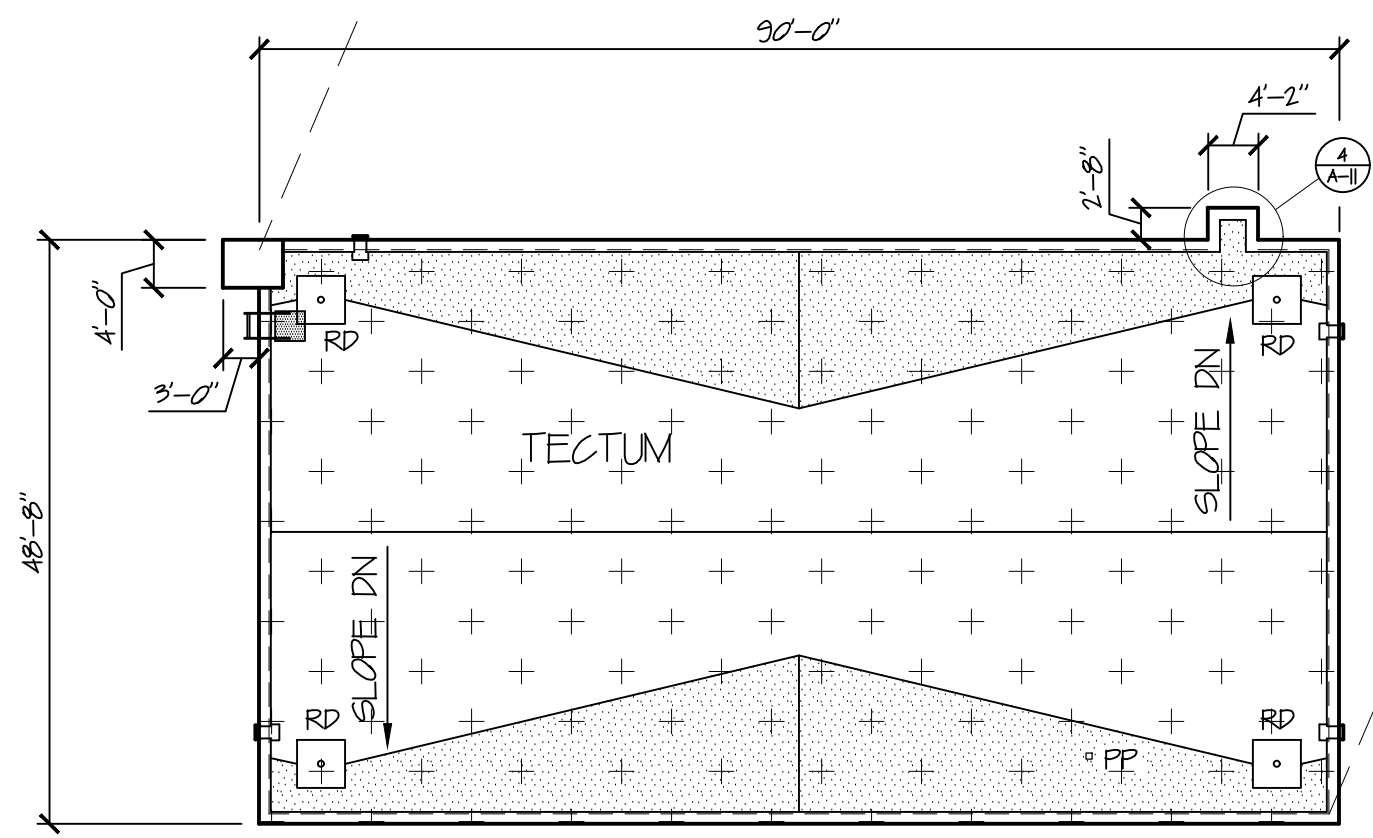
SHEET



**GENERAL NOTES - ROOF**

- CONTRACTOR SHALL TAKE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL BE HELD RESPONSIBLE FOR THE SAME.
- CONTRACTOR SHALL TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY OWNER OF ANY DISCREPANCIES.
- CONTRACTOR SHOULD FULLY UNDERSTAND THAT THE WORK INCLUDES THE USE OF A MANUFACTURER'S CERTIFIED/APPROVED INSTALLERS IN ORDER TO OBTAIN LONG TERM MANUFACTURER'S GUARANTEE.
- THE DIVISION OF WORK AMONG THE VARIOUS TRADES OR SUBCONTRACTORS (IF ANY) NECESSARY AND THE COORDINATING OF THE TOTAL WORK IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL CONFINE MOVEMENTS ON THE OWNER'S PROPERTY TO AREAS DESIGNATED ON THE SITE PLAN AND AS DESIGNATED AT THE PRE-CONSTRUCTION MEETING.
- FASTENERS ARE MECHANICAL FASTENERS OR AS INDICATED FASTENERS USED IN THE WORK ARE TO PROVIDE 1/2" PENETRATION INTO THE SUBSTRATE OR AS REQUIRED BY THE FASTENER MANUFACTURER.
- FLASHINGS ARE TO BE INSTALLED IN A WATER-SHEPENDING FASHION.
- PROVIDE PROPER TYPE CALLINGS/SEALANT IN ALL AREAS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATERTIGHT ROOF.
- WHERE THE WORD "EXISTING" APPEARS WITH DESCRIPTIONS, NOTATIONS, DIRECTION, EXPLANATIONS, REQUIREMENTS, ETC., THROUGHOUT THE DRAWINGS AND SPECIFICATIONS, SUCH AS "EXISTING METAL DECK," "EXISTING BRICK WALL," THE REFERRED TO ITEM OR ITEMS OF WORK SHALL BE UNDERSTOOD AS MEANING WORK TO:
  - REMAIN IN PLACE WITHOUT MAJOR CHANGES BUT SHALL INCLUDE ALL OTHER CHANGES, ADJUSTMENTS, REQUIREMENTS, ETC., NECESSARY FOR THE ITEMS OF WORK TO BE PROPERLY INTEGRATED INTO AND COMBINED WITH THE NEW AND EXISTING SPECIFIED WORK IN THE CONTRACT, OR
  - REMOVED, DISPOSED OF AND/OR REINSTALLED, INCLUDING ALL CHANGES, ADJUSTMENTS, REQUIREMENTS, ETC., NECESSARY FOR THE ITEMS OF WORK TO BE PROPERLY INTEGRATED, REMOVED, CHANGED, ADJUSTED, AND PROPERLY INTEGRATED AND COMBINED WITH NEW AND EXISTING WORK SPECIFIED.
- EXCEPT AS SPECIFIED ABOVE, ALL OTHER DESCRIPTIONS, NOTATIONS, DIRECTION, EXPLANATIONS, REQUIREMENTS, ETC., THROUGHOUT THE DRAWINGS AND SPECIFICATIONS, SUCH AS "BUILT-UP ROOF SYSTEM," "METAL DECK FLASHING," "BUILT-UP ROOF SYSTEM," "NEW METAL DECK FLASHING" SHALL BE UNDERSTOOD AS MEANING ALL REQUIREMENTS OF ALL WORK UNDER THE CONTRACT.
- IN THE EVENT OF CONFLICT BETWEEN APPLICABLE CODES AND REGULATIONS AND THE STANDARDS OF THE CONTRACT DOCUMENTS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

**1 ROOF PLAN**  
1/16" = 1'-0"

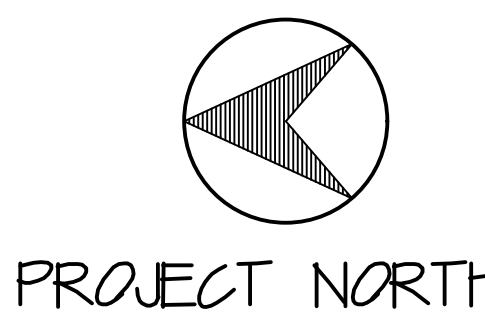


**2 PARTIAL ROOF PLAN**  
1/16" = 1'-0"

**ROOF LEGEND**

- 250 MIL EPDM MEMBRANE ADHERED TO 1" REINFORCED GYPSUM BOARD ADHERED TO 1/4" PER FT. POLYISOCYANURATE INSULATION MECHANICALLY ATTACHED TO METAL ROOF DECK (NO SLOPE) STAGGER ALL JOINTS.
- 250 MIL EPDM MEMBRANE ADHERED TO 1" REINFORCED GYPSUM BOARD ADHERED TO 1/4" PER FT. POLYISOCYANURATE INSULATION MECHANICALLY ATTACHED TO TECTUM ROOF DECK (NO SLOPE) STAGGER ALL JOINTS.
- 250 MIL EPDM MEMBRANE ADHERED TO 1" REINFORCED GYPSUM BOARD ADHERED TO 1/4" PER FT. POLYISOCYANURATE INSULATION ADHERED TO VAPOR BARRIER ADHERED TO CONCRETE ROOF DECK (NO SLOPE) STAGGER ALL JOINTS.
- SECTION MARK
- DETAIL BUTTON
- EXISTING ROOF DRAIN TO BE REMOVED. INSTALL NEW ROOF DRAIN ASSEMBLY
- OVERFLOW SCUPPER
- MECHANICAL UNIT
- PLUMBING VENT
- PP PITCH POCKET
- MU MECHANICAL UNIT ON DUNNAGE
- MU MECHANICAL UNIT ON PAD
- CONDUIT ON BLOCK DUNNAGE
- MS HEAT STACK
- LADDER
- ROOF HATCH
- 30" X 30" EPDM WALKWAY PAD
- CRICKET (SLOPE: 1/2" PER FT)

ROOF SQ. FT. AREA	
METAL ROOF DECK AREA	22,549 SF
TECTUM ROOF DECK AREA	30,519 SF
CONCRETE ROOF DECK AREA	4,201 SF
TOTAL	57,269 SF

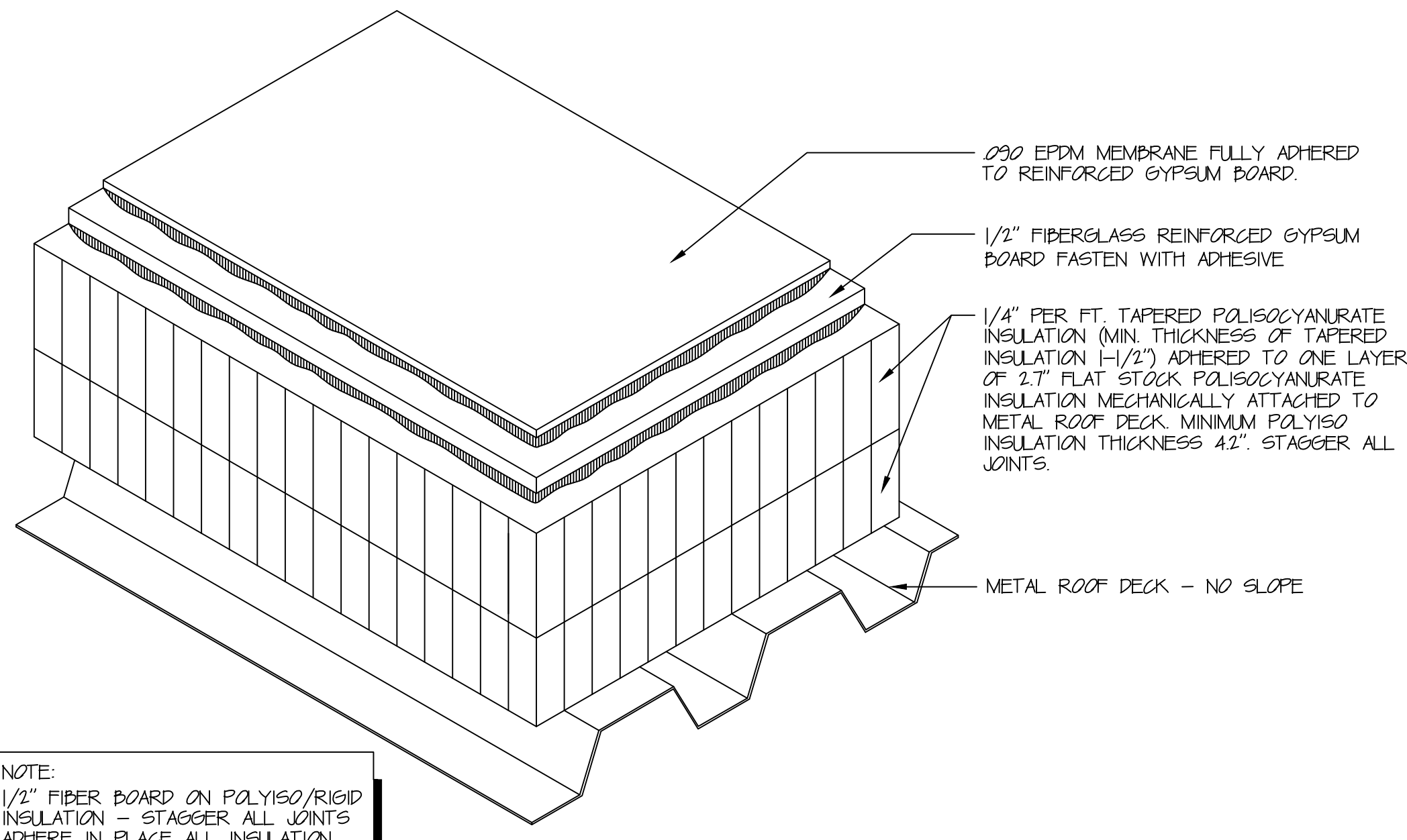


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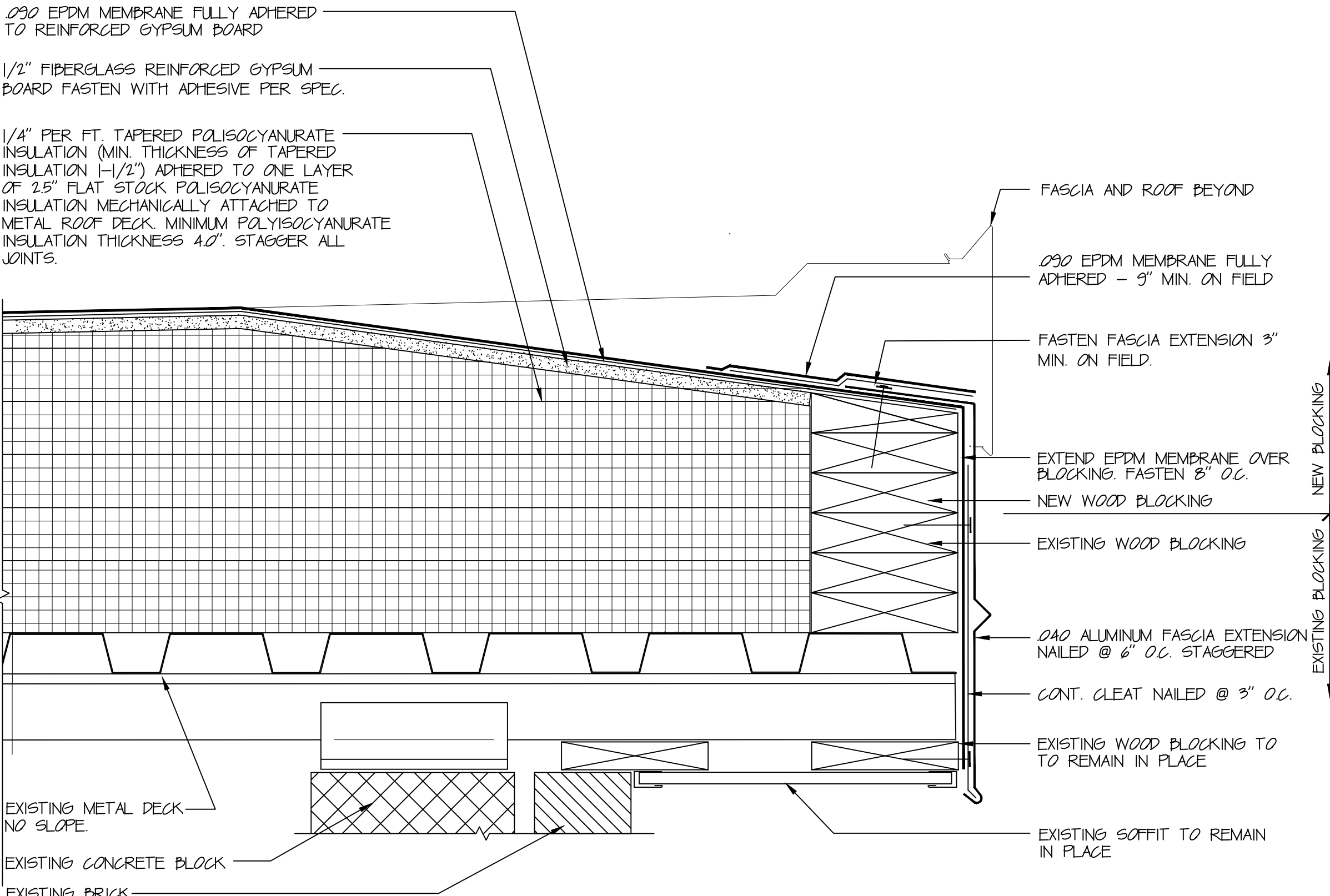
ROOF PLAN

DATE:	03-05-2023
REVISION:	
STATE PROJ. #	049-0249 R5
COM. #	2023-21
SCALE:	1/16" = 1'-0"
A-1	
SHEET	



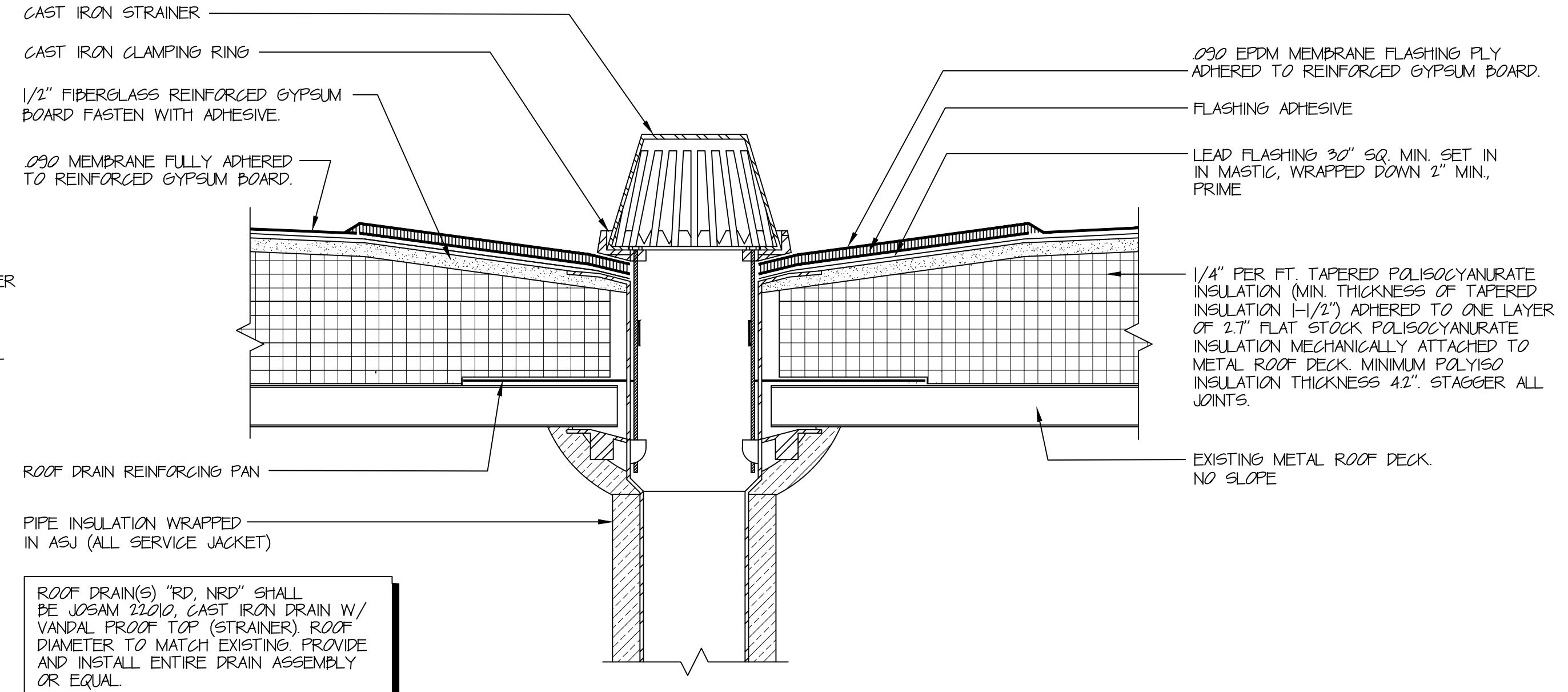
NOTE:  
1/2" FIBER BOARD ON POLYISO/RIGID INSULATION - STAGGER ALL JOINTS ADHERE IN PLACE ALL INSULATION ACCORDING TO SPECIFICATION.

1 TYPICAL ADHERED EPDM ROOF ON METAL DECK (NO SLOPE)  
NTS

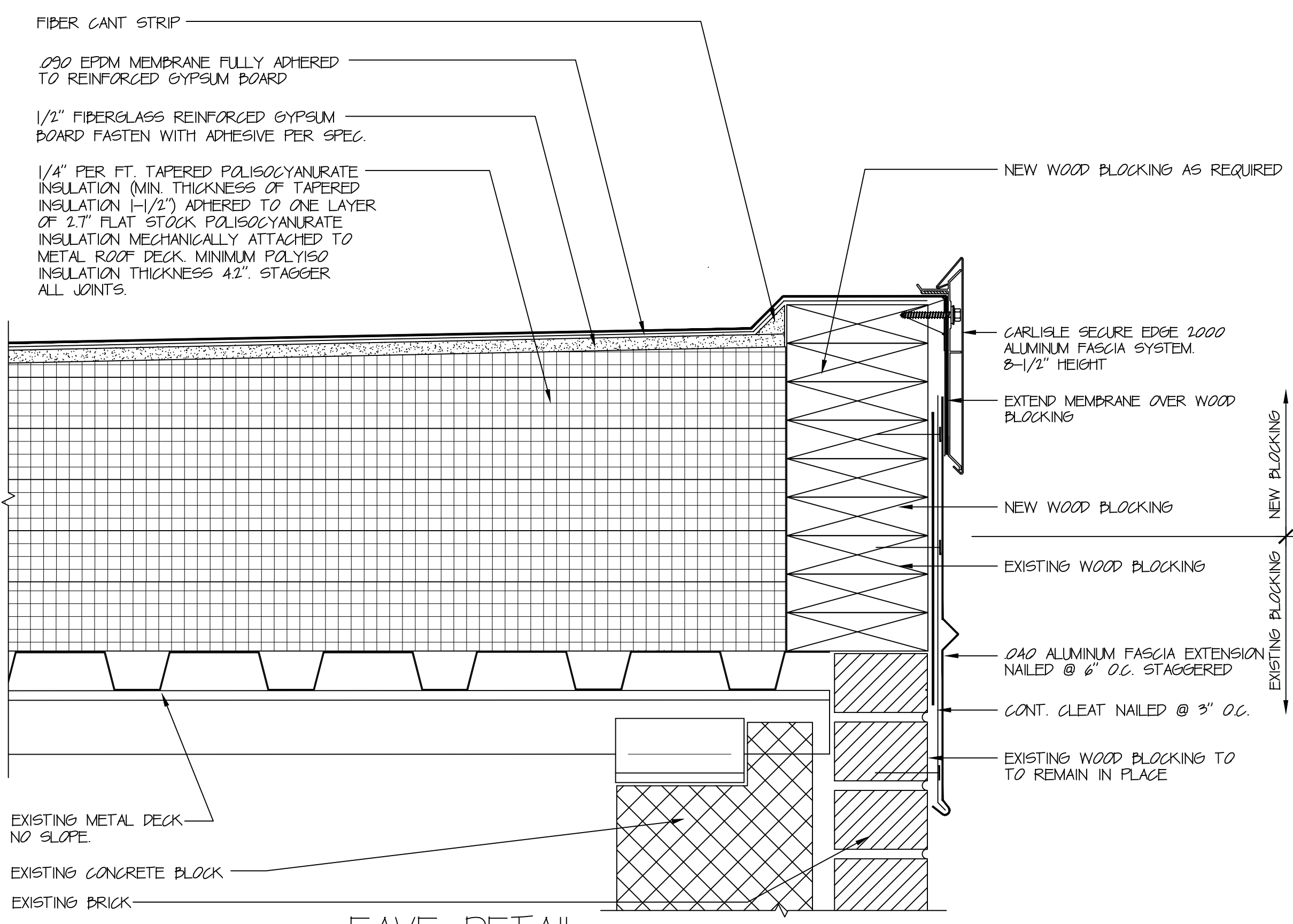


ROOF DRAIN(S) 'RD, NRD' SHALL BE JOSAM 2200, CAST IRON DRAIN W/ VANDAL PROOF TOP (STRAINER), ROOF DIAMETER TO MATCH EXISTING, PROVIDE AND INSTALL ENTIRE DRAIN ASSEMBLY OR EQUAL.

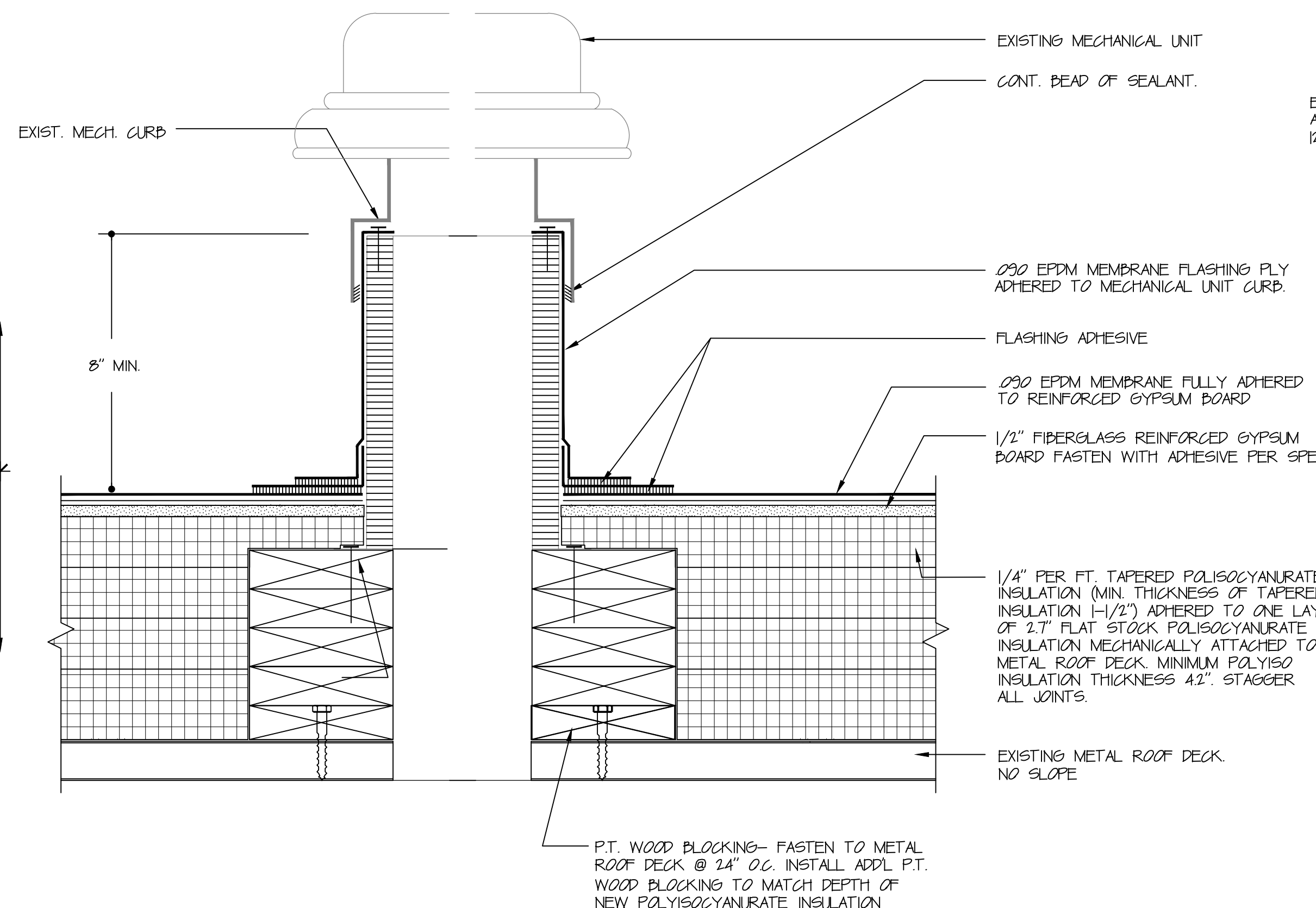
4 OVERFLOW SCUPPER DETAIL  
5" = 1'-0"



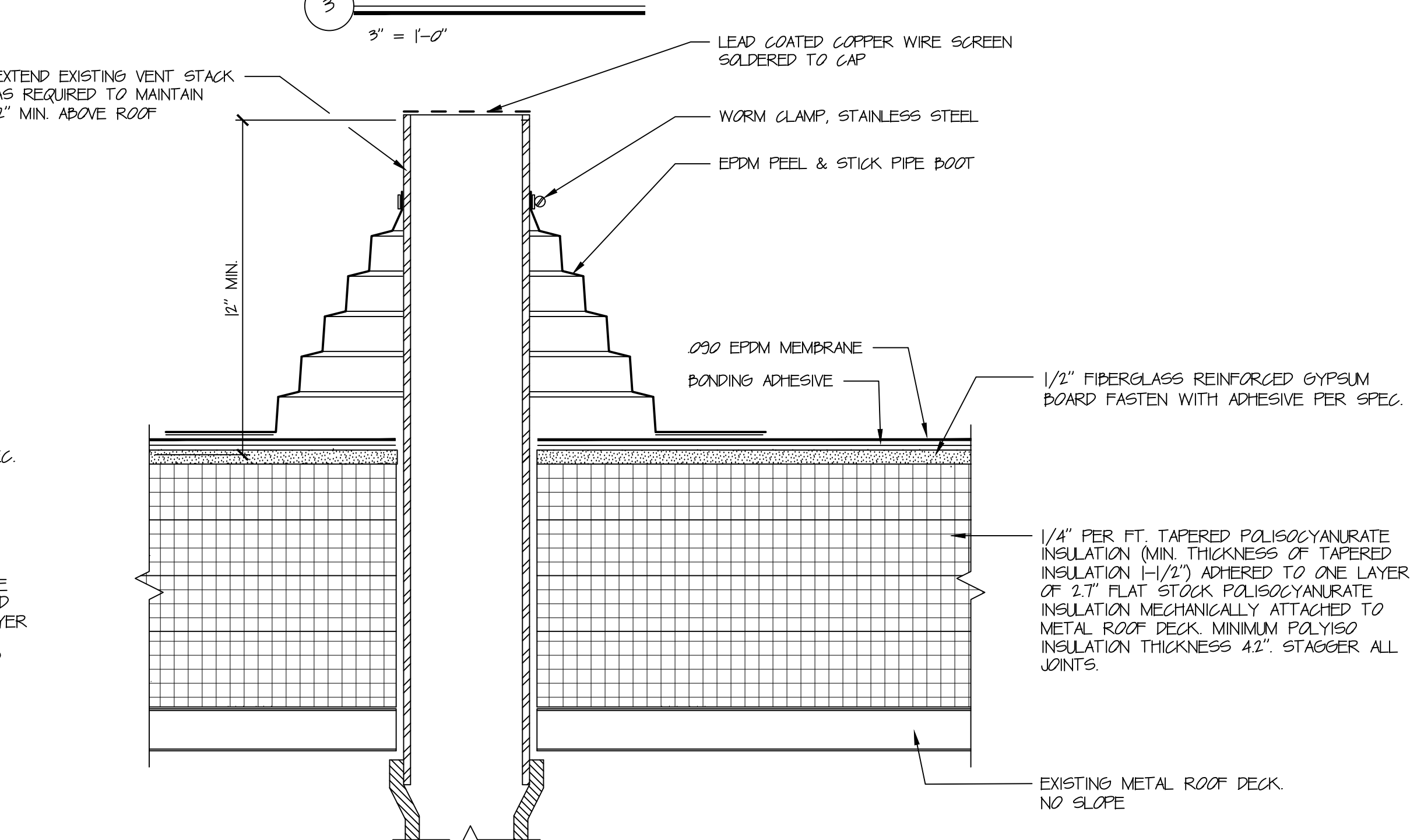
2 ROOF DRAIN  
5" = 1'-0"



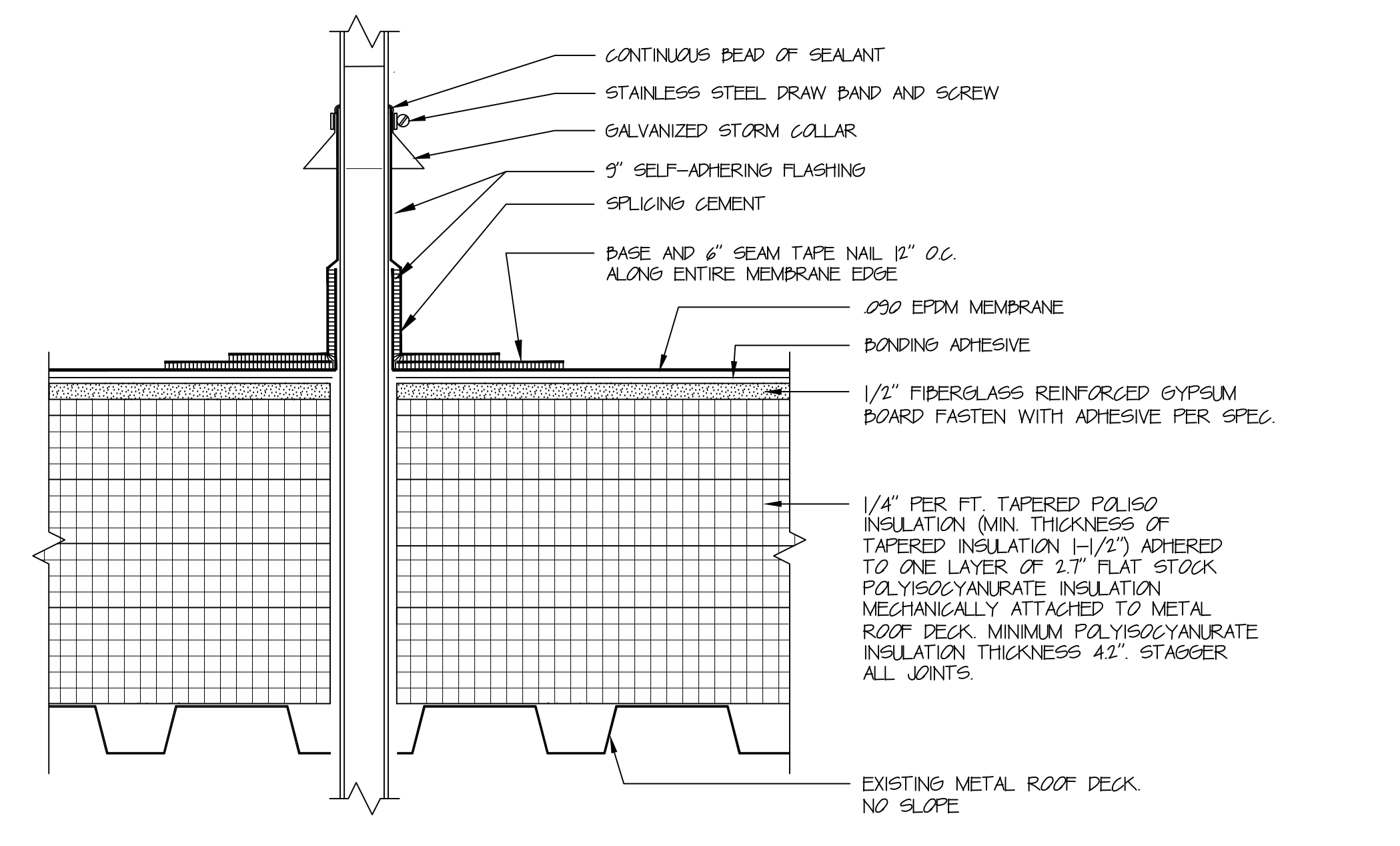
3 EAVE DETAIL  
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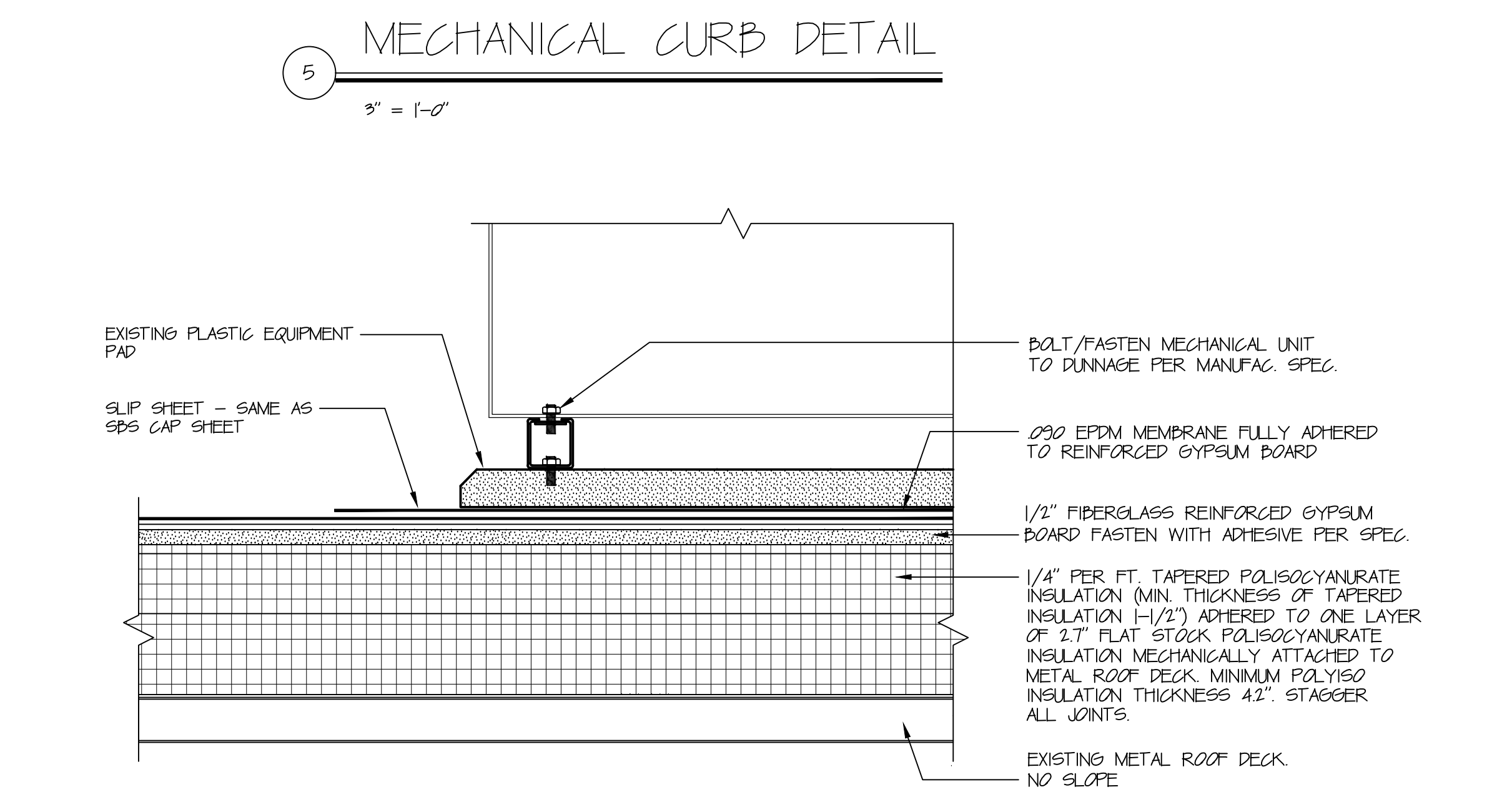
5 MECHANICAL CURB DETAIL  
5" = 1'-0"



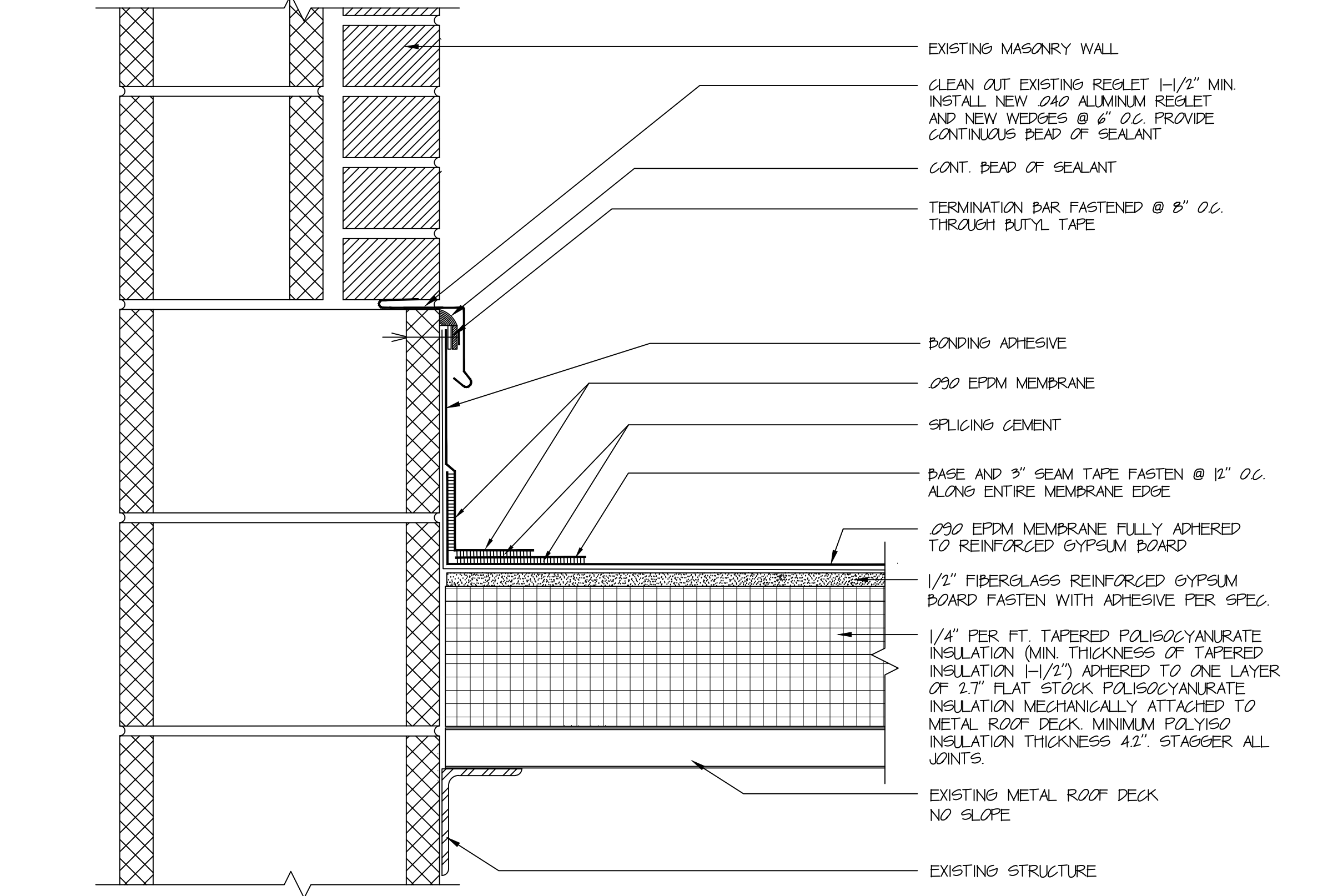
6 PLUMBING VENT  
5" = 1'-0"



7 PITCH POCKET  
5" = 1'-0"



8 DUNNAGE DETAIL  
5" = 1'-0"



9 REGLET DETAIL  
5" = 1'-0"

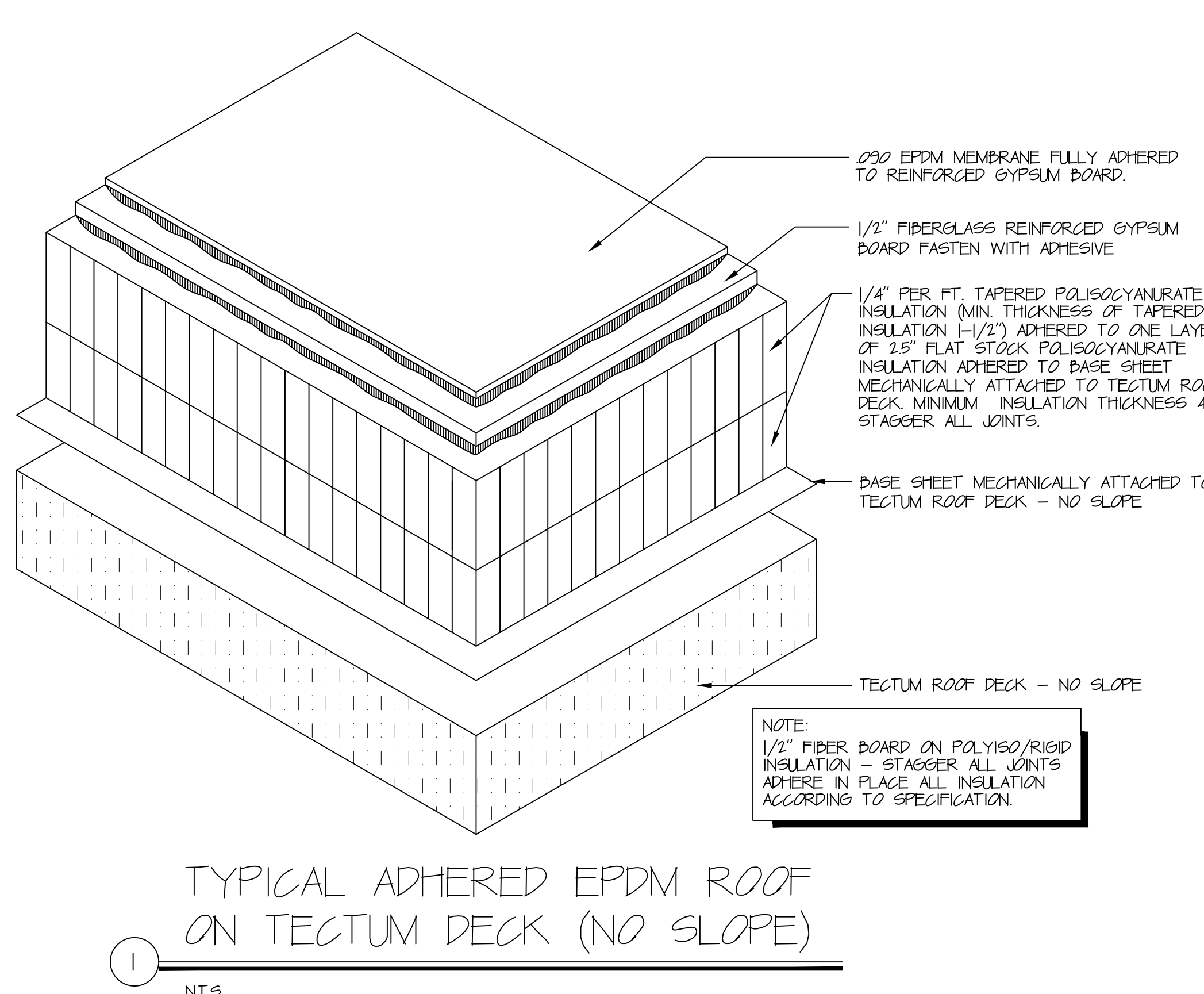
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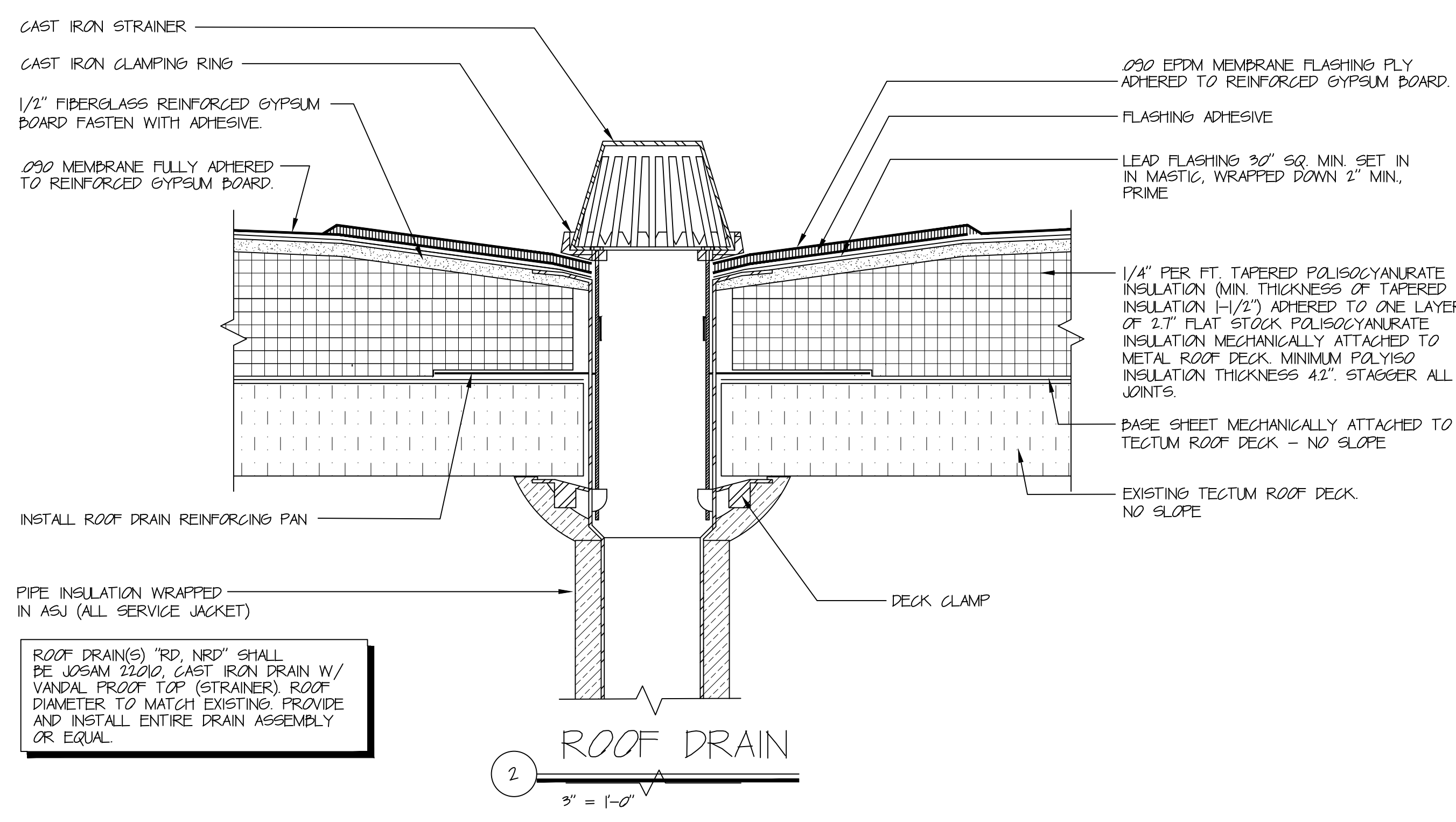
ROOF DETAILS  
BASE BID

DATE: 09-05-2023  
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STATE PROJ # 049-0249 RR  
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SCALE: 5" = 1'-0"

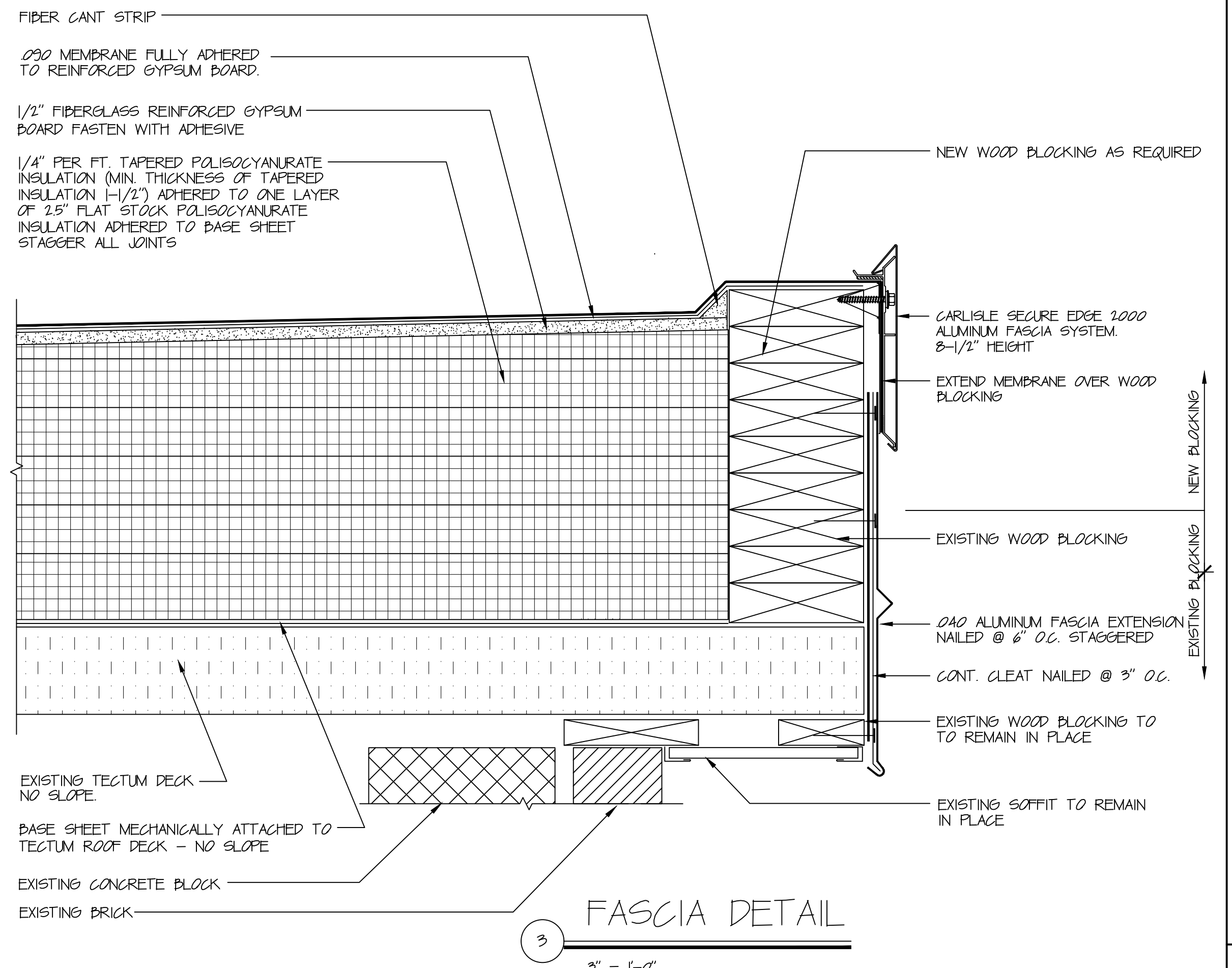
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SHEET



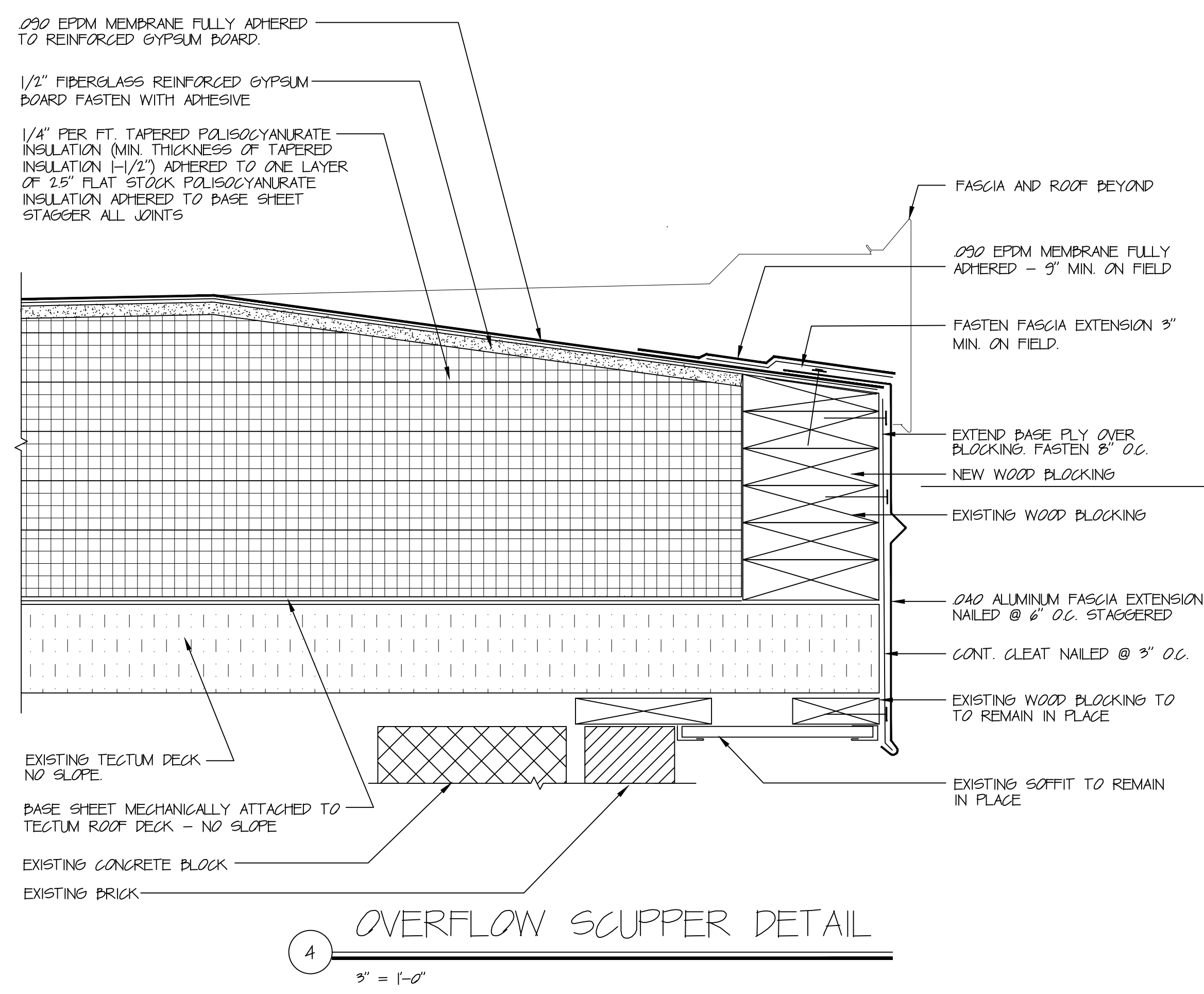
1 TYPICAL ADHERED EPDM ROOF ON TECTUM DECK (NO SLOPE)



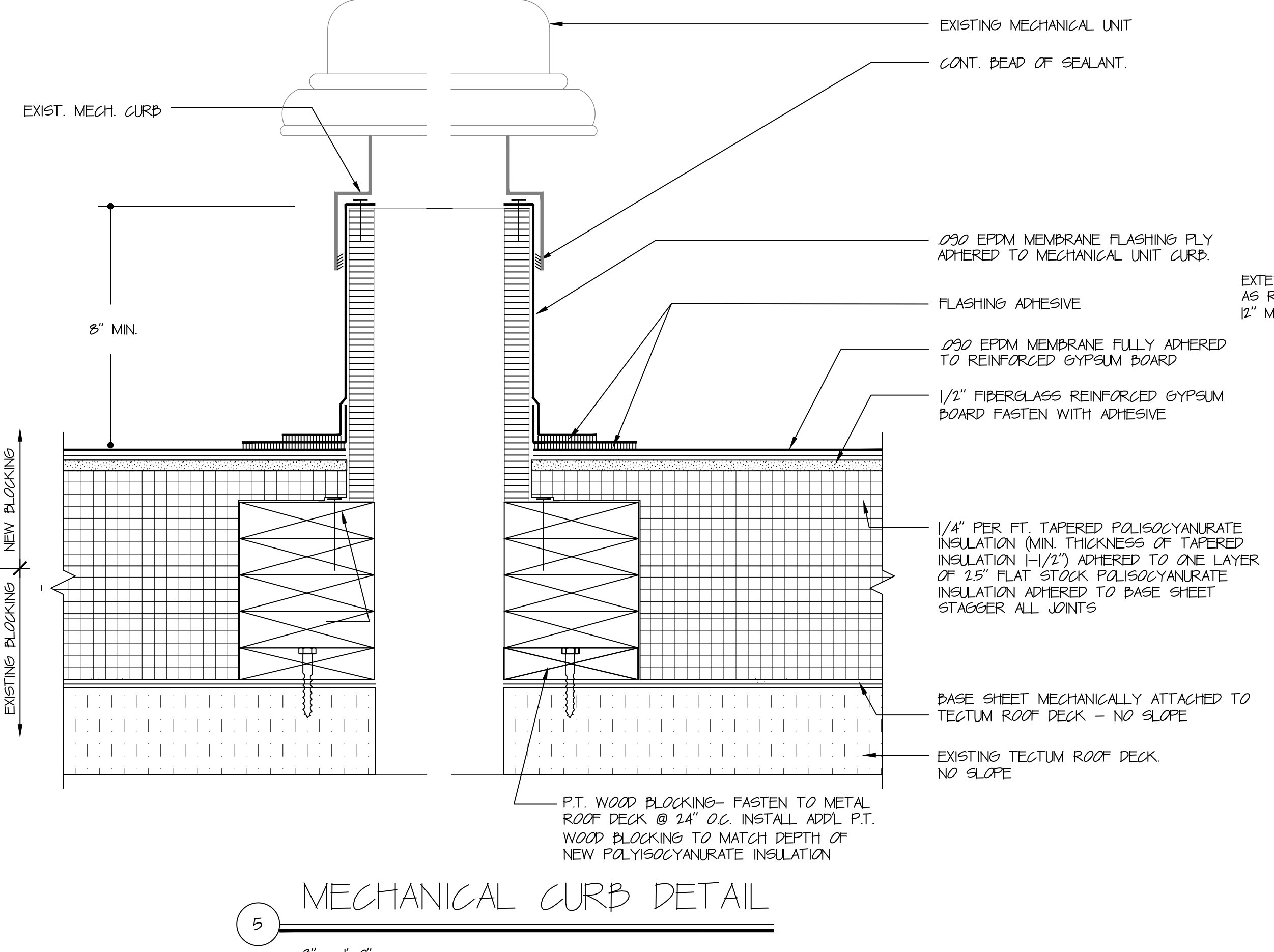
2 ROOF DRAIN



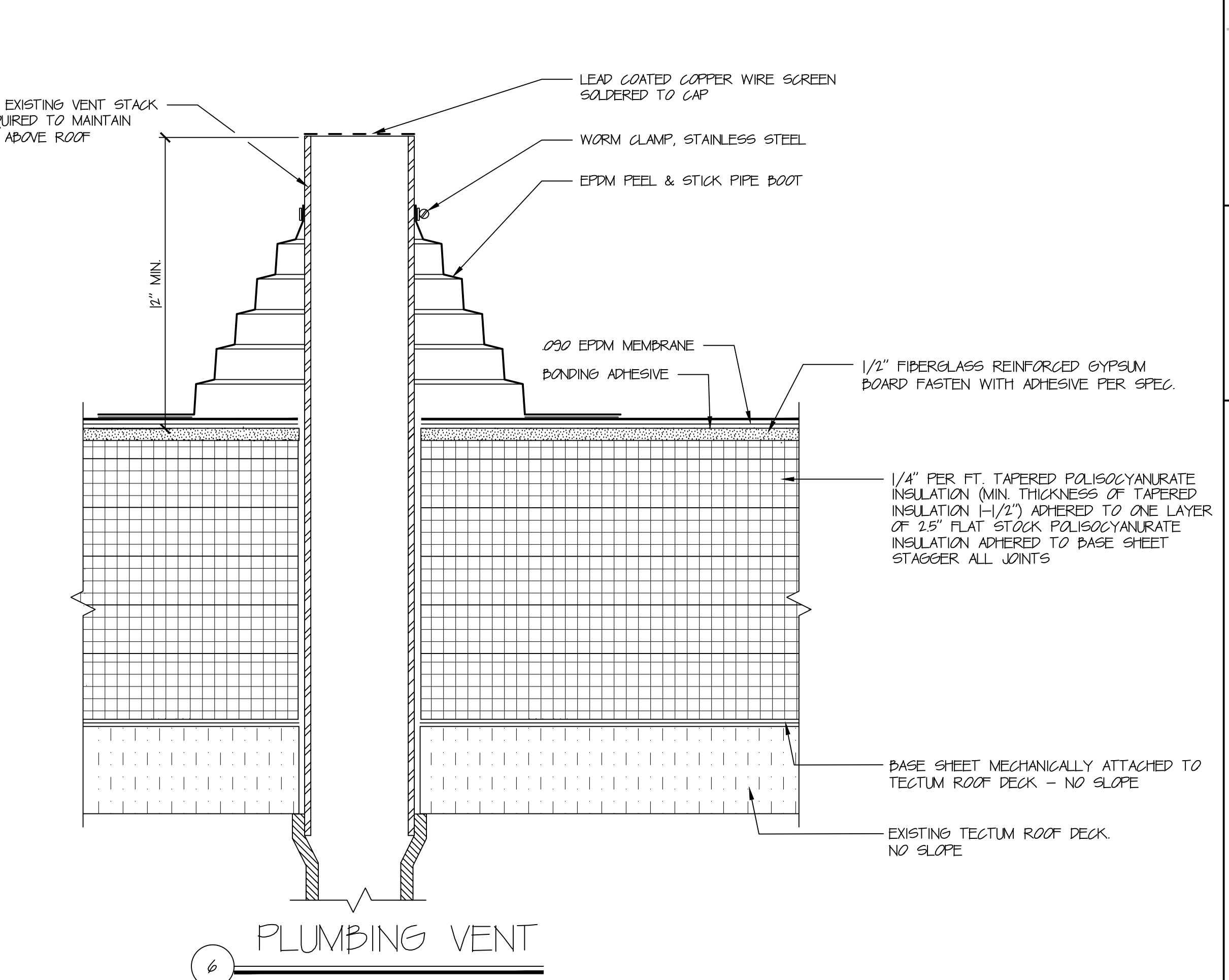
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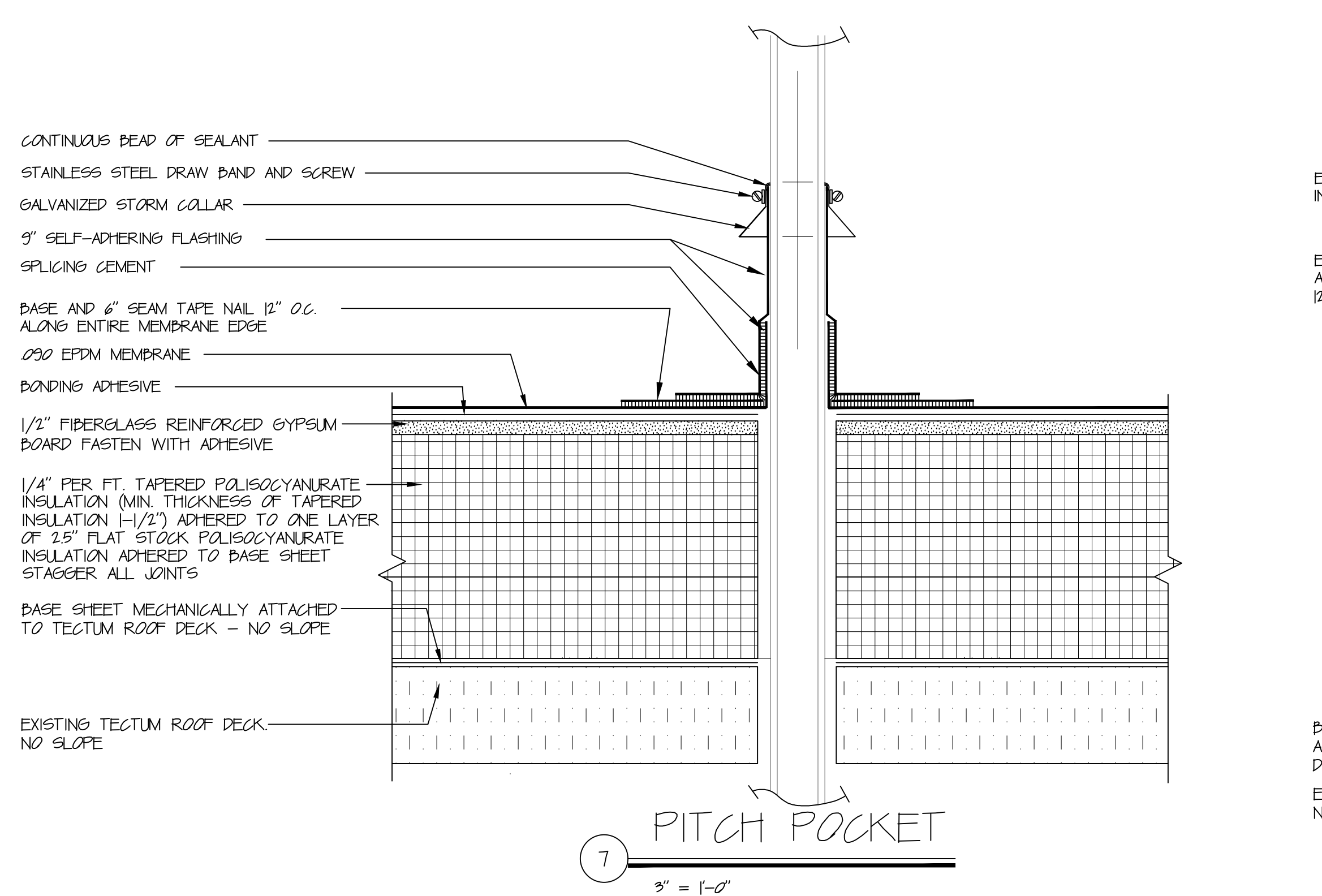
4 OVERFLOW SCUPPER DETAIL



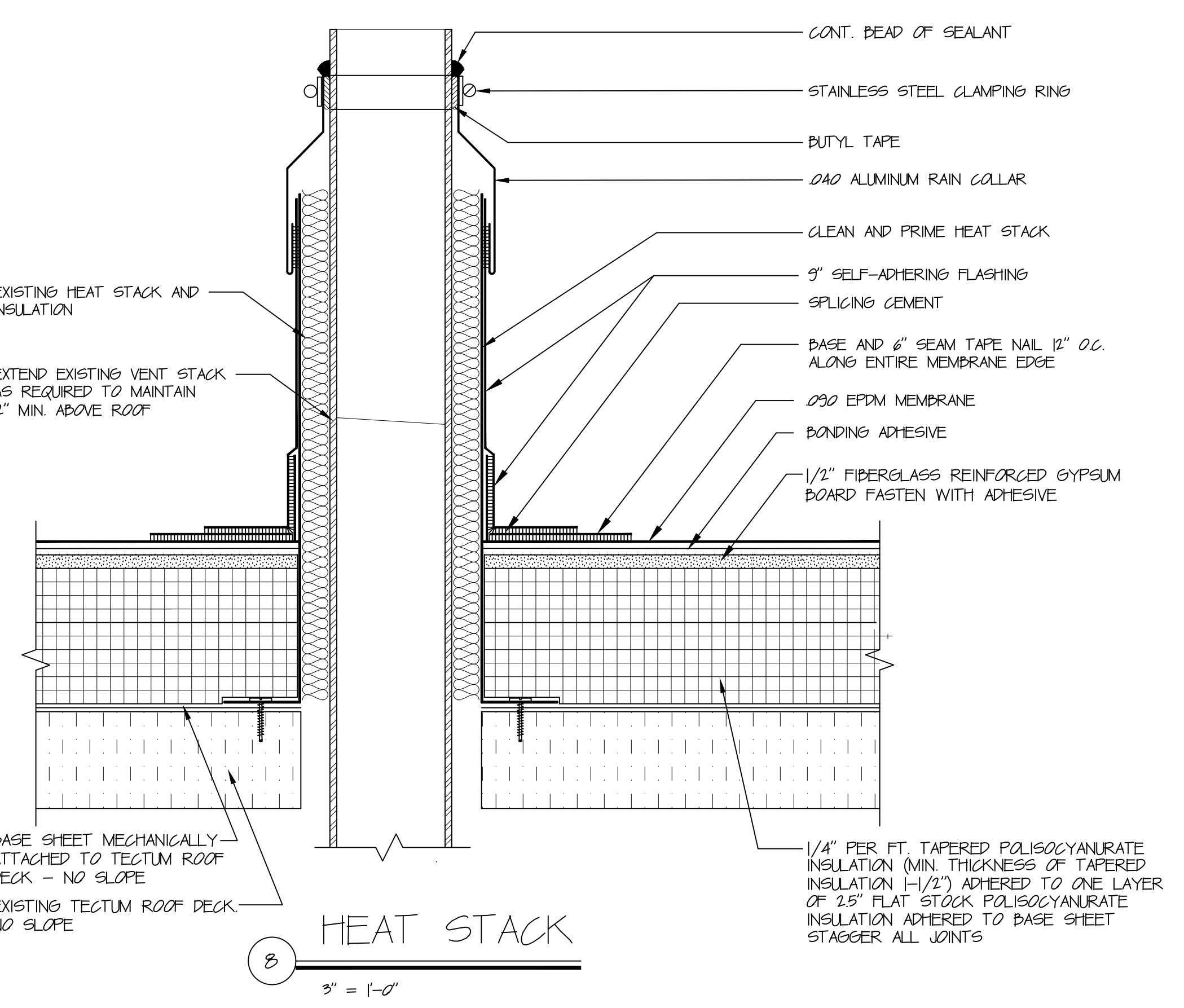
5 MECHANICAL CURB DETAIL



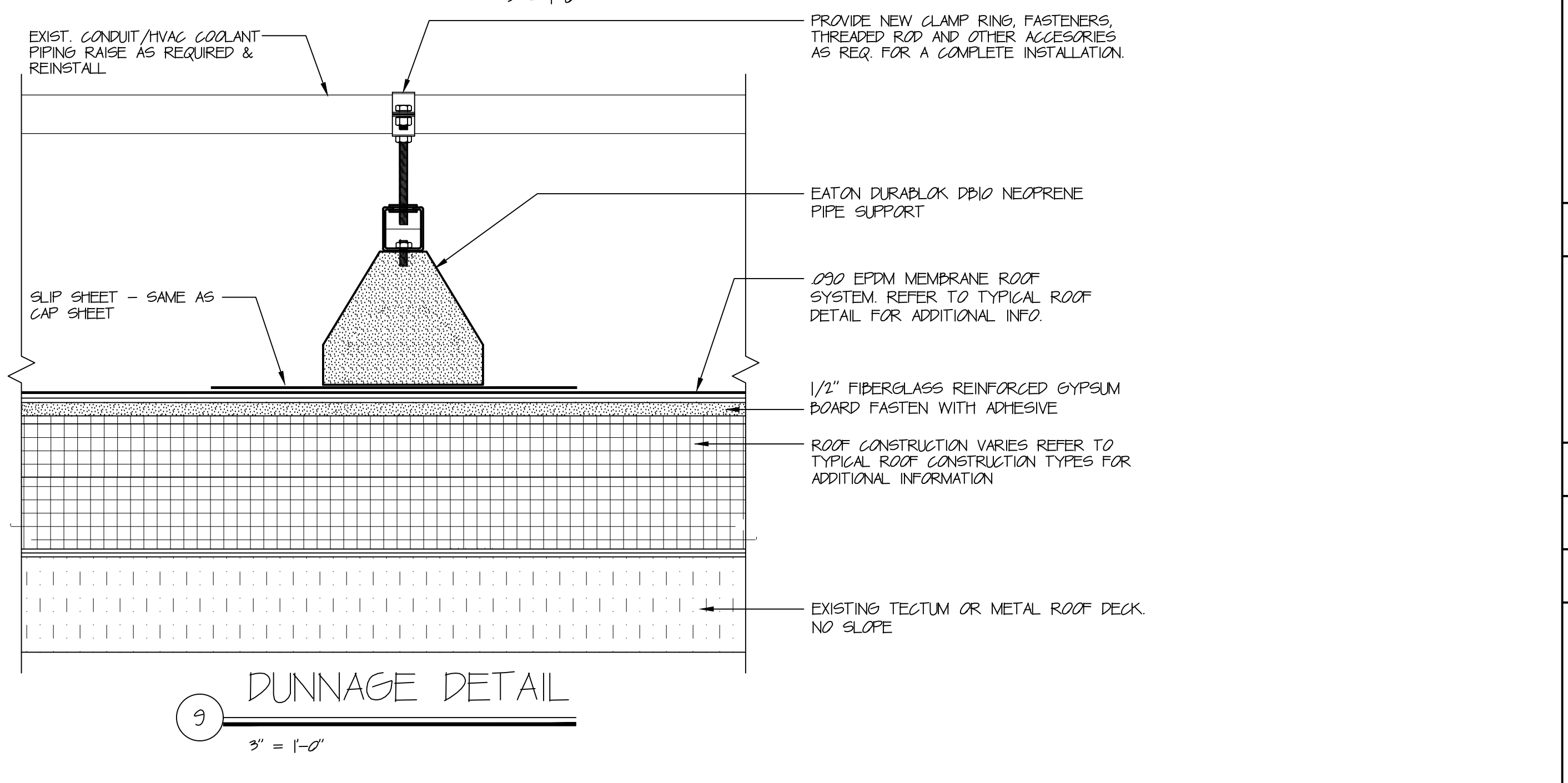
6 PLUMBING VENT



7 PITCH POCKET



8 HEAT STACK



9 DUNNAGE DETAIL

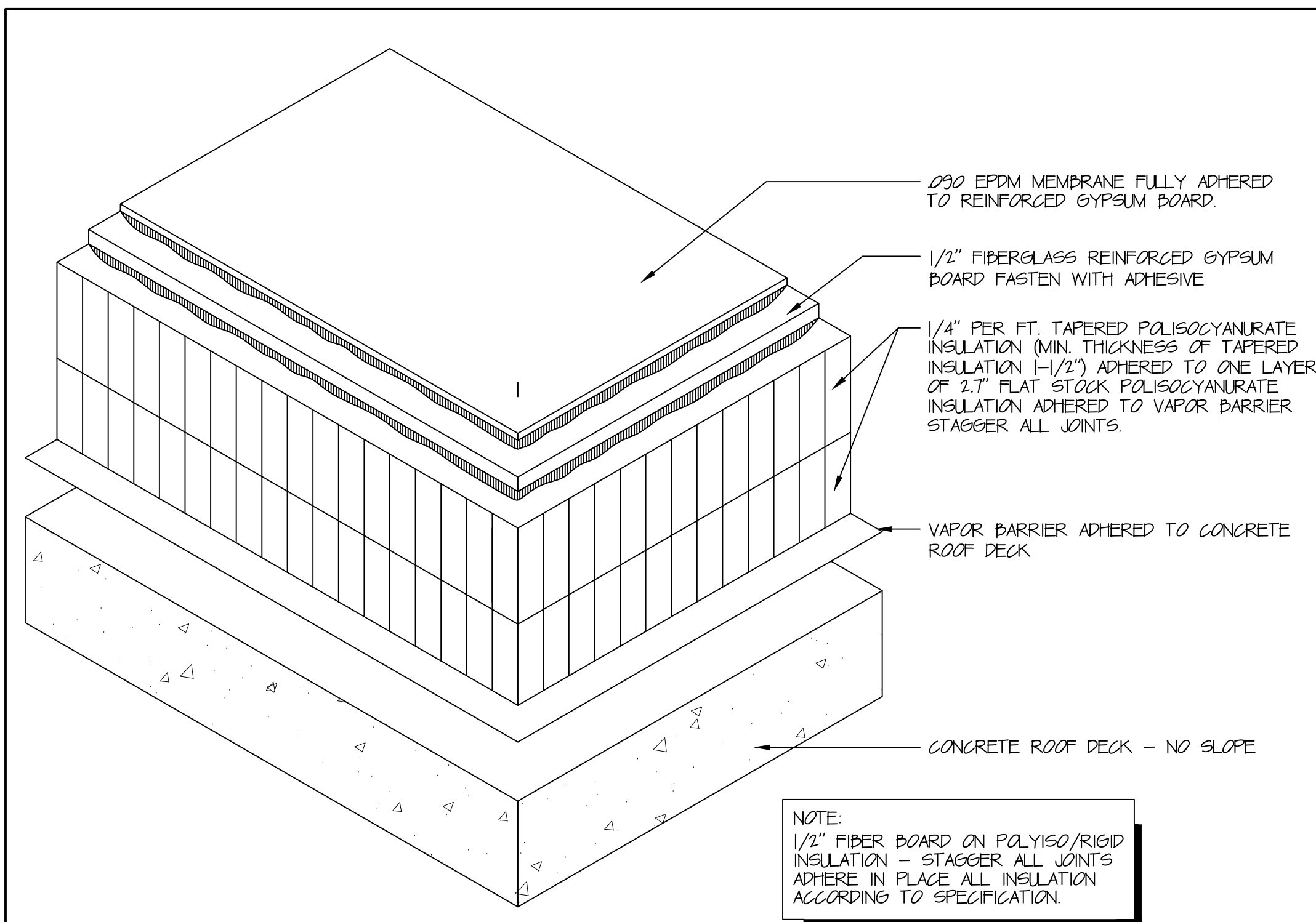
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BASE BID

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SCALE: 5" = 1'-0"

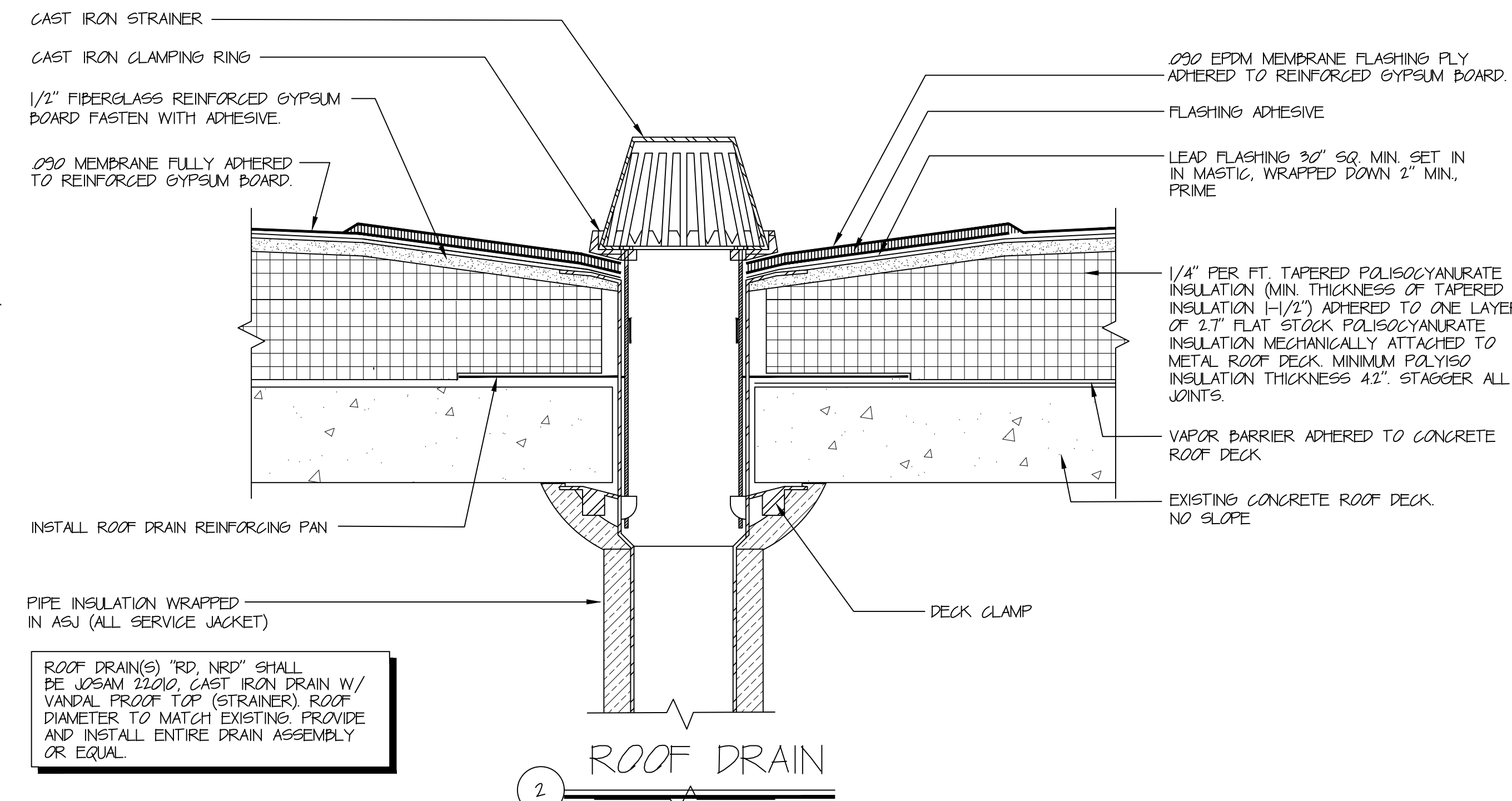
A-3  
SHEET



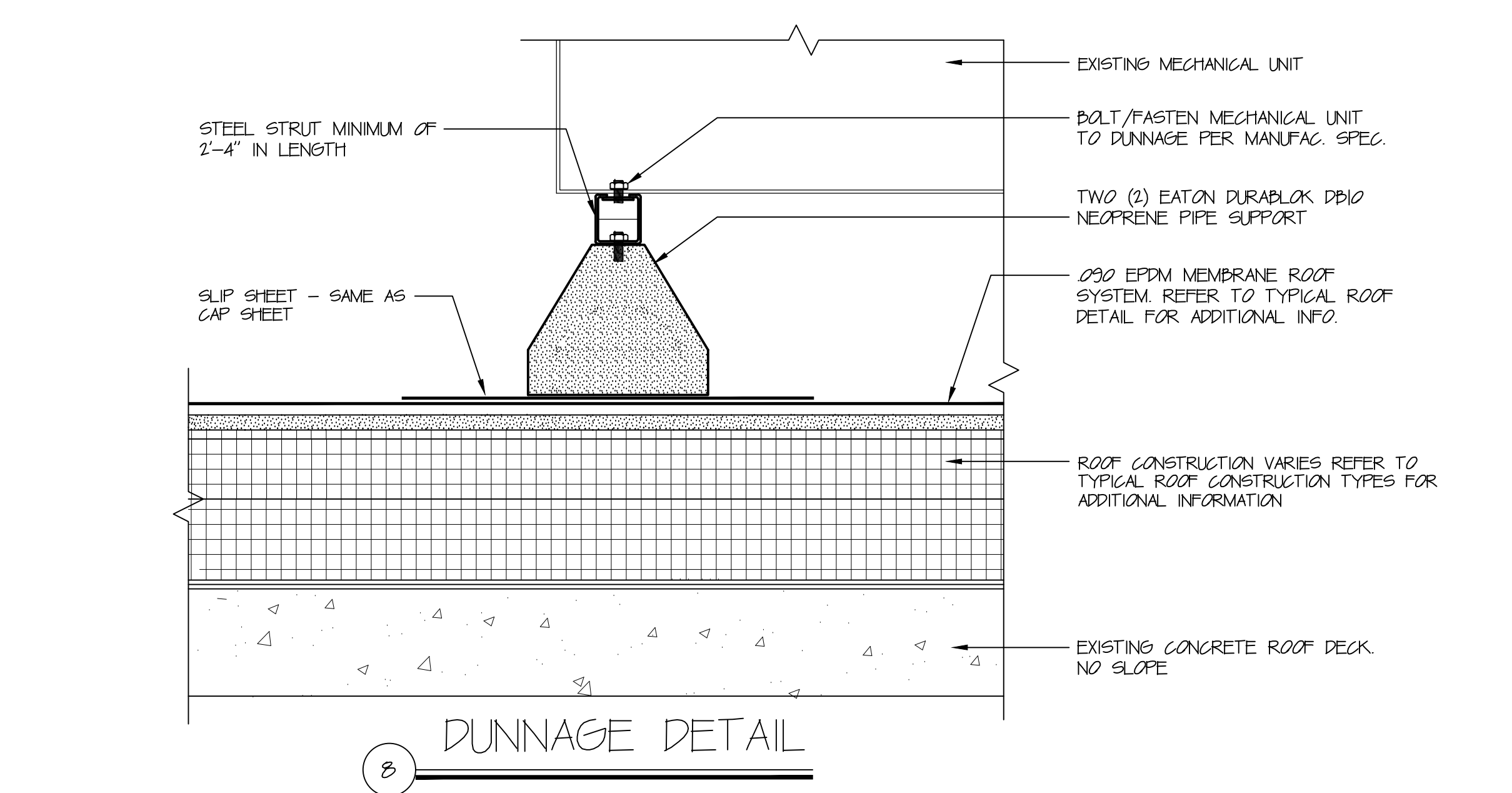
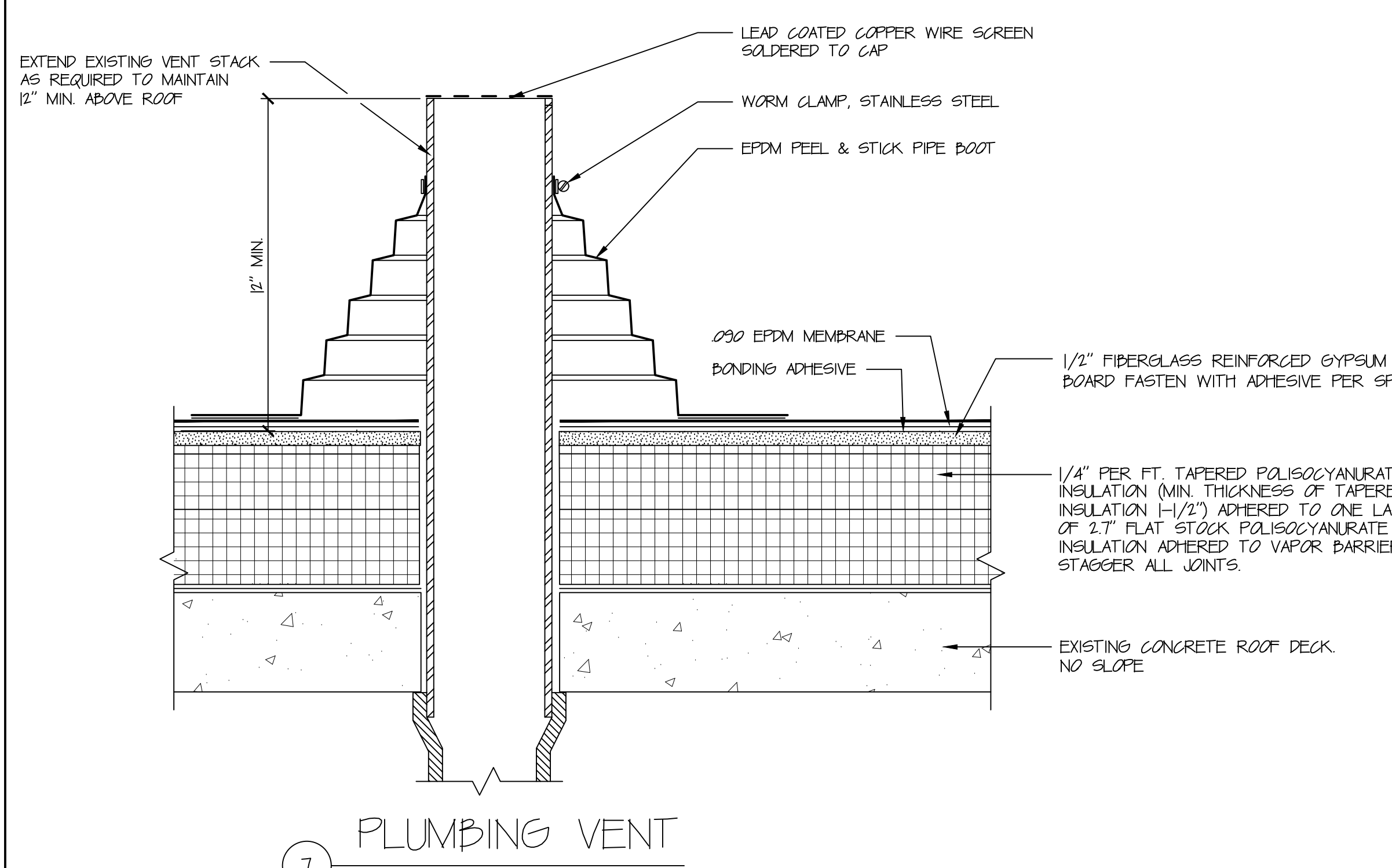
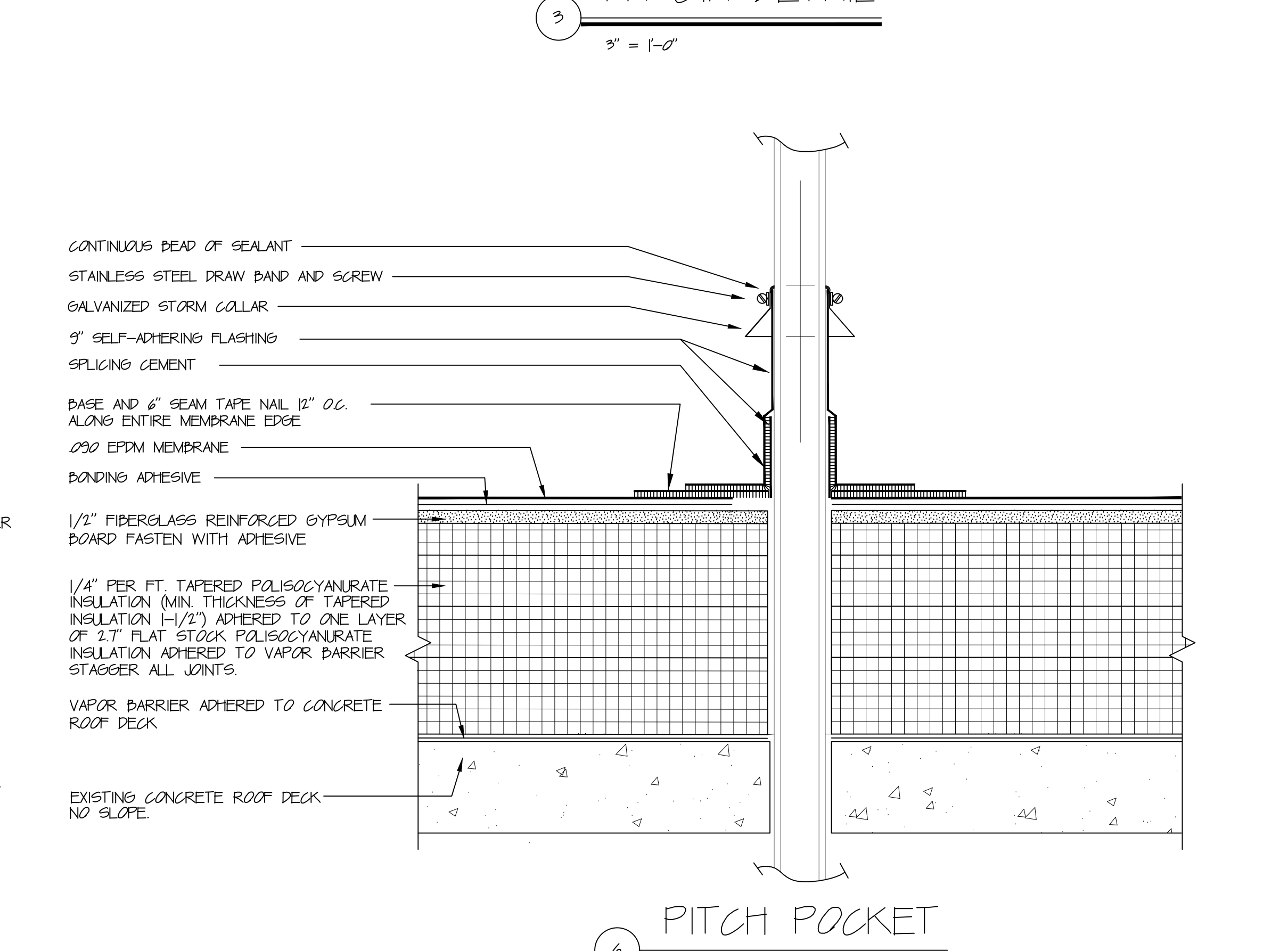
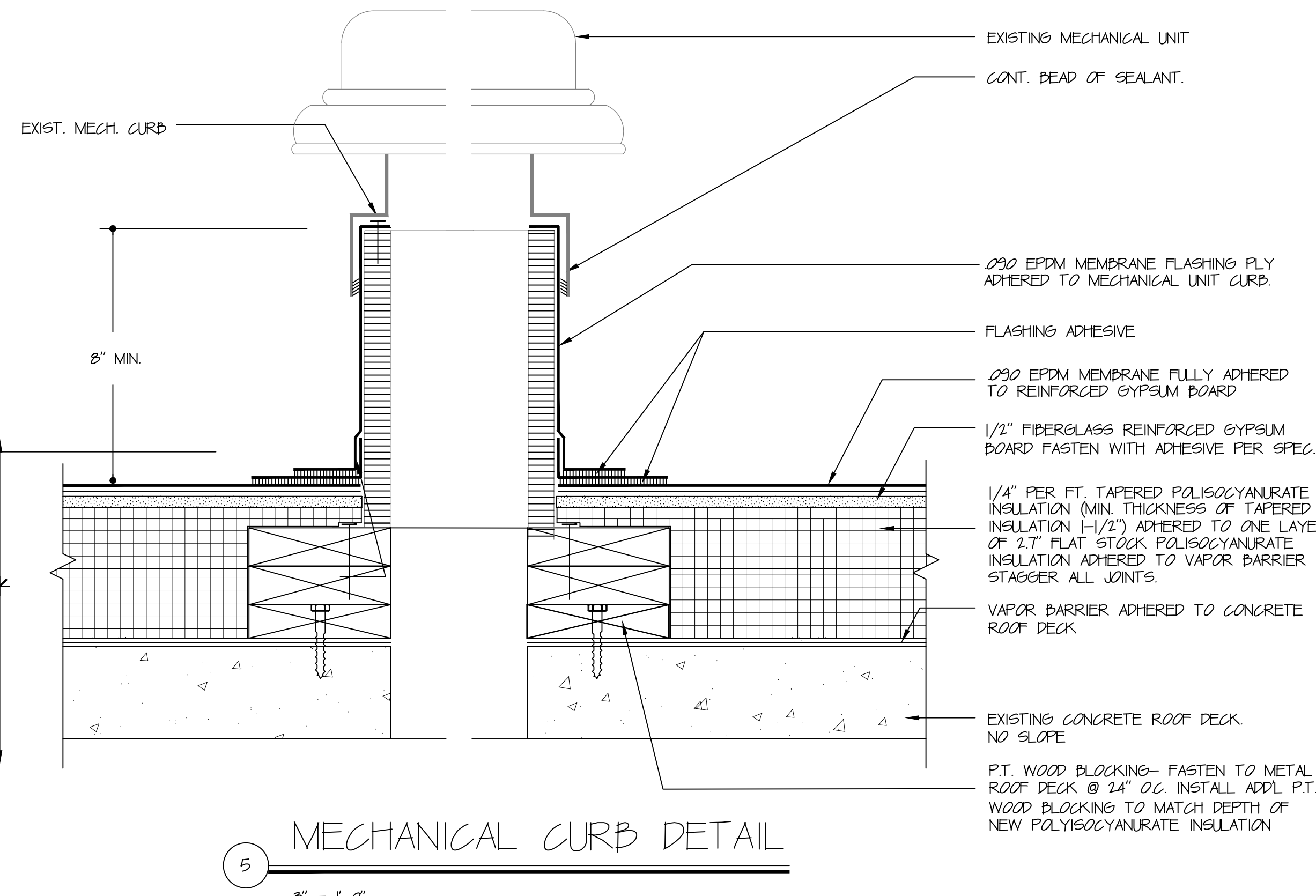
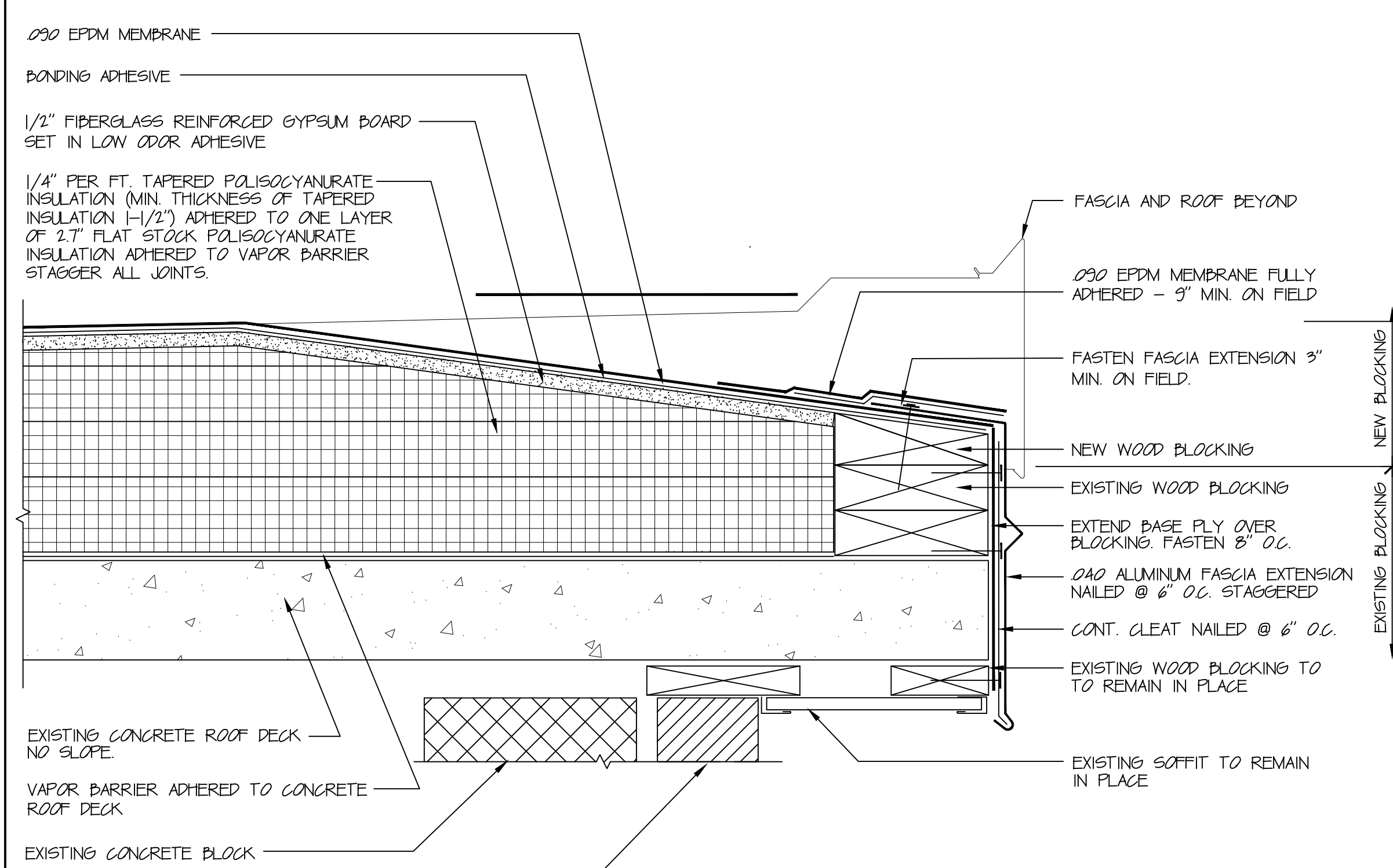
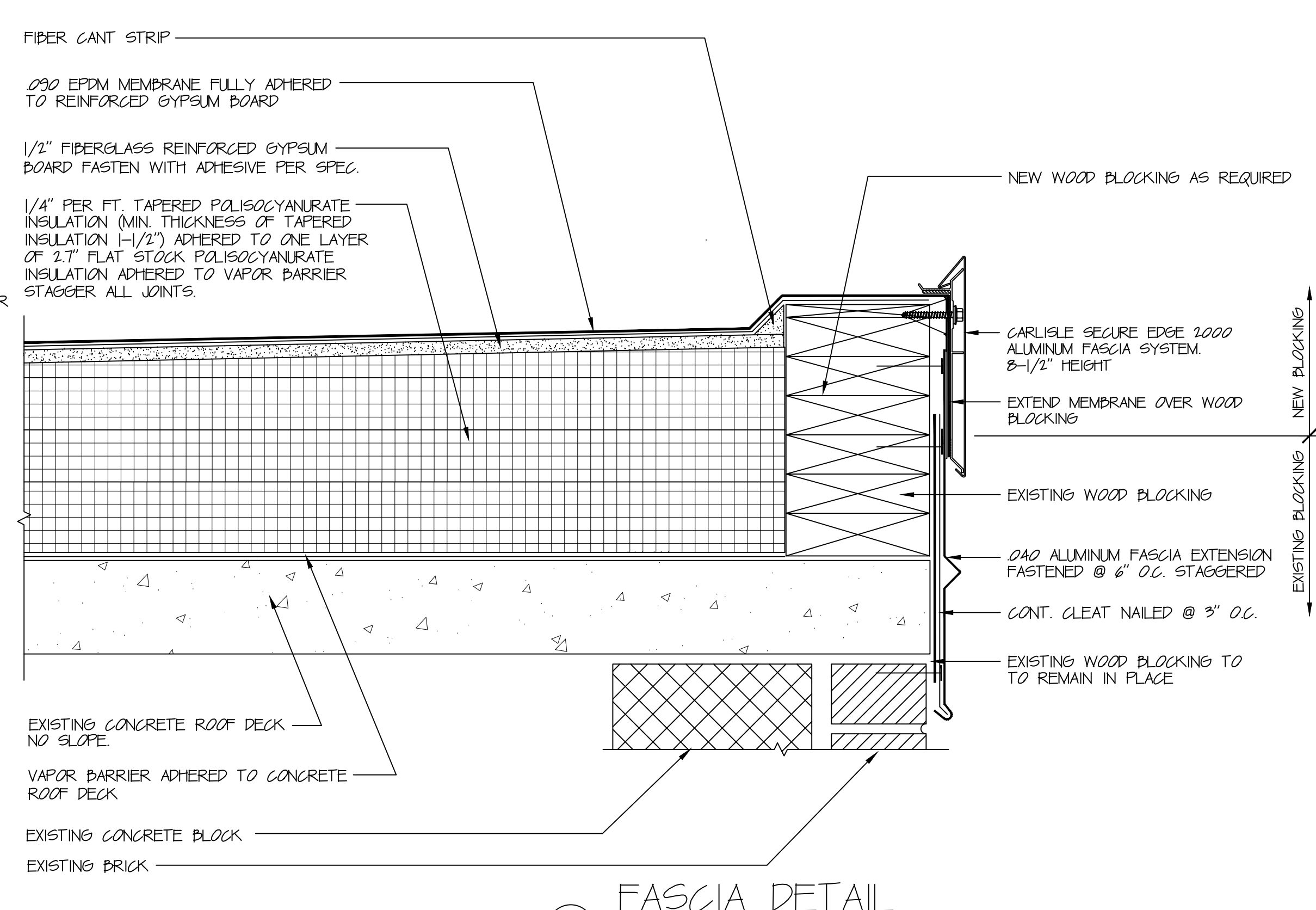
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TYPICAL ADHERED EPDM ROOF ON CONCRETE DECK (NO SLOPE)

1 NTS.



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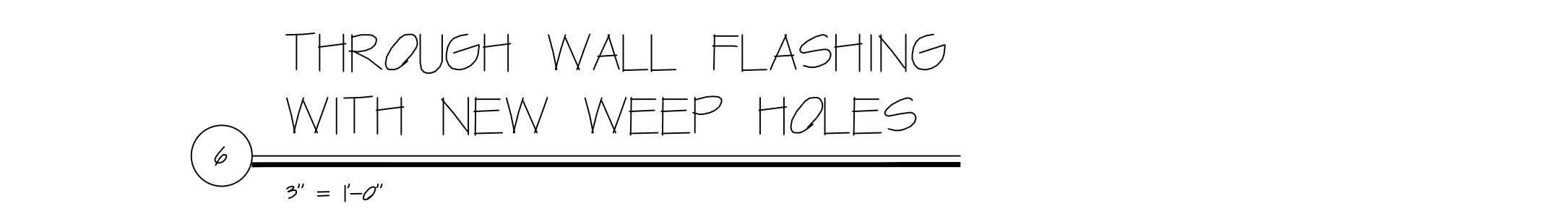
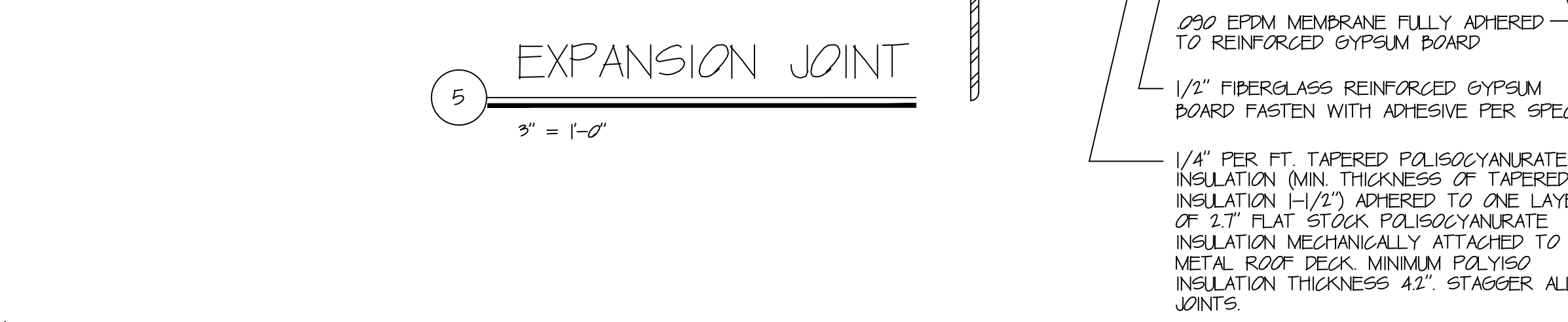
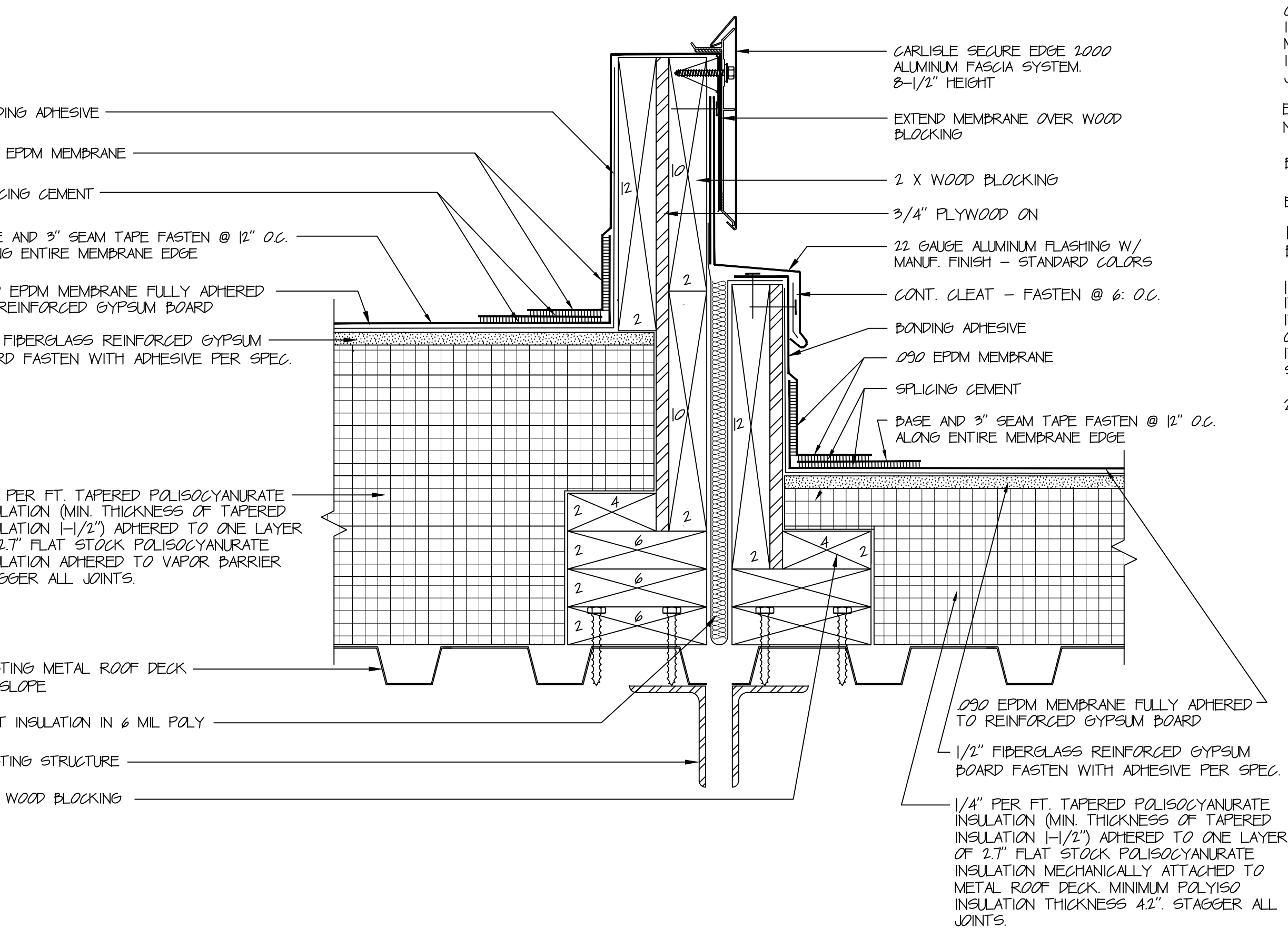
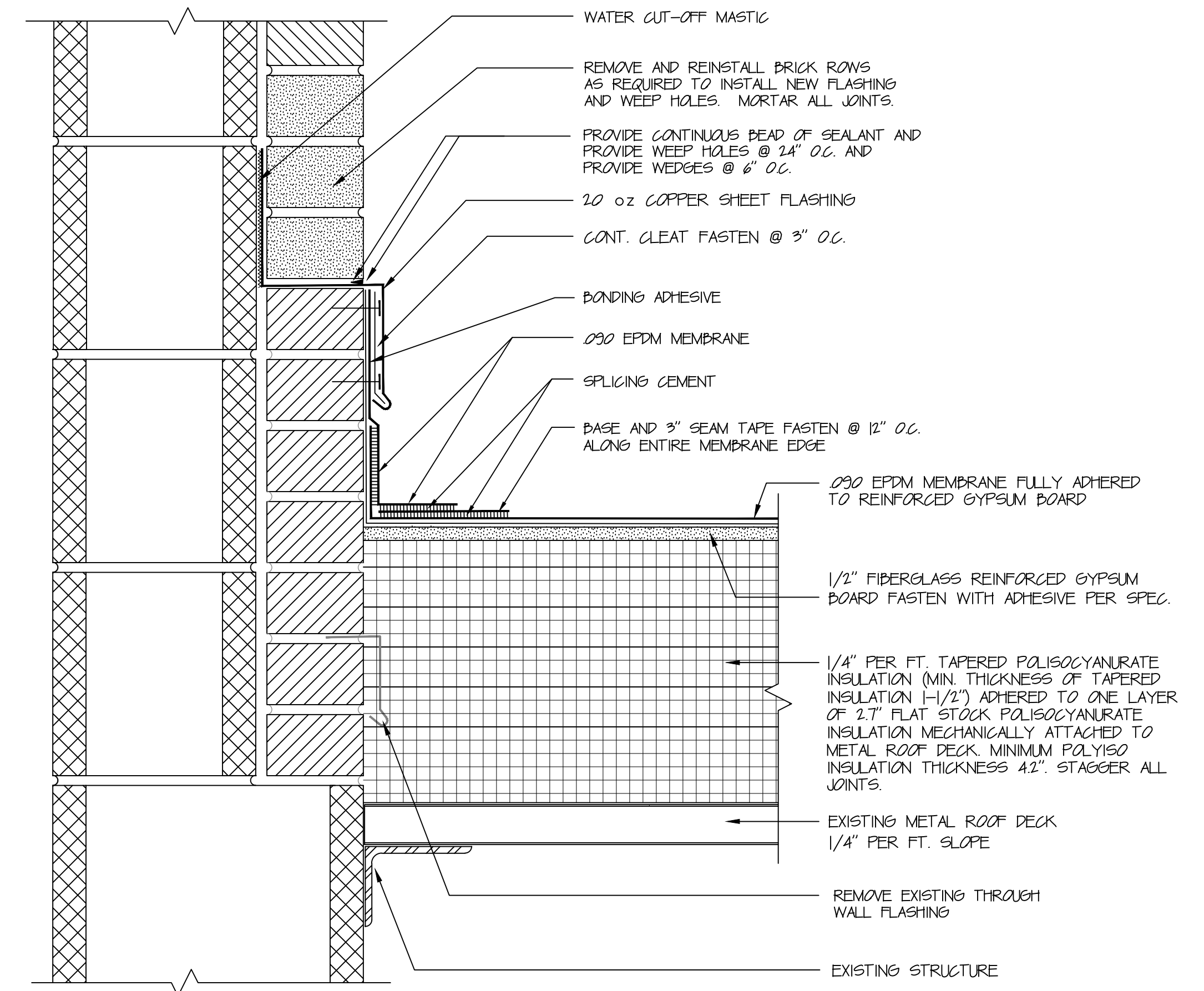
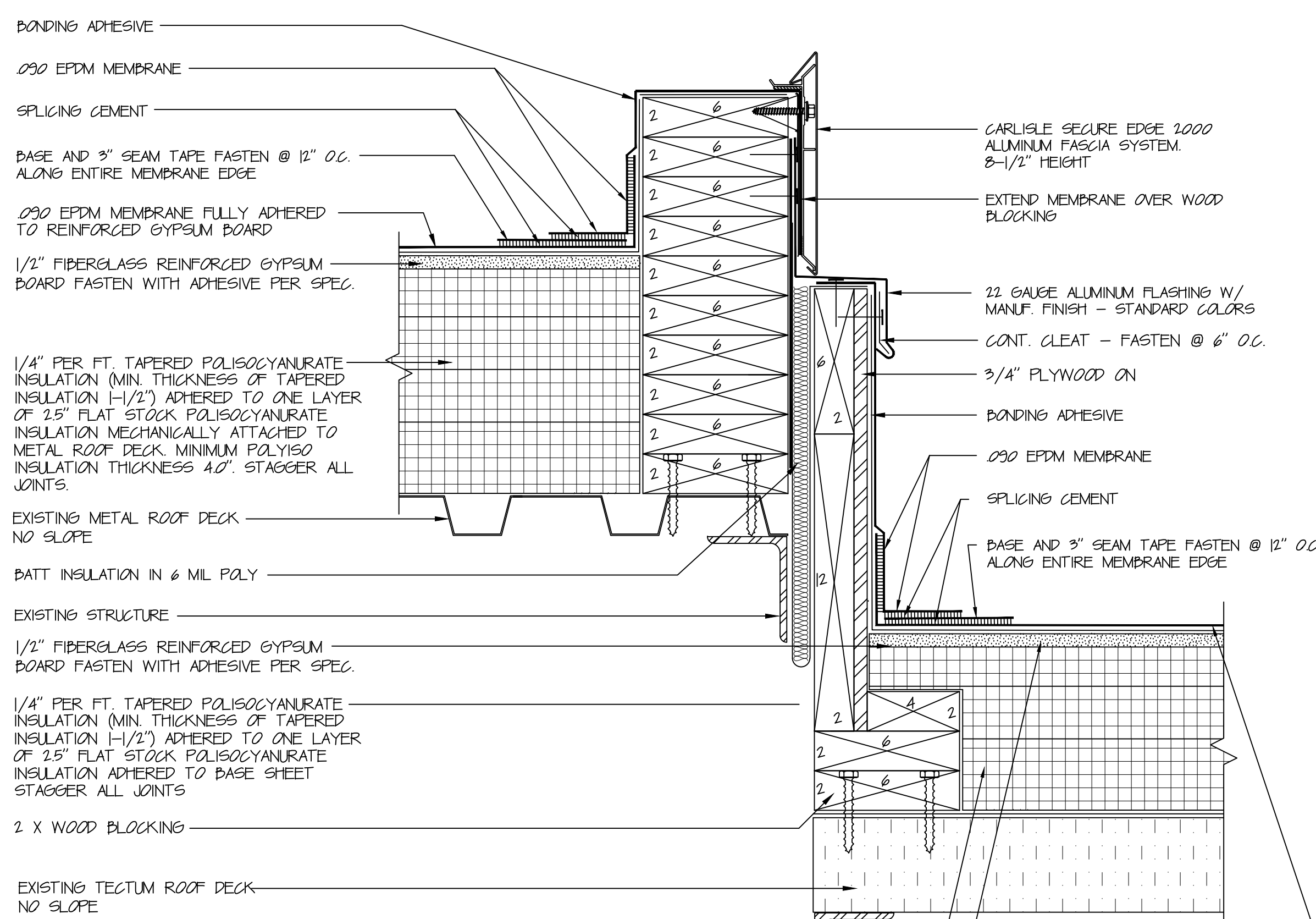
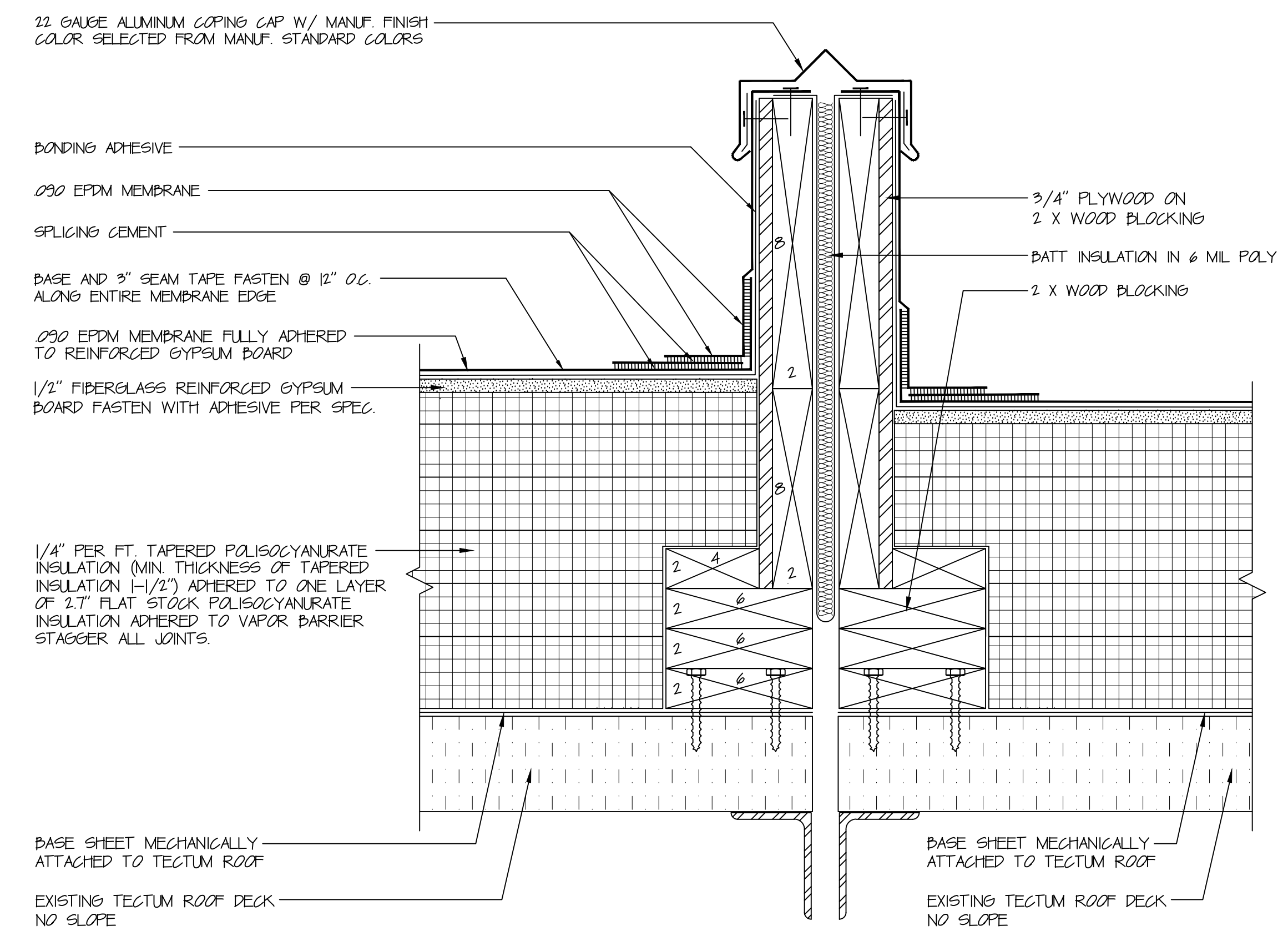
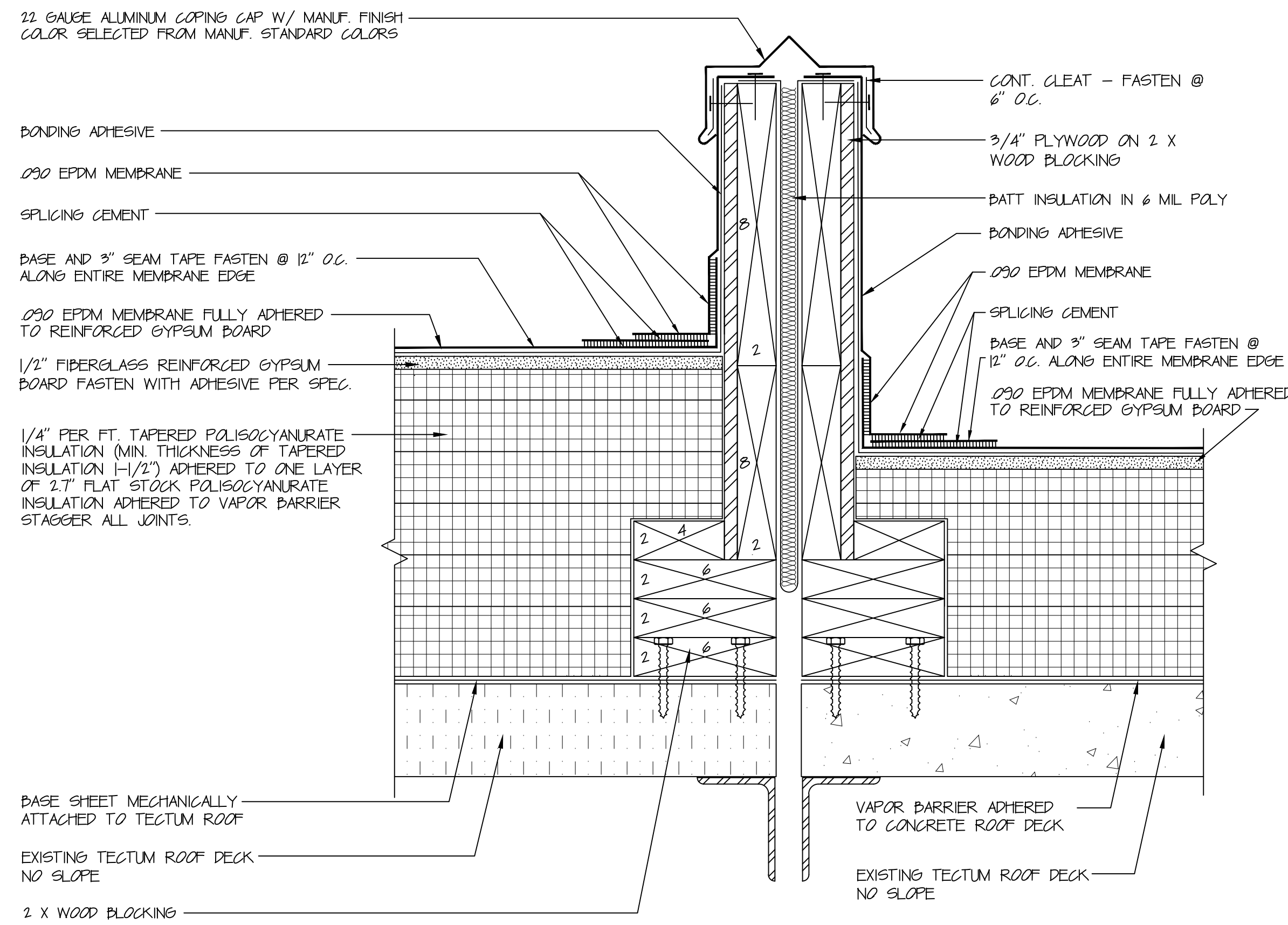
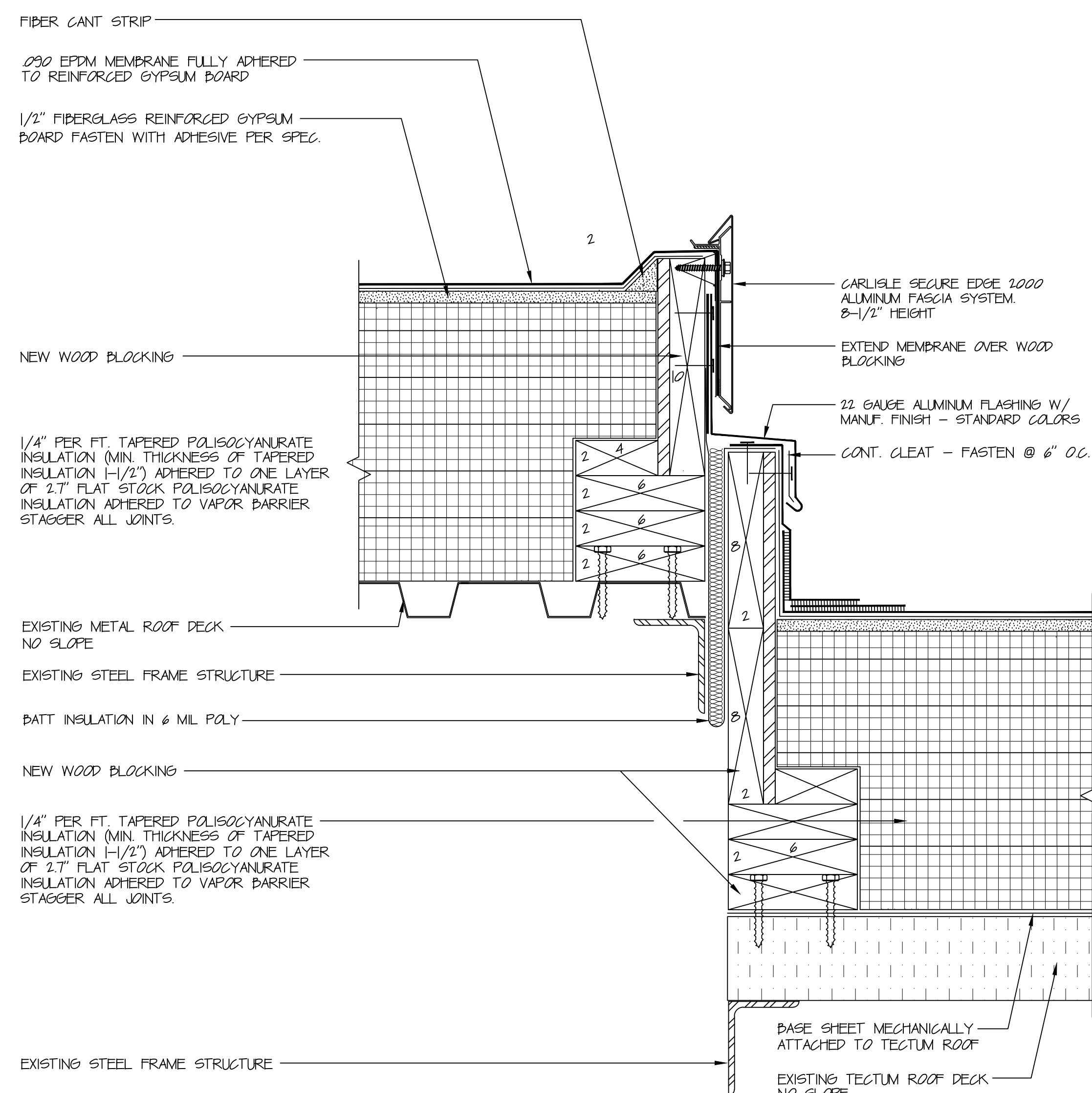
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DATE: 09-05-2023  
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SCALE: 5" = 1'-0"

A-4  
SHEET



4  
5' = 1'-0"

5  
5' = 1'-0"

6  
5' = 1'-0"

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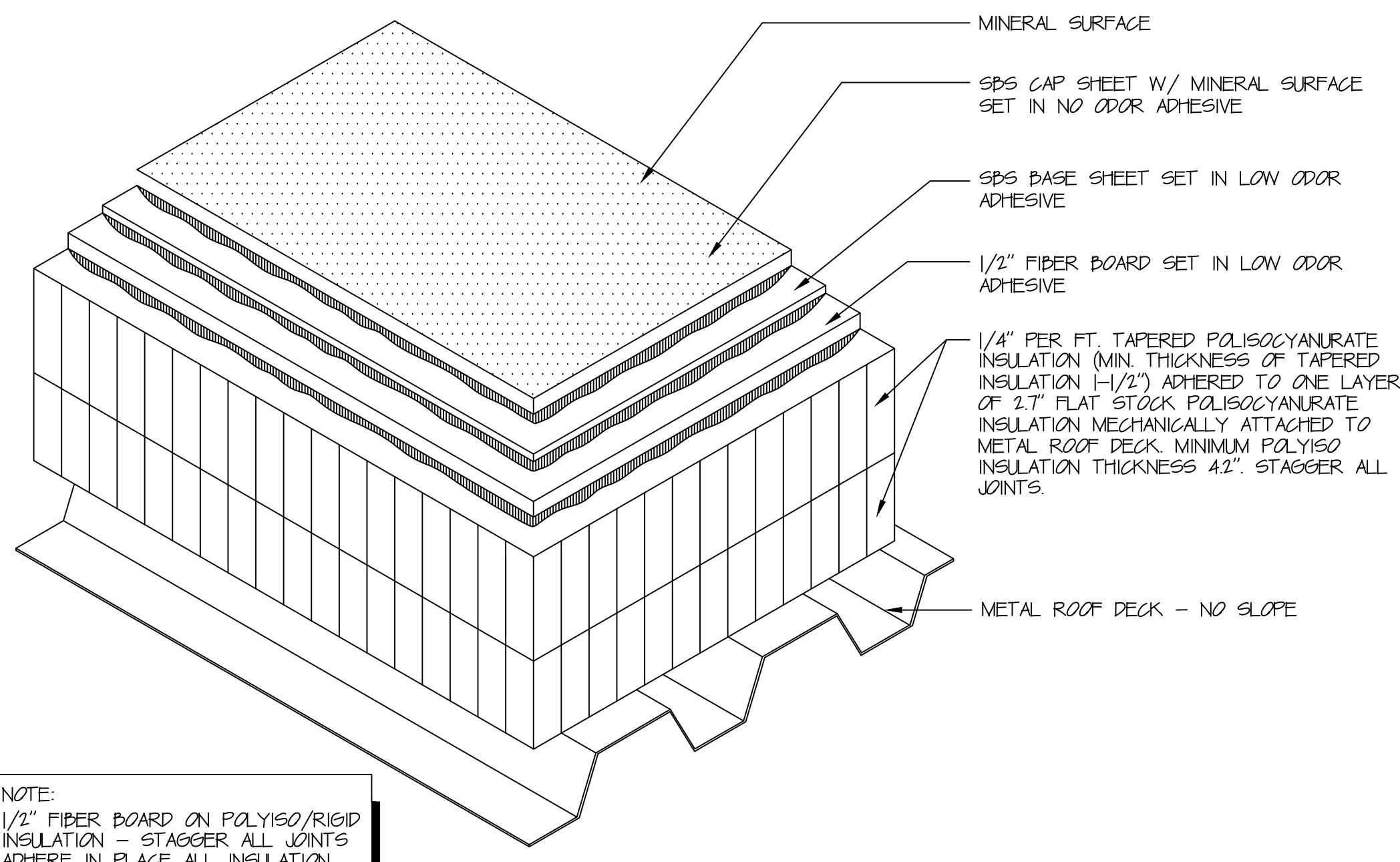
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EMAIL: hrahra@hrahra.com

ROOF DETAILS  
BASE BID

DATE: 03-05-2023  
REVISION:  
STATE PROJ #  
048-0249 RR  
COM # 2023-21  
SCALE: 5' = 1'-0"

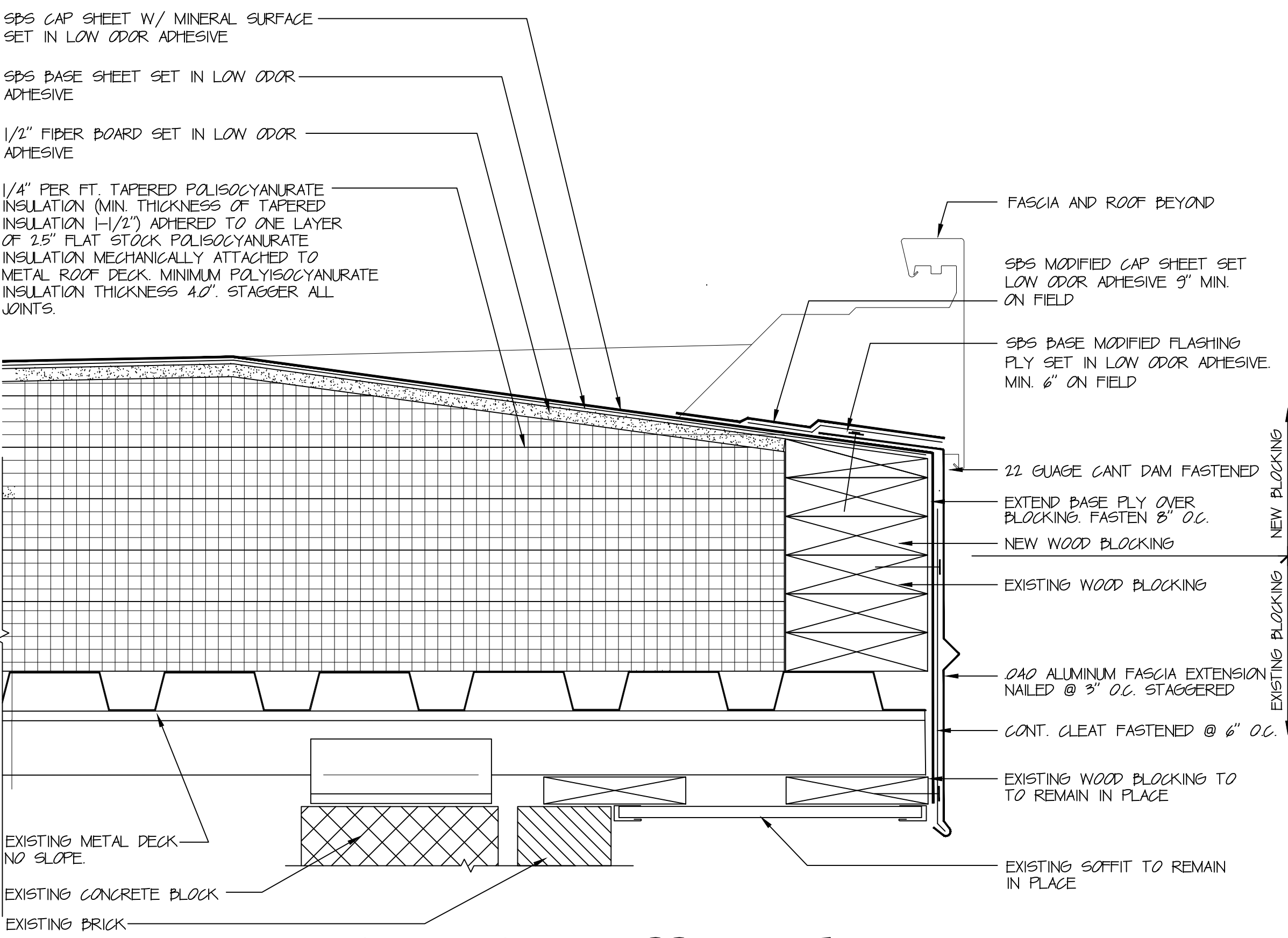
A-5  
SHEET



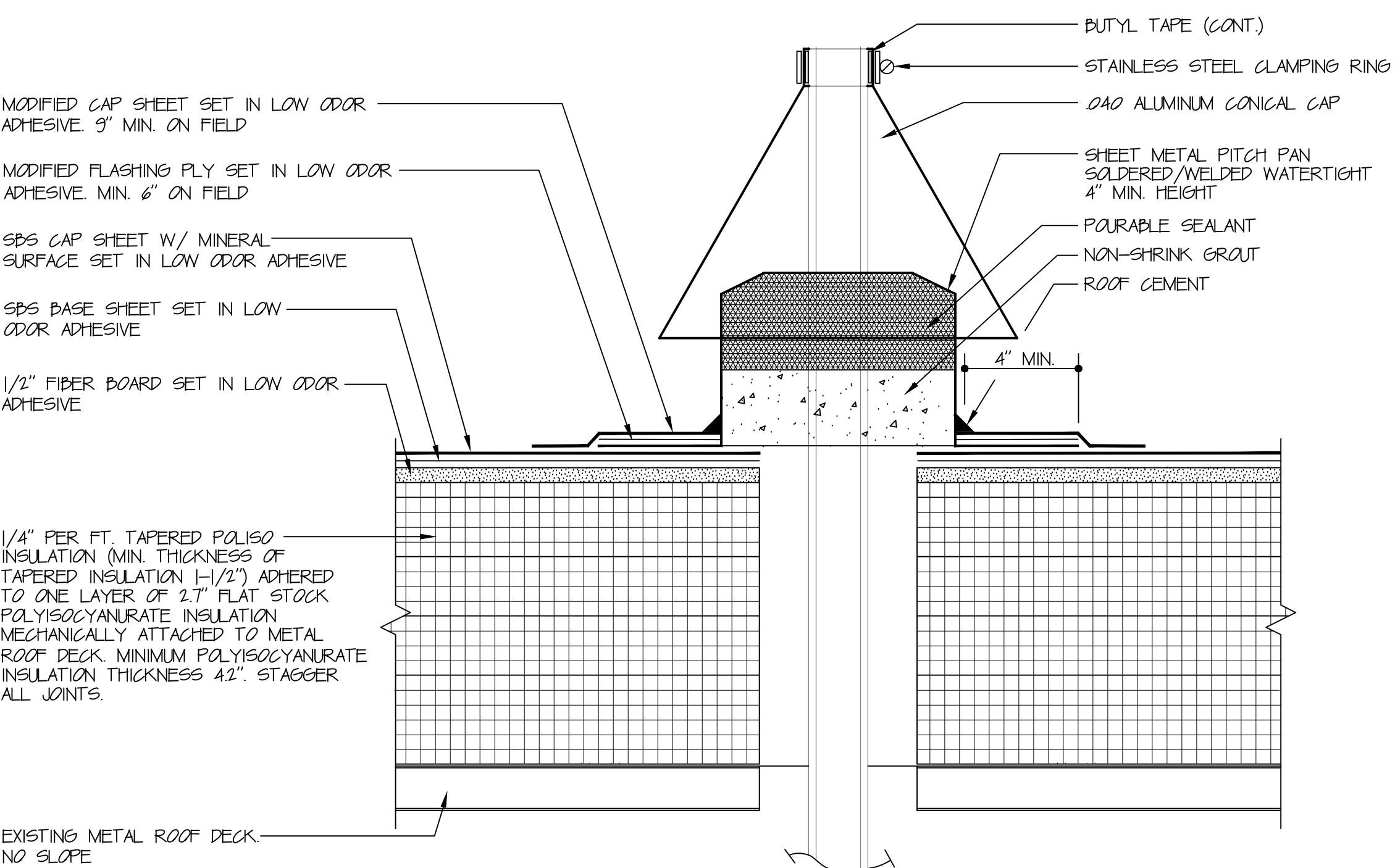


NOTE:  
1/2" FIBER BOARD ON POLYISO/RIGID INSULATION - STAGGER ALL JOINTS AND STAGGER ALL JOINTS ACCORDING TO SPECIFICATION.

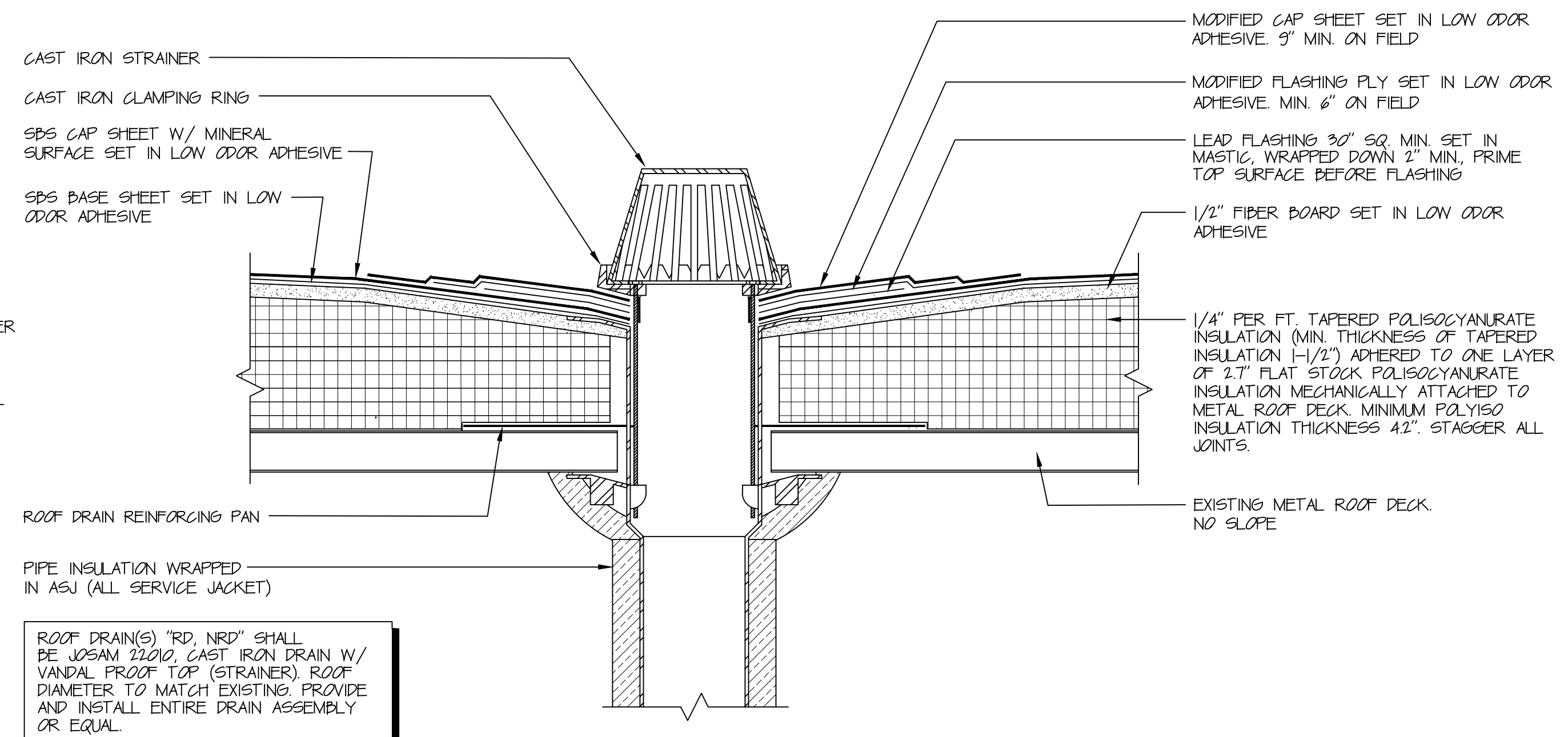
1 TYPICAL 2 PLY MODIFIED ROOF ON METAL DECK (NO SLOPE)  
NTS



4 OVERFLOW SCUPPER DETAIL  
5" = 1'-0"

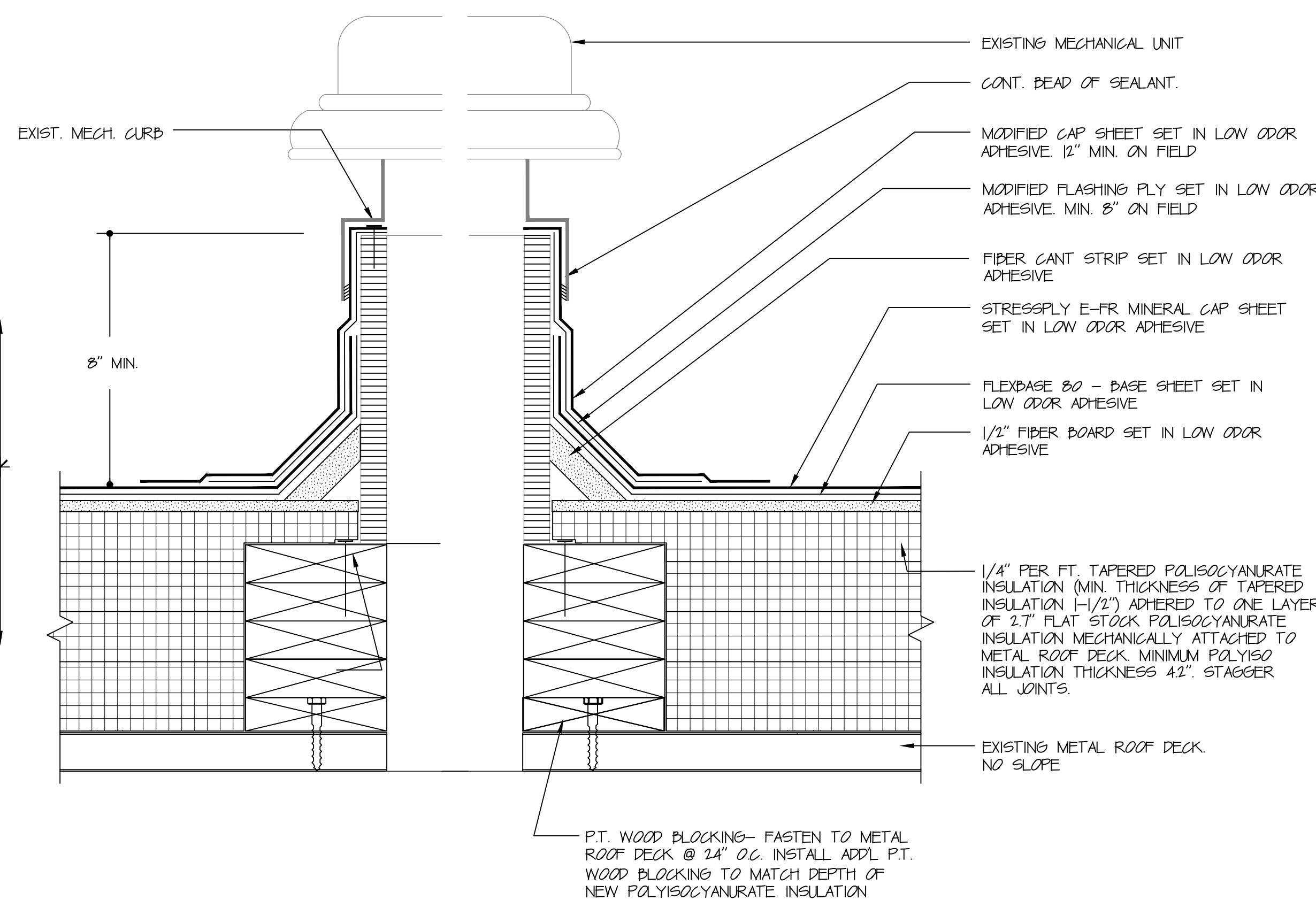


7 PITCH POCKET  
5" = 1'-0"

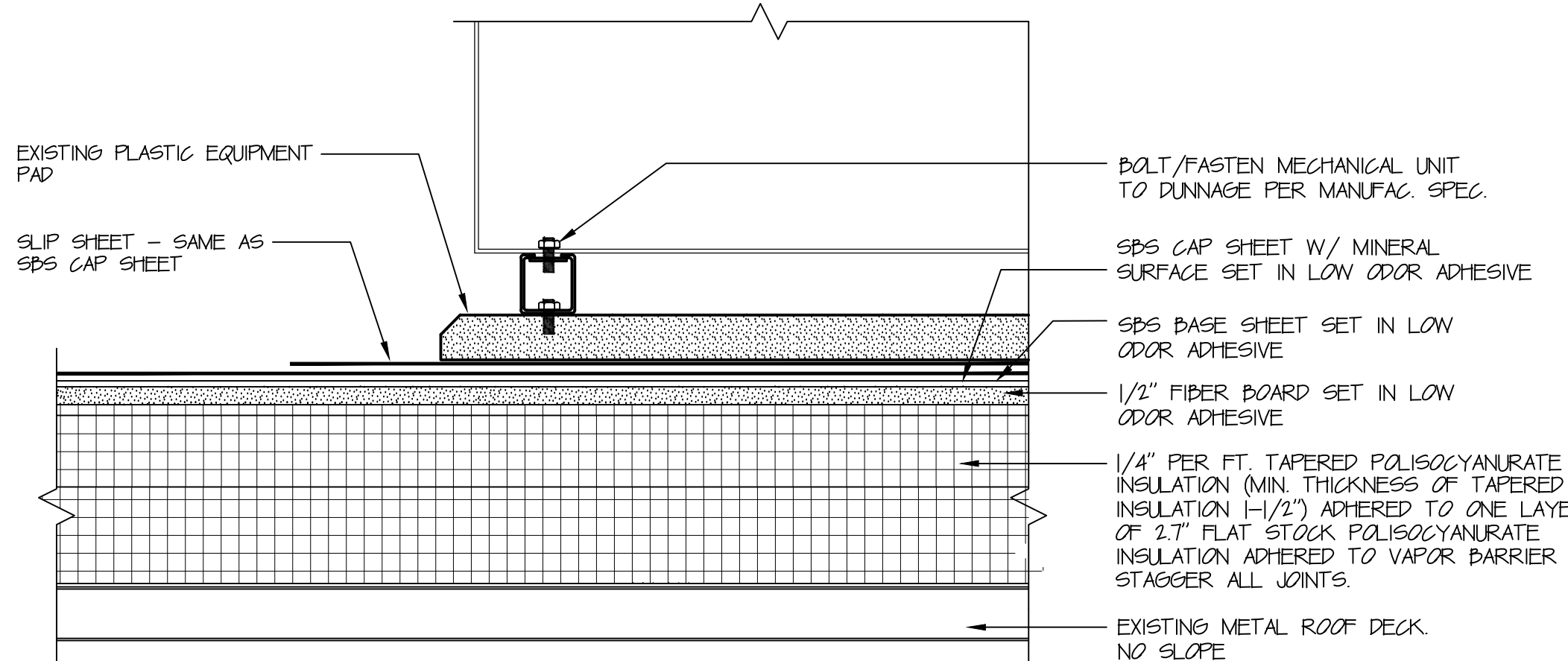


ROOF DRAIN(S) "RD, NRD" SHALL BE JOSAM 2200, CAST IRON DRAIN W/ VANDAL PROOF TOP (STRAINER). ROOF DIAMETER TO MATCH EXISTING. PROVIDE AND INSTALL ENTIRE DRAIN ASSEMBLY OR EQUAL.

2 ROOF DRAIN  
5" = 1'-0"

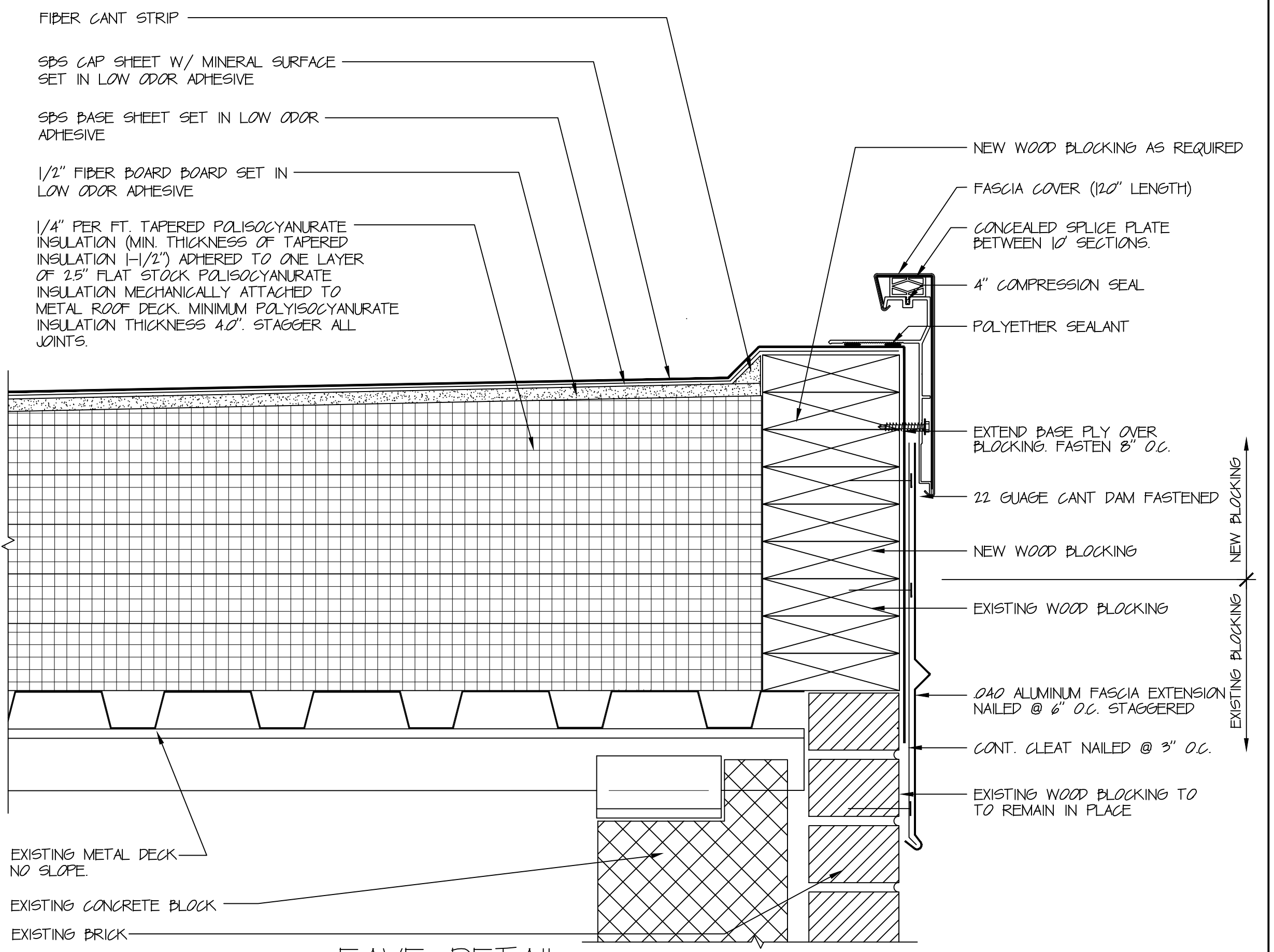


5 MECHANICAL CURB DETAIL  
5" = 1'-0"

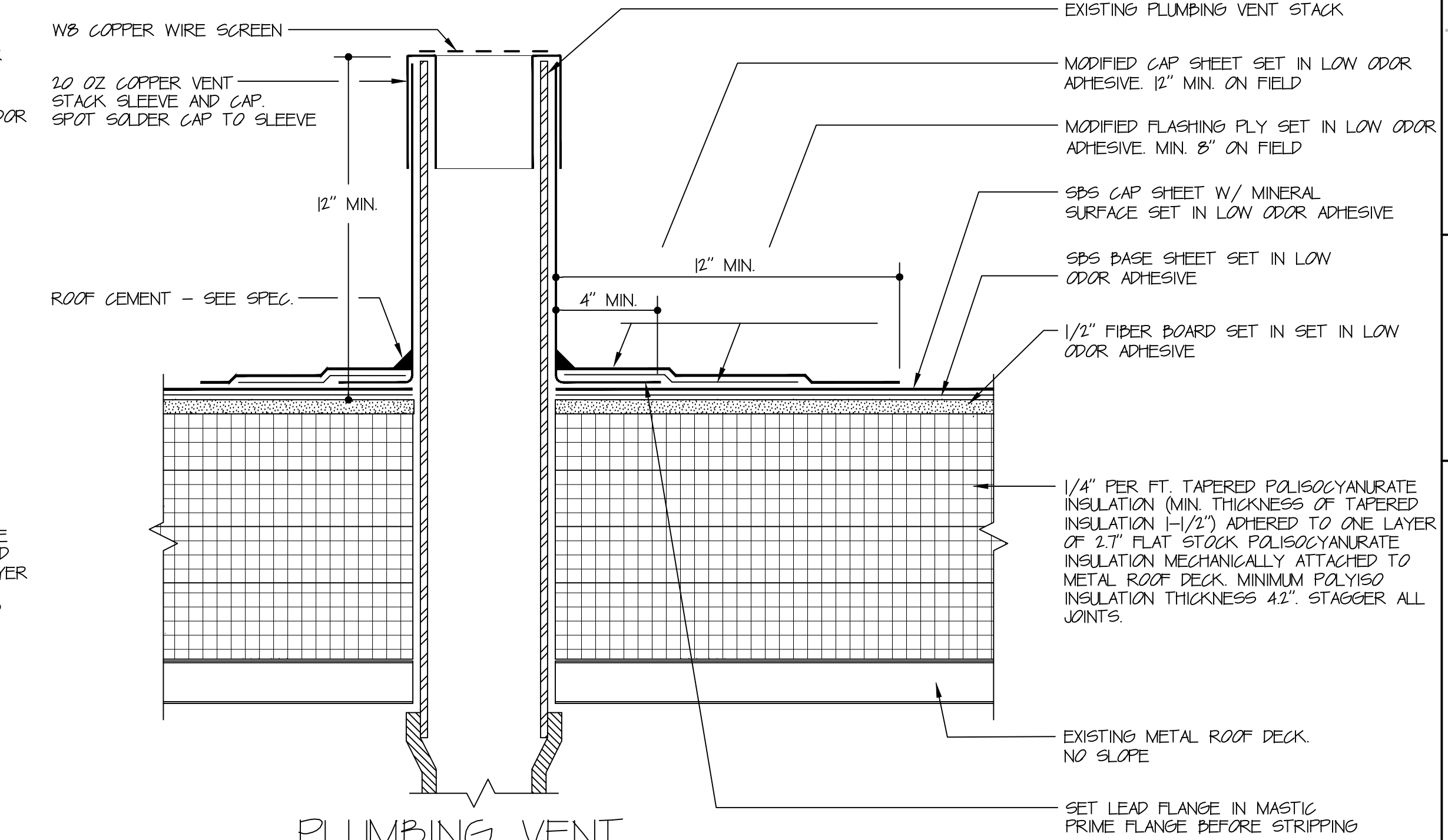


8 DUNNAGE DETAIL  
5" = 1'-0"

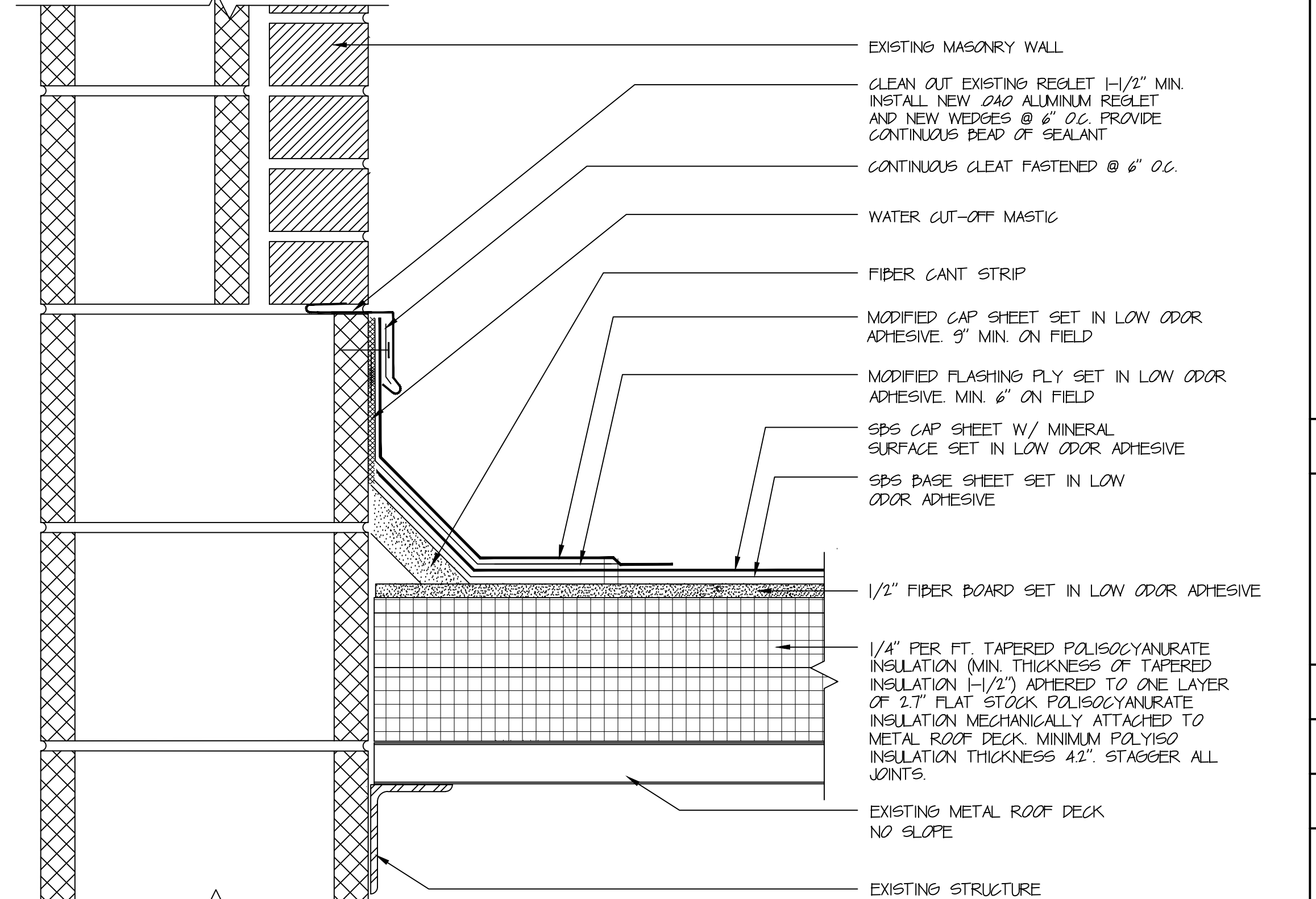
ADD ALTERNATE #1 DETAILS



3 EAVE DETAIL  
5" = 1'-0"



6 PLUMBING VENT  
5" = 1'-0"



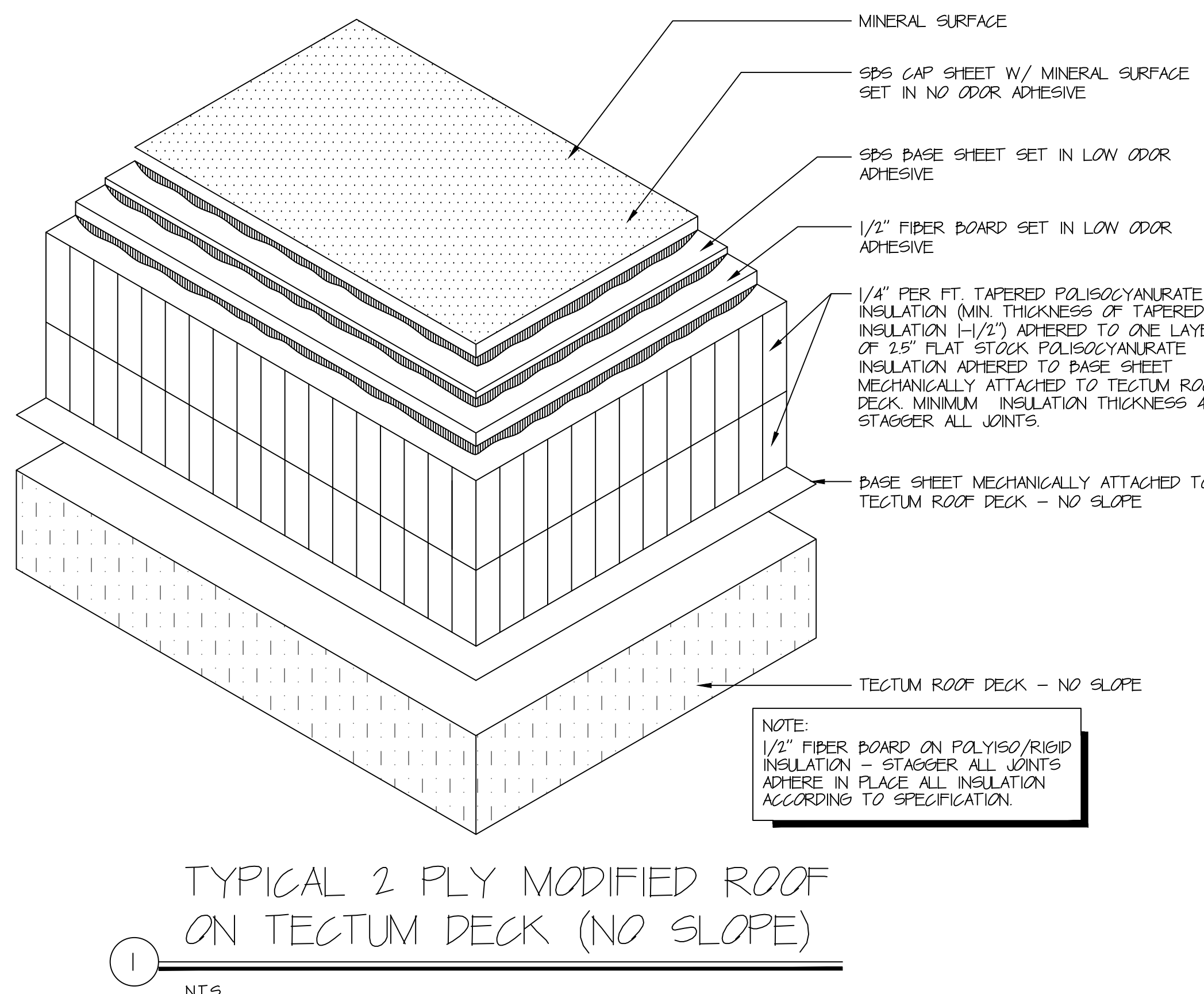
9 REGLET DETAIL  
5" = 1'-0"

ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

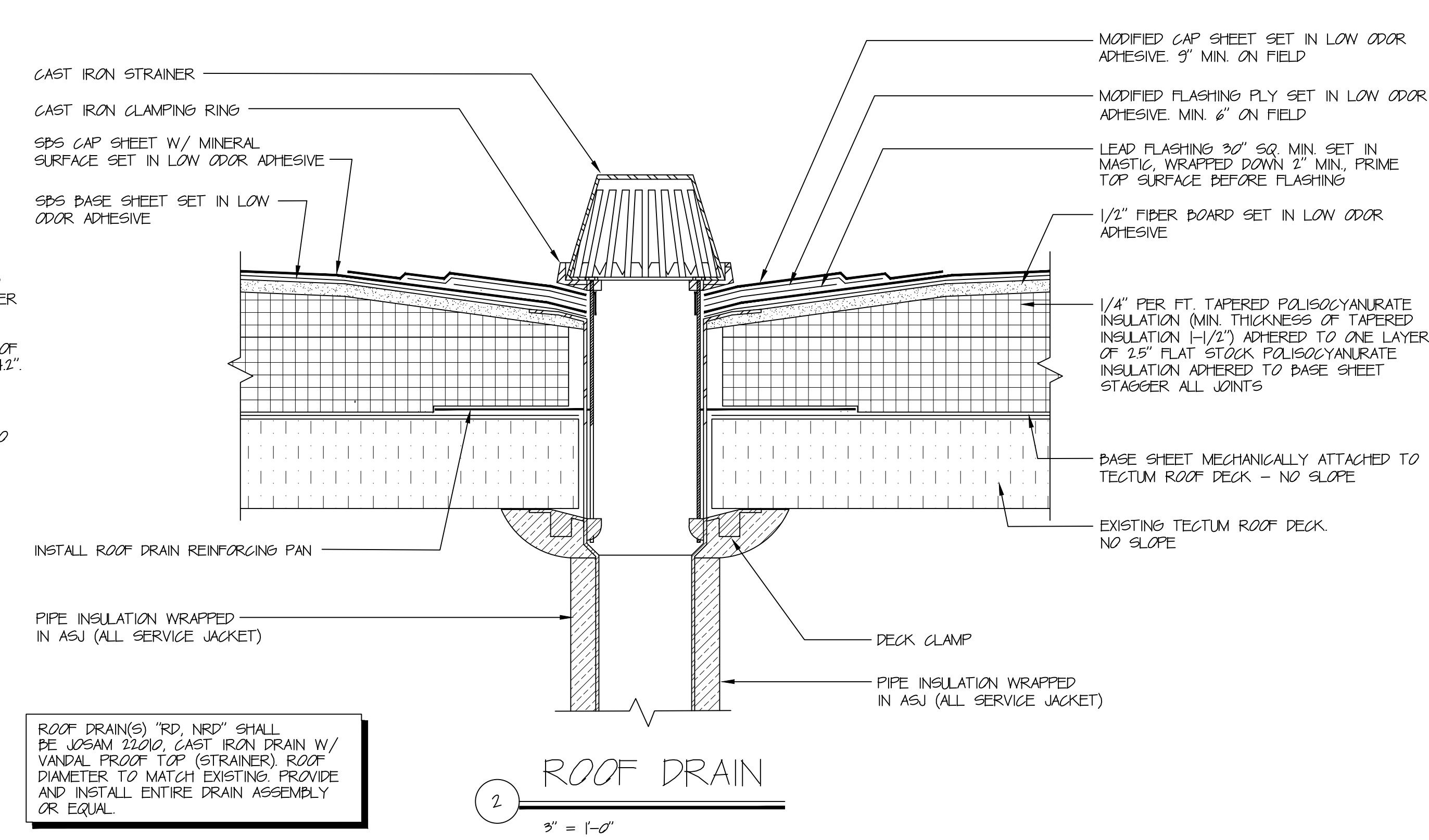
HRA  
HIBBARD & ROSA  
ARCHITECTS, LLC  
100 RIVERVIEW CENTER  
SUITE 272  
MIDDLETOWN, CT  
PHONE: (860) 346-1809  
EMAIL: hro@hrobz

ROOF DETAILS  
ADD ALTERNATE #1

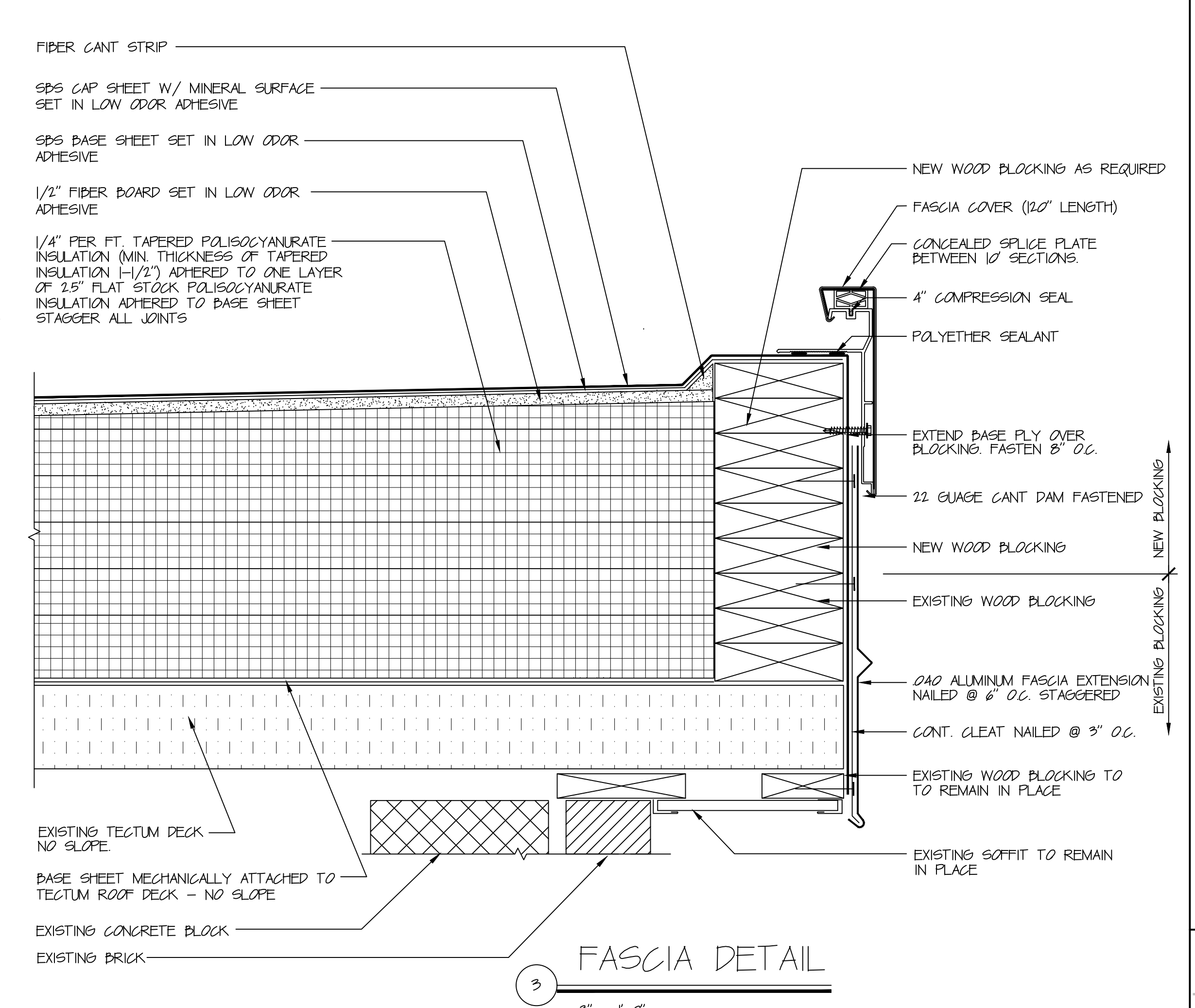
DATE: 09-05-2023  
REVISION:  
STATE PROJ # 049-0249 RR  
COM. # 2023-21  
SCALE: 5" = 1'-0"  
A-6  
SHEET



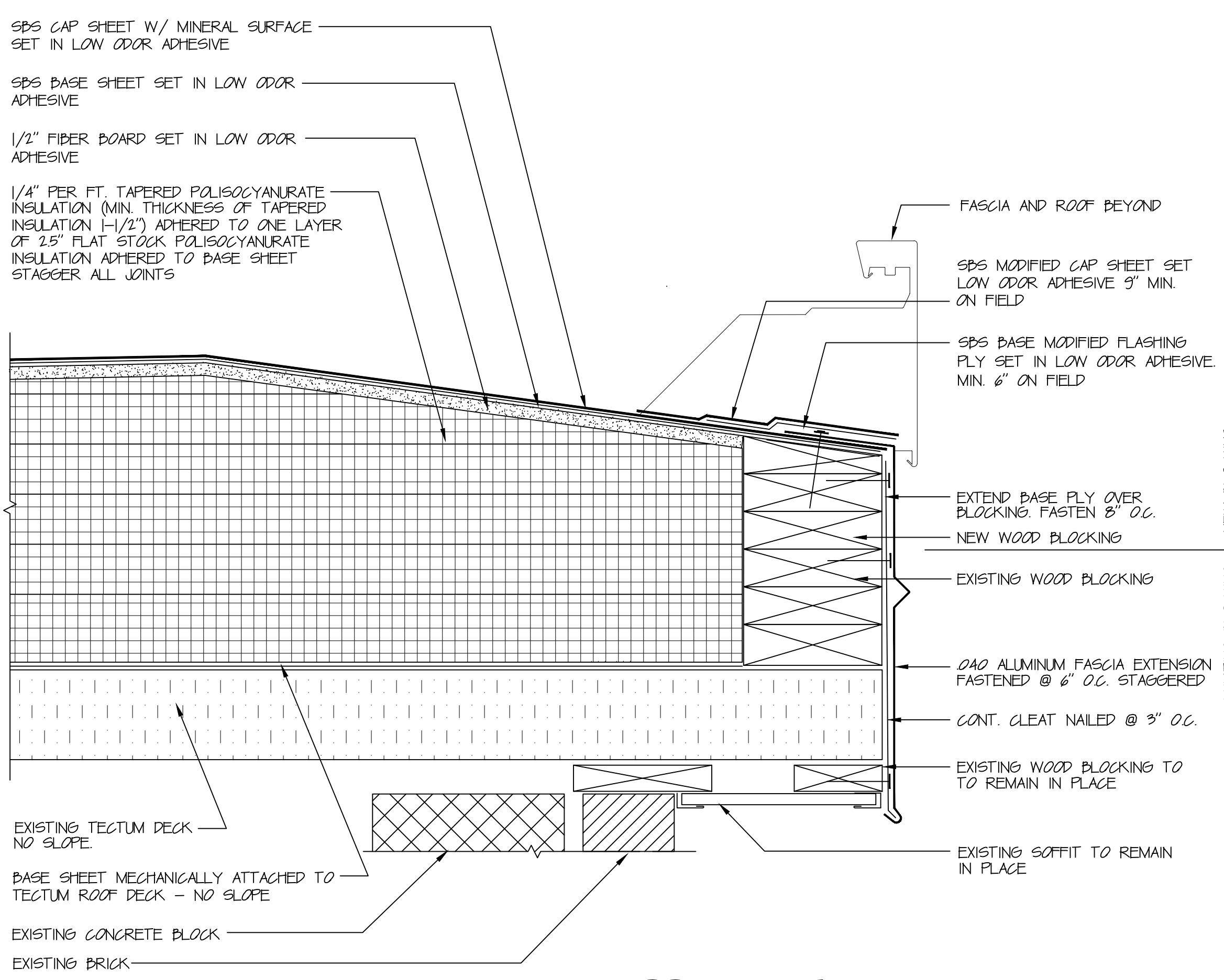
TYPICAL 2 PLY MODIFIED ROOF ON TECTUM DECK (NO SLOPE)



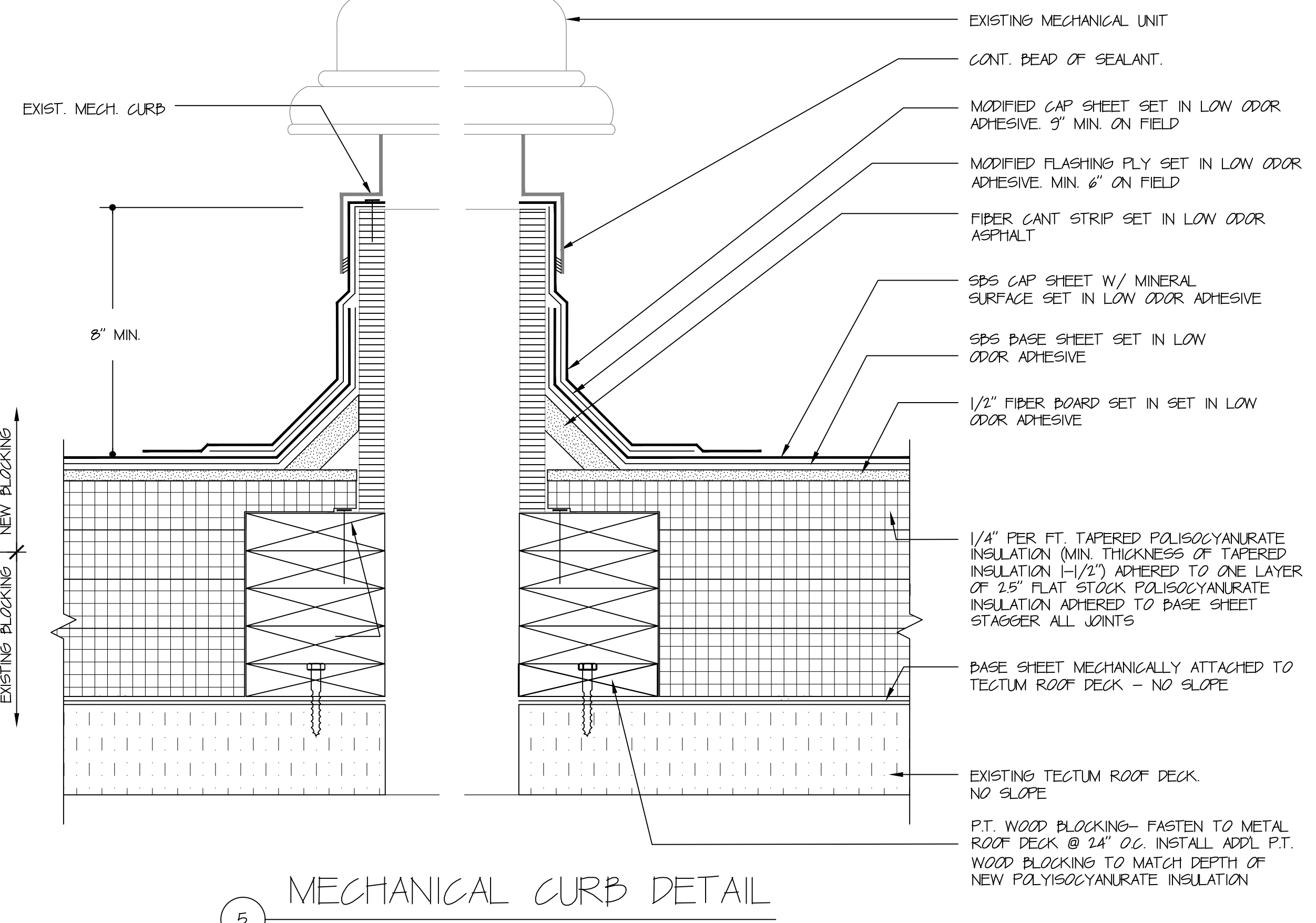
ROOF DRAIN



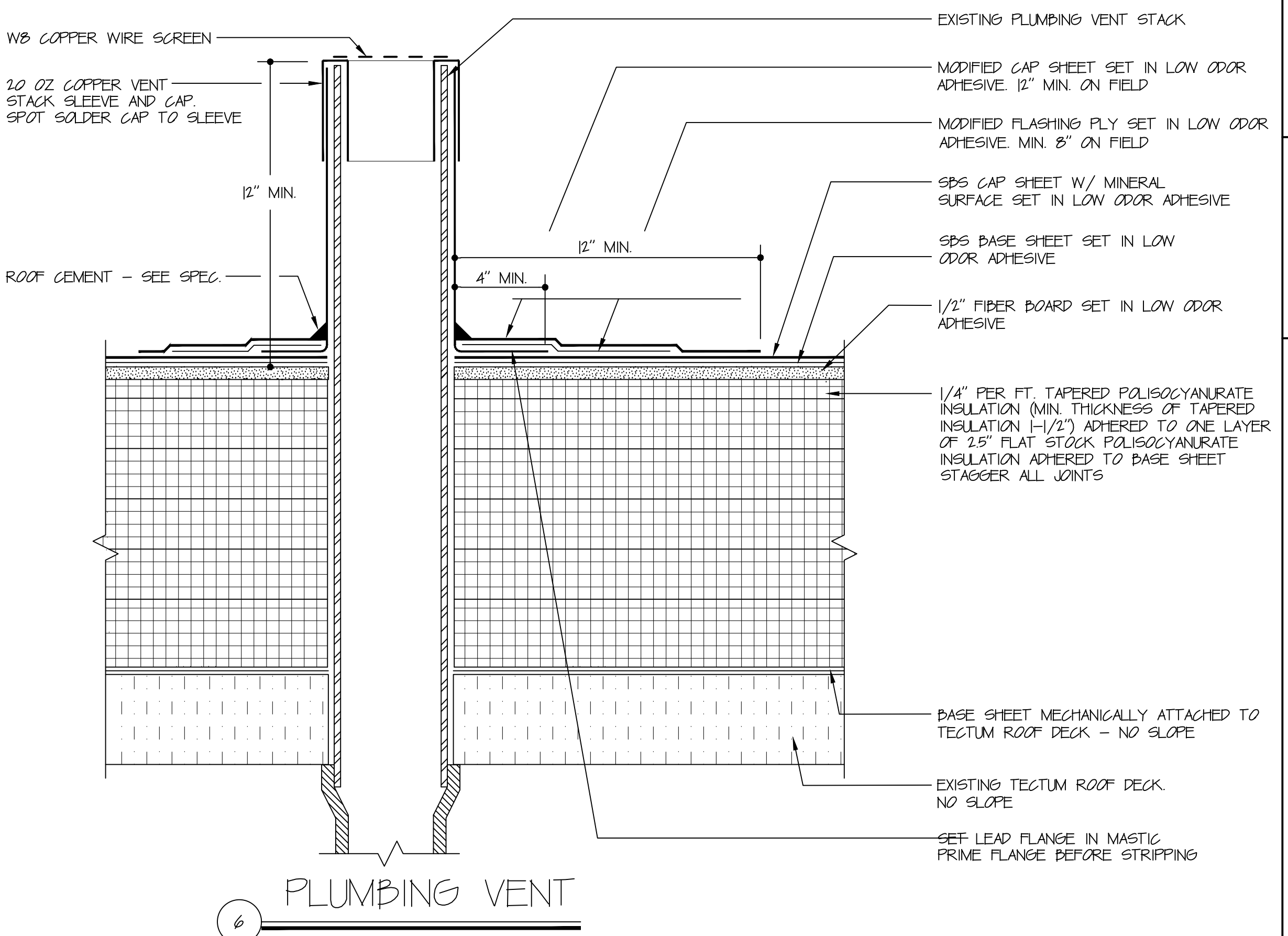
FASCIA DETAIL



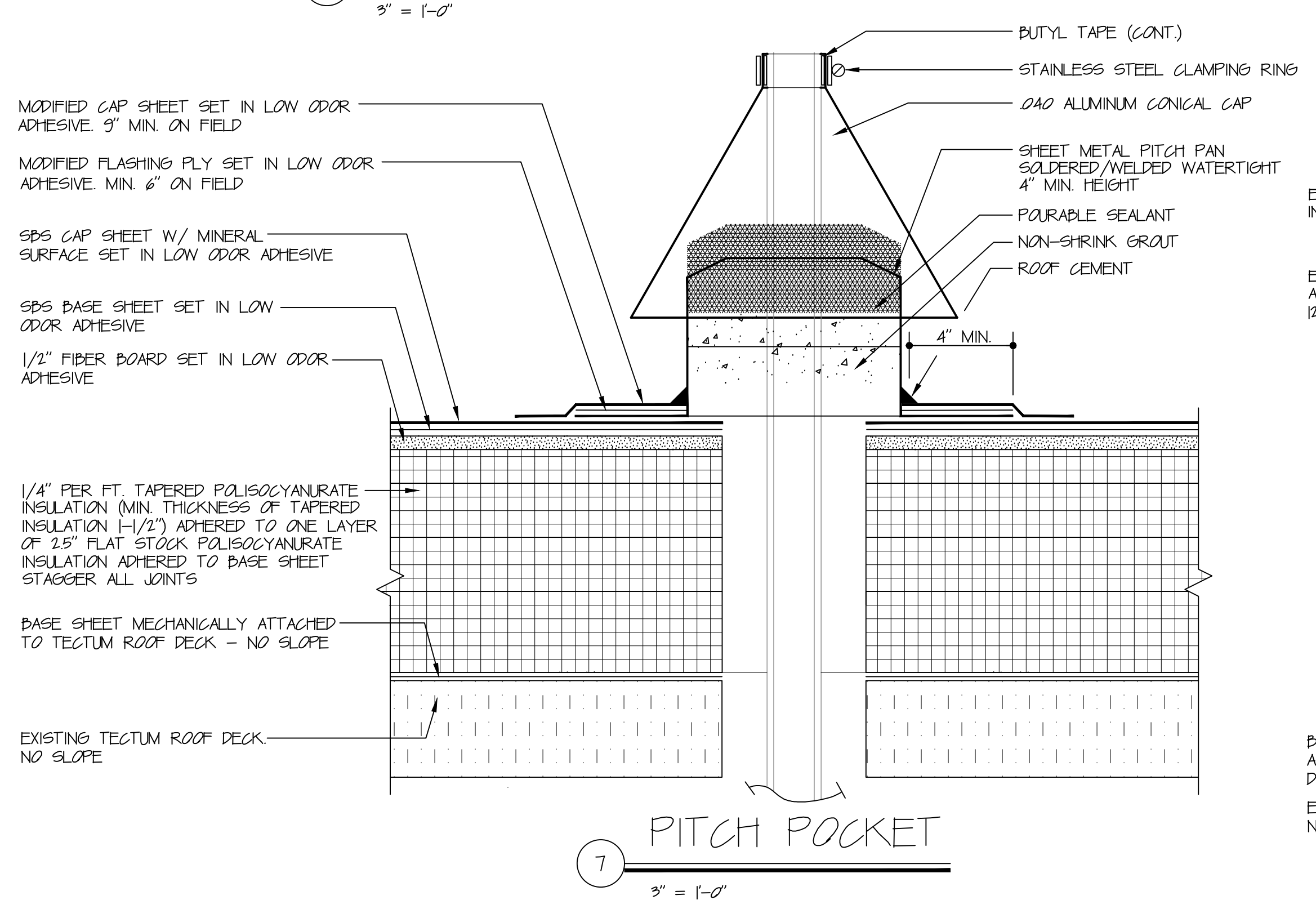
OVERFLOW SCUPPER DETAIL



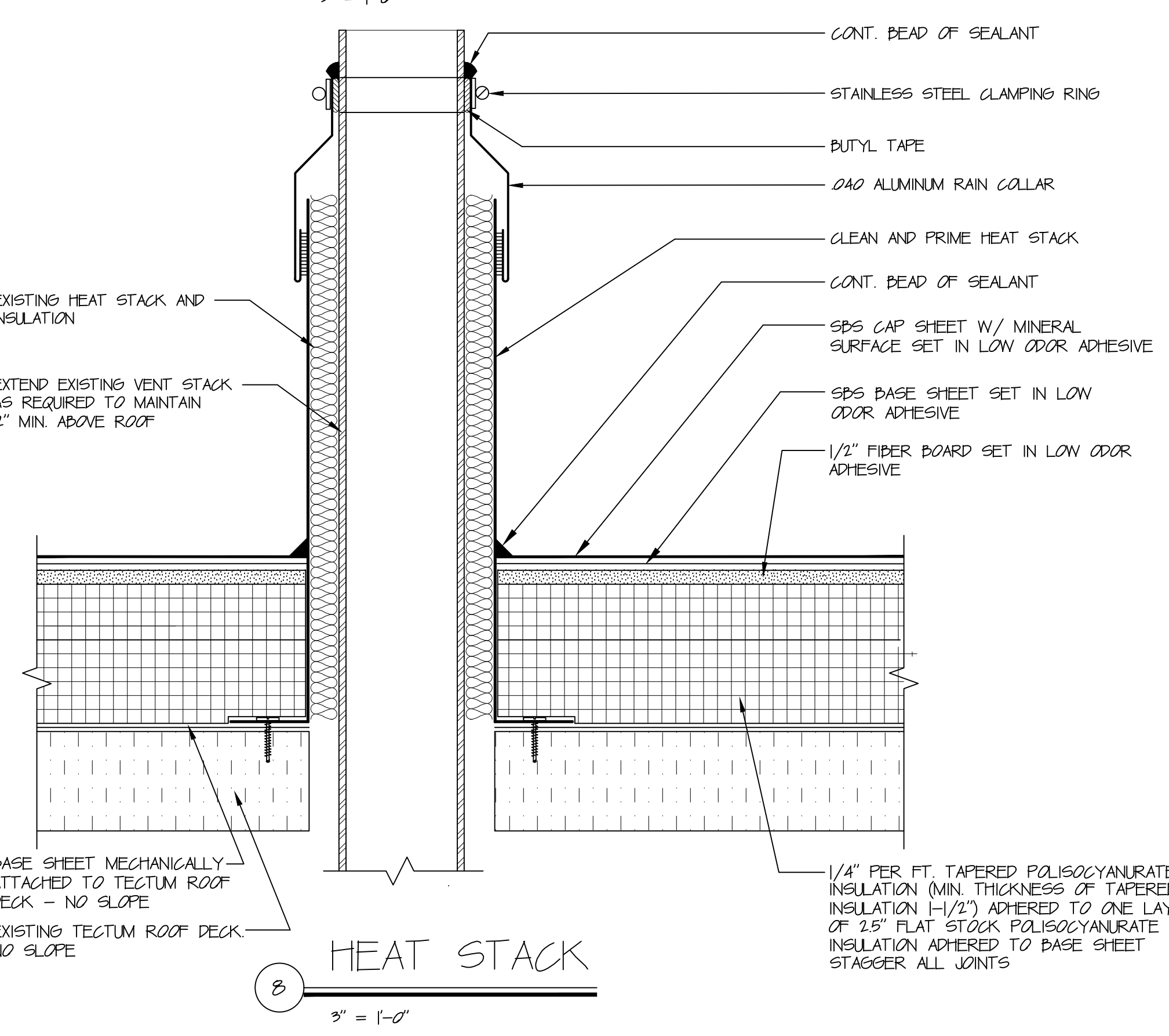
MECHANICAL CURB DETAIL



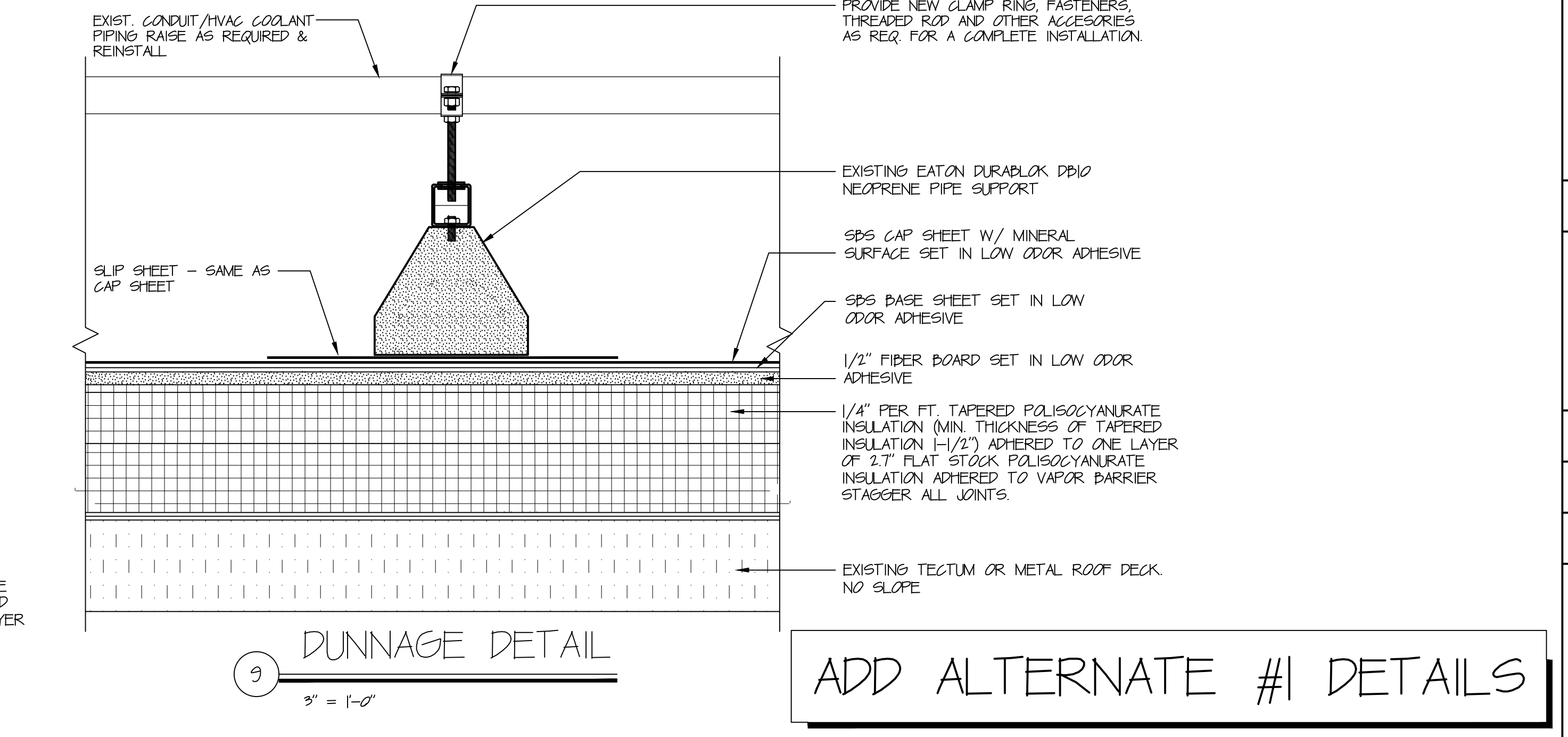
PLUMBING VENT



PITCH POCKET



HEAT STACK



DUNNAGE DETAIL

ADD ALTERNATE #1 DETAILS

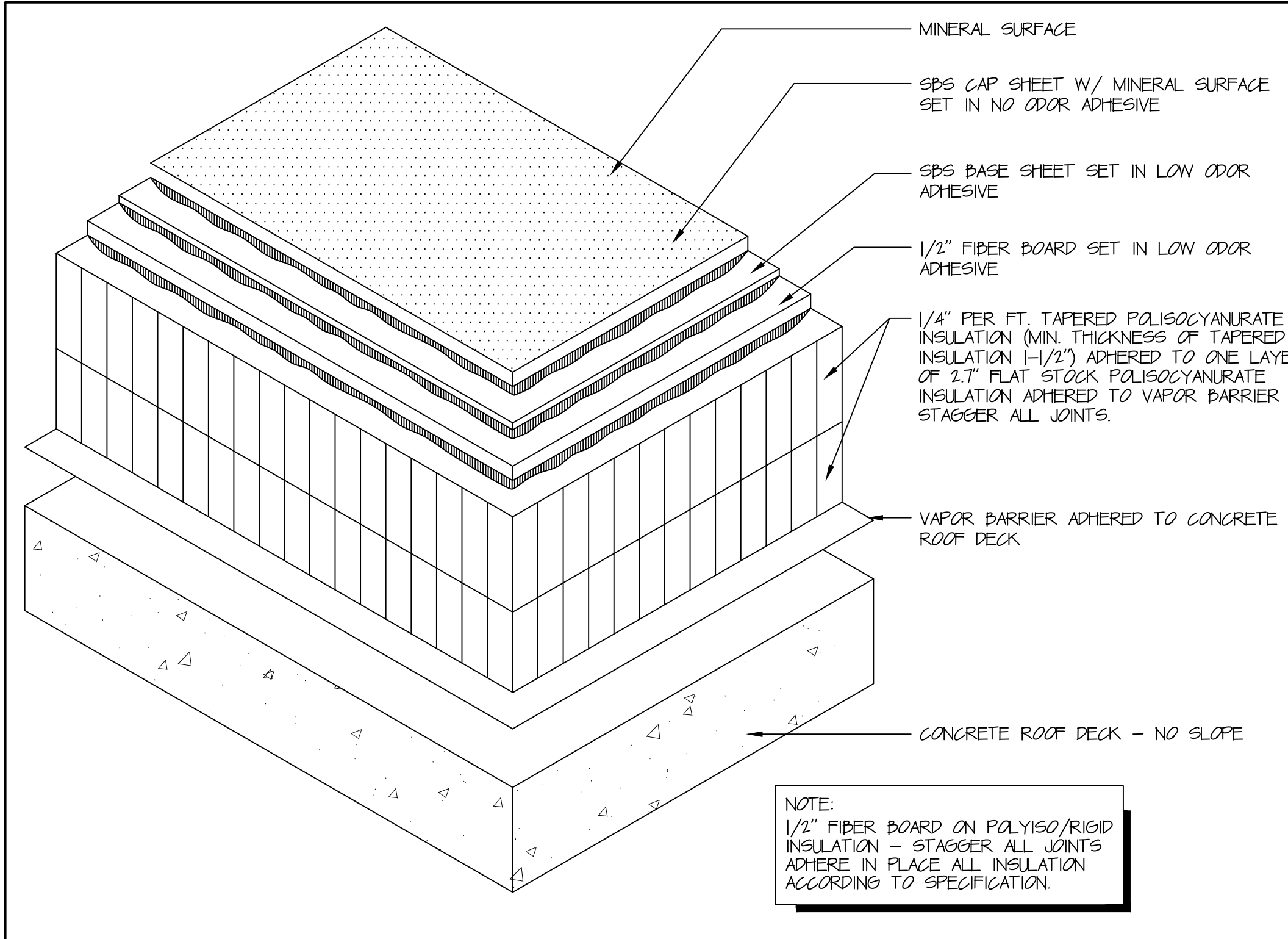
ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

HRA  
HIBBARD & ROSA  
ARCHITECTS, LLC  
100 RIVERVIEW CENTER  
SUITE 272  
292 MAIN STREET  
MIDDLETOWN, CT  
PHONE: (860) 346-1809  
EMAIL: hrah@hrah.com

ROOF DETAILS  
ADD ALTERNATE #1

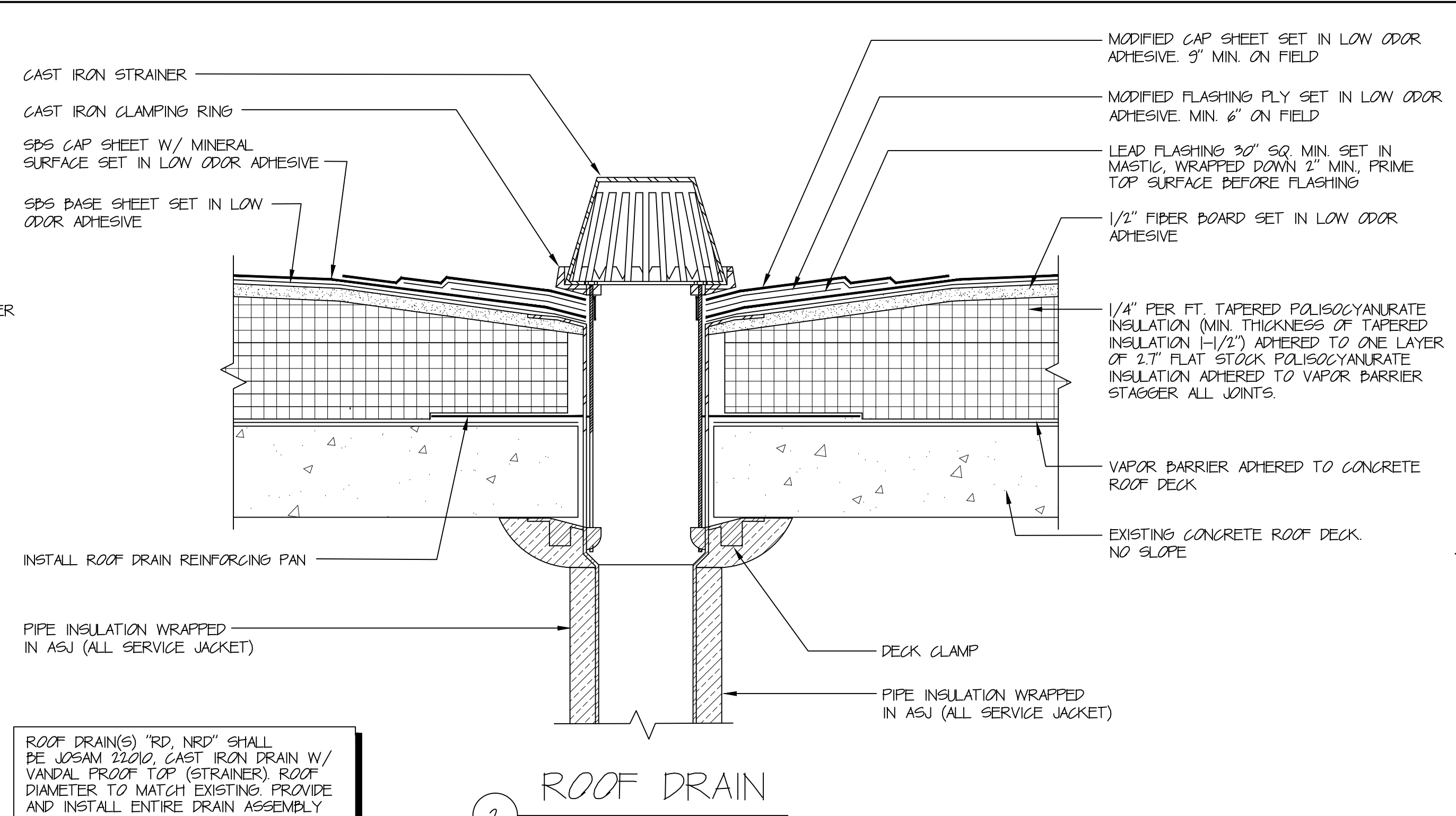
DATE: 09-05-2023  
REVISION:  
STATE PROJ #  
049-0249 RR  
COM # 2023-21  
SCALE: 3/8" = 1'-0"

A-7  
SHEET



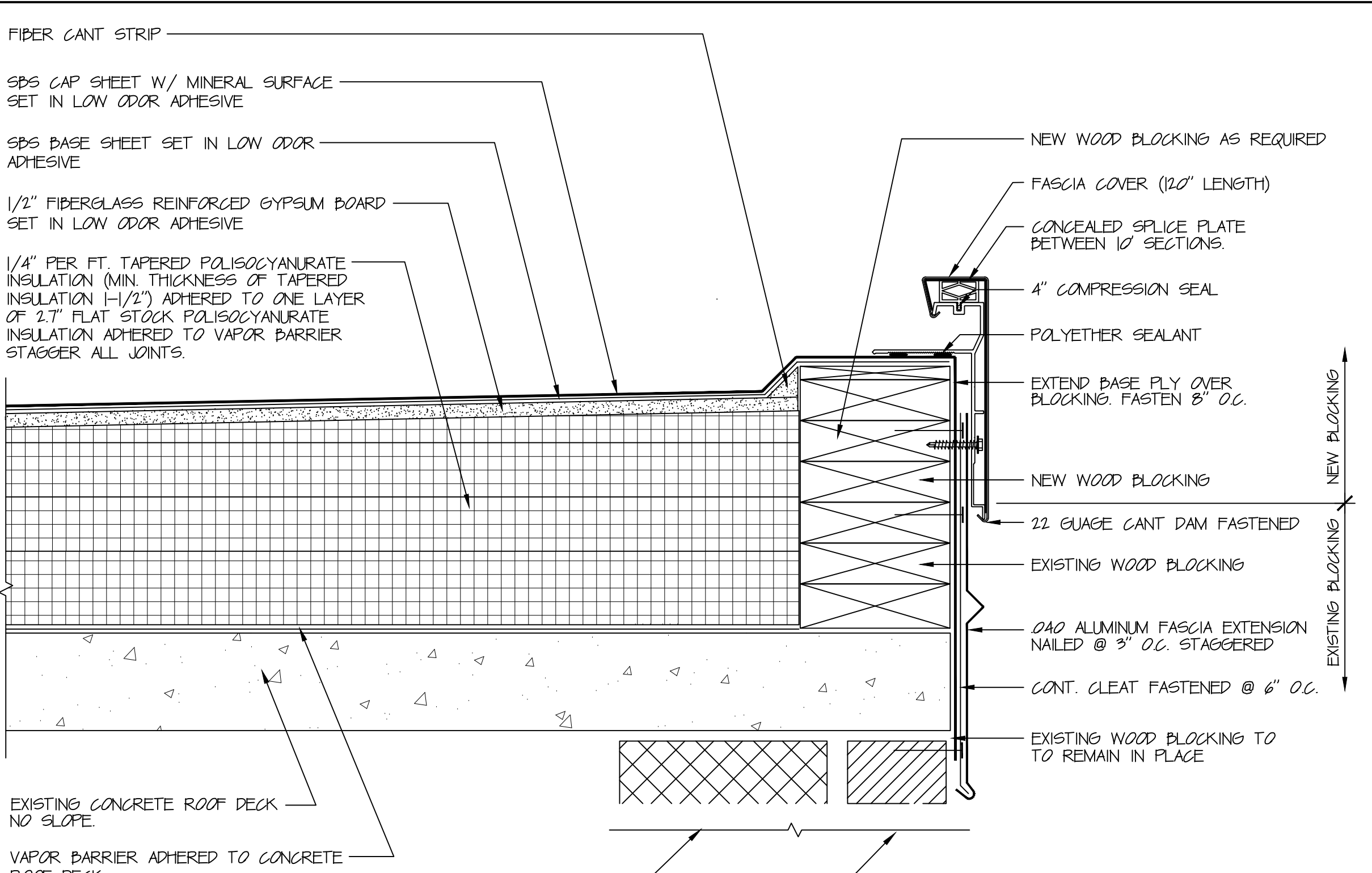
NOTE:  
1/2" FIBER BOARD ON POLYISO/RIGID INSULATION - STAGGER ALL JOINTS ADHERE IN PLACE ALL INSULATION ACCORDING TO SPECIFICATION.

1 TYPICAL 2 PLY MODIFIED ROOF ON CONCRETE DECK (NO SLOPE)

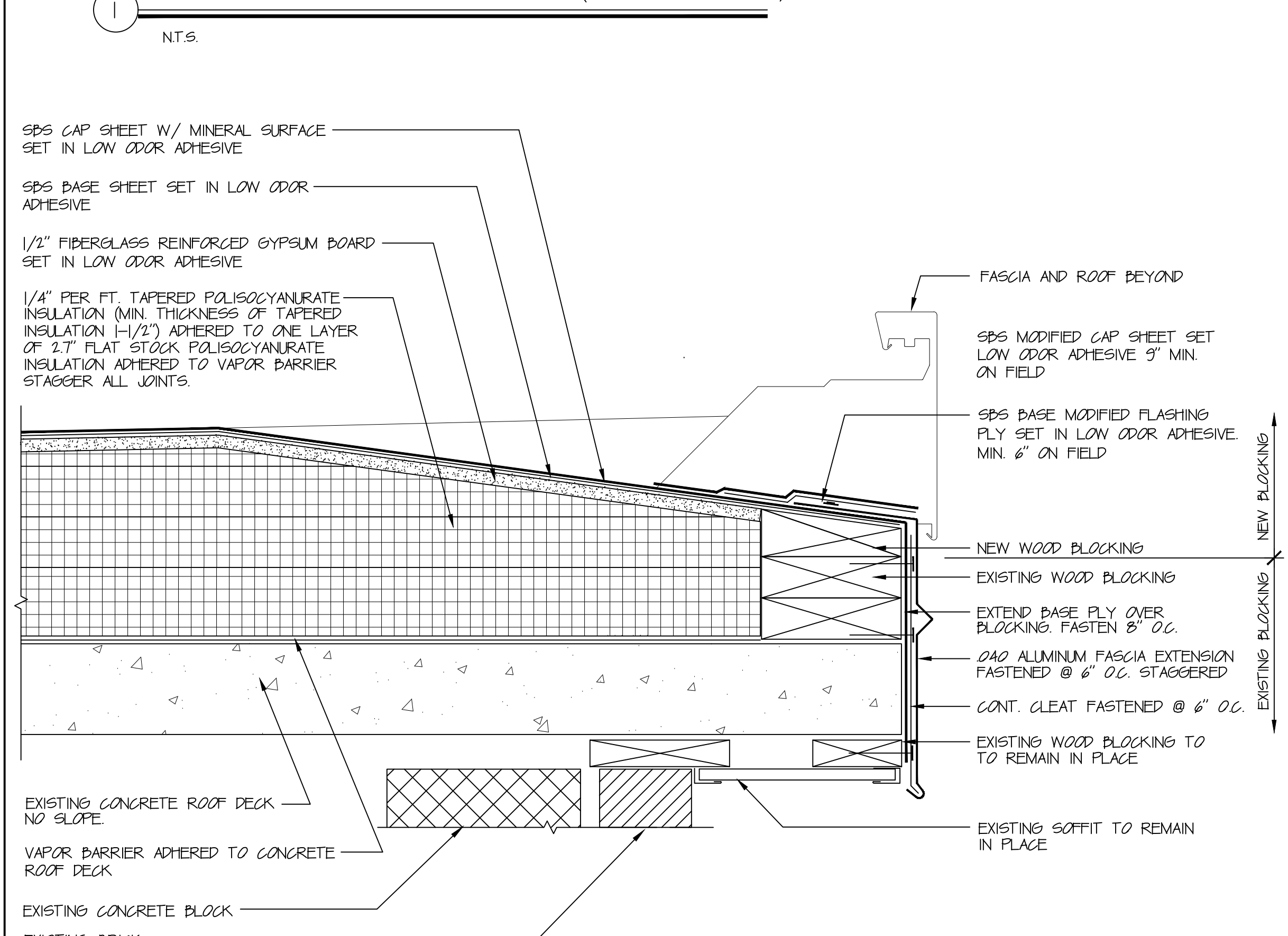


ROOF DRAIN(S) "RD, NR" SHALL BE USAM 2200; CAST IRON DRAIN W/ VANDAL PROOF TOP (STRAINER) ROOF DIAMETER TO MATCH EXISTING; PROVIDE AND INSTALL ENTIRE DRAIN ASSEMBLY OR EQUAL.

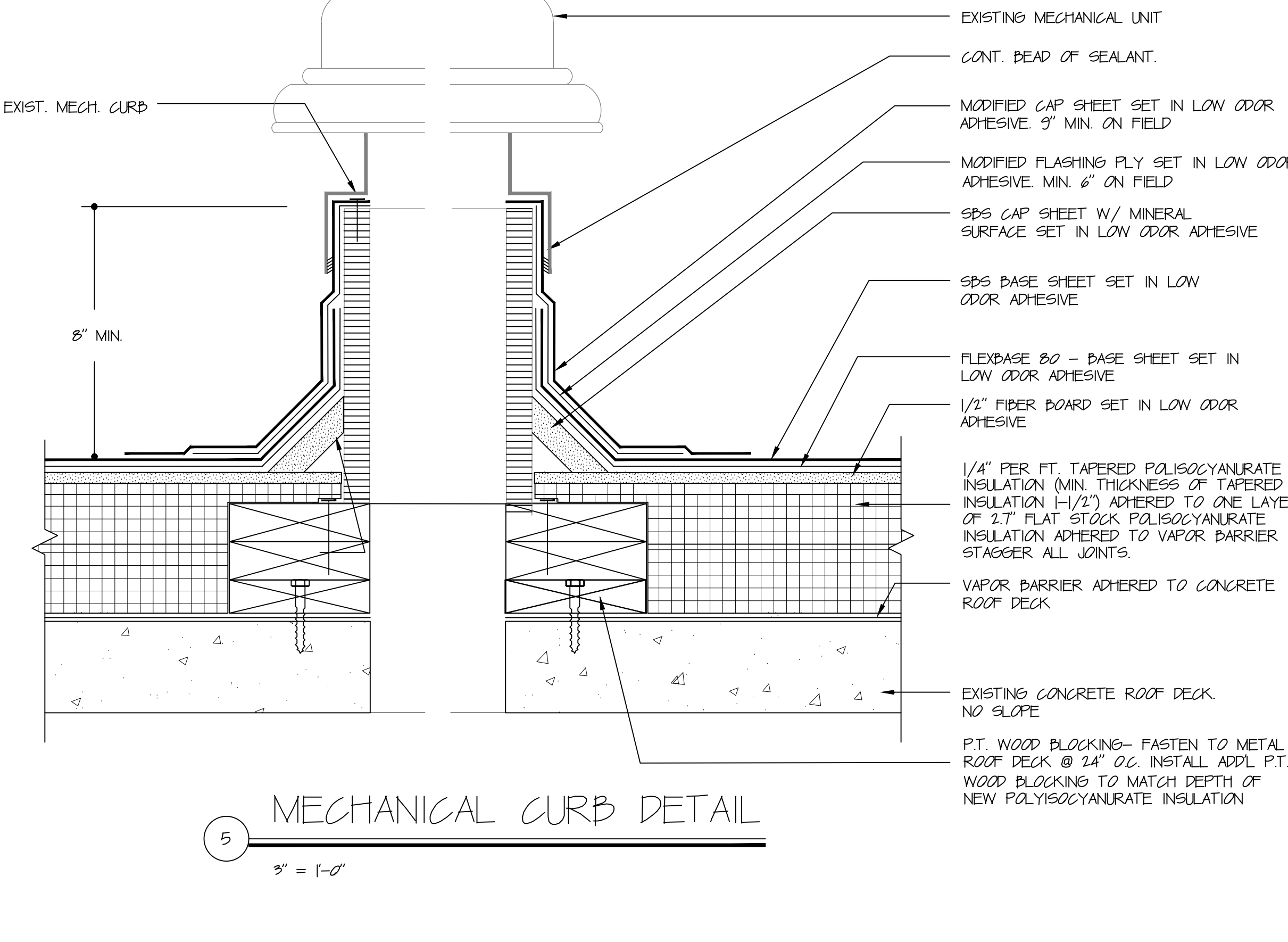
2 ROOF DRAIN



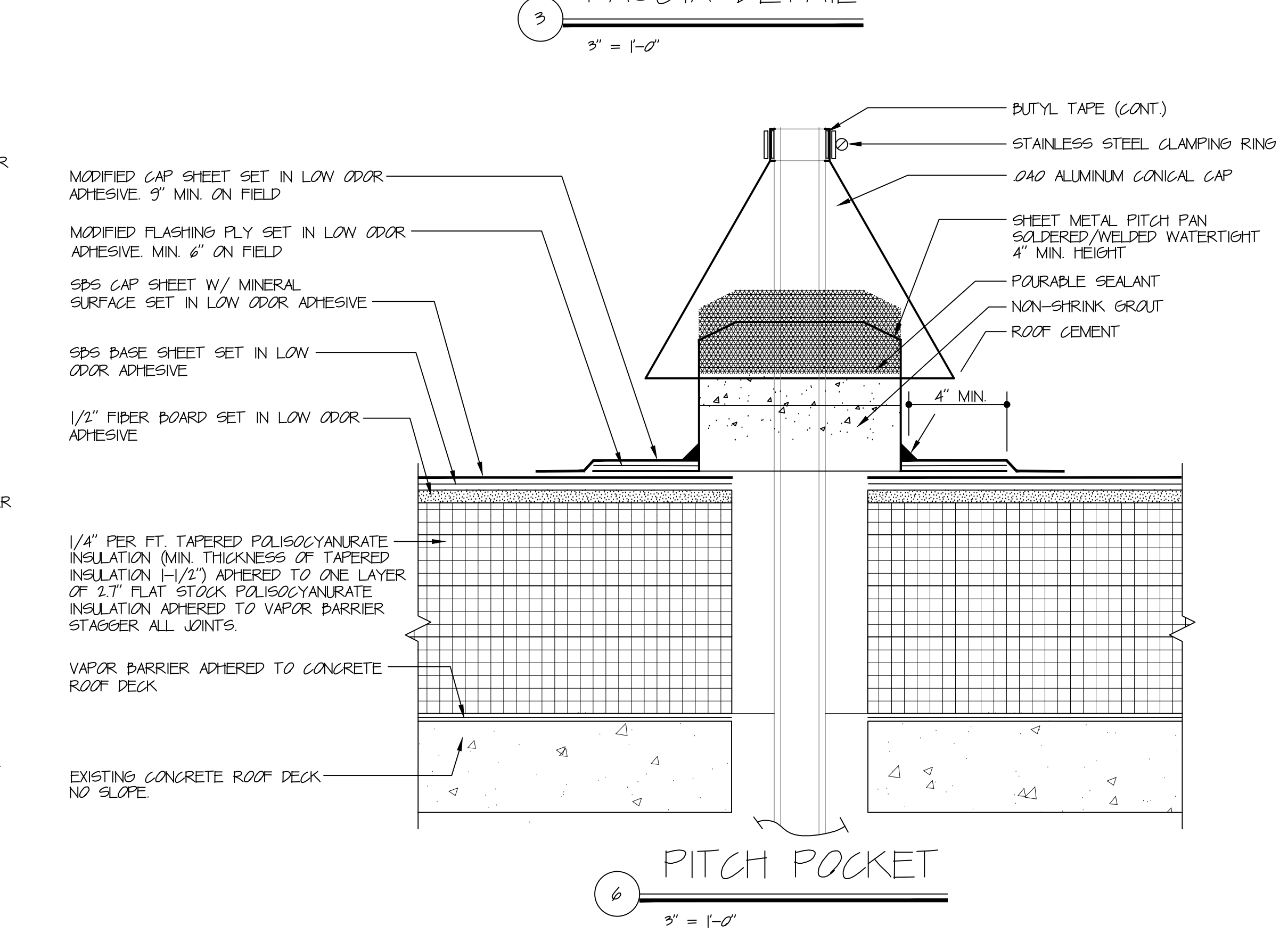
3 FASCIA DETAIL



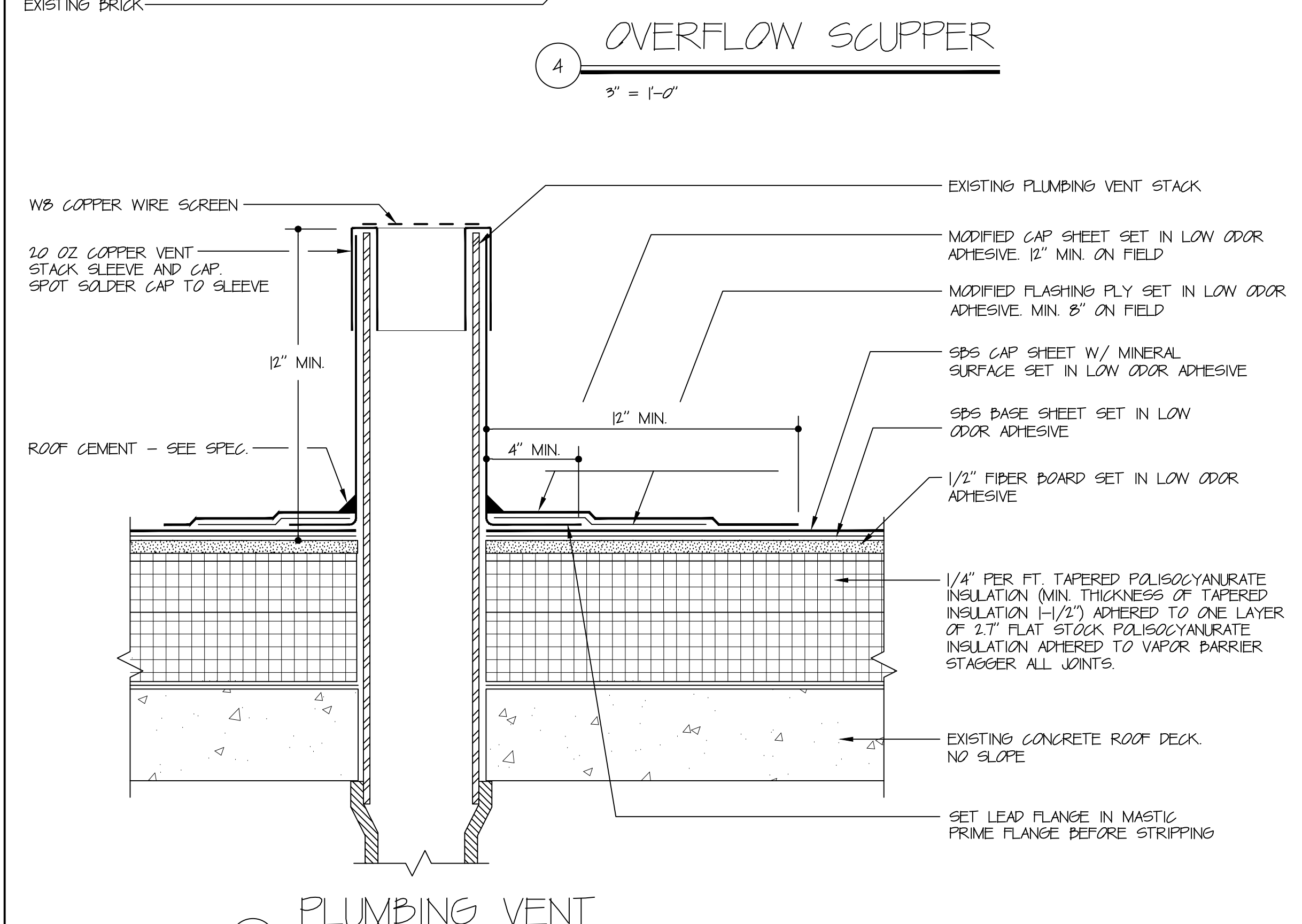
4 OVERFLOW SCUPPER



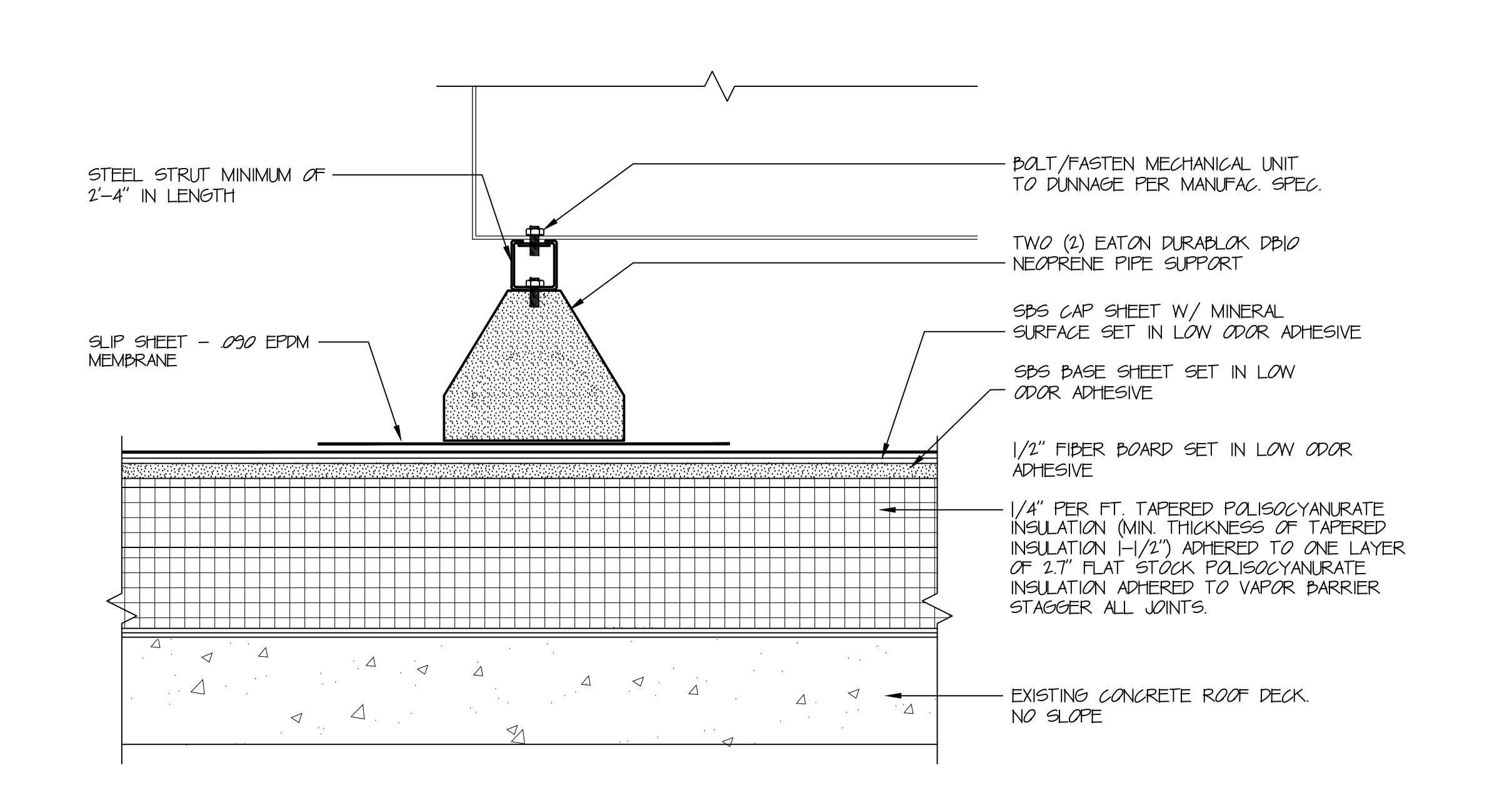
5 MECHANICAL CURB DETAIL



6 PITCH POCKET



7 PLUMBING VENT



8 DUNNAGE DETAIL

ADD ALTERNATE #1 DETAILS

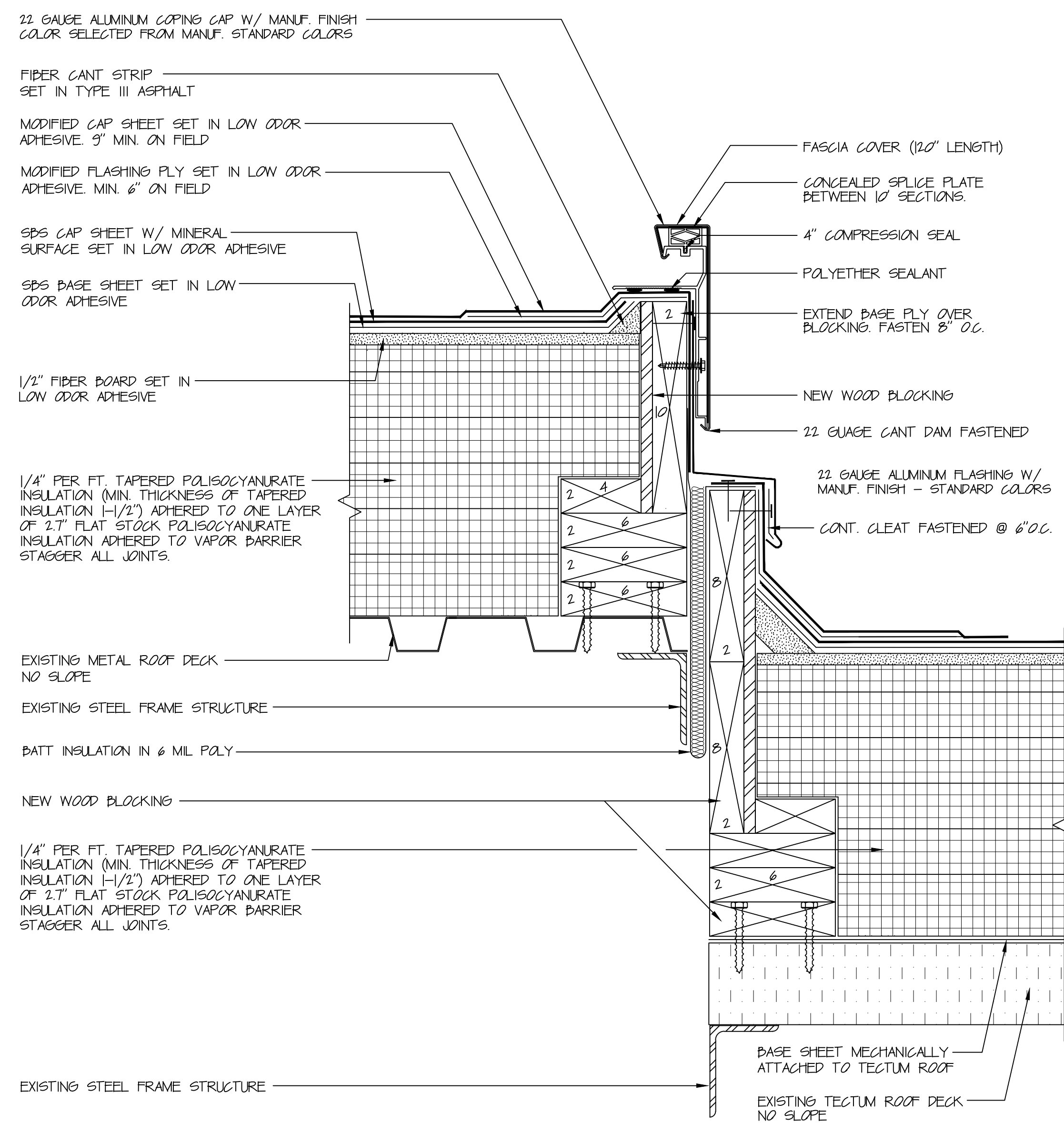
ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

HRA  
HIBBARD & ROSA  
ARCHITECTS, LLC  
100 RIVERVIEW CENTER  
SUITE 272  
MIDDLETOWN, CT  
PHONE: (860) 246-1809  
EMAIL: hrahra@hrahra.com

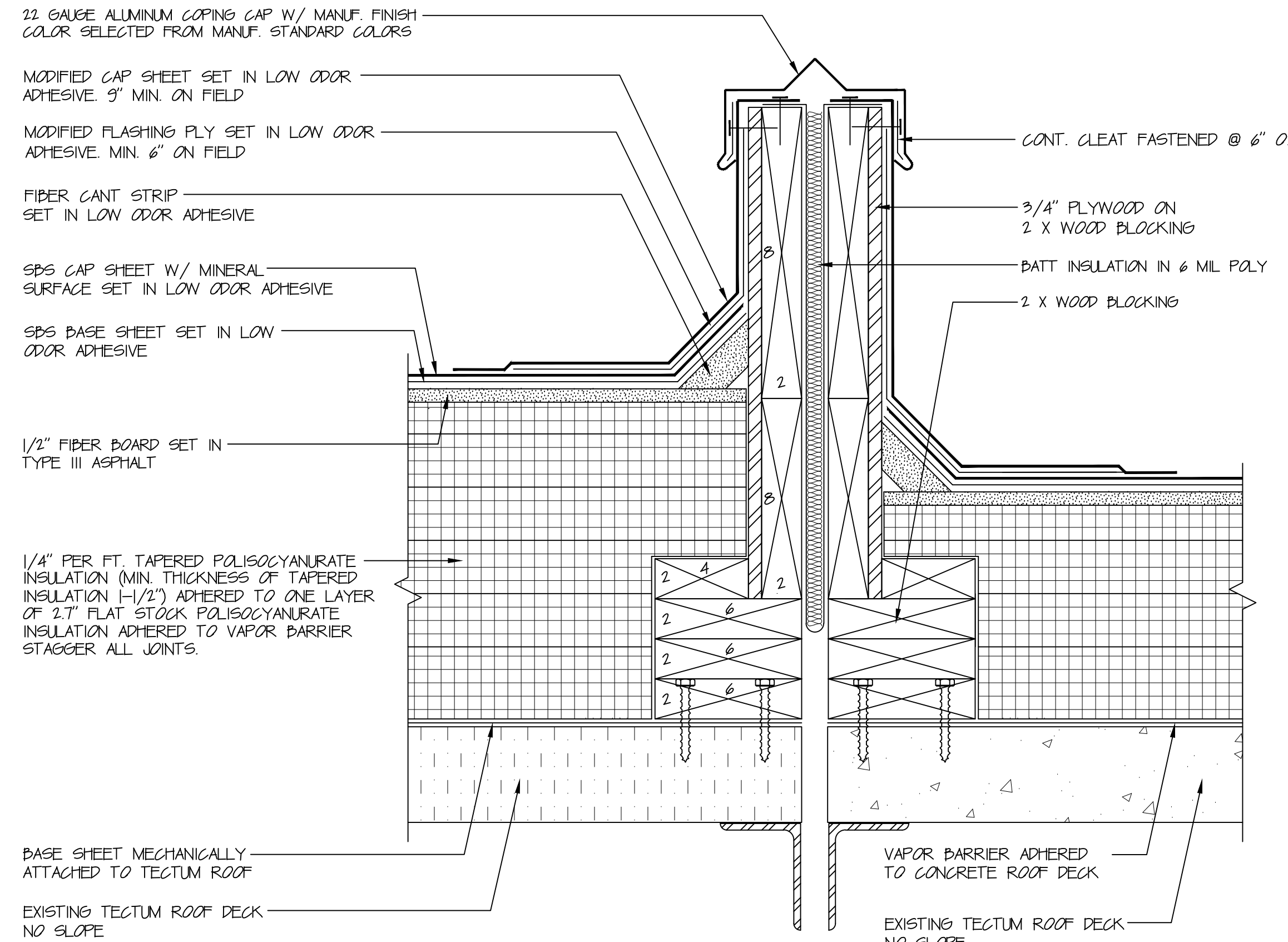
ROOF DETAILS  
ADD ALTERNATE #1

DATE: 09-05-2019  
REVISION:  
STATE PROJ # 049-0249 RR  
COM # 2019-21  
SCALE: 3" = 1'-0"

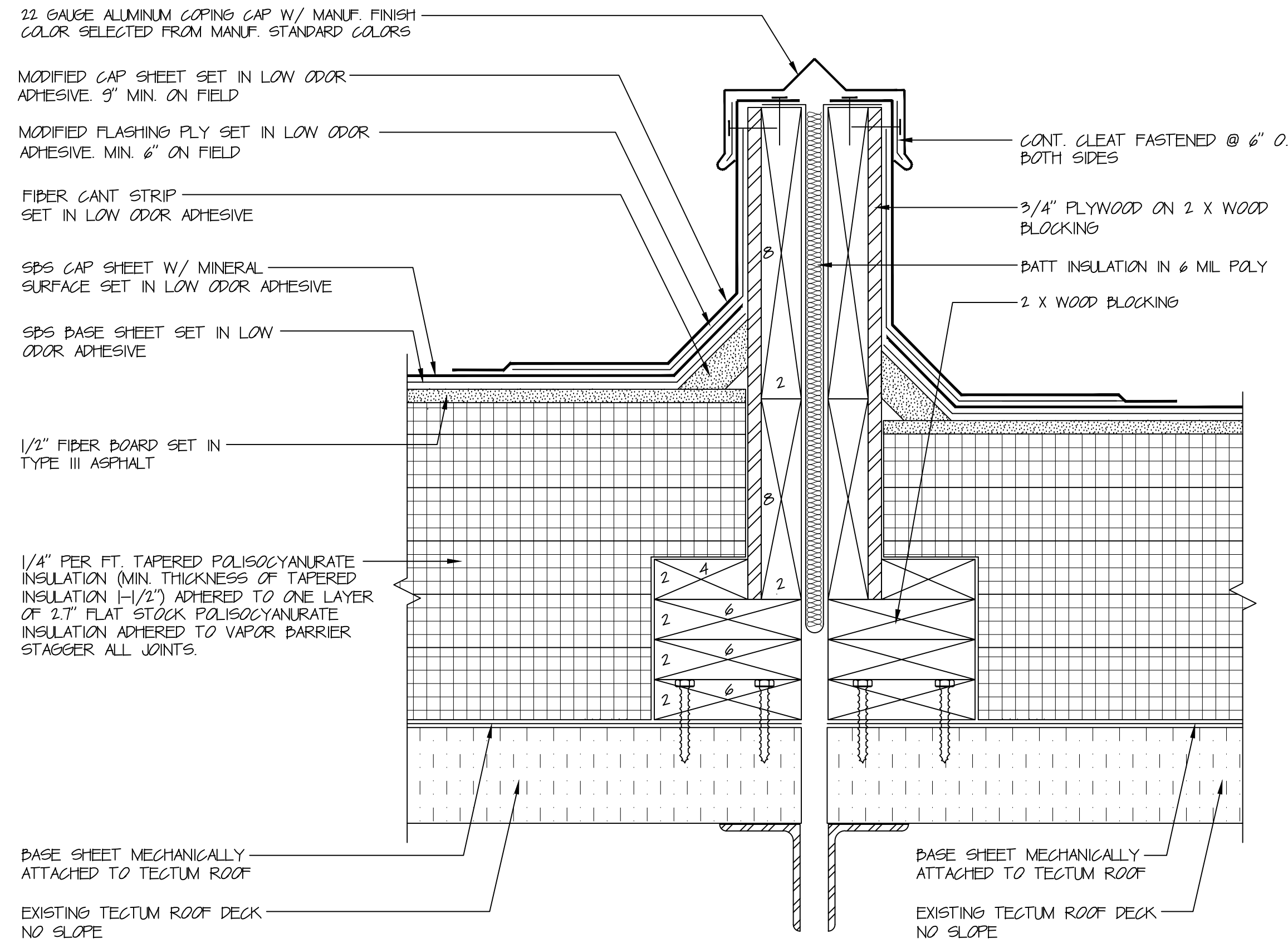
A-8  
SHEET



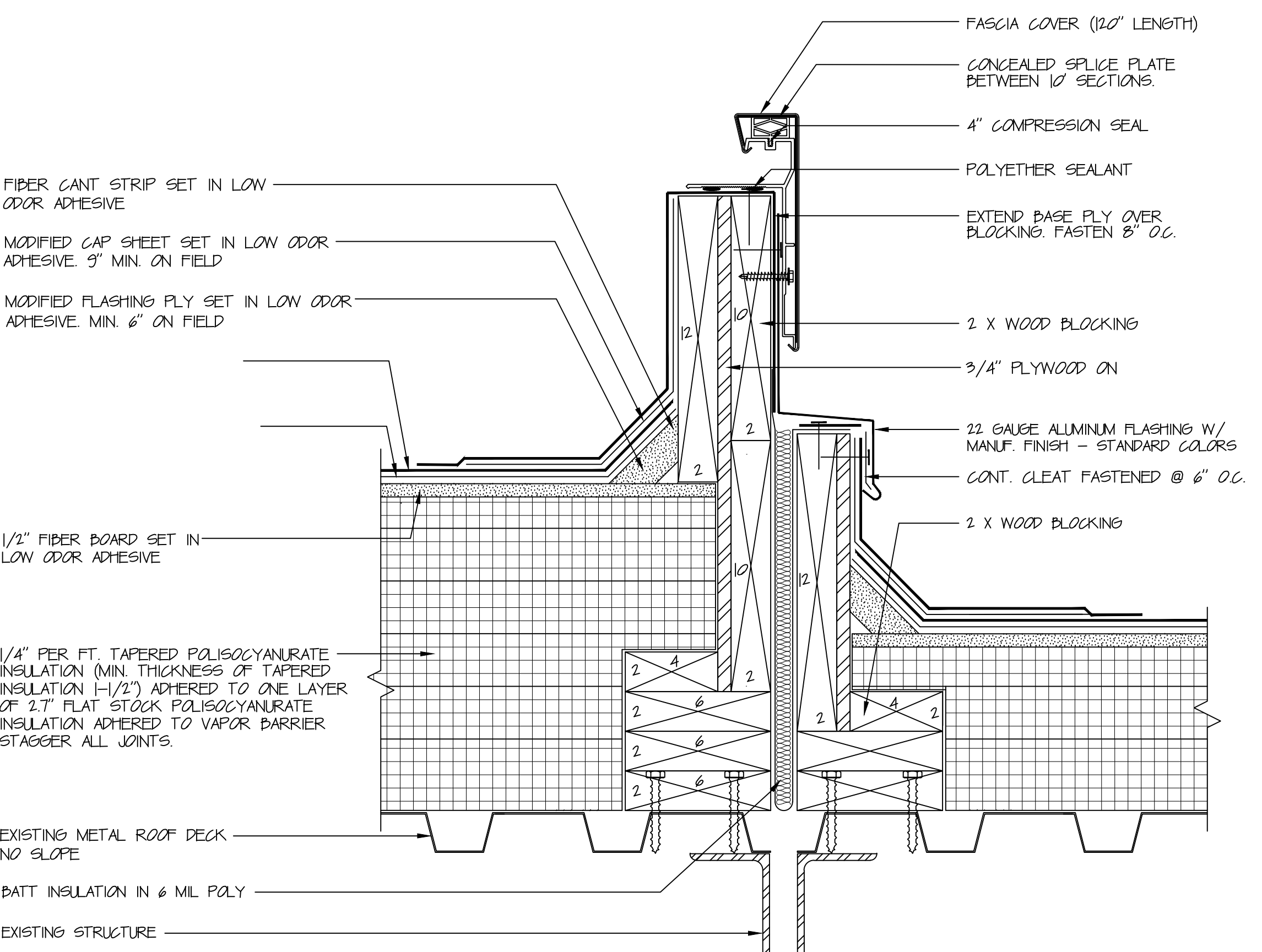
1  
5' = 1'-0"



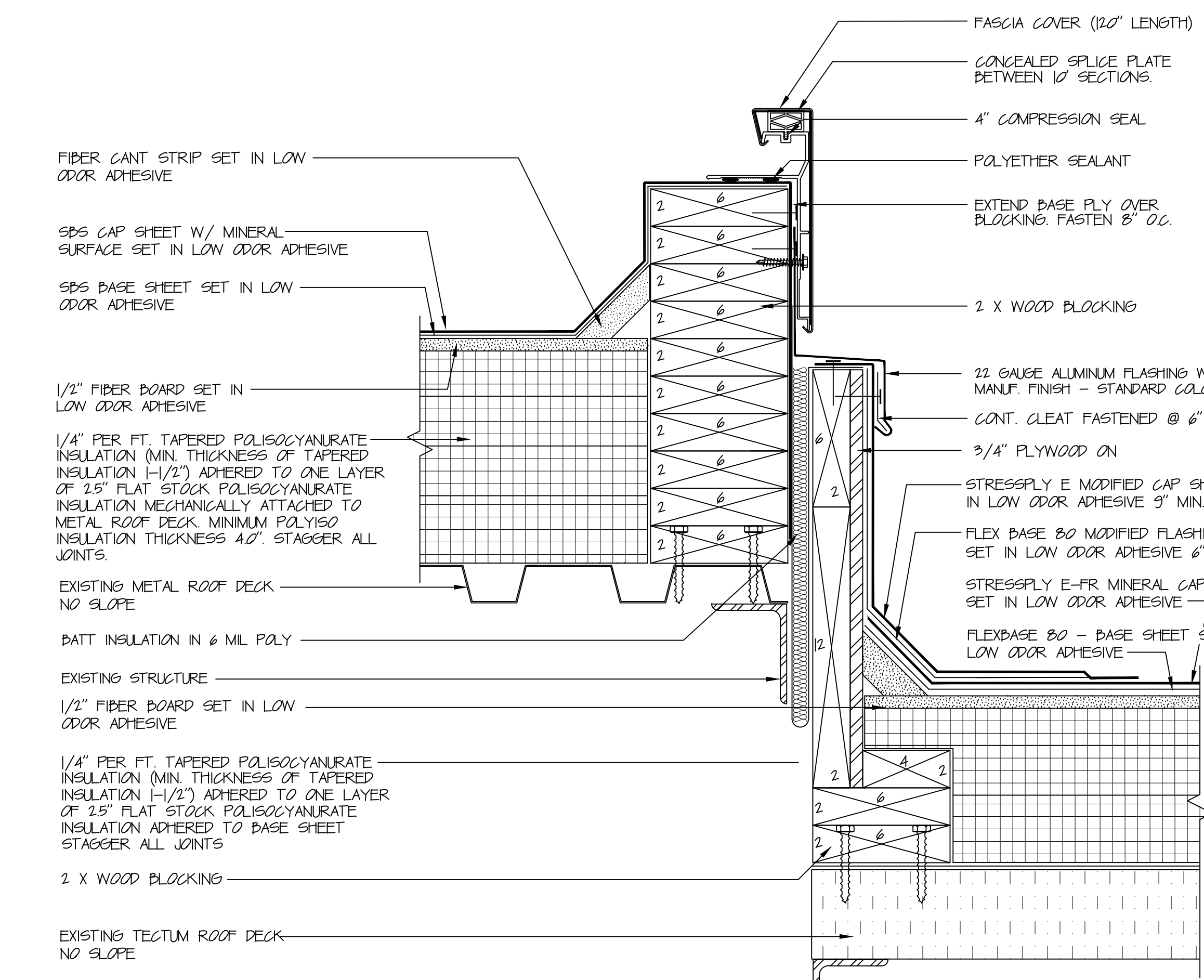
2  
5' = 1'-0"



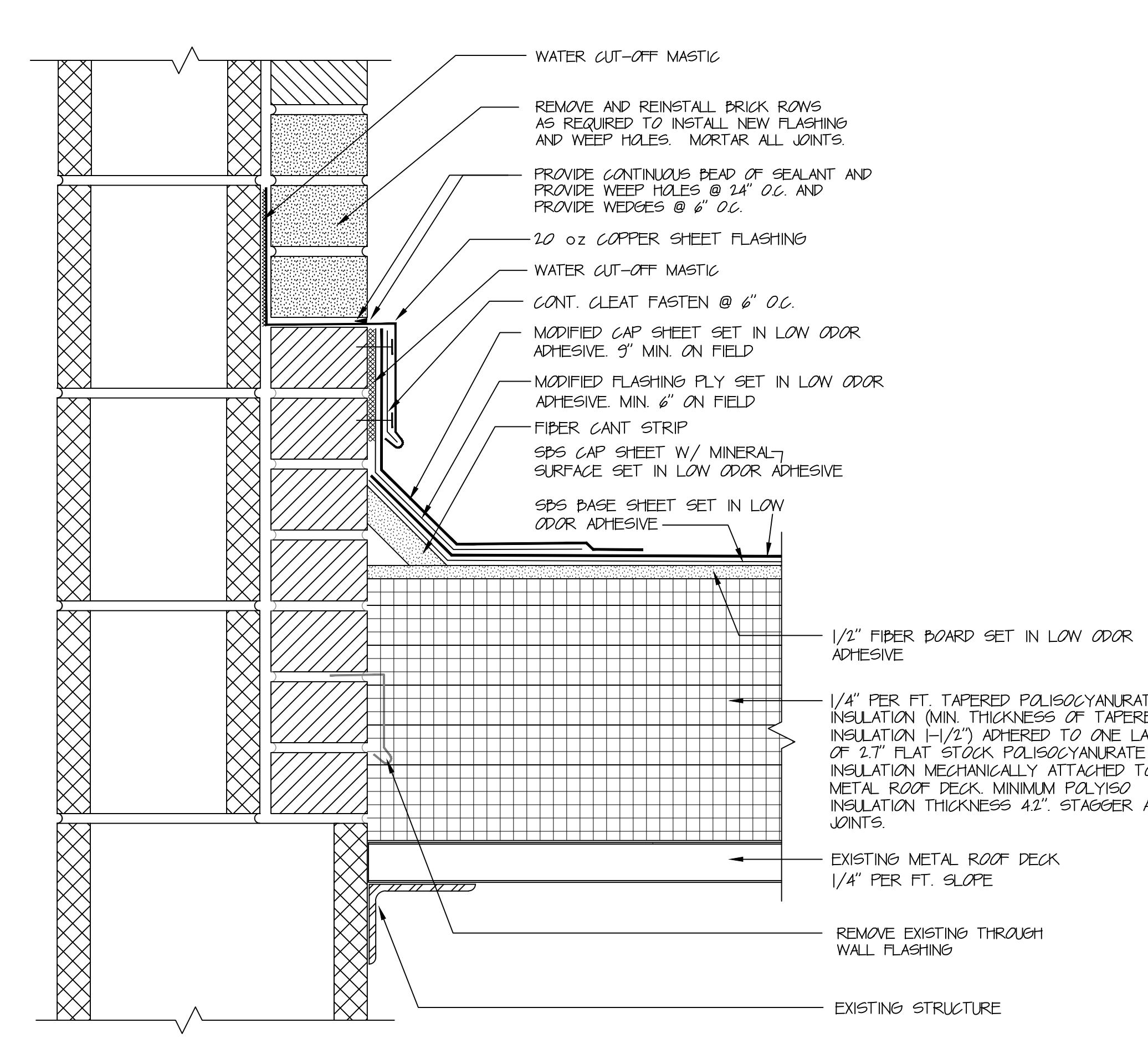
3  
5' = 1'-0"



4  
5' = 1'-0"



5  
5' = 1'-0"



6  
5' = 1'-0"

ADD ALTERNATE #1 DETAILS

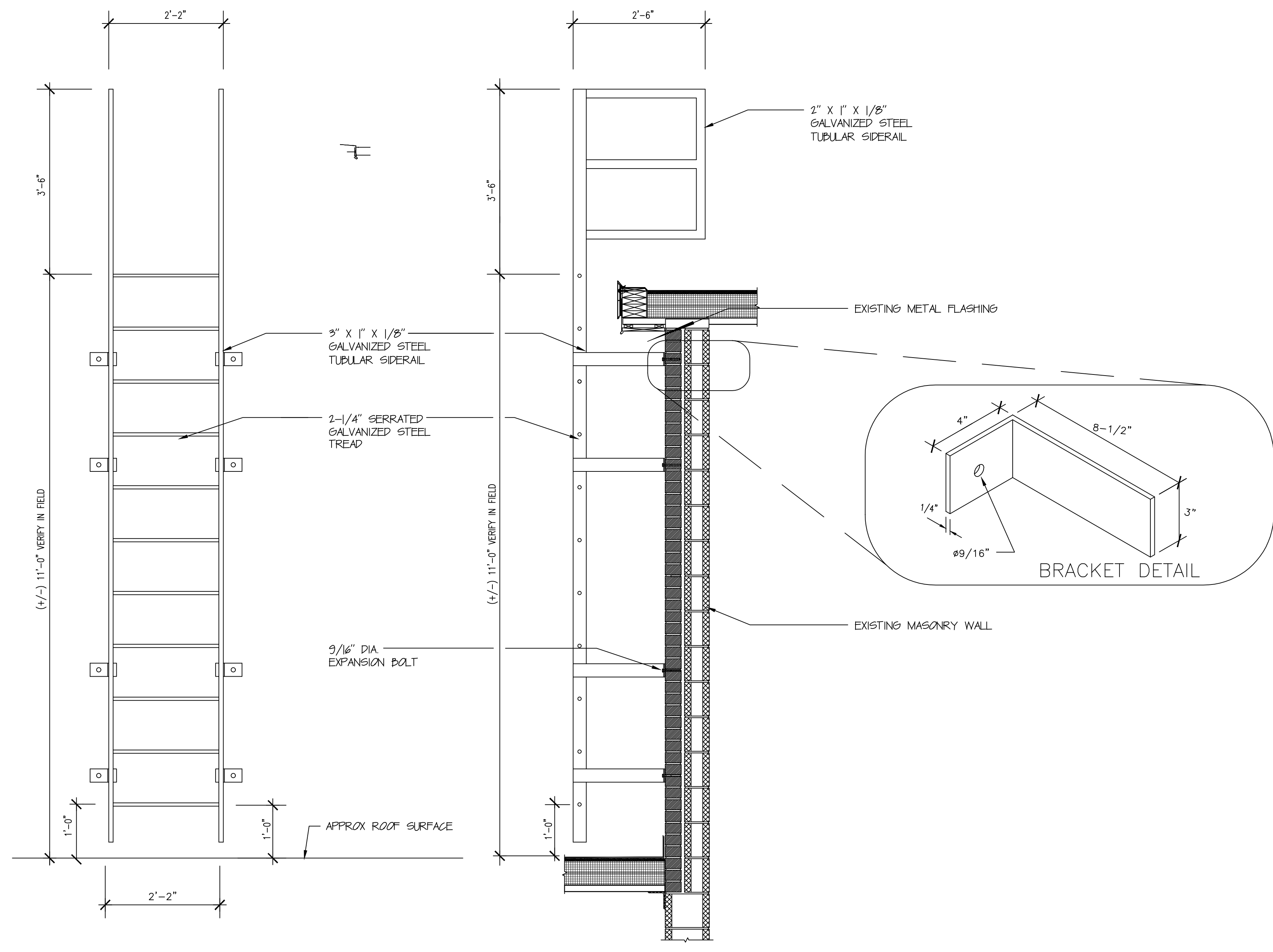
ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

HRA  
HIBBARD & ROSA  
ARCHITECTS, LLC  
100 RIVERVIEW CENTER  
SUITE 272  
MIDDLETOWN, CT  
PHONE: (860) 346-1809  
EMAIL: hrahra@hrahra.com

ROOF DETAILS  
ADD ALTERNATE #1

DATE: 09-05-2023  
REVISED:  
STATE PROJ #  
049-0249 RR  
COM # 2023-21  
SCALE: 5' = 1'-0"

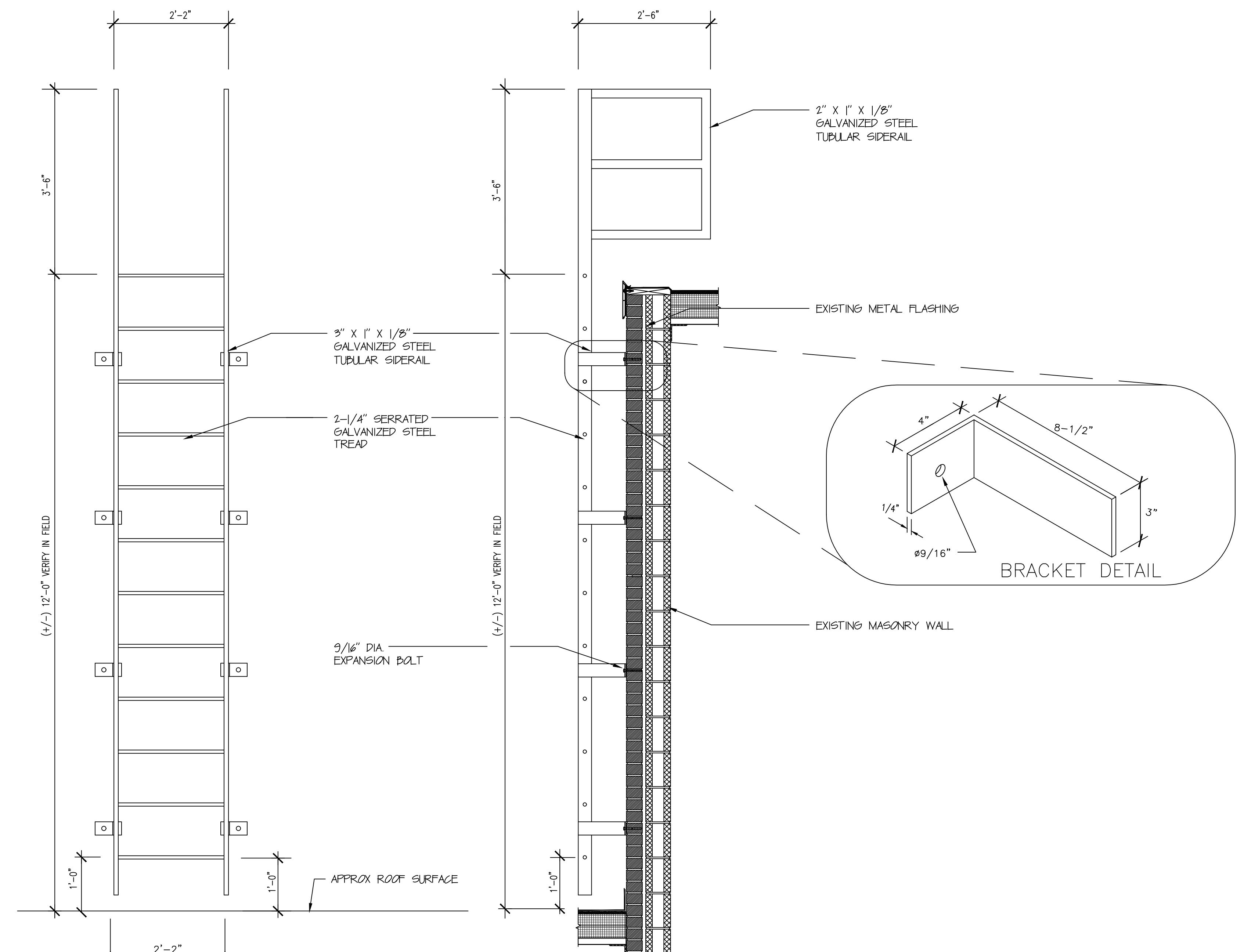
A-9  
SHEET



ELEVATION SECTION

1 EXTERIOR LADDER DETAILS

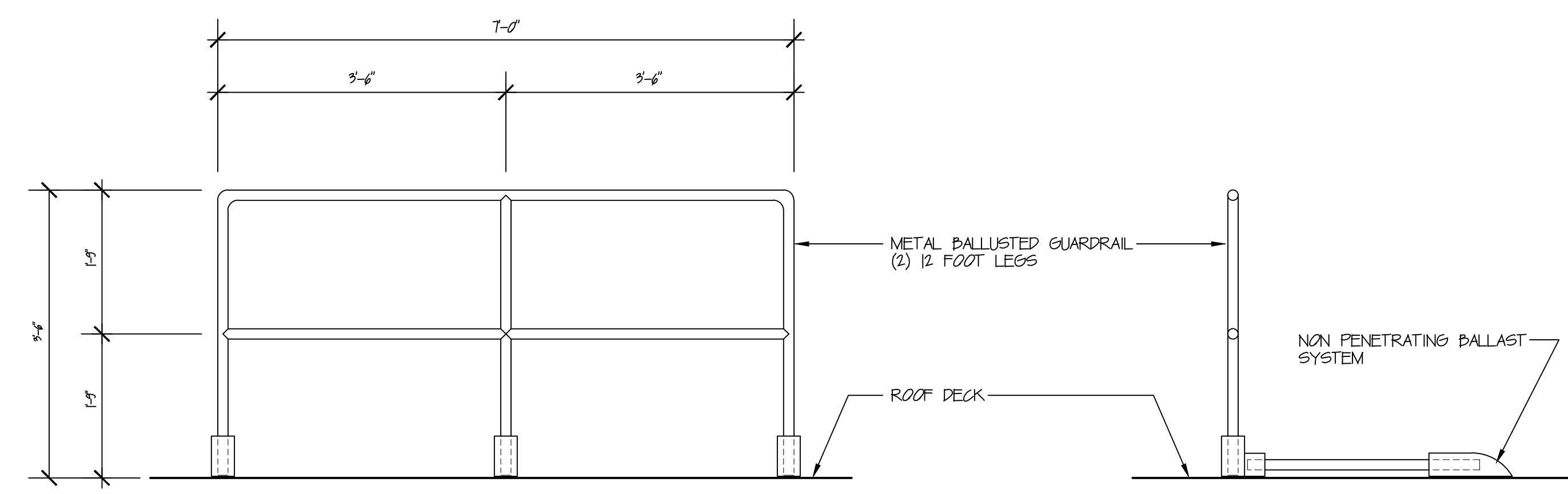
3/4" = 1'-0"



ELEVATION SECTION

2 EXTERIOR LADDER DETAILS

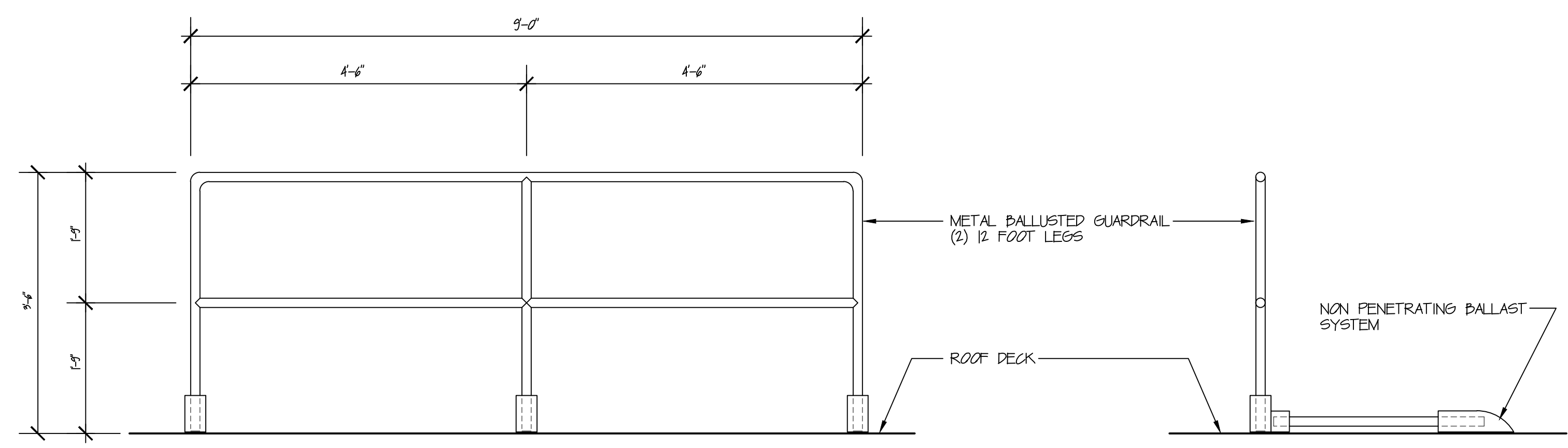
3/4" = 1'-0"



ELEVATION SECTION

3 GUARDRAIL

3/4" = 1'-0"



ELEVATION SECTION

4 GUARDRAIL

3/4" = 1'-0"

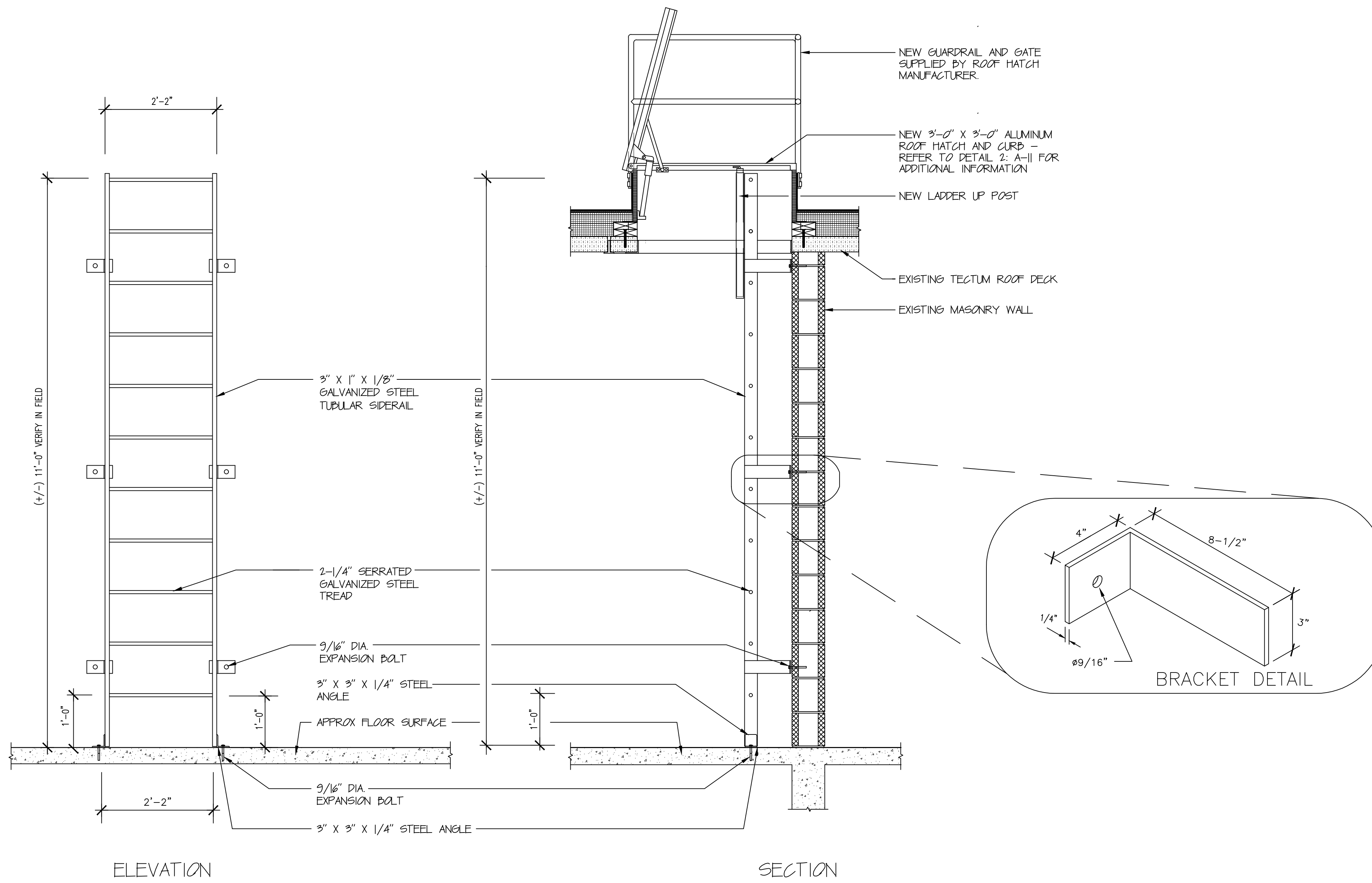
ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

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ARCHITECTS, LLC  
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SUITE 272  
MIDDLETOWN, CT  
PHONE: (860) 346-1809  
EMAIL: hro@hraz.com

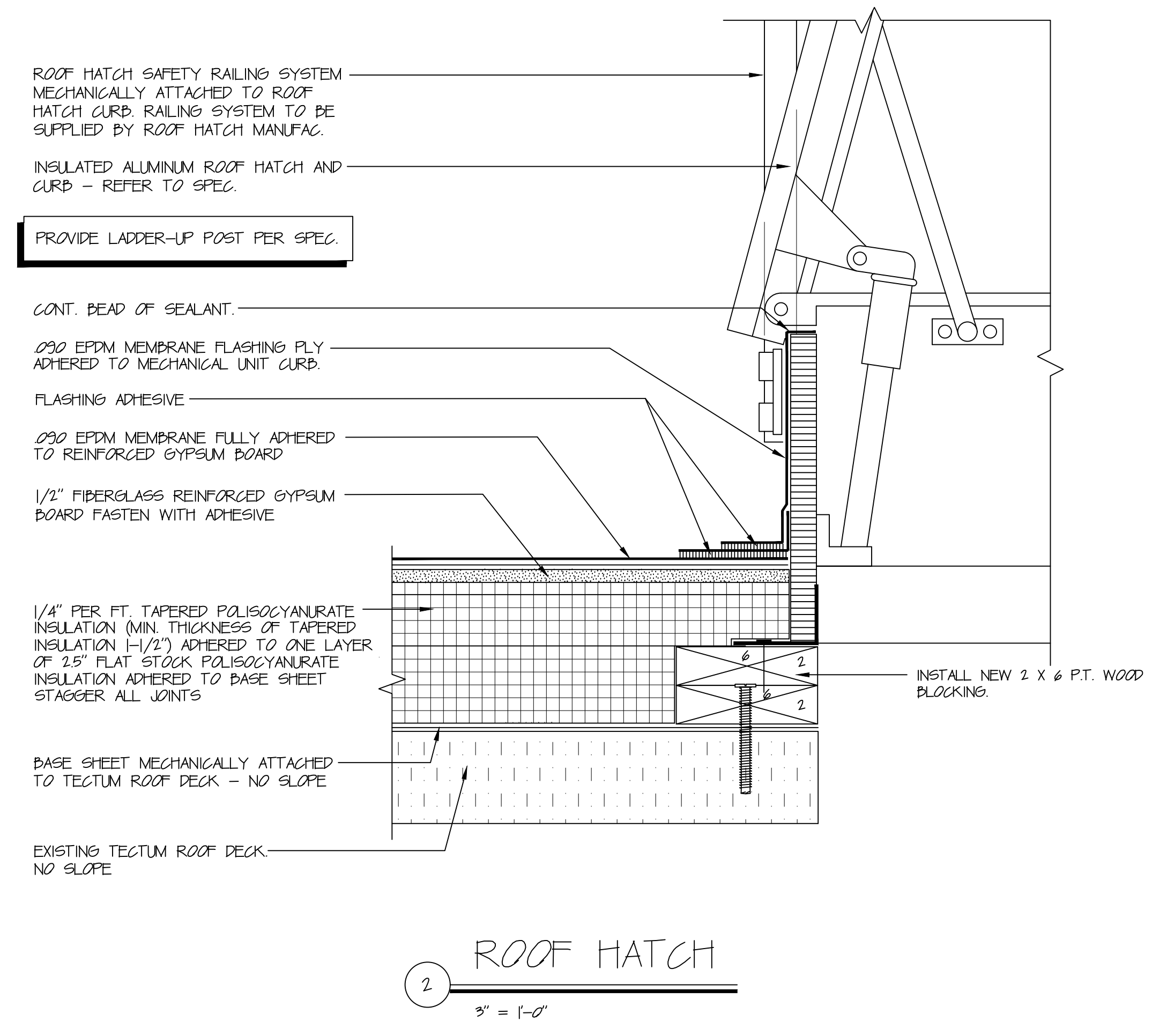
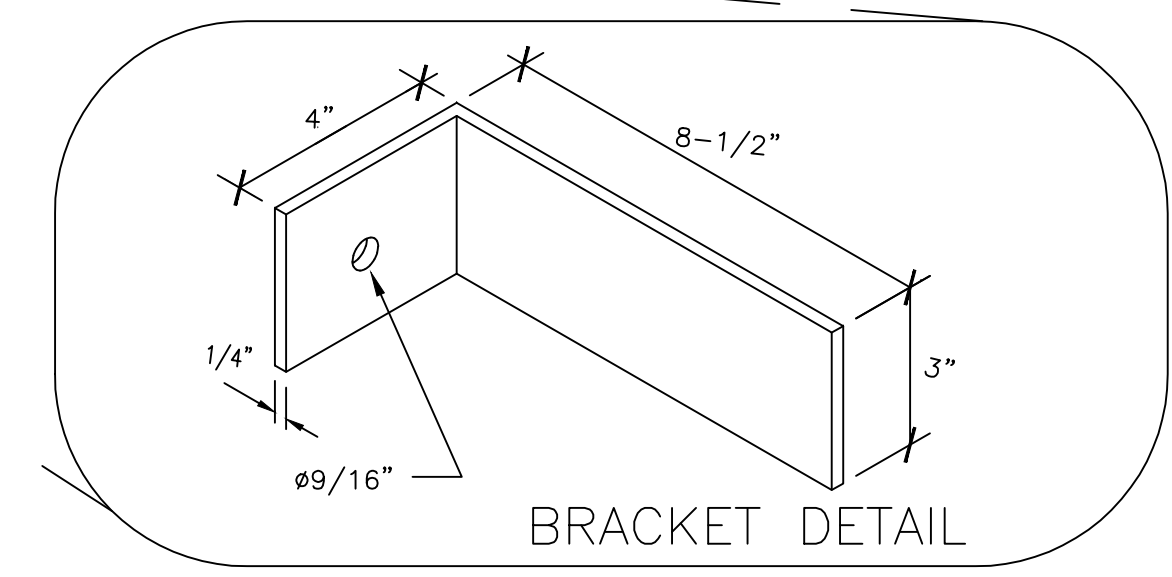
LADDER & GUARDRAIL DETAILS

DATE: 09-05-2023  
REVISED:  
STATE PROJ #  
049-0249 RR  
COM # 2022-47  
SCALE: AS NOTED

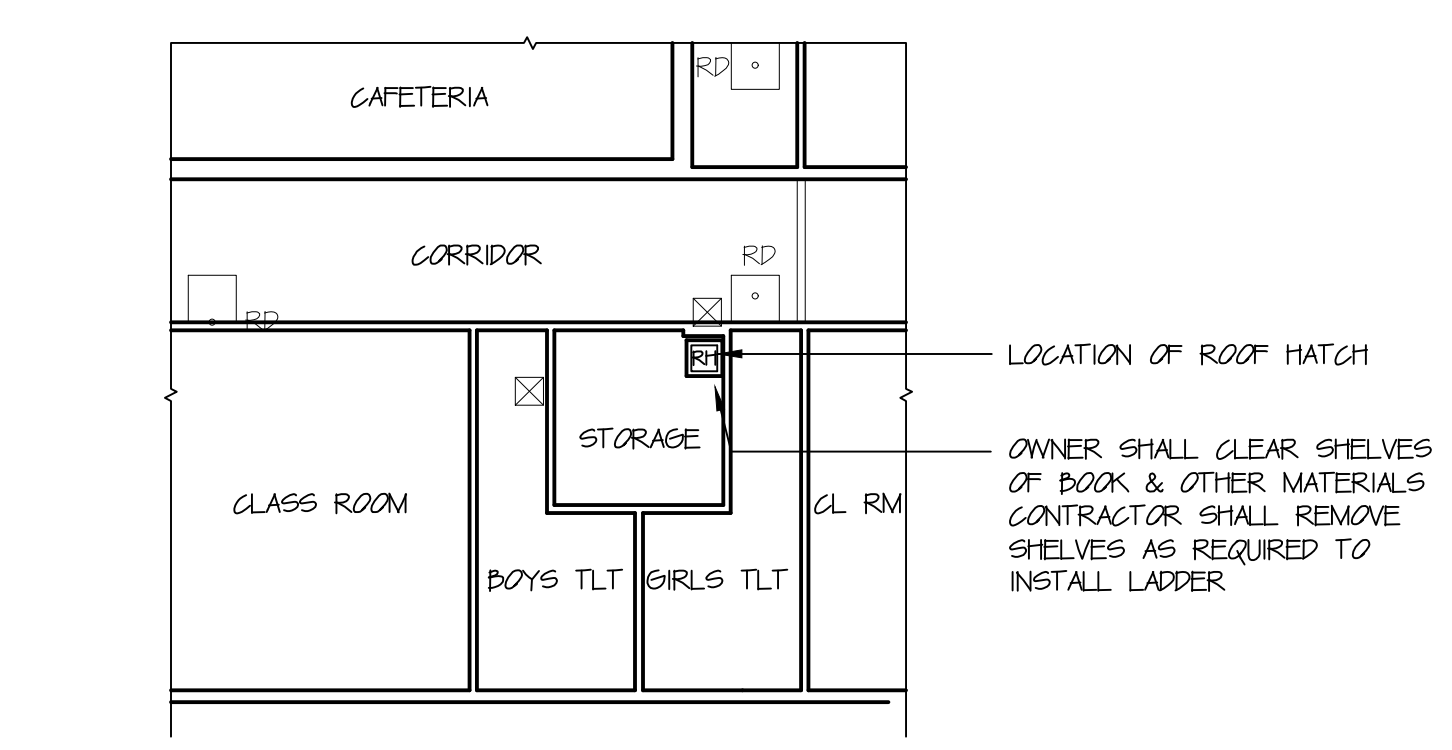
A-10  
SHEET



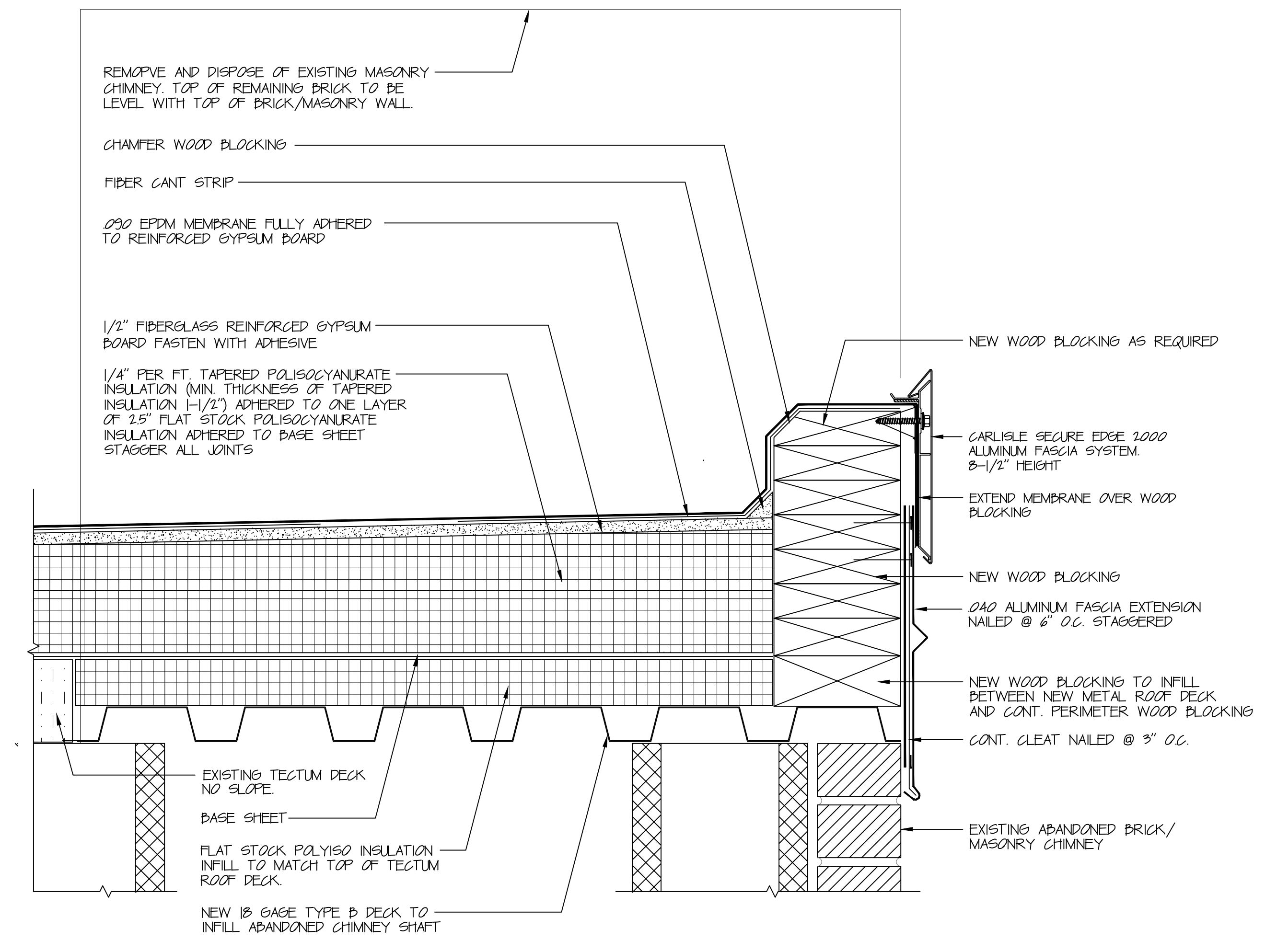
1 LADDER - ROOF HATCH DETAILS  
3/4" = 1'-0"



2 ROOF HATCH  
3/4" = 1'-0"



3 PARTIAL FLOOR PLAN  
1/16" = 1'-0"



4 FASCIA @ ABANDONED CHIMNEY  
3/4" = 1'-0"

ROOF REPLACEMENT FOR  
ROBERT J. O'BRIEN ELEMENTARY SCHOOL  
56 FARM DRIVE  
EAST HARTFORD, CT

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ARCHITECTS, LLC  
100 RIVERVIEW CENTER  
SUITE 272  
MIDDLETOWN, CT  
PHONE: (860) 346-1809  
EMAIL: hra@hraz.com

LADDER DETAILS

DATE: 09-05-2023  
REVISED:  
STATE PROJ # 049-0249 RR  
COM # 2022-47  
SCALE: AS NOTED

A-11  
SHEET