

CITY OF PHILADELPHIA DEPARTMENT OF RECREATION

MAYOR – JAMES F. KENNEY

MANAGING DIRECTOR – BRIAN ABERNATHY

COMMISSIONER OF PUBLIC PROPERTY – BRIDGET COLLINS-GREENWALD

M.L.K REC CENTER – ROOF REPLACEMENT PROJECT

2101 CECIL B. MOORE AVE, PHILADELPHIA, PA 19121

PROJECT NO. xxx

ARCHITECT:

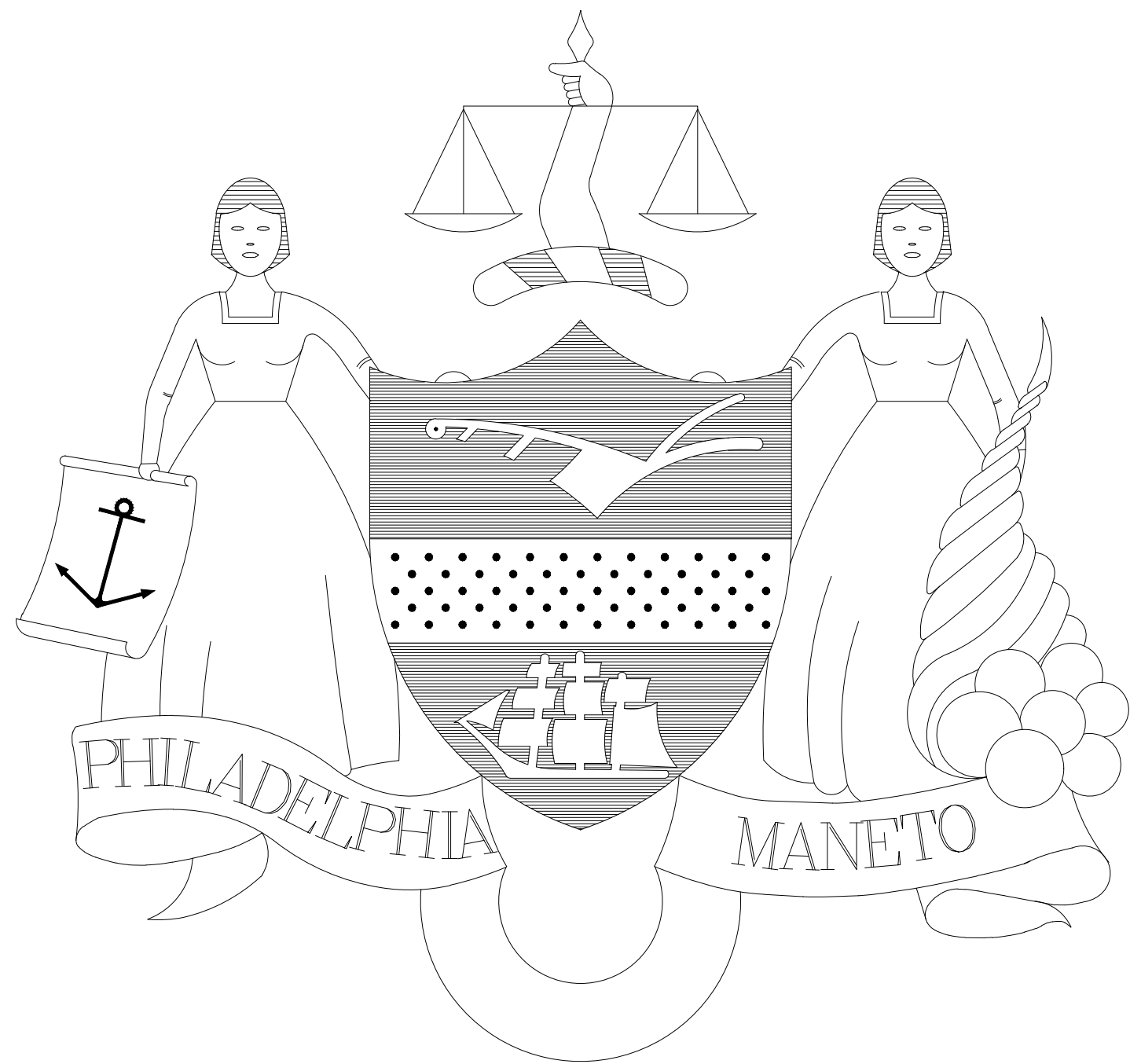
CONVERSE WINKLER ARCHITECTURE, LLC.
331 MONTGOMERY AVE
BALA CYNWYD, PA 19004
610-664-0806

BUILDING ENVELOPE:

RJF CONSULTANTS
32 WOODLAND CIRCLE
DOWNTOWN, PA 19335
610-389-0933

COST ESTIMATOR:

ICI
CHESTNUT STREET
PHILADELPHIA, PA 19355
610-644-4600



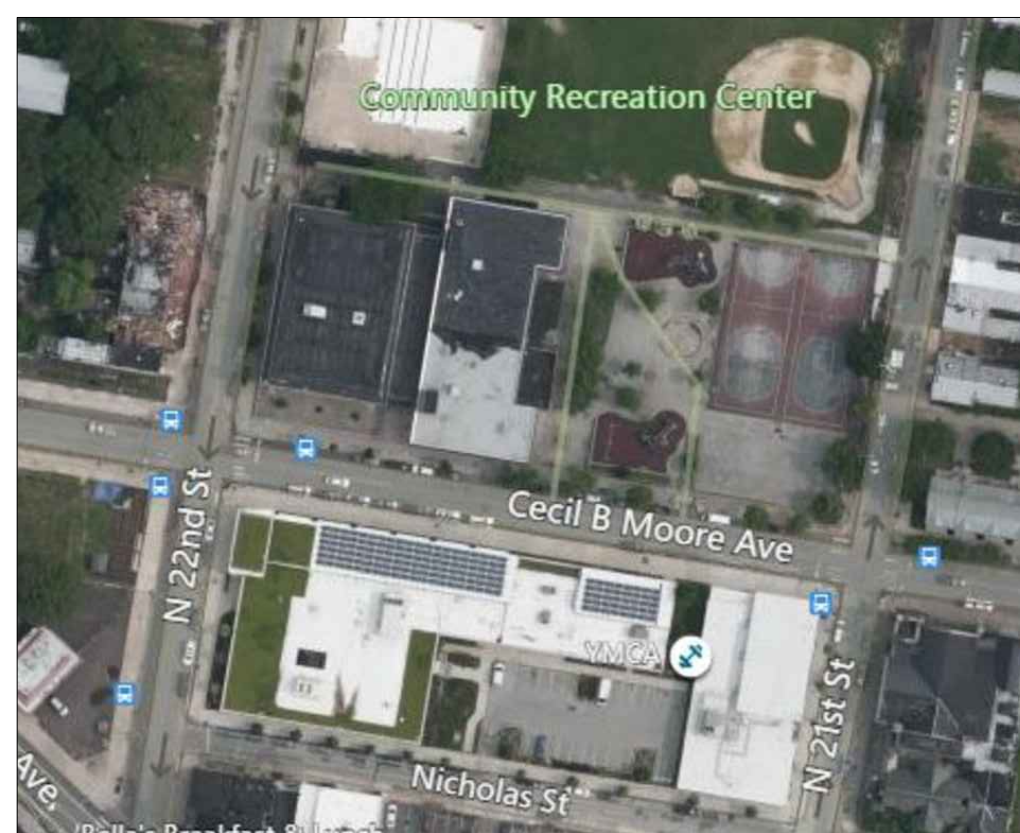
PROJECT SCOPE

MLK RECREATION CENTER ROOF REPLACEMENT PROJECT INCLUDES COMPLETE REMOVAL OF ALL EXISTING ROOF MEMBRANES, INCLUDING BUILT-UP, MODIFIED BITUMEN, AND METAL MANSARD PANELS. WORK INCLUDES REMOVAL OF ALL ASSOCIATED FLASHING, INSULATION, AND ROOF BOARDS IN ORDER TO PROVIDE A CLEAN EXISTING DECK. THE REC CENTER INCLUDES THREE MAIN ROOF AREAS OVER GYM, LOBBY, AND REC CENTER, AS WELL AS SMALLER BUILDING SPACES AND CANOPIES. NEW ROOF ASSEMBLIES INCLUDE PVC MEMBRANE, MODIFIED BITUMEN MEMBRANE, LIQUID APPLIED MEMBRANE, AND METAL MANSARD PANELS. ALL EXISTING ROOFTOP EQUIPMENT SHALL BE MAINTAINED AND WILL RECEIVE NEW FLASHING ASSEMBLIES IN PLACE OR ON RAISED CURBS AS REQUIRED TO COORDINATE WITH NEW ROOF ASSEMBLY DIMENSIONS. ACCESSORIES INCLUDE BUT ARE NOT LIMITED TO FLASHING, INSULATION, COVERBOARD, EXTERIOR SHEATHING, ROOF UNDERLAYMENT, EDGE METAL, AND FASTENERS. PROJECT ALSO INCLUDES NEW BRICK MASONRY AND REPAIRS TO EXISTING MASONRY.

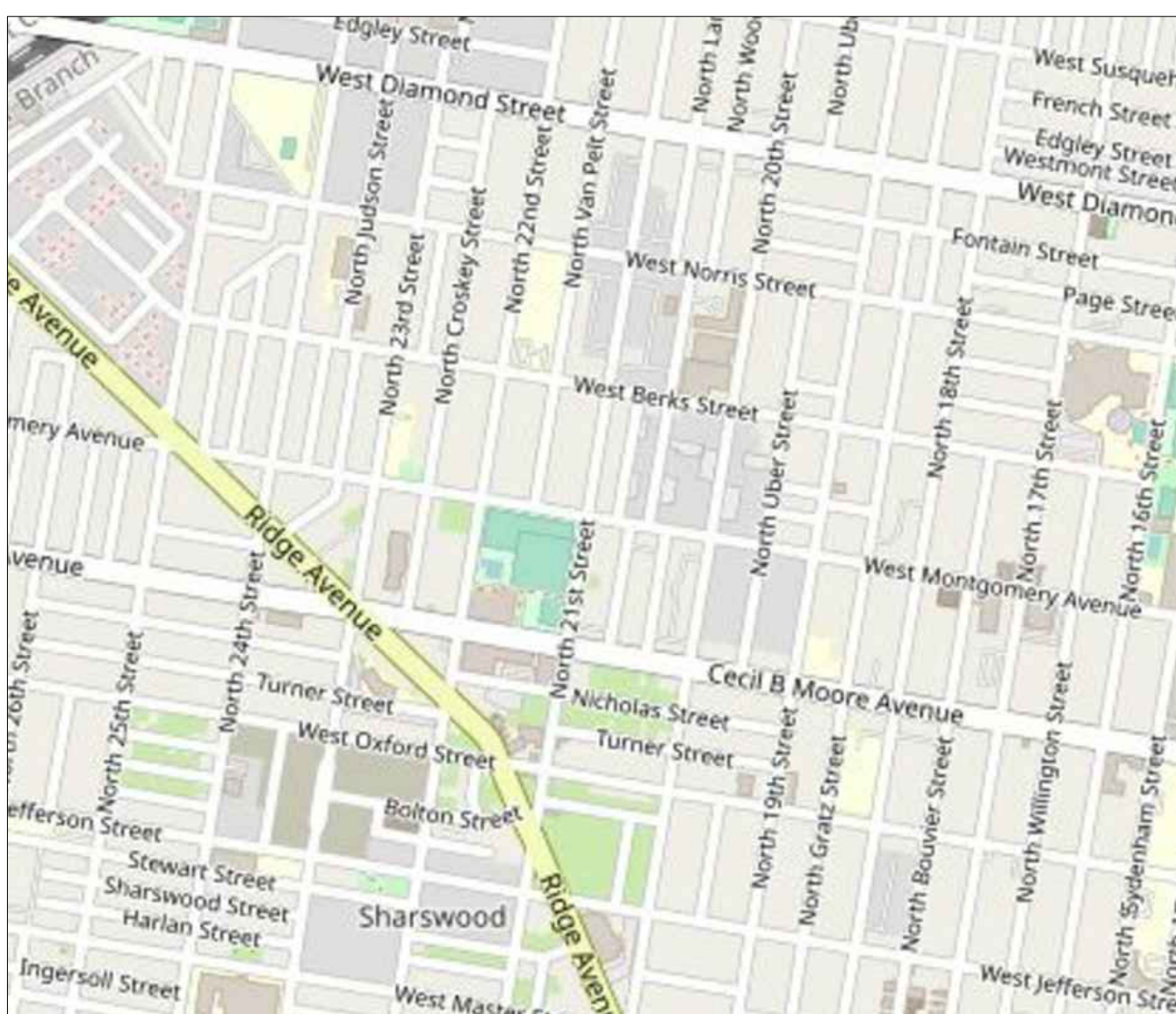
DRAWING LIST

- G-000 COVER SHEET
- G-001 GENERAL INFORMATION
- G-002 CODE SYNOPSIS GENERAL SAFETY AND SECURITY NOTES
- G-003 SITE PLAN STAGING AND PHASING
- D-101 ROOF PLAN DEMOLITION
- A-001 ROOF ASSEMBLY TYPES
- A-101 ROOF PLAN
- A-102 ENLARGED ROOF PLANS
- A-103 ENLARGED ROOF PLANS – AREAS 4, 5, 6 & RCP
- A-104 ROOF PLAN DRAINAGE
- A-201 BUILDING ELEVATION & SECTIONS
- A-202 ELEVATIONS CHIMNEY AND STAIR TOWERS
- A-301 MANSARD SECTIONS
- A-500.1 ROOF DRAIN DETAILS
- A-500.2 TYPICAL DETAILS
- A-501 MANSARD ROOF DETAILS – ROOFS 1A, 1C
- A-502 MANSARD ROOF DETAILS – ROOFS 1B 1C
- A-503 MANSARD ROOF DETAILS – ROOFS 3A, 3B
- A-504 ROOF DETAILS – ROOFS 4, 5, 6
- A-505 STAIR TOWER DETAILS – 3C, 3D
- A-506 ROOF DETAILS – ROOF 2
- A-507 ROOF DETAILS – ROOFS 8, 9

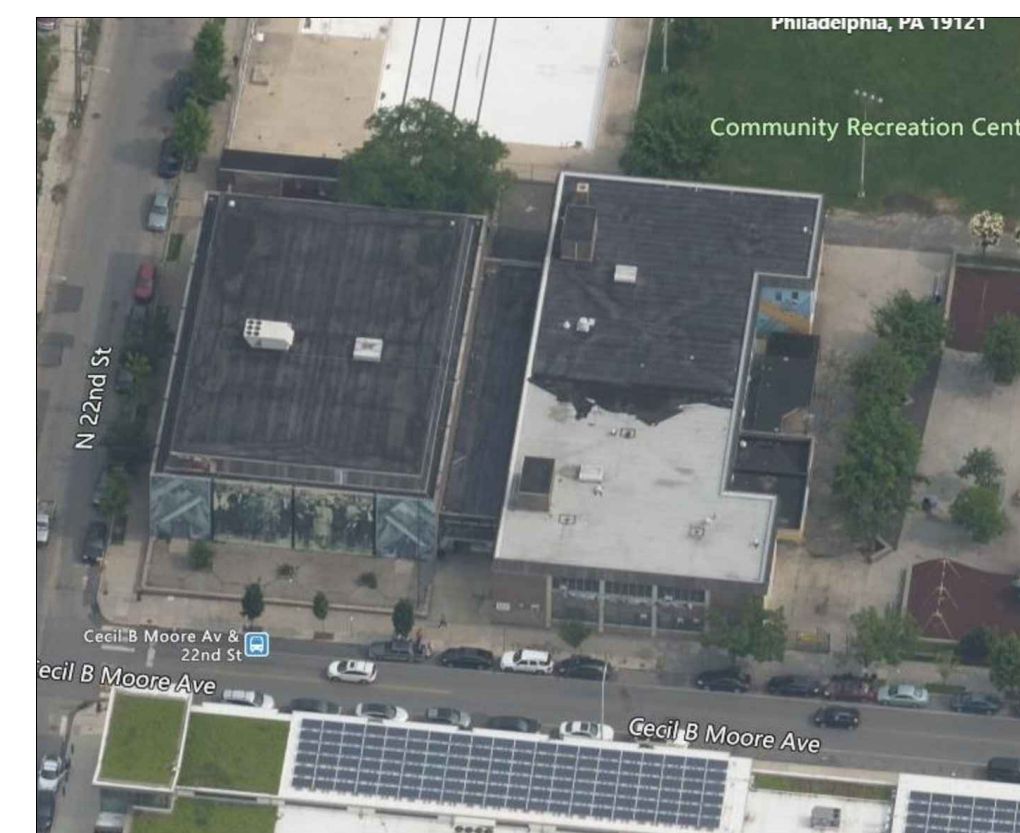
PROJECT LOCATION AERIAL VIEW – 2D



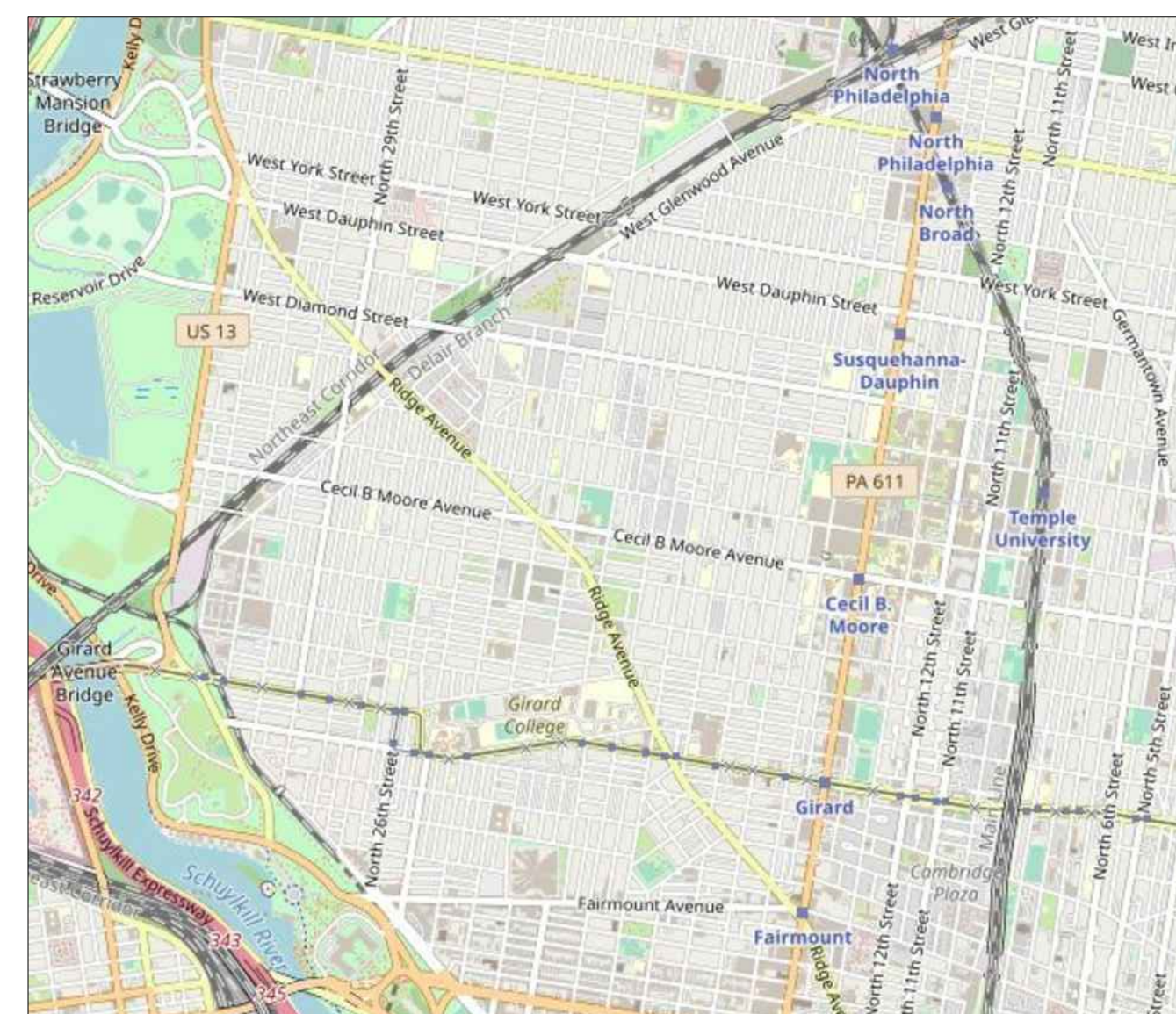
PROJECT LOCATION MAP



PROJECT LOCATION AERIAL VIEW – 3D



PROJECT LOCATION – CITY OF PHILADELPHIA MAP



PROJECT APPROVED

COMMISSIONER/DEPARTMENT OF RECREATION

DEPUTY COMMISSIONER/DEPARTMENT OF RECREATION

PROJECT DIRECTOR



331 MONTGOMERY AVENUE, BALA CYNWYD, PA 19004
T: 610-664-0806 F: 610-664-1075

SEALS

CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC PROPERTY

1515 ARCH STREET
11TH FLOOR, ONE PARKWAY BUILDING
PHILADELPHIA PENNSYLVANIA

PROJECT NO. **16366E-02-02**
CW-1909.02

DATE **SEPT. 4, 2020**

SCALE

DRAWN BY **DG**

CHECKED BY **AB**

G-000

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

CODE SYNOPSIS

GOVERNING CODES:

INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE 2018
NEC 2017 (PER IBC 2018)
PHILADELPHIA CODE B-1504.9: REFLECTANCE

ANALYSIS OF USE AND OCCUPANCY CLASSIFICATIONS:

IBC 308.4 ASSEMBLY GROUP A4
INCLUDES INDOOR SPORTING EVENTS AND ACTIVITIES WITH SPECTATOR SEATING

ANALYSIS OF CONSTRUCTION TYPE:

IBC 602.2 TYPE II B
TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603

IBC 603.1 COMBUSTIBLE MATERIALS PERMITTED IN TYPE I AND II CONSTRUCTION IN FOLLOWING APPLICATIONS:
1.1. NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS OR LESS.

1.2. NONBEARING EXTERIOR WALLS WHERE FIRE-RESISTANCE-RATED CONSTRUCTION IS NOT REQUIRED.

1.3. ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING.

4. ROOF COVERINGS THAT HAVE AN A,B, OR C CLASSIFICATION.
5. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS
6. MILLWORK SUCH AS DOORS, DOOR FRAMES, WINDOW SASHES AND FRAMES.
7. INTERIOR WALL AND CEILING FINISHES
10. FINISH FLOORING
15. BLOCKING SUCH AS FOR HANDRAILS, MILLWORK, CABINETS AND WINDOW AND DOOR FRAMES.
16. MASTICS AND CAULKING MATERIALS APPLIED TO PROVIDE FLEXIBLE SEALS BETWEEN COMPONENTS OF EXTERIOR WALL CONSTRUCTION

IBC TABLE 516.1(2) FIRE WALLS AND FIRE BARRIERS HAVING A REQ'D FIRE RESISTANCE RATING OF 2 SHALL HAVE MIN FIRE DOOR ASSEMBLY RATING OF 1.5 HRS

ANALYSIS OF ALTERATIONS:

BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATED SPRINKLER SYSTEM.

GOVERNING CODE: INTERNATIONAL EXISTING BUILDING CODE 2018

IEBC 602.1 LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

IEBC 701.2 CONFORMANCE. AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.

IEBC 703.1 ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.

IEBC 704.1 ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

IEBC 705.1 EXCEPTION:
1.ROOF REPLACEMENT OR ROOF COVER OF EXISTING LOW-SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENT OF ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) IN SECTION 1507 OF THE INTERNATIONAL BUILDING CODE FOR ROOFS THAT PROVIDE POSITIVE ROOF DRAINAGE.
2. RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY (EMERGENCY OVERFLOW) DRAINS OR SCUPPERS IN SECTION 1502 OF THE INTERNATIONAL BUILDING CODE FOR ROOFS THAT PROVIDE FOR POSITIVE ROOF DRAINAGE. FOR THE PURPOSES OF THE EXCEPTION, EXISTING SECONDARY DRAINAGE OR SCUPPER SYSTEMS REQUIRED IN ACCORDANCE WITH THIS CODE SHALL NOT BE REMOVED UNLESS THEY ARE REPLACED BY SECONDARY DRAINS OR SCUPPERS DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 1502.

IEBC 705.3.1.1 EXCEPTIONS:
1.WHERE THE EXISTING ROOF OR ROOF COVERING IS WATER SOAKED OR HAS DETERIORATED TO THE POINT THAT THE EXISTING ROOF OR ROOF COVERING IS NOT ADEQUATE AS A BASE FOR ADDITIONAL ROOFING.
3.WHERE THE EXISTING ROOF HAS TWO OR MORE APPLICATIONS OF ANY TYPE OR ROOF COVERING.

ANALYSIS OF REROOFING:

IBC 1511.1 EXCEPTION:
1.ROOF REPLACEMENT OR ROOF RECOVER OF EXISTING LOW-SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENT OF ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) IN SECTION 1507 FOR ROOFS THAT PROVIDE POSITIVE ROOF DRAINAGE

ANALYSIS OF ENERGY CODE COMPLIANCE PER IEBC 2018:

IECC ENERGY CONSERVATION - 2018
IECC TABLE 301.1 PHILADELPHIA, PA: ZONE 4A.

IECC 402 BUILDING ENVELOPE REQUIREMENTS
IECC 402.1 GENERAL (PRESCRIPTIVE)

1.THE OPAQUE PORTION OF THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE SPECIFIC INSULATION REQUIREMENTS OF SECTION C402.2 AND THE THERMAL REQUIREMENTS OF EITHER R-VALUE BASED METHOD OF SECTION C402.1.3; THE U-, C-AND F-FACTOR-BASED METHOD OF SECTION C402.1.4; OR THE COMPONENT PERFORMANCE ALTERNATIVE OF SECTION C402.1.5.
2.ROOF SOLAR REFLECTANCE AND THERMAL EMITTANCE SHALL COMPLY WITH SECTION C402.3.

EXCEPTION: SEE PHILADELPHIA CODE SECTION B-1504.0 REFLECTANCE

3.FENESTRATION IN BUILDING ENVELOPE ASSEMBLIES SHALL COMPLY WITH SECTION C402.5

- WHERE BUILDINGS HAVE VERTICAL FENESTRATION AREA OR SKYLIGHT ARE EXCEEDING THAT ALLOWED IN SECTION C402.4, THE BUILDING AND BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTION C401.2, ITEM 1 OR SECTION C401.2 ITEM 3.

IECC TABLE 402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD
ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK:
R-30ci

IECC TABLE402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD
ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK:
U-0.032

IECC 402.2 WALLS, ABOVE GRADE: METAL FRAMED: R-1 + R-7.5ci
ROOF ASSEMBLY
THE MINIMUM THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED EITHER BETWEEN THE ROOF FRAMING OR CONTINUOUSLY ON THE ROOF ASSEMBLY SHALL BE AS SPECIFIED IN TABLE C402.1.3, BASED ON CONSTRUCTION MATERIAL USED IN THE ROOF ASSEMBLY... CONTINUOUS INSULATION BOARD SHALL BE INSTALLED IN NOT LESS THAN 2 LAYERS AND THE EDGE JOINTS BETWEEN EACH LAYER OF INSULATION SHALL BE STAGGERED.

EXCEPTIONS:
1.CONTINUOUSLY INSULATED ROOF ASSEMBLIES WHERE THE THICKNESS OF INSULATION VARIES 1 INCH (25MM) OR LESS AND WHERE THE AREA-WEIGHTED U-FACTOR IS EQUIVALENT TO THE SAME ASSEMBLY WITH THE R-VALUE SPECIFIED IN TABLE C402.1.3
2.WHERE TAPERED INSULATION IS USED WITH INSULATION ENTIRELY ABOVE DECK, THE R-VALUE WHERE THE INSULATION THICKNESS VARIES 1 INCH (25MM) OR LESS FROM MINIMUM THICKNESS OF TAPERED INSULATION SHALL COMPLY WITH THE R-VALUE SPECIFIED IN TABLE C402.1.3
3. TWO LAYERS OF INSULATION ARE NOT REQUIRED WHERE INSULATION TAPERS TO THE ROOF DECK, SUCH AS AT ROOF DRAINS.

THE PHILADELPHIA BUILDING CODE COMPLIANCE:

PBC CHAPTER 15
PBC 1504
PBC B-1504.9

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES PERFORMANCE REQUIREMENTS
REFLECTANCE: ROOF COVERINGS OVER CONDITIONED SPACES ON LOW-SLOPE ROOFS (ROOF SLOPE <2.12) ON NEWLY CONSTRUCTED BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE.
EXCEPTIONS:

2.ROOF AREA USED AS OUTDOOR RECREATION SPACE BY THE OCCUPANTS OF THE BUILDING.
5.A ROOF, THE AREA OF WHICH IS LESS THAN THREE (3) PERCENT OF THE GROSS FLOOR ARE OF THE BUILDING.

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

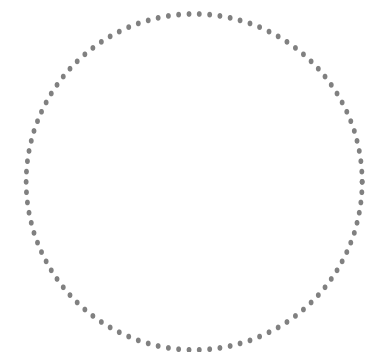
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:



Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project:
**MLK RECREATION CENTER
ROOF REPLACEMENT**

Sheet Title:
**CODE SYNOPSIS
GENERAL SAFETY
& SECURITY NOTES**

Submission:
FINAL PRICING SET

Engineering Manager:
TARA RASHEED

Consultant:
CONVERSE WINKLER ARCHITECTURE

Task No.:
TN

Date:
SEPT. 4, 2020

Work No.:
**16366E-02-02
CW-1909.02**

Checked By:
AB

Drawing No.:
G-002

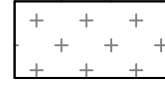



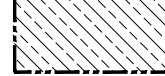
Sheet No.: of **22**

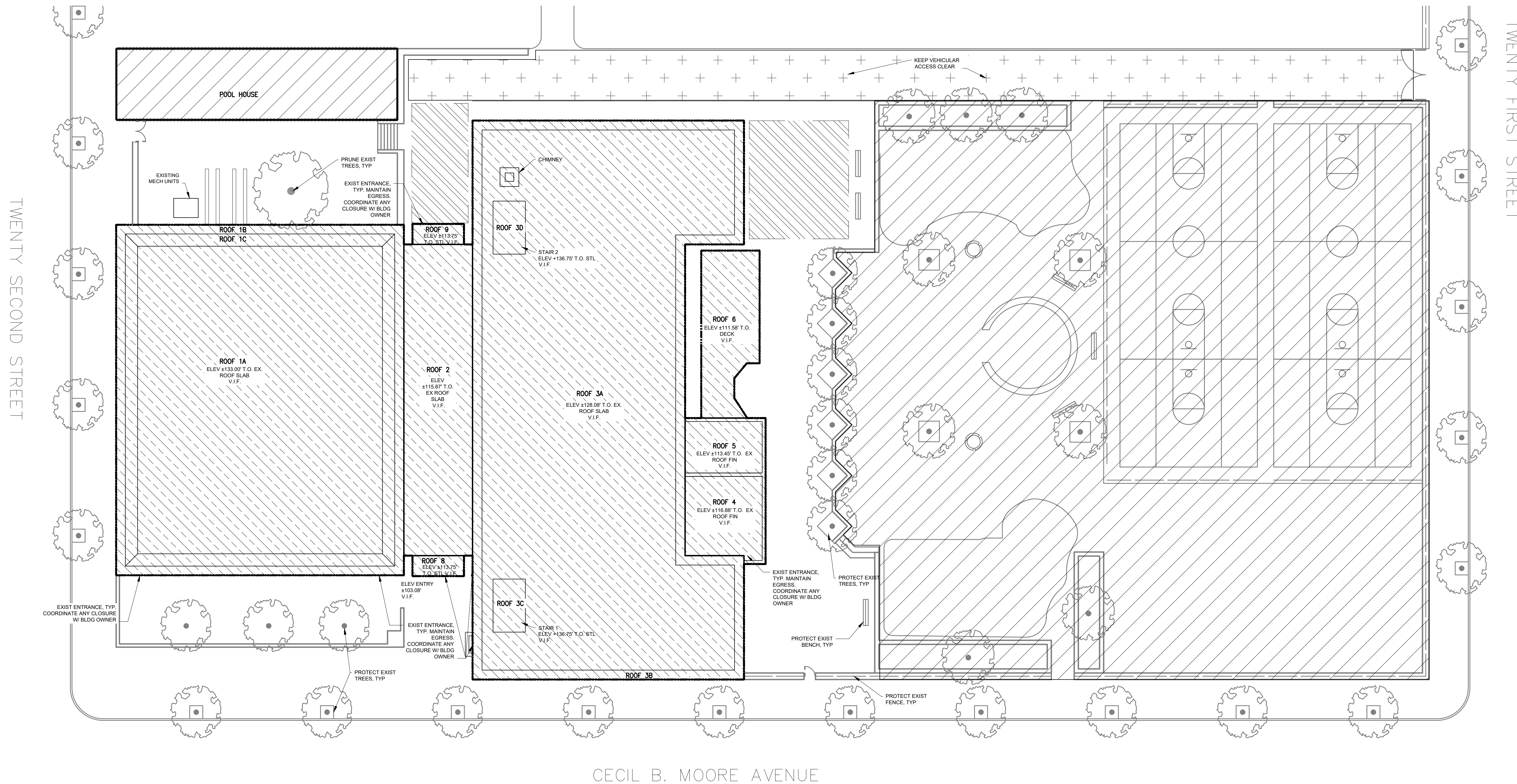
STAGING/PHASING GENERAL NOTES:

1. THE CONTRACTOR SHALL STAGE ALL CONSTRUCTION AS SHOWN ON THE STAGING LAYOUT DRAWING, AND IN COORDINATION WITH REBUILD/THE DEPT OF PARKS & RECREATION (D.P.R.) FINAL STAGING LOCATION AREAS AND QUANTITIES ARE AT THE DISCRETION OF REBUILD/D.P.R. SPECIFIC STAGING TASKS REQUIRING APPROVAL BY REBUILD / PPR INCLUDE THE FOLLOWING.

- A. VEHICULAR ACCESS ROUTES AND HOURS OF OPERATION.
- B. VEHICULAR STORAGE/PARKING AREAS.
- C. WASTE RECEPTACLE LOCATIONS AND DELIVERY/REMOVAL SCHEDULES.
- D. MATERIAL STORAGE AREAS ON ROOFS.
- E. OFF-SITE MATERIAL & EQUIPMENT STORAGE.
- F. TEMPORARY PROTECTION OF EXISTING ROOFS AGAINST WEAR.
- G. TEMPORARY STRUCTURES, INCLUDING SCAFFOLDING TO PROVIDE ROOF ACCESS.
- H. COORDINATION WITH REBUILD / PPR & TENANTS REGARDING ROOFTOP SERVICES, EXHAUSTS, LIGHTS, ETC.
- I. CRANE PLACEMENT, LOADING, OPERATING CRITERIA AND OPERATING HOURS.
- J. FIRE PROTECTION REQUIREMENTS.
- K. MAINTENANCE OF SECURITY.
- L. EMERGENCY EXIT PROVISIONS.
- M. OVERALL OPERATIONAL SCHEDULE.

PLAN LEGEND

-  NO PARKING FOR CONTRACTOR VEHICLES
-  AREAS NOT IN CONTRACT
-  TEMPORARY PROTECTION (PROTECT AREAS AT GRADE)
-  STAGING/LAYDOWN AREA 1 AT GRADE LEVEL -
-  AREA OF WORK



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TWENTY SECOND STREET

TWENTY FIRST STREET

CECIL B. MOORE AVENUE

1 SITE PLAN 
Scale: 1/16" = 1' - 0"

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:

 **CONVERSE WINKLER ARCHITECTURE**

Seal:

Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **SITE PLAN STAGING & PHASING**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

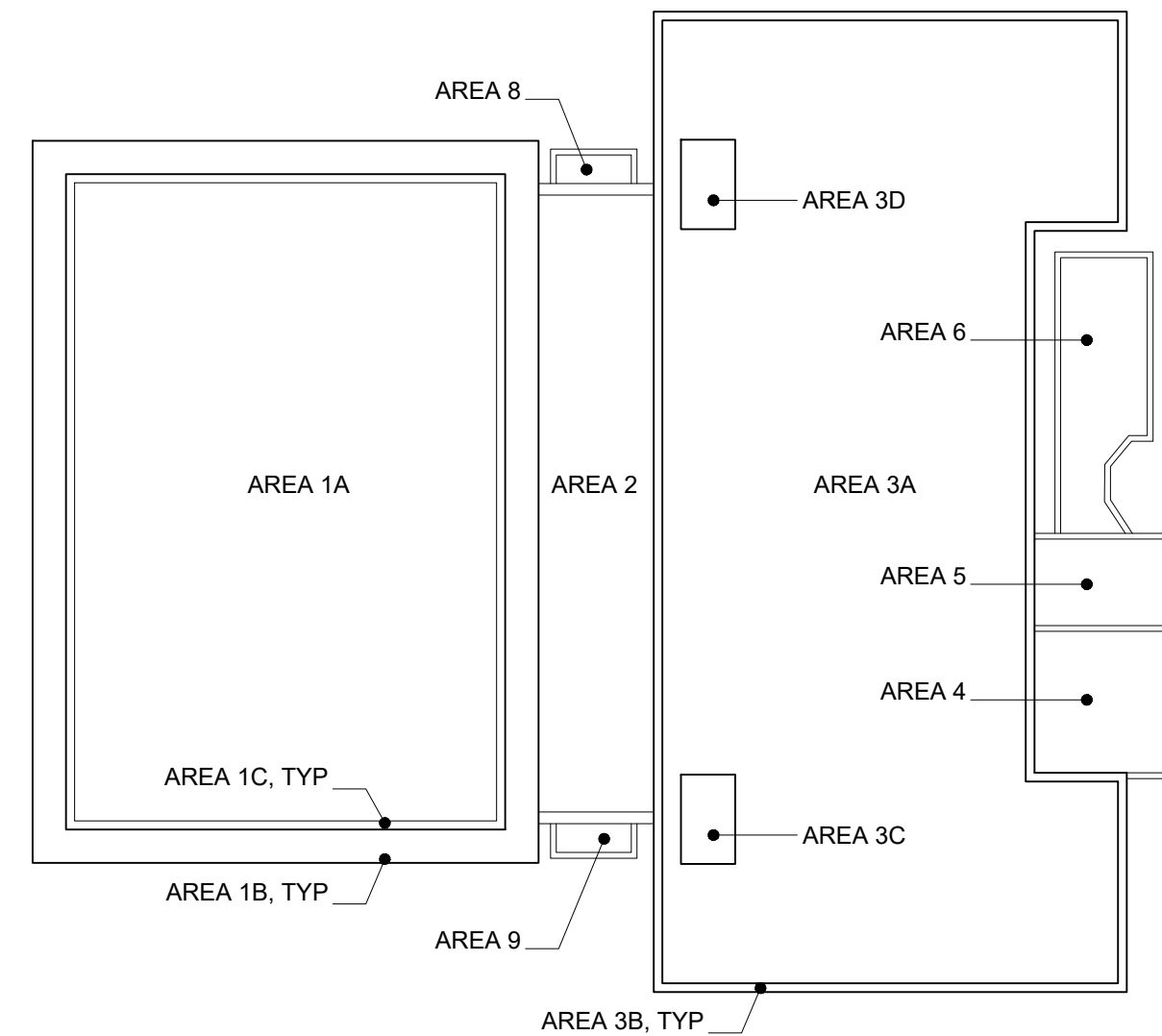
Task No.: **TN**

Date: **SEPT. 4, 2020** Checked By: **AB**

Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **G-003**

Sheet No.: of **22**

	ASSEMBLY TYPE 1 AREAS: 1A, 3C, 3D	ASSEMBLY TYPE 2 AREAS: 3A	ASSEMBLY TYPE 3 AREAS: 8, 9	ASSEMBLY TYPE 4 AREAS: 18	
EXISTING ROOF CONSTRUCTION	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOFING ASSEMBLY (E) TAPERED + FLAT INSULATION BOARDS (1/8" FT SLOPE) (E) ASPHALT (E) 1/2" FIBERBOARD @ AREAS 3C & 3D (E) LWC @ AREA 1A V.I.F. THICKNESS (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) SBS MB GRANULATED CAP SHEET (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) TAPERED LWC, THICKNESS: +/- 1" MIN. @ DRAINS, +/- 5" MAX. @ HIGH POINT, (+/- 1/8" FT SLOPE) (E) ±1" RIGID INSULATION (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) TAPERED LWC, THICKNESS: 1" MIN @ DRAIN, +/- 2" MAX @ HIGH POINT (+/- 1/8" FT SLOPE) (E) ±1/2" FIBERBOARD (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) TAPERED LWC, THICKNESS: +/- 1" MIN. @ DRAINS, +/- 6 1/2" MAX. @ SHORT-SIDE RIDGE, +/- 8 3/4" MAX. @ LONG-SIDE RIDGE (+/- 1/8" FT SLOPE) V.I.F. (E) ±1" RIGID INSULATION V.I.F. (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	EXISTING ROOF CONSTRUCTION
DEMO. LITIGATION	REMOVE (E) 4-PLY BUR ASSEMBLY, (E) TAPERED + FLAT BOARD INSULATION, (E) ASPHALT, & (E) FIBERBOARD (REMOVALS SIMILAR @ ROOF AREA 3C & 3D).	REMOVE (E) SBS MB GRANULATED CAP SHEET & (E) 4-PLY BUR ROOF ASSEMBLY.	REMOVE (E) 4-PLY BUR ROOF ASSEMBLY, & (E) 1/2" THK. FIBERBOARD.	REMOVE (E) 4-PLY BUR ROOF ASSEMBLY	DEMO. LITIGATION
PROPOSED ROOF CONSTRUCTION	<p>INSULATION R-VALUE: R-30 MIN.</p> <ul style="list-style-type: none"> SINGLE PLY PVC MEMBRANE (ADHERED) 1/4" COVER BOARD (ADHERED) 1/4" FT TAPERED + FLAT POLYISO INSULATION (ADHERED) SBS MB BASE SHEET (TORCH APPLIED) (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>INSULATION R-VALUE: R-30 MIN.</p> <ul style="list-style-type: none"> SINGLE PLY PVC (ADHERED) 1/4" COVER BOARD (ADHERED) SBS MB ANCHOR SHEET (MECHANICALLY FASTENED) 2 6" THK FLAT POLYISO (ADHERED) 2 6" THK FLAT POLYISO (ADHERED) (E) TAPERED LWC, THICKNESS: +/- 1" MIN. @ DRAINS, +/- 5" MAX. @ HIGH POINT, (+/- 1/8" FT SLOPE) (E) ±1" RIGID INSULATION (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>CANOPY ROOF AREA IS OVER UNCONDITIONED EXTERIOR SPACE.</p> <ul style="list-style-type: none"> SINGLE PLY PVC (ADHERED) 1/4" COVER BOARD (ADHERED) ANCHOR SHEET (MECHANICALLY FASTENED) (E) TAPERED LWC (+/- 1/8" FT SLOPE) (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<ul style="list-style-type: none"> LIQUID APPLIED MEMBRANE TOP COAT REINFORCEMENT FLEECE LIQUID APPLIED MEMBRANE BASE COAT 1/4" COVER BOARD (ADHERED) 1" FLAT POLYISO (ADHERED) 1" FLAT POLYISO (ADHERED) SBS MB ANCHOR SHEET (MECHANICALLY FASTENED) (E) TAPERED LWC (+/- 1/8" FT SLOPE) (E) ±1" RIGID INSULATION (E) 2" CONCRETE ROOF PLANKS 	PROPOSED ROOF CONSTRUCTION



ROOF AREA KEY PLAN

	ASSEMBLY TYPE 5 AREAS: 2	ASSEMBLY TYPE 6 AREAS: 4, 5	ASSEMBLY TYPE 7 AREAS: 6	ASSEMBLY TYPE 8 AREAS: 1C	ASSEMBLY TYPE 9 AREAS: 3B	
EXISTING ROOF CONSTRUCTION	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) ±1" RIGID INSULATION (E) TAPERED LWC, THICKNESS: +/- 1" MIN. @ DRAINS, +/- 5" MAX. @ HIGH POINT, (+/- 1/8" FT SLOPE) (E) ±1" RIGID INSULATION (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) 1.9" THK. TAPERED (+/- 1/8" FT SLOPE) + FLAT BOARD INSULATION (E) 1/2" FIBERBOARD (E) 1 1/2" METAL ROOF DECKING 	<p>SECTIONS</p> <ul style="list-style-type: none"> (E) 4-PLY (BUR) BUILT-UP ROOF ASSEMBLY (E) +/- 1/2" FIBERBOARD (E) METAL ROOF DECKING 	REFER TO DWG A-501 & A-502.	REFER TO DWG A-503.	EXISTING ROOF CONSTRUCTION
DEMO. LITIGATION	REMOVE (E) 4-PLY BUR ROOF ASSEMBLY & RIGID INSULATION. LWC TO REMAIN.	REMOVE (E) 4-PLY BUR ROOF ASSEMBLY, (E) 1.9" THK. TAPERED + FLAT BOARD INSULATION & (E) FIBERBOARD.	REMOVE (E) 4-PLY BUR ROOF ASSEMBLY, (E) +/- 1/2" FIBERBOARD, (E) METAL ROOF DECKING.	REMOVE (E) SLOPED BATTEN SEAM METAL PANEL ASSEMBLY AND ALL (E) MEMBRANE LAYERS DOWN TO (E) SLOPED PRE-CAST CONCRETE ROOF PLANKS	REMOVE SLOPED BATTEN SEAM METAL PANEL ASSEMBLY AND ALL MEMBRANE LAYERS DOWN TO EXISTING 2X4 WOOD BLOCKING	DEMO. LITIGATION
PROPOSED ROOF CONSTRUCTION	<p>INSULATION R-VALUE: R-30 MIN.</p> <ul style="list-style-type: none"> SBS MB GRANULATED CAP SHEET SBS MB INTERMEDIATE PLY SBS MB BASE PLY 1/4" COVER BOARD (ADHERED) SBS MB ANCHOR SHEET (MECHANICALLY FASTENED) 2 6" THK FLAT POLYISO (ADHERED) 2 6" THK FLAT POLYISO (ADHERED) (E) TAPERED LWC, THICKNESS: +/- 1" MIN. @ DRAINS, +/- 5" MAX. @ HIGH POINT, (+/- 1/8" FT SLOPE) (E) ±1" RIGID INSULATION (E) PRE-CAST CONCRETE ROOF PLANKS (THICKNESS VARIES: 2" MIN. - 2 3/4" MAX.) 	<ul style="list-style-type: none"> SBS MB GRANULATED CAP SHEET SBS MB BASE SHEET (MECHANICALLY FASTENED) 1/4" COVER BOARD (MECHANICALLY FASTENED) 1/4" FT TAPERED + FLAT POLYISO INSULATION, THICKNESS: 1" MIN @ DRAINS, 2" MAX @ HIGH POINT (MECHANICALLY FASTENED) VAPOR BARRIER (ADHERED) 1/2" HD BOARD (E) 1 1/2" METAL ROOF DECKING 	<p>CANOPY ROOF AREA IS OVER UNCONDITIONED EXTERIOR SPACE.</p> <ul style="list-style-type: none"> SBS MB GRANULATED CAP SHEET SBS MB BASE SHEET 1/4" COVER BOARD (MECHANICALLY FASTENED) 1/4" FT TAPERED POLYISO INSULATION (MECHANICALLY FASTENED) 1/2" HD BOARD METAL ROOF DECK 	REFER TO DWG A-501 & A-502.	REFER TO DWG A-503.	PROPOSED ROOF CONSTRUCTION

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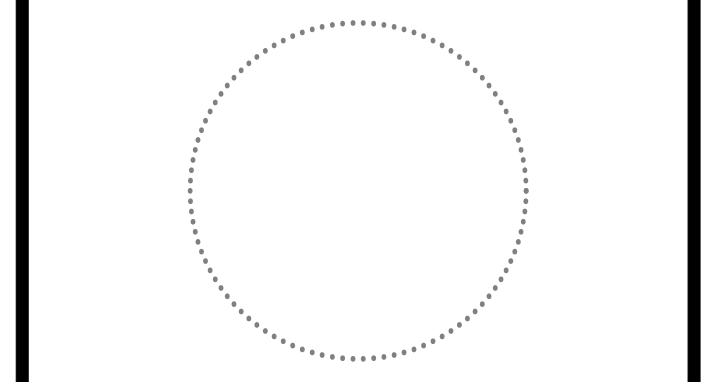
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:



Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **ROOF ASSEMBLY TYPES**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

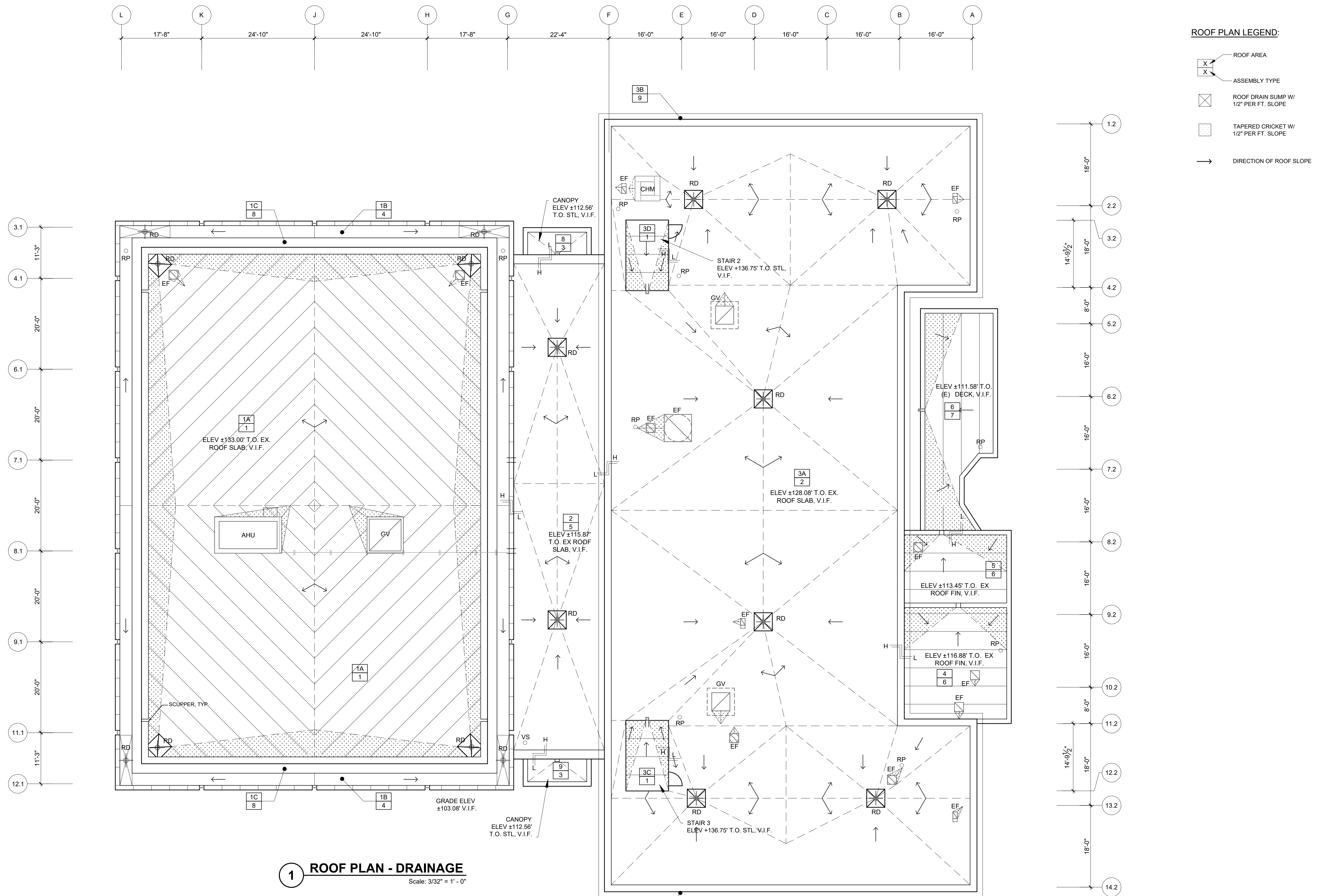
Task No.: Drawn By: **TN**

Date: **SEPT. 4, 2020** Checked By: **AB**

Work No.: **16366E-02-02** Drawing No.: **A-001**
CW-1909.02

Sheet No.: of **22**

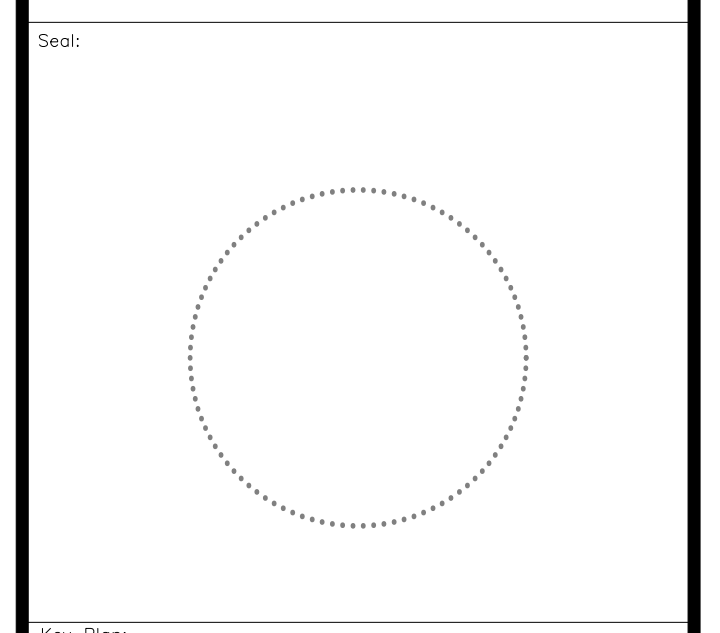
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- ROOF PLAN LEGEND:**
- ROOF AREA
 - ASSEMBLY TYPE
 - ROOF DRAIN SUMP W/ 1/2" PER FT. SLOPE
 - TAPERED CRICKET W/ 1/2" PER FT. SLOPE
 - DIRECTION OF ROOF SLOPE

1 ROOF PLAN - DRAINAGE
Scale: 3/32" = 1' - 0"

APPROVED: _____ DATE _____
 ARCHITECT/ENGINEER OF RECORD
 APPROVED FOR BID: _____ DATE _____
 REBUILD PROJECT MANAGER



Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **ROOF PLAN DRAINAGE**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

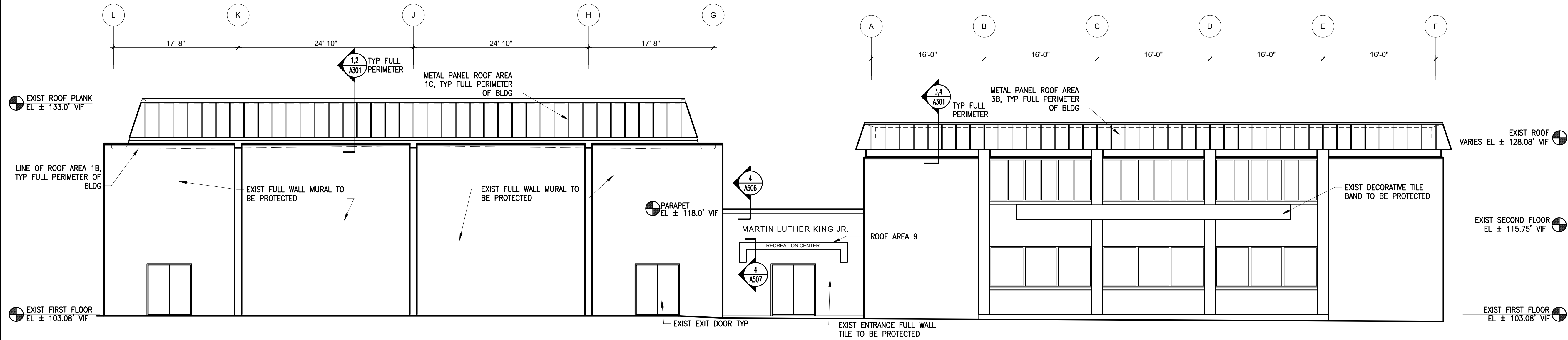
Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: _____ Drawn By: **TN**

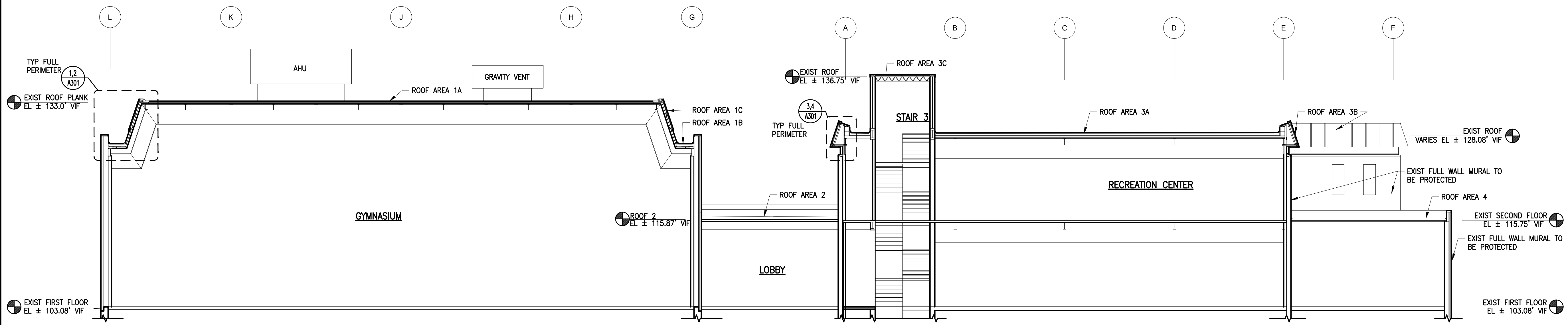
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Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **A-104**

Sheet No.: _____ of **22**



1 BUILDING ELEVATION SOUTH
Scale: 1/8" = 1' - 0"



2 BUILDING SECTION
Scale: 1/8" = 1' - 0"

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ARCHITECT/ENGINEER OF RECORD DATE

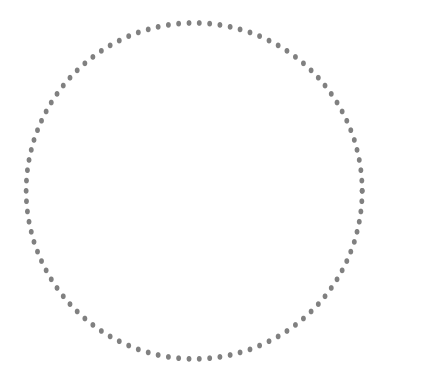
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REBUILD PROJECT MANAGER DATE

Designer:



Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **BUILDING ELEVATION & SECTION**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: Drawn By: **TN**

Date: **SEPT. 4, 2020** Checked By: **AB**

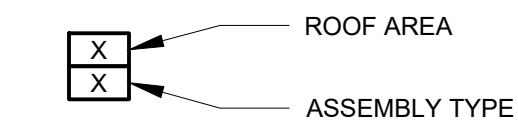
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CW-1909.02

Sheet No.: of **22**

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KEY:



CONSTRUCTION GENERAL NOTES:

1. REFER TO ROOF LEGEND ON SHEET G-001 FOR IDENTIFICATION OF EXISTING AND NEW ROOF EQUIPMENT AND FOR REFERENCE KEY TO RELATED ROOFING DETAILS.
2. SEE A-001 FOR ROOF ASSEMBLY TYPES.
3. SEE D-101 FOR ROOF DEMO PLAN.
4. SEE A-104 FOR DRAINAGE, INSULATION LAYOUTS.
5. ALL NOTES REFER TO NEW WORK UNLESS DESIGNATED (E) EXISTING.
6. REFER TO DRAWING G-001 FOR EXISTING SURFACE PREPARATION NOTES.

CONSTRUCTION KEY NOTES

- (C1) REPLACE DRAIN DOME, CLAMP RING, EXTENSION ADAPTER, AND DRAIN BOLTS. CLEAN DRAIN BOWL. SEE DWG 1.2,3/A-500.1.
- (C2) REPLACE ROOF DRAIN ASSEMBLY. PROVIDE NEW SCUPPER, CONDUCTOR HEAD, DOWNSPOUT WITH CONCRETE SPLASH BLOCK. SEE DTL 2/A-505.
- (C3) REPLACE COMPLETE ROOF DRAIN ASSEMBLY ABOVE AND BELOW DECK. PROVIDE ALL NEW DRAIN PARTS BETWEEN EXISTING LEADER PIPE AND NEW DRAIN DOME. SEE DWG 2.3/A-500.1.
- (C4) REPLACE ROOF DRAIN ASSEMBLY. PROVIDE NEW SCUPPER, CONDUCTOR HEAD, LEADER TO REMAIN. SEE DTL 8/A-504.
- (C5) RAISE EXHAUST FAN/ MECH UNIT AND EXTEND UNIT CURB HEIGHT. PROVIDE NEW FLASHINGS. SEE DWG 3.5/A-500.2
- (C6) PROVIDE NEW CURB FLASHINGS AT EXISTING AHU/ MECH UNIT. SEE DWG 4/A-500.2.
- (C7) RAISE RIGID ELECTRICAL CONDUIT TO ACCOMMODATE ROOF INSTALLATION. COORDINATE TEMPORARY REMOVAL/REINSTALLATION AND DISRUPTIONS TO TENANT WITH PPR. PROVIDE NON-PENETRATING CONDUIT SUPPORTS WITH WALKWAY PAD PROTECTION BELOW.
- (C8) PROVIDE NEW FLASHINGS AT ROOF PENETRATION (RP)/ VENT STACK (VS) PENETRATIONS. TYP. SEE DETAIL 1/A500.2
- (C9) PROVIDE NEWS FLASHINGS AT EXHAUST FAN/ GOOSE VENT PENETRATION, TYP. SEE DETAIL 3/A500.2
- (C10) PROVIDE PITCH POCKET. SEE DETAIL 2/A500.2
- (C11) PROVIDE NEW RAISED THRU WALL FLASHING @ RISING WALL. SEE DTL 2/A-506.
- (C12) PROVIDE NEW FLASHINGS @ RISING WALL. SEE DTL 2/A-504 SIM.
- (C13) RAISE DOOR SILL & PROVIDE NEW FLASHINGS. SEE DETAIL @ A505
- (C14) NOT USED
- (C15) REPLACE DAMAGED GRAVITY VENT WITH NEW GRAVITY VENT, EQUIPMENT CURB & ASSOCIATED FLASHINGS.
- (C16) CLEAN LIMESTONE COPING, TYP
- (C17) PROVIDE NEW BACKER ROD, SEALANT @ COPING JOINT, TYP
- (C18) COVER EXISTING LIMESTONE COPING WITH NEW MTL COPING CAP ASSEMBLY, TYP
- (C19) NOT USED
- (C20) PROVIDE NEW EDGE MTL FASCIA. SEE DWG A-505.
- (C21) RAKE OUT & REPOINT 100% MASONRY WALL, TYP ALL SIDES. PROVIDE SS HELICAL WALL TIES AND CRACK STITCHING BARS AT JOINTS WITH CRACKS AND SPALLED MORTAR PRIOR TO REPOINTING. (INCLUDE @ 10% OF WALL SURFACES.)
- (C22) RAKE OUT & PROVIDE NEW BACKER ROD & SEALANT @ LIMESTONE COPINGS, TYP ALL JOINTS.
- (C23) PROVIDE NEW DOOR & DOOR HARDWARE. SEE DWG A505.
- (C24) PROVIDE THRU WALL SCUPPER.
- (C25) PROVIDE FILLPATCH OF EXISTING DECK @ ABANDONED DRAIN.
- (C26) RAISE EXISTING GOOSE NECK VENT DUCTWORK. PROVIDE DUCT EXTENSION WITH NEW CURB SIM TO 3/A-500.2.

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ARCHITECT/ENGINEER OF RECORD DATE

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Key Plan:

REVISION DESCRIPTION DATE

Project:

**MLK RECREATION CENTER
ROOF REPLACEMENT**

Sheet Title:
**ELEVATIONS
CHIMNEY & STAIR
TOWERS**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

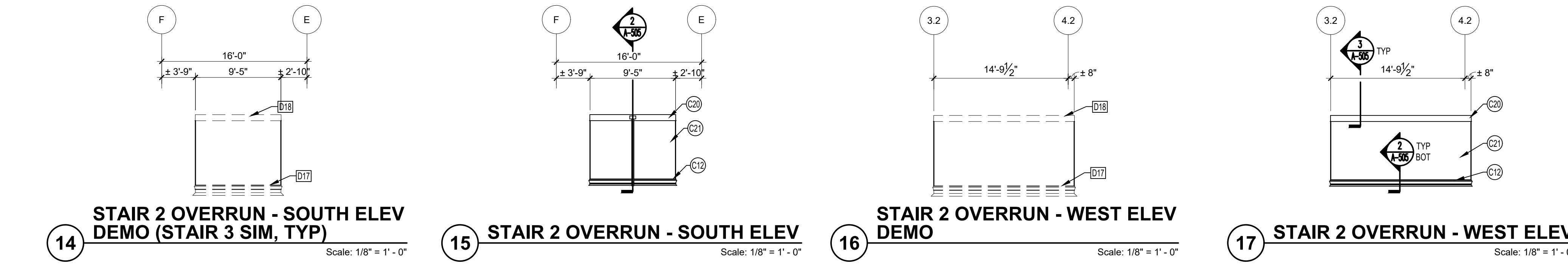
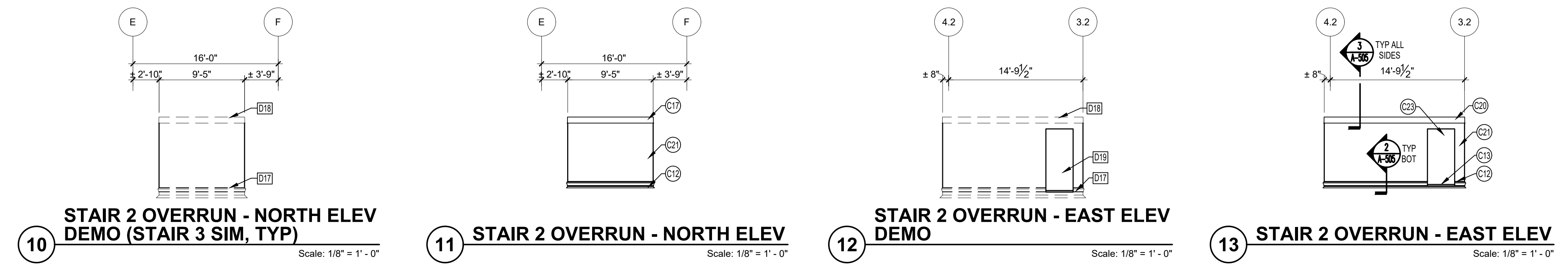
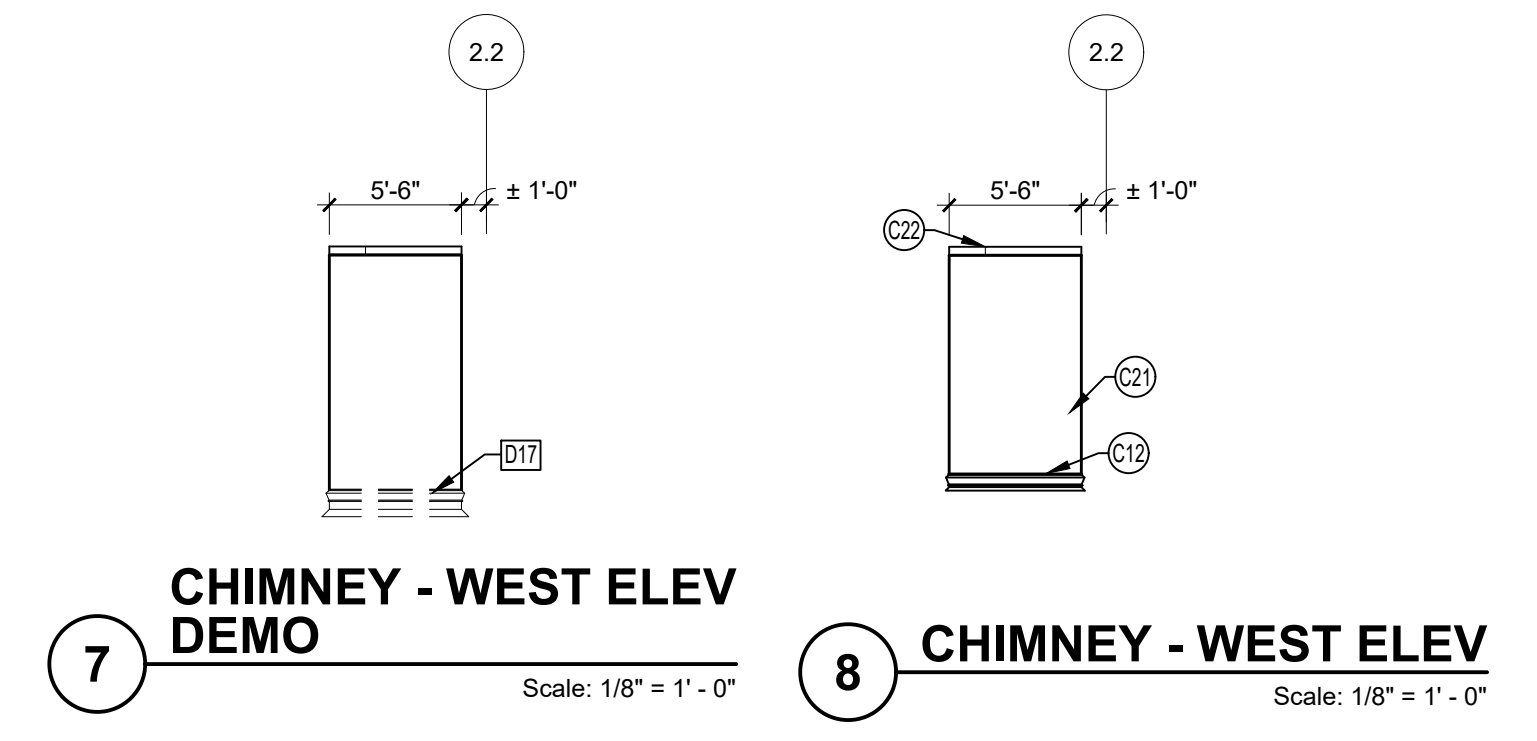
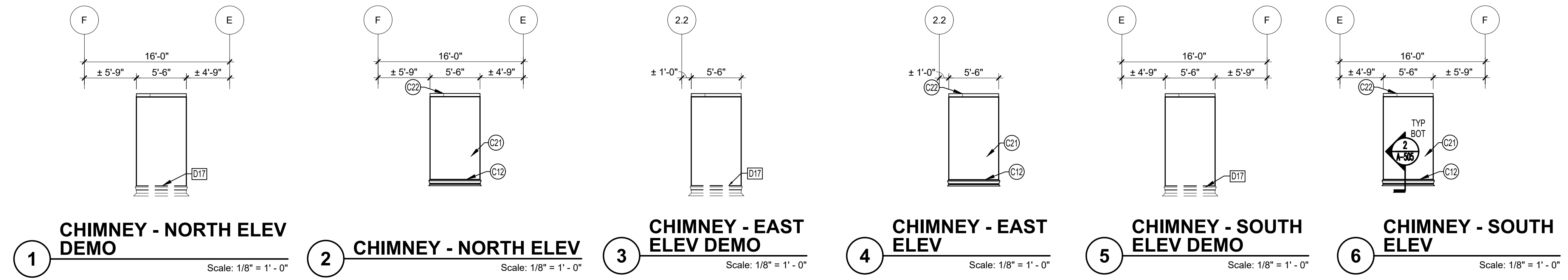
Consultant: **CONVERSE WINKLER ARCHITECTURE**

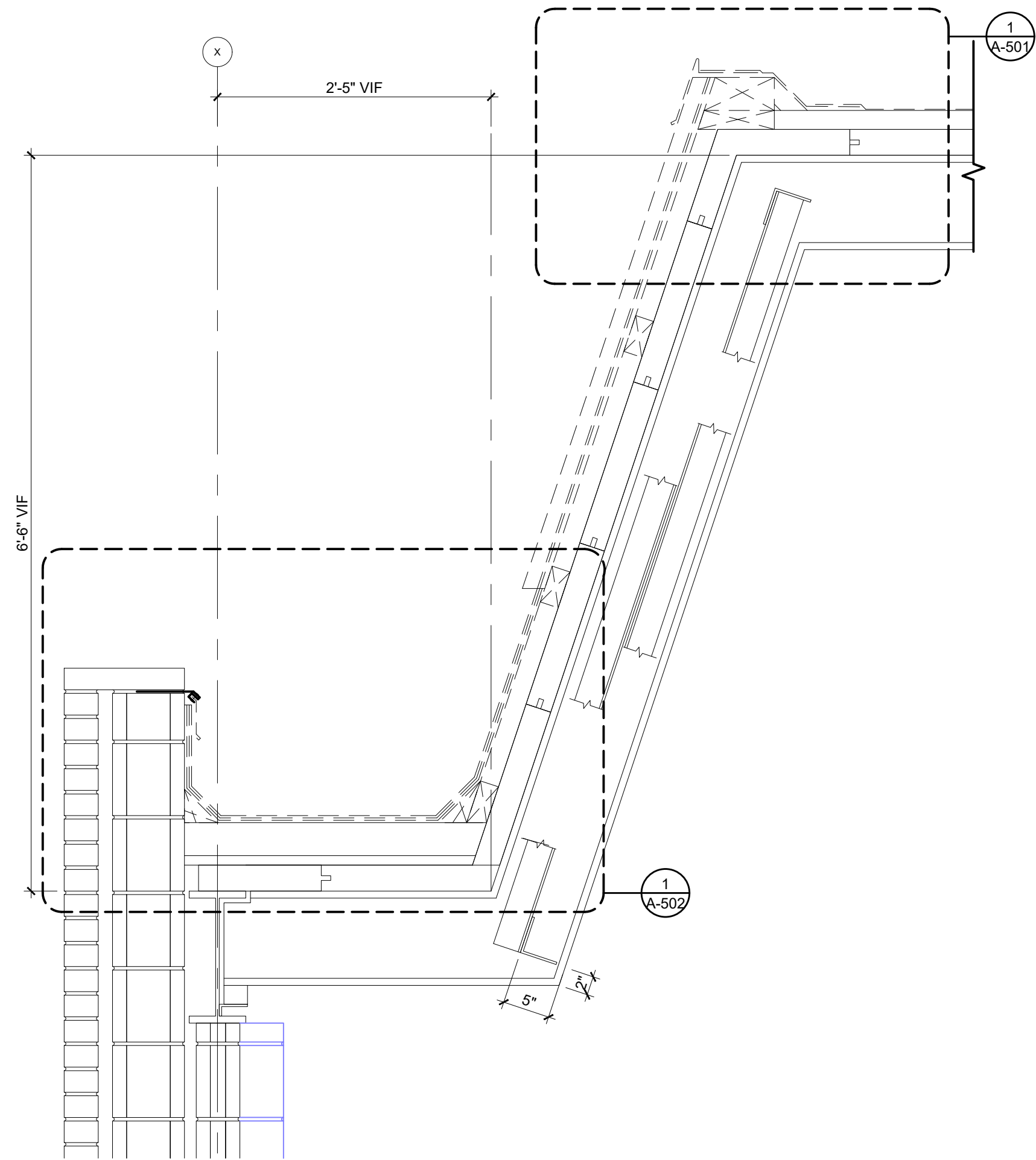
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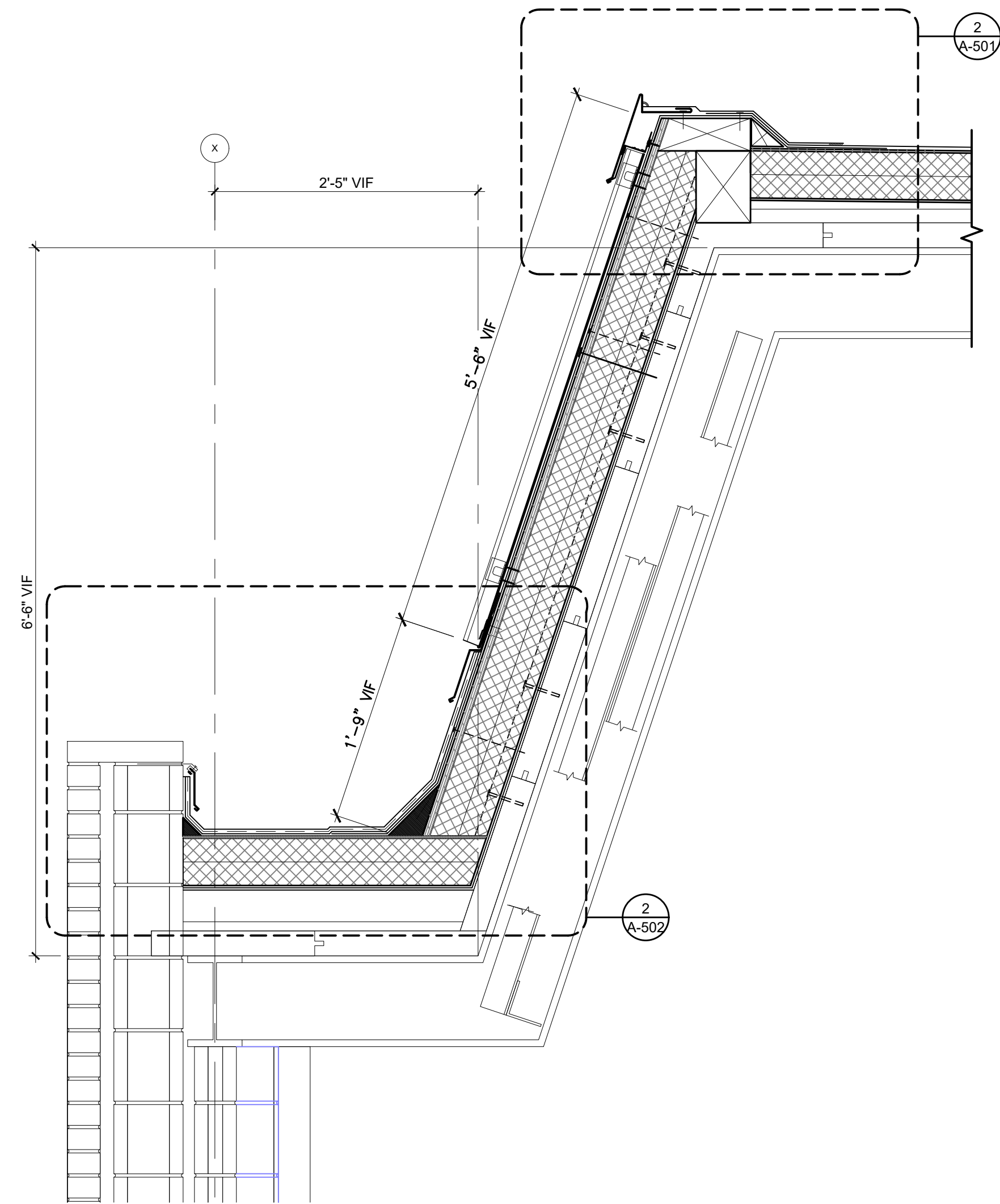
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CW-1909.02** Drawing No.: **A-202**

Sheet No.: of **22**

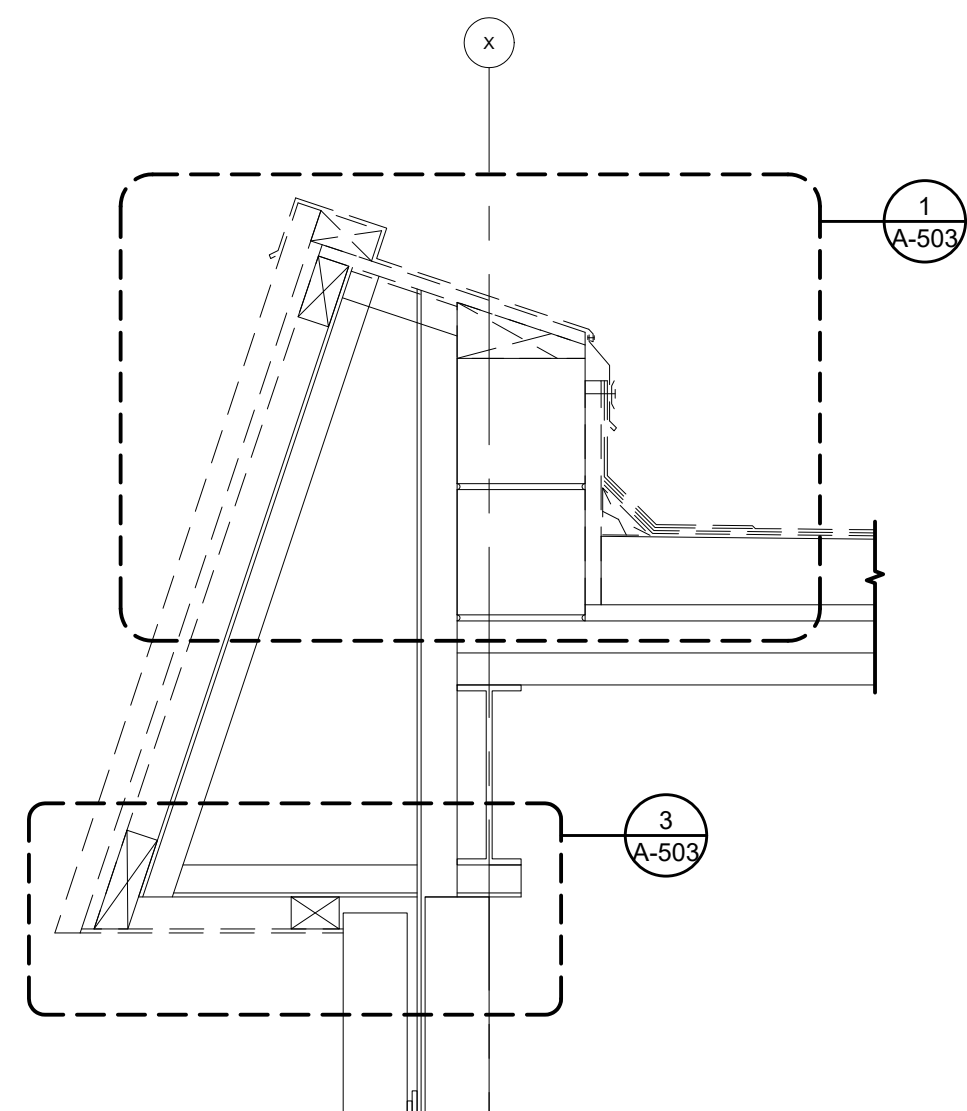




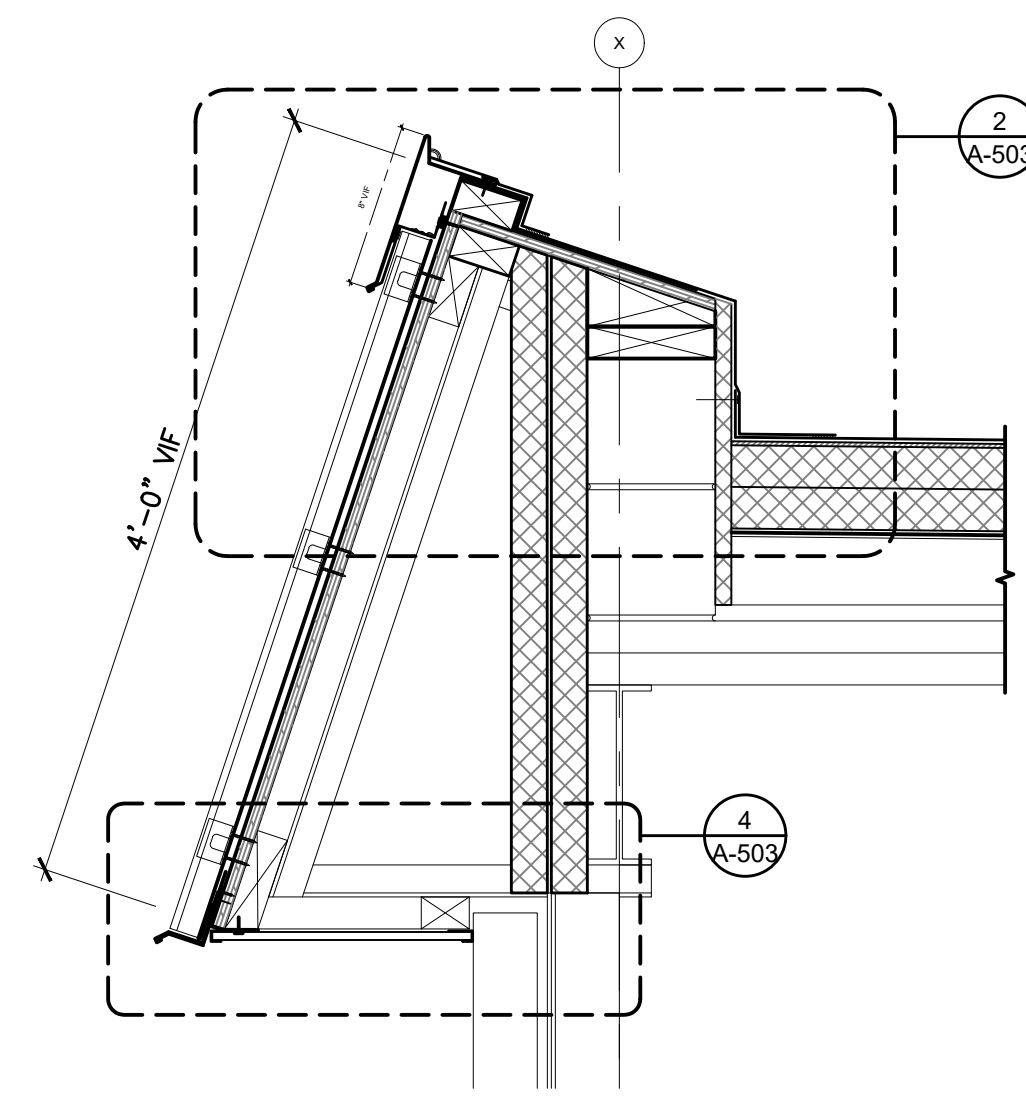
1 GYM MANSARD ROOF & GUTTER EAST/WEST - DEMO
Scale: 1" = 1' - 0"



2 GYM MANSARD ROOF & GUTTER EAST/WEST - PROPOSED
Scale: 1" = 1' - 0"



3 REC CENTER MANSARD ROOF - DEMO
Scale: 1" = 1' - 0"



4 REC CENTER MANSARD ROOF - PROPOSED
Scale: 1" = 1' - 0"

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ARCHITECT/ENGINEER OF RECORD DATE

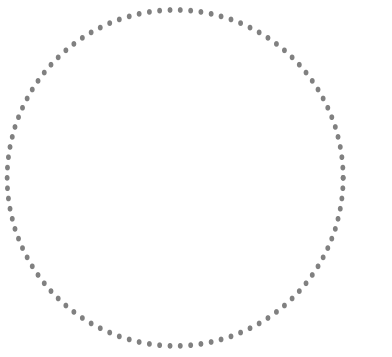
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:

CONVERSE WINKLER ARCHITECTURE

Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project:

MLK RECREATION CENTER ROOF REPLACEMENT

Sheet Title:

MANSARD SECTIONS

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

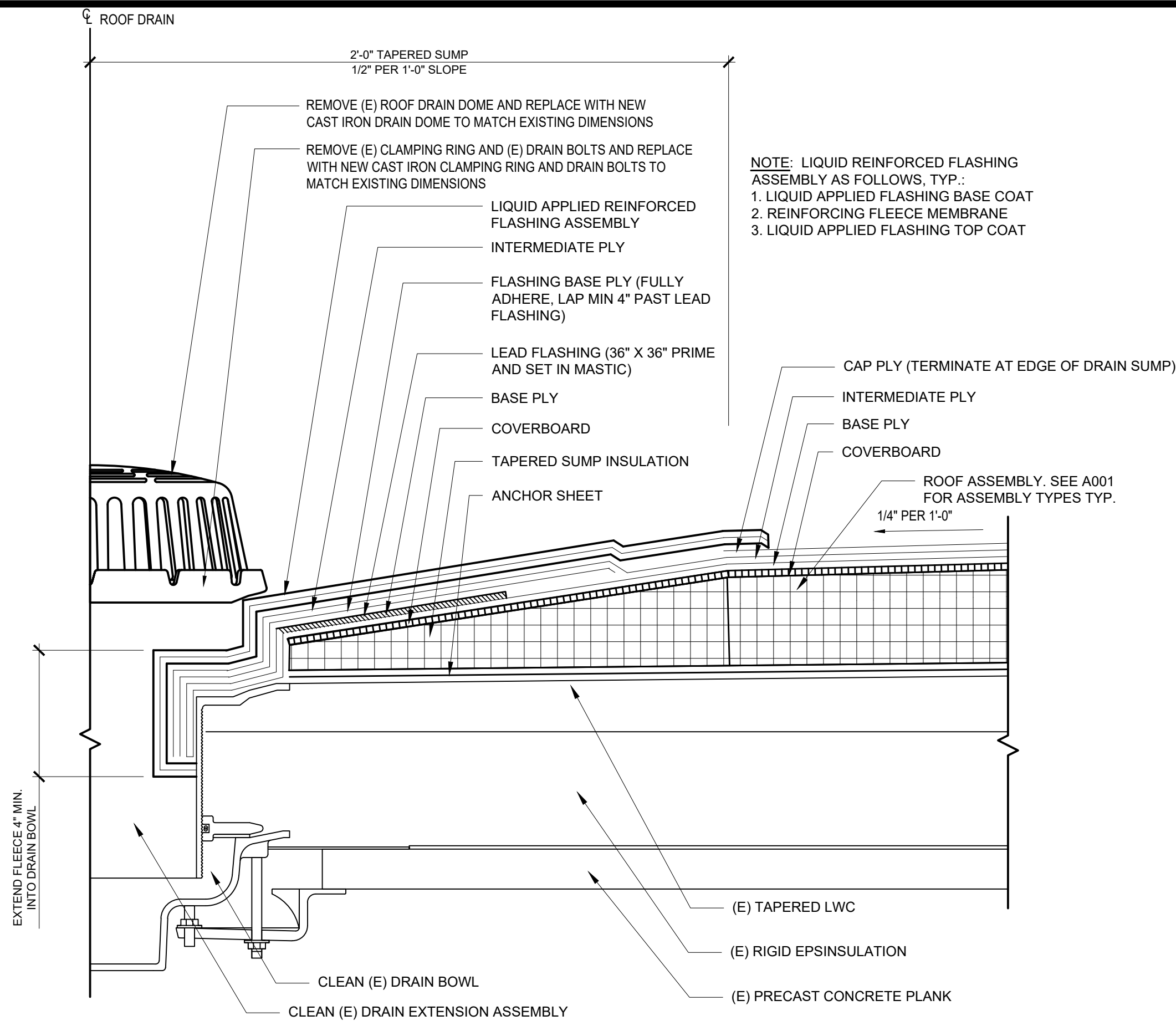
Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: Drawn By: **DG**

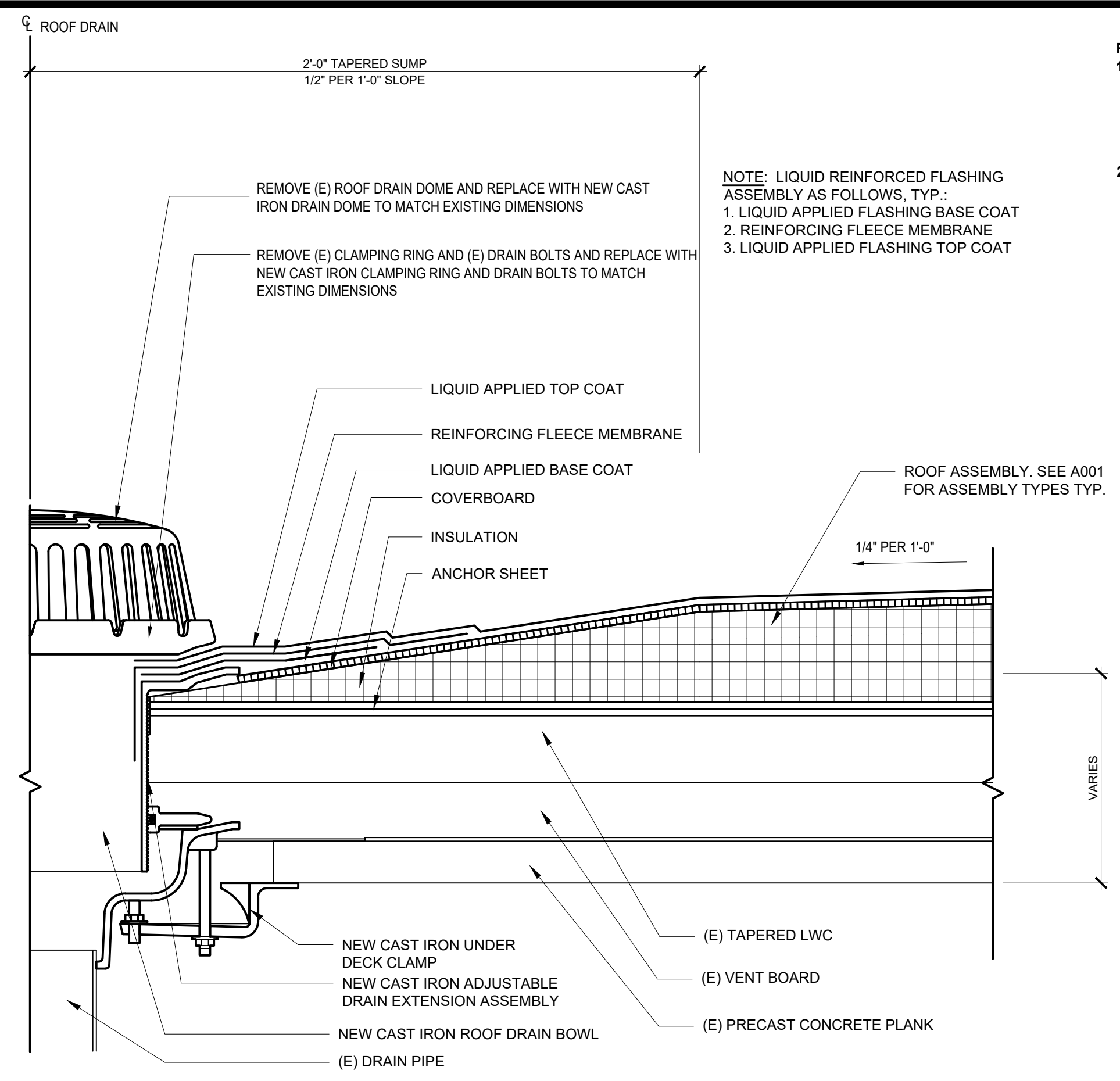
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Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **A-301**

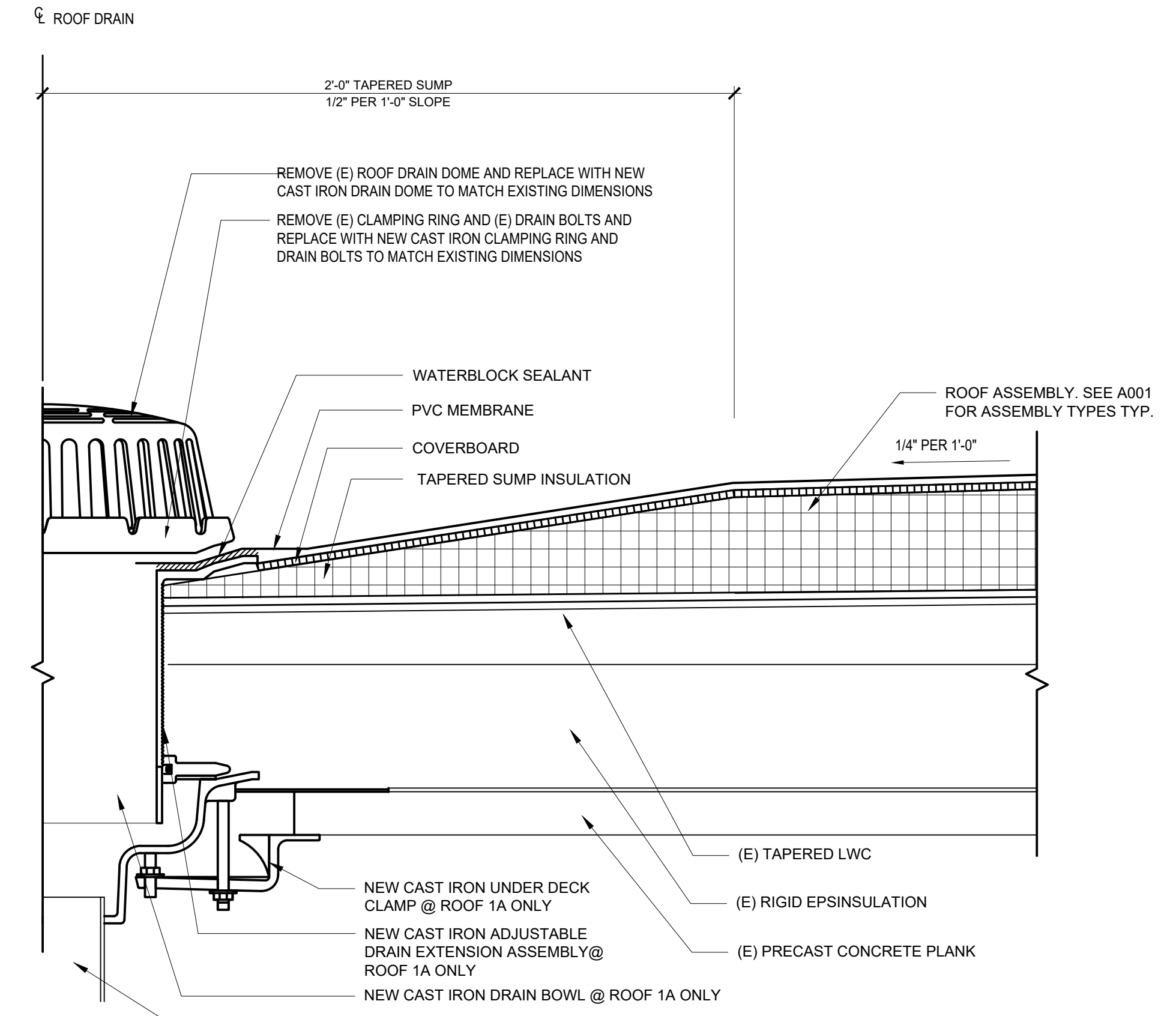
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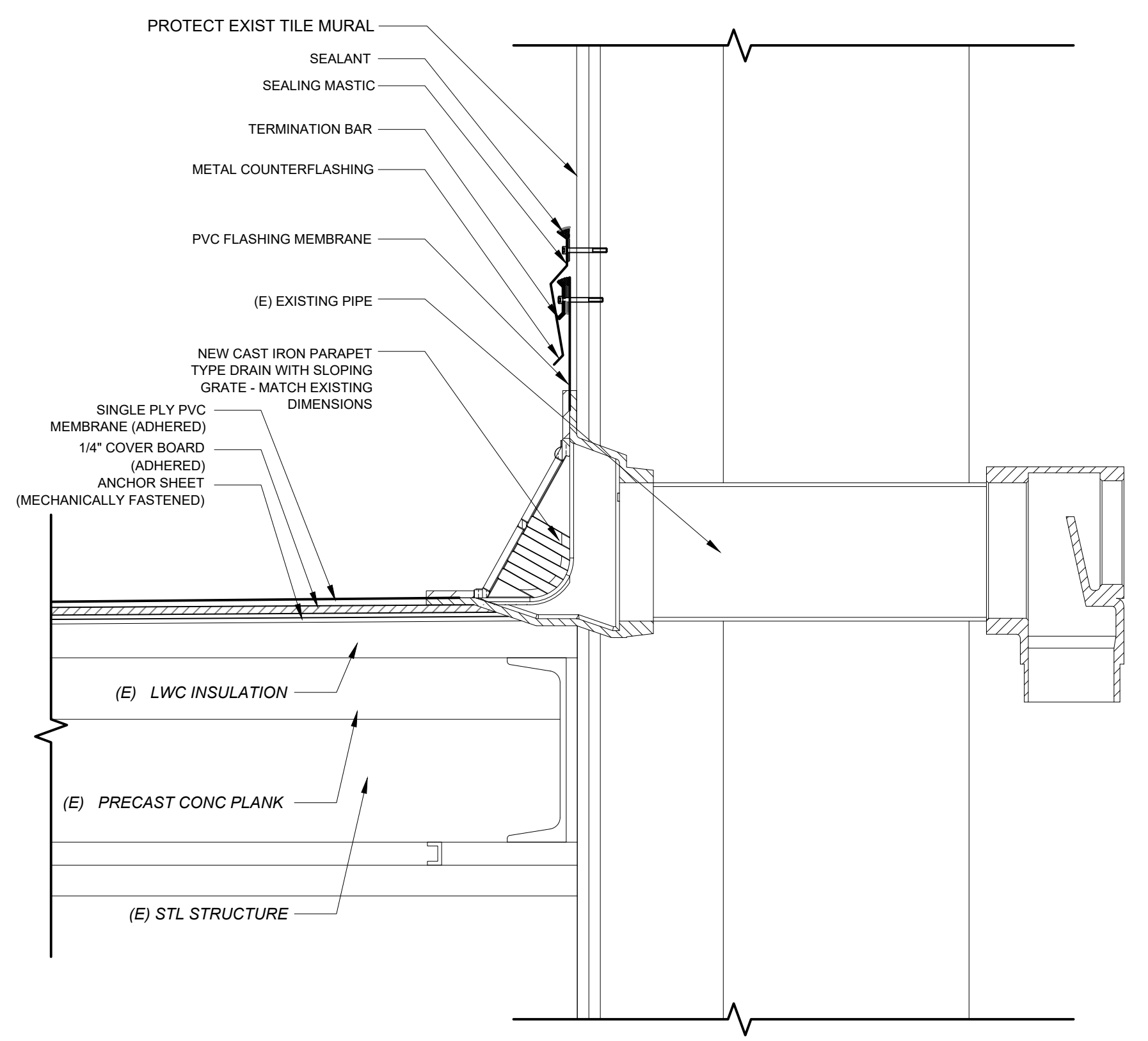
1 TYP ROOF DRAIN DETAIL @ MODIFIED SBS MB ROOF - ROOF AREA 2
Scale: 3" = 1' - 0"



2 TYP ROOF DRAIN DETAIL @ LIQUID APPLIED MEMBRANE ROOF - ROOF AREA 1B
Scale: 3" = 1' - 0"



3 TYP ROOF DRAIN DETAIL @ PVC ROOF - ROOF AREAS 1A AND 3A
Scale: 3" = 1' - 0"

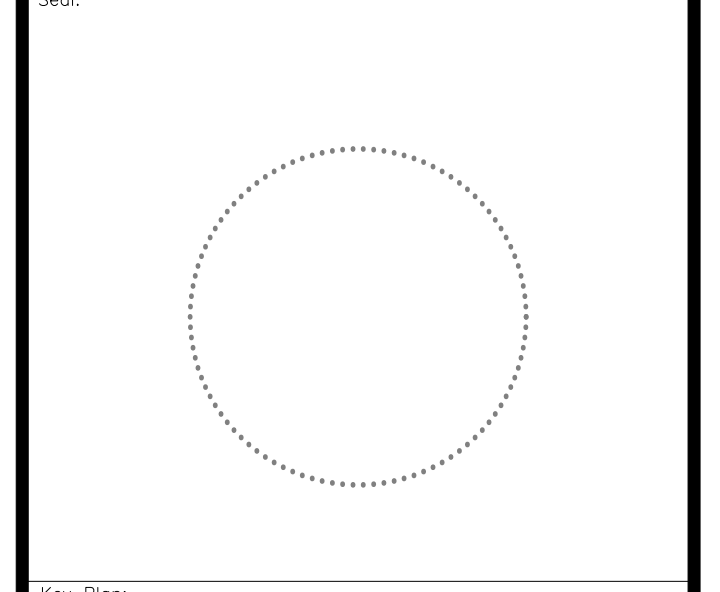
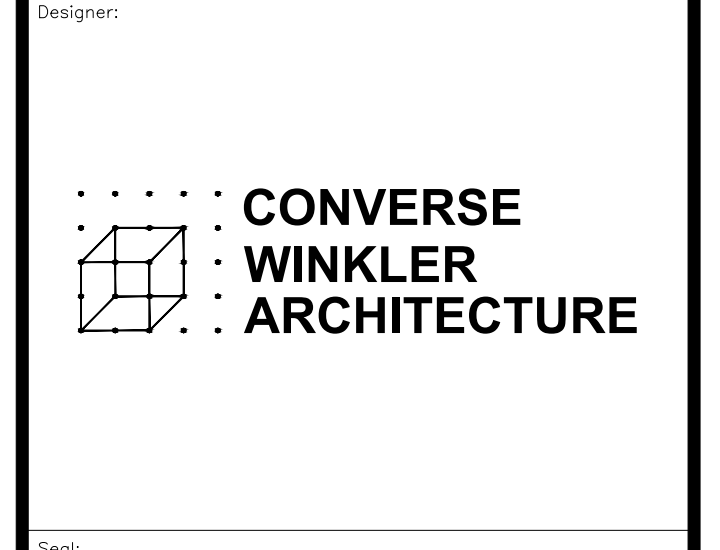


4 PARAPET TYPE DRAIN DETAIL @ PVC ROOF - ROOF AREAS 8 AND 9
Scale: 3" = 1' - 0"

- ROOF DRAIN NOTES:**
- ACCEPTABLE DRAIN MANUFACTURERS:
-JOSAM COMPANY
-MARATHON ROOFING PRODUCTS
-MIFAB INC.
-JAY R SMITH MFG. CO.
 - REPLACE FULL DRAIN ASSEMBLY, ABOVE AND BELOW DECK, AT GYM ROOF AREAS 1A AND 1B.

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ARCHITECT/ENGINEER OF RECORD DATE _____

APPROVED FOR BID: _____
REBUILD PROJECT MANAGER DATE _____



REVISION	DESCRIPTION	DATE

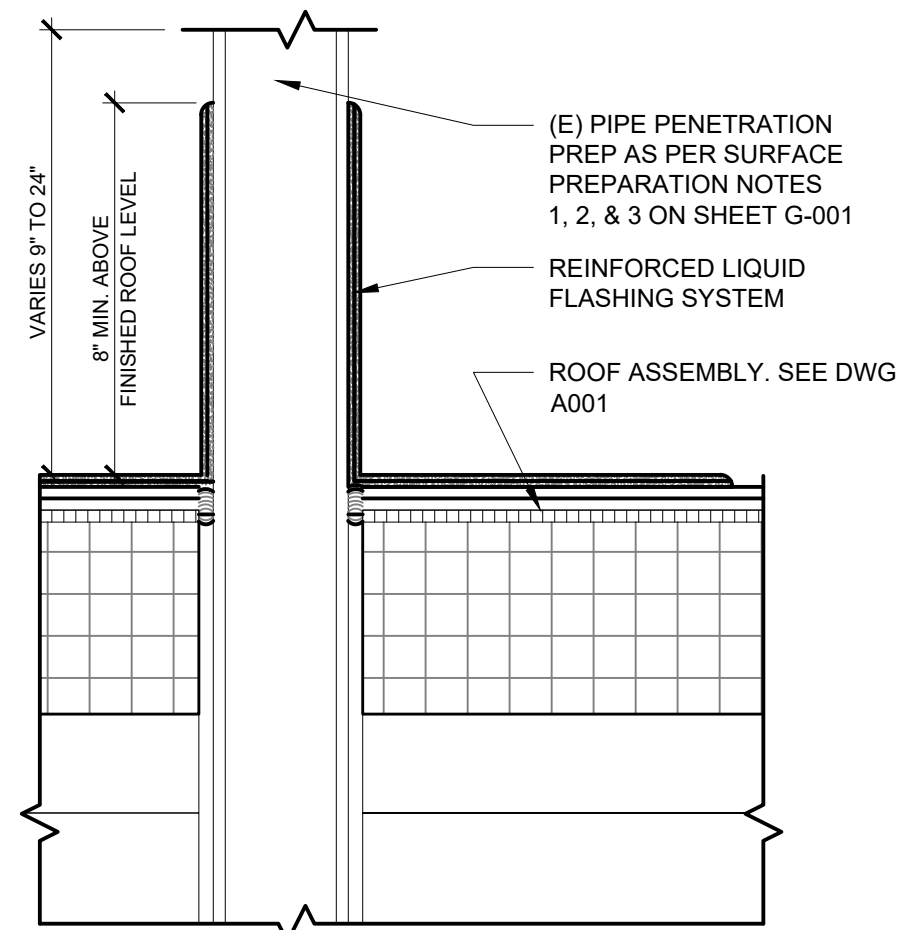
Project: **MLK RECREATION CENTER ROOF REPLACEMENT**
Sheet Title: **ROOF DRAIN DETAILS**

Submission: **FINAL PRICING SET**
Engineering Manager: **TARA RASHEED**
Consultant: **CONVERSE WINKLER ARCHITECTURE**

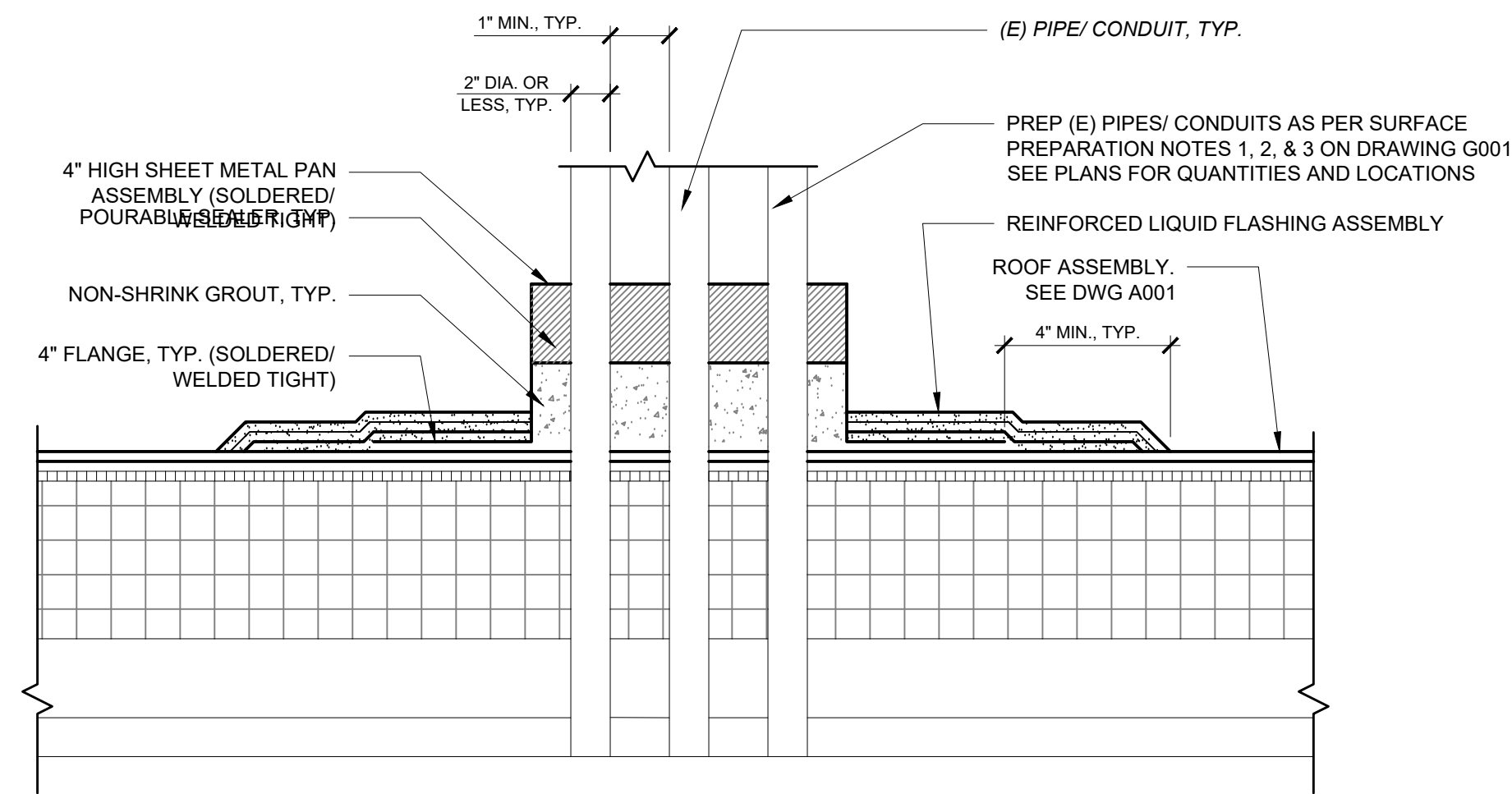
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Date: **SEPT. 4, 2020** Checked By: **AB**
Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **A-500.1**

Sheet No.: _____ of **22**

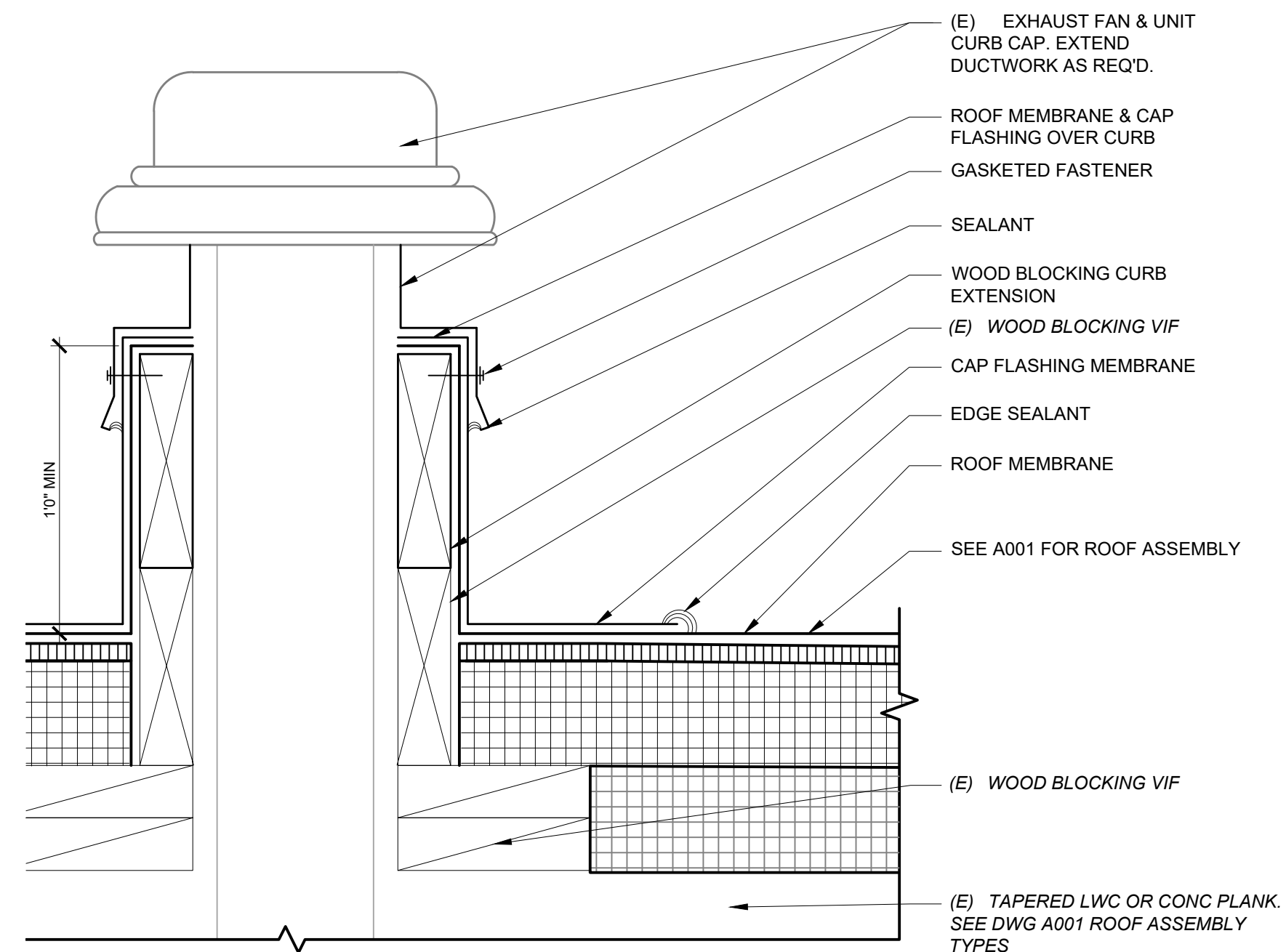
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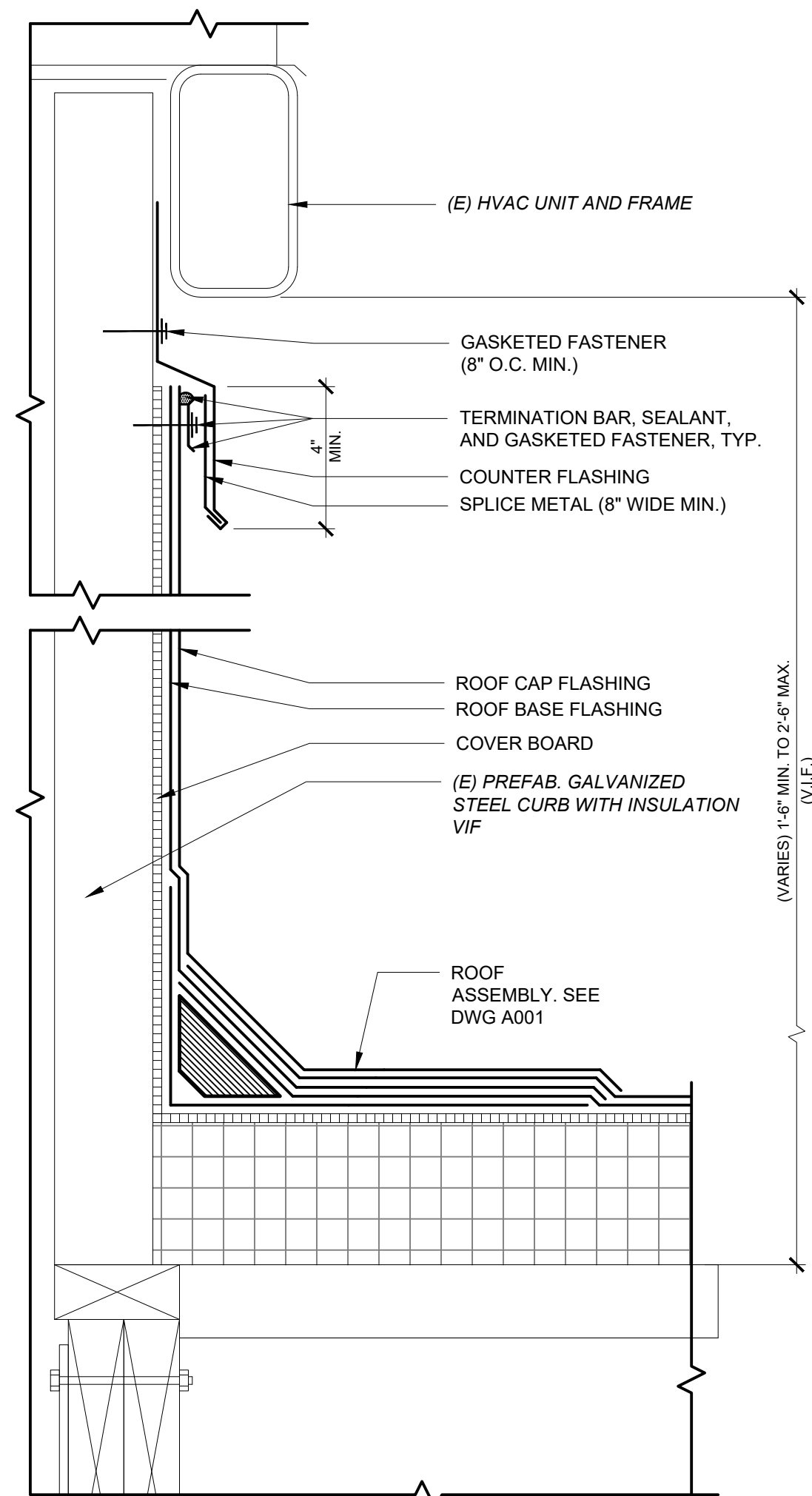
1 FLASHING @ ROOF PENETRATION
Scale: 3" = 1' - 0"



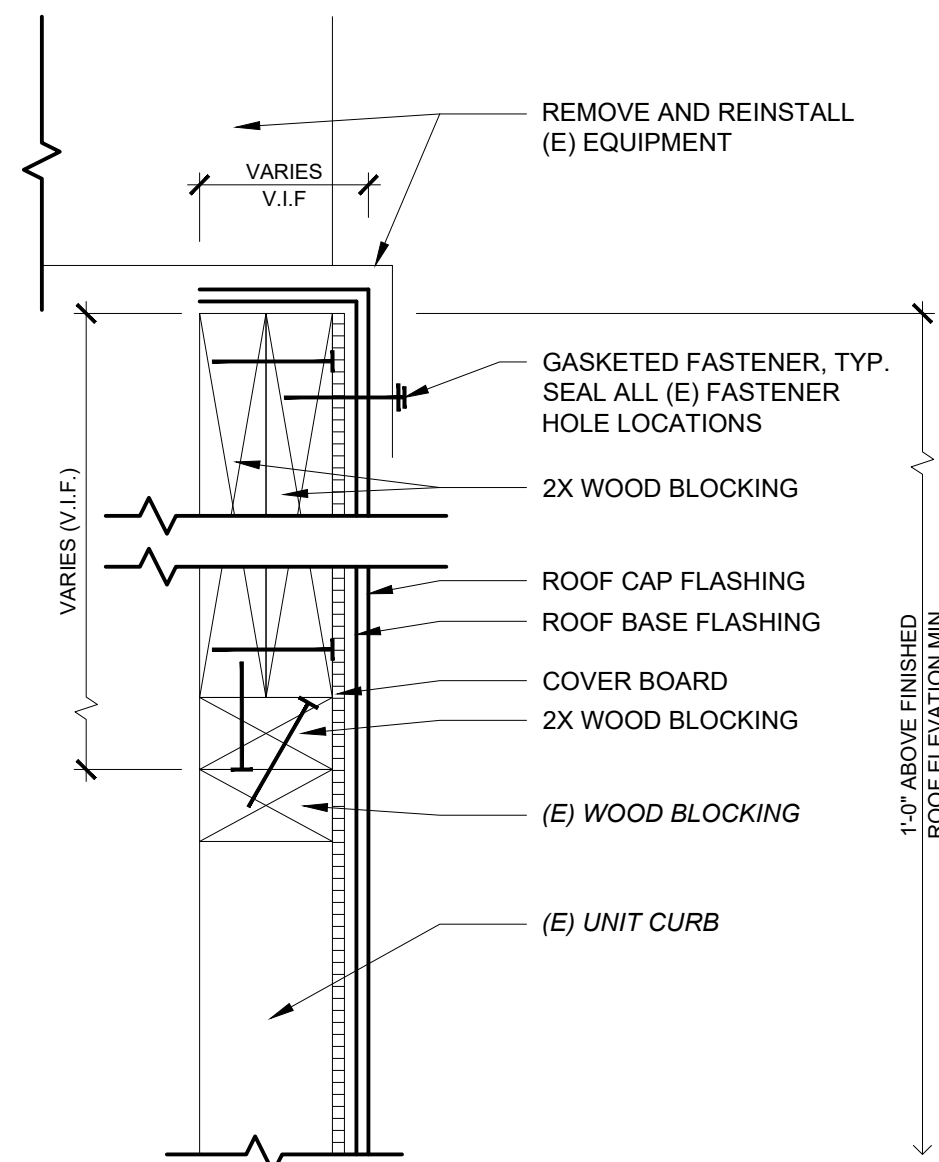
2 PITCH POCKET DETAIL
Scale: 3" = 1' - 0"



3 EXHAUST FAN/ GOOSENECK VENT CURB EXTENSION
Scale: 3" = 1' - 0"



4 ROOF DTL @ NON REMOVABLE UNIT
Scale: 3" = 1' - 0"



5 CURB EXTENSION @ REMOVABLE UNIT
Scale: 3" = 1' - 0"

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ARCHITECT/ENGINEER OF RECORD DATE

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Key Plan:

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Project:

**MLK RECREATION CENTER
ROOF REPLACEMENT**

Sheet Title:

TYPICAL DETAILS

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

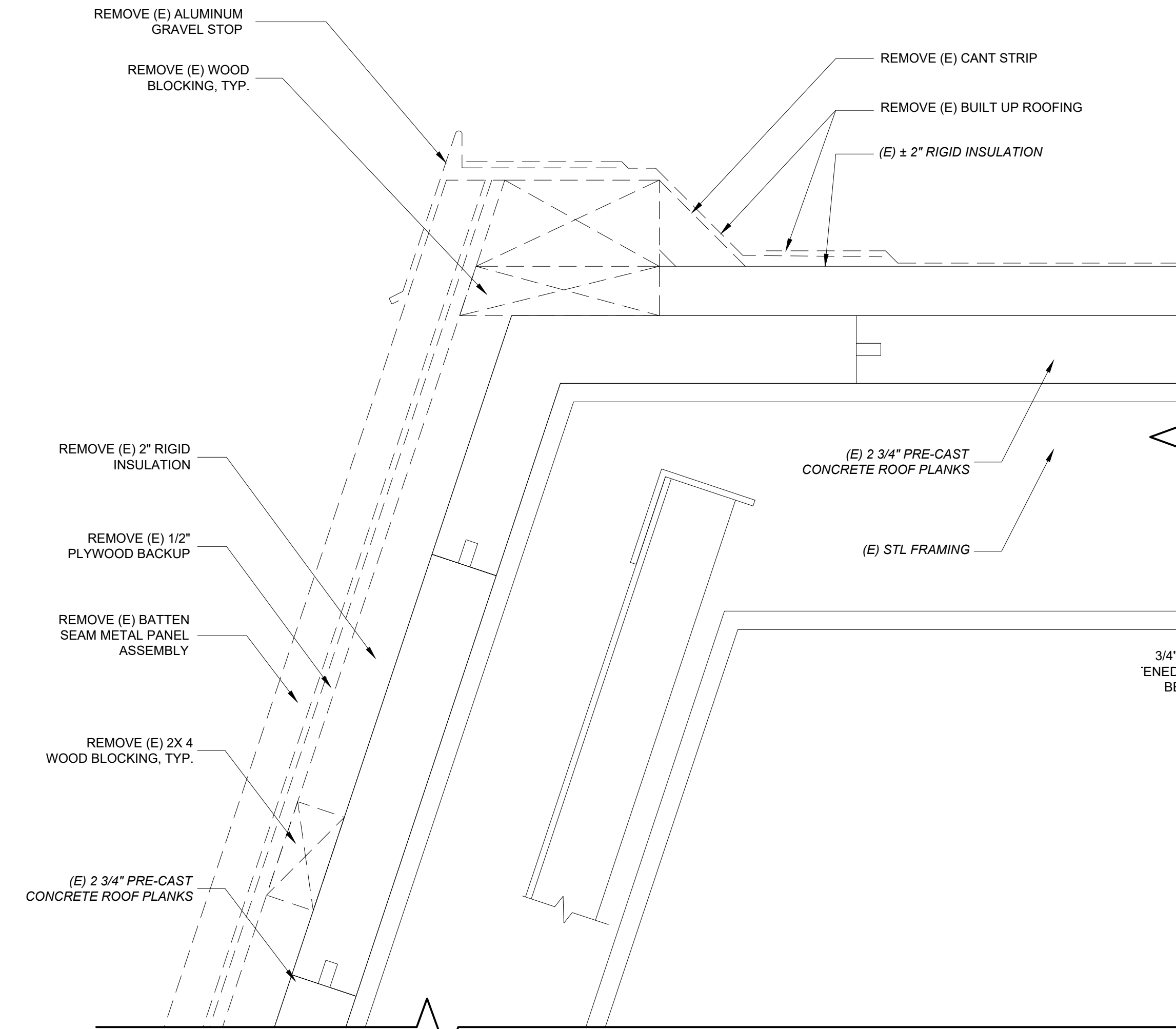
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Date: **SEPT. 4, 2020** Checked By: **AB**

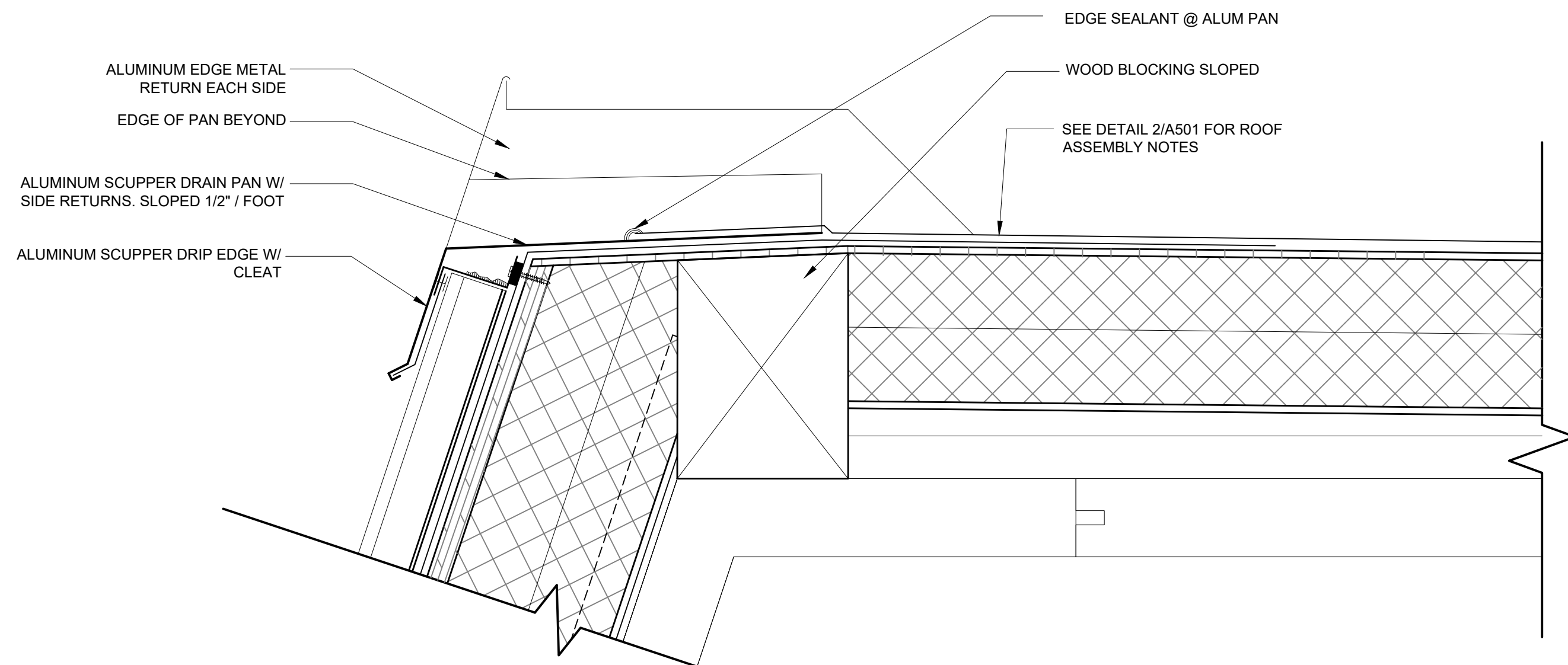
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Sheet No.: of **22**

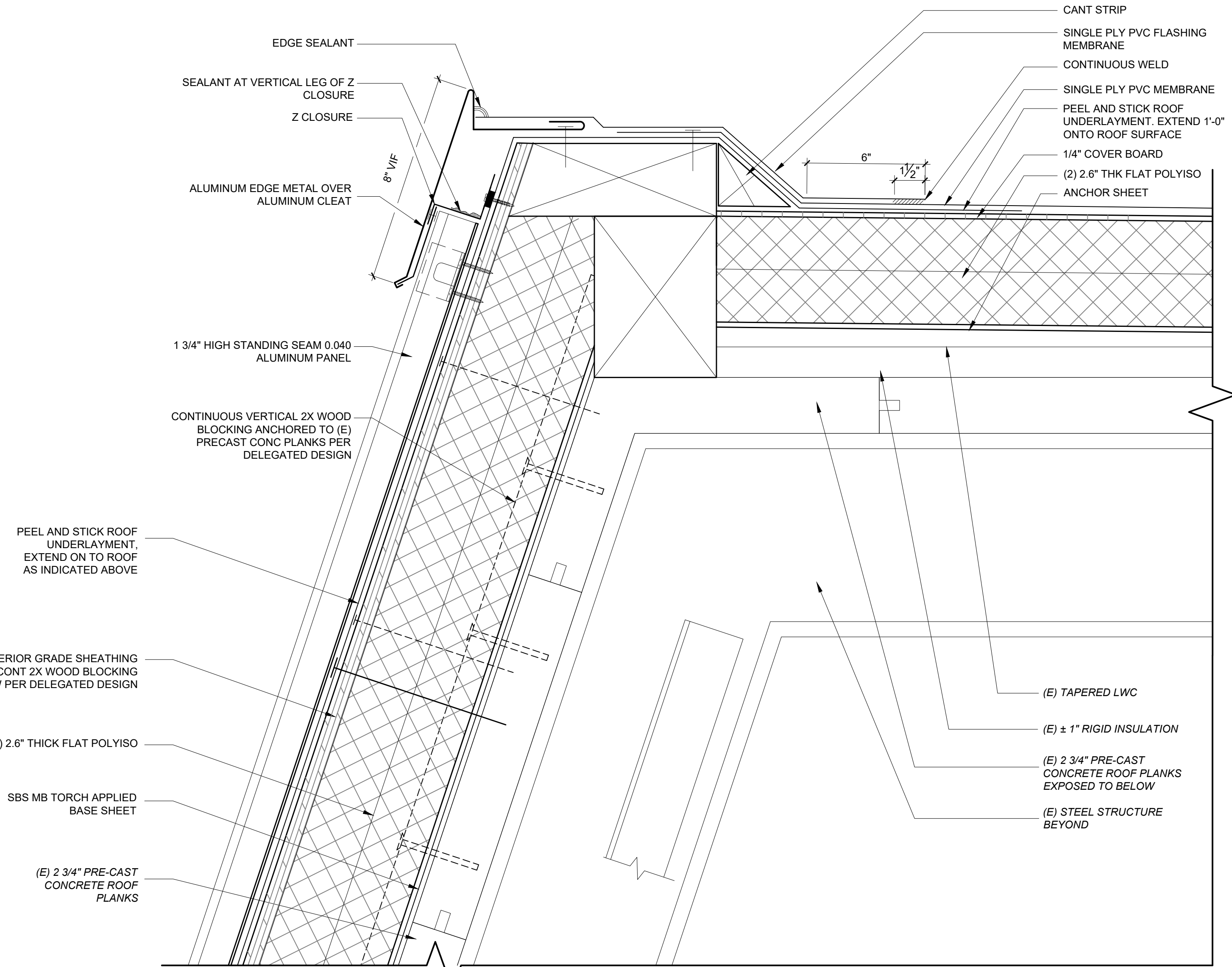
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1 GYM MANSARD ROOF - DEMO
Scale: 3" = 1' - 0"

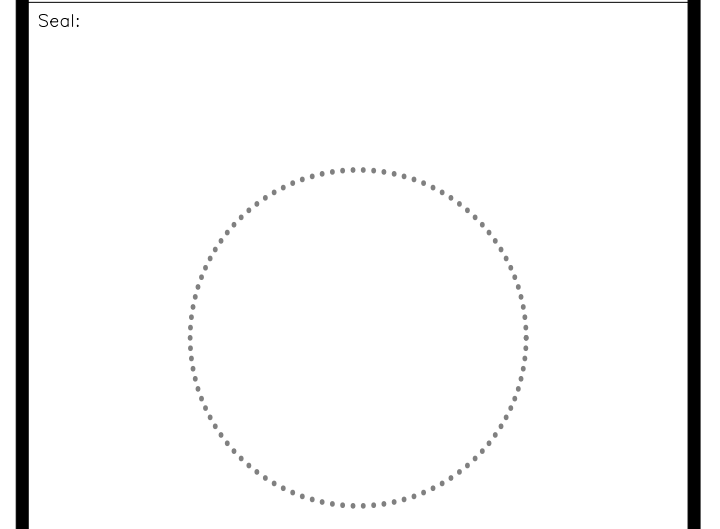


3 GYM MANSARD ROOF SCUPPER
Scale: 3" = 1' - 0"



2 GYM MANSARD ROOF - PROPOSED
Scale: 3" = 1' - 0"

APPROVED:
ARCHITECT/ENGINEER OF RECORD DATE
APPROVED FOR BID:
REBUILD PROJECT MANAGER DATE



REVISION	DESCRIPTION	DATE

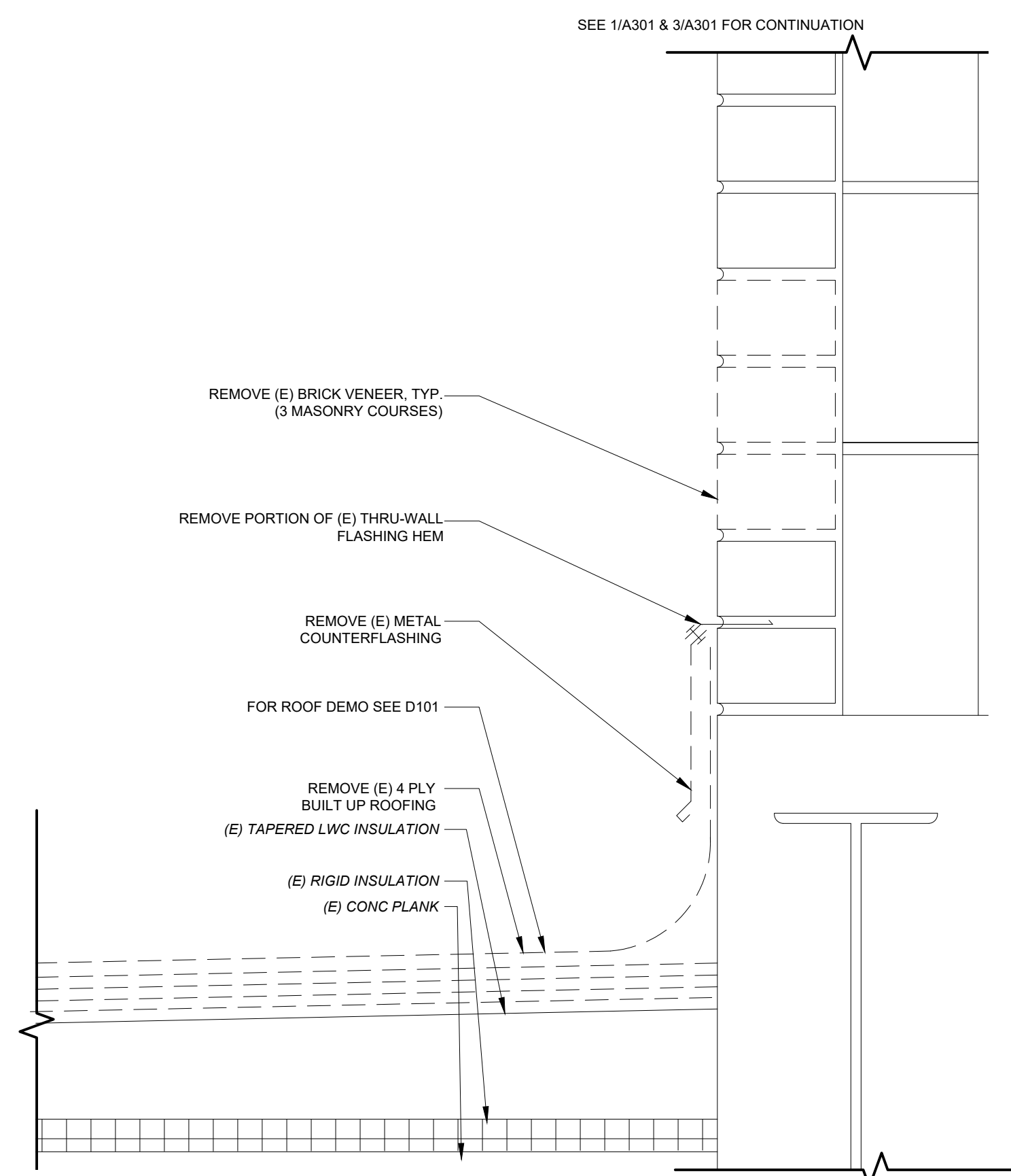
Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **MANSARD ROOF DETAILS - ROOFS 1A, 1C**

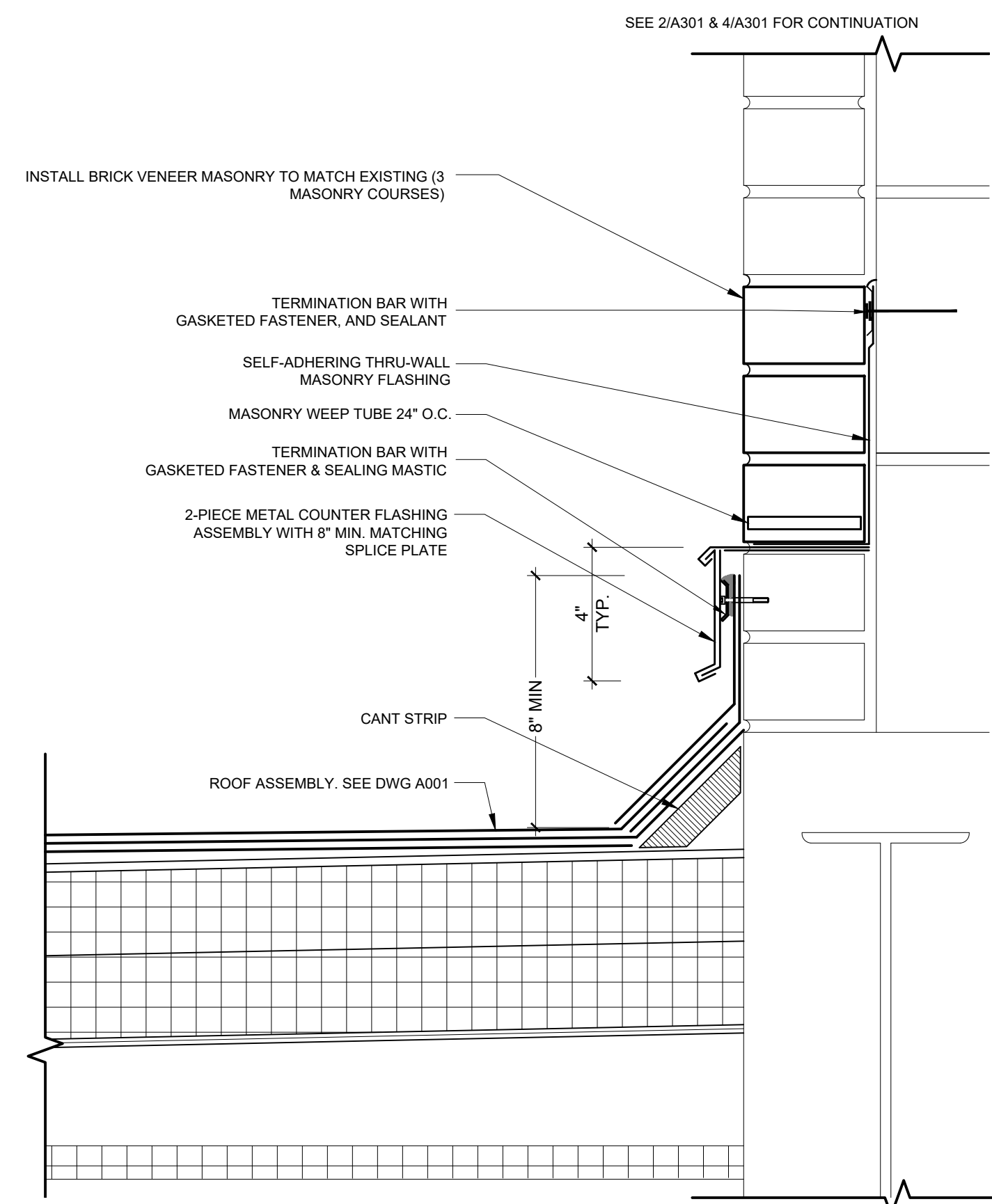
Submission: **FINAL PRICING SET**
Engineering Manager: **TARA RASHEED**
Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: **DG**
Date: **SEPT. 4, 2020**
Work No.: **16366E-02-02 CW-1909.02**
Checked By: **AB**
Drawing No.: **A-501**

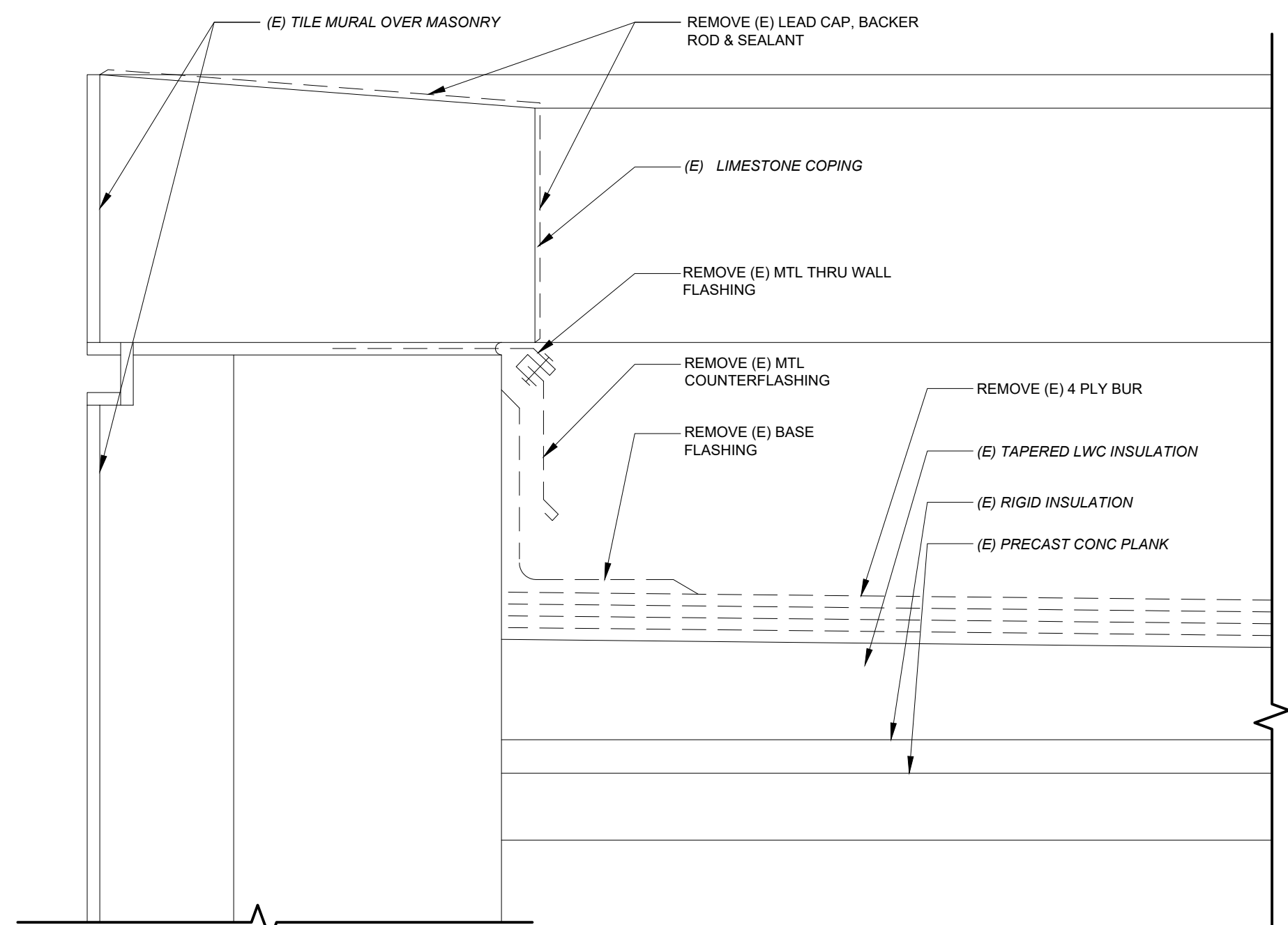
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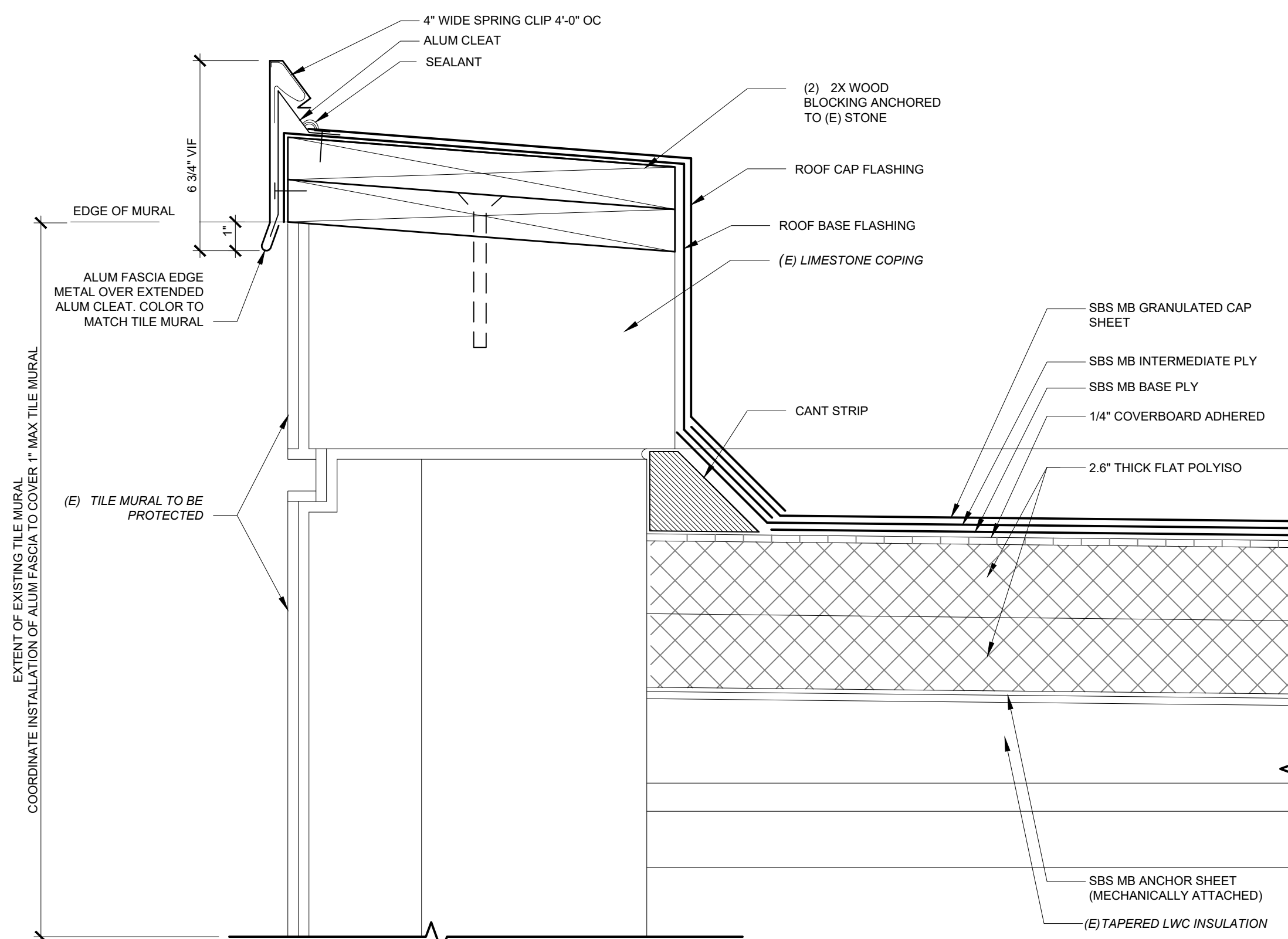
1 ROOF 2 RISING WALL - DEMO
Scale: 3" = 1' - 0"



2 ROOF 2 RISING WALL - PROPOSED
Scale: 3" = 1' - 0"



3 ROOF 2 PARAPET WALL - DEMO
Scale: 3" = 1' - 0"



4 ROOF 2 PARAPET - PROPOSED
Scale: 3" = 1' - 0"

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

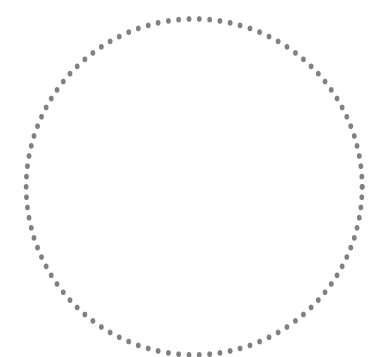
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:



Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **ROOF DETAILS - ROOF 2**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

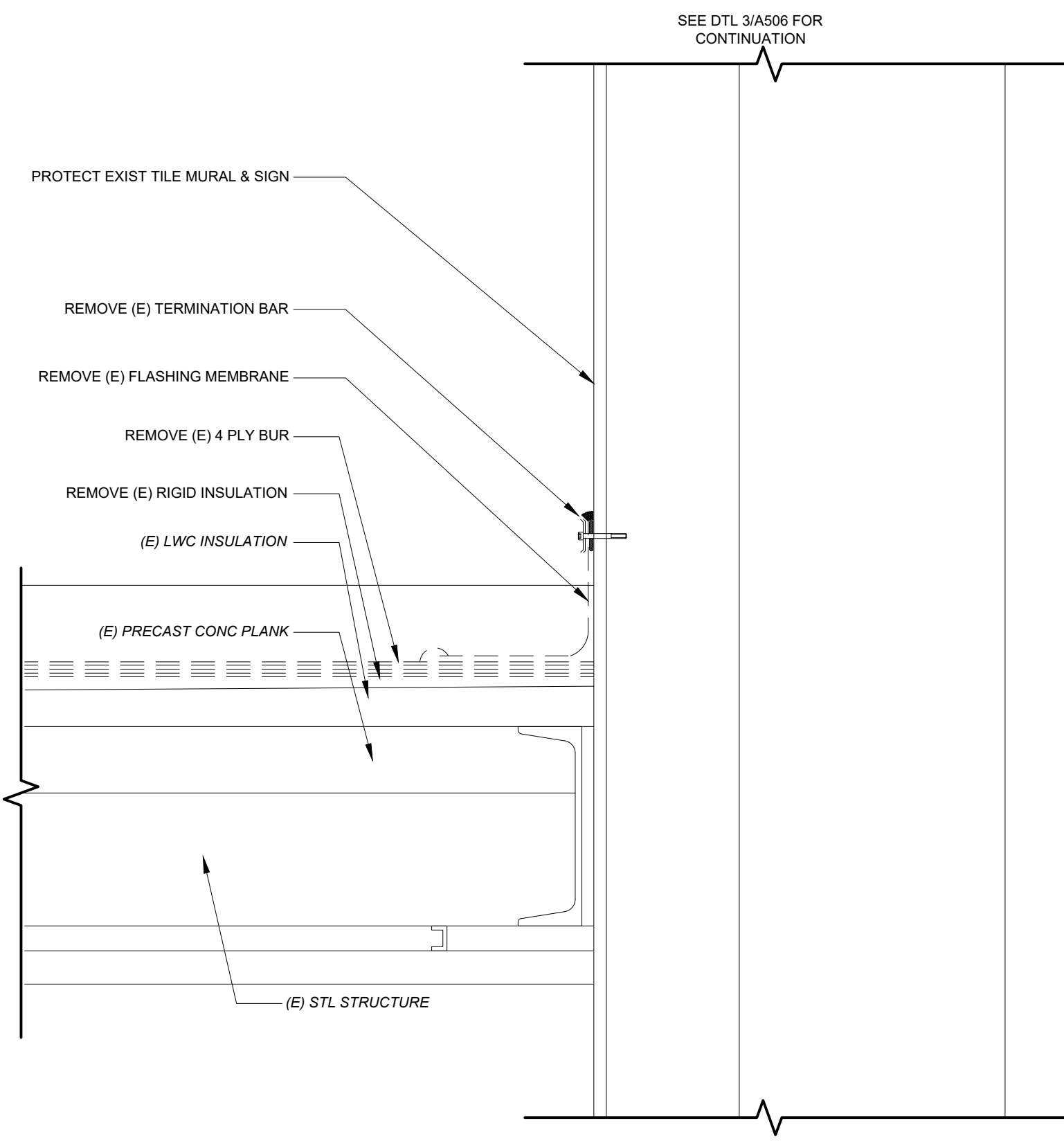
Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: **TN**

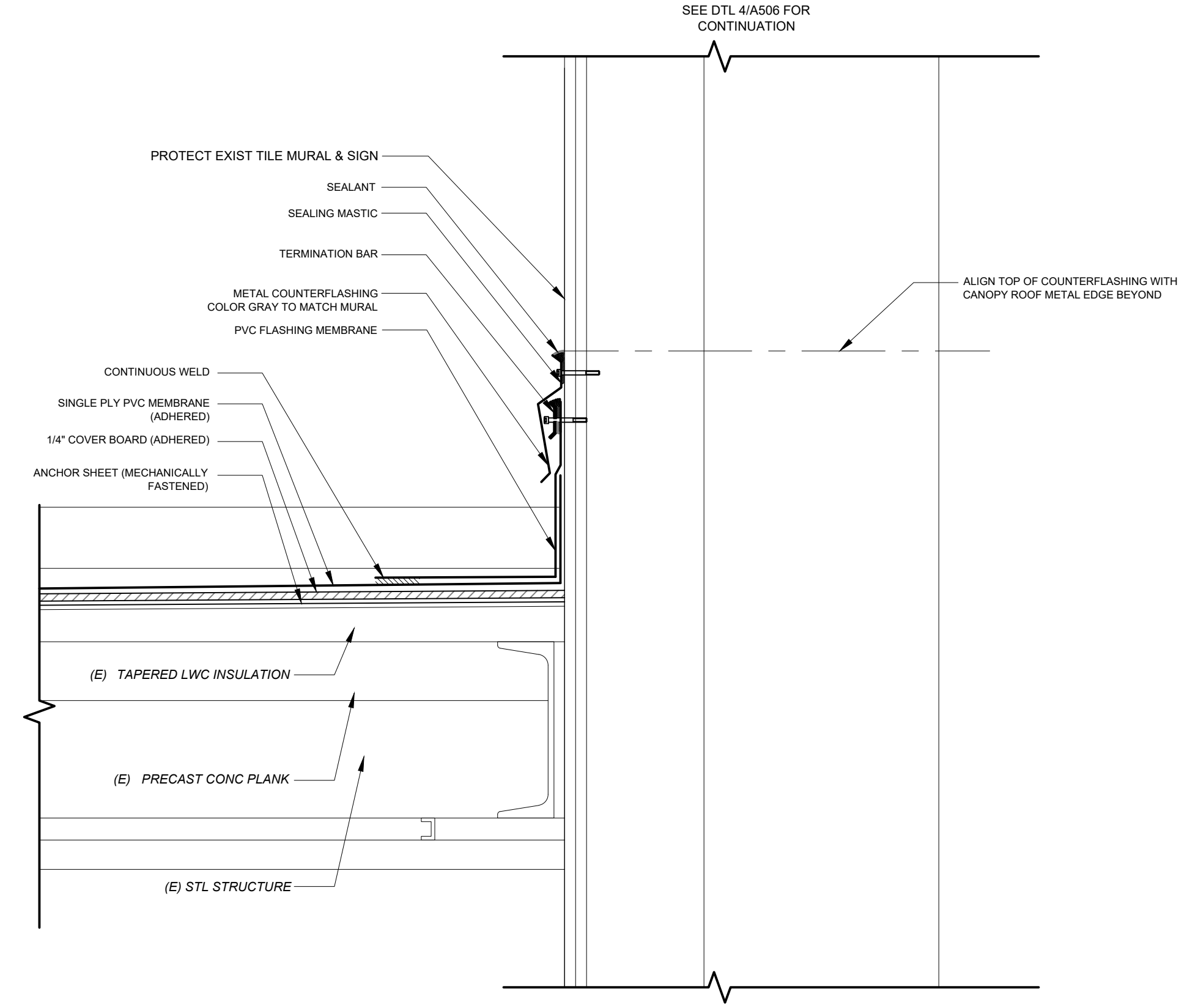
Date: **SEPT. 4, 2020** Checked By: **AB**

Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **A-506**

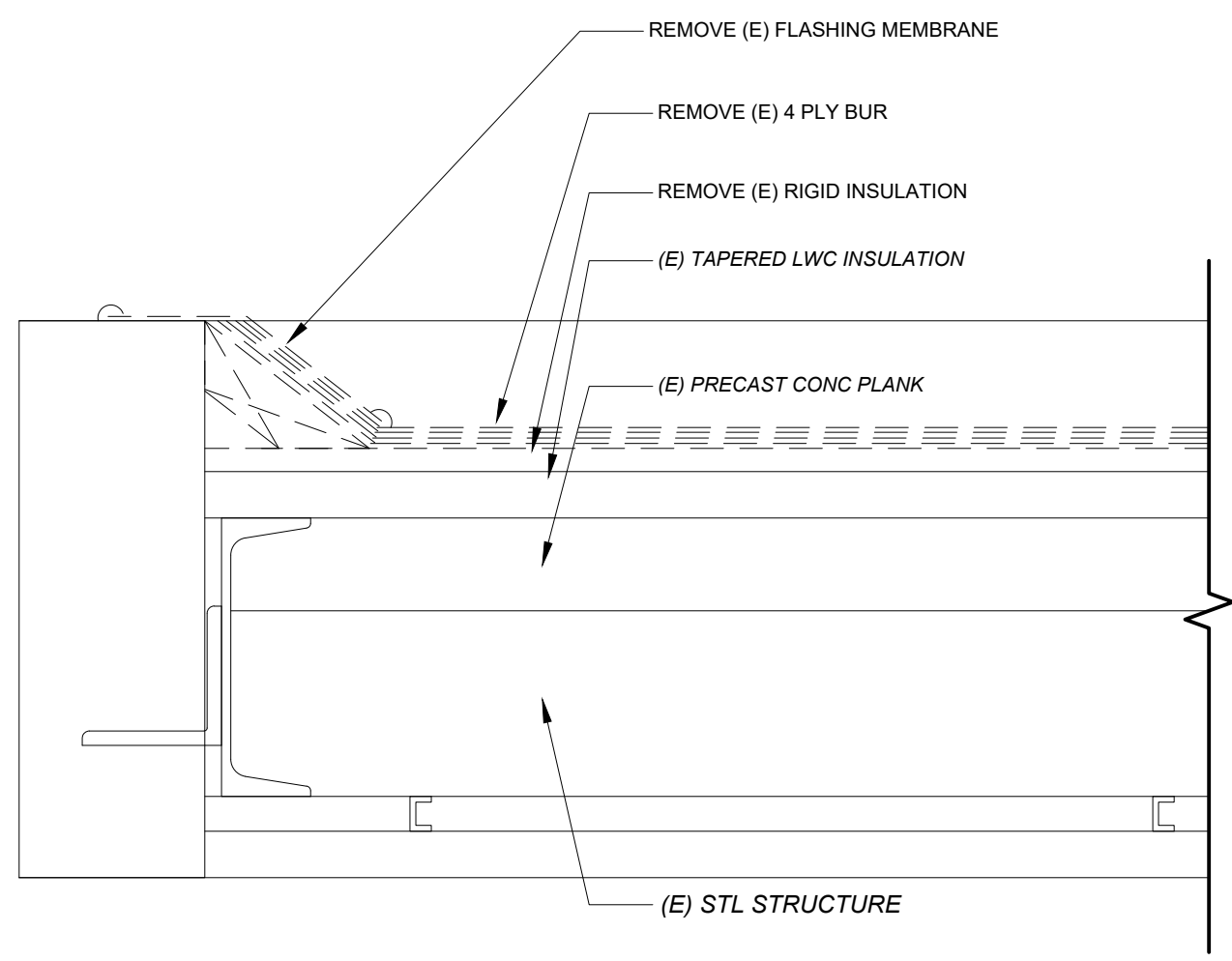
Sheet No.: of **22**



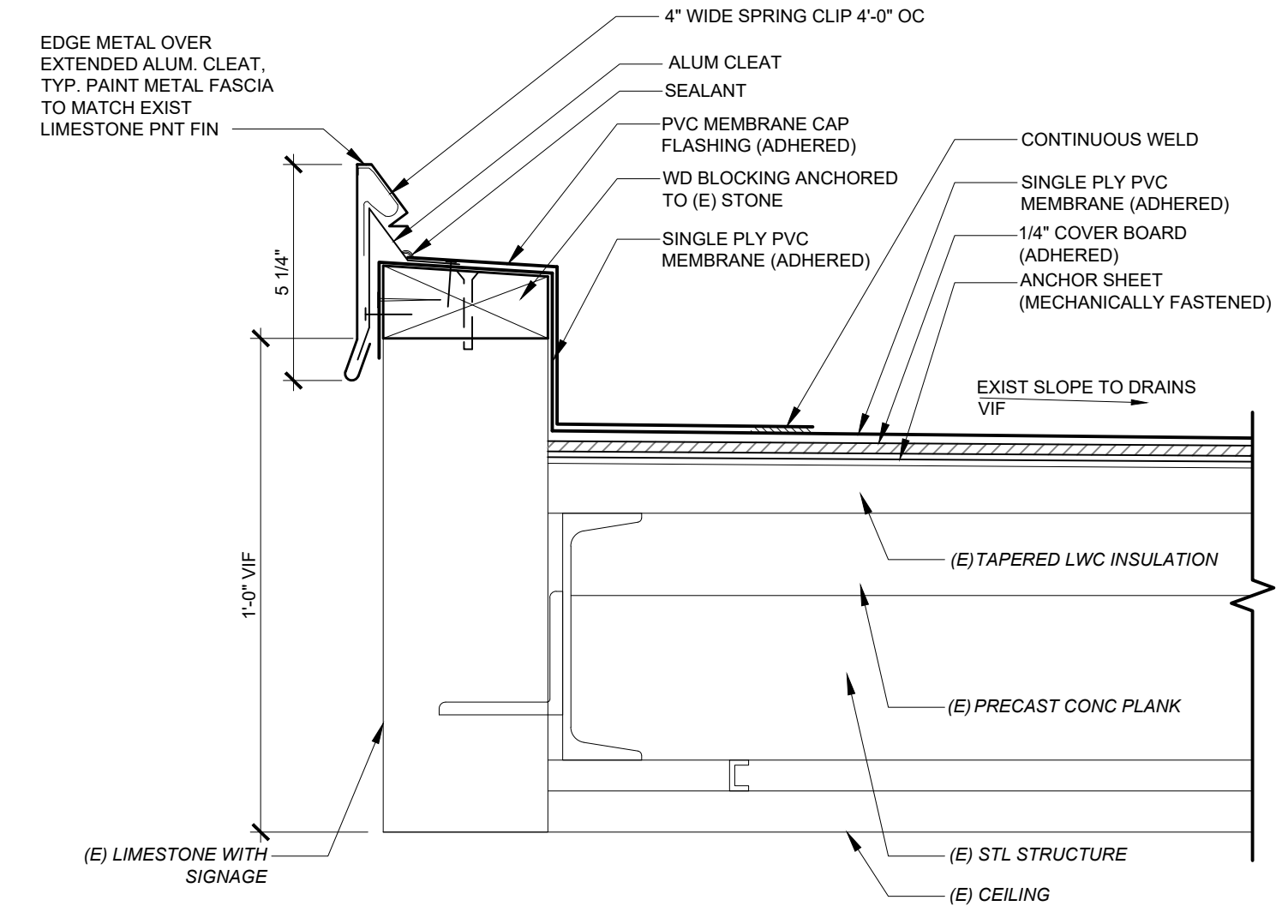
1 ROOF 8,9 RISING WALL - DEMO
Scale: 3" = 1' - 0"



2 ROOF 8,9 RISING WALL - PROPOSED
Scale: 3" = 1' - 0"



3 ROOF 8,9 COPING - DEMO
Scale: 3" = 1' - 0"



4 ROOF 8,9 COPING - PROPOSED
Scale: 3" = 1' - 0"

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

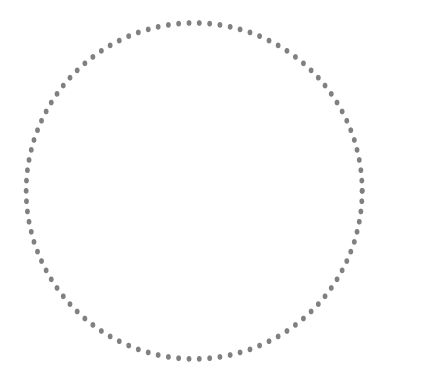
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

Designer:



Seal:



Key Plan:

REVISION	DESCRIPTION	DATE

Project: **MLK RECREATION CENTER ROOF REPLACEMENT**

Sheet Title: **ROOF DETAILS - ROOFS 8, 9**

Submission: **FINAL PRICING SET**

Engineering Manager: **TARA RASHEED**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: _____ Drawn By: **DG**

Date: **SEPT. 4, 2020** Checked By: **AB**

Work No.: **16366E-02-02 CW-1909.02** Drawing No.: **A-507**

Sheet No.: _____ of **22**

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