

CITY OF PHILADELPHIA DEPARTMENT OF RECREATION

MAYOR – JAMES F. KENNEY

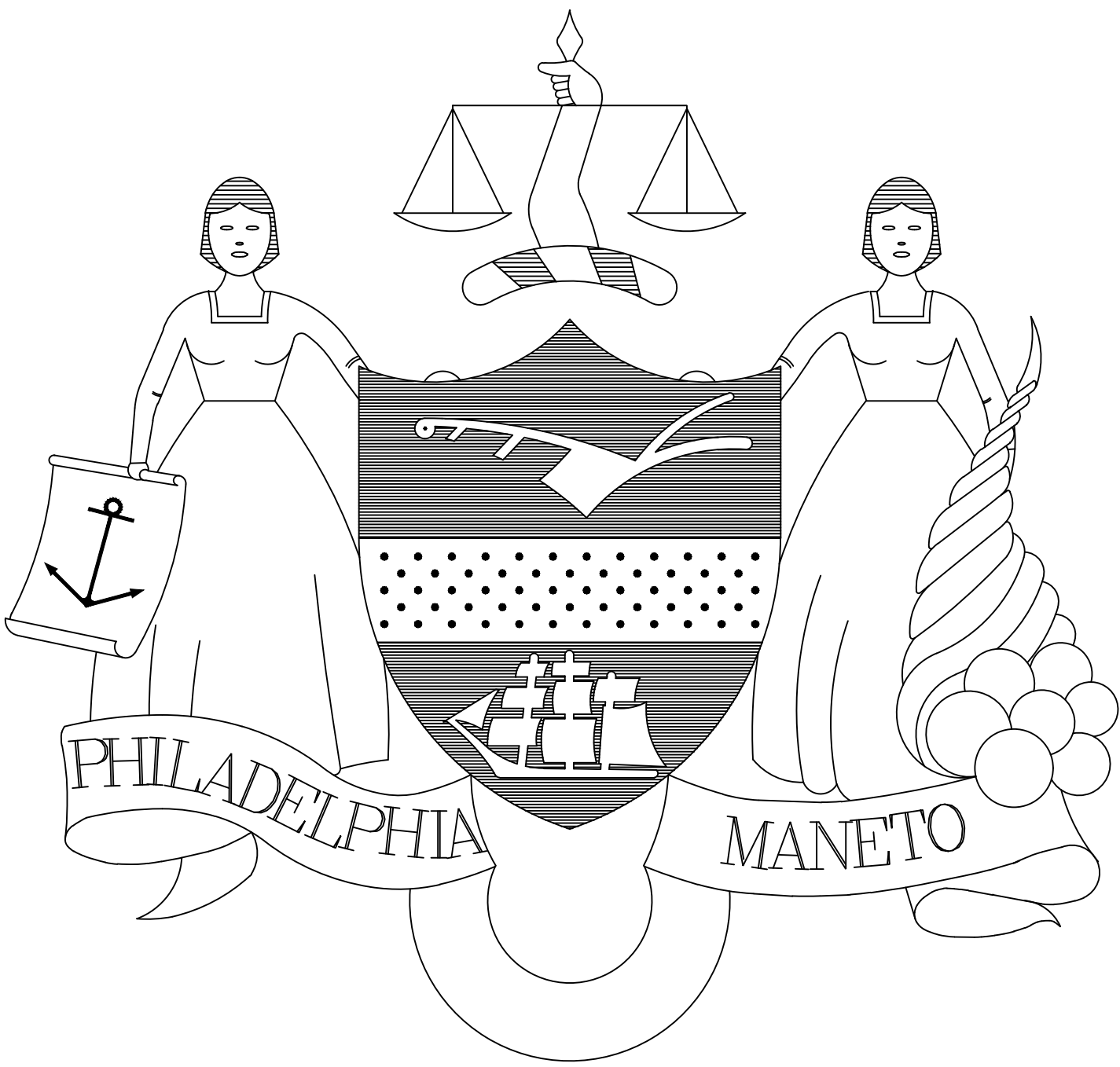
MANAGING DIRECTOR – BRIAN ABERNATHY

COMMISSIONER OF PUBLIC PROPERTY – BRIDGET COLLINS-GREENWALD

PELBANO REC CENTER – ROOF REPLACEMENT PROJECT

8101 BUSTLETON AVE, PHILADELPHIA, PA 19152

PROJECT NO. 16517E-03-01



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

MEP

MARK ULRICK ENGINEERS, INC.
622 COOPER STREET, SUITE 200
CAMDEN, NJ 08102
856-320-8100

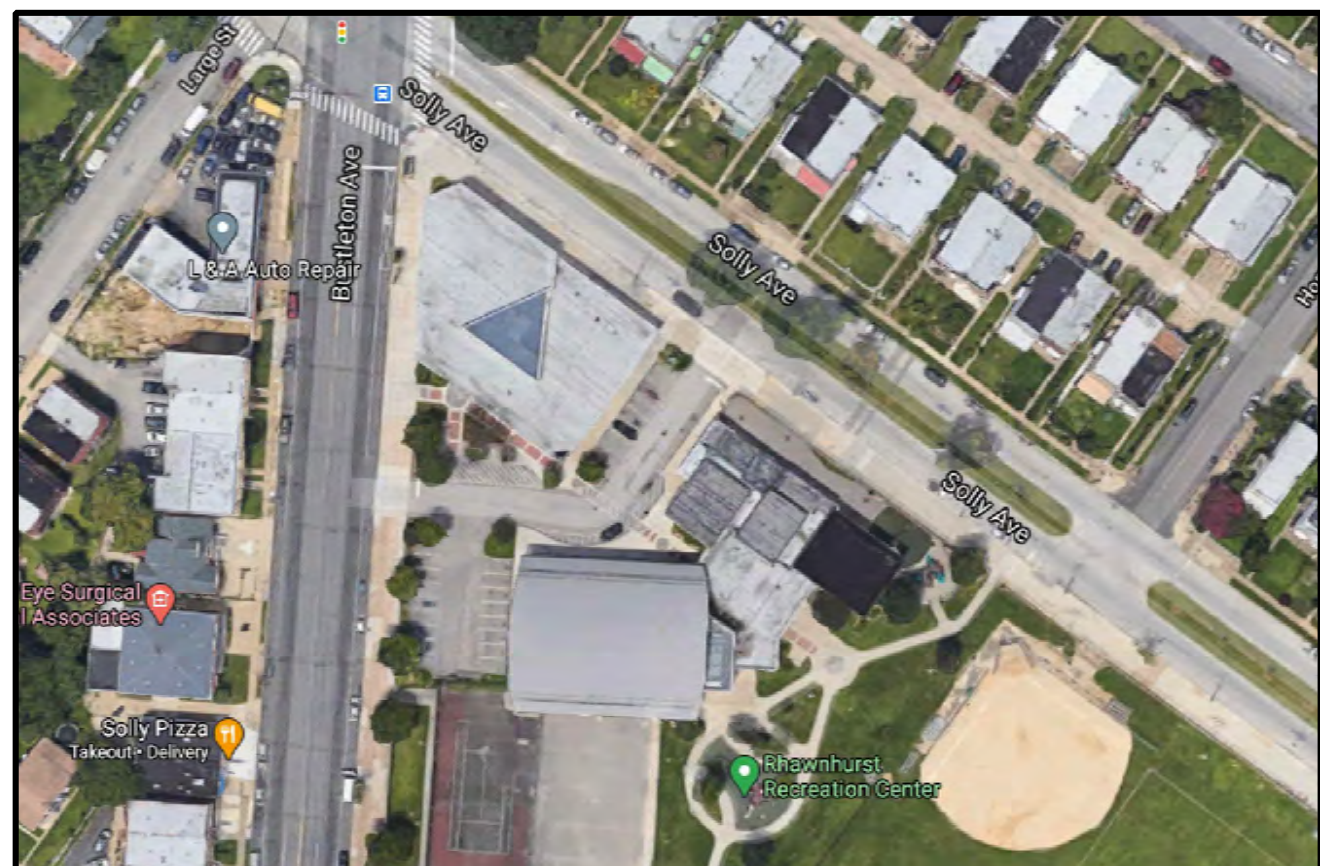
ENVIRONMENTAL

BATTA Environmental Associates, Inc.
6 GARFIELD WAY
NEWARK, DE 19713
855-862-2882

STRUCTURAL

CSA Group
1341 N Delaware Ave
Philadelphia, PA 19125
215-427-8710

PROJECT LOCATION AERIAL VIEW – 2D



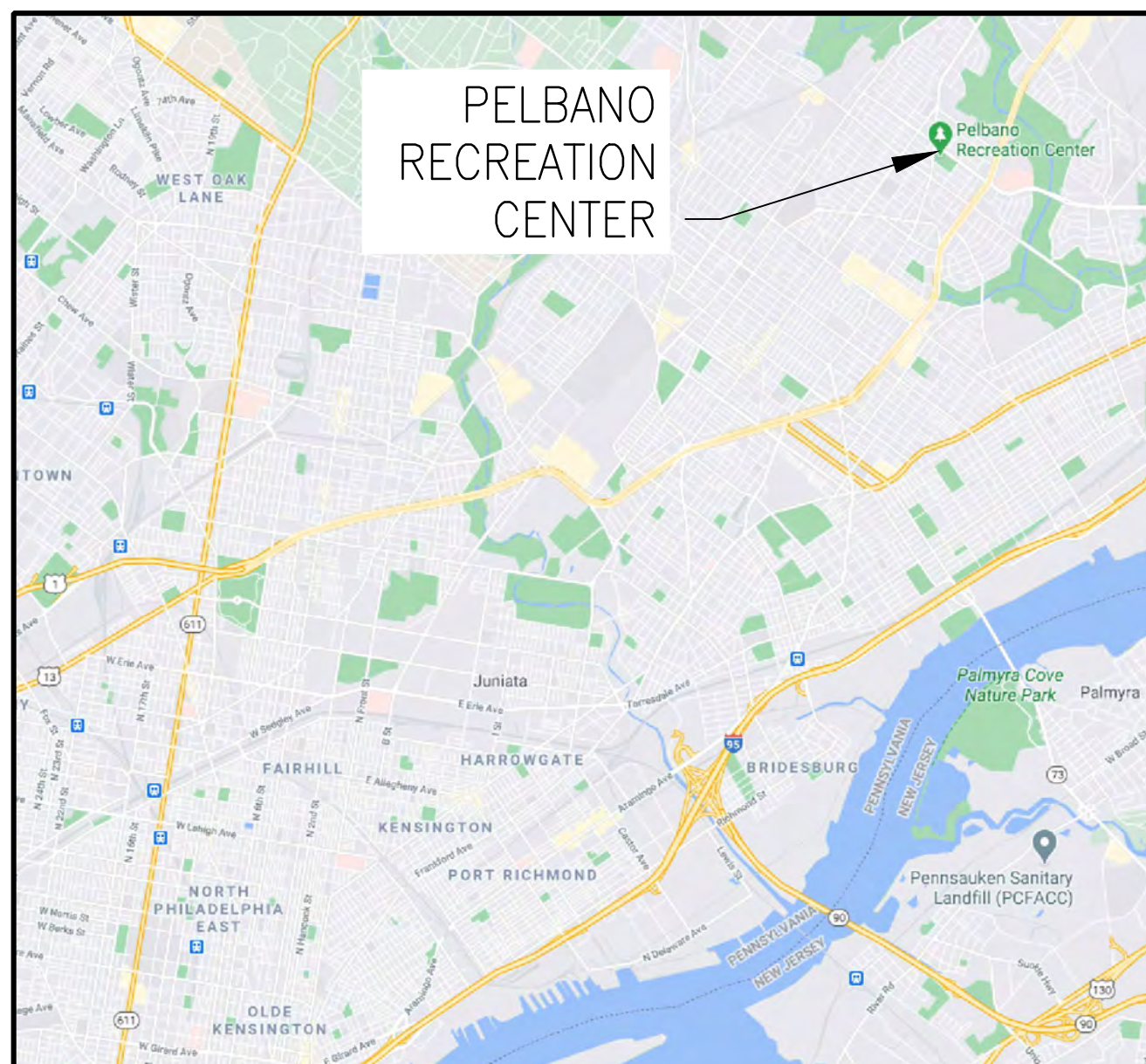
PROJECT LOCATION MAP



PROJECT LOCATION AERIAL VIEW – 3D



PROJECT LOCATION – CITY OF PHILADELPHIA MAP



PROJECT SCOPE

SEE SECTION 011100, SUMMARY OF THE WORK FOR COMPLETE DESCRIPTION OF PROJECT SCOPE.

DRAWING LIST

- G-000 COVER SHEET
- G-001 GENERAL INFORMATION
- G-002 SITE PLAN STAGING & PHASING
- G-003 CODE SYNOPSIS
- D-101 OLDER ADULT CENTER A1, A2 & A3 ROOF DEMOLITION PLAN
- D-102 RECREATION CENTER B1, B2 & D ROOF DEMOLITION PLAN
- A-101 OLDER ADULT CENTER A1, A2 & A3 ROOF PLAN
- A-102 RECREATION CENTER B1, B2 & D ROOF PLAN
- A-103 RECREATION CENTER D ROOF GRATING PLAN & SECTION
- A-104 RECREATION CENTER GYMNASIUM PLANS & SECTION
- A-105 OLDER ADULT CENTER & RECREATION CENTER ROOF DRAINAGE PLANS
- A-106 RECREATION CENTER B1, B2 & D REFLECTED CEILING PLAN
- A-301 EXISTING CONDITION PHOTOS
- A-302 EXISTING CONDITION PHOTOS
- A-303 EXISTING CONDITION PHOTOS
- A-304 EXISTING CONDITION PHOTOS
- A-305 EXISTING CONDITION PHOTOS
- A-500.1 TYPICAL ROOF DETAILS
- A-500.2 TYPICAL ROOF DETAILS
- A-500.3 TYPICAL ROOF DETAILS & ROOF ASSEMBLY TYPES
- A-501 OLDER ADULT CENTER ROOF DETAILS
- A-502 RECREATION CENTER ROOF DETAILS
- A-503 RECREATION CENTER ROOF DETAILS
- A-504 RECREATION CENTER ROOF DETAILS
- S-1 STRUCTURAL DRAWINGS
- M-00.1 MECHANICAL COVER SHEET
- M-00.2 GENERAL MECHANICAL NOTES
- MD-1.00 MECHANICAL DEMOLITION PARTIAL PLAN
- M-1.00 MECHANICAL REPLACEMENT WORK
- M-2.00 MECHANICAL DETAILS

PROJECT APPROVED

COMMISSIONER/DEPARTMENT OF RECREATION

DEPUTY COMMISSIONER/DEPARTMENT OF RECREATION

PROJECT DIRECTOR

**CONVERSE
WINKLER
ARCHITECTURE**

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.
16517E-03-01
CW-1909.03

DATE
MAR 31, 2021

SCALE

DRAWN BY
CO

CHECKED BY
AB

DRAWING NO.

G-000



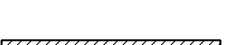

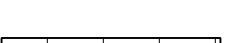
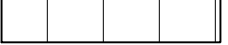

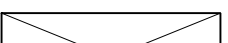
NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

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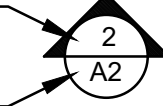

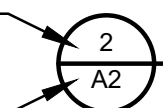
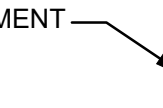

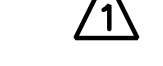
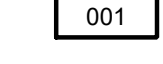



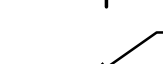



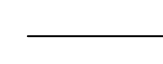



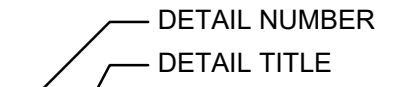


ABBREVIATIONS

AC	ALUMINUM CAP
BOD	BASIS OF DESIGN
BUR	BUILT-UP ROOFING
CJ	CONTOL JOINT
CW	CHILLED WATER
DIV-MTL	DIVIDING CURB WITH COPING OR METAL EDGE
DIV-ROOF	DIVIDING CURB WITH ROOF MATERIAL APPLIED
DS	DOWN SPOUT
(E)	EXISTING
EC	ELECTRICAL CONDUIT
EF	EXHAUST FAN
EQPT	EQUIPMENT
EXP JT	EXPANSION JOINT
EXP JT/CURB	DIVIDING CURB WITH EXPANSION JOINT
G	GAS
GG	GREASE GUARD
GNV	GOOSE NECK VENT
GP	GUARD POST
GR	GUARDRAIL
GV	GRAVITY VENT
HW	HOT WATER
LP	LIGHTPOST
LWC	LIGHTWEIGHT CONCRETE FILL
LWIC	LIGHTWEIGHT INSULATING CONCRETE
MB	MODIFIED BITUMEN
ME	METAL EDGE
MPC	MULTIPLE PENETRATION CAP
MRE	MULTIPLE ROOF EQUIPMENT
PARP-FLASH	PARAPET WALL WITH BUILT-IN COUNTERFLASHING
PARP-ME	PARAPET WALL WITH METAL EDGE
PARP-MTL	PARAPET WALL WITH METAL COPING
PARP-TERM	PARAPET WALL WITH TERMINATION BAR
PJ	PANEL JOINT
PP	PITCH POCKET
PPR	PHILADELPHIA PARKS AND RECREATION
PVC	POLYVINYL CHLORIDE
R	RADIUS
RD	ROOF DRAIN
RP	ROOF PENETRATION
SC	SCUPPER
SD	SATELLITE DISH ON SLED
SBS	STYRENE BUTADIENE STYRENE
SIM	SIMILAR
SL	SLOPE
SS	STAINLESS STEEL
SSC	STAINLESS STEEL CAP
SSPC	SOCIETY FOR PROTECTIVE COATINGS
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUND
VS	VENT STACK

KEY TO MATERIALS IN SECTION

	COVERBOARD
	BATT INSULATION
	PLYWOOD
	GWB
	RIGID INSULATION
	STEEL
	WOOD BLOCKING
	SHIM

SYMBOLS

SECTION #		ELEVATION SYMBOL
SHEET #		DETAIL SECTION
DETAIL #		DETAIL CALL-OUT
SHEET #		DETAIL ENLARGEMENT
T.O. WALL 3'-0"		ELEVATION
		REVISION SYMBOL
ROOM		ROOM NAME AND NO.
		KEYNOTE -DEMOLITION
		KEYNOTE - CONSTRUCTION
		COLUMN LINE
TRUE NORTH		NORTH ARROW
		(E) DOOR
		DEMOLITION ITEM
		LIMIT OF WORK
ROOF AREA		ROOF AREA DESIGNATION
ASSEMBLY TYPE		ROOF AREA DESIGNATION
H		(E) ROOF LEVEL CHANGE H = HIGH SIDE L = LOW SIDE
DETAIL NUMBER		
DETAIL TITLE		
Scale: 1/16" = 1' - 0"		
DETAIL SCALE		

ROOFING GENERAL NOTES

THE FOLLOWING NOTES APPLY TO ALL DRAWINGS:

- CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES WITH REBUILD / PPR / TENANT.
- ALL ROOFS ARE TO BE MAINTAINED IN WATERTIGHT CONDITION FROM START OF DEMOLITION UNTIL NEW WORK IS COMPLETE.
- CONTRACTOR SHALL COORDINATE ALL GROUND OPERATIONS, INCLUDING LOCATIONS FOR EQUIPMENT SETUP, MATERIAL STORAGE, DEBRIS STORAGE AND REMOVAL, ETC., WITH REBUILD / PPR / TENANT.
- CONTRACTOR SHALL PROTECT ALL BUILDING EXITS AND SIDEWALKS FROM OVERHEAD ROOF WORK.
- CONTRACTOR SHALL COORDINATE REMOVAL / MAINTENANCE / RELOCATION OF ROOF LIGHTS, ANTENNA, SATELLITE & CAMERAS WITH REBUILD / PPR / TENANT.
- ALL DETAILS SHALL INCORPORATE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS FOR WARRANTY APPROVAL.
- REFER TO ROOF LEGEND THIS SHEET FOR ROOF EQUIPMENT AND PENETRATIONS.
- COORDINATE IN FIELD EXACT LOCATION OF EXISTING PIPE/DUCT PENETRATIONS UNDER DUNNAGE. NOTIFY REBUILD / PPR / ARCHITECT IN WRITING IF PIPE OR DUCT PENETRATIONS VARY FROM PLAN.
- PROVIDE PITCH POCKETS FOR ALL 2" OR SMALLER PIPE/CONDUIT PENETRATIONS. SEE 1/A500.2 FOR TYPICAL PITCH POCKET DETAIL.
- ALL NOTES REFER TO NEW WORK UNLESS DESIGNATED (E) EXISTING.
- ALL DETAILS, INSTRUCTIONS, NOTES, FINISHES, MATERIALS AND DIMENSIONS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES TO REBUILD / PPR OR ARCHITECT.
- CONTRACTOR SHALL PERFORM CORE TESTS AT EACH DESIGNATED ROOF AREA TO VERIFY EXISTING SUBSTRATE.
- SEE DETAIL 2/M-2.00 FOR TYPICAL CONDENSATE DRAIN EXTENSION.



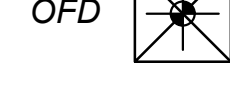



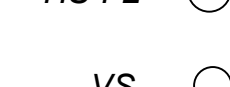




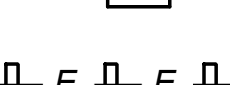

EXISTING SURFACE PREPARATION NOTES:

- ALUMINUM SUBSTRATE PREP FOR LIQUID FLASHING: CLEAN AS PER SSPC SURFACE PREPARATION STANDARD NO. 15. DO NOT DAMAGE ALUMINUM SUBSTRATE.
- STEEL SUBSTRATE PREP FOR LIQUID FLASHING: CLEAN AS PER SSPC SURFACE PREPARATION STANDARD NO. 11. DO NOT PERMIT STAINS TO REMAIN ON SURFACE.
- PVC SUBSTRATE PREP FOR LIQUID FLASHING: USE 20 GRIT SANDPAPER TO REMOVE ALL EPDM GLUE RESIDUE AND TO ROUGHEN UP SURFACE. DO NOT USE POWER TOOL.
- GALVANIZED STEEL PREP FOR PAINTING: SOLVENT CLEAN PER SSPC-SP1 THEN PRIME AS REQUIRED. IF ADHESION IS POOR, BRUSH BLAST PER SSPC-SP7. DO NOT DAMAGE STEEL SUBSTRATE.
- METAL SOFFIT / FASCIA ASSEMBLY PREP FOR PAINTING: LIGHTLY ABRASE SURFACES PER MANUFACTURER'S INSTRUCTIONS PRIOR TO APPLICATION OF PRIMER.

CORRECTIVE WORK TO BE PAID FOR UNDER PROJECT CONTINGENCY:

- REMOVAL AND REPLACEMENT IN KIND OF DAMAGED OR DETERIORATED WOOD BLOCKING AND SHEATHING. ARCHITECT / CONSULTANT SHALL DETERMINE CONDITION OF WOOD IN FIELD AT TIME OF ROOF REMOVAL.
- OTHER UNFORESEEN CORRECTIVE WORK. CONTRACTOR SHALL BRING TO IMMEDIATE ATTENTION OF REBUILD / PPR / ARCHITECT.

ROOF EQUIPMENT LEGEND

	SCUPPER / OVERFLOW CONDUCTOR	SCUPPER, SEE 2/A-500.3. INSTALL WALK PAD BELOW DOWNSPOUT ON ROOF LEVEL @ ALL ROOF LOCATIONS, TYP.
	RD	ROOF DRAIN, WITH NEW TAPERED SUMP SEE 2/A-500.3. (SUMP SIZES & LOCATIONS VARY)
	OFD	OVERFLOW DRAIN, WITH NEW TAPERED SUMP SEE 2/A-500.3 FOR SIM. (SUMP SIZES & LOCATIONS VARY)
	AHU / RTU	(E) AIR HANDLER, NON-REMOVABLE UNIT / ROOF TOP UNIT, MOUNTED ON CURB SEE 1/A-500.3.
	GV	(E) GRAVITY VENT @SBS MODIFIED BITUMEN ROOF SEE 2/A-500.1 FOR SIM.
	EF	(E) EXHAUST FAN @ SBS MODIFIED BITUMEN ROOF SEE 2/A-500.1
	HS-FL	(E) HOT STACK @ SBS MODIFIED BITUMEN ROOF SEE 5/A-500.1
	VS	(E) VENT STACK SEE 3/A-500.2
	RP	(E) ROOF PENETRATION SEE 3/A-500.2
	WC	(E) VENTILATION WEATHER CAP SEE 2/A-500.1 FOR SIM.
	RH	(E) 3'-0" x 2'-6" 12" HIGH BILCO STAINLESS STEEL SINGLE LEAF ROOF HATCH W/ CURB SEE 1/A-500.3 FOR SIM.
	GNV	(E) GOOSE NECK VENT @ SBS MODIFIED BITUMEN ROOF SEE 4/A-500.1
	E	(E) ELECTRICAL CONDUIT W/ NON PENETRATING SUPPORT, TYP. SEE 1/A-500.1

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

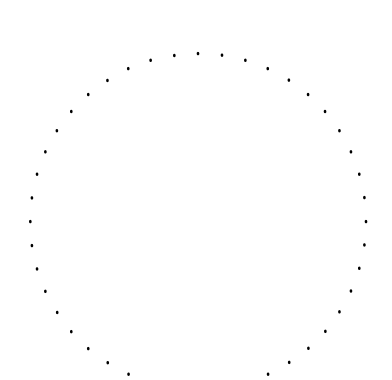
APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE

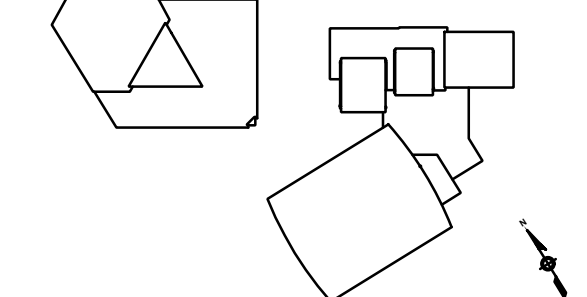
Designer:



Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

GENERAL INFORMATION

Submission: BID SET

Project Manager: ARIEL VAZQUEZ

Consultant: CONVERSE WINKLER ARCHITECTURE

Task No.: Drawn By: CO

Date: MAR 31, 2021 Checked By: AB

Work No.: 16517E-03-01 Drawing No.:

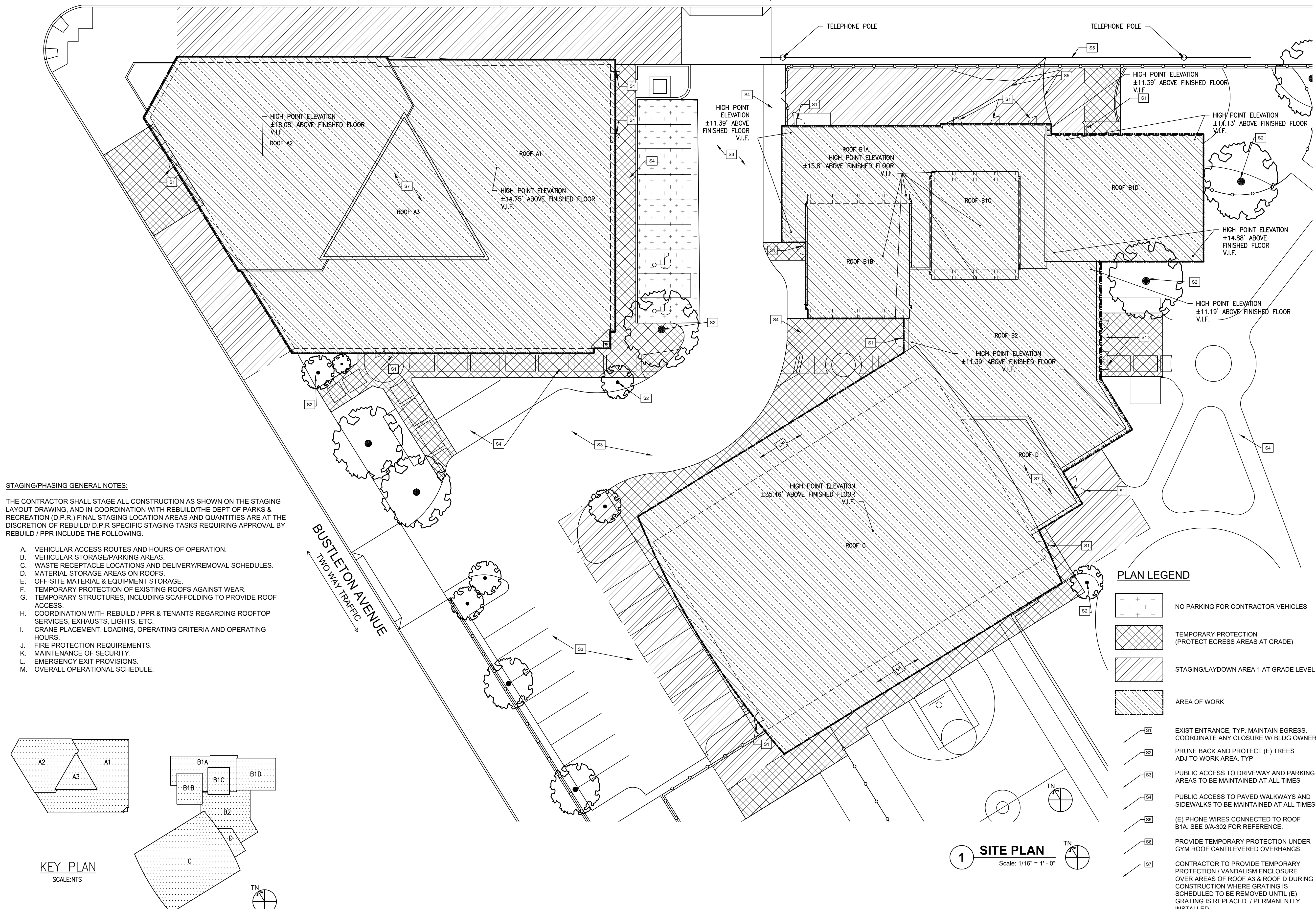
CW-1909.03

G-001

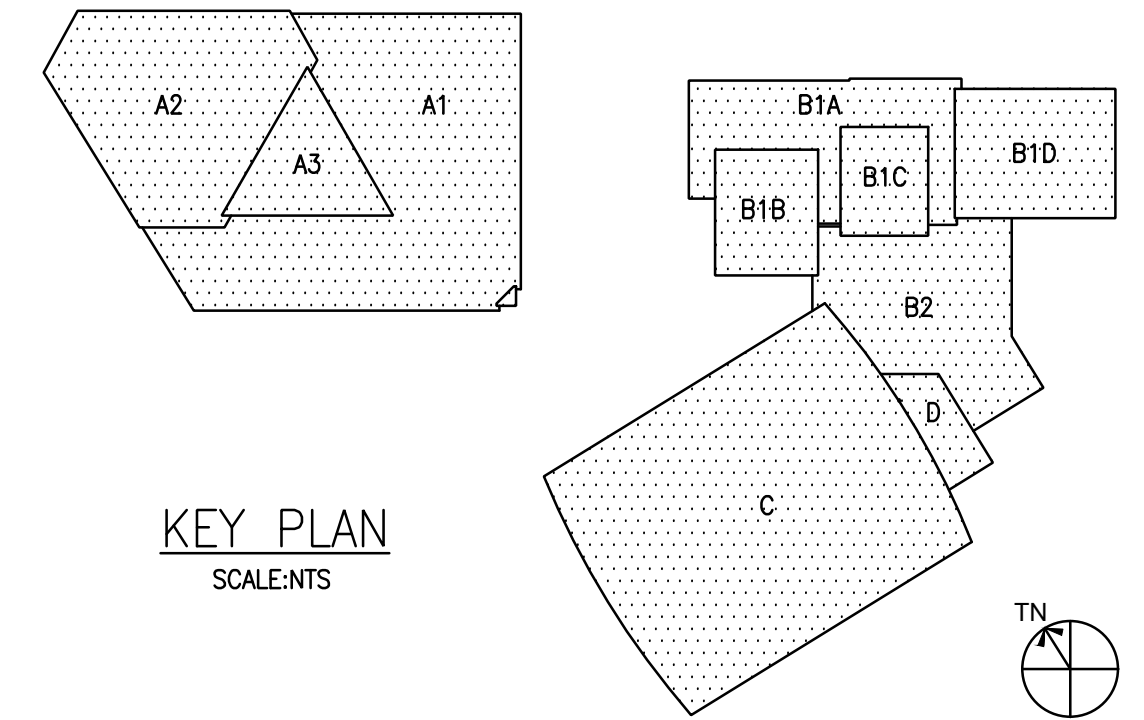
Sheet No.: 1 of 29

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SOLLY AVENUE
ONE WAY TRAFFIC



- STAGING/PHASING GENERAL NOTES:**
- 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
 - TEMPORARY PROTECTION (PROTECT EGRESS AREAS AT GRADE)
 - STAGING/LAYDOWN AREA 1 AT GRADE LEVEL -
 - AREA OF WORK
 - EXIST ENTRANCE, TYP. MAINTAIN EGRESS. COORDINATE ANY CLOSURE W/ BLDG OWNER
 - PRUNE BACK AND PROTECT (E) TREES ADJ TO WORK AREA, TYP
 - PUBLIC ACCESS TO DRIVEWAY AND PARKING AREAS TO BE MAINTAINED AT ALL TIMES
 - PUBLIC ACCESS TO PAVED WALKWAYS AND SIDEWALKS TO BE MAINTAINED AT ALL TIMES
 - (E) PHONE WIRES CONNECTED TO ROOF B1A. SEE 9/A-302 FOR REFERENCE.
 - PROVIDE TEMPORARY PROTECTION UNDER GYM ROOF CANTILEVERED OVERHANGS.
 - CONTRACTOR TO PROVIDE TEMPORARY PROTECTION / VANDALISM ENCLOSURE OVER AREAS OF ROOF A3 & ROOF D DURING CONSTRUCTION WHERE GRATING IS SCHEDULED TO BE REMOVED UNTIL (E) GRATING IS REPLACED / PERMANENTLY INSTALLED.

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: **PELBANO REC CENTER ROOF REPLACEMENT**

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

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

Date: **MAR 31, 2021** Checked By: **AB**

Work No.: **16517E-03-01 CW-1909.03** Drawing No.: **G-002**

Sheet No.: **2** of **29**

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CODE SYNOPSIS

GOVERNING CODES:

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

USE AND OCCUPANCY CLASSIFICATIONS:

A-3 (ASSEMBLY)

CONSTRUCTION TYPE:

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS:
 TYPE 3B CONSTRUCTION
 EXTERIOR WALLS (LOAD BEARING) - 2HR (0 HR IF > 10' SEPARATION)
 EXTERIOR WALLS (NON-LOAD BEARING) - 0HR (0 IF > 10' SEPARATION)

FIRE SEPARATION ASSEMBLIES:
 OTHER ASSEMBLIES - 1HR

FIRE PARTITIONS:
 EXIT ACCESS CORRIDORS - 1HR

OTHER NON-LOAD BEARING PARTITIONS: 0HR

INTERIOR LOAD BEARING WALLS, PARTITIONS, COLUMNS, GIRDERS, TRUSSES
 SUPPORTING ONE FLOOR OR ROOF ONLY: 0HR

STRUCTURAL MEMBERS SUPPORTING WALLS: 0HR

FLOOR CONSTRUCTION INCLUDING BEAMS: 0HR

ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING: IF 15' OR
 LESS TO LOWEST MEMBER: 0HR

FIRE PROTECTION SYSTEMS:

USE GROUP A-3 FULLY EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION
 SYSTEM.

USE GROUP A-3 FULLY EQUIPPED WITH A FIRE ALARM SYSTEM.

ALTERATIONS:

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.
 2. 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

SPECIAL INSPECTIONS					
CODE REFERENCE	SPECIAL INSPECTION ITEM	CONTINUOUS	PERIODIC	REFERENCE DRAWING	NOTES
IBC 1704.2.5	LOAD BEARING MEMBERS & ASSEMBLIES	N/A	X	A-102, A-103, S-1	MISCELLANEOUS STRUCTURAL STEEL COMPONENTS FOR SUPPORT OF ROOF OPENINGS, BRACING / REINFORCEMENT OF (E) STEEL ROOF JOISTS & MISCELLANEOUS SUPPORTS ASSOCIATED WITH ROOF OR SECURITY ENCLOSURE ASSEMBLY.
IBC 1705.2.1	STRUCTURAL STEEL	N/A	X	D-101, D-102, A-101, A-102, A-103, S-1	METAL DECKING FOR RECREATION CENTER / OLDER ADULT CENTER DECK REPAIRS, INFILL OF ROOF OPENINGS ASSOCIATED WITH RELOCATION OF RTU-1 / RTU-2 @ ROOF D.
IBC TABLE 1705.3	POST INSTALLED CONCRETE ANCHOR INSTALLATION	N/A	X	A-103, S-1	INSTALLATION @ POST INSTALLED ANCHORS INTO (E) CMU MASONRY WALL ASSEMBLIES @ ROOF D.

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

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

IECC TABLE 402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD
 ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK: U-0.032

IECC 402.2 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 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

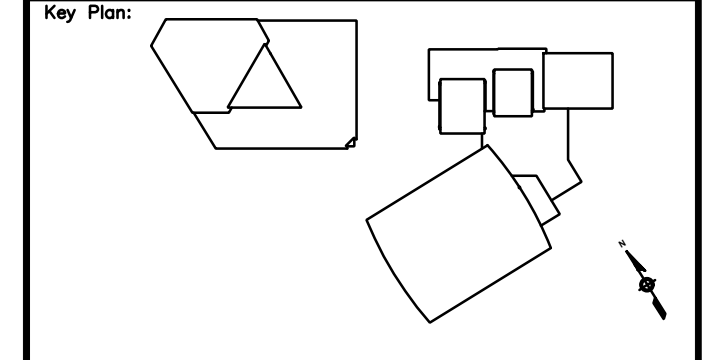
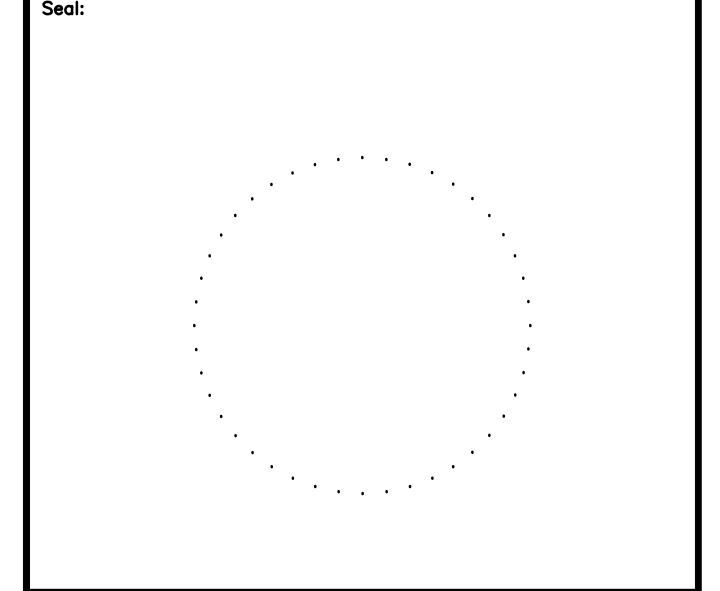
PBC 1504 PERFORMANCE REQUIREMENTS

PBC B-1504.9 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.

APPROVED: _____
 ARCHITECT/ENGINEER OF RECORD DATE

APPROVED FOR BID: _____
 REBUILD PROJECT MANAGER DATE

Designer:




REVISION	DESCRIPTION	DATE

Project:
**PELBANO REC CENTER
 ROOF REPLACEMENT**

Sheet Title:
CODE SYNOPSIS

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

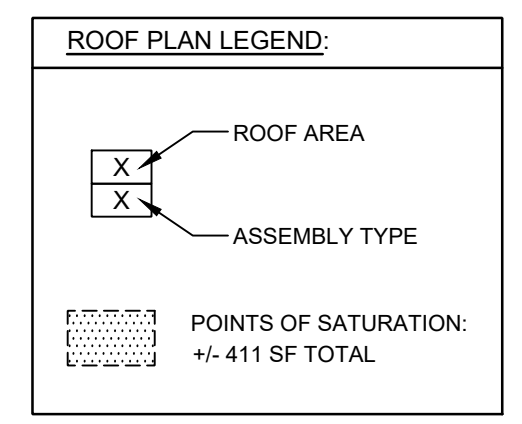
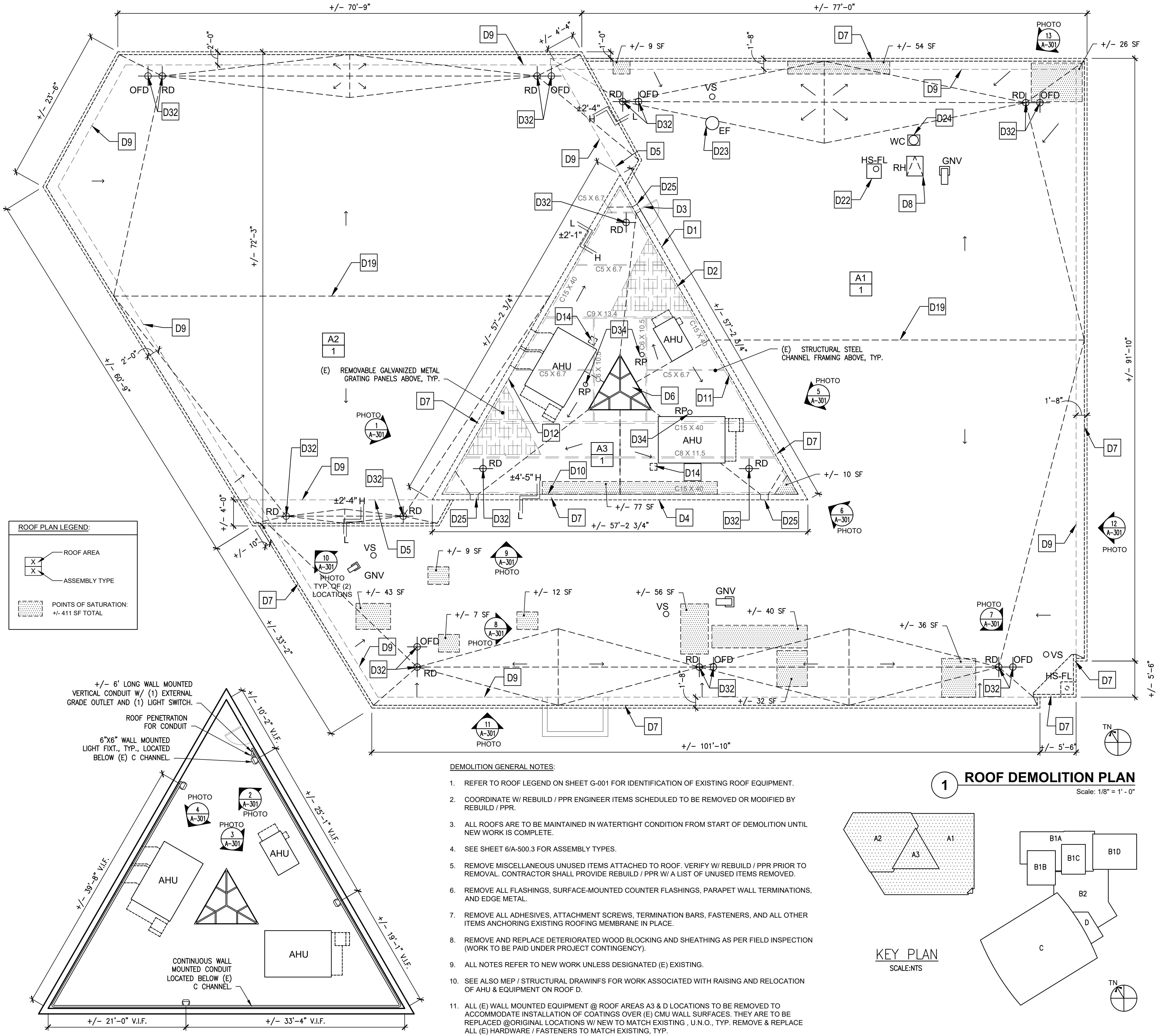
Date: **MAR 31, 2021** Checked By: **AB**

Work No.: **16517E-03-01
 CW-1909.03** Drawing No.: **G-003**

Sheet No.: **3** of **29**

DEMOLITION KEY NOTES:

- D1 REMOVE EXISTING PAINT / COATING FROM THE SURFACE OF THE EXISTING PLAIN CMU MASONRY WALL ASSEMBLY (APPROXIMATE WALL SURFACE AREA: +/- 550 SF). CLEAN AND PREPARE WALL SURFACES TO RECEIVE PROPOSED ELASTOMERIC COATINGS. PROTECT ADJACENT AREAS OF CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION, TYP.
- D2 REMOVE GRATING SECTIONS ADJACENT TO ROOF EDGE IN ORDER TO PREP / INSTALL ELASTOMERIC COATINGS. STORE AND PROTECT SECTIONS FOR REINSTALLATION AFTER ELASTOMERIC COATING WORK IS COMPLETE. (TYP. @ ROOF A3.)
- D3 EXISTING STAINLESS STEEL HOLLOW METAL DOOR & FRAME ASSEMBLY. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- D4 REMOVE EXISTING PAINT/COATING FROM THE SURFACE OF THE EXISTING PLAIN CMU MASONRY WALL ASSEMBLY (APPROXIMATE WALL SURFACE AREA: +/- 550 SF). CLEAN AND PREPARE WALL SURFACES TO RECEIVE PROPOSED ELASTOMERIC COATINGS. PROTECT ADJACENT AREAS OF CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION, TYP.
- D5 EXISTING STRUCTURAL GLAZED TILE EXTERIOR WALL ASSEMBLY TO REMAIN.
- D6 EXISTING PYRAMID GLAZED SKYLIGHT ASSEMBLY TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- D7 REMOVE EXISTING PRE-FINISHED EDGE METAL COPING CAP ASSEMBLY.
- D8 EXISTING STAINLESS STEEL ROOF HATCH ASSEMBLY TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- D9 LOCATION OF MASONRY WALL BELOW THE ROOF LEVEL.
- D10 CLEAN AND PREPARE SURFACES OF PLAIN CMU MASONRY WALL ASSEMBLY TO ACCEPT ELASTOMERIC COATING (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). REMOVE AND STORE WALL MOUNTED CONDUIT AND LIGHT FIXTURE TO BE REINSTALLED AT ORIGINAL LOCATIONS AFTER INSTALLATION OF ELASTOMERIC COATING. SEE 2/D-101 FOR LOCATIONS.
- D11 CLEAN AND PREPARE SURFACES OF PLAIN CMU MASONRY WALL ASSEMBLY TO ACCEPT ELASTOMERIC COATING (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). REMOVE AND STORE WALL MOUNTED CONDUIT, OUTLET, LIGHT FIXTURES AND LIGHT SWITCH. TO BE REINSTALLED AT ORIGINAL LOCATIONS AFTER INSTALLATION OF ELASTOMERIC COATING. SEE 2/D-101 FOR LOCATIONS.
- D12 CLEAN AND PREPARE SURFACES OF PLAIN CMU MASONRY WALL ASSEMBLY TO ACCEPT ELASTOMERIC COATING (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). REMOVE AND STORE WALL MOUNTED CONDUIT AND LIGHT FIXTURE. TO BE REINSTALLED AT ORIGINAL LOCATIONS AFTER INSTALLATION OF ELASTOMERIC COATING. SEE 2/D-101 FOR LOCATIONS.
- D13 NOT USED
- D14 REMOVE ABANDONED PITCH POCKET.
- D15 EXISTING ELECTRICAL CONDUIT TO BE REPLACED / RAISED MOUNTED ON NON-PENETRATING SUPPORTS TO ACCOMMODATE ROOF REMOVAL AND REPLACEMENT. COORDINATE SHUT DOWN OF ELECTRICAL SERVICE WITH RECREATION CENTER PRIOR TO PERFORMING ANY WORK.
- D16 EXISTING ELECTRICAL CONDUIT PENETRATION TO BE REPLACED / RAISED TO ACCOMMODATE ROOF REMOVAL AND REPLACEMENT. COORDINATE SHUTDOWN OF ELECTRICAL SERVICE WITH RECREATION CENTER PRIOR TO PERFORMING ANY WORK.
- D17 REMOVE (E) METAL THRU-WALL SCUPPER ASSEMBLY.
- D18 REMOVE (E) CMU MASONRY TO ACCOMMODATE OPENING FOR A NEW THRU-WALL SCUPPER ASSEMBLY (APPROXIMATELY 15" W X 4" H MIN.), COORDINATE WITH DETAIL 2/A-502 AND DRAWING 1/A-105.
- D19 EXISTING ROOF RIDGE.
- D20 REMOVE (E) GRATING. STORE AND PROTECT FOR MODIFICATION & REINSTALLATION. WALL-MOUNTED PERIPHERAL C CHANNEL TO REMAIN IN PLACE. REMOVE AND STORE SUSPENDED CONDUIT AND GAS LINES TO BE REINSTALLED BELOW MODIFIED GRATING AFTER COMPLETION OF WORK. SEE A-103 FOR LOCATIONS. SEE MEP & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- D21 EXISTING GALVANIZED STEEL CURB CAP COVER AND FLUE EXTENSION ASSEMBLY MOUNTED ON RAISED UNIT CURB.
- D22 CLEAN AND PREPARE GALVANIZED SURFACE OF CURB CAP TO RECEIVE PAINT. RAISE AND EXTEND HOT STACK / FLUE COVER ASSEMBLY. SIM. TO DETAIL 2/A500.1.
- D23 EXISTING EXHAUST FAN AND CURB CAP COVER MOUNTED ON RAISED UNIT CURB. SEE DETAIL 2/A-500.1.
- D24 EXISTING COMBUSTION AIR PENN VENTILATION DOME WEATHER CAP MODEL DR08 MOUNTED ON RAISED UNIT CURB. SEE 2/A-500.1 FOR SIM. DETAIL.
- D25 EXISTING THRU-WALL SCUPPER ASSEMBLY. REMOVE METAL SCUPPER. RAISE OPENING TO ACCOMMODATE ROOF INSULATION. SEE DWG A-105 AND 2/A502 FOR SIM. DETAIL.
- D26 REMOVE PITCH POCKET ASSEMBLY FROM AROUND EXISTING CONCRETE COLUMN (DIAM. 2'-6").
- D27 EXISTING CONCRETE COLUMN ASSEMBLY (DIAM. 2'-6").
- D28 REMOVE SHEET METAL DOWNSPOUT EXTENSION FROM GYM ROOF DOWNSPOUT/LEADER.
- D29 REMOVE AND DISPOSE OF DAMAGED GRAVITY VENT AND UNIT CURB COVER ASSEMBLY.
- D30 CLEAN AND PREPARE SURFACES OF PLAIN CMU MASONRY WALL ASSEMBLY TO ACCEPT ELASTOMERIC COATING (APPROXIMATE TOTAL WALL SURFACE AREA: +/- 1,000 SF). REMOVE AND STORE WALL MOUNTED CONDUITS, LIGHT FIXTURES, OUTLET AND JUNCTION BOX TO BE REINSTALLED AT ORIGINAL LOCATIONS AFTER INSTALLATION OF ELASTOMERIC COATING. SEE A-103 FOR LOCATIONS.
- D31 EXISTING ELECTRICAL JUNCTION BOX TO BE REPLACED / RAISED TO ACCOMMODATE ROOF REMOVAL AND REPLACEMENT. COORDINATE SHUTDOWN OF ELECTRICAL SERVICE WITH RECREATION CENTER PRIOR TO PERFORMING ANY WORK.
- D32 REMOVE DRAIN DOME, CLAMP RING, REMOVE/TAP OUT EXISTING DRAIN BOLTS TO RECEIVE NEW DRAIN BOLTS.
- D33 CLEAN AND PREPARE EXISTING RWC LEADER TO RECEIVE NEW PAINTED FINISHES. (APPROXIMATELY +/- 18'-0" L & 6" DIAM.)
- D34 REMOVE MULTIPLE PENETRATION COVER/BOOT.
- (E) HIP / VALLEY.

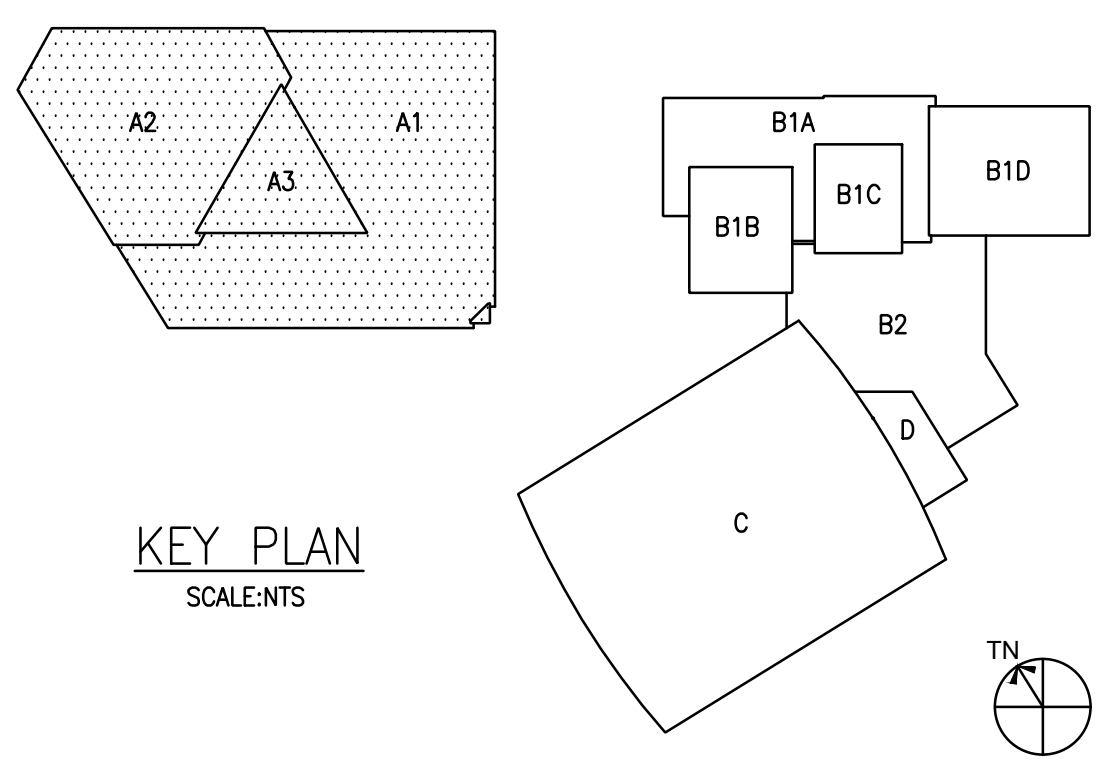


2 WALL MOUNTED EQUIPMENT @ ROOF A3
Scale: 1/8" = 1' - 0"

DEMOLITION GENERAL NOTES:

1. REFER TO ROOF LEGEND ON SHEET G-001 FOR IDENTIFICATION OF EXISTING ROOF EQUIPMENT.
2. COORDINATE W/ REBUILD / PPR ENGINEER ITEMS SCHEDULED TO BE REMOVED OR MODIFIED BY REBUILD / PPR.
3. ALL ROOFS ARE TO BE MAINTAINED IN WATERTIGHT CONDITION FROM START OF DEMOLITION UNTIL NEW WORK IS COMPLETE.
4. SEE SHEET 6/A-500.3 FOR ASSEMBLY TYPES.
5. REMOVE MISCELLANEOUS UNUSED ITEMS ATTACHED TO ROOF. VERIFY W/ REBUILD / PPR PRIOR TO REMOVAL. CONTRACTOR SHALL PROVIDE REBUILD / PPR W/ A LIST OF UNUSED ITEMS REMOVED.
6. REMOVE ALL FLASHINGS, SURFACE-MOUNTED COUNTER FLASHINGS, PARAPET WALL TERMINATIONS, AND EDGE METAL.
7. REMOVE ALL ADHESIVES, ATTACHMENT SCREWS, TERMINATION BARS, FASTENERS, AND ALL OTHER ITEMS ANCHORING EXISTING ROOFING MEMBRANE IN PLACE.
8. REMOVE AND REPLACE DETERIORATED WOOD BLOCKING AND SHEATHING AS PER FIELD INSPECTION (WORK TO BE PAID UNDER PROJECT CONTINGENCY).
9. ALL NOTES REFER TO NEW WORK UNLESS DESIGNATED (E) EXISTING.
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1 ROOF DEMOLITION PLAN
Scale: 1/8" = 1' - 0"



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APPROVED:

ARCHITECT/ENGINEER OF RECORD _____ DATE _____

REBUILD PROJECT MANAGER _____ DATE _____

Designer:

CONVERSE WINKLER ARCHITECTURE

Seal:

Key Plan:

REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **OLDER ADULT CENTER A1, A2 & A3 ROOF DEMOLITION PLAN**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

Date: **MAR 31, 2021** Checked By: **AB**

Work No.: **16517E-03-01 CW-1909.03** Drawing No.: **D-101**

Sheet No.: **4** of **29**

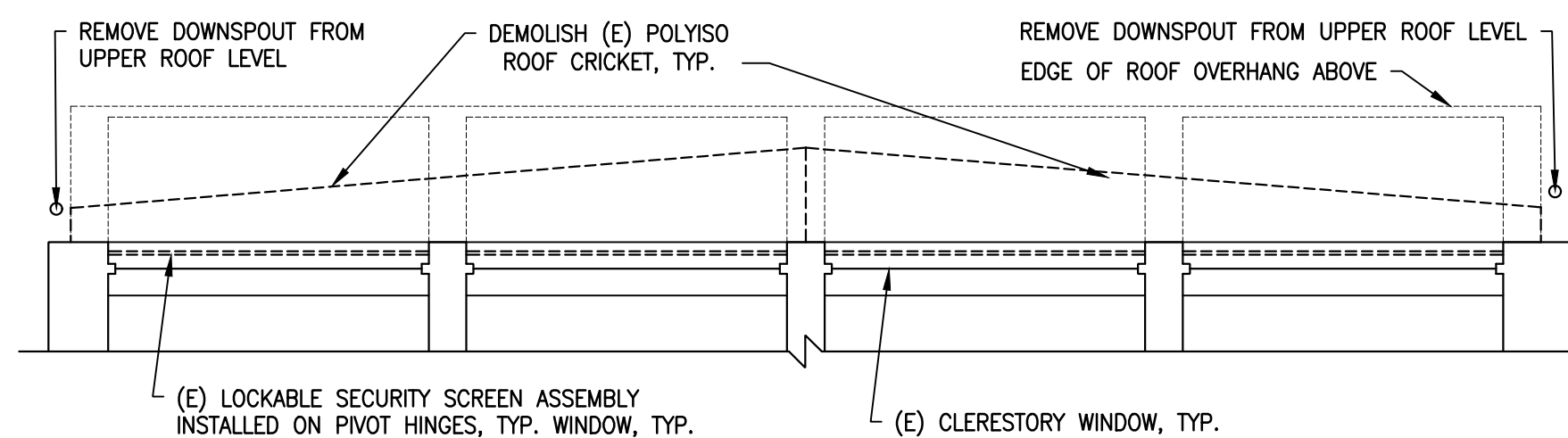
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DEMOLITION KEY NOTES:

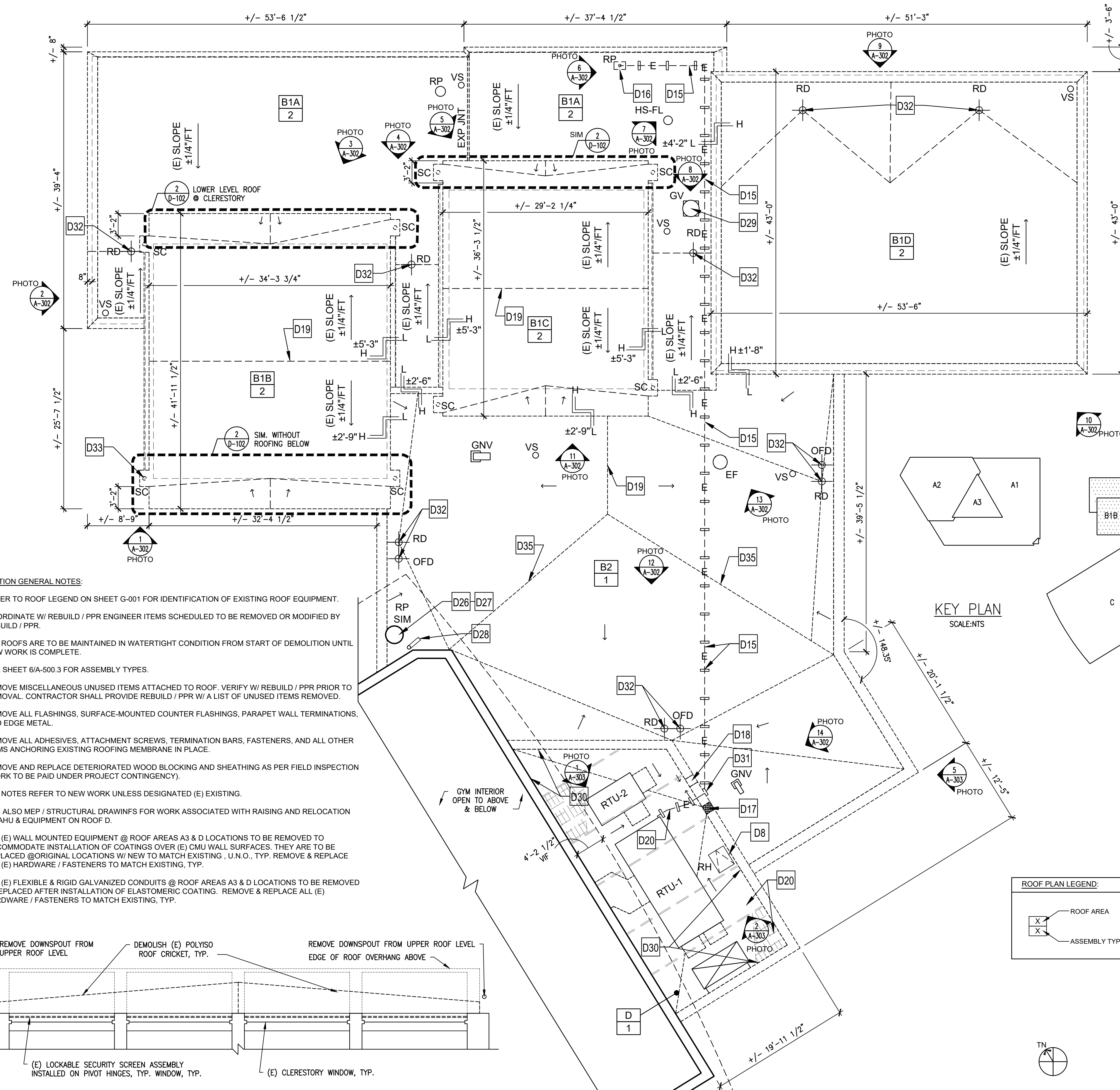
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2 B1A PARTIAL ROOF DEMOLITION PLAN
Scale: 1/4" = 1' - 0"



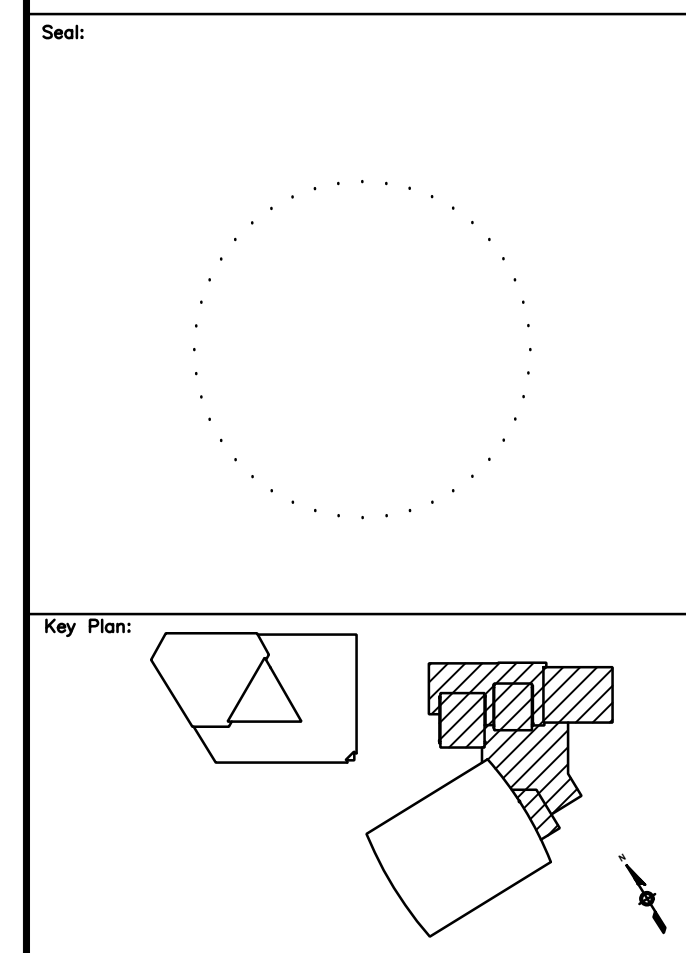
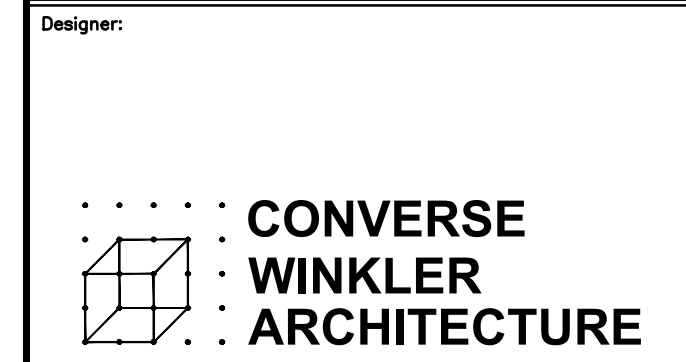
1 B1 & B2 ROOF DEMOLITION PLAN
Scale: 1/8" = 1' - 0"

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE



REVISION	DESCRIPTION	DATE

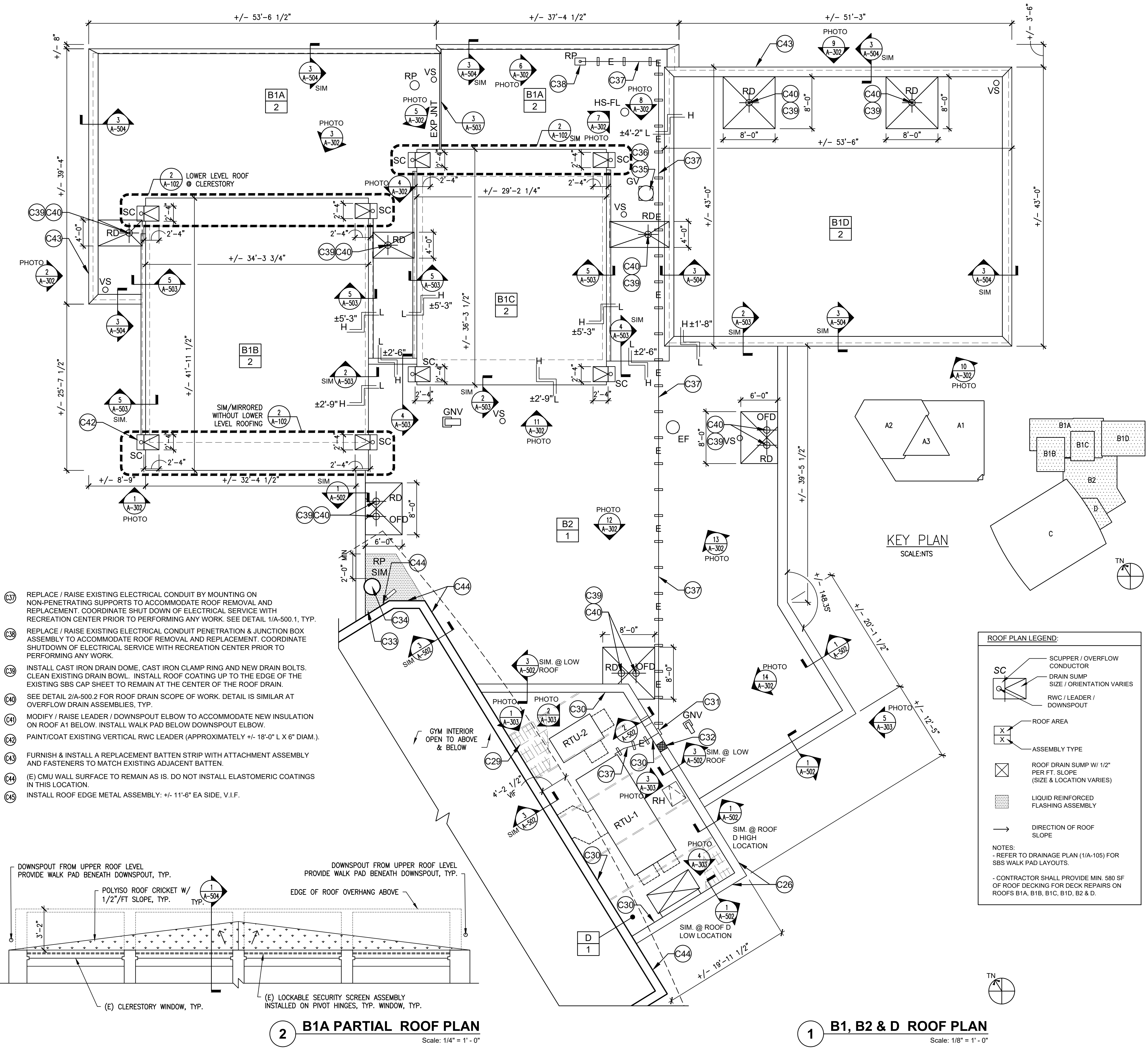
Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **RECREATION CENTER B1, B2 & D ROOF DEMOLITION PLAN**

Submission: BID SET	
Project Manager: ARIEL VAZQUEZ	
Consultant: CONVERSE WINKLER ARCHITECTURE	
Task No.:	Drawn By: CO
Date: MAR 31, 2021	Checked By: AB
Work No.: 16517E-03-01 CW-1909.03	Drawing No.: D-102
Sheet No.: 5	of 29

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- CONSTRUCTION KEY NOTES**
- (C1) NOT USED
 - (C2) RAISE (E) THRU-WALL SCUPPER (APPROXIMATE SIZE 1'-4" W X 6" H X 10" D) TO ACCOMMODATE ROOF INSULATION. SEE 2/A-502 FOR SIM. DETAIL.
 - (C3) LIFT SKYLIGHT COUNTER FLASHING TO INSTALL TERMINATION BAR, GASKETED FASTENERS & SEALANT, TYP. (APPROXIMATELY +/- 1'-0" H). INSTALL SLIP FLASHING SIM. TO DETAIL 1/A-500.3.
 - (C4) RAISE GAS LINE ASSEMBLY INCLUSIVE OF VALVE & DIRT LEG / CLEAN OUT TO ACCOMMODATE NEW ROOF THICKNESS. SEE PHOTOS ON A-301 & DETAIL 1/A-500.2 FOR ADDITIONAL INFORMATION.
 - (C5) (E) AHU UNIT CURB (APPROXIMATELY +/- 1'-0" H). SEE 1/A-500.3 FOR SIM. DETAIL.
 - (C6) (E) AHU UNIT CURB (APPROXIMATELY +/- 2'-6" H). SEE 1/A-500.3 FOR SIM. DETAIL.
 - (C7) EXISTING PYRAMID GLAZED SKYLIGHT ASSEMBLY TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
 - (C8) NOT USED
 - (C9) EXISTING 30" X 36" X 12" H STAINLESS STEEL ROOF HATCH ASSEMBLY TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
 - (C10) INSTALL LIQUID REINFORCED FLASHING UP EXISTING ROOF HATCH CURB & DOWN 4" MIN. ON TO FIELD OF ROOF. INSTALL SLIP FLASHING SIM. TO DETAIL 1/A-500.3 ON ALL SIDES OF CURBS.
 - (C11) NOT USED
 - (C12) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 550 SF). PROTECT WEEP HOLE/WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. COLOR OF ELASTOMERIC TO MATCH COLOR OF EXISTING PAINT/COATING ON CMU THAT IS SCHEDULED FOR REMOVAL.
 - (C13) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 550 SF). PROTECT WEEP HOLE/WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. COLOR OF ELASTOMERIC TO MATCH COLOR OF EXISTING PAINT/COATING ON CMU THAT IS SCHEDULED FOR REMOVAL.
 - (C14) EXISTING STAINLESS STEEL HOLLOW METAL DOOR & FRAME ASSEMBLY. PROTECT FROM DAMAGE DURING CONSTRUCTION.
 - (C15) NOT USED
 - (C16) EXISTING STRUCTURAL GLAZED TILE EXTERIOR WALL ASSEMBLY TO REMAIN. DO NOT INSTALL ELASTOMERIC COATING OVER EXISTING STRUCTURAL GLAZED TILE ASSEMBLY WALL SURFACES (TYP. @ ALL STRUCTURAL GLAZED WALL TILE LOCATIONS ON ROOF A1).
 - (C17) INSTALL A SEALANT VERTICALLY TO SEPARATE ELASTOMERIC COATING FROM THE (E) STRUCTURAL GLAZED TILE WALL ASSEMBLY (APPROXIMATELY +/- 3'-0" L).
 - (C18) INSTALL 2-PIECE COUNTER FLASHING REGLET ASSEMBLY SIM. TO REGLET ASSEMBLY ON DETAIL 3/A-502. INSTALL TERMINATION BAR, GASKETED FASTENERS & SEALANT. TYP.
 - (C19) INSTALL A GALVANIZED BENT STEEL CHANNEL OVER TOP OF THE SOLID CMU MASONRY DOOR SILL AFTER THE ELASTOMERIC COATING HAS BEEN INSTALLED.
 - (C20) FURNISH & INSTALL OSHA COMPLIANT GUARD RAIL ASSEMBLY WITH SWING GATE (FINISH: SAFETY YELLOW) AT ROOF HATCH. FURNISH & INSTALL OSHA COMPLIANT LADDER-UP SAFETY POST (FINISH: SAFETY YELLOW) TO THE EXISTING ROOF ACCESS LADDER ASSEMBLY. SEE SPECIFICATION SECTION 077200: ROOF ACCESSORIES.
 - (C21) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). PROTECT WEEP HOLE / WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. REINSTALL WALL MOUNTED CONDUIT AND LIGHT FIXTURE AT ORIGINAL LOCATIONS. SEE 2/D-101 FOR ORIGINAL LOCATIONS.
 - (C22) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). PROTECT WEEP HOLE / WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. REINSTALL WALL MOUNTED CONDUITS, OUTLET, LIGHT FIXTURES AND LIGHT SWITCH AT ORIGINAL LOCATIONS. SEE 2/D-101 FOR ORIGINAL LOCATIONS.
 - (C23) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 522 SF). PROTECT WEEP HOLE / WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. REINSTALL WALL MOUNTED CONDUIT AND LIGHT FIXTURE AT ORIGINAL LOCATIONS. SEE 2/D-101 FOR ORIGINAL LOCATIONS.
 - (C24) LOCATION OF MASONRY WALL BELOW THE ROOF LEVEL.
 - (C25) REINSTALL (E) GRATING AFTER CONSTRUCTION IS COMPLETE.
 - (C26) INSTALL ELASTOMERIC COATING ON EXPOSED SURFACES OF (E) CMU MASONRY ONLY. DO NOT INSTALL ELASTOMERIC COATINGS ON (E) STRUCTURAL GLAZED TILE SURFACES, TYP.
 - (C27) RAISE & EXTEND HOT STACK / COVER ASSEMBLY SIM. TO DETAIL 2/A-500.1.
 - (C28) PAINT EXPOSED SURFACES OF EXISTING GALVANIZED STEEL CURB CAP COVER WITH GALVANIZING REPAIR PAINT.
 - (C29) REMOVE, STORE & REINSTALL (E) GRATING AFTER CONSTRUCTION IS COMPLETE. SEE STRUCTURAL & MEP DRAWINGS FOR ADDITIONAL INFORMATION.
 - (C30) PROVIDE ELASTOMERIC COATING ASSEMBLY TO EXPOSED SURFACES OF PLAIN CMU MASONRY (APPROXIMATE WALL SURFACE AREA: +/- 1,000 SF). PROTECT WEEP HOLE / WEEP TUBE OPENINGS TO ALLOW FOR CAVITY DRAINAGE. PROVIDE TEMPORARY PROTECTION SURROUNDING THE WORK AREA TO PROTECT FROM DAMAGE DURING CONSTRUCTION. TYP. REINSTALL WALL MOUNTED CONDUITS, LIGHT FIXTURES REMOVED PRIOR TO INSTALLATION OF ELASTOMERIC COATING AT ORIGINAL LOCATIONS. SEE A-103 FOR ADDITIONAL INFORMATION.
 - (C31) REPLACE / RAISE EXISTING ELECTRICAL JUNCTION BOX TO ACCOMMODATE ROOF REMOVAL AND REPLACEMENT. COORDINATE SHUTDOWN OF ELECTRICAL SERVICE WITH RECREATION CENTER PRIOR TO PERFORMING ANY WORK.
 - (C32) INFILL OPENING IN MASONRY WALL WITH PLAIN CMU & TYPE "N" MORTAR.
 - (C33) INSTALL LIQUID REINFORCED FLASHING ASSEMBLY BENEATH DOWNSPOUT ELBOW FROM GYMNASIUM UPPER ROOF.
 - (C34) EXISTING CONCRETE COLUMN ASSEMBLY.
 - (C35) REPLACE GRAVITY VENT AND CURB COVER CAP ASSEMBLY. SEE 2/A-500.1 FOR SIM. DETAIL.
 - (C36) RAISE AND EXTEND UNIT CURB ASSEMBLY TO PROVIDE 8" MINIMUM FLASHING HEIGHT ABOVE FINISHED ROOF ELEVATION TO THE TOP OF THE UNIT CURB. SEE 2/A-500.1 FOR SIM. DETAIL.



APPROVED:

ARCHITECT/ENGINEER OF RECORD _____ DATE _____

REBUILD PROJECT MANAGER _____ DATE _____

Designer:

CONVERSE WINKLER ARCHITECTURE

Seal:

Key Plan:

REVISION	DESCRIPTION	DATE

Project:

PELBANO REC CENTER ROOF REPLACEMENT

Sheet Title:

RECREATION CENTER B1, B2 & D ROOF PLANS

Submission: BID SET

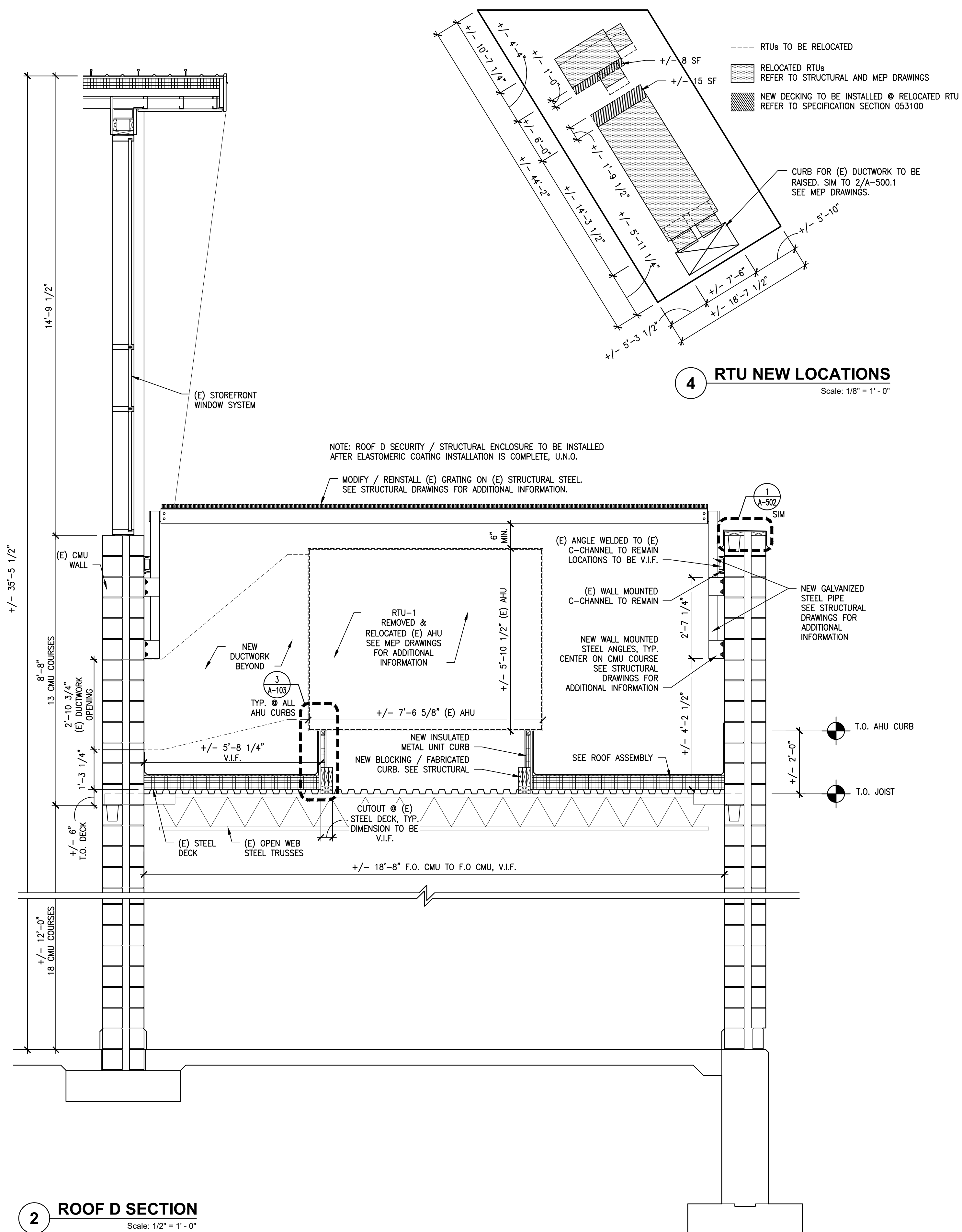
Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

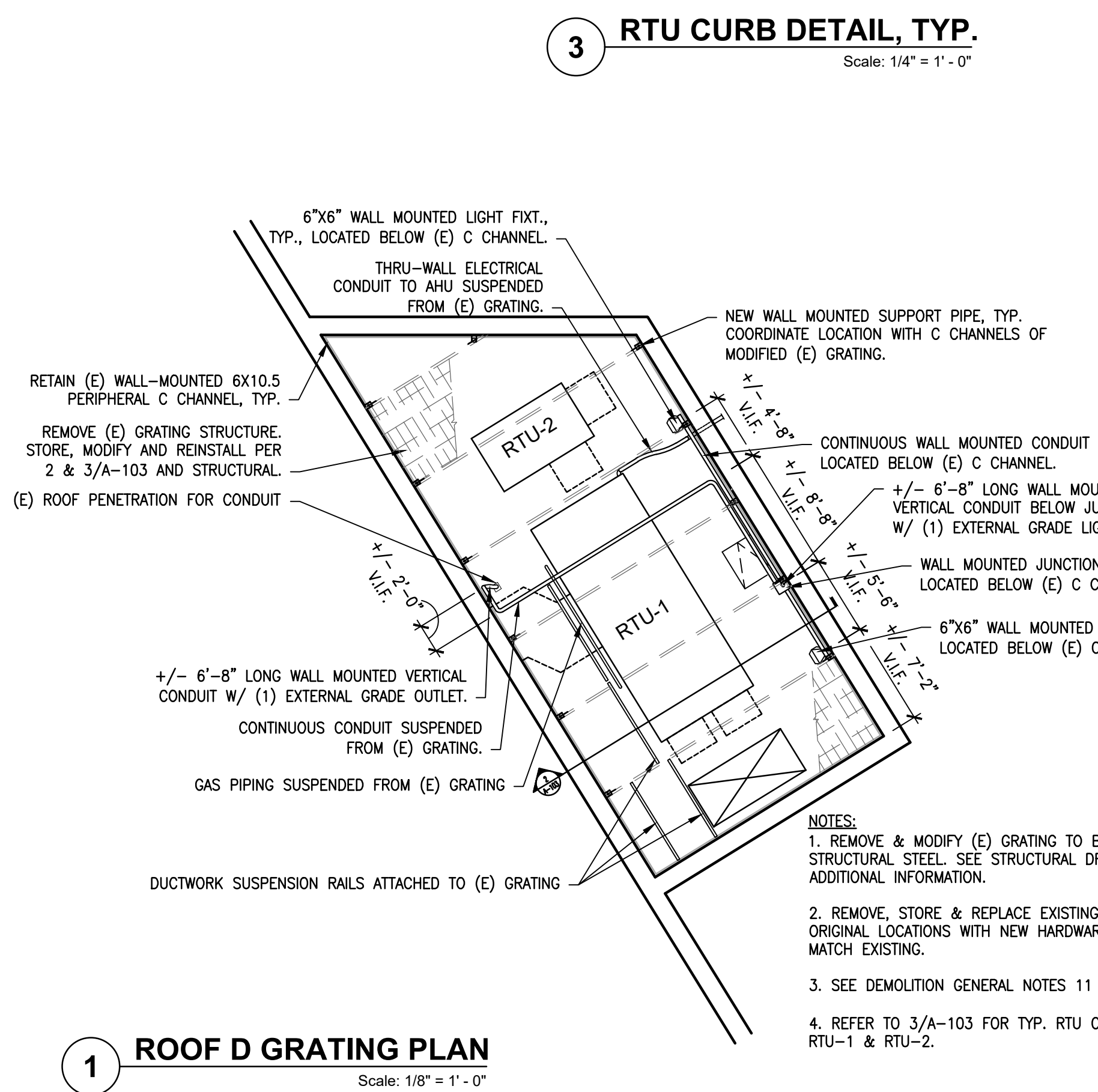
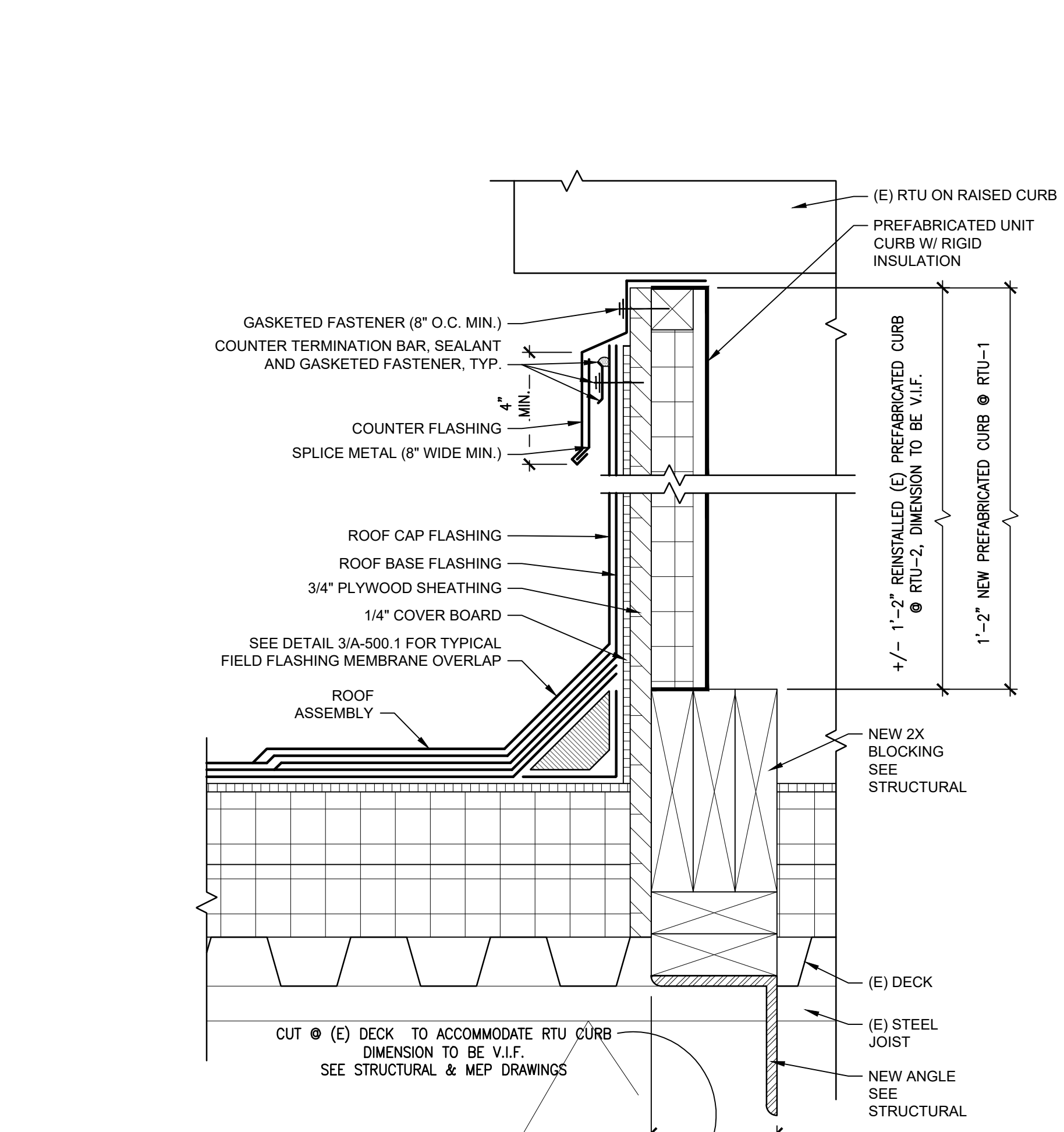
Task No.:	Drawn By: CO
Date: MAR 31, 2021	Checked By: AB
Work No.: 16517E-03-01 CW-1909.03	Drawing No.: A-102

Sheet No.: **7** of **29**

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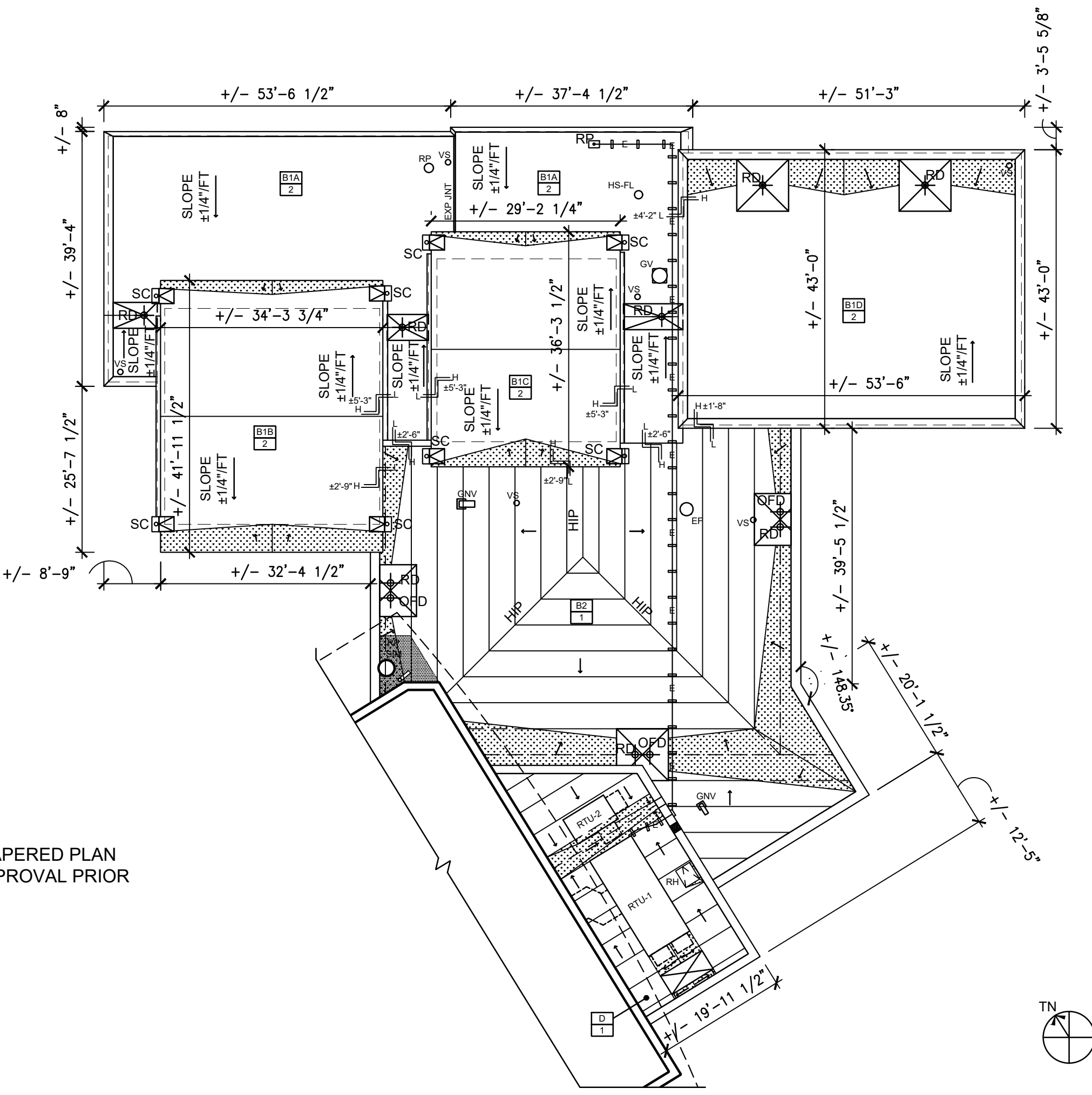
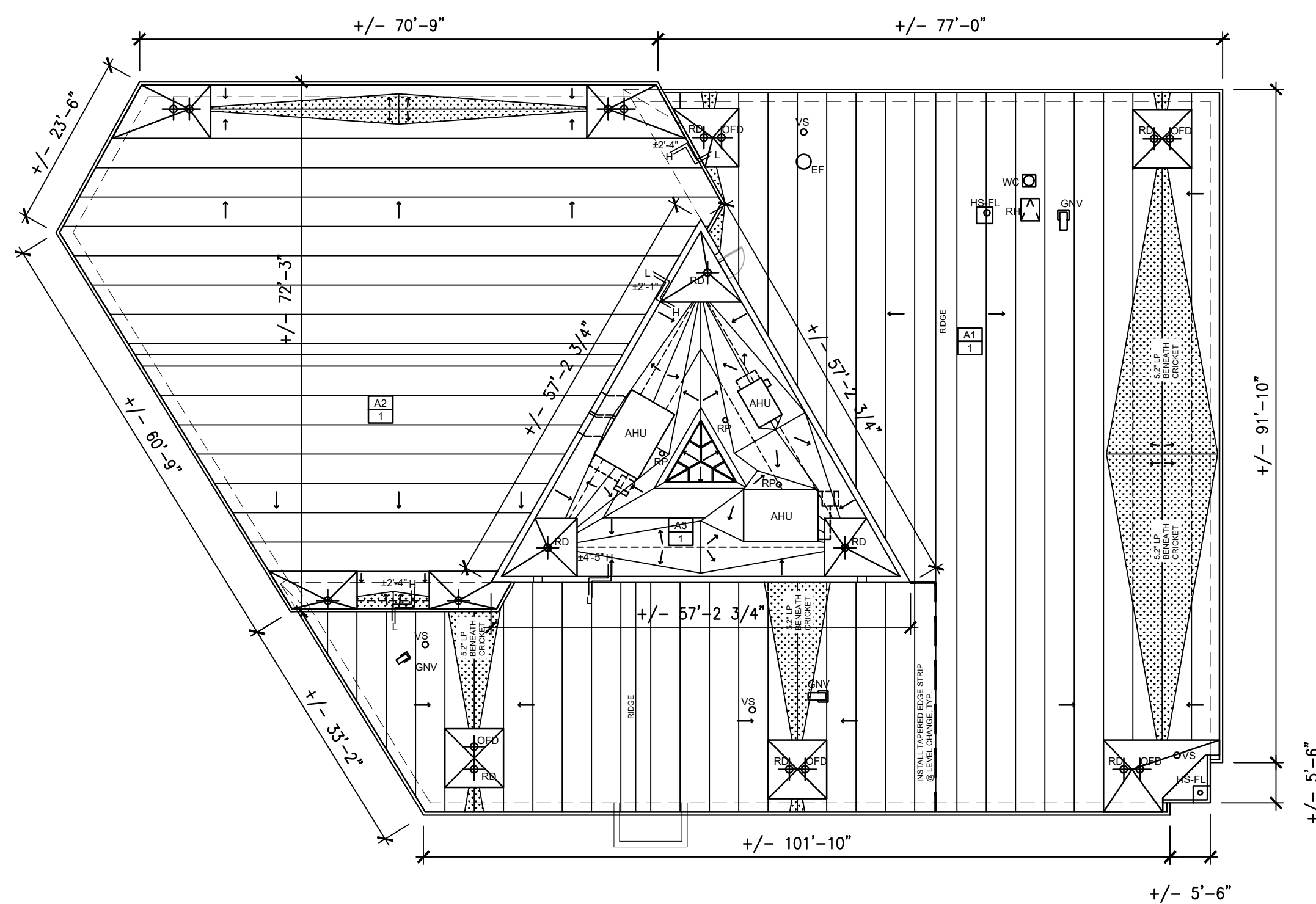
2 ROOF D SECTION
Scale: 1/2" = 1' - 0"



1 ROOF D GRATING PLAN
Scale: 1/8" = 1' - 0"

APPROVED:		
ARCHITECT/ENGINEER OF RECORD	DATE	
APPROVED FOR BID:		
REBUILD PROJECT MANAGER	DATE	
Designer:		
Seal:		
Key Plan:		
REVISION	DESCRIPTION	DATE
Project:		
PELBANO REC CENTER ROOF REPLACEMENT		
Sheet Title:		
RECREATION CENTER D ROOF GRATING PLAN & SECTION		
Submission:		
BID SET		
Project Manager:		
ARIEL VAZQUEZ		
Consultant:		
CONVERSE WINKLER ARCHITECTURE		
Task No.:	Drawn By:	CO
Date:	Checked By:	AB
Work No.:	Drawn No.:	
16517E-03-01		A-103
CW-1909.03		
Sheet No.:	8	of 29

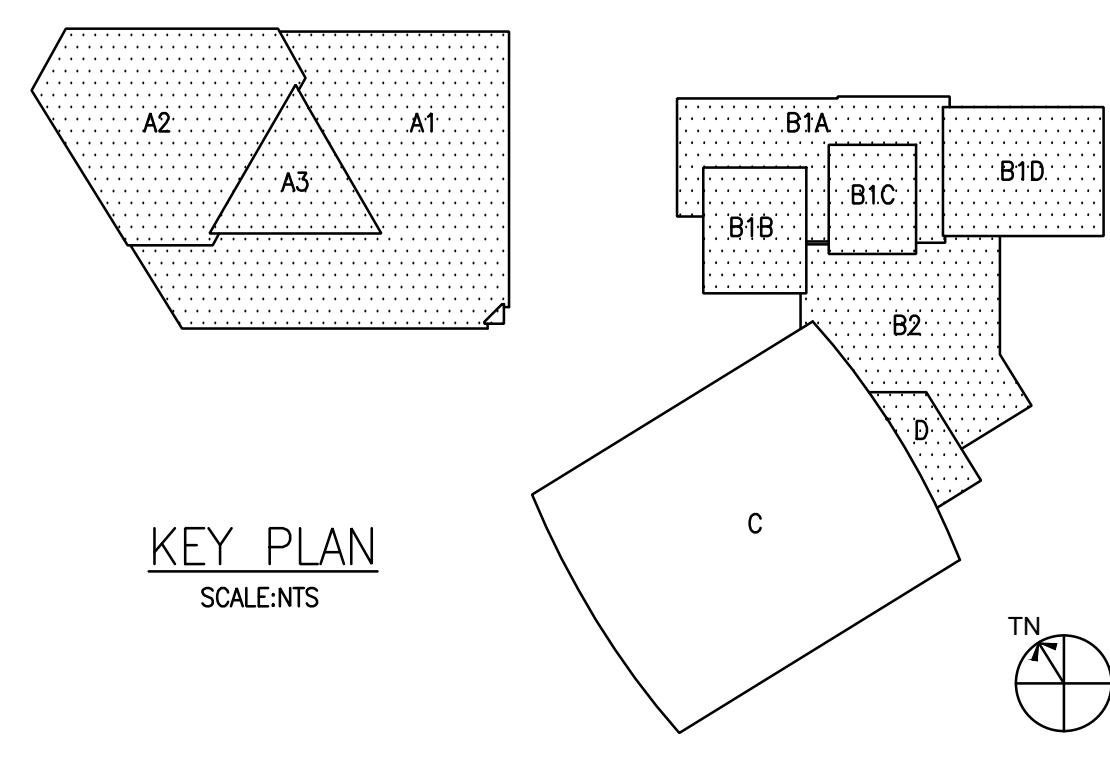
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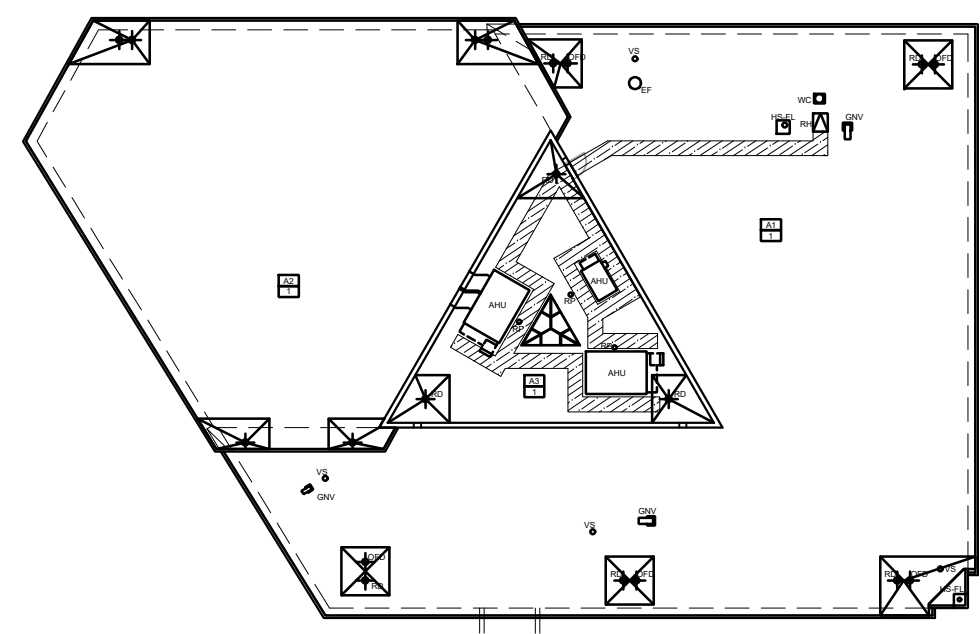
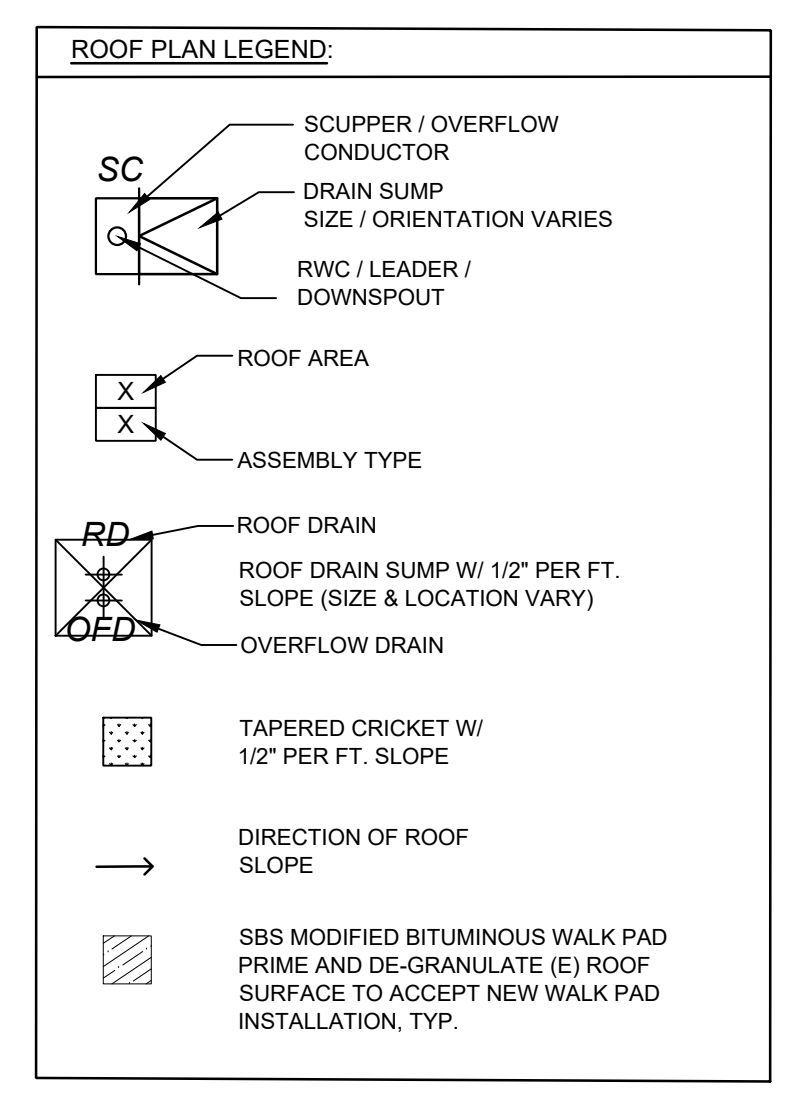
NOTES:

1. REFER TO A101 & A102 FOR KEY CONSTRUCTION NOTES.
2. DRAINAGE LAYOUT 2/A-105 IS SHOWN FOR DESIGN INTENT / PRICING PURPOSES ONLY. CONTRACTOR TO SUBMIT DRAINAGE / TAPERED PLAN PREPARED BY APPROVED ROOFING MANUFACTURER BASED ON CONTRACTOR VERIFIED FIELD CONDITIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. SEE DETAIL 2/A-500.3 FOR TYPICAL SCUPPER / CONDUCTOR DETAIL.
4. SEE DETAIL 2/A-500.2 FOR TYP, ROOF DRAIN DETAIL AT ALL LOW SLOPE AREAS.

1 A1, A2, A3, B1, B2 & D ROOF DRAINAGE PLAN
Scale: 1/16" = 1' - 0"

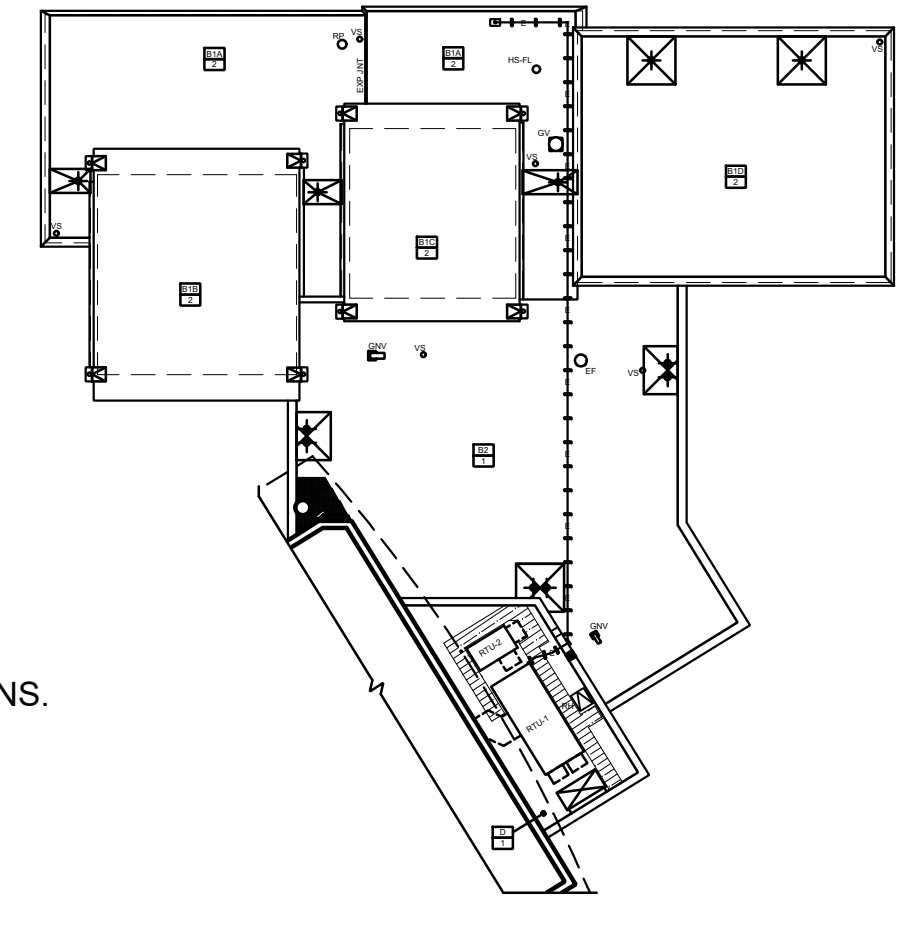


KEY PLAN
SCALE: NTS



ROOF WALK PAD LAYOUT NOTES:

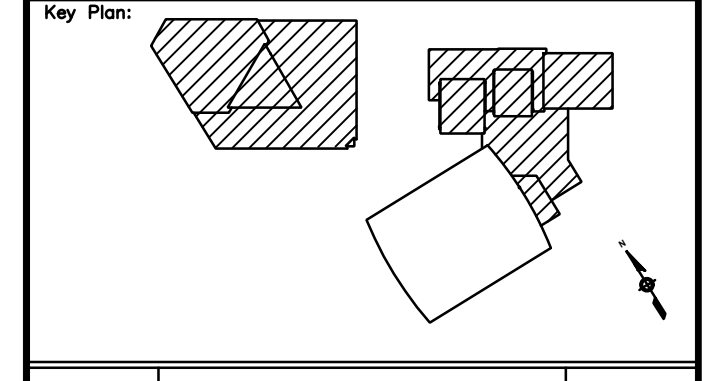
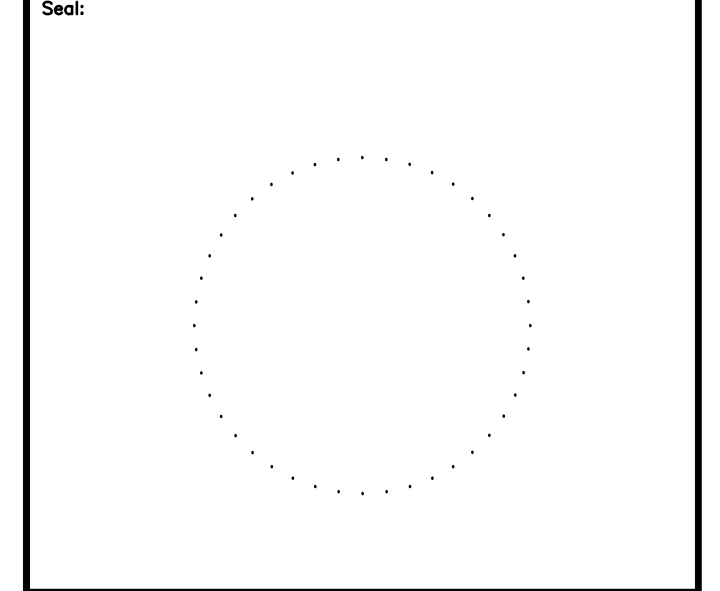
1. PAD MUST NOT EXCEED MANUFACTURER'S SECTIONAL LENGTH.
2. PADS MUST BE CUT AT VALLEYS TO ALLOW WATER RUNOFF TO DRAINS.
3. PADS MUST BE FULLY ADHERED TO CAP SHEET.
4. PAD WALKWAY TO BE MIN. OF 30" WIDE.
5. PROVIDE PADS AT ALL WORK AREAS OF AHU'S.



2 ROOF WALK PAD LOCATIONS
Scale: 1/32" = 1' - 0"

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

Designer:
CONVERSE WINKLER ARCHITECTURE



REVISION	DESCRIPTION	DATE

Project:
PELBANO REC CENTER ROOF REPLACEMENT

Sheet Title:
OLDER ADULT CENTER & RECREATION CENTER ROOF DRAINAGE PLANS

Submission: BID SET	
Project Manager: ARIEL VAZQUEZ	
Consultant: CONVERSE WINKLER ARCHITECTURE	
Task No.:	Drawn By: CO
Date: MAR 31, 2021	Checked By: AB
Work No.: 16517E-03-01 CW-1909.03	Drawing No.: A-105
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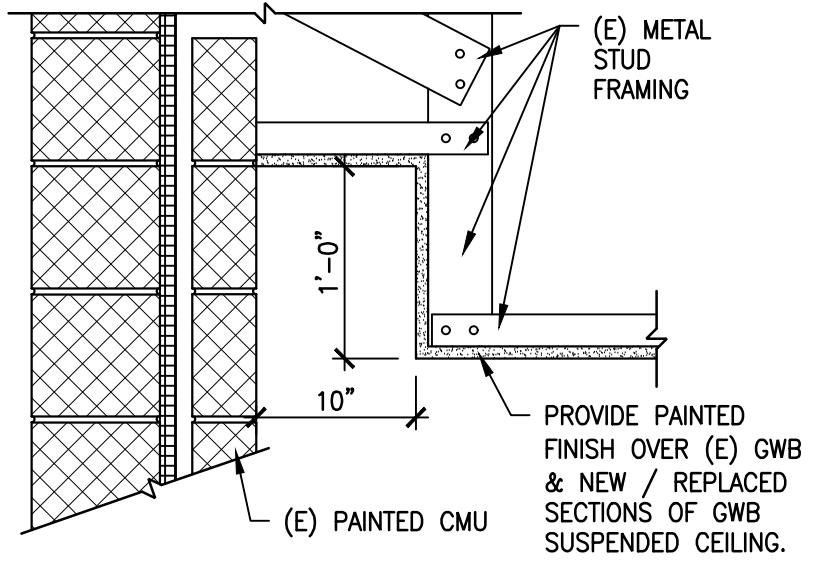
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RCP KEY NOTES

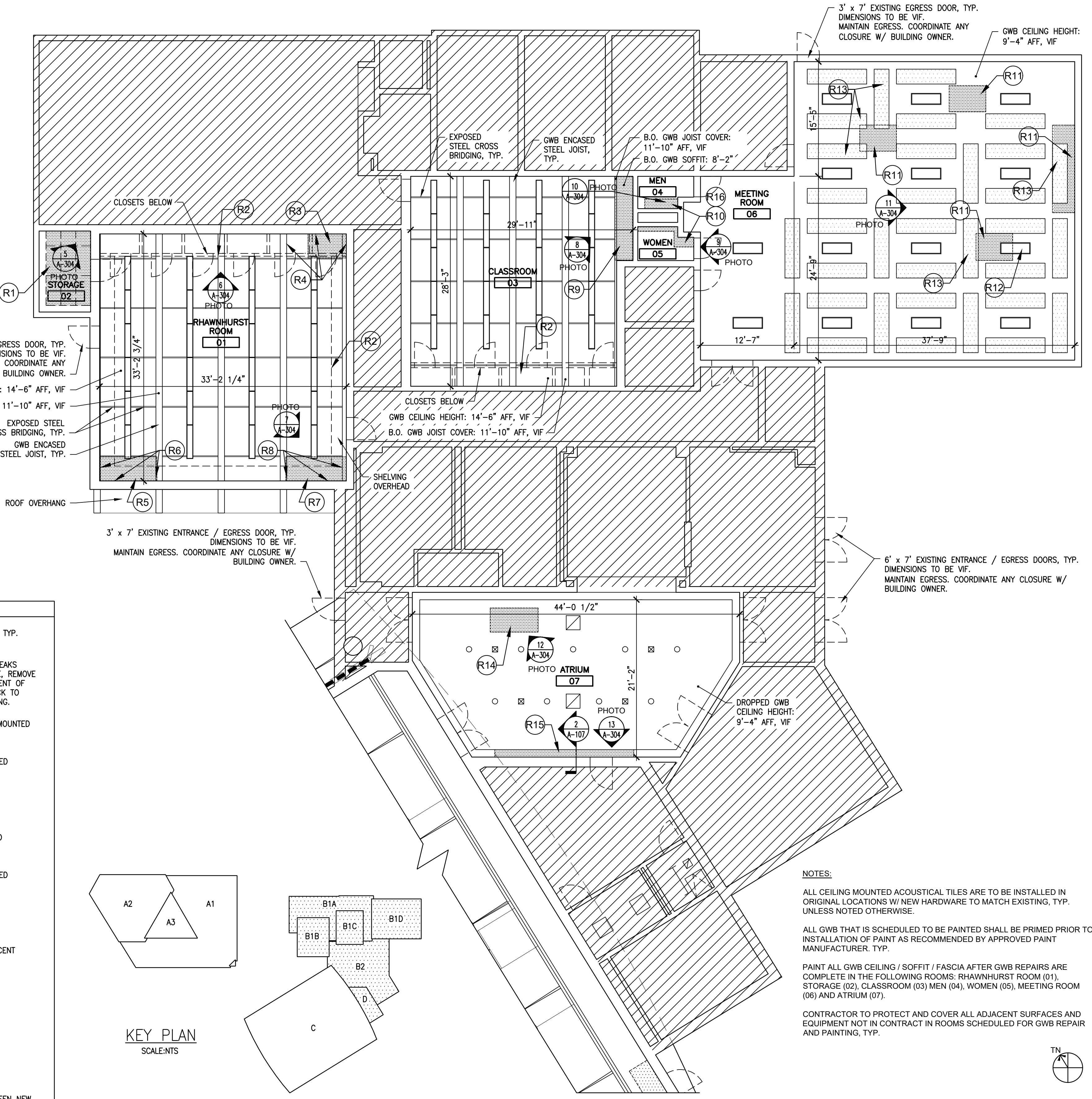
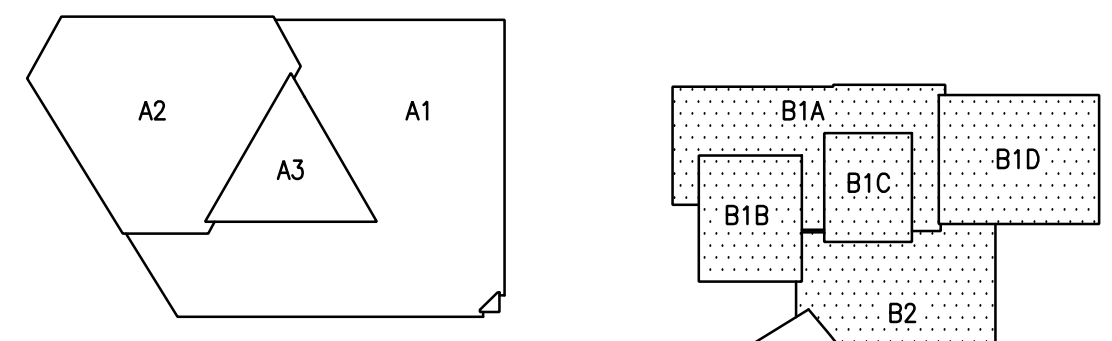
- (R1) REMOVE AND REPLACE ACOUSTIC CEILING TILES (APPROXIMATE CEILING SURFACE AREA: +/- 72 SF) DAMAGED DUE TO ROOF LEAK AT ROOF DRAIN. MATCH EXISTING TILES. PROVIDE NEW CONCEALED & MECHANICAL FASTENERS TO MATCH EXISTING.
- (R2) EXISTING CLOSETS / SHELIVING TO REMAIN IN PLACE. CONTRACTOR TO COVER AND PROTECT DURING REPLACEMENT / REPAIR / PAINTING OF GWB CEILING / WALLS. OWNER SHALL REMOVE, STORE & PROTECT ALL ITEMS DISPLAYED ON (E) SHELIVING PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE ALL ITEMS ARE REMOVED & STORED BY OWNER PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY OWNER WHEN ALL (E) DISPLAY ITEMS CAN BE REINSTALLED TO PROTECT FROM DAMAGE.
- (R3) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/- 21 SF
- (R4) REMOVE / REPLACE / SAND / PAINT GWB WALLS / CEILING JOIST COVER. APPROXIMATE WALL AREA: +/- 30 SF
- (R5) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/- 30 SF
- (R6) REMOVE / REPLACE / SAND / PAINT GWB WALLS / CEILING JOIST COVER. APPROXIMATE WALL AREA: +/- 50SF
- (R7) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/- 33 SF
- (R8) REMOVE / REPLACE / SAND / PAINT GWB WALLS / CEILING JOIST COVER. APPROXIMATE WALL AREA: +/- 50 SF
- (R9) REMOVE / REPLACE / SAND / PAINT GWB SOFFIT. APPROXIMATE CEILING AREA: +/- 34 SF
- (R10) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/- 17 SF
- (R11) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/- 106 SF
- (R12) REMOVE, STORE, AND PROTECT (E) CEILING MOUNTED LIGHT FIXTURE AS REQUIRED TO ACCOMMODATE CEILING REPAIRS AND PAINTING.
- (R13) REMOVE, STORE, AND PROTECT (E) CEILING MOUNTED ACOUSTICAL PANELS TO ACCOMMODATE CEILING REPAIRS. REINSTALL PANELS AFTER PAINTING IS COMPLETE. (TYPICAL).
- (R14) REMOVE / REPLACE / SAND / PAINT GWB CEILING. APPROXIMATE CEILING AREA: +/-25 SF
- (R15) REMOVE / REPLACE / SAND / PAINT GWB CEILING / SOFFIT. APPROXIMATE CEILING AREA: +/-69 SF
- (R16) PROVIDE A LOW VOC MOLD / MILDEW RESISTANT ADDITIVE AS RECOMMENDED BY APPROVED PAINT MANUFACTURER FOR USE IN ROOMS MEN 04 & WOMEN 05.

REFLECTED CEILING PLAN LEGEND

- NOT IN CONTRACT, TYP.
- AREAS OF ROOF LEAKS WHERE APPLICABLE, REMOVE AND REPLACE EXTENT OF DAMAGED GWB BACK TO ASSOCIATED FRAMING.
- EXISTING CEILING MOUNTED ACOUSTIC PANELS
- EXISTING SUSPENDED BASKETBALL HOOP
- EXISTING FLUSH CEILING LIGHTS
- EXISTING RECESSED CEILING LIGHT
- EXISTING SUSPENDED LIGHT FIXTURE
- EXISTING PENDANT LIGHT FIXTURE
- EXISTING FLUORESCENT LIGHT FIXTURE
- EXISTING SUPPLY AIR GRILLE
- EXISTING RETURN AIR GRILLE
- EXISTING ROOF HATCH
- CONNECTION BETWEEN NEW AND (E) LEADERS PAINT TO MATCH EXISTING.



2 ATRIUM CEILING DETAIL
Scale: 1" = 1' - 0"



NOTES:

ALL CEILING MOUNTED ACOUSTICAL TILES ARE TO BE INSTALLED IN ORIGINAL LOCATIONS W/ NEW HARDWARE TO MATCH EXISTING, TYP. UNLESS NOTED OTHERWISE.

ALL GWB THAT IS SCHEDULED TO BE PAINTED SHALL BE PRIMED PRIOR TO INSTALLATION OF PAINT AS RECOMMENDED BY APPROVED PAINT MANUFACTURER. TYP.

PAINT ALL GWB CEILING / SOFFIT / FASCIA AFTER GWB REPAIRS ARE COMPLETE IN THE FOLLOWING ROOMS: RHAWNURST ROOM (01), STORAGE (02), CLASSROOM (03) MEN (04), WOMEN (05), MEETING ROOM (06) AND ATRIUM (07).

CONTRACTOR TO PROTECT AND COVER ALL ADJACENT SURFACES AND EQUIPMENT NOT IN CONTRACT IN ROOMS SCHEDULED FOR GWB REPAIR AND PAINTING, TYP.

1 B1, B2 & D REFLECTED CEILING PLAN
Scale: 1/8" = 1' - 0"

APPROVED: _____

ARCHITECT/ENGINEER OF RECORD _____ DATE _____

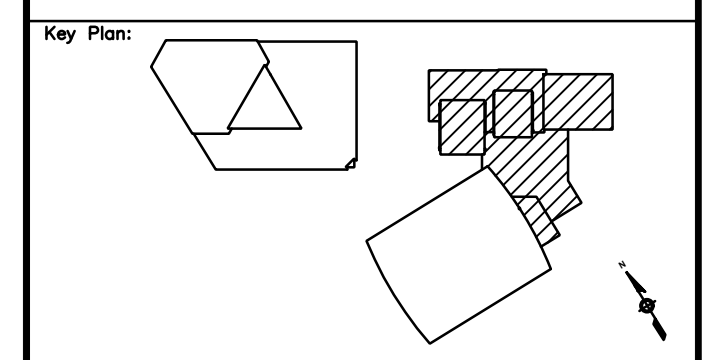
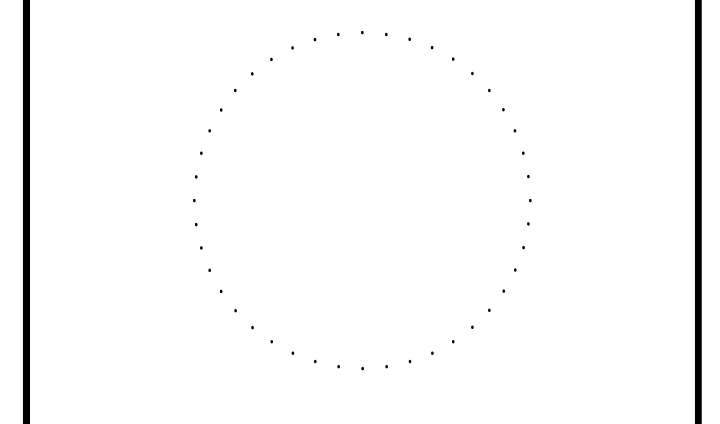
APPROVED FOR BID: _____

REBUILD PROJECT MANAGER _____ DATE _____

Designer: _____



Seal: _____



REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **RECREATION CENTER B1, B2 & D REFLECTED CEILING PLAN**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

Date: **MAR 31, 2021** Checked By: **AB**

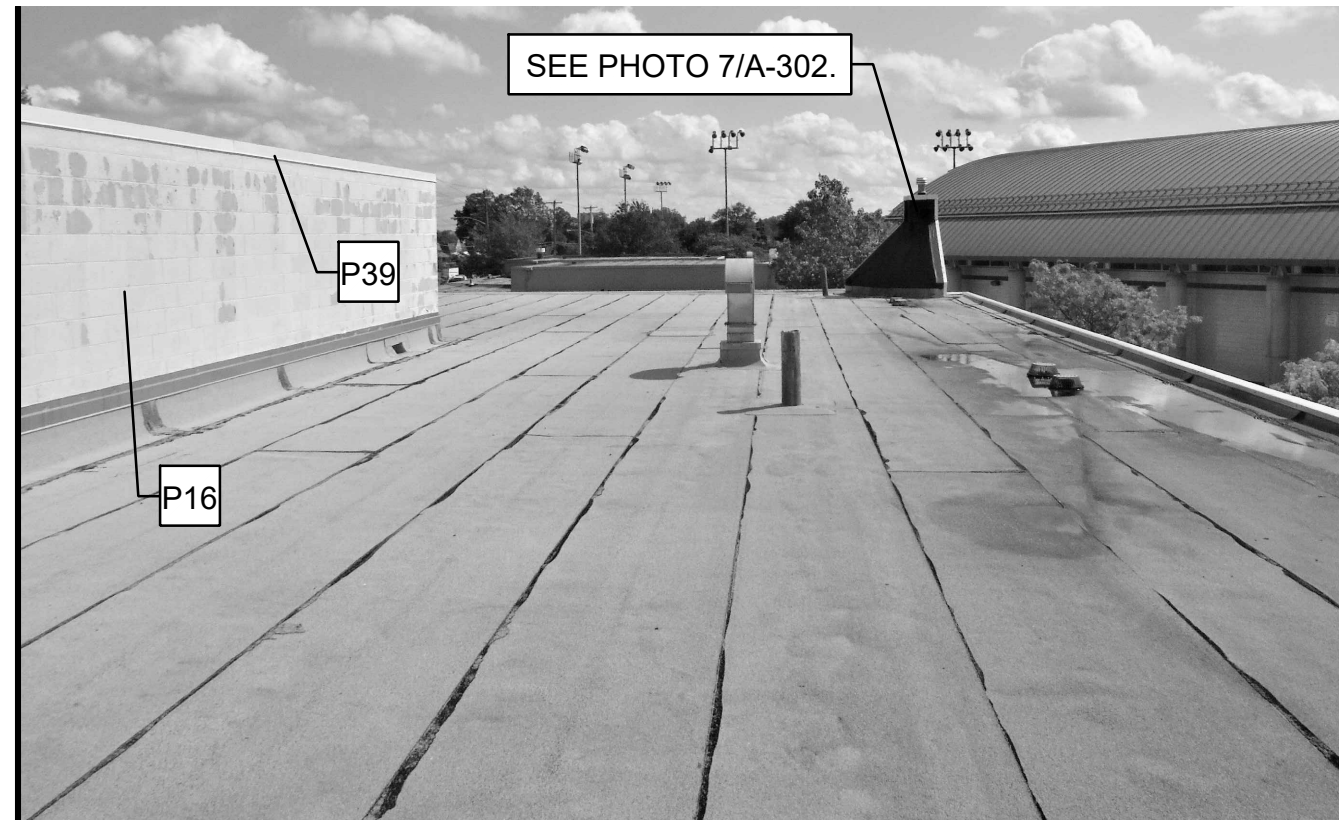
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Sheet No.: **11** of **29**

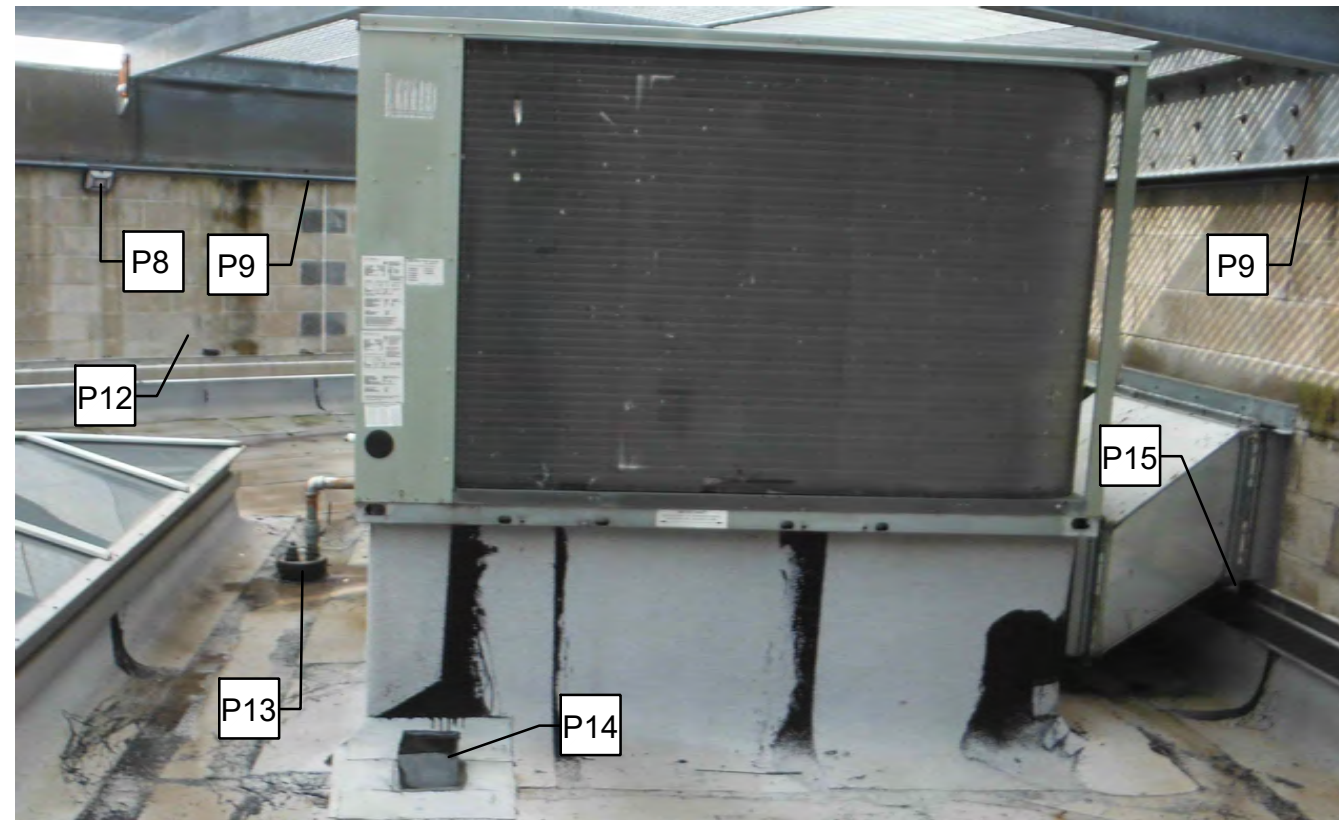
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13 PHOTO 13
NTS



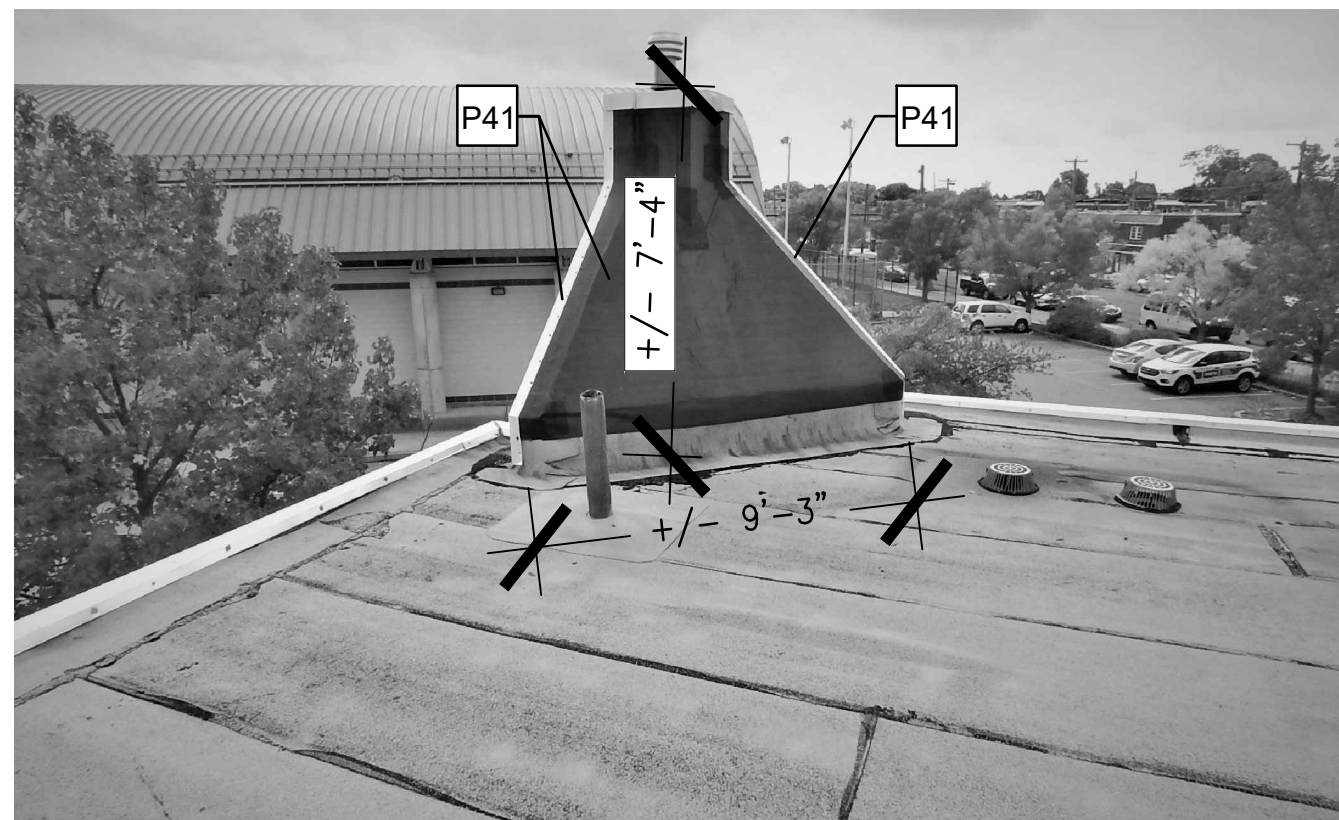
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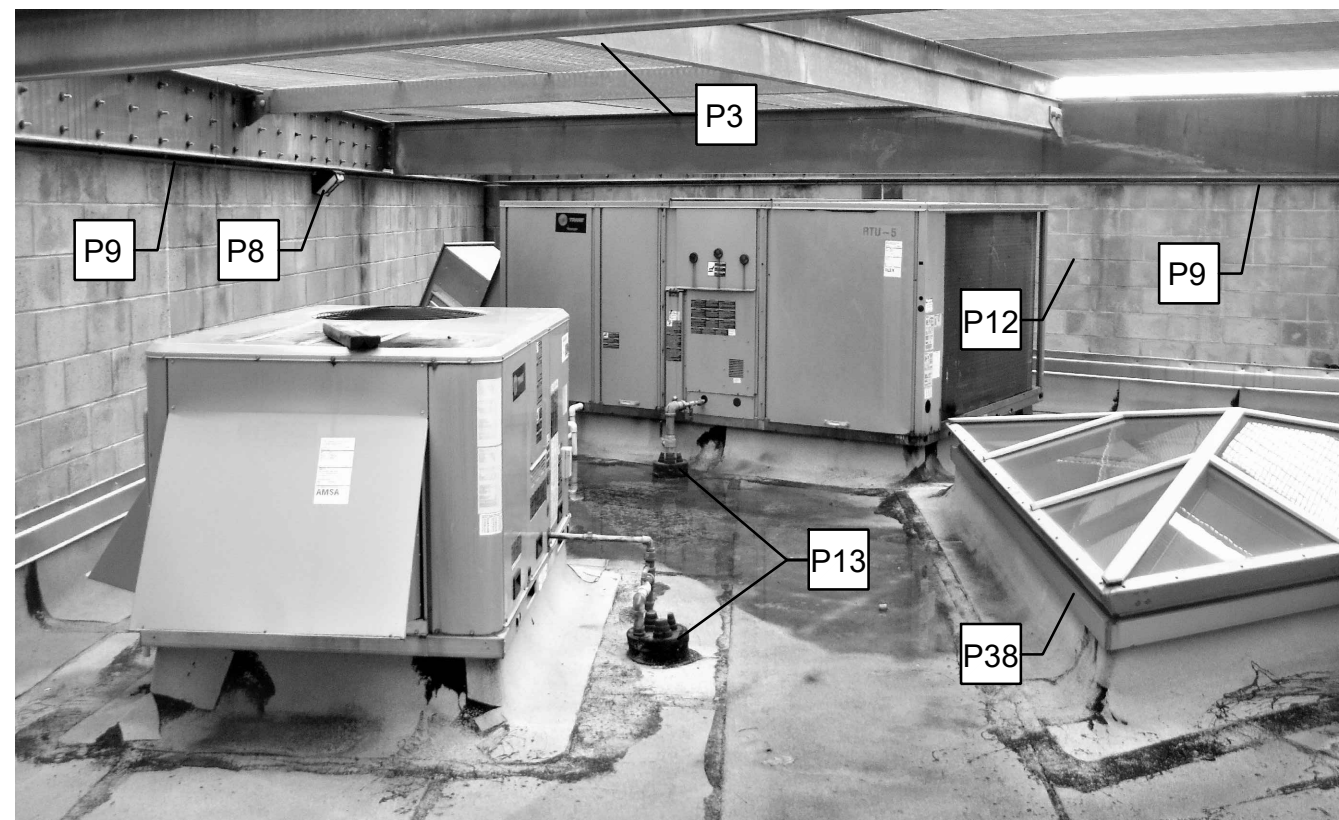
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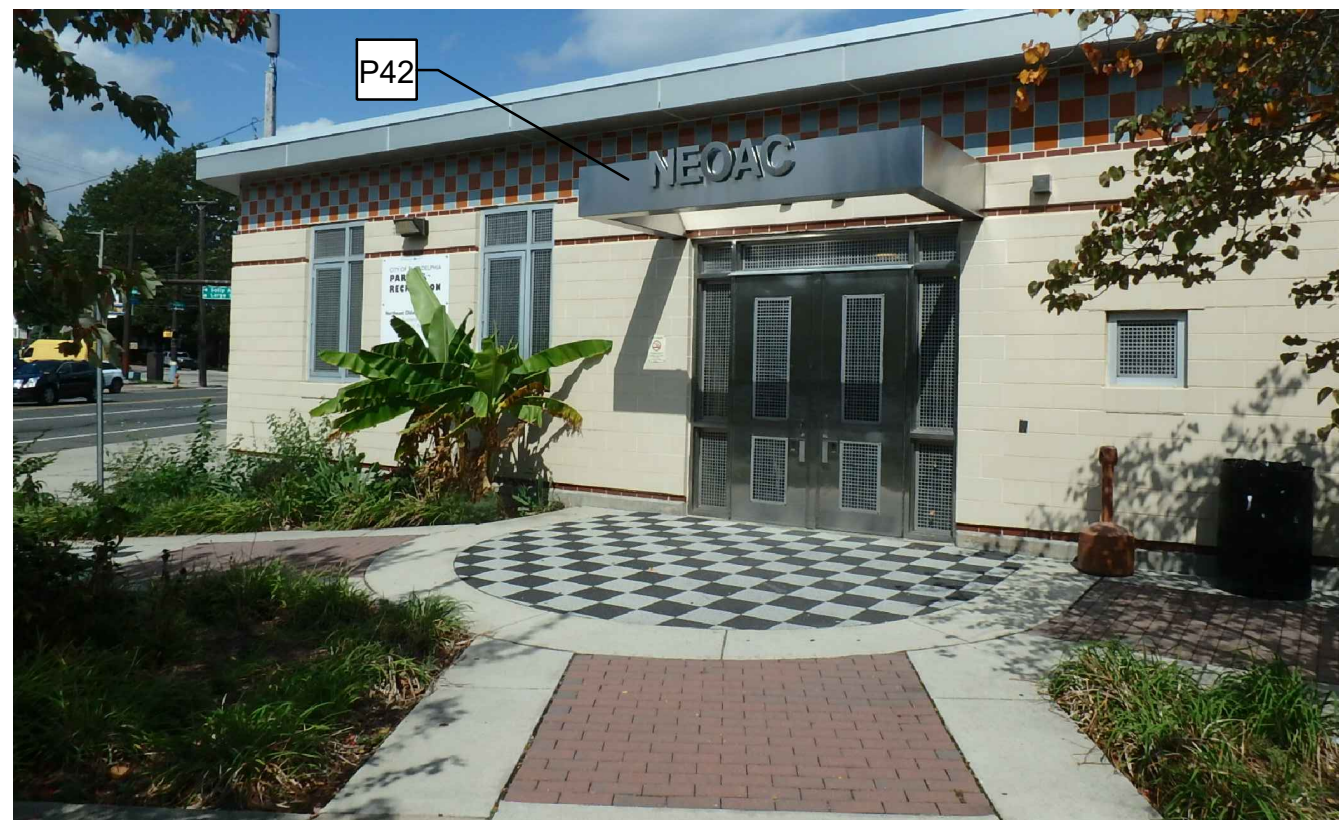
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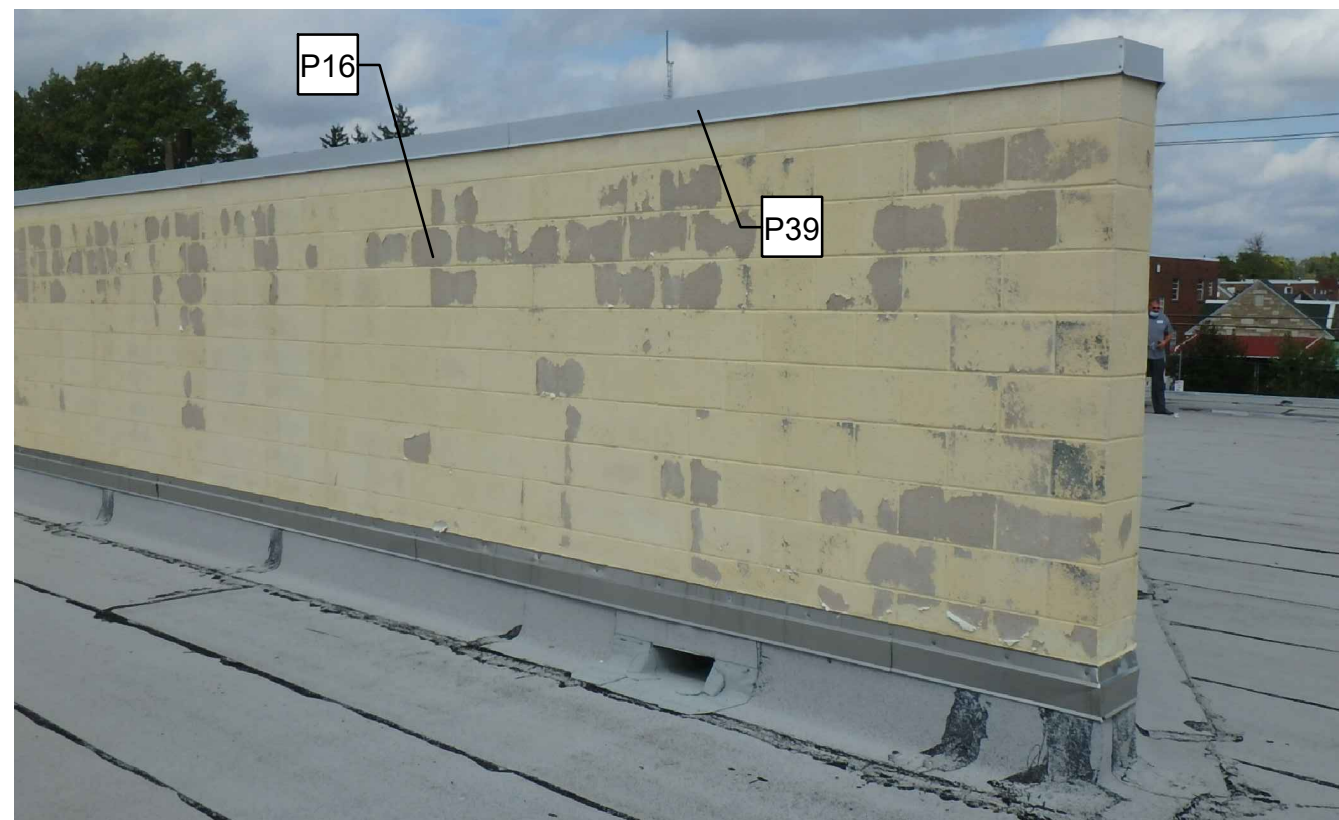
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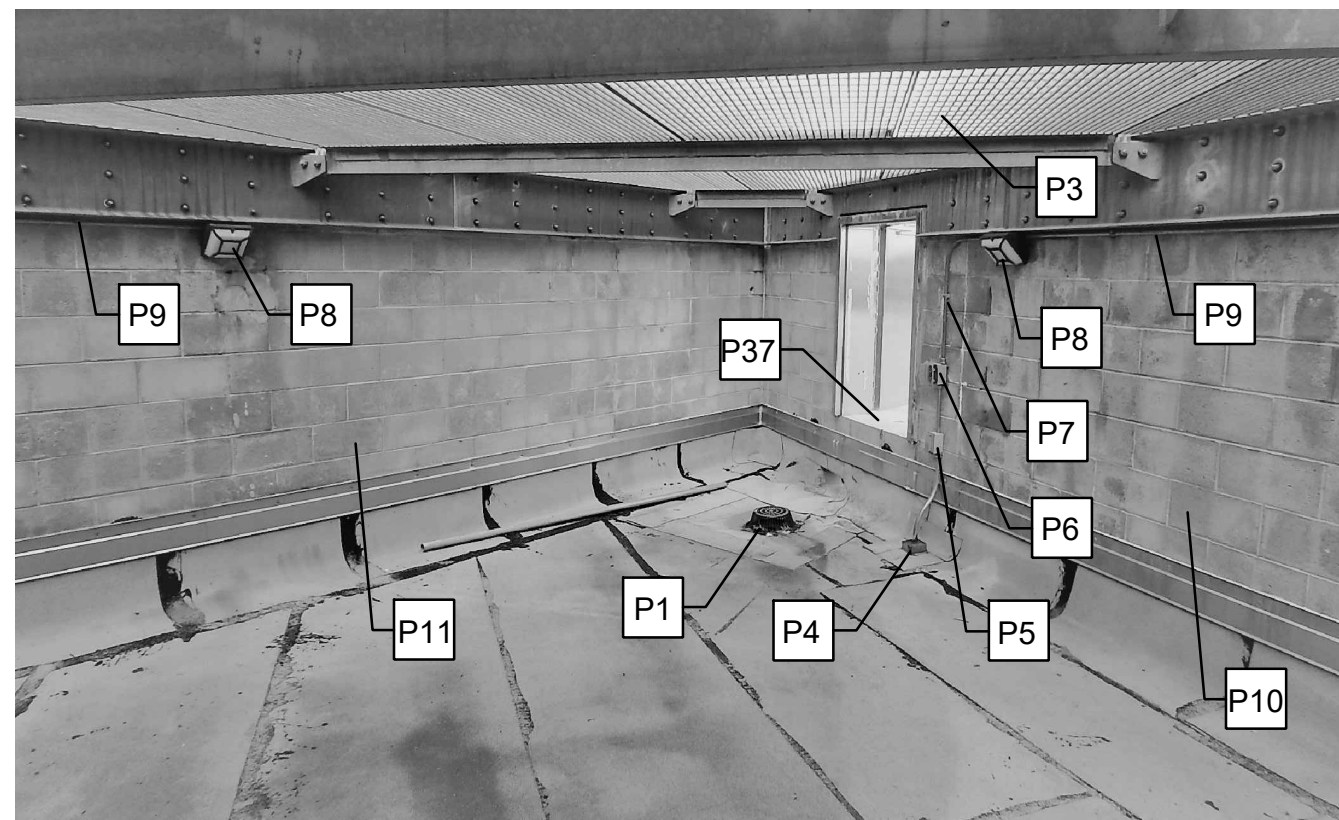
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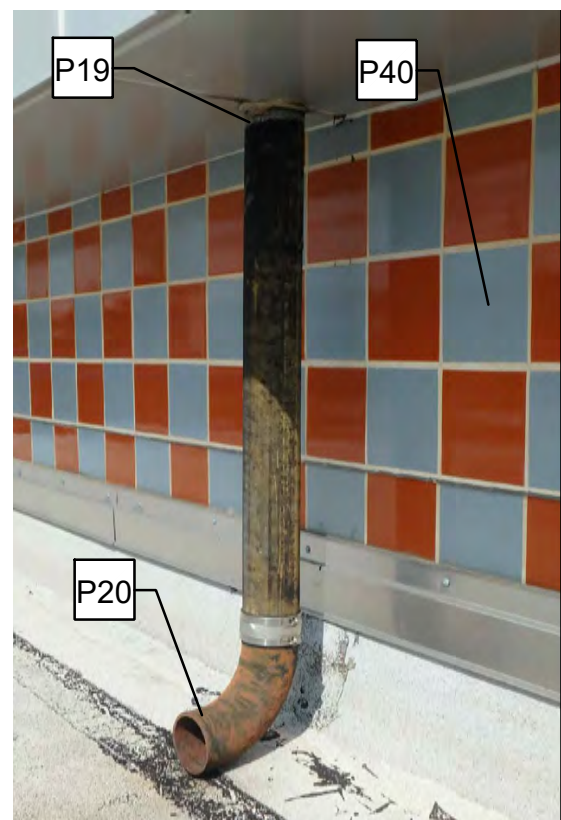
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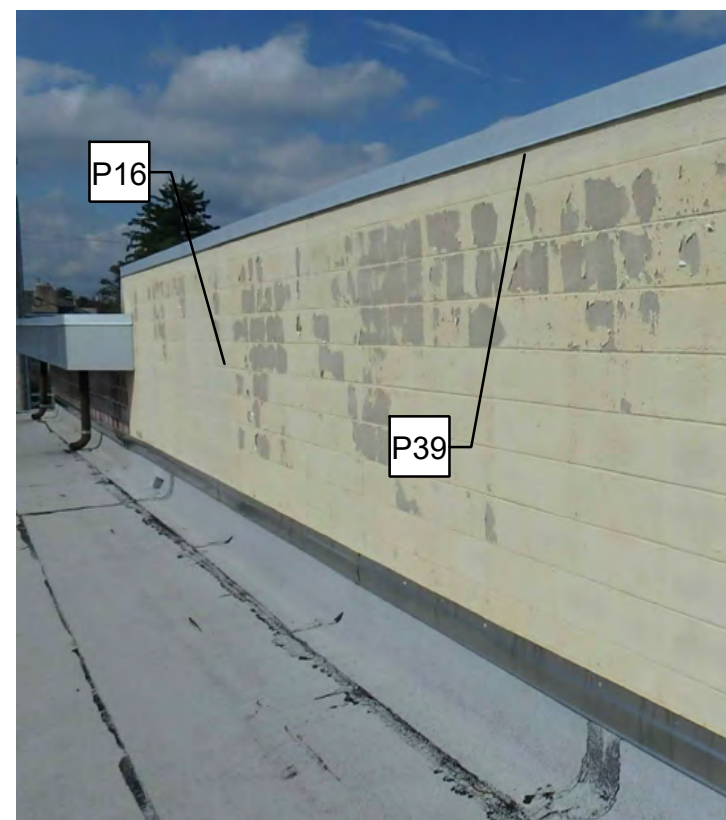
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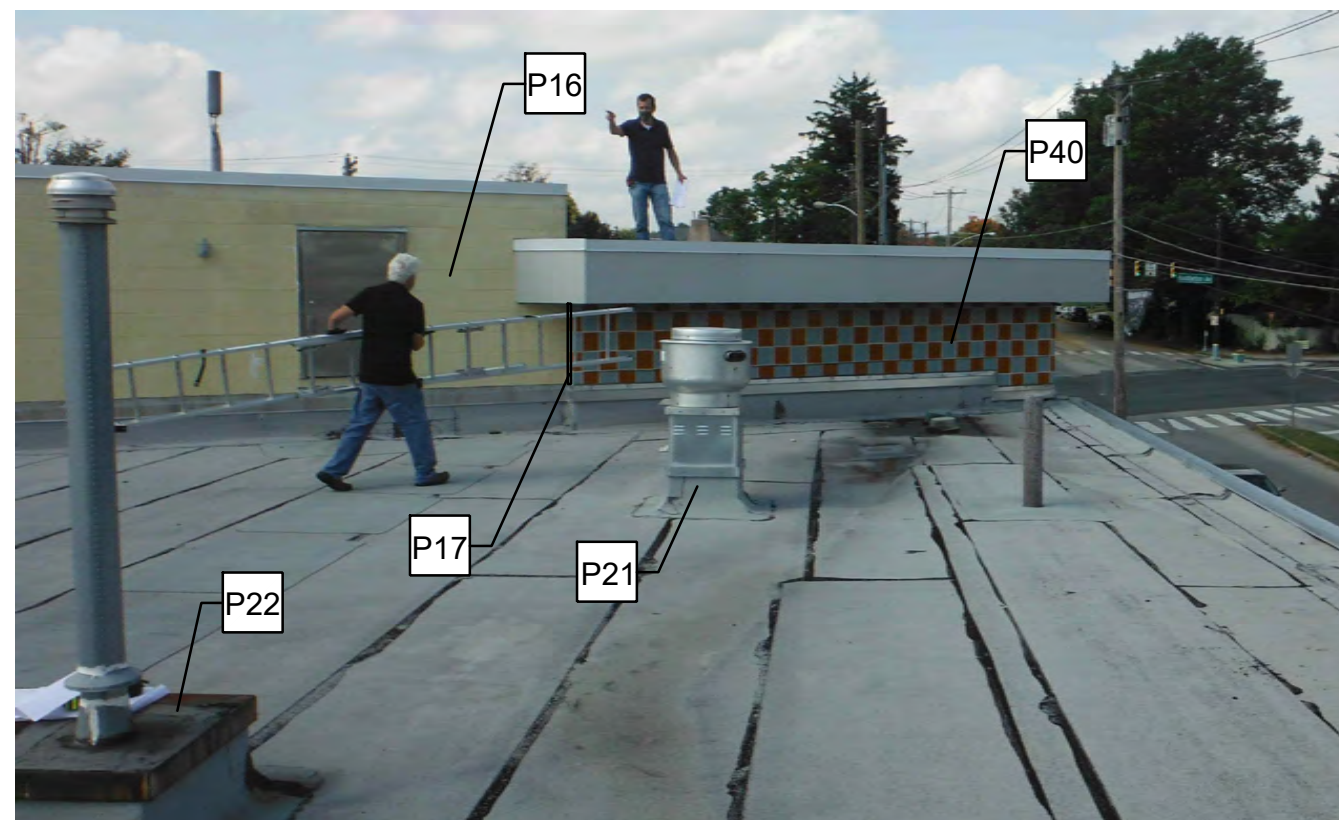
2 PHOTO 2
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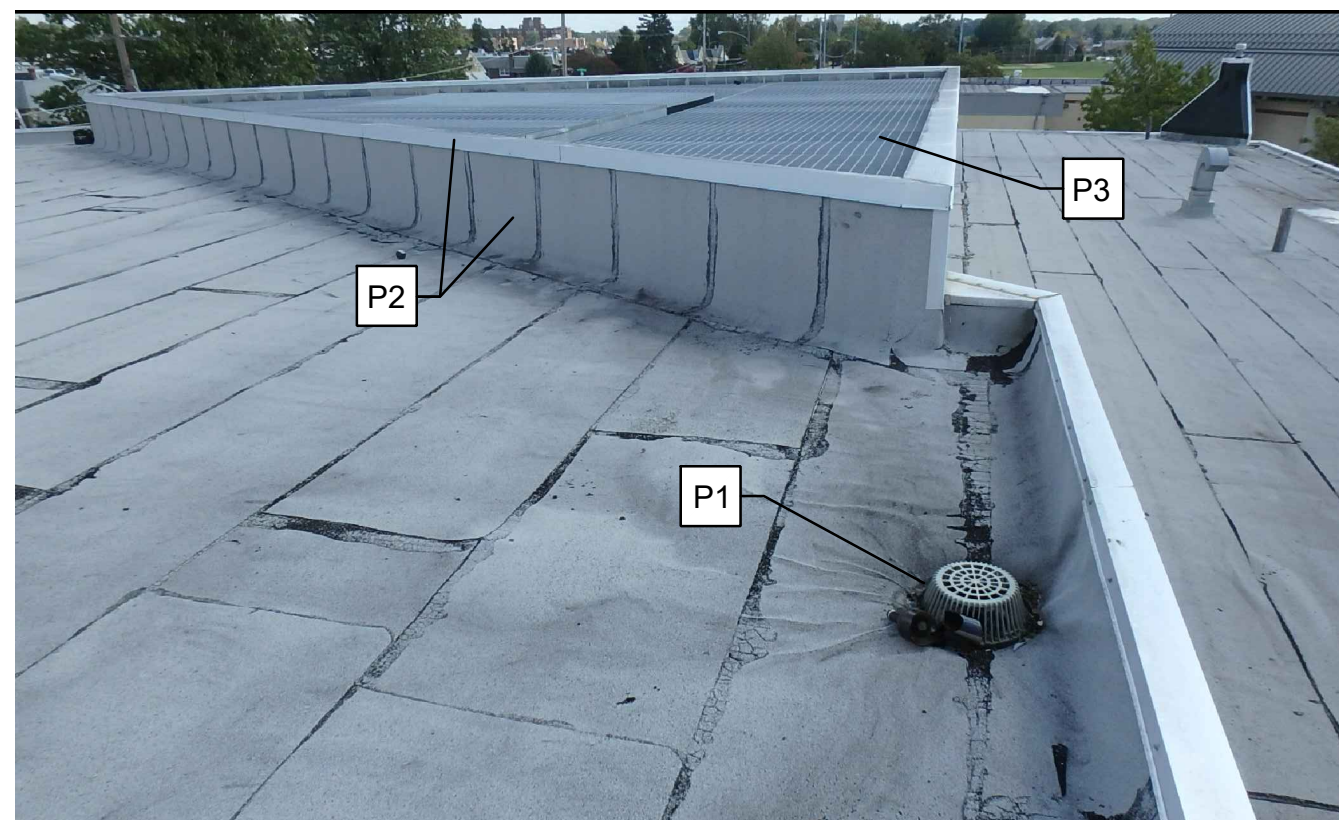
10 PHOTO 10
NTS



9 PHOTO 9
NTS



5 PHOTO 5
NTS



1 PHOTO 1
NTS

PHOTO KEY NOTES:

- P1 (E) ROOF DRAIN. SEE DEMOLITION KEY NOTE D32 & CONSTRUCTION KEY NOTES C39 & C40 AND, WHERE APPLICABLE, C41.
- P2 SEE 1 & 2 / A-501 FOR NEW WALL FINISH / COPING.
- P3 SEE DEMOLITION KEY NOTE D2 & CONSTRUCTION KEY NOTE C25.
- P4 ROOF PENETRATION @ BASE OF CONDUIT. SEE 1/A-500.2. REMOVE & REPLACE (E) FLEXIBLE CONDUITS, TYP.
- P5 EXTERIOR GRADE WALL MOUNTED OUTLET. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P6 EXTERIOR GRADE WALL MOUNTED LIGHT SWITCH. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
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- P10 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D 11 AND CONSTRUCTION KEY NOTE C22.
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- P14 LOCATION OF ABANDONED PITCH POCKET TO BE REMOVED.
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- P22 RAISE AND EXTEND HOT STACK / FLUE COVER ASSEMBLY. SIM. TO DETAIL 2/A500.1. SEE CONSTRUCTION KEY NOTE P28 FOR REFINISHING OF (E) CURB CAP ASSEMBLY.
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- P25 SEE DETAIL 5/A-503.
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- P39 REMOVE (E) PREFINISHED COPING CAP ASSEMBLY. SEE DETAIL 2/A-501.
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APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

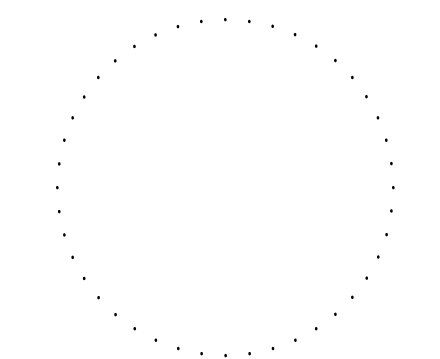
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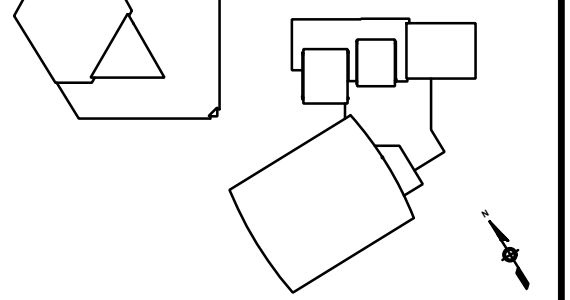
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Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

**EXISTING CONDITION
PHOTOS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

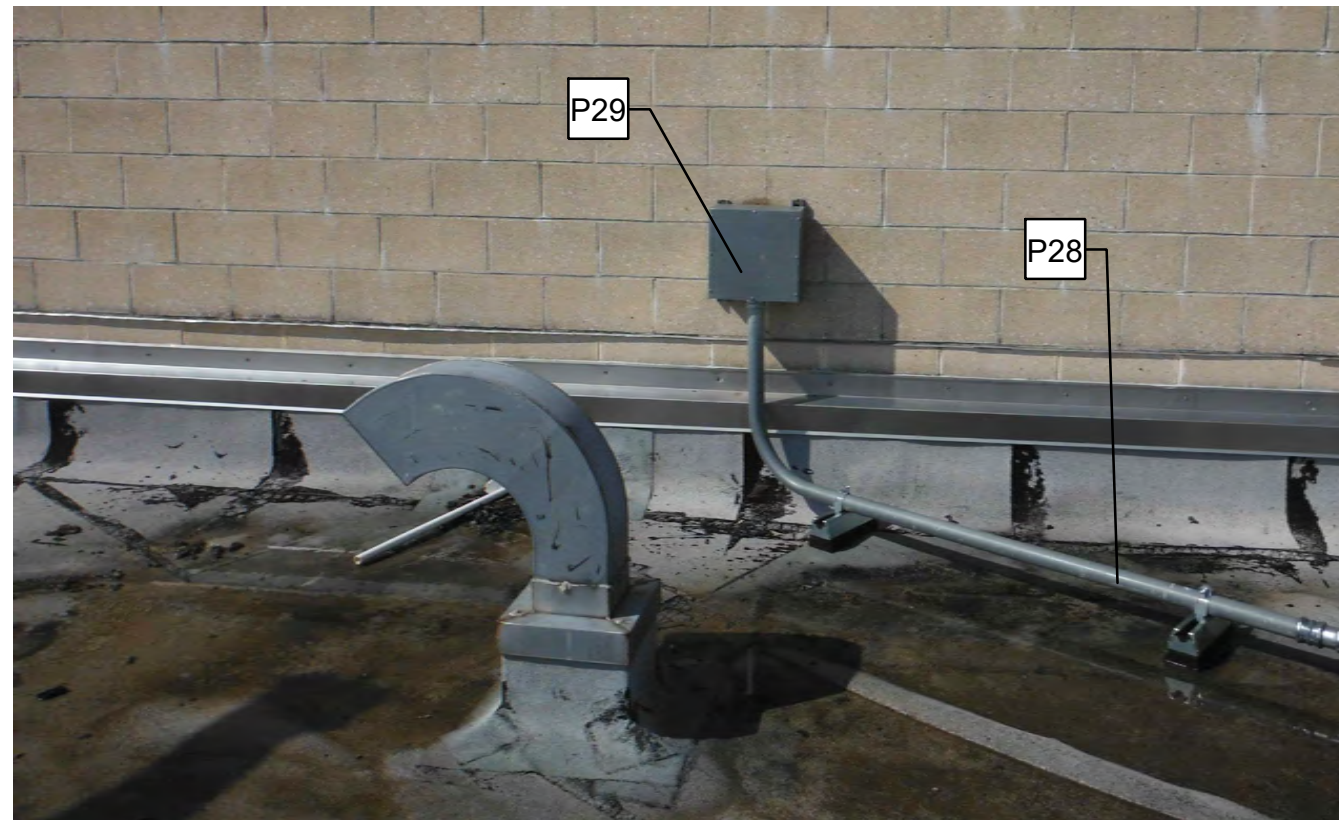
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CW-1909.03** Drawing No.: **A-301**

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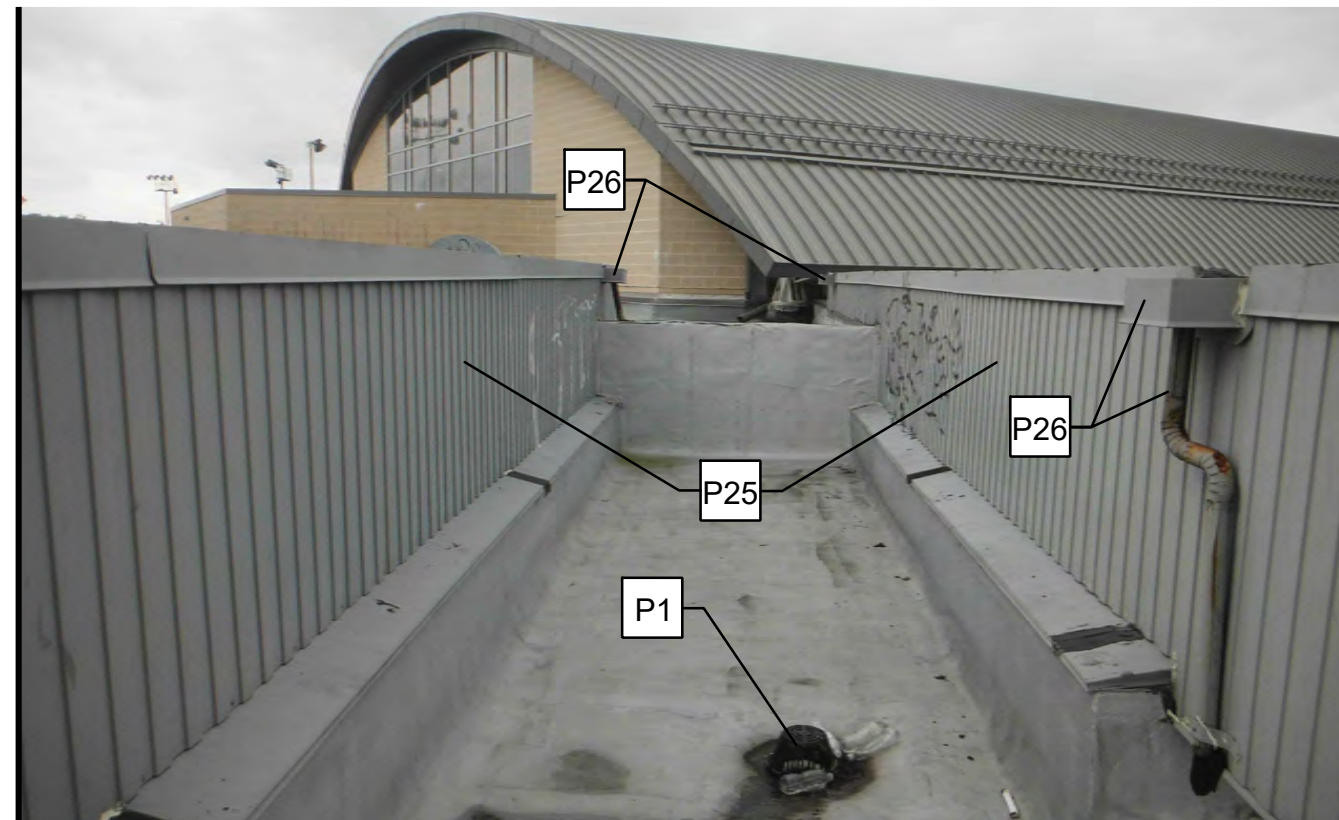
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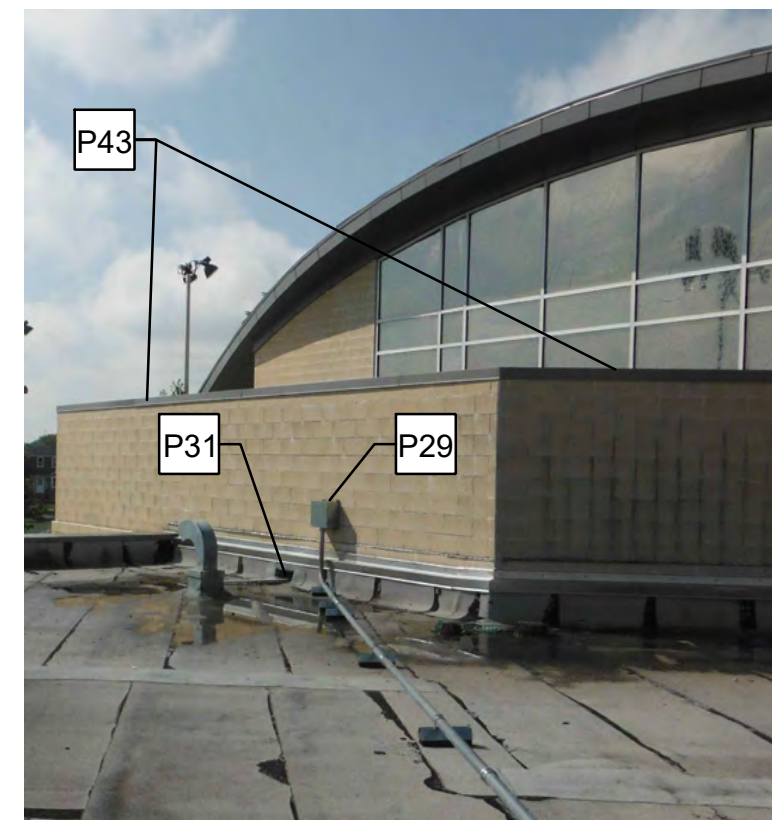
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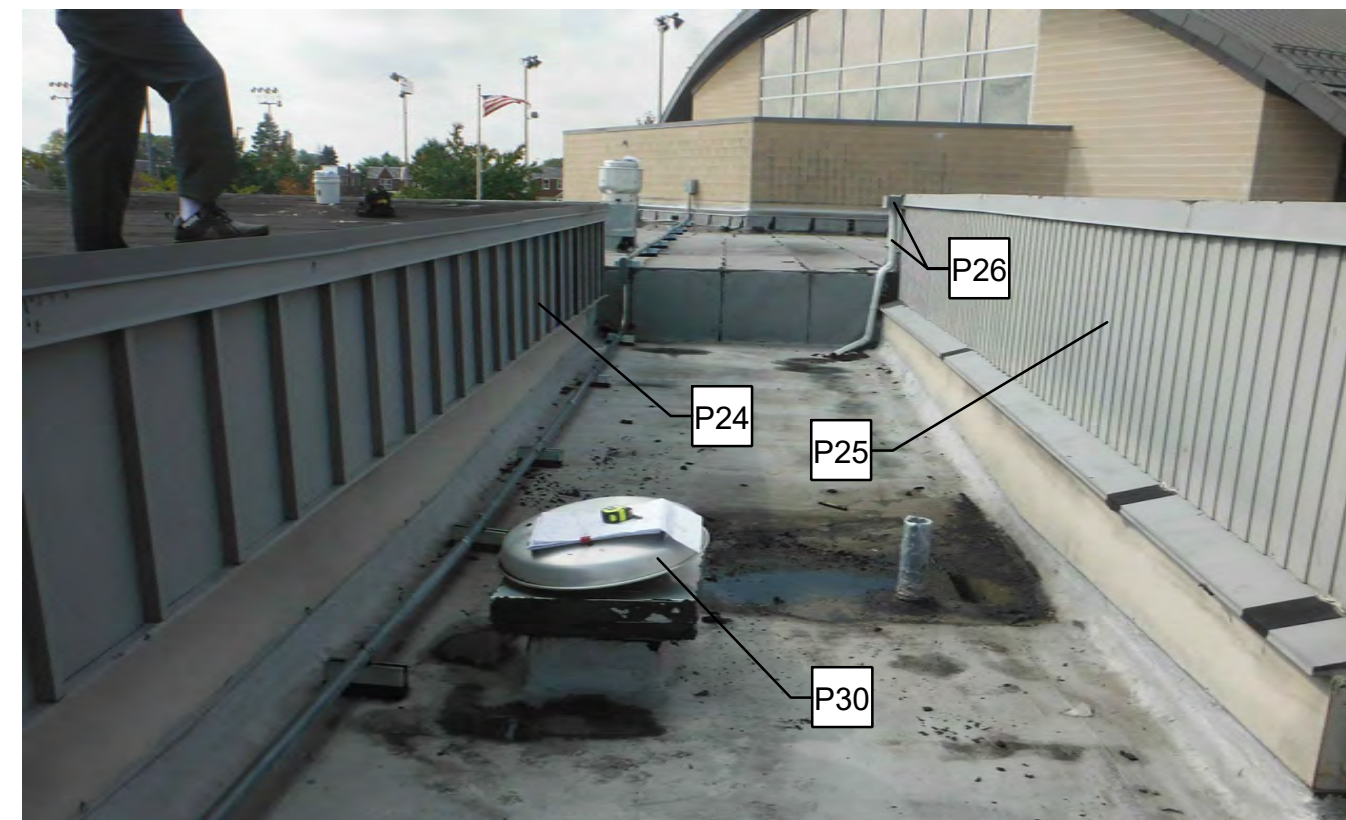
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13 PHOTO 13
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12 PHOTO 12
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8 PHOTO 8
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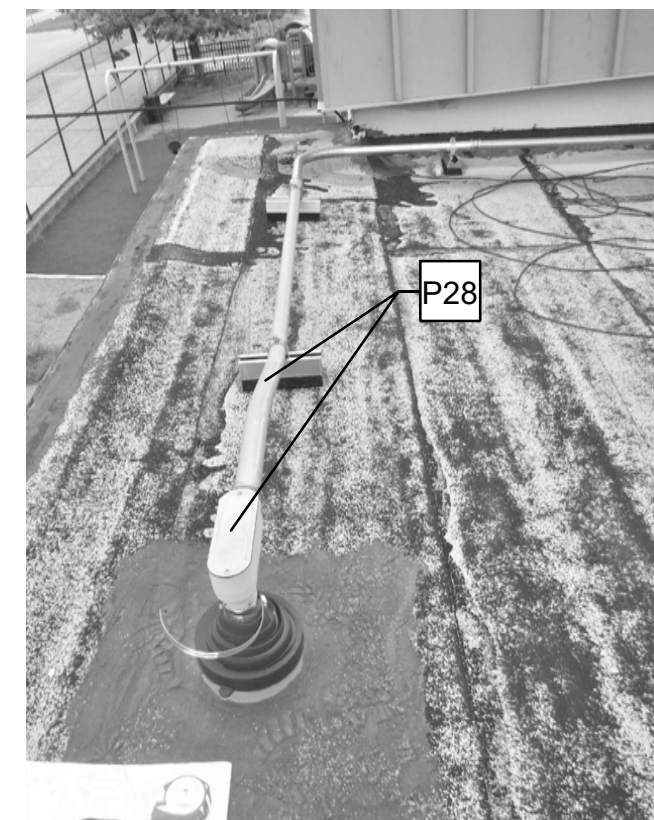
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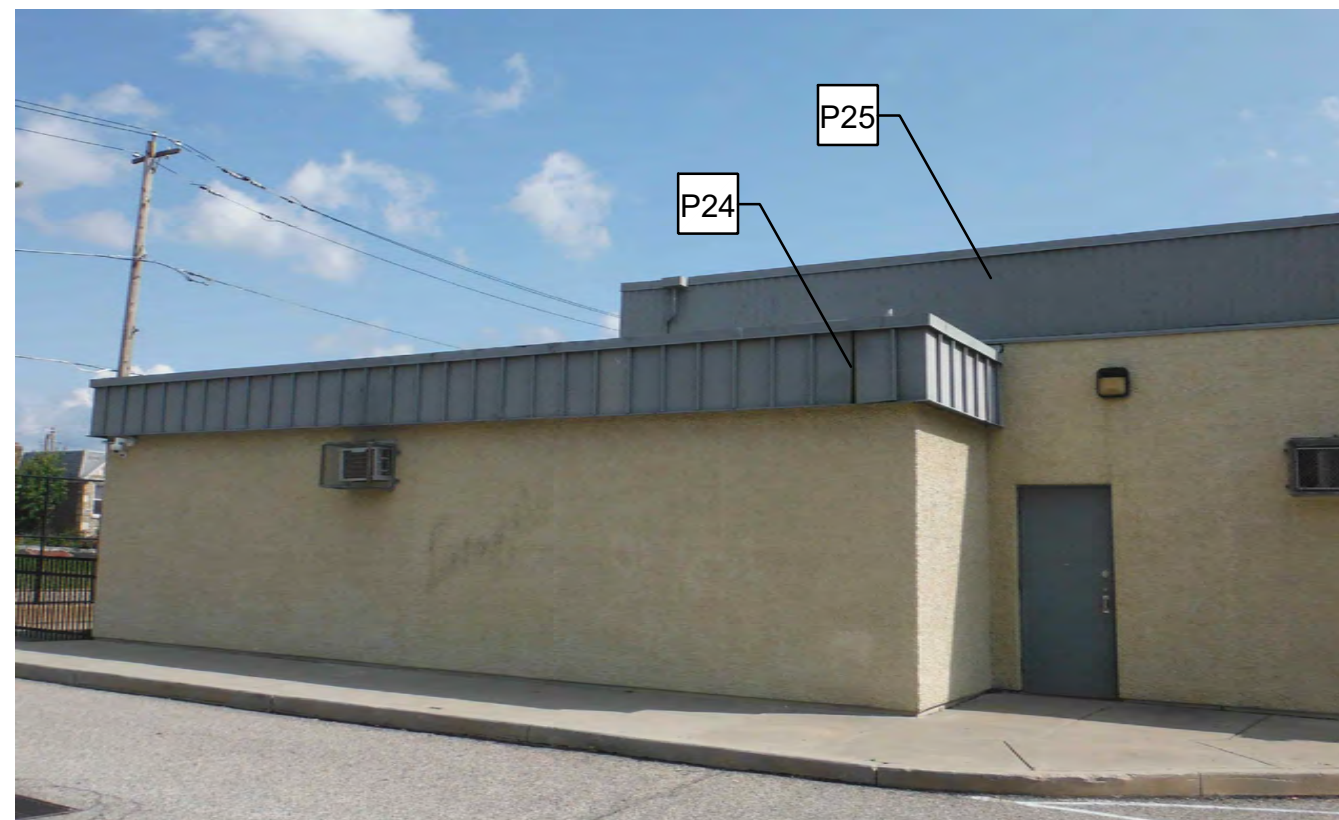
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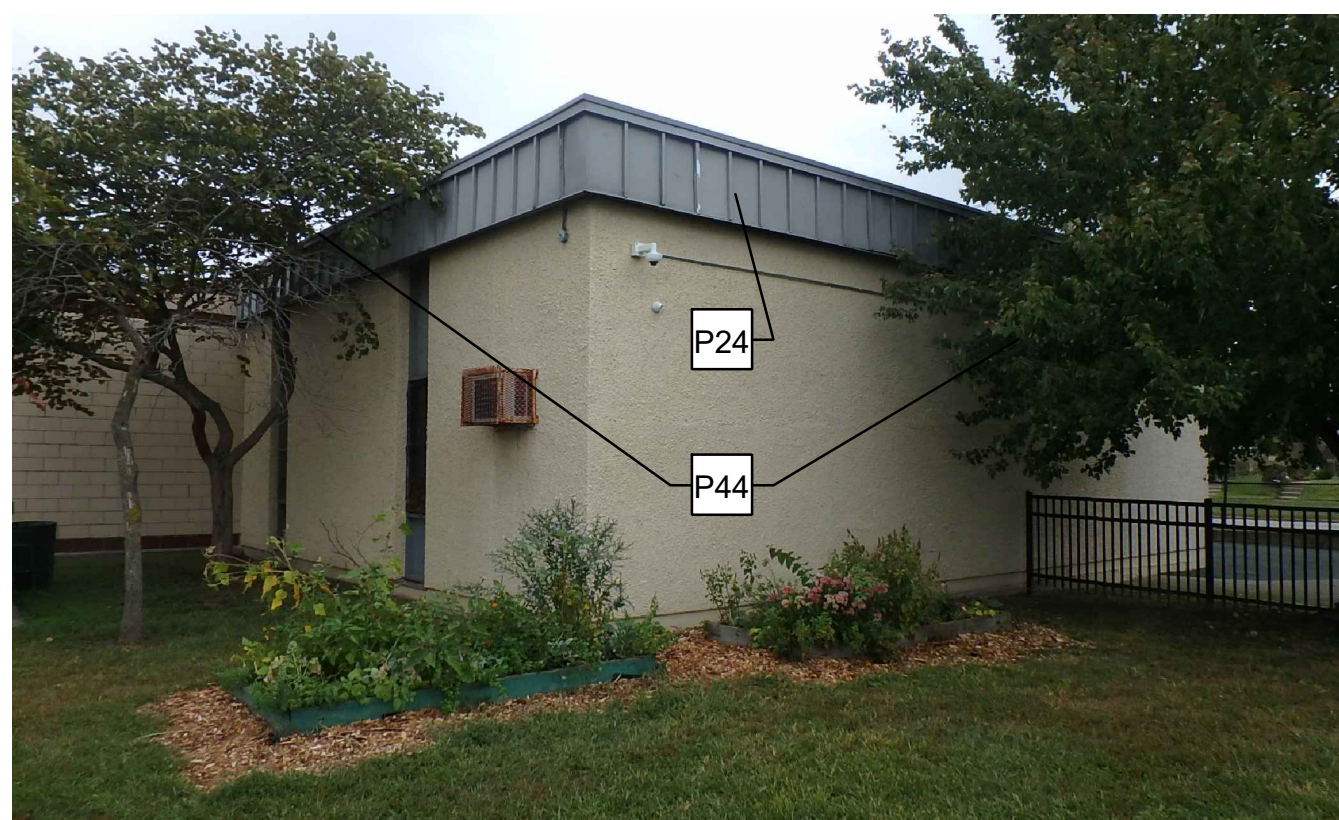
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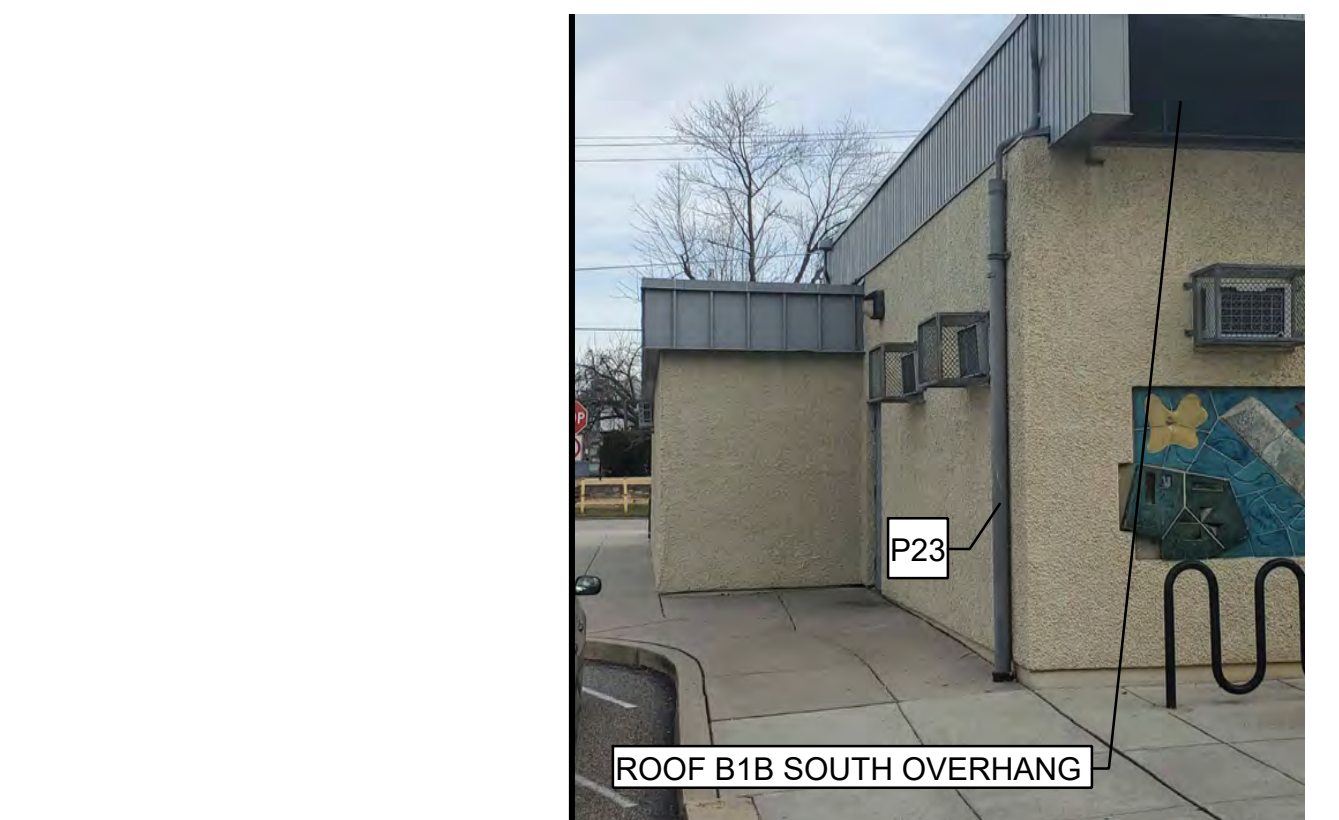
2 PHOTO 2
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10 PHOTO 10
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5 PHOTO 5
NTS



1 PHOTO 1
NTS

PHOTO KEY NOTES:

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APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

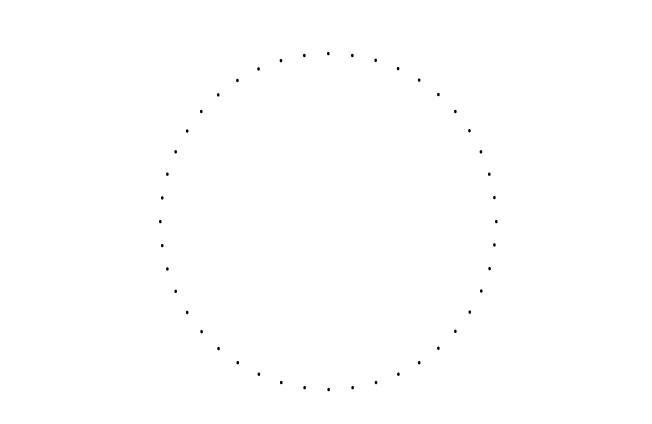
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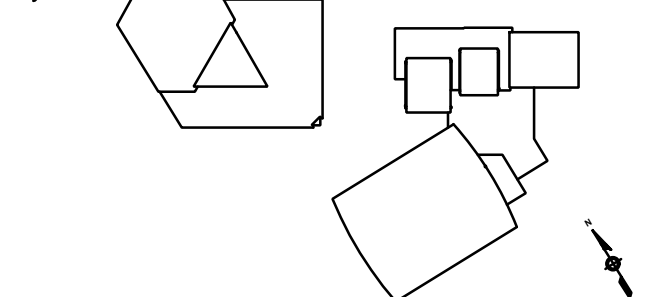
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Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

**EXISTING CONDITION
PHOTOS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

Date: **MAR 31, 2021** Checked By: **AB**

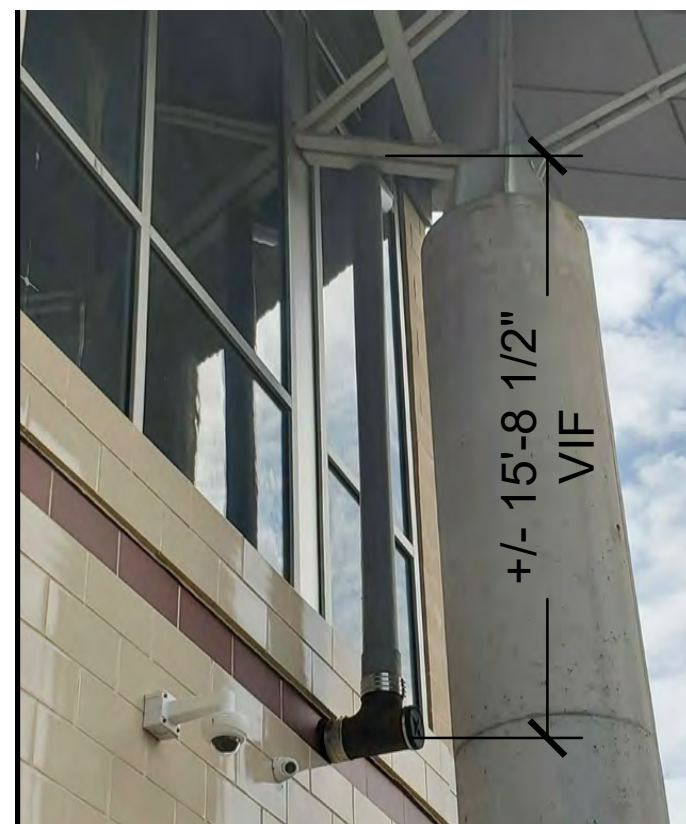
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CW-1909.03** Drawing No.: **A-302**

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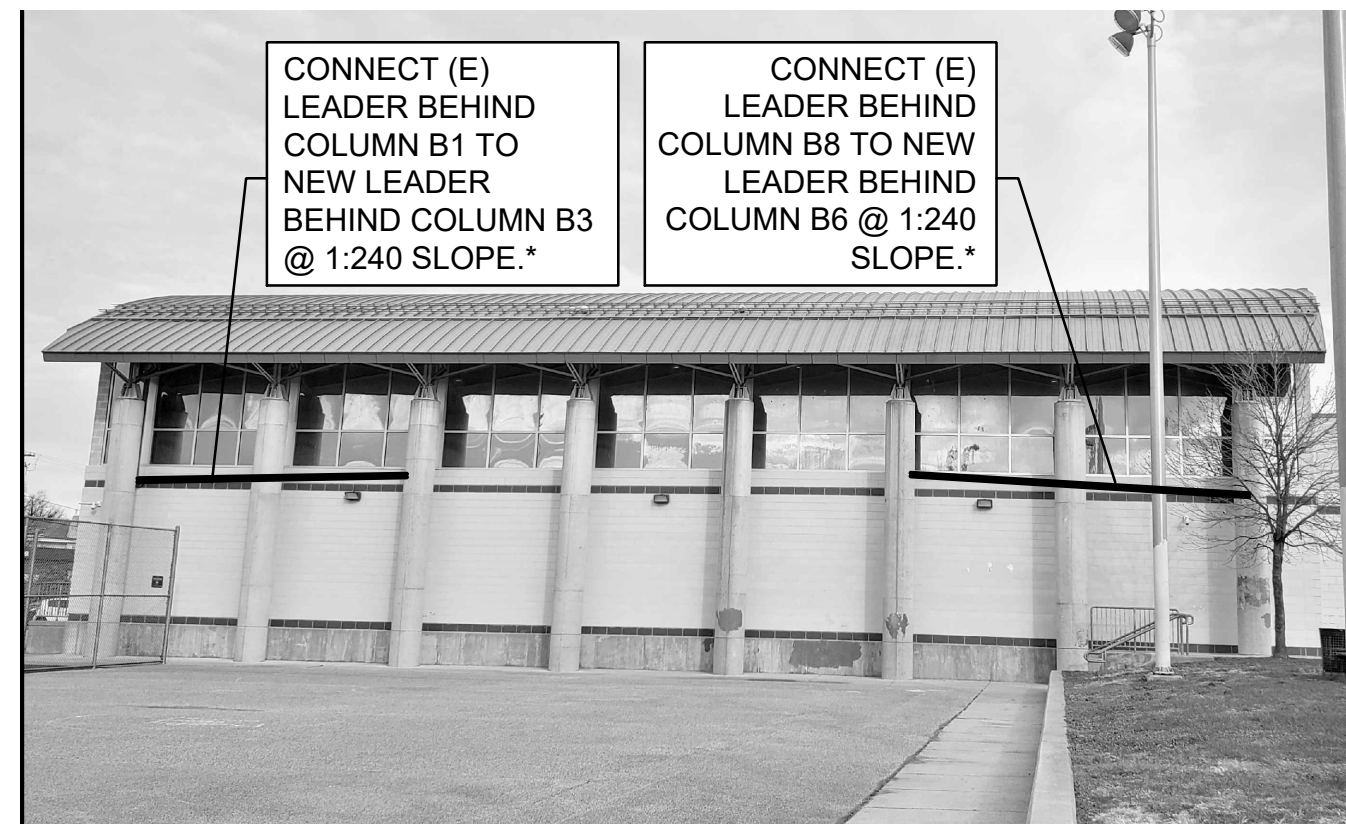
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16 PHOTO 16
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15 PHOTO 15
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*OPP HAND FOR NORTH FACADE OF GYMNASIUM



6 PHOTO 6
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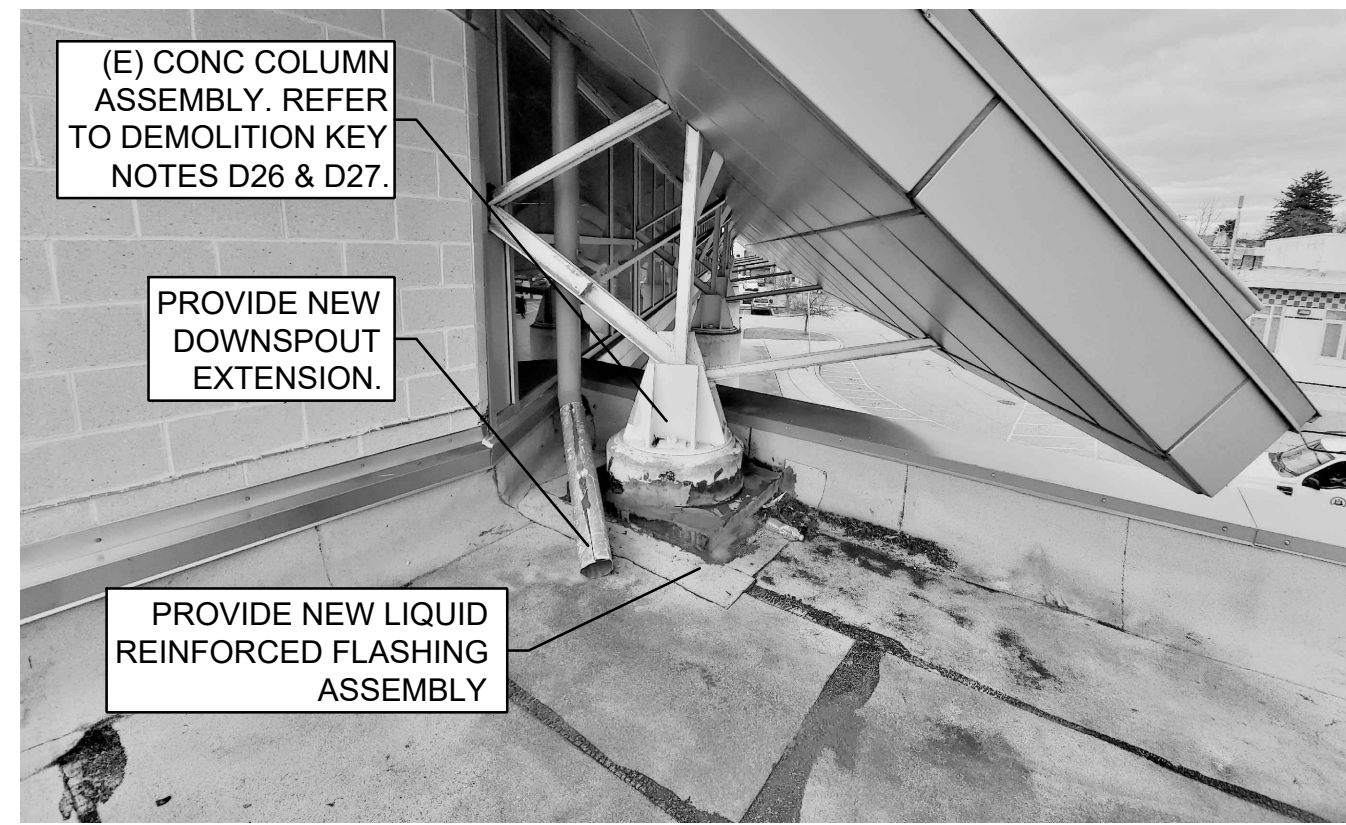
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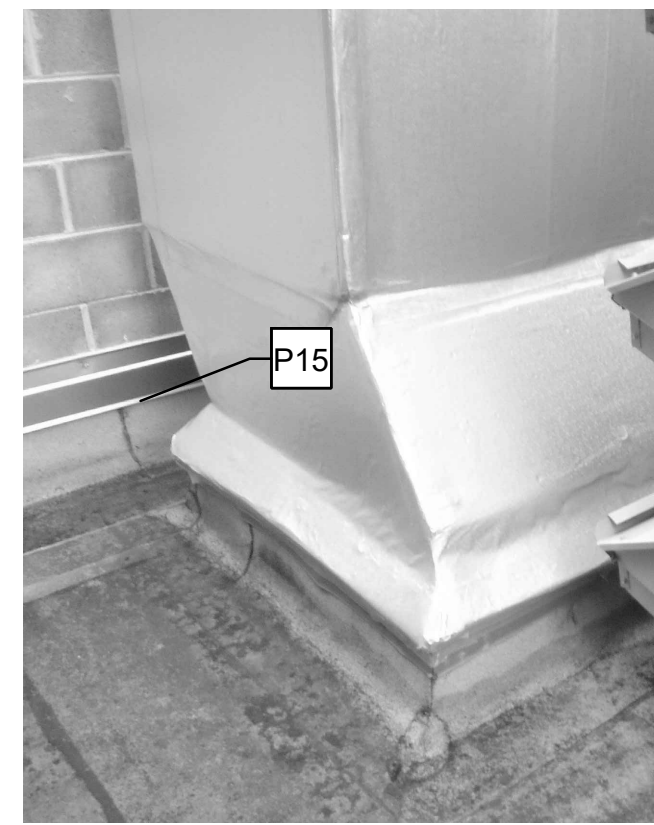
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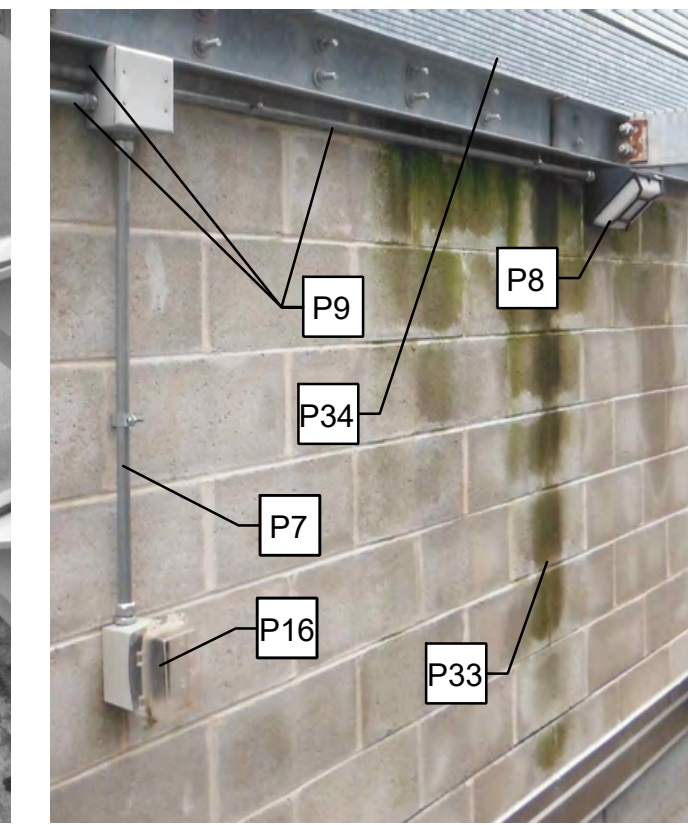
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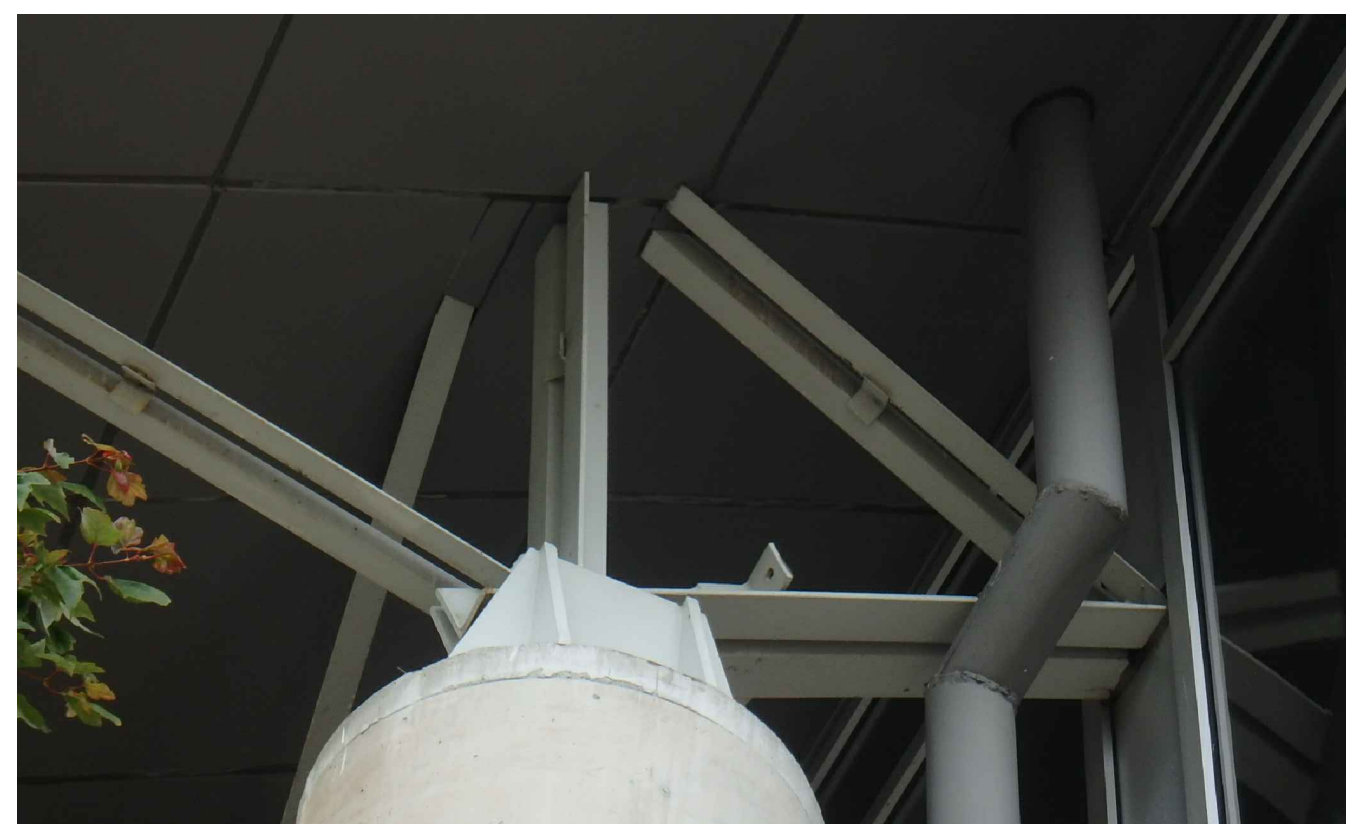
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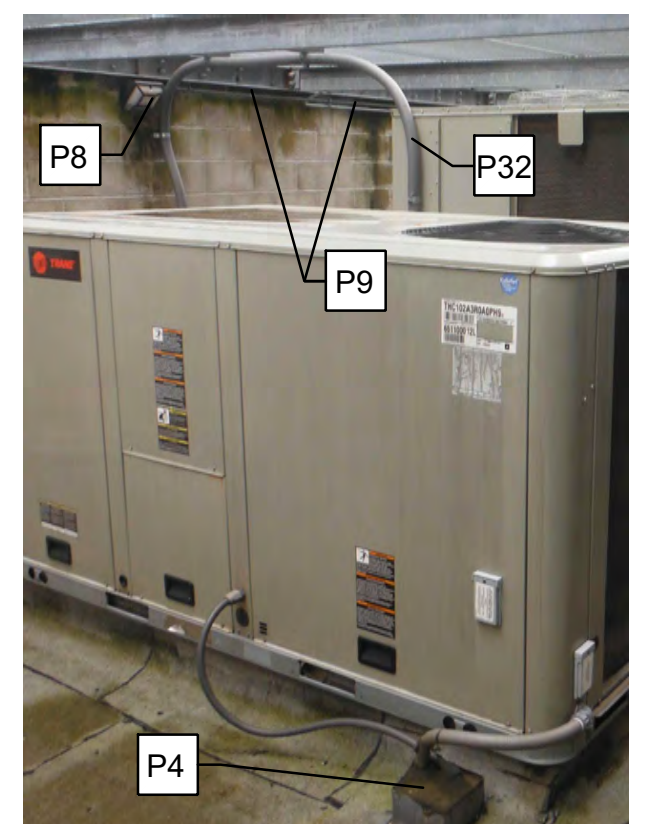
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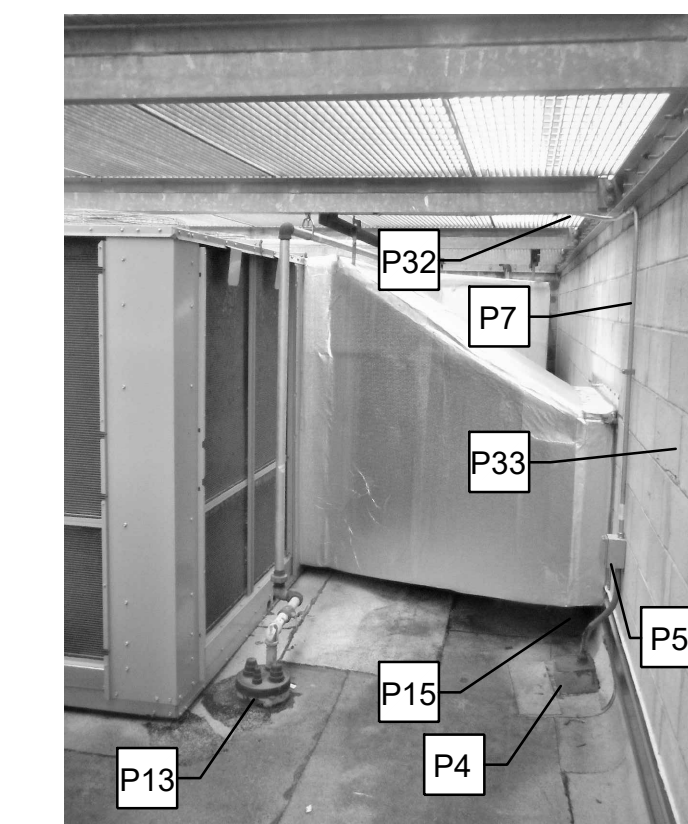
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7 PHOTO 7
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2 PHOTO 2
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1 PHOTO 1
NTS

PHOTO KEY NOTES:

- P1 (E) ROOF DRAIN. SEE DEMOLITION KEY NOTE D32 & CONSTRUCTION KEY NOTES C39 & C40 AND, WHERE APPLICABLE, C41.
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- P41 REMOVE (E) ROOFING PLIES & (E) COVERBOARD. REPLACE ROOFING AS DETAILED ON 1/A-503. REMOVE AND REPLACE (E) EDGE METAL ASSEMBLIES WITH NEW PER CONSTRUCTION KEY NOTE C45.
- P42 PROTECT ENTRANCE & ENTRY SIGNAGE ASSEMBLY DURING CONSTRUCTION. SEE DWG G-002 FOR ADDITIONAL INFORMATION.
- P43 PREFINISHED COPING CAP ASSEMBLY TO BE REPLACED. SEE DETAIL 1/A-502 SIMILAR @ UPPER / HIGH LOCATIONS OF ROOF D, TYP.
- P44 SEE KEY NOTE S2 ON DWG G-002.

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

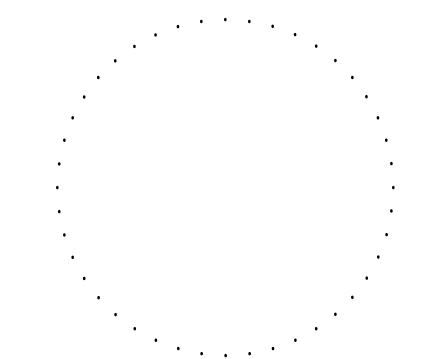
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REBUILD PROJECT MANAGER DATE

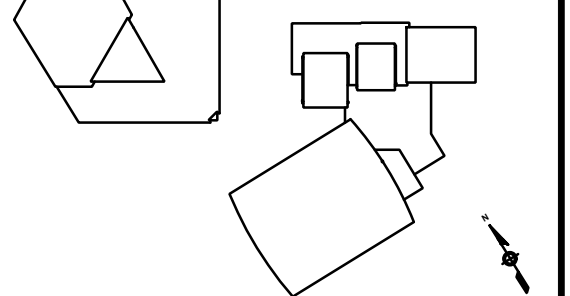
Designer:



Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

**EXISTING CONDITION
PHOTOS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

Date: **MAR 31, 2021** Checked By: **AB**

Work No.: **16517E-03-01
CW-1909.03** Drawing No.: **A-303**

Sheet No.: **14** of **29**

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16 PHOTO 16
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15 PHOTO 15
NTS



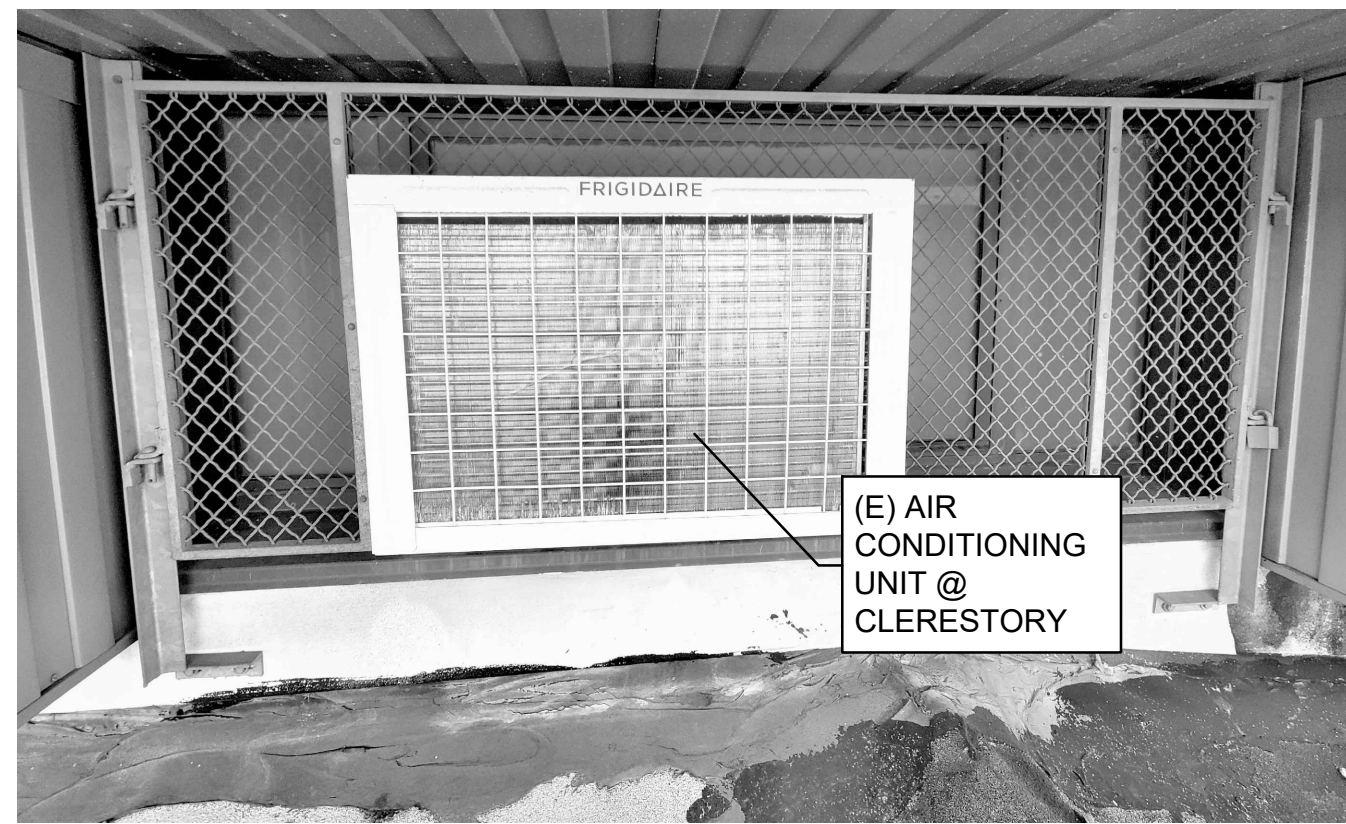
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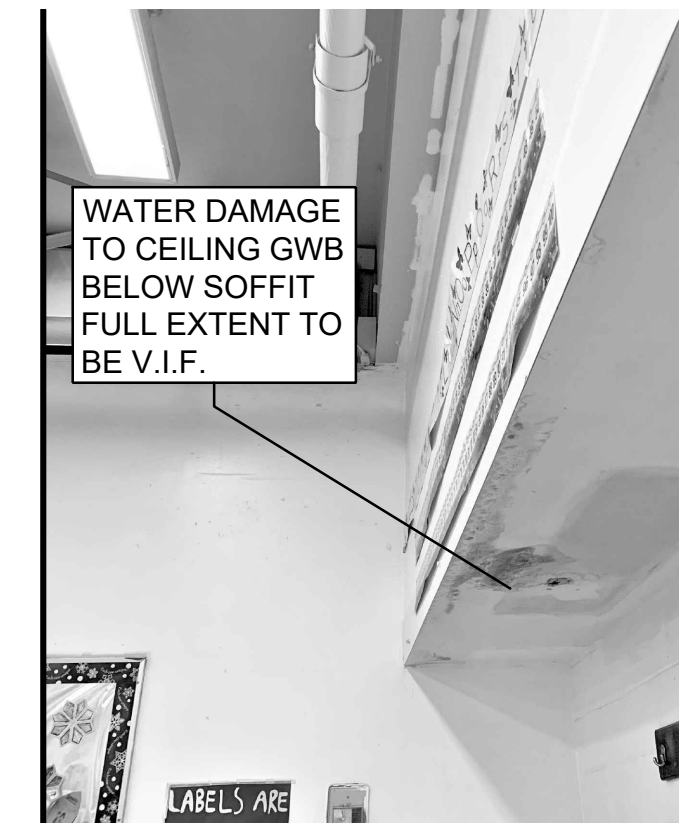
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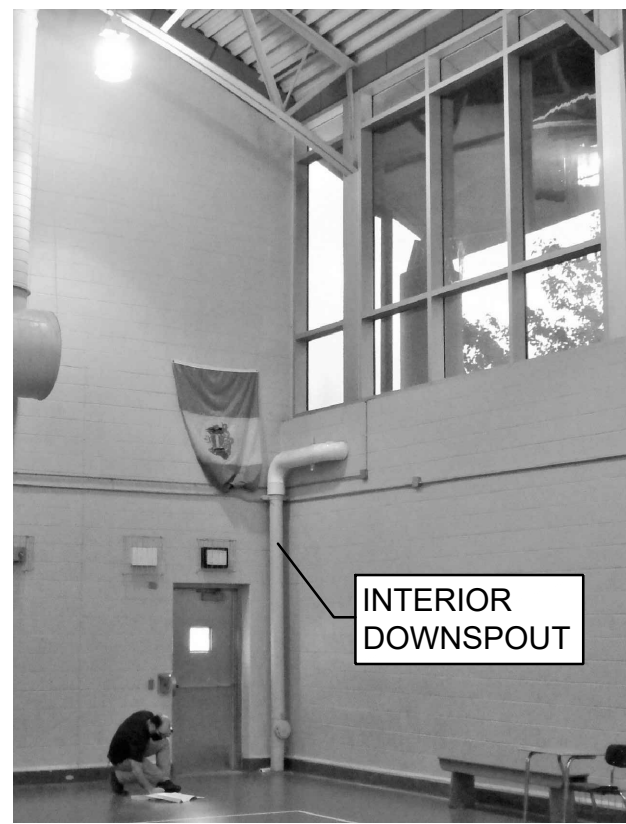
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14 PHOTO 14
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8 PHOTO 8
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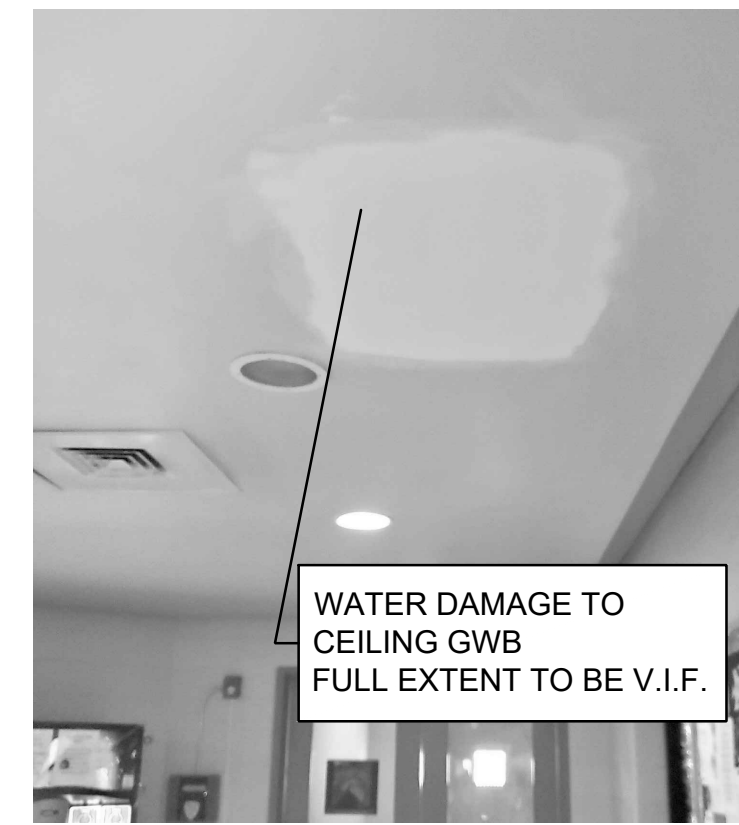
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3 PHOTO 3
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13 PHOTO 13
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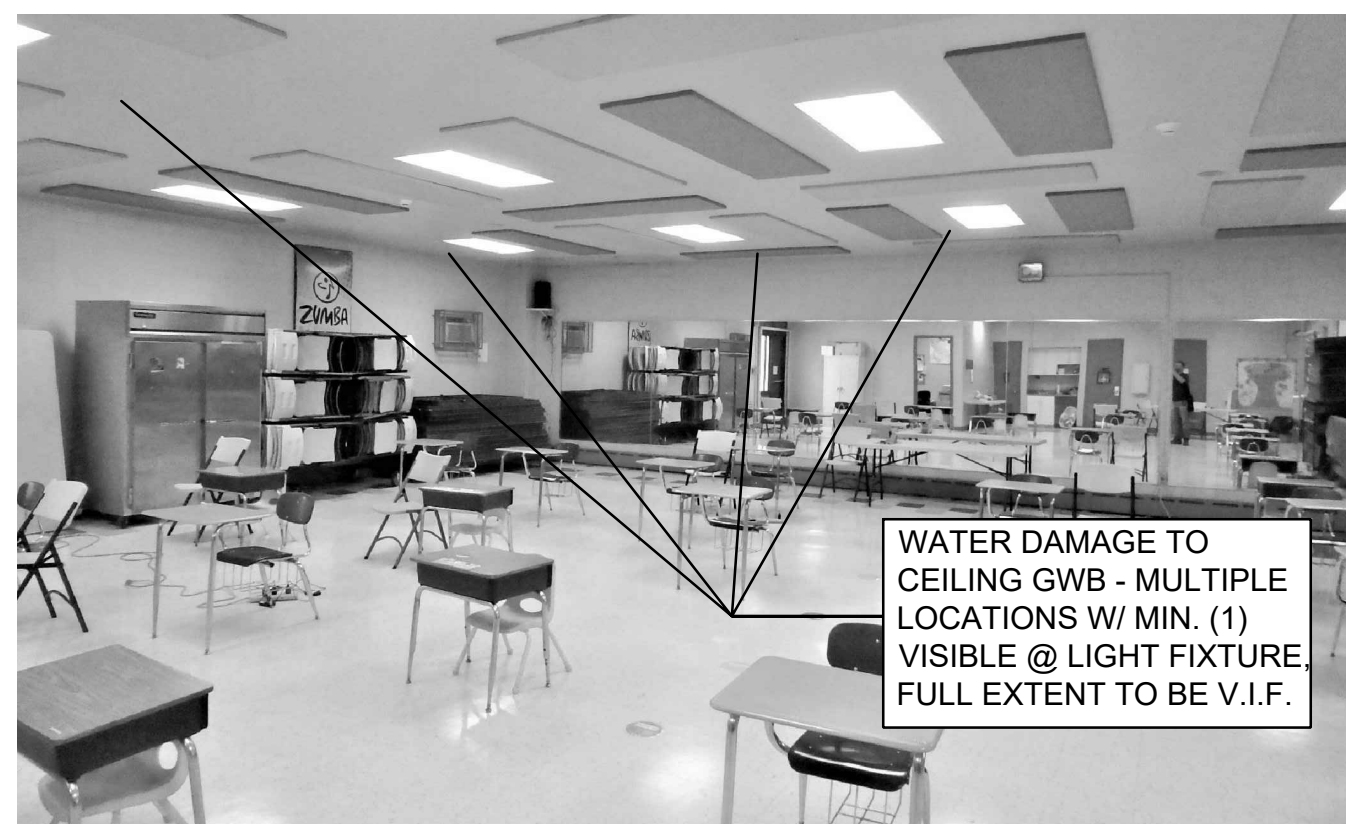
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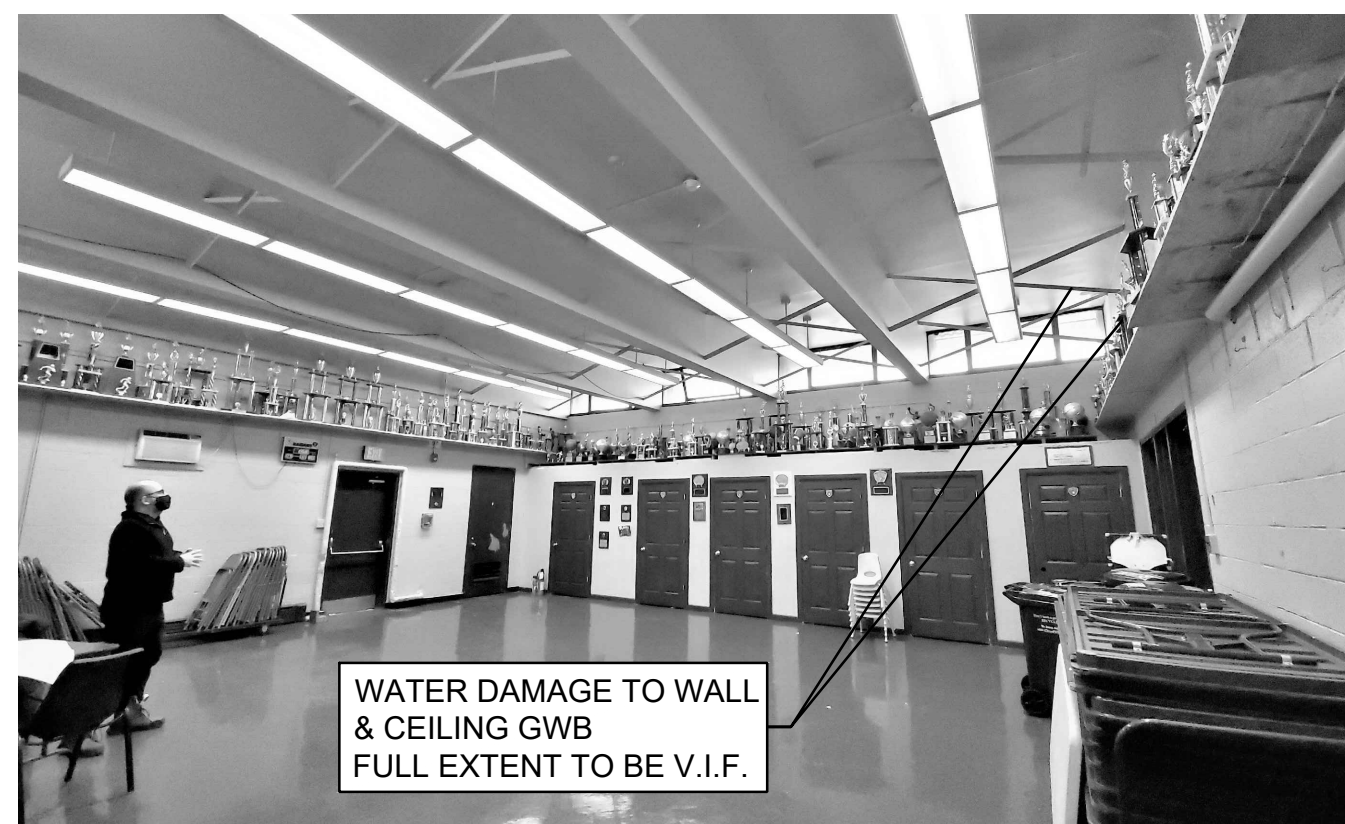
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2 PHOTO 2
NTS



11 PHOTO 11
NTS



6 PHOTO 6
NTS



1 PHOTO 1
NTS

PHOTO KEY NOTES:

- P1 (E) ROOF DRAIN. SEE DEMOLITION KEY NOTE D32 & CONSTRUCTION KEY NOTES C39 & C40 AND, WHERE APPLICABLE, C41.
- P2 SEE 1 & 2 / A-501 FOR NEW WALL FINISH / COPING.
- P3 SEE DEMOLITION KEY NOTE D2 & CONSTRUCTION KEY NOTE C25.
- P4 ROOF PENETRATION @ BASE OF CONDUIT. SEE 1/A-500.2. REMOVE & REPLACE (E) FLEXIBLE CONDUITS, TYP.
- P5 EXTERIOR GRADE WALL MOUNTED OUTLET. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P6 EXTERIOR GRADE WALL MOUNTED LIGHT SWITCH. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P7 WALL MOUNTED VERTICAL CONDUIT. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P8 WALL MOUNTED LIGHT FIXTURE INSTALLED TIGHT TO UNDERSIDE OF WALL MOUNTED C CHANNEL, TYP. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P9 WALL MOUNTED HORIZONTAL CONDUIT INSTALLED TIGHT TO UNDERSIDE OF WALL MOUNTED C CHANNEL. REMOVE, STORE & REINSTALL @ ORIGINAL LOCATION. REPLACE (E) HARDWARE / FASTENERS WITH NEW TO MATCH EXISTING, TYP.
- P10 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D 11 AND CONSTRUCTION KEY NOTE C22.
- P11 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D 12 AND CONSTRUCTION KEY NOTE C23.
- P12 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D 10 AND CONSTRUCTION KEY NOTE C21.
- P13 (E) GAS LINE TO BE RAISED TO ACCOMMODATE ROOF REPLACEMENT. (INCLUDING OF VALVE & DIRTLEG / CLEANOUT). REMOVE (E) BOOT. SEE KEY NOTE D34 ON DEMOLITION DRAWINGS.
- P14 LOCATION OF ABANDONED PITCH POCKET TO BE REMOVED.
- P15 REMOVE (E) DUCTWORK TO ACCOMMODATE ELASTOMERIC COATING. REINSTALL IN ORIGINAL LOCATION. PROVIDE LIQUID REINFORCED APPLIED FLASHING BELOW / BEHIND DUCTWORK. (+/- 4.5 SF @ EA DUCT)
- P16 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D4 AND CONSTRUCTION KEY NOTE C12.
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- P19 REMOVE (E) SEALANT & BACKER ROD & PROVIDE NEW SEALANT & BACKER ROD INSTALLATION, TYP.
- P20 PROVIDE WALK PAD UNDER RWC ON ROOF. TYP. SEE KEY NOTE C41 @ DWG A-101.
- P21 EXISTING EXHAUST FAN AND CURB CAP COVER MOUNTED ON RAISED UNIT CURB. SEE DETAIL 2/A-500.1.
- P22 RAISE AND EXTEND HOT STACK / FLUE COVER ASSEMBLY. SIM. TO DETAIL 2/A500.1. SEE CONSTRUCTION KEY NOTE P28 FOR REFINISHING OF (E) CURB CAP ASSEMBLY.
- P23 EXISTING RWC LEADER TO RECEIVE NEW PAINTED FINISH (+/- 18'-0" L X 6" DIAM.).
- P24 REPAIR DAMAGED BATTEN TO MATCH EXISTING. SEE CONSTRUCTION KEY NOTE 43 & DETAIL 3/A-504.
- P25 SEE DETAIL 5/A-503.
- P26 REMOVE (E) DOWNSPOUT & SCUPPER ASSEMBLY. SEE 2/A-500.3. TYP. @ ALL SCUPPER LOCATIONS.
- P27 (E) EXPANSION JOINT. SEE 3/A-503.
- P28 (E) ELECTRICAL CONDUIT & ROOF PENETRATION TO BE REPLACED / RAISED. SEE CONSTRUCTION KEY NOTES C37 & C38.
- P29 (E) JUNCTION BOX TO BE REPLACED / RAISED. SEE CONSTRUCTION KEY NOTE C31.
- P30 (E) GRAVITY VENT AND UNIT CURB COVER ASSEMBLY. SEE 2/A-500.1 & CONSTRUCTION KEY NOTE C35 ON DWG A-102.
- P31 (E) SCUPPER ASSEMBLY SEE DEMOLITION KEY NOTE D17 , CONSTRUCTION KEY NOTE C32 & 2/A-502.
- P32 REMOVE & REPLACE (E) FLEXIBLE ELECTRICAL CONDUIT TO MATCH EXISTING. U.N.O. REMOVE, STORE & REINSTALL @ MODIFIED GRATING. REMOVE & REINSTALL (E) RIGID / GALVANIZED ELECTRICAL CONDUIT. REMOVE (E) HARDWARE & FASTENERS & REPLACE WITH NEW TO MATCH EXISTING, TYP.
- P33 WALL TO RECEIVE ELASTOMERIC COATING. SEE DEMOLITION KEY NOTE D 30 AND CONSTRUCTION KEY NOTE C30.
- P34 (E) GRATING TO BE REMOVED, MODIFIED & REINSTALLED. SEE A103.
- P35 (E) GRATING TO BE REMOVED, MODIFIED & REINSTALLED. SEE A103.
- P36 NOT USED
- P37 INSTALL GALVANIZED STEEL BENT PLATE (3'-0" X 10"). SEE CONSTRUCTION KEY NOTE C19 ON DWG A-101.
- P38 (E) GLAZED SKYLIGHT. PROTECT DURING CONSTRUCTION (EACH SIDE: +/- 10'-0"). SEE DEMOLITION KEY NOTE D6 ON DWG D-101 FOR ADDITIONAL INFORMATION.
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- P44 SEE KEY NOTE S2 ON DWG G-002.

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

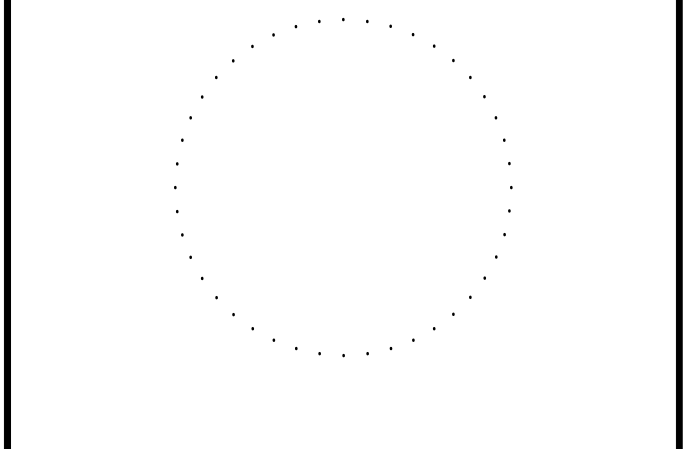
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REBUILD PROJECT MANAGER DATE

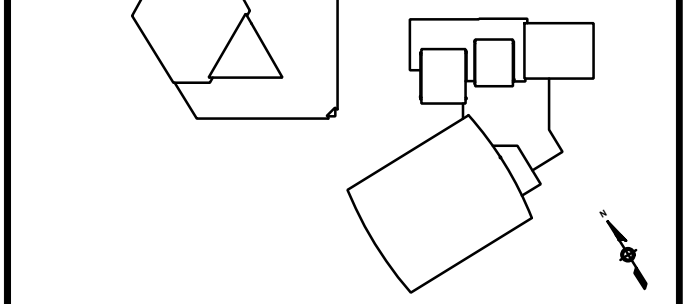
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Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

**EXISTING CONDITION
PHOTOS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

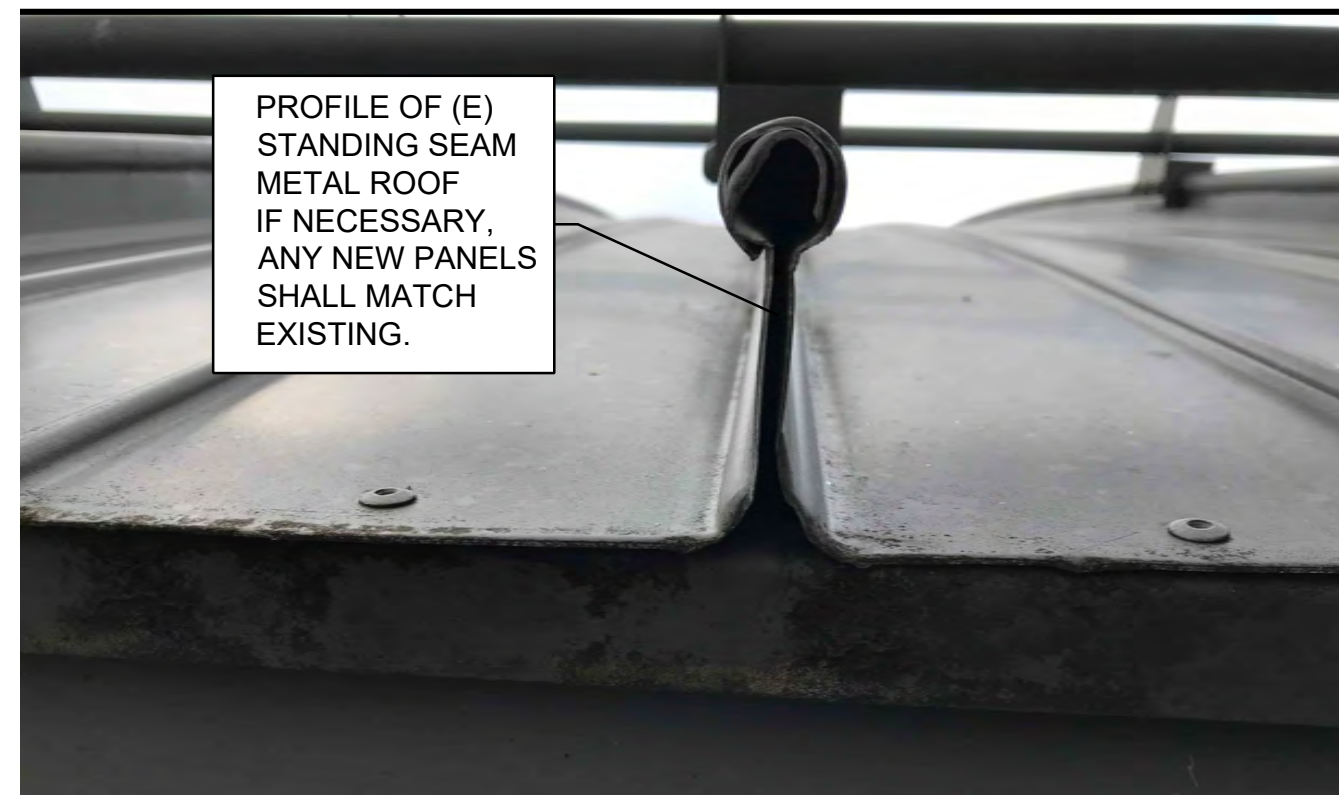
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CW-1909.03** Drawing No.: **A-304**

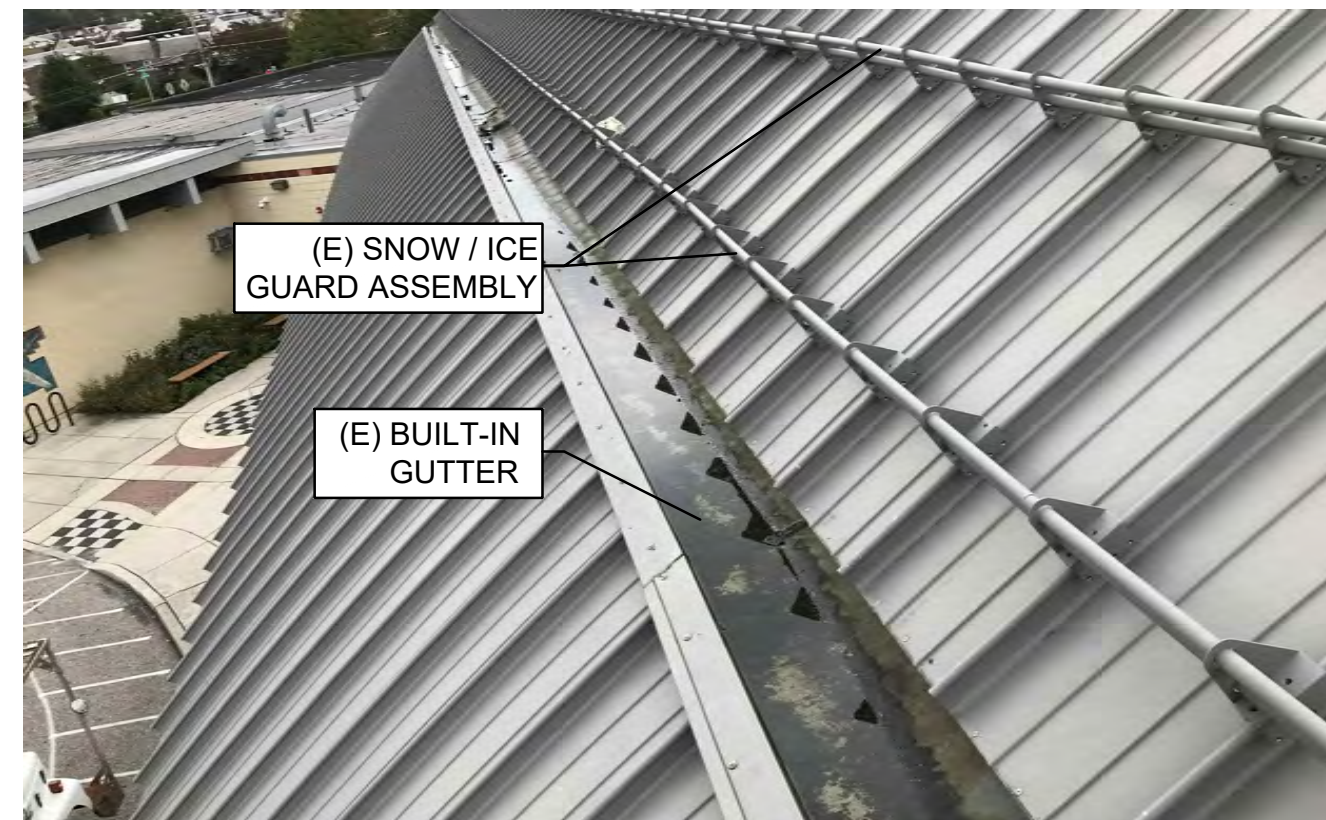
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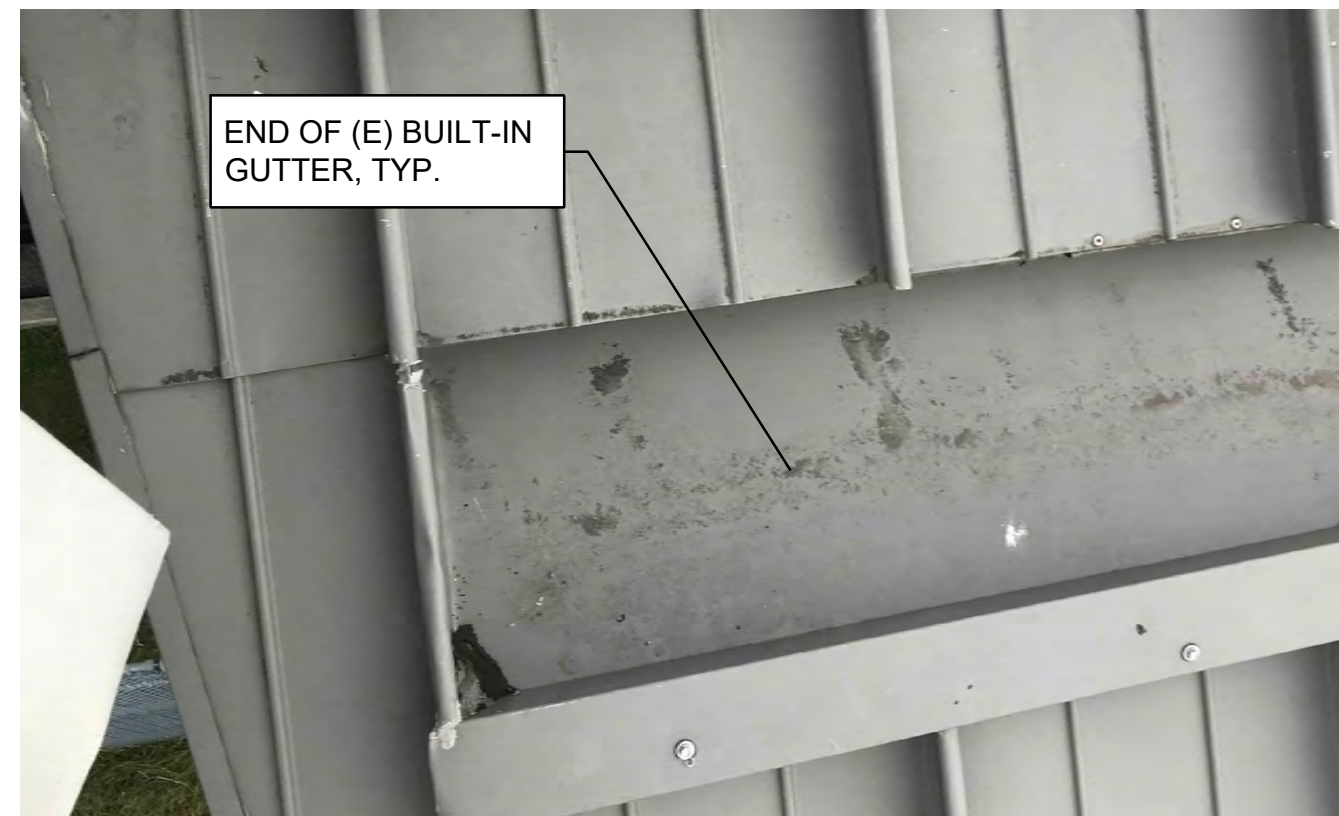
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7 PHOTO 7
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3 PHOTO 3
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6 PHOTO 6
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2 PHOTO 2
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5 PHOTO 5
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1 PHOTO 1
NTS

PHOTO KEY NOTES:

- P1** (E) ROOF DRAIN. SEE DEMOLITION KEY NOTE D32 & CONSTRUCTION KEY NOTES C39 & C40 AND, WHERE APPLICABLE, C41.
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- P44** SEE KEY NOTE S2 ON DWG G-002.

APPROVED:

ARCHITECT/ENGINEER OF RECORD _____ **DATE** _____

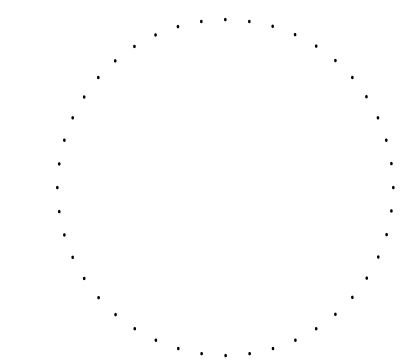
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REBUILD PROJECT MANAGER _____ **DATE** _____

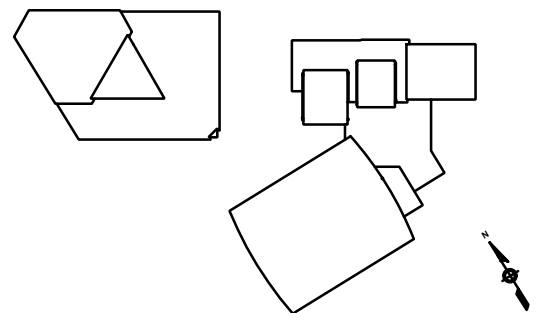
Designer:



Seal:



Key Plan:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

**EXISTING CONDITION
PHOTOS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

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

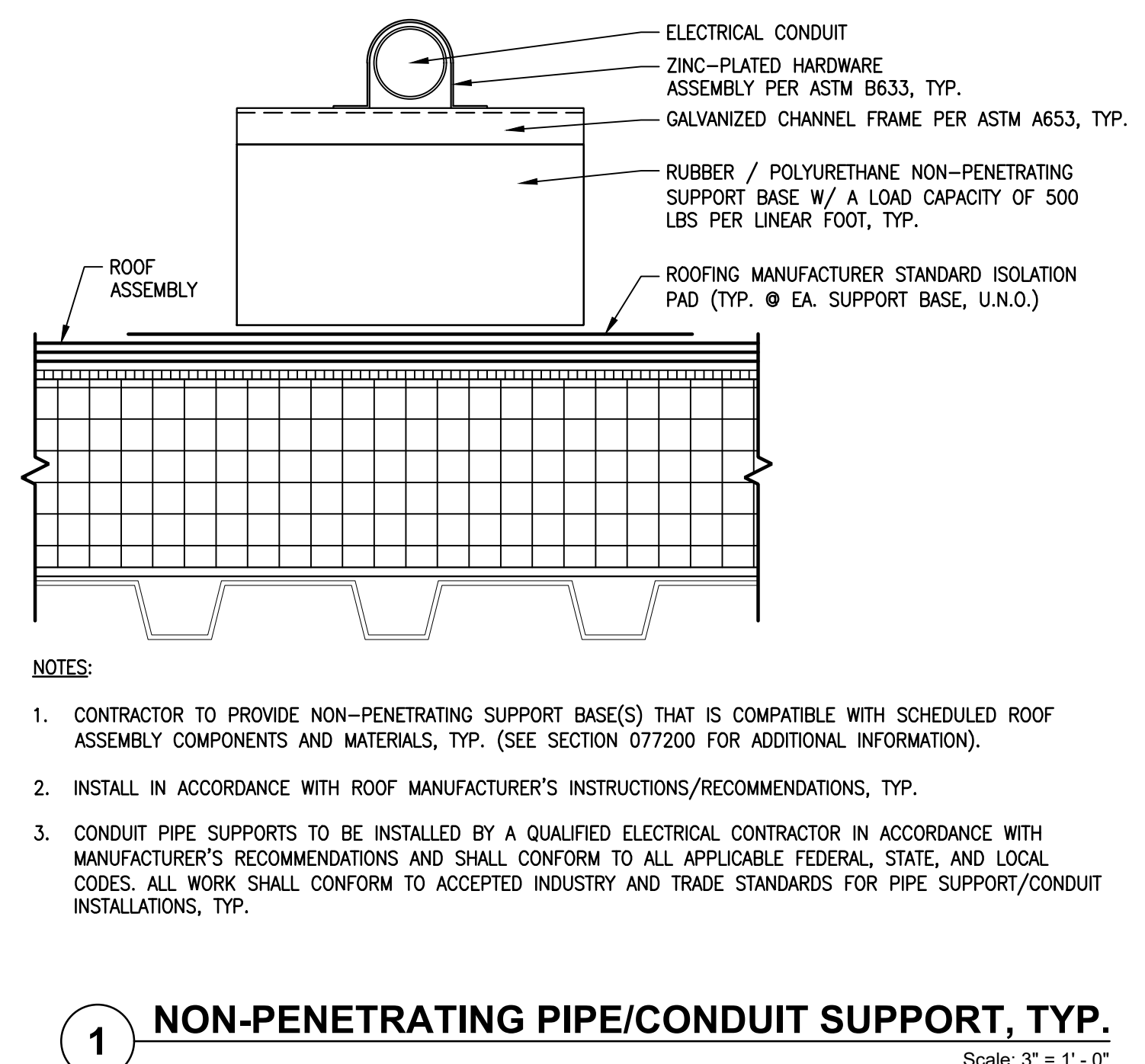
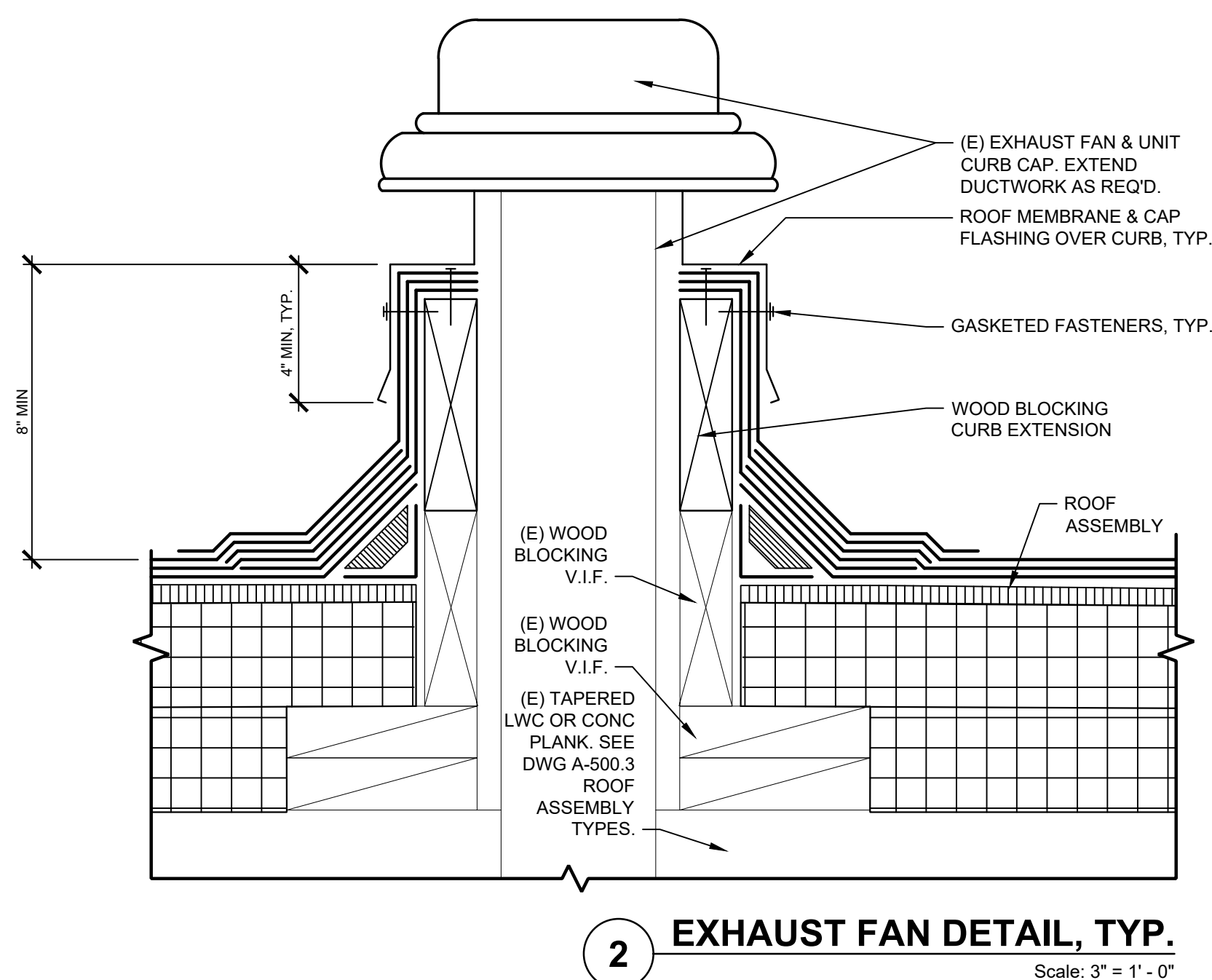
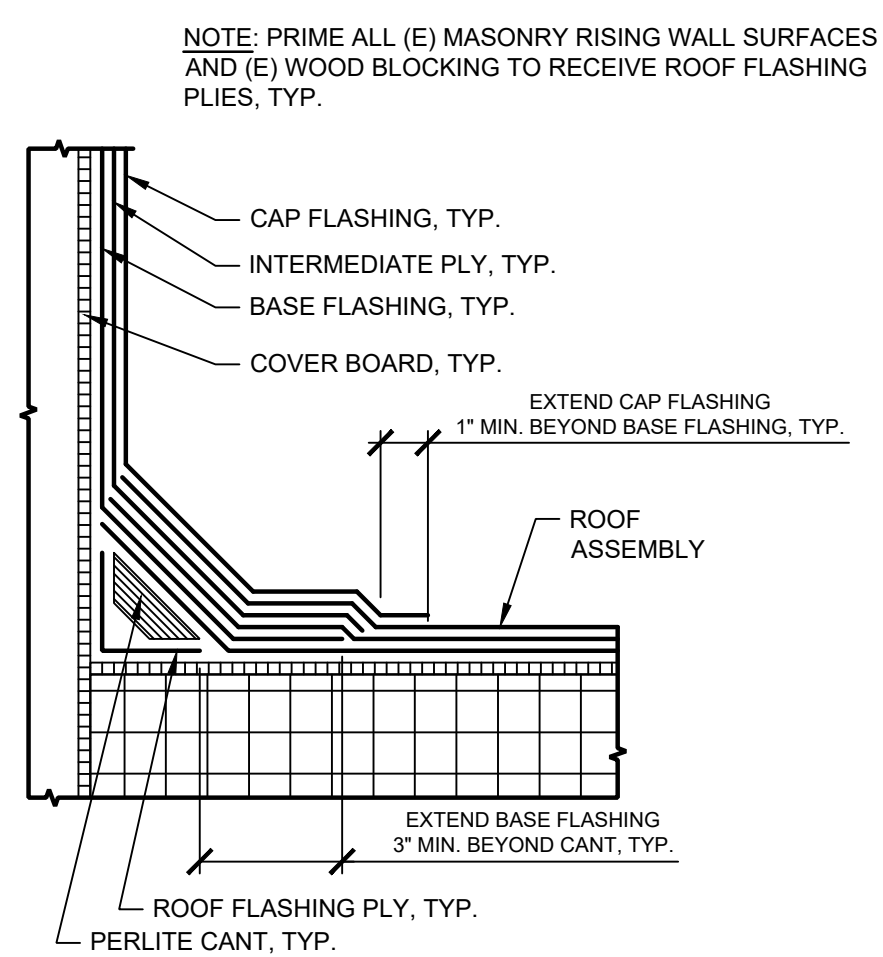
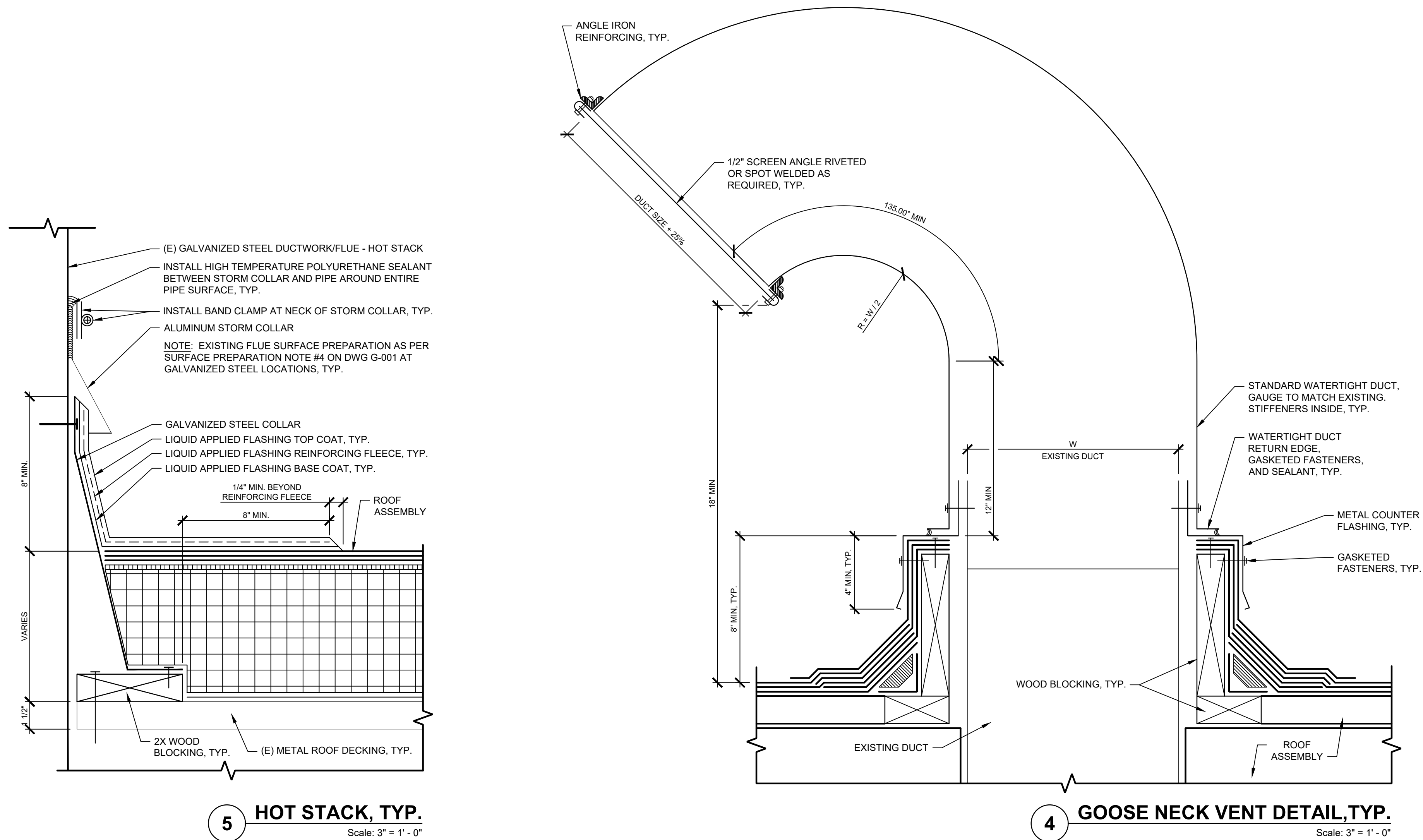
Date: **MAR 31, 2021** Checked By: **AB**

Work No.: **16517E-03-01** Drawing No.: **A-305**

CW-1909.03

Sheet No.: **16** of **29**

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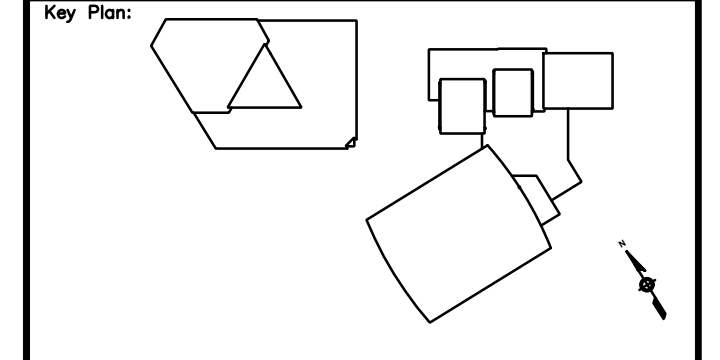
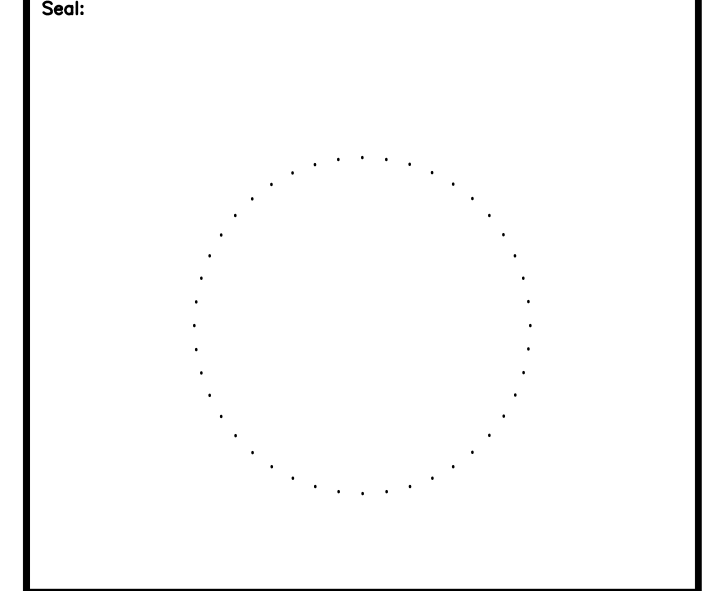
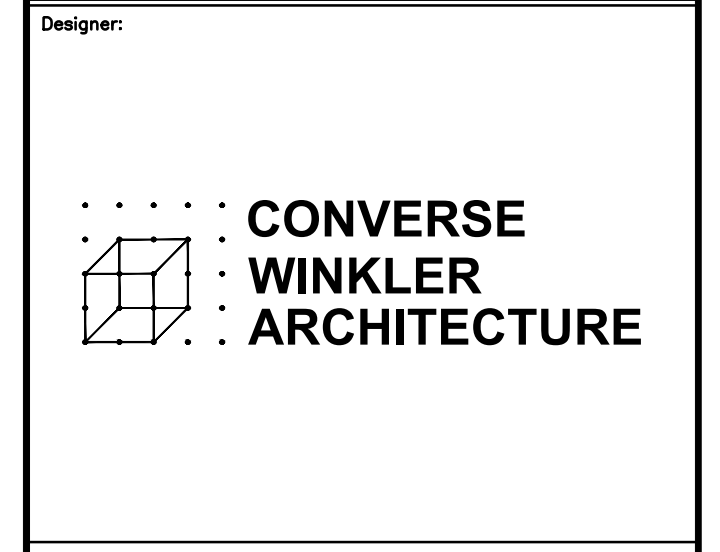
- NOTES:**
- CONTRACTOR TO PROVIDE NON-PENETRATING SUPPORT BASE(S) THAT IS COMPATIBLE WITH SCHEDULED ROOF ASSEMBLY COMPONENTS AND MATERIALS, TYP. (SEE SECTION 07200 FOR ADDITIONAL INFORMATION).
 - INSTALL IN ACCORDANCE WITH ROOF MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS, TYP.
 - CONDUIT PIPE SUPPORTS TO BE INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. ALL WORK SHALL CONFORM TO ACCEPTED INDUSTRY AND TRADE STANDARDS FOR PIPE SUPPORT/CONDUIT INSTALLATIONS, TYP.

APPROVED:

ARCHITECT/ENGINEER OF RECORD DATE

APPROVED FOR BID:

REBUILD PROJECT MANAGER DATE



REVISION	DESCRIPTION	DATE

Project:
**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:
TYPICAL ROOF DETAILS

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

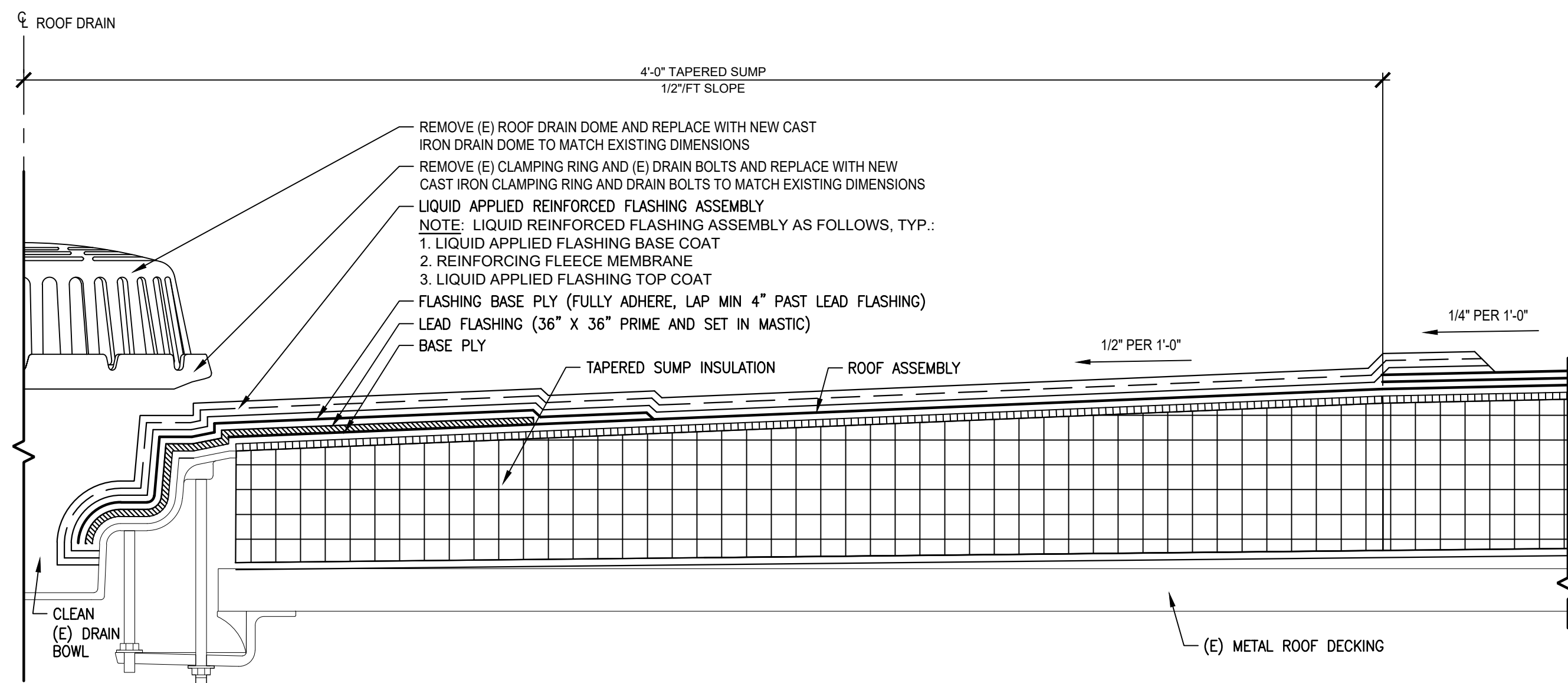
Task No.: _____ Drawn By: **CO**

Date: **MAR 31, 2021** Checked By: **AB**

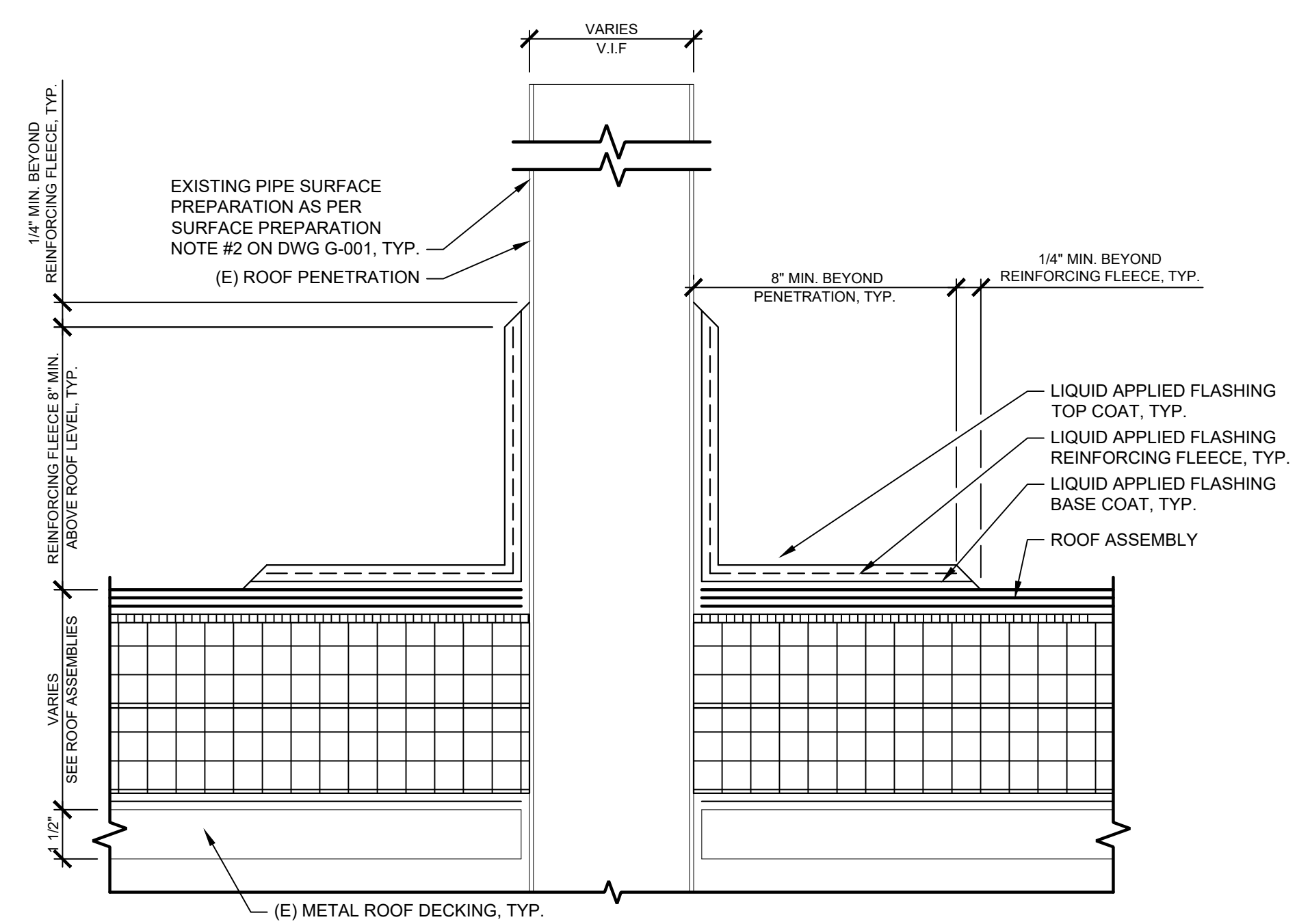
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CW-1909.03** Drawing No.: **A-500.1**

Sheet No.: **17** of **29**

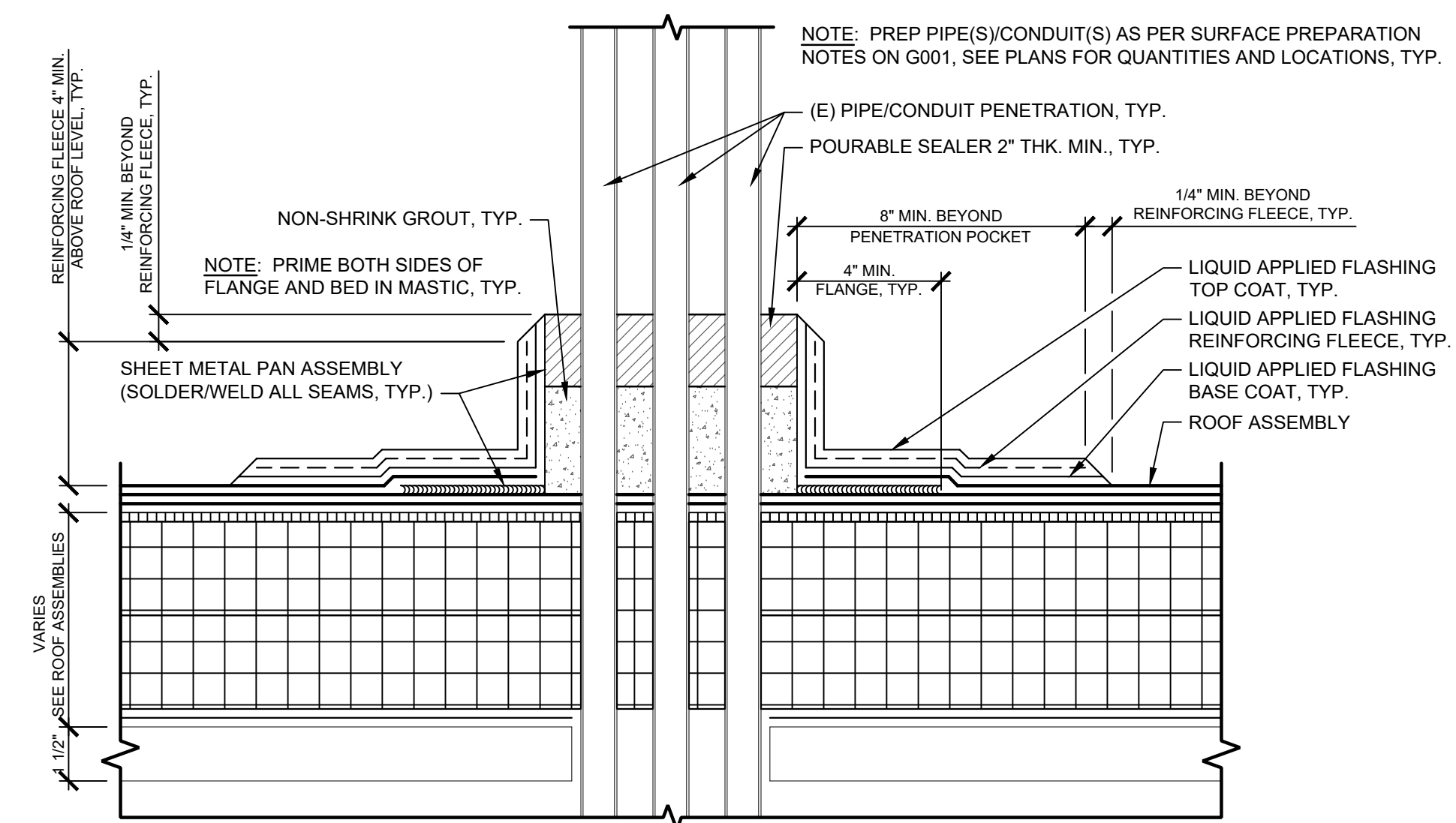
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2 ROOF DRAIN, TYP.
Scale: 3" = 1' - 0"



3 ROOF PENETRATION, TYP.
Scale: 3" = 1' - 0"



1 PITCH POCKET, TYP.
Scale: 3" = 1' - 0"

APPROVED: _____

ARCHITECT/ENGINEER OF RECORD _____ DATE _____

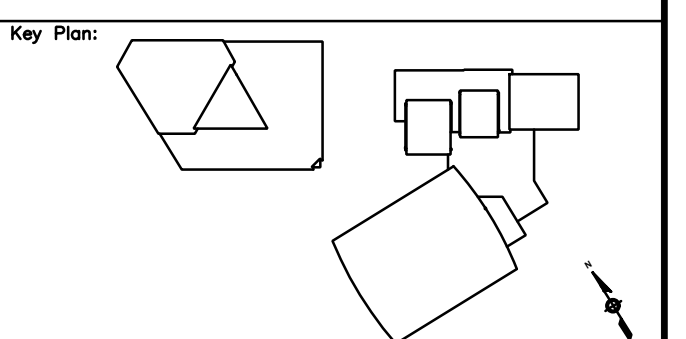
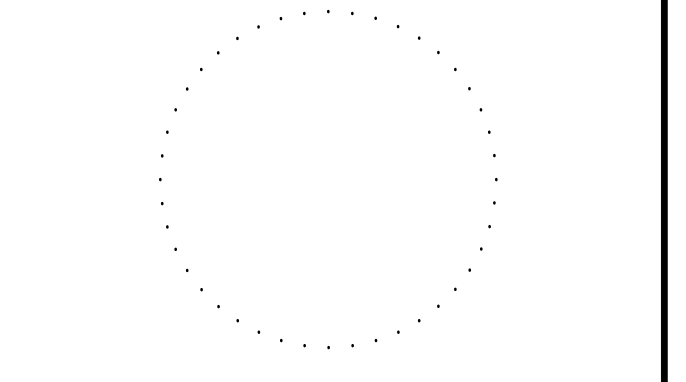
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REBUILD PROJECT MANAGER _____ DATE _____

Designer: _____



Seal: _____



REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **TYPICAL ROOF DETAILS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

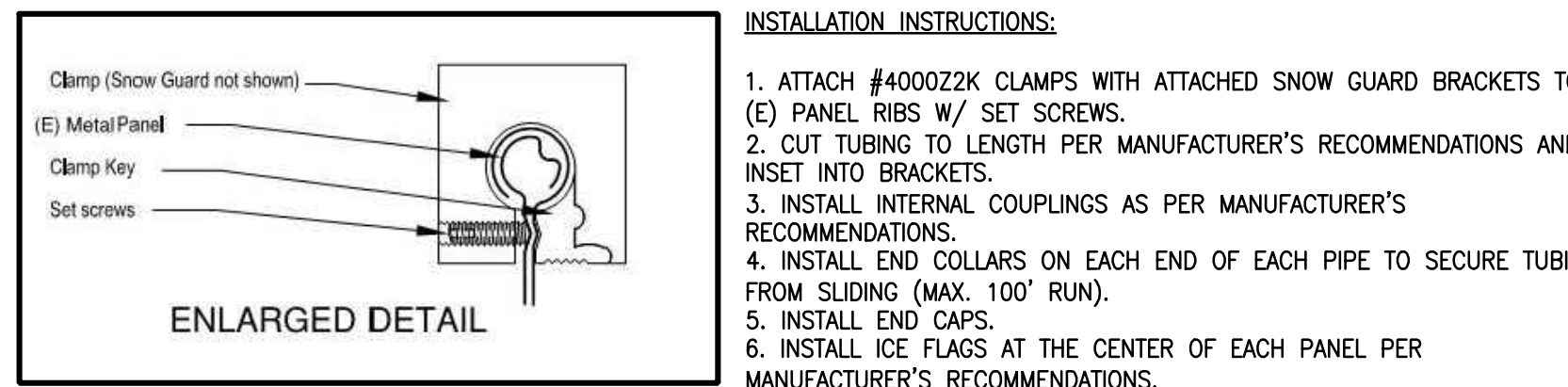
Task No.: _____ Drawn By: **CO**

Date: **MAR 31, 2021** Checked By: **AB**

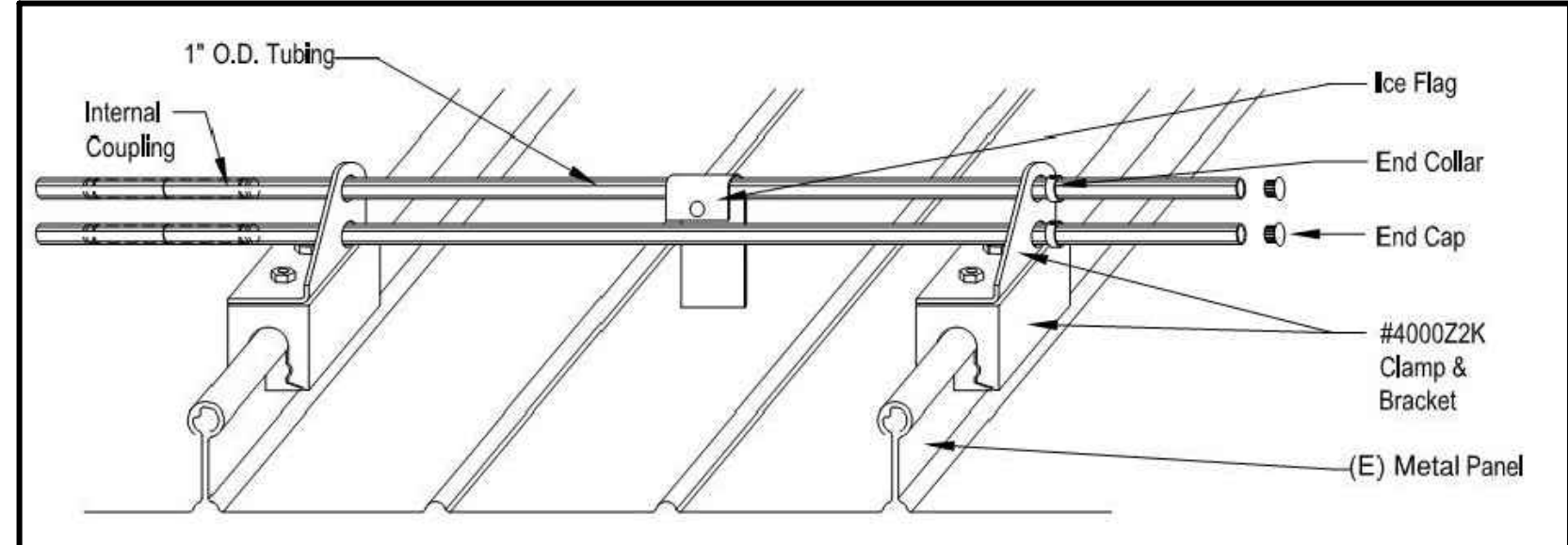
Work No.: **16517E-03-01 CW-1909.03** Drawing No.: **A-500.2**

Sheet No.: **18** of **29**

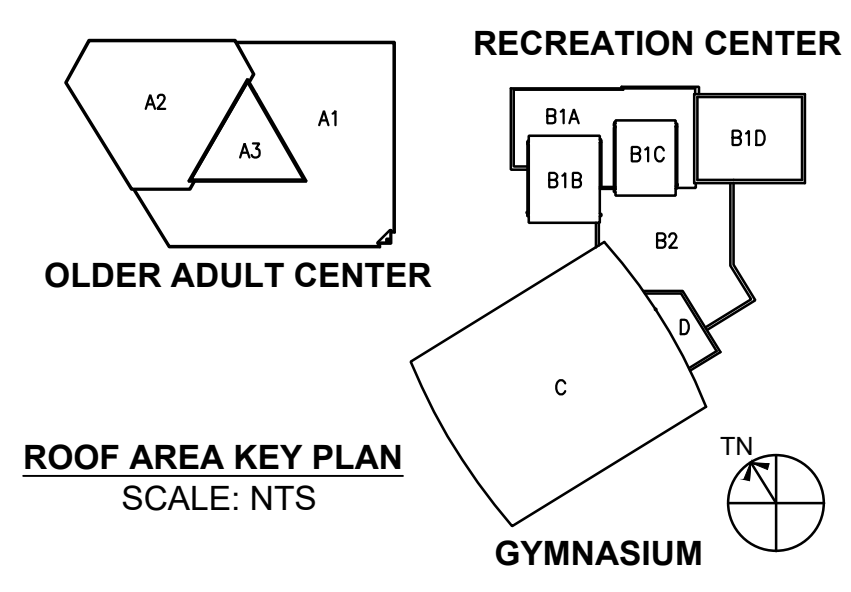
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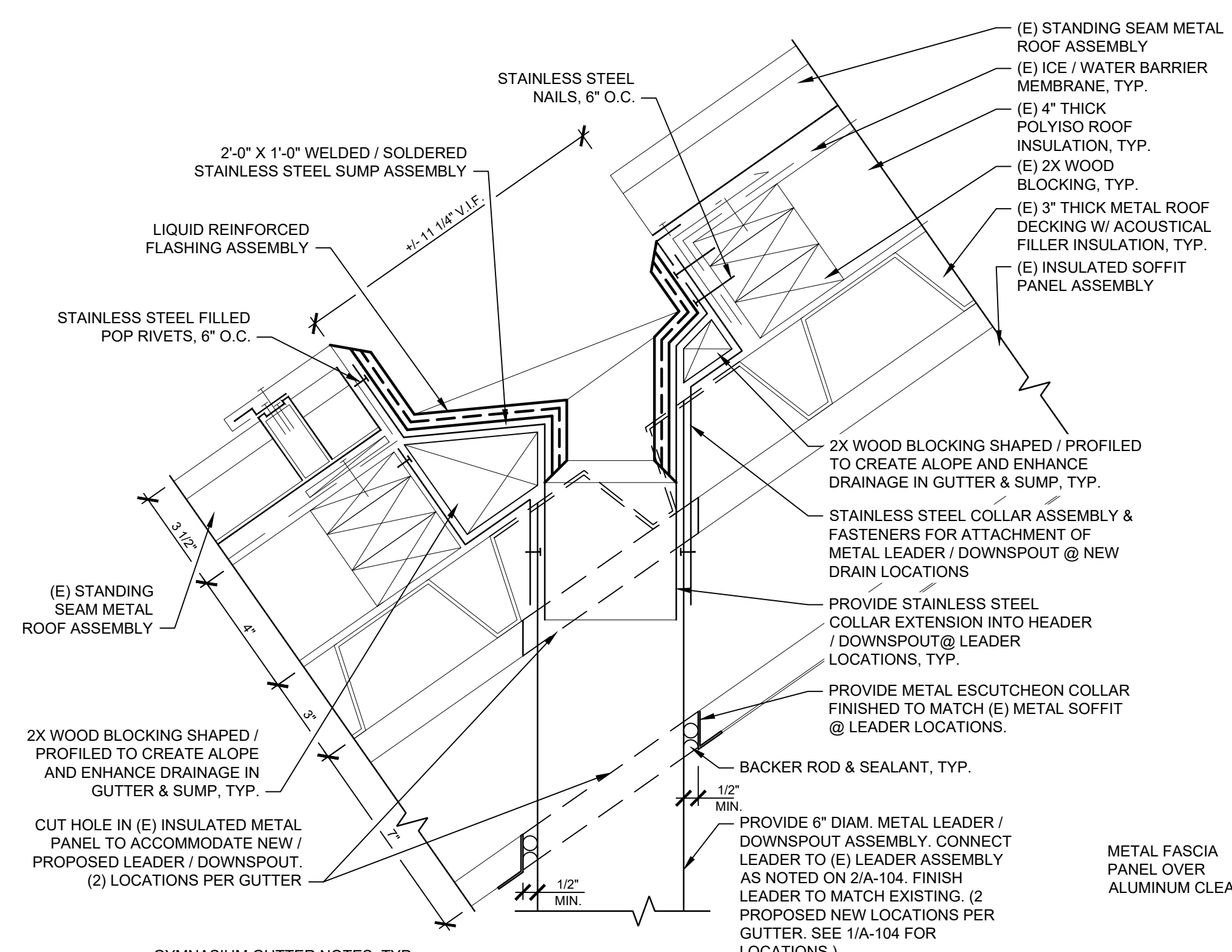
- INSTALLATION INSTRUCTIONS:**
1. ATTACH #4000Z2K CLAMPS WITH ATTACHED SNOW GUARD BRACKETS TO (E) PANEL RIBS W/ SET SCREWS.
 2. CUT TUBING TO LENGTH PER MANUFACTURER'S RECOMMENDATIONS AND INSET INTO BRACKETS.
 3. INSTALL INTERNAL COUPLINGS AS PER MANUFACTURER'S RECOMMENDATIONS.
 4. INSTALL END COLLARS ON EACH END OF EACH PIPE TO SECURE TUBING FROM SLIDING (MAX. 100' RUN).
 5. INSTALL END CAPS.
 6. INSTALL ICE FLAGS AT THE CENTER OF EACH PANEL PER MANUFACTURER'S RECOMMENDATIONS.



7 ALPINE PIPE-STYLE SNOW GUARD SYSTEM
Scale: NTS

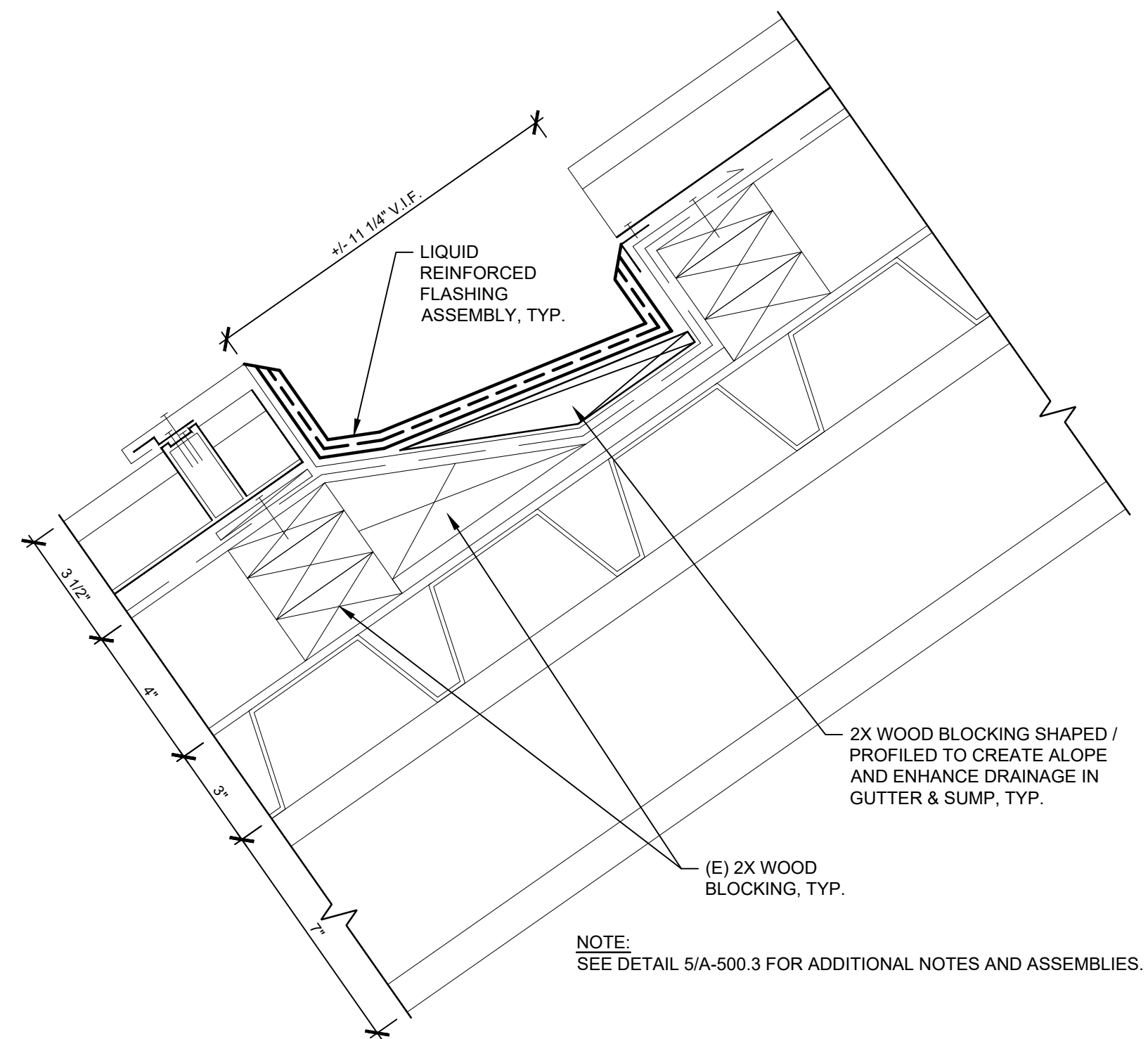


ROOF AREA KEY PLAN
SCALE: NTS

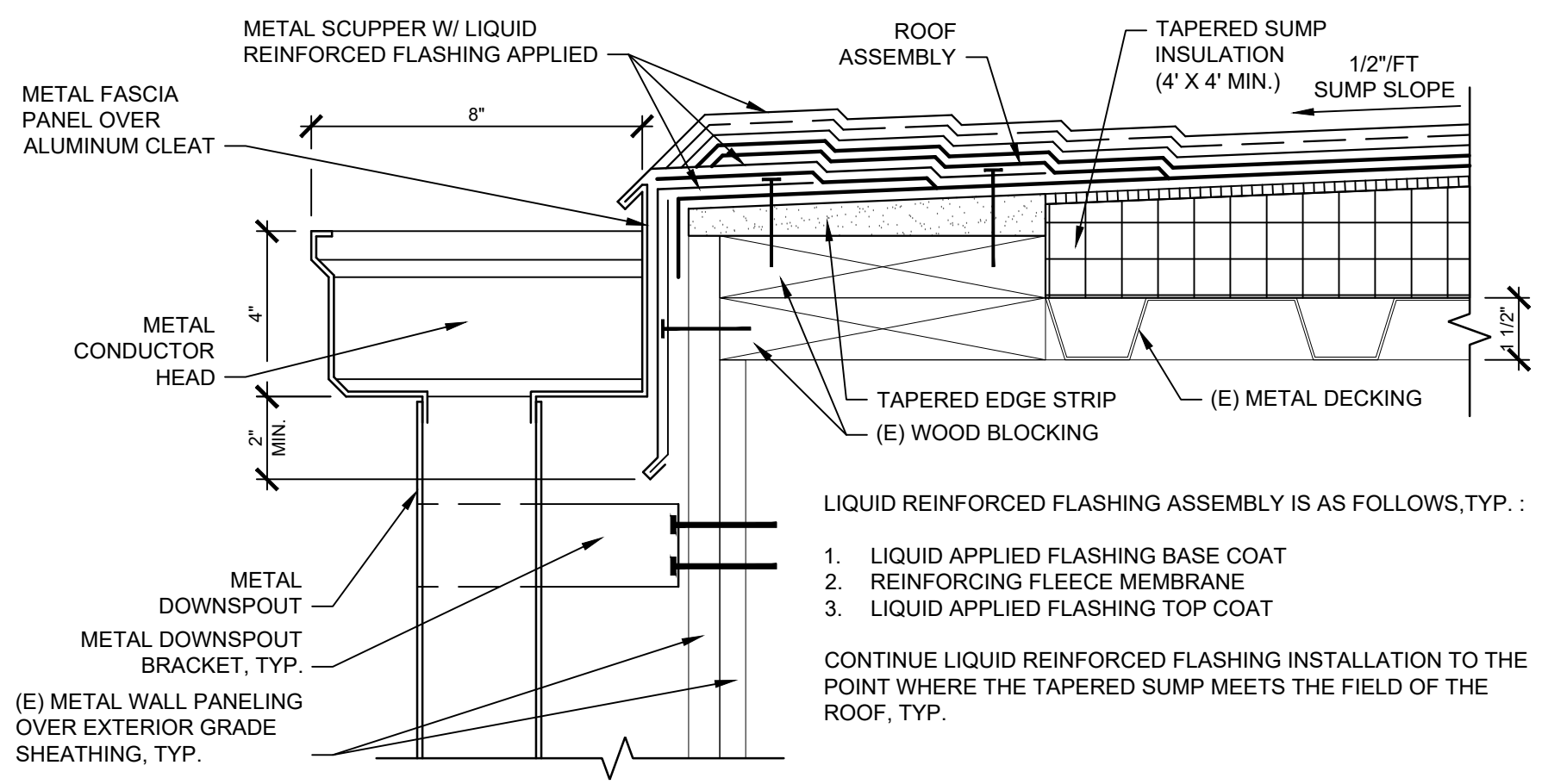


5 TYP. LEADER DETAIL @ GYM GUTTER
Scale: 3" = 1' - 0"

- GYMNASIUM GUTTER NOTES, TYP.**
1. (E) GUTTER IS COMPRISED OF A FORMED METAL FLASHING ASSEMBLY WITH 2X WOOD BLOCKING. REMOVE BLOCKING AND METAL FLASHING @ LEADER LOCATIONS TO CREATE A SUMP (TYP. @ 8 LOCATIONS).
 2. TYP. GUTTER / SUMP LIQUID REINFORCED FLASHING ASSEMBLY IS AS FOLLOWS:
 - 1) FLASHING BASE COAT;
 - 2) REINFORCING FLEECE MEMBRANE; AND
 - 3) FLASHING TOP COAT.



4 TYP. FLASHING DETAIL @ GYM GUTTER
Scale: 3" = 1' - 0"



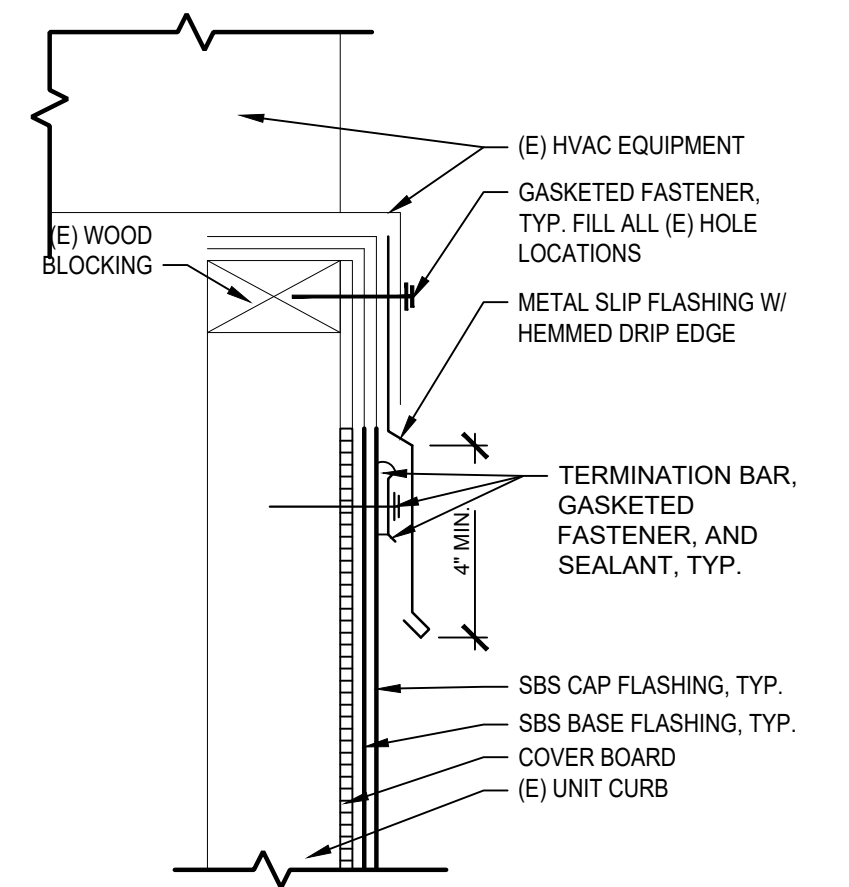
1 SLIP FLASHING DETAIL - OLDER ADULT CENTER
Scale: 3" = 1' - 0"

NOT USED

3 DETAIL
Scale: -

- NOTES (TYP. FOR SCUPPER LOCATIONS ON ROOF B1B & B1C (8) EIGHT LOCATIONS:**
1. WHERE DOWNSPOUT DRAINS UPPER ROOF AREAS ONTO LOWER ROOF AREAS, PROVIDE A WALK PAD UNDER DOWNSPOUT AT EACH LOWER ROOF AREA.
 2. MOVE CONDUCTOR HEAD/SCUPPER ASSEMBLY TO BE IN LINE WITH EXISTING VERTICAL RWC LEADERS AT ALL LOCATIONS WHERE LEADERS ARE CONNECTED TO STORM WATER MANAGEMENT SYSTEM, TYP.
 3. SEE ROOF PLANS FOR SIZE OF DRAIN SUMPS, TYP.
 4. LEADER / DOWNSPOUT SIZE TO BE 4" DIAM MIN, UNLESS NOTED OTHERWISE.

2 SCUPPER DETAIL
Scale: 3" = 1' - 0"



	ASSEMBLY TYPE 1	ASSEMBLY TYPE 2
EXISTING ROOF CONSTRUCTION	<p>AREAS: A1, A2, A3, B2, D</p> <p>SECTIONS</p> <p>(E) SBS MODIFIED BITUMINOUS CAP SHEET - LAYER 1 (B1D ONLY) (E) COATED/GRANULATED SBS MODIFIED BITUMINOUS CAP SHEET - LAYER 2 (E) SBS MODIFIED BITUMINOUS BASE SHEET - LAYER 3 (E) 1/2" THK. COVER BOARD - LAYER 4 (E) SBS MODIFIED BITUMINOUS CAP SHEET - LAYER 5 (E) SBS MODIFIED BITUMINOUS INTERMEDIATE PLY SHEET - LAYER 6 (E) SBS MODIFIED BITUMINOUS BASE SHEET - LAYER 7 (E) 1" THK. POLYISO ROOF INSULATION - LAYER 8 (E) 1 1/2" METAL ROOF DECKING (SLOPED)</p>	<p>AREAS: B1A, B1B, B1C, B1D</p> <p>SECTIONS</p> <p>(E) SBS MODIFIED BITUMINOUS SMOOTH CAP SHEET - LAYER 1 (B1D ONLY) (E) COATED/GRANULATED SBS MODIFIED BITUMINOUS CAP SHEET - LAYER 2 (E) SBS MODIFIED BITUMINOUS BASE SHEET - LAYER 3 (E) 1/2" THK. COVER BOARD - LAYER 4 (E) SBS MODIFIED BITUMINOUS CAP SHEET - LAYER 5 (E) SBS MODIFIED BITUMINOUS INTERMEDIATE PLY SHEET - LAYER 6 (E) SBS MODIFIED BITUMINOUS BASE SHEET - LAYER 7 (E) 1" THK. POLYISO ROOF INSULATION - LAYER 8 (E) 1 1/2" METAL ROOF DECKING (SLOPED)</p>
DEMOLITION	<p>REMOVE (E) SBS MODIFIED BITUMINOUS CAP SHEET, (E) SBS MODIFIED BITUMINOUS BASE SHEET, AND (E) TAPERED + FLAT POLYISO ROOF INSULATION</p>	<p>REMOVE (E) SBS MODIFIED BITUMINOUS SMOOTH CAP SHEET (LAYER 1), (E) COATED GRANULATED SBS MODIFIED BITUMINOUS CAP SHEET (LAYER 2), (E) SBS MODIFIED BITUMINOUS BASE SHEET (LAYER 3), (E) 1/2" COVER BOARD (LAYER 4), (E) SBS MODIFIED BITUMINOUS CAP SHEET (LAYER 5), (E) SBS MODIFIED BITUMINOUS INTERMEDIATE PLY SHEET (LAYER 6), (E) SBS MODIFIED BITUMINOUS BASE SHEET (LAYER 7), AND (E) 1" THK. POLYISO ROOF INSULATION (LAYER 8).</p>
PROPOSED ROOF CONSTRUCTION	<p>INSULATION R-VALUE: R-30 AVERAGE</p> <p>SBS MODIFIED BITUMINOUS CAP SHEET (TORCH DOWN) SBS MODIFIED BITUMINOUS INTERMEDIATE PLY (TORCH DOWN) SBS MODIFIED BITUMINOUS BASE SHEET (TORCH DOWN) 1/4" COVER BOARD (MECHANICALLY FASTENED) TAPERED + FLAT POLYISO ROOF INSULATION, 1/4" FT SLOPE @ ROOF, 1/2" FT SLOPE @ DRAIN SUMPS/CRICKETS, TYP. (R-30 AVERAGE), MECHANICALLY FASTENED. VAPOR BARRIER (ADHERED) (E) 1 1/2" METAL ROOF DECKING</p>	<p>INSULATION R-VALUE: R-30</p> <p>SBS MODIFIED BITUMINOUS CAP SHEET (TORCH DOWN) SBS MODIFIED BITUMINOUS INTERMEDIATE PLY (TORCH DOWN) SBS MODIFIED BITUMINOUS BASE SHEET (TORCH DOWN) 1/4" COVER BOARD (MECHANICALLY FASTENED) (2) TWO LAYERS, 2 1/2" THK. EACH OF FLAT POLYISO ROOF INSULATION - STAGGER/OFFSET LAYERS (5.2" THK. TOTAL: R-30) NOTE: 1/2" FT SLOPE @ DRAIN SUMPS/CRICKETS, TYP. VAPOR BARRIER (ADHERED) (E) 1 1/2" METAL ROOF DECKING (SLOPED)</p>

6 ROOF ASSEMBLY TYPES
Scale: NTS

CONVERSE WINKLER ARCHITECTURE

APPROVED: _____ DATE _____

ARCHITECT/ENGINEER OF RECORD _____ DATE _____

APPROVED FOR BID: _____

REBUILD PROJECT MANAGER _____ DATE _____

Designer: _____

Seal: _____

Key Plan: _____

REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **TYPICAL ROOF DETAILS & ROOF ASSEMBLY TYPES**

Submission: **BID SET**

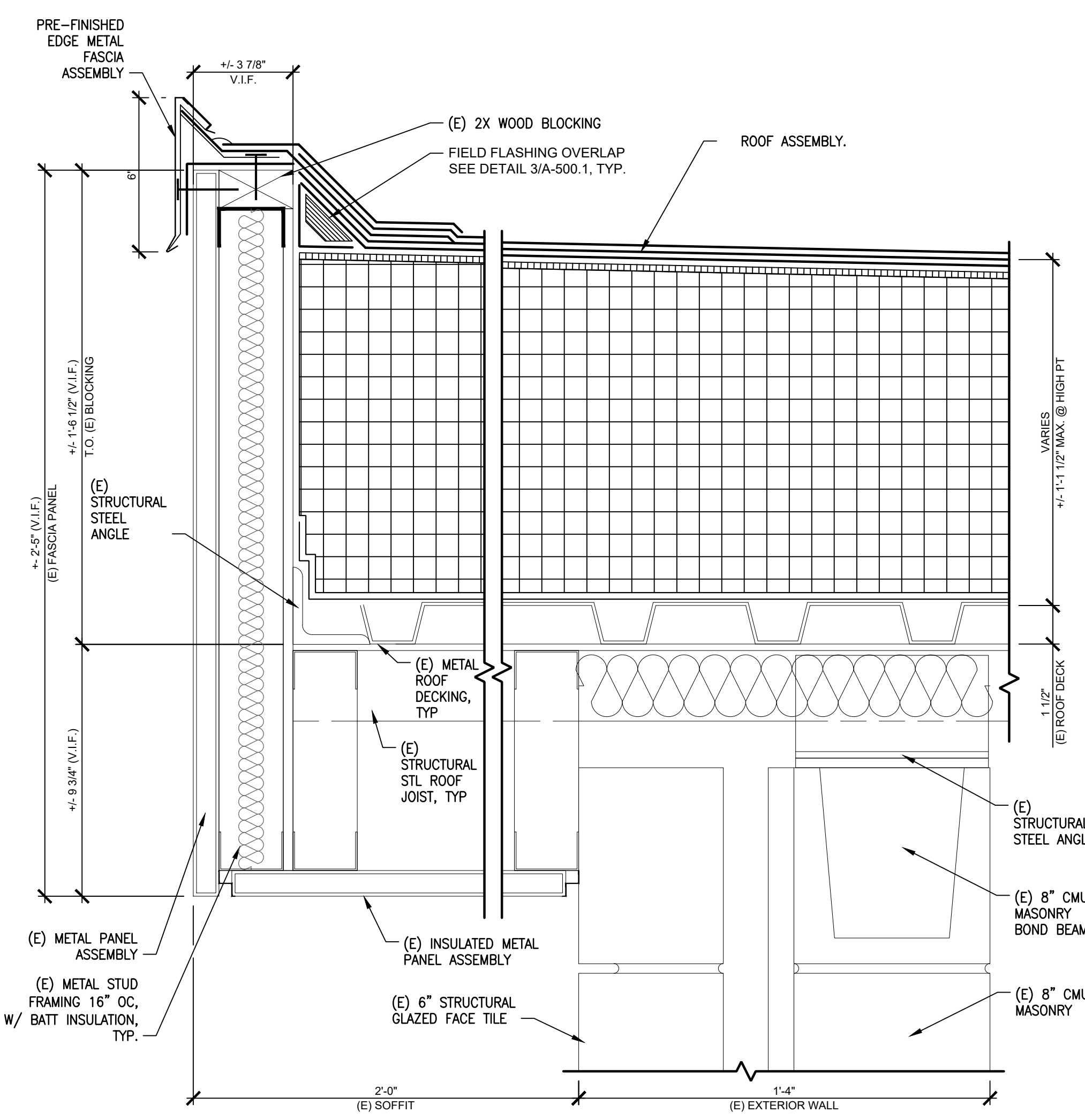
Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

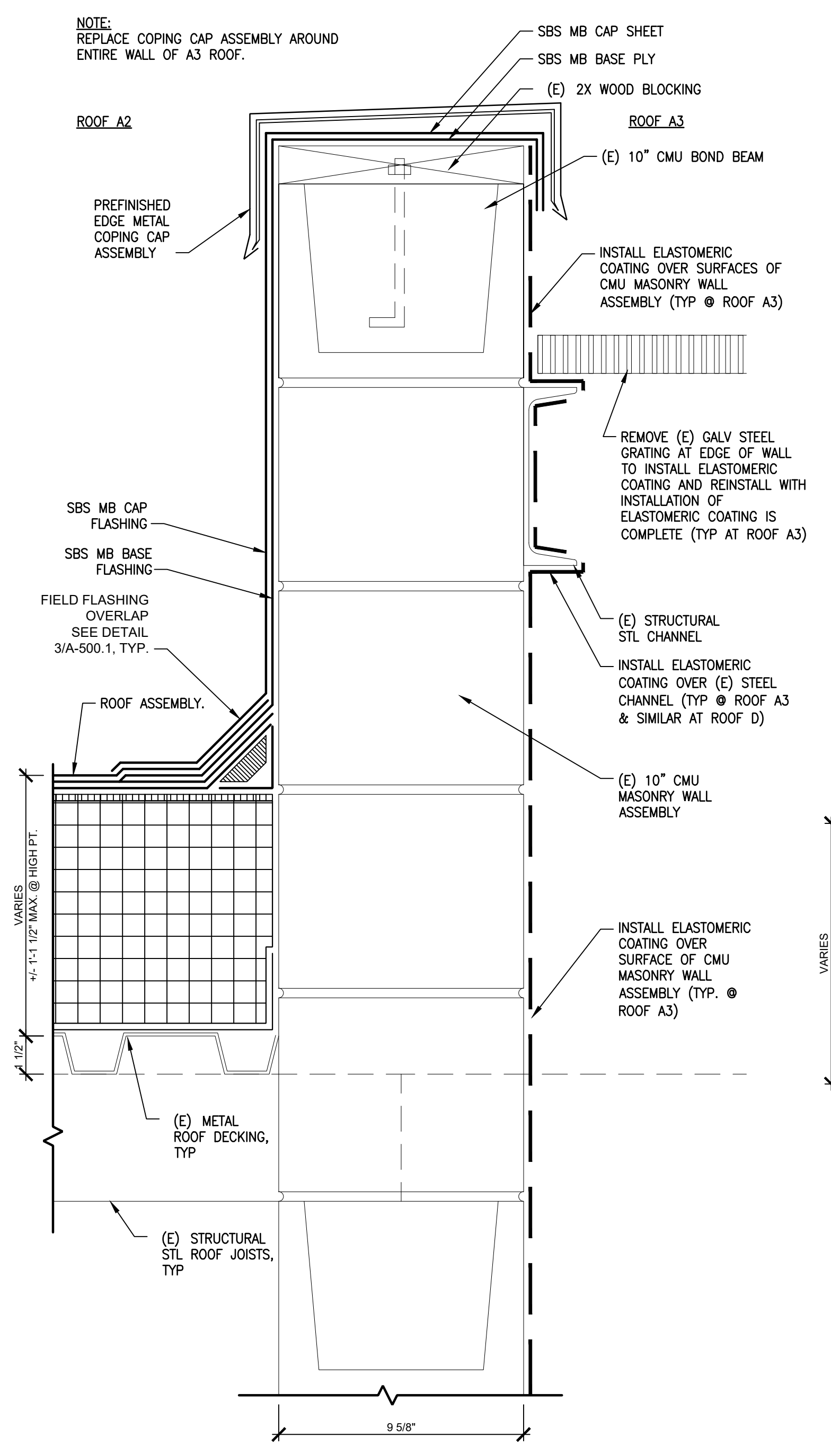
Task No.:	Drawn By: CO
Date: MAR 31, 2021	Checked By: AB
Work No.: 16517E-03-01 CW-1909.03	Drawing No.: A-500.3

Sheet No.: **19** of **29**

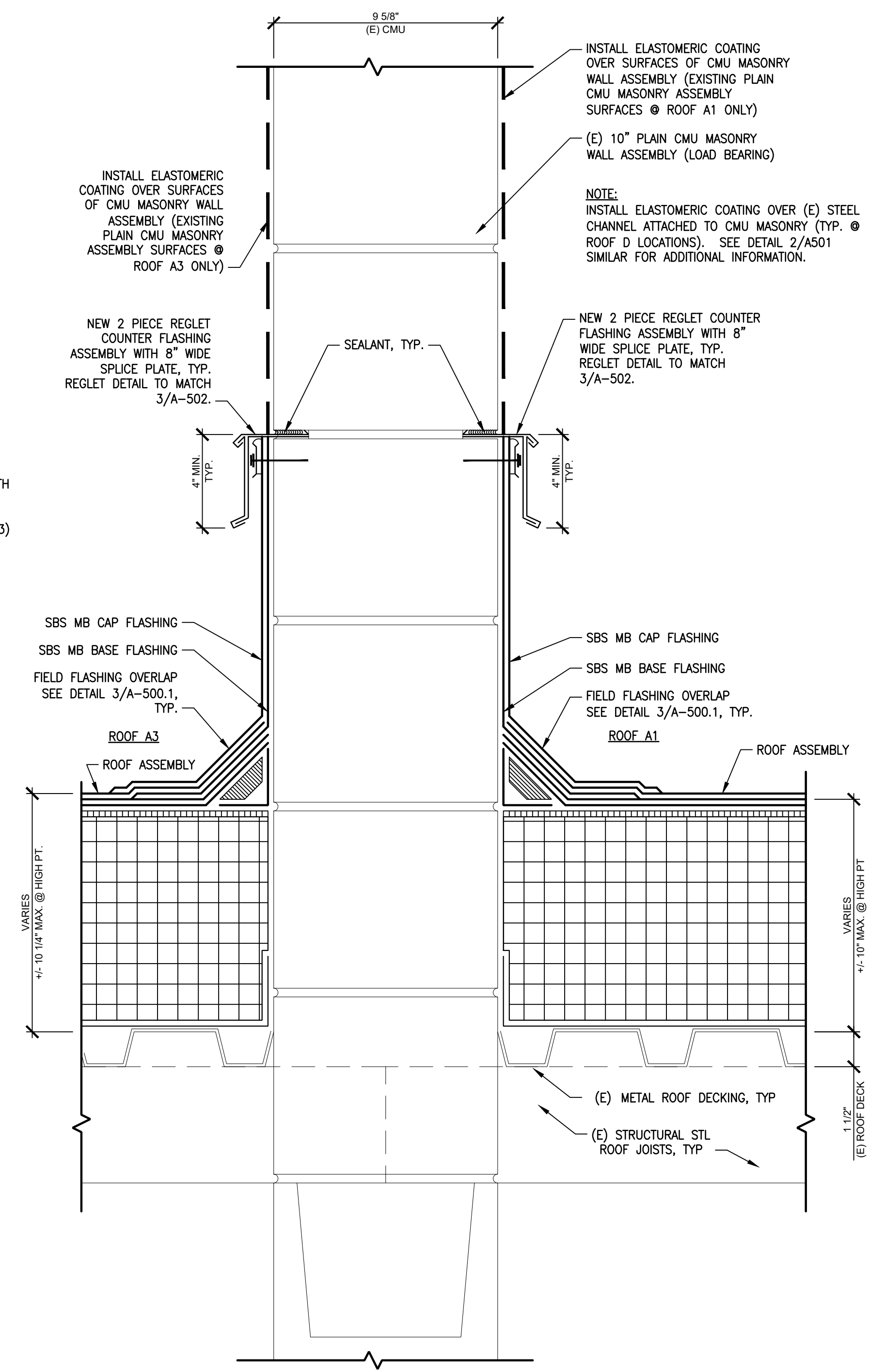
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3 ROOF EDGE DETAIL: A2
Scale: 3" = 1' - 0"



2 ROOF DETAIL: A2/A3
Scale: 3" = 1' - 0"



1 ROOF DETAIL: A1/A3
Scale: 3" = 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: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **OLDER ADULT CENTER ROOF DETAILS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

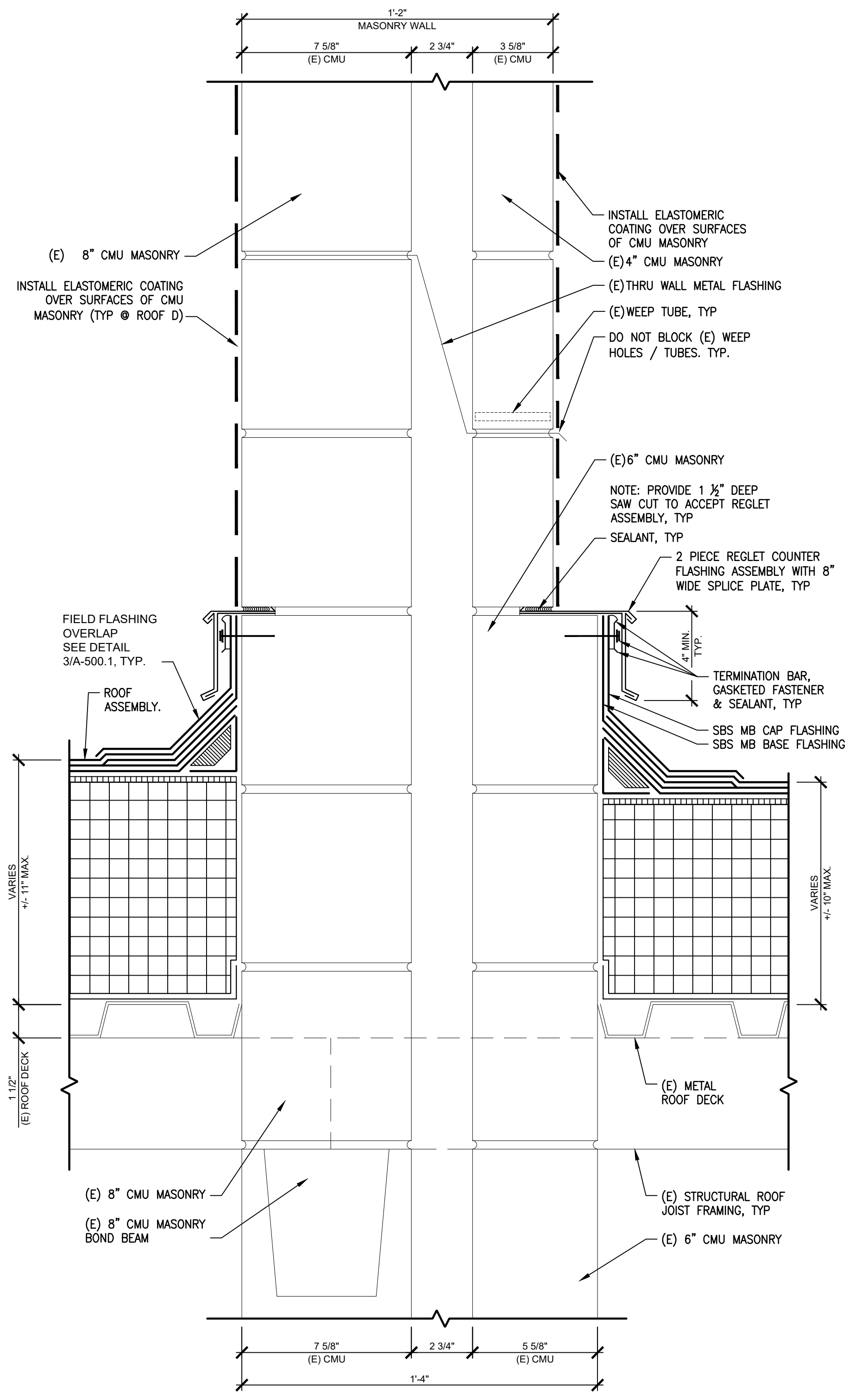
Task No.: _____ Drawn By: **CO**

Date: **MAR 31, 2021** Checked By: **AB**

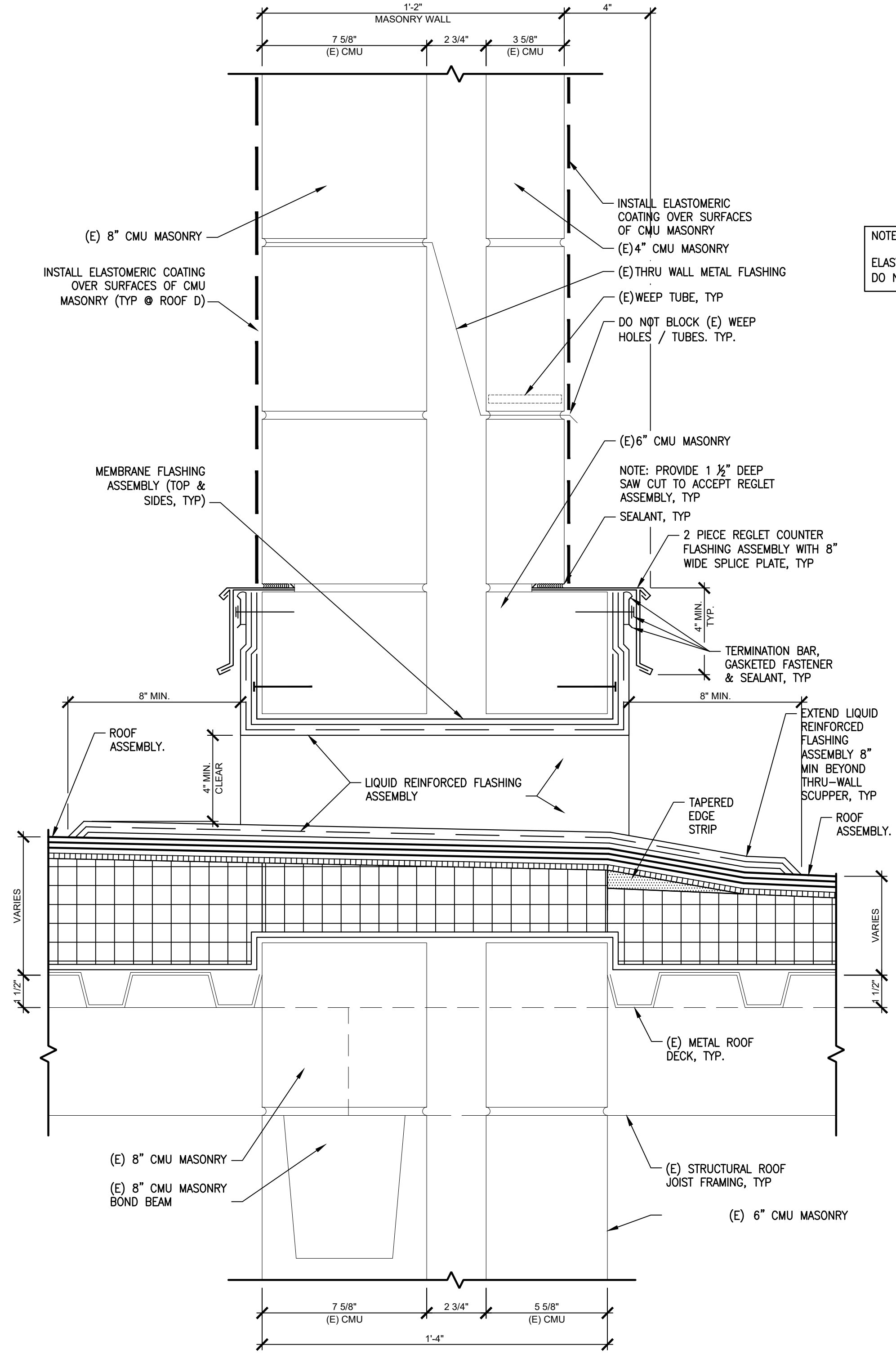
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Sheet No.: **20** of **29**

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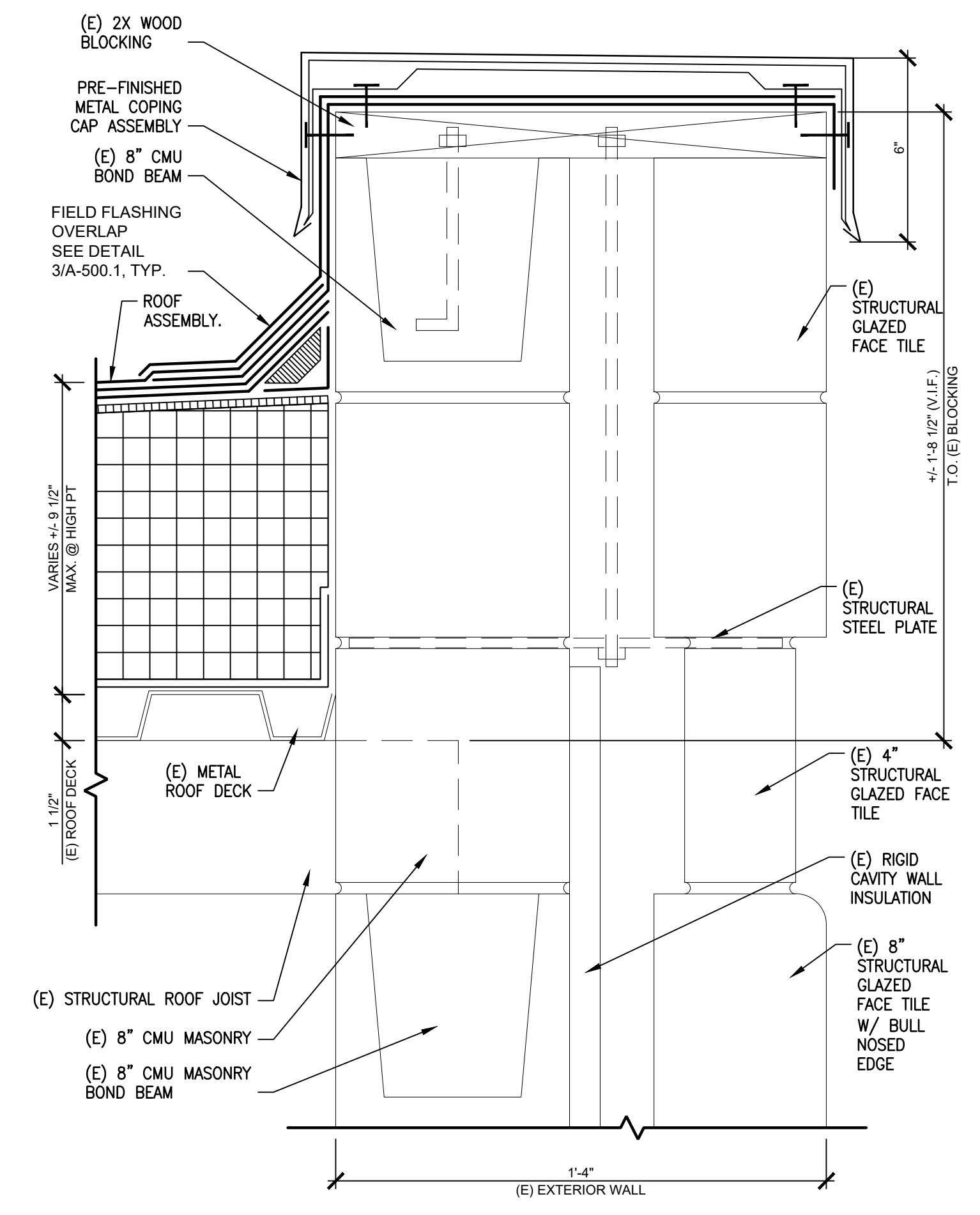


3 RISING WALL FLASHING / REGLET DETAIL: D/B2
Scale: 3" = 1' - 0"



2 THRU WALL SCUPPER DETAIL: D/B2
Scale: 3" = 1' - 0"

NOTE:
ELASTOMERIC COATING TO BE INSTALLED ONLY ON ROOF B2, D, A1, A2 & A3 CMU WALL SURFACES ONLY. DO NOT INSTALL ELASTOMERIC COATING OVER (E) STRUCTURAL GLAZED TILE SURFACES, TYP.



1 ROOF EDGE DETAIL: B2
Scale: 3" = 1' - 0"

APPROVED: _____

ARCHITECT/ENGINEER OF RECORD DATE _____

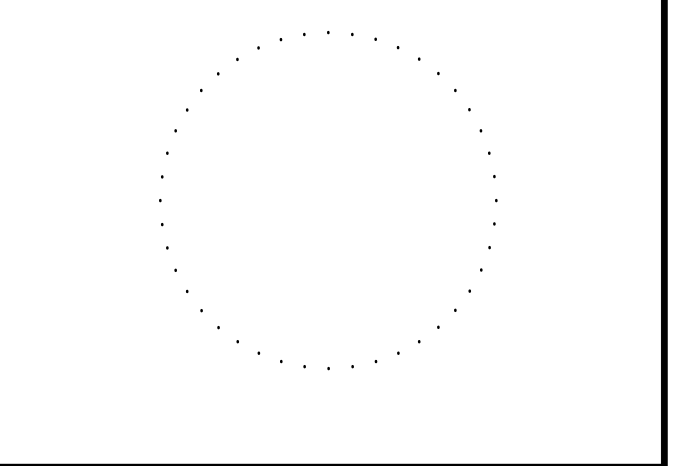
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REBUILD PROJECT MANAGER DATE _____

Designer: _____



Seal: _____



Key Plan: _____

REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **REC CENTER ROOF DETAILS**

Submission: **BID SET**

Project Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

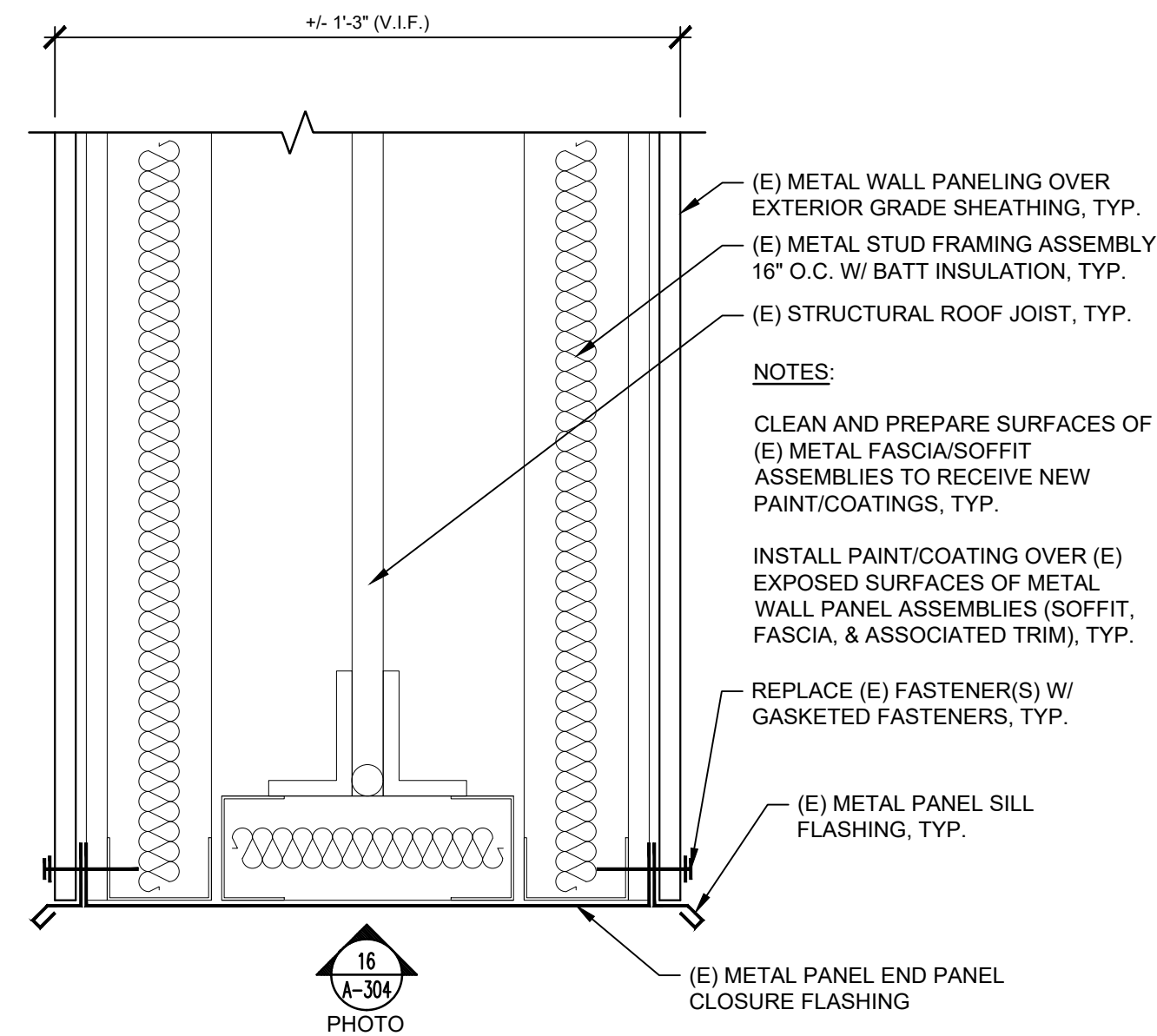
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Date: **MAR 31, 2021** Checked By: **AB**

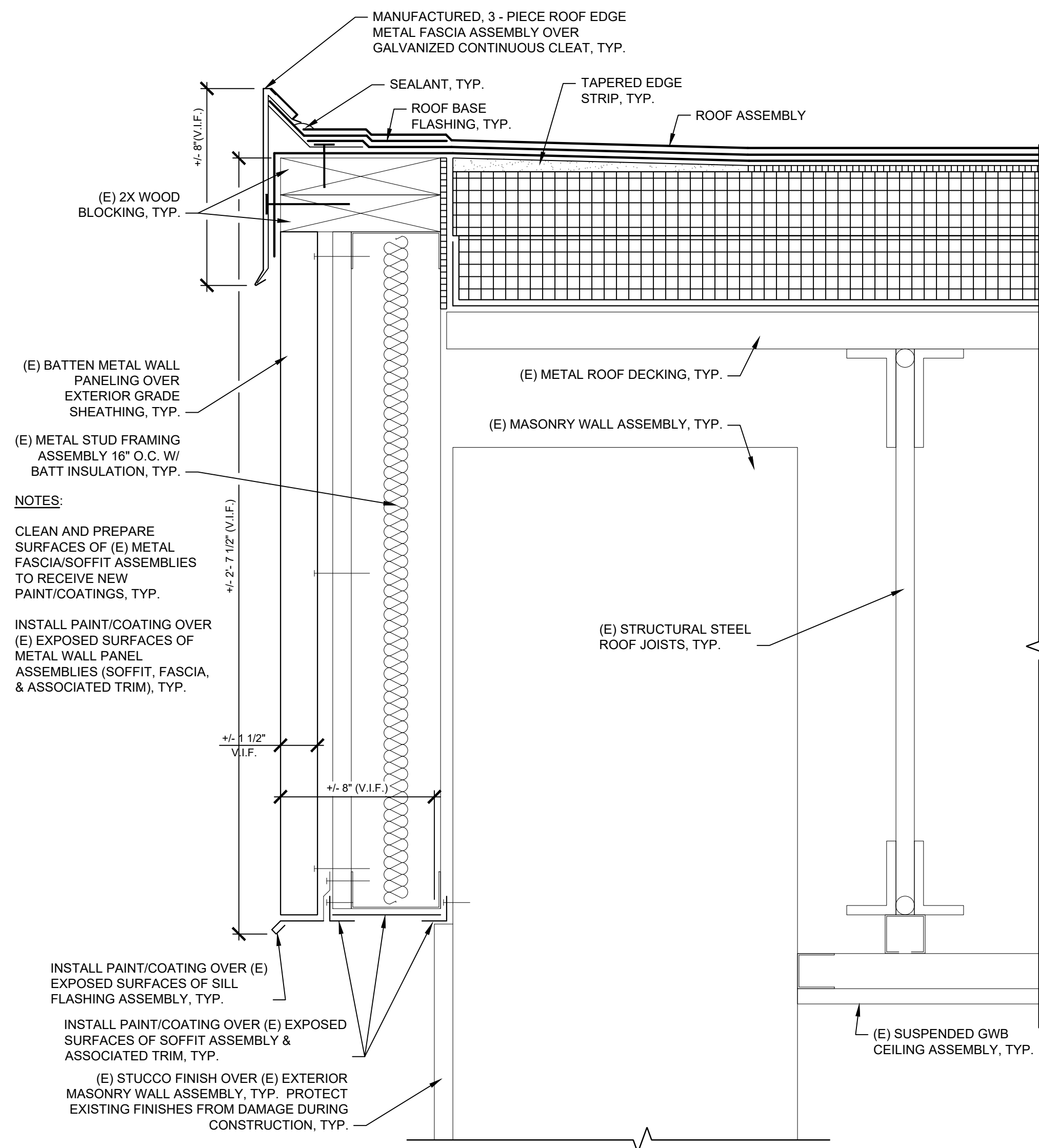
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Sheet No.: **21** of **29**

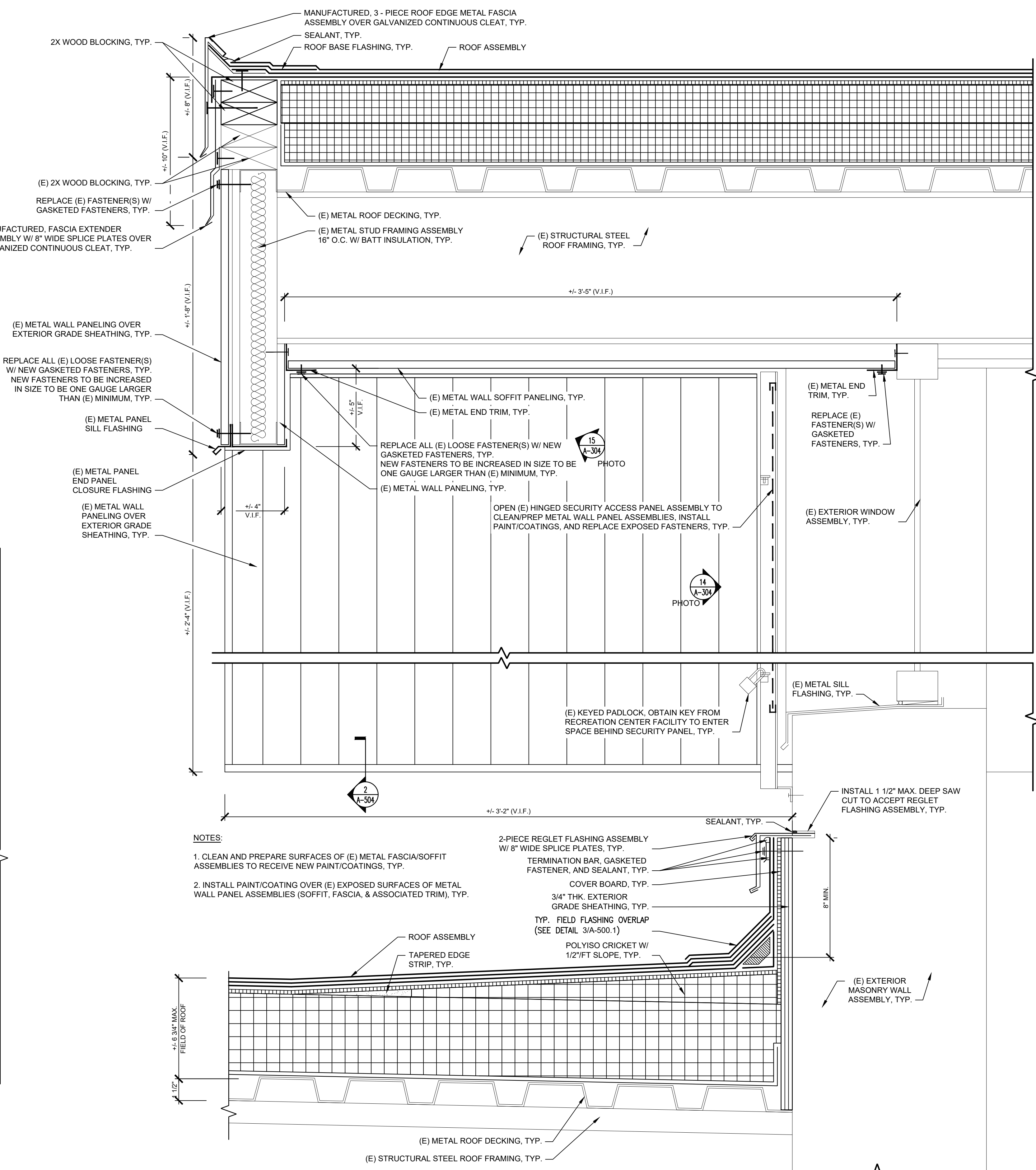
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2 JOIST SECTION @ OVERHANG
Scale: 3" = 1' - 0"



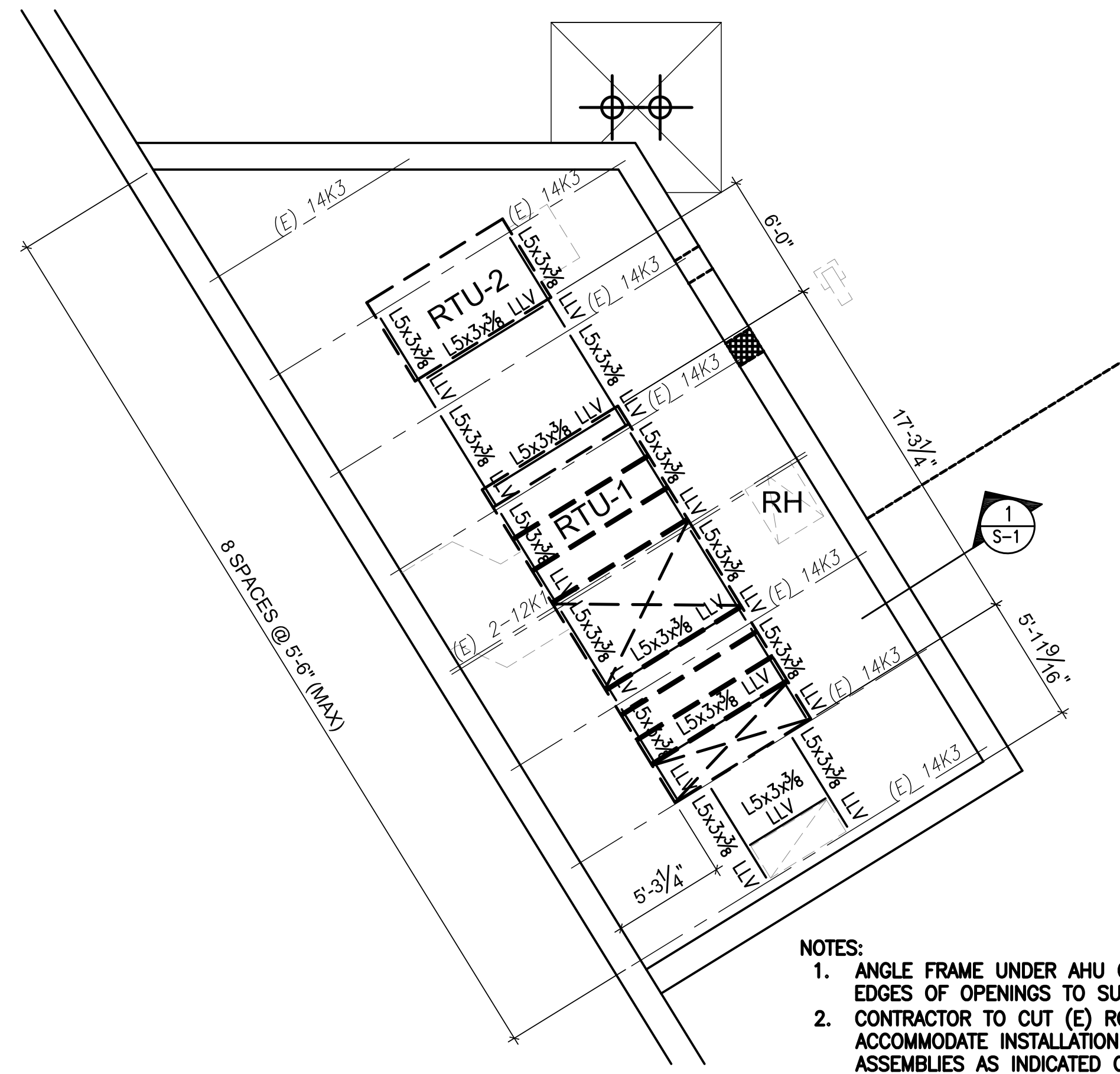
3 ROOF EDGE: B1D
Scale: 3" = 1' - 0"



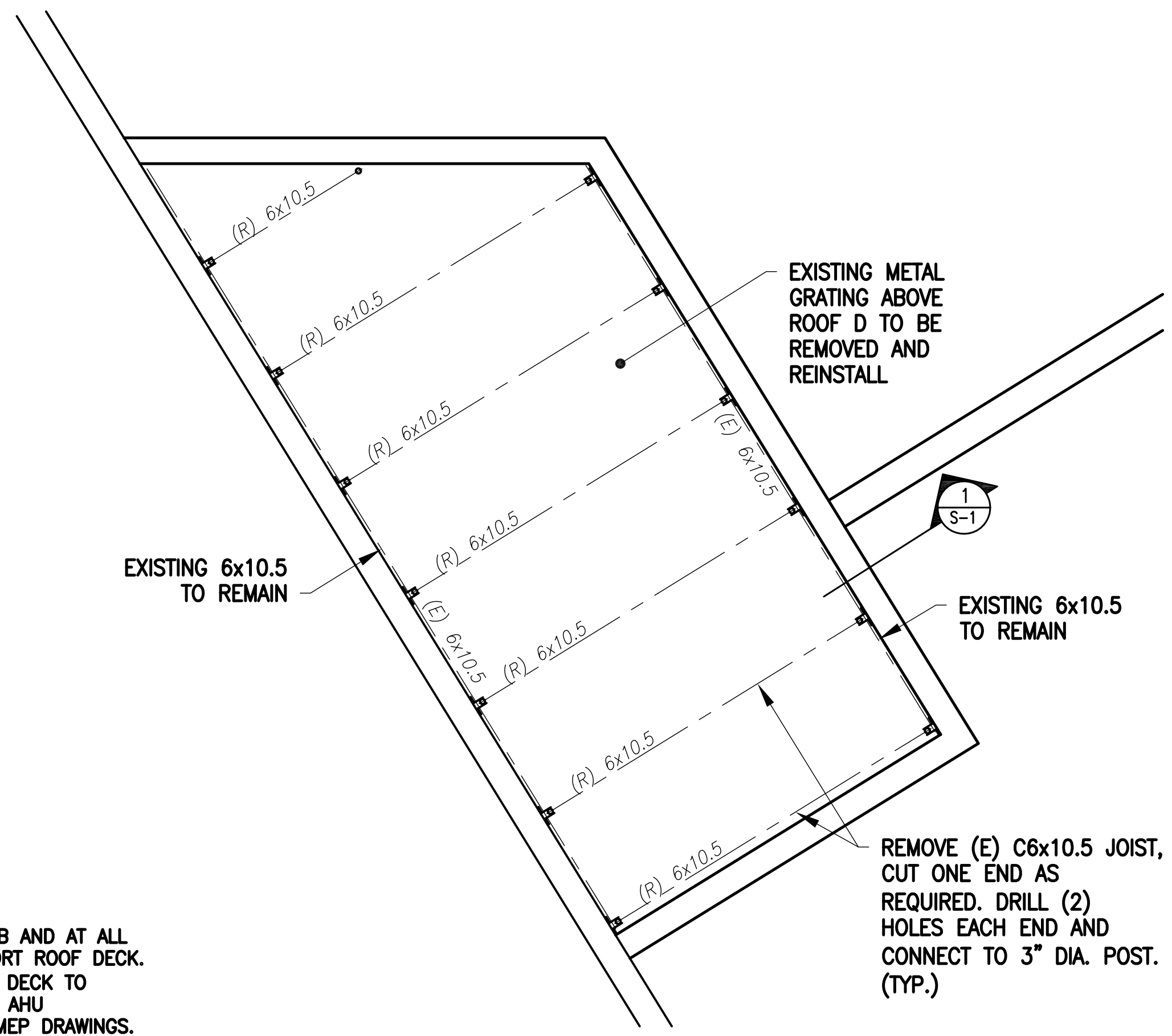
1 CLERESTORY SECTION
Scale: 3" = 1' - 0"

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ARCHITECT/ENGINEER OF RECORD	DATE	
APPROVED FOR BID:		
REBUILD PROJECT MANAGER	DATE	
Designer:		
Seal:		
Key Plan:		
REVISION	DESCRIPTION	DATE
Project:		
PELBANO REC CENTER ROOF REPLACEMENT		
Sheet Title:		
REC CENTER ROOF DETAILS		
Submission:		
BID SET		
Project Manager:		
ARIEL VAZQUEZ		
Consultant:		
CONVERSE WINKLER ARCHITECTURE		
Task No.:	Drawn By:	CO
Date:	Checked By:	AB
Work No.:	16517E-03-01	Draw No.:
CW-1909.03		A-504
Sheet No.:	23	of 29

3/10/21



AREA D - EXISTING ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



AREA D - EXISTING ROOF STEEL GRATING PLAN
SCALE: 3/16" = 1'-0"

- NOTES:**
1. ANGLE FRAME UNDER AHU CURB AND AT ALL EDGES OF OPENINGS TO SUPPORT ROOF DECK.
 2. CONTRACTOR TO CUT (E) ROOF DECK TO ACCOMMODATE INSTALLATION OF AHU ASSEMBLIES AS INDICATED ON MEP DRAWINGS.

STRUCTURAL DESIGN AND CONSTRUCTION NOTES

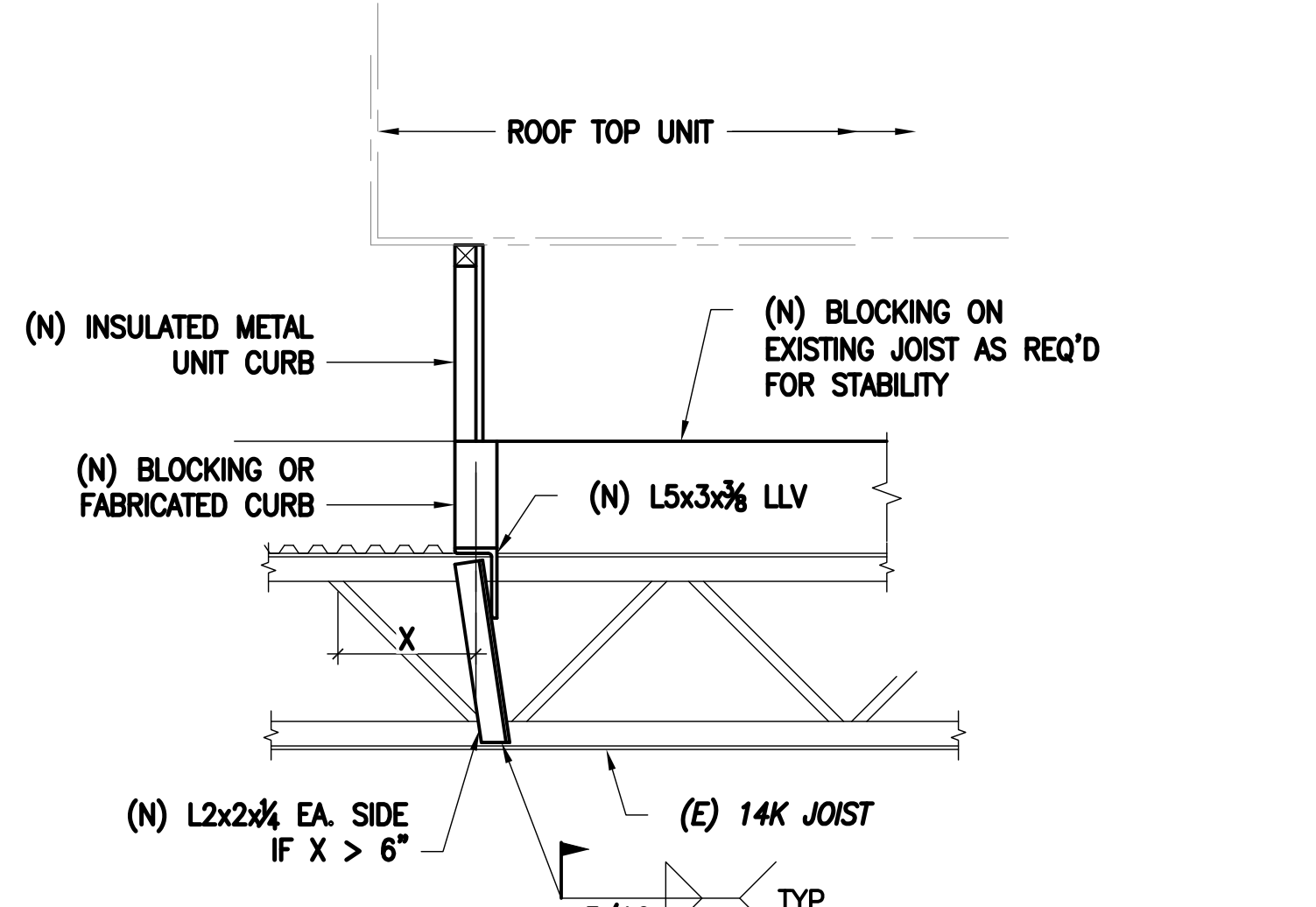
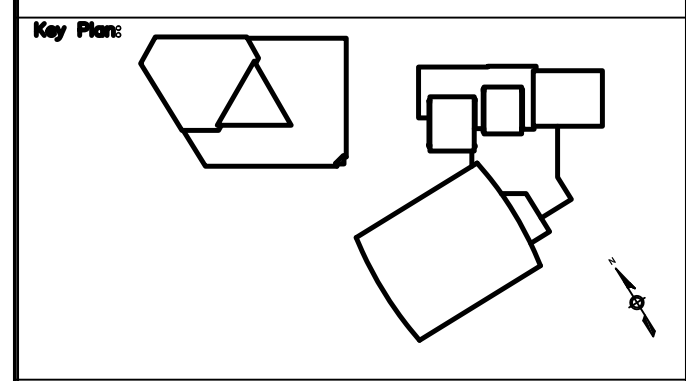
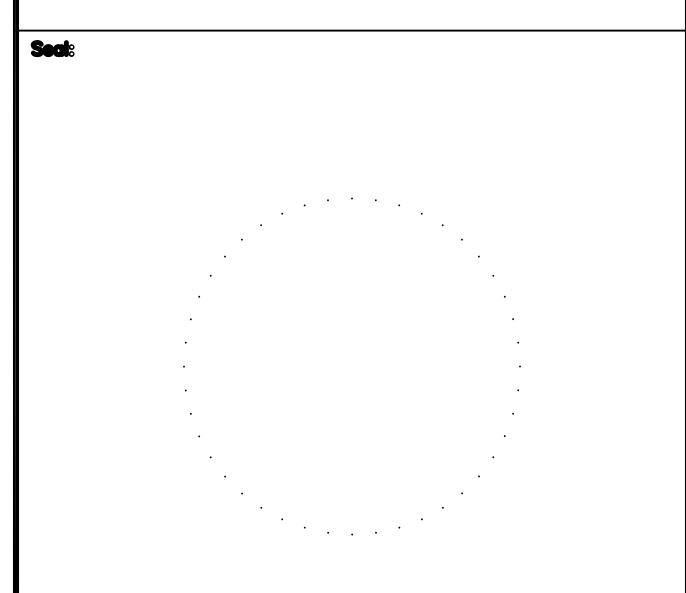
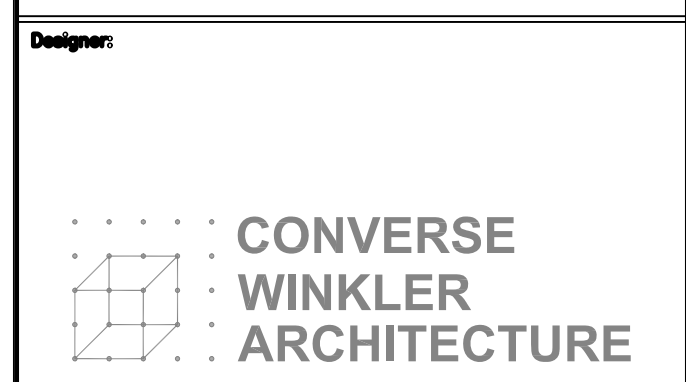
- I. CODES, STANDARDS AND SPECIFICATIONS**
A. 2018 INTERNATIONAL BUILDING CODE
- II. DESIGN CRITERIA**
A. ROOF DESIGN LOAD:
RISK CATEGORY = II
GROUND SNOW LOAD = 25 PSF
SNOW EXPOSURE FACTOR, $C_e = 1.0$
SNOW IMPORTANCE FACTOR, $I_s = 1.0$
THERMAL FACTOR, $C_t = 1.0$
SNOW SLOPE FACTOR, $C_s = 1.0$
ROOF SNOW LOAD, $P_f = 0.7C_eC_tI_sP_g = 17.5$
MINIMUM SNOW LOAD = 20 PSF
SNOW DRIFT $P_d = 51.75$ PSF, WIDTH $w = 12$ FT
DEAD LOAD = 20 PSF
- B. MATERIAL AND STRENGTHS**
1. STEEL
a. W-SHAPES..... ASTM A992, $F_y = 50$ KSI;
b. CHANNELS, ANGLES, PLATES, BARS..... ASTM A36, $F_y = 36$ KSI
c. HIGH STRENGTH BOLTS..... ASTM A325N, $F_u = 105$ KSI
- III CONSTRUCTION**
A. EXISTING CONDITIONS
1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PRODUCING SHOP DRAWINGS.
2. IF THE EXISTING CONDITIONS DO NOT PERMIT THE PERFORMANCE OF THE WORK WITH THE DETAILS SHOWN, NOTIFY THE ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION SHOWING THE PROBLEM, CONFLICT OR INTERFERENCE.
3. PROVIDE TEMPORARY BARRIERS, SHEETING SHORING AND/OR BRACING AS REQUIRED TO PROTECT EXISTING UTILITIES, STRUCTURES AND FACILITIES DURING CONSTRUCTION.

APPROVED:

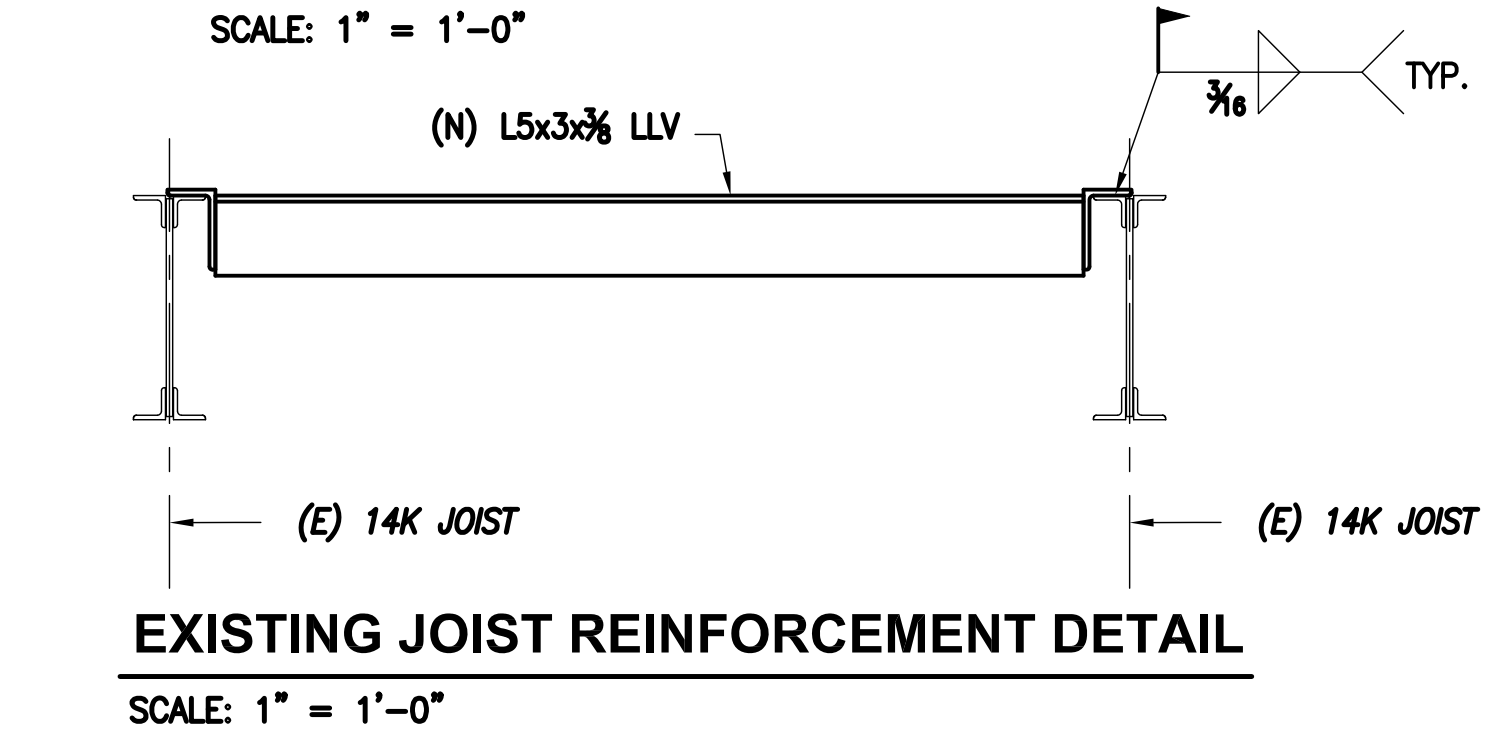
ARCHITECT/ENGINEER OF RECORD _____ DATE _____

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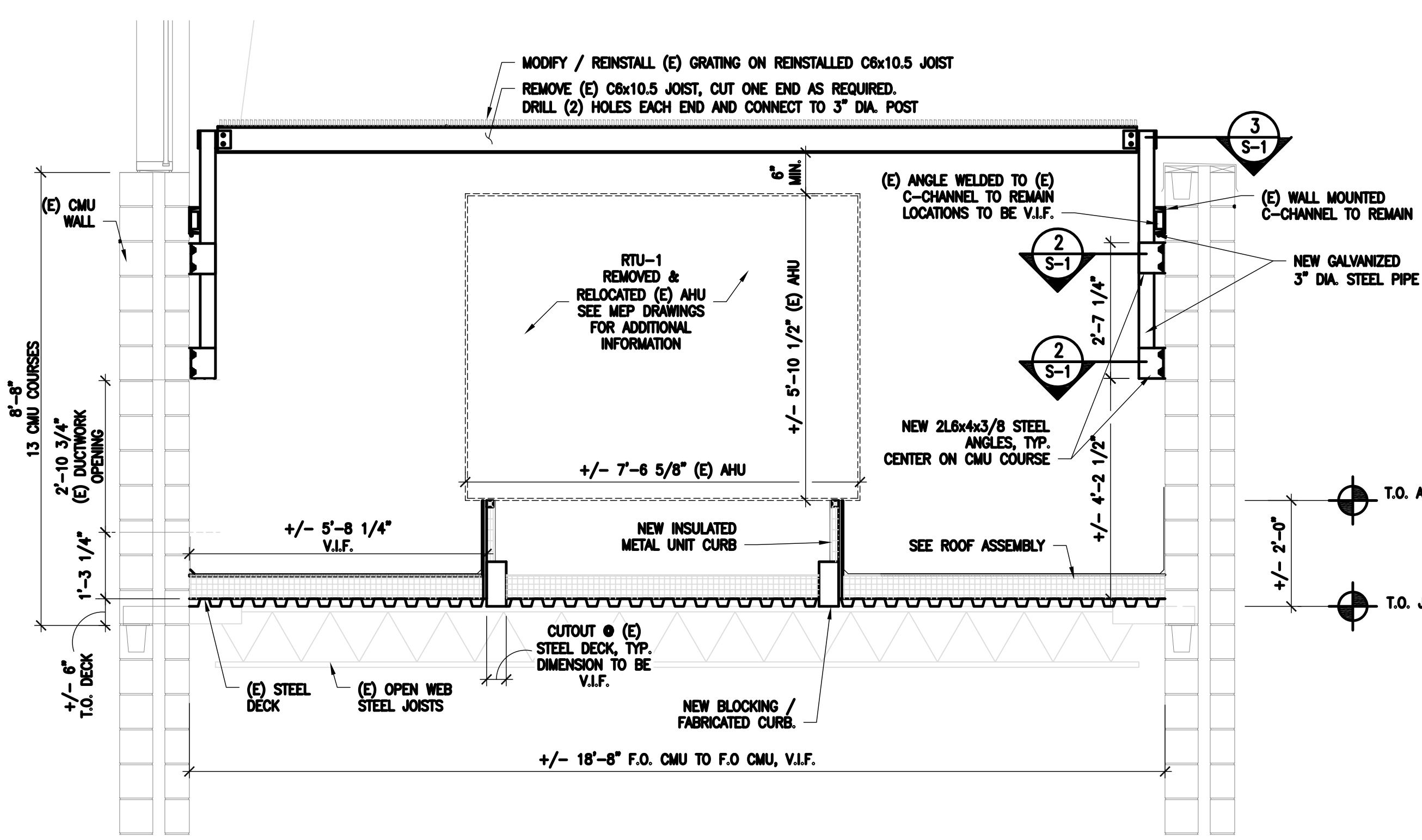
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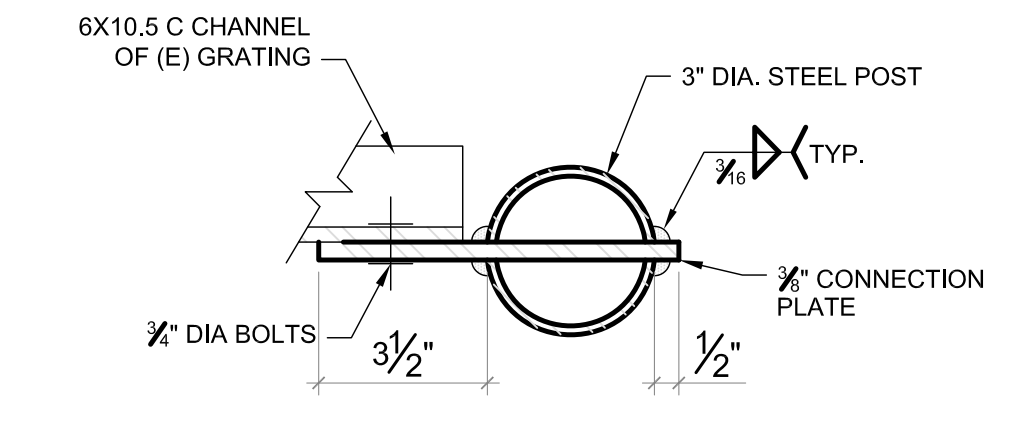
EXISTING JOIST REINFORCEMENT SECTION
SCALE: 1" = 1'-0"



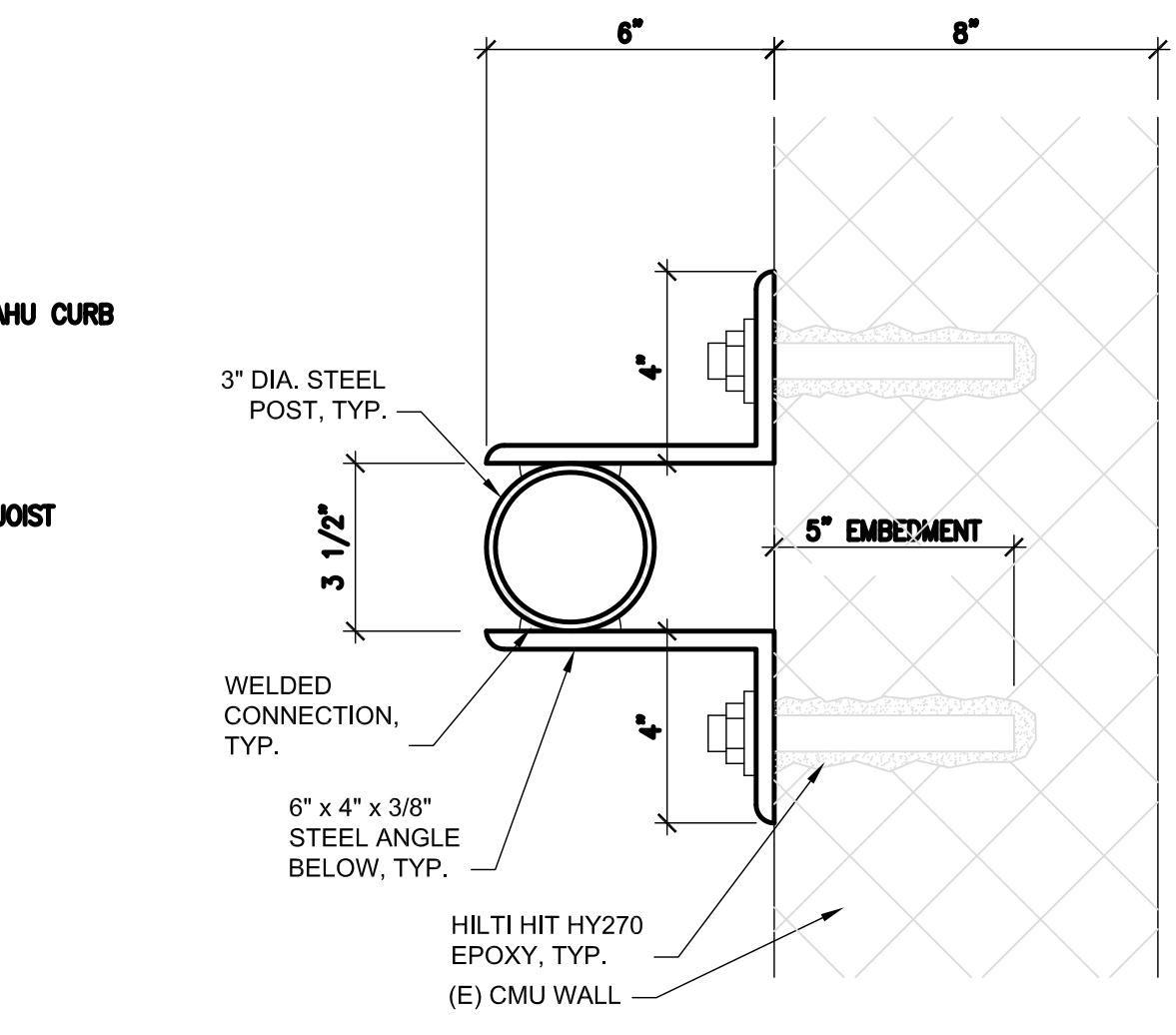
EXISTING JOIST REINFORCEMENT DETAIL
SCALE: 1" = 1'-0"



ROOF SECTION 1
SCALE: 1/2" = 1'-0"



(E) C6 TO POST CONNECTION DETAIL 3
SCALE: 3" = 1'-0"



POST CONNECTION DETAIL 2
SCALE: 3" = 1'-0"

REVISION	DESCRIPTION	DATE

Project:
**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

Submission: BID SET

Engineering Manager: ARIEL VAZQUEZ

Consultant: CONVERSE WINKLER ARCHITECTURE

Task No.: _____ Drawn By: _____

Date: _____ Checked By: _____

Work No.: 16517E-03-01
CW-1909.03

S-1

Sheet No.: _____ of XX

3/25/21

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ABBREVIATIONS

AC	AIR CONDITIONING	ID	INSIDE DIAMETER
AD	ACCESS DOOR	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	IN/WG	INCHES WATER GAUGE
AHU	AIR HANDLING UNIT		
AP	ACCESS PANEL		
		KW	KILOWATT
BHP	BRAKE HORSEPOWER		
BLDG	BUILDING	MAX	MAXIMUM
BLR	BOILER	MBH	1000 BTU PER HOUR
BTUH	BRITISH THERMAL UNITS PER HOUR	MIN	MINIMUM
		MOD	MOTOR OPERATED DAMPER
		MVD	MANUAL VOLUME DAMPER
CD	CEILING DIFFUSER	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NORMALLY OPEN
CI	CAST IRON	NTS	NOT TO SCALE
CLG	CEILING		
CO	CLEANOUT	OA	OUTSIDE AIR
COL	COLUMN	OD	OUTSIDE DIAMETER
CUH	CABINET UNIT HEATER	OPNG	OPENING
CH	CHILLER		
CHWS	CHILLED WATER SUPPLY		
CHWS	CHILLED WATER RETURN		
COND	CONDENSATE		
		P-	PUMP
DET	DETAIL	PD	PRESSURE DIFFERENTIAL
DIA/Ø	DIAMETER	PH	PHASE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PSIG	POUNDS PER SQUARE INCH GAUGE
		PTAC	PACKAGE TERMINAL AIR CONDITIONER
EA	EXHAUST AIR	REV	REVISION
EAT	ENTERING AIR TEMPERATURE	RH	RELATIVE HUMIDITY
EC	EXPANSION COMPENSATOR	RHC	REHEAT COIL
EF	EXHAUST FAN	RL	REFRIGERANT-LIQUID
ESP	EXTERNAL STATIC PRESSURE	RS	REFRIGERANT - SUCTION
EWT	ENTER WATER TEMPERATURE	RS	REFRIGERANT - SUCTION
ET	EXPANSION TANK	RPM	REVOLUTIONS PER MINUTE
ER	EXHAUST REGISTER		
AS	AIR SEPERATOR	SA	SUPPLY AIR
FCU	FAN COIL UNIT	SF	SUPPLY FAN
FD	FIRE DAMPER	SPEC	SPECIFICATION
FIL	FILTER	SQ. FT./ ∅	SQUARE FOOT
FLEX	FLEXIBLE	SR	SUPPLY REGISTER
FLR	FLOOR		
FPM	FEET PER MINUTE	T	THERMOSTAT
FPS	FEET PER SECOND	TEMP	TEMPERATURE
FT	FEET/FOOT	TSP	TOTAL STATIC PRESSURE
FTIR	FIN TUBE RADIATION	TYP	TYPICAL
G	GAS (NATURAL)	UH	UNIT HEATER
GA	GAUGE		
GAL	GALLON		
GPM	GALLONS PER MINUTE	VTR	VENT THROUGH ROOF
GR	GRILLE		
HC	HEATING COIL	WH	WALL HEATER
HD	HEAD	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HP	HORSEPOWER	WB	WET BULB
HR	HOUR		
HT	HEIGHT		
HUM	HUMIDITY		
HWS	HOT WATER SUPPLY (HEATING)		
HWR	HOT WATER RETURN (HEATING)		
HZ	HERTZ		

SINGLE LINE	DOUBLE LINE	DESCRIPTION
		SUPPLY AIR FLOW
		RETURN/EXHAUST AIR FLOW
		SUPPLY/OUTSIDE AIR DUCT
		RETURN/EXHAUST AIR DUCT
		RECTANGULAR SUPPLY DUCT ELBOW (UP & DN.)
		RECTANGULAR RETURN/EXHAUST DUCT (UP & DN.)
		DENOTES RECTANGULAR DUCT SIZE IN INCHES (DIMENSIONS INSIDE CLEAR)
		SUPPLY AIR TERMINALS CEILING OR DUCT MOUNTED (SQUARE, RECTANGULAR, CIRCULAR & SIDEWALL W/AIR VOLUME EXTRACTOR) CFM, SIZE & TYPE AS NOTED
		EXHAUST/RETURN AIR TERMINAL CFM, SIZE & TYPE AS NOTED
		DUCT RISING IN DIRECTION OF ARROW
		TRANSITION DUCT CONCENTRIC & ECCENTRIC
		FLEXIBLE CONNECTION
		MOTOR OPERATED DAMPER (OPPOSED BLADE)
		MOTOR OPERATED DAMPER (PARALLEL BLADE)
		SQUARE VANED ELBOW
		RISER DESIGNATION
		POINT OF CONNECTION TO EXISTING
		POINT OF DISCONNECTION

SINGLE LINE	DESCRIPTION
	SHUT-OFF VALVE - (SEE SPEC'S FOR TYPE)
	BALANCING VALVE - (SEE SPEC'S FOR TYPE)
	CHECK VALVE - (SEE SPEC'S FOR TYPE)
	PRESSURE REDUCING VALVE
	GAS COCK
	PITCH DOWN IN DIRECTION OF ARROW
	RISER UP
	RISER DOWN
	VALVE IN RISER
	VALVE IN DROP
	ELBOW - 90
	ELBOW - 45
	LATERAL CONNECTION
	TEE CONNECTION
	CROSS CONNECTION
	BASE ELBOW
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	DIRECTION OF FLOW
	PIPE ANCHOR
	PIPE GUIDE
	3-WAY CONTROL VALVE
	PRESSURE GAUGE W/GAUGE COCK (SEE SPEC'S FOR RANGE)
	THERMOMETER-DIAL (SEE SPEC'S FOR RANGE)
	THERMOMETER-STEM (SEE SPEC'S FOR RANGE)
	THERMOMETER-TEST WELL
	PRESSURE TEST FITTING
	COMBINATION PRESSURE/TEMPERATURE TEST WALL
	PUMP
	THERMOSTAT
	Y" TYPE STRAINER (W/HOSE END VALVE)
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	SHUT-OFF & BALANCE VALVE W/PRESSURE TAPS
	2-WAY CONTROL VALVE

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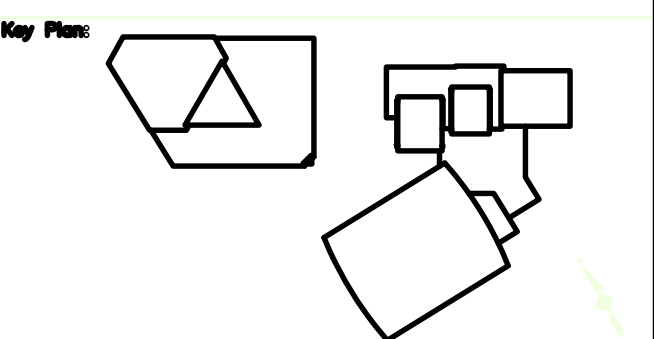
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REBUILD PROJECT MANAGER DATE

Designer:



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REVISION DESCRIPTION DATE

Project: PELBANO REC CENTER ROOF REPLACEMENT

Sheet Title: MECHANICAL COVER SHEET

Submission: BID SET

Engineering Manager: ARIEL VAZQUEZ

Consultant: CONVERSE WINKLER ARCHITECTURE

Task No.: Drawn By: GMB

Date: Checked By: WJ

Drawing No.: 16517E-03-01 CW-1909.03 M-00.1

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GENERAL MECHANICAL NOTES:

1. THE INSTALLING CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS. THIS PROJECT HAS BEEN DESIGNED ACCORDING TO THE FOLLOWING APPLICABLE CODES, AS REQUIRED
 - A. PENNSYLVANIA UNIFORM CONSTRUCTION CODE.
 - B. INTERNATIONAL MECHANICAL CODE – 2009.
 - C. INTERNATIONAL BUILDING CODE – 2009.
 - D. INTERNATIONAL BUILDING CODE – 2015 (ONLY CHAPTER 11– ACCESSIBILITY AND APPENDIX E).
 - E. INTERNATIONAL ENERGY CONSERVATION CODE – 2009.
 - F. BARRIER FREE REQUIREMENT PER ICC/ANSI A117.1–2003.
 REFER TO SHEET CS COVER SHEET FOR ADDITIONAL CODE REFERENCES.
2. ALL MECHANICAL EQUIPMENT AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THEIR CODE APPROVED LISTINGS.
3. ALL SHEET METAL DUCTWORK SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF S.M.A.C.N.A. LOW PRESSURE SYSTEM, AND APPLICABLE LOCAL OR STATE CODES.
4. CAP ALL OPEN DUCT SYSTEM ENDS AND COVER ALL OPEN SUPPLY AND RETURN POINTS DURING CONSTRUCTION TO MINIMIZE DEBRIS ENTRY.
5. WHILE THE CONTRACT DRAWINGS SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE, THE ARCHITECT'S/ENGINEER'S RIGHT IS RESERVED TO VARY THE RUN AND SIZE OF DUCTS DURING THE PROGRESS OF THE WORK IF REQUIRED.
6. THE DUCTWORK SHALL BE CONTINUOUS, WITH AIRTIGHT JOINTS AND SEAMS PRESENTING A SMOOTH SURFACE ON THE INSIDE AND NEATLY FINISHED ON THE OUTSIDE. DUCTS SHALL BE CONSTRUCTED WITH CURVES AND BENDS AS TO EFFECT AN EASY FLOW OF AIR. UNLESS OTHERWISE SHOWN ON THE CONTRACT DRAWINGS, THE INSIDE RADIUS OF ALL CURVES AND BENDS SHALL BE NOT LESS THAN WIDTH OF DUCTS IN PLANE OF BEND.
7. ALL RECTANGULAR DUCTWORK, UNLESS OTHERWISE NOTED, SHALL BE BUILT FROM GALVANIZED SHEET STEEL.
8. ALL AIR DISTRIBUTION SYSTEM JOINTS, SEAMS, TAKE-OFFS, OPENINGS OF THE AIR HANDLER CABINET, AND CONNECTIONS SHALL BE SEALED WITH DUCT MASTIC. ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH FLEXIBLE CONNECTION AT ALL DUCTWORK CONNECTIONS. SYSTEM AIR LEAKAGE INTO UNCONDITIONED SPACES SHALL NOT EXCEED 5% OF TOTAL SYSTEM AIRFLOW AT 25 PA. (0.1 INCHES WC)
9. ALL NEW DUCTWORK TO BE CONSTRUCTED AND INSTALLED PER SMACKNA STANDARDS.
10. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A RIGGING PLAN FOR APPROVAL, PRIOR TO BRINGING CRANE ON SITE FOR THE REMOVAL AND REPLACEMENT OF THE ROOFTOP UNITS.

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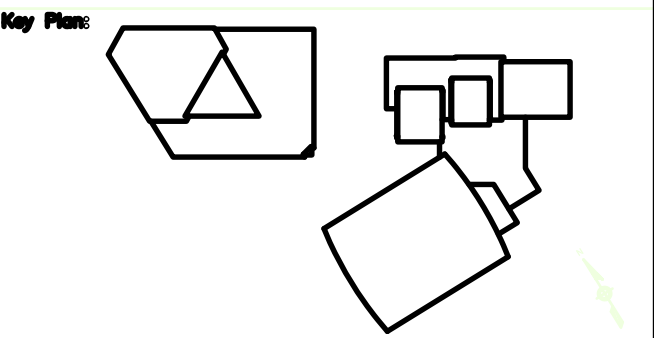
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Designer:



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REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **GENERAL MECHANICAL NOTES**

Submission: **BID SET**

Engineering Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: Drawn By: **GMB**

Date: Checked By: **UJ**

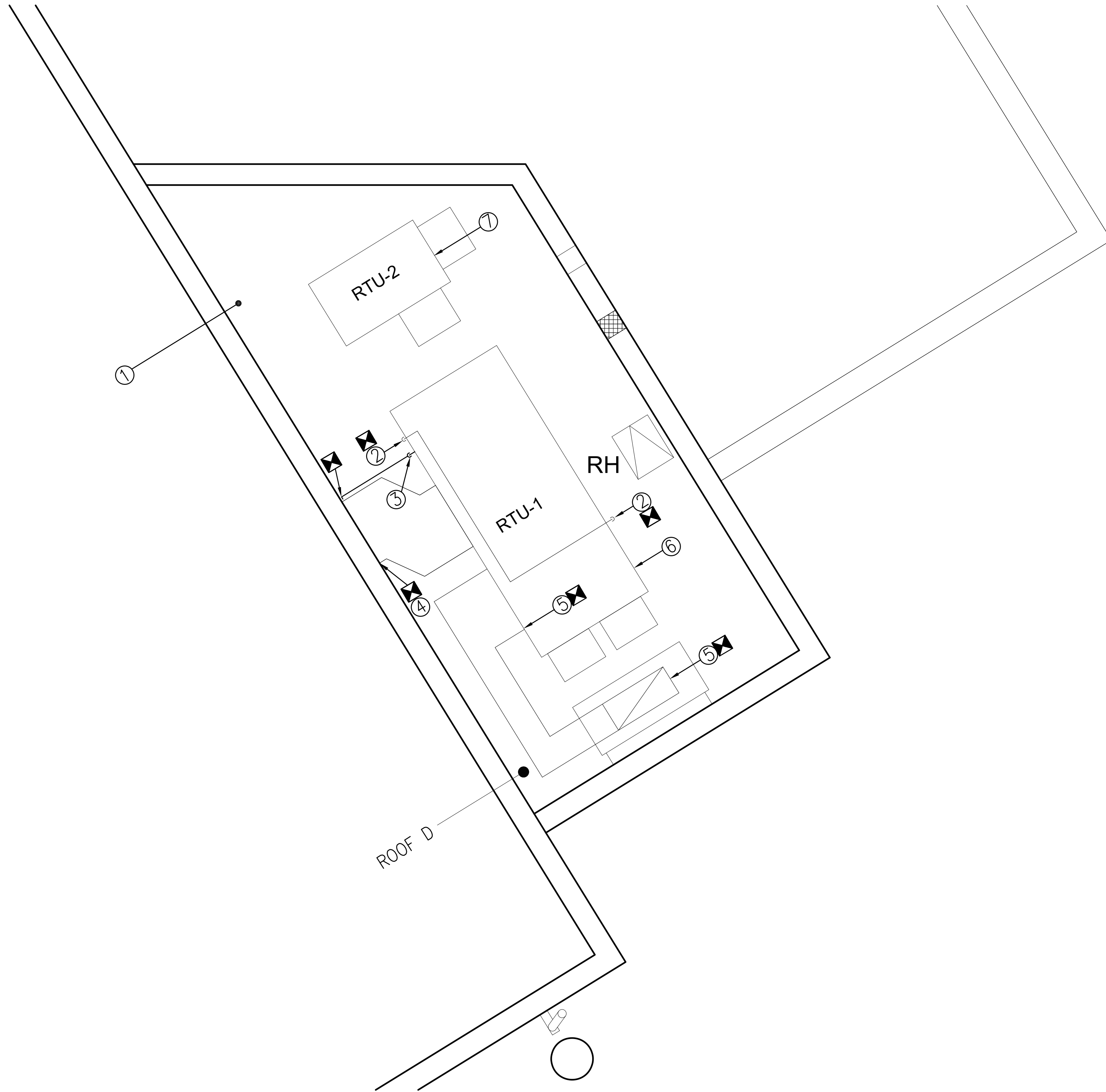
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 CW-1909.03

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PARTIAL ROOF PLAN - DEMOLITION

SCALE: $\frac{1}{4}" = 1'-0"$

DEMOLITION SHEET NOTES

- ① REMOVE EXISTING GRATING AND PLACE AT A LOCATION FOR TEMPORARY STORAGE AND STAGING BY GENERAL CONTRACTOR.
- ② REMOVE EXIST GAS LINE AT ROOF TO POINT(S) INDICATED.
- ③ REMOVE EXIST CONDENSATE LINE TO POINT(S) INDICATED.
- ④ REMOVE EXIST SUPPLY AIR DUCTWORK TO POINT(S) INDICATED AND DISPOSE.
- ⑤ REMOVE EXIST RETURN AIR DUCTWORK TO POINT(S) INDICATED AND DISPOSE.
- ⑥ REMOVE EXIST RTU-1, PLACE UNIT AT A LOCATION FOR TEMPORARY STORAGE AND STAGING.
- ⑦ REMOVE EXIST RTU-2, PLACE UNIT AT A LOCATION FOR TEMPORARY STORAGE AND STAGING.

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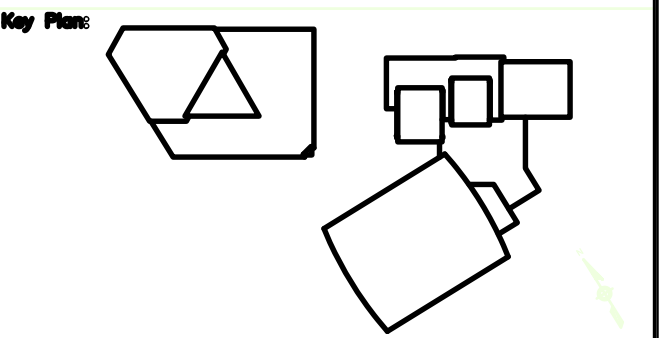
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Scale:



REVISION	DESCRIPTION	DATE

Project:

**PELBANO REC CENTER
ROOF REPLACEMENT**

Sheet Title:

MECHANICAL
DEMOLITION
PARTIAL PLAN

Submission:

BID SET

Engineering Manager:

ARIEL VAZQUEZ

Consultant:

CONVERSE WINKLER ARCHITECTURE

Task No.:

Drawn By: GMB

Date:

Checked By: UJ

Task No.:

16517E-03-01

Drawing No.:

CW-1909.03

MD-1.00

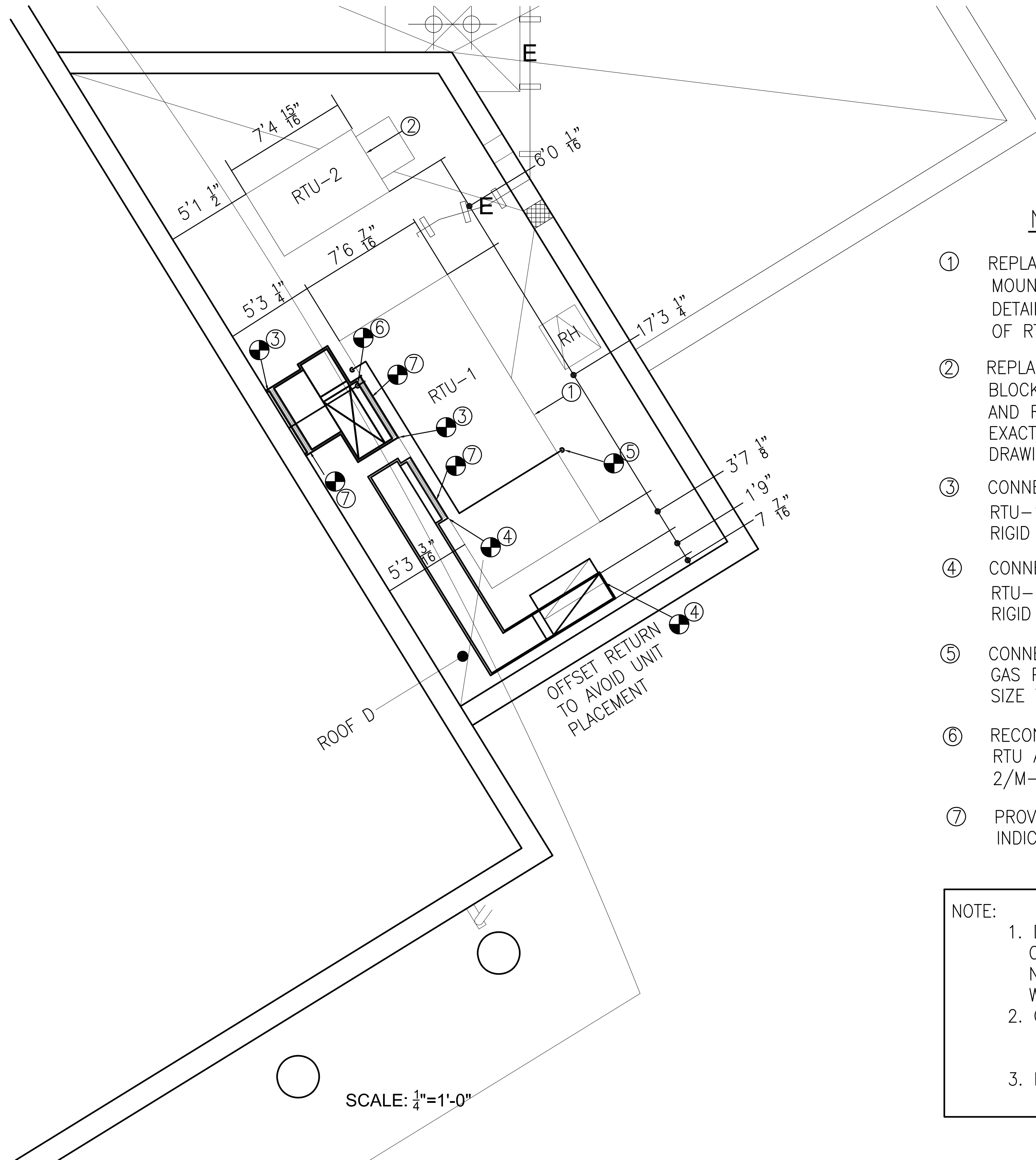
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NEW WORK SHEET NOTES

- ① REPLACE EXISTING RTU-1 WITH NEW CURB AND MOUNT ON WOOD BLOCKING (WOOD BLOCKING DETAIL 1/M-2.00). COORDINATE EXACT PLACEMENT OF RTU-1 WITH STRUCTURAL DRAWINGS.
- ② REPLACE EXISTING RTU-2, MOUNT ON NEW WOOD BLOCKING SEE DETAIL 1/M-2.00. RECONNECT SUPPLY AND RETURN DUCTWORK AS REQUIRED. COORDINATE EXACT PLACEMENT OF RTU-2 WITH STRUCTURAL DRAWINGS.
- ③ CONNECT NEW 50x20 SUPPLY AIR DUCT TO EXISTING RTU-1. INSULATE NEW DUCTWORK WITH 1 1/2" RIGID INSULATION. PROVIDE WEATHERPROOFING.
- ④ CONNECT NEW 50x20 RETURN AIR DUCT TO EXISTING RTU-1. INSULATE NEW DUCTWORK WITH 1 1/2" RIGID INSULATION. PROVIDE WEATHERPROOFING.
- ⑤ CONNECT NEW GAS PIPING TO EXIST GAS PIPING AT ROOF LEVEL. NEW GAS PIPE SIZE TO MATCH EXISTING.
- ⑥ RECONNECT A NEW CONDENSATE LINE TO EXISTING RTU AS REQUIRED, SEE CONDENSATE TRAP DETAIL 2/M-2.00.
- ⑦ PROVIDE NEW FLEXIBLE DUCT CONNECTION WHERE INDICATED.

NOTE:

- 1. DO NOT SCALE THIS PLAN, IN THE EVENT OF A CONFLICT OR DISCREPANCY IN THE CONSTRUCTION DOCUMENTATION NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- 2. COORDINATE WITH STRUCTURAL DOCUMENTS FOR FINAL PLACEMENT OF CURBS AND ROOFTOP UNITS.
- 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.

PARTIAL ROOF PLAN - NEW WORK

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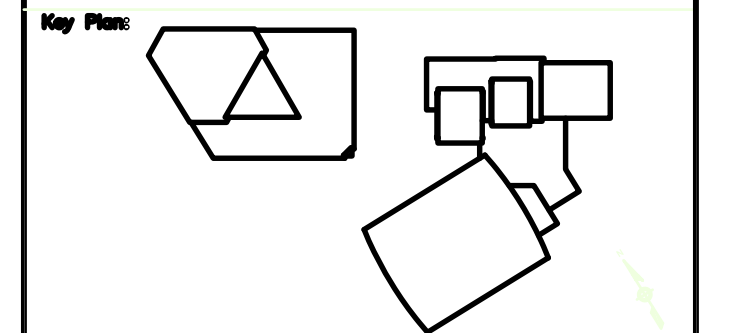
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CONVERSE WINKLER ARCHITECTURE

Sheet:



REVISION	DESCRIPTION	DATE

Project: **PELBANO REC CENTER ROOF REPLACEMENT**

Sheet Title: **MECHANICAL REPLACEMENT WORK**

Submission: **BID SET**

Engineering Manager: **ARIEL VAZQUEZ**

Consultant: **CONVERSE WINKLER ARCHITECTURE**

Task No.: Drawn By: **GMB**

Date: Checked By: **UJ**

16517E-03-01 Drawing No.: **M-1.00**

CW-1909.03

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