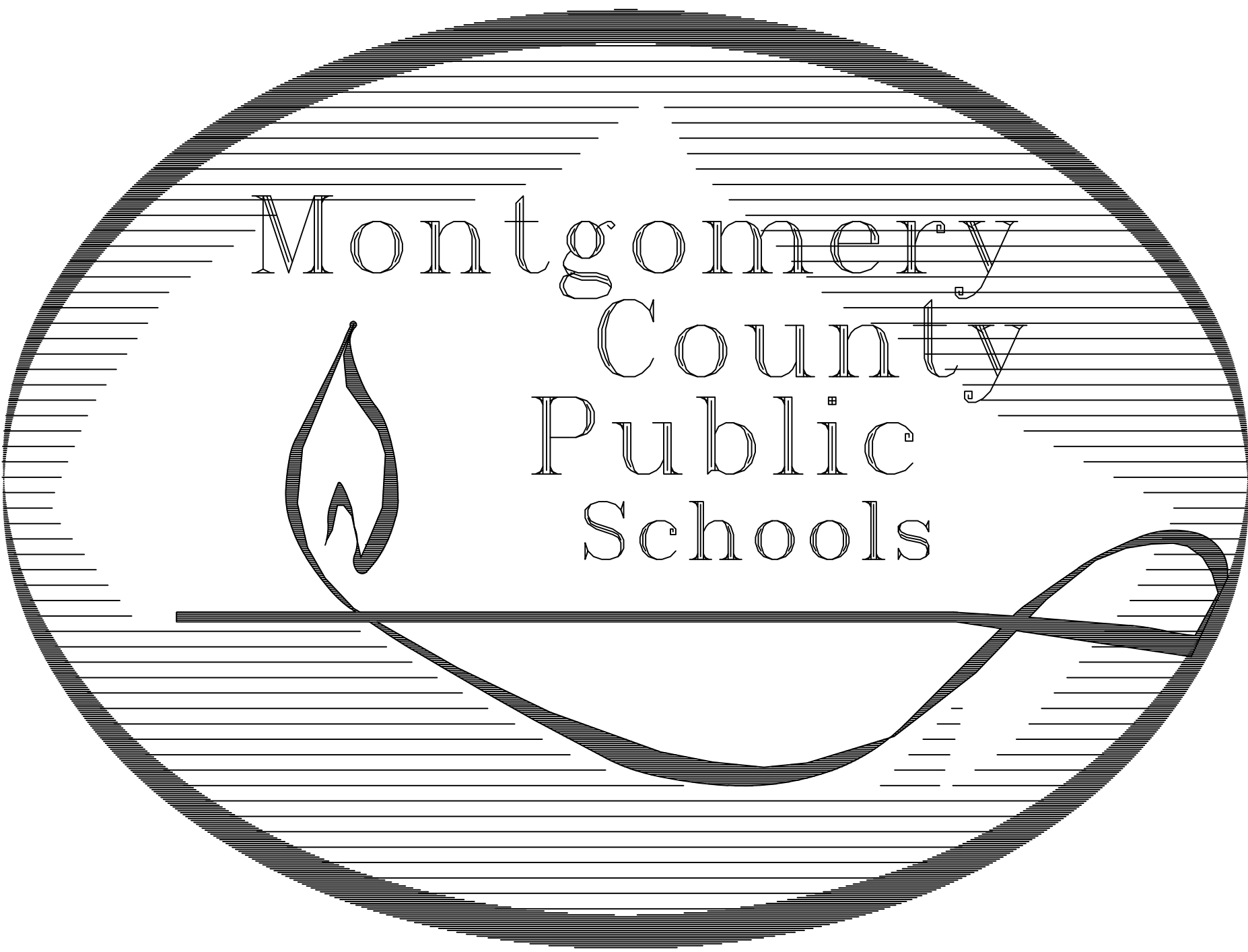
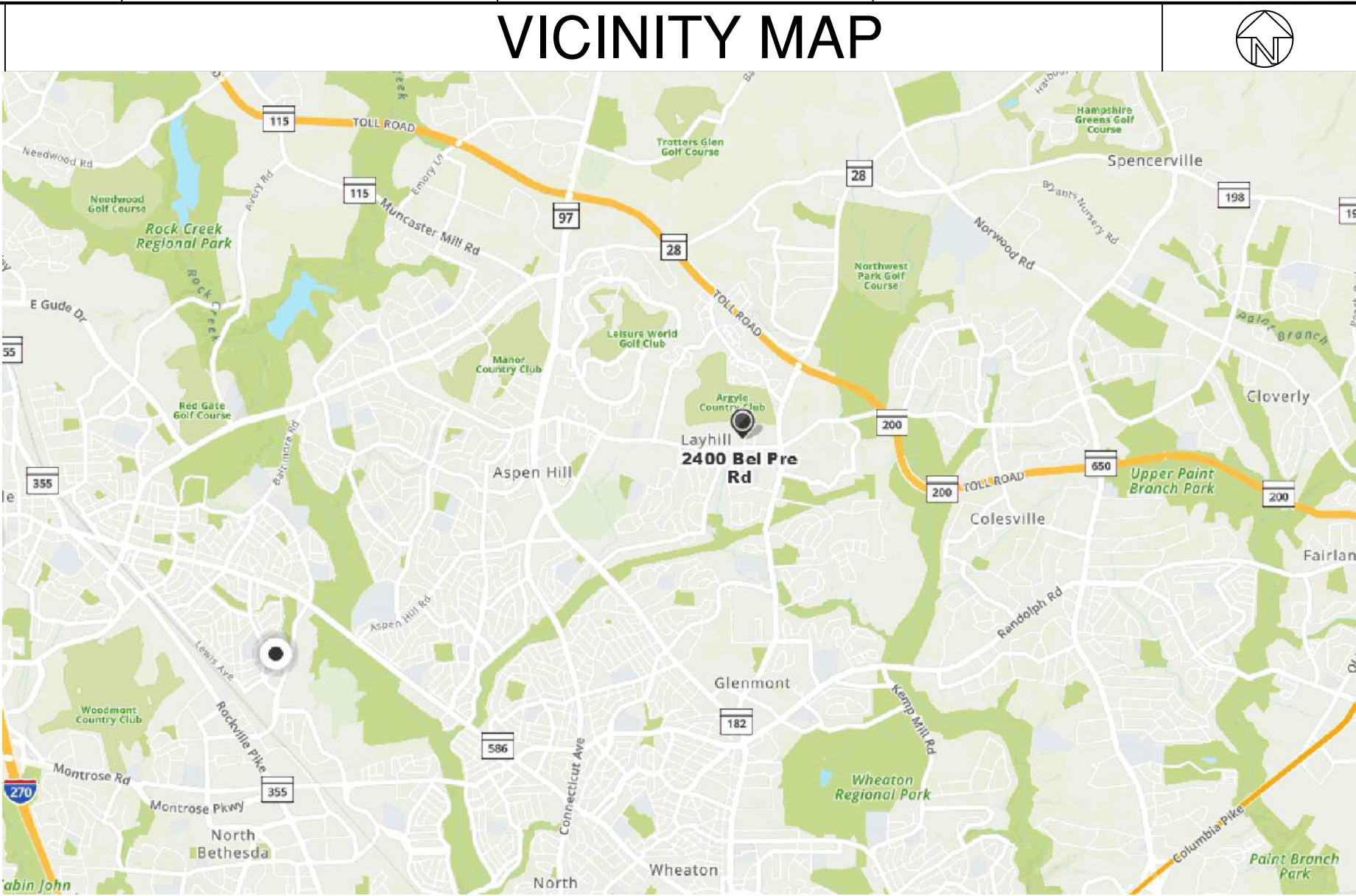


MONTGOMERY COUNTY PUBLIC SCHOOLS

Argyle Middle School
2400 Bel Pre Road, Silver Spring, MD 20906
Roof Replacement
PROJECT NO. (PSC #15.231.21 SR)
BID SET 09-16-2021



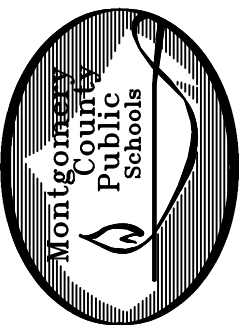
Jack R. Smith.....Superintendent of Schools
Seth P. Adams.....Director, Department of Facilities Management
Gary Mosesman.....Director, Division of Design & Construction
Shiho Shibasaki.....Architect



DESIGN CODE	
INTERNATIONAL BUILDING CODE (IBC) 2018 NATIONAL ELECTRIC CODE (NEC) 2017 NATIONAL STANDARD PLUMBING CODE (NSPC) 2018 LIFE SAFETY CODE (NFPA) 101 2018 WSSC PLUMBING CODE FOR PLUMBING AND GAS-2019 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 COMAR 09.12.53, ADAAG and FHAG (ADA) 2019 2019 DEPARTMENT GENERAL SERVICES (DGS) PROCEDURE MANUAL OSHA STANDARDS	
ROOF ASSEMBLY SHALL COMPLY WITH CLASS A FIRE RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790	
LIST OF DRAWINGS	
CS.....COVER SHEET A-1.....ROOF PLAN A-2.....ROOF OVER FLOW PLAN A-3.....DETAILS A-4.....DETAILS A-5.....DETAILS	

REVISIONS

BY



MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE MARYLAND, 20850
CONTACT: JOSEPH DEROSA (301) 674-5211

Argyle Middle School
Roof Replacement
2400 Bel Pre Road, Silver Spring, MD 20906
COVER SHEET

BID SET

PSC#: 15.231.21SR

DATE: 09-16-2021B

SCALE: AS NOTED

DRAWN BY: A.E.I.

SHEET

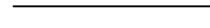
CS

LEGEND

M
N



NEW KNEE WALL (TYP.)



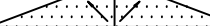
NEW PARAPET WALL (TYP.)



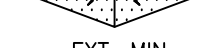
EXISTING PARAPET WALL (TYP.)



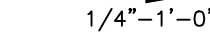
DECK EXPANSION JOINT (TYP.)



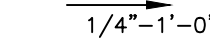
WALL EXPANSION JOINT (TYP.)



NEW CRICKET WITH MIN 3" PER FT. SLOPE



EXISTING SLOPE OF GREATER THAN OR EQUAL TO 1/4" PER FOOT



NEW SLOPE OF GREATER THAN OR EQUAL TO 1/4" PER FOOT



EXISTING ROOF DRAIN, WITH NEW 8" X 6"-TAPERED ROOF SUMP AND 10'X10' MODIFIED CAP SHEET



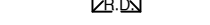
NEW OR RELOCATED ROOF DRAIN WITH NEW 8" X 6"-TAPERED ROOF SUMP AND 10'X10' MODIFIED CAP SHEET



NEW OR RELOCATED ROOF DRAIN WITH NEW 8" X 6"-TAPERED ROOF SUMP AND 10'X8' MODIFIED CAP SHEET



EXISTING MECHANICAL UNITS, VENTS, GOOSENECKS, ETC. RAISE AS NECESSARY TO CLEAR MIN. 6" ABOVE FINISHED ROOF EXT. VENT, REPLACE WITH NEW ALUM. TO MATCH EXT. DESIGN



EXISTING PIPE PENETRATION



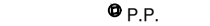
EXISTING PITCH POCKET



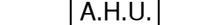
EXISTING AIR HANDLING UNIT



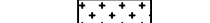
WALK PADS, 36" WIDE TWO LAYERS GRANUL MODIFIED CAP SHEET SET IN HOT ASPHALT



EXISTING GUTTER AND DOWN SPOUT REPLACE WITH NEW



EXT. AIR CONDITION UNIT



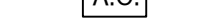
EXT. OVER FLOW SCUPPER, 3" ABOVE LOWEST POINT OF ROOF



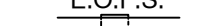
NEW OVER FLOW SCUPPER, 3" ABOVE LOWEST POINT OF ROOF ELEVATION OF EXIST. ABOVE FINISHED GRADE, FINISHED GRADE BEING EXT.



NEW OVER FLOW DRAIN, REWORK TO MATCH DETAIL A.A.-3.



EXT. 4" PVC OVER FLOW DRAIN, 3" ABOVE LOWEST POINT OF FINISHED ROOF AND EXIT DRAIN TO NEAREST EXTERIOR WALL



EXT. OVER FLOW DRAIN TO BE REMOVED



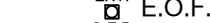
MULTIPLE PENETRATIONS HOUSING BOX



EXT. PIPE DUCT VENT, REPLACE EXT. CONE FLASHING WITH NEW 24 GA S.S., PROVIDE NEW S.S. CONE UMBRELLA



EXT. GOOSE NECK, REPLACE WITH NEW 24 GA STAINLESS STEEL, MATCH EXT. SIZE TO DESIGN.



LOCATION OF NEW O.F.D. DOWNSPOUT NOZZLE, ANY CHANGE IN LOCATION MUST BE APPROVED BY MOPS.



NEW ALUM. CONDUCTOR HEAD WITH 2\" data-bbox="20 635 200 645"/>

EXT. OVER FLOW DRAIN TO BE REMOVED



EXT. RADON VENT PIPE, REPLACE EXT. CONE FLASHING WITH NEW 24 GA S.S.



EXHAUST FAN/PRESSURE RELEASE VENT



EXT. SPLASH BLOCK



ROOF ACCESS



REMOVE EXISTING ABANDONED CAPPED ROOF PENETRATIONS PATCH ROOF TO MATCH EXISTING STRUCTURE AND OVERLAP



N.G.S.C.



NEW GRAVE SITE SCUPPER



EXT. THROUGH WALL SCUPPER @ EXT. PPW (WITHOUT CONDUCTOR HEAD)



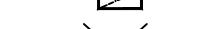
NEW THROUGH WALL SCUPPER WITH NEW CONDUCTOR HEAD AT PPW



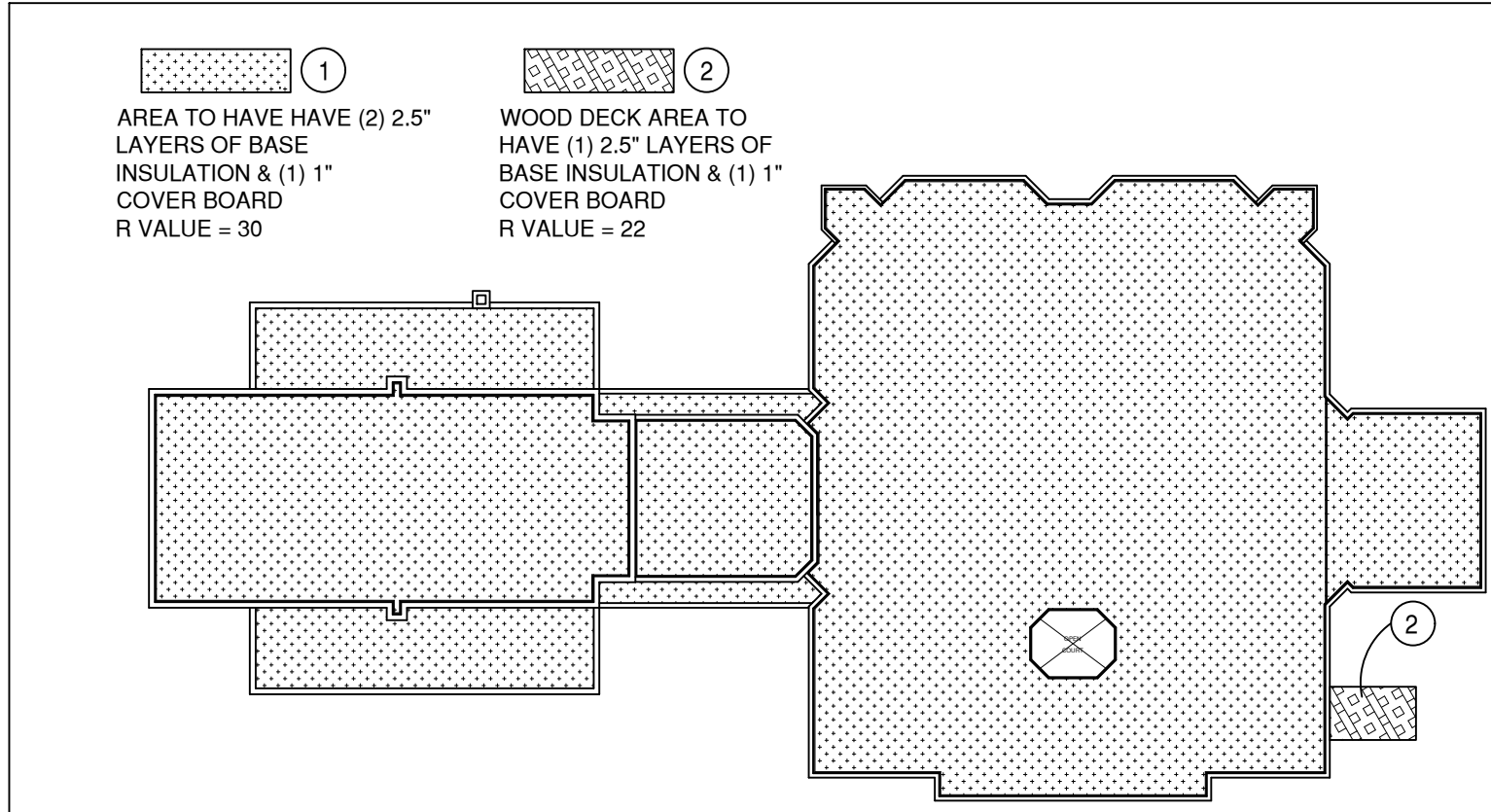
E.T.W.S.



N.T.W.S.



DOG HOUSE



GENERAL NOTES

1. INSTALL NEW 1/4" TAPERED INSULATION EDGE STRIPS (LOSS FROM 0-1/12") CONTINUOUS AT PERIMETER OF EACH ROOF PLANE. COORDINATE WITH THICKNESS OF TAPERED INSULATION.

2. ALL MECHANICAL UNITS, CHIMNEYS, VENT PIPES, AND ROOF HATCH SHALL HAVE A MINIMUM OF 3" CLEARANCE FROM TOP OF FINISHED ROOF.

3. OTHERWISE NOTED, THE INDISTINCT REFLECT DEPTH OF TAPERED INSULATION ONLY. THE THICKNESS OF BASE FLASHING SHALL BE ADDITIONAL.

4. WHERE COUNTER FLASHING IS 3" OR GREATER ABOVE THE TOP OF NEW CANT, REUSE. OTHERWISE NOTED NEW SURFACE MOUNTED PHILADELPHIA FLASHING.

5. USE ALL NEW MATERIAL UNLESS OTHERWISE NOTED.

6. ALUMINUM FLASHING SHALL NOT EXCEED 9" IN HEIGHT. PROVIDE TWO PACE FASCIA IF OVER 9" ON A FULLY TAPERED INSULATION. THE CONTRACTOR MAY USE PERLITE AS A TAPERED INSULATION FILL IN PLACE OF 1" INSULATION AS LONG AS IT MEETS THE REQUIREMENTS FOR A 20 YR. NL WARRANTY.

7. LOCATION OF NEW ROOF DRAINS (IF APPLICABLE) ARE APPROXIMATE (+/-5'). ACTUAL LOCATION WILL BE DETERMINED IN THE FIELD BY M/CPS REPRESENTATIVE. NEW ROOF DRAIN ARE TO BE TIED INTO NEAREST EXISTING DRAIN OR TO OUTSIDE. OTHERWISE NOTED.

8. REMOVE ALL EXT. UNUSED ROOF PENETRATIONS. PATCH WITH SIMILAR ROOF MATERIALS AND FINISH TO MATCH NEW ROOF.

9. WHERE METAL PANS ARE SPECIFIED, PROVIDE NEW 0.030 ALUMINUM PANS WITH A KYNAR 550 FINISH. MAXIMUM WIDE PAN OF 12" WITH 20 STIFFENERS EQUALLY SPACED ALONG THE LENGTH OF PANS.

10. IN THE ROOF MEETS A PARAPET OR ADJACENT WALL, THE BASE FLASHING SHALL EXTEND UP THE WALL AT LEAST 8". BUT GENERALLY NOT MORE THAN 18" UNLESS NECESSARY TO BE CONSISTENT WITH EXIST. CONDITIONS OR DESIGN REQUIREMENTS. ALL VERTICAL PANS MUST BE STRIPPED, MESHED MIN. OF 4" FLASHING OVER HIGHER ROOF. LESS THAN 48". PROVIDE PLAT SEAM METAL PANS UP TO COPING. IF GREATER THAN 48" PROVIDE HAT CHANNELS @ 24" C/C WITH 11" STANDING SEAM METAL PANS.

12. WALK PANS, PROVIDE TWO LAYERS OF MODIFIED CANTERBURY ROOFING.

13. WOOD BLOCKING SHALL BE STANDARD DIMENSIONAL LUMBER, SPRUCE/PINE/FIR (SPF) AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%. ALL WOOD CONSTRUCTION, INCLUDING NAILING, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL BUILDING CODES.

14. WHERE PVC OR CAST IRON DRAIN SPOUTS (D.S.) EXISTS, RE-USE UNLESS IT DAMAGED, THEN REPLACE WITH SAME. REPLACE ALL EXIST. GUTTERS WITH NEW .030 G/C SEAMLESS ALUM. GUTTERS. MUST BE STRIPPED, MESHED MIN. OF 4" FLASHING OVER HIGHER ROOF. LESS THAN 48". AT INDICATED ROOF SUMPS, APPLY ONE LAYER OF MODIFIED CAP SHEET 12" BEYOND ROOF SUMP PERIMETER.

16. DO NOT CUT NEW DRAIN EDGE TO ACCOMMODATE NEW HIDDEN HANGERS. FASTER THROUGH DRAIN EDGE AS NECESSARY.

17. RE-LOCATED CRICKETS SHALL BE CONSTRUCTED TO THE SCALED DIMENSIONS INDICATED ON THE PLAN.

18. ALL EXISTING GALVANIZED PANS, GOOSE NECKS, VENT PIPES AND OTHER MISCELLANEOUS GALVANIZED FLASHING WITH NEW STAINLESS STEEL. MATCH EXISTING SIZE AND DESIGN UNLESS OTHER WISE SPECIFIED.

19. NEW OVERFLOW SCUPPER AND DRAINS SHALL BE 3" ABOVE LOWEST POINT OF FINISHED ROOF. OVERFLOW DRAINS SHALL BE 4" PVC PIPES AND DRAIN INDEPENDENTLY OF EXISTING ROOF DRAIN SYSTEM TO EXTERIOR WALL DRAIN SPOUT.

20. WHERE NEW METAL PANS ARE SPECIFIED, THEY ARE TO BE INSTALLED ON SPECIFIED WALL FROM TOP OF FLASHING TO BOTTOM OF COPING AND FROM INSIDE CORNER TO OUTSIDE CORNER UNLESS OTHERWISE INDICATED.

21. REMOVE EXT. INSULATION (IF PRESENT), SAND AND PRIME ANY RUSTED SURFACES. MECHANICALLY, RAISE EXT. CANT AS NEEDED TO MEET 6" A.F.R. MIN. FASTEN 1/5" ISO NAIL AND INSTALL FULLY ADHERED MIL. WHITE EPDM ON ALL EXT. DUCT. PROVIDE TWO LAYERS OF MODIFIED CAP SHEET UNDER ALL EXT. DUCT. SUPPORTS THAT COME IN CONTACT W/ ROOF.

22. CONTRACTOR MAY BE REQUIRED TO REMOVE AND REINSTALL EXISTING FIRE PROTECTION SYSTEM TO ACCOMPLISH THIS WORK. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIAL, ENGINEERING, AND SCHEDULE REQUIREMENTS TO ACCOMPLISH THIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE WHEN THE CONTRACTOR SHALL PROVIDE AN APPROVED FIRE WATCH AT NO ADDITIONAL COST TO M/CPS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY CUSTODIAL COVERAGE REQUIRED TO ACCOMPLISH THIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACTIVITY RELATED TO THE CONTRACTOR'S WORK. THE FIRE SUPPRESSION DESIGN SHALL NOT BE CHANGED FROM THAT WHICH IS CURRENTLY INSTALLED.

ABBREVIATIONS

A.F.R.	ABOVE FINISHED ROOF	M.P.	METAL PANS
A.C.	AIR CONVEYING	MIN.	MINIMUM
ALUM.	ALUMINUM	N.D.S.	NEW DOWN SPOUT
A.H.U.	AIR HANDLING UNIT	N.O.F.S.	NEW OVER FLOW SCUPPER
B.L.C.	BUILDING LIGHTING	O.F.	OVER FLOW DRAIN OR C/O
B.U.R.	BUILT UP ROOF	C.O.	ON CENTER
C.F.	COUNTER FLASHING	P.L.W.	PLYWOOD
D.S.	DRAIN SPOUT	P.F.P.	PANSEET WALL
D.H.	DOG HOUSE	P.P.	PITCH POCKET
EXT.	EXISTING	R.D.	ROOF DRAIN
E.F.S.	EXISTING OVER FLOW SCUPPER	R.H.	ROOF HATCH
E.A.	EXPANSION JOINT	S.S.	STAINLESS STEEL
E.D.S.	EXISTING DOWN SPOUT	SKLHT	SKYLIGHT
H.P.	HIGH POINT	SFF	SPRUE, PINE, FIR
INSUL.	INSULATION	TP	TRUCK
L.W.C.	LIGHT WEIGHT CONCRETE		

KEY PLAN

AREA TO BE RE-ROOFED = [Hatched Pattern]

APPROXIMATE COMBINED TOTAL AREA TO BE RE-ROOFED IS 636 SQUARES (63.500 SQ. FT.) AREA IS ESTIMATED, CONTRACTOR IS RESPONSIBLE TO VERIFY ACTUAL AREA.

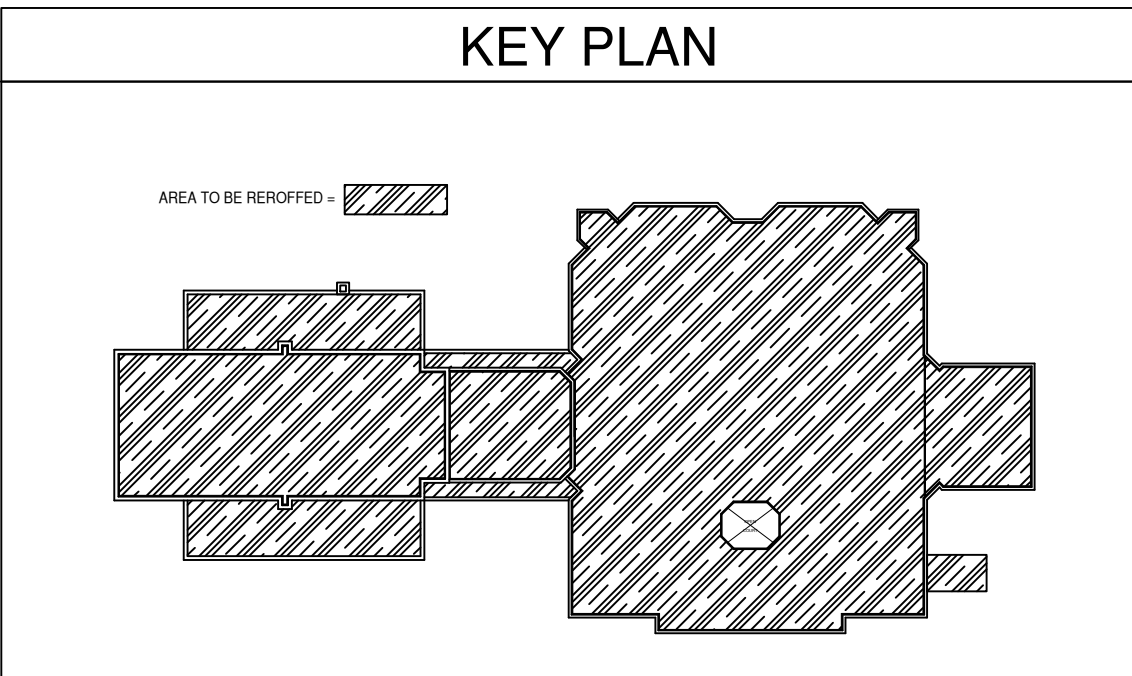
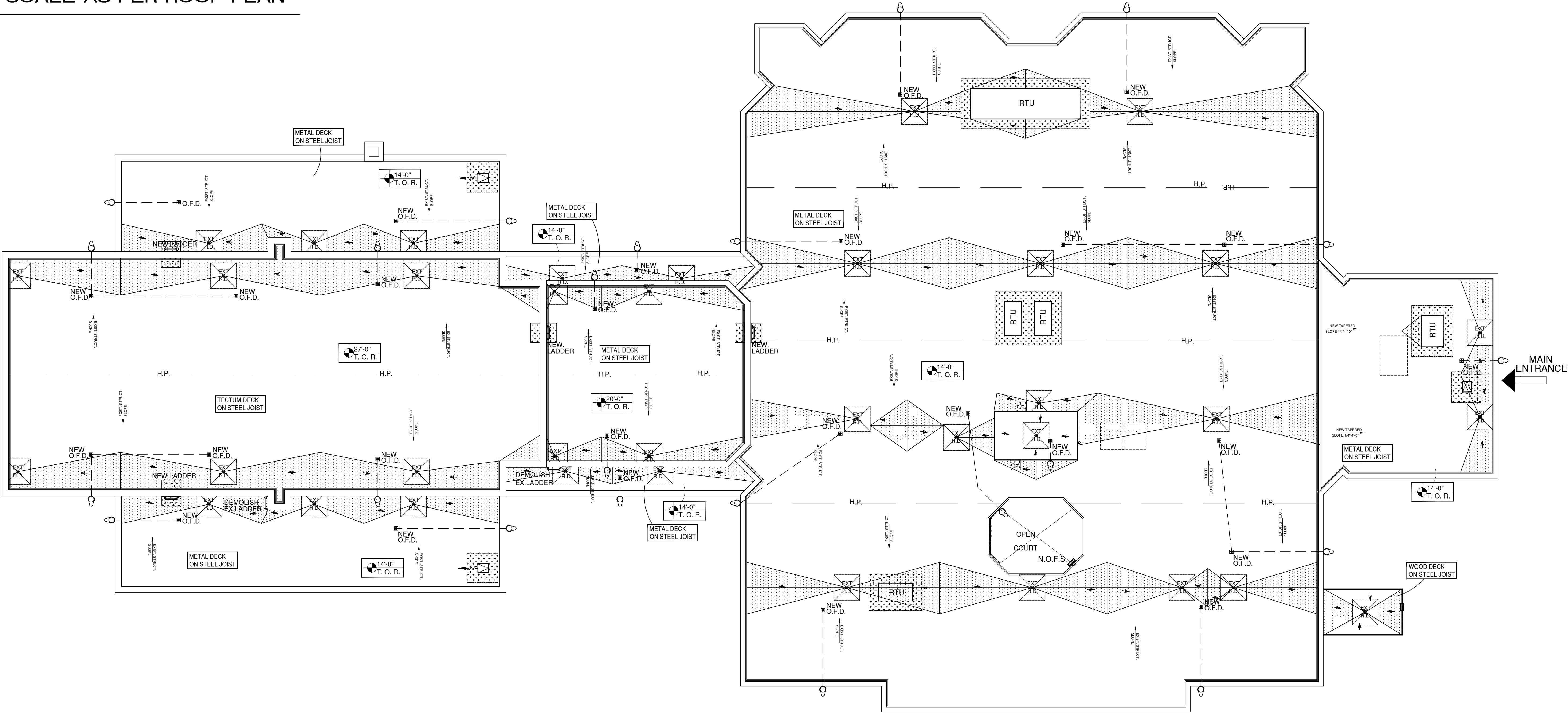
[illegible]

GENERAL NOTE:
PROVIDE NEW OVERFLOW DRAINS, CONTACT MCPS
ROOFING REPRESENTATIVE IF NEW OVERFLOWS
CAN NOT BE INSTALLED CONNECTED TO EXISTING
ROOF DRAINS TO REMAIN

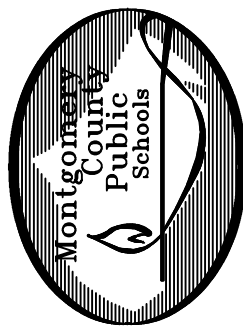
ROOF INSULATION VALUES FOR
ALL ROOF DETAILS THIS PROJECT
(SEE DETAIL # 1/A-1)
BASE LAYER INSULATION DIAGRAM

(ALL EXISTING ROOF DRAINS
ARE TO BE REPLACED WITH
NEW DRAINS) TYPICAL

TAPER DESIGN SHALL COMPLY
TO SCALE AS PER ROOF PLAN

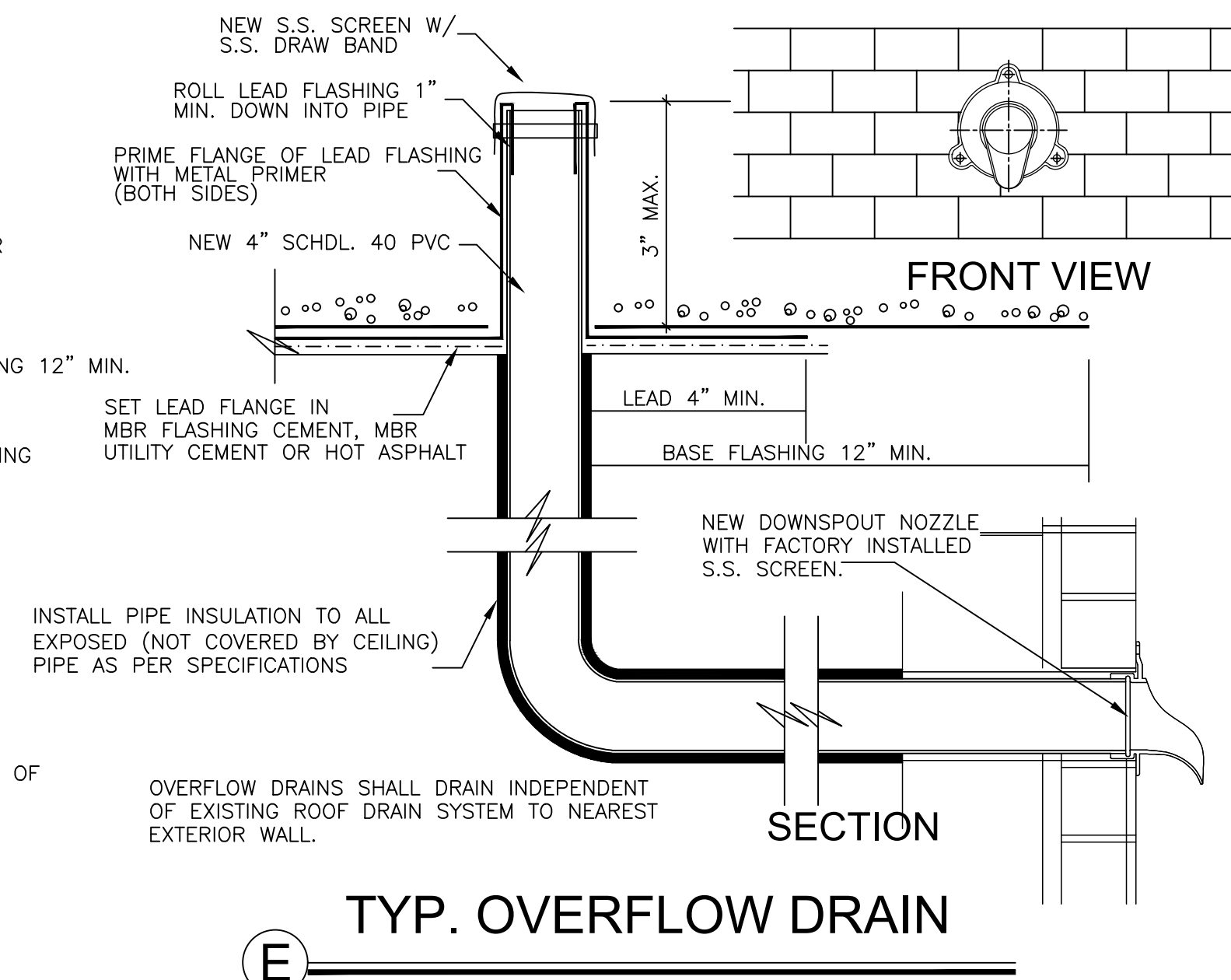
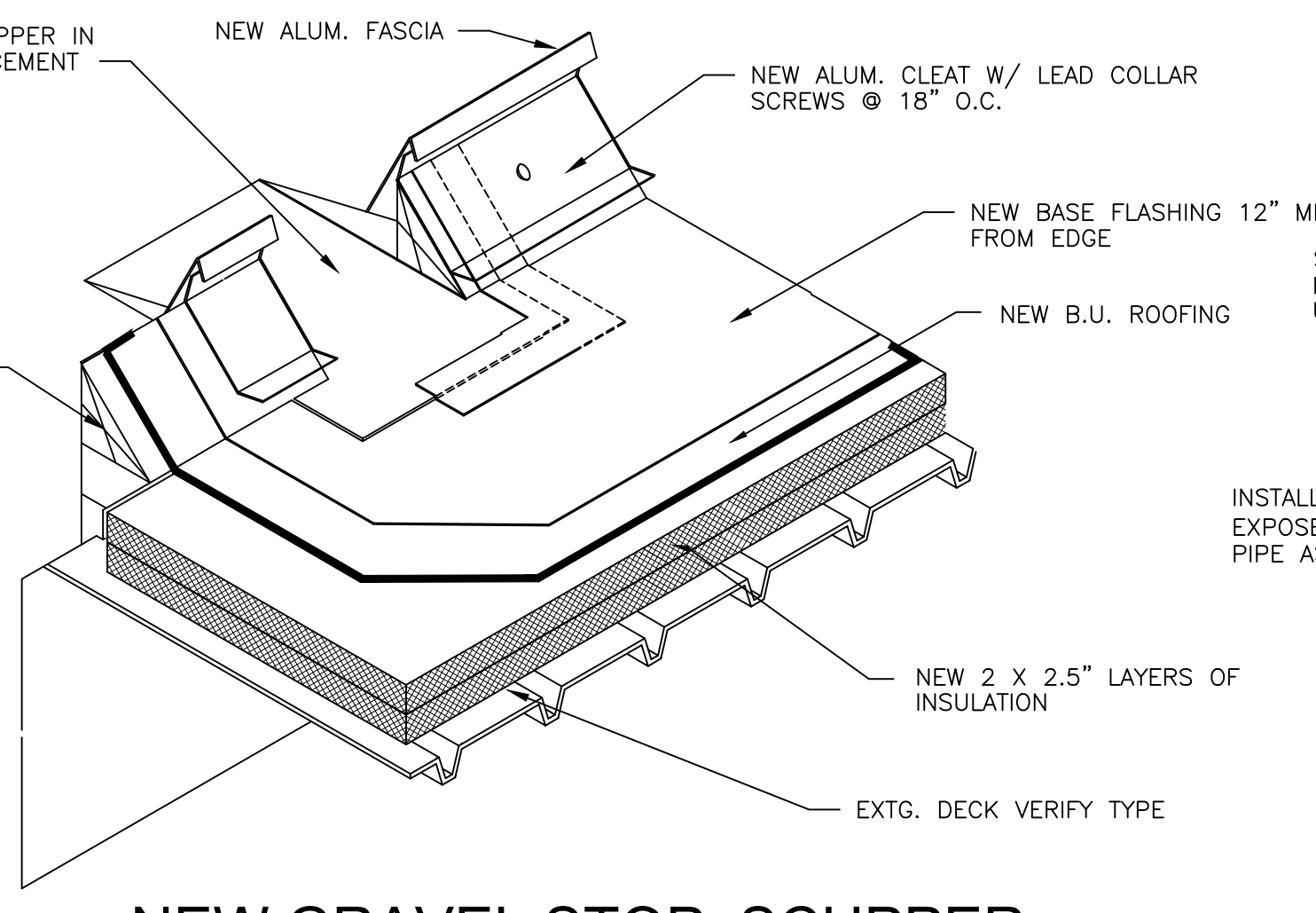
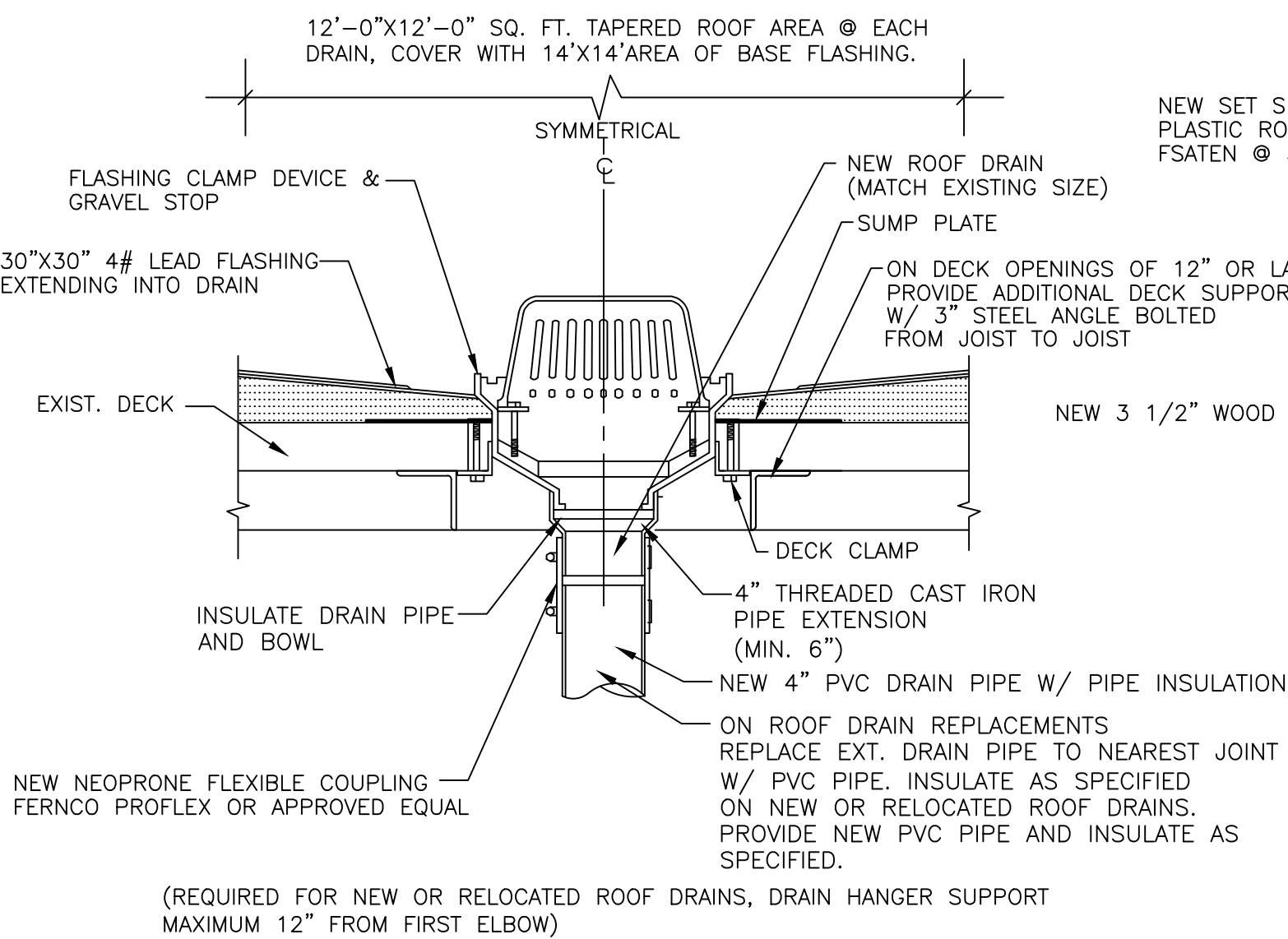


All Pre-Qualified contractors who intend on bidding are required to attend the mandatory pre-bid meeting on site to verify existing conditions, confirm existing dimensions and to review the project in general. See the bidding documents for the meeting date and time

REVISIONS	BY
	
MONTGOMERY COUNTY PUBLIC SCHOOLS 45 WEST GUDE DRIVE, SUITE 4300 ROCKVILLE MARYLAND, 20850 CONTACT: JOSEPH DEROSA (301) 674-5211	
Argyle Middle School Roof Replacement 2400 Bel Pre Road, Silver Spring, MD 20906 ROOF OVERFLOW PLAN	
BID SET	
PSRF: 15.231.21SR	
DATE: 09-16-2021B	
SCALE: AS NOTED	
DRAWN BY: A.E.I.	
SHEET	
A-2	

1- AT EXISTING METAL ROOF DECK PROVIDE 12' X 12' SUMP AREA

2- AT EXISTING WOOD ROOF DECK PROVIDE 8' X 8' SUMP AREA



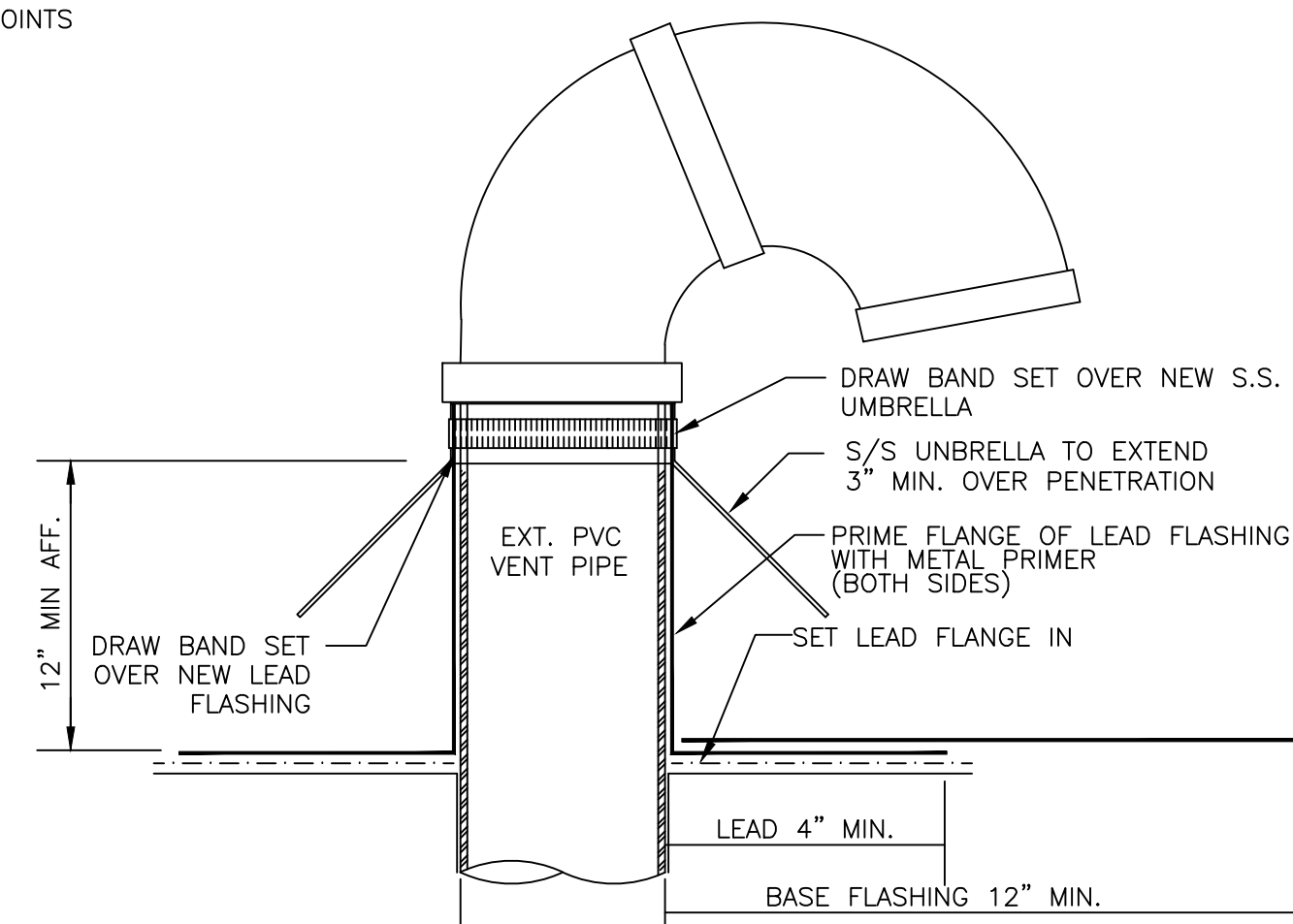
B VENT PIPE PENETRATION
1'-1/2" = 1'-0"

C NEW OR REPLACED ROOF DRAIN

3/8" = 1'-0" (ALL EXISTING ROOF DRAINS ARE TO BE REPLACED WITH NEW DRAINS) TYPICAL

D NEW GRAVEL STOP SCUPPER
1'-1/2" = 1'-0"

E TYP. OVERFLOW DRAIN
1 1/2" = 1'-0"

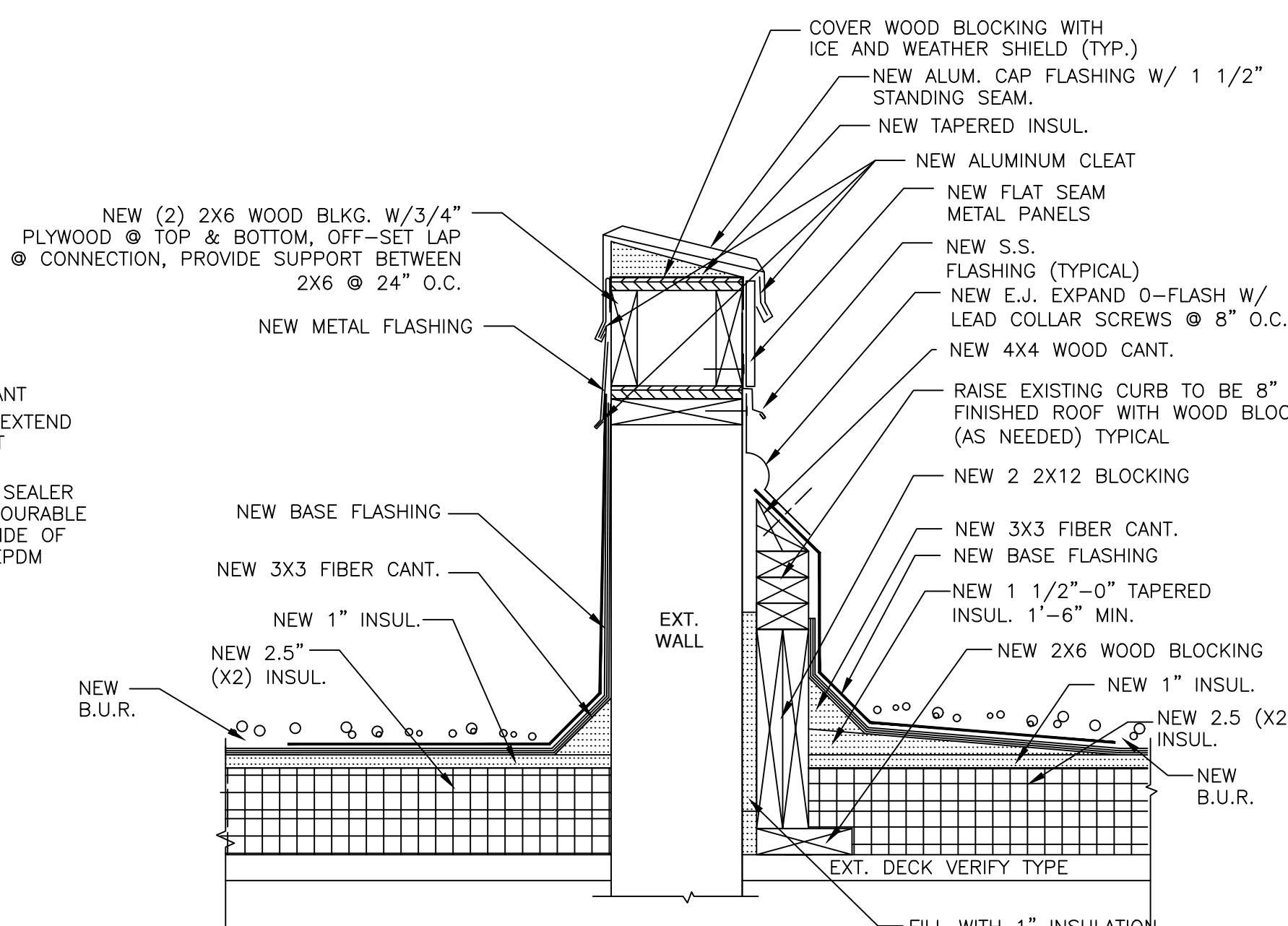


NEW OVERFLOW SCUPPER @ PPW

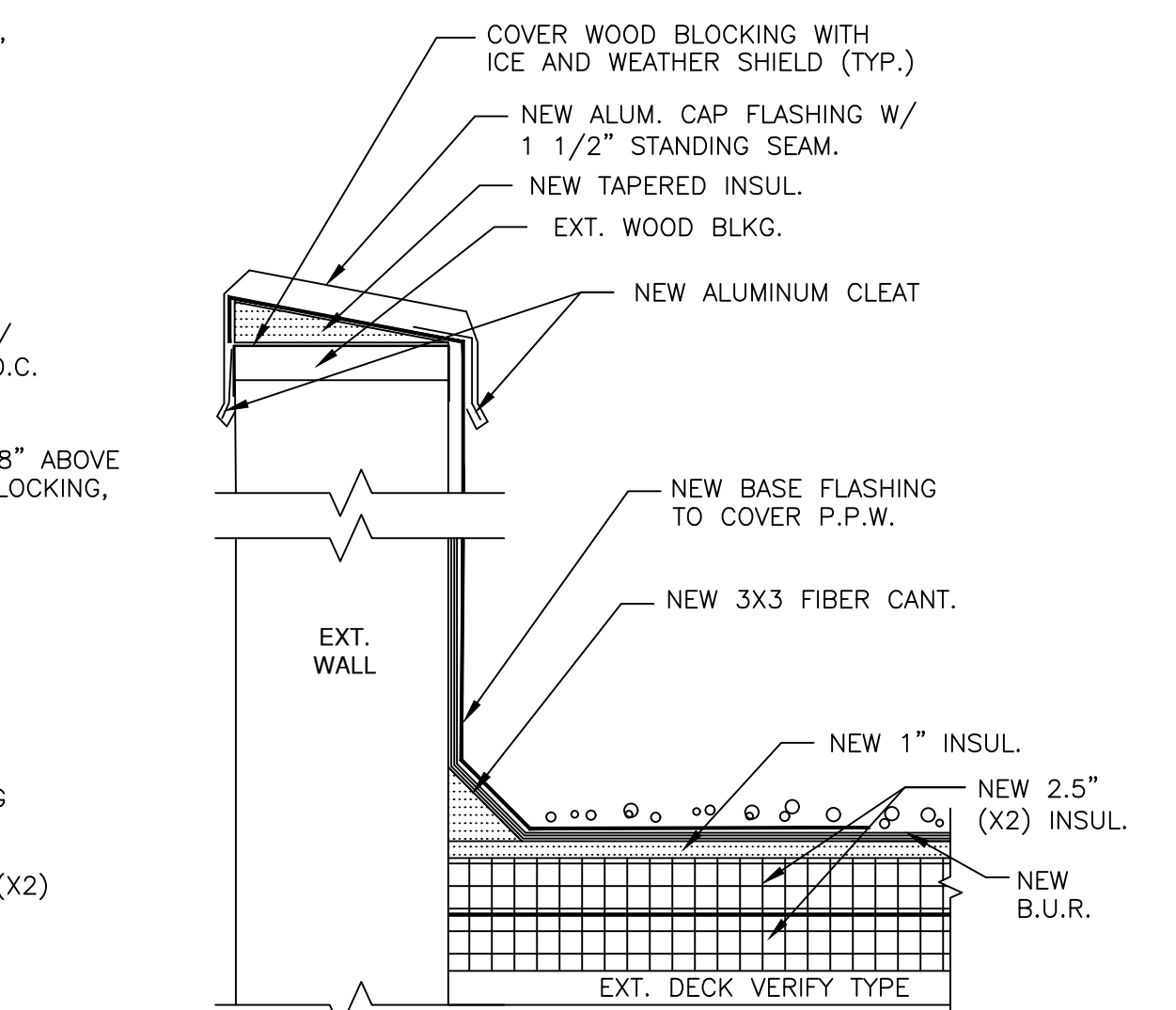
1 1/2" = 1'-0"

THIS DETAIL ALSO APPLIES TO
SINGLE LAYER INSULATION

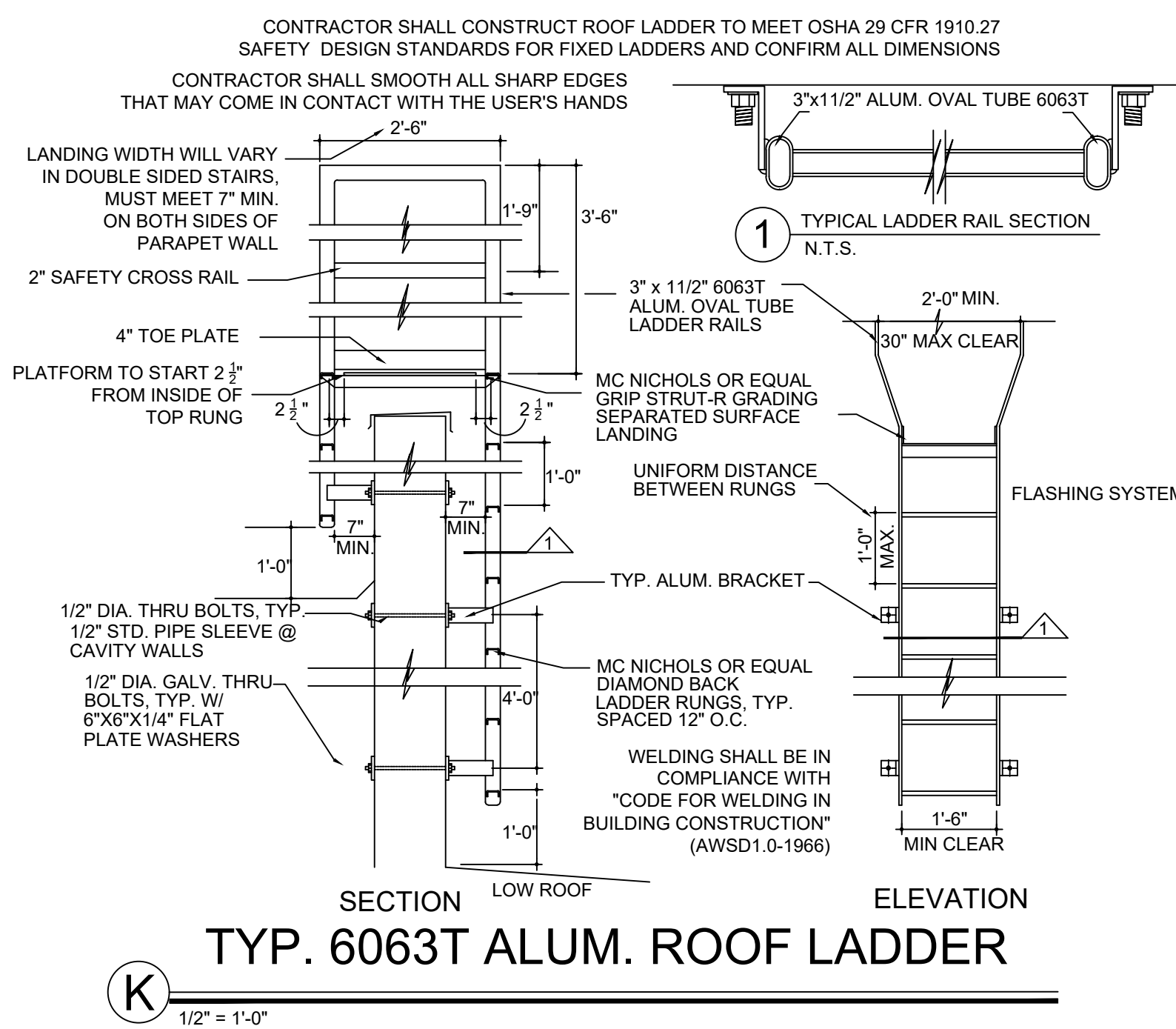
S.S. PITCH POCKET



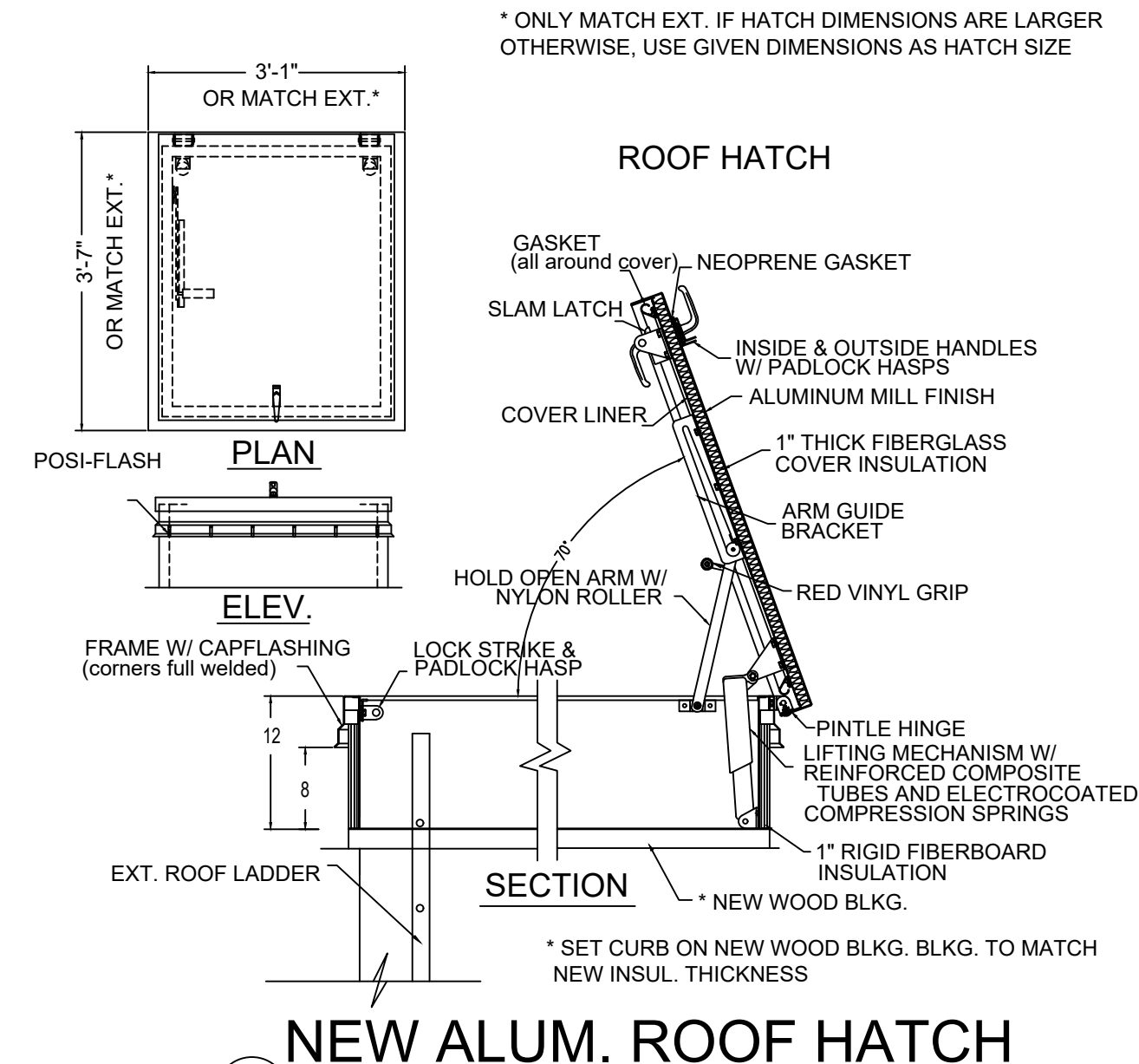
EXIST. PARAPET WALL WITH EXPANSION JOINT



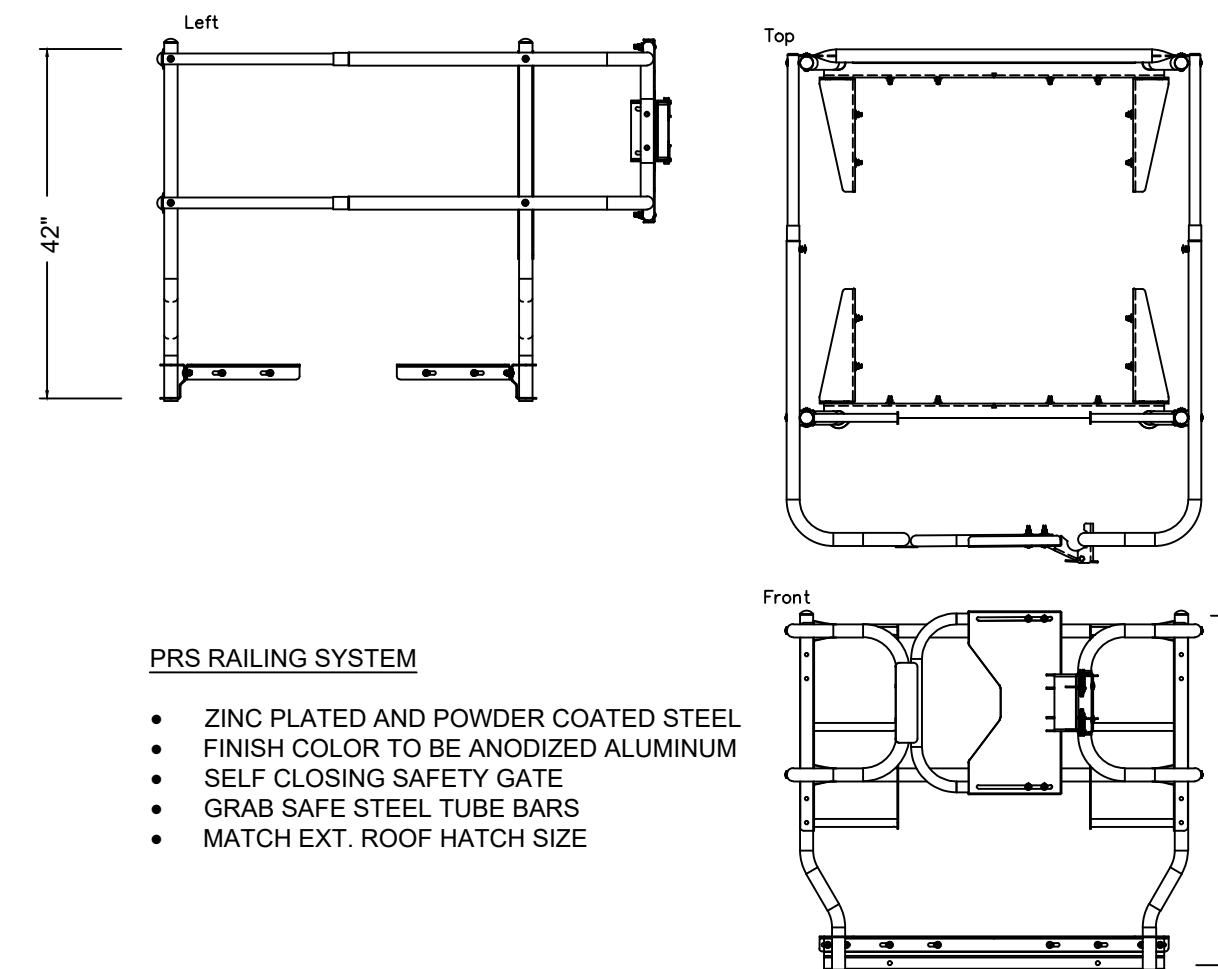
EXISTING PARAPET WALL TYPICAL



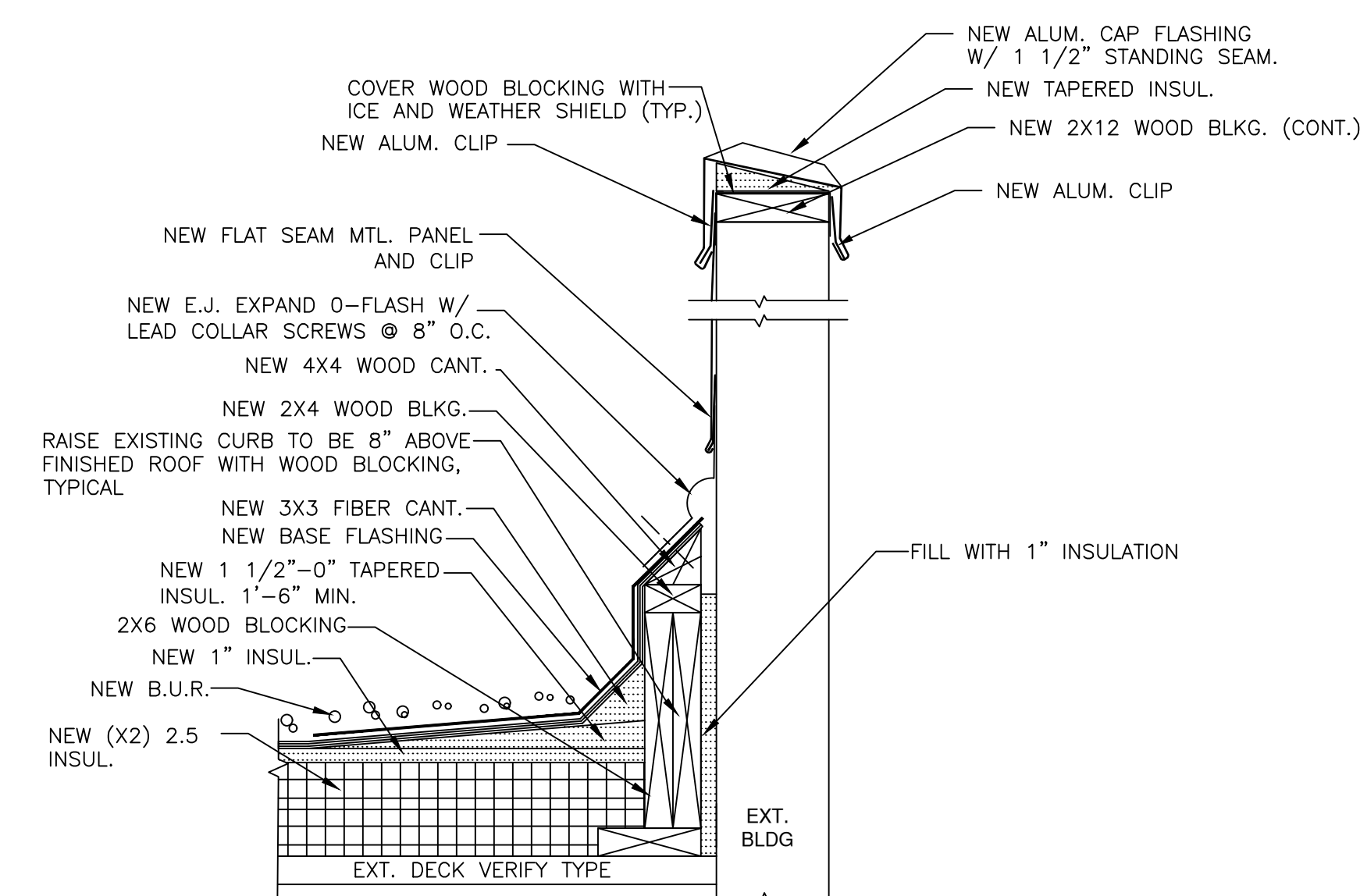
(K) $1\frac{1}{2}" = 1'-0"$



NEW ALUM. ROOF HATCH

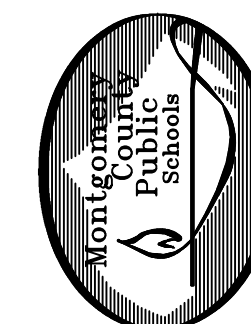


NEW ROOF HATCH GUARDRAIL



EXISTING PARAPET AND WALL

REVISIONS	B

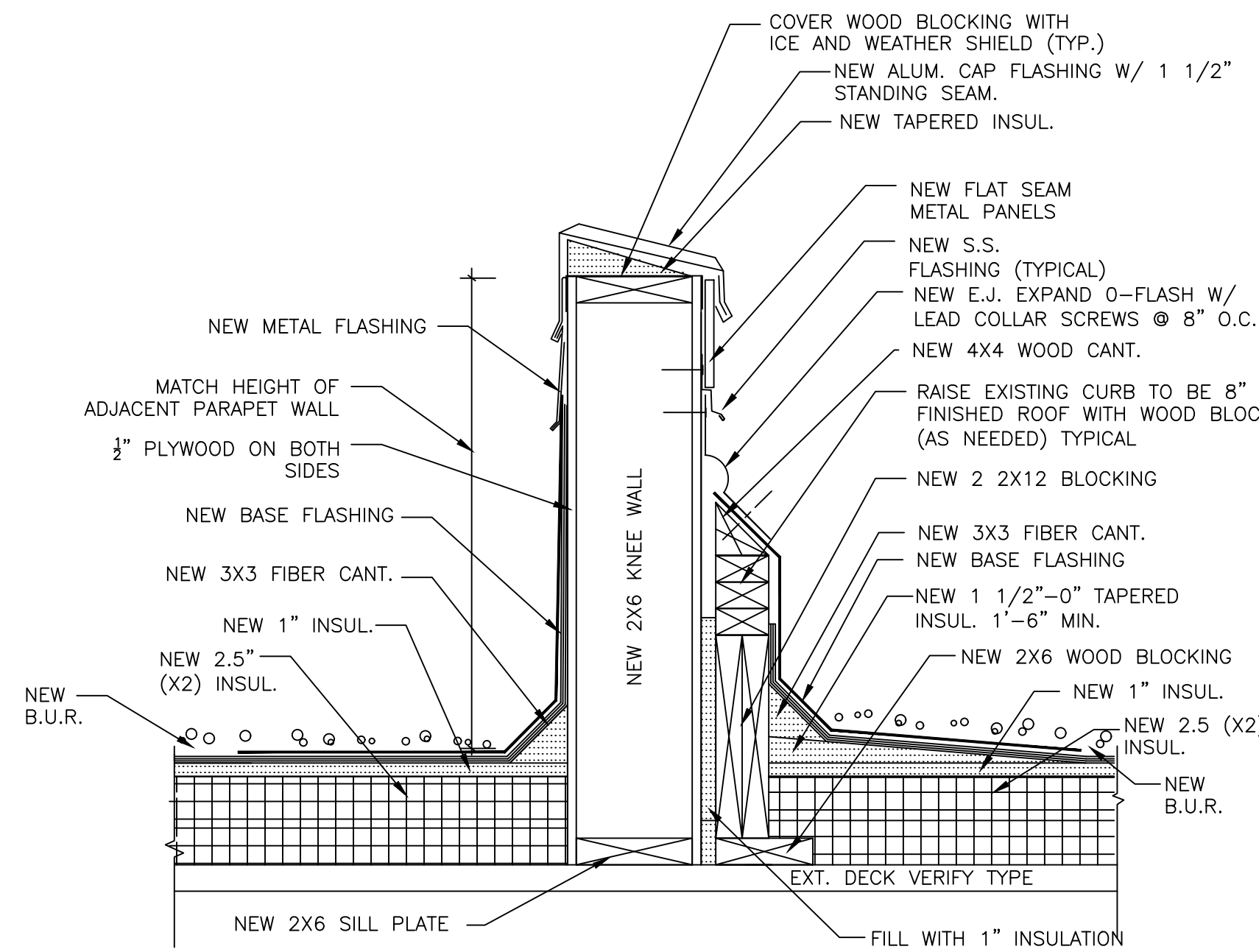


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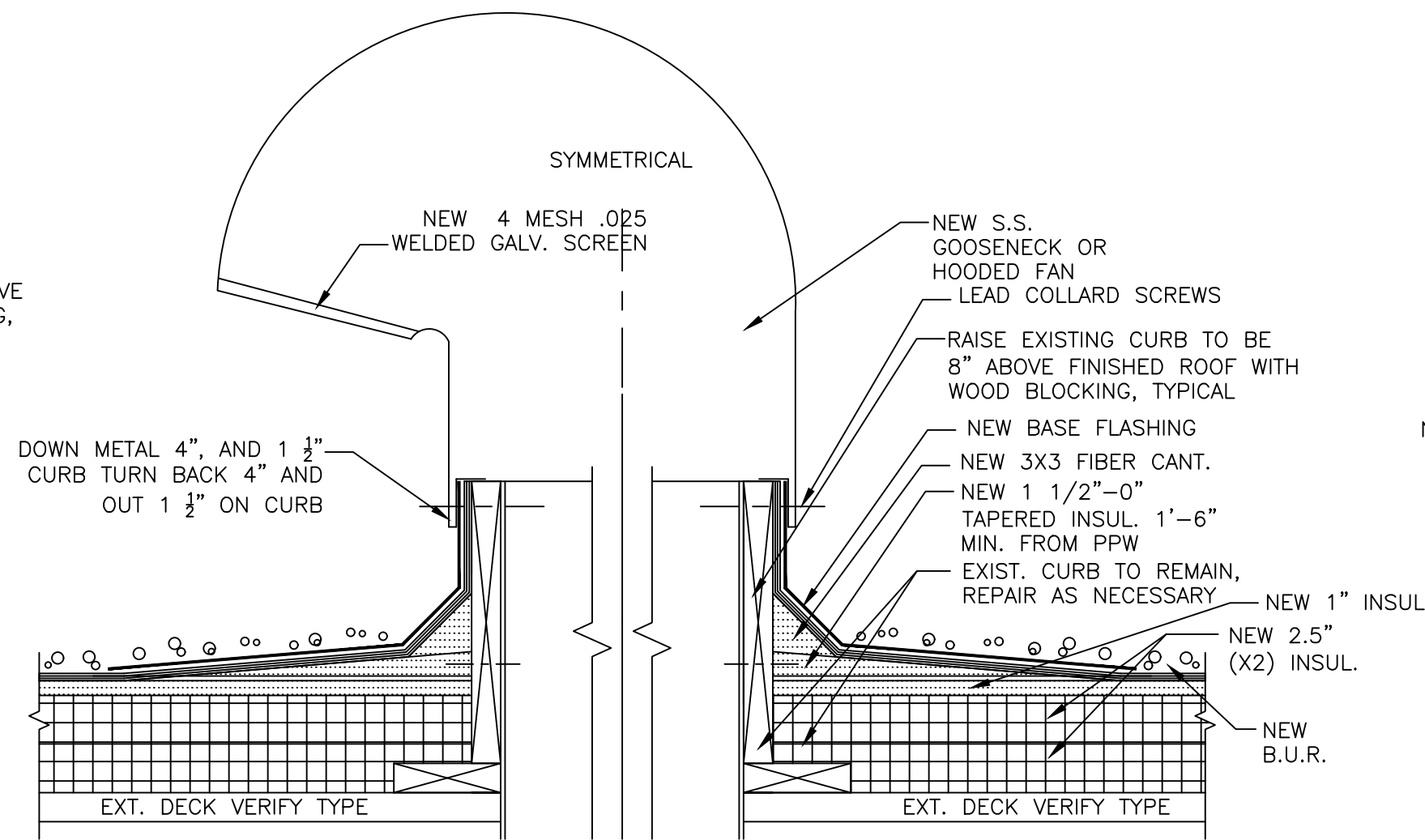
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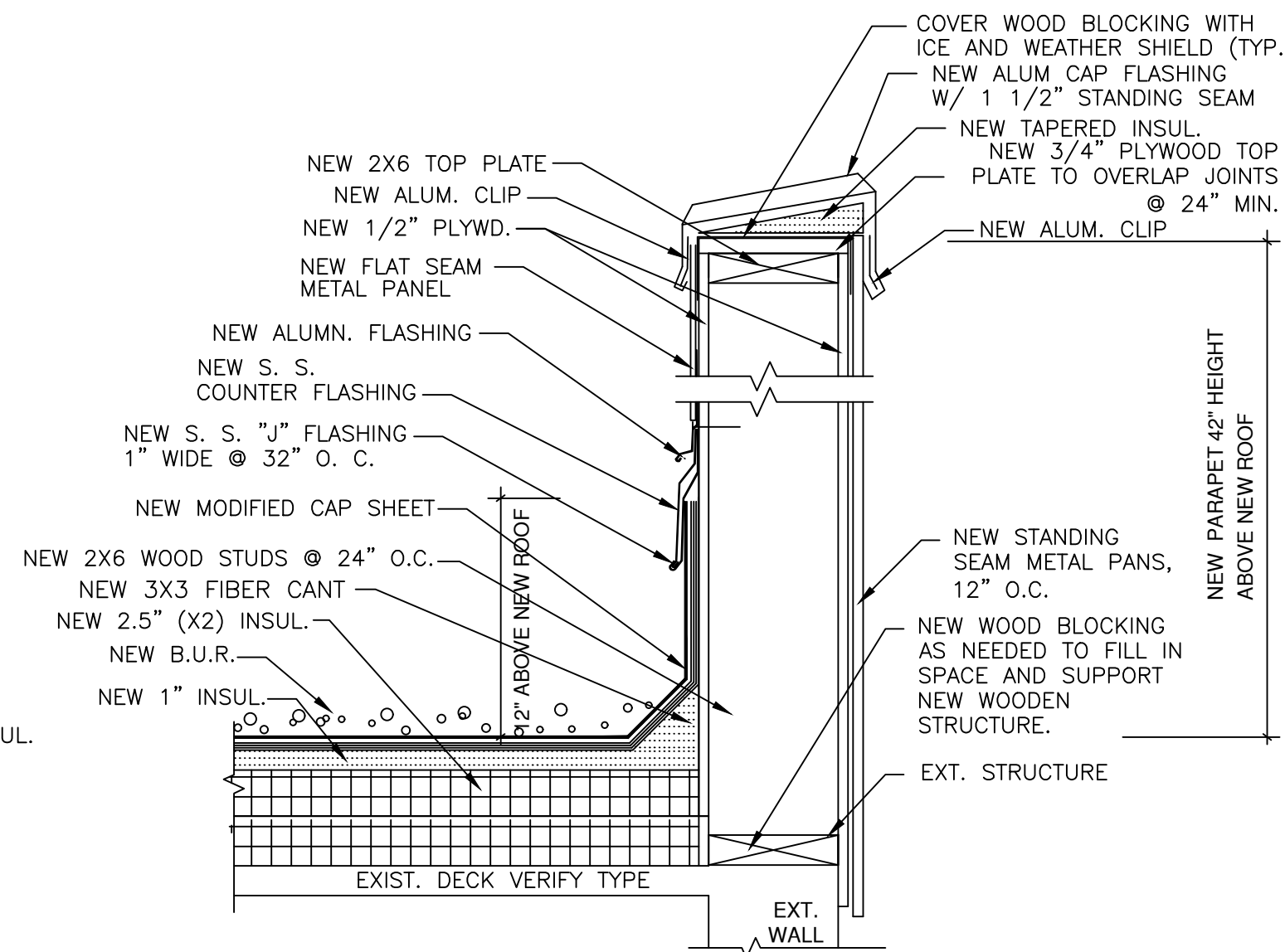
A-3



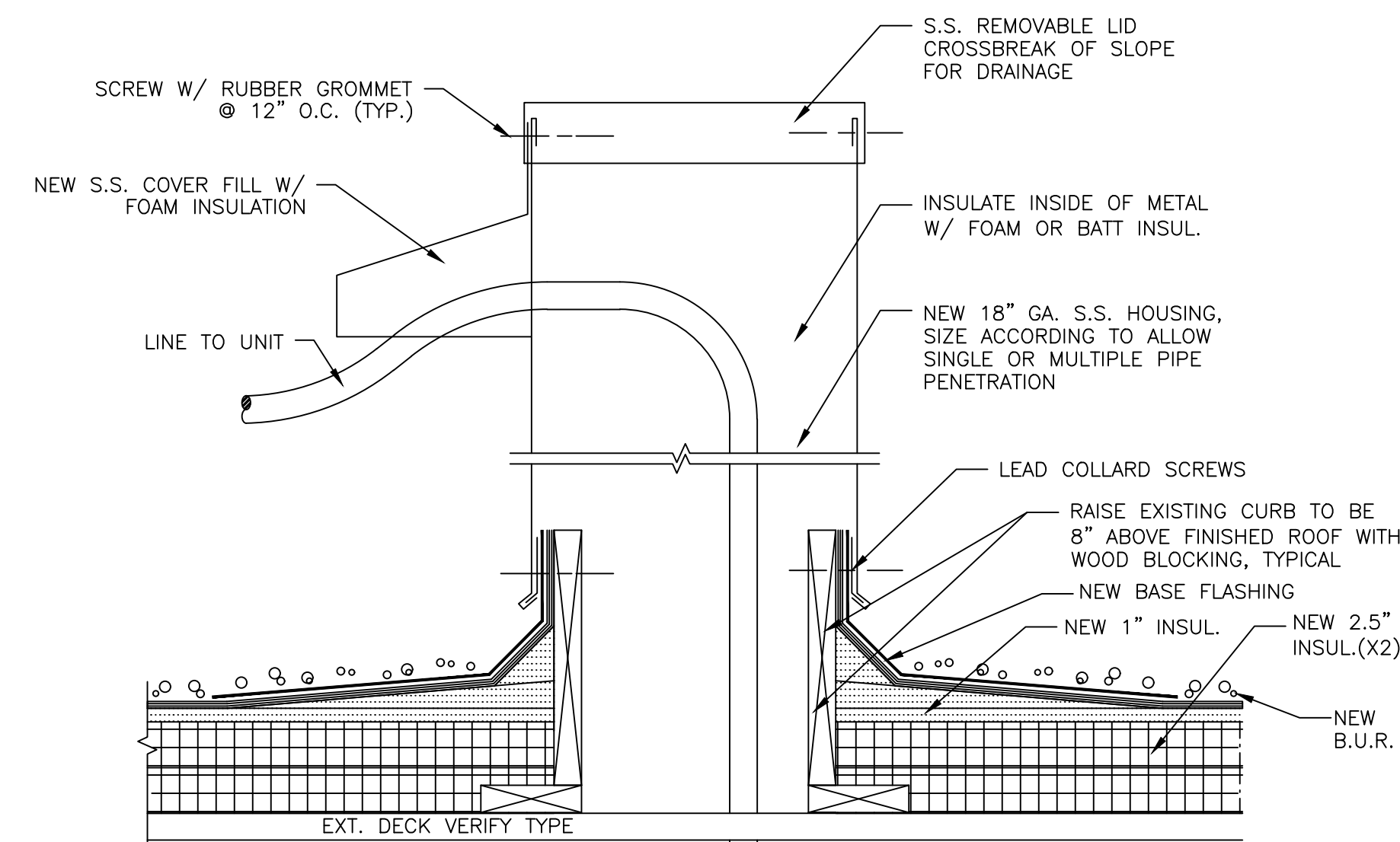
A NEW PARAPET KNEE WALL WITH EXPANSION JOINT
1 1/2" = 1'-0"



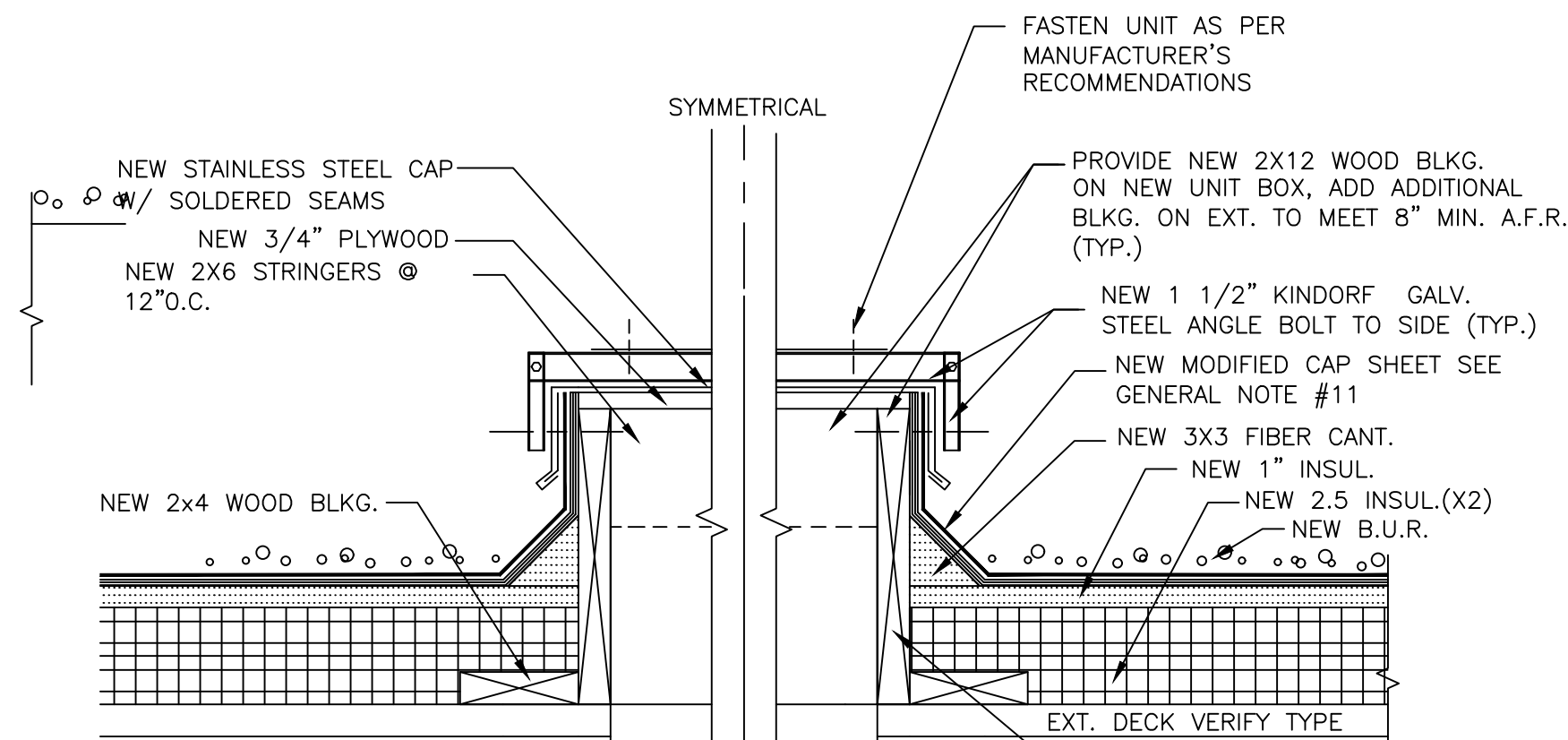
B GOOSENECK W/ CURB DETAIL
1 1/2" = 1'-0"



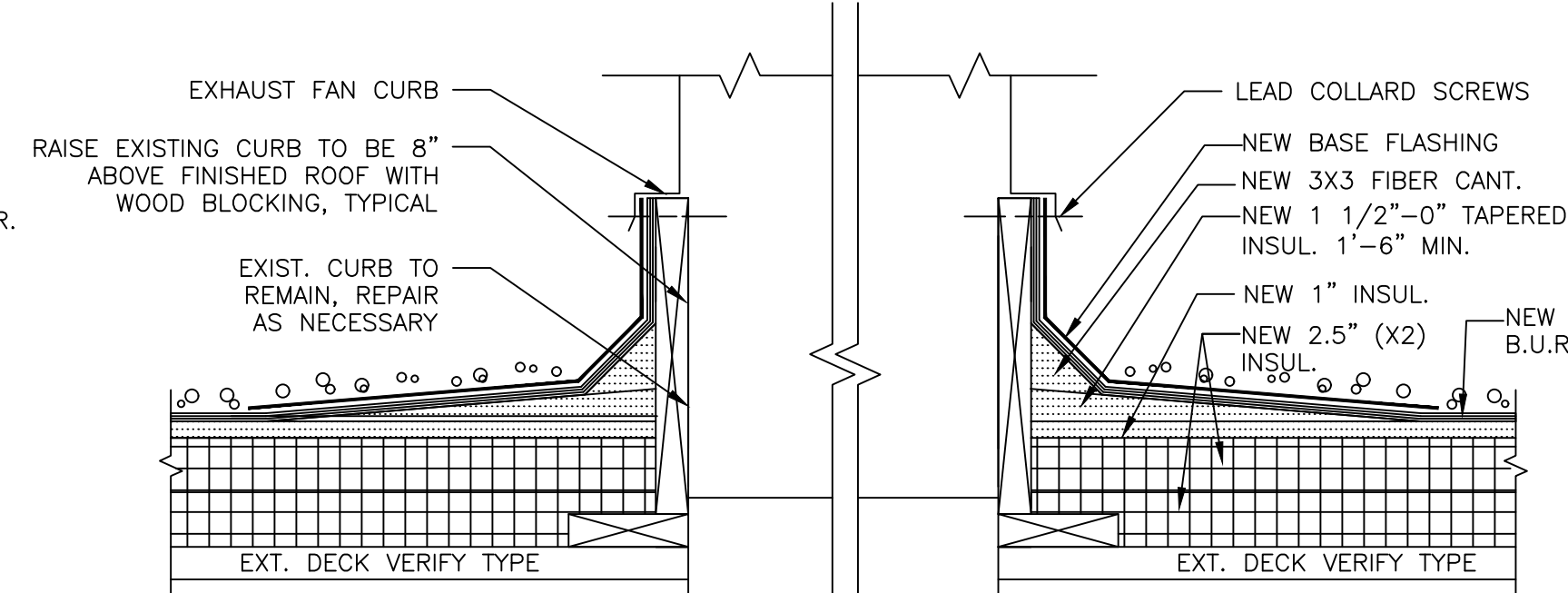
C NEW PARAPET DETAIL W/ METAL PANELS @ COURTYARD
1 1/2" = 1'-0"



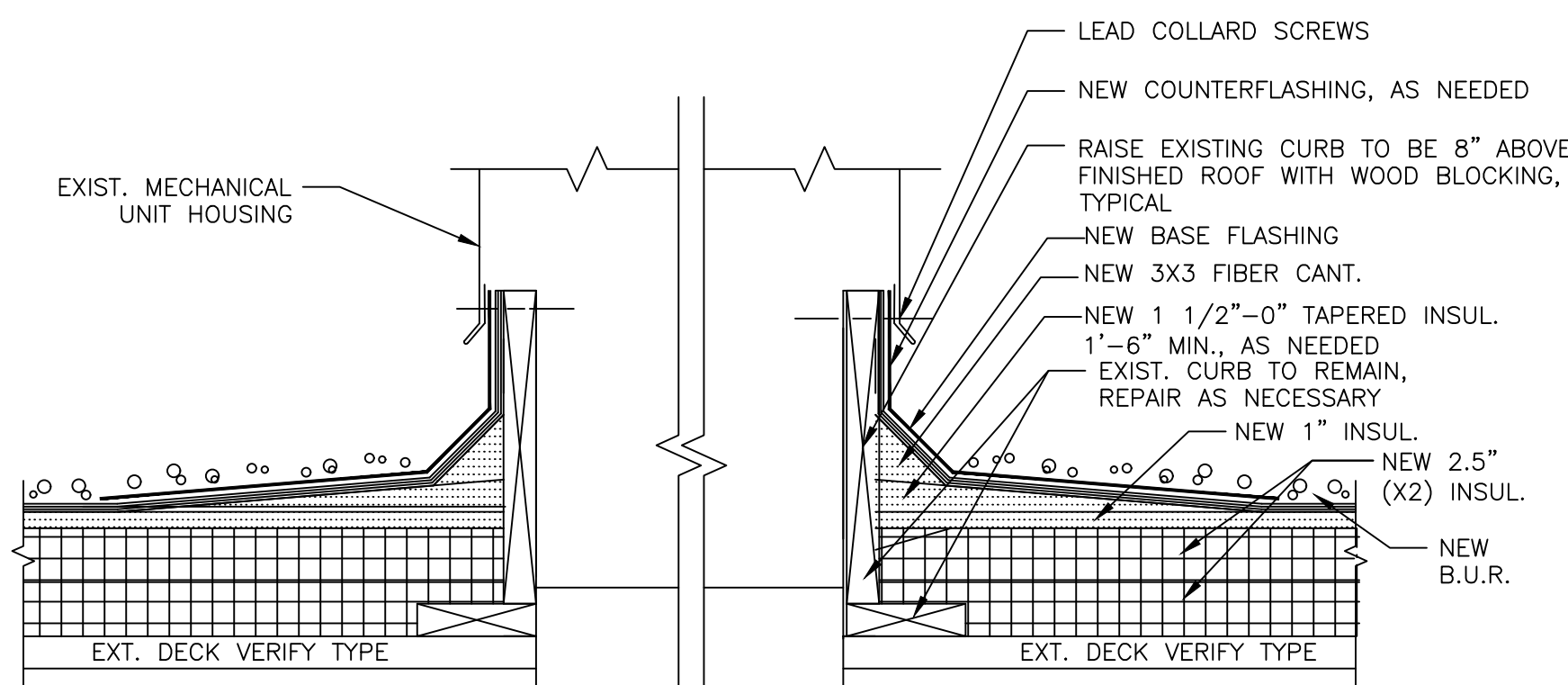
D SINGLE / MULTIPLE PIPE HOUSING (DOG HOUSE)
1 1/2" = 1'-0"



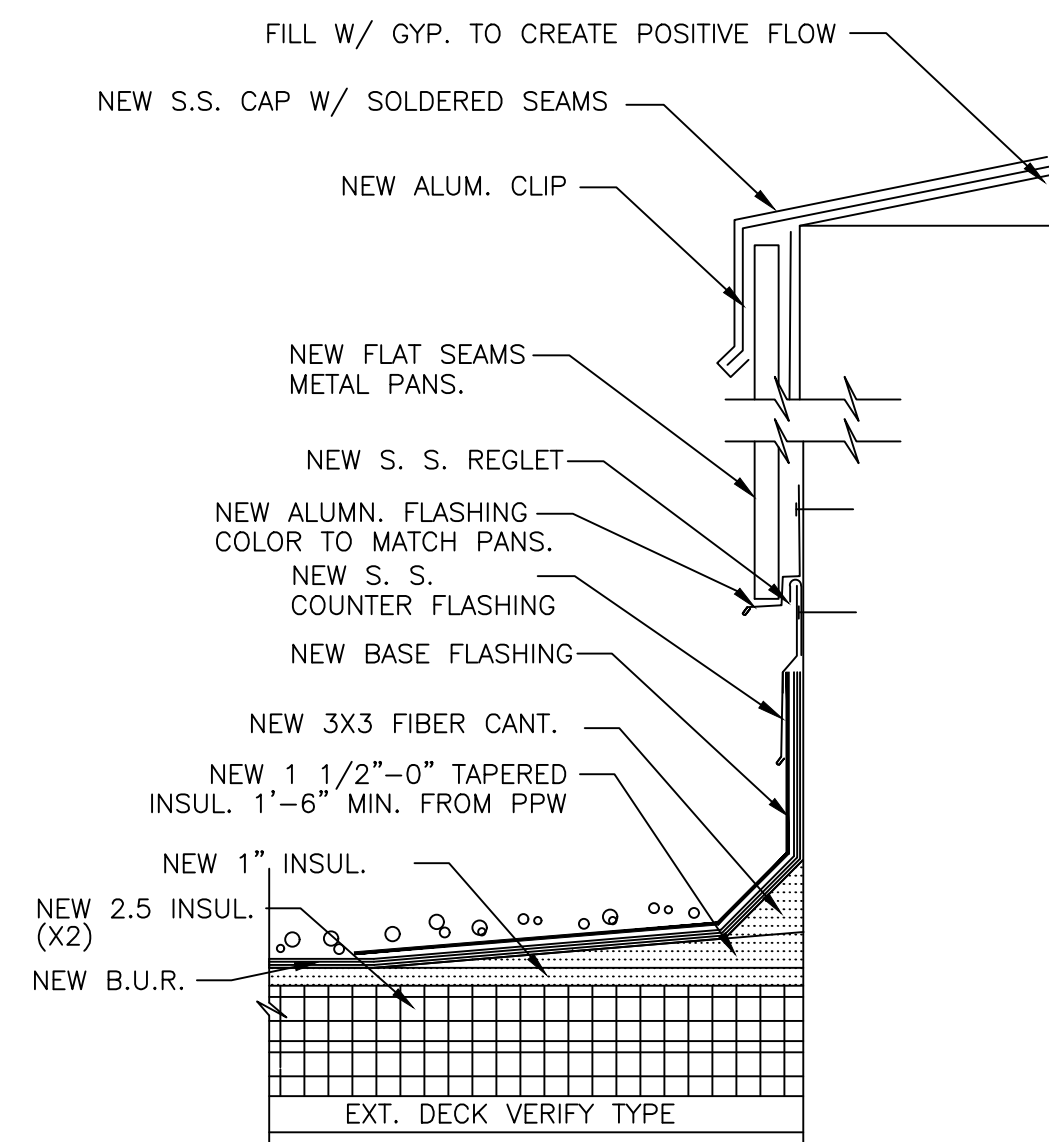
E TYPICAL A/C UNIT BOX
1 1/2" = 1'-0"



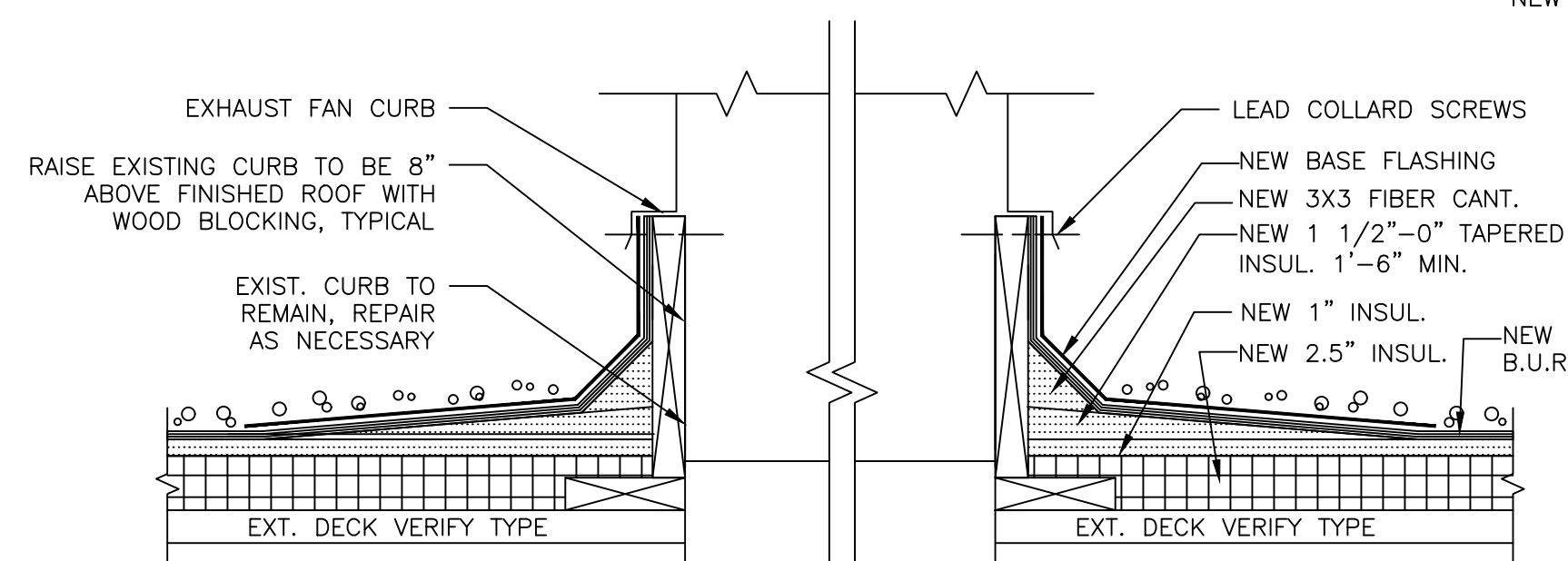
F FAN CURB DETAIL
1 1/2" = 1'-0"



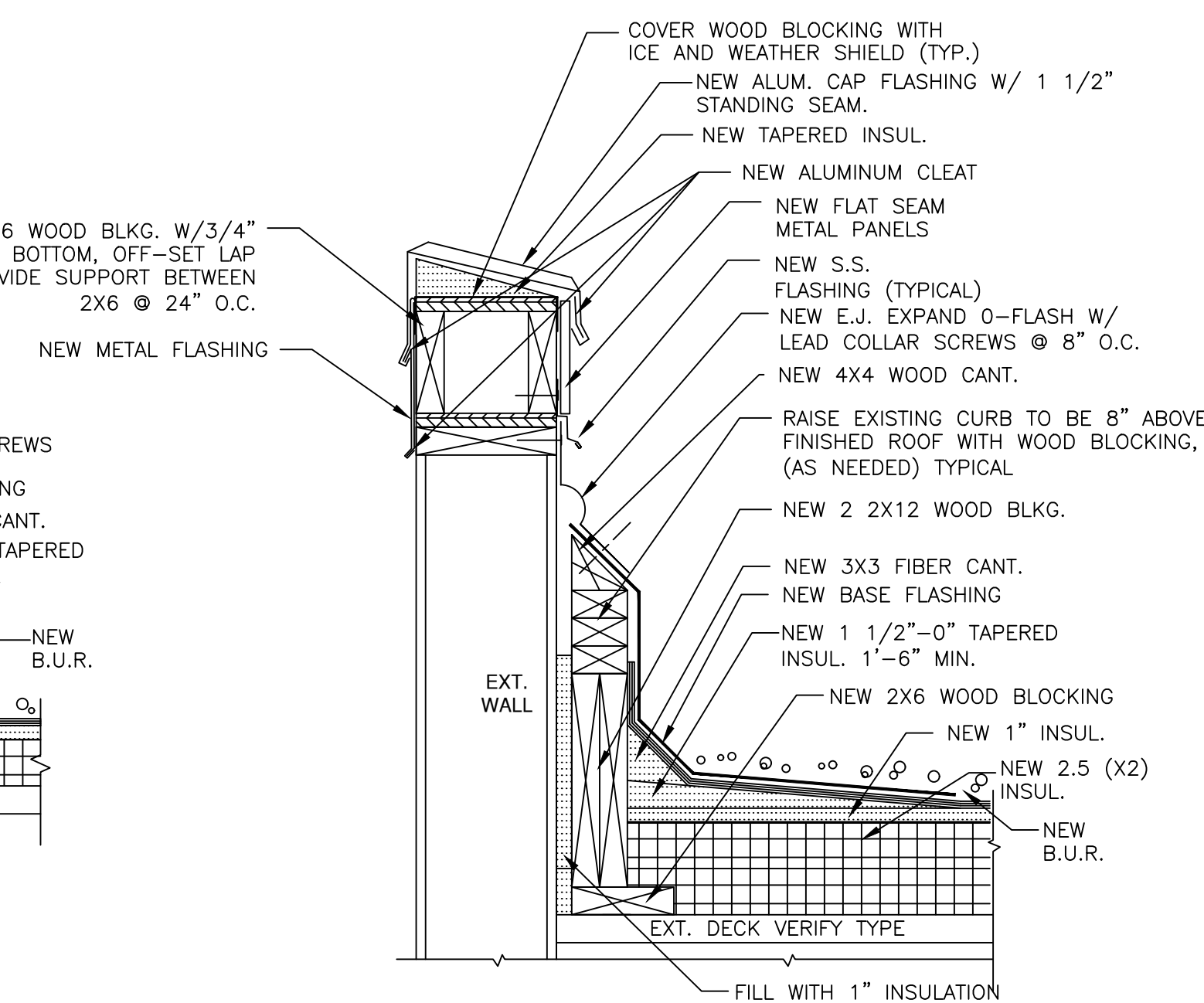
G RTU CURB FLASHING
1 1/2" = 1'-0"



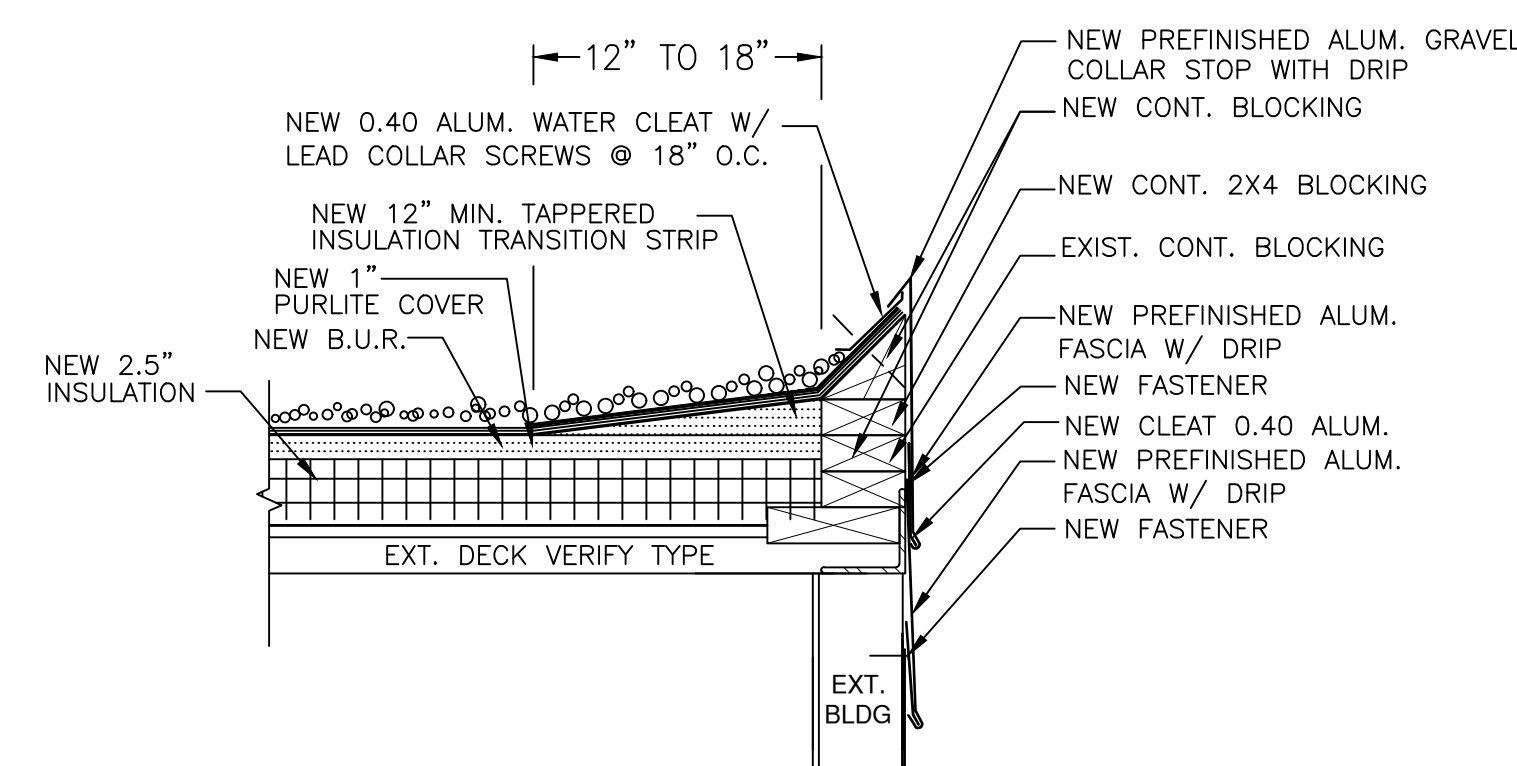
H DETAIL @ CHIMNEY CAP
1 1/2" = 1'-0"



I FAN CURB DETAIL
1 1/2" = 1'-0"



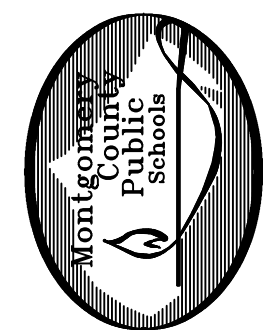
J EXIST. PARAPET WALL WITH EXPANSION JOINT
1 1/2" = 1'-0"



K NEW GRAVEL STOP DETAIL

ROOF INSULATION VALUES FOR ALL ROOF DETAILS THIS PROJECT (SEE DETAIL # 1/A-1) BASE LAYER INSULATION DIAGRAM

REVISIONS	BY

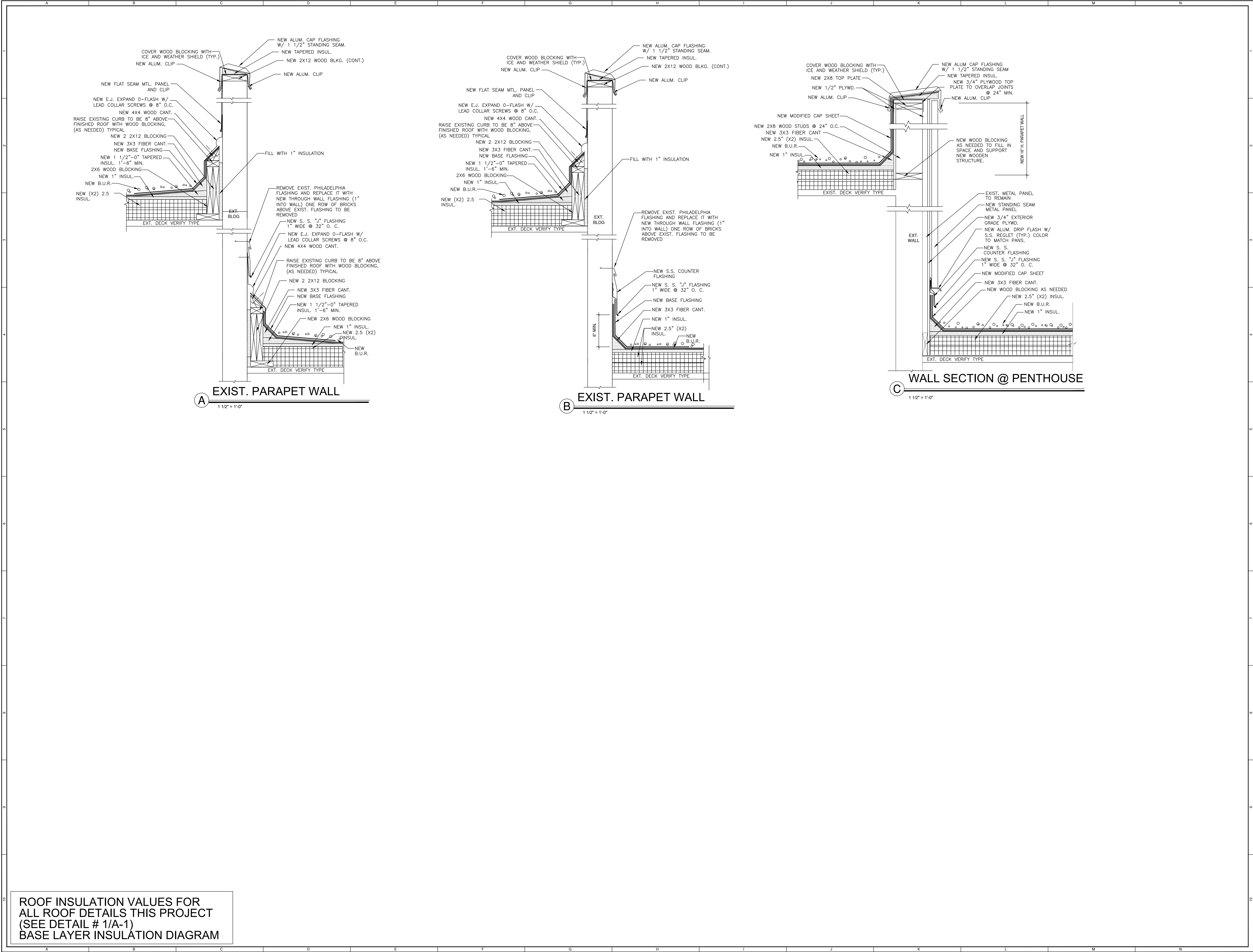


MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE MARYLAND, 20850
CONTACT: JOSEPH DEROSA (301) 674-5211

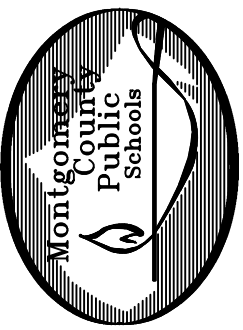
Argyle Middle School
Roof Replacement
2400 Bel Pre Road, Silver Spring, MD 20906
DETAILS

BID SET
PSC#: 15.231.21SR
DATE: 09-16-2021B
SCALE: AS NOTED
DRAWN BY: A.E.I.

A-4



ROOF INSULATION VALUES FOR
ALL ROOF DETAILS THIS PROJECT
(SEE DETAIL # 1/A-1)
BASE LAYER INSULATION DIAGRAM

REVISIONS	BY
	
MONTGOMERY COUNTY PUBLIC SCHOOLS 45 WEST GUDE DRIVE, SUITE 4300 ROCKVILLE MARYLAND, 20850 CONTACT: JOSEPH DEROSA (301) 674-5211	
Argyle Middle School Roof Replacement 2400 Bel Pre Road, Silver Spring, MD 20906 DETAILS	
BID SET	
PSC#: 15.231.21SR	
DATE: 09-16-2021B	
SCALE: AS NOTED	
DRAWN BY: A.E.I.	
SHEET	
A-5	