

PINES HEALTHCARE & REHABILITATION CENTER

ROOF & SIDEWALK REPAIRS
DPW BID # 51

9822 ROUTE 16, MACHIAS, NY 14101

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Centerpointe Corporate Park 375 Essjay Road, Suite 200 Williamsville, NY 14221 www.wendelcompanies.com p:716.688.0766 f:716.625.6825

MAY 12, 2017

LOCATION MAP



\nearrow SITE PREPARATION NOTES

- AS PART OF THE BASE BID, CONTRACTOR SHALL REMOVE CONCRETE AND EXCAVATE SOIL TO EXPOSE EXISTING 6" PVC SANITARY SEWER PIPE. CONTRACTOR SHALL SAWCUT AND REMOVE PIPE BETWEEN THE EXISTING CLEANOUT AND BUILDING AND EXCAVATE AN ADDITIONAL 1' BELOW PIPE. CONTRACTOR SHALL COMPACT EXISTING SUBBASE, INSTALL AND COMPACT 1' BASE STONE IN 4" LIFTS, INSTALL NEW SEWER PIPE (WITH POSITIVE SLOPE) AND BACKFILL PER DETAILS.
- 2. CONTRACTOR SHALL PROTECT TREES AND SHRUBS AT ALL TIMES AND SHALL BE RESPONSIBLE TO REPLACE IN KIND AND SIZE ANY TREE OR
- 3. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY.
- 4. STRIP TOPSOIL AND STOCKPILE FOR RE-USE.

SHRUB THAT IS HARMED.

- 5. REMOVE BRICK COLUMN BASE AS REQUIRED TO INSTALL NEW CONCRETE WALK. RESET COLUMN BASE PER ARCHITECTURAL DRAWINGS.
- 6. SAWCUT AND REMOVE ASPHALT PAVEMENT AND BASE COURSE IN ITS ENTIRETY.
- 7. REMOVE EXISTING BRICK PLINTH AROUND BASE OF COLUMN.

SITE IMPROVEMENT NOTES

- 1. CONCRETE PAVEMENT; RE: DETAIL 2, L201.
- 2. CONCRETE CURB; RE: 2, L201.
- 3. PATCH ASPHALT PAVEMENT; RE: 2, L201.
- 4. TRUNCATED DOME; RE: 6, L201
- 5. CONCRETE CURB TAPER; RE: 5, L101.
- 6. PLACE A MINIMUM OF 4" OF TOPSOIL, FINE GRADE, SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS WITHIN CONTRACT LIMIT LINE NOT NOTED TO BE PAVED OR LANDSCAPED.
- 7. REBUILD BASE OF COLUMN; RE: 8, L102
- 8. SHIM COLUMN BASE PLATE TO BE LEVEL.

SITE GRADING AND DRAINAGE NOTES

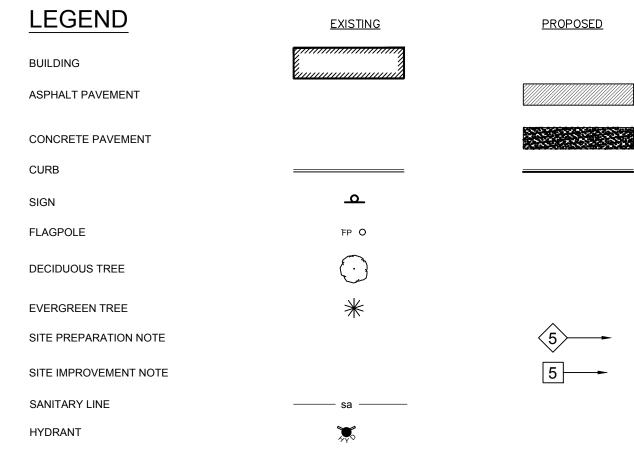
- 1. CONCRETE SHALL BE REPLACED AT EXISTING ELEVATION.
- 2. CONCRETE WALK SHALL PITCH AWAY FROM BUILDING AT 2% SLOPE.
- 3. CONCRETE WALK SHALL PITCH AT A CONSTANT SLOPE FROM PIER JOINT
- 4. CONCRETE SIDEWALK SHALL PITCH FROM BACK OF SIDEWALK TOWARD

- LINE TO ASPHALT DRIVEWAY. SLOPE SHALL NOT EXCEED 2% SLOPE.
- CURB AT 2% PITCH.

- TOPOGRAPHIC INFORMATION WAS DERIVED FROM AERIAL PHOTOGRAPHY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD.
- 2. CONTRACTOR TO LOCATE AND/OR VERIFY LOCATION OF UTILITIES IN THE FIELD BEFORE BEGINNING WORK. PRIOR TO REMOVAL AND EXCAVATION WORK, CONTRACTOR TO NOTIFY UTILITY COMPANIES REGARDING DISCONNECT OF SERVICES AND MARKING EXACT LOCATION OF BURIED UTILITIES.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF DISCREPANCIES FOUND BETWEEN INFORMATION SHOWN ON PLANS AND ACTUAL FIELD CONDITIONS.
- 4. PAVEMENT NOT NOTED TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED OR
- 5. ITEMS NOT NOTED TO BE REMOVED AND/OR DEMOLISHED ARE TO REMAIN AND TO BE PROTECTED AS NECESSARY. IN PARTICULAR, CONTRACTOR SHALL TAKE EXTRA MEASURES NOT TO INJURE EXISTING TREES OR
- 6. ITEMS NOTED TO BE RELOCATED SHALL BE CAREFULLY REMOVED WITHOUT BEING DAMAGED; SALVAGE AND STOCKPILE ON-SITE OR PER OWNER'S DIRECTION.
- 7. SAW-CUT PAVEMENT AND CURBING AT LIMITS OF REMOVAL.

REPLACED, FLUSH WITH EXISTING GRADE AT CONTRACTOR'S EXPENSE.

- 8. DIMENSIONS ARE FROM FACE OF BUILDING, CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 9. NEW PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 10. ALL DAMAGED AND/OR DISTURBED AREAS REMAINING, AFTER CONSTRUCTION IS COMPLETED SHALL RECEIVE MIN. 4" TOPSOIL, BE FINE GRADED, FERTILIZED, SEEDED AND MULCHED. TOPSOIL TO BE FLUSH WITH PAVEMENT AND/OR TOP OF CURB AND SHALL BE "FEATHERED" INTO ADJACENT LAWN AREAS TO CREATE A SMOOTH TRANSITION BETWEEN NEWLY SEEDED AREAS AND EXISTING LAWN.
- 11. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF THE PIPE LAYING OPERATION, SO THAT, IF MINOR ADJUSTMENTS MUST BE MADE IN ELEVATION AND/OR ALIGNMENT DUE TO INTERFERENCE FROM THESE UTILITIES, SAID CHANGES CAN BE MADE IN ADVANCE OF THE WORK.
- 12. PIPE CROSSING UNDER PAVED AREAS ARE TO BE BACKFILLED TO SUBGRADE WITH COMPACTED, SELECT GRANULAR MATERIAL TO FIVE (5) FEET OUTSIDE THE PAVEMENT EDGE.
- 13. CONSTRUCTION STAGING AND STORAGE AREAS TO BE COORDINATED WITH ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- 14. CONTRACTOR SHALL VISIT SITE PRIOR TO BID TO CONFIRM THE EXISTING SITE CONDITIONS & SCOPE OF WORK.
- 15. AFTER REMOVAL OF FOOTERS, STRUCTURES, ETC., BACKFILL AS FOLLOWS:
- A. IN LAWN AREAS: BACKFILL HOLE WITH ORDINARY FILL, COMPACT IN 8" LIFTS TO PROPOSED SUBGRADE, AND PLACE TOPSOIL, MIN. 4" DEPTH, FLUSH WITH EXISTING GRADE, FINE GRADE, FERTILIZE, SEED AND MULCH.
- B. IN PAVEMENT AREAS: BACKFILL HOLE WITH CRUSHER-RUN STONE, COMPACT IN 8" LIFTS TO PROPOSED
- 16. PROPOSED CONCRETE SIDEWALKS SHALL BE CONSTRUCTED W/MAX. 2% CROSS-SLOPE IN CONCERT WITH ADJACENT DRAINAGE PATTERNS.



LIGHT STANDARD

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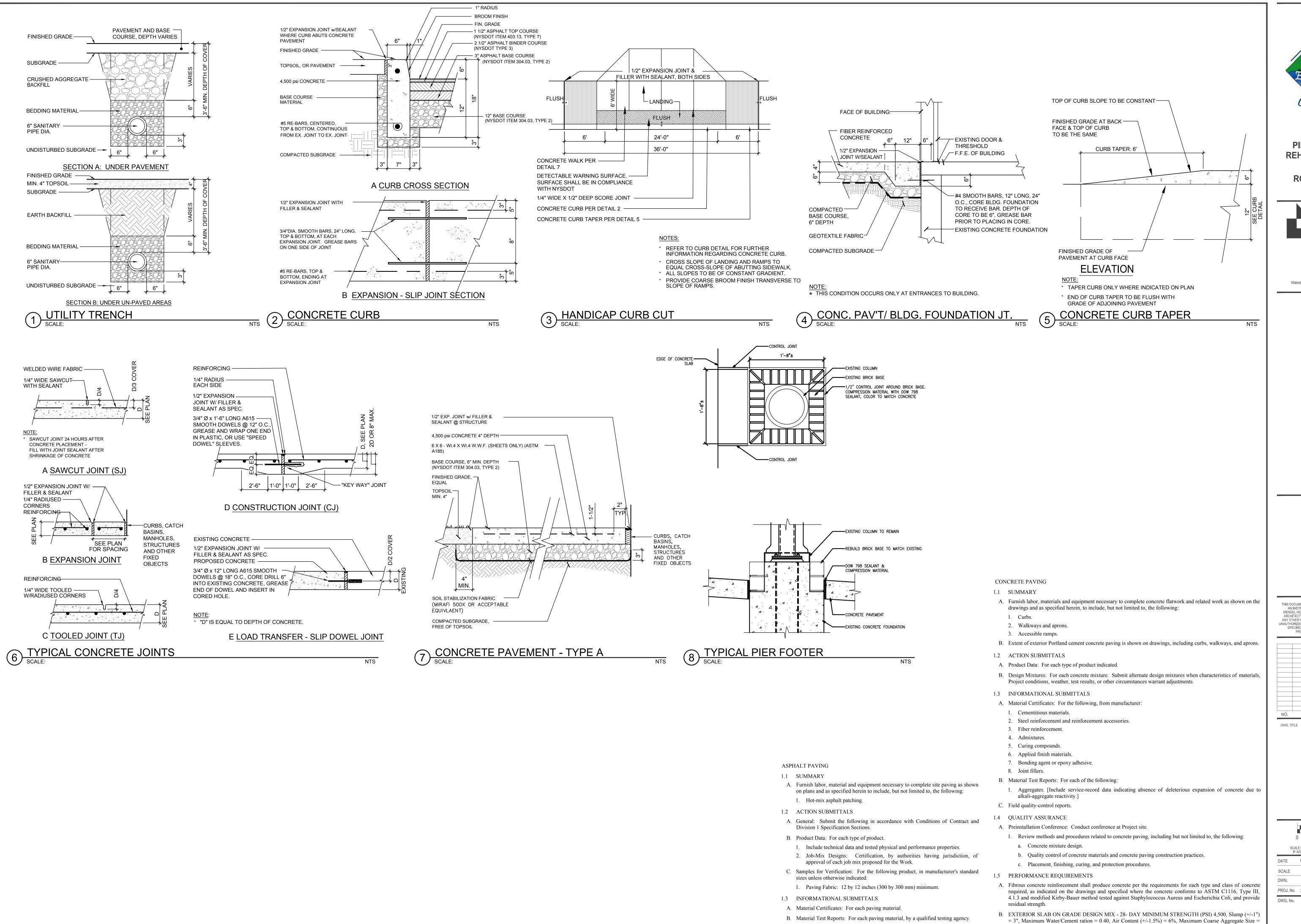
REVISIONS

SITE IMPROVEMENTS PLAN

GENERIC SCALE BAR SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING. IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY

DATE 05-12-2017 DWN.

PROJ. No. 3076-49 DWG. No.



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DATE 05-12-2017 SCALE AS NOTED

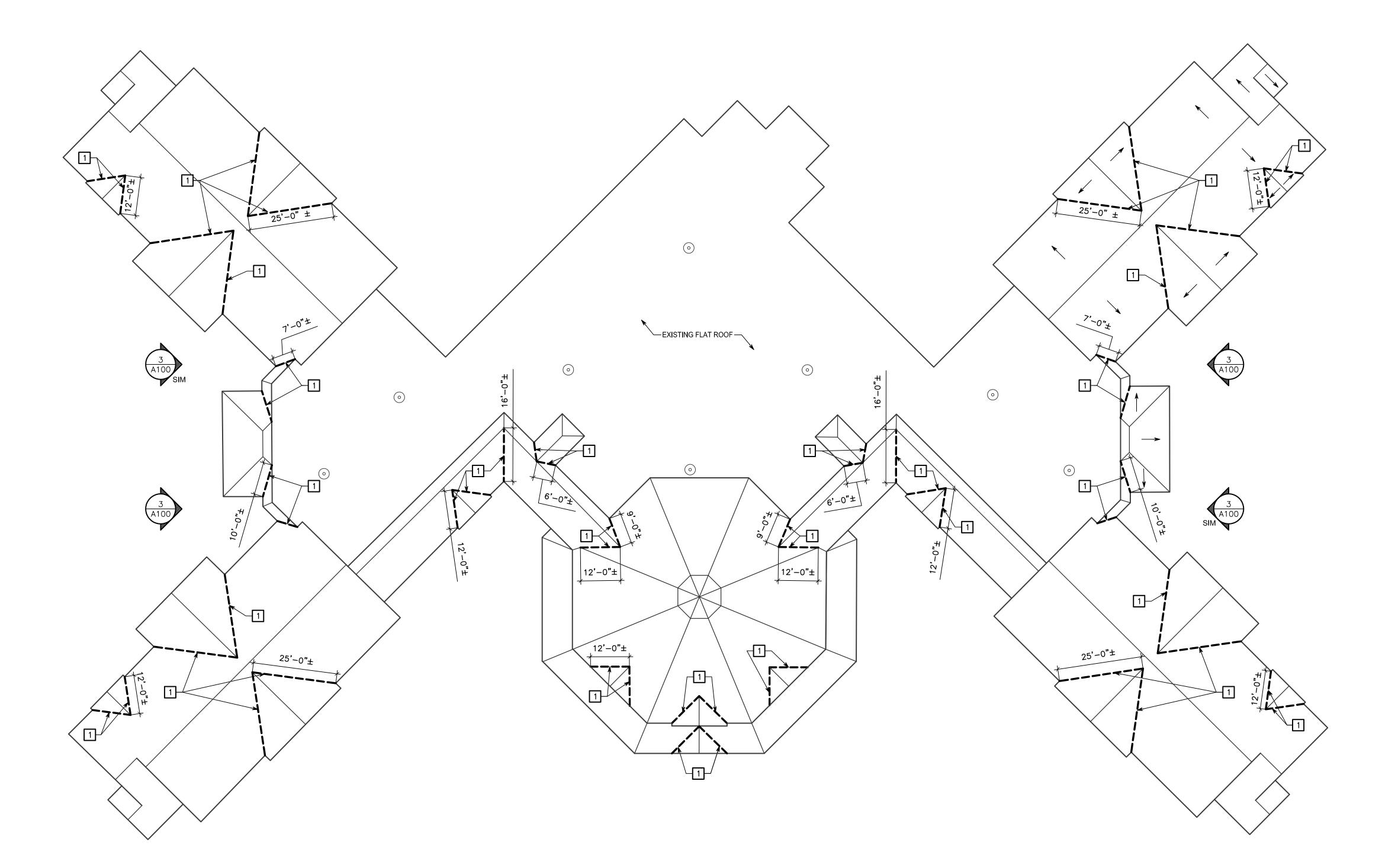
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3 ROOF VALLEY AT SUNROOM LOCATIONS
SCALE:N.T.S.



BUILDING CODE INFORMATION:

LOCATION: PINES HEALTHCARE & REHABILITATION CENTER 9822 ROUTE 16 MACHIAS, NY 14101

APPLICABLE CODES:

1.) 2015 INTERNATIONAL EXISTING

BUILDING CODES
2.) 2015 INTERNATIONAL BUILDING CODES

ALTERATION LEVEL 1

3.) NFPA 101

OCCUPANCY CLASSIFICATION: I-2: INSTITUTIONAL

TYPE OF CONSTRUCTION: TYPE 2B

FULLY SPRINKLERED: YES

CLASSIFICATION:

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GENERAL ROOF PLAN NOTES:

- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING ROOF, CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.

 CONTRACTOR NOT TO OVERLOAD EXISTING POOF
- 2. CONTRACTOR NOT TO OVERLOAD EXISTING ROOF OR CREATE POINT LOADS WITH STORING NEW OR REMOVED MATERIALS ON THE ROOF.
- 3. MAINTAIN ROOF IN WEATHER TIGHT CONDITION DURING ENTIRE ROOF PREPARATION AND INSTALLATION.
- 4. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY DETERIORATION OR DAMAGE TO EXISTING ROOF SYSTEM.
- 5. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION TO SAFE PATH OF TRAVEL AND EXITS AT GRADE LEVEL FOR THE EGRESS OF BUILDING OCCUPANTS TO A LEGAL OPEN SPACE.

ROOF PLAN LEGEND:

EXISTING ROOF SLOPE

EXISTING ROOF VALLEY TO BE REPAIRED

ROOF CONSTRUCTION KEYNOTES:

REMOVE EXISTING ASPHALT VALLEY FLASHING IN ITS ENTIRETY DOWN TO EXISTING PLYWOOD DECK, THE FULL LENGTH OF VALLEY. REMOVE EXISTING ASPHALT SHINGLES AS REQUIRED FOR REMOVAL AND INSTALLATION OF NEW ROOF VALLEY DETAIL SEE DETAIL 1/A200. PROVIDE ICE AND WATER SHIELD OVER EXISTING PLYWOOD. PROVIDE 20GA. METAL VALLEY FLASHING MINIMUM 24" WIDE DOWN FULL LENGTH OF VALLEY. REPLACE EXISTING MEMBRANE AND ASPHALT SHINGLES TO MATCH EXISTING STYLE AND COLOR.

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NO.	REVISIONS	DATE

EXISTING ROOF PLAN

DWG. TITLE

	0 1" GENERIC SCAL LE BAR SHOWN IS TWO INCHES ON NOT TWO INCHES ON THIS SHEET,	THE ORIGINAL DRAWING.
DATE	05-12-2017	
SCALE	AS NOTED	

DPW

PROJ. No. 3076-49

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1 EXISTING ROOF PLAN

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

SPECIFICATIONS:

<u>073113 - ASPHALT SHINGLES:</u>

A. MATERIALS:

- 1. ASPHALT SHINGLES: TO MATCH EXISTING SHAPE, EDGE, SIZE, AND COLOR OF ROOF SHINGLES. FASTENERS PER MANUFACTURER'S INSTRUCTIONS.
- 2. UNDERLAYMENT: TO MATCH EXISTING MATERIAL.
 3. ICE AND WATER UNDERLAYMENT: SELF ADHERING, POLYETHYLENE
- FACES, ASTM D1970, MINIMUM 40 MIL THICK, SLIP RESISTANCE, COLD APPLIED.

 a) MANUFACTURER: OWENS CORNING, GCP APPLIED

 TECHNOLOGIES (GRACE), GAF, CERTAIN TEED ROOFING

 CORP. OR APPROVED EQUAL.
- 4. VALLEY METAL FLASHING: ZINC-TIN ALLOY-COATED STEEL. FABRICATE FLASHING TO COMPLY WITH RECOMMENDATIONS IN SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL" THAT APPLY TO DESIGN, DIMENSIONS, METAL AND OTHER CHARACTERISTICS OF THE ITEM. FABRICATE IN LENGTHS NOT EXCEEDING 10 FEET WITH 1 INCH HIGH, INVERTED-V PROFILE AT CENTER OF VALLEY AND EQUAL FLANGE WIDTH OF 12 INCHES.
- B. INSTALLATION: EXAMINE EXISTING PLYWOOD DECKING NOTIFY OWNER OF DETERIORATED AREAS. REPLACE DAMAGED PLYWOOD AREAS. INSTALL SELF ADHERING ICE AND WATER UNDERLAYMENT, WRINKLE FREE ON ROOF DECK, INSTALL PER MANUFACTURER'S INSTRUCTIONS WITH LAPS NO LESS THAN 6 INCHES IN DIRECTION THAT WATER SHEDS. AT VALLEYS, EXTEND FROM LOWEST TO HIGHEST POINT MINIMUM 18 INCHES ON EACH SIDE. INSTALL UNDERLAYMENT TO TIE EXISTING ONTO ICE AND WATER UNDERLAYMENT. INSTALL VALLEY METAL FLASHING, CENTERED IN VALLEY, LAPPING ENDS AT LEAST 8 INCHES IN DIRECTION OF SHED WATER. FASTEN UPPER END OF EACH LENGTH TO ROOF DECK BENEATH OVER LAP. REINSTALL ASPHALT SHINGLE OR NEW IF DAMAGED IN REMOVAL PER MANUFACTURERS WRITTEN INSTRUCTIONS. INSTALL STARTER STRIP AT LOWEST ROOF EDGE AND WORK UP THE SLOPE. PATTERN TO PATCH EXISTING. CUT AND FIT ASPHALT SHINGLES AT VALLEY. MAINTAIN UNIFORM WIDTH OF EXPOSED METAL VALLEY.
- C. SUBMITTALS:

 1. PRODUCT DATA FOR EACH MATERIAL.
 2. ASPHALT SHINGLE SAMPLE
 3. MOCK-UP OF TYPICAL VALLEY FLASHING



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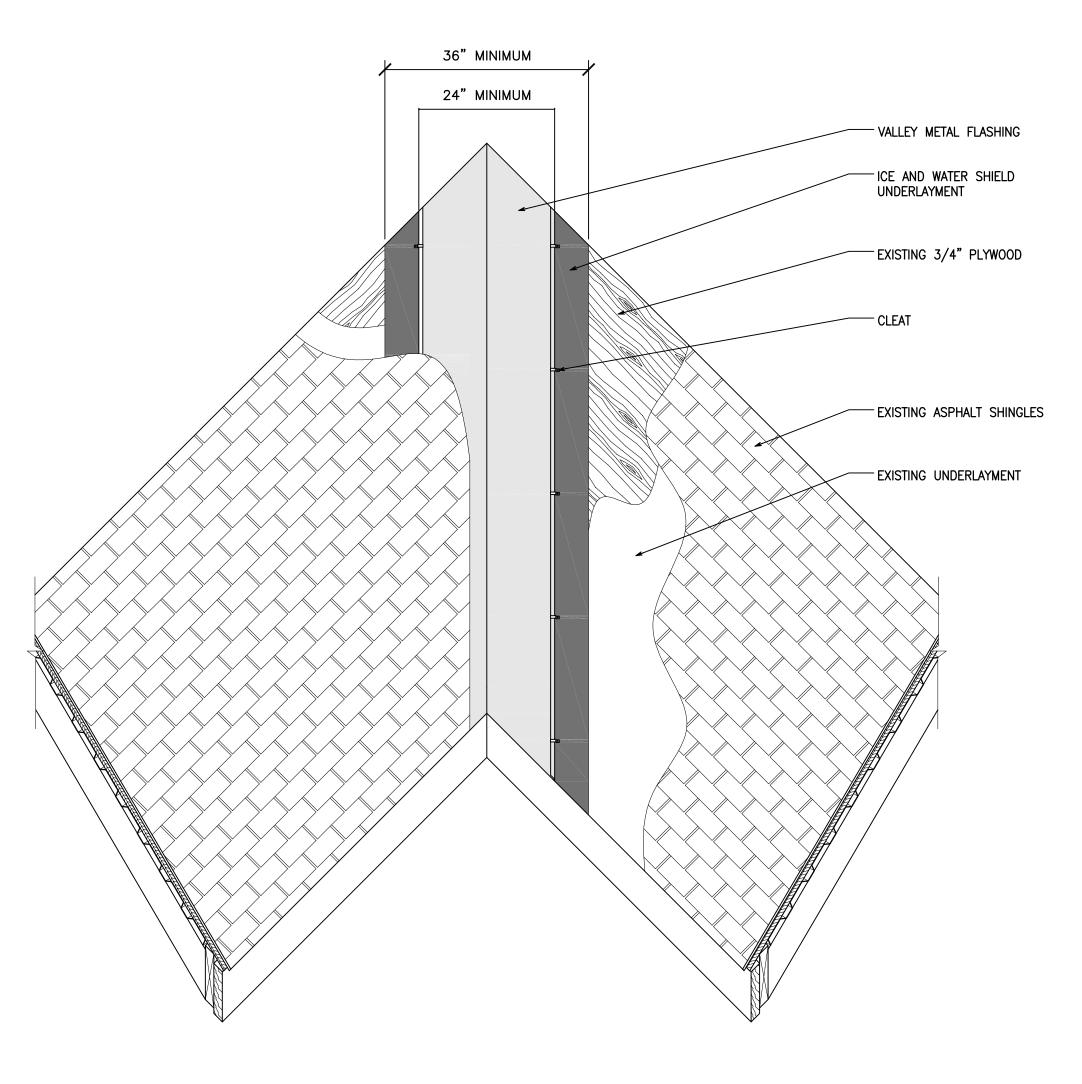
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1 ROOF VALLEY DETAIL

SCALE:1"=1'-0"

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DATE	05-12-2017		
DATE SCALE	05-12-2017 AS NOTED		
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