

# BELMONT HILLS COMMUNITY CENTER EXTERIOR WINDOW FRAME PAINTING AND REPAIRS

50 ASHLAND AVE  
BELMONT HILLS, PENNSYLVANIA 19004

2026

OWNER:

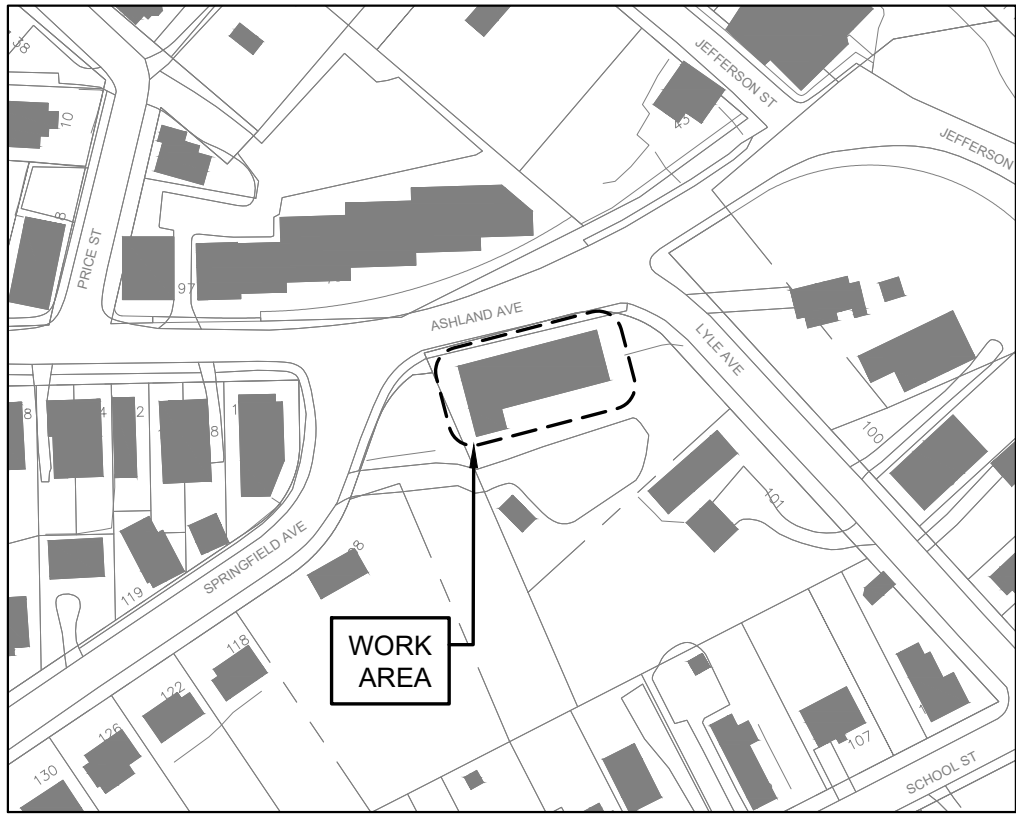
## TOWNSHIP OF LOWER MERION MONTGOMERY COUNTY, PENNSYLVANIA

75 EAST LANCASTER AVENUE  
ARDMORE, PA 19003

PREPARED BY:

### OFFICE OF THE TOWNSHIP ENGINEER

1900 MARKET STREET, SUITE 300  
PHILADELPHIA, PA 19103



LOCATION PLAN  
SCALE: NOT TO SCALE

#### SYMBOLS & ABBREVIATIONS (NOT ALL USED)

|        |                                               |
|--------|-----------------------------------------------|
|        | AREA OF WORK, SEE KEY NOTES                   |
|        | ALIGN                                         |
|        | ALIGN FACES OF ELEMENTS IN PLANE AS INDICATED |
|        | CENTER LINE                                   |
|        | DETAIL OR DRAWING NUMBER<br>SHEET NUMBER      |
|        | ELEVATION NUMBER<br>SHEET NUMBER              |
|        | ELEVATION DATUM                               |
| ADA    | AMERICANS WITH DISABILITIES ACT               |
| AFF    | ABOVE FINISHED FLOOR                          |
| BLDG   | BUILDING                                      |
| CI     | CONTROL JOINT                                 |
| CLR    | CLEAR                                         |
| CMU    | CONCRETE MASONRY UNIT                         |
| CTR    | CENTER                                        |
| DIA/Ø  | DIAMETER                                      |
| DTLS   | DETAILS                                       |
| DWGS   | DRAWINGS                                      |
| EQ.    | EQUAL                                         |
| HM     | HOLLOW METAL                                  |
| IBC    | INTERNATIONAL BUILDING CODE                   |
| IEBC   | INTERNATIONAL EXISTING BUILDING CODE          |
| INT.   | INTERIOR                                      |
| MAX.   | MAXIMUM                                       |
| MIN.   | MINIMUM                                       |
| MEP    | MECHANICAL/ELECTRICAL/PLUMBING                |
| MFGR.  | MANUFACTURER                                  |
| MISC.  | MISCELLANEOUS                                 |
| N/A    | NOT APPLICABLE                                |
| NIC    | NOT IN CONTRACT                               |
| OC     | ON CENTER                                     |
| P.T.   | PRESSURE TREATED                              |
| PTD.   | PAINTED                                       |
| RD     | ROOF DRAIN                                    |
| REQ'D  | REQUIRED                                      |
| RM     | ROOM                                          |
| SF     | SQUARE FEET                                   |
| SIM.   | SIMILAR                                       |
| SS     | STAINLESS STEEL                               |
| T.O.M. | TOP OF MASONRY                                |
| TYP.   | TYPICAL                                       |
| U.O.N. | UNLESS OTHERWISE NOTED                        |
| VIF    | VERIFY IN FIELD                               |
| W/     | WITH                                          |

#### GENERAL NOTES

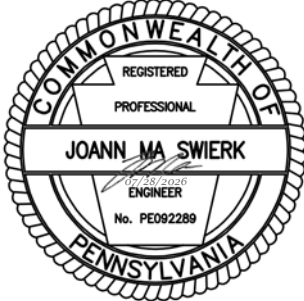
- THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, PROJECT MANUAL, ADDENDA, MODIFICATIONS, AND THE CONDITIONS OF THE CONSTRUCTION CONTRACT, SPECIFICATIONS, CUT SHEETS, ETC.
- REFER TO CONTRACT DOCUMENTS FOR THE PROJECT, INCLUDING DRAWINGS AND SPECIFICATIONS.
- THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY ANYONE FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING BY THE ENGINEER.
- 'FURNISH' OR 'SUPPLY' MEANS TO PURCHASE, PROCURE, ACQUIRE, AND DELIVER COMPLETE WITH RELATED ACCESSORIES.
- 'INSTALL' MEANS TO BE INSTALLED BY CONTRACTOR, COMPLETE AND IN PLACE.
- 'PROVIDE' MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
- 'SIMILAR' (SIM) MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
- 'TYPICAL' (TYP) MEANS IDENTICAL FOR CONDITIONS NOTED.
- 'EQUAL' (EQ) MEANS IDENTICAL IN MATERIALS, WEIGHT, SIZE, DESIGN, FUNCTION, DURABILITY, AND ALL OTHER QUALITIES..
- 'CONCEALED' MEANS EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, INSTALLED IN FURRED SPACES, WITHIN DOUBLE PARTITIONS OR HUNG CEILINGS, IN TRENCHES, IN CRAWL SPACES OR OTHERWISE ENCLOSED AND NOTE EASILY VISIBLE.
- 'EXPOSED' MEANS NOT INSTALLED UNDERGROUND OR OTHERWISE 'CONCEALED' AS DESCRIBED ABOVE.
- 'WINDOW' CONSISTS OF THE WINDOW FRAME, SILL, SASH(ES), INFILL(S), ETC, UNLESS OTHERWISE NOTED.
- 'STORM WINDOW' CONSISTS OF THE METAL FRAME AND METAL SASHES, TYPICALLY AFFIXED TO THE EXTERIOR FACE OF THE WINDOW FRAME, UNLESS OTHERWISE NOTED.
- THE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON PENNONI CAD SYSTEMS. ANY OTHER LETTERING, LINES, OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF PENNONI AND ARE INVALID.
- SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES INDICATED ON THESE DRAWINGS ARE TYPICAL AND MAY NOT INCLUDE ALL SYMBOLS AND ABBREVIATIONS IN THE CONTRACT DOCUMENTS.
- GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS LISTS ARE APPLICABLE TO ALL DRAWINGS/SHEETS IN THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR'S BID SUBMISSION IS CONFIRMATION THAT THE CONTRACTOR HAS COMPLETELY FAMILIARIZED THEMSELF WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR HAS AGREED TO PROVIDE THE NECESSARY LABOR, MATERIALS, AND SUPERVISION TO COMPLETE THE CONTRACT.
- THE CONTRACTOR'S BID SUBMISSION FOR ALL WORK SHALL BE PREDICATED ON THE PERFORMANCE OF THE WORK DURING REGULAR WORKING HOURS.

19. ALL MATERIALS TO BE NEW, UNLESS OTHERWISE NOTED.

- THE WORK, INCLUDING INSTALLATION OF EACH SYSTEM, ITEM, ETC., SHALL BE IN A NEAT AND PROFESSIONAL WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL FEDERAL, STATE, LOCAL, AND TOWNSHIP CODES AND REGULATIONS, AS WELL AS ANY OTHER AUTHORITIES HAVING JURISDICTION.
- ATTACHMENTS, CONNECTIONS, AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY (UNLESS OTHERWISE NOTED) SECURED IN CONFORMANCE WITH BEST PRACTICES (PLUMB, LEVEL, SQUARE, SMOOTH, WITHOUT DEFECT, ETC.) ALL JOINTS SHALL BE CLOSE-FITTING AND JOINED TO CONFORM W/EXPANSION AND CONTRACTION TO PREVENT CRACKING. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH CONDITION AND DETAIL. CONTRACTOR SHALL PROVIDE ALL BLOCKING AND FRAMING NECESSARY TO ACHIEVE THESE CONDITIONS, BLOCKING AND FRAMING TO BE CONCEALED UNLESS OTHERWISE NOTED.
- ELEMENTS THAT APPEAR TO BE ALIGNED SHALL BE ASSUMED TO ALIGN WHETHER OR NOT SPECIFICALLY NOTED.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED AND PROVIDED AT NO ADDITIONAL COST. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOW OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION, SHALL BE INCLUDED IN THE WORK.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ENGINEER'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- IN THE EVENT OF CONFLICTING PROVISIONS WITHIN THE SPECIFICATIONS AND / OR DRAWINGS, THE MORE STRINGENT SHALL TAKE PRECEDENCE, UNLESS OTHERWISE STATED AND APPROVED BY THE ENGINEER.
- MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF, AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
- CONTRACTOR SHALL WAIVE 'COMMON PRACTICE' AND 'COMMON USAGE' AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN 'COMMON PRACTICE' OR 'COMMON USAGE'.
- CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

- CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY TO ALLOW ENGINEER A REASONABLE AMOUNT OF TIME TO SELECT A SUITABLE SUBSTITUTE.
- IMMEDIATELY UPON DELIVERY/RECEIPT/ARRIVAL OF MATERIALS AND EQUIPMENT ON SITE, CONTRACTOR SHALL STORE AND PROTECT AGAINST ALL WEATHER AND DAMAGE, IN ACCORDANCE WITH EACH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS FOR EACH TYPE OF MATERIAL AND EQUIPMENT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE AREA OF WORK. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK AND BE RESPONSIBLE FOR SUCH.
- SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN INFORMATION OR DIMENSIONS ON DRAWINGS AND CONDITIONS OR MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, THEY SHALL REPORT AT ONCE TO THE ENGINEER FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TESTING, INSPECTIONS, AND CERTIFICATIONS AS INDICATED IN THE CONTRACT DOCUMENTS FOR COMPLETION OF THIS WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES AND IS RESPONSIBLE FOR SCHEDULING AND PROVIDING ACCESS FOR ALL REQUIRED INSPECTIONS. (TOWNSHIP PERMIT FEE IS WAIVED)
- CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES TO AGENCIES, UTILITIES, AND/OR OTHER PARTIES AFFECTED BY THIS WORK OR THIS CONTRACT.
- WITHIN FIVE (5) WORKING DAYS FROM CONTRACT DATE, PREPARE AND SUBMIT AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB-SCHEDULES OF RELATED ACTIVITIES WHICH MAY AFFECT THE PROGRESS.
- MAINTAIN ALL SYSTEMS, SERVICES, AND UTILITIES IN WORKING ORDER. IF IT BECOMES NECESSARY TO SHUT OFF A SYSTEM, SERVICE, OR UTILITY AT ANY POINT DURING EXECUTION OF THE WORK, THE CONTRACTOR WILL GIVE OWNER AT LEAST 72 HOURS NOTICE AND WILL COORDINATE TO A REASONABLE EXTENT TO MINIMIZE INTERRUPTION OF OWNER'S WORK/FACILITIES.
- JOB SITE SAFETY AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- MAINTAIN SAFE PROJECT SITE AT ALL TIMES. COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES AND ORDINANCES.
- PROVIDE PROJECT SIGNS AS INDICATED AND WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION. UNAUTHORIZED SIGNS ARE NOT PERMITTED.
- IF HAZARDOUS MATERIALS ARE DISCOVERED, BEYOND THOSE INDICATED ELSEWHERE IN THESE DOCUMENTS, OR SUSPECTED TO EXIST, IN AN AREA THAT WILL BE DISTURBED BY THE WORK, CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- ALL ACCESS TO SCAFFOLDING / EQUIPMENT SHALL BE REMOVED AND/OR SECURED PRIOR TO LEAVING THE SITE FOR THE DAY TO PREVENT UNAUTHORIZED ACCESS.

- NO MOTORIZED EQUIPMENT, VEHICLES, ETC. SHALL BE LEFT UNATTENDED ON THE SITE WHILE UNLOCKED AND / OR WITH THE ENGINE RUNNING.
- MAINTAIN ACCESS TO DRIVEWAYS, BUILDING ENTRANCES, AND UTILITY ACCESS POINTS AT ALL TIMES FOR EMERGENCY AND FOR TOWNSHIP'S CONTINUED OPERATION OF THE FACILITY. DO NOT INTERRUPT ANY UTILITIES.
- PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- CONTRACTOR SHALL PROTECT EXISTING SURFACES ADJACENT TO CONTRACT AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR / REPLACEMENT OF ANY DAMAGE.
- PROTECT EXISTING VEGETATION AND TREES, EQUIPMENT, STRUCTURES, CURBS, PAVEMENT, UTILITIES, AND OTHER IMPROVEMENTS AT PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. REPAIR ANY DAMAGE CAUSED BY THE WORK TO EXISTING FACILITIES.
- PROVIDE PROTECTION, OPERATE TEMPORARY FACILITIES, AND CONDUCT CONSTRUCTION AS REQUIRED TO COMPLY WITH ENVIRONMENTAL REGULATIONS AND THAT MINIMIZE POSSIBLE AIR, WATERWAY, AND SUBSOIL CONTAMINATION OR POLLUTION OR OTHER UNDESIRABLE EFFECTS.
- PROVIDE TEMPORARY WEATHER-TIGHT ENCLOSURE FOR BUILDING EXTERIOR WHERE WEATHER-TIGHT EXTERIOR IS TEMPORARILY COMPROMISED BY THE WORK.
- MAINTAIN A CLEAN WORK AREA, FREE OF DEBRIS ON THE GROUND, ELIMINATING ANY POSSIBLE CONTACT BY OR WITH THE PUBLIC ON THE SITE. CLEANUP SHALL BE CONTINUOUS, ON A DAILY BASIS.
- USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES.
- PROVIDE WASTE-COLLECTION CONTAINERS IN SIZES ADEQUATE TO HANDLE WASTE FROM CONSTRUCTION OPERATIONS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. LOCATIONS TO BE AGREED WITH OWNER. CONTAINERS TO BE EMPTIED AS SOON AS FULL.
- CONDUCT FINAL CLEANING PRIOR TO SUBSTANTIAL COMPLETION. USE CLEANING MATERIALS AND METHODS AS DESCRIBED BELOW AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
  - CLEAN PROJECT SITE, YARD, AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIAL, LITTER, AND OTHER FOREIGN SUBSTANCES.
  - SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETROCHEMICAL SPILLS, STAINS, AND OTHER FOREIGN DEPOSITS.
  - REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM PROJECT SITE.
  - CLEAN EXPOSED HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO THEIR ORIGINAL CONDITION.
- CONTRACTOR GUARANTEES ALL MATERIALS AND WORKMANSHIP ACCORDING TO THE CONTRACT DOCUMENTS FOR A PERIOD OF TWO (2) YEARS.



#### GENERAL NOTES

BELMONT HILLS COMMUNITY CENTER  
EXTERIOR WINDOW FRAME PAINTING  
AND REPAIRS  
50 ASHLAND AVENUE  
BELMONT HILLS, PENNSYLVANIA 19004  
TOWNSHIP OF LOWER MERION  
OFFICE OF THE TOWNSHIP ENGINEER  
75 EAST LANCASTER AVENUE  
ARDMORE, MONTGOMERY COUNTY, PENNSYLVANIA 19003

DATE: 07/28/2026  
SCALE: AS NOTED  
DRAWN BY: EME  
APPROVED BY: JMS  
SHEET: 1  
DRAWING NO.: A001

SELECTIVE DEMOLITION

1. DEFINITIONS
- 1.1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

1.2. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.

1.3. EXISTING TO REMAIN: LEAVE EXISTING ITEMS THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE SALVAGED OR REINSTALLED.

1.4. SALVAGE: CAREFULLY DETACH ITEMS FROM EXISTING CONSTRUCTION. CLEAN SALVAGED ITEMS AND STORE IN SECURE AREA, PROTECTED FROM ANY DAMAGE, UNTIL DELIVERY TO OWNER.
2. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
3. PREDEMOLITION PHOTOGRAPHS OR VIDEO: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION, INCLUDING FINISHED SURFACES, THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
4. OWNER WILL OCCUPY PORTIONS OF SITE IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
5. DO NOT DISTURB HAZARDOUS MATERIALS OR ITEMS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS EXCEPT UNDER PROCEDURES SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
6. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. COMPLY WITH ASSE A10.6 AND NFPA 241.
7. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
- 7.1. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

7.2. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. TEMPORARILY COVER OPENINGS TO REMAIN.

7.3. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.

7.4. DO NOT USE CUTTING TORCHES.

7.5. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.

7.6. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

7.7. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS REGARDING RECYCLING AND DISPOSAL OF MATERIALS FOR EACH DEMOLISHED MATERIAL.

7.8. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.

7.9. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.

7.10. DO NOT BURN DEMOLISHED MATERIALS.
8. ITEMS TO BE REINSTALLED:
- 8.1. CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE.

8.2. PACK OR CRATE ITEMS AFTER CLEANING AND REPAIRING. IDENTIFY CONTENTS OF CONTAINERS.

8.3. PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.

8.4. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEM FUNCTIONAL FOR USE INDICATED.
9. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE.

PRODUCTS AND SPECIFICATIONS

REFERENCE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

FOR EACH TYPE OF PRODUCT USED, SUBMIT PHYSICAL SAMPLES, PRODUCT DATA SHEETS, AND SHOP DRAWINGS AS APPROPRIATE FOR REVIEW BY ENGINEER AND OWNER PRIOR TO ORDERING OR INSTALLING EACH ITEM. INCLUDE CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, PART NUMBERS, AND FINISHES, AND ANY OTHER PERTINENT INFORMATION. REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS.

DISPOSITION: MAINTAIN SETS OF APPROVED SAMPLES AT PROJECT SITE, AVAILABLE FOR QUALITY-CONTROL COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION ACTIVITY. SAMPLE SETS MAY BE USED TO DETERMINE FINAL ACCEPTANCE OF CONSTRUCTION ASSOCIATED WITH EACH SET.

SAMPLES THAT MAY BE INCORPORATED INTO THE WORK ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS. SUCH SAMPLES MUST BE IN AN UNDAMAGED CONDITION AT TIME OF USE.

SAMPLES NOT INCORPORATED INTO THE WORK OR NOT OTHERWISE DESIGNATED AS OWNER'S PROPERTY, ARE THE PROPERTY OF CONTRACTOR.

1. WOOD REPAIRS

- 1.1. REFER TO SPECIFICATION SECTION 062000 WOOD REPAIRS.
- 1.2. BASE BID TO ASSUME 50% OF PREVIOUSLY PAINTED WOOD WILL BE BARE AND SOUND AFTER LEAD-BASED PAINT REMOVAL. PROVIDE LEVEL 3.2 MINOR REPAIR METHOD REPAIRS TO THESE AREAS, INCLUDING SANDING, CLEANING, AND EPOXY CONSOLIDANT.
- 1.3. PROVIDE OTHER WOOD REPAIRS AS INDICATED ON DRAWINGS.
- 1.4. PROVIDE CONTINGENCY PRICING PER SQUARE FOOT FOR 3.2 MINOR REPAIR METHOD, 3.3 MEDIUM REPAIR METHOD, AND FOR 3.4 MAJOR REPAIR METHOD.
- 1.5. IF AREAS REQUIRING ADDITIONAL REPAIRS THAT ARE NOT LISTED ON THE DRAWINGS ARE DISCOVERED, NOTIFY ENGINEER AND AGREE LEVEL OF REPAIR PRIOR TO PROCEEDING WITH THE WORK IN THOSE AREAS.

2. JOINT SEALANTS:

- 2.1. PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.
- 2.2. PROVIDE JOINT SEALANTS, PRIMERS, BACKINGS, AND OTHER RELATED MATERIALS AS REQUIRED AND AS RECOMMENDED BY MANUFACTURER THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
- 2.3. JOINT SEALANTS TO BE SIKA SEALANTS, OR APPROVED EQUAL, OF TYPE INDICATED BY APPLICATION LOCATION. COLOR TO BE SELECTED BY OWNER FROM MFGR'S FULL RANGE OF STANDARD COLORS.
- 2.3.1. ELASTOMERIC SEALANTS ARE TO BE NON-STAINING TO POROUS SUBSTRATES. PROVIDE PRODUCTS THAT HAVE UNDERGONE TESTING ACCORDING TO ASTM C 1248 AND HAVE NOT STAINED POROUS JOINT SUBSTRATES INDICATED FOR PROJECT.
- 2.4. PROVIDE SEALANT BACKINGS OF MATERIAL AND TYPE THAT ARE NON-STAINING; ARE COMPATIBLE WITH JOINT SUBSTRATES, SEALANTS, PRIMERS, AND OTHER JOINT FILLERS; AND ARE APPROVED FOR APPLICATIONS INDICATED BY SEALANT MANUFACTURER BASED ON FIELD EXPERIENCE AND LABORATORY TESTING.
- 2.5. PROVIDE CYLINDRICAL SEALANT BACKINGS: ASTM C 1330, OF TYPE INDICATED BELOW AND OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE: TYPE C: CLOSED-CELL MATERIAL WITH A SURFACE SKIN.
- 2.6. PROVIDE PRIMER: MATERIAL RECOMMENDED BY JOINT SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED, AS DETERMINED FROM PRECONSTRUCTION JOINT-SEALANT-SUBSTRATE TESTS AND FIELD TESTS AND THROUGH MOCKUPS.
- 2.7. PROVIDE BOND-BREAKER TAPE AS NEEDED: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE RECOMMENDED BY SEALANT MANUFACTURER FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT-FILLER MATERIALS OR JOINT SURFACES AT BACK OF JOINT WHERE SUCH ADHESION WOULD RESULT IN SEALANT FAILURE. PROVIDE SELF-ADHESIVE TAPE WHERE APPLICABLE.
- 2.8. USE ONLY CHEMICAL CLEANERS ACCEPTABLE TO MANUFACTURERS OF SEALANTS AND SEALANT BACKING MATERIALS, FREE OF OILY RESIDUES OR OTHER SUBSTANCES CAPABLE OF STAINING OR HARMING JOINT SUBSTRATES AND ADJACENT NONPOROUS SURFACES IN ANY WAY, AND FORMULATED TO PROMOTE OPTIMUM ADHESION OF SEALANTS WITH JOINT SUBSTRATES.
- 2.9. PROVIDE MASKING TAPE AS NEEDED: NON-STAINING, NONABSORBENT MATERIAL COMPATIBLE WITH JOINT SEALANTS AND SURFACES ADJACENT TO JOINTS.
- 2.10. COMPLY WITH ASTM C 920 AND OTHER REQUIREMENTS INDICATED FOR EACH LIQUID-APPLIED CHEMICALLY CURING SEALANT.
- 2.11. CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS TO COMPLY WITH JOINT SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS
- 2.11.1. REMOVE ALL FOREIGN MATERIAL FROM JOINT SUBSTRATES THAT COULD INTERFERE WITH ADHESION OF JOINT SEALANT, INCLUDING DUST, PAINTS (EXCEPT FOR PERMANENT PROTECTIVE COATINGS TESTED AND APPROVED FOR SEALANT ADHESION AND COMPATIBILITY BY SEALANT MANUFACTURER), OLD JOINT SEALANTS, OIL, GREASE, WATERPROOFING, WATER REPELLENTS, WATER, SURFACE DIRT, AND FROST.
- 2.11.2. CLEAN NONPOROUS SURFACES WITH CHEMICAL CLEANERS OR OTHER MEANS THAT DO NOT STAIN, HARM SUBSTRATES, OR LEAVE RESIDUES CAPABLE OF INTERFERING WITH ADHESION OF JOINT SEALANTS.
- 2.12. DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS UNDER THE FOLLOWING CONDITIONS:
- 2.12.1. WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT-SEALANT MANUFACTURER OR ARE BELOW 40 DEG F (5 DEG C).

2.12.2. WHEN JOINT SUBSTRATES ARE WET.

2.12.3. WHERE CONTAMINANTS CAPABLE OF INTERFERING WITH ADHESION HAVE NOT YET BEEN REMOVED FROM JOINT SUBSTRATES.

2.12.4. WHERE JOINT WIDTHS ARE GREATER THAN OR LESS THAN THOSE ALLOWED BY JOINT SEALANT MANUFACTURER FOR APPLICATIONS INDICATED.
- 2.13. JOINT PRIMING: PRIME JOINT SUBSTRATES WHERE RECOMMENDED IN WRITING BY JOINT SEALANT MANUFACTURER, BASED ON PRECONSTRUCTION JOINT-SEALANT-SUBSTRATE TESTS OR PRIOR EXPERIENCE. APPLY PRIMER TO COMPLY WITH JOINT SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS. CONFINE PRIMERS TO AREAS OF JOINT-SEALANT BOND; DO NOT ALLOW SPILLAGE OR MIGRATION ONTO ADJOINING SURFACES.
- 2.14. MASKING TAPE: USE MASKING TAPE WHERE REQUIRED TO PREVENT CONTACT OF SEALANT WITH ADJOINING SURFACES THAT OTHERWISE WOULD BE PERMANENTLY STAINED OR DAMAGED BY SUCH CONTACT OR BY CLEANING METHODS REQUIRED TO REMOVE SEALANT SMEARS. REMOVE TAPE IMMEDIATELY AFTER TOOLING WITHOUT DISTURBING JOINT SEAL.
- 2.15. INSTALL SEALANT BACKINGS OF TYPE INDICATED TO SUPPORT SEALANTS DURING APPLICATION AND AT POSITION REQUIRED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY. DO NOT LEAVE GAPS BETWEEN ENDS OF SEALANT BACKINGS. DO NOT STRETCH, TWIST, PUNCTURE, OR TEAR SEALANT BACKINGS.
- 2.16. REMOVE ABSORBENT SEALANT BACKINGS THAT HAVE BECOME WET BEFORE SEALANT APPLICATION AND REPLACE THEM WITH DRY MATERIALS.

- 2.17. INSTALL BOND-BREAKER TAPE BEHIND SEALANTS WHERE SEALANT BACKINGS ARE NOT USED BETWEEN SEALANTS AND BACK OF JOINTS.
- 2.18. INSTALL SEALANTS BY PROVEN TECHNIQUES. COMPLY WITH RECOMMENDATIONS OF ASTM C 1193 FOR USE OF JOINT SEALANTS AS APPLICABLE TO MATERIALS, APPLICATIONS, AND CONDITIONS INDICATED, AT THE SAME TIME BACKINGS ARE INSTALLED, AND TO COMPLY WITH THE FOLLOWING:
- 2.18.1. PLACE SEALANTS SO THEY DIRECTLY CONTACT AND FULLY WET JOINT SUBSTRATES.

2.18.2. COMPLETELY FILL RECESSES PROVIDED FOR EACH JOINT CONFIGURATION.

2.18.3. PRODUCE UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.
- 2.19. IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS, TOOL SEALANTS TO FORM SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED; TO ELIMINATE AIR POCKETS; AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT.
- 2.20. REMOVE EXCESS SEALANTS FROM SURFACES ADJACENT TO JOINT. USE TOOLING AGENTS THAT ARE APPROVED IN WRITING BY SEALANT MANUFACTURER AND THAT DO NOT DISCOLOR SEALANTS OR ADJACENT SURFACES.
- 2.21. PROVIDE CONCAVE JOINT CONFIGURATION PER FIGURE 8A IN ASTM C 1193, UNLESS OTHERWISE INDICATED.
- 2.22. CLEAN OFF EXCESS SEALANTS OR SEALANT SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS APPROVED IN WRITING BY MANUFACTURERS OF JOINT SEALANTS AND OF PRODUCTS IN WHICH JOINTS OCCUR.
- 2.23. PROTECT JOINT SEALANTS DURING AND AFTER CURING PERIOD FROM CONTACT WITH CONTAMINATING SUBSTANCES AND FROM DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS OR OTHER CAUSES SO SEALANTS ARE WITHOUT DETERIORATION OR DAMAGE AT TIME OF SUBSTANTIAL COMPLETION. IF, DESPITE SUCH PROTECTION, DAMAGE OR DETERIORATION OCCURS, CUT OUT AND REMOVE DAMAGED OR DETERIORATED JOINT SEALANTS IMMEDIATELY. REINSTALL JOINT SEALANTS SO INSTALLATIONS WITH REPAIRED AREAS ARE INDISTINGUISHABLE FROM THE ORIGINAL WORK.

3. LEAD-BASED PAINT REMEDIATION

- 3.1. AREAS OF THIS PROJECT ARE KNOWN TO CONTAIN LEAD. REFER TO SPECIFICATION SECTION 020850 REMOVAL OF HAZARDOUS MATERIALS FOR ACTIVITIES TO BE COMPLETED PRIOR TO AND DURING THE WORK.
- 3.2. DEFINITIONS:
- 3.2.1. 'INTACT UNDERLYING SUBSTRATE', 'INTACT SUBSTRATE', AND 'STABLE SUBSTRATE' SHALL BE USED INTERCHANGEABLY AND SHALL MEAN A SUBSTRATE FREE FROM ALL DETRIMENTAL FOREIGN MATERIAL, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

3.2.1.1. DIRT, GREASE, DUST, SOAP, OIL BUILDUP, AND ANY OTHER FOREIGN MATERIALS.

3.2.1.2. LOOSE, FLAKING PAINT, AND POWDERY SUBSTANCES.

3.2.1.3. PAINT THAT HAS BUBBLES OR CRACKS.

3.2.1.4. PAINT THAT CAN BE REMOVED BY A PULL TEST USING 1" WIDE PRESSURE SENSITIVE TAPE WITH AN ADHESIVE PEEL STRENGTH OF AT LEAST 3.2 N/cm AND 90 SECOND DWELL TIME.

4. PAINT

- 4.1. REFER TO SPECIFICATION SECTION 090190.52 MAINTENANCE REPAINTING.

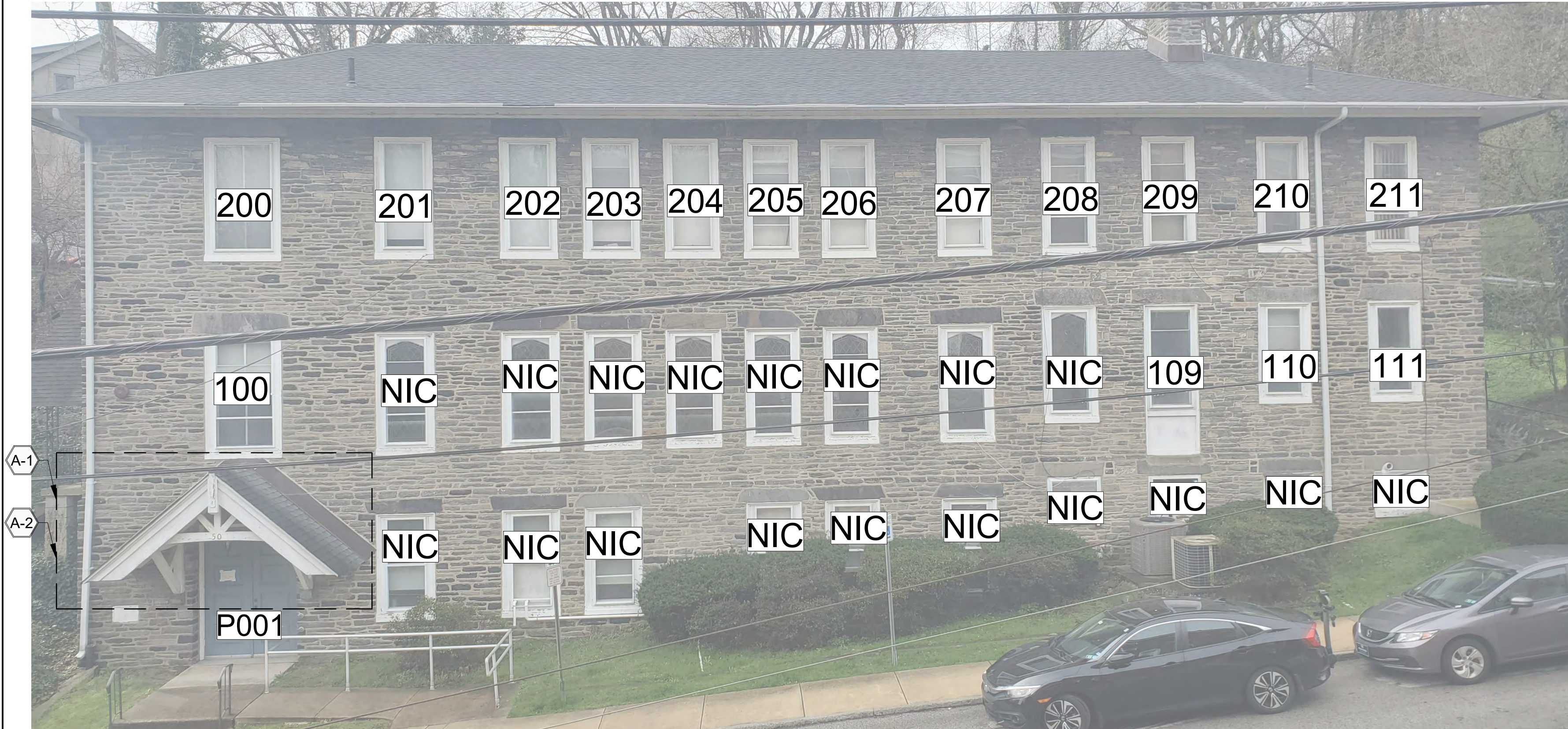


GENERAL NOTES CONTINUED

BELMONT HILLS COMMUNITY CENTER  
EXTERIOR WINDOW FRAME PAINTING  
AND REPAIRS  
50 ASHLAND AVENUE  
BELMONT HILLS, PENNSYLVANIA 19004

TOWNSHIP OF LOWER MERION  
OFFICE OF THE TOWNSHIP ENGINEER  
75 EAST LANCASTER AVENUE  
ARDMORE, MONTGOMERY COUNTY, PENNSYLVANIA 19003

DATE: 07/28/2026  
SCALE: AS NOTED  
DRAWN BY: EME  
APPROVED BY: JMS  
SHEET: 2  
DRAWING NO.: A002

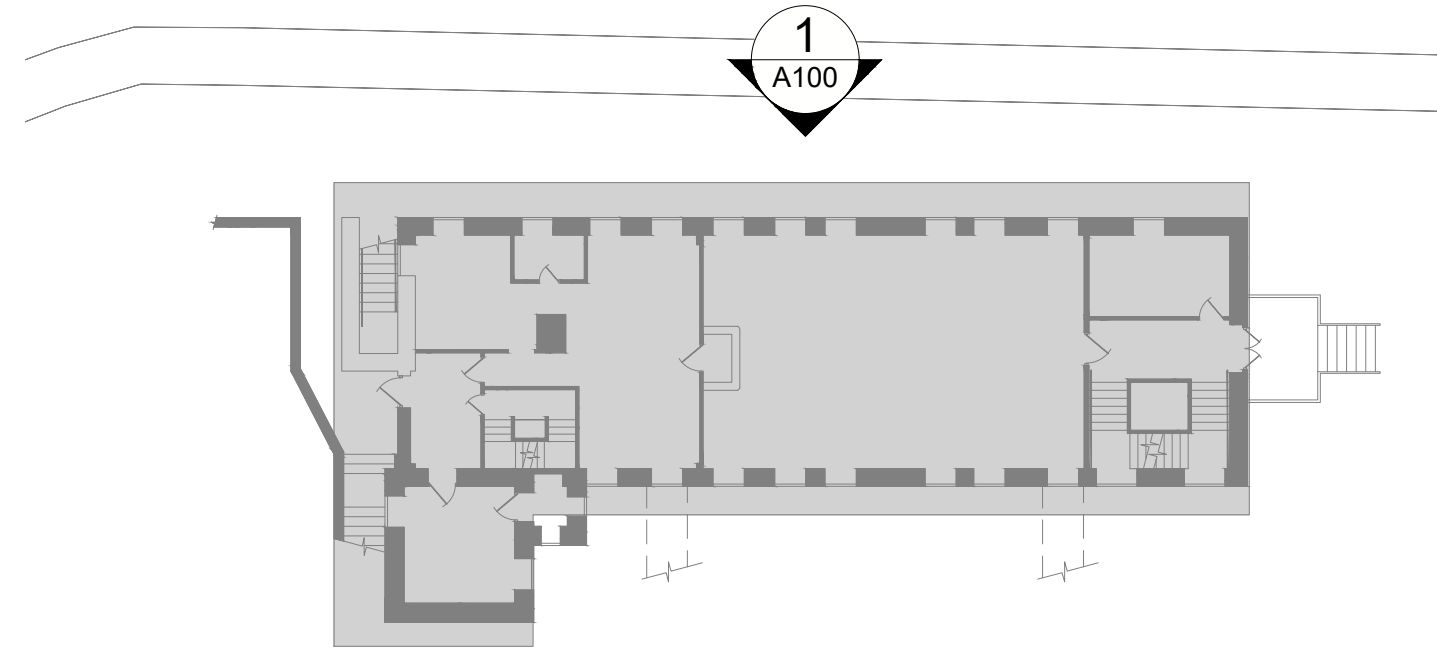


1 NORTH ELEVATION  
A100 SCALE: NOT TO SCALE



2 PORCH P001  
A100 SCALE: NOT TO SCALE

ASHLAND AVE



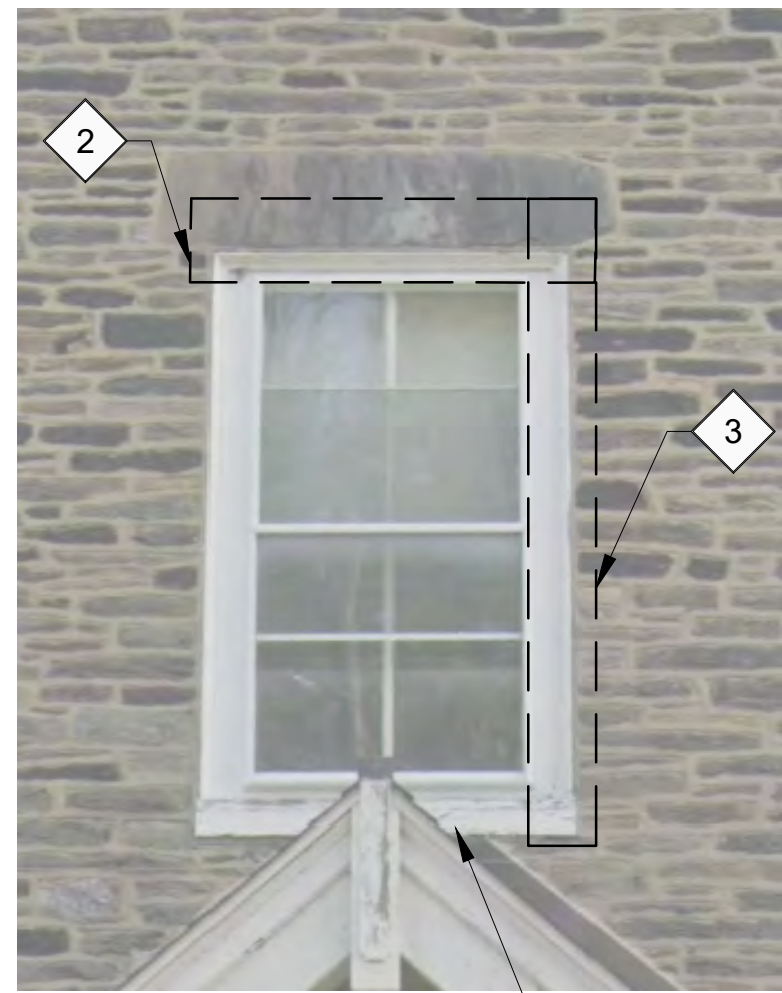
KEY PLAN  
SCALE: NOT TO SCALE

### NEW WORK KEY NOTES

| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                      | REMOVE LOOSE PAINT ON EXTERIOR EXPOSED WOOD SURFACES OF ENTIRE WINDOW. REPAIR WOOD AS NOTED AND AS A CONTINGENCY ITEM. PREPARE, CLEAN, AND PAINT EXTERIOR WOOD FACES, WHERE APPLICABLE, EXISTING STORM WINDOW AND WOOD CONCEALED BEHIND STORM WINDOW, INCLUDING WOOD WINDOW SASHES, TO REMAIN AND BE PROTECTED (NIC). |
| 2                                                                                      | SELECTIVE JOINT REPLACEMENT: BEFORE PAINTING, RAKE OUT DETERIORATED MORTAR WHERE INDICATED AT JOINT BETWEEN WOOD FRAME AND MASONRY OPENING. AFTER PAINTING PER KEY NOTE #1, INSTALL BACKER ROD AND JOINT SEALANT. EXISTING MORTAR JOINTS IN SOUND CONDITION SHALL REMAIN AND BE PROTECTED.                            |
| 3                                                                                      | AFTER PAINTING PER KEY NOTE #1, PROVIDE SEALANT AT JOINT BETWEEN WOOD FRAME AND MASONRY.                                                                                                                                                                                                                              |
| 4                                                                                      | IN AREA INDICATED: REMOVE ALL IVY, VINES, AND OTHER CLIMBING PLANTS FROM WITHIN TWO FEET OF FACE OF BUILDING.                                                                                                                                                                                                         |
| 5                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.2 MINOR REPAIR METHOD                                                                                                                                                                                                                    |
| 6                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.3 MEDIUM REPAIR METHOD                                                                                                                                                                                                                   |
| 7                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.4 MAJOR REPAIR METHOD                                                                                                                                                                                                                    |

### ALTERNATE KEY NOTES

| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-1                                                                                    | CLEAN ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. AT PORCH OVERHANG, TAKING CARE NOT TO DISTURB THE PAINT.                                                                                                                                                            |
| A-2                                                                                    | REMOVE PAINT FROM ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. DOWN TO STABLE SUBSTRATE, PREPARE, AND REPAINT.                                                                                                                                                         |
| A-3                                                                                    | PREPARE AND REPAINT METAL DOOR AND FRAME, EXTERIOR SURFACES ONLY. REMOVE RUST, CORROSION, AND LEAN PRIOR TO REPAINTING. PROVIDE ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT SYSTEM TO BE SHERWIN-WILLIAMS KEM BOND HS PRIMER AND PRO INDUSTRIAL HS ALKYD TOP COAT, OR APPROVED EQUAL PAINT SYSTEM. |
| A-4                                                                                    | ALL THE WORK OF SHEET A102                                                                                                                                                                                                                                                                            |



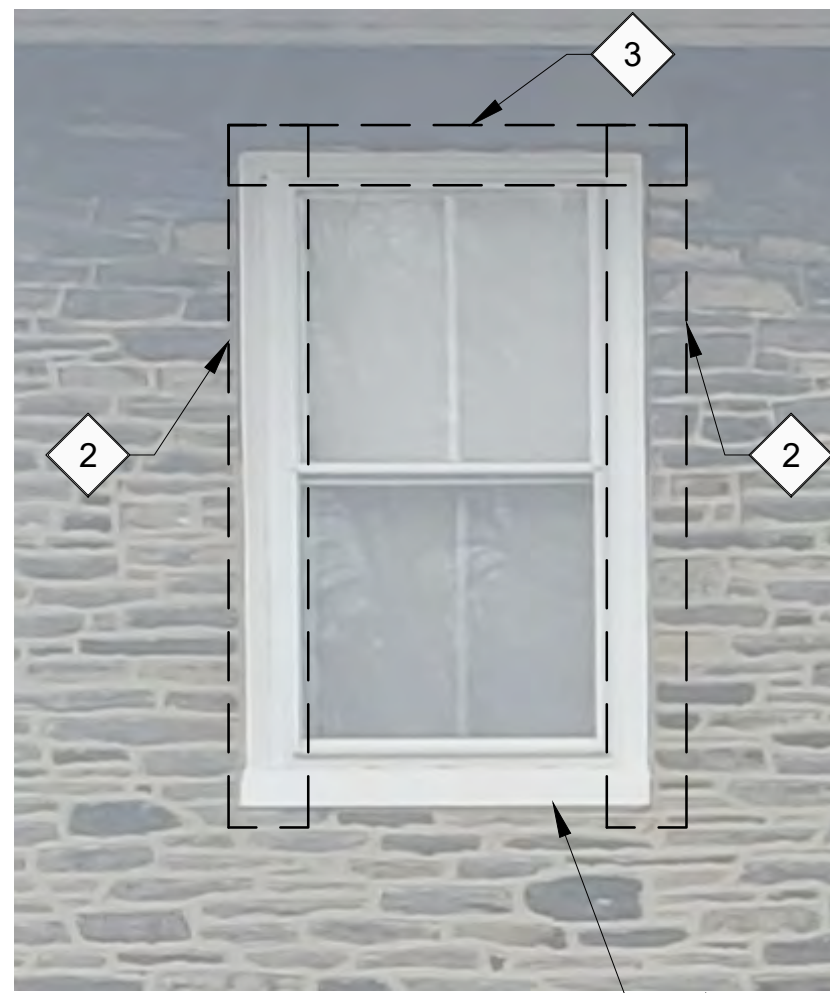
3 WINDOW 100  
A100 SCALE: NOT TO SCALE



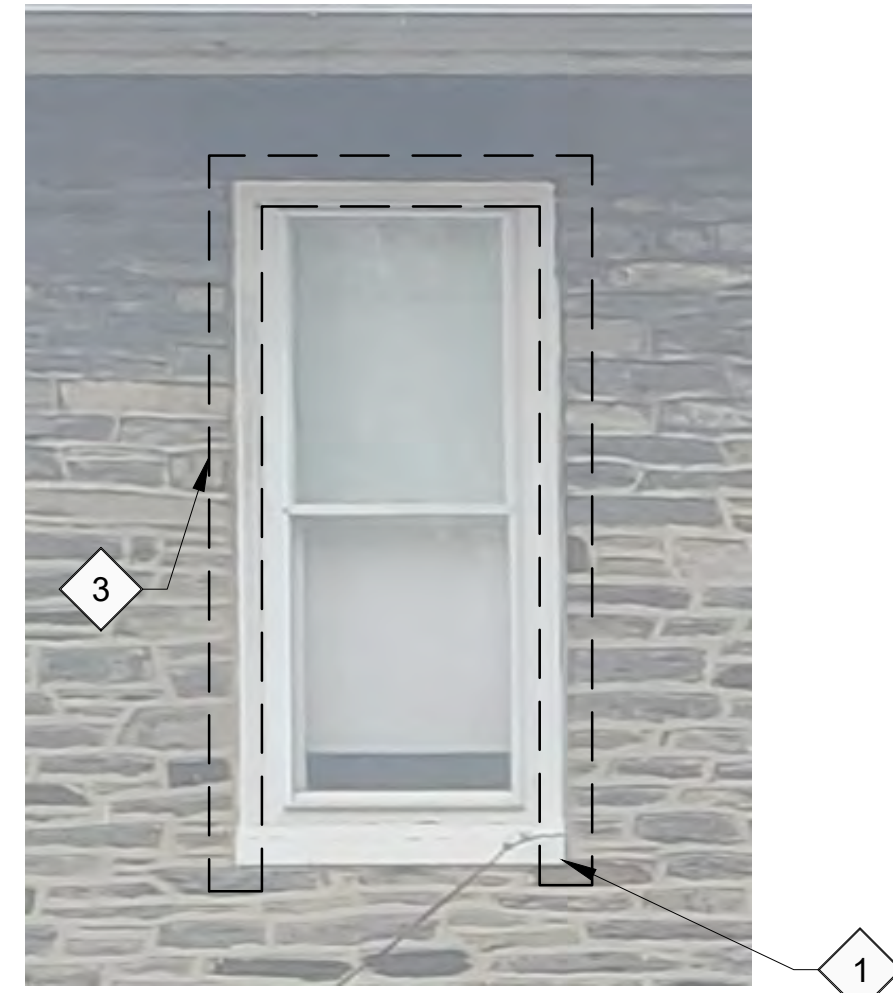
4 WINDOW 109  
A100 SCALE: NOT TO SCALE



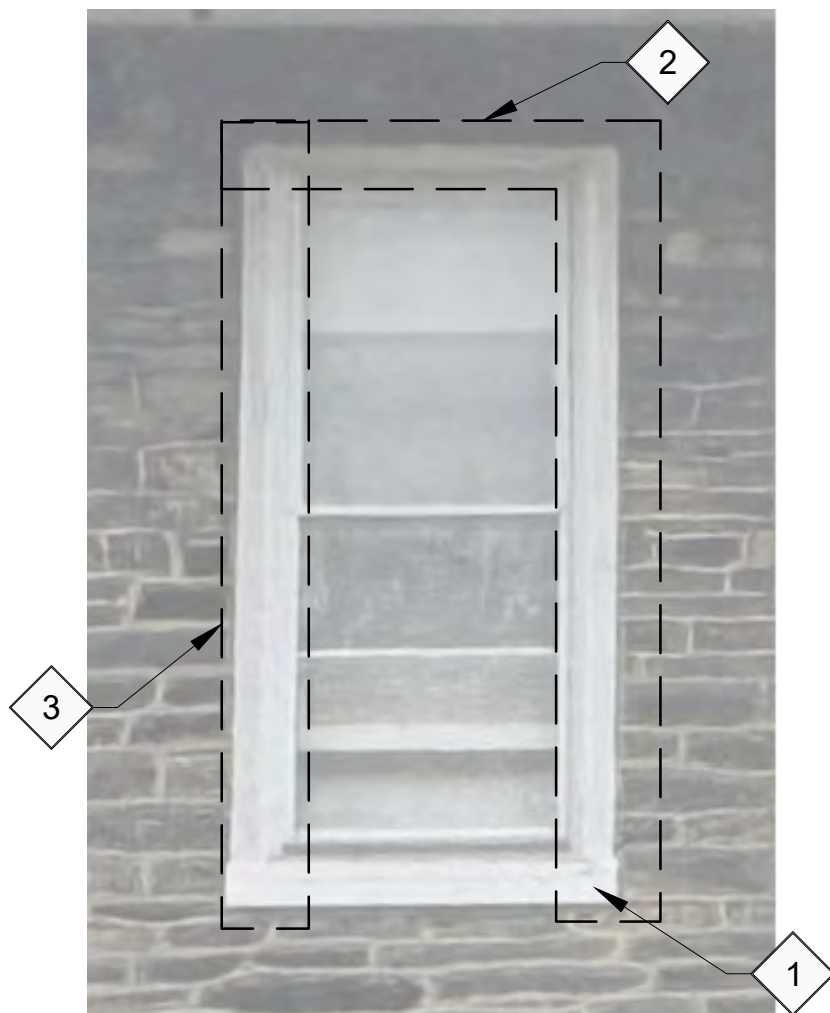
5 TYPICAL WINDOW: 110,111  
A100 SCALE: NOT TO SCALE



6 WINDOW 200  
A100 SCALE: NOT TO SCALE



7 TYPICAL WINDOW: 201, 202, 204, 206, 208, 209  
A100 SCALE: NOT TO SCALE



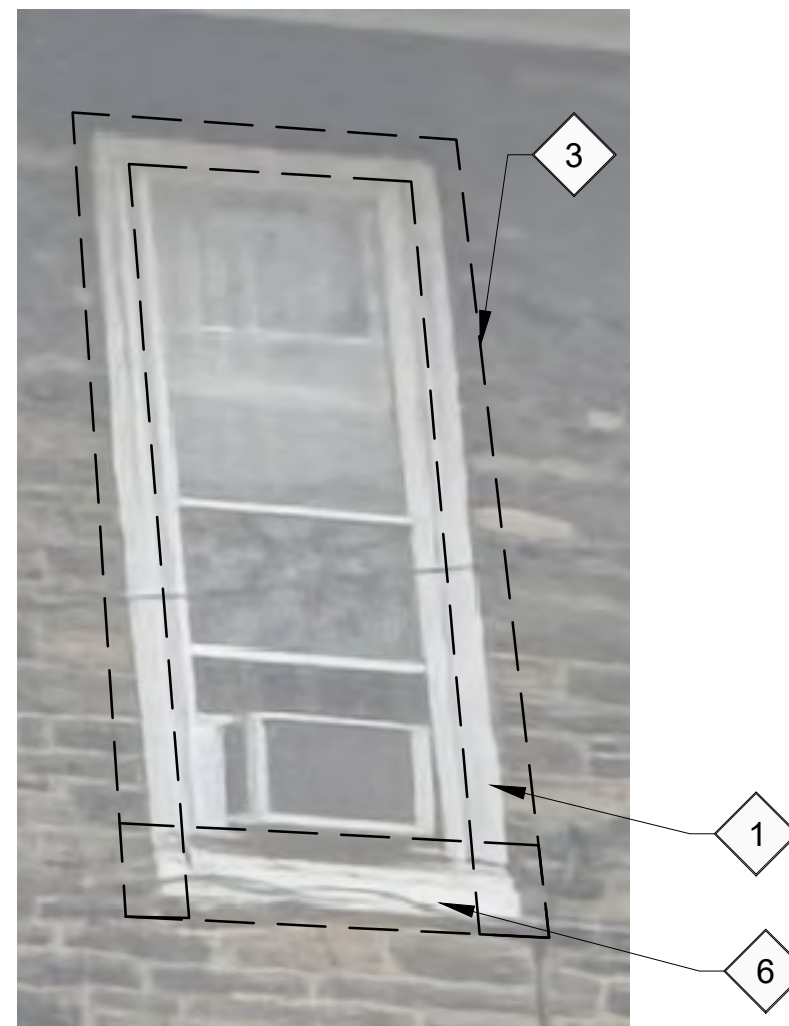
8 TYPICAL WINDOW: 203, 207  
A100 SCALE: NOT TO SCALE



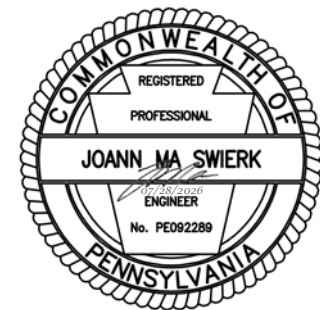
9 WINDOW 205  
A100 SCALE: NOT TO SCALE



10 WINDOW 210  
A100 SCALE: NOT TO SCALE



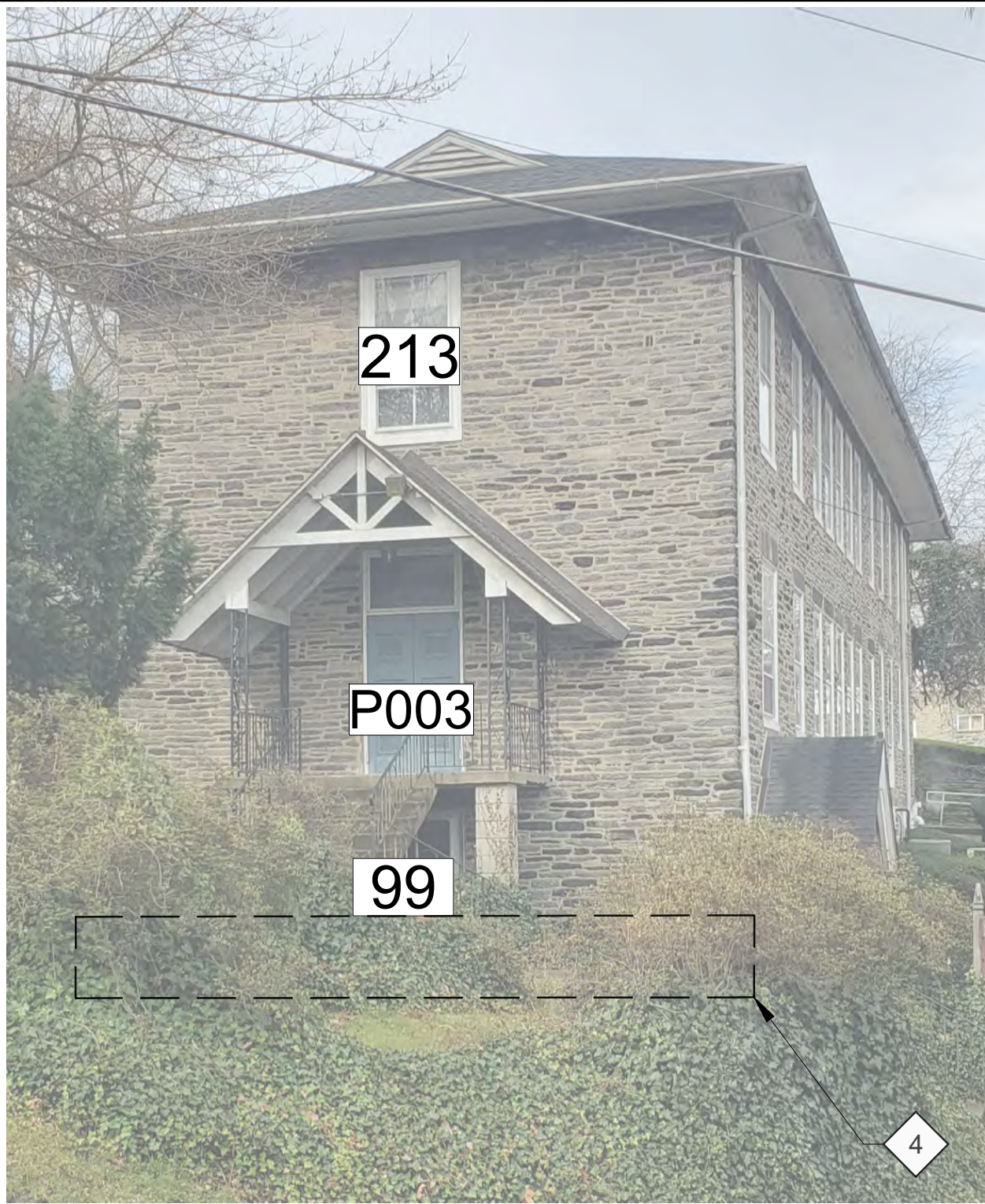
11 WINDOW 211  
A100 SCALE: NOT TO SCALE



### NORTH WINDOW REPAIRS

BELMONT HILLS COMMUNITY CENTER  
EXTERIOR WINDOW FRAME PAINTING  
AND REPAIRS  
50 ASHLAND AVENUE  
BELMONT HILLS, PENNSYLVANIA 19004  
  
TOWNSHIP OF LOWER MERION  
OFFICE OF THE TOWNSHIP ENGINEER  
75 EAST LANCASTER AVENUE  
ARDMORE, MONTGOMERY COUNTY, PENNSYLVANIA 19003

DATE: 07/28/2026  
SCALE: AS NOTED  
DRAWN BY: EME  
APPROVED BY: JMS  
SHEET: 3  
DRAWING NO.: A100



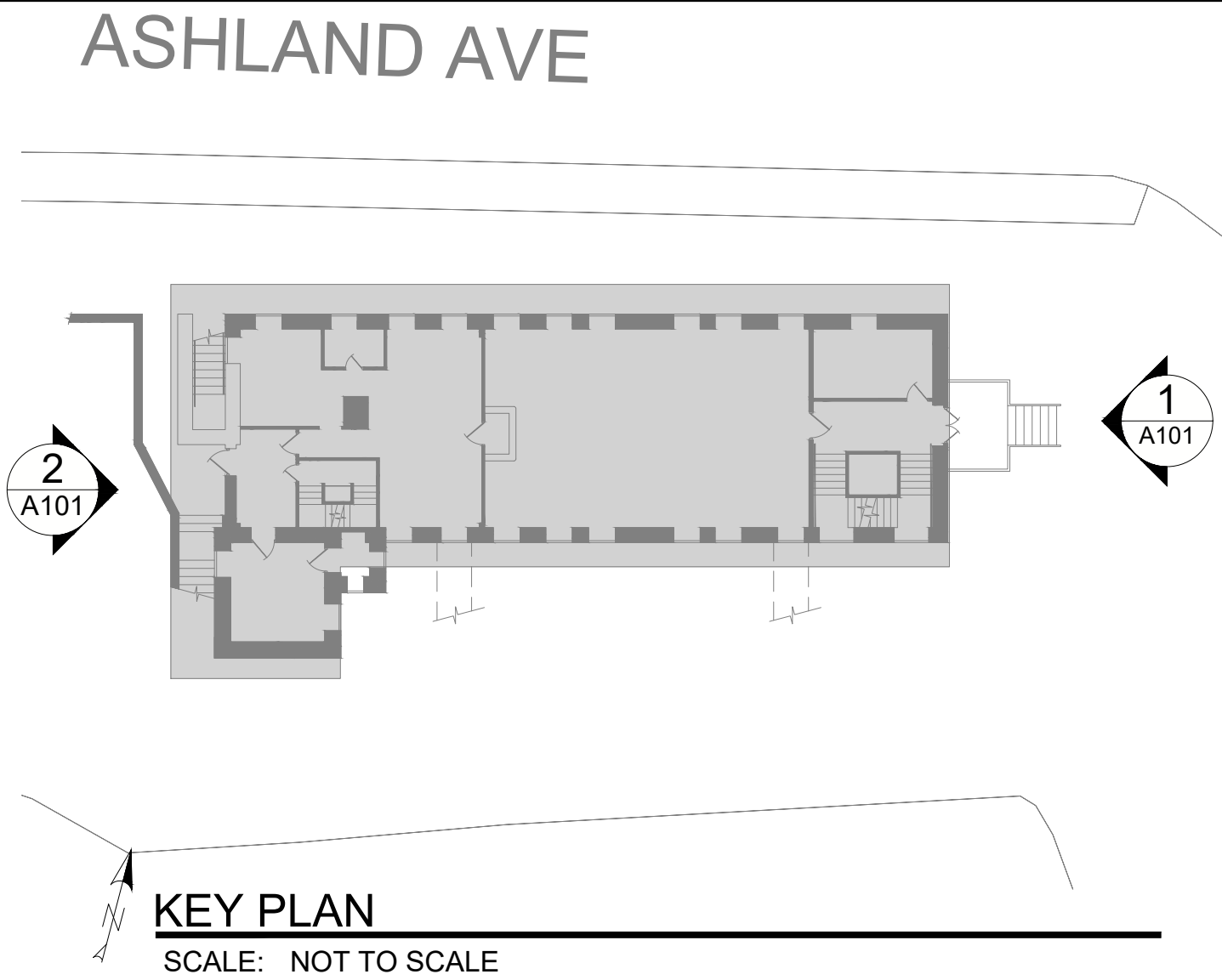
1 EAST ELEVATION  
A101 SCALE: NOT TO SCALE



2 WEST ELEVATION  
A101 SCALE: NOT TO SCALE



3 PORCH P002  
A101 SCALE: NOT TO SCALE



KEY PLAN  
SCALE: NOT TO SCALE

| NEW WORK KEY NOTES                                                                     |                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                                       |
| 1                                                                                      | REMOVE LOOSE PAINT ON EXTERIOR EXPOSED WOOD SURFACES OF ENTIRE WINDOW. REPAIR WOOD AS NOTED AND AS A CONTINGENCY ITEM. PREPARE, CLEAN, AND PAINT EXTERIOR WOOD FACES. WHERE APPLICABLE, EXISTING STORM WINDOW AND WOOD CONCEALED BEHIND STORM WINDOW, INCLUDING WOOD WINDOW SASHES, TO REMAIN AND BE PROTECTED (NIC). |
| 2                                                                                      | SELECTIVE JOINT REPLACEMENT: BEFORE PAINTING, RAKE OUT DETERIORATED MORTAR WHERE INDICATED AT JOINT BETWEEN WOOD FRAME AND MASONRY OPENING. AFTER PAINTING PER KEY NOTE #1, INSTALL BACKER ROD AND JOINT SEALANT. EXISTING MORTAR JOINTS IN SOUND CONDITION SHALL REMAIN AND BE PROTECTED.                            |
| 3                                                                                      | AFTER PAINTING PER KEY NOTE #1, PROVIDE SEALANT AT JOINT BETWEEN WOOD FRAME AND MASONRY.                                                                                                                                                                                                                              |
| 4                                                                                      | IN AREA INDICATED: REMOVE ALL IVY, VINES, AND OTHER CLIMBING PLANTS FROM WITHIN TWO FEET OF FACE OF BUILDING.                                                                                                                                                                                                         |
| 5                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.2 MINOR REPAIR METHOD                                                                                                                                                                                                                    |
| 6                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.3 MEDIUM REPAIR METHOD                                                                                                                                                                                                                   |
| 7                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.4 MAJOR REPAIR METHOD                                                                                                                                                                                                                    |

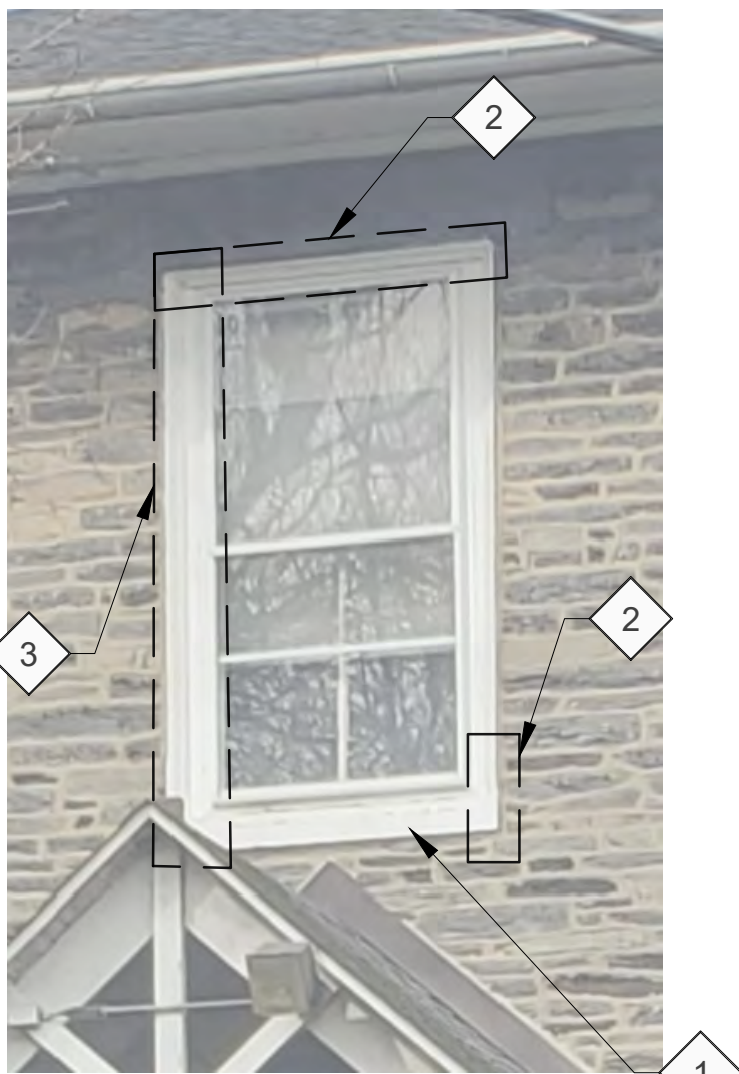
| ALTERNATE KEY NOTES                                                                    |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                        |
| A-1                                                                                    | CLEAN ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. AT PORCH OVERHANG, TAKING CARE NOT TO DISTURB THE PAINT.                                                                                                                                                             |
| A-2                                                                                    | REMOVE PAINT FROM ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. DOWN TO STABLE SUBSTRATE. PREPARE, AND REPAINT.                                                                                                                                                          |
| A-3                                                                                    | PREPARE AND REPAINT METAL DOOR AND FRAME, EXTERIOR SURFACES ONLY. REMOVE RUST, CORROSION, AND CLEAN PRIOR TO REPAINTING. PROVIDE ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT SYSTEM TO BE SHERWIN-WILLIAMS KEM BOND HS PRIMER AND PRO INDUSTRIAL HS ALKYD TOP COAT, OR APPROVED EQUAL PAINT SYSTEM. |
| A-4                                                                                    | ALL THE WORK OF SHEET A102                                                                                                                                                                                                                                                                             |



4 PORCH P003  
A101 SCALE: NOT TO SCALE



5 WINDOW 99  
A101 SCALE: NOT TO SCALE



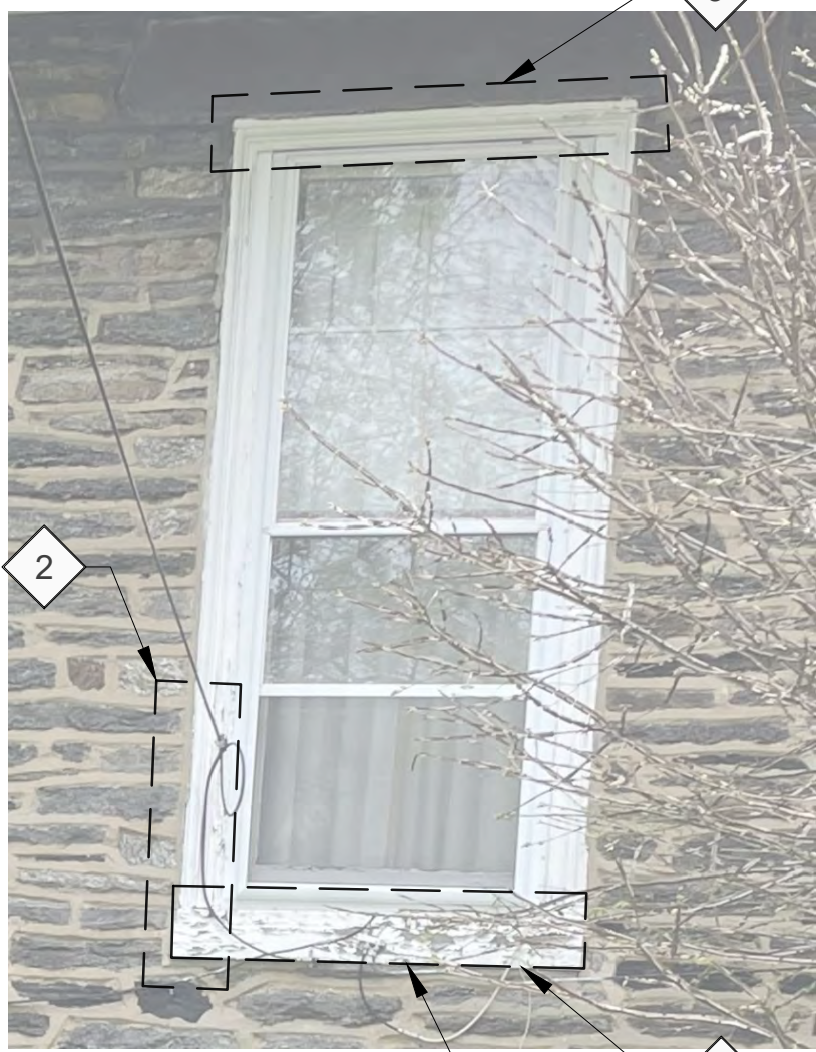
6 WINDOW 213  
A101 SCALE: NOT TO SCALE



7 WINDOW 222  
A101 SCALE: NOT TO SCALE



8 WINDOW 223  
A101 SCALE: NOT TO SCALE



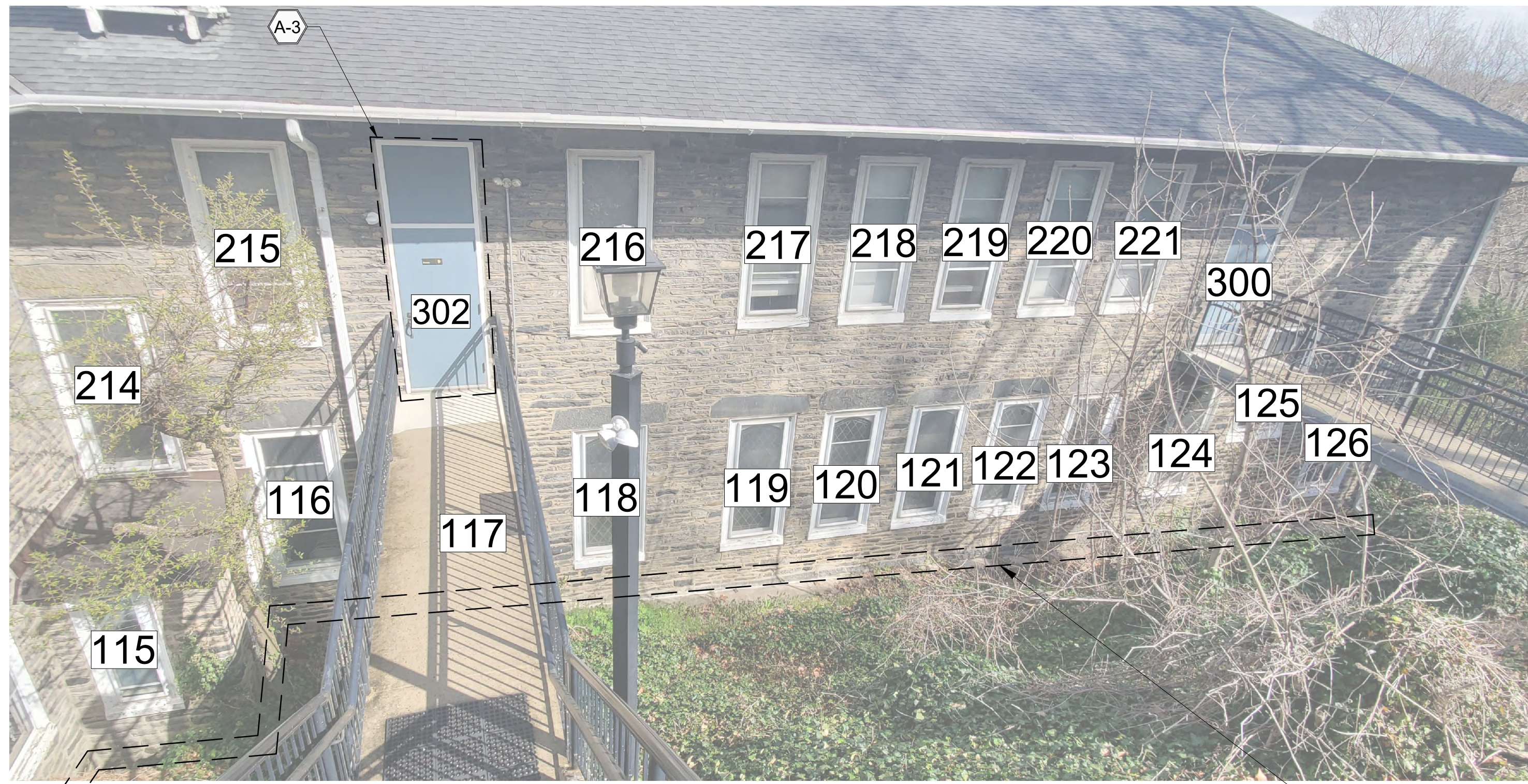
9 WINDOW 224  
A101 SCALE: NOT TO SCALE



| EAST AND WEST WINDOW REPAIR                                                                                                               |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| BELMONT HILLS COMMUNITY CENTER<br>EXTERIOR WINDOW FRAME PAINTING<br>AND REPAIRS<br>50 ASHLAND AVENUE<br>BELMONT HILLS, PENNSYLVANIA 19004 | DATE: 07/28/2026<br>SCALE: AS NOTED<br>DRAWN BY: EME<br>APPROVED BY: JMS<br>SHEET: 4<br>DRAWING NO.: A101 |
| TOWNSHIP OF LOWER MERION<br>OFFICE OF THE TOWNSHIP ENGINEER<br>75 EAST LANCASTER AVENUE<br>ARDMORE, MONTGOMERY COUNTY, PENNSYLVANIA 19003 |                                                                                                           |



1A REAR ELEVATION 1A  
A102 SCALE: NOT TO SCALE

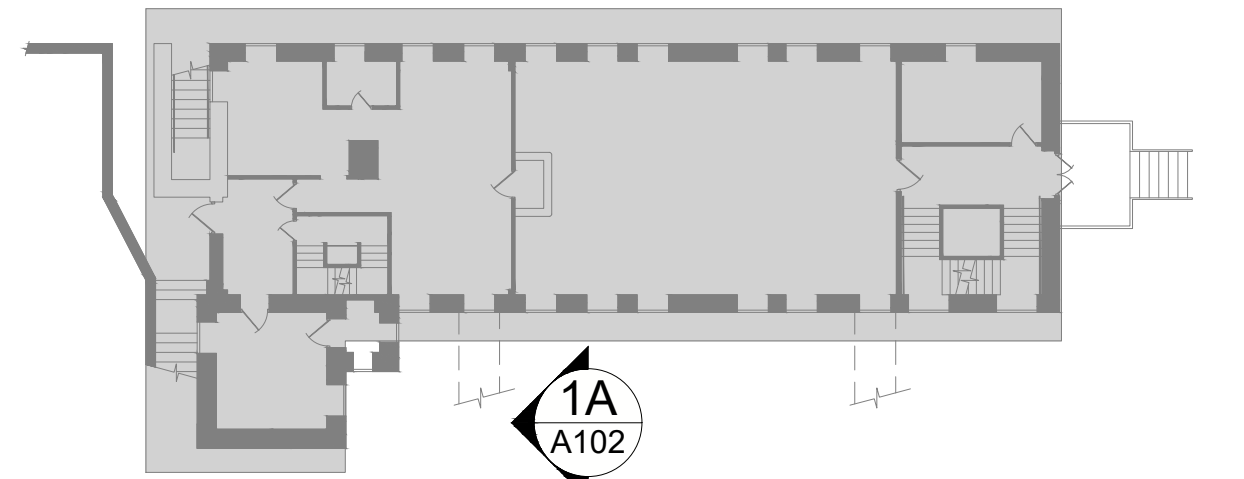


1B REAR ELEVATION 1B  
A102 SCALE: NOT TO SCALE



2 DOOR 300  
A102 SCALE: NOT TO SCALE

ASHLAND AVE



KEY PLAN

SCALE: NOT TO SCALE

NEW WORK KEY NOTES

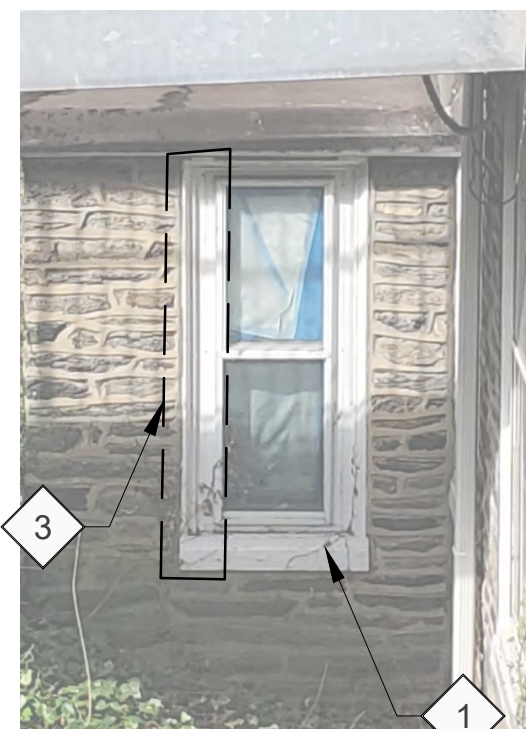
| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| 3                                                                                      | AFTER PAINTING PER KEY NOTE #1, PROVIDE SEALANT AT JOINT BETWEEN WOOD FRAME AND MASONRY.                                                                                                                                                                                                                              |
| 4                                                                                      | IN AREA INDICATED: REMOVE ALL IVY, VINES, AND OTHER CLIMBING PLANTS FROM WITHIN TWO FEET OF FACE OF BUILDING.                                                                                                                                                                                                         |
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| 6                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.3 MEDIUM REPAIR METHOD                                                                                                                                                                                                                   |
| 7                                                                                      | PRIOR TO PAINTING, PROVIDE WOOD REPAIRS PER SPECIFICATION SECTION 062000 - 3.4 MAJOR REPAIR METHOD                                                                                                                                                                                                                    |

ALTERNATE KEY NOTES

| ALL WORK IN THESE NOTES TO BE PERFORMED ACCORDING TO PROJECT NOTES AND SPECIFICATIONS. |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A-1                                                                                    | CLEAN ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. AT PORCH OVERHANG, TAKING CARE NOT TO DISTURB THE PAINT.                                                                                                                                                             |
| A-2                                                                                    | REMOVE PAINT FROM ALL WOOD TRIM IN AREA INDICATED, INCLUDING UNDERSIDE OF ROOF, RAFTERS, ETC. DOWN TO STABLE SUBSTRATE. PREPARE, AND REPAINT.                                                                                                                                                          |
| A-3                                                                                    | PREPARE AND REPAINT METAL DOOR AND FRAME, EXTERIOR SURFACES ONLY. REMOVE RUST, CORROSION, AND CLEAN PRIOR TO REPAINTING. PROVIDE ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT SYSTEM TO BE SHERWIN-WILLIAMS KEM BOND HS PRIMER AND PRO INDUSTRIAL HS ALKYD TOP COAT, OR APPROVED EQUAL PAINT SYSTEM. |
| A-4                                                                                    | ALL THE WORK OF SHEET A102                                                                                                                                                                                                                                                                             |



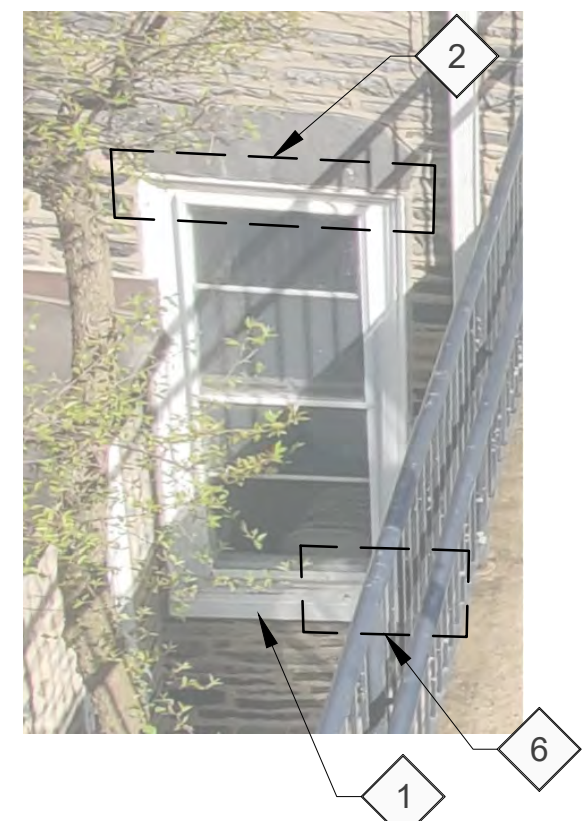
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A102 SCALE: NOT TO SCALE



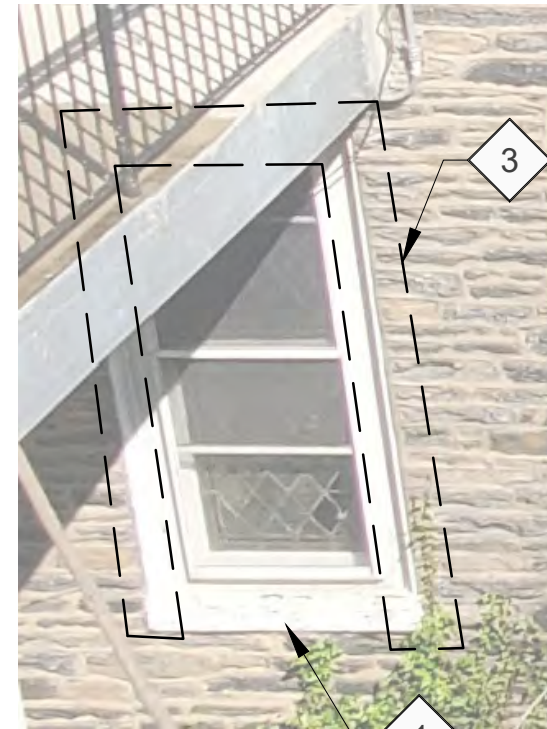
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5 WINDOW 115  
A102 SCALE: NOT TO SCALE



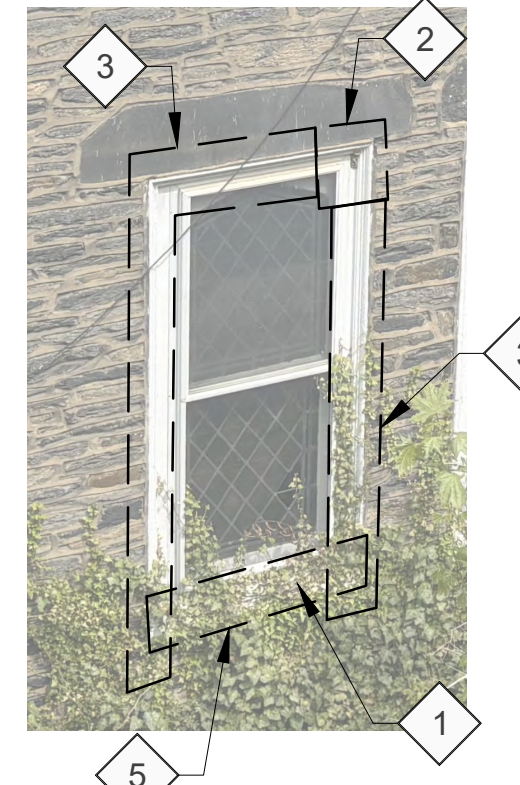
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A102 SCALE: NOT TO SCALE



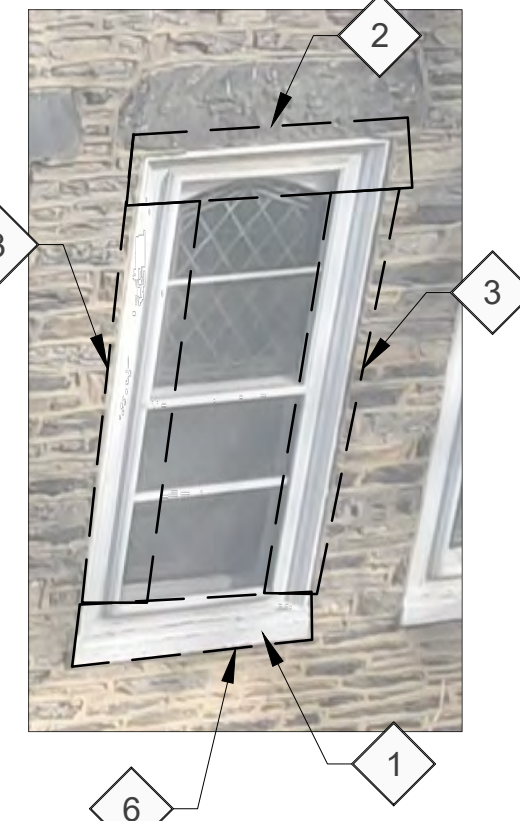
7 WINDOW 117  
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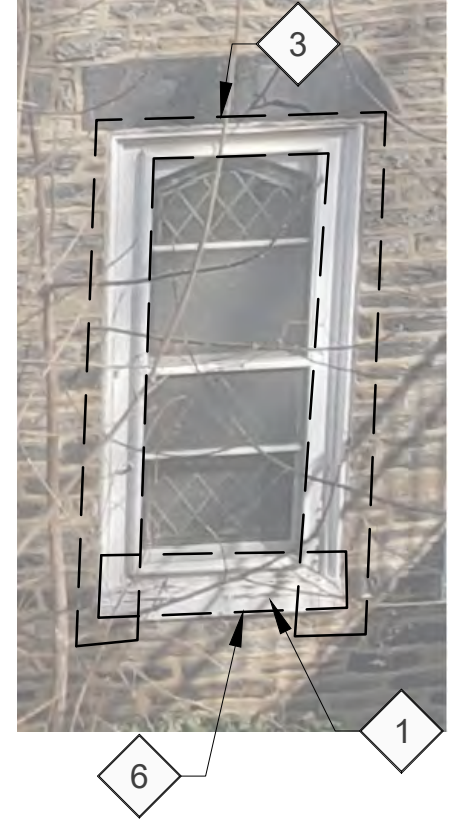
8 TYPICAL WINDOW:  
118, 121  
A102 SCALE: NOT TO SCALE



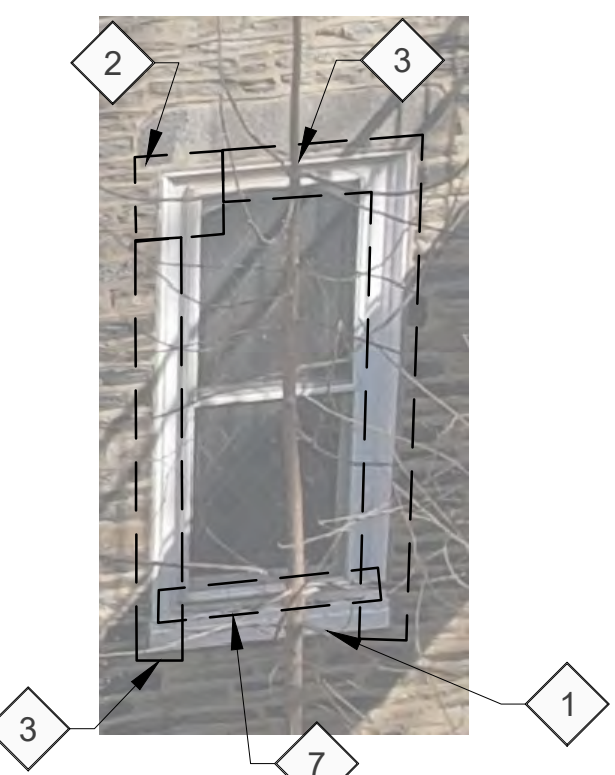
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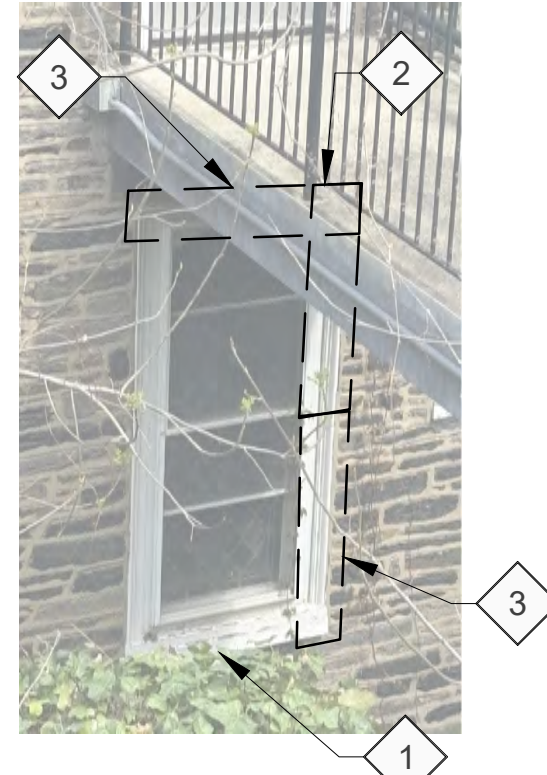
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11 WINDOW 122  
A102 SCALE: NOT TO SCALE



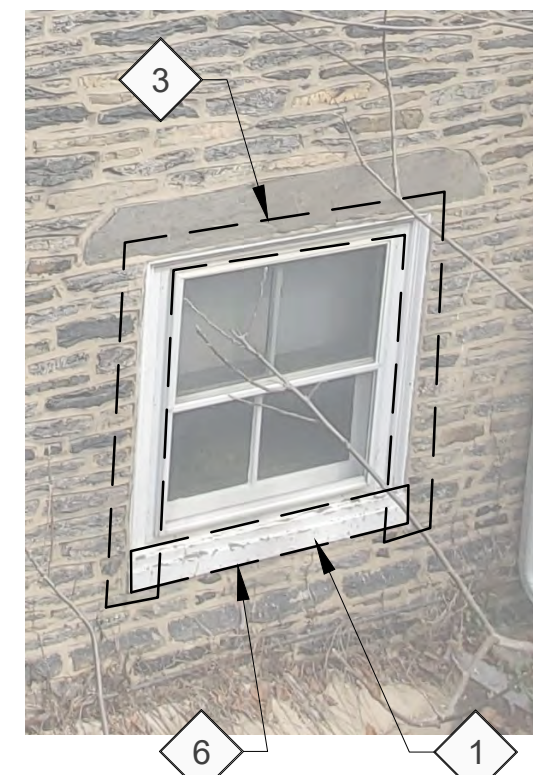
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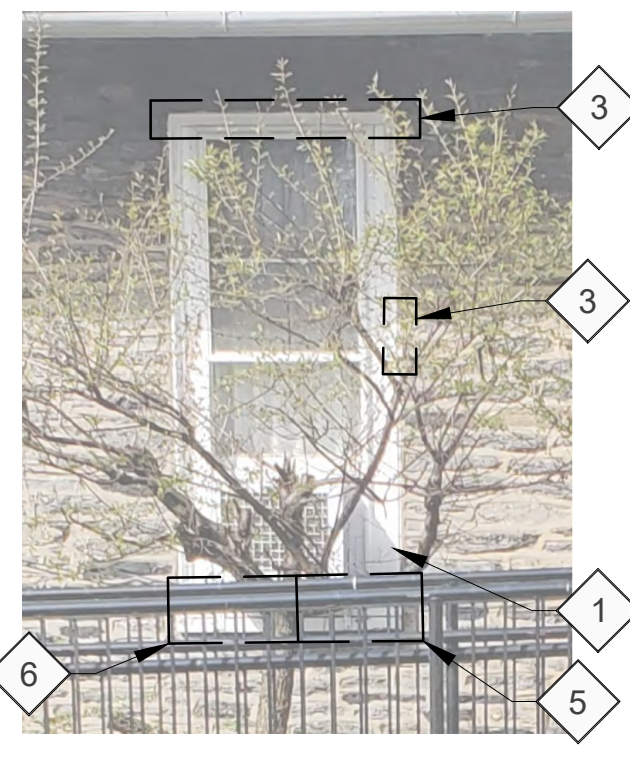
13 WINDOW 124  
A102 SCALE: NOT TO SCALE



14 WINDOW: 125  
A102 SCALE: NOT TO SCALE



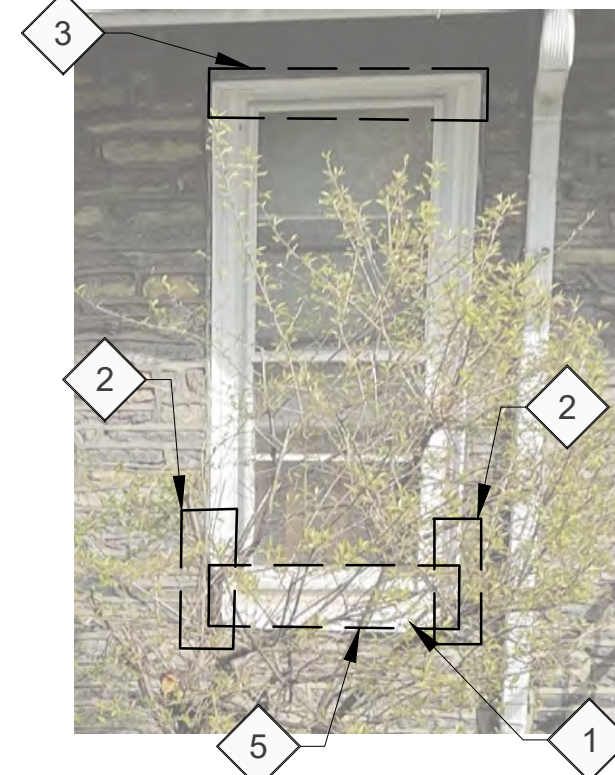
15 WINDOW 126  
A102 SCALE: NOT TO SCALE



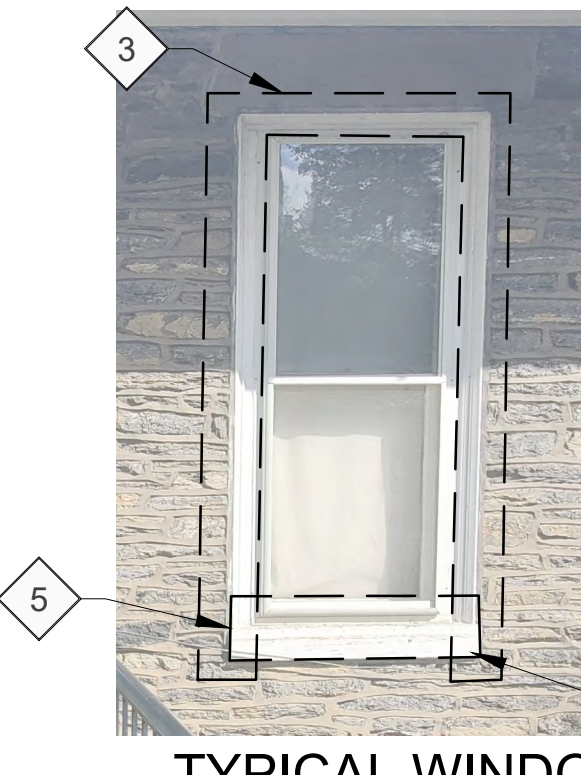
16 WINDOW 212  
A102 SCALE: NOT TO SCALE



17 WINDOW 214  
A102 SCALE: NOT TO SCALE



18 WINDOW 215  
A102 SCALE: NOT TO SCALE



19 TYPICAL WINDOW:  
216, 217, 218, 221  
A102 SCALE: NOT TO SCALE

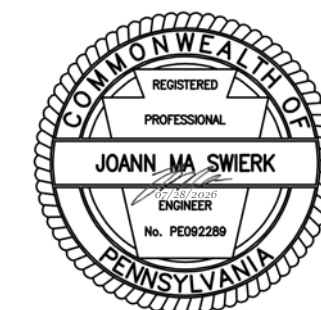


20 WINDOW 219  
A102 SCALE: NOT TO SCALE



21 WINDOW 220  
A102 SCALE: NOT TO SCALE

NOTE: ALL WORK ON THIS SHEET IS TO BE PERFORMED AS ALTERNATE A-4



REAR WINDOW REPAIRS

BELMONT HILLS COMMUNITY CENTER  
EXTERIOR WINDOW FRAME PAINTING  
AND REPAIRS  
50 ASHLAND AVENUE  
BELMONT HILLS, PENNSYLVANIA 19004  
TOWNSHIP OF LOWER MERION  
OFFICE OF THE TOWNSHIP ENGINEER  
75 EAST LANCASTER AVENUE  
ARDMORE, MONTGOMERY COUNTY, PENNSYLVANIA 19003

DATE: 07/28/2026  
SCALE: AS NOTED  
DRAWN BY: EME  
APPROVED BY: JMS  
SHEET: 5  
DRAWING NO.: A102