

Plotted: 9-22-26 @12:41pm By: RNelson

PROJECT

LOWER CHICHESTER VOLUNTEER FIRE CO.
ROOF ENHANCEMENT
1540 HUDDALL AVE.
LINWOOD, PA 19061



EXISTING IMAGE

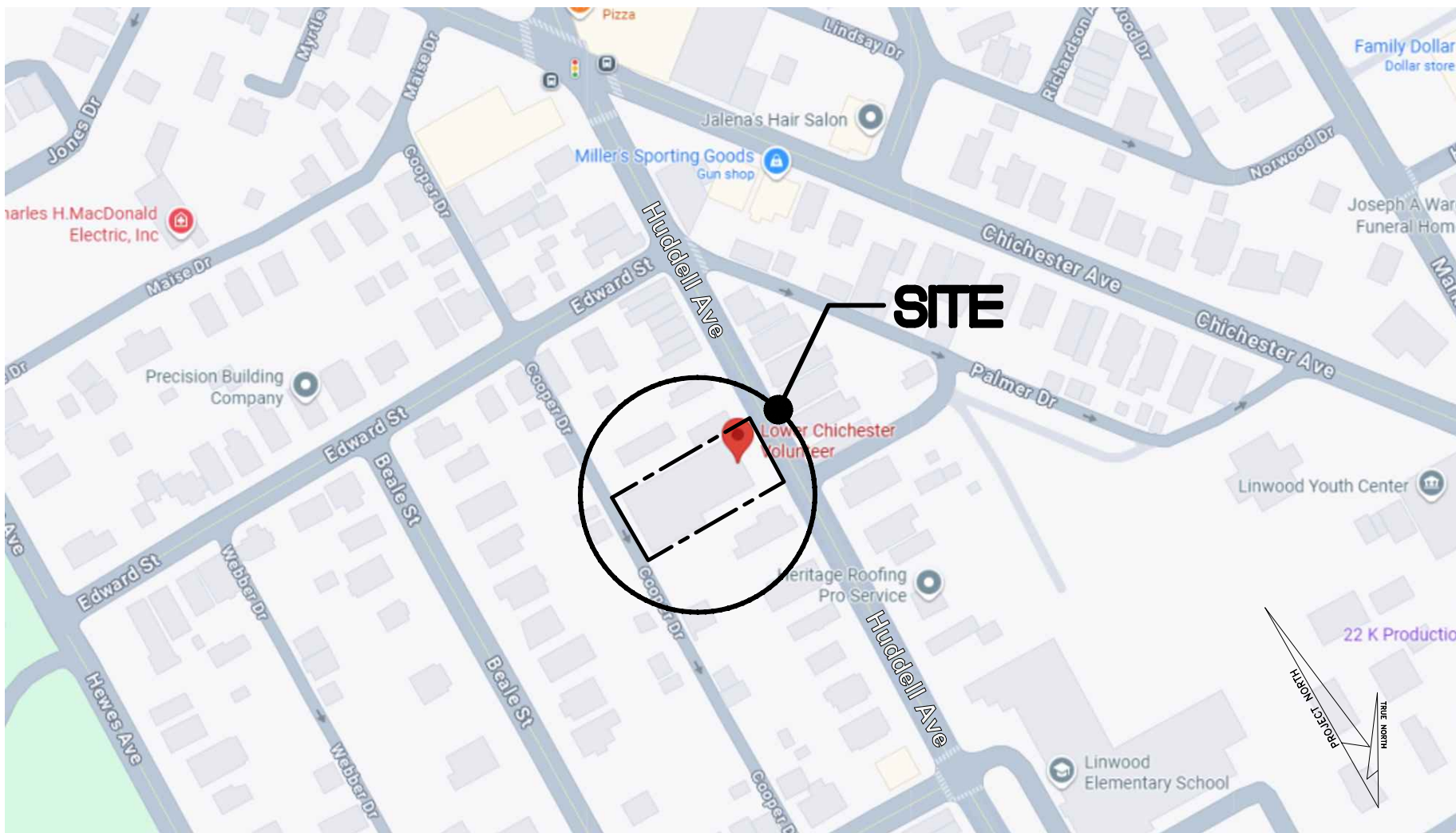


CONCEPT IMAGE

EXISTING BUILDING IMAGES



KEY LOCATION MAP



PROJECT NARRATIVE

THERE IS A DESIRE TO UPGRADE THE EXISTING ROOF ON A PORTION OF THE FIRE HOUSE THAT WAS CONSTRUCTED IN THE 1950'S

THE CURRENT ROOF CONSISTS OF A BUILT UP ROOF ON LOW SLOPE WOOD RAFTERS RUNNING FRONT TO BACK, THAT BEAR ON STEEL BEAMS RUNNING SIDE TO SIDE ACROSS THE APPARATUS BAYS.

THIS ASSEMBLY WILL REMAIN IN PLACE.

IT IS THE INTENTION TO REMOVE THE EXISTING PERIMETER WALL COPING AND TO EXTEND THE SIDE PERIMETER MASONRY WALLS VERTICALLY TO ACCEPT BEARING FOR NEW PREFABRICATED WOOD TRUSSES. THE BASE BID INCLUDES A NEW SHINGLE ROOF ON PLYWOOD, OVER THE TRUSSES.

GUTTERS AND DOWNSPOUTS ARE REQUIRED AS A PART OF THE WORK UNDER THIS CONTRACT. THE EXTERIOR OF THE NEW MASONRY AT THE VERTICALLY EXTENDED WALLS IS TO RECEIVE 1 COAT OF PRIMER PAINT AND 1 FINISH COAT OF PAINT. THE EXTERIOR OF THE EXISTING MASONRY ON THE SIDE WALLS IS TO RECEIVE 1 NEW COAT OF PAINT.

NEW WOOD RAFTERS WITH SHINGLES (BASE BID) ARE TO BE INSTALLED OVER THE LOW FLAT ROOF ALONG THE RIGHT SIDE OF THE BUILDING.

THE LAST 12± FEET OF NEW TRUSSES WILL STOP SHORT OF THE EXISTING ROOF-TOP HVAC UNIT (RTU) ON THE REAR LEFT SIDE, AND BEAR ON A NEW WOOD BEAM THAT IS SUPPORTED BY THE EXISTING STEEL BEAM BELOW.

THE REMAINING SECTION OF EXISTING ROOF AROUND THE EXISTING RTU IS TO RECEIVE A NEW 60 MIL. EPDM MEMBRANE, WITH CANT AND FLASHING AT ALL 4 SIDES. A NEW SCUPPER BOX & DOWNSPOUT NEEDS TO BE INSTALLED TO DRAIN THIS 200SF OF ROOF

THE FRONT OF THE BUILDING WILL RECEIVE A NEW GABLE AND STANDING SEAM PENT ROOF PER THE PLANS AND ILLUSTRATION, AS PART OF THE BASE BID.

THE PIN LETTERS AND LOGO ARE N.I.C.

ALTERNATES:

THE ADD ALTERNATE BID #1 IS TO UPGRADE THE PROPOSED SHINGLES TO A STANDING SEAM METAL ROOF.

THE ADD ALTERNATE BID #2 IS TO INSTALL NEW 1/2" W.R. GYPSUM BOARD ON THE BOTTOM OF THE EXISTING WOOD ROOF RAFTERS FROM THE APPARATUS BAY TO THE ATTIC, TAPE & SPACKLE, BUT NOT PAINTED.

SHEET INDEX

ARCHITECTURE		ISSUE FOR BID		DATE	
SHEET NO.	SHEET TITLE			NO.	DESCRIPTION
C-1	COVER SHEET	●			
EX-1	EXISTING FLOOR PLAN	●			
EX-2	EXISTING ROOF PLAN AND ELEVATIONS	●			
A-1.0	PROPOSED ROOF PLAN	●			
A-2.0	PROPOSED ELEVATIONS	●			
A-3.0	BUILDING SECTIONS	●			
A-3.1	SECTION DETAILS	●			



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SITE PLANNING
INTERIOR DESIGN

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TEL: 610-566-7044
FAX: 610-566-3258

COVER SHEET

ROOF ENHANCEMENT

LOWER CHICHESTER FIRE DEPARTMENT

1540 HUDDALL AVE.
LINWOOD, PA 19061

REVISIONS

DATE : 09/21/2026

SCALE: 1/8"=1'-0"

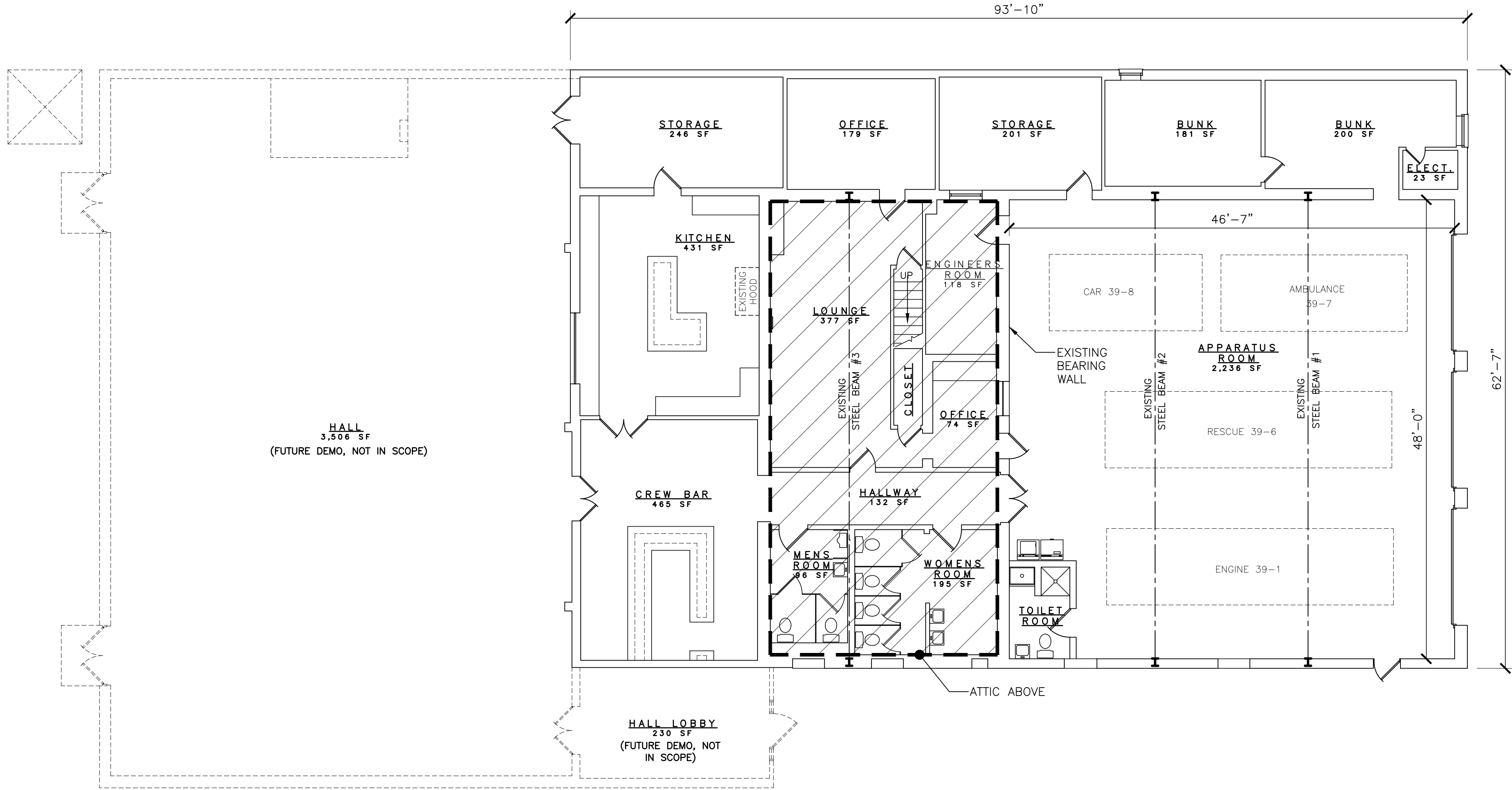
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PROJ. NO.: 26016

SHEET NO. C-1

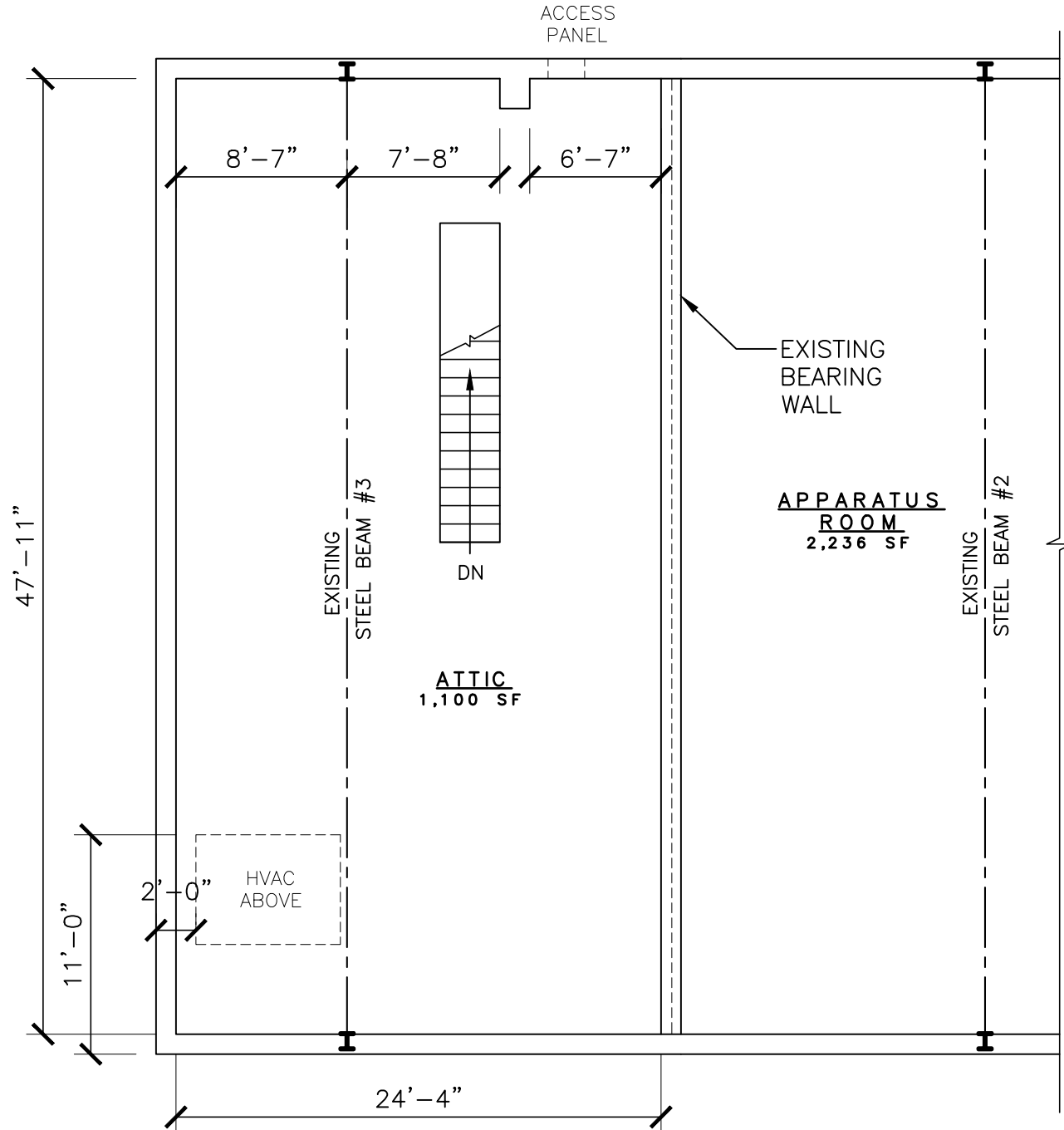
SHEET OF



1
EX-1

EXISTING FLOOR PLAN

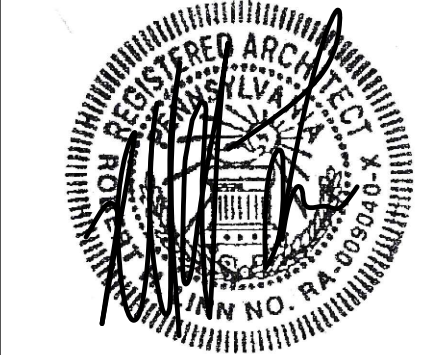
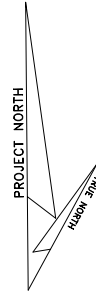
SCALE: 1/8"=1'-0"



2

EXISTING ATTIC FLOOR PLAN

SCALE: 1/8"=1'-0"



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EXISTING FLOOR PLAN

ROOF ENHANCEMENT

LOWER CHICHESTER FIRE DEPARTMENT

1540 HUDDALL AVE.

LINWOOD, PA 19061

REVISIONS

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DATE: 09/21/2026

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PROJ. NO.: 26016

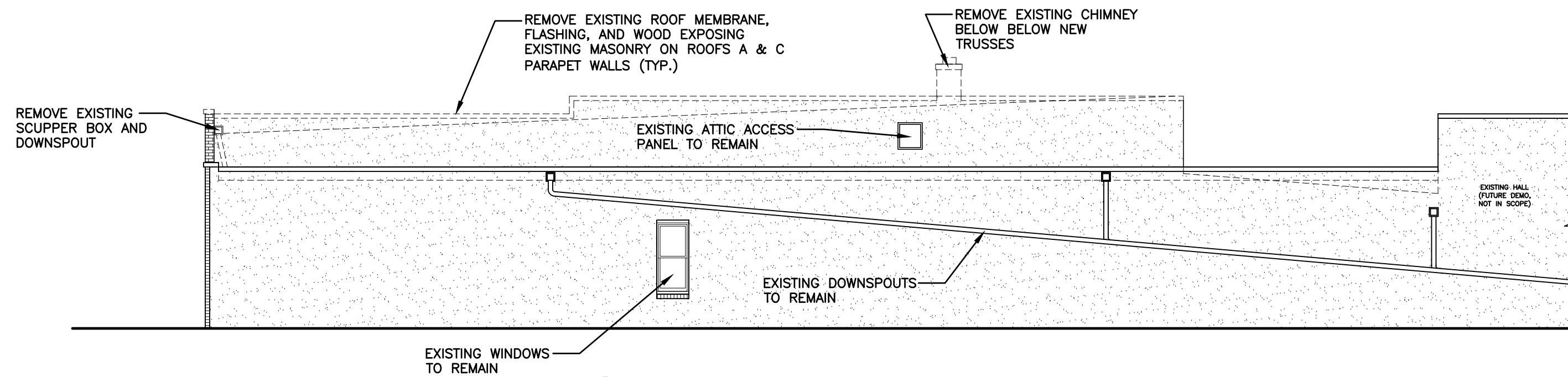
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EX-1

SHEET OF

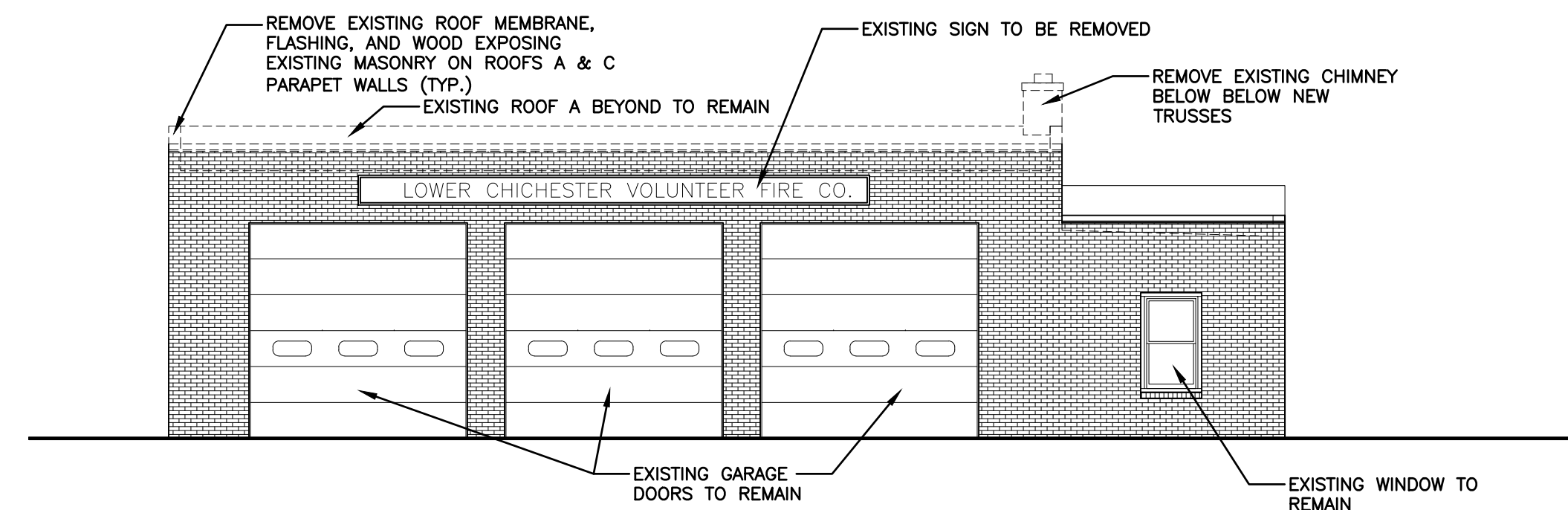


SCALE: 1/8"=1'-0"



SCALE: 1/8"=1'-0"

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SCALE: 1/8"=1'-0"



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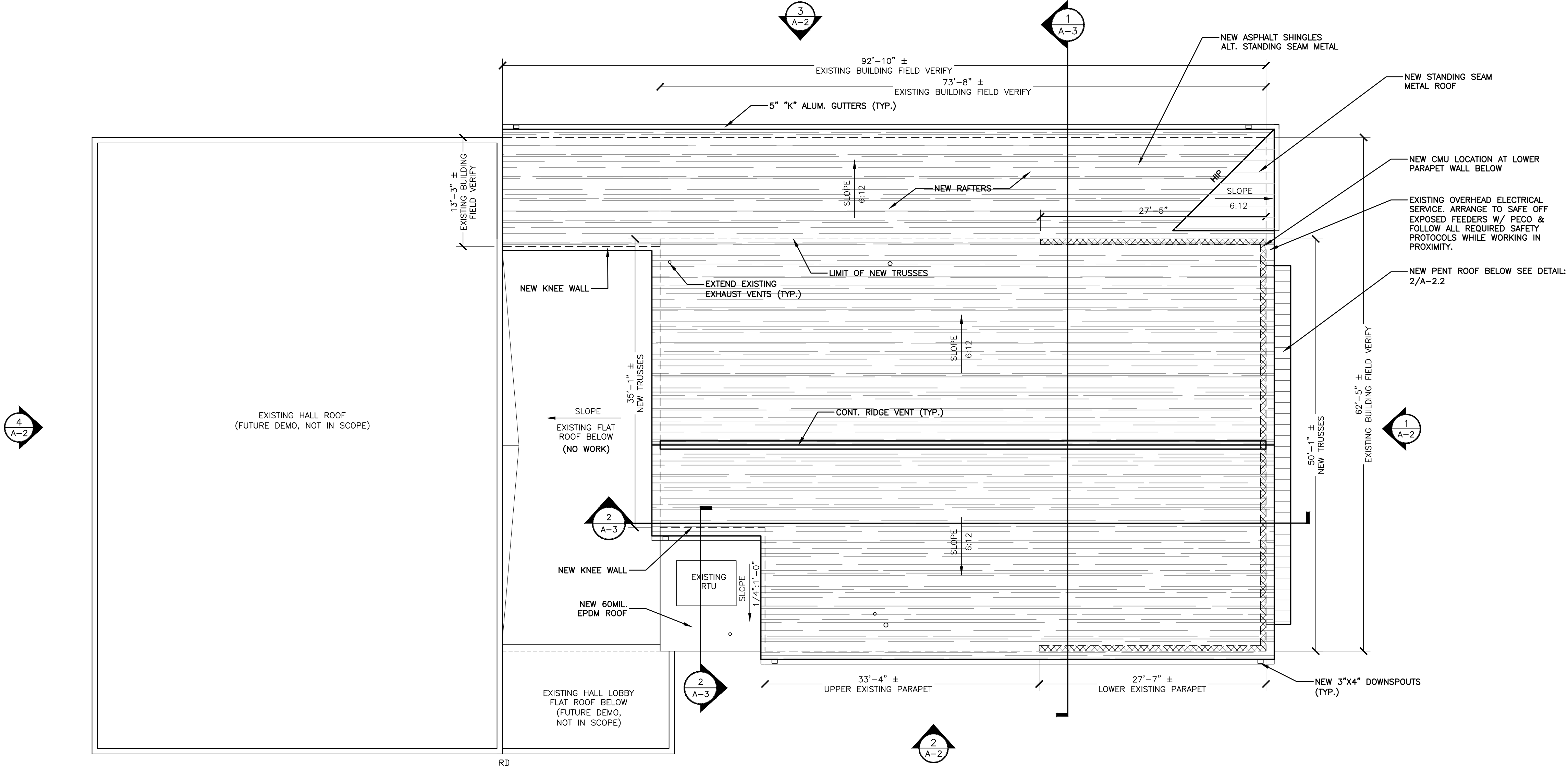
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EXISTING / DEMO ROOF & ELEVATION PLANS

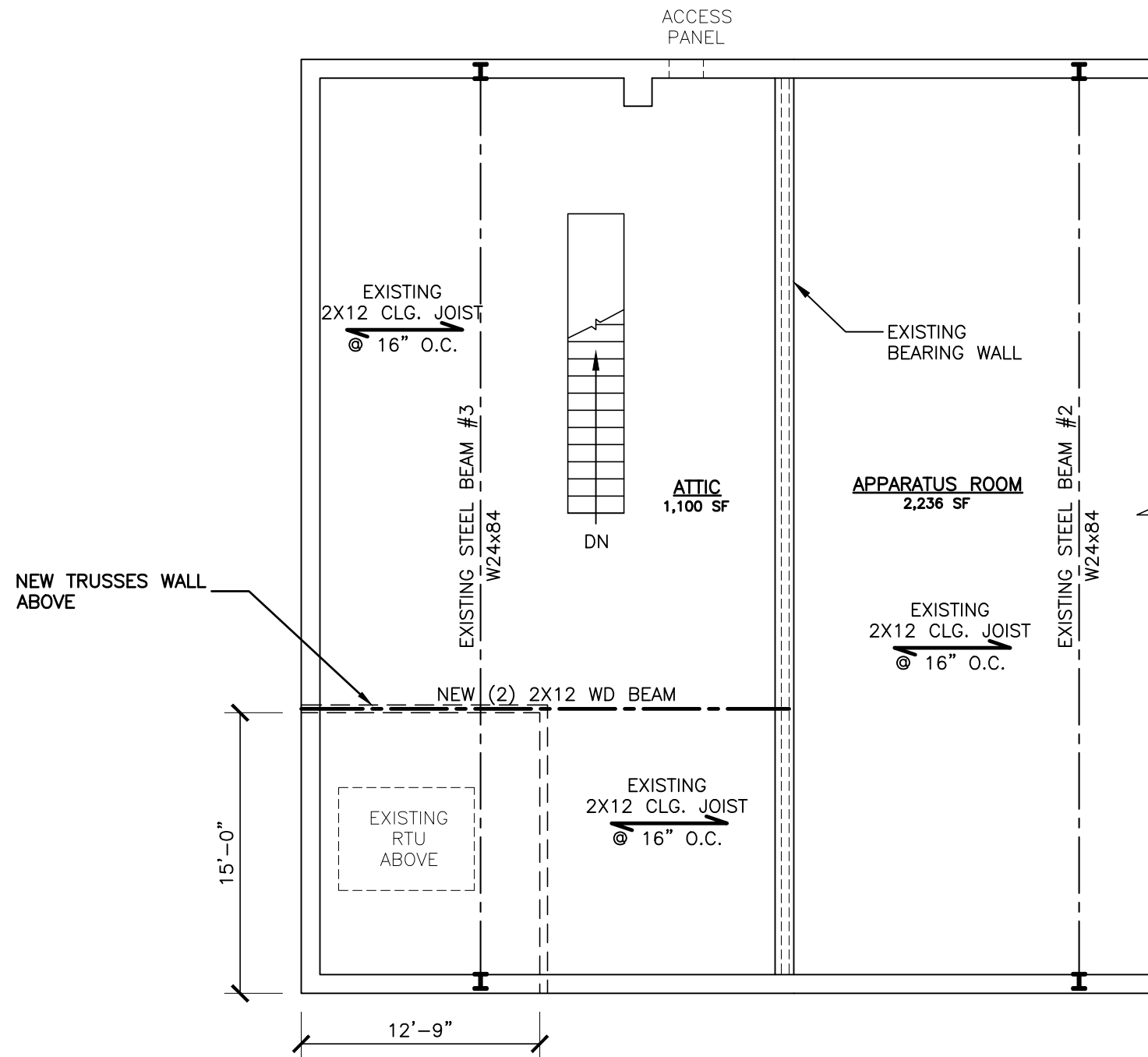
ROOF ENHANCEMENT

1540 HUDDLE AVE.
LINWOOD, PA 19061

DATE: 09-21-2026		REVISIONS	
NO.	DESCRIPTION	DATE	
SCALE: 1/8"=1'-0"			
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MR			
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PROJ. NO.:			
SHEET 16			



1 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"



2 ATTIC FLOOR PLAN
SCALE: 1/8"=1'-0"



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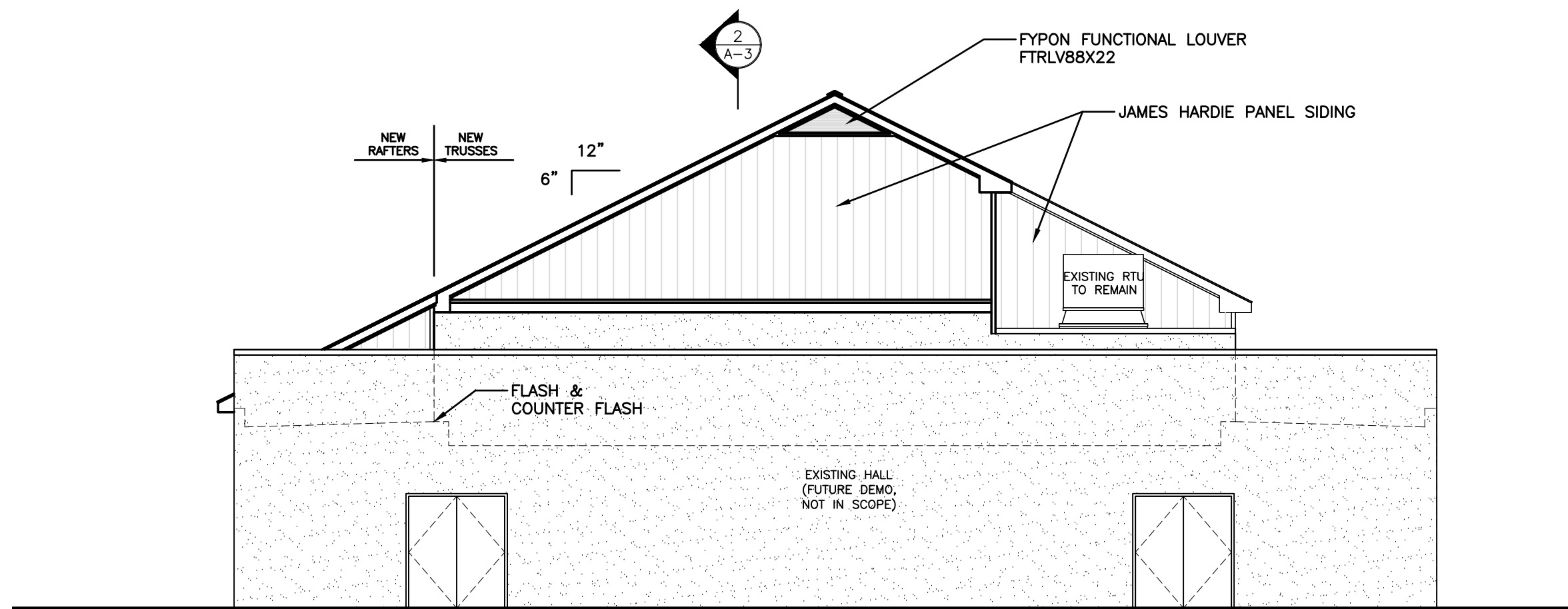
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PROPOSED ROOF PLAN
ROOF ENHANCEMENT
LOWER CHICHESTER FIRE DEPARTMENT
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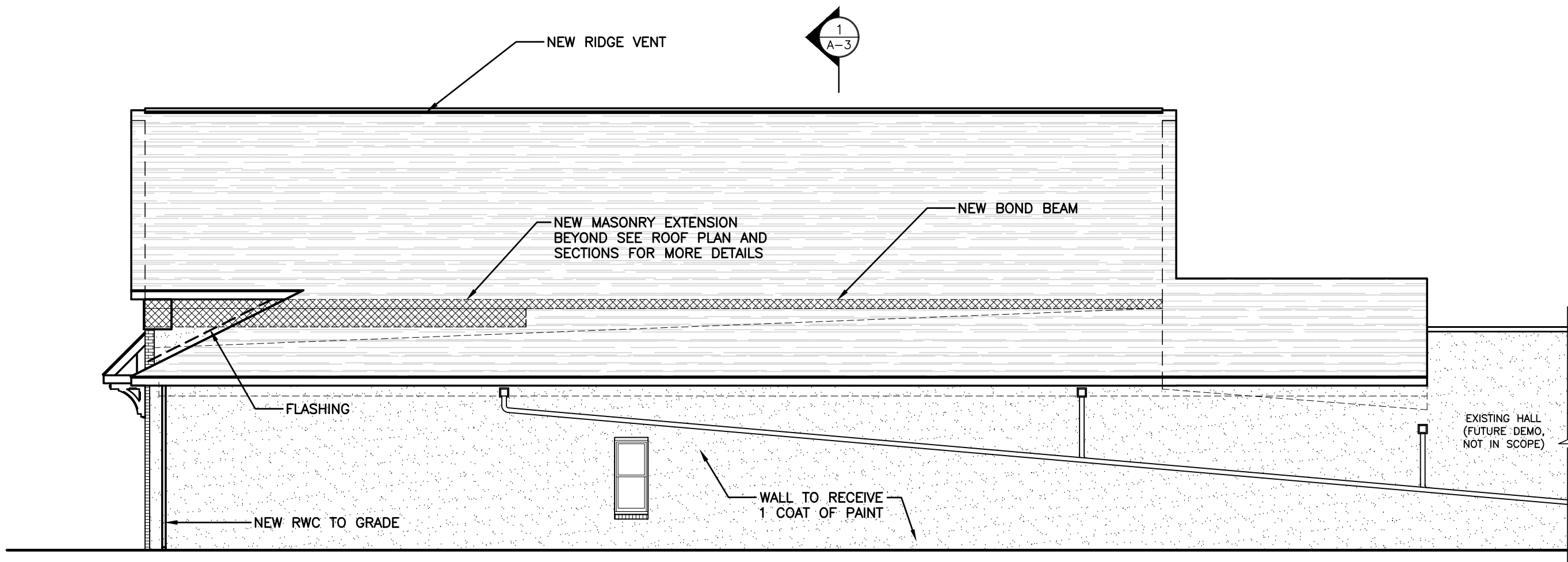
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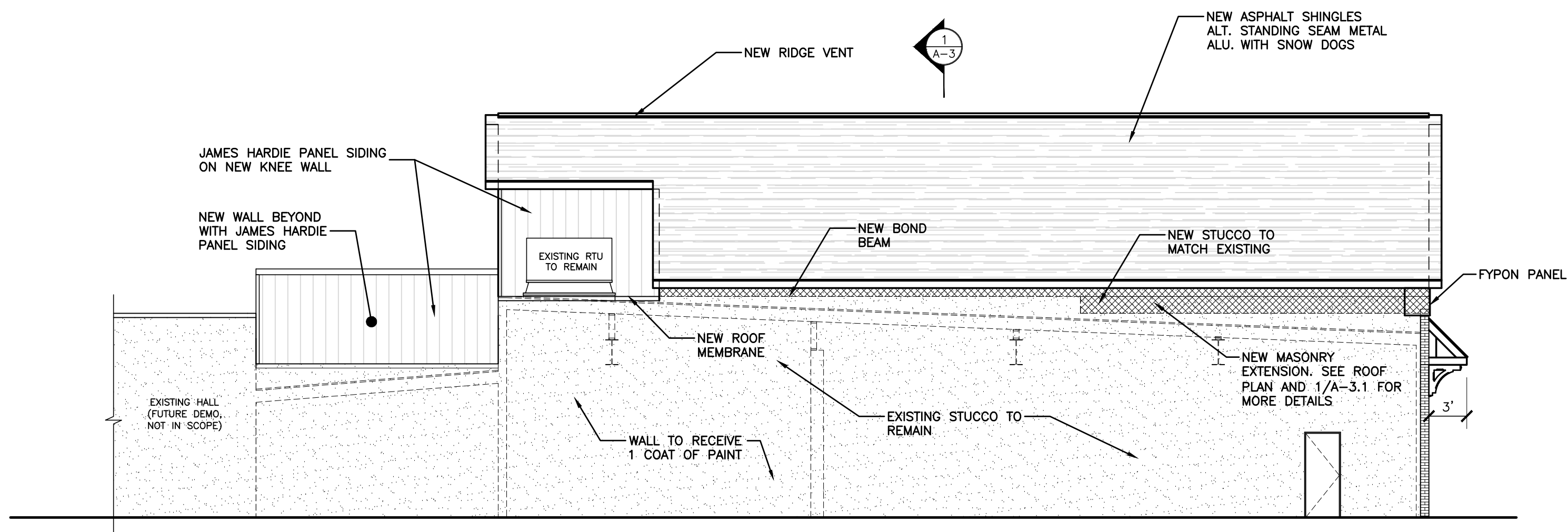
SHEET NO. A-1
SHEET OF 1



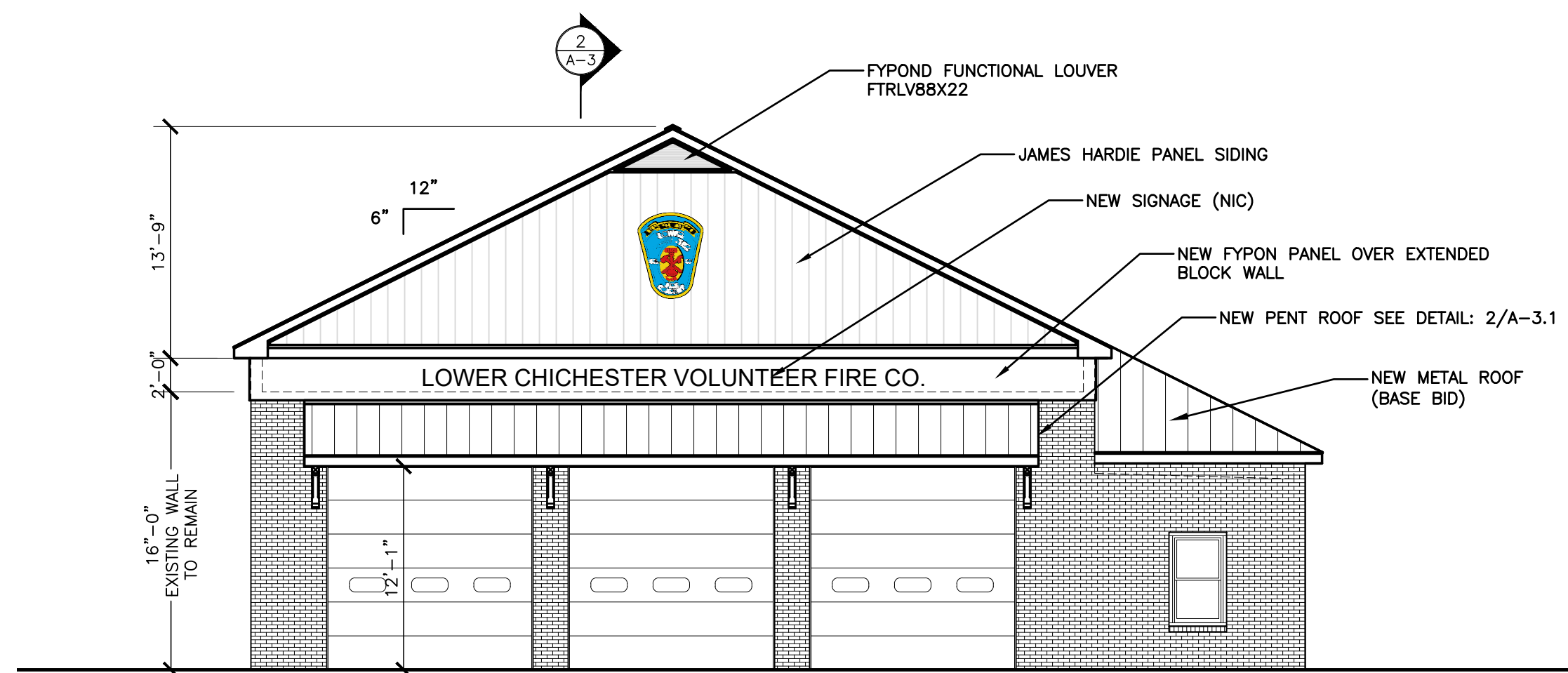
4 PROPOSED REAR ELEVATION
A-2 SCALE: 1/8"=1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
A-2 SCALE: 1/8"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A-2 SCALE: 1/8"=1'-0"



1 PROPOSED FRONT ELEVATION
A-2 SCALE: 1/8"=1'-0"



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PROPOSED ELEVATIONS

ROOF ENHANCEMENT

LOWER CHICHESTER FIRE DEPARTMENT

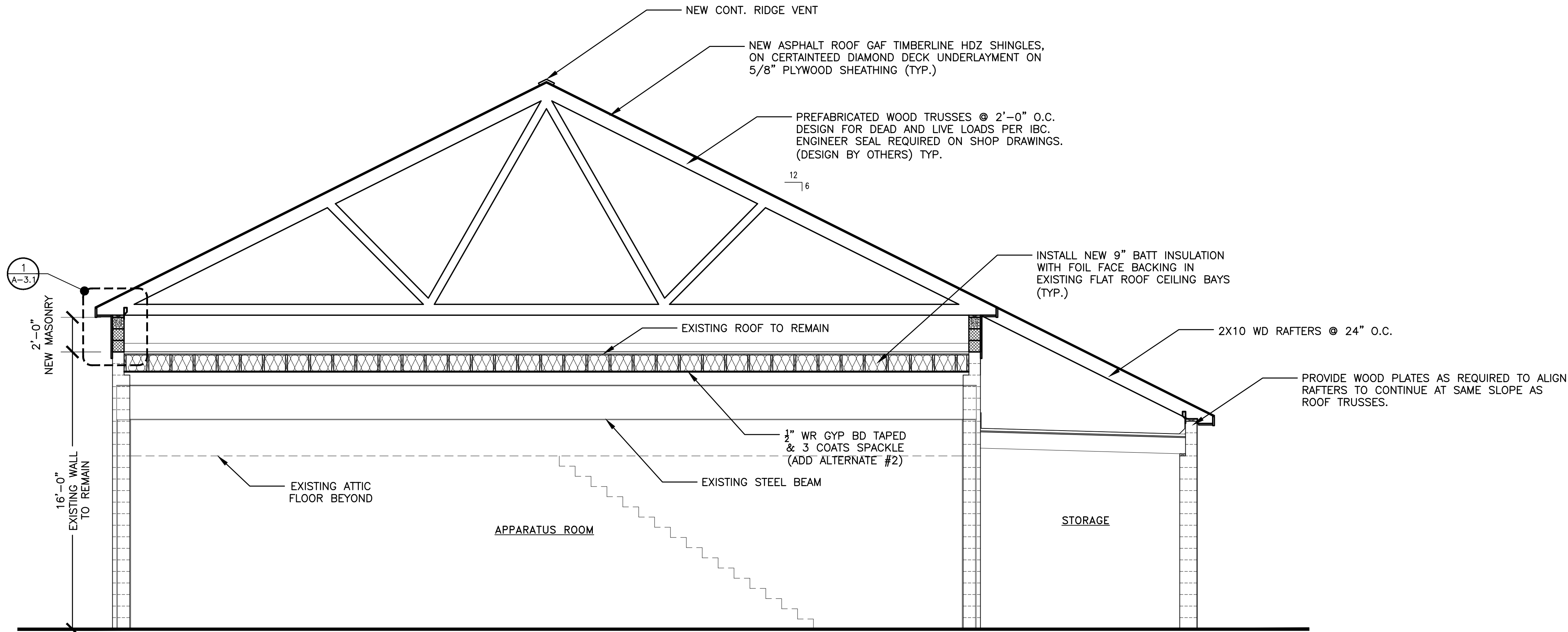
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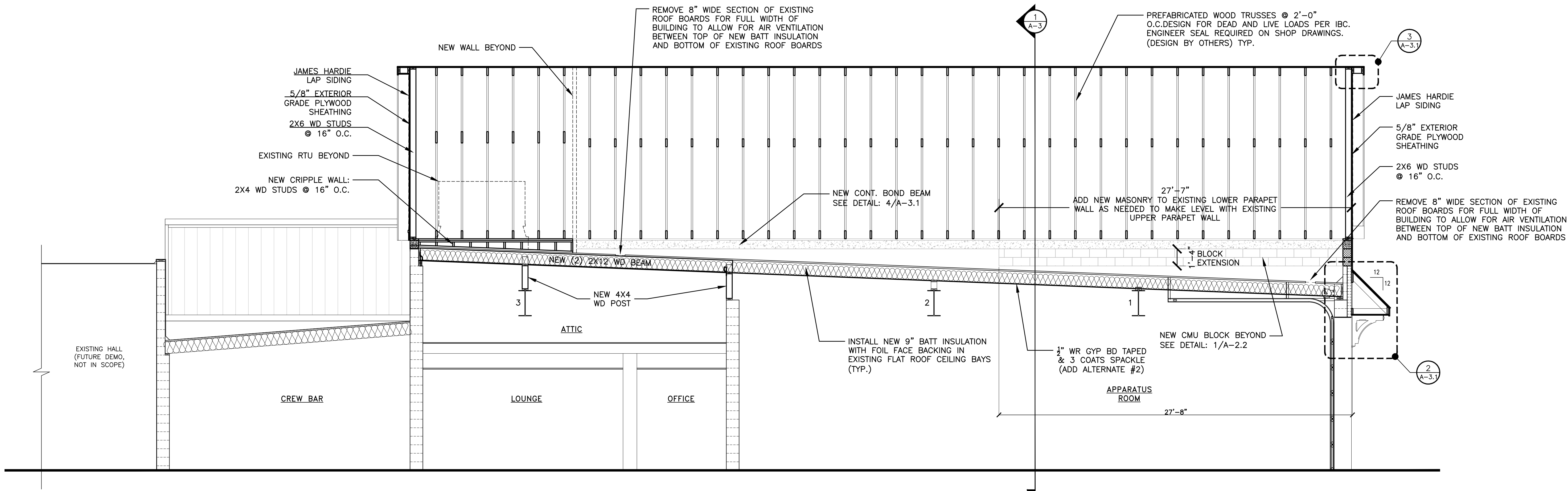
NO.	DESCRIPTION	DATE

DATE : 09.21.2026	SCALE : AS NOTED	DRAWN BY : MR	CHECKED BY :	PROJ. NO. : 26016
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SHEET NO. A-2
SHEET OF 2



1 PROPOSED BUILDING SECTION
A-3 SCALE: 1/4"=1'-0"



2 PROPOSED BUILDING SECTION
A-3 SCALE: 1/4"=1'-0"



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PROPOSED BUILDING SECTION

ROOF ENHANCEMENT

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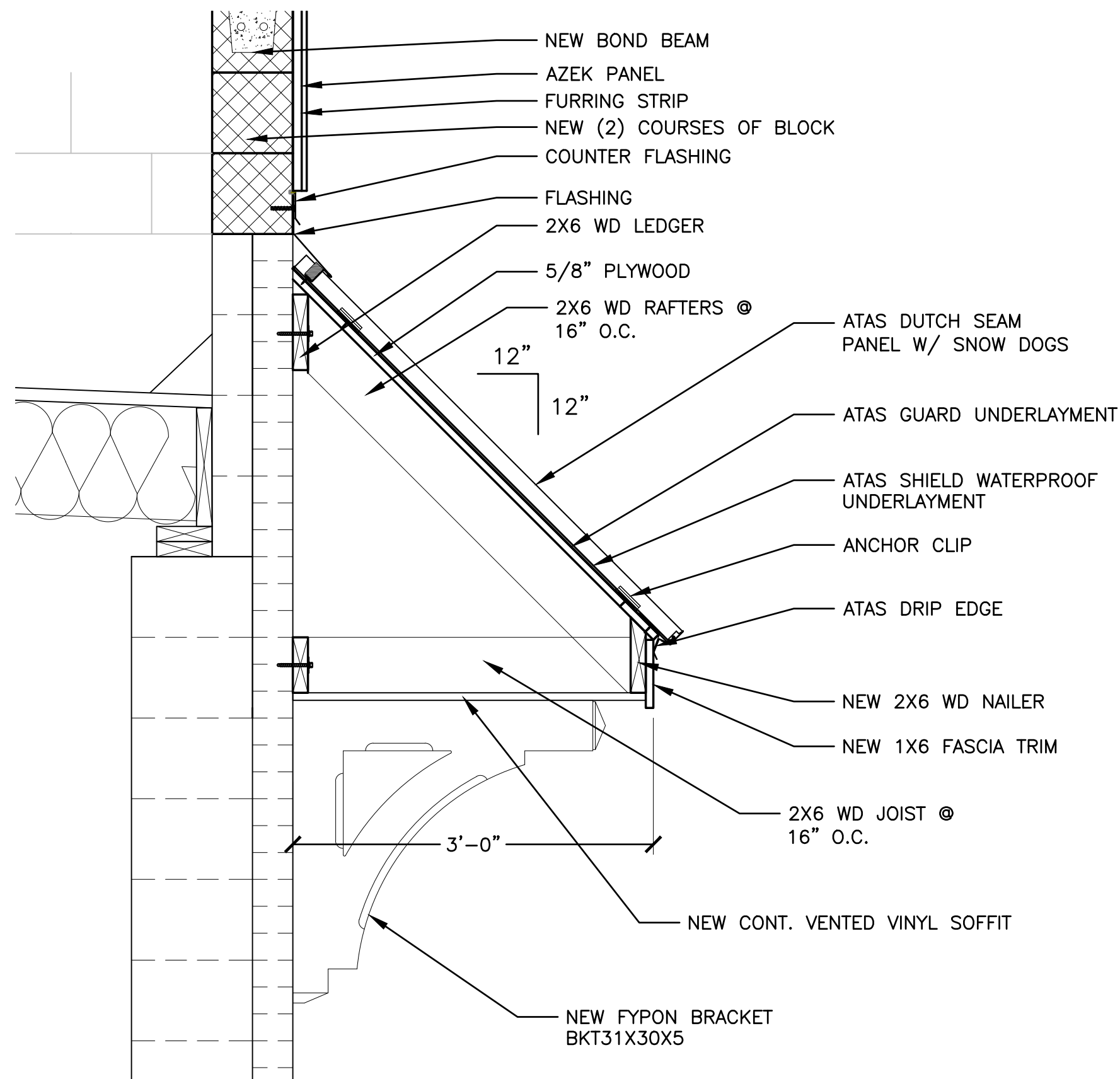
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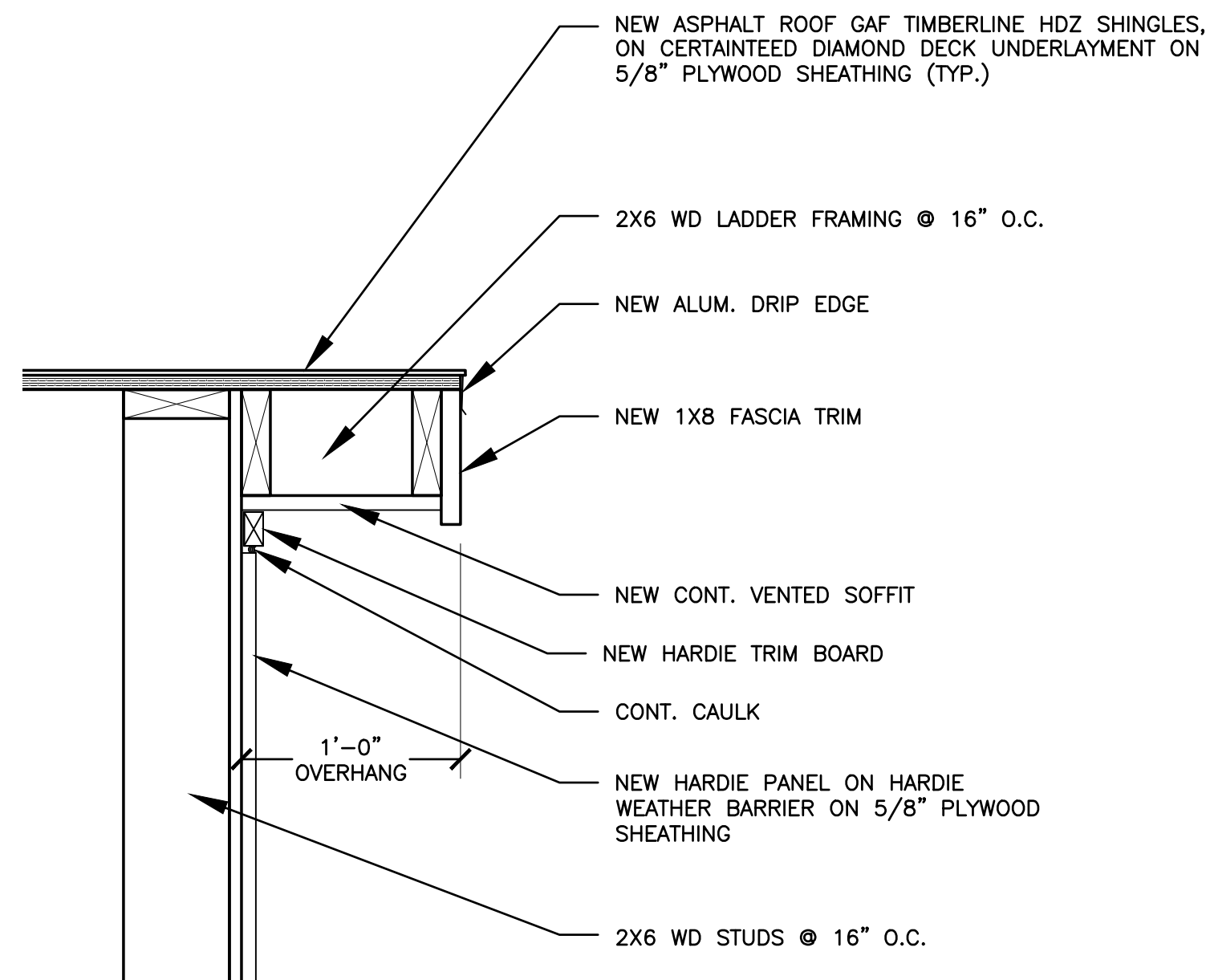
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SHEET OF 4

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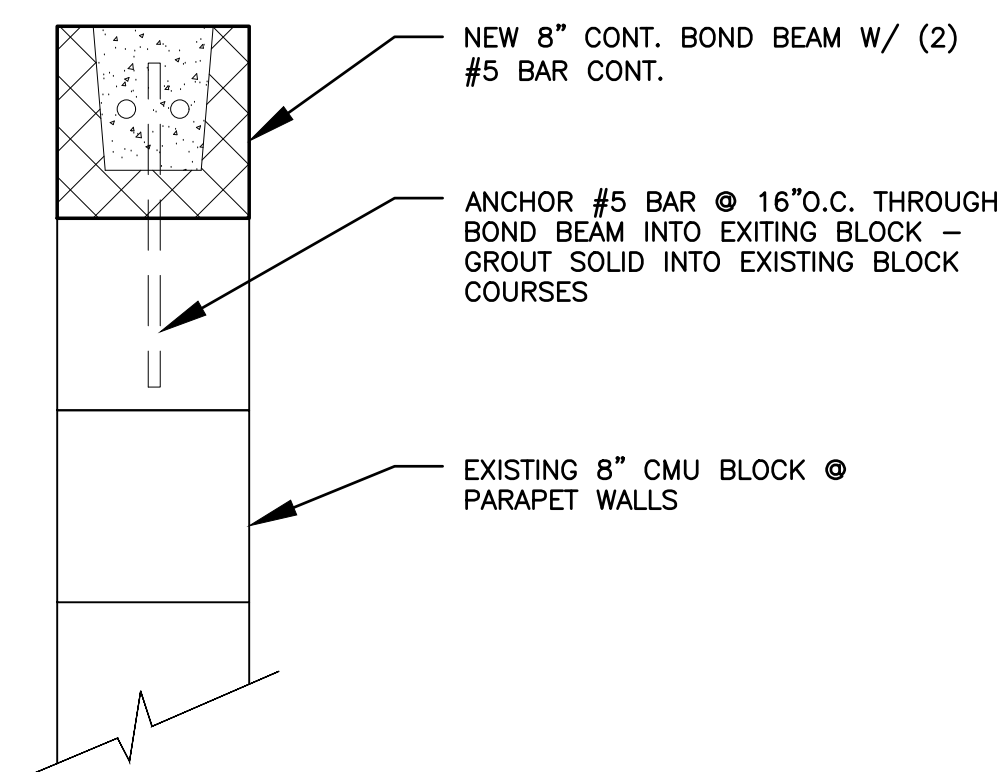
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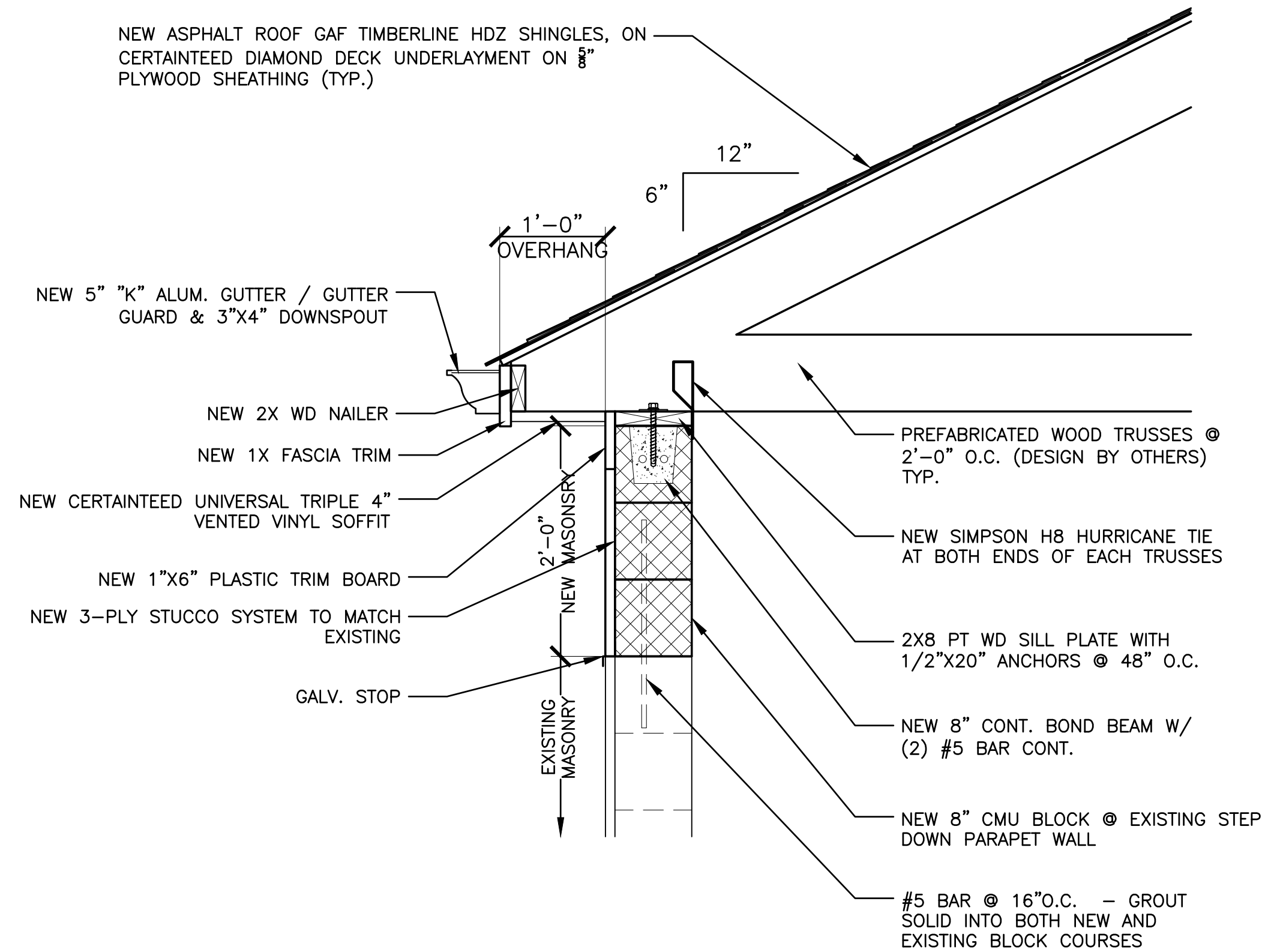
2 SECTION AT PENT ROOF
A-3.1 SCALE: 1"=1'-0"



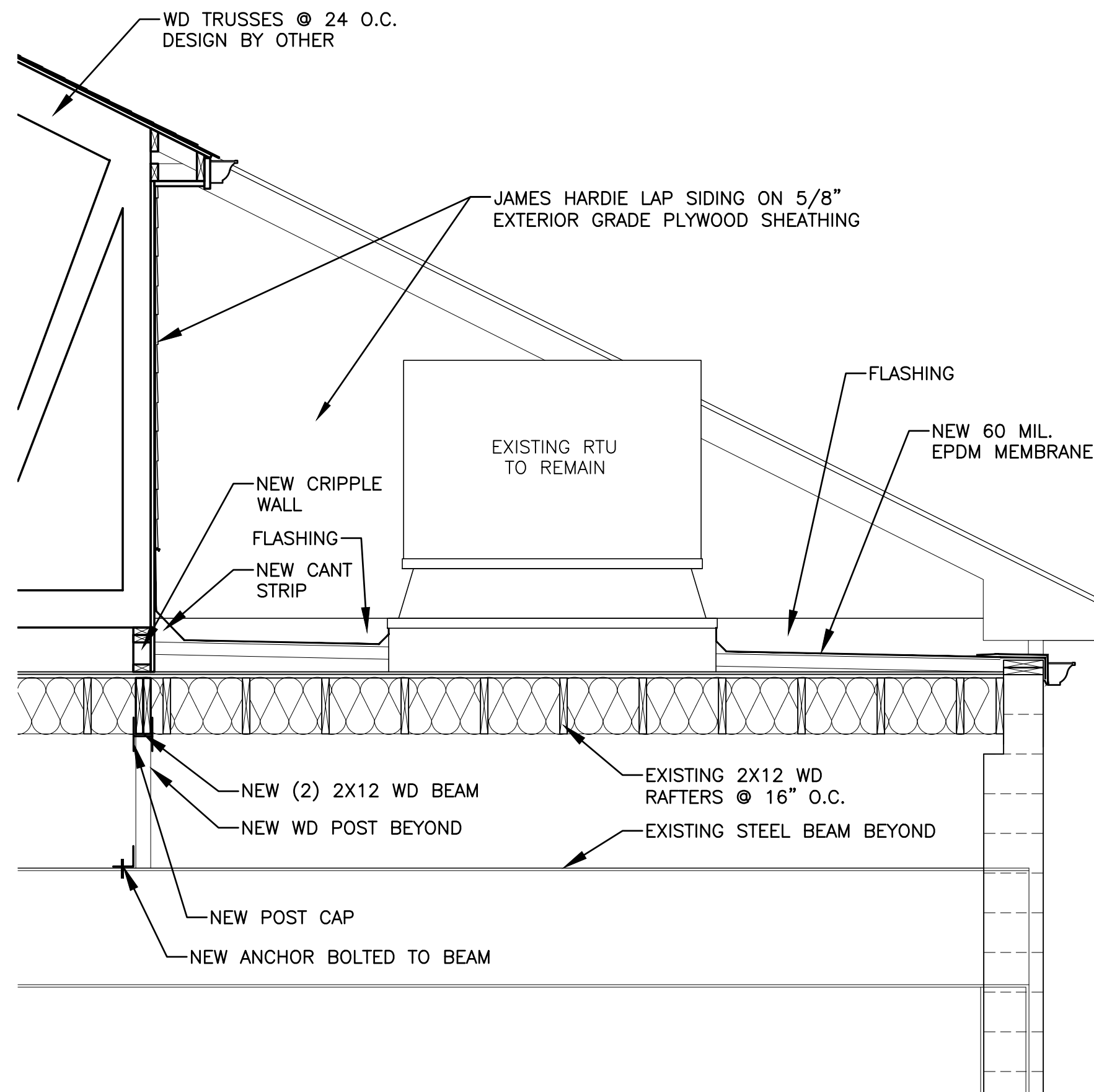
3 SECTION AT ROOF EAVE
A-3.1 SCALE: 1-1/2"=1'-0"



4 BOND BEAM DETAIL TYP. AT EX. HIGHER PARAPET
A-3.1 SCALE: 1-1/2"=1'-0"



1 SECTION - PARAPET WALL
A-3.1 SCALE: 1"=1'-0"



1 SECTION - PARAPET WALL
A-3.1 SCALE: 1/4"=1'-0"



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DETAIL SECTIONS

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1	DATE: 09/21/2026 SCALE: AS NOTED DRAWN BY: MR CHECKED BY: MR PROJ. NO.: 26016				
SHEET NO. A-3.1 OF SHEET x					

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