

# IDEA PUBLIC SCHOOLS ENVELOPE IMPROVEMENTS EDINBURG - RIO GRANDE VALLEY

## IDEA Public Schools Board of Directors 2024

Collin Sewell	Chair
Ed Rivera	Vice Chair
Erich Holmsten	Treasurer
Ryan Vaughan	Secretary
Michael Adams	Member
Gary Lindgren	Member
Theresa Barrera-Shaw	Member
Nanette Cocero	Member

## Rio Grande Valley Regional Board 2024

Maria Antonia Chapa	Member
Cerise R. de Garduno	Member
Sarah Garza	Member
Zulieda Lopez-Habbouche	Member
Andrea Rodriguez	Member
Alyssa L. Romero	Member
Bobby Saenz	Member
CJ Sanchez	Member
Jesus Zepeda	Member

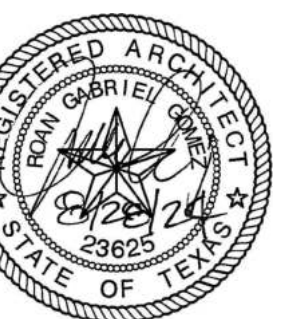
## D R A W I N G I N D E X

### IDEA EDINBURG

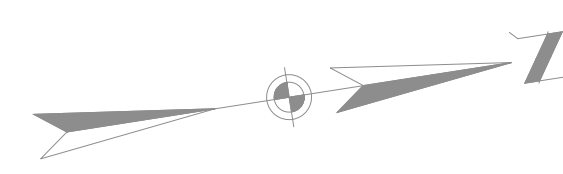
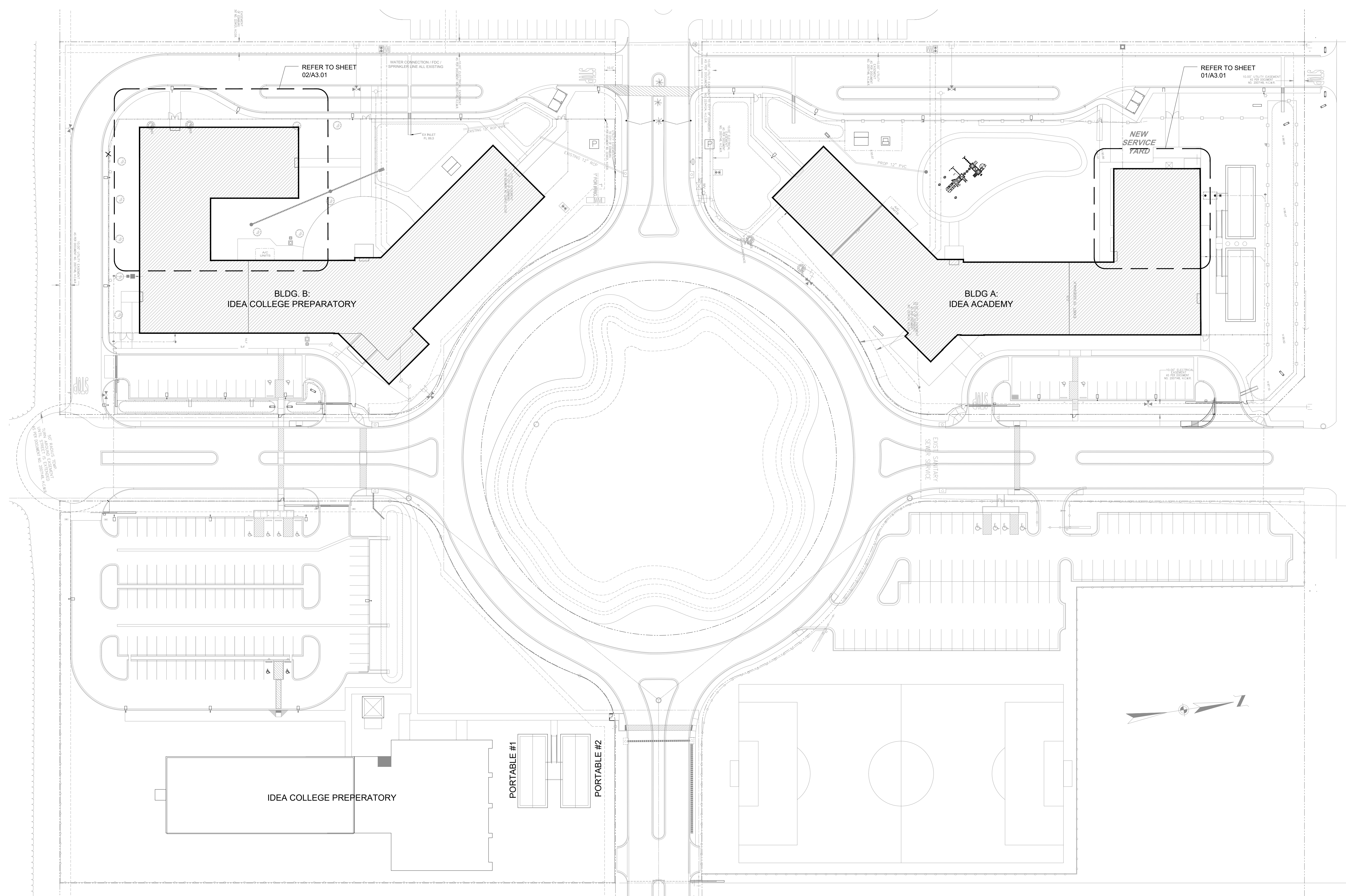
COVER	COVER SHEET
A1.01	SITE PLAN
A2.01	ELEVATIONS - BLDG. A
A2.02	ELEVATIONS - BLDG. A
A2.03	ELEVATIONS - BLDG. B
A2.04	ELEVATIONS - BLDG. B
A3.01	ENLARGED ROOF PLANS
A3.02	ROOF DETAILS
A6.01	TYPICAL DOOR/WINDOW DETAILS/ELEVATIONS

### ARCHITECTS

GOMEZ MENDEZ SAENZ, INC.  
1150 PAREDES LINE RD. BROWNSVILLE, TX. 78521  
PH. (956) 546-0110 FAX. (956) 546-0196



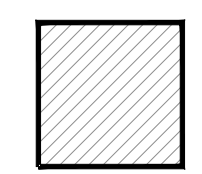




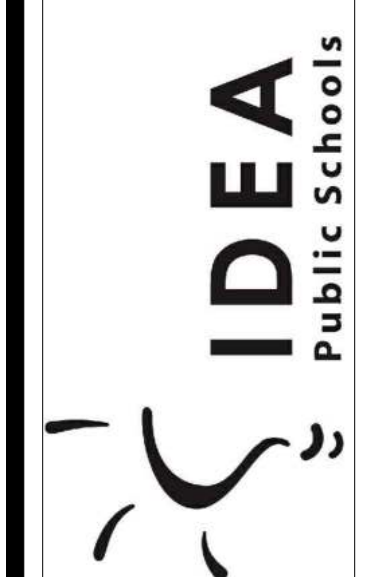

**01 SITEPLAN W/ IMPROVEMENTS**  
 SCALE: 1" = 40'-0"

**LEGEND**

INDICATES WORK AREA



**IDEA Public Schools - Exterior Envelope Repairs**  
**IDEA Edinburg**  
 Edinburg, Texas



© Copyright 2024  
 Gomez Mendez Saenz Inc.  
 Architects-Planners  
 Interior Designers  
 Date: AUGUST 2024  
 Scale: As Noted  
 Project Architect: Roan Gomez, AIA  
 Drawn By: RG.CG  
 Job No.:  
 Sheet: Exterior Envelope

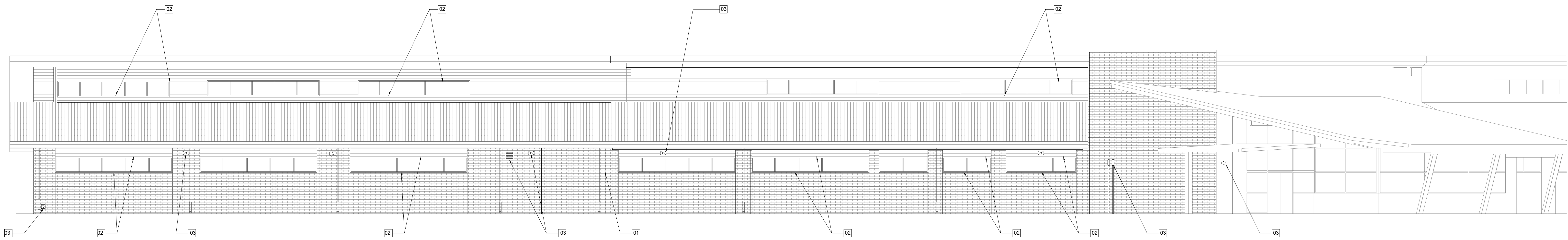
**IDEA EDINBURG**



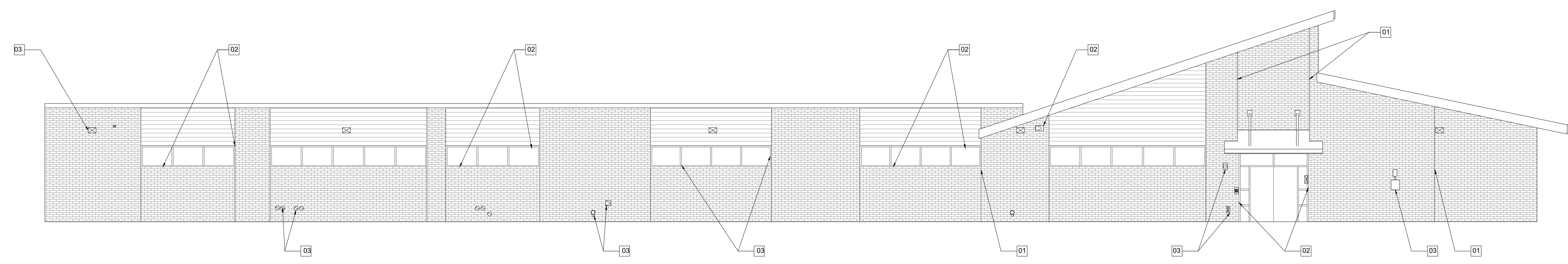




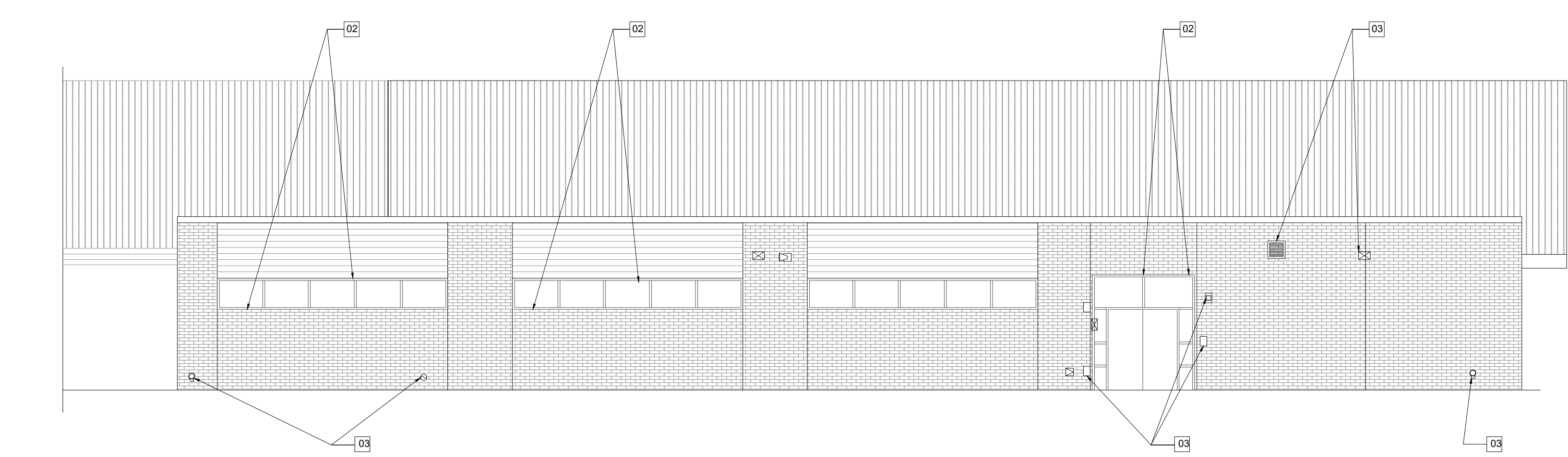
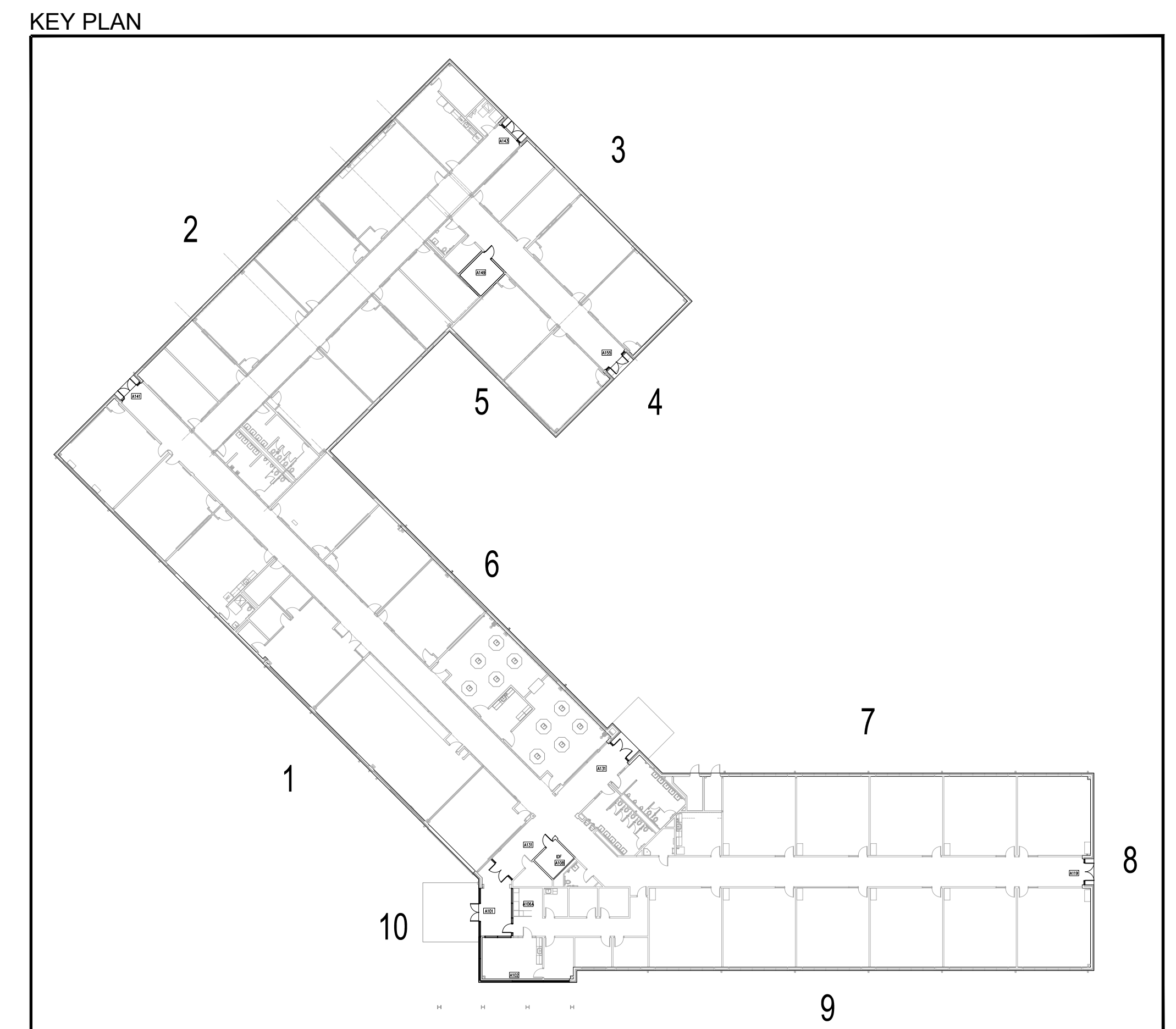




COLLEGE PREP  
**ELEVATION 1**  
 SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**ELEVATION 2**  
 SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**ELEVATION 3**  
 SCALE: 1/8" = 1'-0"

**KEYED NOTES**

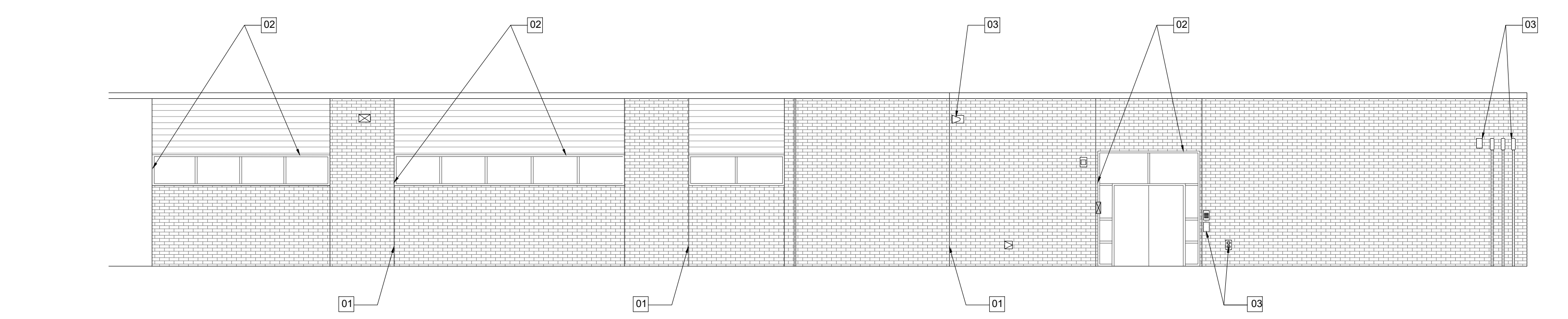
- 01 REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET 1104.01
- 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A6.01
- 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.

**BUILDING F: SCOPE OF WORK**

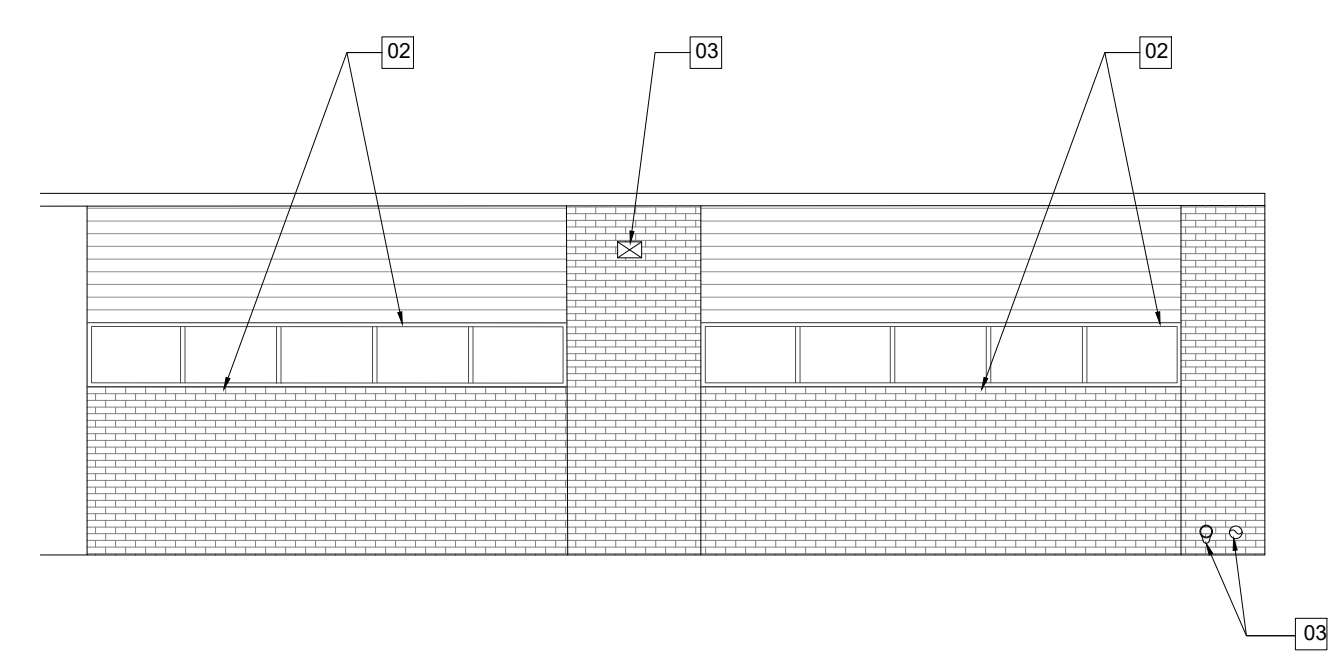
1. PROVIDE NEW BOOT AT DOWNSPOUTS TO MATCH EXISTING
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS AND PENETRATIONS.

**LEGEND**

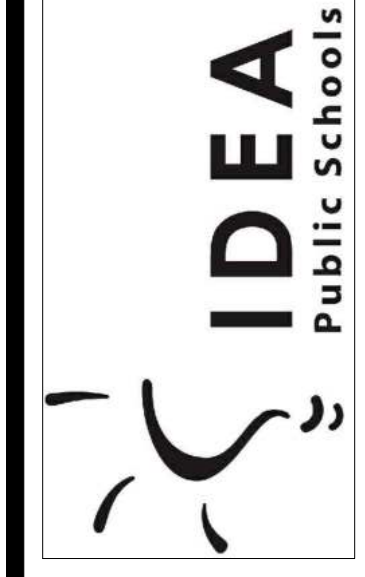
- ELECTRICAL DISCONNECT / BOXES
- JBOX
- OUTLET
- CAMERA
- LIGHT FIXTURE
- INTERCOM PHONE
- FIRE HORN
- WALL SPEAKER
- LOUVER
- WALL HYDRANT
- PLUMBING PENETRATION
- EMPTY CONDUIT
- ANTENNAE
- KEYPAD
- PERFORATED COVER
- IT CONDUITS



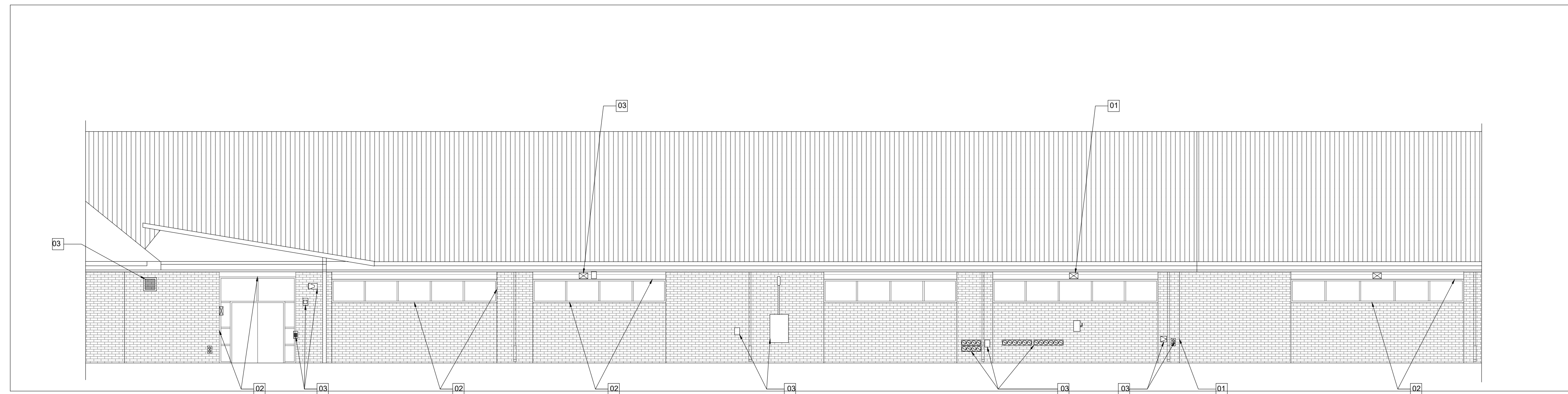
COLLEGE PREP  
**ELEVATION 4**  
 SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**ELEVATION 5**  
 SCALE: 1/8" = 1'-0"







COLLEGE PREP  
**ELEVATION 6**  
SCALE: 1/8" = 1'-0"

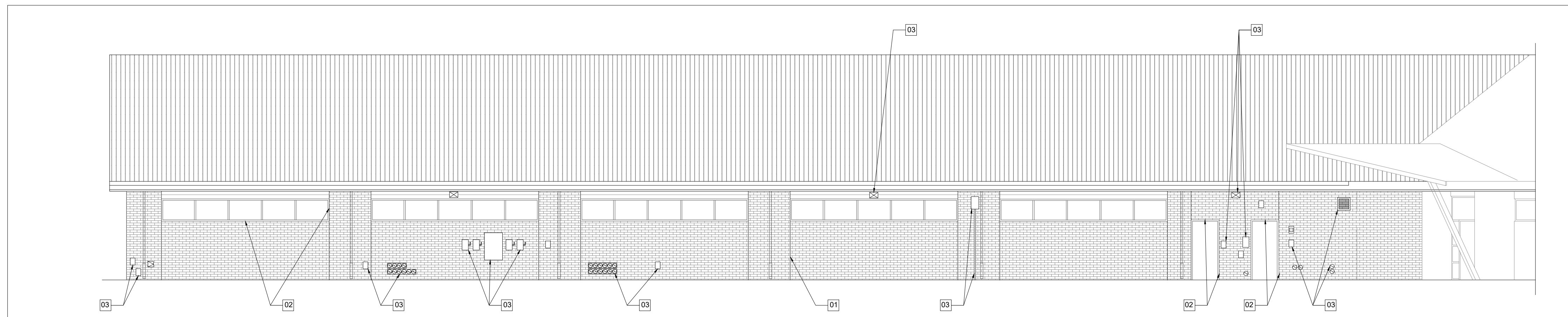
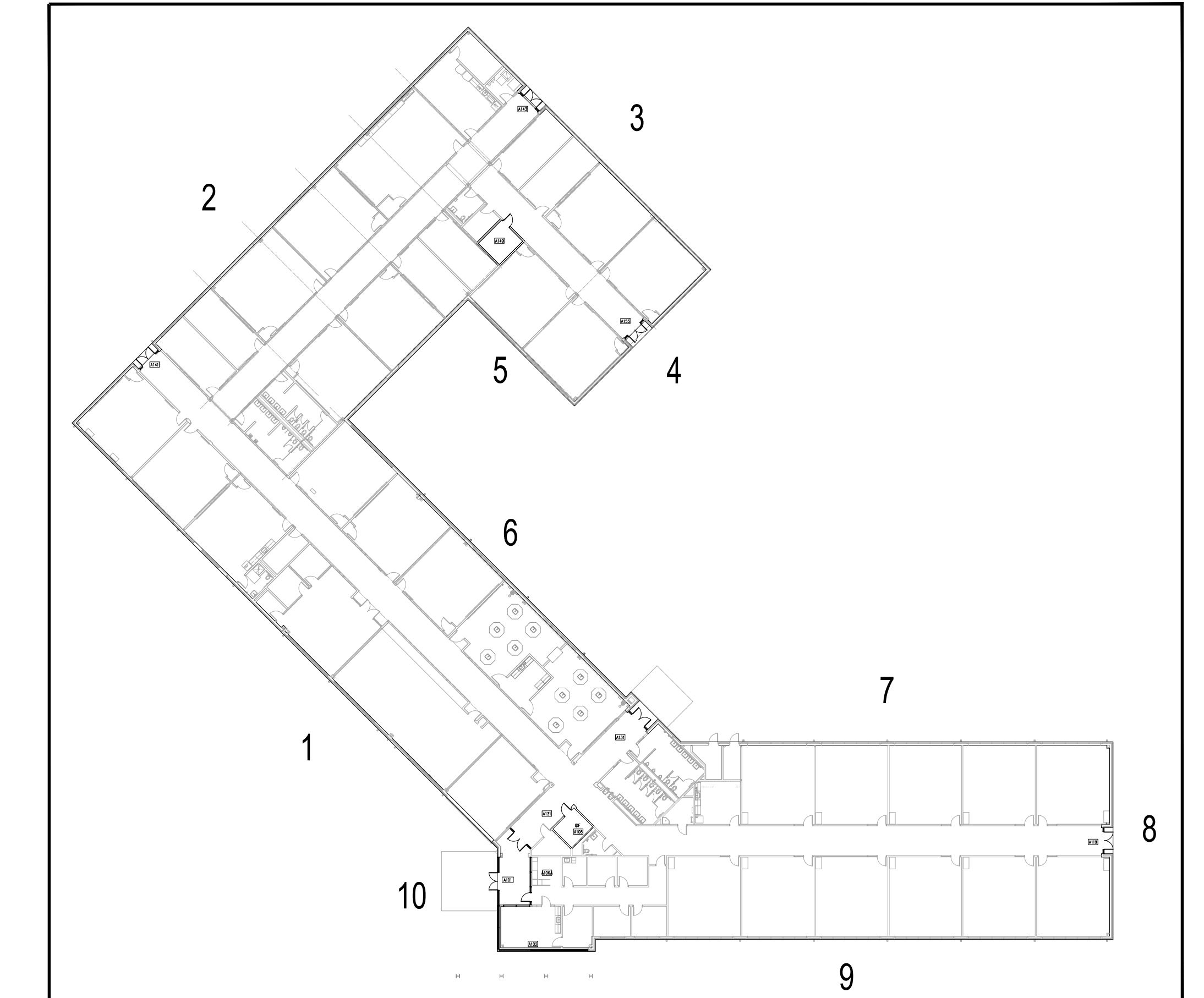
**KEYED NOTES**

- 01 REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET 11A6.01
- 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A6.01
- 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.

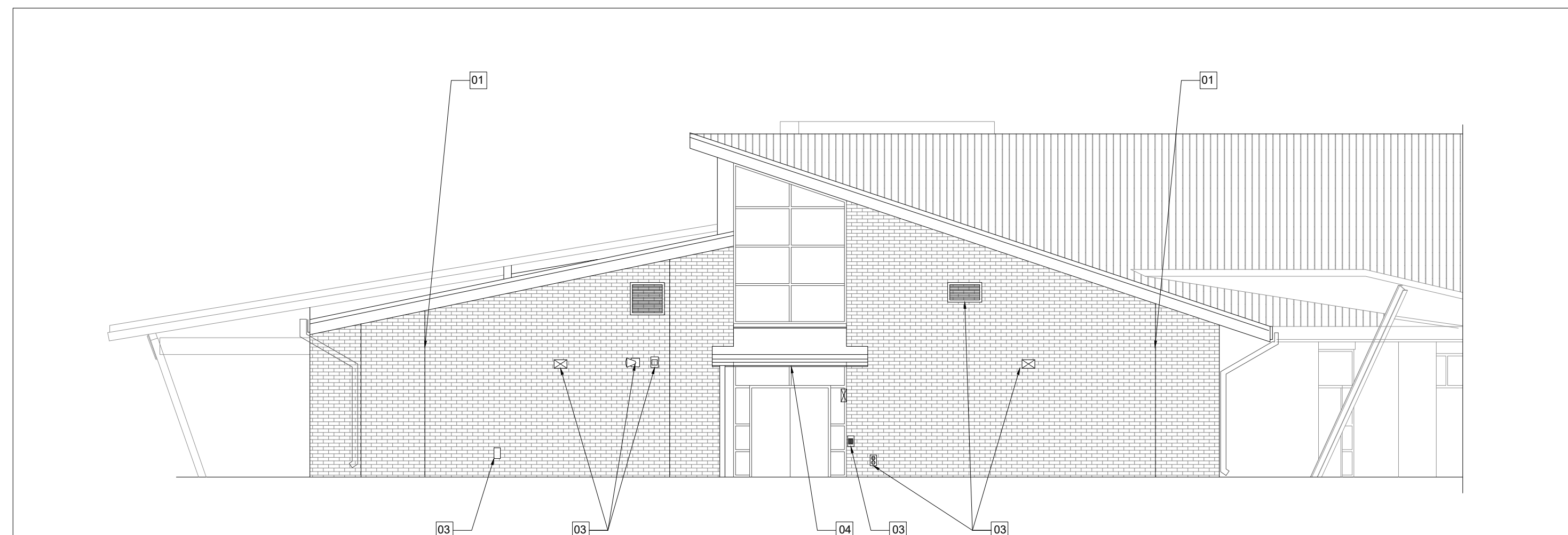
**BUILDING F: SCOPE OF WORK**

1. PROVIDE NEW BOOT AT DOWNSPOUTS TO MATCH EXISTING
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
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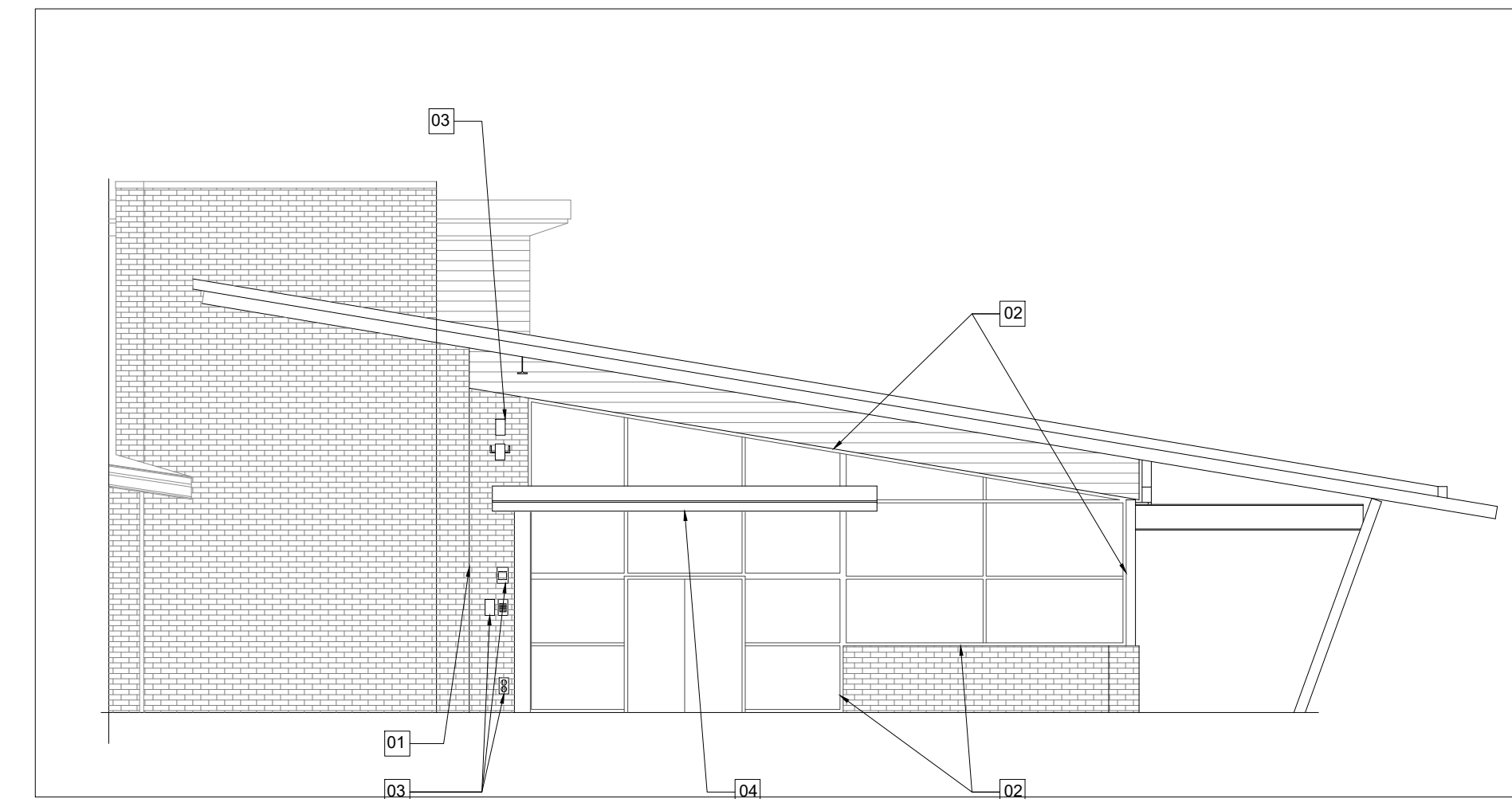
**KEY PLAN**



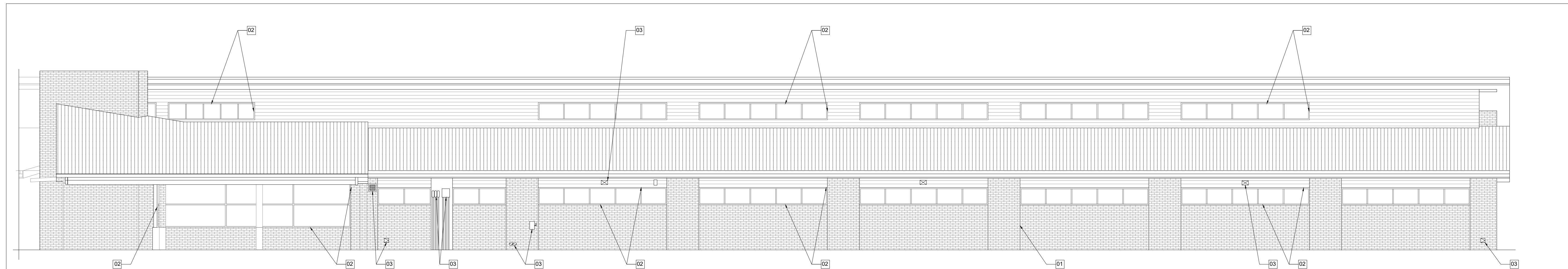
COLLEGE PREP  
**ELEVATION 7**  
SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**ELEVATION 8**  
SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**ELEVATION 10**  
SCALE: 1/8" = 1'-0"

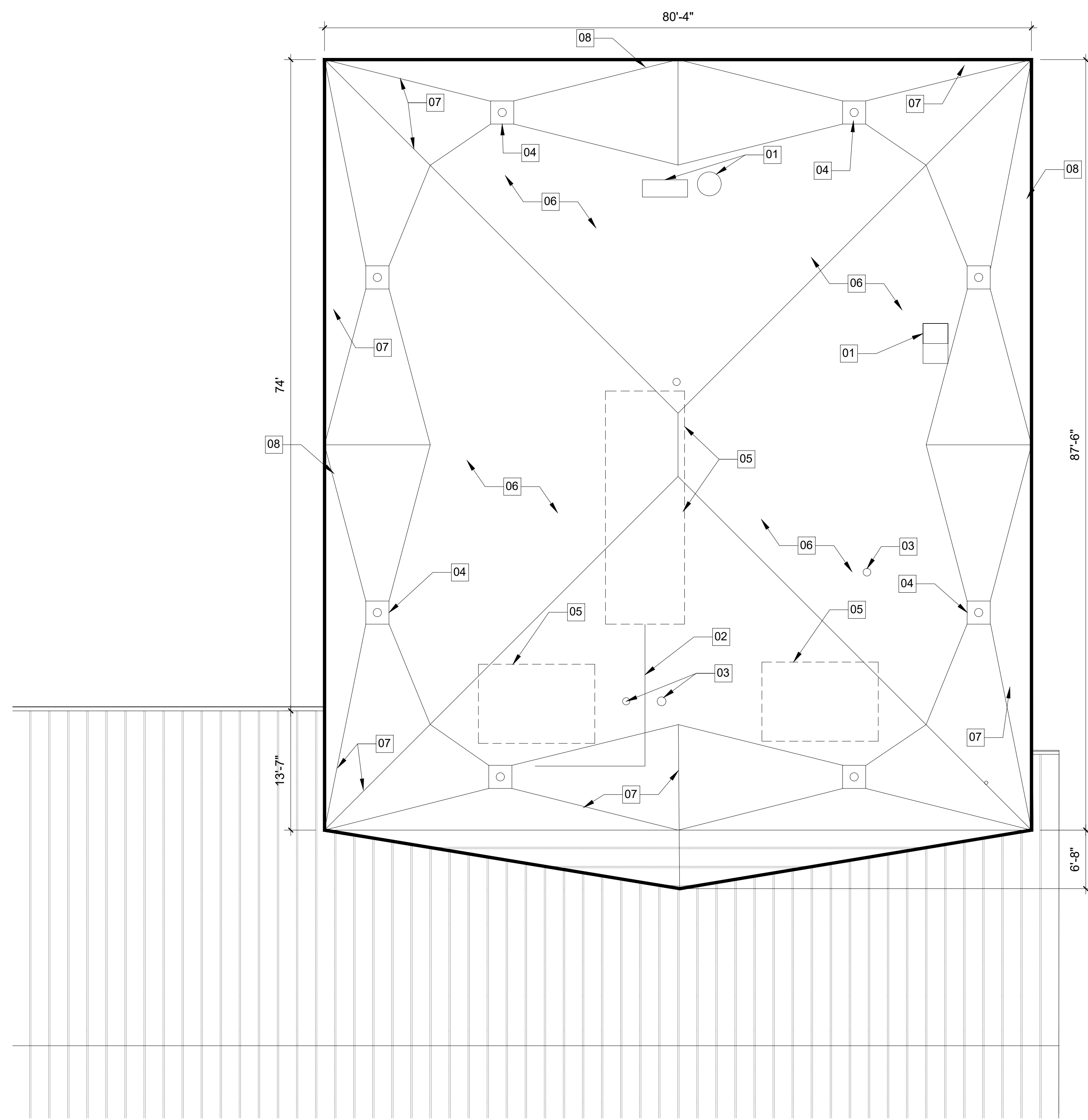


COLLEGE PREP  
**ELEVATION 9**  
SCALE: 1/8" = 1'-0"

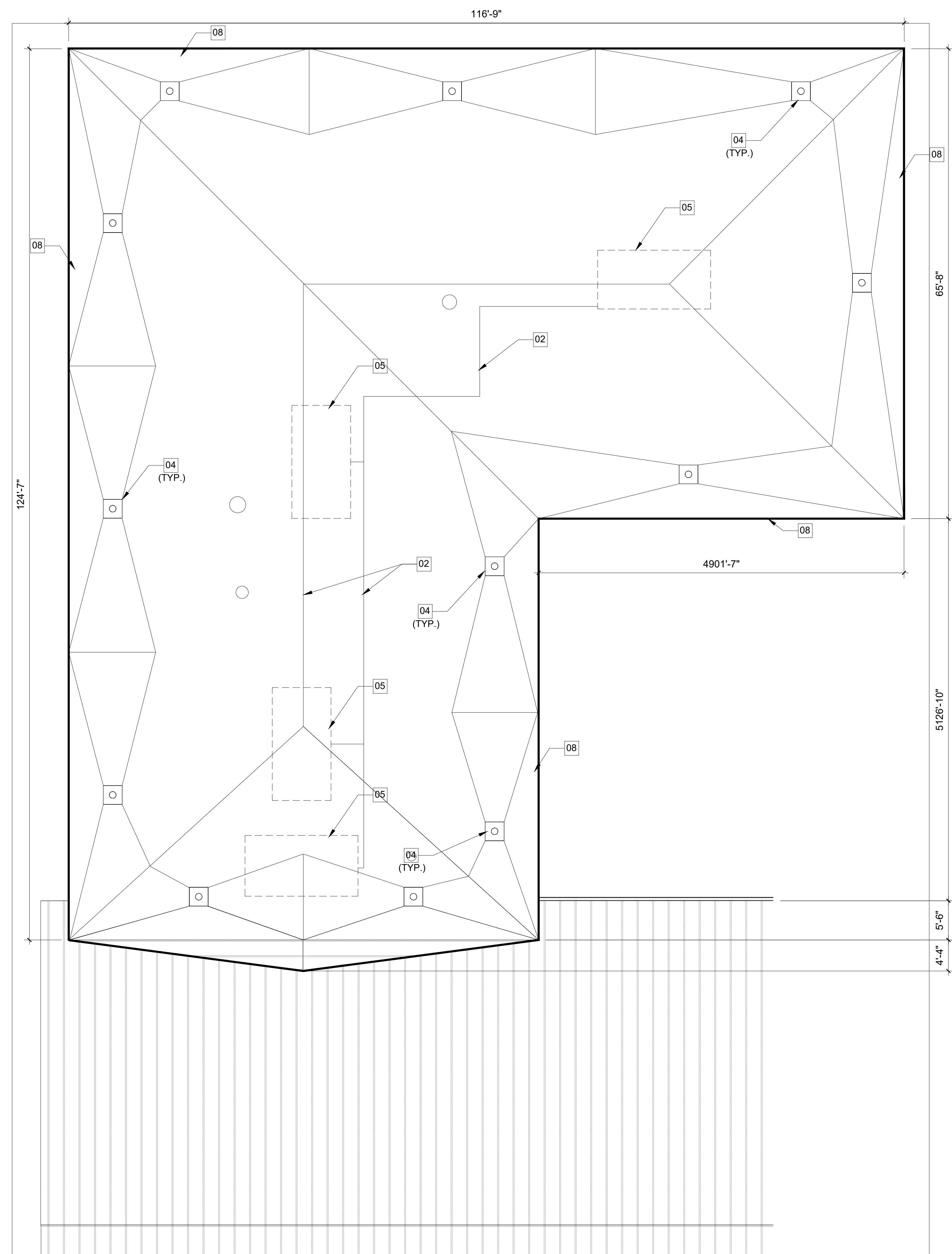
**LEGEND**

- ELECTRICAL DISCONNECT / BOXES
- JBOX
- OUTLET
- CAMERA
- LIGHT FIXTURE
- INTERCOM PHONE
- FIRE HORN
- WALL SPEAKER
- LOUVER
- WALL HYDRANT
- PLUMBING PENETRATION
- EMPTY CONDUIT
- ANTENNAE
- KEYPAD
- PERFORATED COVER
- IT CONDUITS





ACADEMY  
**01 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"



COLLEGE PREP  
**02 ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL ROOFING NOTES:**

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION), THE SPECIFIED ROOFING SYSTEM MEETS FACTORY MUTUAL RESEARCH CORPORATION STANDARD 4470 APPROVAL REQUIREMENTS FOR CLASS 1 FIRE AND 1-90 WINDSTORM CLASSIFICATION AND CLASS 1-SH HAIL RATING.

AT ALL NEW ROOF WORK AREAS AND PRIOR TO CONSTRUCTION, WALK THROUGH EVERY ROOM IN BUILDINGS WITH OWNER'S REPRESENTATIVE AND IDENTIFY WATER DAMAGED CEILINGS, WALLS, ETC. TO DETERMINE LOCATION & AMOUNTS OF INTERIOR WATER DAMAGE. PROVIDE COPY OF THIS LIST TO ARCHITECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL DECK AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND.

REPLACE ALL LEAD ROOF JACKS VENTS WITH NEW LEADS.

INSTALL NEW DOUBLE-WALL HEATER VENTS AND EXTEND FLUES TO MATCH EXISTING AS REQUIRED TO ACCOMMODATE NEW ROOF THICKNESS AND TO PROVIDE A MINIMUM 12-INCH HEIGHT FROM THE NEW ROOF SURFACE TO THE BOTTOM OF THE VENT CAP.

EXTEND ALL DUCTS, PIPES, CONDUIT, WIRE AND ETC., AS REQUIRED TO ACCOMMODATE NEW ROOF SYSTEM.

AT ALL EXISTING UTILITY PIPING, CONDUIT, ETC. PROVIDE PROPER SIZED PIPE STANDS AS SPECIFIED, UNDER ALL PIPES AND CONDUIT, AT 8'-0" O.C. UNLESS A NARROWER SPACING IS REQUIRED FOR PROPER SUPPORT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A LICENSED ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTOR CAREFULLY REMOVE, RAISE OR MODIFY AND CAREFULLY REINSTALL EXISTING OPERATING MECHANICAL, ELECTRICAL, PLUMBING AND RELATED EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.

THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

AT THE COMPLETION OF ALL ROOFING WORK AT EACH BUILDING, ALL EXISTING ROOF DRAINS AND RELATED PIPING SHALL BE WATER TESTED, CHECKED AND CERTIFIED BY A LICENSED PLUMBING CONTRACTOR TO BE OPERATIONAL AND LEAK FREE.

PROVIDE POSITIVE DRAINAGE, BY USE OF CRICKETS, IN AND AROUND ALL ROOF TOP EQUIPMENT TO AREA ROOF DRAINS.  
 PROVIDE SEALANT

PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING.

**KEYED NOTES**

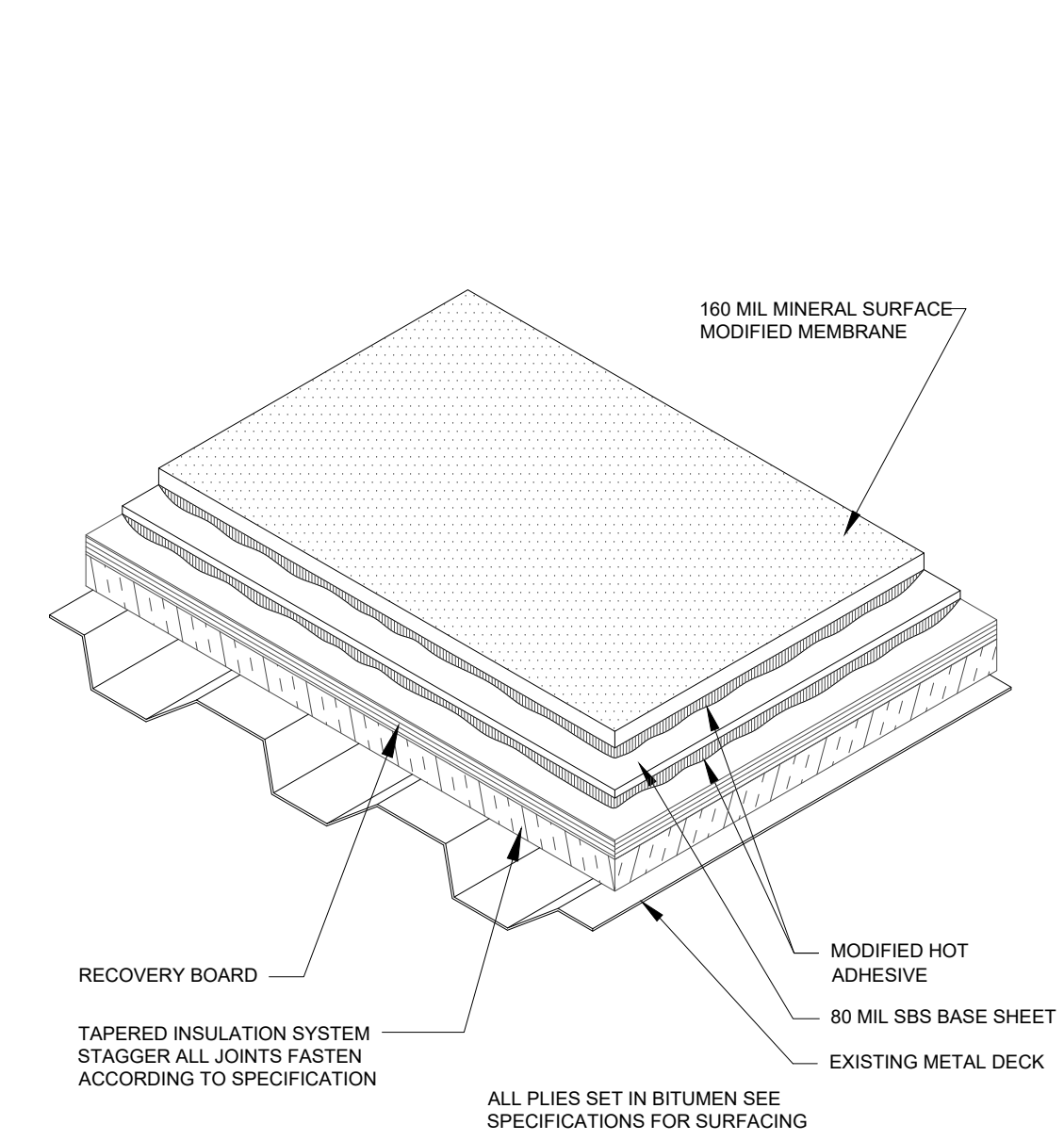
- |   |  |
|---|--|
| 01 PROVIDE NEW FLASHING/SEALANT AROUND ROOF PENETRATION (TYP.) REFER TO SHEET A3.02   | 07 PROVIDE NEW TAPERED RIGID POLYSTYRENE TO PROVIDE POSITIVE DRAINAGE (TYP.) |
| 02 REINSTALL CONDENSATE LINES (TYP.)  | 08 PROVIDE NEW COPING AT ROOF EDGE (TYP.)                                    |
| 03 PROVIDE NEW FLASHING/SEALANT AROUND VENTS/EXHAUST (TYP.)                           |  |
| 04 PROVIDE NEW FLASHING/SEALANT AROUND ROOF DRAIN (TYP.)                              |  |
| 05 PROVIDE NEW CURBS AND FLASHING/SEALANT AROUND EXISTING MECHANICAL EQUIPMENT (TYP.) |  |
| 06 NEW BITUMEN ROOF OVER NEW RECOVERY BOARD OVER NEW TAPERED RIGID INSULATION         |  |

**ROOF: SCOPE OF WORK**

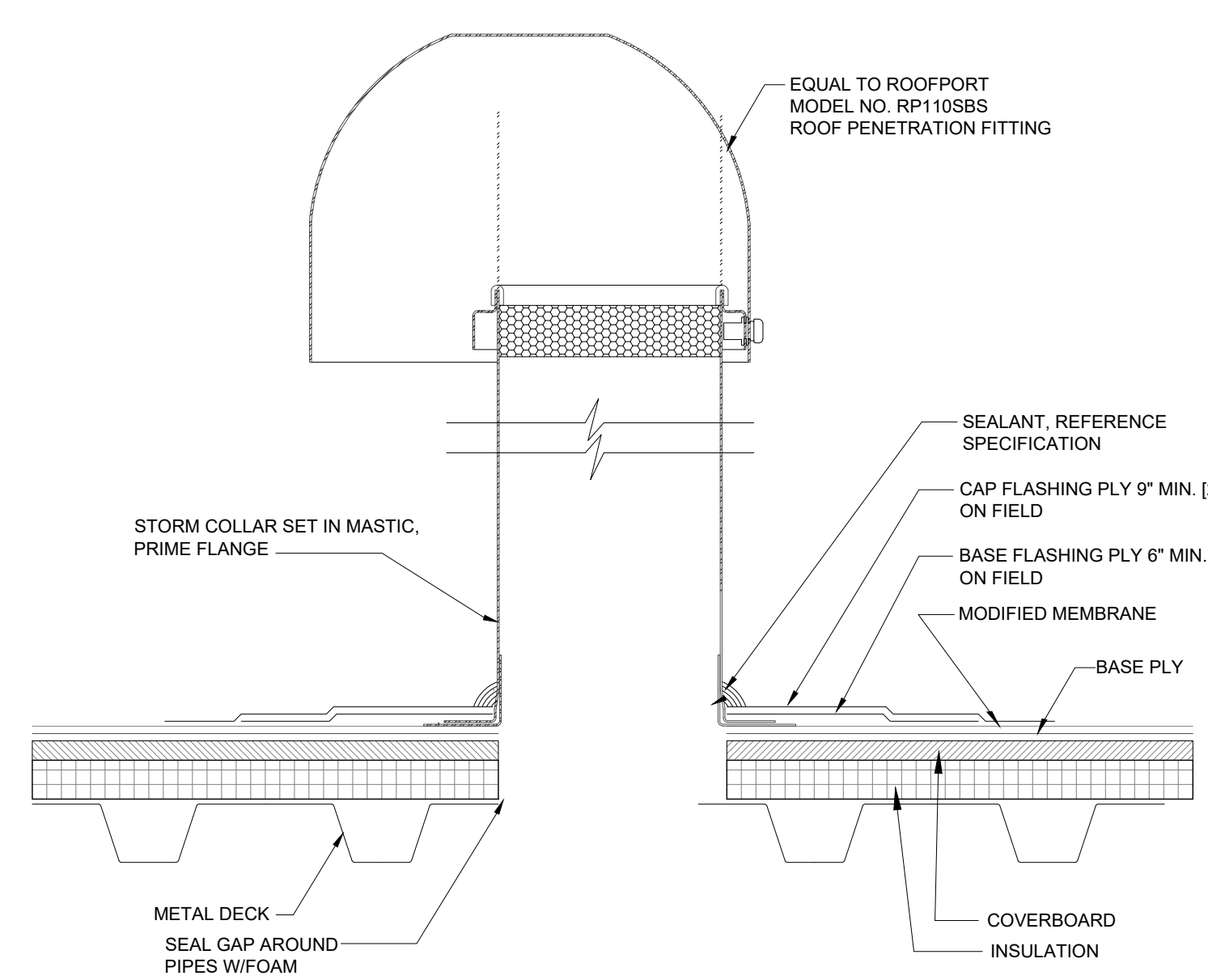
- REMOVE ROOFING MEMBRANE TO DECK.
- REPLACE INSULATION AS REQUIRED TO PROVIDE POSITIVE SLOPE TO ROOF DRAINS
- REPAIR LOW AREA WHERE PONDING OCCURS.
- INSTALL NEW CANT AND PARAPET FLASHING.
- INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
- REFER TO SHEET A3.02 FOR DETAILS
- PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
- PERFORM WATER TEST AT ALL ROOF DRAINS.
- REPAIR DRAIN LINES AND RE-SEAT ROOF DRAINS.
- REPAIR ELECTRICAL AND MECHANICAL ROOF PENETRATIONS
- INSTALL NEW CAP FASCIA AND ACCESSORIES.
- INSTALL WALKWAY SYSTEM AT ALL ROOFTOP EQUIPMENT.
- PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
- RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS IN INSIDE CLOSURES
- REPLACE BOOT FLASHING ON VENT STACKS, AND SEAL NEW FASTENERS
- PROVIDE WALKWAY SYSTEM TO AND AROUND MECHANICAL EQUIPMENT, ROOF ACCESS LADDERS AND ROOF HATCHES ON BITUMEN ROOFS



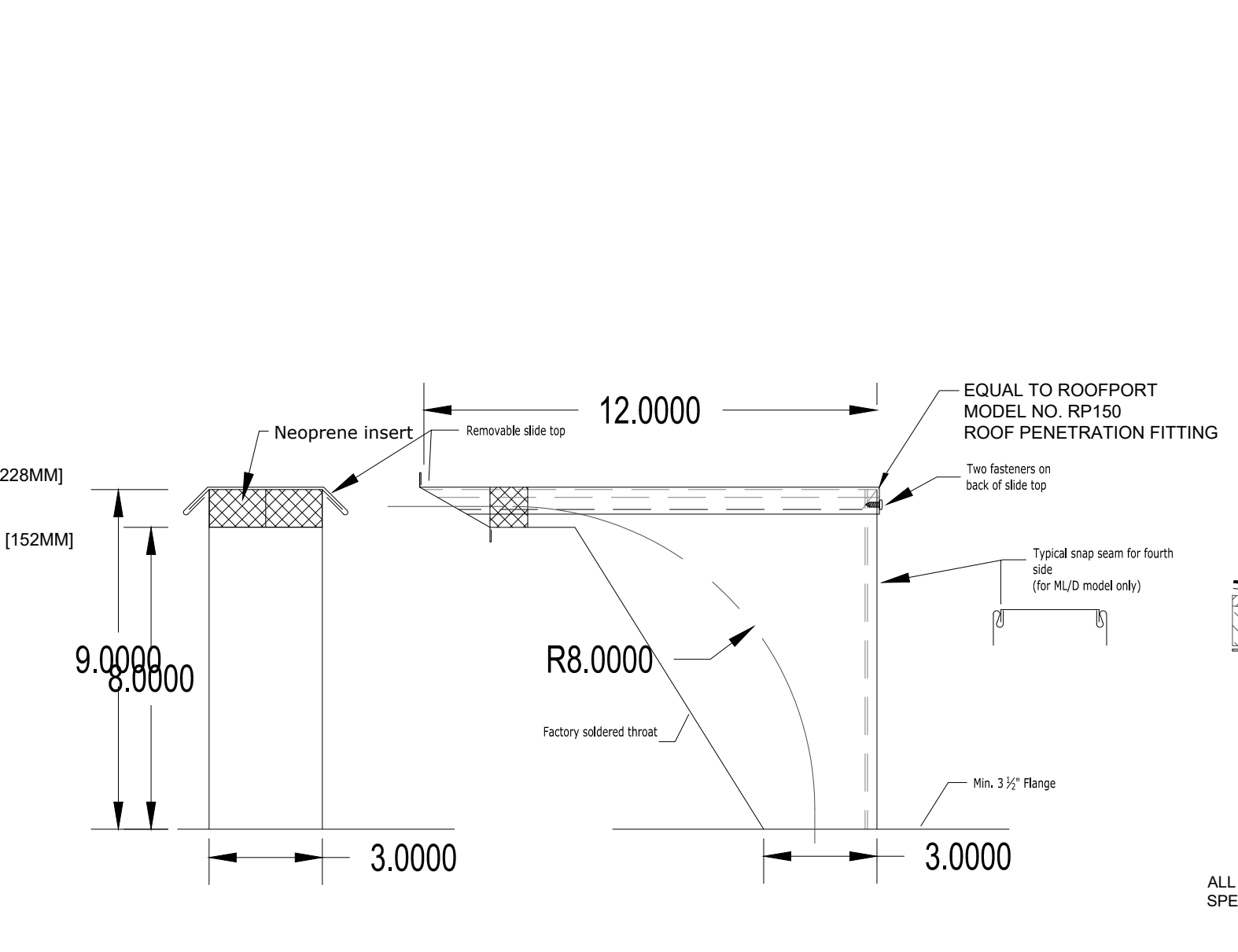




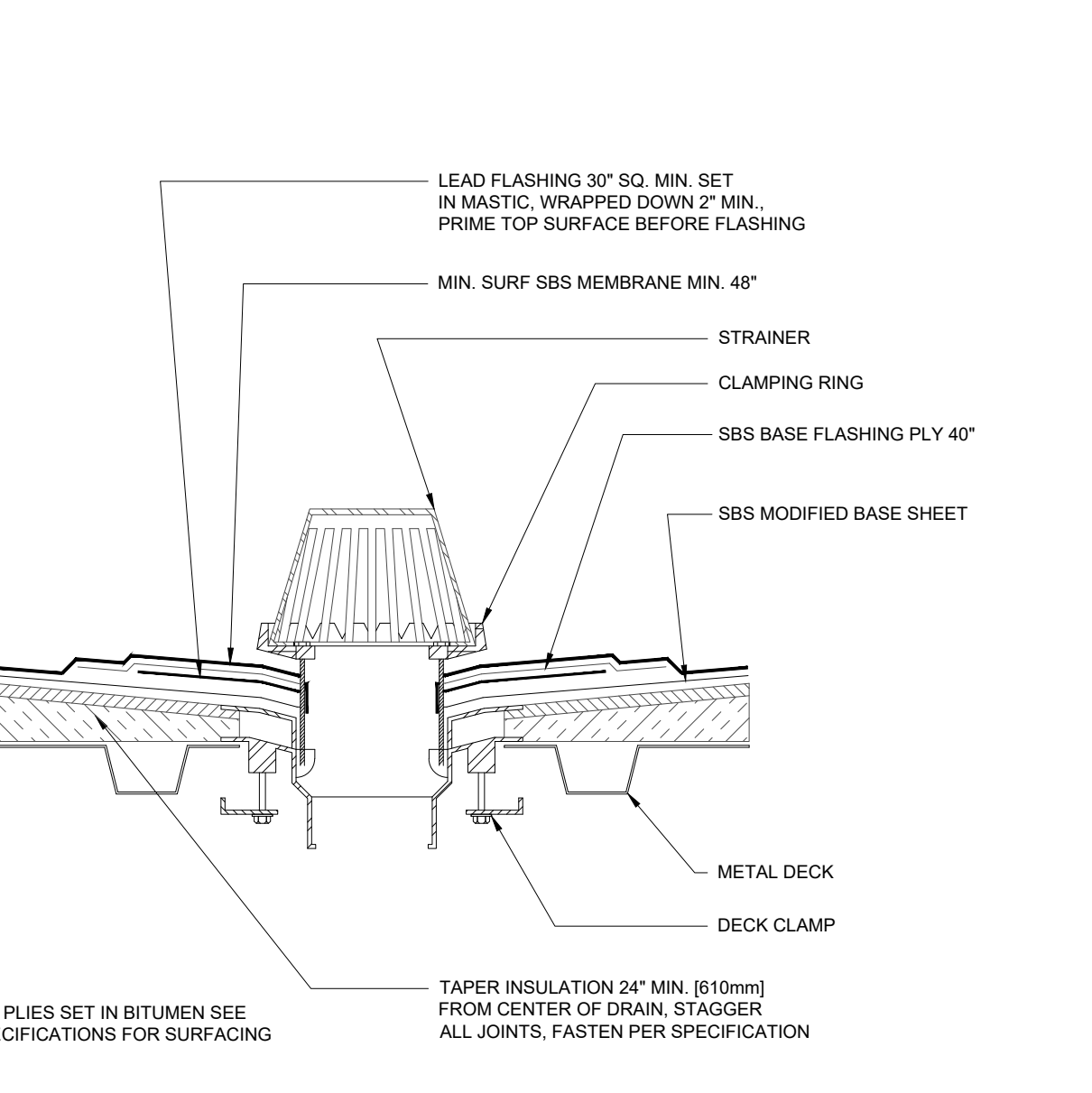
01 MINERAL FINISH NOT TO SCALE



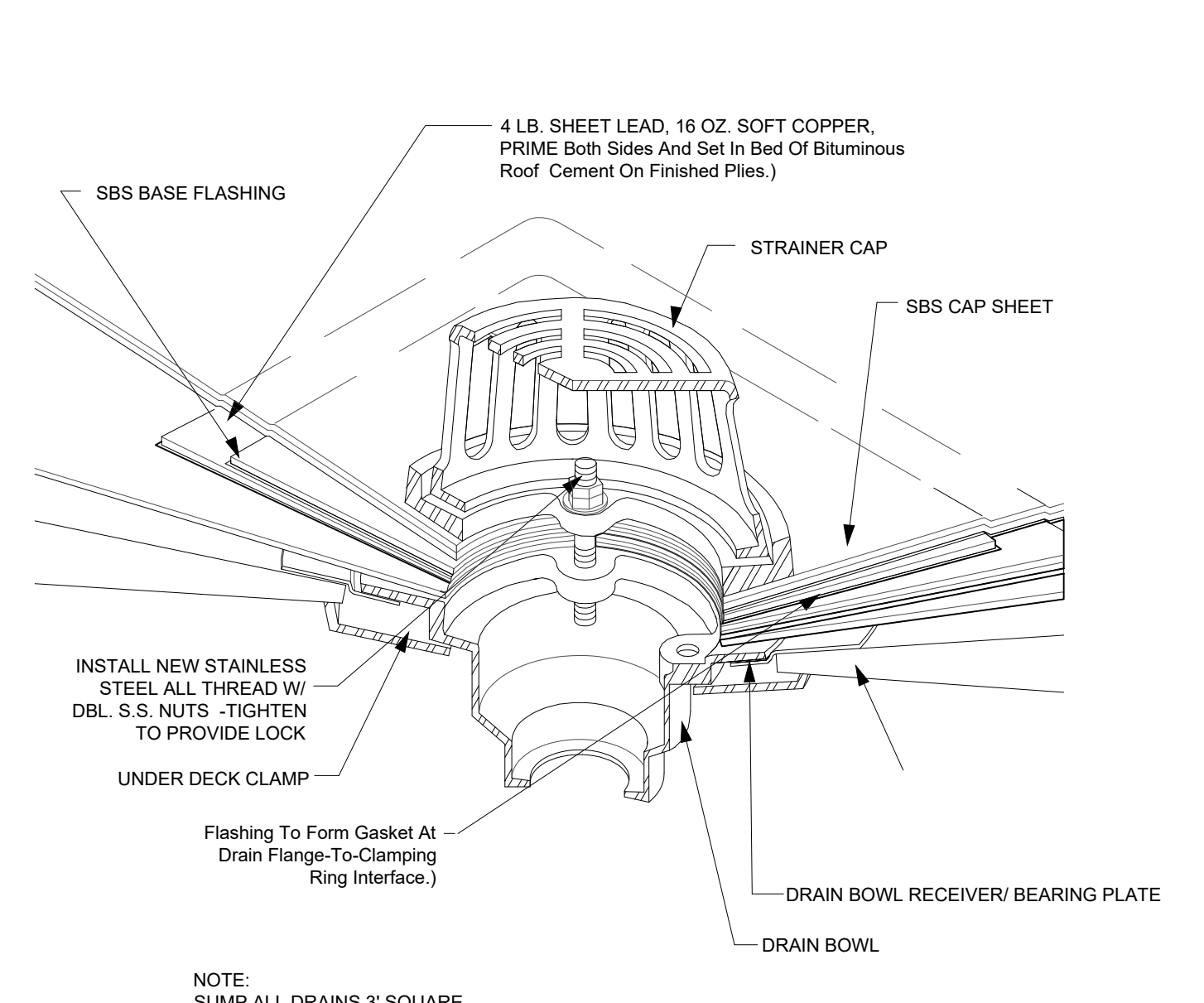
02 PIPING PENETRATION DETAIL NOT TO SCALE



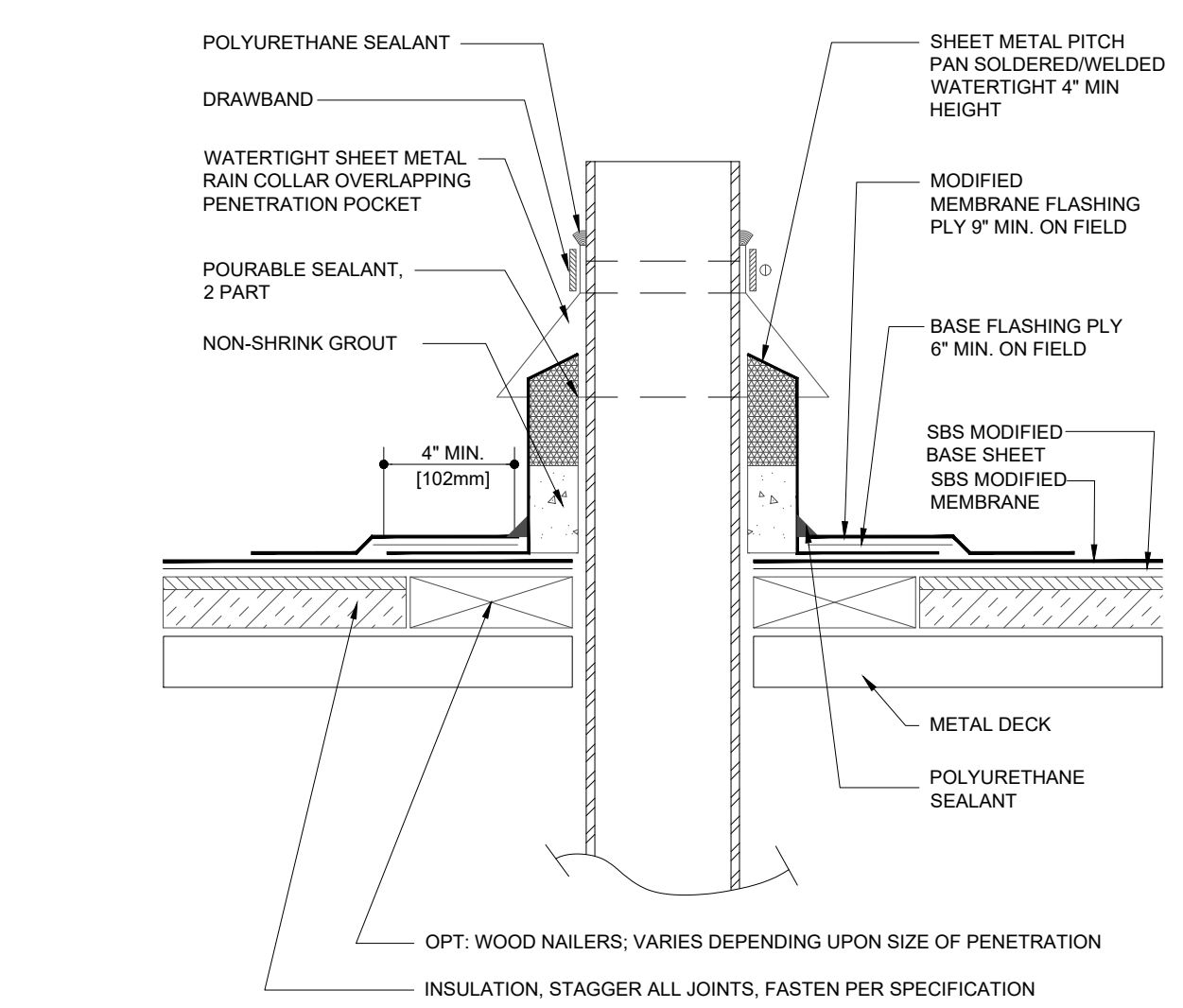
03 PIPING ROOF FLASHING DTL NOT TO SCALE



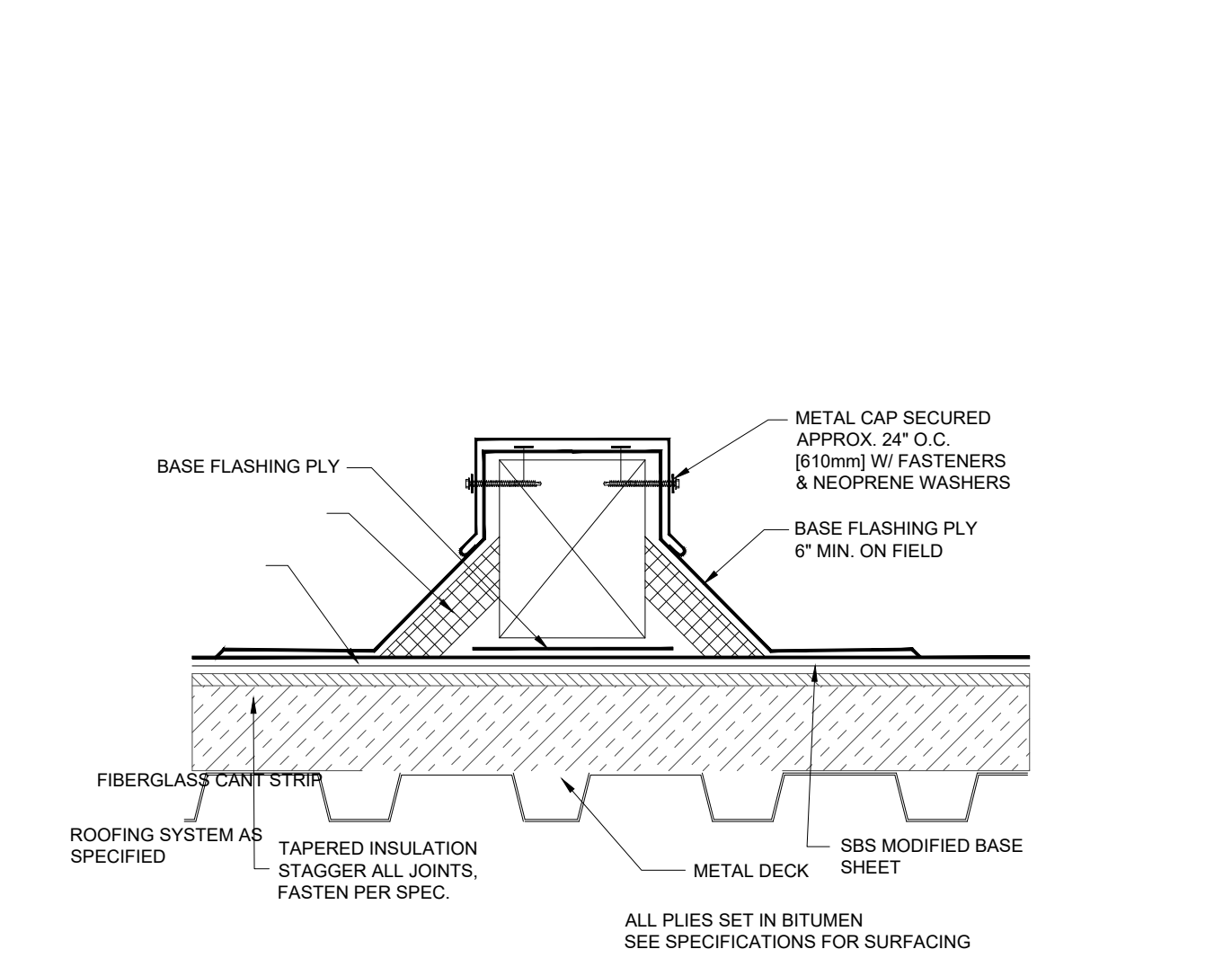
04 ROOF DRAIN DETAIL NOT TO SCALE



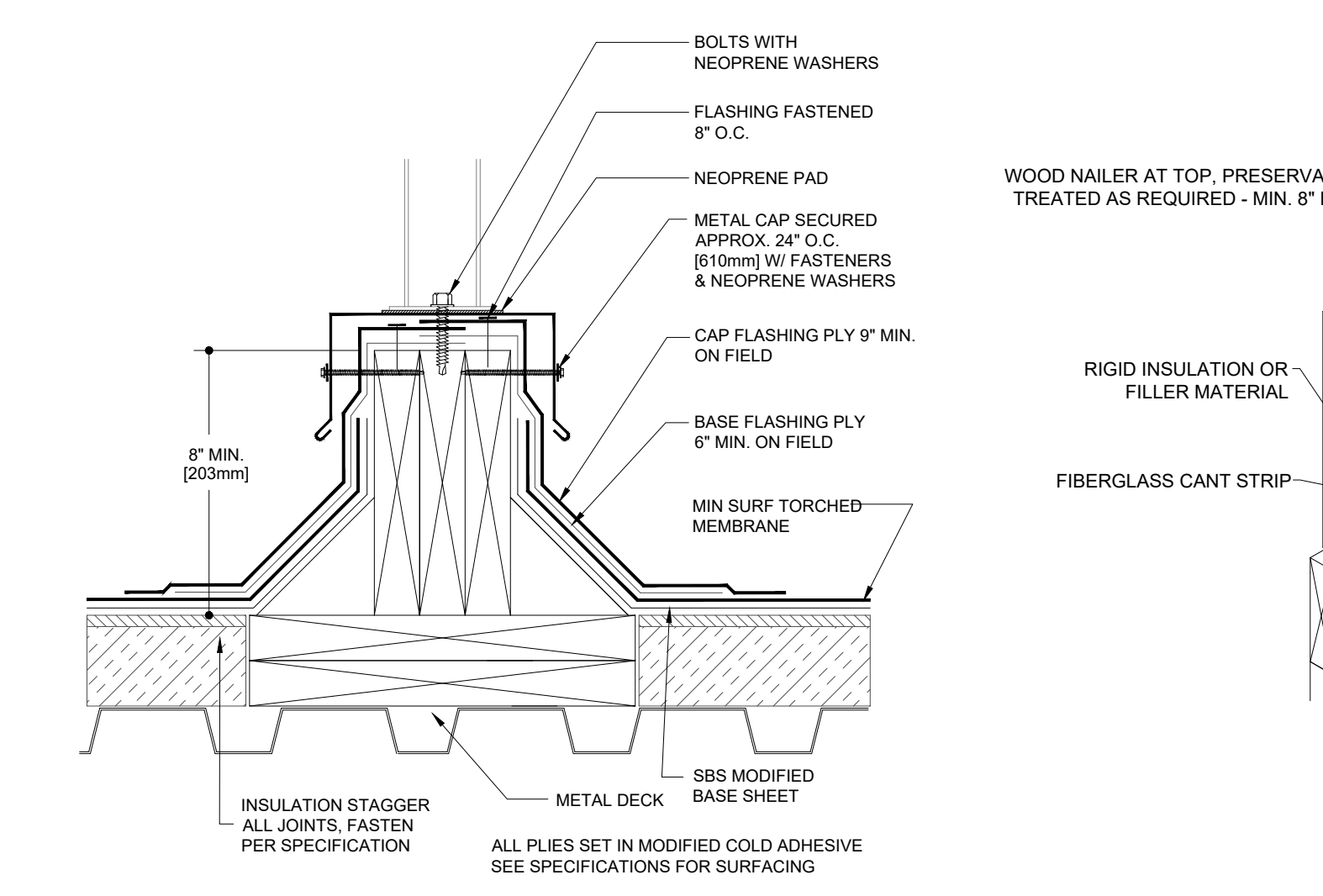
05 TYP. ROOF DRAIN DETAIL NOT TO SCALE



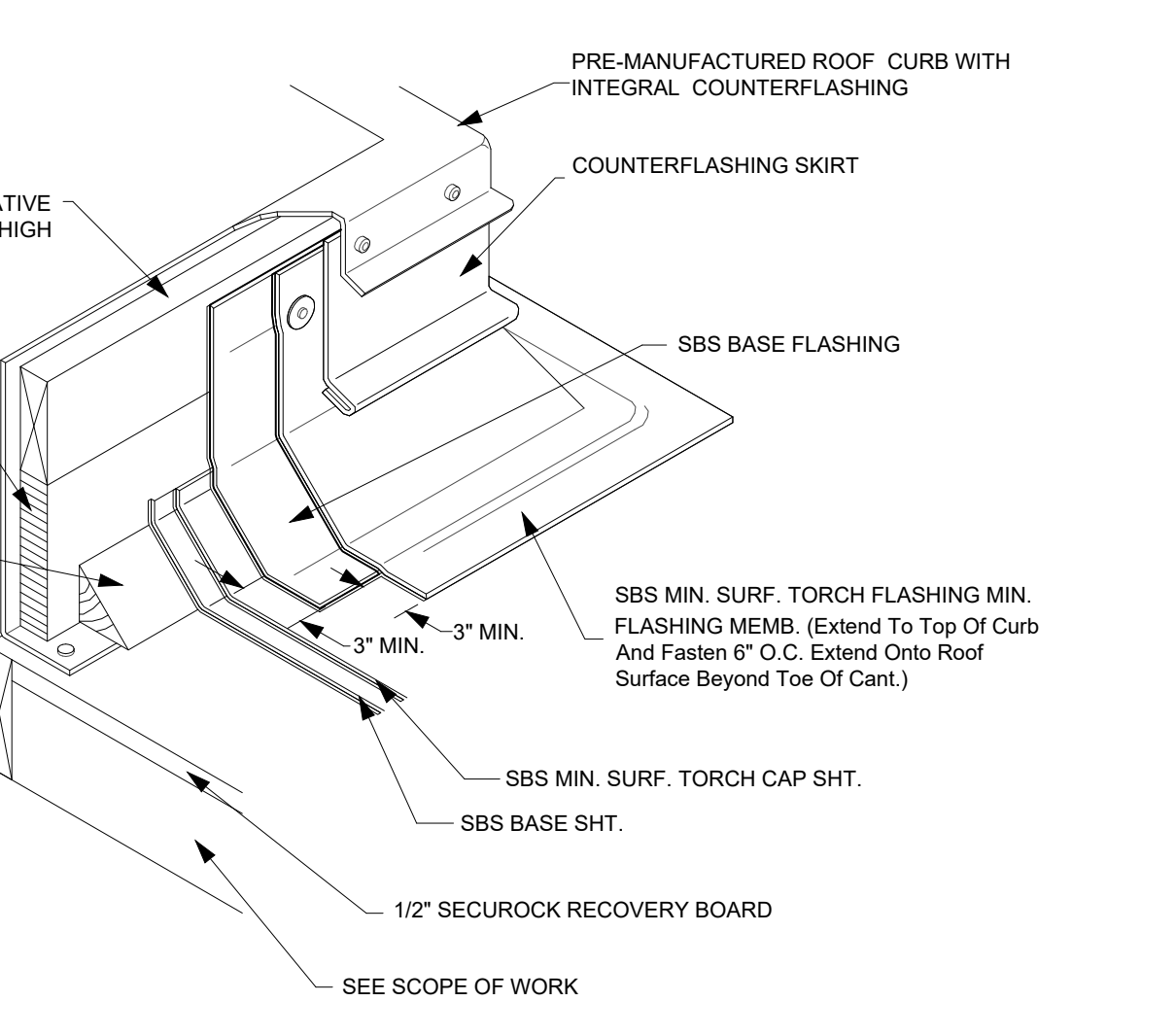
06 SUPPORT DETAIL NOT TO SCALE



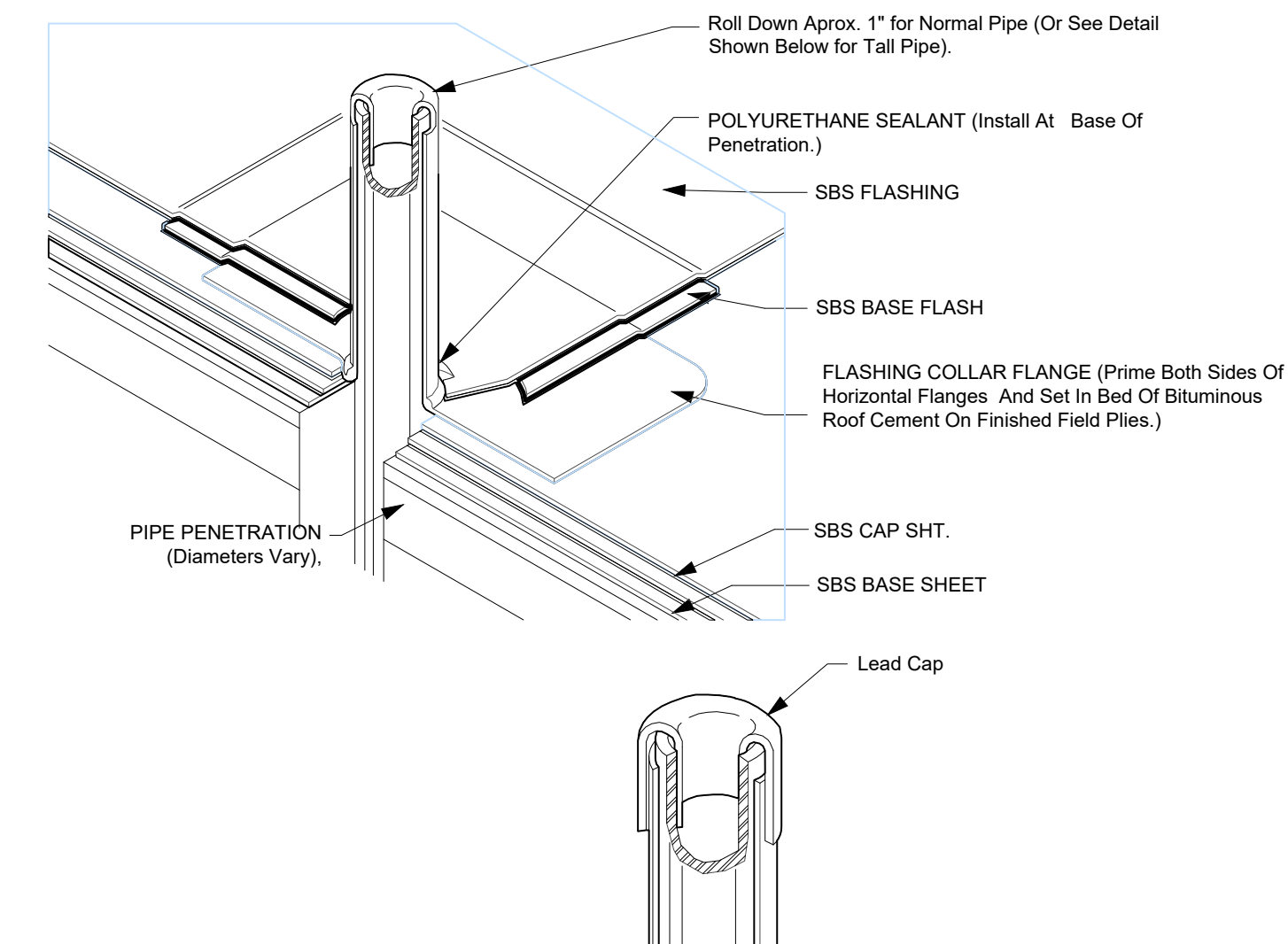
07 SUPPORT DETAIL NOT TO SCALE



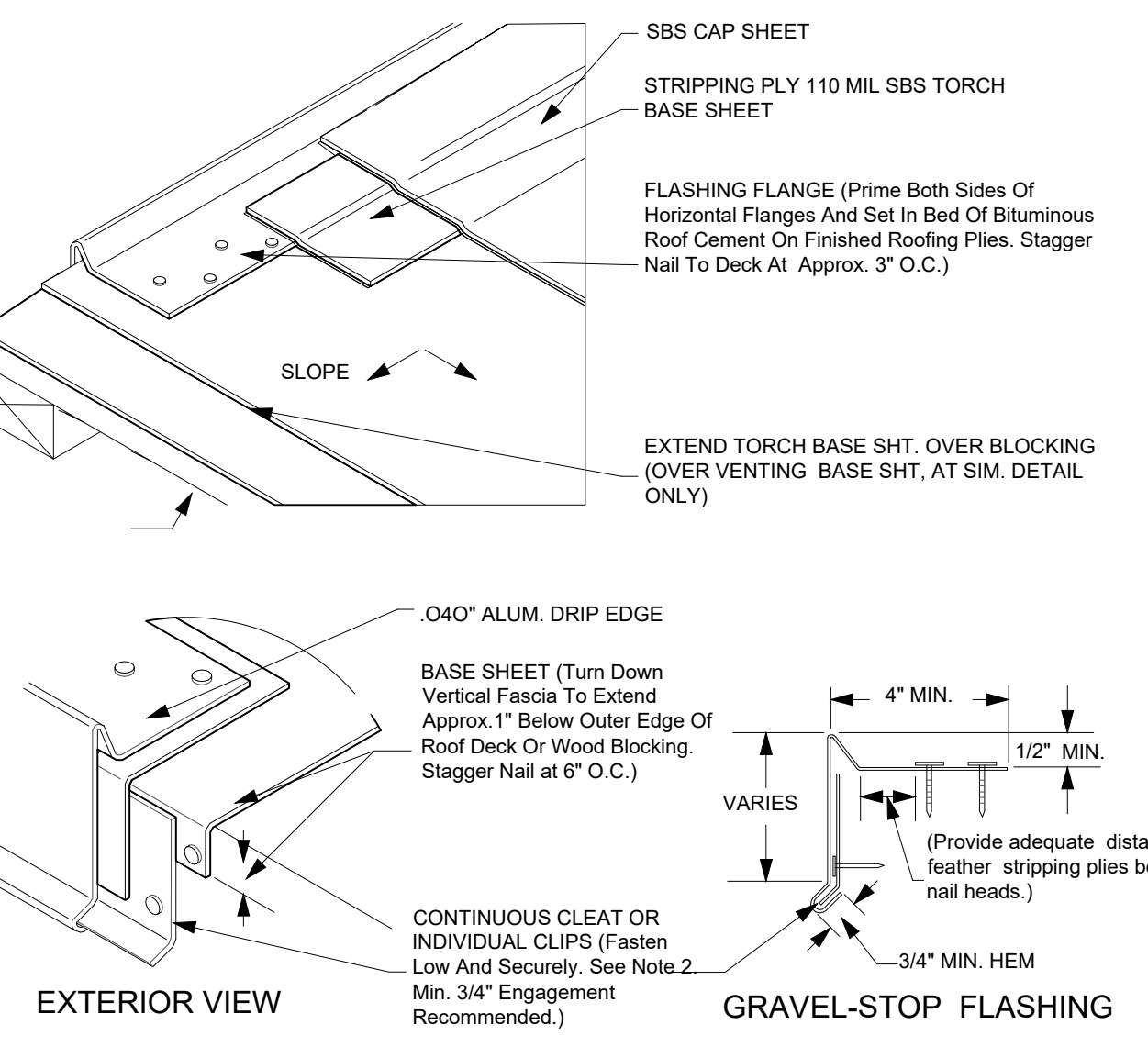
08 SUPPORT DETAIL NOT TO SCALE



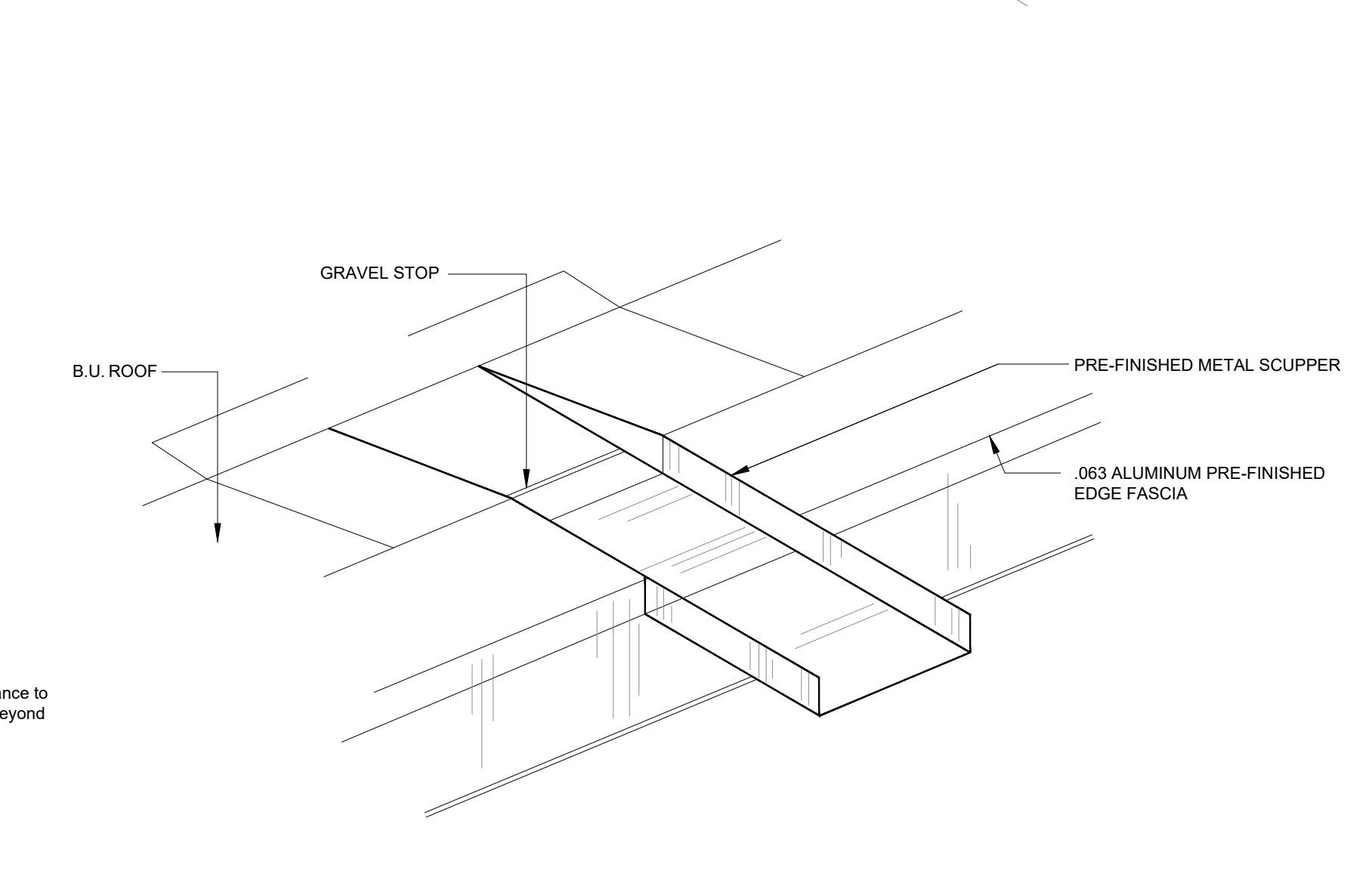
09 TYP. A/C CURB DETAIL NOT TO SCALE



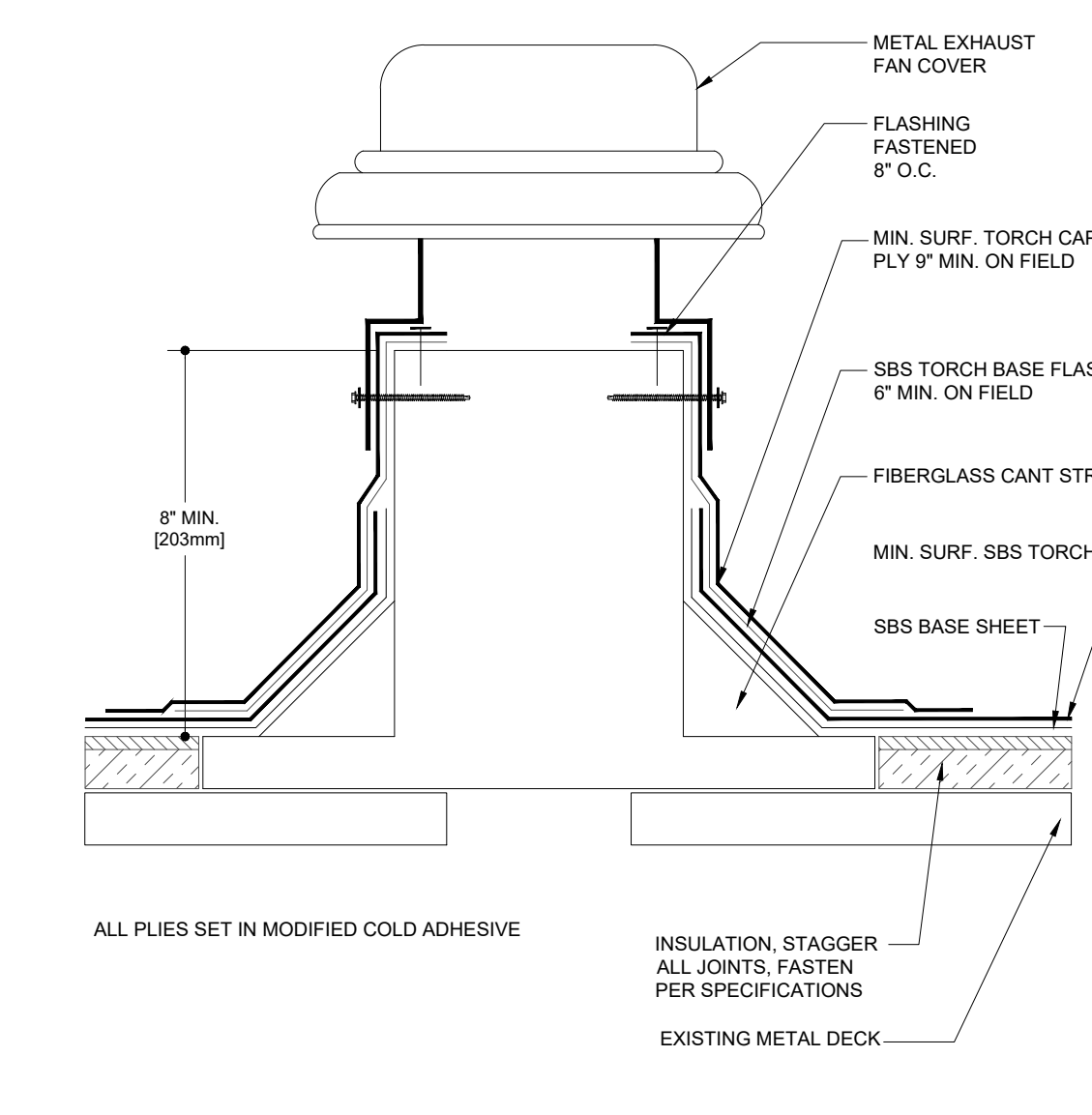
10 TYP. VENT PIPE DETAIL NOT TO SCALE



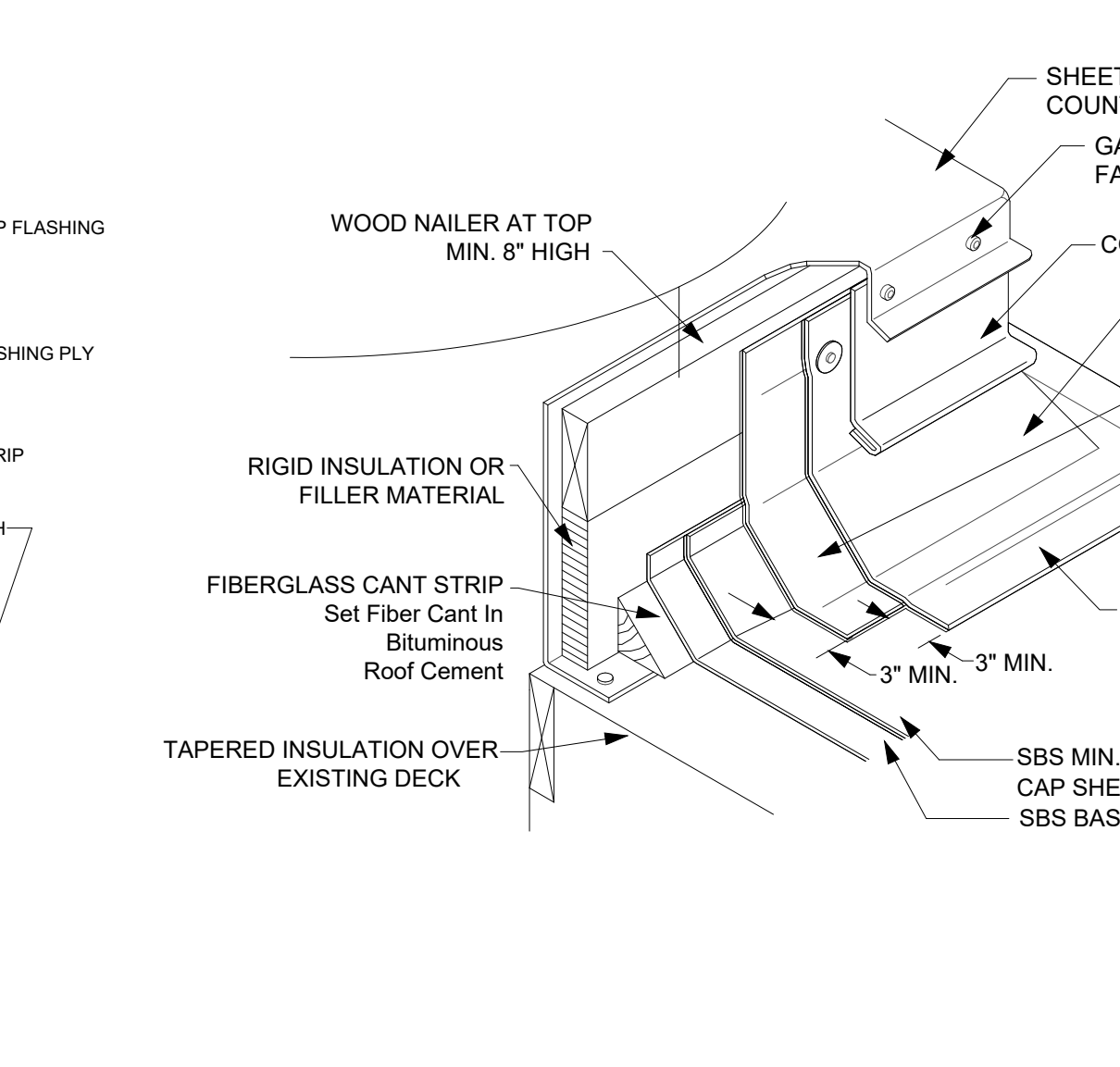
11 EAVE DETAIL NOT TO SCALE



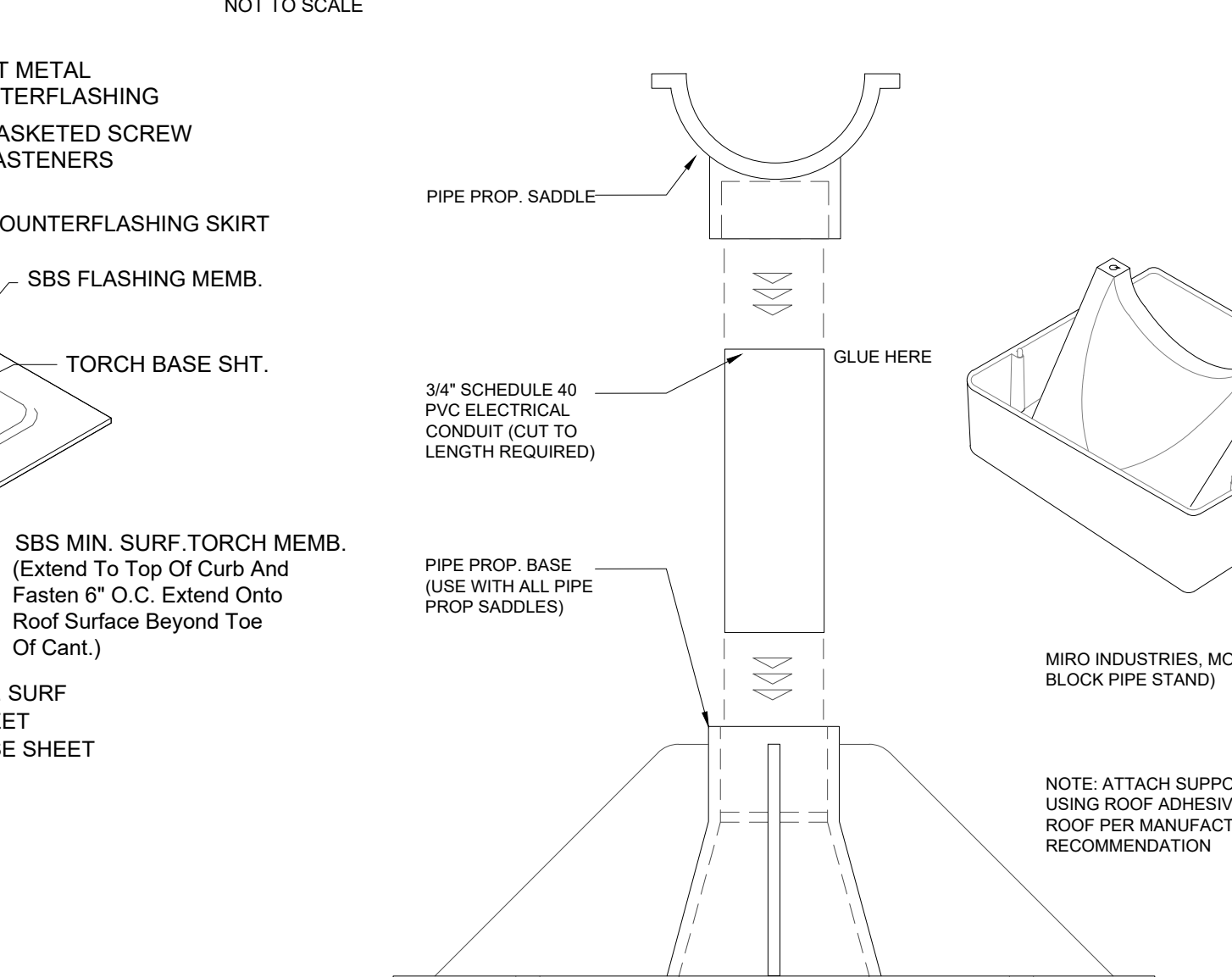
12 SCUPPER DETAIL SCALE: NONE



13 EXHAUST FAN DETAIL NOT TO SCALE

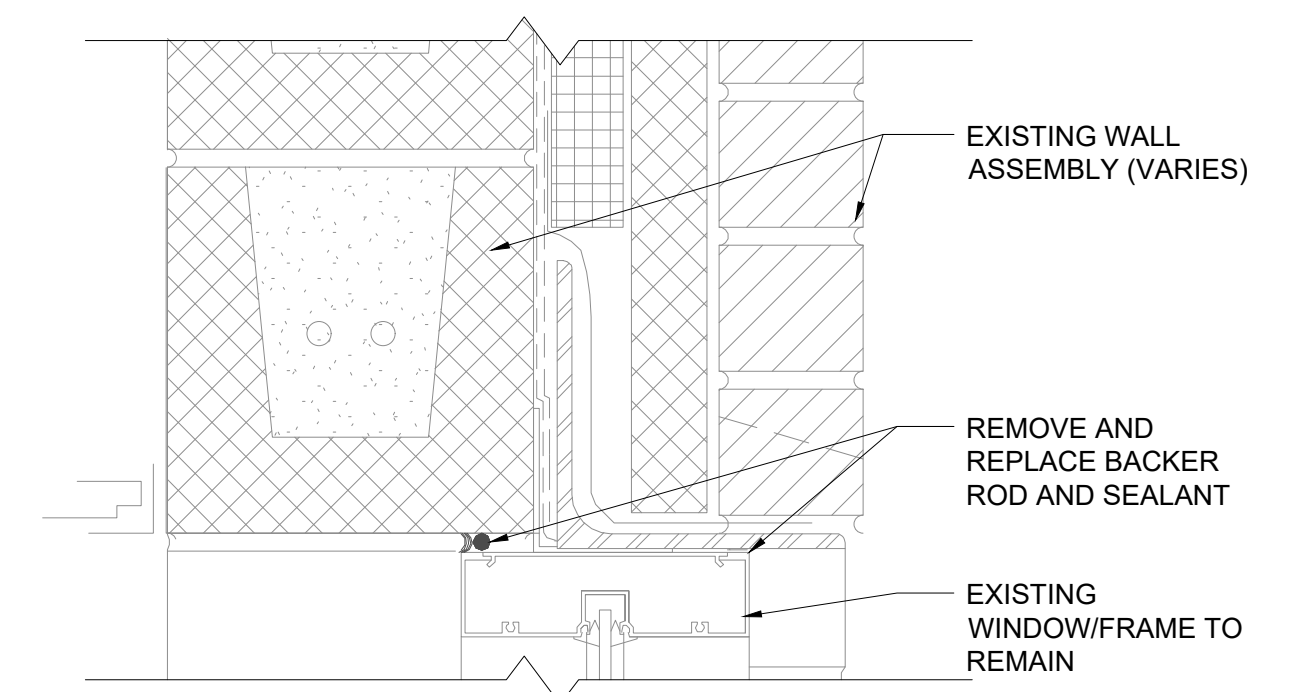


14 POWER VENT DETAIL NOT TO SCALE

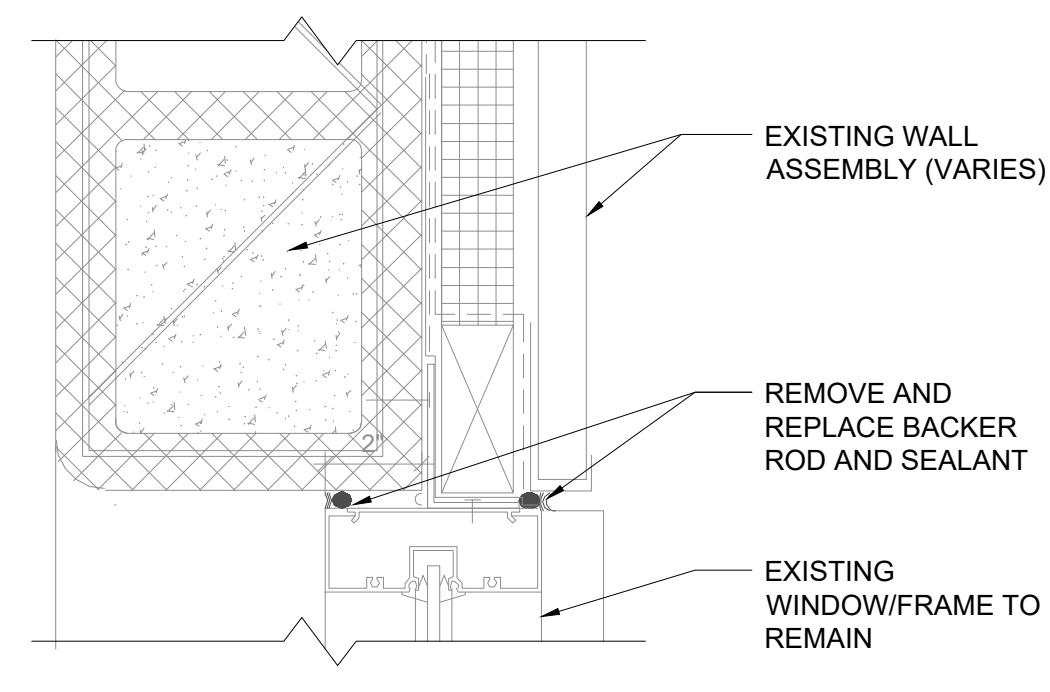


15 CONDENSATE PIPE SUPPORT DETAIL NOT TO SCALE

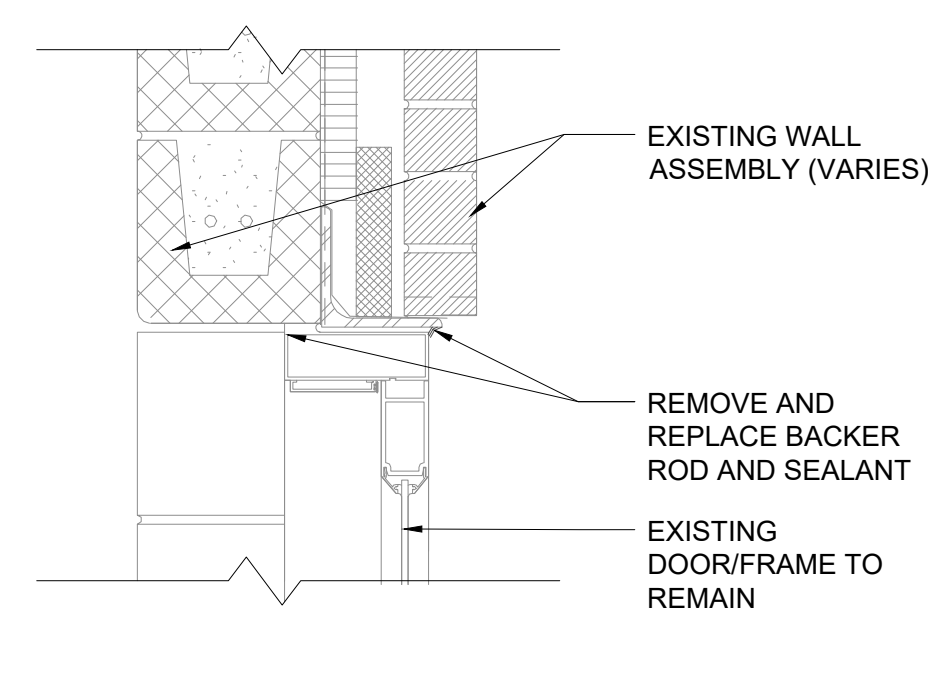




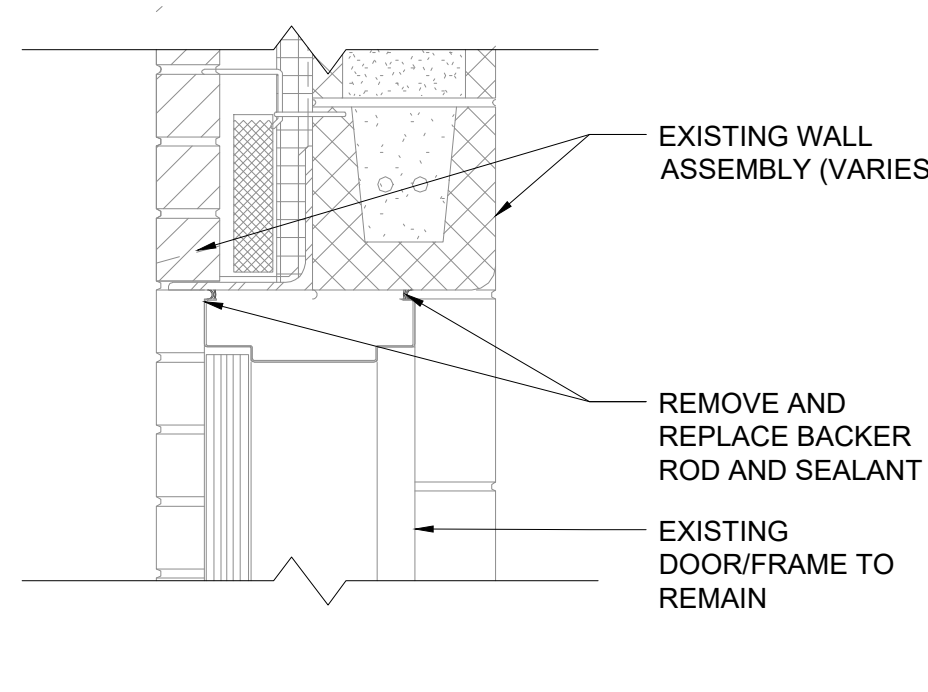
05 TYPICAL SEALANT AT WINDOW @ BRICK (HEADER VIEW)  
 SCALE: 3" = 1'-0"



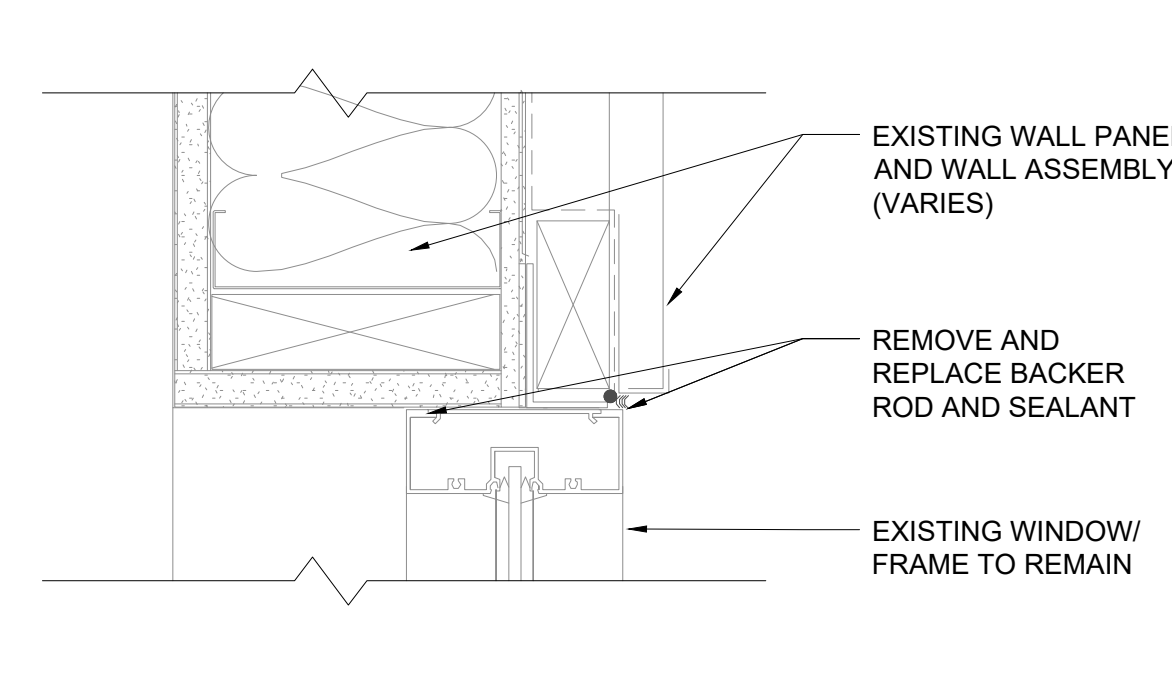
04 TYPICAL SEALANT AT WINDOW @ METAL PANEL (JAMB VIEW)  
 SCALE: 3" = 1'-0"



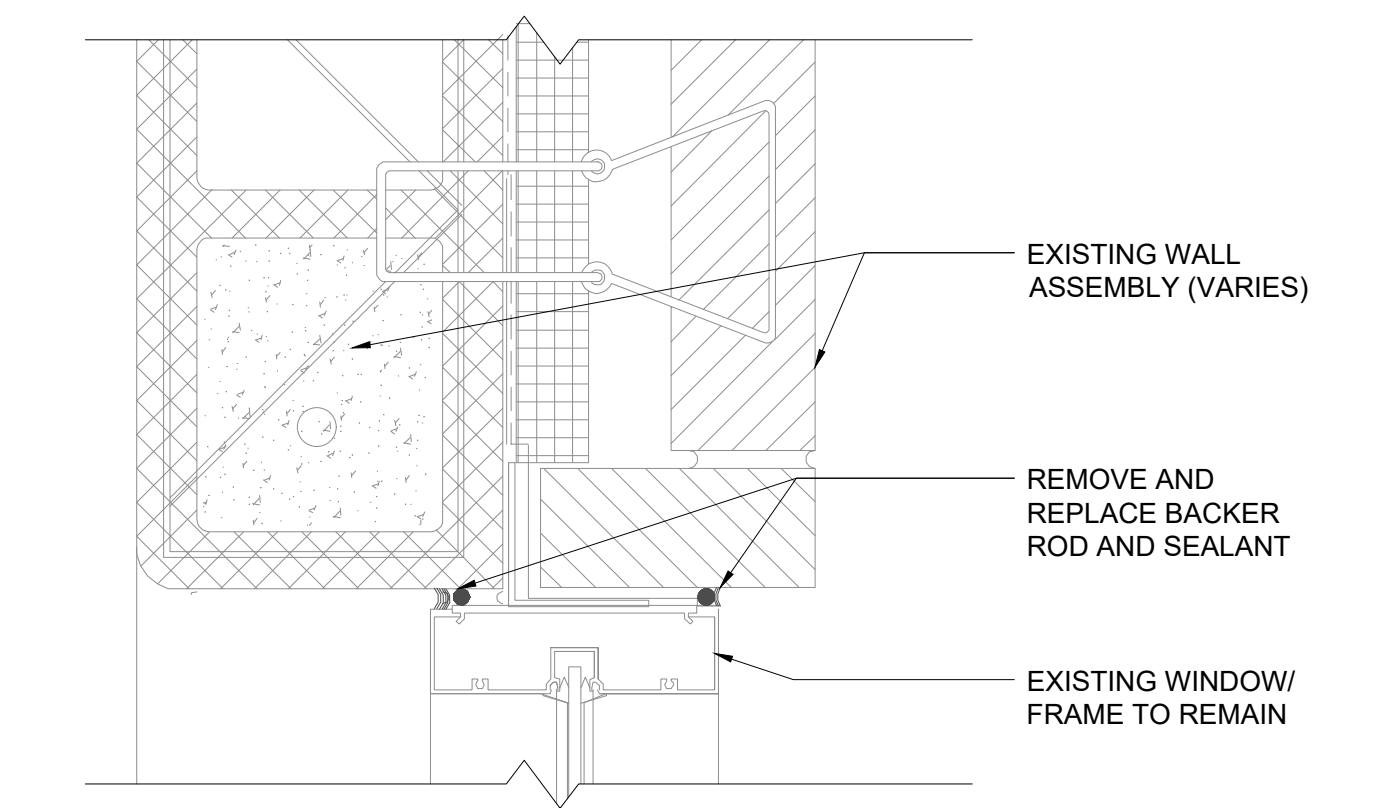
03 TYPICAL SEALANT AT MTL. DOOR @ BRICK (HEADER VIEW)  
 SCALE: 3" = 1'-0"



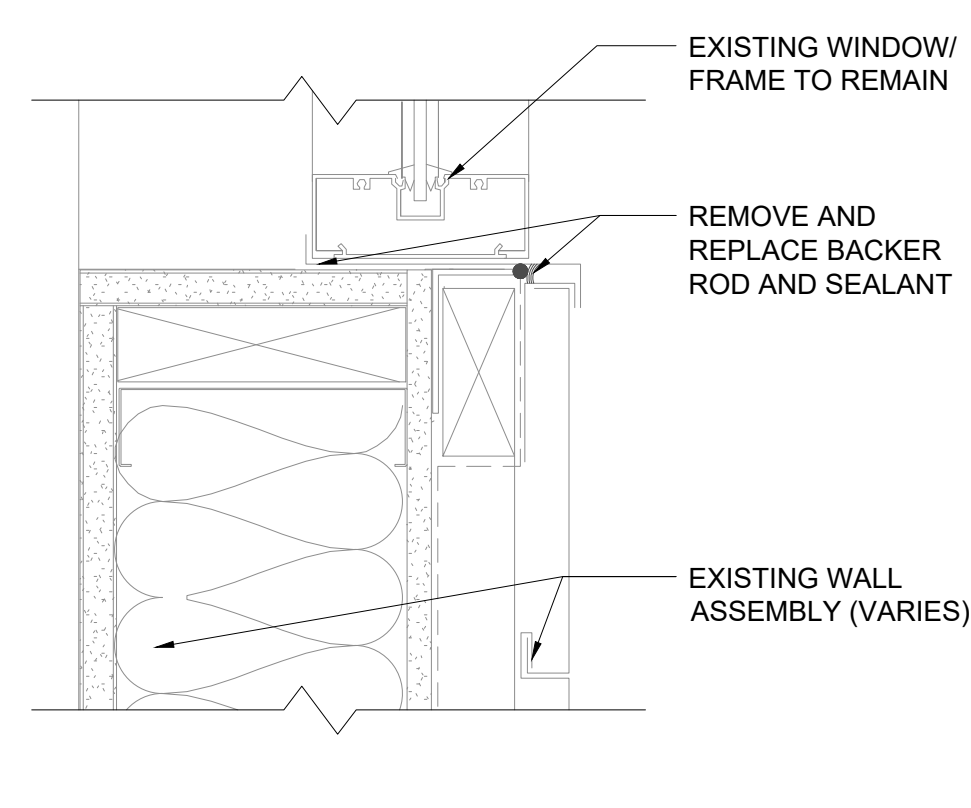
02 TYPICAL SEALANT AT WD. DOOR @ BRICK (HEADER VIEW)  
 SCALE: 3" = 1'-0"



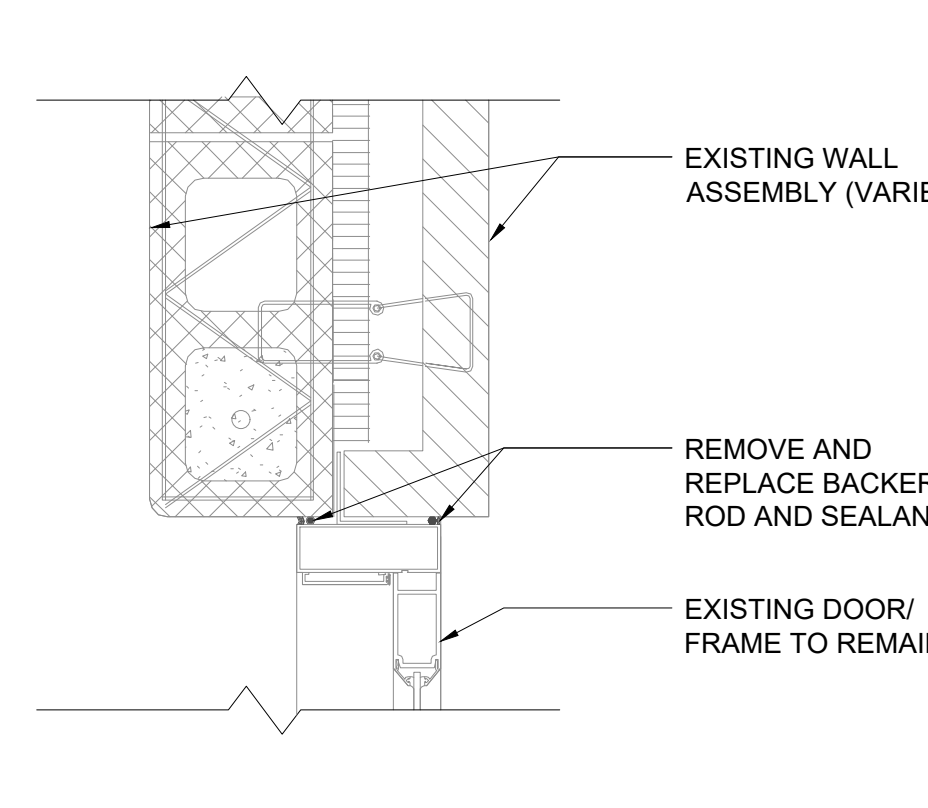
01 TYPICAL SEALANT AT WINDOW @ MTL. PANEL (HEADER VIEW)  
 SCALE: 3" = 1'-0"



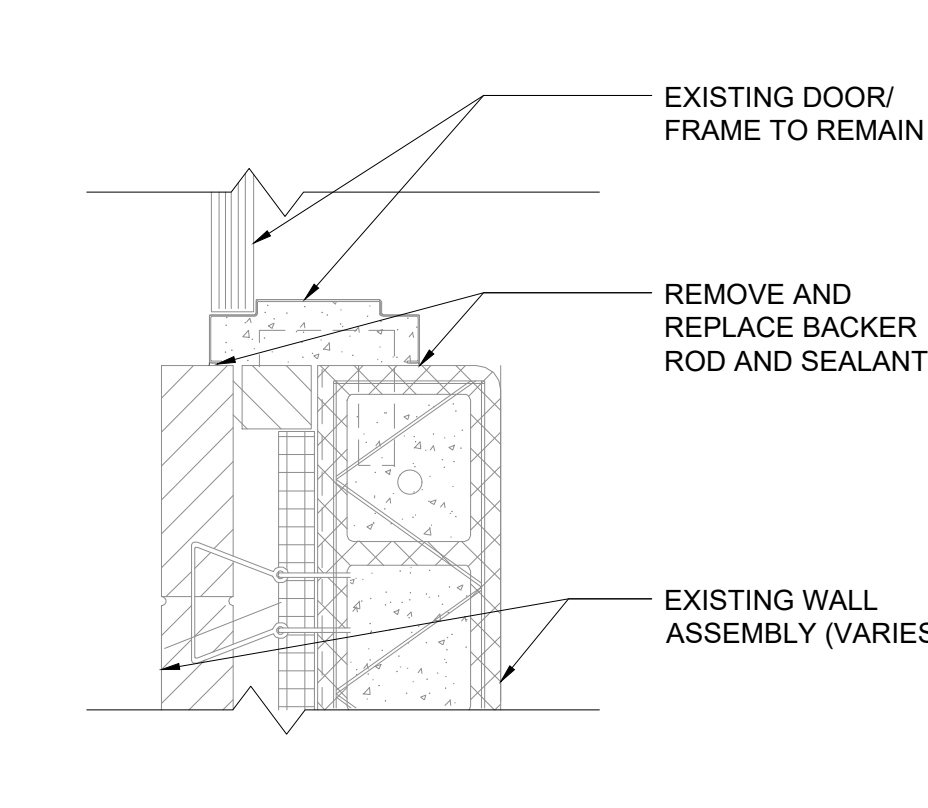
10 TYPICAL SEALANT AT WINDOW @ BRICK (JAMB VIEW)  
 SCALE: 3" = 1'-0"



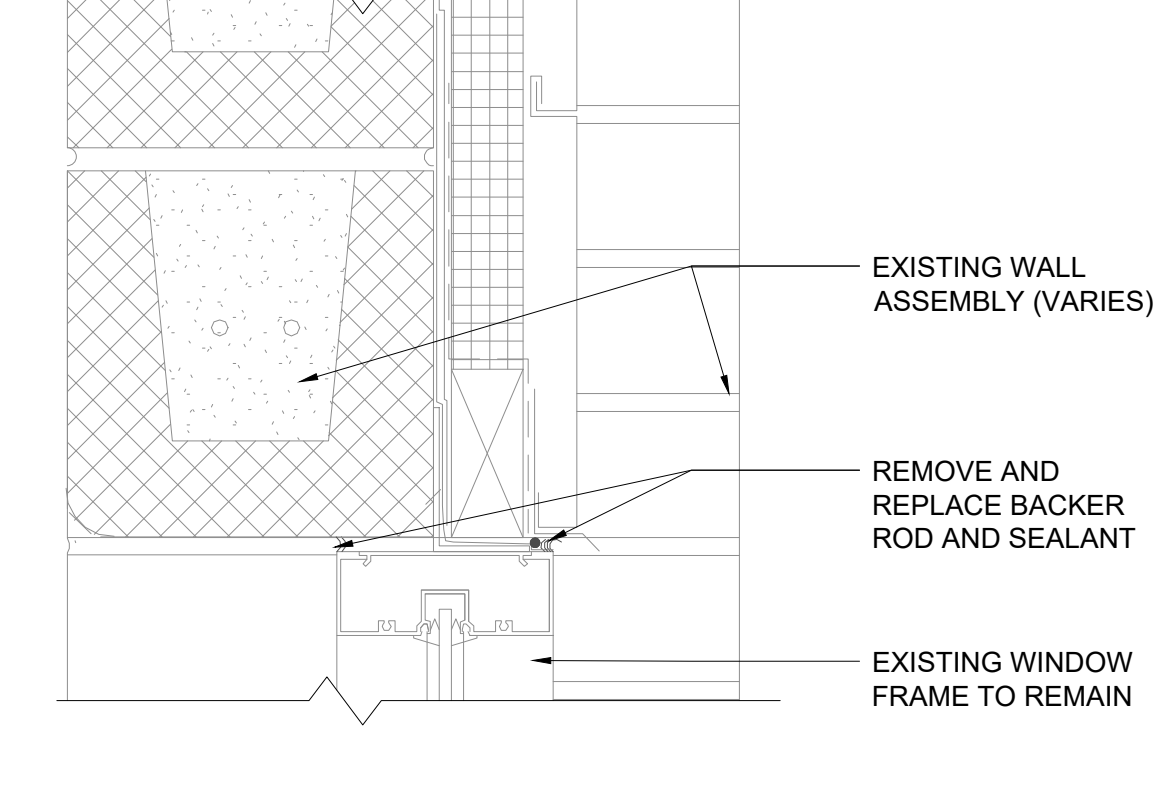
09 TYPICAL SEALANT AT WINDOW @ METAL PANEL (SILL VIEW)  
 SCALE: 3" = 1'-0"



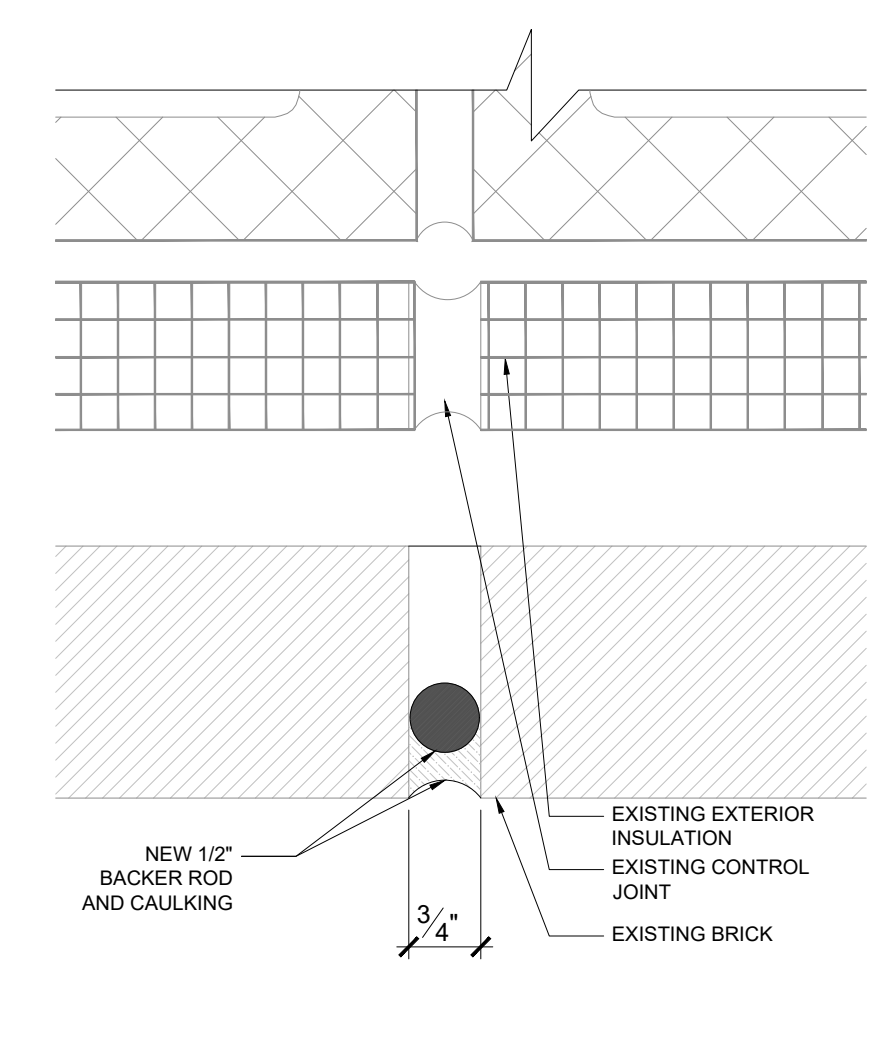
08 TYPICAL SEALANT AT MTL. DOOR @ BRICK (JAMB VIEW)  
 SCALE: 3" = 1'-0"



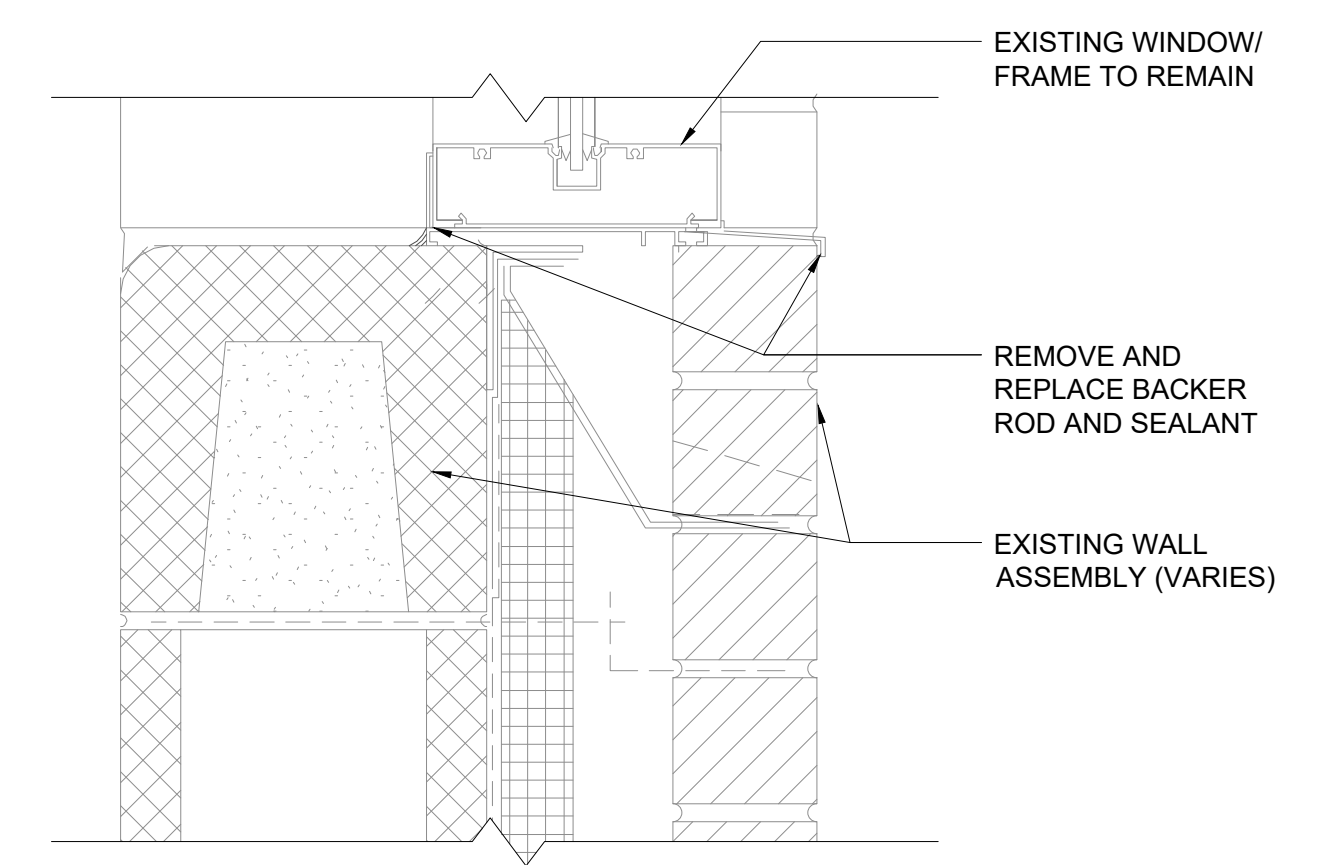
07 TYPICAL SEALANT AT WD. DOOR @ BRICK (JAMB VIEW)  
 SCALE: 3" = 1'-0"



06 TYPICAL SEALANT AT WINDOW @ MTL. PANEL (HEADER VIEW)  
 SCALE: 3" = 1'-0"

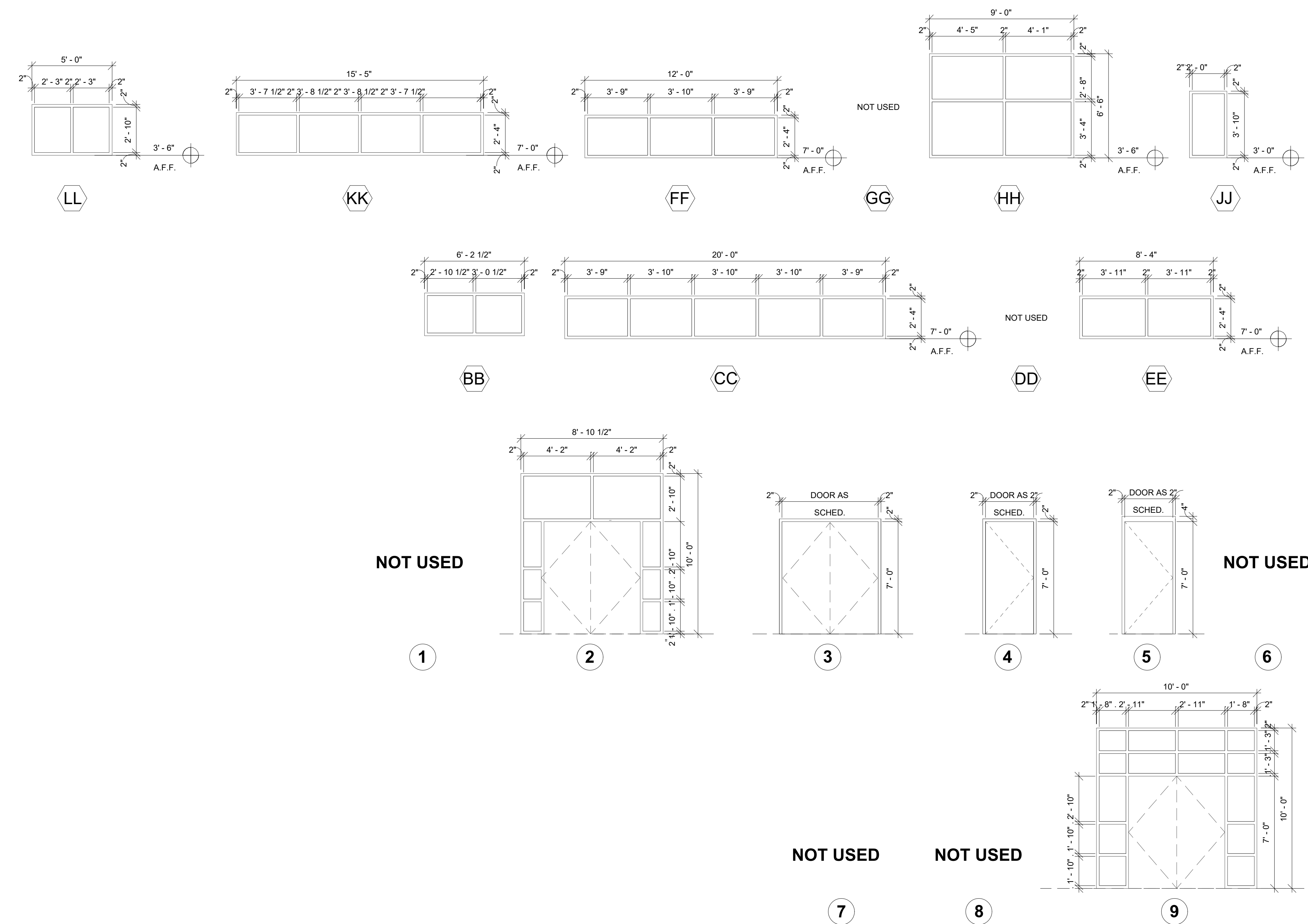


11 TYPICAL VERTICAL (HORIZONTAL SIM.) CONTROL JOINT @ BRICK  
 SCALE: 6" = 1'-0"



12 TYPICAL SEALANT AT WINDOW @ BRICK (SILL VIEW)  
 SCALE: 3" = 1'-0"

DOOR AND WINDOW ELEVATIONS





# IDEA PUBLIC SCHOOLS ENVELOPE IMPROVEMENTS McALLEN - RIO GRANDE VALLEY

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Bobby Saenz	Member
CJ Sanchez	Member
Jesus Zepeda	Member

## D R A W I N G I N D E X

### IDEA McALLEN

COVER	COVER SHEET
A1.01	SITE PLAN
A2.01	ELEVATIONS BLDG. A
A2.02	ELEVATIONS BLDG. B
A2.03	ELEVATIONS BLDG. B
A3.01	ROOF PLAN/DETAILS
A4.01	DETAILS
A4.02	DETAILS
A6.01	DOOR/WINDOW, TYPICAL DETAILS/ELEVATIONS

### ARCHITECTS

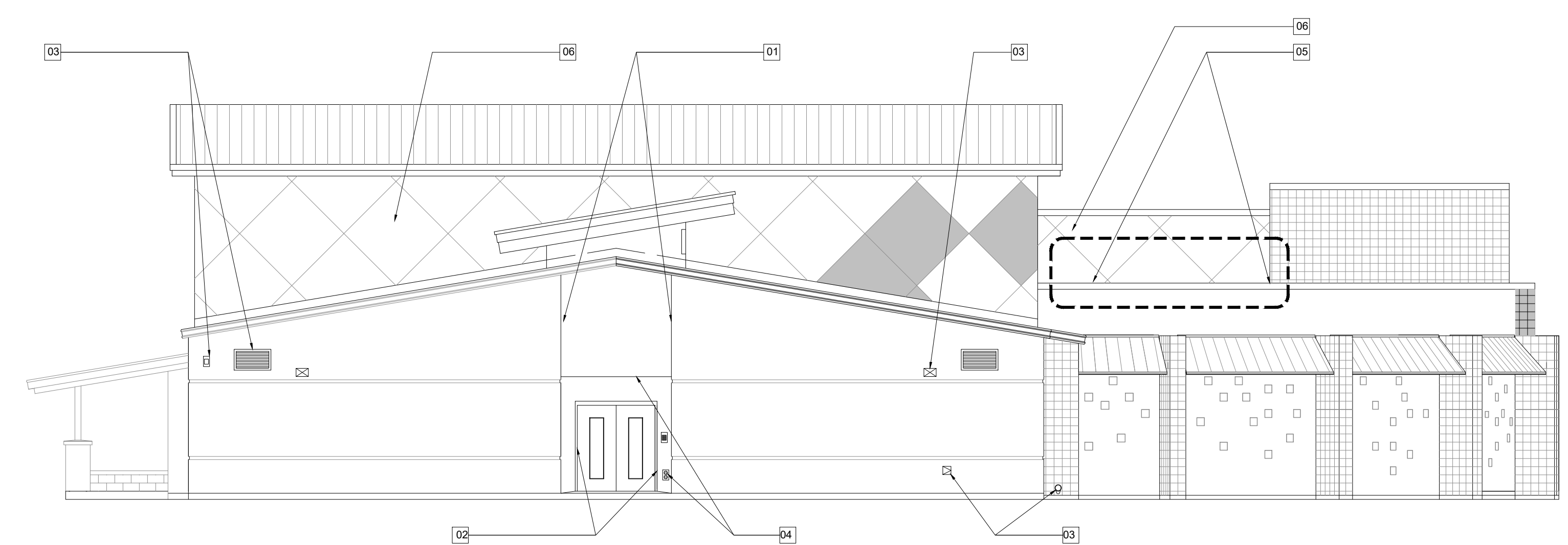
GOMEZ MENDEZ SAENZ, INC.  
1150 PAREDES LINE RD. BROWNSVILLE, TX. 78521  
PH. (956) 546-0110 FAX. (956) 546-0196



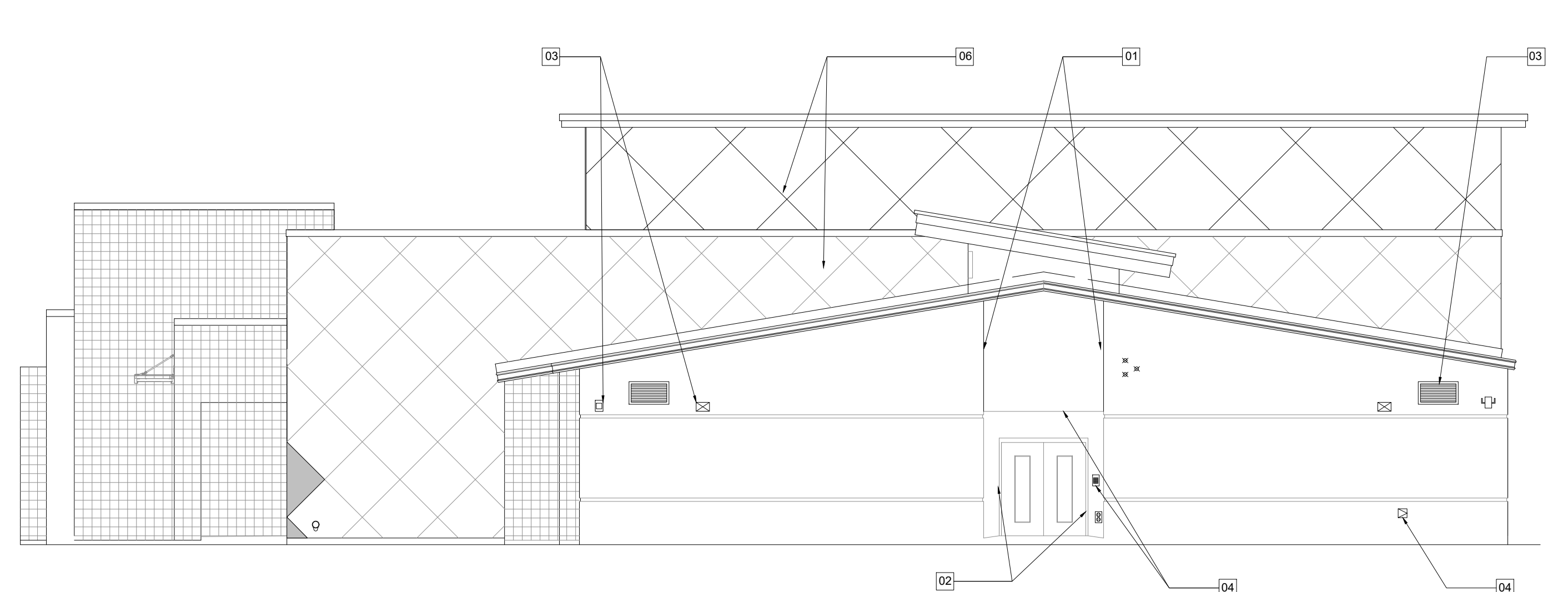




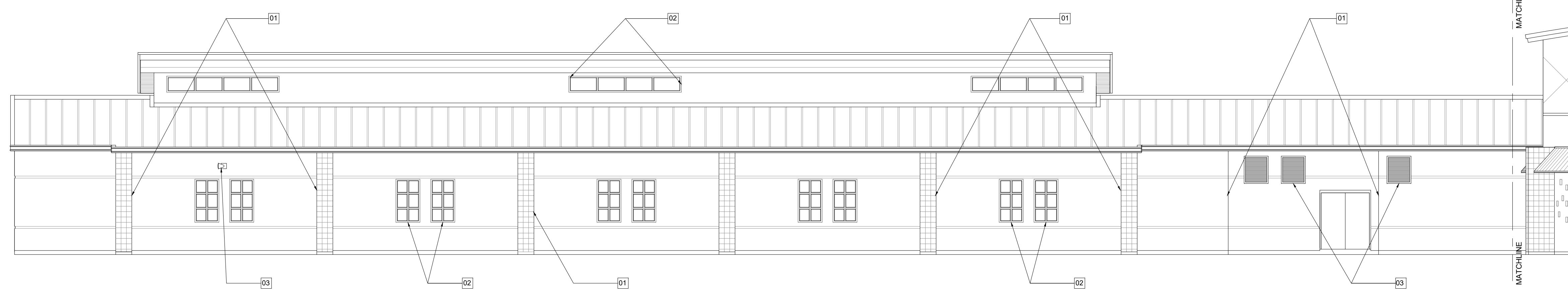




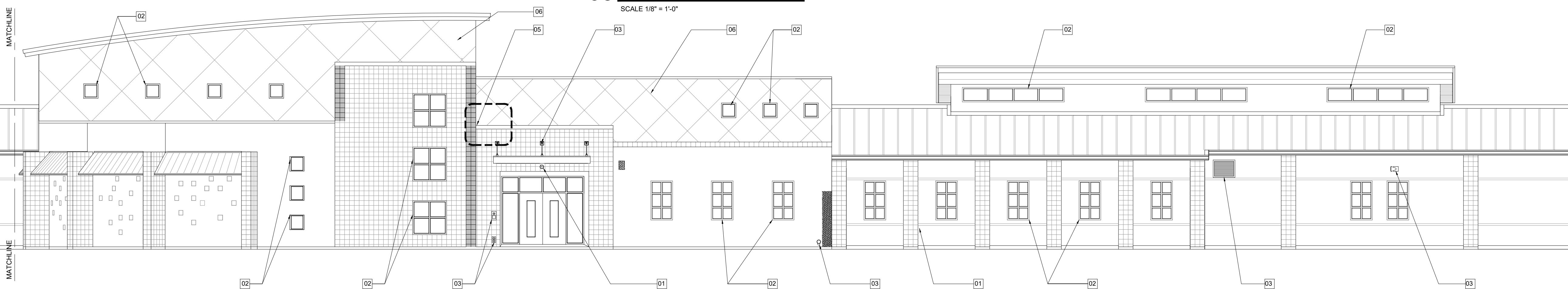
01 SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"



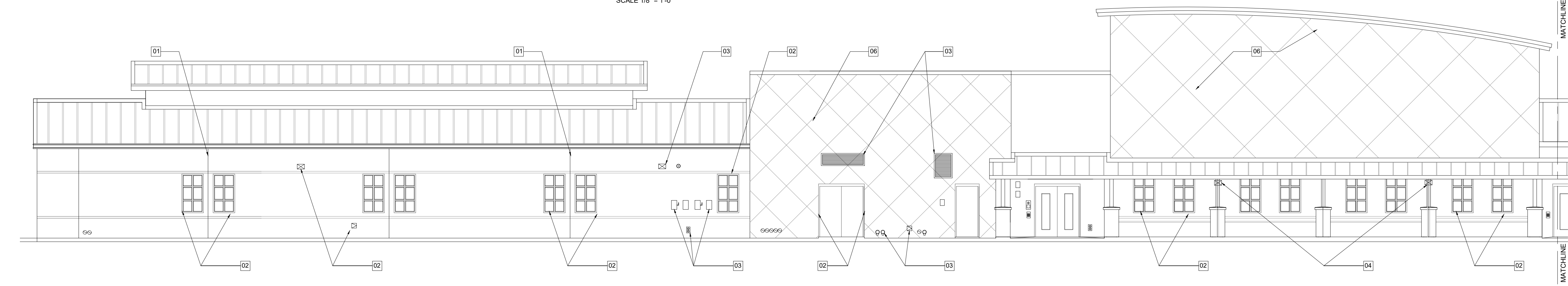
02 NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



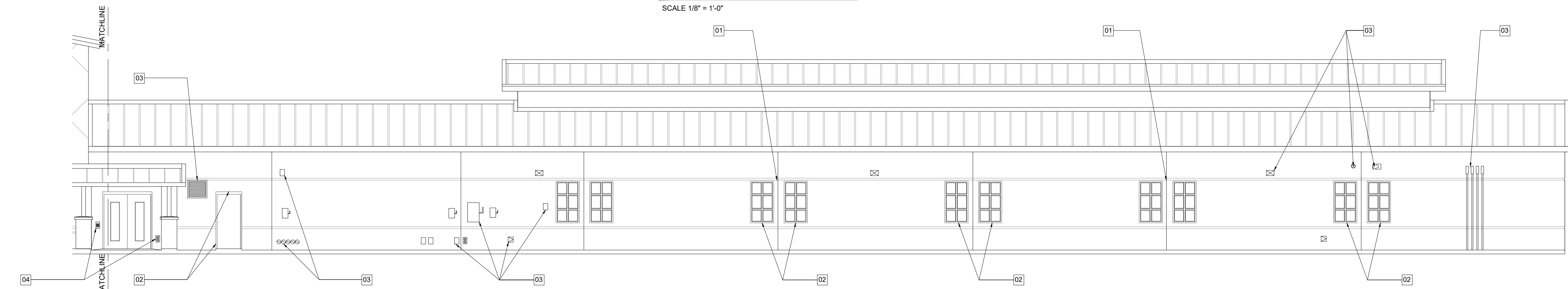
03 EAST ELEVATION  
 SCALE 1/8" = 1'-0"



04 EAST ELEVATION  
 SCALE 1/8" = 1'-0"



05 WEST ELEVATION  
 SCALE 1/8" = 1'-0"



06 WEST ELEVATION  
 SCALE 1/8" = 1'-0"

# BUILDING 'A'

LEGEND

- JBOX
- OUTLET
- CAMERA
- LIGHT FIXTURE
- INTERCOM PHONE
- FIRE HORN
- WALL SPEAKER
- LOUVER
- WALL HYDRANT
- PLUMBING PENETRATION
- EMPTY CONDUIT
- ANTENNAE
- KEYPAD
- PERFORATED COVER
- IT CONDUITS

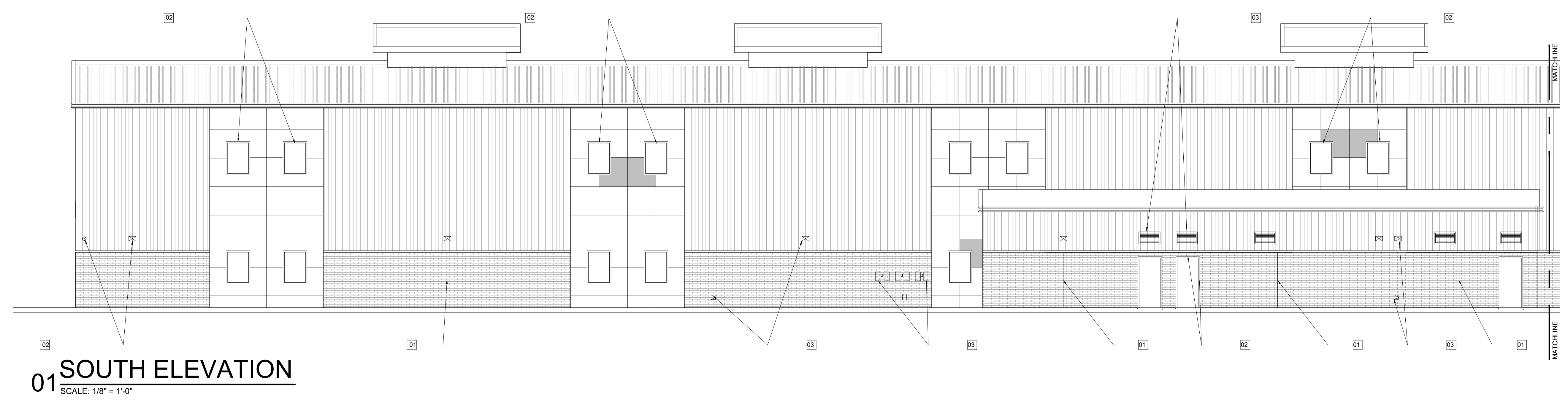
BUILDING A: SCOPE OF WORK

1. REPAIR STUCCO CRACKING ON BUILDING A AND B
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS AND PENETRATIONS.
5. APPLY NEW ELASTOMERIC COATING TO ALL BUILDINGS WITH PLASTER FINISH ON WALLS

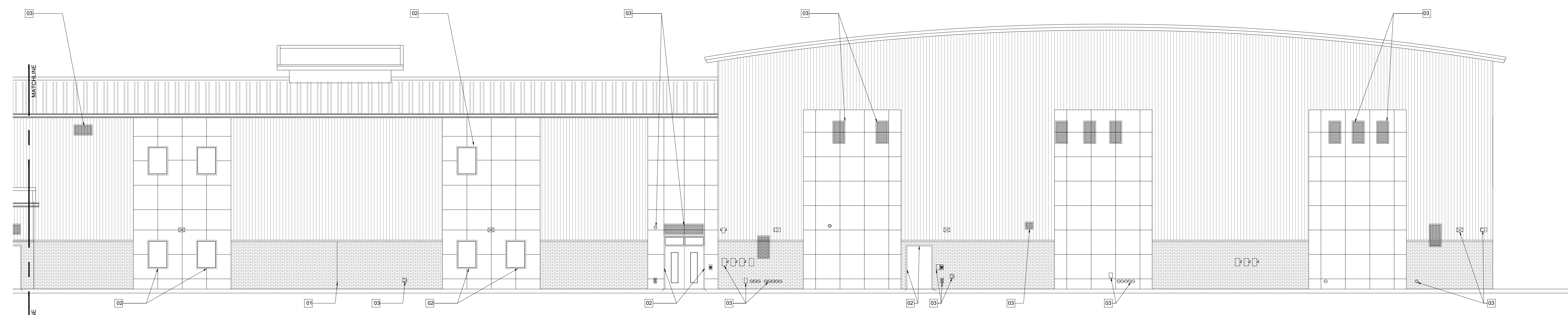
KEYED NOTES

- 01 REPLACE CONTROL EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET A4.01, A6.01.
- 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.01/02, A6.01.
- 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.
- 05 REPAIR/REPLACE FLASHING AT WALL TO ROOF AT THESE AREAS, REFER TO SHEET A3.01
- 06 APPLY NEW ELASTOMERIC COATING TO PLASTER FINISH WALLS

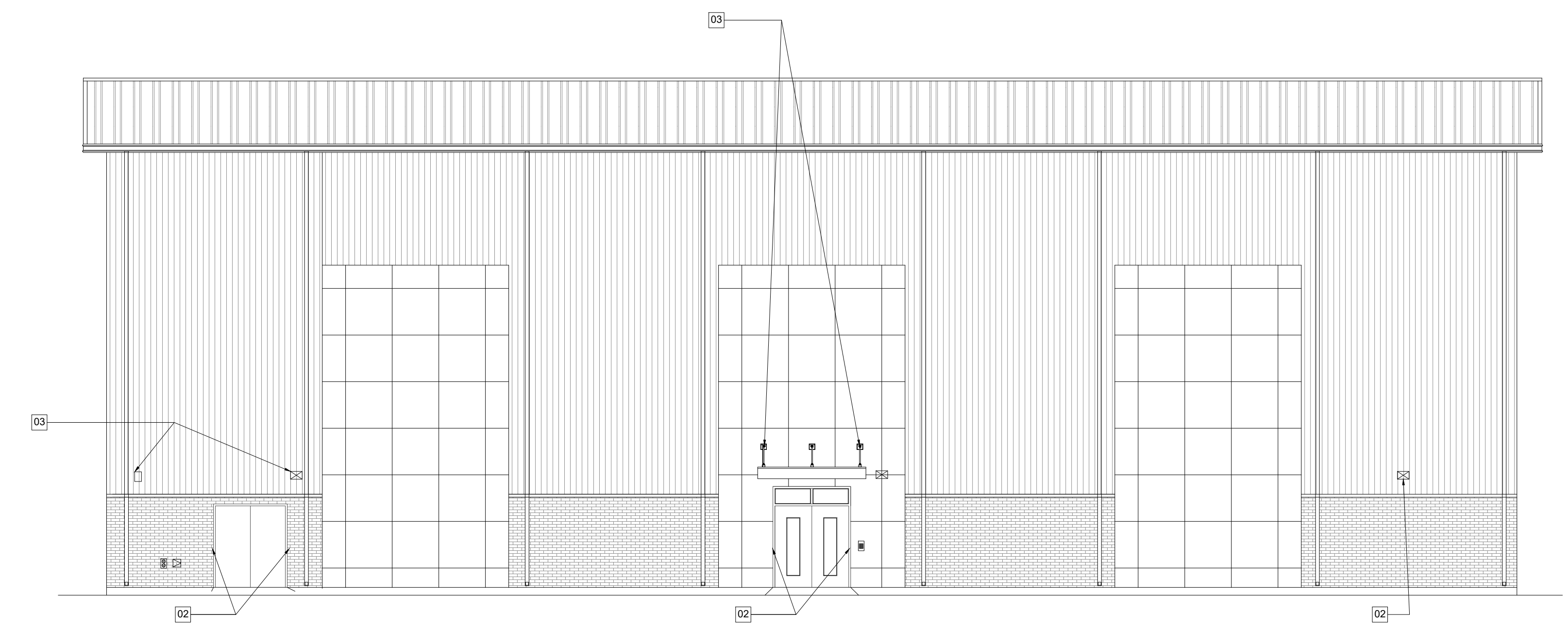




**01 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**02 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**03 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**LEGEND**

- JBOX
- OUTLET
- CAMERA
- LIGHT FIXTURE
- INTERCOM PHONE
- FIRE HORN
- WALL SPEAKER
- LOUVER
- WALL HYDRANT
- PLUMBING PENETRATION
- EMPTY CONDUIT
- ANTENNAE
- KEYPAD
- PERFORATED COVER
- IT CONDUITS

**BUILDING 'B'**

**SCOPE OF WORK**

1. REPAIR STUCCO CRACKING ON BUILDING A AND B
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS AND PENETRATIONS.

**KEYED NOTES**

- 01 REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET A6.01
- 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A6.02
- 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.
- 05 REPAIR/REPLACE FLASHING AT WALL TO ROOF AT THESE AREAS, REFER TO SHEET A3.01
- 06 REMOVE AND REPLACE CRACKED CEMENT BOARD PANELS, TYP.

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**IDEA McAllen**  
 McAllen, Texas

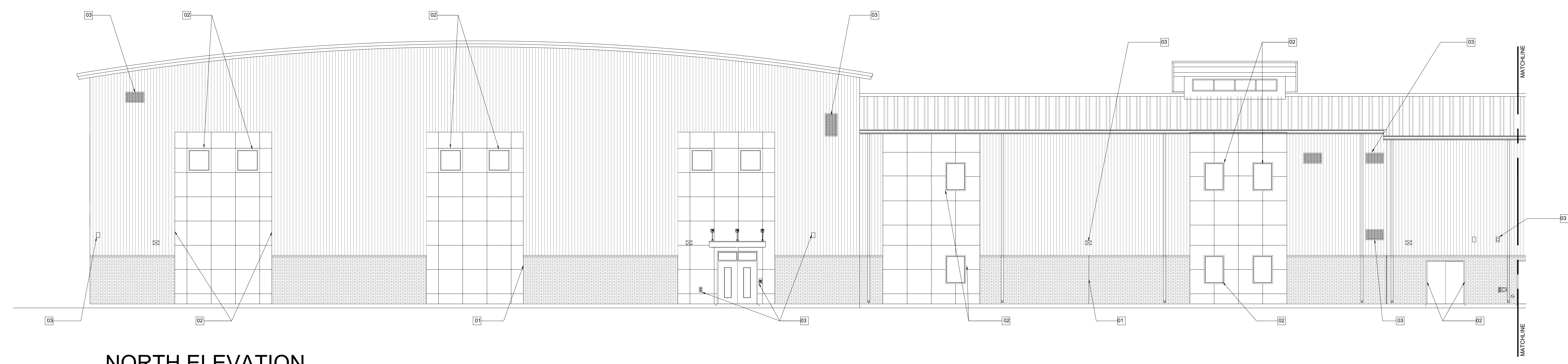


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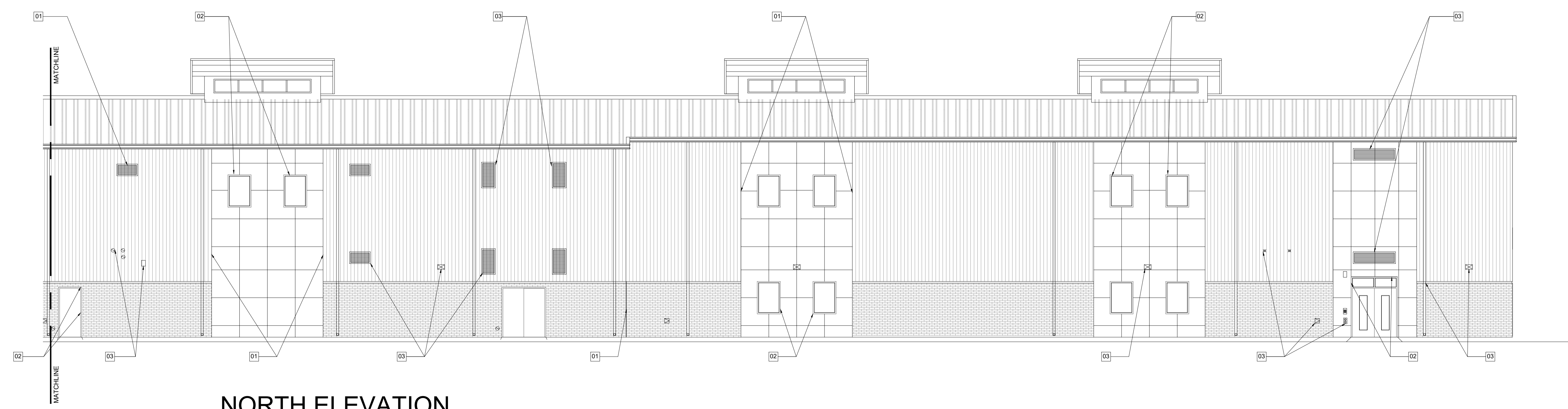
Date: AUGUST 2024  
 Scale: As Noted  
 Project Architect: Roan Gomez, AIA  
 Drawn By: RG, CG  
 Job No.: Exterior Envelope  
 Sheet:

IDEA McALLEN

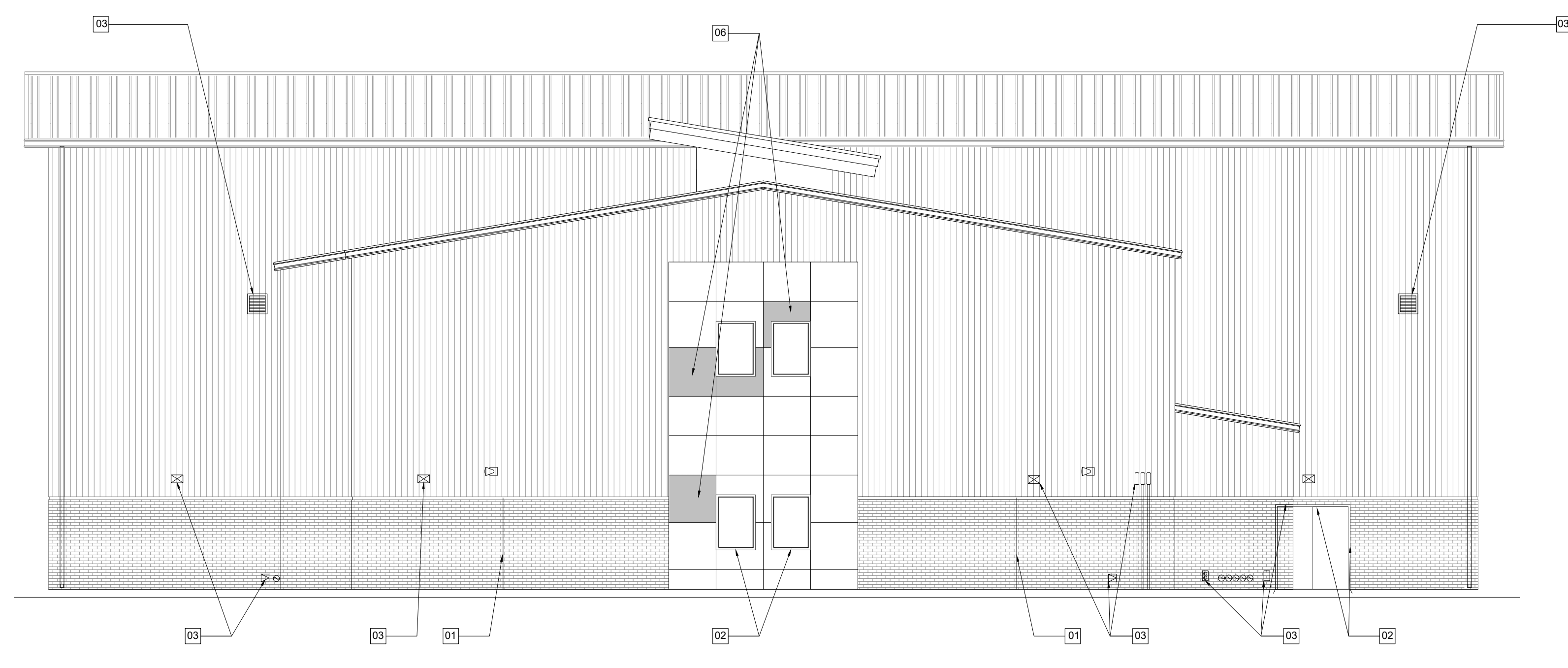




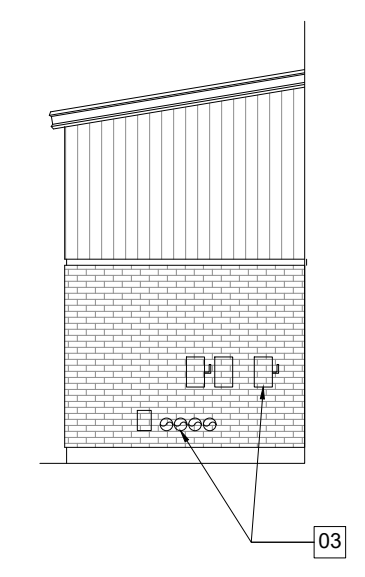
**01 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**02 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**03 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**04 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**BUILDING 'B'**

**LEGEND**

	JBOX
	OUTLET
	CAMERA
	LIGHT FIXTURE
	INTERCOM PHONE
	FIRE HORN
	WALL SPEAKER
	LOUVER
	WALL HYDRANT
	PLUMBING PENETRATION
	EMPTY CONDUIT
	ANTENNAE
	KEYPAD
	PERFORATED COVER
	IT CONDUITS

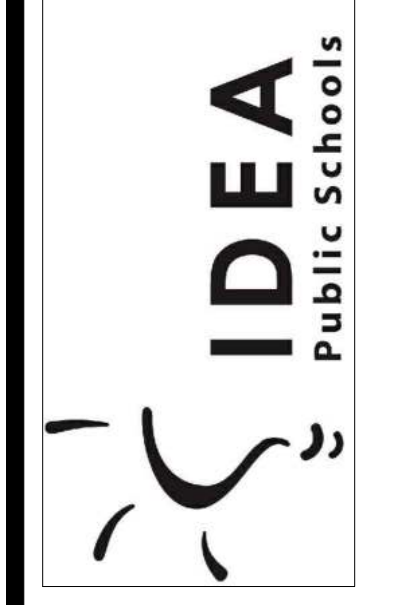
**SCOPE OF WORK**

- REPAIR STUCCO CRACKING ON BUILDING A AND B
- WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
- REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
- REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS AND PENETRATIONS.

**KEYED NOTES**

- REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET A6.01
- REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A6.02
- RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.
- REPAIR/REPLACE FLASHING AT WALL TO ROOF AT THESE AREAS. REFER TO SHEET A3.01
- REMOVE AND REPLACE CRACKED CEMENT BOARD PANELS, TYP.

IDEA Public Schools - Exterior Envelope Repairs  
 IDEA McAllen  
 McAllen, Texas

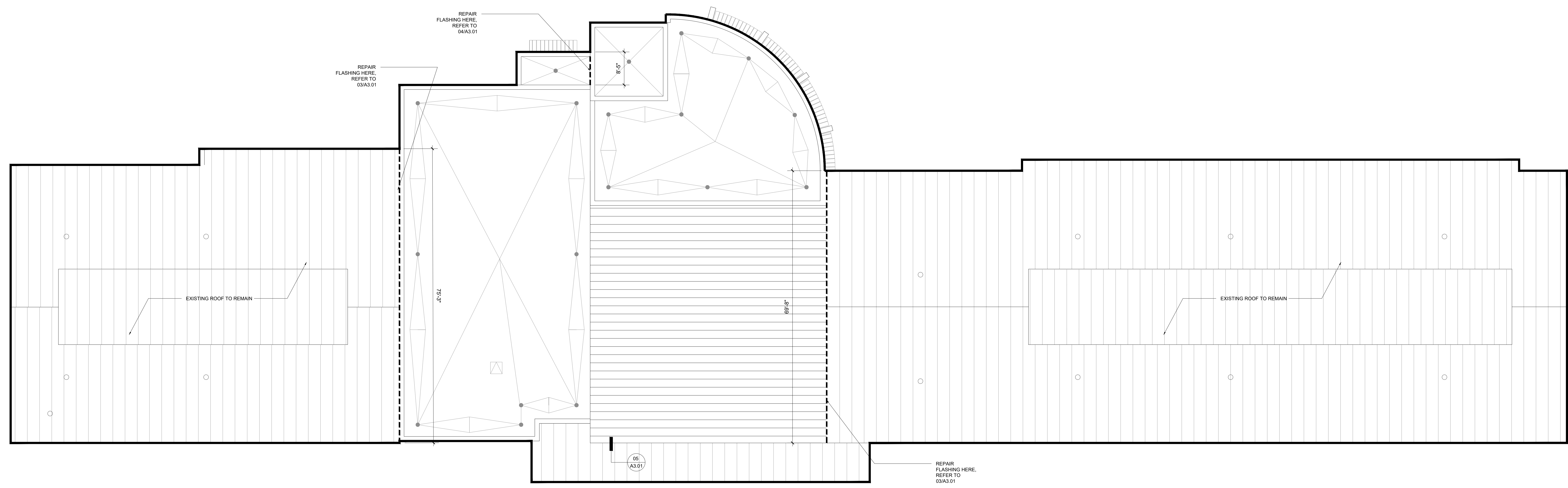


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 Drawn By: RG, CG  
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 Sheet:

IDEA McALLEN





**01 ROOF PLAN**  
SCALE 3/32" = 1'-0"

- ROOF: SCOPE OF WORK AT AFFECTED AREAS**
1. PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
  2. PERFORM WATER TEST AT ALL ROOF DRAINS.
  3. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS IF MISSING.
  4. NEW ROOF DRAIN STRAINERS WHERE MISSING
  5. RESEAL LAPPED SHEET METAL AT RIDGES AND VALLEYS
  6. REPLACE BOOT FLASHING ON VENT STACKS, AND SEAL NEW FASTENERS
  7. PROVIDE WALKWAY SYSTEM TO AND AROUND MECHANICAL EQUIPMENT, ROOF ACCESS LADDERS AND ROOF HATCHES ON BITUMEN ROOFS

**GENERAL ROOFING NOTES:**

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION). THE SPECIFIED ROOFING SYSTEM MEETS FACTORY MUTUAL RESEARCH CORPORATION STANDARD 4470 APPROVAL REQUIREMENTS FOR CLASS 1 FIRE AND 1-90 WINDSTORM CLASSIFICATION AND CLASS 1-SH HAIL RATING.

AT ALL ROOF WORK AREAS AND PRIOR TO CONSTRUCTION, WALK THROUGH EVERY ROOM IN BUILDINGS WITH OWNER'S REPRESENTATIVE AND IDENTIFY WATER DAMAGED CEILINGS, WALLS, ETC. TO DETERMINE LOCATION & AMOUNTS OF INTERIOR WATER DAMAGE. PROVIDE COPY OF THIS LIST TO ARCHITECT.

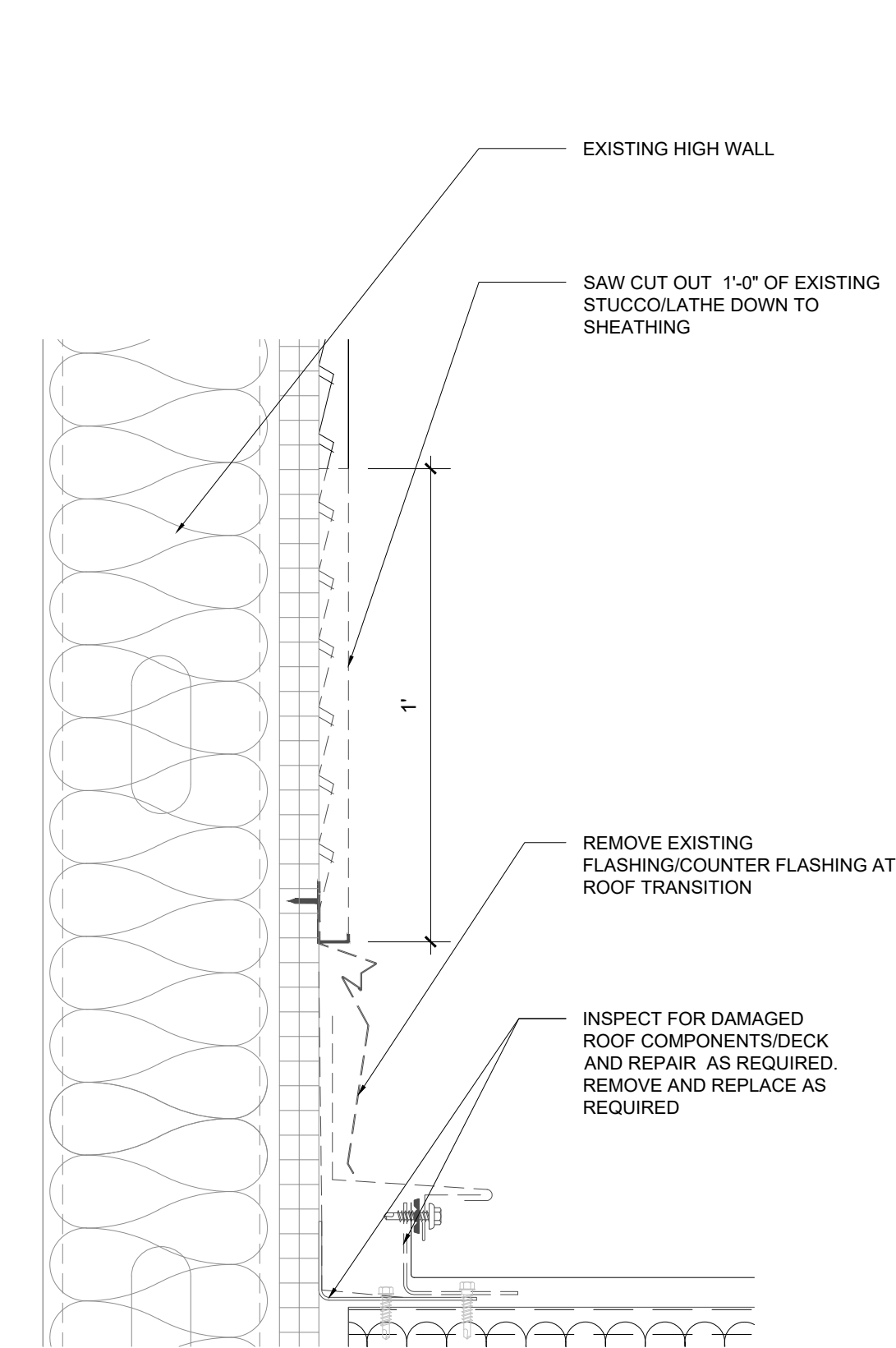
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL DECK AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND.

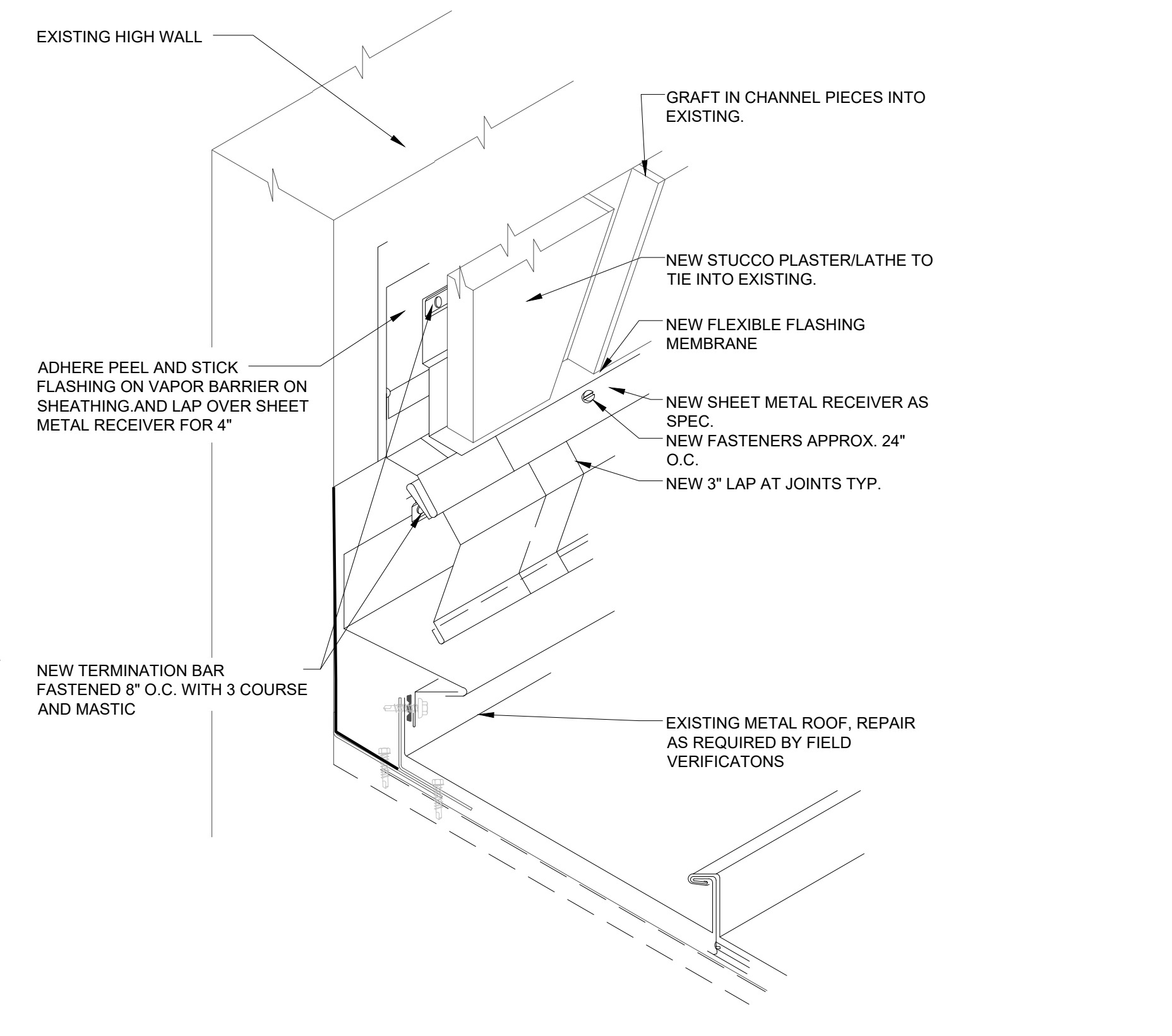
THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A LICENSED ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTOR CAREFULLY REMOVE, RAISE OR MODIFY AND CAREFULLY REINSTALL EXISTING OPERATING MECHANICAL, ELECTRICAL, PLUMBING AND RELATED EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.

THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

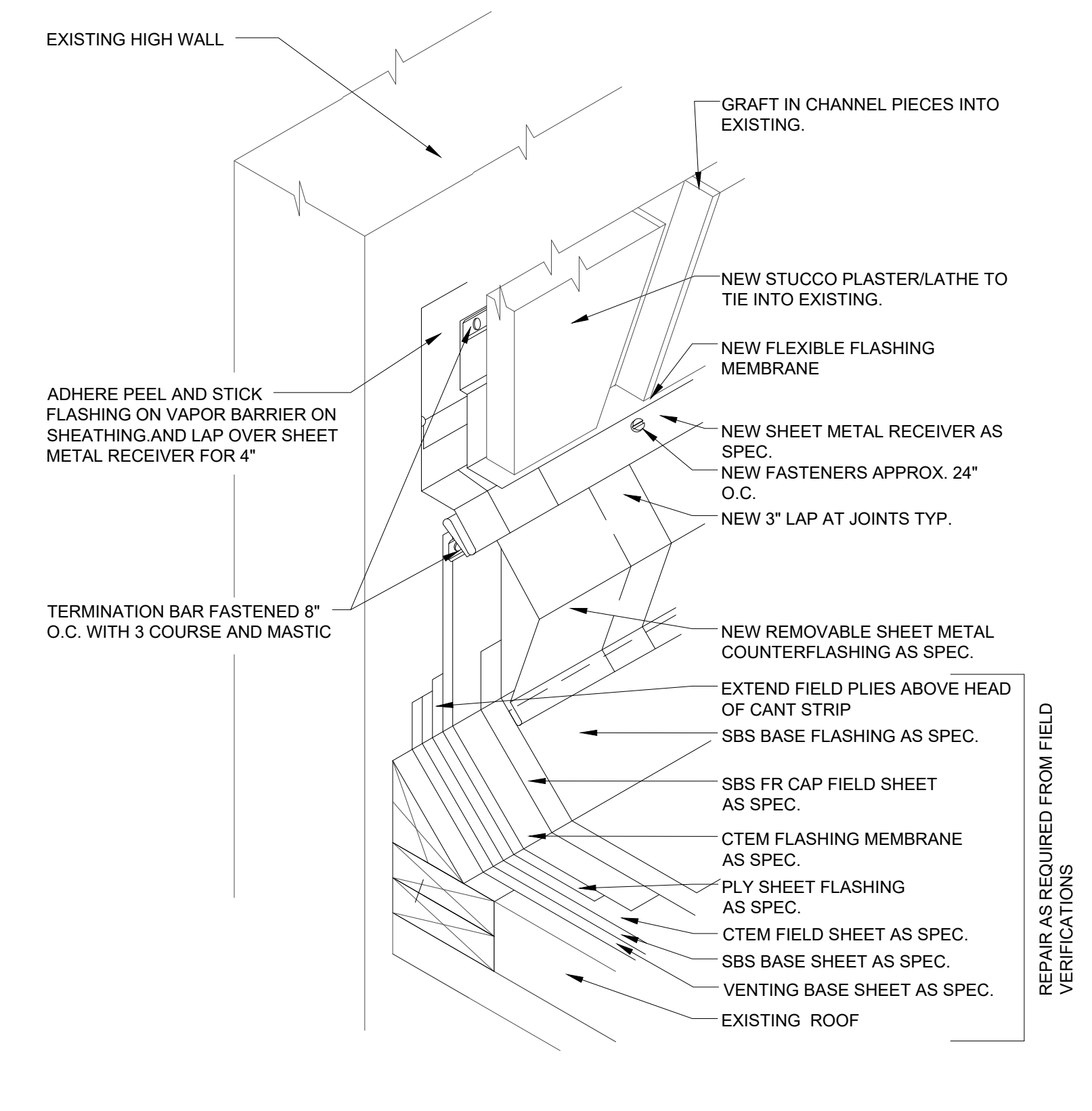
PROVIDE ALLOWANCE FOR CEILING TILE REPLACEMENTS AS REQUIRED FOR ROOF LEAK TESTING.



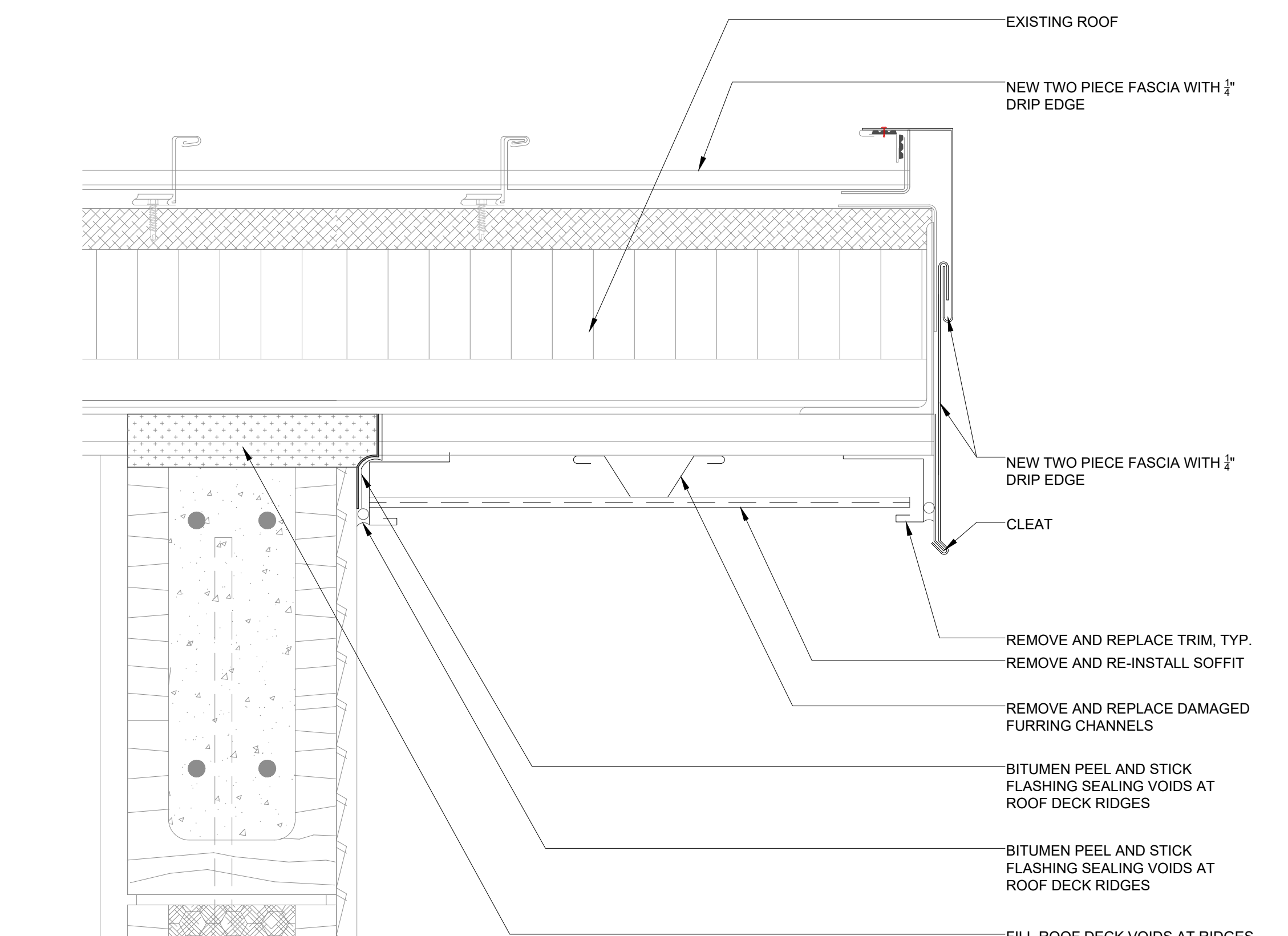
**02 DEMO AT EXISTING HIGH WALL**  
SCALE 3" = 1'-0"



**03 STUCCO RISE WALL DETAIL @ METAL ROOF**  
NOT TO SCALE



**04 STUCCO RISE WALL DETAIL @ BITUMEN ROOF**  
NOT TO SCALE



**05 FASCIA REPAIR @ HIGH WALL @ LIBRARY**  
SCALE 3" = 1'-0"



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Sheet:















# IDEA PUBLIC SCHOOLS ENVELOPE IMPROVEMENTS MISSION - RIO GRANDE VALLEY

## IDEA Public Schools Board of Directors 2024

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Ed Rivera	Vice Chair
Erich Holmsten	Treasurer
Ryan Vaughan	Secretary
Michael Adams	Member
Gary Lindgren	Member
Theresa Barrera-Shaw	Member
Nanette Cocero	Member

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Andrea Rodriguez	Member
Alyssa L. Romero	Member
Bobby Saenz	Member
CJ Sanchez	Member
Jesus Zepeda	Member

## D R A W I N G I N D E X

### IDEA MISSION

COVER	COVER SHEET
A1.01	SITE PLAN
A2.01	ROOF PLAN - BLDG. A
A2.02	ROOF PLAN - BLDG. B
A2.03	ROOF PLAN - BLDG. C
A2.04	ROOF PLAN - BLDG. D
A2.05	ROOF PLAN - BLDG. E
A3.01	ROOF DETAILS
A3.02	ROOF DETAILS
A4.01	DETAILS
A4.02	DETAILS
A5.01	ELEVATIONS - BLDG. B
A5.02	ELEVATIONS - BLDG. C
A5.03	ELEVATIONS - BLDG. D
A5.04	ELEVATIONS - BLDG. E
A6.01	DOOR AND WINDOW DETAILS/ELEVATIONS

### ARCHITECTS

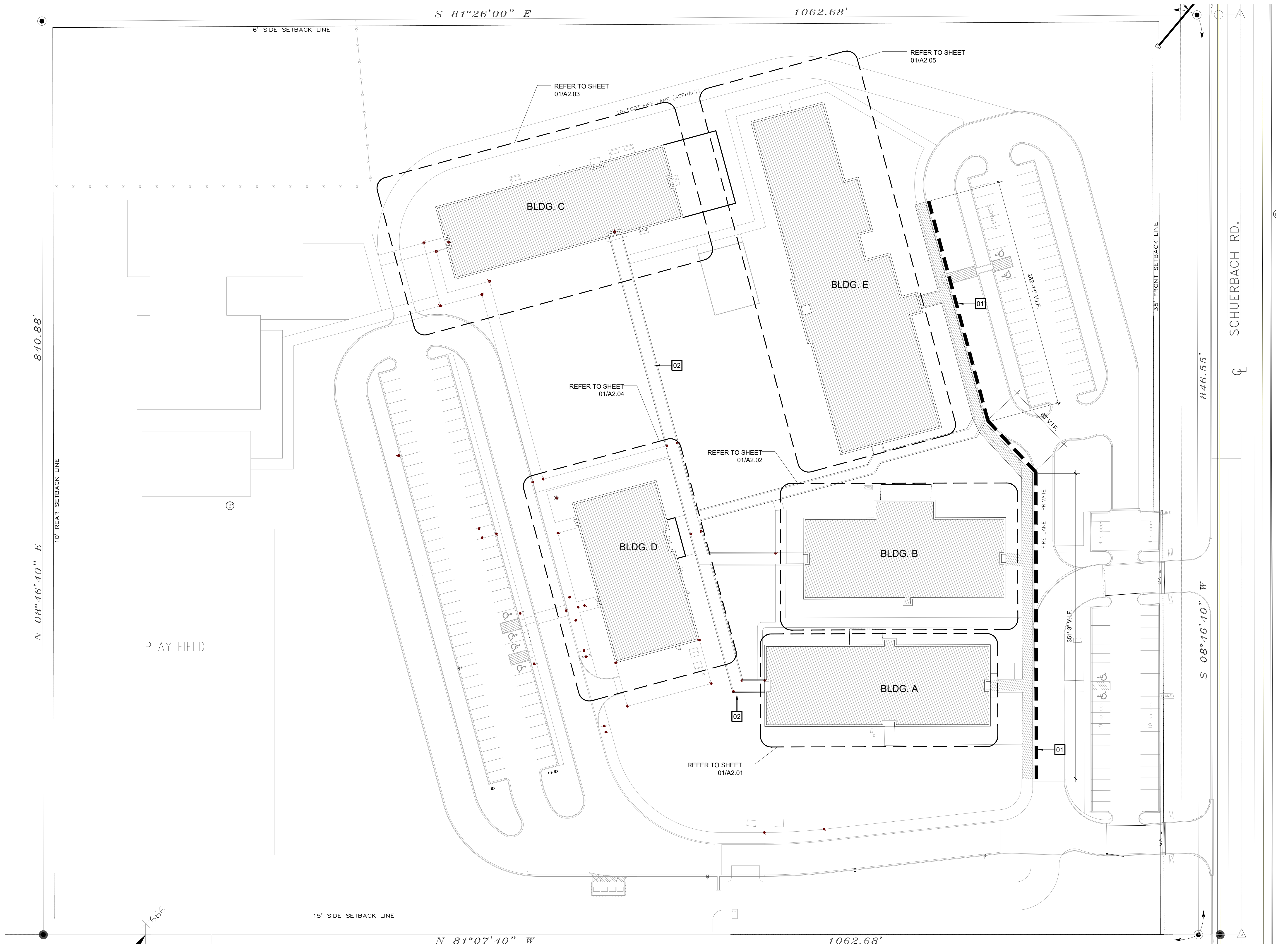
GOMEZ MENDEZ SAENZ, INC.  
1150 PAREDES LINE RD. BROWNSVILLE, TX. 78521  
PH. (956) 546-0110 FAX. (956) 546-0196

85% REVIEW SET

IDEA MISSION

COVER





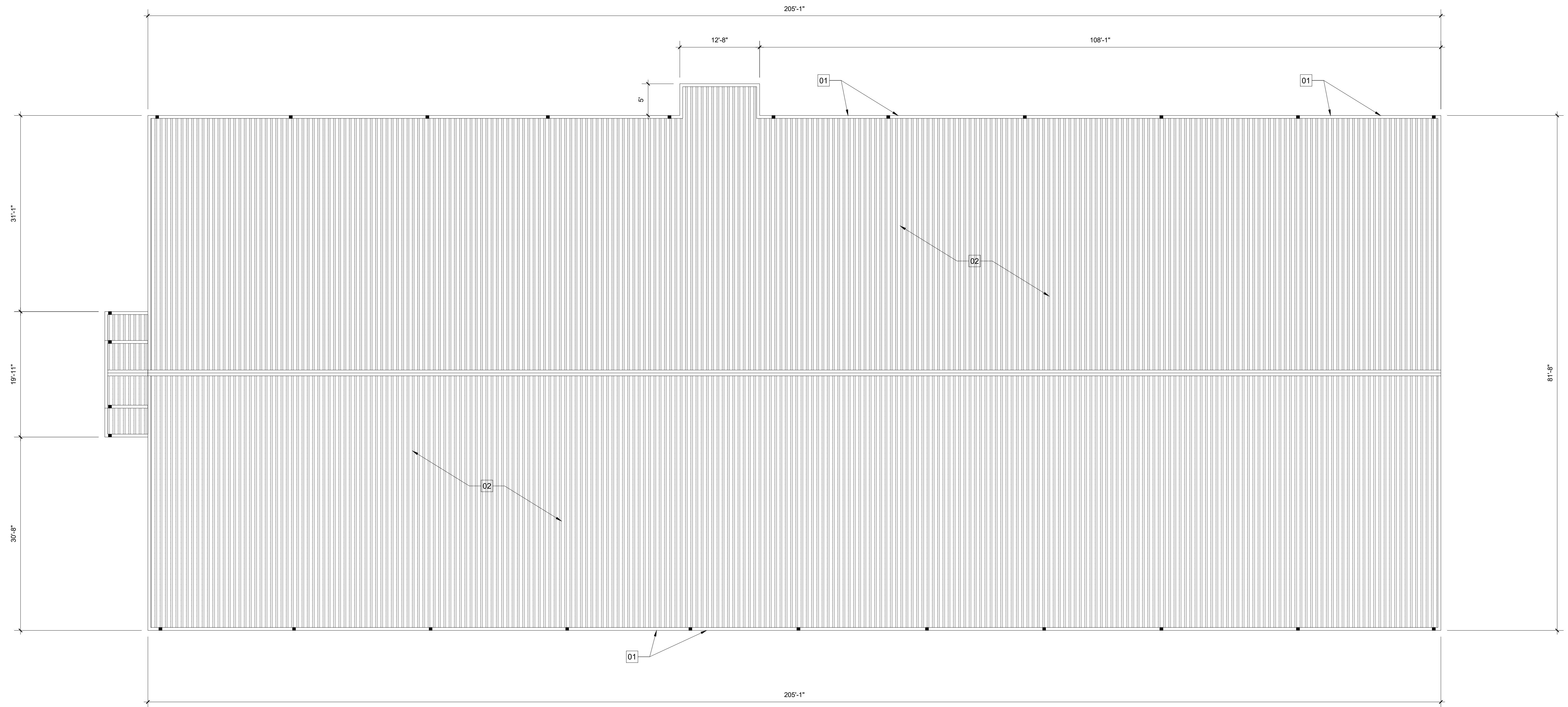
**01 OVERALL SITE PLAN**  
 SCALE 1" = 50'-0"

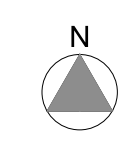
**LEGEND:**

	INDICATES AREA OF WORK
	INDICATES AREA OF REPAIR FOR FASCIA/GUTTER/DOWNSPOUT

- SITE PLAN KEY NOTES:**
- 01 REPLACE FASCIA, GUTTER AND DOWNSPOUTS ALONG THIS AREA
  - 02 EXISTING CANOPY



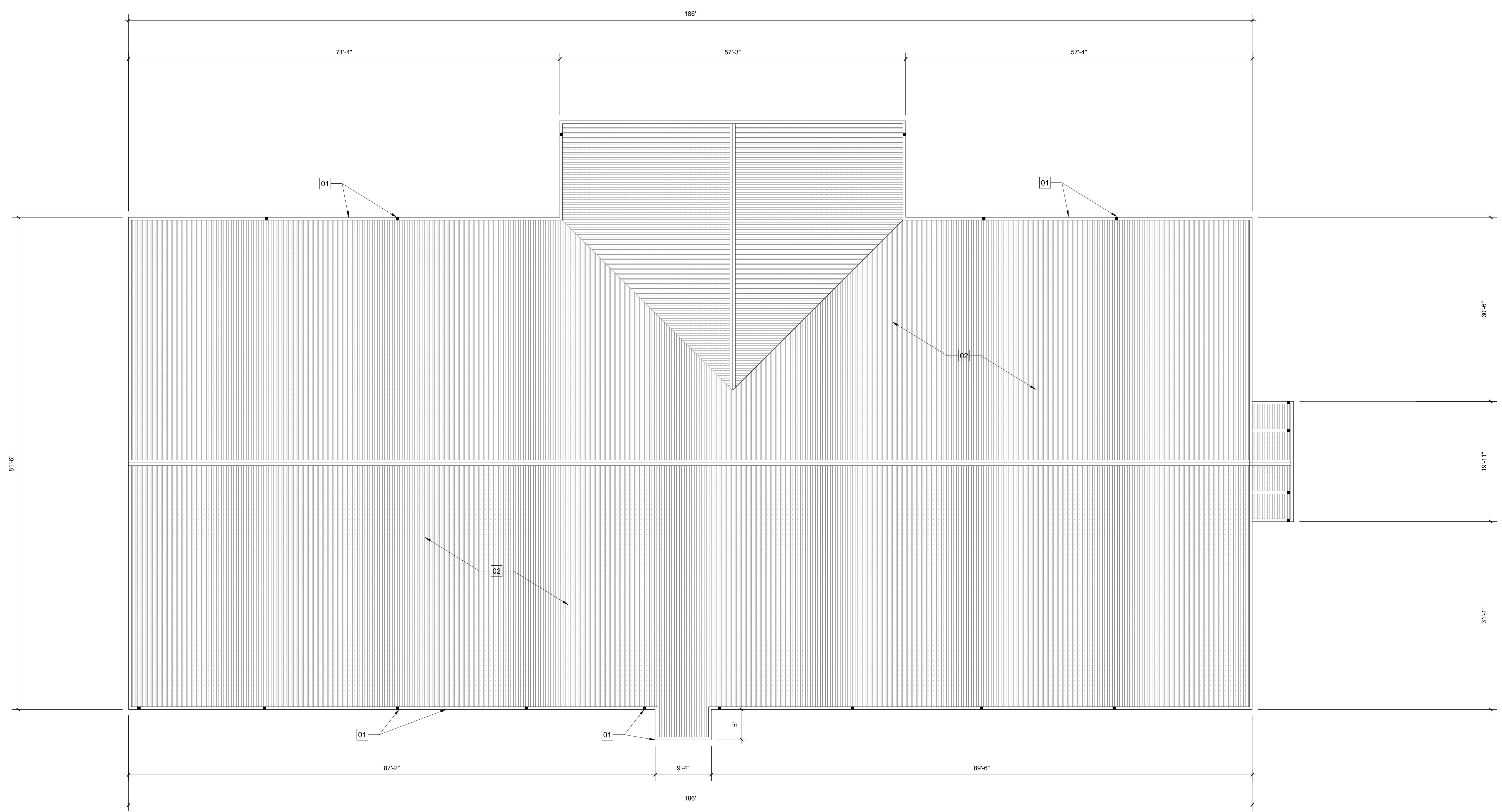



**01 ROOF PLAN**  
 SCALE: 3/16" = 1'-0"

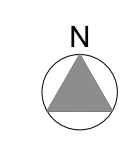
- KEY NOTES:**
- 01 REPLACE GUTTER AND DOWNSPOUTS (TYPICAL)
  - 02 EXISTING STANDING SEAM ROOF TO REMAIN

**BUILDING 'A'**





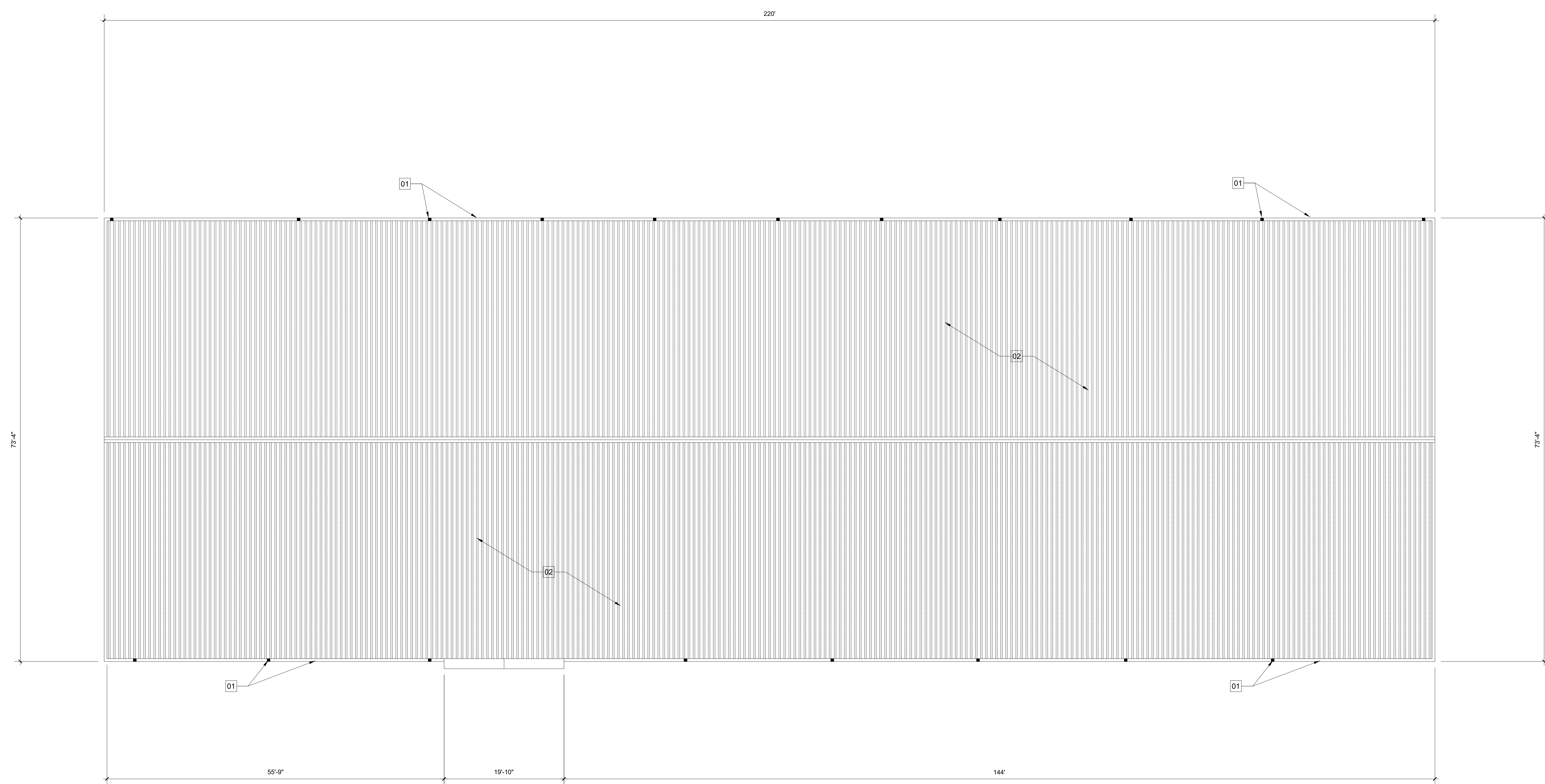
- KEY NOTES:**
- 01 REPLACE GUTTER AND DOWNSPOUTS (TYPICAL)
  - 02 EXISTING STANDING SEAM ROOF TO REMAIN


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

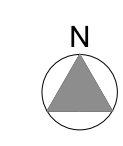
**BUILDING 'B'**

**IDEA Public Schools - Exterior Envelope Repairs**  
**IDEA Public Schools**  
 IDEA MISSION  
 Mission, Texas



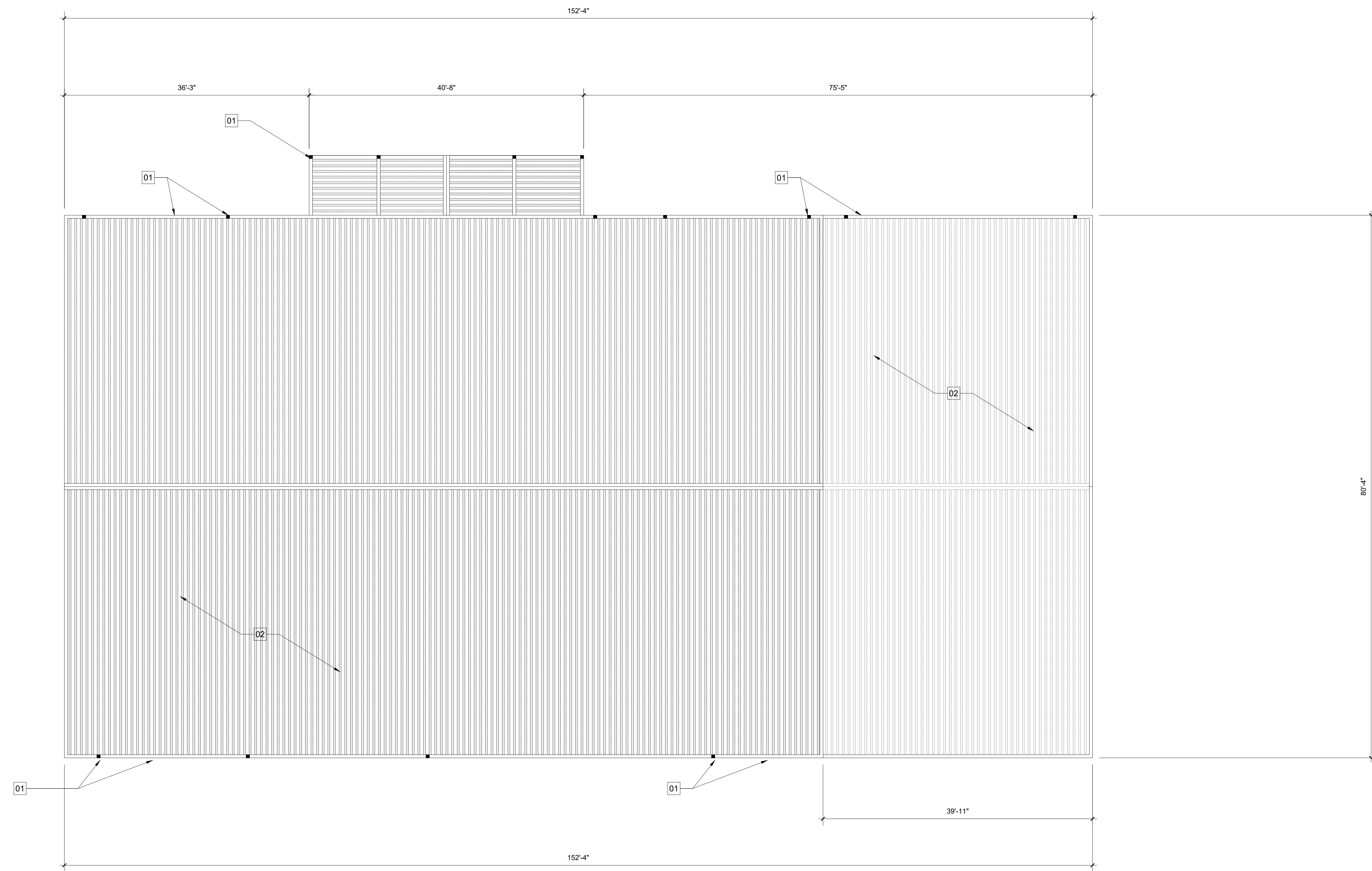


**KEY NOTES:**  
 01 REPLACE GUTTER AND DOWNSPOUTS (TYPICAL)  
 02 EXISTING STANDING SEAM ROOF TO REMAIN


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

**BUILDING 'C'**






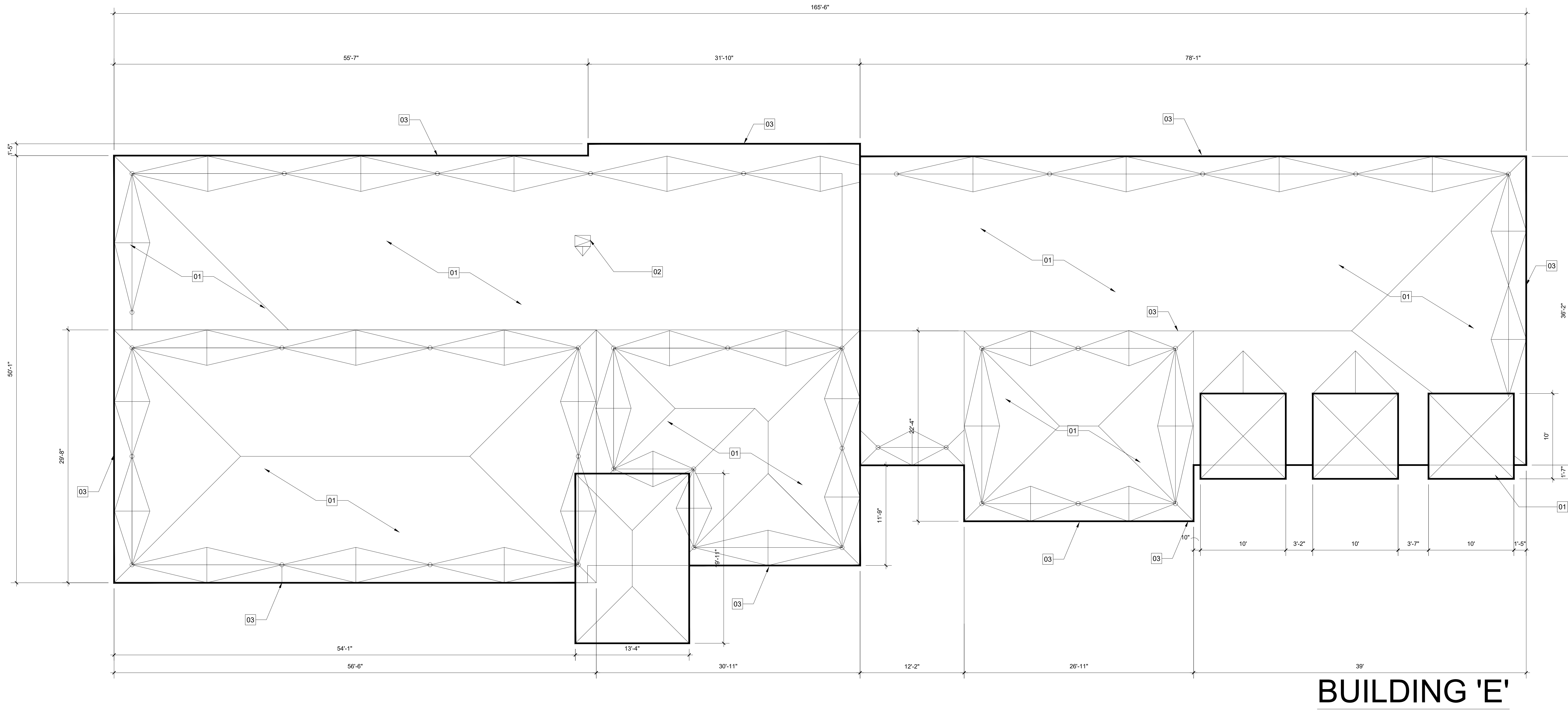
- KEY NOTES:**
- 01 REPLACE GUTTER AND DOWNSPOUTS (TYPICAL)
  - 02 EXISTING STANDING SEAM ROOF TO REMAIN


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


**BUILDING 'D'**

**IDEA Public Schools - Exterior Envelope Repairs**  
**IDEA Mission**  
 Mission, Texas  






- KEY NOTES:**
- 01 REPLACE MODIFIED BITUMEN ROOF
  - 02 EXISTING ROOF HATCH
  - 03 SCUPPER THROUGH ROOF. TYP. @ ALL PARAPET EDGE LOCATIONS. REFER TO DETAILS 1-4/A3.02


**01 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

**GENERAL ROOFING NOTES:**

WHERE APPLICABLE, THE RE-ROOFING PORTION OF THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE (LATEST EDITION), THE SPECIFIED ROOFING SYSTEM MEETS FACTORY MUTUAL RESEARCH CORPORATION STANDARD 4470 APPROVAL REQUIREMENTS FOR CLASS 1 FIRE AND 1-90 WINDSTORM CLASSIFICATION AND CLASS 1-SH HAIL RATING.

AT ALL NEW ROOF WORK AREAS AND PRIOR TO CONSTRUCTION, WALK THROUGH EVERY ROOM IN BUILDINGS WITH OWNER'S REPRESENTATIVE AND IDENTIFY WATER DAMAGED CEILINGS, WALLS, ETC. TO DETERMINE LOCATION & AMOUNTS OF INTERIOR WATER DAMAGE. PROVIDE COPY OF THIS LIST TO ARCHITECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY EXISTING CONDITIONS, DIMENSIONS, QUANTITIES, AND ETC., PRIOR TO BIDDING.

INSPECT ALL DECK AREAS FOR DAMAGE AND REPORT TO ARCHITECT ANY DEFICIENCIES FOUND. PROVIDE UNIT COST FOR DECK REPAIR.

EXTEND ALL DUCTS, PIPES, CONDUIT, WIRE AND ETC., AS REQUIRED TO ACCOMMODATE NEW ROOF SYSTEM.

AT ALL EXISTING UTILITY PIPING, CONDUIT, ETC. PROVIDE PROPER SIZED PIPE STANDS AS SPECIFIED, UNDER ALL PIPES AND CONDUIT, AT 8'-0" O.C. UNLESS A NARROWER SPACING IS REQUIRED FOR PROPER SUPPORT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A LICENSED ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTOR CAREFULLY REMOVE, RAISE OR MODIFY AND CAREFULLY REINSTALL EXISTING OPERATING MECHANICAL, ELECTRICAL, PLUMBING AND RELATED EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.

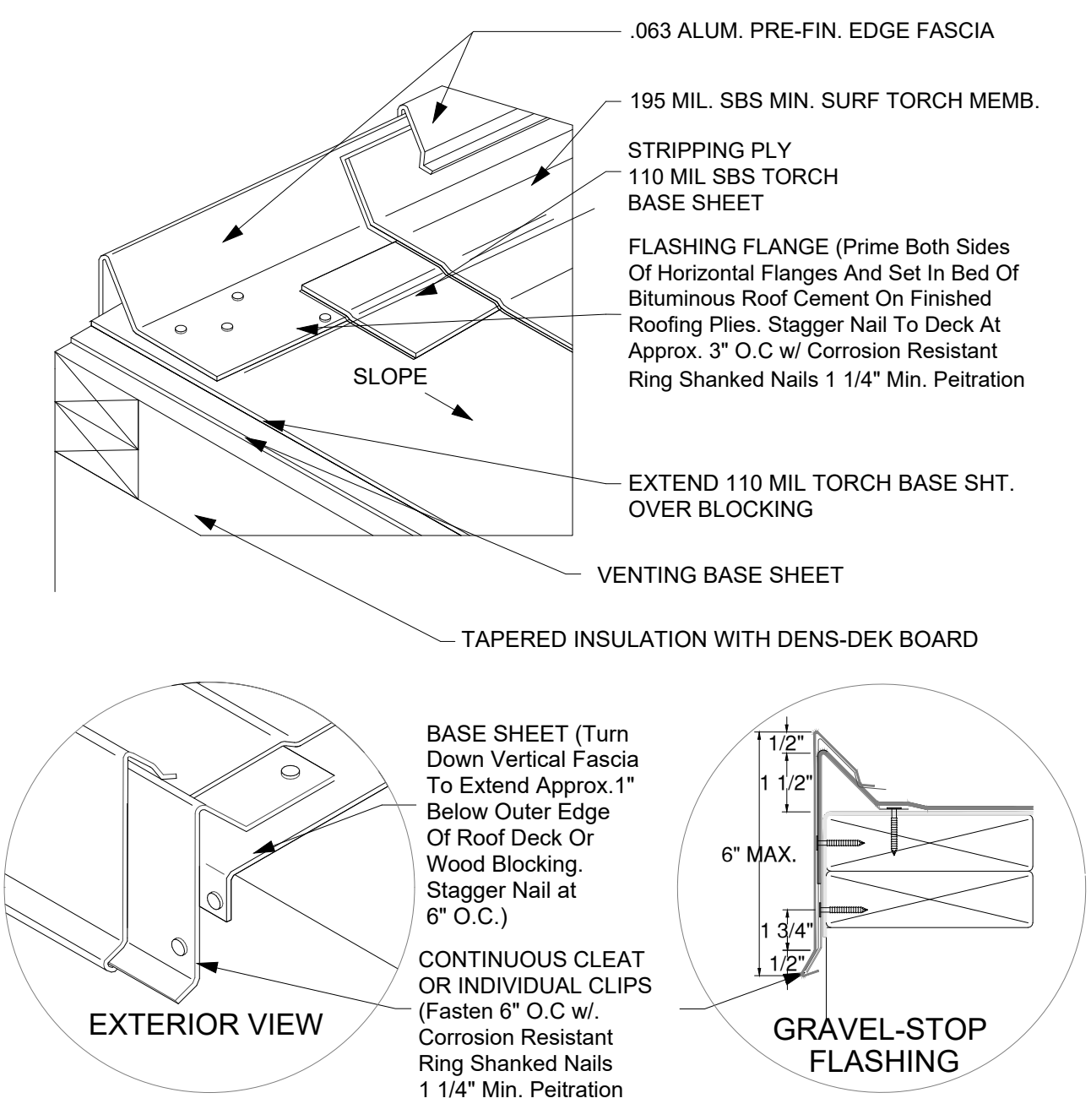
THE CONTRACTOR SHALL TAKE EXTREME CARE IN WORKING WITH EXISTING ITEMS THAT ARE TO REMAIN. DAMAGE CAUSED BY THE CONSTRUCTION PROCESS WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

AT THE COMPLETION OF ALL ROOFING WORK AT EACH BUILDING, ALL EXISTING ROOF DRAINS AND RELATED PIPING SHALL BE WATER TESTED, CHECKED AND CERTIFIED BY A LICENSED PLUMBING CONTRACTOR TO BE OPERATIONAL AND LEAK FREE.

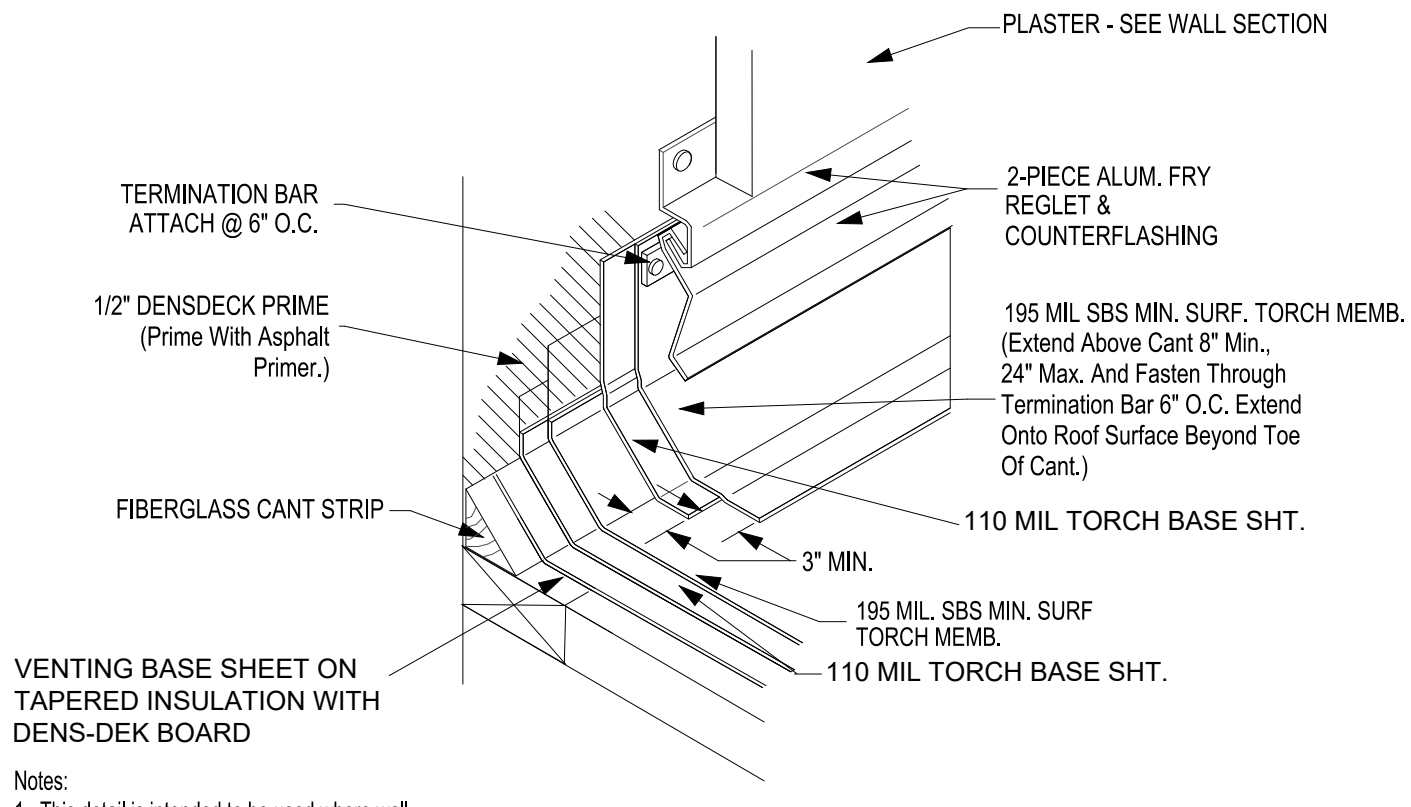
PROVIDE POSITIVE DRAINAGE, BY USE OF CRICKETS, IN AND AROUND ALL ROOF TOP EQUIPMENT TO AREA ROOF DRAINS.

- ROOF: SCOPE OF WORK AT MODIFIED BITUMEN ROOF**
1. TEAR OFF ROOFING TO DECK.
  2. INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM.
  3. REFER TO SHEET A3.01-3.02 FOR DETAILS.
  4. PURGE DRAIN LINES FROM ROOF LEVEL TO DISCHARGE POINTS.
  5. PERFORM WATER TEST AT ALL ROOF DRAINS. IF LEAKS FOUND, REPLACE/REPAIR INTERNAL DRAIN. PRICE REPAIR ON LINEAR FOOT UNIT COST FOR REPAIRING 4" INTERNAL DRAINS AND/OR ROOF DRAIN.
  6. INSTALL NEW CAP FASCIA AND ACCESSORIES.
  7. PROVIDE CONCRETE SPLASH BLOCK AT EXTERIOR DOWNSPOUTS.
  8. VERIFY FASTENER SIZE IS SUFFICIENT FOR NEW ROOF.
  9. PROVIDE WALK PADS TO ALL ROOF HATCHES, MECHANICAL UNITS, AND ACCESS LADDERS.
  10. REMOVE AND REPLACE CURBS FOR EXISTING MECHANICAL UNITS.

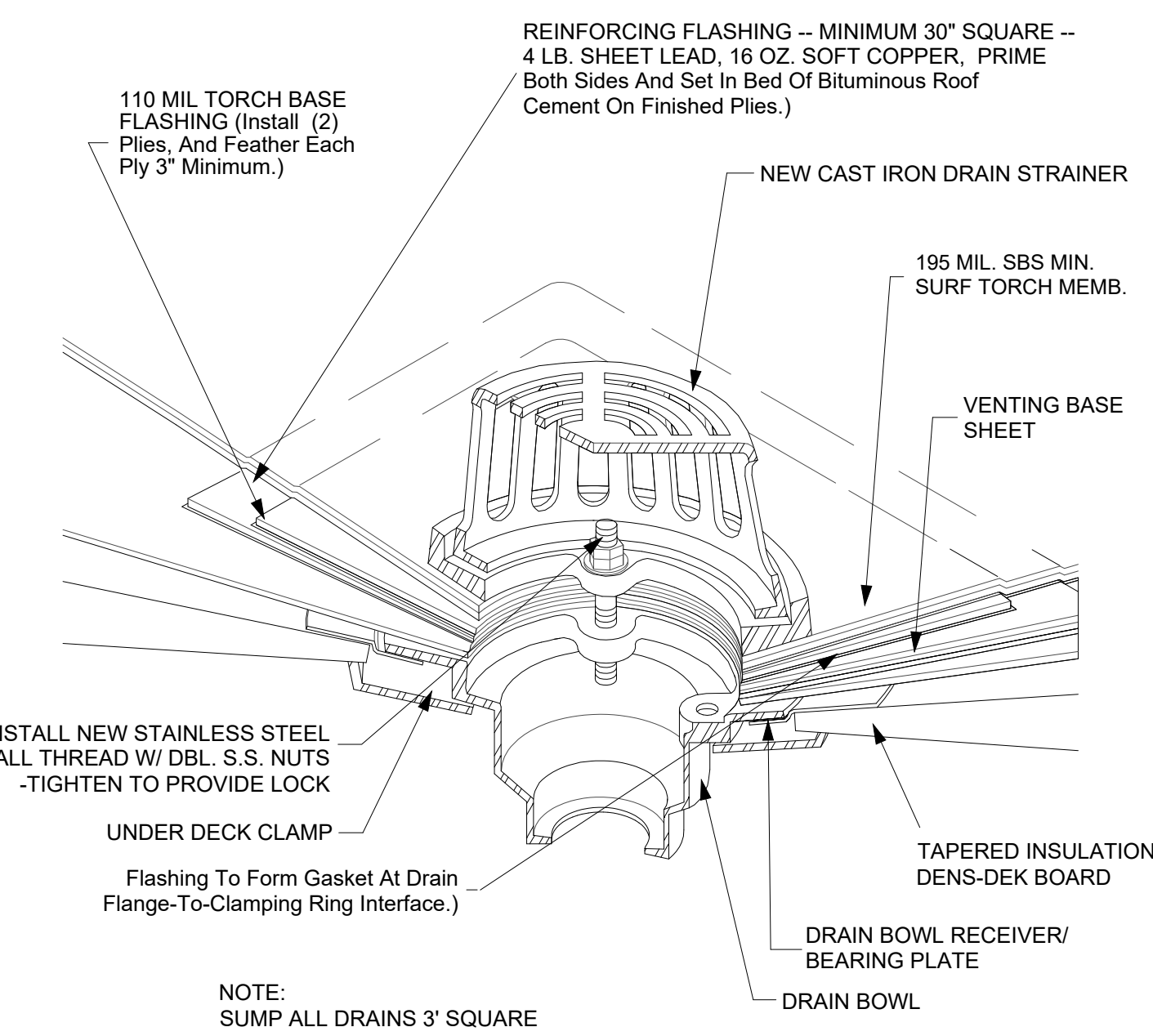




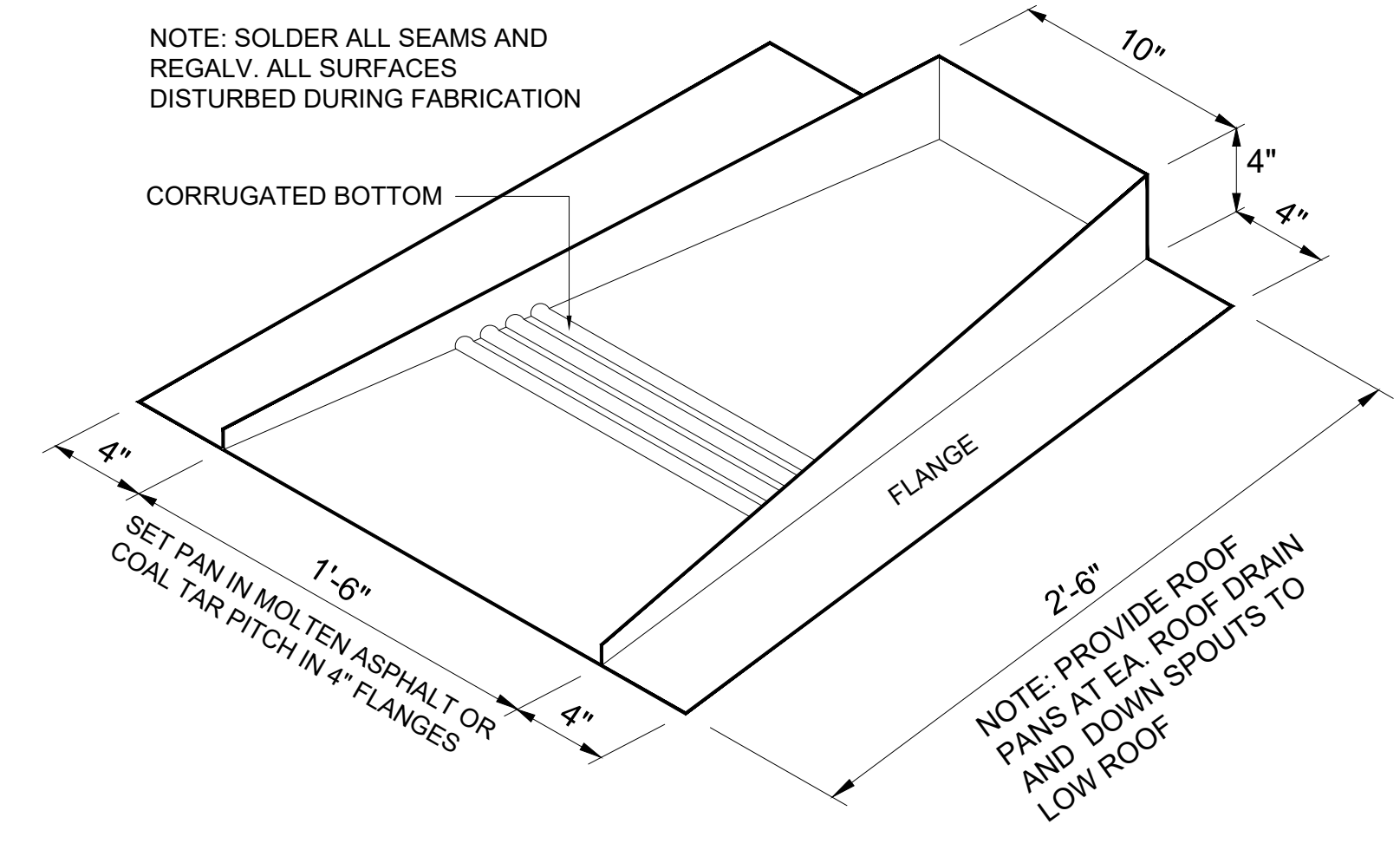
**01 EDGE DETAIL**  
NOT TO SCALE



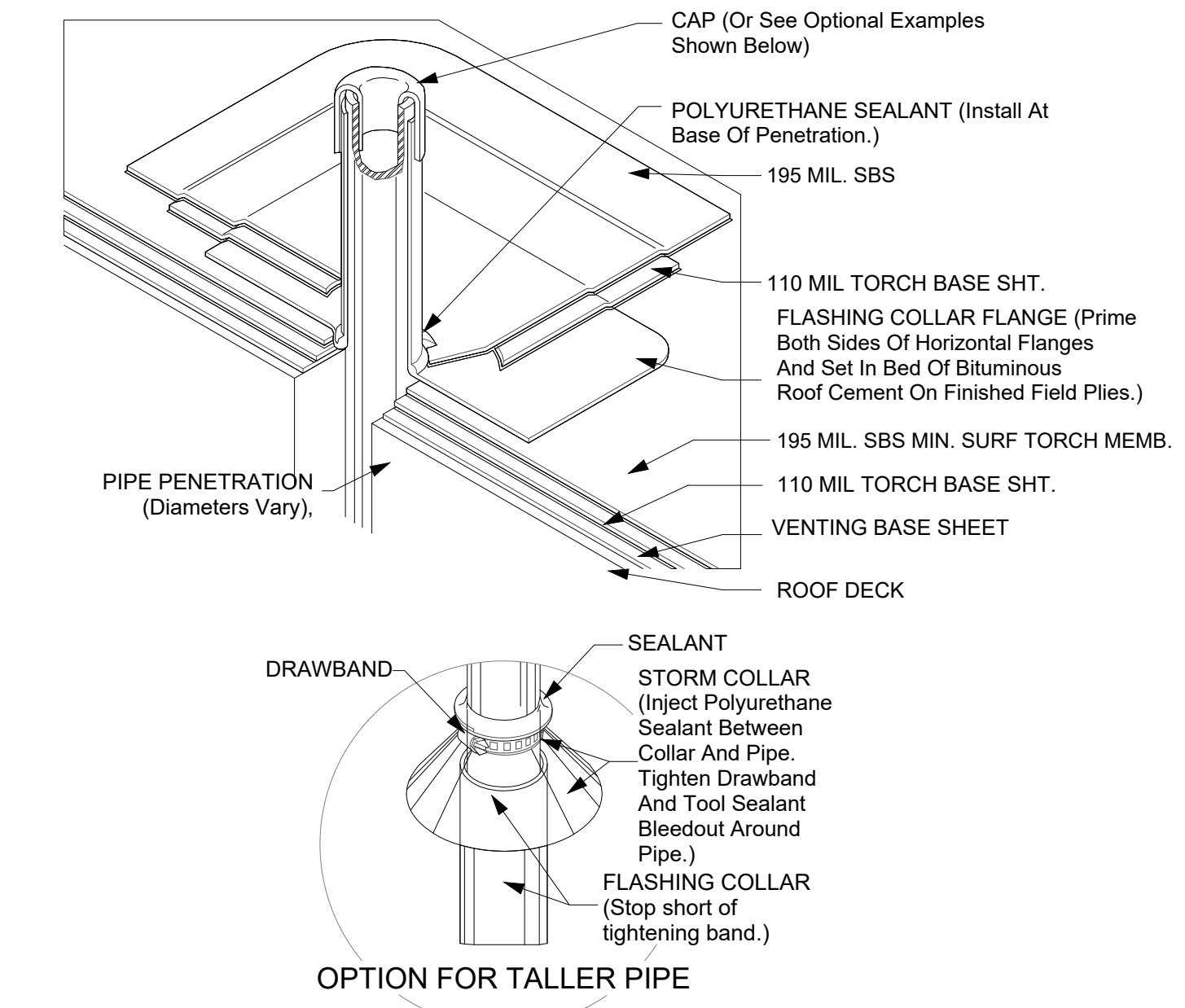
**02 FLASHING DETAIL**  
NOT TO SCALE



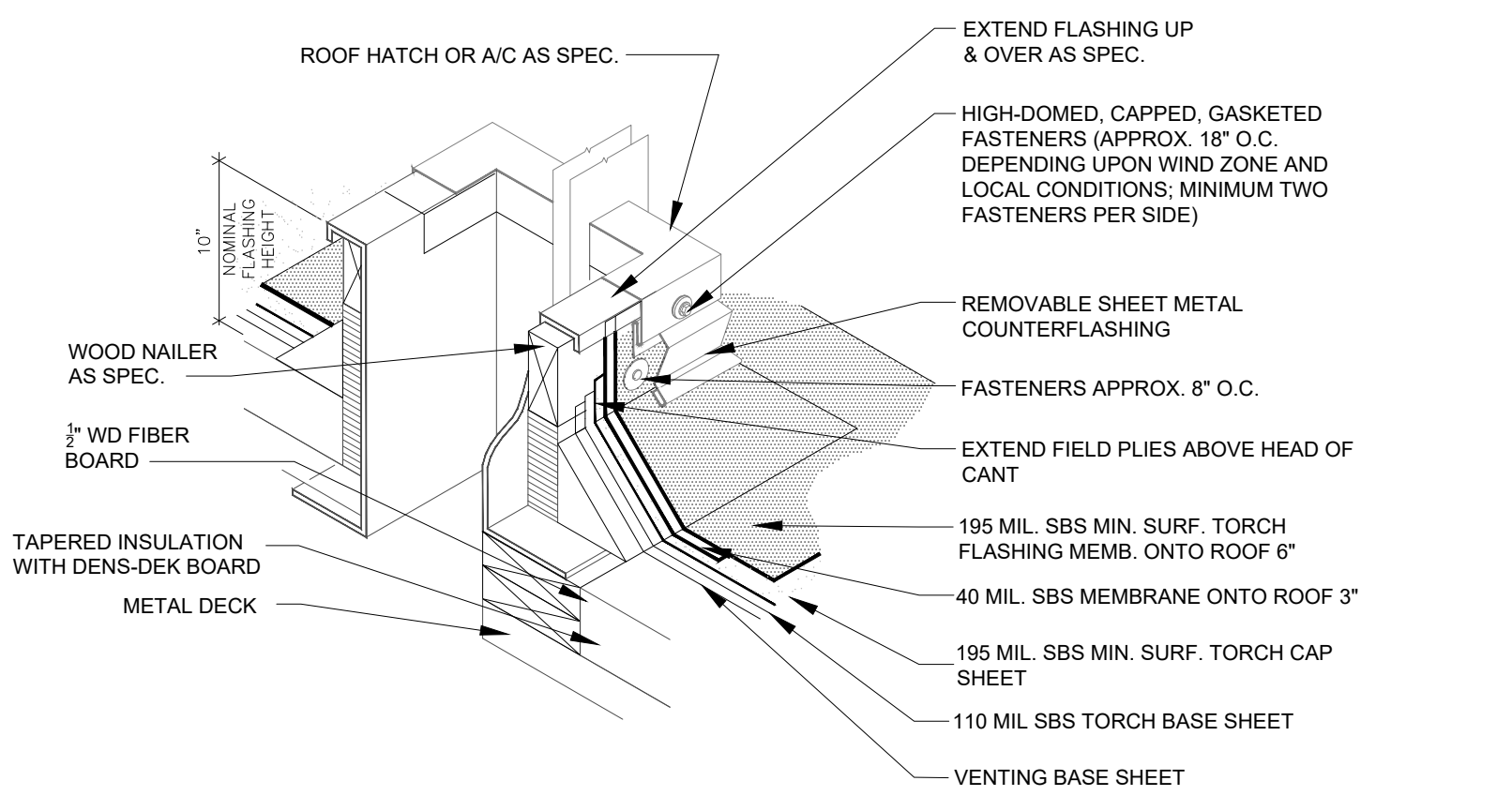
**03 ROOF DRAIN DETAIL**  
NOT TO SCALE



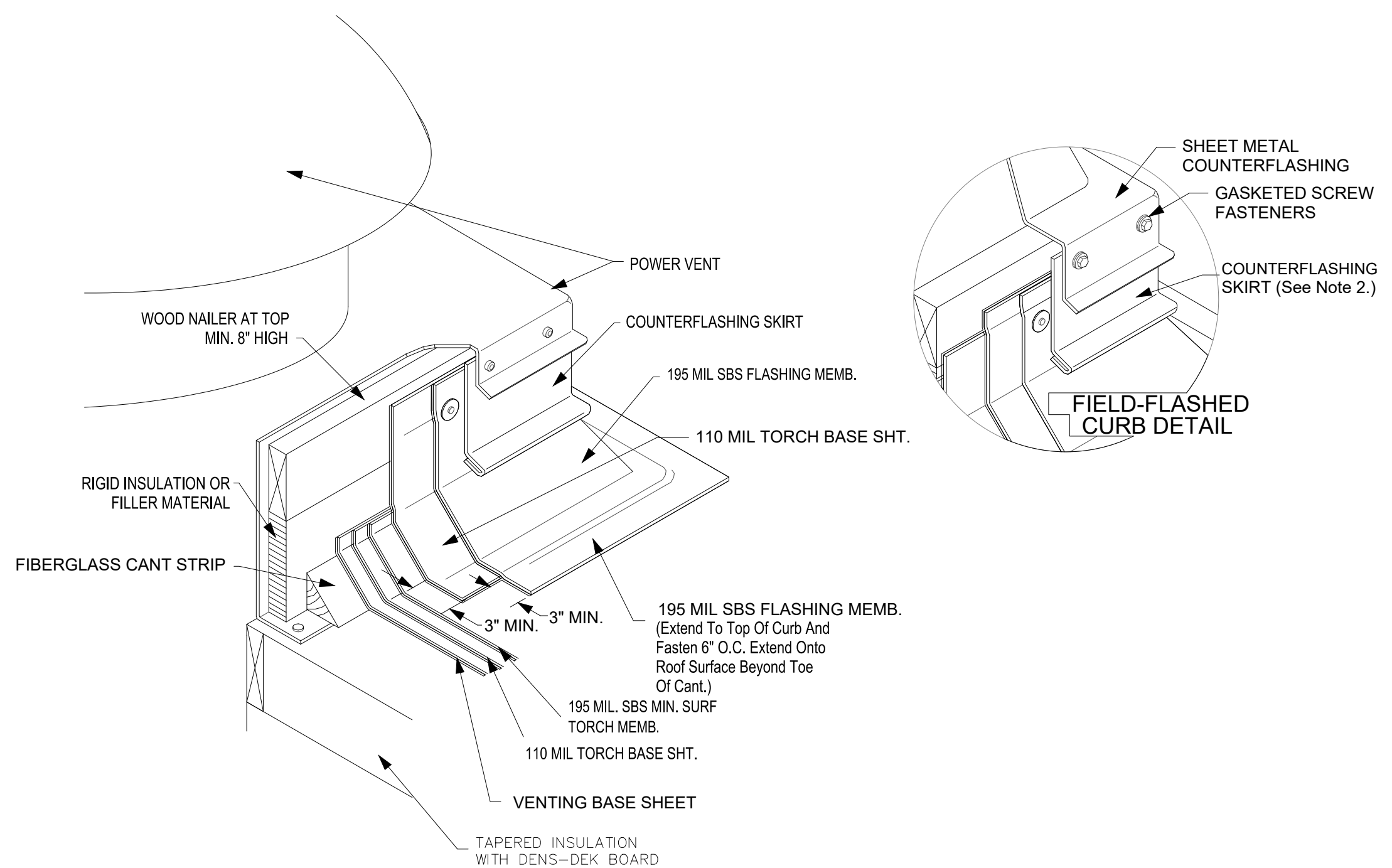
**04 SPLASH BLOCK DETAIL**  
NOT TO SCALE



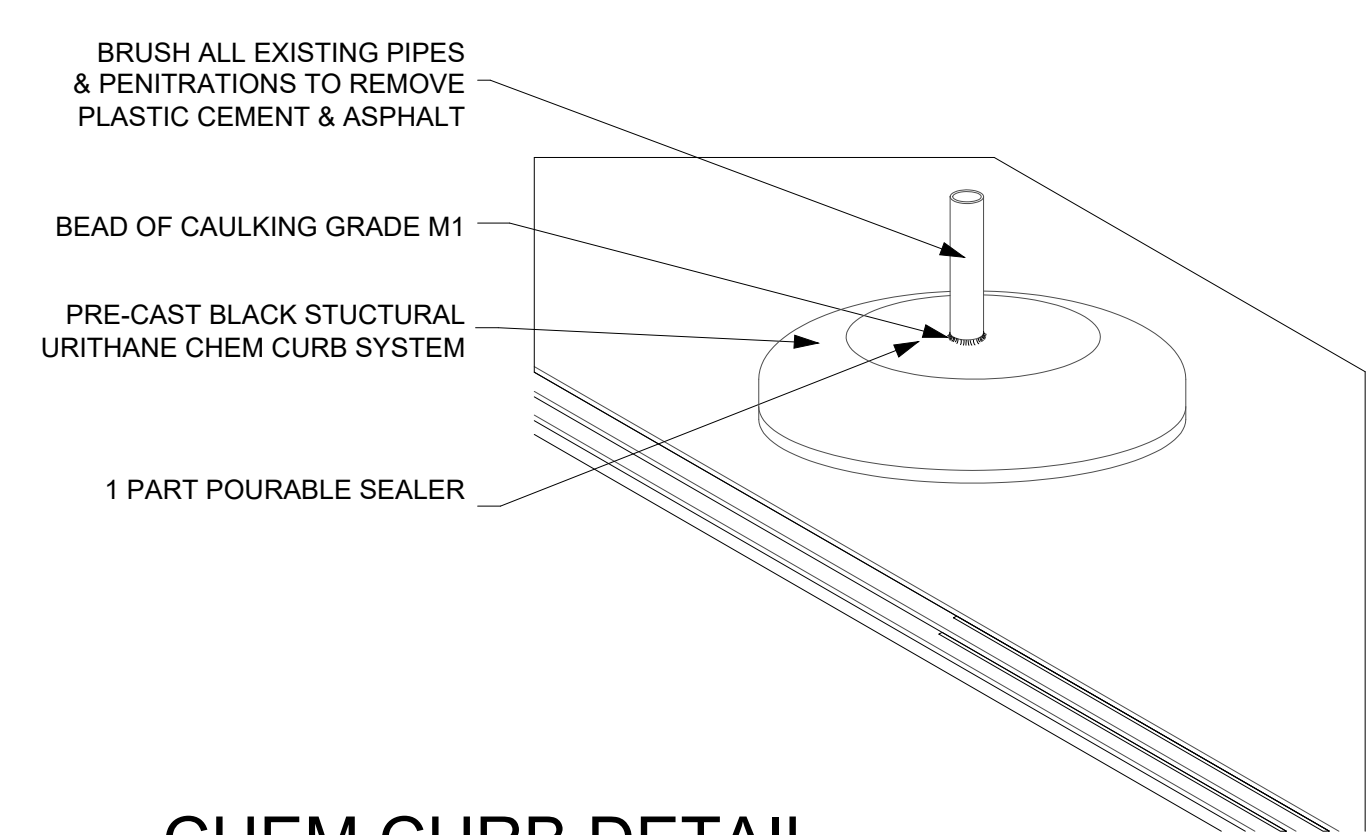
**05 VENT DETAIL**  
NOT TO SCALE



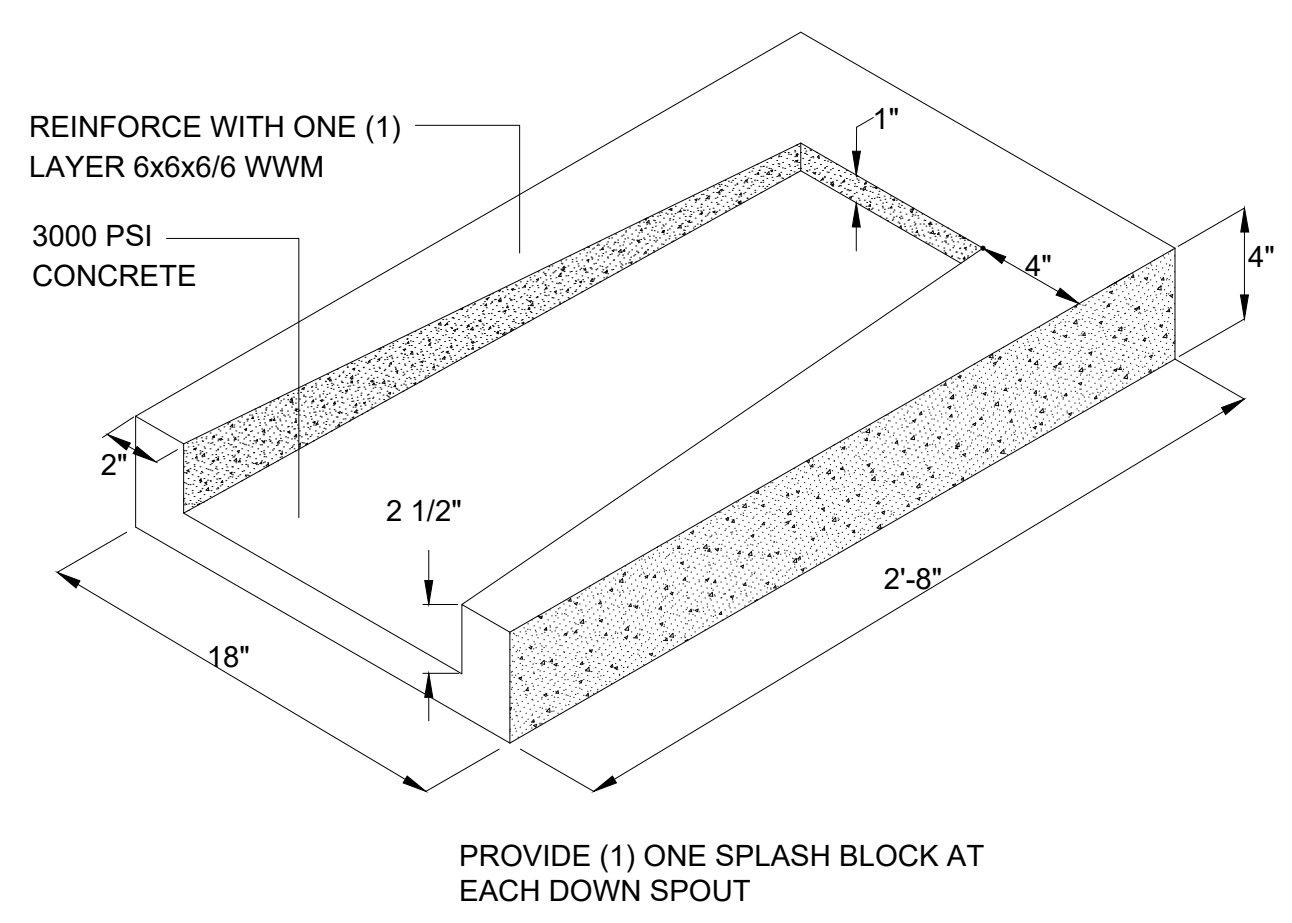
**06 ROOF HATCH DETAIL**  
NOT TO SCALE



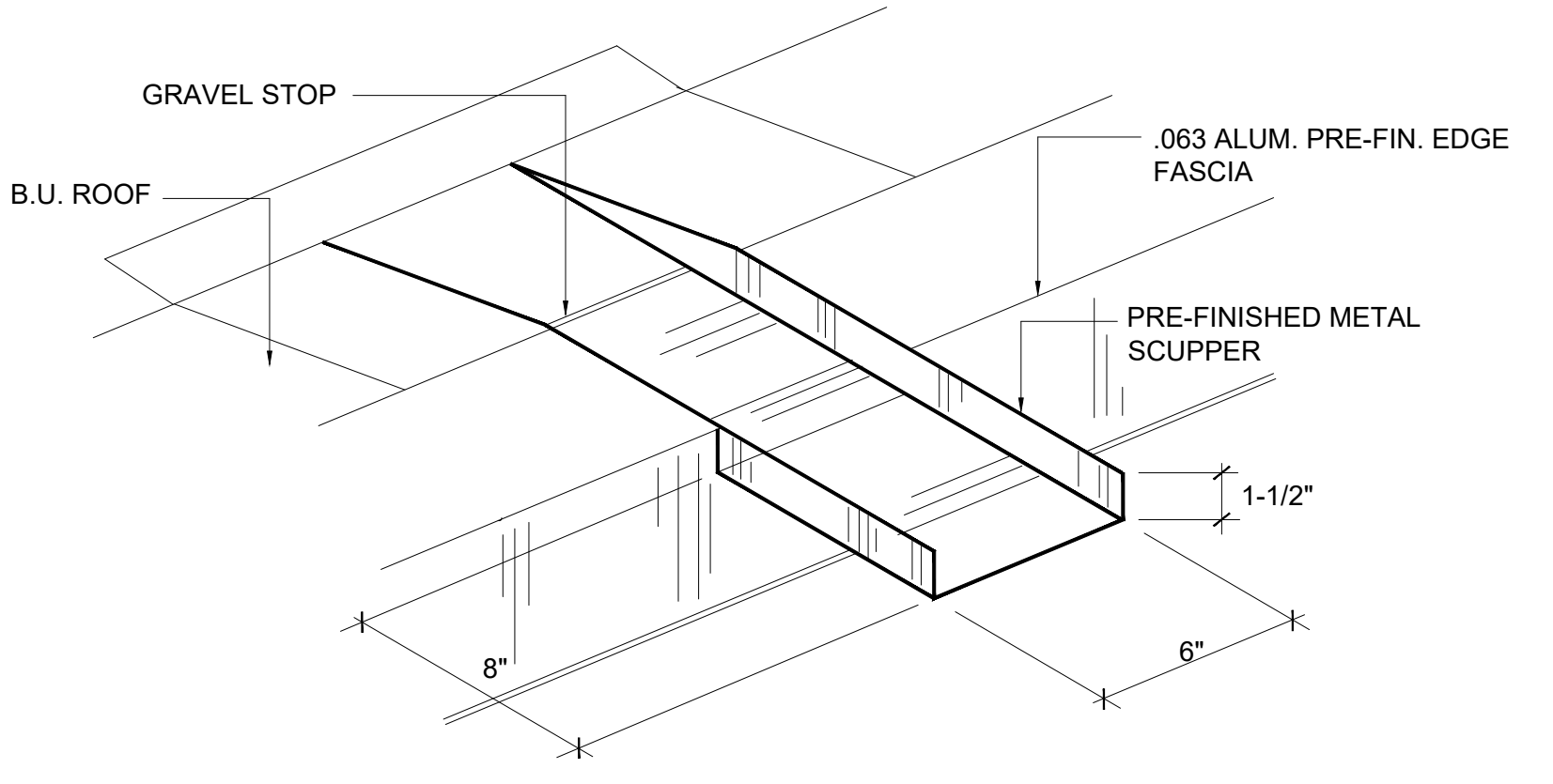
**07 POWER VENT DETAIL**  
NOT TO SCALE



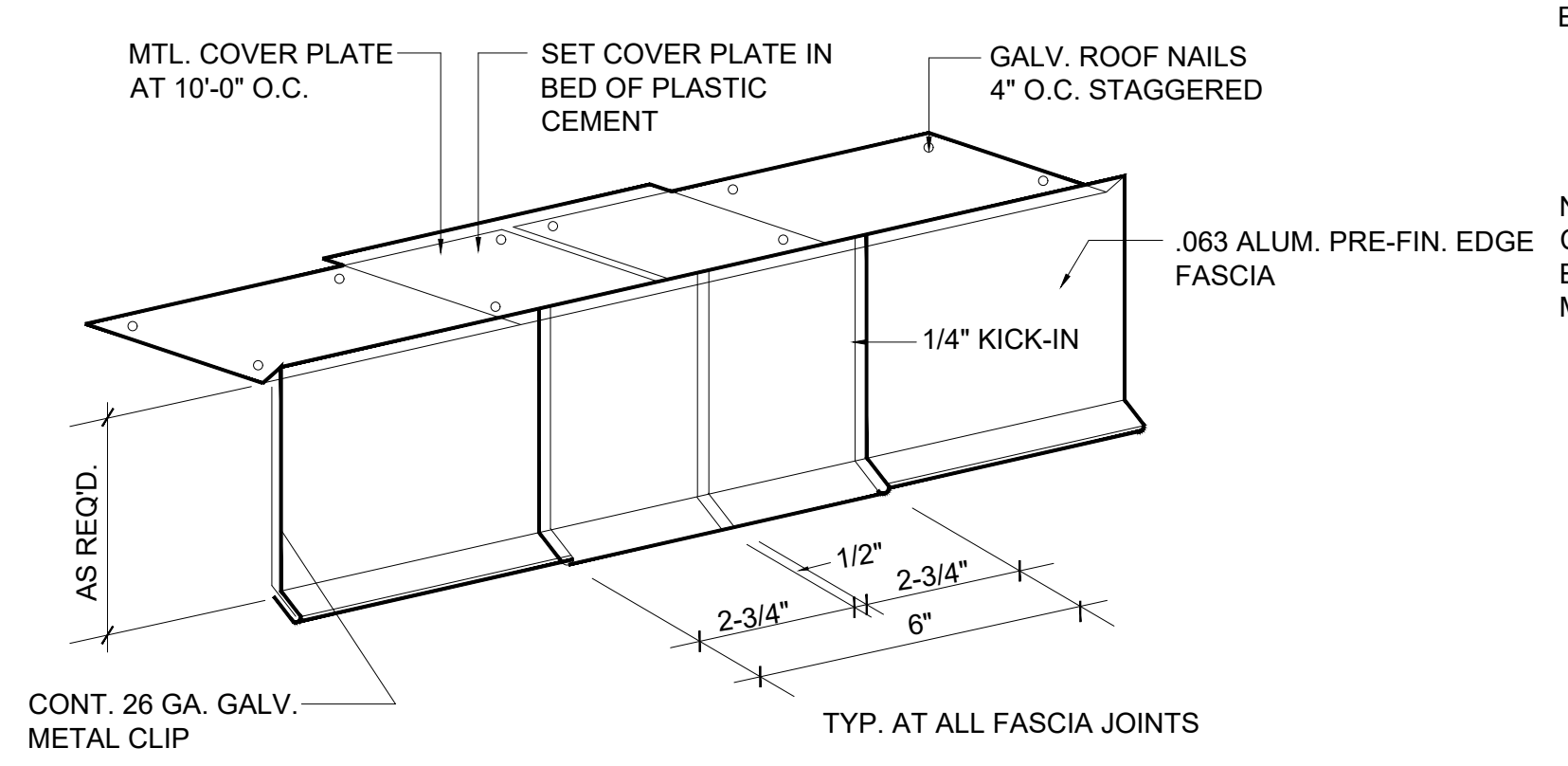
**08 CHEM CURB DETAIL**  
NOT TO SCALE



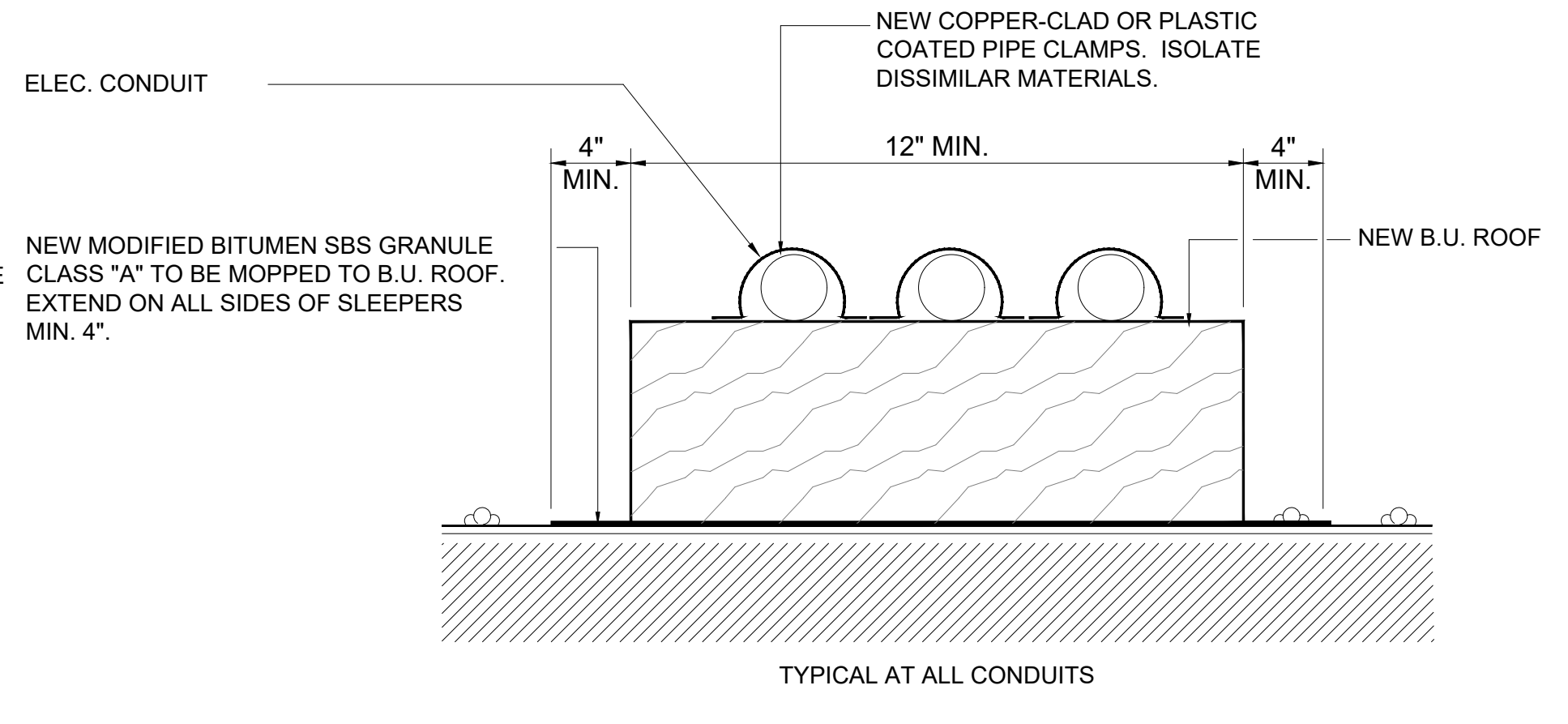
**09 SPLASH BLOCK DETAIL**  
SCALE = NONE



**10 SHEET METAL SCUPPER DETAIL**  
SCALE 1 1/2" = 1"

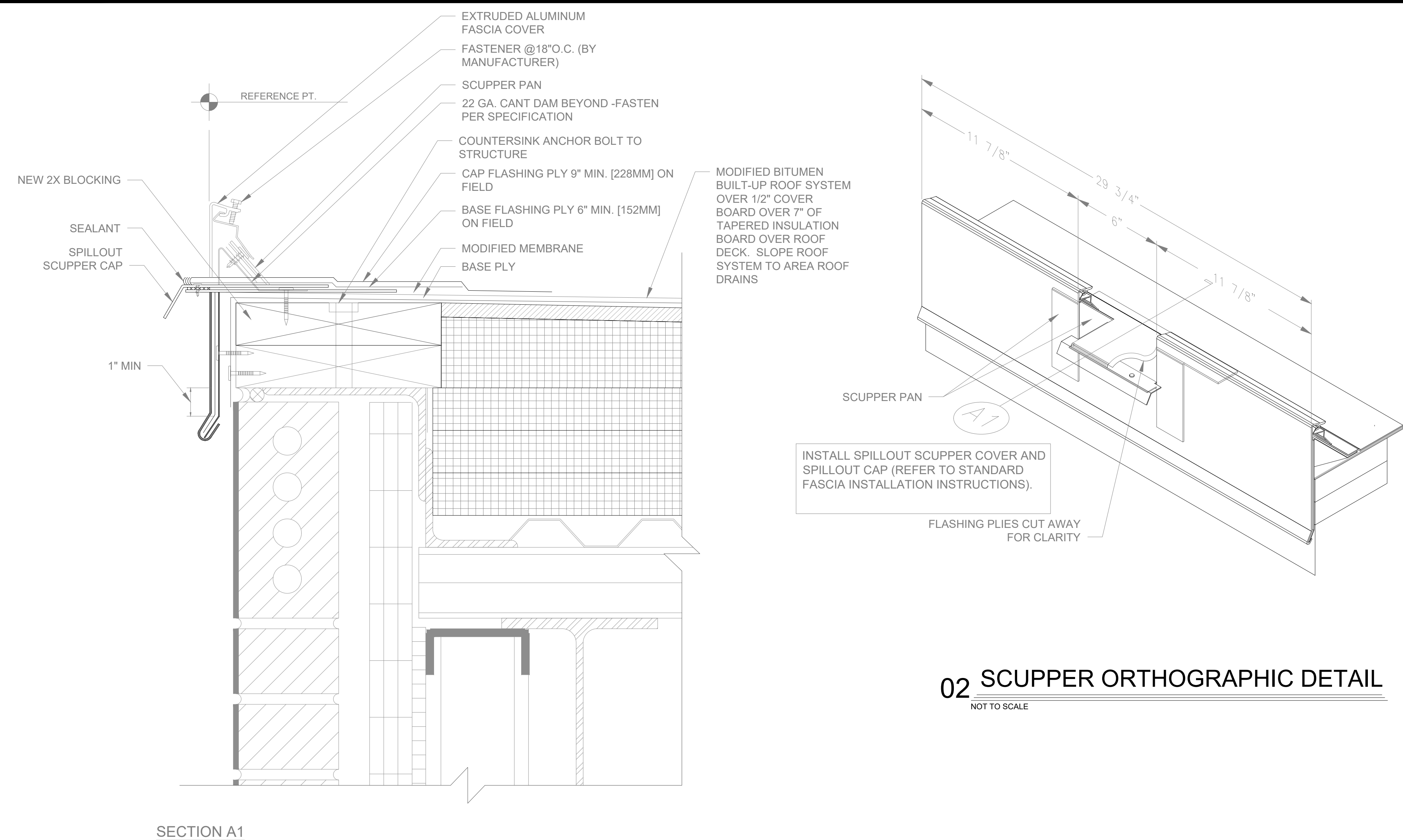


**11 PRE-FINISHED MTL. FASCIA DTL.**  
SCALE 3" = 1"



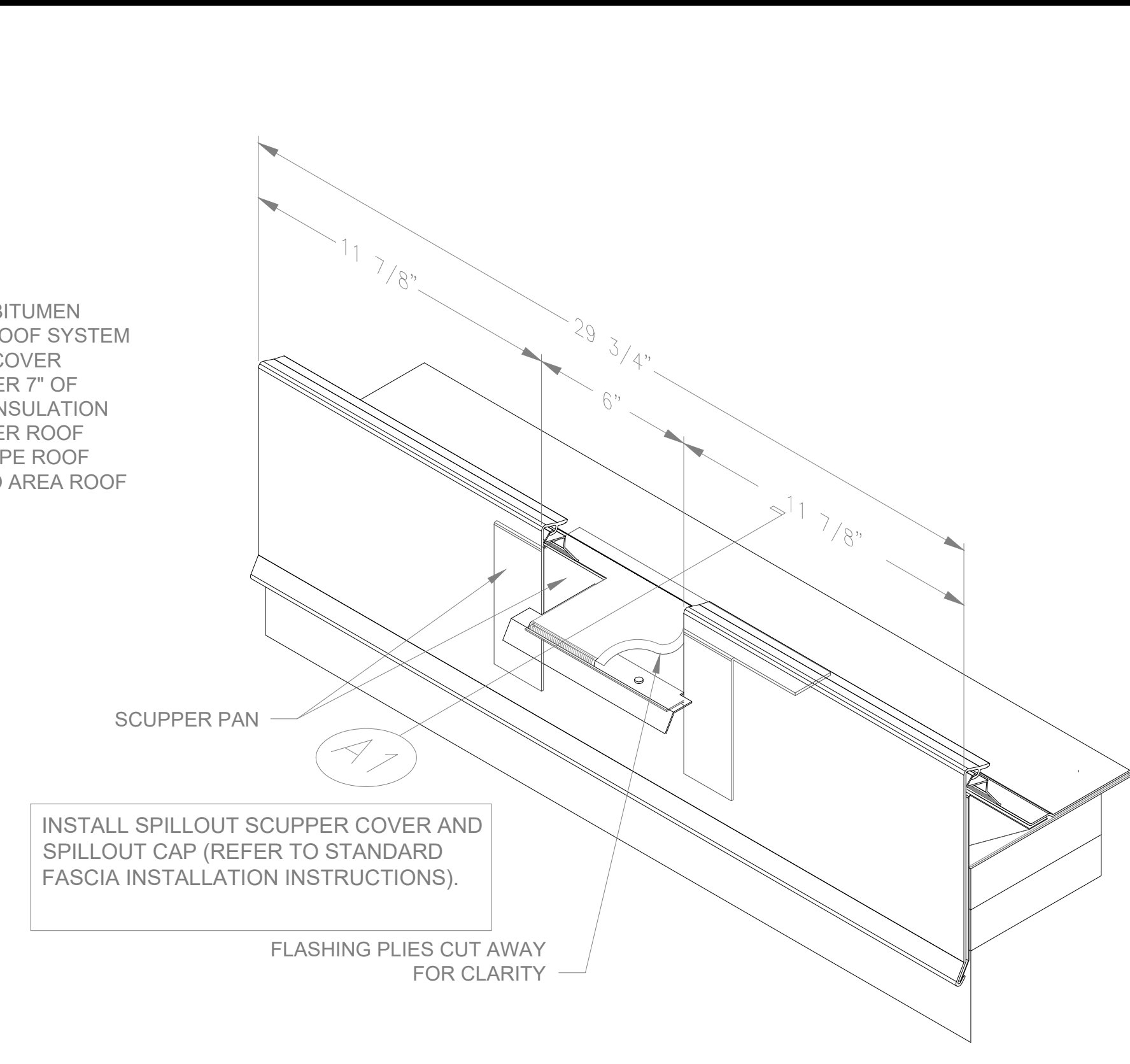
**12 SLEEPER DETAIL**  
SCALE 3" = 1"



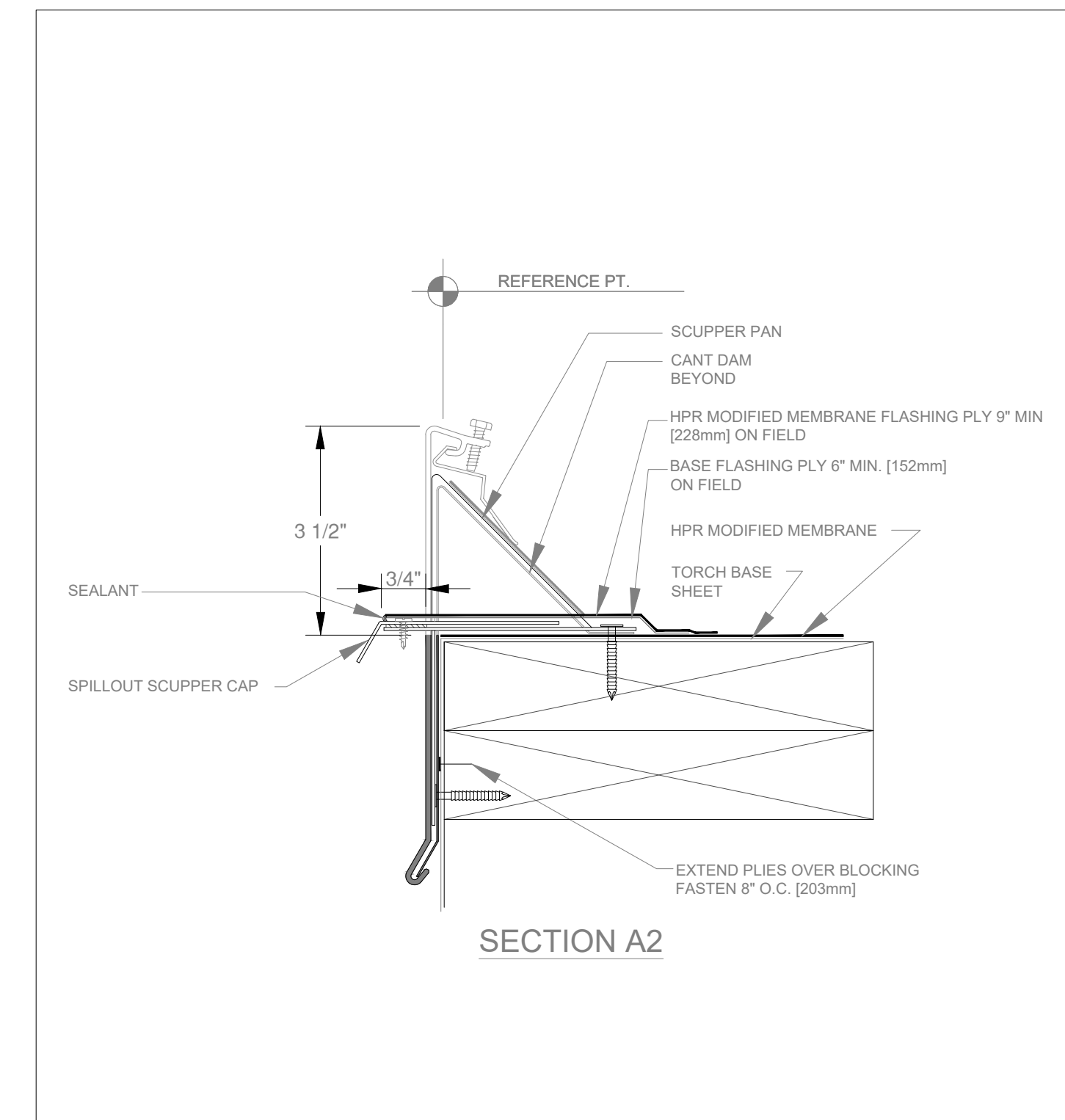


SECTION A1

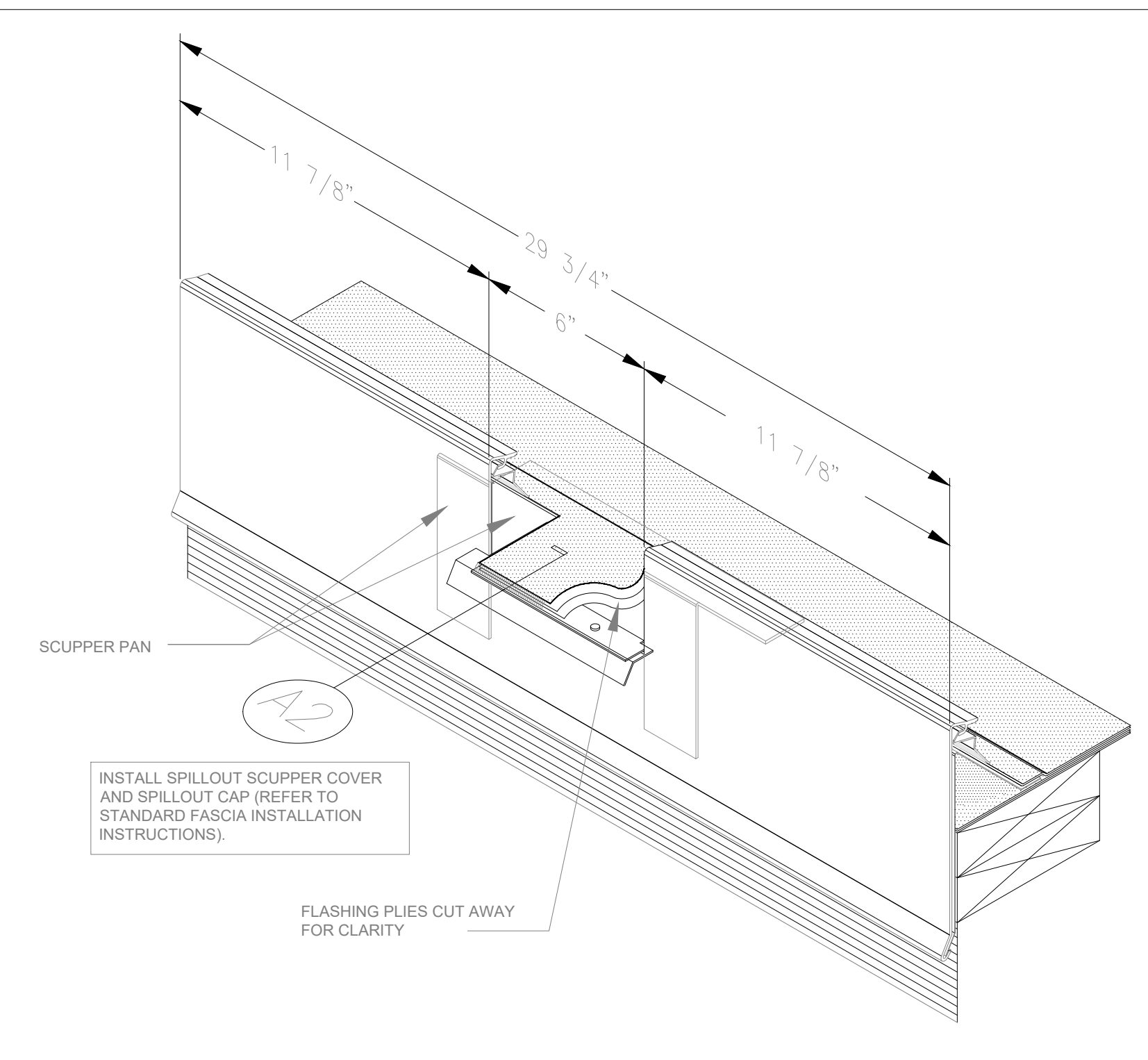
**01 ROOFING EDGE DETAIL AND ASSEMBLY DETAIL**  
NOT TO SCALE



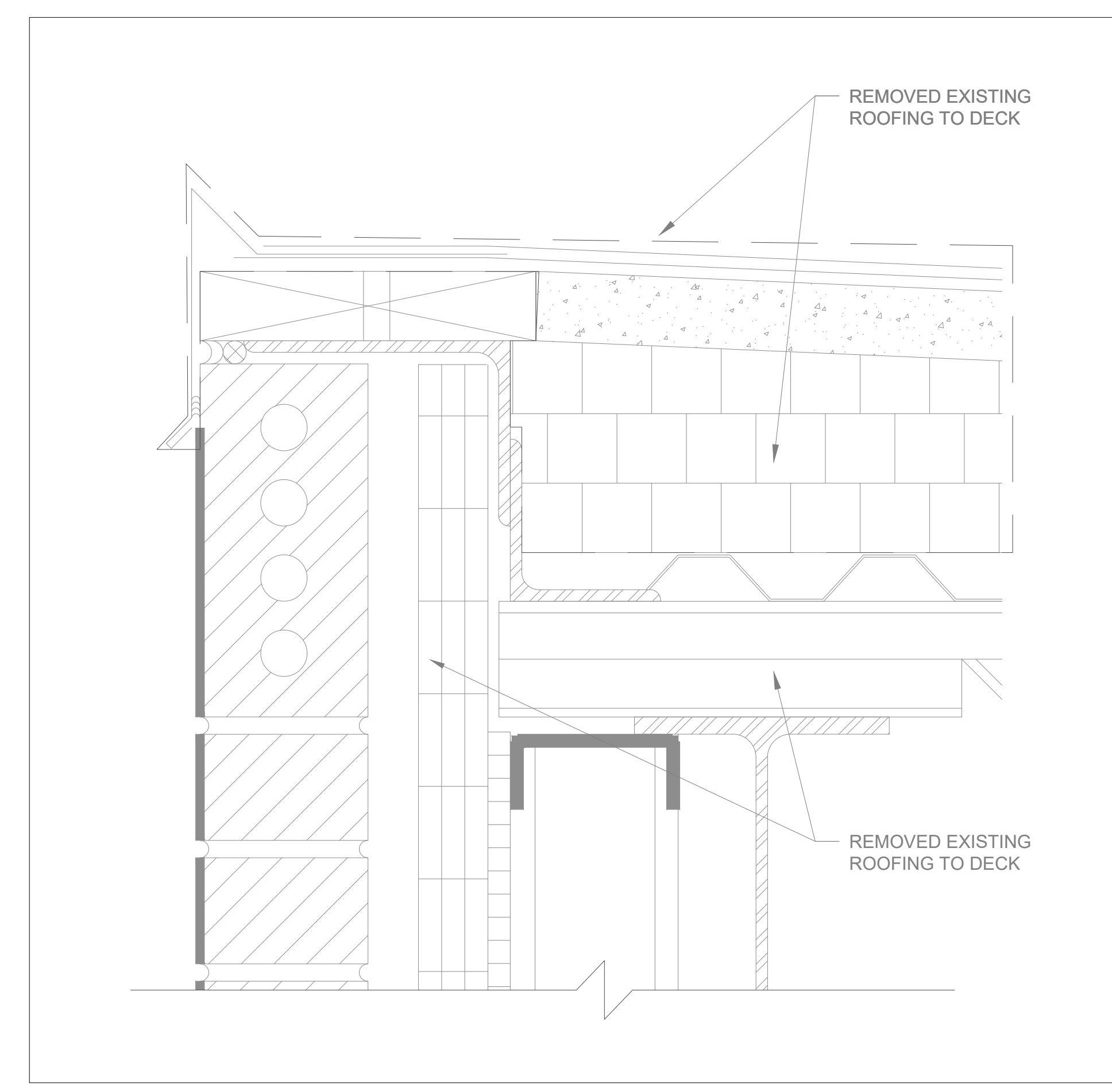
**02 SCUPPER ORTHOGRAPHIC DETAIL**  
NOT TO SCALE



**03 SCUPPER THROUGH ROOF EDGE**  
NOT TO SCALE



**04 BUILT UP ROOF DETAIL**  
NOT TO SCALE



**05 DEMOLITION DETAIL FOR ROOF TEAR OFF**  
NOT TO SCALE









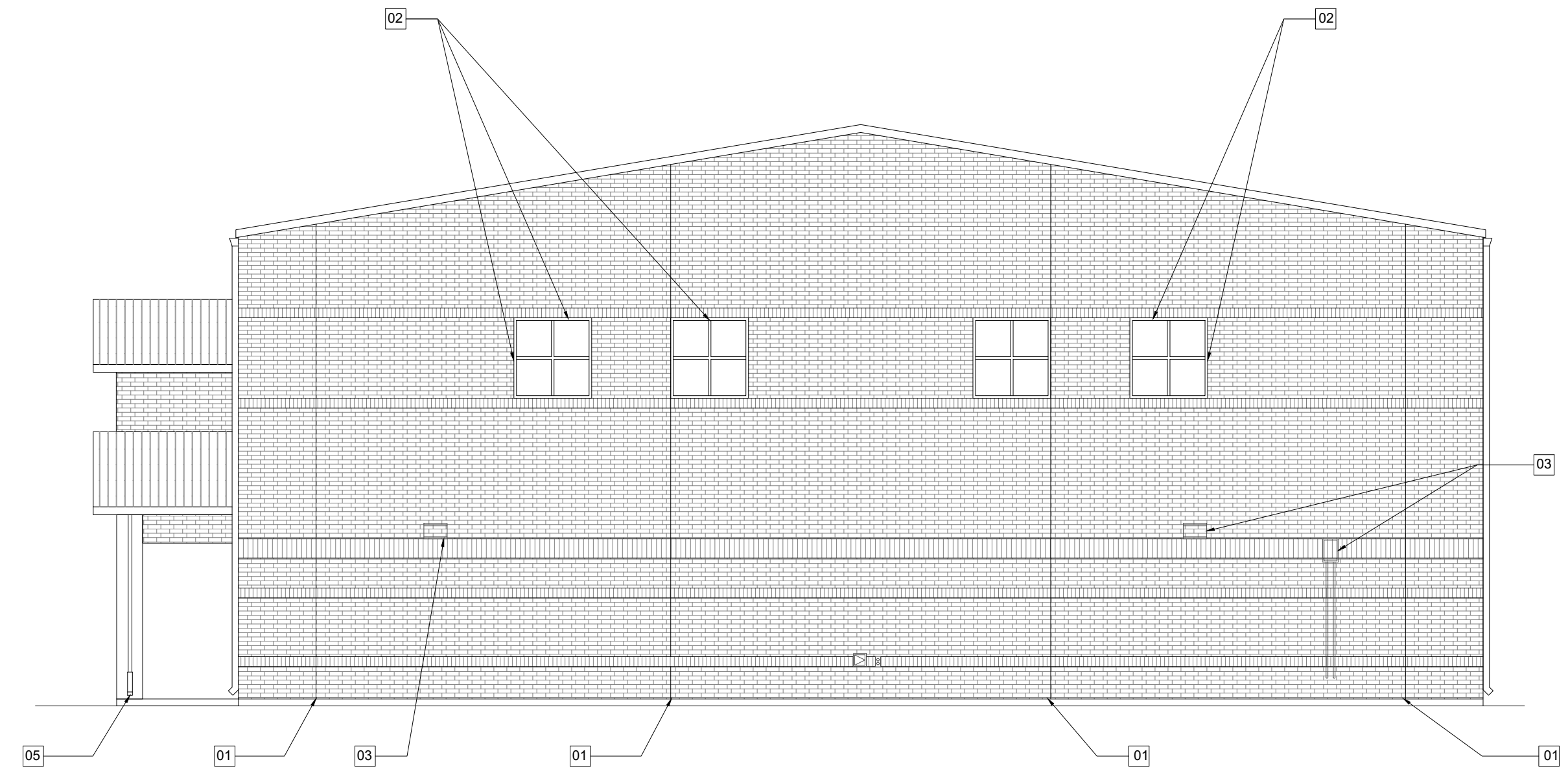




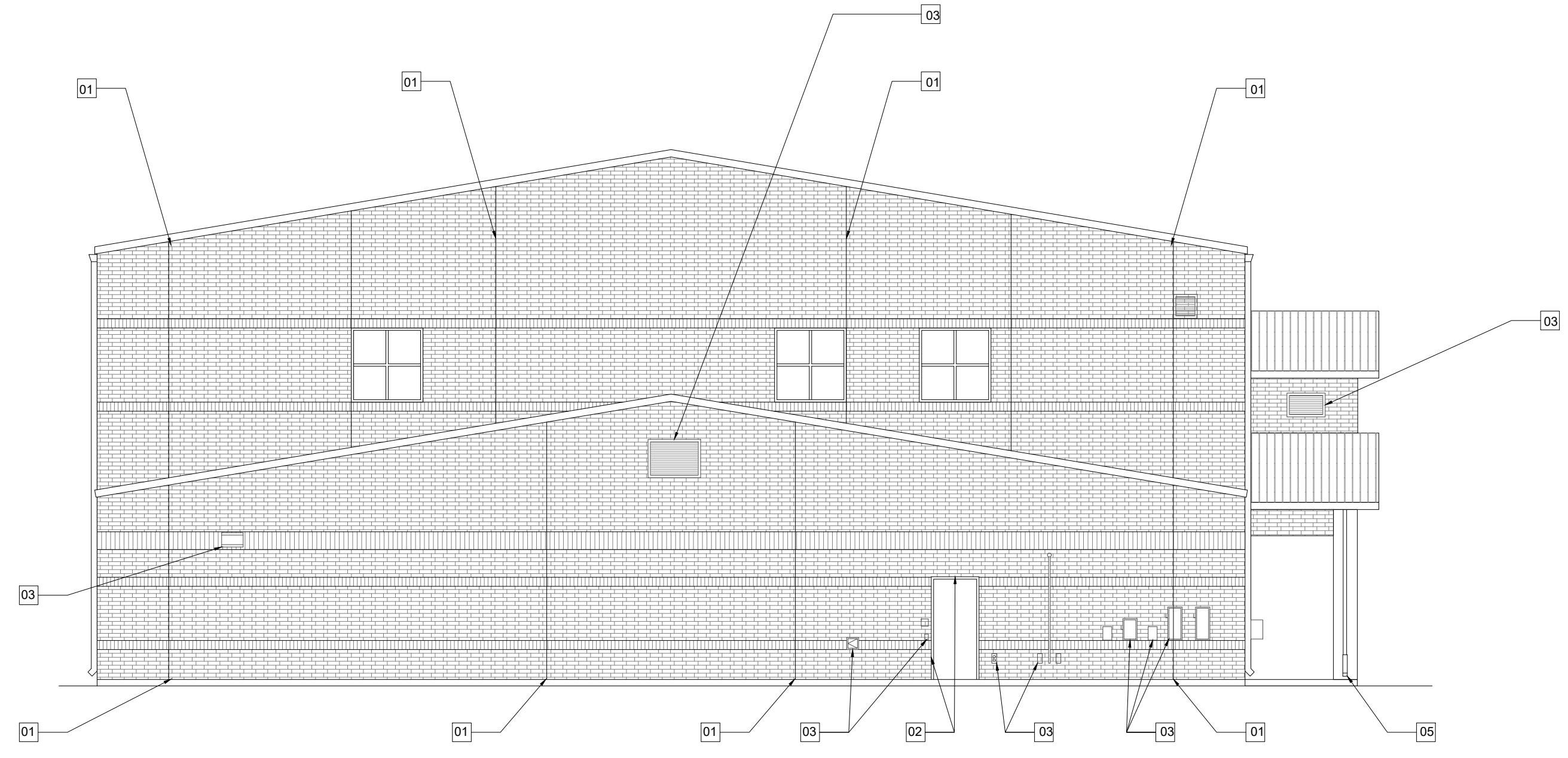




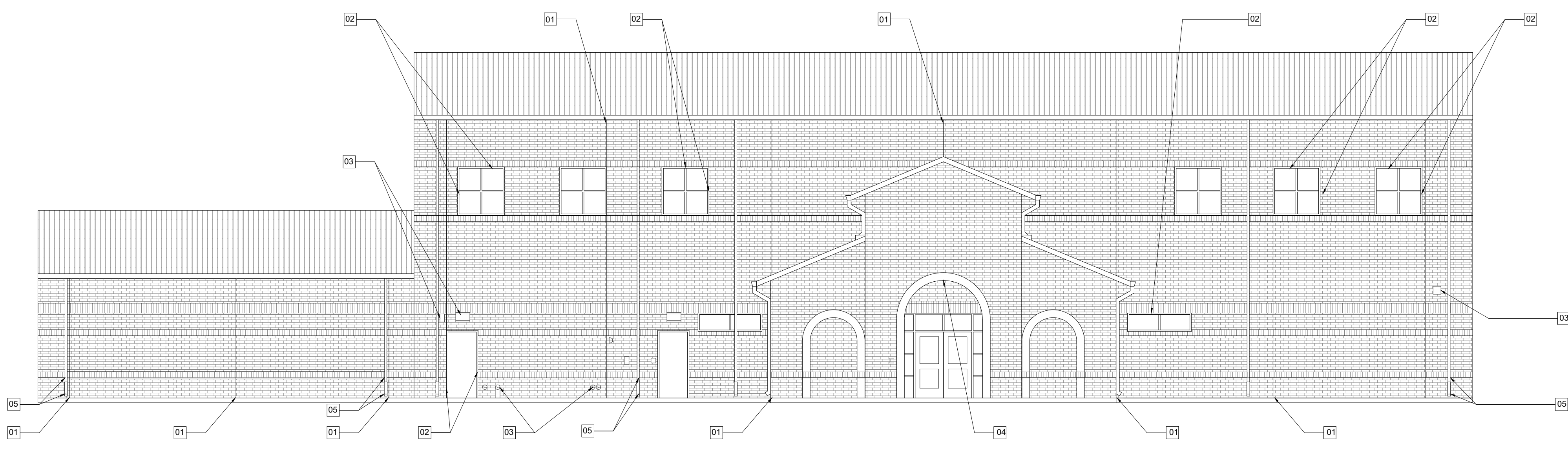




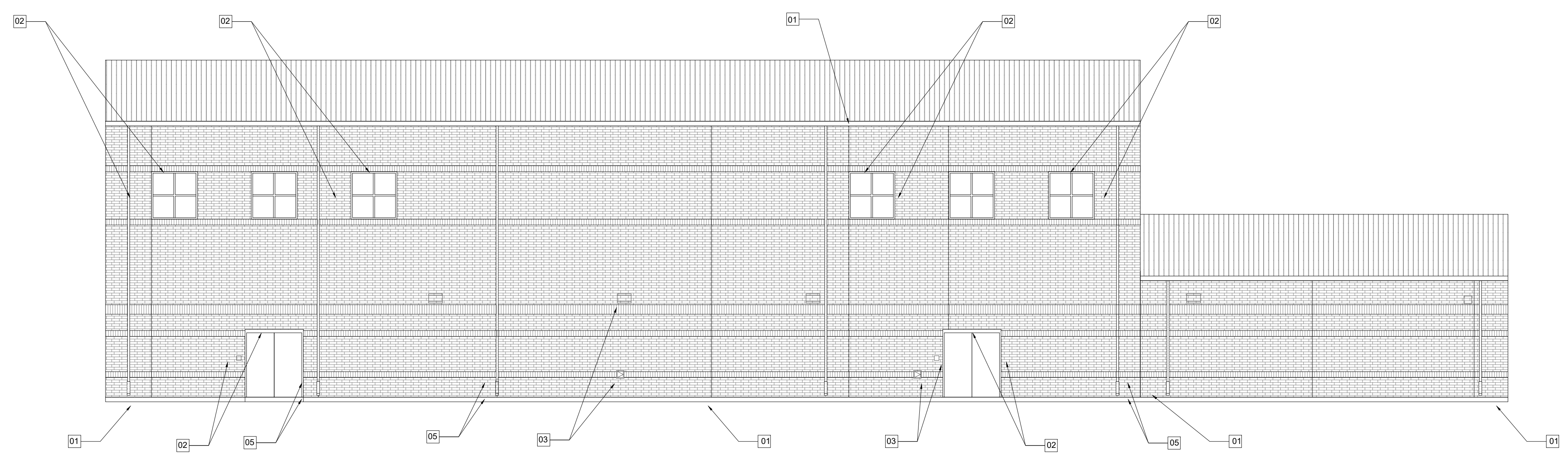
**01 EAST ELEVATION**  
SCALE : 1/8" = 1'-0"



**02 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



**03 EAST ELEVATION**  
SCALE : 1/8" = 1'-0"



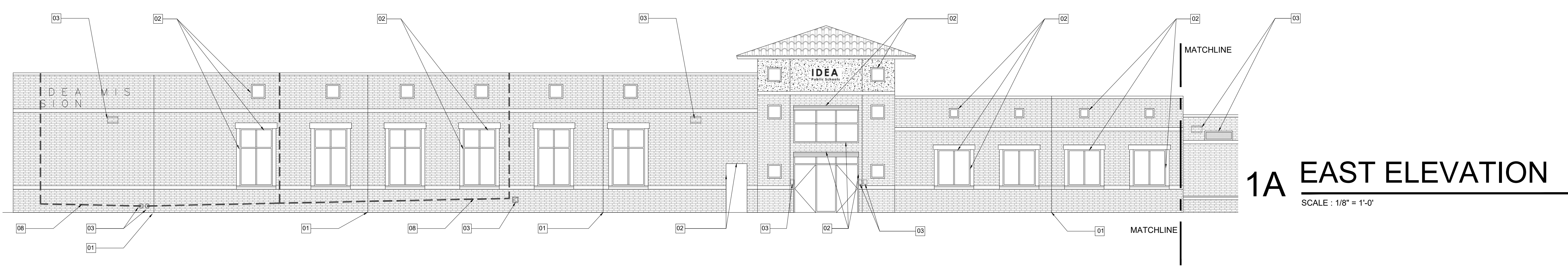
**04 WEST ELEVATION**  
SCALE : 1/8" = 1'-0"

**BUILDING 'D'**

- BUILDING D: SCOPE OF WORK**
1. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
  2. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
  3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.
  4. ADD BACKER ROD AND SEALANT TO ALL METAL INTERFACES ON EXTERIOR WALLS
  5. REPLACE GUTTERS AND DOWNSPOUTS THROUGHOUT PROJECT AND PROVIDE DOWNSPOUT BOOTS

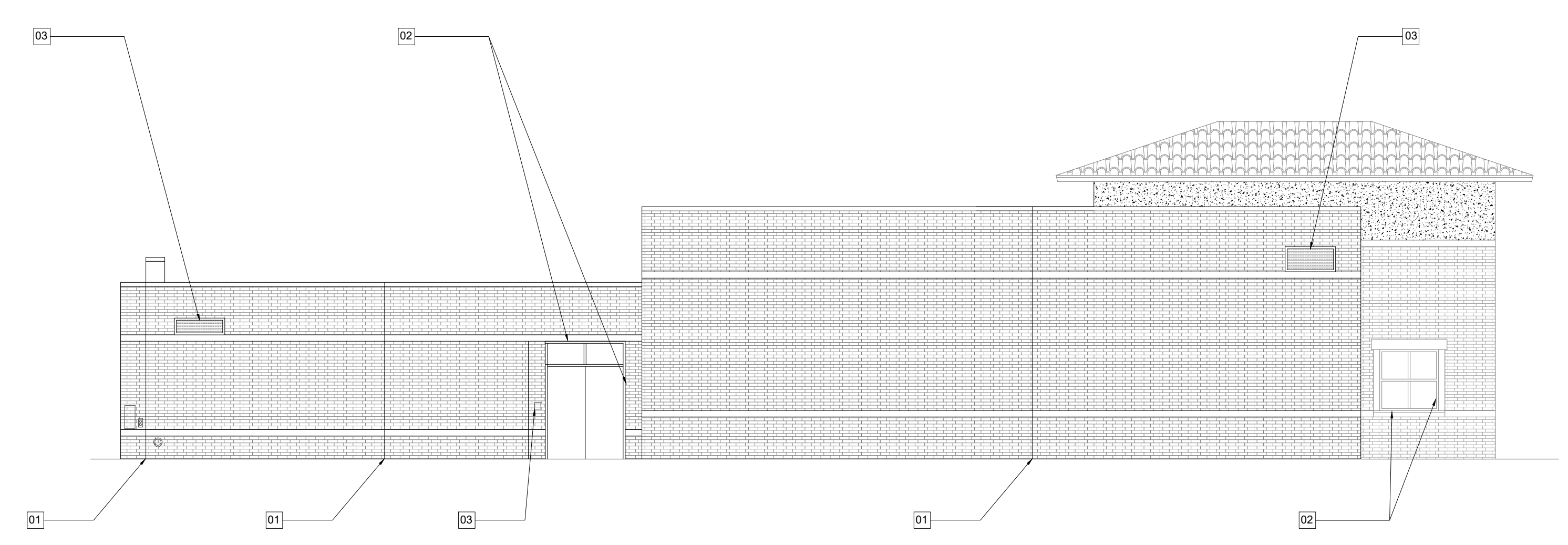
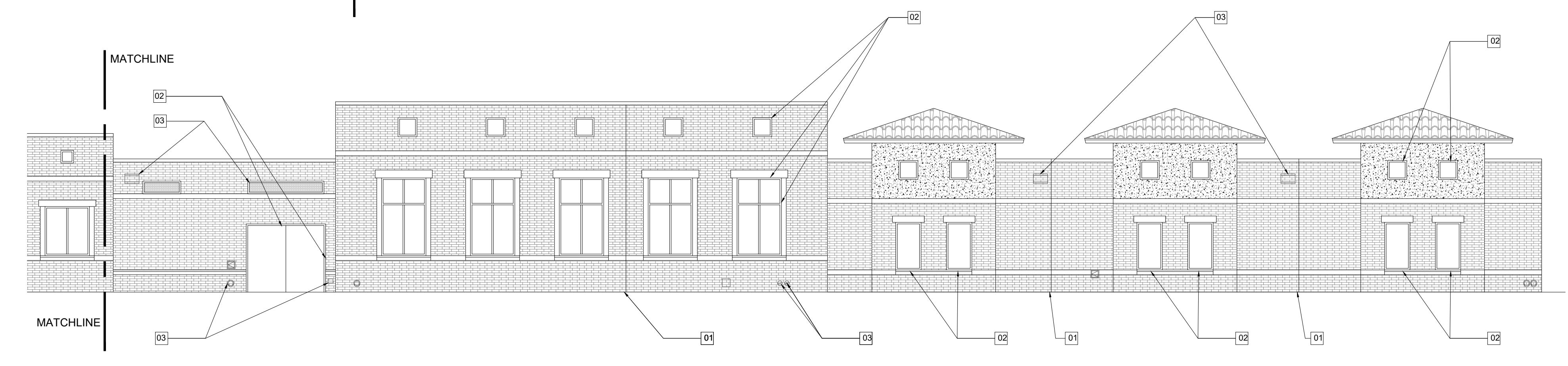
- KEYED NOTES**
- 01 REPLACE CONTROL/EXPANSION/MATERIAL CHANGE JOINTS WITH NEW BACKER ROD AND SEALANT. CHECK FOR CONTROL JOINT BEHIND GUTTER IF HIDDEN AND REMOVE AND REPLACE GUTTER AS REQUIRED, REFER TO A4.01
  - 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEETS A4.01-A4.02, A6.01
  - 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP. INCLUDING AT ATTACHMENT OF OVERHANGS TO WALL.
  - 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.
  - 05 NEW DOWNSPOUT AND BOOT, TYP.
  - 06 REPOINT MASONRY
  - 07 REPLACE WINDOW FILM, TYP.
  - 08 LEAKS REPORTED IN WALLS NEAR INTERNAL ROOF DRAIN MANIFOLD LINES THROUGHOUT BUILDING (TYP.) TEST FOR LEAKS AND REPAIR AS REQUIRED, REFER TO ROOF S.O.W. ON ROOF PLAN.



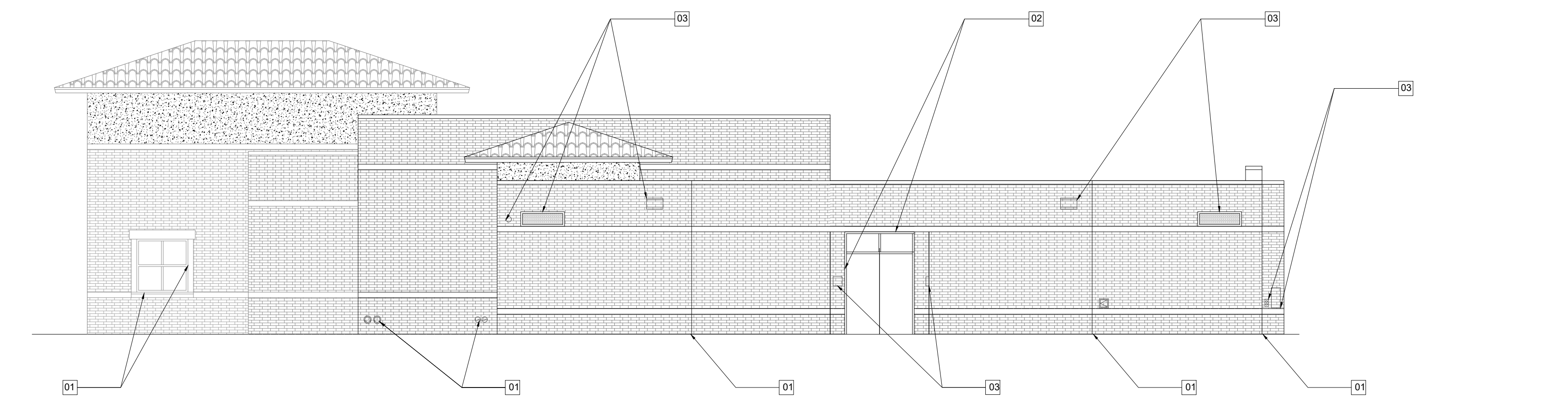


**1A EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

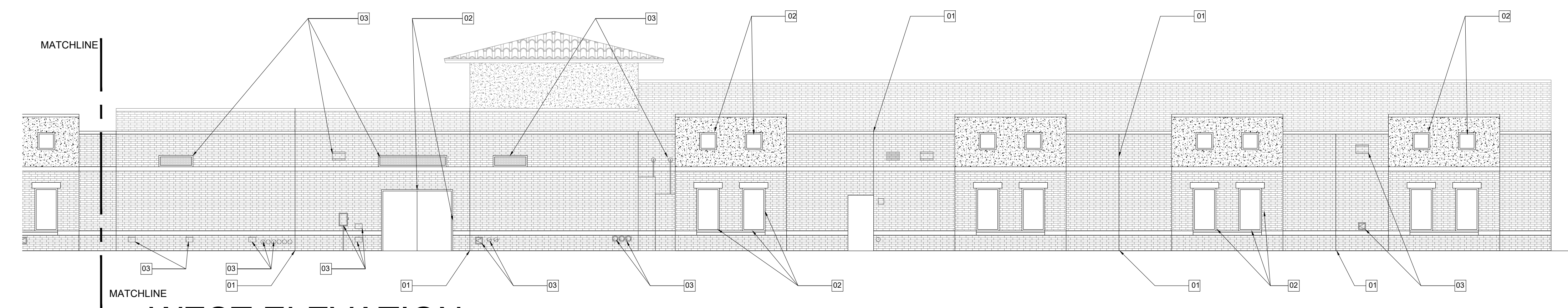
**1B EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

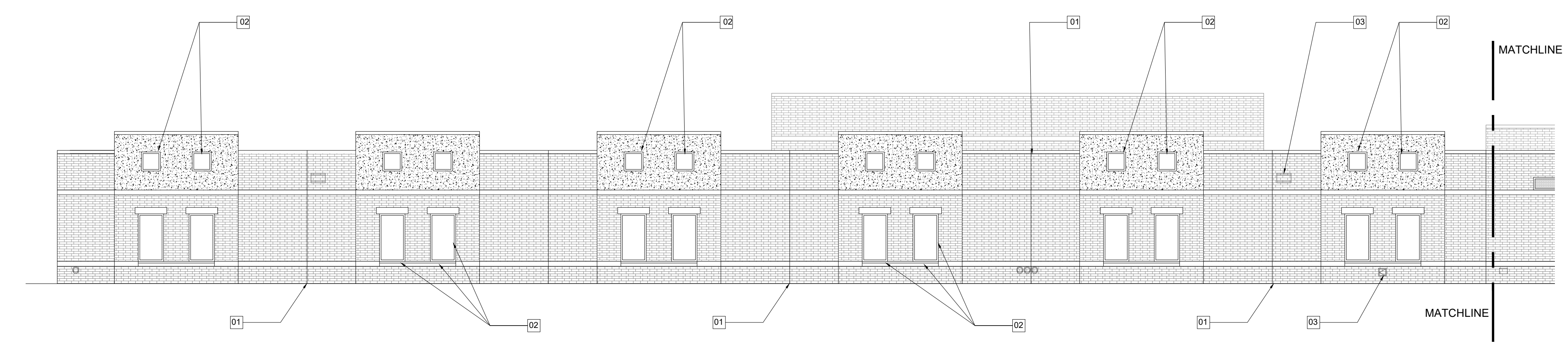


**4A WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**BUILDING 'E'**

- BUILDING E: SCOPE OF WORK**
1. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
  2. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
  3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS.
  4. ADD BACKER ROD AND SEALANT TO ALL METAL INTERFACES ON EXTERIOR WALLS.
  5. WATER TEST INTERNAL DRAINS FOR LEAKS AND REPAIR. REFER TO ROOF S.O.W. NOTES FOR MORE INFORMATION.

- KEYED NOTES**
- 01 REPLACE CONTROL/EXPANSION MATERIAL CHANGE JOINTS WITH NEW BACKER ROD AND SEALANT. CHECK FOR CONTROL JOINT BEHIND GUTTER IF HIDDEN AND REMOVE AND REPLACE GUTTER AS REQUIRED, REFER TO A4.01
  - 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEETS A4.01-A4.02, A6.01
  - 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP. INCLUDING ATTACHMENT OF OVERHANGS TO WALL
  - 04 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT, TYP.
  - 05 NEW DOWNSPOUT AND BOOT, TYP.
  - 06 REPOINT MASONRY
  - 07 REPLACE WINDOW FILM, TYP.
  - 08 LEAKS REPORTED IN WALLS NEAR INTERNAL ROOF DRAIN MANIFOLD LINES THROUGHOUT BUILDING (TYP.). TEST FOR LEAKS AND REPAIR AS REQUIRED, REFER TO ROOF S.O.W. ON ROOF PLAN.

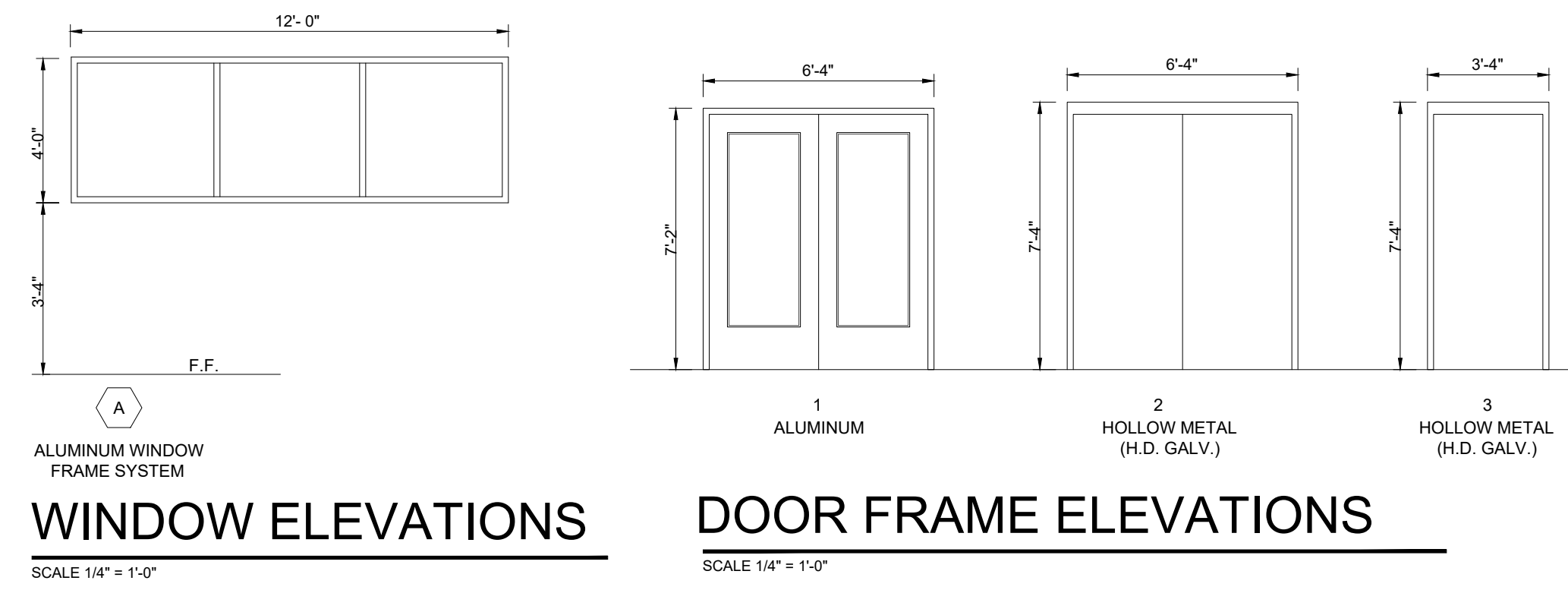


**4B WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

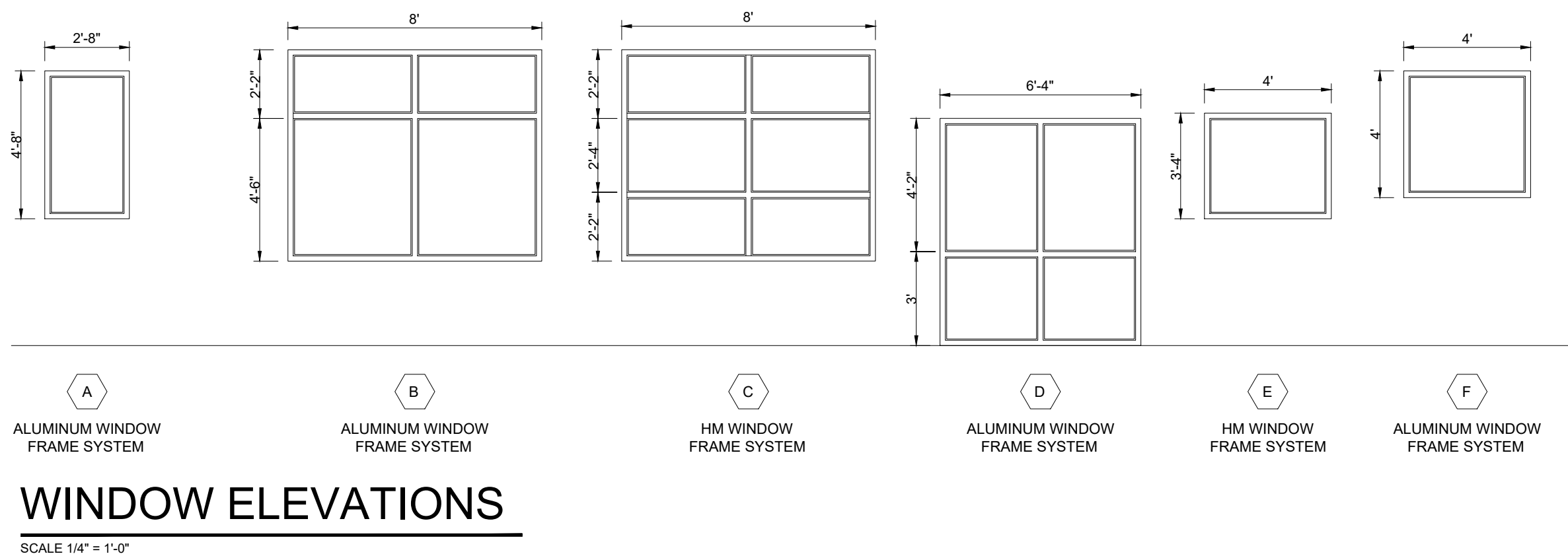
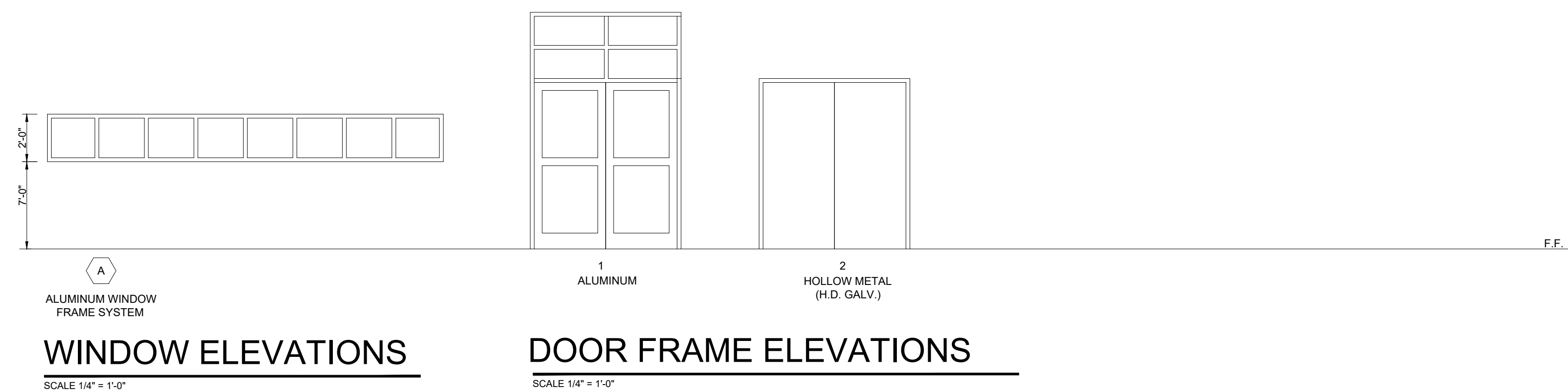


# DOOR & WINDOW ELEVATIONS

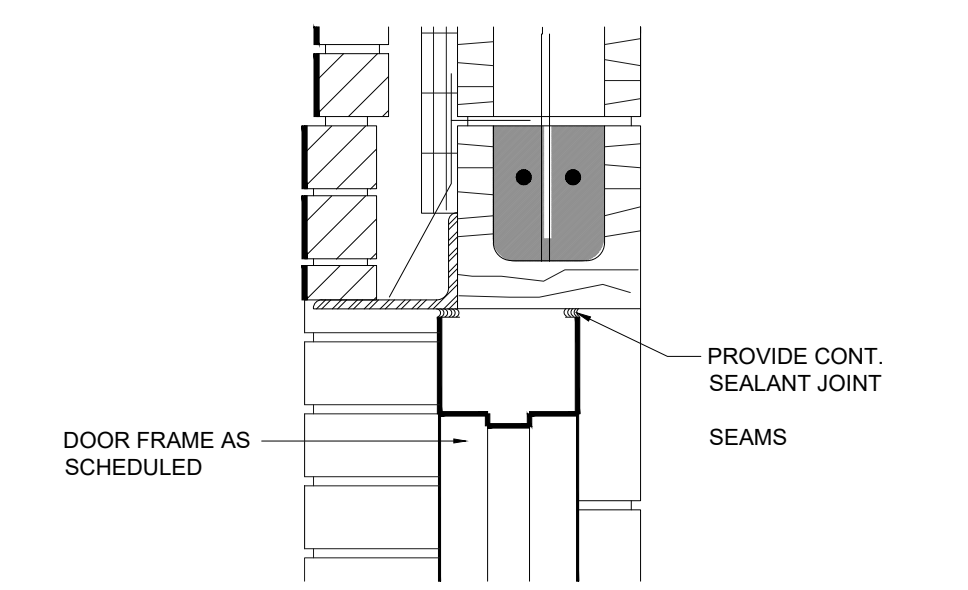
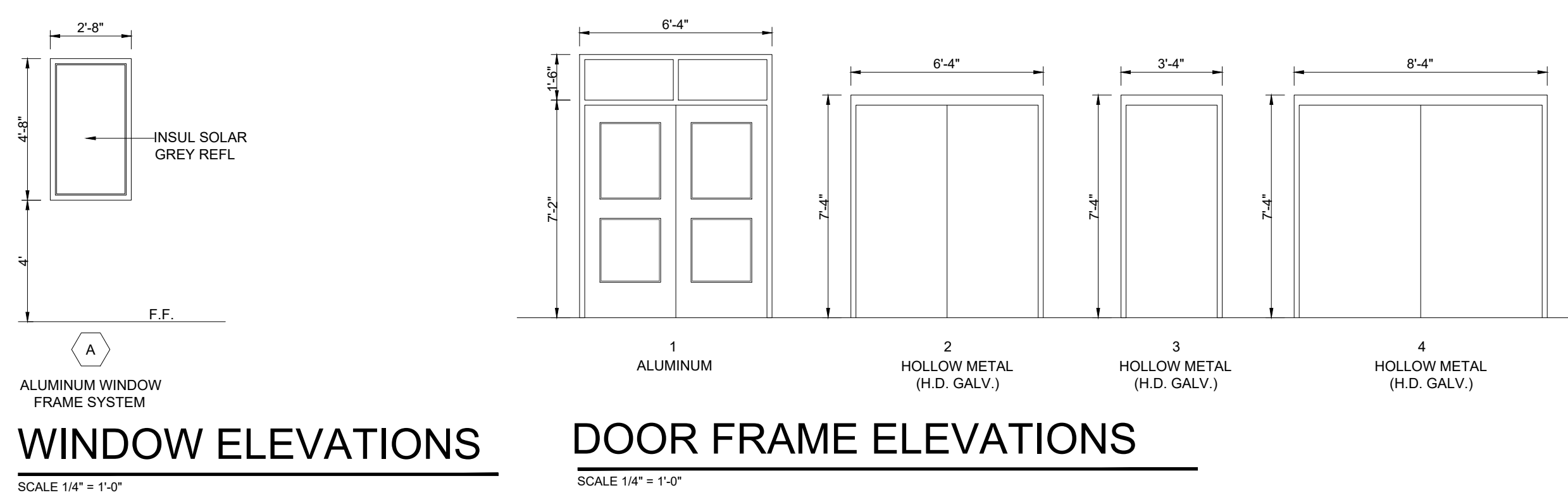
## BUILDING A & B



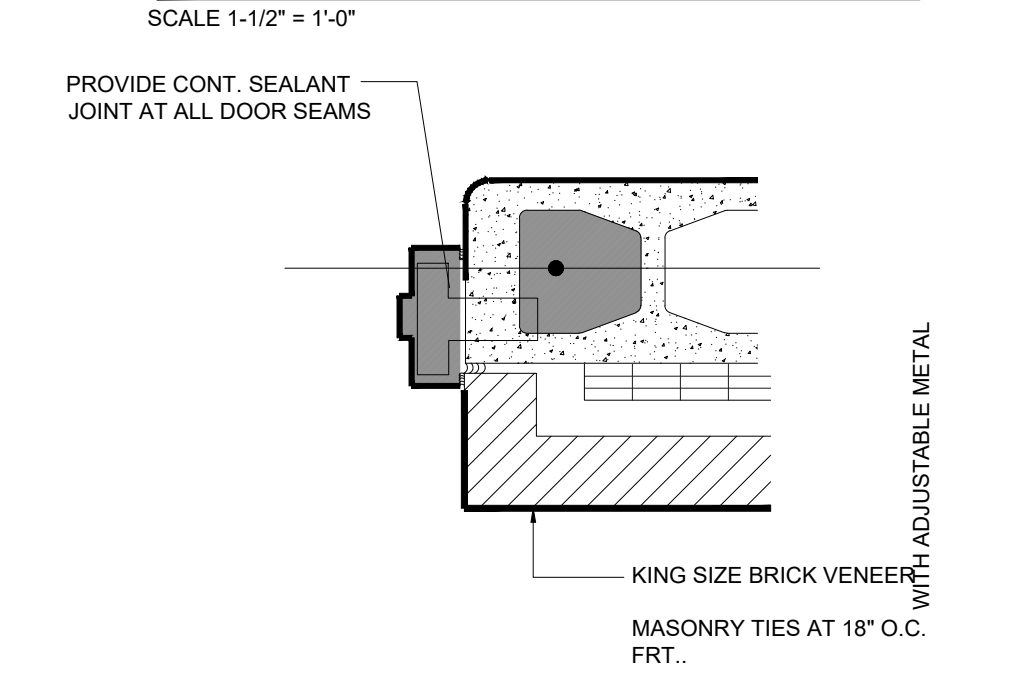
## BUILDING C



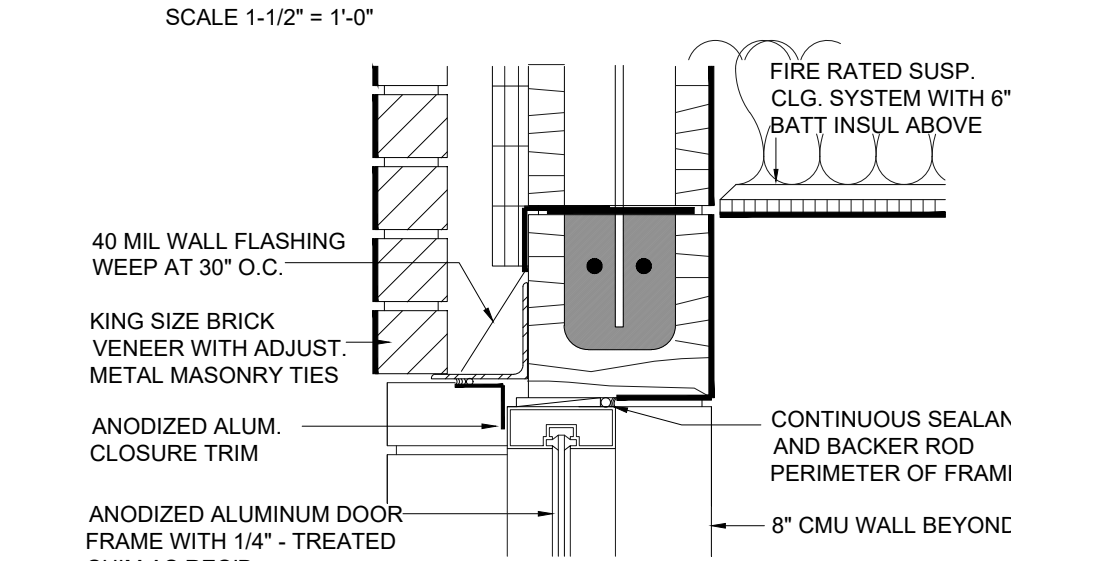
## BUILDING E



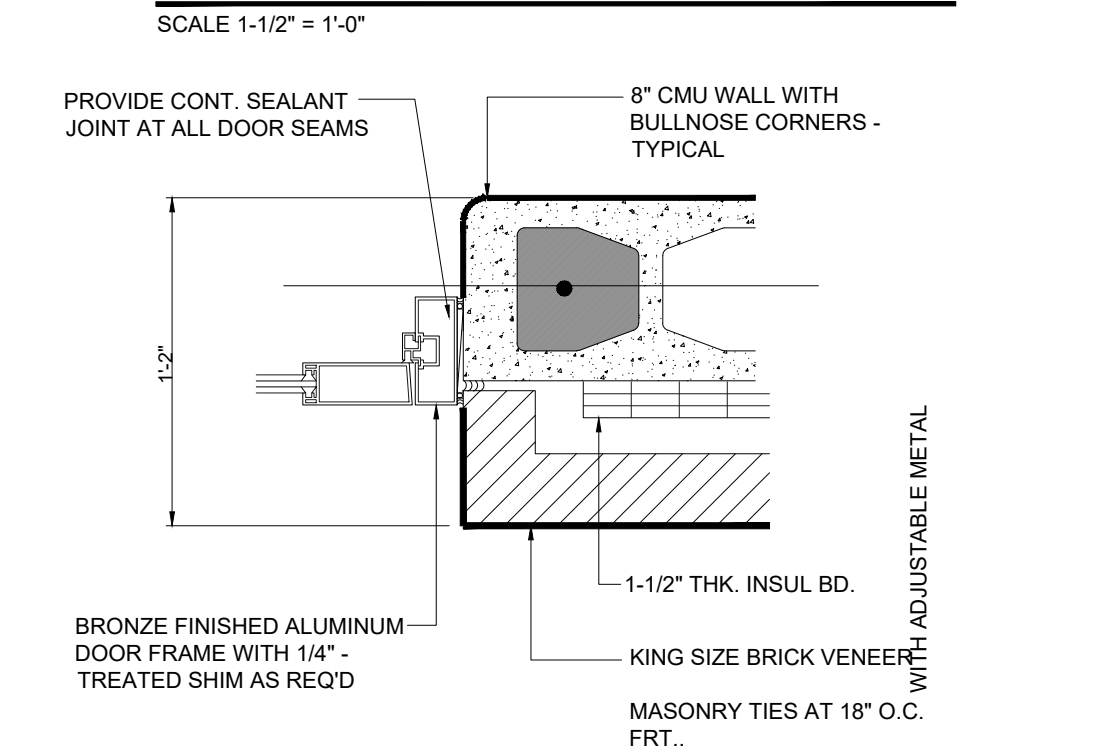
## 05 DOOR HEAD DETAIL



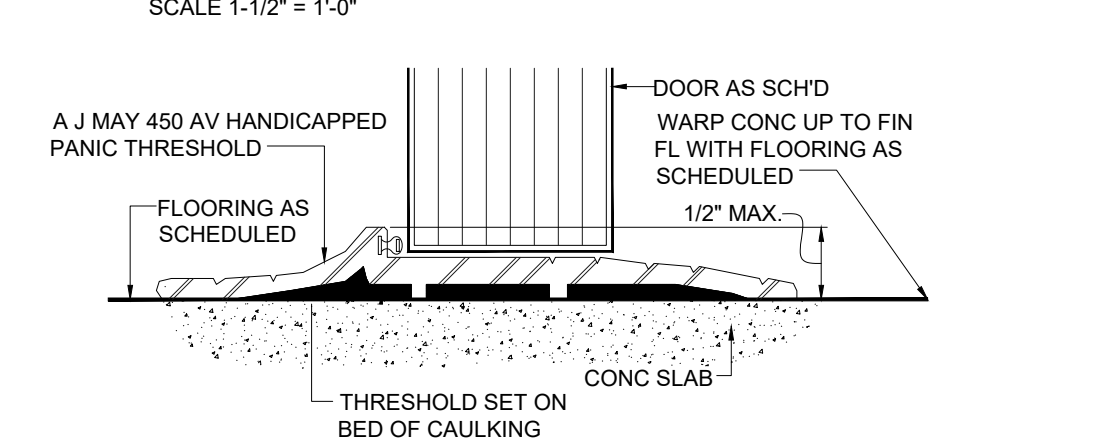
## 04 DOOR JAMB DETAIL



## 03 DOOR HEAD DETAIL



## 02 DOOR JAMB DETAIL



## 06 CONTROL JOINT DTL

## 01 THRESHOLD DETAIL

SCALE: NONE



# IDEA PUBLIC SCHOOLS ENVELOPE IMPROVEMENTS QUEST - RIO GRANDE VALLEY

## IDEA Public Schools Board of Directors 2024

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Erich Holmsten	Treasurer
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Gary Lindgren	Member
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CJ Sanchez	Member
Jesus Zepeda	Member

## D R A W I N G I N D E X

### IDEA QUEST

COVER	COVER SHEET
A1.01	SITE PLAN
A2.01	ROOF PLAN - BLDG. A-B
A2.02	ROOF PLAN - BLDG. C-D
A2.03	ROOF PLAN - BLDG. E-F
A4.01	DETAILS
A4.02	DETAILS
A5.01	ELEVATIONS - BLDG. A
A5.02	ELEVATIONS - BLDG. B
A5.03	ELEVATIONS - BLDG. C
A5.04	ELEVATIONS - BLDG. D
A5.05	ELEVATIONS - BLDG. E
A5.06	ELEVATIONS - BLDG. F
A6.01	DOOR/WINDOW, TYPICAL DETAILS/ELEVATIONS

### ARCHITECTS

GOMEZ MENDEZ SAENZ, INC.  
1150 PAREDES LINE RD. BROWNSVILLE, TX. 78521  
PH. (956) 546-0110 FAX. (956) 546-0196

85% REVIEW SET

IDEA QUEST

COVER



















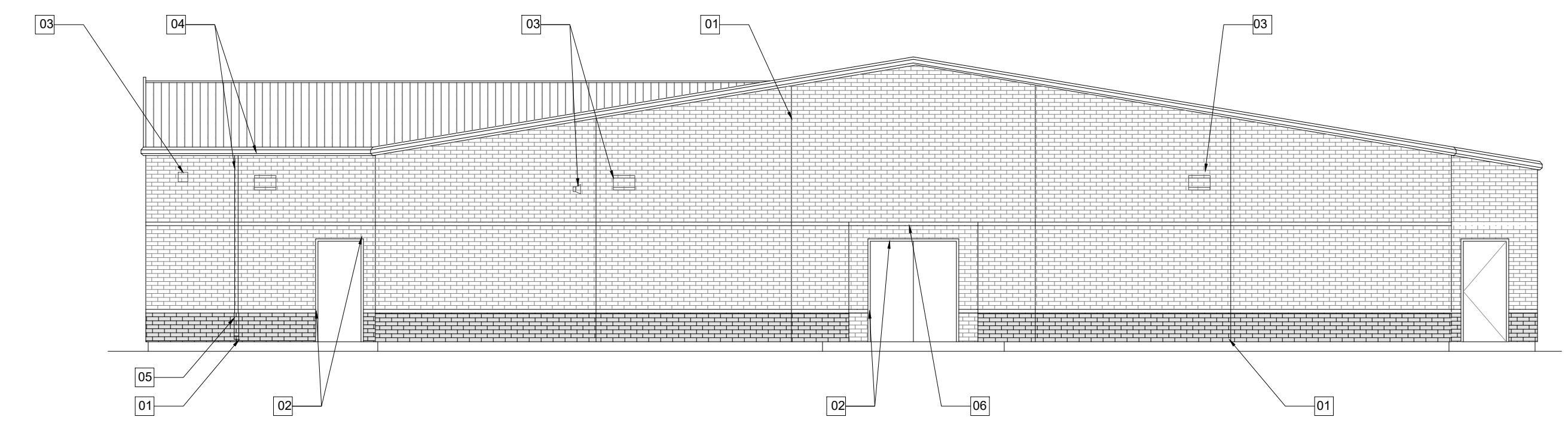




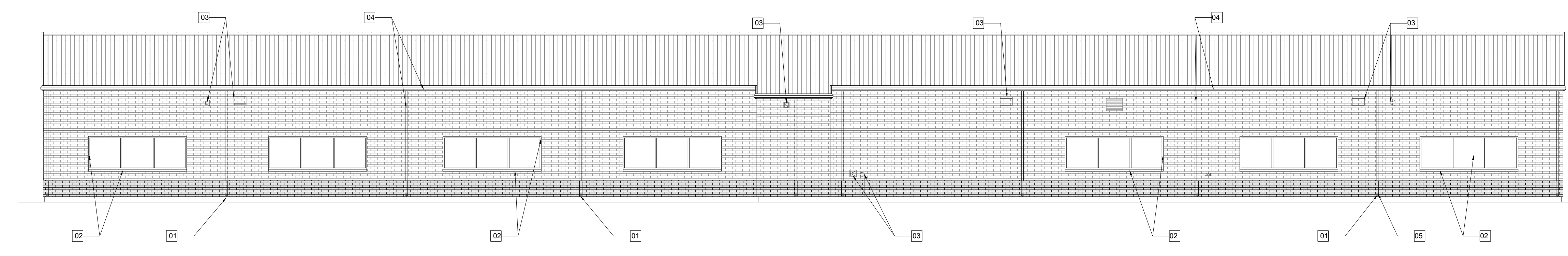




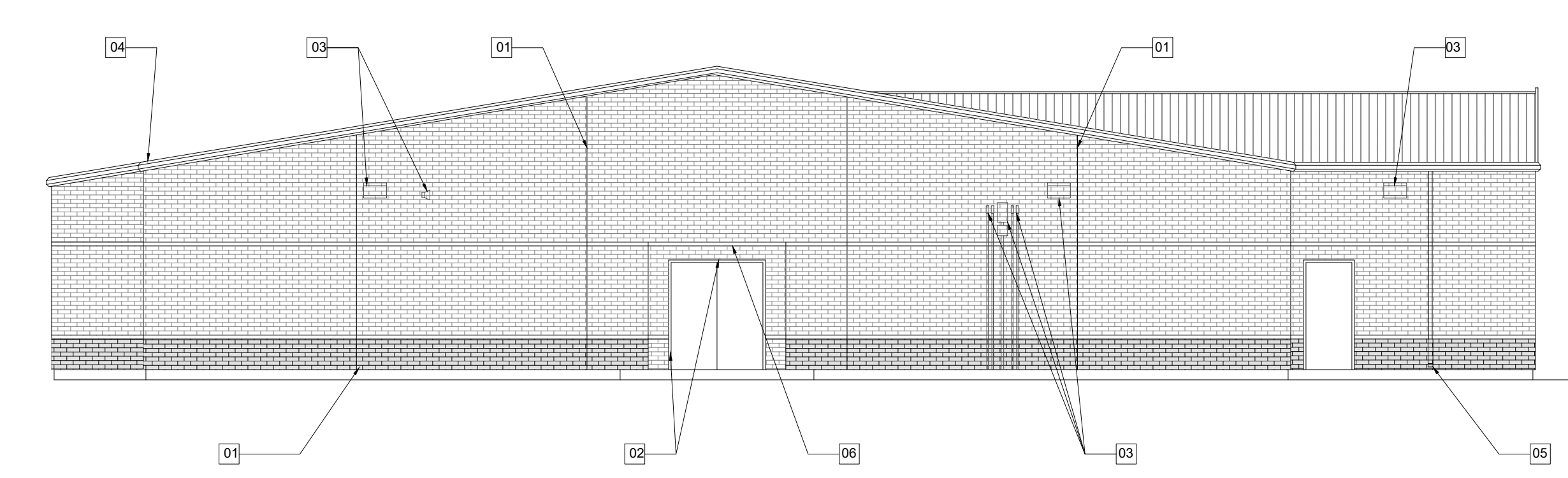




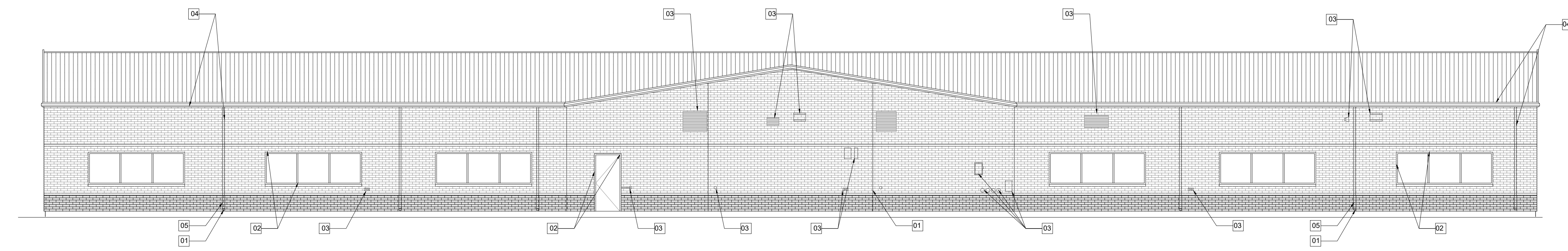
**BUILDING C**  
**01 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING C**  
**02 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING C**  
**03 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**BUILDING C**  
**04 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**BUILDING A: SCOPE OF WORK**

1. PROVIDE NEW BOOT AT DOWNSPOUTS TO MATCH EXISTING
2. WATER TEST EXTERIOR WINDOWS AND STOREFRONTS.
3. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES.
4. REMOVE AND REPLACE BACKER ROD AND SEALANT AT ALL MASONRY CONTROL JOINTS AND PENETRATIONS.

**KEYED NOTES**

- 01 REPLACE CONTROL/EXPANSION JOINTS WITH NEW SEALANT, TYP. REMOVE DOWNSPOUT WHEN REQUIRED. REFER TO SHEET A4.01
- 02 REPLACE ALL SEALANT & BACKER RODS @ DOORS/WINDOWS/EQUIPMENT CONTROL JOINTS, TYP. REFER TO SHEET A4.01-04.02, A6.01
- 03 RE-SEAL ALL WALL EXTERIOR PENETRATIONS, TYP.
- 04 REPLACE GUTTER/DOWNSPOUT WITH NEW ONES TO MATCH EXISTING, TYP.
- 05 PROVIDE NEW BOOT IN BED OF SEALANT AND DRAW BAND AT TOP OF FLASHING BOOT, TYP.
- 06 RE-SEAL AT ALL FIXTURES AND WALL PENETRATIONS INSIDE COVE OR UNDER SOFFIT
- 07 EXISTING CANOPY











