

NEW WORK ROOF PLAN NOTES

1. INSTALL NEW ROOF MEMBRANE AND RIGID INSULATION. SEE SHEETS AS201 THROUGH AS403 AND SPECIFICATIONS.
2. INSTALL NEW TAPERED INSULATION CRICKETS AT SLOPE OF 1/2"=1'-0". SEE SPECIFICATIONS.
3. PATCH EXISTING METAL DECK WHERE ROOF TOP UNITS WERE REMOVED. NEW METAL DECK INFILL TO MATCH EXISTING, SEE STRUCTURAL DRAWINGS.
4. INSTALL NEW COPING. SEE SHEETS AS201 THROUGH AS403 AND SPECIFICATIONS.
5. INSTALL NEW SCUPPERS AND PATCH BRICK AND STUD WALL AS REQUIRED FOR NEW LARGER SCUPPER OPENINGS. SEE SHEETS AS201 THROUGH AS403 AND SPECIFICATIONS. INSTALL NEW SCUPPERS WHERE EXISTING SCUPPERS WERE REMOVED.
6. REINSTALL SALVAGED ROOF HATCH AND ALL ASSOCIATED HARDWARE/ACCESSORIES ON NEW CURBS. SEE DETAILS ON SHEET AS403.
7. EXISTING ROOF VENT STACKS TO REMAIN. SEE DETAIL 1/AS403 FOR ADDITIONAL INFORMATION.
8. INSTALL NEW CONDENSING UNIT. SEE DETAIL 2/AS403 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. NEW EXHAUST VENTS AND ALL ASSOCIATED HARDWARE/ACCESSORIES ON NEW CURBS. ADJUST OPENING IN METAL DECK FOR NEW CURBS. SEE DETAIL 2/AS403 AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. PROVIDE GALVANIZED STEEL RAIL SYSTEM ATTACHED TO PARAPET. RAIL SHALL BE 42" ABOVE FINISHED ROOF LEVEL. SEE STRUCTURAL DRAWINGS AND RAIL ELEVATIONS ON AS403.
11. PROVIDE 36"x36" WALKWAY PADS WITH 1'-0" SPACING AS INDICATED. SEE SPECIFICATIONS.
12. PROVIDE NEW ROOF VENT AND CURB, SEE PME DRAWINGS FOR ADDITIONAL INFORMATION.
13. NEW SCUPPER AND DOWNSPOUT.
14. NEW ROOF VENT STACK, SEE PLUMBING DRAWINGS.
15. NEW HOT VENT STACK, SEE MECHANICAL DRAWINGS.

GENERAL NEW WORK ROOF PLAN NOTES

1. SEE SHEETS AS201 THROUGH AS203 FOR ADDITIONAL INFORMATION ABOUT NEW ROOF WORK.
2. G.C. SHALL WALK EXISTING ROOF DECK WITH VA REPRESENTATIVE, INDEPENDENT ROOF INSPECTOR AND STRUCTURAL ENGINEER IF REQUIRED PRIOR TO START OF NEW ROOFING TO EXAMINE CONDITION OF EXISTING METAL ROOF DECK. G.C. SHALL REPLACE OR REPAIR UP TO 20% OF ENTIRE ROOF DECK IF DEEMED DAMAGED BY THE VA OR INDEPENDENT ROOF INSPECTOR. G.C. SEE BID ALLOWANCE #2 BELOW.
3. G.C. SHALL PROVIDE ADDITIONAL F.R.T. WOOD BLOCKING TO RAISE ROOF TOP CURBS TO BE 8" HIGH ABOVE NEW ROOF MEMBRANE IN LIEU OF EXISTING HEIGHT.

NEW WORK ROOF PLAN LEGEND

- EXISTING ITEM TO REMAIN
- NEW ITEM
- PHASE LINE, SEE PHASING PLAN ON G1002
- NEW PATCH OF METAL DECK, SEE NOTE #3
- INSTALL 1/2" PER FOOT CRICKETS. EXTEND 5'-0" MINIMUM OR AT LEAST 1/4 OF THE TOTAL DISTANCE BETWEEN CENTERLINE OF SCUPPERS.
- 36"x36" WALKWAY PADS, SEE SPECIFICATIONS

BID ALLOWANCE #2:
G.C. SHALL PROVIDE IN BASE BID A COST TO REMOVE 20% OF EXISTING ROOF SURFACE METAL DECKING AND INSTALL NEW METAL ROOF DECK THAT MATCHES EXISTING IN HEIGHT, GAUGE, RIB SPACING, SIZE AND FASTENING METHOD. IF 20% IS NOT REQUIRED ONCE DEMOLITION AND INSPECTION HAS BEEN COMPLETED THEN THE G.C. SHALL CREDIT BACK THE PERCENTAGE PORTION OF THE 20% NOT USED TO THE VA.

PHASING:
THIS JOB SHALL BE DONE IN A MINIMUM OF THREE PHASES. DURING EACH PHASE THE G.C. SHALL MAINTAIN THE OTHER PORTION OF THE BUILDING IN FULL OPERATING MODE. G.C. SHALL INSTALL CONSTRUCTION BARRIERS TO PROTECT OPERATIONAL AREA OF BUILDING. SEE SHEETS AD101 AND AS101 FOR LOCATIONS AND ADDITIONAL INFORMATION. G.C. SHALL REVIEW PHASING PLAN ON G1002 AND COORDINATE WITH THE VA REPRESENTATIVE. ANY PHASING CONCERNS SHALL BE BROUGHT TO VA'S ATTENTION PRIOR TO COMMENCING WORK. PHASE 1: CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL EQUIPMENT SHOWN WITHIN THAT PHASE, SHALL BE COMPLETE, TESTED AND OPERATIONAL BEFORE PROCEEDING TO THE NEXT PHASE. ALL PHASES SHALL BE FULLY OPERATIONAL AND ACTIVATED BY THE VA PRIOR TO PROCEEDING TO THE SUBSEQUENT PHASE. CONTRACTOR SHALL ALLOW 2 WEEKS BETWEEN THE COMPLETION/ACCEPTANCE OF PHASE 2 AND THE START OF PHASE 3 TO ALLOW TIME FOR THE VA TO ACTIVATE THE COMPLETED AREA, AND REMOVE FURNISHINGS FROM THE FOLLOWING PHASE. WARRANTY ON ANY COMPLETED PHASES OF WORK SHALL NOT BEGIN UNTIL THE COMPLETION AND ACCEPTANCE OF THE ENTIRE JOB.

ROOFING NOTE:
CONTRACTOR SHALL PERFORM WORK ON ROOF ASSURING ROOF IS WATER TIGHT AT THE END OF EACH WORK DAY TO PREVENT DAMAGE TO THE BUILDING CONSTRUCTION AND FINISHES BELOW. COORDINATE DEMOLITION OF ROOFING AND EQUIPMENT WITH PHASING PLAN. SPACE BELOW WILL BE OCCUPIED DURING ROOFING WORK. NOISE SHALL BE KEPT TO A MINIMUM. CONSTRUCTION PROCEDURES THAT CREATE DISTURBING NOISES THAT ARE TRANSMITTED INTO THE OCCUPIED ROOMS BELOW SHALL BE PERFORMED AFTER NORMAL WORK HOURS OR ON WEEKENDS. SPACE BELOW SHALL ALSO BE PROTECTED FROM ANY DUST OR DEBRIS DURING DEMOLITION OPERATIONS.

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

BUILDING #511

Revision #1	Date
Revisions:	

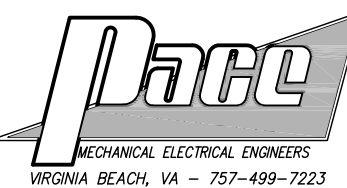
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Drawing Title
NEW WORK ROOF PLAN, NEW WORK ROOF PLAN NOTES,
GENERAL NEW WORK ROOF PLAN NOTES, NEW WORK
ROOF PLAN LEGEND, BID ALLOWANCE #2, PHASING
NOTE AND ROOFING NOTE

Approved Project Director

Project Title
ROOF RENOVATION AND
MECHANICAL ADDITION FOR THE
RICHMOND YELLOW CLINIC

Location
VAMC, RICHMOND, VIRGINIA

Date
03 - 30 - 12

Checked
PG

Drawn
TS

Project Number
652-12-109

Building Number
511

Drawing Number

AS103

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Office of
Construction and Facilities
Management

