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

BUILDING: #511

DEMOLITION ROOF PLAN NOTES

- 1 REMOVE ROOF MEMBRANE, RIGID INSULATION, FASTENERS AND ALL OTHER ITEMS DOWN TO EXISTING ROOF DECK COMPLETE.
- 2 REMOVE RIGID TAPERED INSULATION CRICKETS, FASTENERS, AND ALL OTHER ITEMS DOWN TO EXISTING ROOF DECK COMPLETE.
- 3 REMOVE ROOF TOP UNITS, CURBS, FLASHING, FASTENERS, AND ALL OTHER ITEMS DOWN TO EXISTING ROOF DECK COMPLETE.
- 4 REMOVE PARAPET COPING TO ACCOMMODATE NEW WORK. SEE DEMOLITION DETAILS ON SHEET AD401.
- 5 REMOVE SCUPPERS, DOWNSPOUTS, AND PORTION OF BRICK AND STUD WALL AS REQUIRED TO MAKE NEW LARGER SCUPPER OPENINGS, SEE DEMOLITION DETAILS ON SHEET AD401.
- 6 SMOKERS' SHELTER TO BE REMOVED COMPLETE.
- 7 CAREFULLY REMOVE ROOF HATCH, ALL ASSOCIATED HARDWARE/ACCESSORIES, CURBS, FASTENERS, RIGID INSULATION AND SALVAGE AND STORE HATCH AND HARDWARE/ACCESSORIES FOR REINSTALLATION.
- 8 EXISTING ROOF VENT STACKS TO REMAIN. REMOVE MEMBRANE, FLASHING, AND ANY CLAMPS OR FASTENERS AS REQUIRED.
- 9 CAREFULLY REMOVE EXHAUST FANS, CURBS, FASTENERS AND ALL OTHER ITEMS DOWN TO EXISTING ROOF DECK. REMOVE PORTION OF EXISTING METAL DECK AS REQUIRED TO ACCOMMODATE NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- 10 CAREFULLY REMOVE PORTION OF EXISTING BRICK AND METAL STUD PARAPET WALL AS INDICATED WHERE NEW ROOF WILL BE CONSTRUCTED. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK.
- 11 CAREFULLY REMOVE ROOF MEMBRANE AND PLYWOOD SHEATHING DOWN TO EXISTING STUD WALL. SEE SECTIONS AND DETAILS ON SHEETS AD301 AND AD401.
- 12 CAREFULLY REMOVE EXHAUST FAN, CURB, FASTENERS AND ALL OTHER ITEMS DOWN TO EXISTING ROOF DECK.

GENERAL DEMOLITION ROOF PLAN NOTES

1. SEE ARCHITECTURAL DEMOLITION SHEETS, PLUMBING, MECHANICAL, STRUCTURAL AND CIVIL FOR FOR ADDITIONAL INFORMATION ABOUT DEMOLITION OF ROOF AND ROOF TOP UNITS.
2. THE INTENDED SCOPE OF WORK IS TO REMOVE ALL EXISTING ROOF TOP UNITS, EXHAUST HOODS, ROOF MEMBRANE, WALKWAY PADS, RIGID INSULATION, COPING, SCUPPERS AND DOWN SPOUTS. G.C. SHALL ALSO CAREFULLY REMOVE THE ROOF ACCESS HATCH, SALVAGED TO BE REINSTALLED ON THE NEW ROOF.
3. 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.

DEMOLITION LEGEND

- EXISTING ITEM TO REMAIN
- - - ITEM TO BE REMOVED
- . - . - . PHASE LINE, SEE PHASING PLAN ON G1002 FOR ADDITIONAL INFORMATION


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 WATERTIGHT 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.

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.

Revision #1	Date
Revisions:	


CONSULTANTS:




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Vanasse Hangen Brustlin, Inc.

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Land Development
Environmental Services

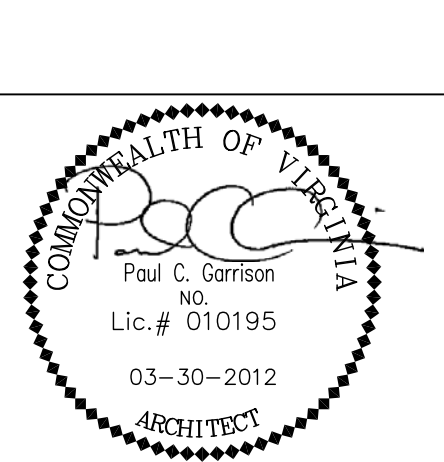
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Drawing Title
DEMOLITION ROOF PLAN, DEMOLITION ROOF PLAN NOTES, GENERAL DEMOLITION ROOF PLAN NOTES, DEMOLITION LEGEND, PHASING NOTE, ROOFING NOTE, AND BID ALLOWANCE #2

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
AD103

Dwg. 9 of 48

Office of Construction and Facilities Management

 **Department of Veterans Affairs**