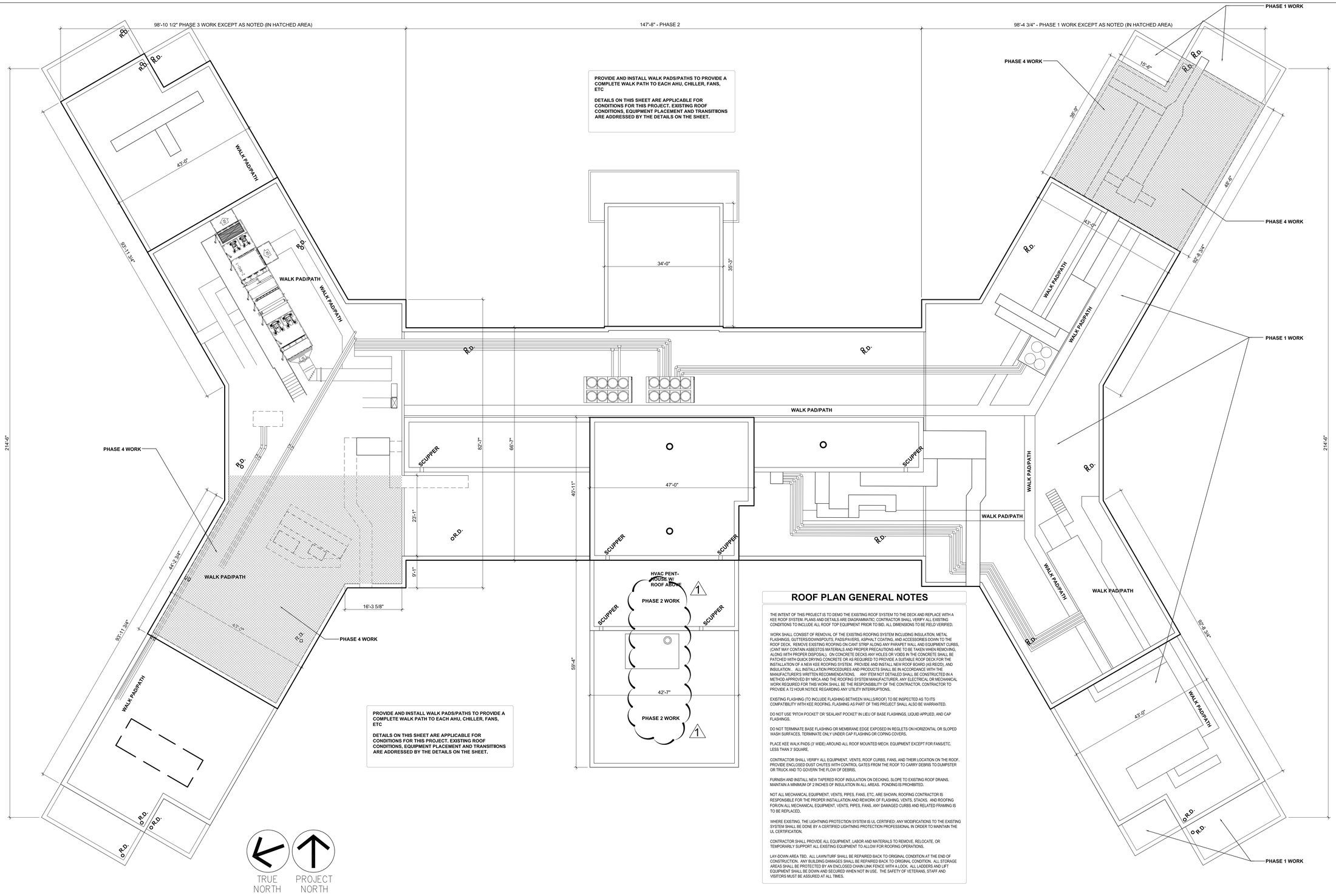

ROOF PLAN GENERAL NOTES

THE INTENT OF THIS PROJECT IS TO DEMO THE EXISTING ROOF SYSTEM TO THE DECK AND REPLACE WITH A KEE ROOF SYSTEM. PLANS AND DETAILS ARE DIAGRAMMATIC; CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INCLUDE ALL ROOF TOP EQUIPMENT PRIOR TO BID. ALL DIMENSIONS TO BE FIELD VERIFIED.

WORK SHALL CONSIST OF REMOVAL OF THE EXISTING ROOFING SYSTEM INCLUDING INSULATION, METAL FLASHINGS, GUTTERS/DOWNSPOUTS, PADS/PAVERS, ASPHALT COATING, AND ACCESSORIES DOWN TO THE ROOF DECK. REMOVE EXISTING ROOFING ON CANT STRIP ALONG ANY PARAPET WALL AND EQUIPMENT CURBS, (CANT MAY CONTAIN ASBESTOS MATERIALS AND PROPER PRECAUTIONS ARE TO BE TAKEN WHEN REMOVING, ALONG WITH PROPER DISPOSAL). ON CONCRETE DECKS ANY HOLES OR VOIDS IN THE CONCRETE SHALL BE PATCHED WITH QUICK DRYING CONCRETE OR AS REQUIRED TO PROVIDE A SUITABLE ROOF DECK FOR THE INSTALLATION OF A NEW KEE ROOFING SYSTEM. PROVIDE AND INSTALL NEW ROOF BOARD (AS REQ'D), AND INSULATION. ALL INSTALLATION PROCEDURES AND PRODUCTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. ANY ITEM NOT DETAILED SHALL BE CONSTRUCTED IN A METHOD APPROVED BY NRCA AND THE ROOFING SYSTEM MANUFACTURER. ANY ELECTRICAL OR MECHANICAL WORK REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE A 72 HOUR NOTICE REGARDING ANY UTILITY INTERRUPTIONS.

EXISTING FLASHING (TO INCLUDE FLASHING BETWEEN WALLS/ROOF) TO BE INSPECTED AS TO ITS COMPATIBILITY WITH KEE ROOFING. FLASHING AS PART OF THIS PROJECT SHALL ALSO BE WARRANTED.

DO NOT USE 'PITCH POCKET' OR 'SEALANT POCKET' IN LIEU OF BASE FLASHINGS, LIQUID APPLIED, AND CAP FLASHINGS.

DO NOT TERMINATE BASE FLASHING OR MEMBRANE EDGE EXPOSED IN REGLETS ON HORIZONTAL OR SLOPED WASH SURFACES. TERMINATE ONLY UNDER CAP FLASHING OR COPING COVERS.

PLACE KEE WALK PADS (3' WIDE) AROUND ALL ROOF MOUNTED MECH. EQUIPMENT EXCEPT FOR FANS/ETC. LESS THAN 3' SQUARE.

CONTRACTOR SHALL VERIFY ALL EQUIPMENT, VENTS, ROOF CURBS, FANS, AND THEIR LOCATION ON THE ROOF. PROVIDE ENCLOSED DUST CHUTES WITH CONTROL GATES FROM THE ROOF TO CARRY DEBRIS TO DUMPSTER OR TRUCK AND TO GOVERN THE FLOW OF DEBRIS.

FURNISH AND INSTALL NEW TAPERED ROOF INSULATION ON DECKING, SLOPE TO EXISTING ROOF DRAINS. MAINTAIN A MINIMUM OF 2 INCHES OF INSULATION IN ALL AREAS. PONDING IS PROHIBITED.

NOT ALL MECHANICAL EQUIPMENT, VENTS, PIPES, FANS, ETC. ARE SHOWN. ROOFING CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION AND REWORK OF FLASHING, VENTS, STACKS, AND ROOFING FOR ON ALL MECHANICAL EQUIPMENT, VENTS, PIPES, FANS. ANY DAMAGED CURBS AND RELATED FRAMING IS TO BE REPLACED.

WHERE EXISTING, THE LIGHTNING PROTECTION SYSTEM IS UL CERTIFIED; ANY MODIFICATIONS TO THE EXISTING SYSTEM SHALL BE DONE BY A CERTIFIED LIGHTNING PROTECTION PROFESSIONAL IN ORDER TO MAINTAIN THE UL CERTIFICATION.

CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS TO REMOVE, RELOCATE, OR TEMPORARILY SUPPORT ALL EXISTING EQUIPMENT TO ALLOW FOR ROOFING OPERATIONS.

LAY-DOWN AREA TBD. ALL LAWN/TURF SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE END OF CONSTRUCTION. ANY BUILDING DAMAGES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION. ALL STORAGE AREAS SHALL BE PROTECTED BY AN ENCLOSED CHAIN LINK FENCE WITH A LOCK. ALL LADDERS AND LIFT EQUIPMENT SHALL BE DOWN AND SECURED WHEN NOT IN USE. THE SAFETY OF VETERANS, STAFF AND VISITORS MUST BE ASSURED AT ALL TIMES.

Revisions:	Date:
#1 - LAY-DOWN AREA, PHASING INFO. 7.31.18	

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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STAMP

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title

Approved: Project Director

Phase: BID DOCUMENTS

Project Title: Project Title

Location: Project Location

Issue Date: 2.7.18 | Checked: Chkd By | Drawn: PDL

Project Number: 659-18-202

Building Number: BLDG. 2 - ALL ROOFS

Drawing Number: AE-100

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File Path