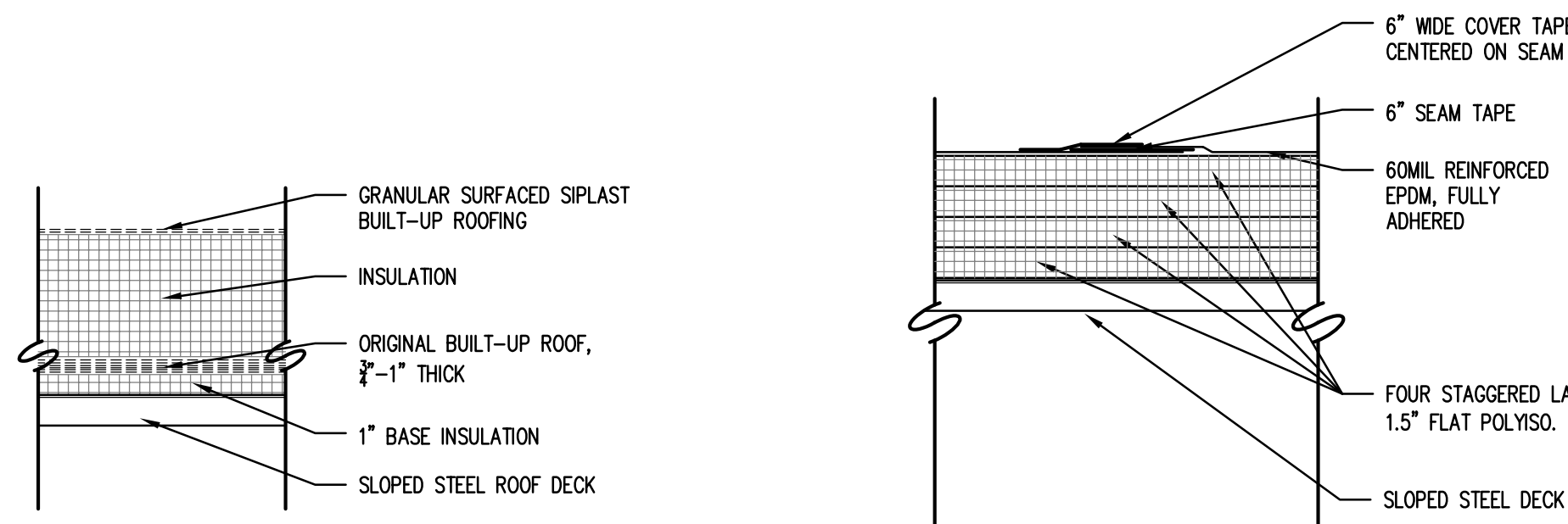
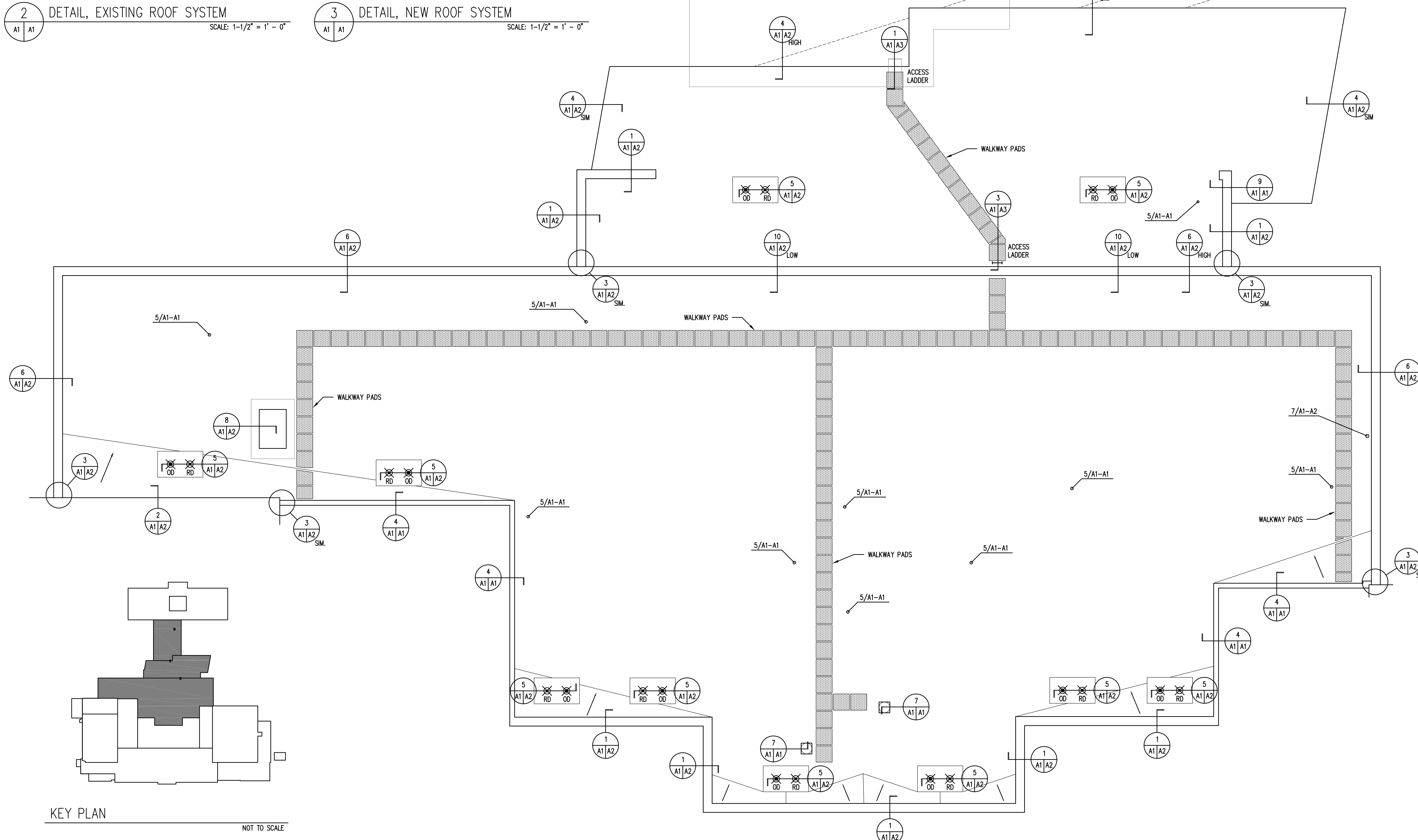


- GENERAL PLAN NOTES**
- COORDINATE ALL NEW WORK WITH ANY MECHANICAL ELECTRICAL AND DEMOLITION WORK.
 - REMOVE ALL BUILT-UP ROOFING, FLASHINGS, INSULATION, ASSOCIATED MATERIALS, (UNLESS OTHERWISE NOTED) DOWN TO STRUCTURAL DECKING. PROPERLY DISPOSE OF OFF-SITE. OWNER TO EVALUATE DECK PRIOR TO RECOVERING. IF DETEIORATED DECKING OR UNEVEN DECKING IS ENCOUNTERED, IMMEDIATELY NOTIFY THE PROJECT MANAGER.
 - PROTECT EXISTING AIR INTAKES DURING CONSTRUCTION FROM DUST, DEBRIS, OODR & FUMES. COORDINATE ALL SHUTDOWN WITH ALBEMARLE COUNTY PROJECT MANAGER.
 - PROTECT ALL FINISHED SURFACES DURING CONSTRUCTION. PATCH FINISHES AFFECTED/ DAMAGED BY NEW WORK.
 - CHECK ALL ROOF DRAINS FOR PROPER DRAINAGE PRIOR TO PLACEMENT OF NEW MATERIALS.
 - USE 1/2"-12" TAPERED POLYISO FOR CRICKETS TO PROMOTE POSITIVE FLOW TO ROOF DRAINS (TYP.) -> DENOTES SLOPE DIRECTION.
 - EXTEND PLUMBING VENTS TO BE 12" MINIMUM ABOVE NEW FINISHED ROOF. REPLACE ANY EXISTING VENT EXTENSIONS THAT ARE DAMAGED.
 - ROOF SHALL RECEIVE 4 LAYERS OF 1.5" FLAT POLYISO, AND TAPER USED AS CRICKETS ONLY.
 - EXISTING METAL THROUGH WALL FLASHING SHALL REMAIN AS RECEIVER FOR NEW COUNTERFLASHING. ANY COUNTERFLASHING DAMAGED BY CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL MEASUREMENTS ON PLAN DRAWINGS SHALL BE VERIFIED BY THE ROOFING CONTRACTOR ON SITE. ALL MEASUREMENTS ON DRAWINGS ARE APPROXIMATE.
 - TESTING FOR ASBESTOS WAS DONE AND NO ACMs WERE FOUND. ADDITIONALLY, NOTIFY PROJECT MANAGER IMMEDIATELY IF OTHER SUSPECT MATERIALS ARE FOUND.
 - ALL APPROXIMATE RIDGE HEIGHTS ARE TAKEN FROM THE ROOF DECK. CONTRACTOR TO VERIFY IN FIELD.
 - SEE SPECIFICATIONS FOR BASE LAYER POLYISOCYANURATE INSULATION FASTENING TO DECK.
 - ALL CUT EDGES OF NEW COVER TAPE INSTALLATIONS SHALL RECEIVE A CONTINUOUS BEAD OF APPROVED SEALANT.
 - INSTALL NEW CRICKET ON HIGHER SLOPE SIDE OF ALL SIGNIFICANT CURBS. SEE PLAN FOR LOCATIONS.
 - VERIFY HEIGHT ABOVE DECK OF ALL METAL COPING AND GRAVEL STOP COMPONENTS. VERIFY PROPER COVERAGE OF EXISTING STRUCTURAL COMPONENTS AT NOTED ROOF EDGE CONDITIONS.
 - CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL ROOF TOP EQUIPMENT. COORDINATE ANY VARIATIONS IN PLAN WITH OWNER REPRESENTATIVE.
 - CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING AND RECONNECTING ALL ELECTRICAL EQUIPMENT. ALL OCCUPANTS AFFECTED BY THESE SHUTOFFS SHALL BE NOTIFIED MIN. 2 WEEKS IN ADVANCE.
 - ROOFING MATERIALS SHALL HAVE A FIRE CLASSIFICATION RATING OF CLASS A (ASTM E108 OR UL 790 TESTING STANDARDS - PER VUSBC SECTION 1505.1).

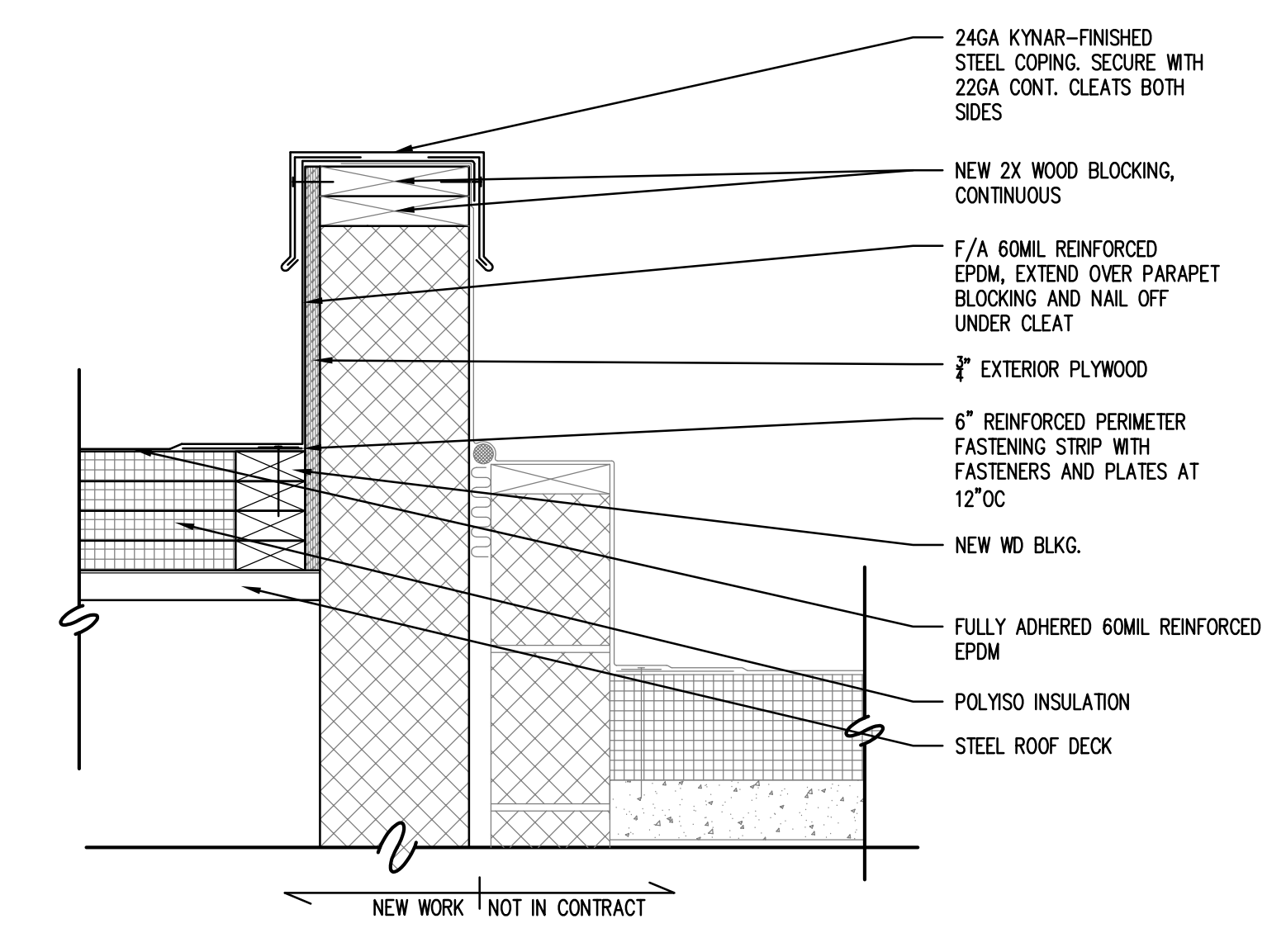


2 DETAIL, EXISTING ROOF SYSTEM
SCALE: 1-1/2" = 1' - 0"

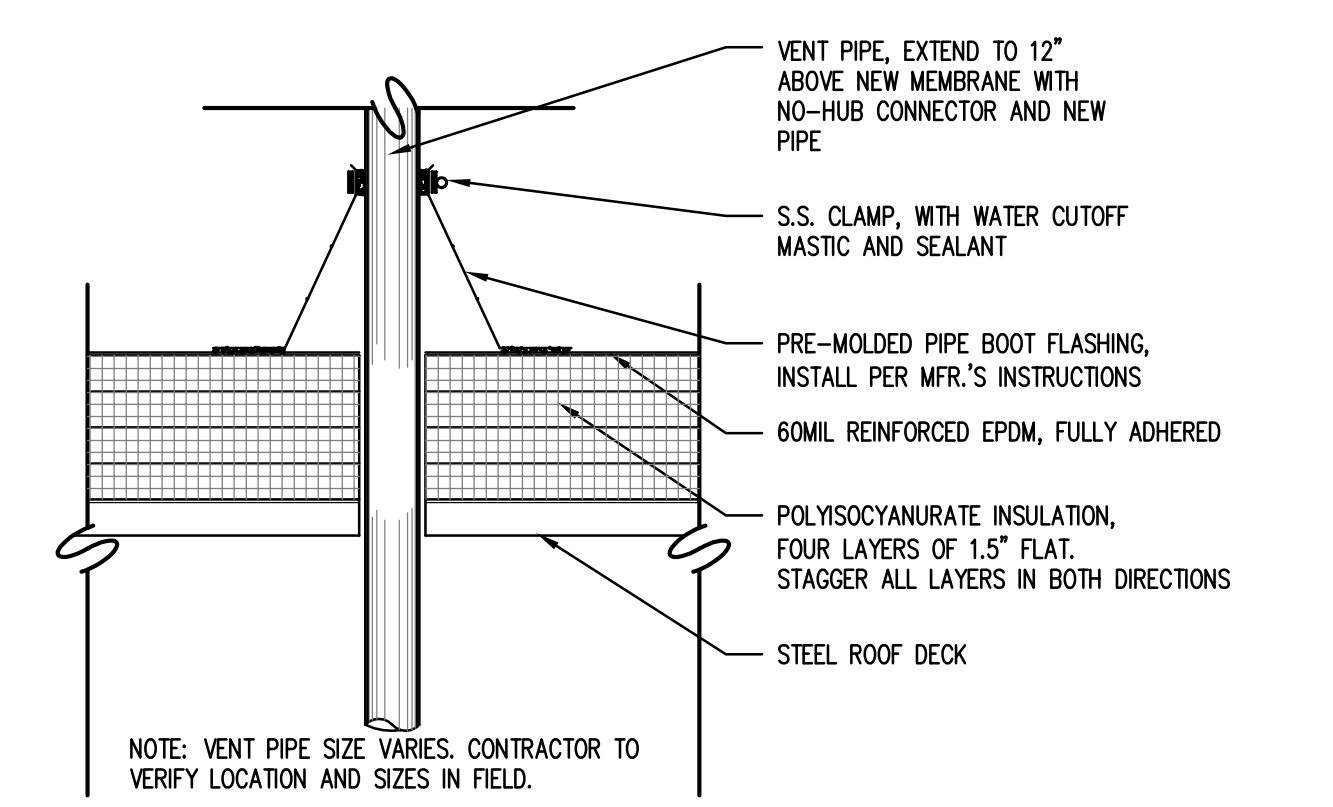
3 DETAIL, NEW ROOF SYSTEM
SCALE: 1-1/2" = 1' - 0"



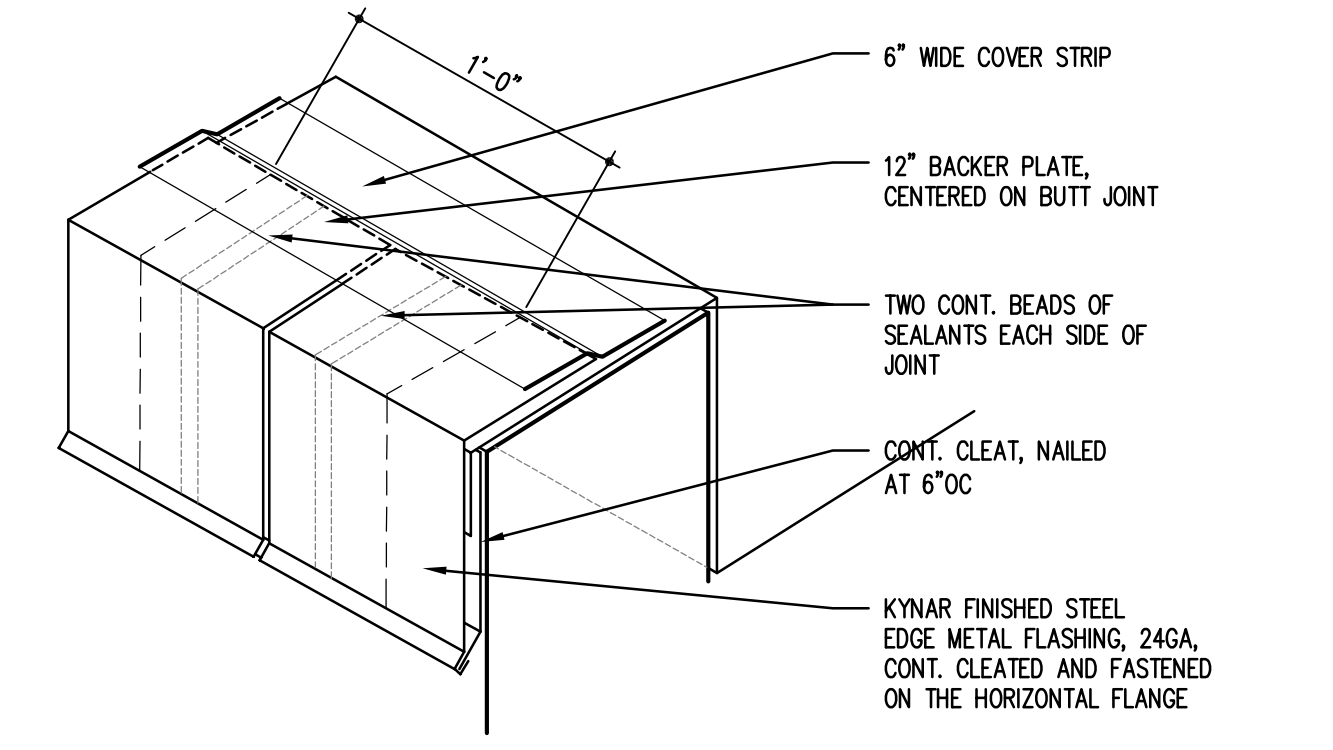
1 PARTIAL ROOF PLAN
SCALE: 1/8" = 1' - 0"



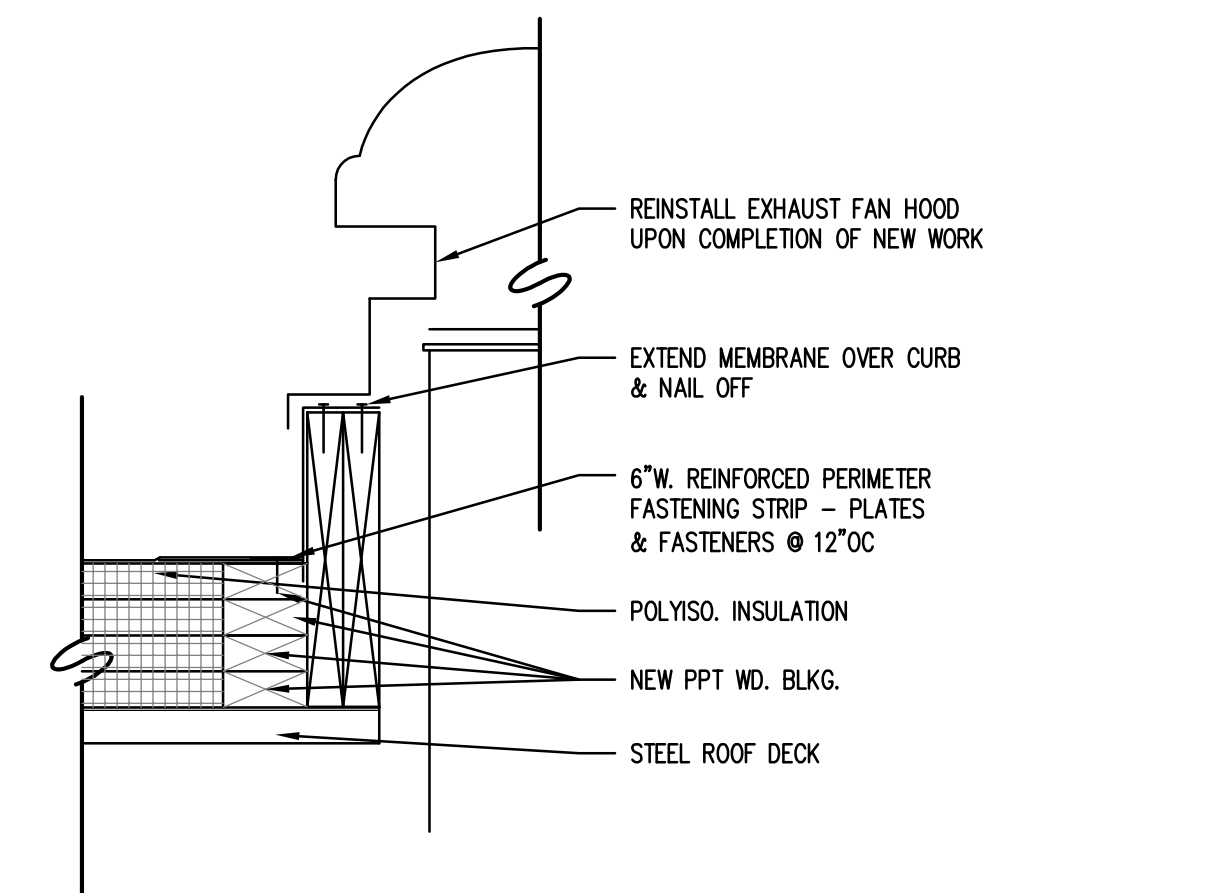
4 DETAIL, PARAPET COPING
SCALE: 1-1/2" = 1' - 0"



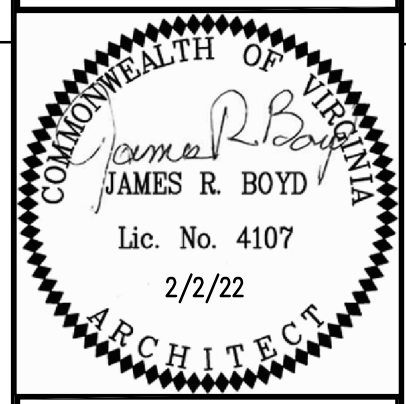
5 DETAIL, PIPE BOOT
SCALE: 1-1/2" = 1' - 0"



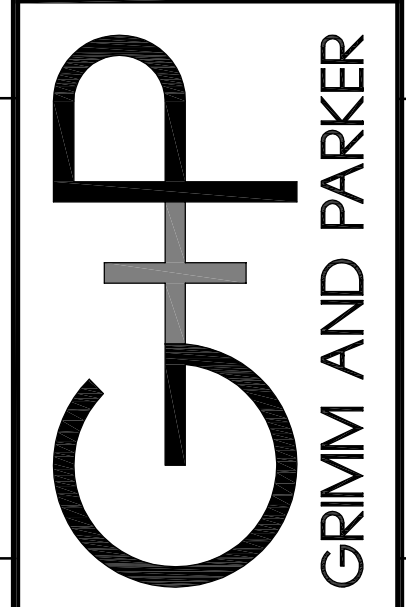
6 DETAIL, BACKER PLATE
SCALE: NOT TO SCALE



7 DETAIL, EXHAUST FAN
SCALE: 1-1/2" = 1' - 0"

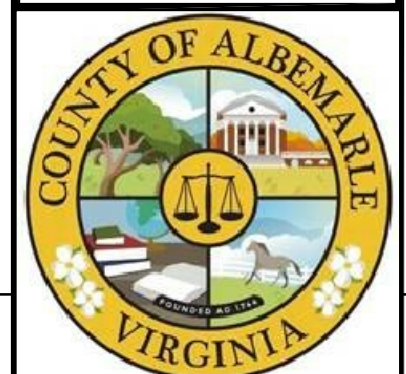


123 East Main Street
Charlottesville, VA 22902
Tel 434.296.5363
www.grimmandparker.com

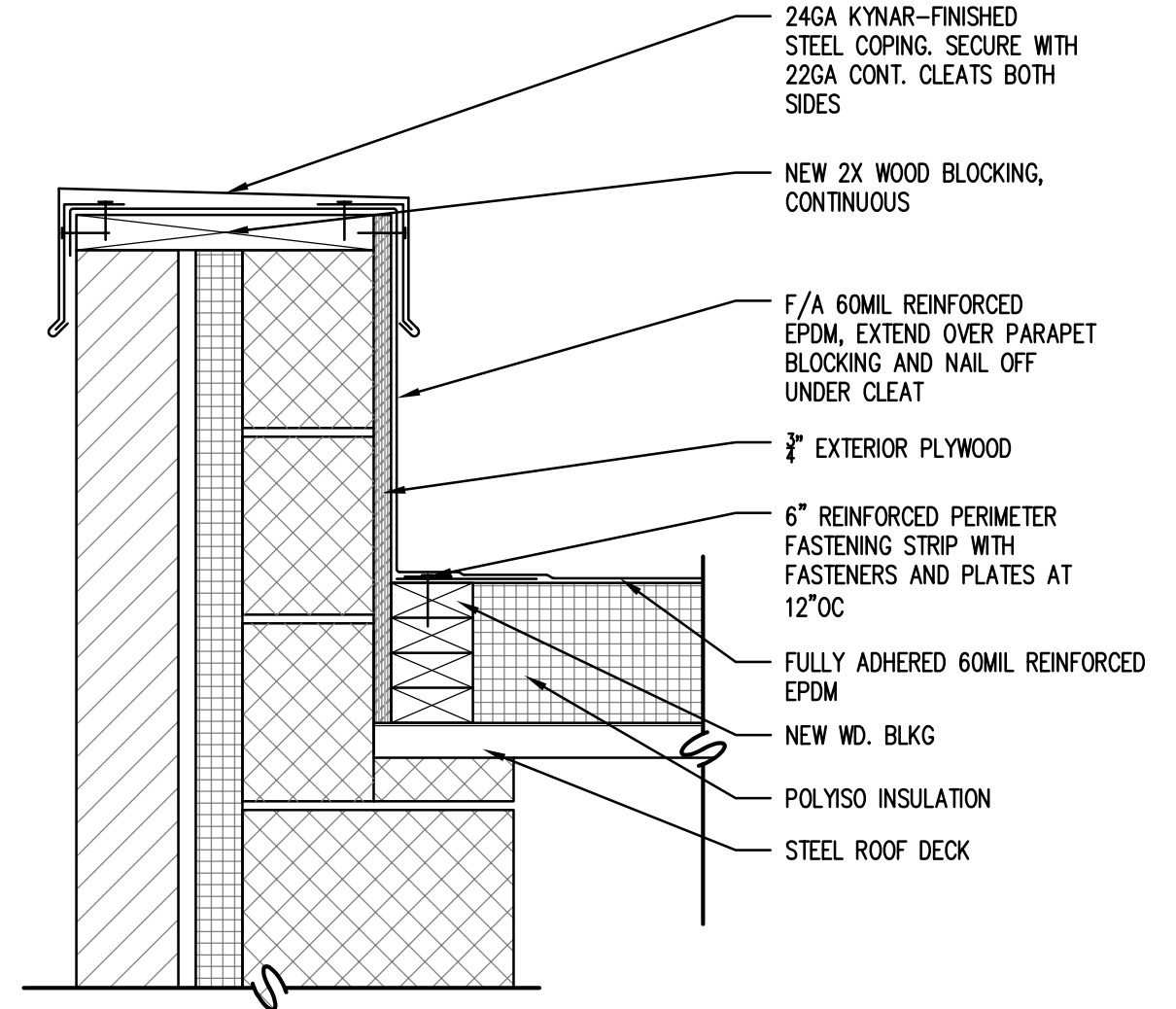


GP# 22030.02

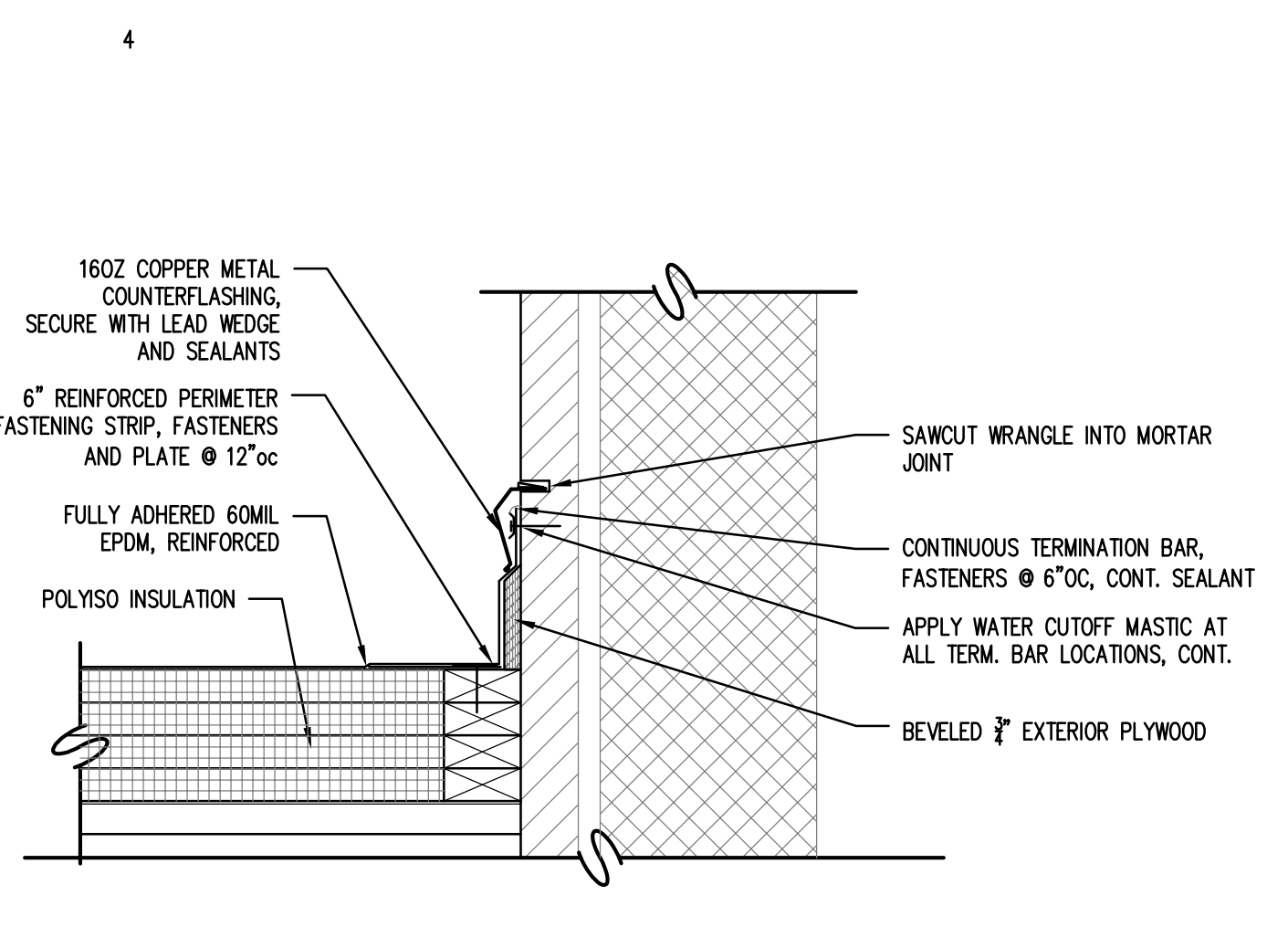
ROOF PLAN NOTES & DETAILS
IFB #2022-IFB-7022830
901 ROSE HILL DRIVE
CHARLOTTESVILLE, VA



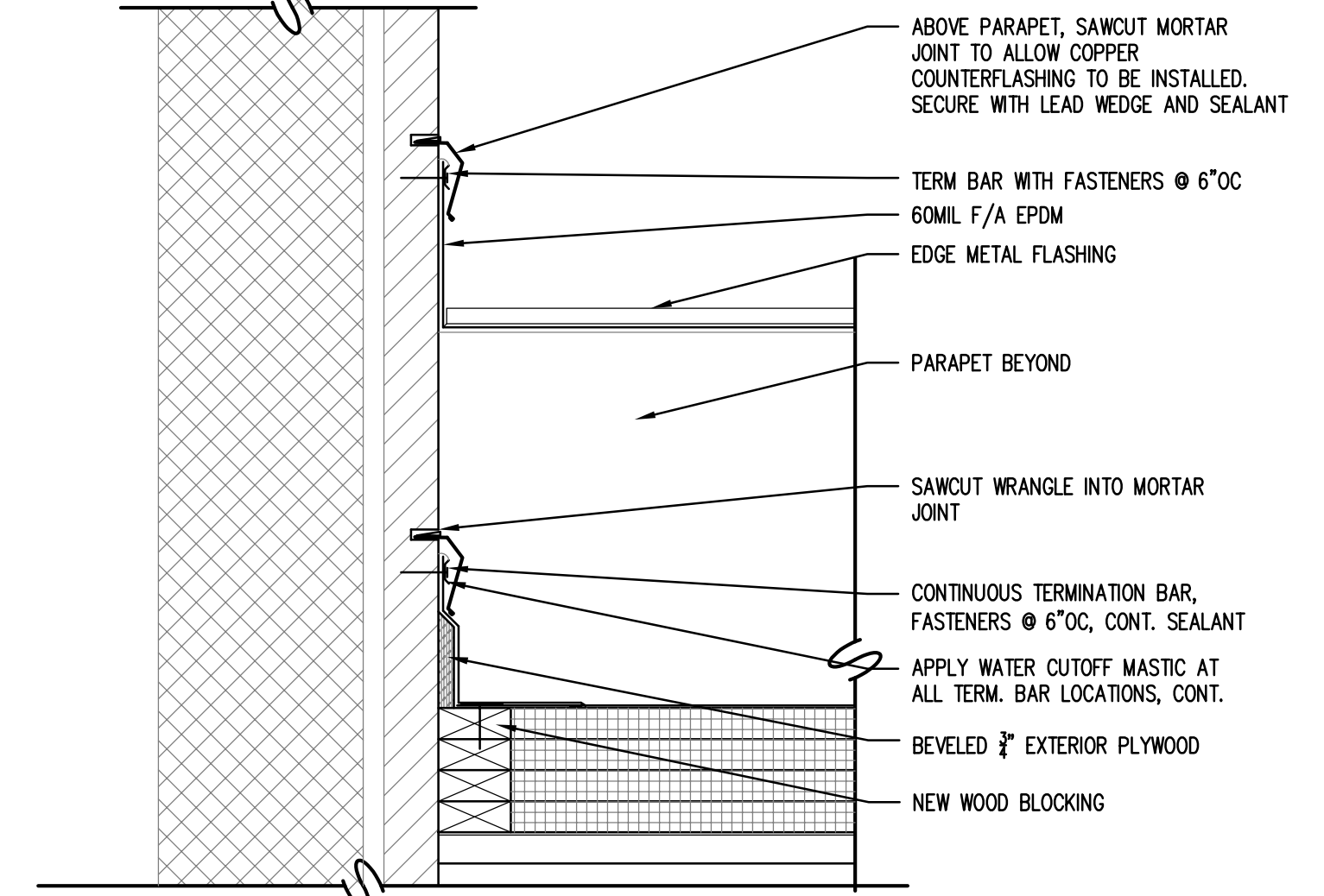
A-1
FEBRUARY 2, 2022
BID SET



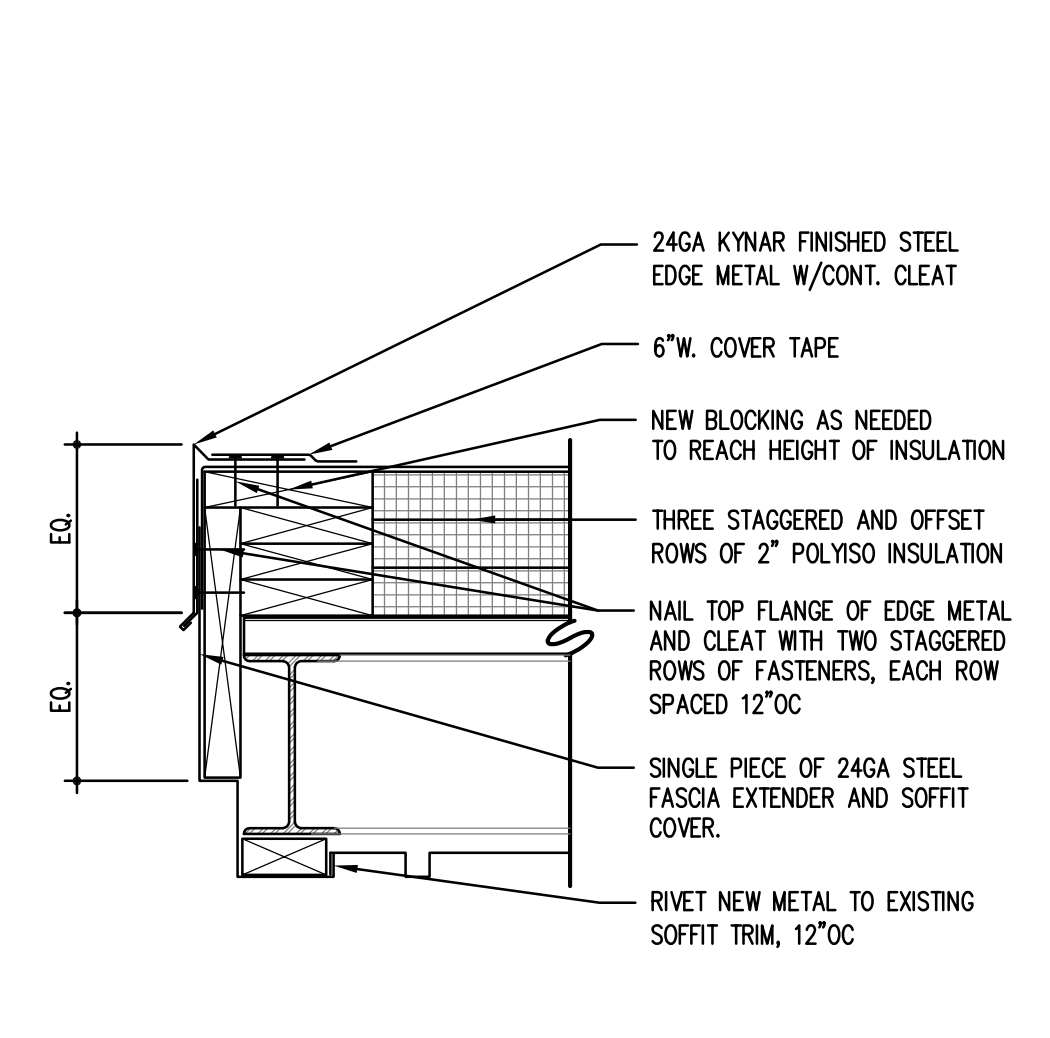
1 DETAIL, PARAPET COPING SCALE: 1-1/2" = 1' - 0"



2 DETAIL, RISING WALL SCALE: 1-1/2" = 1' - 0"

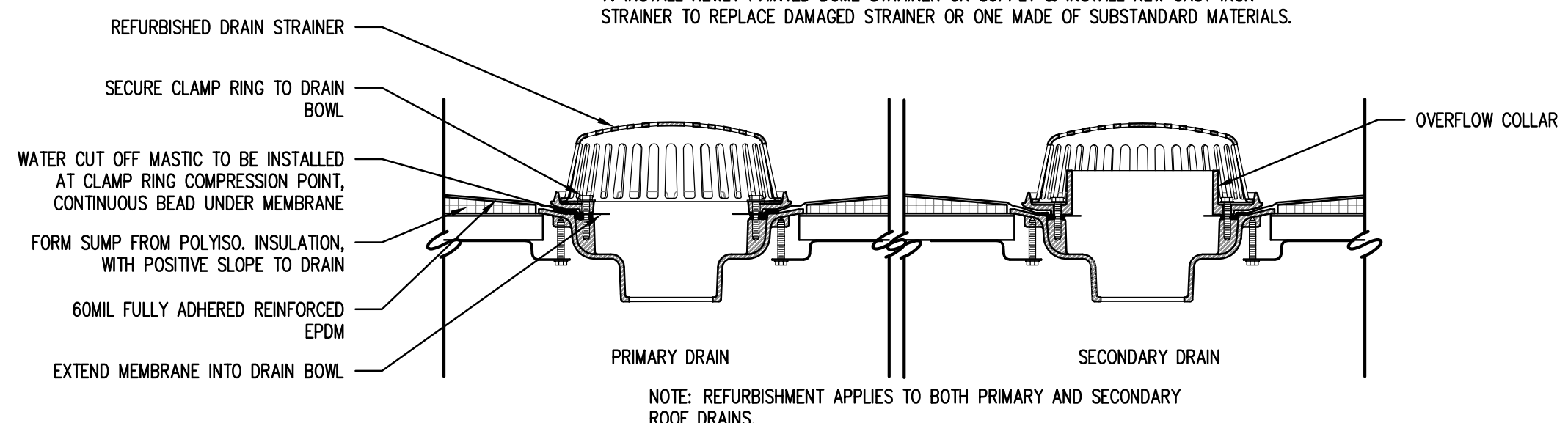


3 DETAIL, COUNTERFLASHING ABOVE PARAPET SCALE: 1-1/2" = 1' - 0"

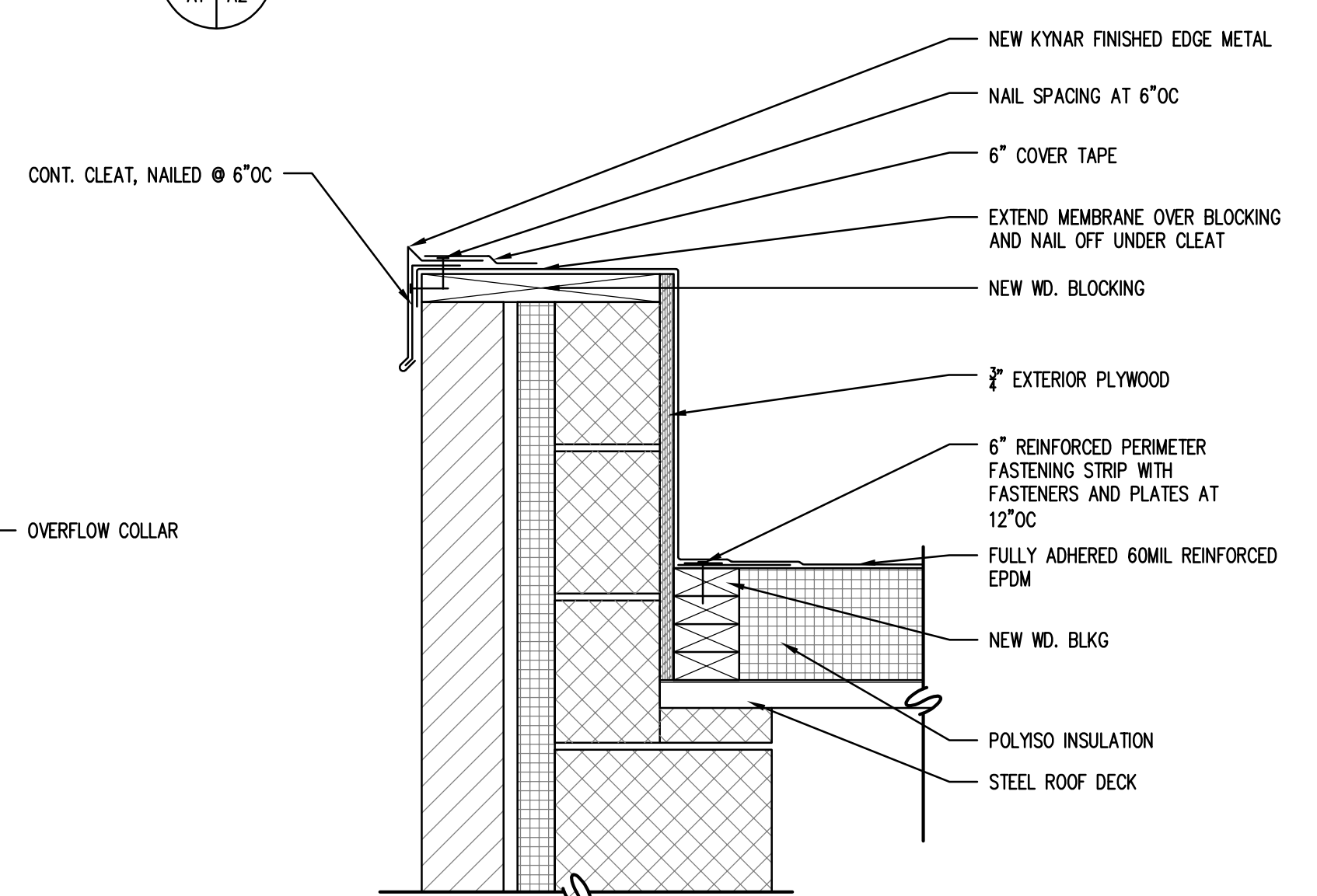


4 DETAIL, CANTILEVERED ROOF EDGE SCALE: 1-1/2" = 1' - 0"

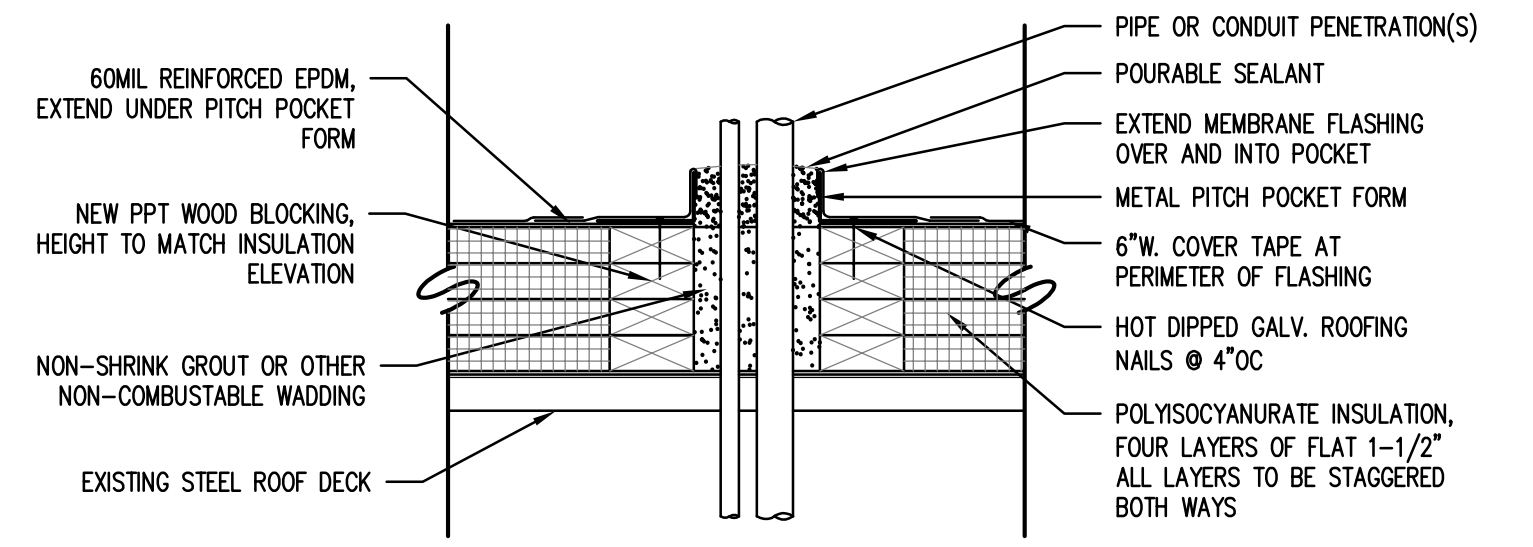
NOTE: EXISTING DRAIN AND CLAMP RING SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF ROOFING MEMBRANE. REFURBISH EXISTING DRAINS AS FOLLOWS:
1. DISMANTLE, SCRAPE, WIREBRUSH AND CLEAN EXISTING CLAMPING RINGS AND BOWLS.
2. PLUG DRAIN OPENINGS. OPEN DRAIN OPENING UPON COMPLETION OF REFURBISHMENT.
3. WIREBRUSH ALL DRAIN COMPONENTS ACCESSIBLE FROM ROOF TOP.
4. PRIME AND SPRAY PAINT ALL COMPONENTS - BOWL, CLAMPING RING & STRAINER. CONFIRM COLOR SELECTION WITH A/E OR PROJECT MANAGER.
5. CHECK ANCHORAGE OF EACH DRAIN, ADJUST AND REPAIR AS REQUIRED TO PROVIDE SECURE ANCHORAGE TO DECK.
6. CHECK ANCHORAGE OF CLAMPING RING TO BOWL. REPLACE ALL DRAIN BOLTS WITH NEW BOLTS. WINGNUTS NOT PERMITTED. ALL ORIGINAL FASTENING LOCATIONS MUST BE OPERATIONAL. SHIM AS REQUIRED WITH WASHERS.
7. INSTALL NEWLY PAINTED DOME STRAINER OR SUPPLY & INSTALL NEW CAST IRON STRAINER TO REPLACE DAMAGED STRAINER OR ONE MADE OF SUBSTANDARD MATERIALS.



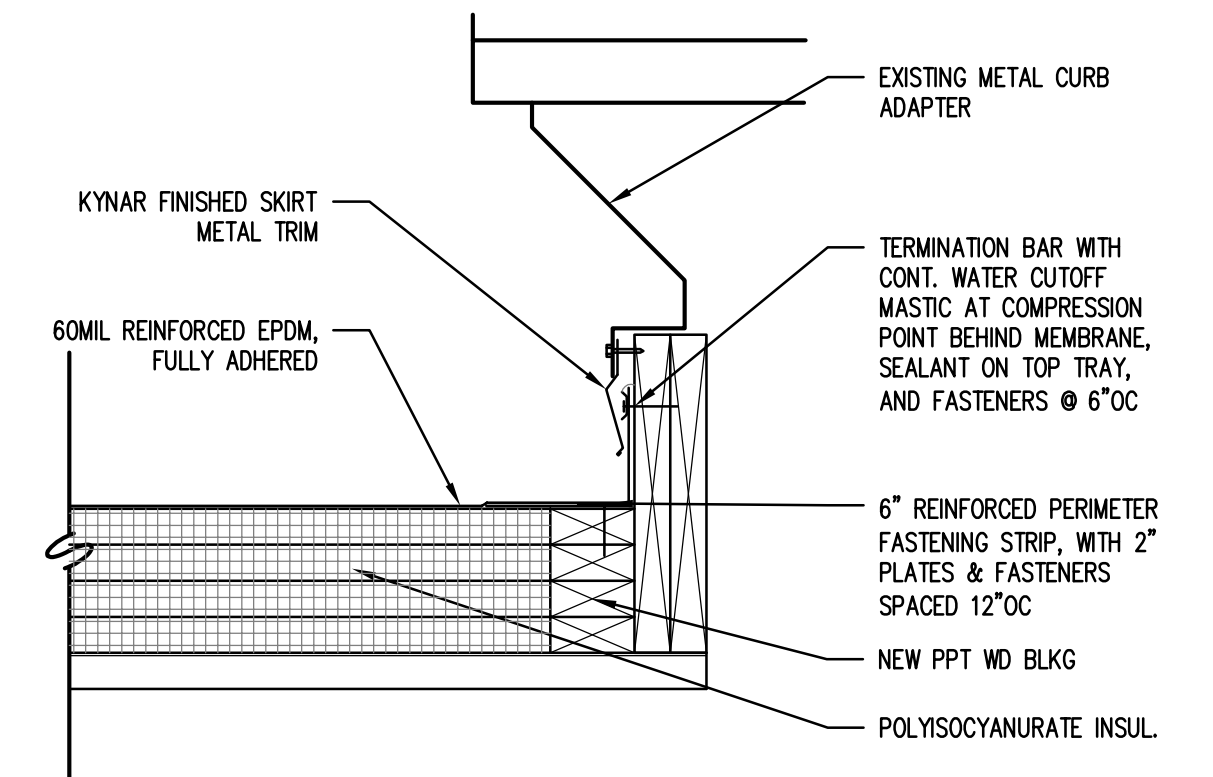
5 DETAIL, ROOF DRAINS SCALE: 1-1/2" = 1' - 0"



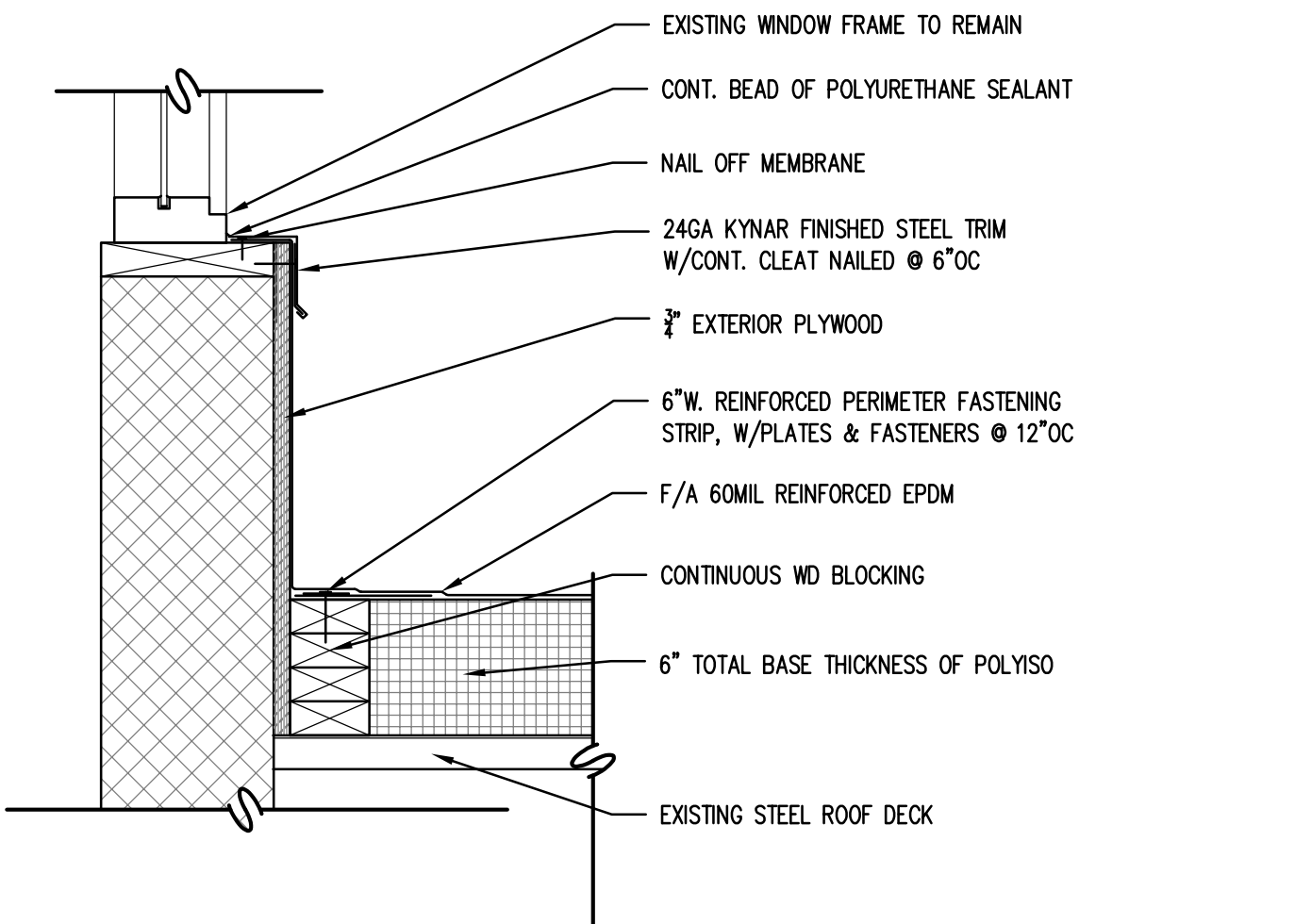
6 DETAIL, PARAPET EDGE METAL SCALE: 1-1/2" = 1' - 0"



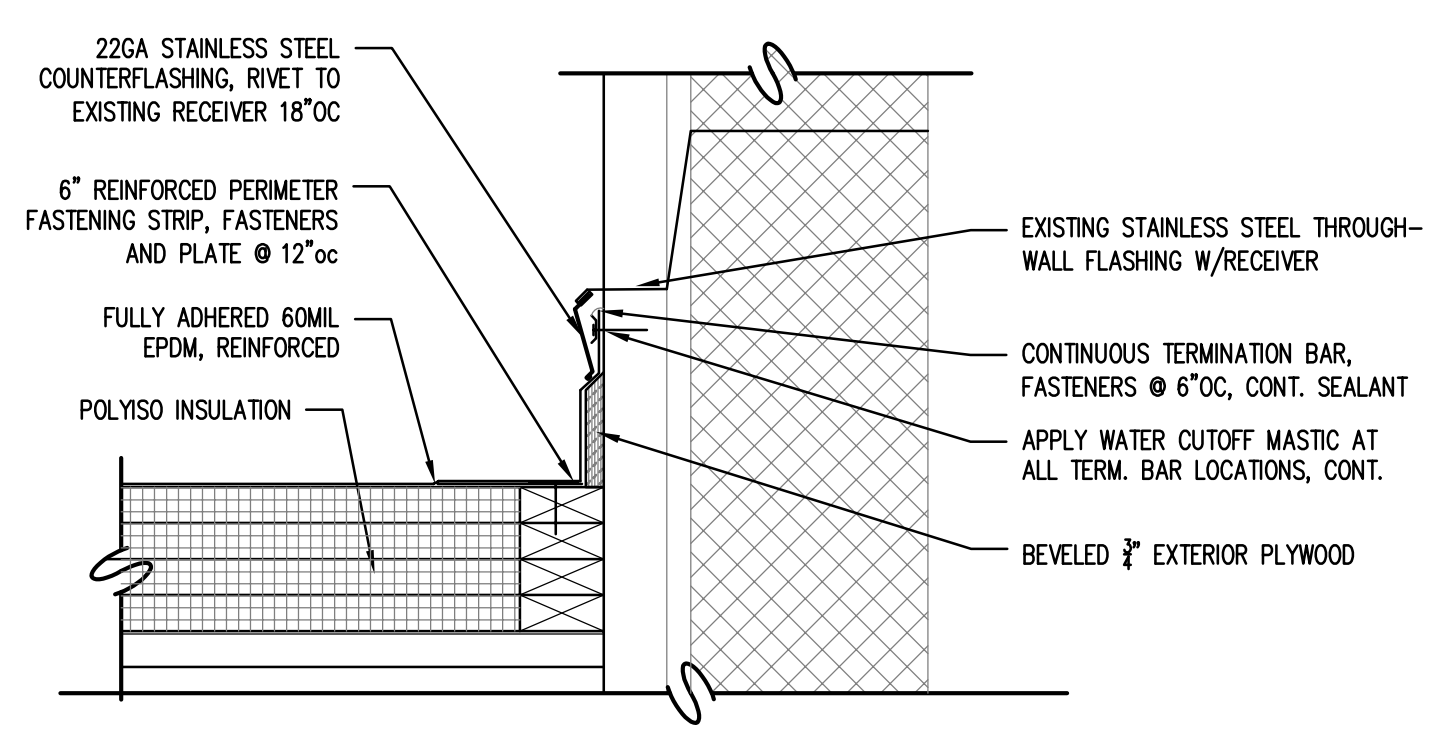
7 DETAIL, PITCH POCKET SCALE: 1-1/2" = 1' - 0"



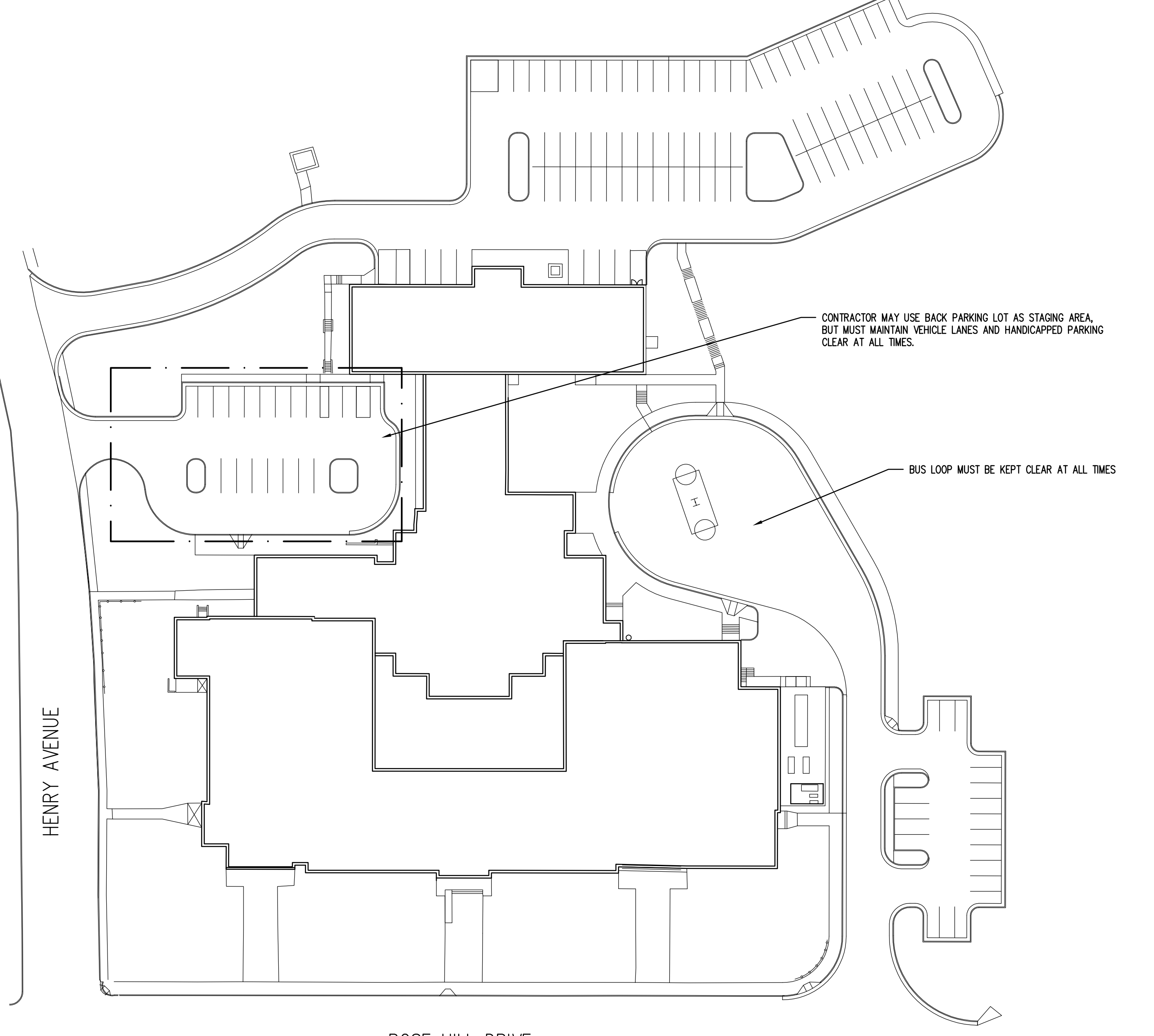
8 DETAIL, ROOF TOP UNIT SCALE: 1-1/2" = 1' - 0"



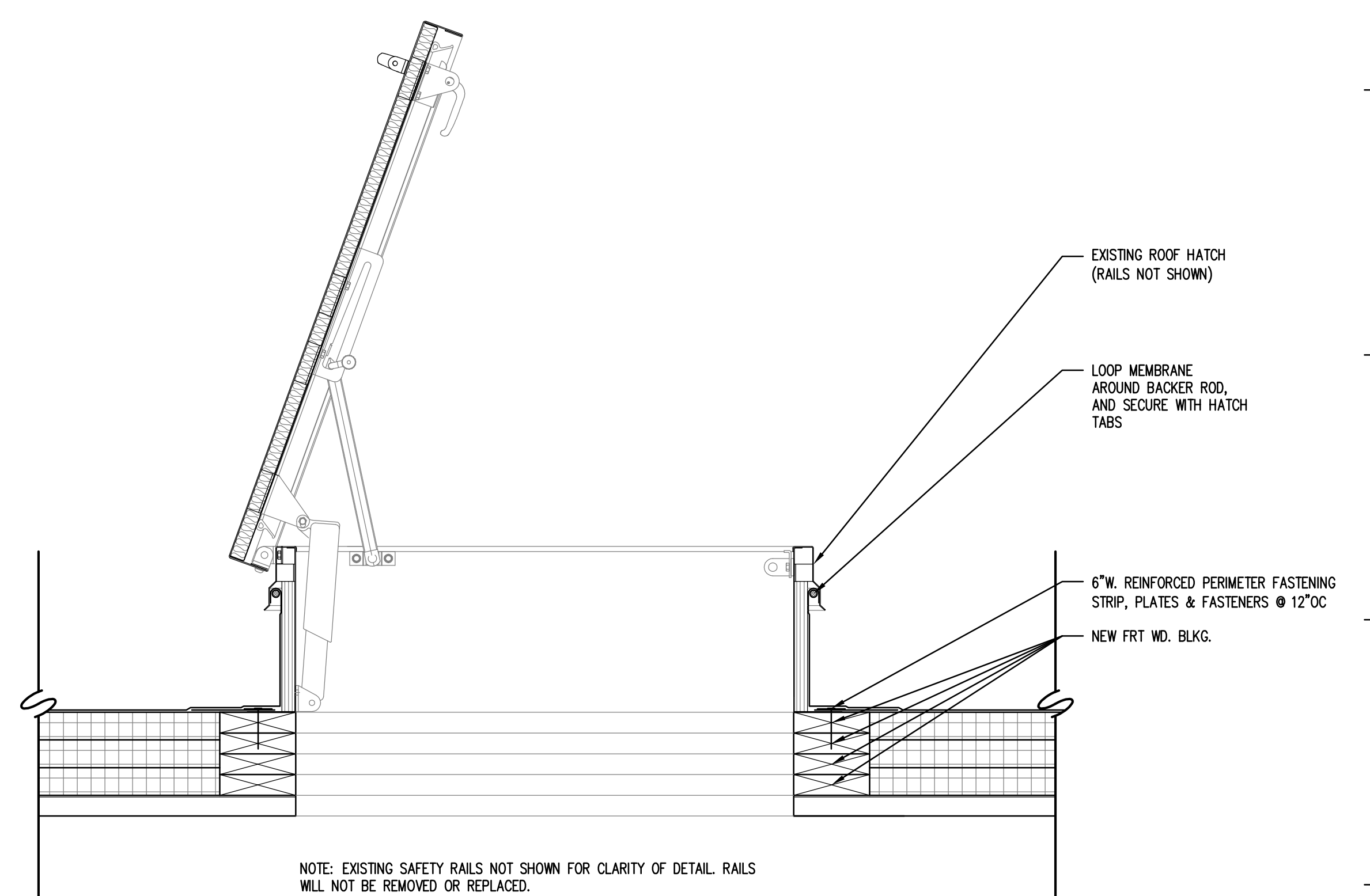
9 DETAIL, RISING WALL AT WINDOWS SCALE: 1-1/2" = 1' - 0"



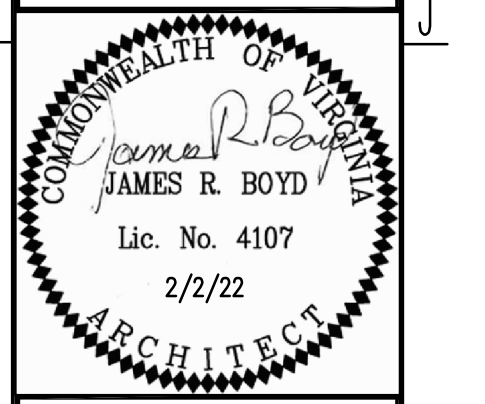
10 DETAIL, ROOF B RISING WALL SCALE: 1-1/2" = 1' - 0"



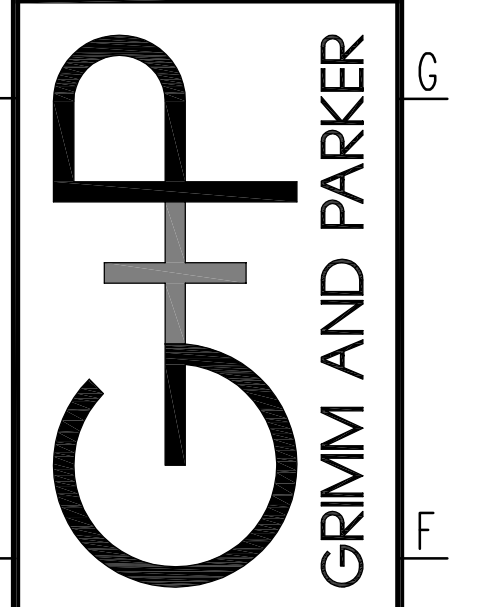
11 STAGING DIAGRAM SCALE: NOT TO SCALE



12 DETAIL, ROOF HATCH SCALE: 1-1/2" = 1' - 0"

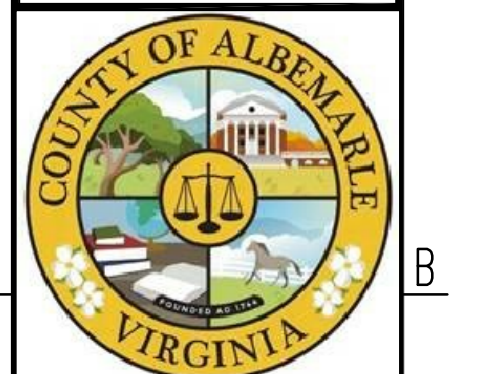


123 East Main Street
Charlottesville, VA 22902
Tel 434.296.5363
www.grimm-and-parker.com

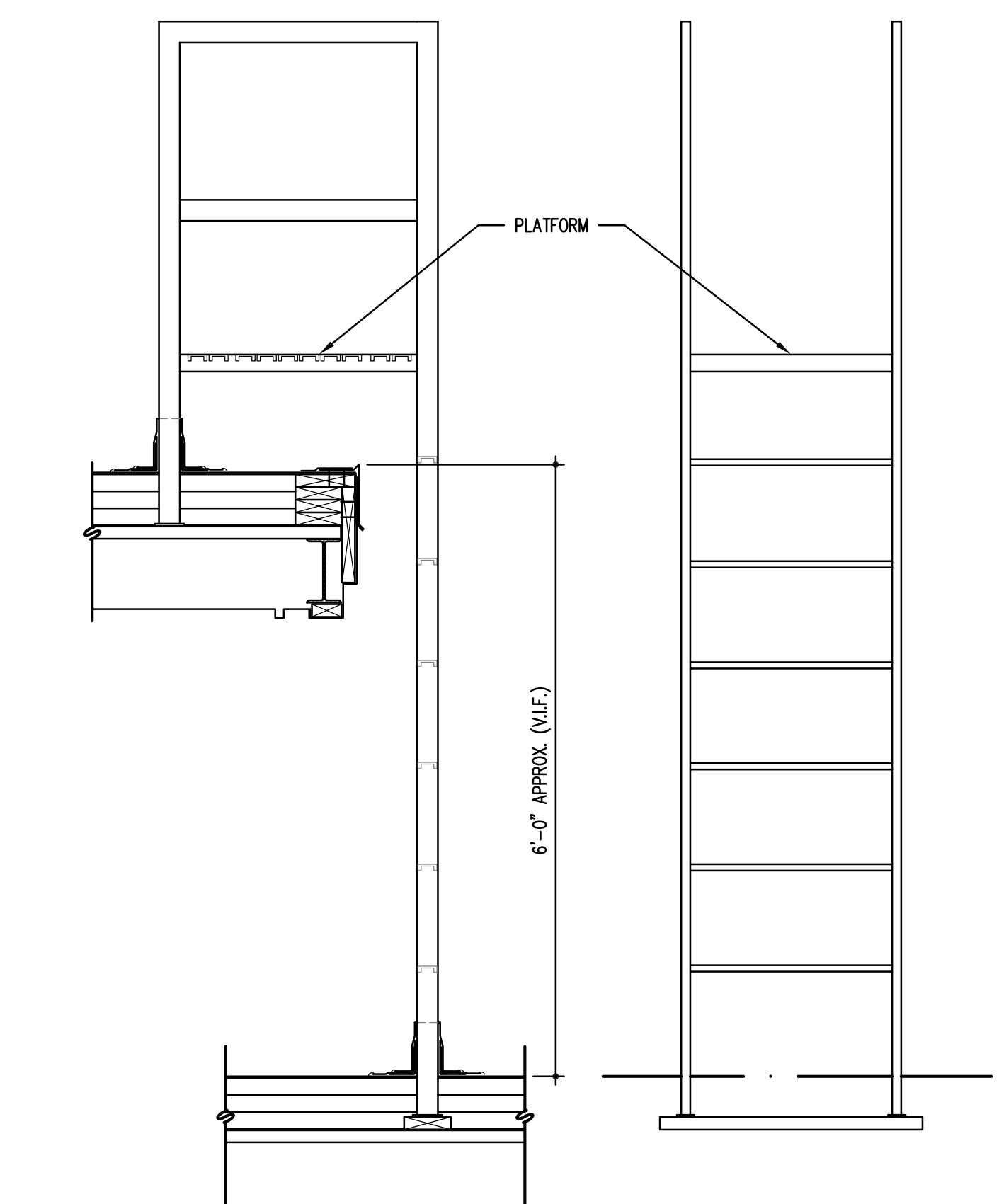


GP# 22030.02

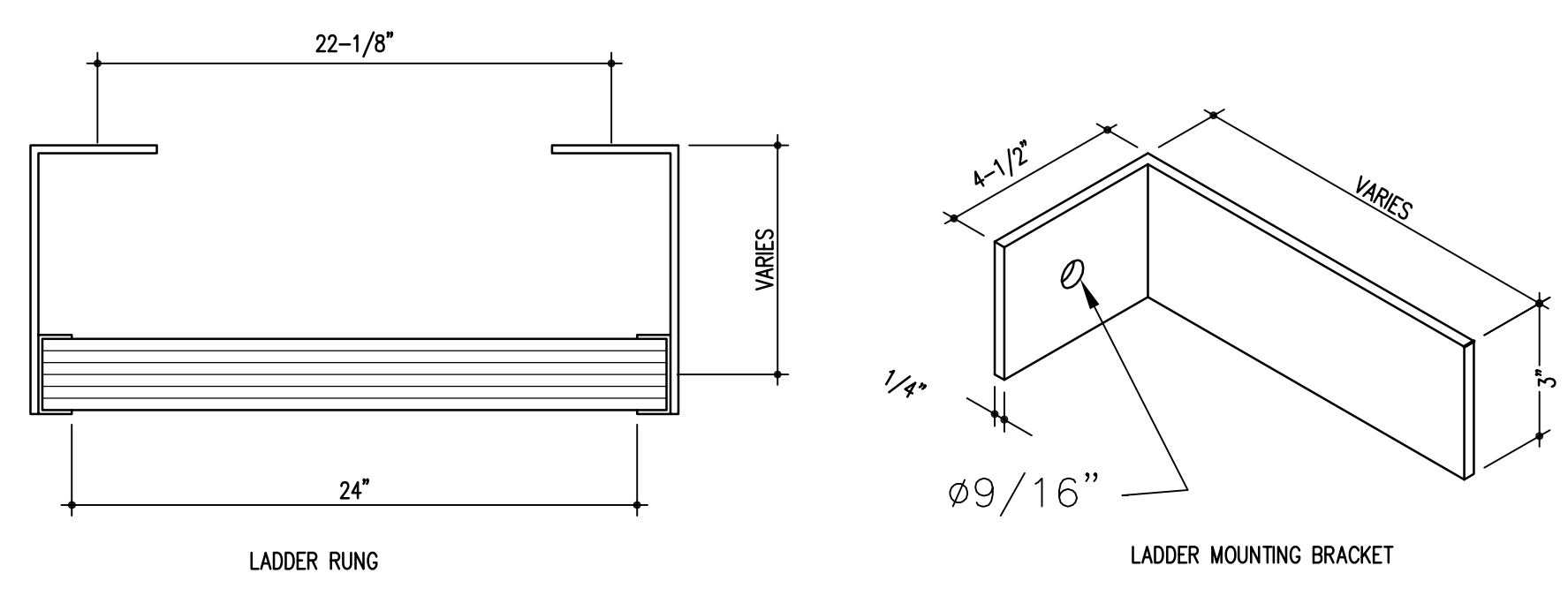
SITE PLAN & DETAILS
IFB #2022-IFB-7022830
901 ROSE HILL DRIVE
CHARLOTTESVILLE, VA



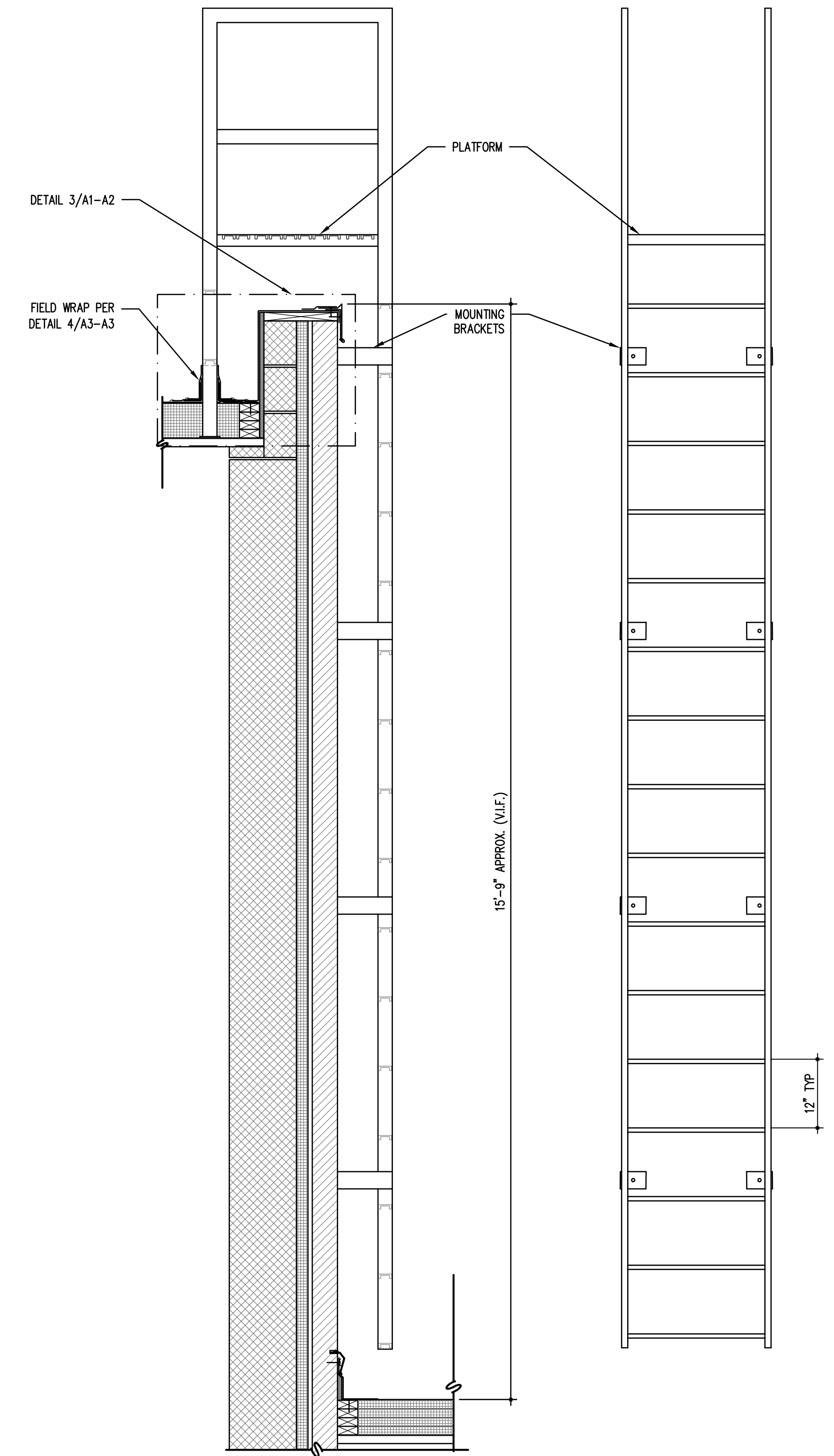
A-2
FEBRUARY 2, 2022
BID SET
2022-IFB-7022830



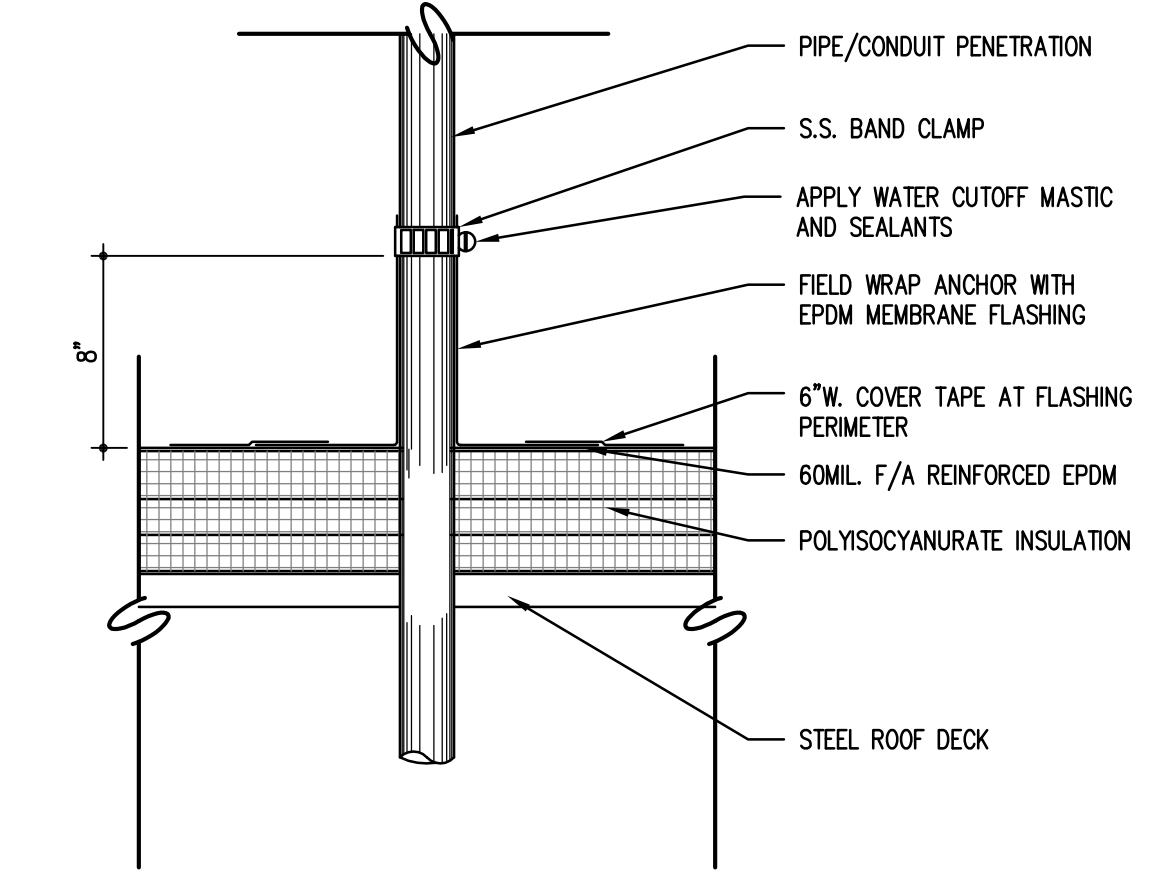
1 DETAIL, ROOF B TO ROOF C LADDER
SCALE: 3/4" = 1' - 0"



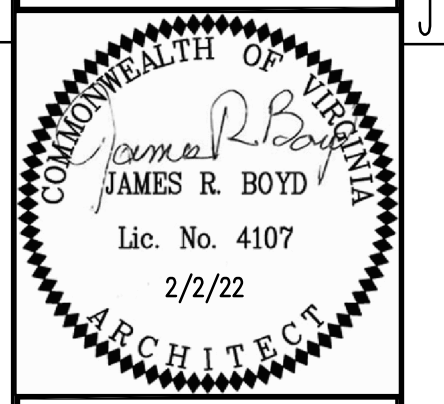
2 DETAIL, LADDER COMPONENTS
N.T.S.



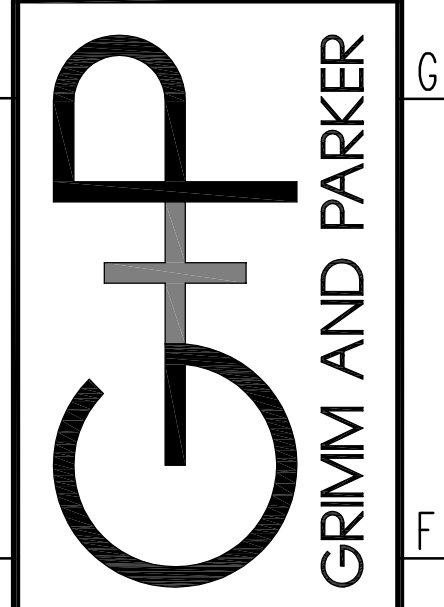
3 DETAIL, ROOF A TO ROOF B LADDER
SCALE: 3/4" = 1' - 0"



4 DETAIL, FIELD WRAP
SCALE: 1-1/2" = 1' - 0"

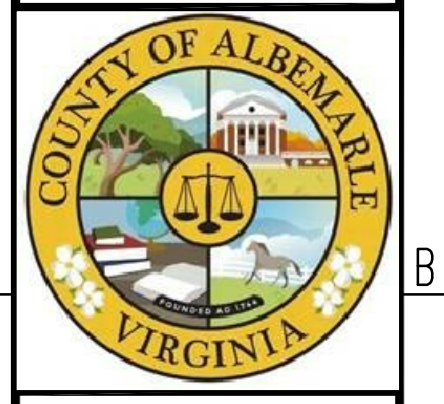


123 East Main Street
Charlottesville, VA 22902
Tel 434.296.5363
www.grimm-and-parker.com

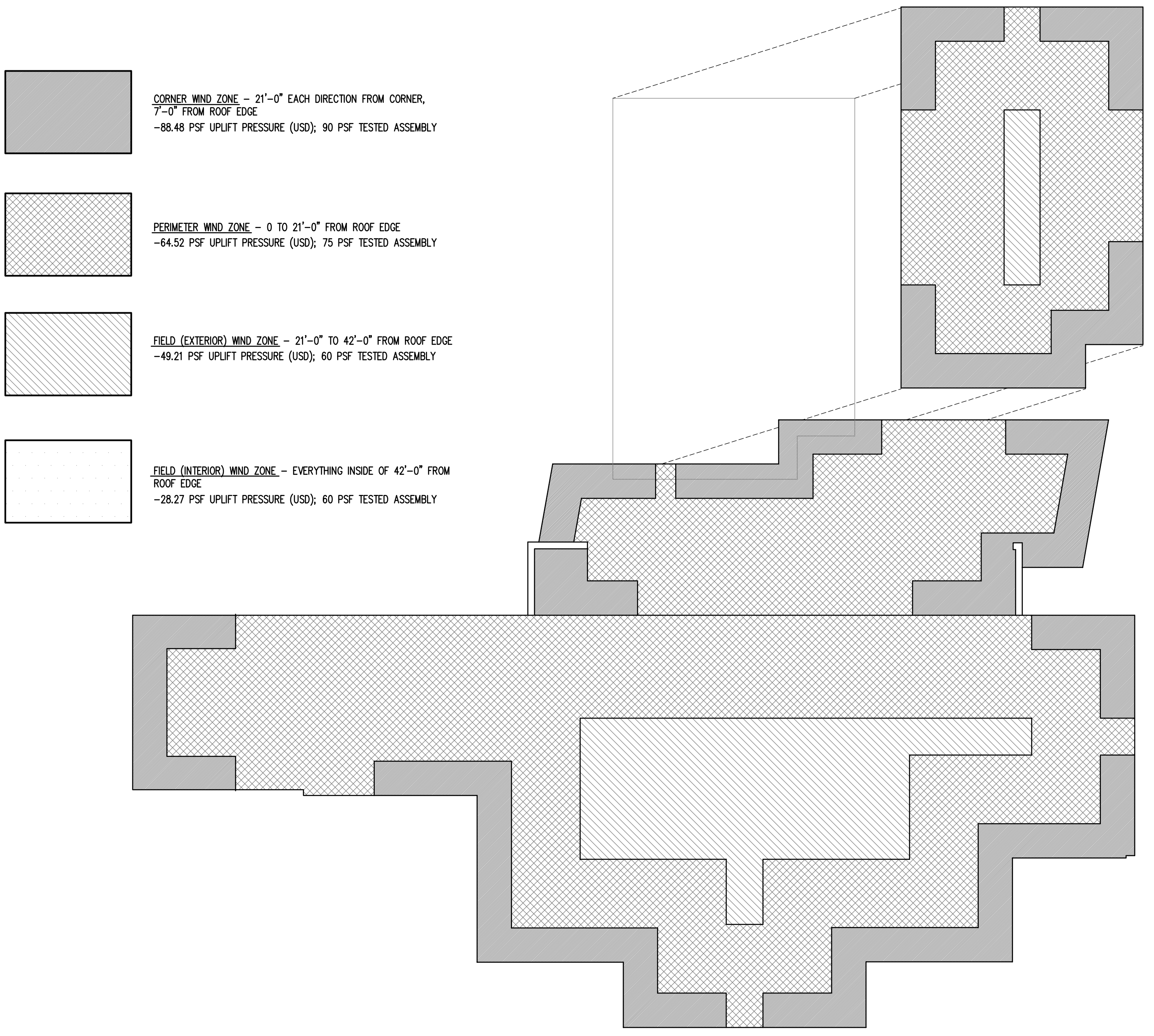


GP# 22030.02

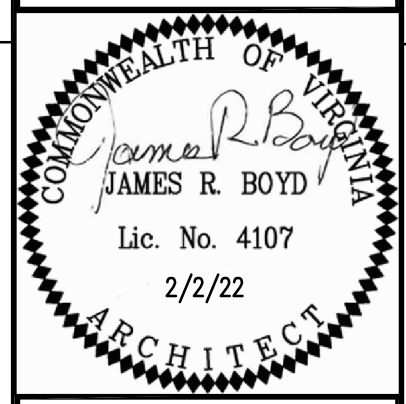
DETAILS
IFB #2022-IFB-7022830
901 ROSE HILL DRIVE
CHARLOTTESVILLE, VA



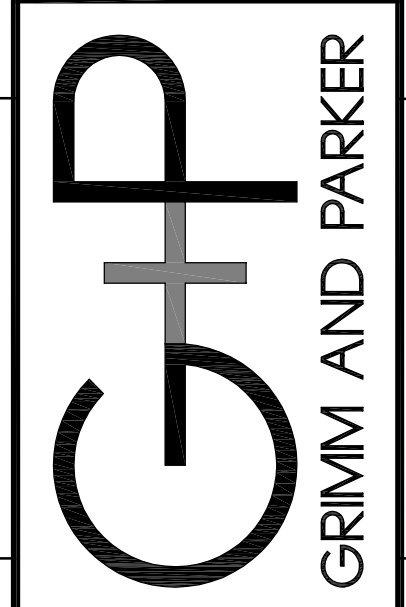
A-3
FEBRUARY 2, 2022
BID SET



1 WIND ZONES & UPLIFT CALCULATIONS
SCALE: 1/16" = 1' - 0"

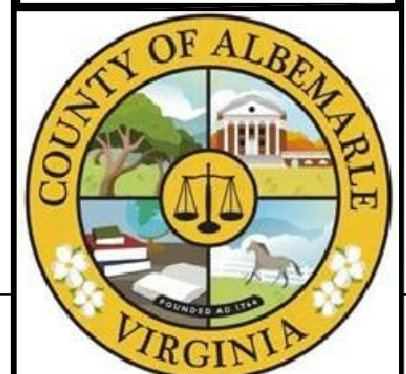


123 East Main Street
Charlottesville, VA 22902
Tel: 434.296.5363
www.grimmnparker.com



GP# 22030.02

WIND ZONES
IFB #2022-IFB-7022830
901 ROSE HILL DRIVE
CHARLOTTESVILLE, VA



A-4
FEBRUARY 2, 2022
BID SET