



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

LEGEND

SHADED AREAS ARE GENERALLY NOT IN THE SCOPE OF WORK UNLESS A SPECIFIC NOTE IDENTIFY A SPECIFIC ITEM IN THE AREA

GENERAL DEMOLITION NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND/OR REGULATORY AGENCIES, CODES AND REGULATIONS FOR NEW CONSTRUCTION AND DEMOLITION WORK.
- PRIOR TO REMOVAL OR CUTTING OF OPENINGS THROUGH STRUCTURAL MEMBERS, CONTRACTOR WILL PROVIDE ADEQUATE SHORING FOR ROOF AND OTHER STRUCTURAL LOADS. SUPPORTS SHALL NOT BE REMOVED UNTIL NEW STRUCTURAL SYSTEM IS IN PLACE.
- PROCEED WITH DEMOLITION FROM TOP TO BOTTOM. DO NOT REMOVE ITEMS SUPPORTING OTHER MEMBERS WITHOUT PROVIDING TEMPORARY OR PERMANENT BRACING AS REQUIRED. SEE DRAWINGS FOR AREAS AND EXTENT OF DEMOLITION.
- CONTRACTOR'S STORAGE TRAILER OFFICE TRAILERS AND STAGING LOCATIONS ON BUILDING EXTERIOR WILL BE AS DIRECTED BY OWNER'S PROJECT MANAGER.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR WASTE DISPOSAL. LOCATE CONTAINERS AS DIRECTED BY OWNER'S PROJECT MANAGER.
- COORDINATE DEMOLITION WORK WITH OWNER'S REPRESENTATIVE.
- SEE MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS FOR DETAILED DEMOLITION INSTRUCTIONS ON UTILITIES AND EQUIPMENT.
- COORDINATE LOCATIONS OF ALL NEW HVAC WORK WITH ARCHITECTURAL FLOOR PLAN.
- ALL ABANDONED UTILITY LINES TO BE REMOVED AND/OR CAPPED OFF AS REQUIRED BY CODE. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- PATCH AND REPAIR ALL EXPOSED DAMAGED WALL, FLOOR, AND CEILING SURFACES TO MATCH ADJACENT UNCHANGED SURFACES. PROPERLY REPAIR AND PREPARE ANY SUBSTRATES THAT ARE TO RECEIVE NEW FINISHES.
- POTENTIAL CONSTRUCTION HAZARDS IF ANY, PROVIDE BARRIERS. WOOD FRAME WITH A PAINTED PLYWOOD FACE.
- MAINTAIN EXISTING UTILITIES DURING CONSTRUCTION. NOTIFY ALL DISRUPTIONS AND PROVIDE INTERIOR UTILITIES.
- THE SCOPE OF DEMOLITION SHALL NOT BE LIMITED TO THE CONTENTS OF DEMOLITION DRAWINGS BUT SHALL INCLUDE ANY AND ALL WORK REQUIRED TO FACILITATE THE NEW CONSTRUCTION DESCRIBED IN THESE DOCUMENTS.
- REPAIR OR REPLACE WALL, FLOOR AND CEILING PENETRATIONS THAT ARE ABANDONED. DUE TO DEMOLITION WORK MATCH EXISTING ADJACENT CONSTRUCTION. ALSO SEE MECHANICAL, ELECTRICAL AND PLUMBING DUGS.
- PRIOR TO DEMOLITION G.C. SHALL CREATE AN INVENTORY IN CONSULTATION WITH OWNER AND PREPARE A FINAL LIST OF ITEMS TO BE SALVAGED FOR OWNER.

KEYED DEMOLITION NOTES:

- EXISTING MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS FOR SPECIFIC DEMOLITION INSTRUCTIONS.
- REMOVE EXISTING ROOF DRAIN, 4 OVERFLOW DRAIN COLLARS AND COVERS. PREPARE AREA FOR NEW COLLAR AND DRAIN COVER. CLEAN ALL DRAIN PIPES WITH JETSTREAM TO REMOVE CLOGGING. CHECK FOR FREE FLOW OF STORM WATER. DEMONSTRATE THE RESULT TO OWNER'S REPRESENTATIVE. SEE DETAIL 2(A5) FOR ADDITIONAL INFORMATION.
- EXISTING FLAT ROOF. REMOVE THE MEMBRANE AND INSULATION IN ITS ENTIRETY. PREPARE EXISTING ROOF DECK FOR NEW ROOF SYSTEM INSTALLATION.
- EXISTING FLAT ROOF. REMOVE THE MEMBRANE AND INSULATION IN ITS ENTIRETY. PREPARE EXISTING PLYWOOD ROOF SUBSTRATE DECK FOR NEW ROOF SYSTEM INSTALLATION. EXAMINE THE CONDITION OF THE SUBSTRATE TO DETERMINE WHETHER IT NEEDS REPLACEMENT. IF SUBSTRATE REPLACEMENT IS REQUIRED, NOTIFY THE ARCHITECT AND OWNER.
- CLEAN FLASHING AT PENETRATION. REMOVE WHERE MATERIAL DETERIORATED. REPLACE WITH NEW FLASHING TYPICAL AT ALL DUCT PENETRATION. SEE DETAIL 1(A5) FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING FLASHING. PREPARE SURFACE FOR NEW FLASHING INSTALLATION PENETRATION.
- INSTALL NEW FLASHING AT THE JOINTS WHERE NEW DUCT MEETS EXISTING. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- REMOVE/ CLEAN EXISTING DOWNSPOUT RING. CLEAN ALL DRAIN PIPES WITH JETSTREAM TO REMOVE CLOGGING. CHECK FOR FREE FLOW OF STORM WATER. DEMONSTRATE THE RESULT TO OWNER'S REPRESENTATIVE.
- REMOVE EXISTING EPDM GUTTER LINER. CLEAN PLYWOOD SUBSTRATE AND PREPARE FOR NEW MEMBRANE LINER INSTALLATION.
- EXISTING STANDING SEAM METAL ROOF TO REMAIN. CHECK ALL PENETRATION CONDITIONS TO VERIFY THE INTEGRITY OF THE EXISTING FLASHING. REPLACE AS REQUIRED.
- EXISTING ATTIC ACCESS TO REMAIN. SHOWN HERE FOR REFERENCE ONLY.
- ALL EXHAUST HOOD VENTS SHALL BE TEMPORARILY REMOVED FOR ROOF INSTALLATION. REINSTALL WHEN ROOF IS INSTALLED. PROVIDE NEW FLASHING AS REQUIRED. EXTEND NEW FLASHING TO THE UNDERSIDE OF THE CAP FLANGE. SEAL AS REQUIRED. SEE DRAWING A 21 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING METAL COPING THROUGHOUT. REMOVE BLOCKING. PREPARE TOP OF WALL FOR NEW COPING AND NEW BLOCKING.
- DASHED LINE REPRESENTS THE FLAT ROOF AREA UNDER THE METAL ROOF OVERHANG. SCOPE OF THIS PROJECT INCLUDES THE REPLACEMENT OF ALL FLAT ROOFS IN THIS BUILDING. ROOF AREAS, WHETHER NOT GRAPHICALLY SHOWN ON BID DOCUMENTS, SHALL BE REPLACED WITH NEW ROOF.



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REVISION	DATE	DESCRIPTION	CHECKED BY:	APPROVED BY:
1	01/16/2021	ADDITIONAL 1		
2	02/03/2021	BID PERMIT SUBMISSION		
3	02/03/2021	30% DESIGN DOCUMENT SUBMISSION		

ATRIUM BUILDING ROOF REPLACEMENT
 MEADOWLARK GARDENS, FAIRFAX, VA

PROJECT NUMBER: 20105
 SCALE: AS SHOWN
 ROOF DEMOLITION PLAN