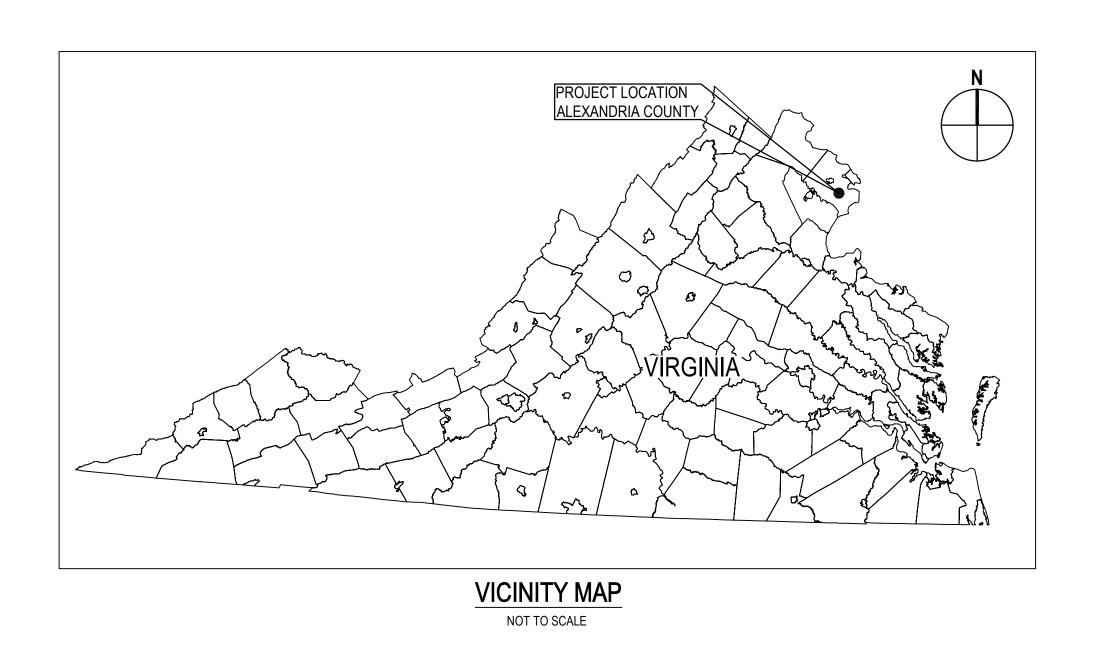
ALEXANDRIA RENEW ENTERPRISES BUILDING G1 AND IPS ROOF REPLACEMENT CONTRACT NO. 21-024 BID SET OCTOBER 2021







SITE ADDRESS: 1500 EISENHOWER AVE, ALEXANDRIA, VA 22314

SITE LOCATION: 1800 LIMERICK STREET, ALEXANDRIA, VA 22314

PROJECT OWNER: ALEXANDRIA RENEW ENTERPRISES

ACTIVITY OR FUNCTION(S) TO BE PERFORMED IN THE FACILITY: ROOF REPLACEMENT FOR BUILDING G1 AND IPS BUILDING

APPLICABLE ACCESSIBILITY STANDARDS: N/A

VUSBC CONSTRUCTION TYPE: IB

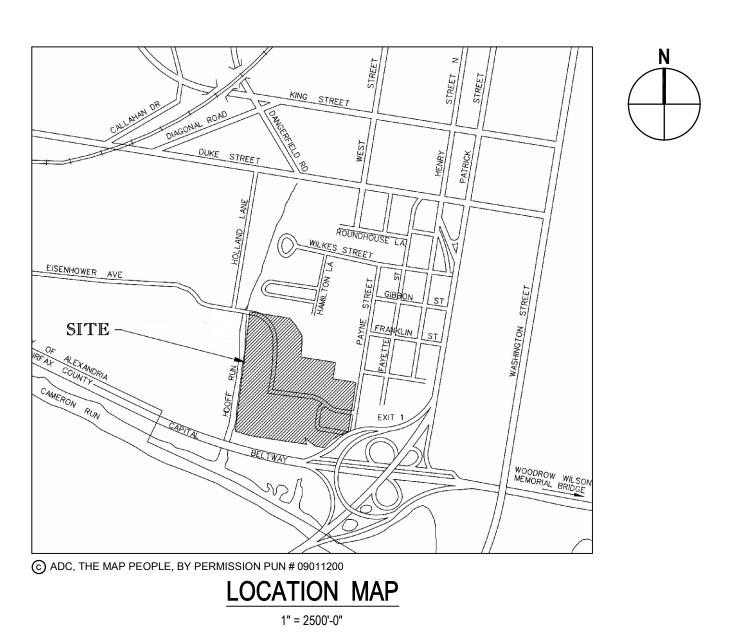
USE GROUP PER VUSBC: F-2 LOW HAZARD FACTORY/ INDUSTRIAL

DESIGN CODES: 2015 VIRGINIA EXISTING BUILDING CODE

BUILDING PURPOSE/VUSBC OCCUPANCY: WASTE WATER TREATMENT PLANT AND PUMP STATION

AREA OF BUILDING: 25,000 SF

BUILDING RISK CATEGORY: IV



0	BID SET	KML	ES	10/2021
No.	Issue	Drawn	Approved	Date

SCALE 1"=2500' AT ORIGINAL SIZE

Bar is one inch on original size sheet 0 1"

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	Drafting Check M. BISIGNANI Design Check L. BENNET	Т
ford Boulevard, Suite 330	Project Manager E. SITTER Date 10/2021	
20715 LISA	This document shall not be used for	

Drawn K. LARSON	Designer	E. SITTER	1	LEXANDRIA RENEW ENTERPRISES UILDING G1 AND IPS ROOF REPLACEMENT				
Drafting Check M. BISIGNANI	Design Check	L. BENNETT	_	OVER SHEET				
Project Manager E. SITTER	Date	10/2021	Project No.	11222117				
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GENERAL DEMOLITION NOTES:

- 1. THE DEMOLITION PLANS WERE DEVELOPED FROM AVAILABLE RECORD DRAWINGS OBTAINED FROM ALEXRENEW AND ARE INTENDED ONLY TO SHOW BASIC SYSTEM CONFIGURATION. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ACTUAL SITE CONDITIONS. PRIOR TO THE DEMOLITION, THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER AND ALEXRENEW THE EXACT EXTENT OF DEMOLITION.
- 2. UNLESS SHOWN TO BE DEMOLISHED, ALL EXISTING ROOFTOP STRUCTURES AND EQUIPMENT SHALL CONTINUE TO BE OPERATIONAL AND SHALL BE PROTECTED.
- 3. DEMOLITION TO BE PERFORMED IN ACCORDANCE WITH CONSTRUCTION CONSTRAINTS OUTLINED IN CONTRACT DOCUMENTS.
- 4. ALL WALL SECTIONS MUST BE FULLY SUPPORTED DURING DEMOLITION AGAINST VERTICAL, HORIZONTAL AND OVERTURNING FORCES AND MOVEMENT.
- 5. HATCHED AREAS ARE TO BE DEMOLISHED. SEE LEGEND.
- ADDITIONAL ITEMS TO BE DEMOLISHED INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL, PIPING, VALVES, FITTINGS, SUPPORTS, WALKWAYS, HANDRAILS/ GUARDRAILS, GRATING, AND PAVEMENT AS SHOWN IN THE DEMOLITION PLAN OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 7. CONTRACTOR SHALL FILL IN VOIDS CREATED BY REMOVING PIPE, BOLTS, REBAR, CONDUIT AND OTHER SIMILAR ITEMS WITH NON-SHRINK GROUT AND MAKE FLUSH WITH SURROUNDING SURFACE. ALL ITEMS REMAINING ARE TO BE CUT AND GROUND FLUSH WITH SURROUNDING SURFACE. REMAINING EMBEDDED METALS EXPOSED TO CORROSIVE ENVIRONMENTS SHALL BE COATED PER SECTION 09900 AFTER GRINDING FLUSH WITH SURROUNDING SURFACE.
- 8. DEMOLISH EQUIPMENT PADS, PIPE SUPPORTS, AND ELECTRICAL FOR DEMOLISHED EQUIPMENT UNLESS OTHERWISE NOTED.
- 9. CONDUCT DEMOLITION WORK IN ACCORDANCE WITH REQUIREMENTS OF THE SEQUENCE OF CONSTRUCTION.
- 10. ON DEMOLITION DRAWINGS, EQUIPMENT THAT IS CURRENTLY IN USE IS DESIGNATED BASED ON ITS CURRENT PURPOSE, AND "ABD" REFERS TO EQUIPMENT THAT IS BELIEVED TO BE CURRENTLY ABANDONED. CONTRACTOR TO CONFIRM WITH ENGINEER AND ALEX RENEW BEFORE PERFORMING WORK ON ABANDONED EQUIPMENT.
- 11. ELECTRICAL CONDUITS SHALL BE MOVED AS REQUIRED TO FACILITATE NEW HVAC ARRANGEMENTS.
- 12. WHERE STRUCTURES OR EQUIPMENT ARE IDENTIFIED AS ABANDONED, THIS SPECIFIES THE CURRENT CONDITION OF THOSE FACILITIES. WHERE THESE STRUCTURES ARE HATCHED, THEY SHALL BE DEMOLISHED.
- 13. FOR ADDITIONAL DESCRIPTIONS OF DEMOLITION REQUIREMENTS, REFER TO SECTION 02 41 00.
- 14. CRANE USE WILL BE RESTRICTED UNTIL AFTER 3:30 PM.

GENERAL NOTES (APPLY TO ALL DRAWINGS):

- A. EXISTING FACILITIES AND PIPING SHOWN LIGHT. NEW FACILITIES AND PIPING SHOWN DARK.
- B. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON RECORD DRAWINGS OBTAINED FROM ALEX RENEW. THEREFORE, LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.

BASEFILES USED: BUILDING J FACILITIES RELOCATION AND DECOMMISSIONING **ENGINEER: JACOBS**

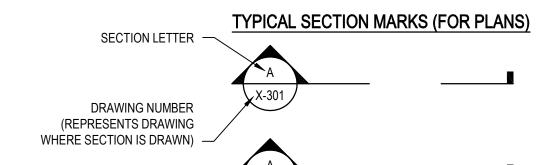
DATE: JULY 2019

- C. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL EXISTING EQUIPMENT ELEVATIONS, LOCATIONS, SIZE AND TYPE OF MATERIAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL EXISTING EQUIPMENT DIMENSIONS AND ELEVATIONS PRIOR TO ORDERING NEW EQUIPMENT.
- D. CONTRACTOR LAY DOWN AREA IS LIMITED TO THE AREA SHOWN ON THE SITE LAYDOWN PLAN. ANY CHANGES SHALL BE COORDINATED AND APPROVED BY ALEXRENEW AND ENGINEER.
- E. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PLAN AND SPECIFICATIONS.
- F. EXISTING CONDITIONS SHOWN ON THESE CONTRACT DRAWINGS WERE OBTAINED FROM RECORD DOCUMENTS AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- G. CONTRACTOR TO REPAIR AND RESTORE ANY ADJACENT ROADWAYS, DRIVEWAYS, CURB, SIDEWALKS, UTILITIES, STORM DRAINS, CULVERTS, SWALES, CLEANOUTS, STRUCTURES, EQUIPMENT, AND/OR SUBGRADE THAT IS EXPOSED, DISTURBED, OR OTHERWISE DAMAGED BY THE CONTRACTOR'S ACTIVITIES.
- H. EXISTING PAVEMENT SHALL BE PROTECTED FROM DAMAGE WHERE POSSIBLE. ANY DEMOLISHED OR DAMAGED PAVEMENT TO BE REPAIRED.
- I. CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- J. ALL EXISTING PIPING, EQUIPMENT, AND STRUCTURES MUST BE FULLY SUPPORTED DURING CONSTRUCTION AGAINST VERTICAL, HORIZONTAL, AND OVERTURNING FORCES AND MOVEMENT.
- K. CONTRACTOR SHALL REPLACE ALL PAVEMENT AND ROADWAYS THAT IS 1) SHOWN AS REPLACED ON THE CONTRACT DRAWINGS, 2) IMPACTED BY NEW CONSTRUCTION, AND 3) IMPACTED BY CONTRACTOR'S OPERATIONS.
- THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS. THE METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID OVERLOADS, AND MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- M. MATERIALS SPECIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS SHALL BE USED UNLESS THE CONTRACTOR OBTAINS WRITTEN APPROVAL FROM THE ENGINEER TO USE ALTERNATIVE MATERIALS. WHEN REQUESTING SUCH APPROVAL, THE CONTRACTOR SHALL PROVIDE ADEQUATE AND DETAILED MANUFACTURERS LITERATURE AND TECHNICAL DATA FOR EACH MATERIAL PRIOR TO ITS POTENTIAL USE.
- N. CONTRACTOR SHALL NOT DERIVE SUPPORTS FROM EXISTING STRUCTURE TO FACILITATE NEW CONSTRUCTION. IF SUCH SUPPORT IS SPECIFICALLY ALLOWED BY THE ENGINEER, CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL, DETAILED DESIGN. CALCULATIONS AND DRAWINGS SEALED BY LICENSED PROFESSIONAL ENGINEER VERIFYING ADEQUACY-SAFETY OF EXISTING STRUCTURE. IF DAMAGE TO EXISTING STRUCTURE OCCURS, CONTRACTOR AT HIS OWN COST SHALL REPAIR THE DAMAGE AND RESTORE DAMAGED AREA TO ORIGINAL CONDITION AND SATISFACTION OF THE ENGINEER.

GENERAL LEGEND

NEW GRAPHICS; EQUIPMENT, STRUCTURES, ETC., ARE SHOWN AS BOLD LINEWORK AND IN THIS TEXT FORMAT EXISTING GRAPHICS; EQUIPMENT, CONDITIONS STRUCTURES, ETC. ARE SHOWN AS LIGHT

LINEWORK AND IN THIS TEXT FORMAT.



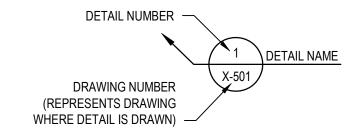
TYPICAL SECTION SUB-TITLE (FOR SECTIONS)

SECTION LETTER DRAWING NUMBER (REPRESENTS DRAWING WHERE SECTION MARKS ARE SHOWN)

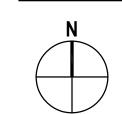
TYPICAL DETAIL MARKS

G00X DRAWING NUMBER (REPRESENTS DRAWING WHERE DETAIL IS DRAWN)

TYPICAL DETAILING



NORTH ARROW



CIVIL LEGEND

_____X ____

PROPERTY LINE 500 YEAR BASE FLOOD ELEVATION LIMIT OF WORK

BRUSH LINE

SILT FENCE

SCE OSOS

STABILIZED CONSTRUCTION ENTRANCE

INLET PROTECTION

DEMOLITION

EXISTING STRUCTURE

EXISTING PAVEMENT

EXISTING CONC SIDEWALK

-

LIGHTING POLE CLEANOUT

FIRE HYDRANT

CONTRACTOR LAYDOWN AREA

ROOF ACCESS AREA

UTILITY POLE

TREE

POINT OF STUDY

LIST OF DRAWINGS GENERAL 1 | G | 001 | COVER SHEET 2 G 002 LIST OF DRAWINGS, GENERAL NOTES AND ABBREVIATIONS 3 C 001 TRAFFIC FLOW PATTERN PLAN 4 C 002 SITE LAYDOWN PLAN 5 C 003 SITE PHOTOS ARCHITECTURAL 6 A 001 G1 AND IPS BUILDING - DEMOLITION ROOF PLAN 7 | A | 002 | G1 AND IPS BUILDING - ROOF PLAN 8 A 003 G1 AND IPS BUILDING - DETAILS 9 A 004 G1 AND IPS BUILDING - DETAILS 10 A 005 G1 AND IPS BUILDING - DETAILS 11 A 006 G1 AND IPS BUILDING - DETAILS STRUCTURAL

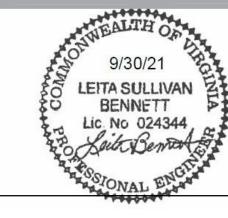
12 | S | 001 | CHANNEL PROTECTION DETAILS

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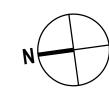
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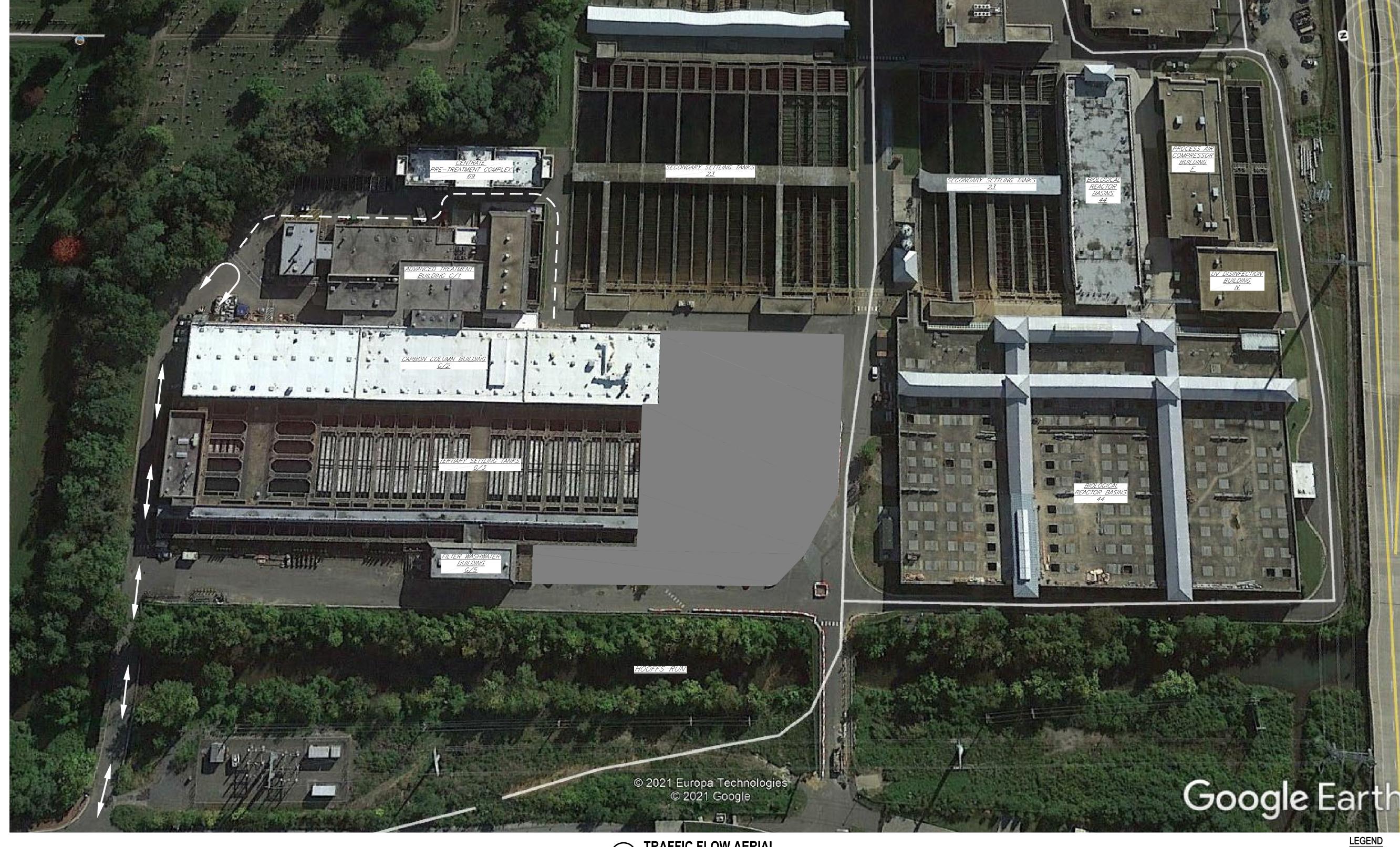
Drawn	K. LARSON	Designer	E. SITTER	Client Project
Drafting Check	M. BISIGNANI	Design Check	L. BENNETT	Title
Project Manager	E. SITTER	Date	10/2021	Project No
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ALEXANDRIA RENEW ENTERPRISES BUILDING G1 AND IPS ROOF REPLACEMENT LIST OF DRAWINGS, GENERAL NOTES **AND ABBREVIATIONS** 11222117

Sheet No. **G002**

Sheet **2** of **12**





1 TRAFFIC FLOW AERIAL

NOT TO SCALE

LEGEND

CONTRACTOR, HAUL AND CONSTRUCTION ROUTE AND FIELD OFFICE ACCESS ROUTE

ROUTE AND FIELD OFFICE ACCESS F

ADDITIONAL ACCESS FOR OTHER

ADDITIONAL ACCESS FOR OTHER
CONSTRUCTION WORK
(INC, STAFF & VEHICLES)
TD/ WWPS-CSA

Drawn

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Approved

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Project Manager	E. SITTER	Date	10/2021	Pro
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Client	ALEXANDRIA RENEW ENTERPRISES
Project	BUILDING G1 AND IPS ROOF REPLACEMENT
Title	TRAFFIC FLOW PATTERN PLAN
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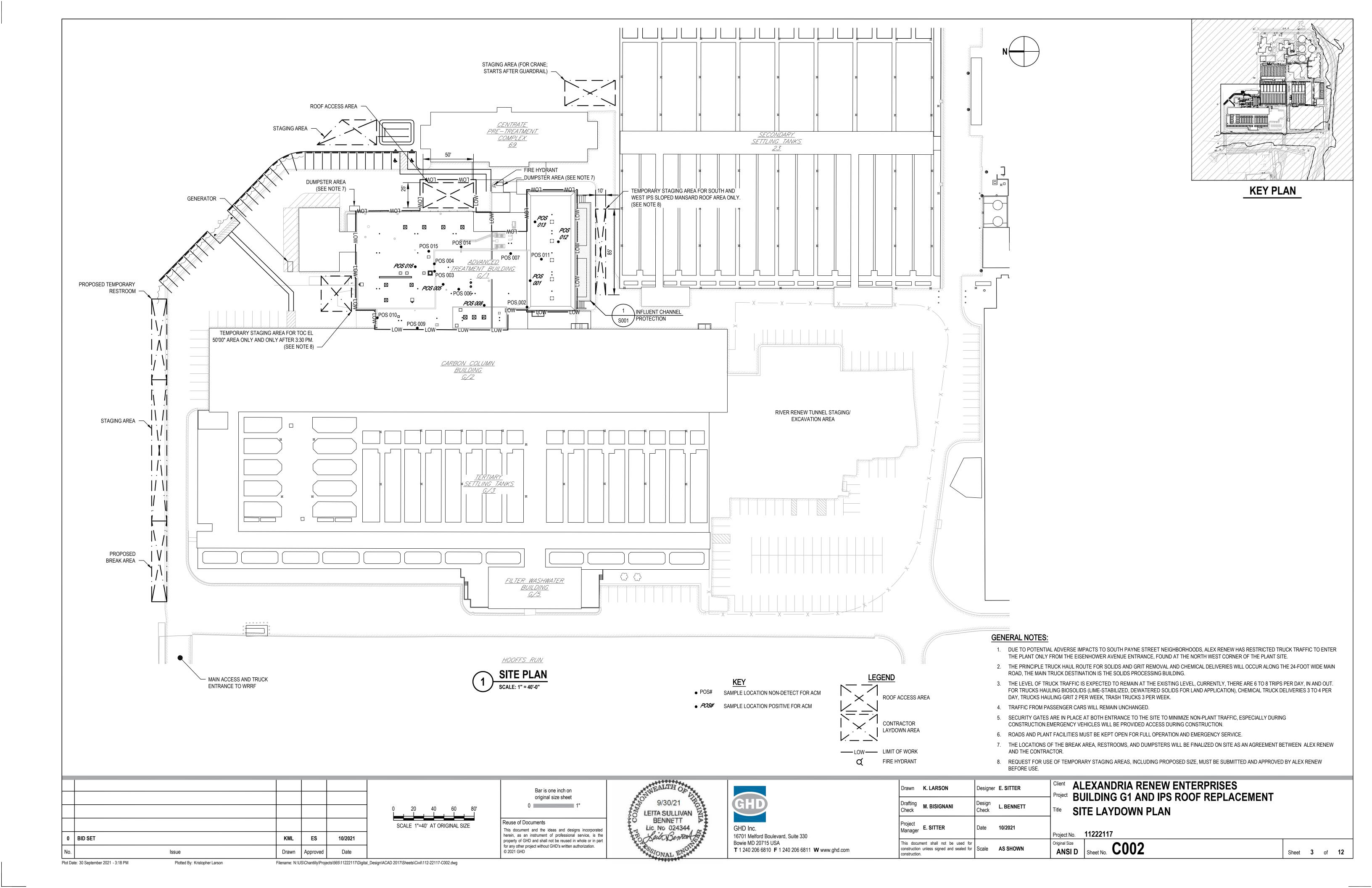
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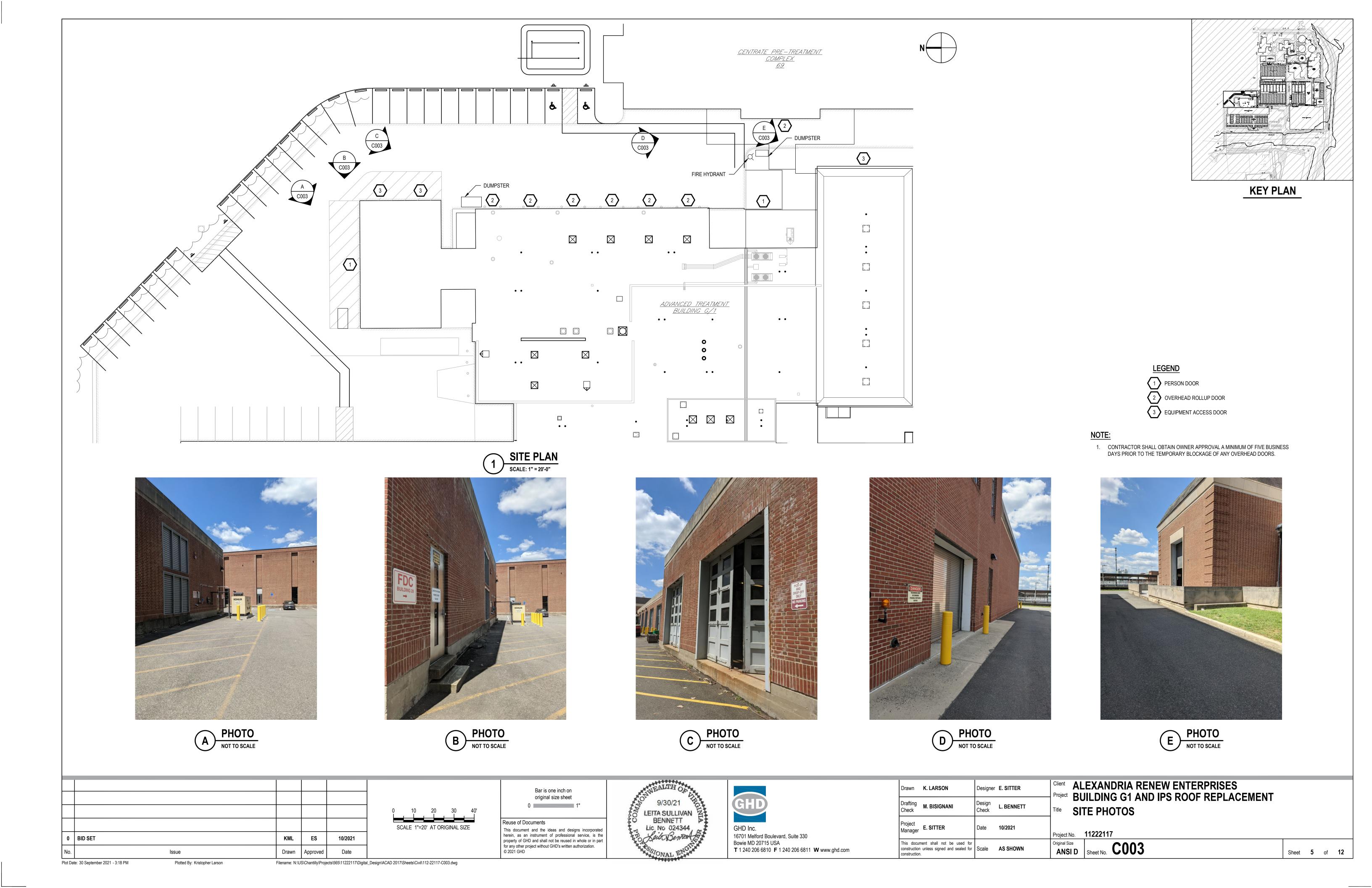
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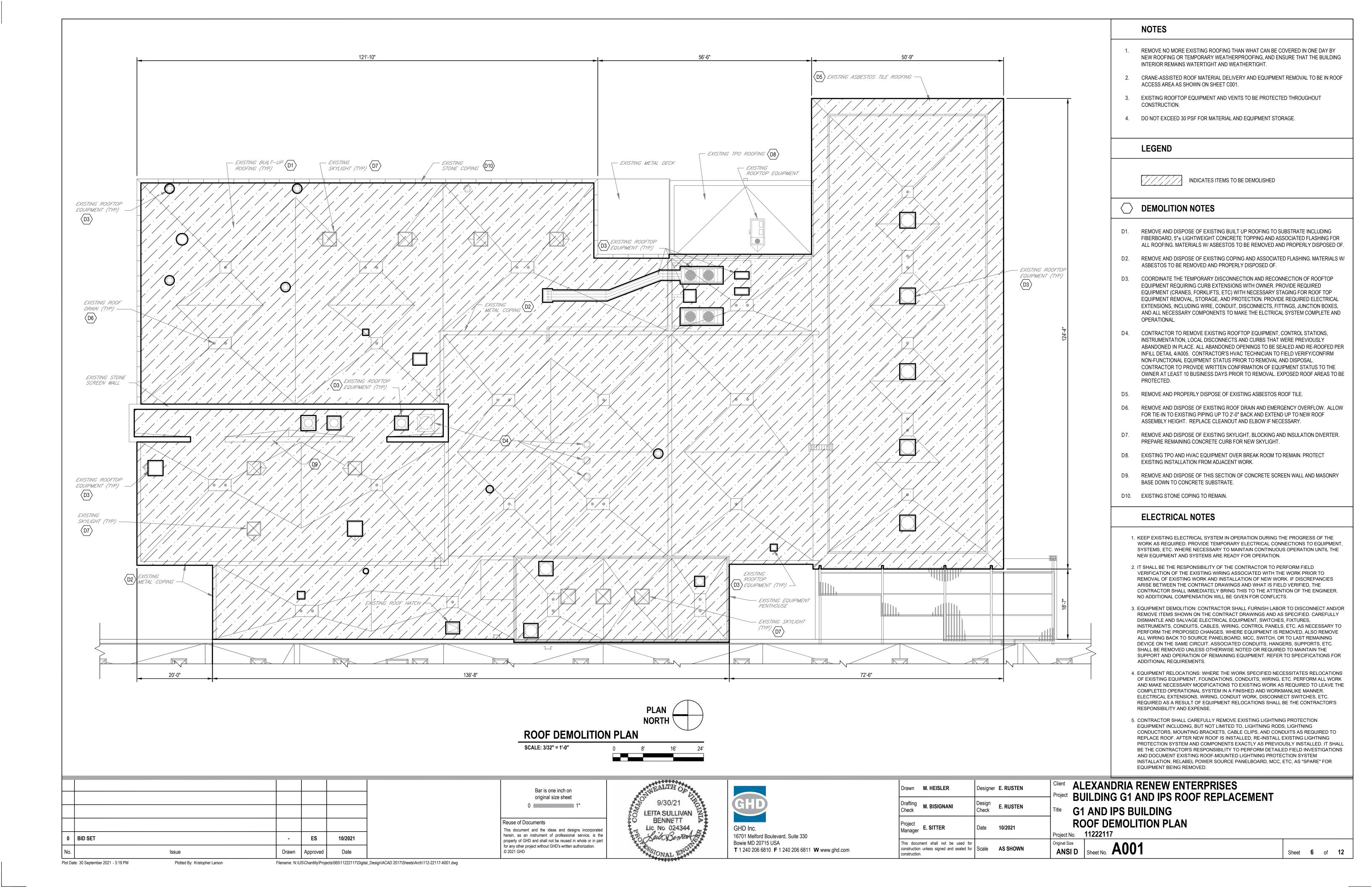
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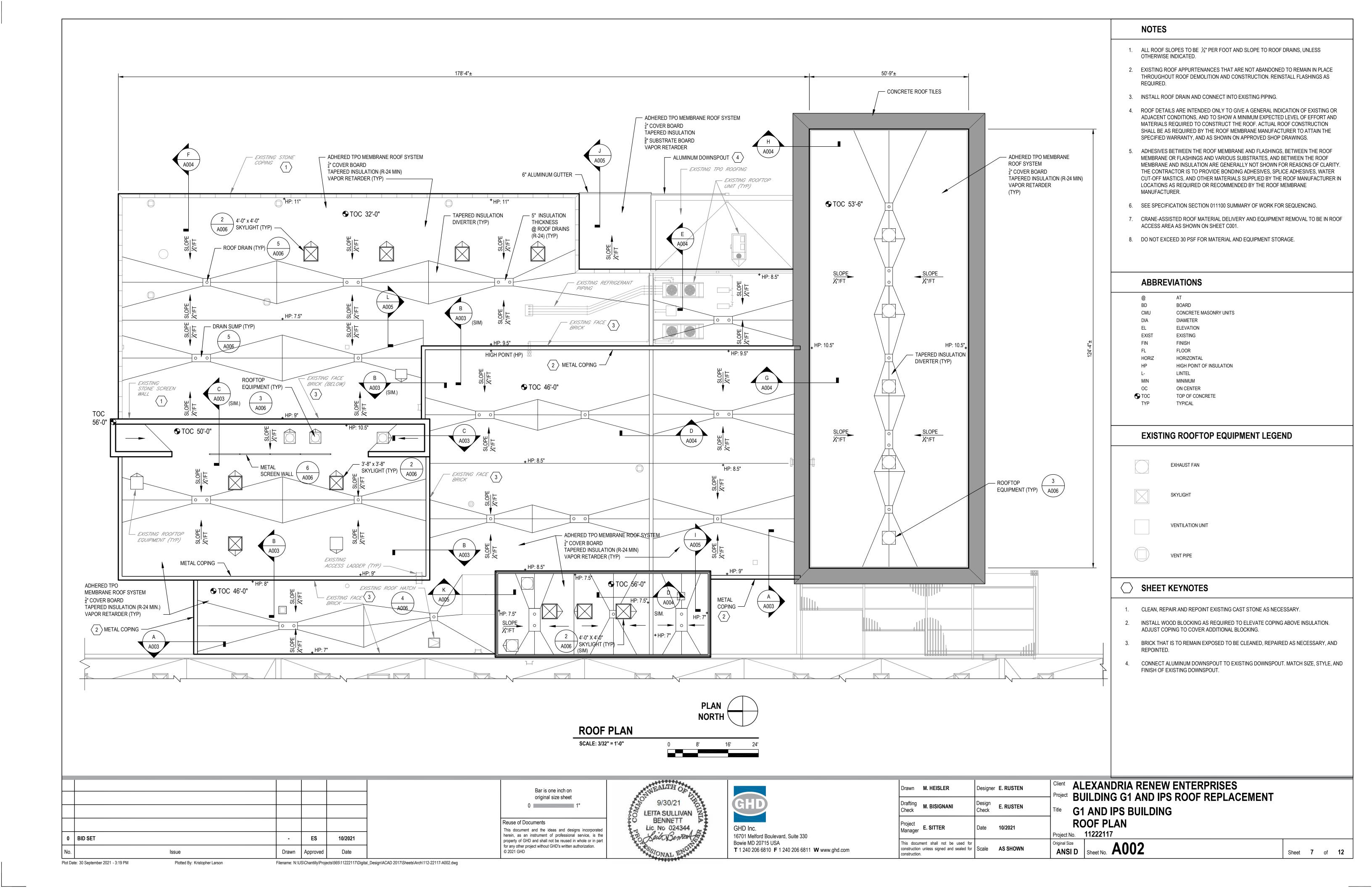
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 Sheet 4 of 12

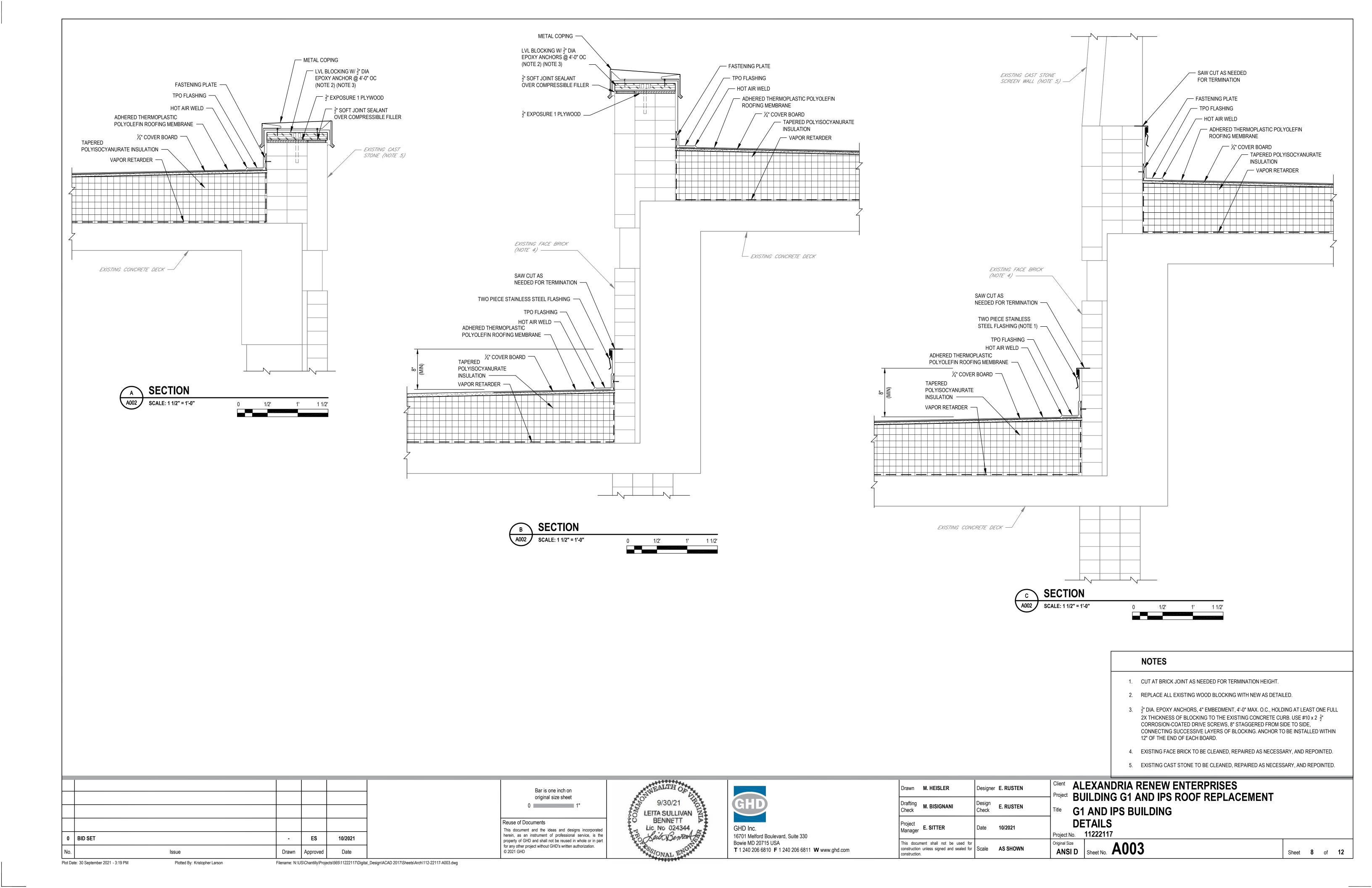
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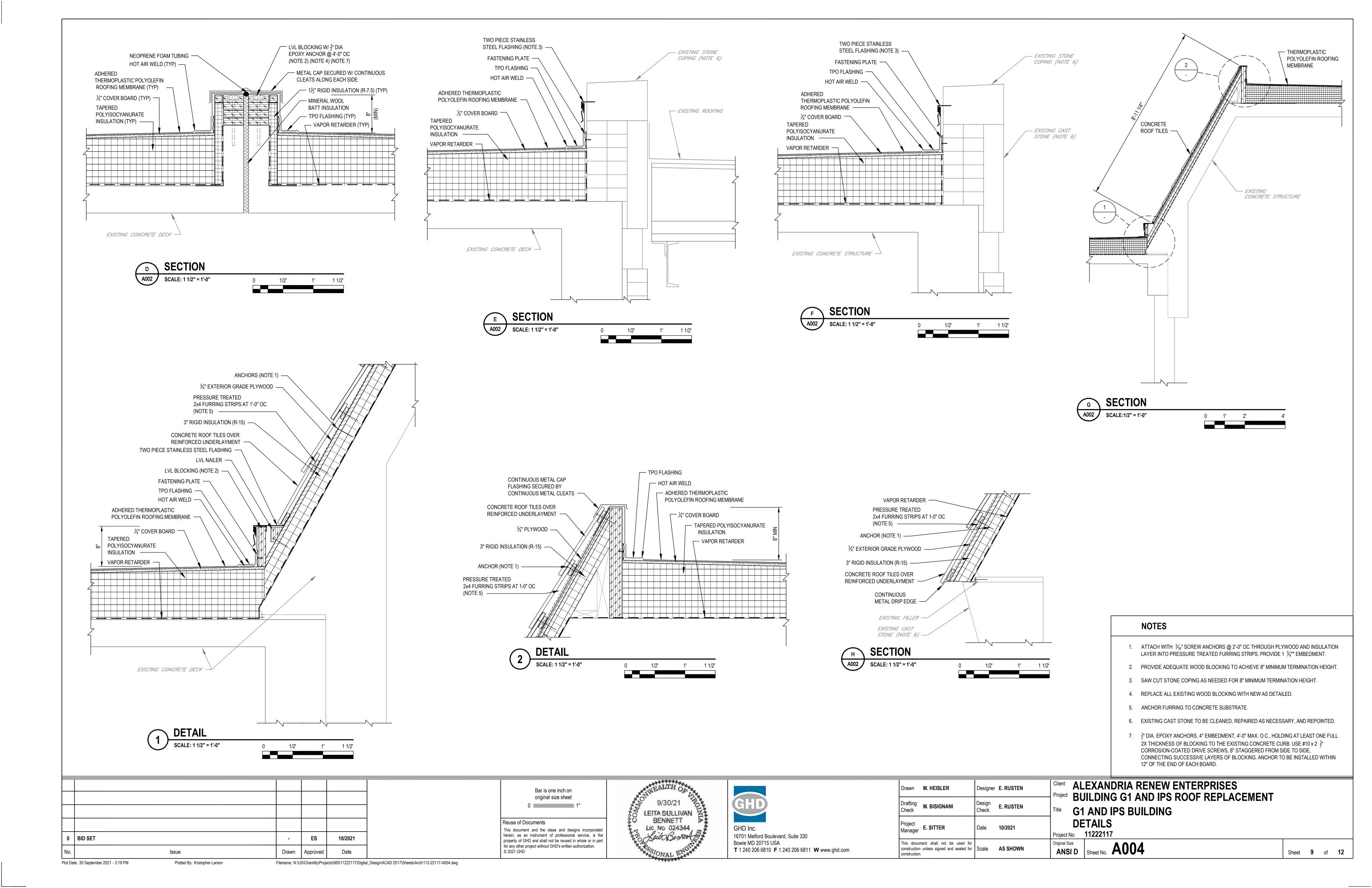


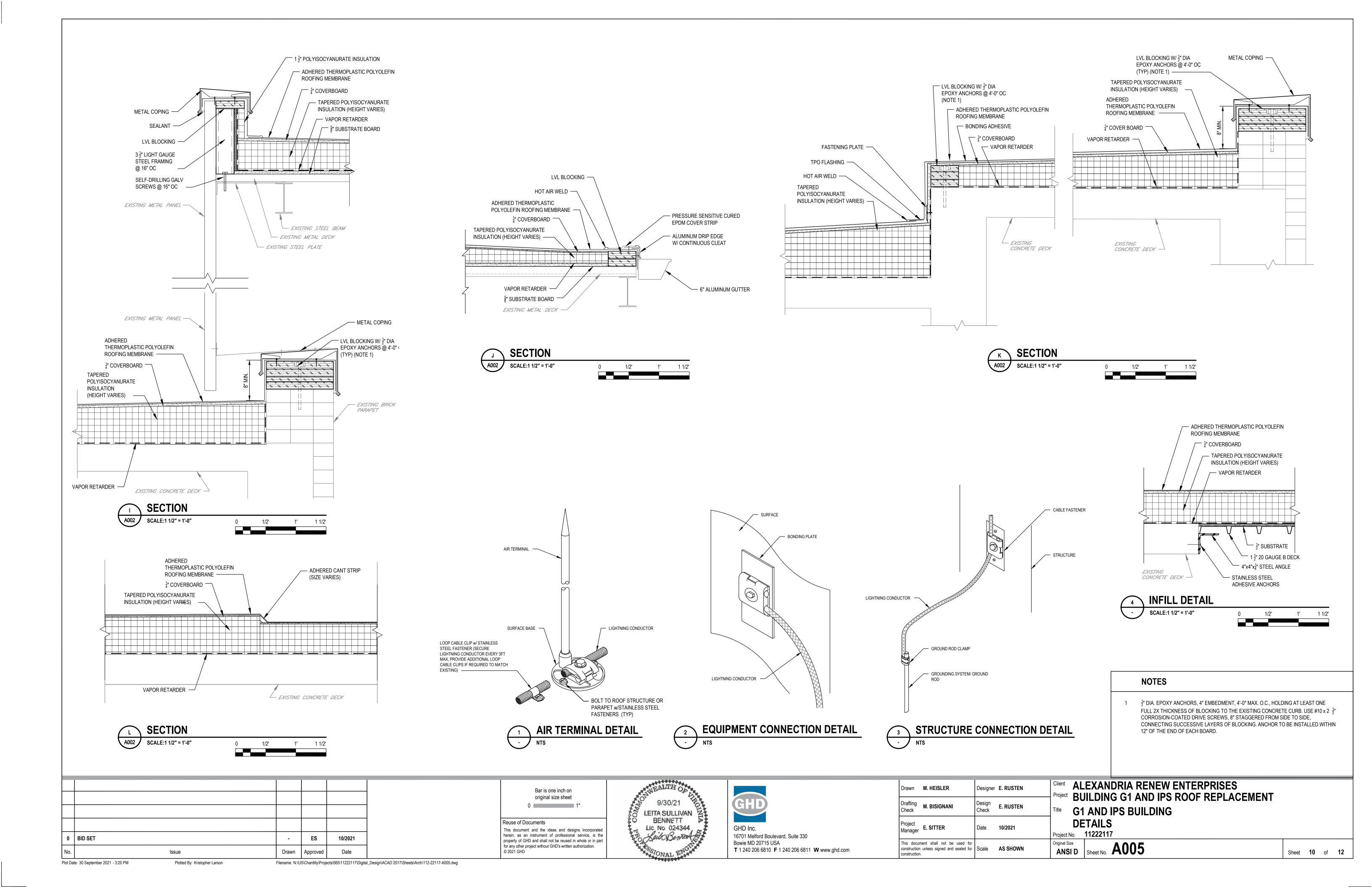


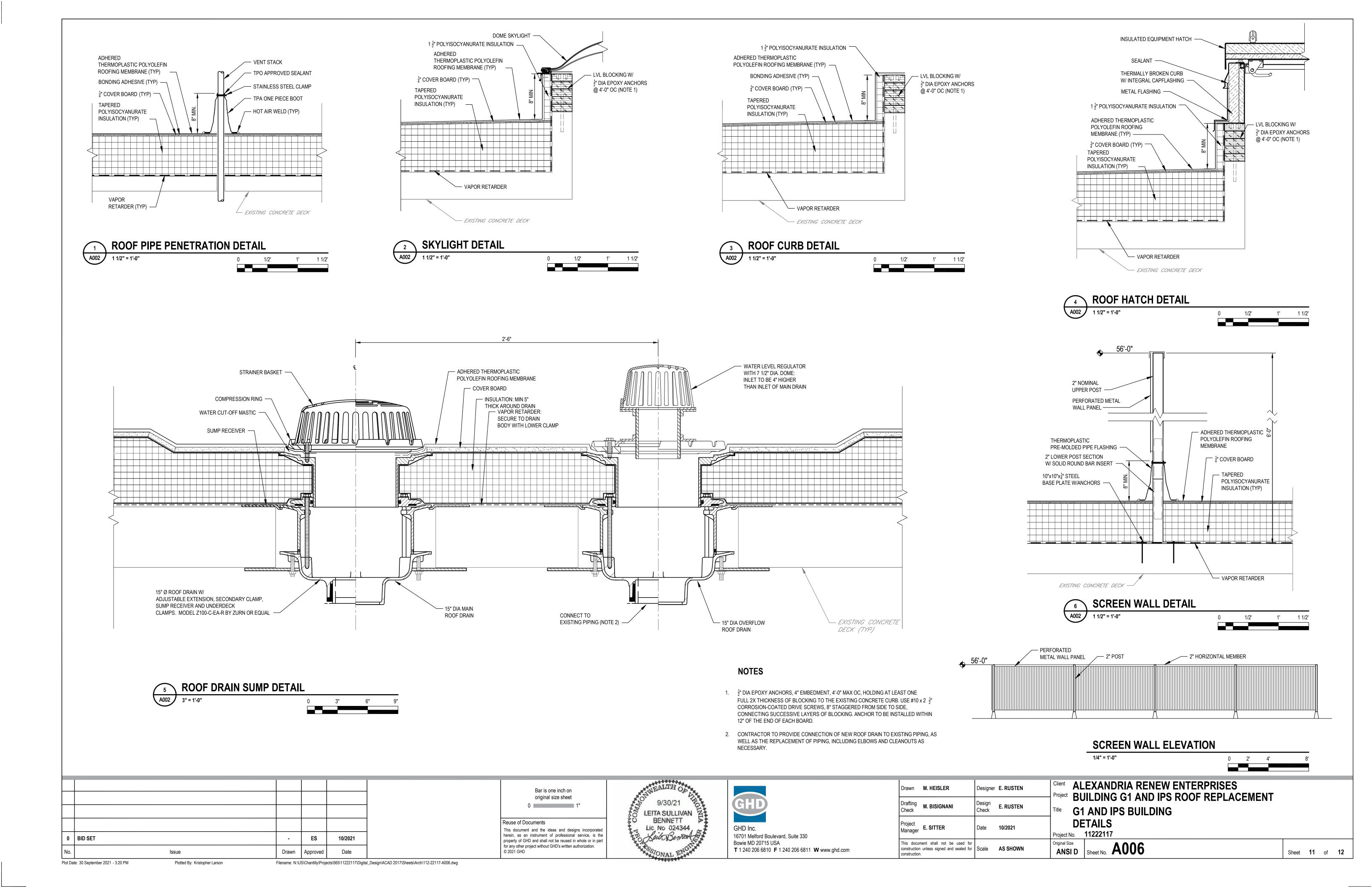


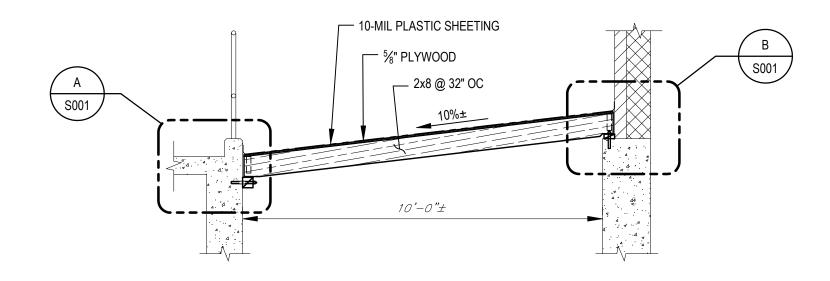




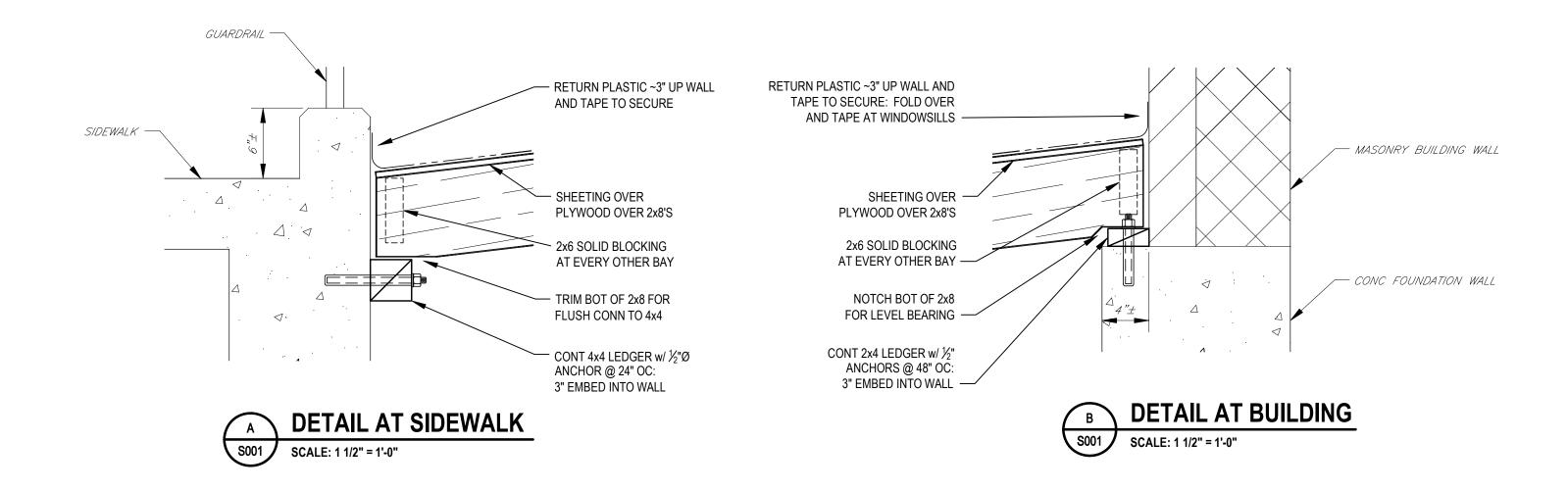








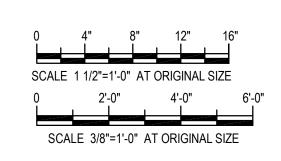
OVERALL SECTION THROUGH CHANNEL

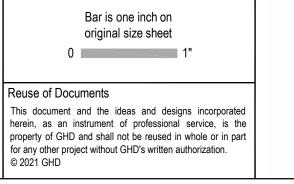


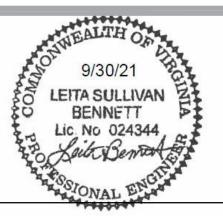
SHEET NOTES:

- 1. ALL LUMBER TO BE #2 SYP OR BETTER GRADE. TOE-NAIL 2x8'S TO WOOD BASE OR USE HANGERS BY SIMPSON OR EQUAL. PROVIDE 1/2" TO 1" GAP AT ENDS FOR EASE OF INSTALLATION.
- 2. PLYWOOD TO BE "GRADE C" OR BETTER. SCREW OR NAIL TO 2x8'S WITH FASTENERS @ 12" OC AROUND PERIMETER AND AT BLOCKING.
- 3. PLASTIC SHEETING SHALL BE STAPLED TO PLYWOOD AT 24" OC MAX IN BOTH DIRECTIONS.
- 4. TAPE FOR SECURING ENDS OF SHEETING SHALL BE WATERPROOF.
- 5. ANCHORS SHALL BE A DRILLED MECHANICAL TYPE THAT CAN BE READILY REMOVED. USE HILTI, RED HEAD, OR EQUAL.
- 6. TRIM COVERING AS REQUIRED AT CONDUIT AND OTHER OBSTRUCTIONS.
- 7. UPON COMPLETION, REMOVE ALL ANCHORS AND FILL HOLES NEATLY WITH CEMENT GROUT.
- 8. PROTECTION TO REMAIN IN PLACE FOR DURATION OF ASBESTOS SHINGLES DEMOLITION AND INSTALLATION OF NEW ROOFING ON THE SOUTH AND WEST SIDES OF THE SLOPED MANSARD ROOF.
- 9. LEAVE 1' BY 1' OPENING IN THE SOUTHWEST CORNER OF THE RIGHT SIDE OF THE INFLUENT
- CHANNEL AS VIEWED FROM THE STREET.

]
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Drawn	K. LARSON	Designer	E. SITTER
Drafting Check	M. BISIGNANI	Design Check	L. BENNETT
Project Manager	E. SITTER	Date	10/2021
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Client	ALEXANDRIA RENEW ENTERPRISES
Project	BUILDING G1 AND IPS ROOF REPLACEMENT
	STRUCTURAL MISCELLANEOUS DETAILS

Project No. 11222117

Original Size ANSI D Sheet No. S001

Sheet **12** of **12**