

SUMMER 2026 ROOFING PROJECTS

BROADUS WOOD ELEMENTARY SCHOOL

SCOTTSVILLE ELEMENTARY SCHOOL

PARTIAL ROOF REPLACEMENTS

2026-IFB-3041420

BROADUS WOOD ELEMENTARY SCHOOL
 185 BUCK MOUNTAIN ROAD
 EARLYSVILLE, VIRGINIA
 22936
AS PART 1 OF
2026-IFB-3041420

DRAWING INDEX

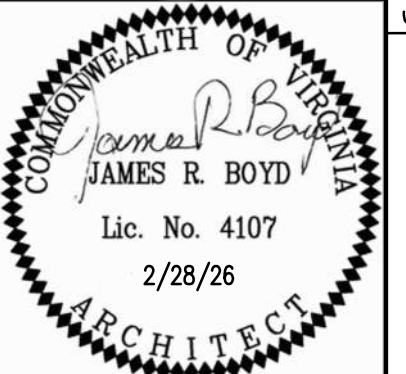
COV-1	COVER - BROADUS WOOD ELEMENTARY
A1	MEMBRANE ROOF PLAN & DETAILS
A2	DETAILS
A3	SHINGLE ROOF PLAN & DETAILS
A4	DETAILS
A5	DETAILS
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A7	WIND UPLIFT, WALKWAY PADS, DETAILS
COV-2	COVER - SCOTTSVILLE ELEMENTARY
A8	MEMBRANE ROOF PLAN & DETAILS

PROJECT DIRECTORY

OWNER REPRESENTATIVE ALBEMARLE COUNTY PUBLIC SCHOOLS BUILDING SERVICES DEPARTMENT ATTN: APRIL NELSON PROJECT MANAGER 1180 SEMINOLE TRAIL SUITE 170 CHARLOTTESVILLE, VA 22901 434-975-8340 EXT. 11033	ARCHITECT GRIMM + PARKER ARCHITECTS JIM BOYD, AIA ATTN: MIKE THOMAS 123 EAST MAIN STREET CHARLOTTESVILLE, VA 22902 434-296-5353 FAX: 434-971-8634
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APPLICABLE CODES

VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2021
 VIRGINIA PLUMBING CODE, 2021
 VIRGINIA EXISTING BUILDING CODE, 2021
 WORK CLASSIFICATION: ALTERATIONS, LEVEL 1; SECTION 602.3.2.1 2021 VIBC
 2010 ADA STANDARDS
 ASCE 7-16 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
 ASCE 7-16 RISK CATEGORY IV, DESIGN WIND SPEED 123 MPH



123 East Main Street
 Charlottesville, VA 22902
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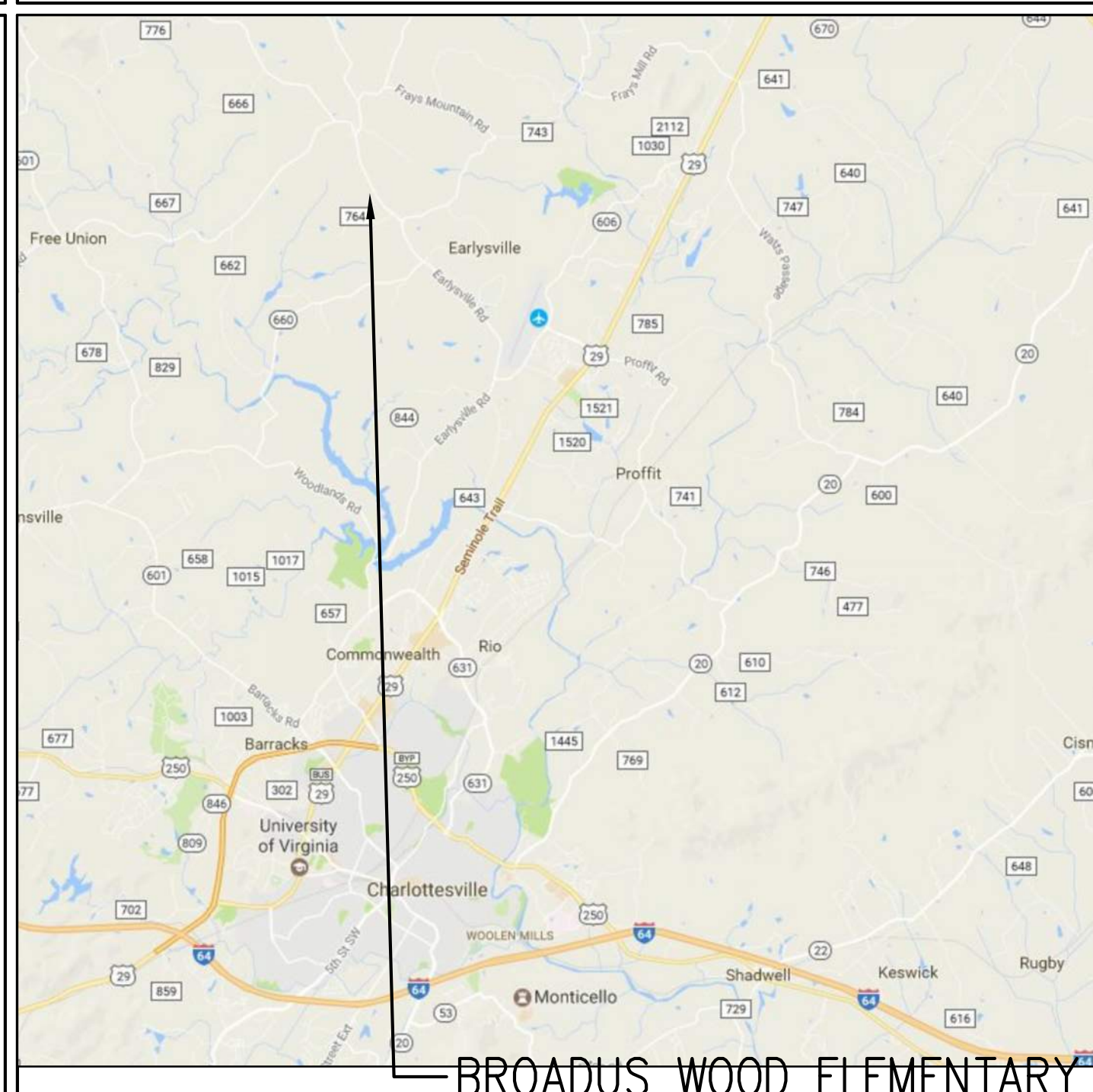
ABBREVIATIONS

ABV. ABOVE	AC. ACROUSTIC CEILING TILE	ADA. AMERICANS WITH DISABILITIES ACT	ADJ. ADJUSTABLE	AF. AIR HANDLING UNIT	ALT. ALTERNATE	ALUM. ALUMINUM	ANOD. ANODIZED	APP. APPROXIMATELY	AV. AUDIO VISUAL	BLDG. BUILDING	BM. BEAM	B.O.C. BOTTOM OF CURB	B.O.W. BOTTOM OF WALL	BROG. BRIDGING	BTU. BRITISH THERMAL UNIT	CF. CUBIC FOOT	CFM. CUBIC FOOT PER MINUTE	CL. CAST IRON	C.J. CONTROL JOINT	C.L. CEILING	C.L.C. CLEAR	CMF. CORRUGATED METAL PIPE	CMU. CONCRETE MASONRY UNIT	C.O. CLEAN OUT	COL. COLLUM	CONC. CONCRETE	COND. CONDENSER/CONDUIT	CONC. CONCRETE	CONSTR. CONSTRUCTION	CONT. CONTINUOUS	CPT. CARPET	C. TILE CERAMIC TILE	CR. COLD WATER	DBL. DOUBLE	DET. DETAIL(S)	D.I. DROP INLET	DIA. DIAMETER	DIAG. DIAGONAL	DIF. DIFFUSERS	DM. DIMENSION	DN. DOWN	DS. DOWNSPOUT	DWC. DRYWALL CHANNEL	DWG. DRAWING	E. EXPANSION JOINT	E.L. ELECTRICAL	ELEV. ELEVATION	EQ. EQUAL	EQUIP. EQUIPMENT	ESMT. EASING	EVAP. EVAPORATIVE(OR)	E.W.C. ELECTRIC WATER COOLER	EX. EXISTING	EXH. EXHAUST	EXP. ST. EXPOSED STRUCTURE	EXT. EXTERIOR	F.A.I. FRESH AIR INTAKE	F.B. FACE BRICK	F.C. FIRE CODE	F.C.O. FLOOR CLEAN-OUT	F.D. FLOOR DRAIN	FN. FINISHED	F.F. FIRE EXTINGUISHER	FL. FLOOR	F.O.B. FACE OF BRICK	F.O.S. FACE OF STUD	FR. FIRE RETARDANT TREATED	FT. FOOT/FEET	GA. GALVANIZED	GFI. GROUND FAULT INTERRUPTER	GL. GLASS	GND. GROUND	G.P.H. GALLONS PER HOUR	G.R.V. GRAVEL	G.V. GYPSUM WALL BOARD	H.C. HANDICAPPED ACCESSIBLE	H.W. HARDWOOD	H.M. HOLLOW METAL	HORIZ. HORIZONTAL	HR. HOUR	HT. HEIGHT	HVAC. HEATING VENTILATING & AIR CONDITIONING	INSUL. INSULATION	J. JOINT	JT. JOINT	KW. KILOWATT	LAM. LAMINATE	L.C. LEAD COATED COPPER	LN. LINEAR	LT. LIGHT	L.V. LAMINATED VENEER LUMBER	M. MASONRY	MAT. MATERIAL	M.M. MASONRY	MECH. MECHANICAL	MFR. MANUFACTURER	MIN. MINIMUM	MISC. MISCELLANEOUS	M.O. MASONRY OPENING	MOUNTED MOUNTED	MTL. METAL	MTD. NOT IN CONTRACT	N.L.C. NUMBER	NO. NOMINAL	N.O.S. NOT TO SCALE	O.A. OVER ALL	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	O.F.O.I. OWNER FURNISHED OWNER INSTALLED	OPP. OPPOSITE	OPF. HD OPPOSITE HAND OVERHEAD	O.V. OPEN WEB	O.W. PARKING	P. PEDESTRIAN	P.L. PLASTIC LAMINATE	P.L.W. PLYWOOD	PR. PAIR	PROJ. PROJECTION	P.S.F. POUNDS PER SQUARE FOOT	P.T. PRESSURE TREATED	P.T.D. PAINTED	P. TILE PORCELAIN TILE	P.V.C. POLY-VINYL CHLORIDE	Q. TILE QUARRY TILE	R. RADIUS	R.C.P. REFLECTED CEILING PLAN	R.D. ROOF DRAIN	R.F. REINFORCING BAR	REFRIG. REFRIGERATION	REINFC. REINFORCED	REINFC. REQ. REQUIRED	RM. ROOM	R.O. ROUGH OPENING	R. TILE RUBBER TILE	R.T.U. ROOF TOP UNIT	R.C. RIGID CORE	S. SCHEDULE	SHT. SHEET	S.M. SIMILAR	SPEC. SPECIFICATIONS	SQ. SQUARE	SS. STAINLESS STEEL	STD. STANDARD	STL. STEEL	STR. STORAGE	STRUCT. (AL) STRUCTURE(AL)	SUSP. SUSPENDED	SYN. SYMMETRIC(AL)	SYS. SYSTEM	TEL. TELEPHONE	THK. THICKNESS	THRU. THROUGH	T.O.C. TOP OF CURB	T.O.P. TOP OF PAVEMENT	T.O.S. TOP OF STEP	T.O.W. TOP OF WALL	T.S. TUBULAR STEEL	THERM. THERMOSTAT	TYP. TYPICAL	UFAS. UNIFORM FEDERAL ACCESSIBILITY STANDARDS	UG. UNDERGROUND	ULL. UNDERWRITERS LABORATORY	VCT. VINYL COMPOSITION TILE	VERT. VERTICAL	VENT. VENT THROUGH ROOF	VIR. VIRGINIA UNIFORM STATEWIDE BUILDING CODE	VUSBC. VINYL WALL COVERING	W/O. WITH	WB. WET BULB	WC. WATER CLOSET	WD. WOOD	WDW. WINDOW	WR. WEATHERPROOF	WR. WATER RESISTANT	WT. WEIGHT
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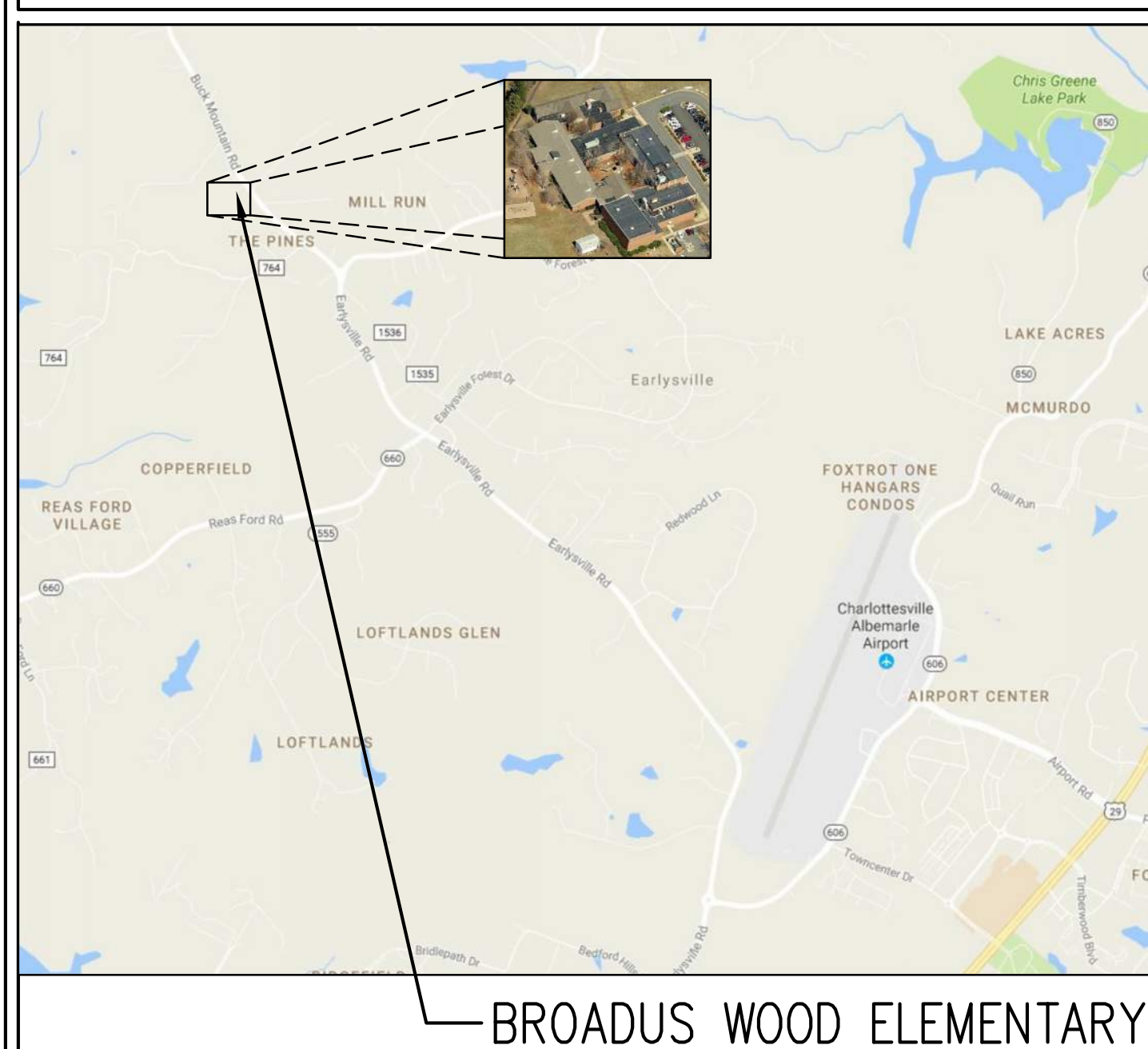
SYMBOLS

	CONCRETE BLOCK
	BRICK
	CONCRETE
	GYPSUM CEMENT OR GROUT
	FINISH WOOD
	ROUGH WOOD
	RIGID INSULATION
	BATT INSULATION
	GRAVEL
	EARTH
	PLYWOOD
	STEEL
	DOOR DESIGNATION
	WALL TYPE DESIGNATION
	CONSTRUCTION NOTE
	ITEM NOTE/DEMOLITION NOTE
	ELEVATION CONNECTION
	LETTER INDICATES ELEVATION OR DETAIL
	DIRECTION IN WHICH SECTION OR DETAIL IS CUT
	SHEET NUMBER WHERE ELEVATION, SECTION OR DETAIL IS DRAWN
	BUILDING SECTION
	DETAIL
	INTERIOR ELEVATION
	EXTERIOR ELEVATION

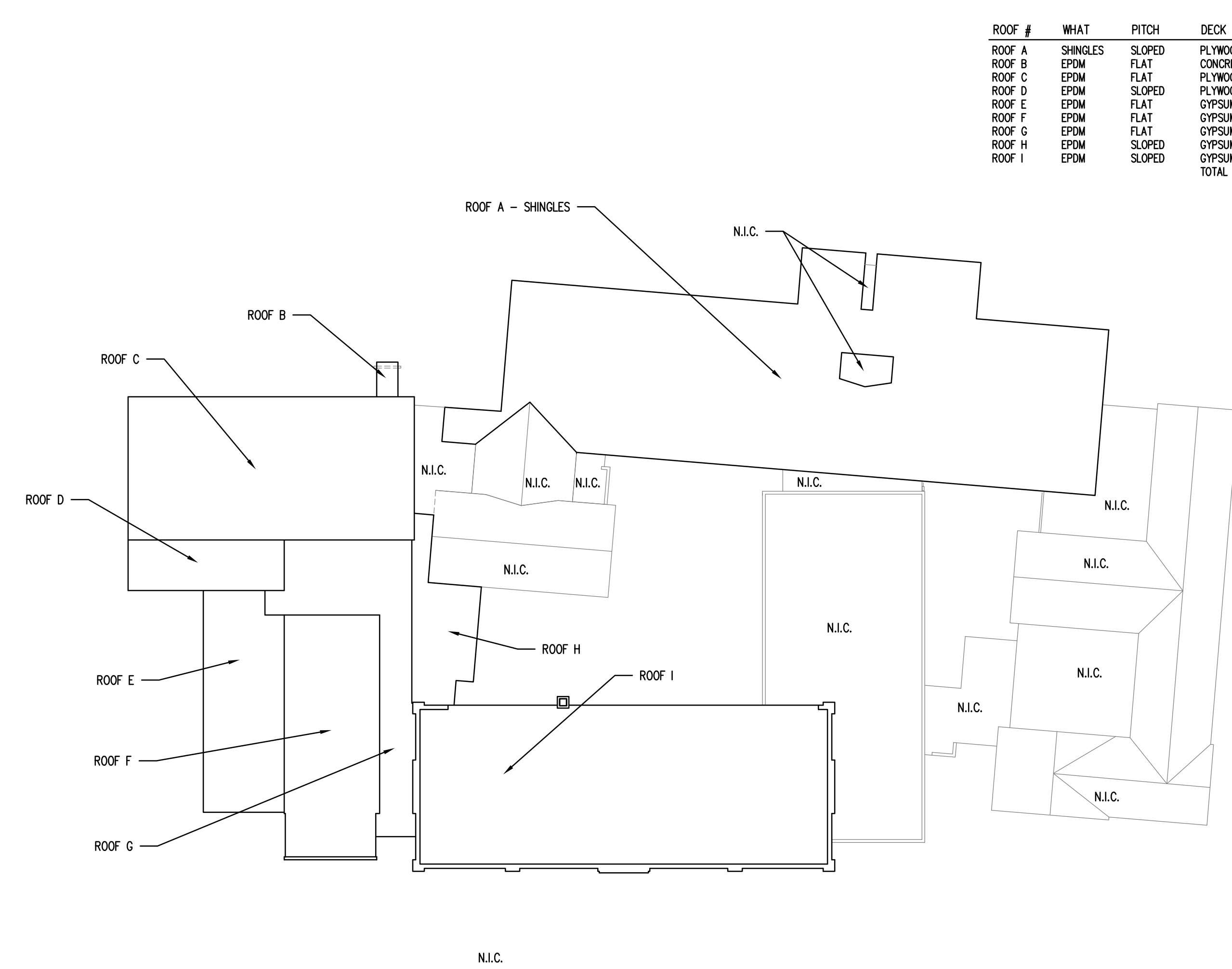
VICINITY MAP



LOCATION MAP

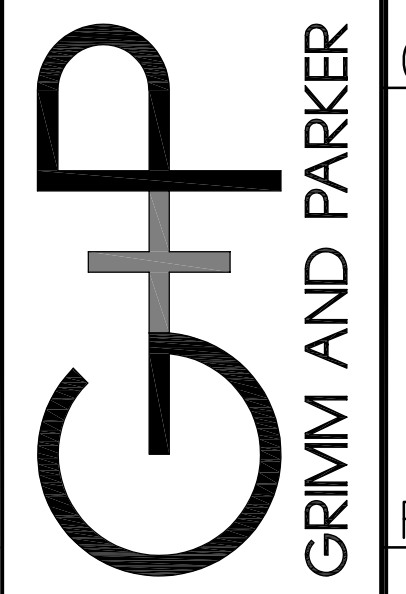


KEY PLANS



KEY PLAN FOR BROADUS WOOD ELEMENTARY SCHOOL

SCALE: 1/32" = 1'-0"

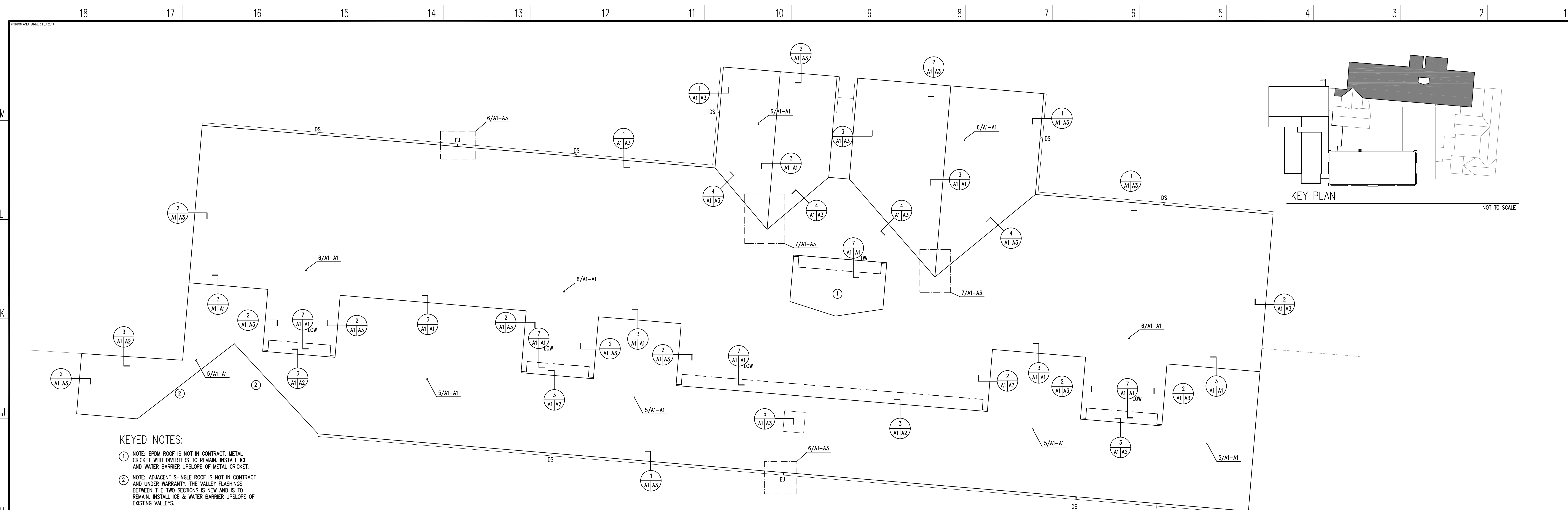


GP# 22030.06

PARTIAL ROOF REPLACEMENT
 IFB# 2026-IFB-3041420
 185 BUCK MOUNTAIN ROAD
 EARLYSVILLE, VA

COV-1

FEBRUARY 28, 2026
 BID SET

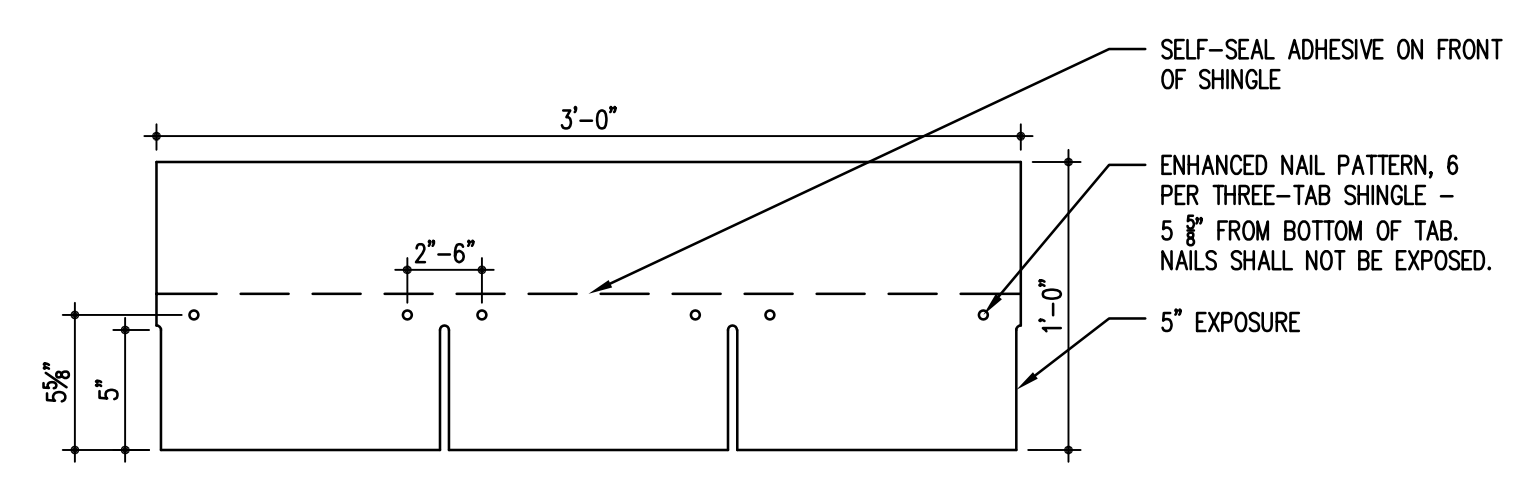


KEYED NOTES:

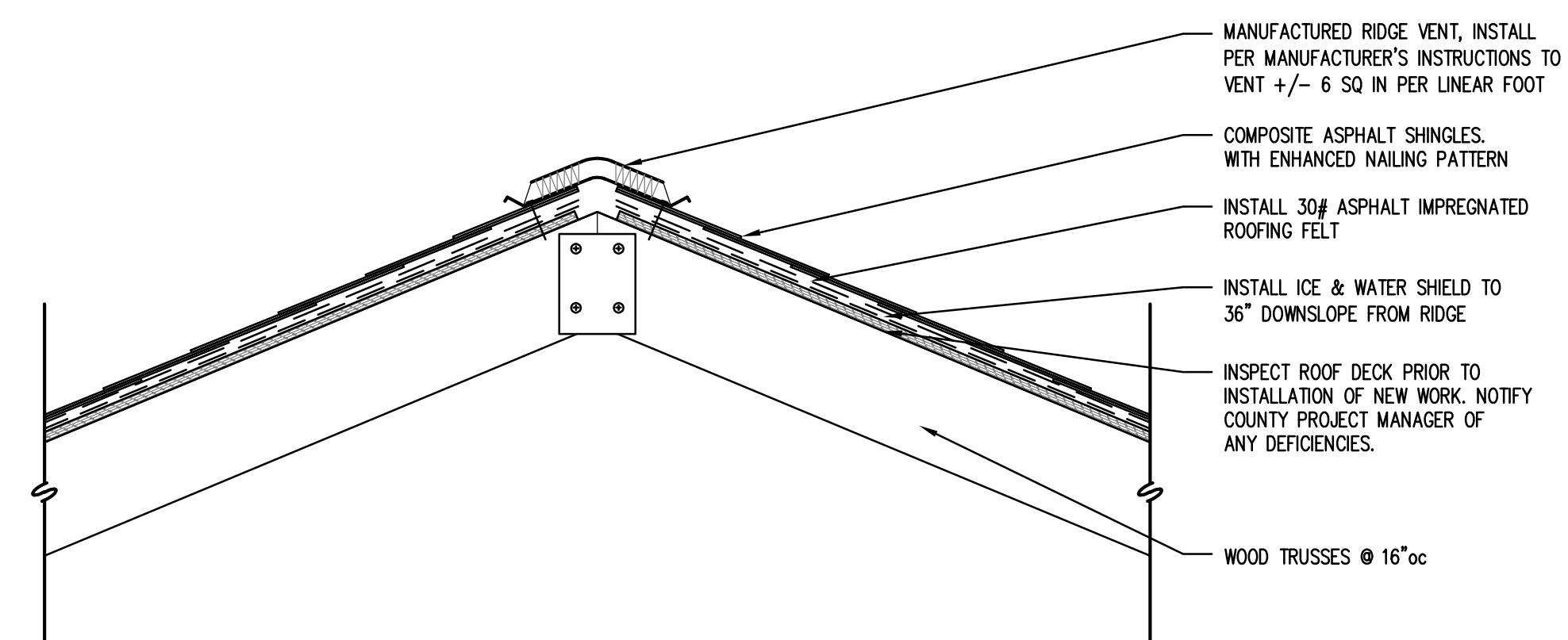
① NOTE: EPDM ROOF IS NOT IN CONTRACT. METAL CRICKET WITH DIVERSERS TO REMAIN. INSTALL ICE AND WATER BARRIER UPSLOPE OF METAL CRICKET.

② NOTE: ADJACENT SHINGLE ROOF IS NOT IN CONTRACT AND UNDER WARRANTY. THE VALLEY FLASHINGS BETWEEN THE TWO SECTIONS IS NEW AND IS TO REMAIN. INSTALL ICE & WATER BARRIER UPSLOPE OF EXISTING VALLEYS.

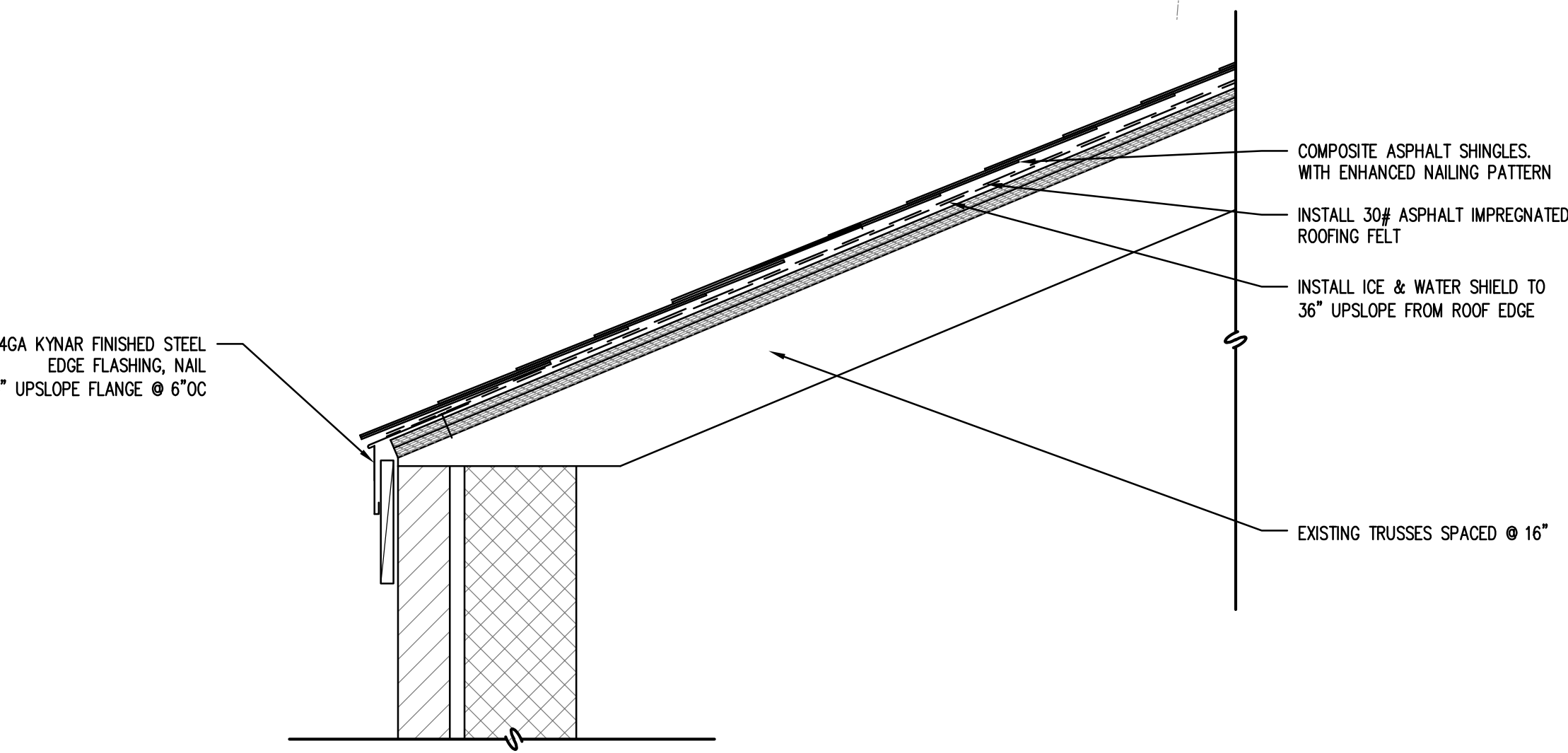
① PARTIAL ROOF PLAN, ROOF A
SCALE: 1/8" = 1' - 0"



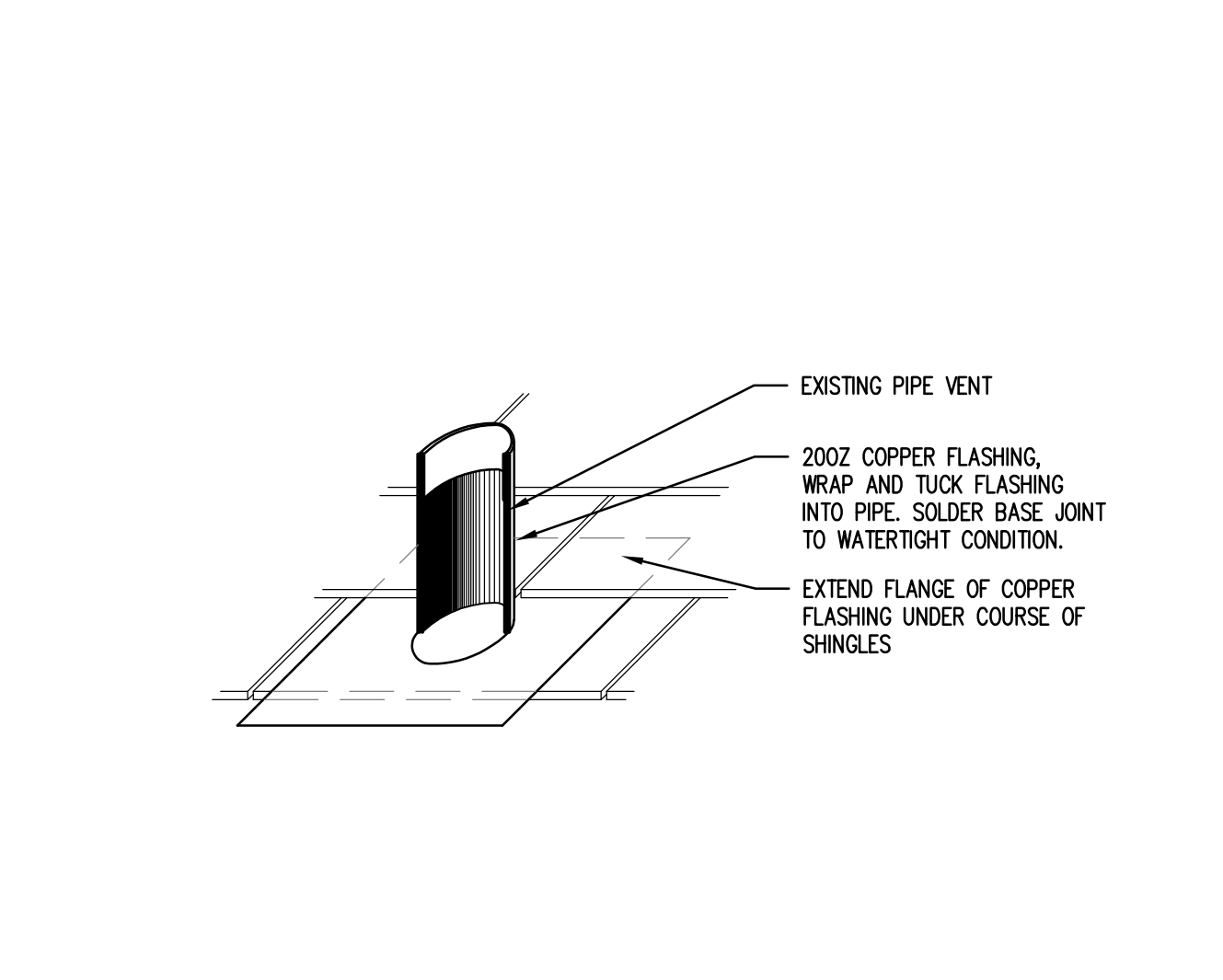
② DETAIL, FASTENING PATTERN
SCALE: 1-1/2" = 1' - 0"



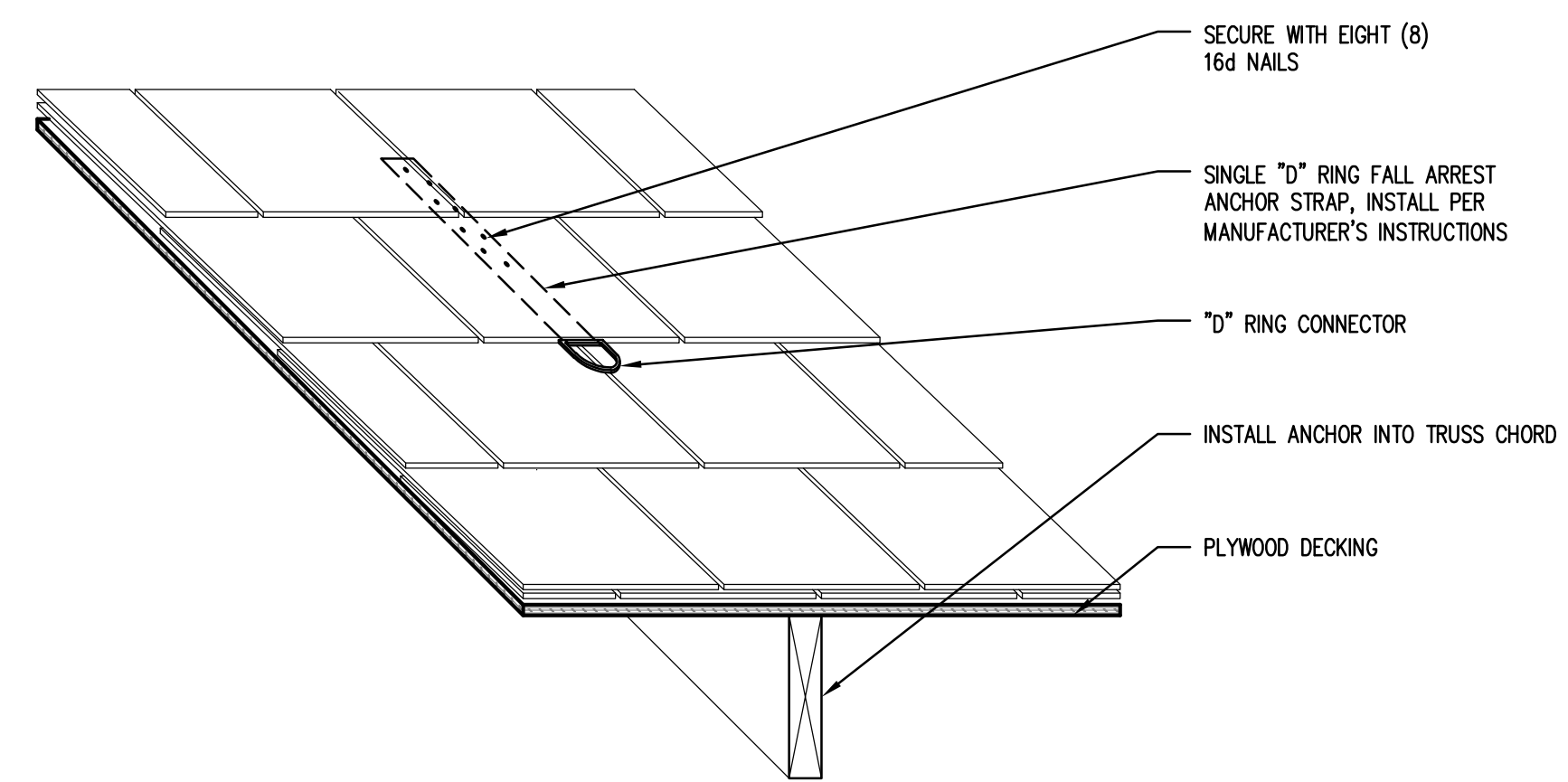
③ DETAIL, RIDGE CAP
SCALE: 1-1/2" = 1' - 0"



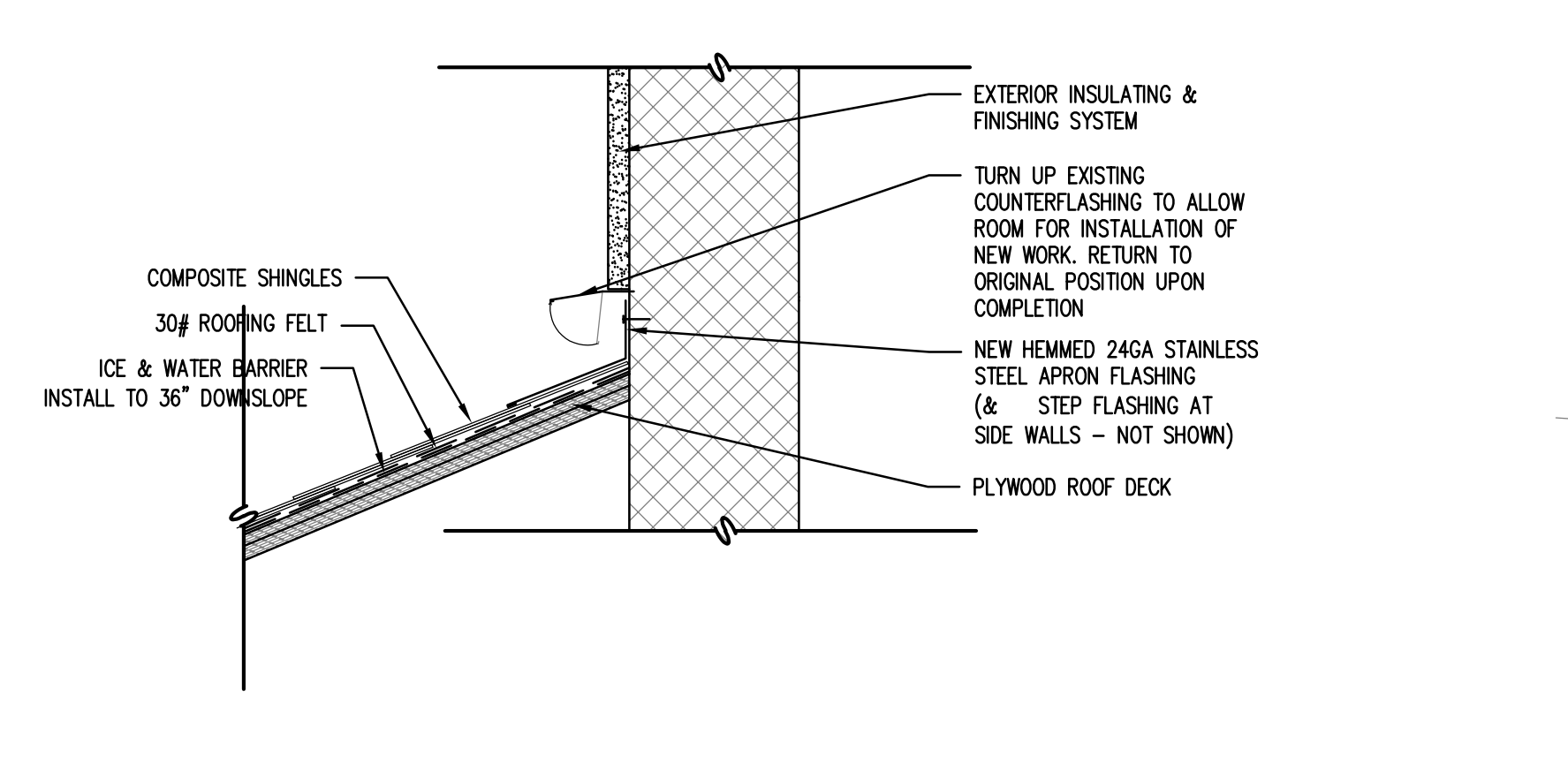
④ DETAIL, EAVE
SCALE: 1-1/2" = 1' - 0"



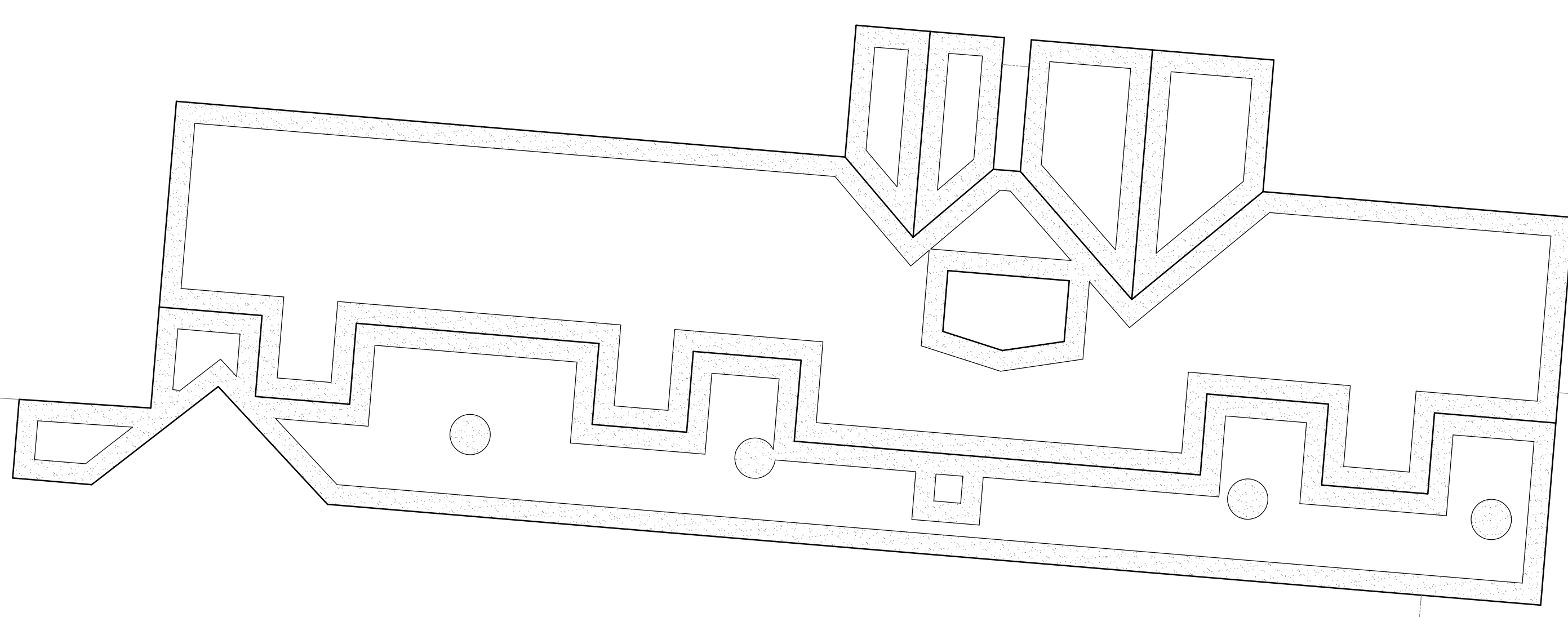
⑤ DETAIL, PIPE BOOT
SCALE: 1-1/2" = 1' - 0"



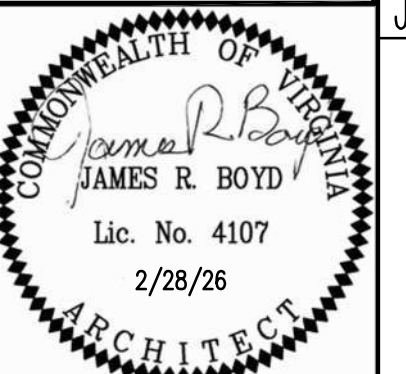
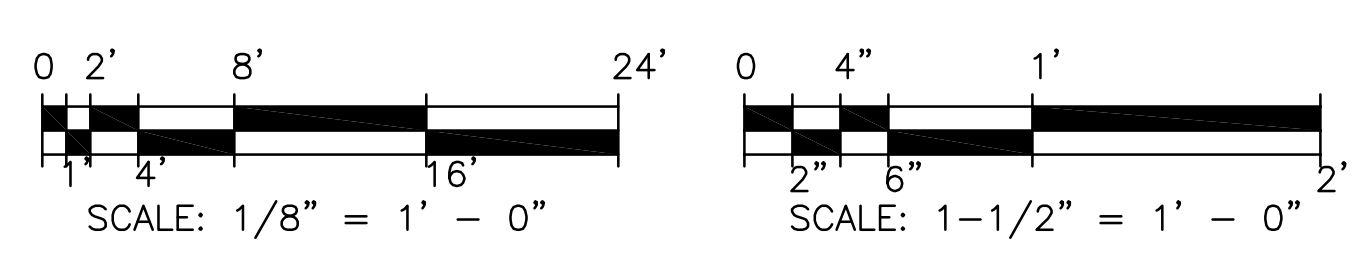
⑥ DETAIL, D-RING
SCALE: 1-1/2" = 1' - 0"



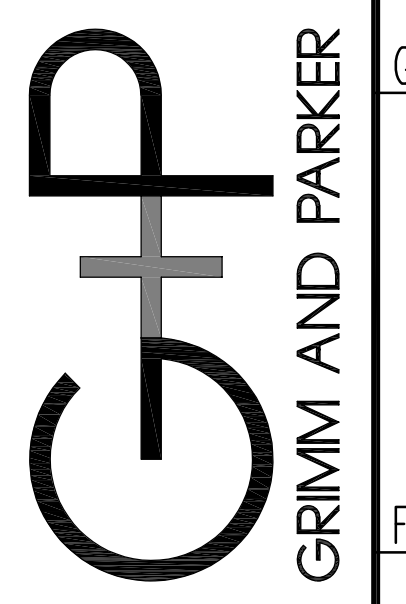
⑦ DETAIL, APRON FLASHING
SCALE: 1-1/2" = 1' - 0"



⑧ EXTENT OF ICE & WATER BARRIER INSTALLATION
SHADED AREAS DENOTE INSTALLATION OF ICE & WATER BARRIER
SCALE: 1/16" = 1' - 0"



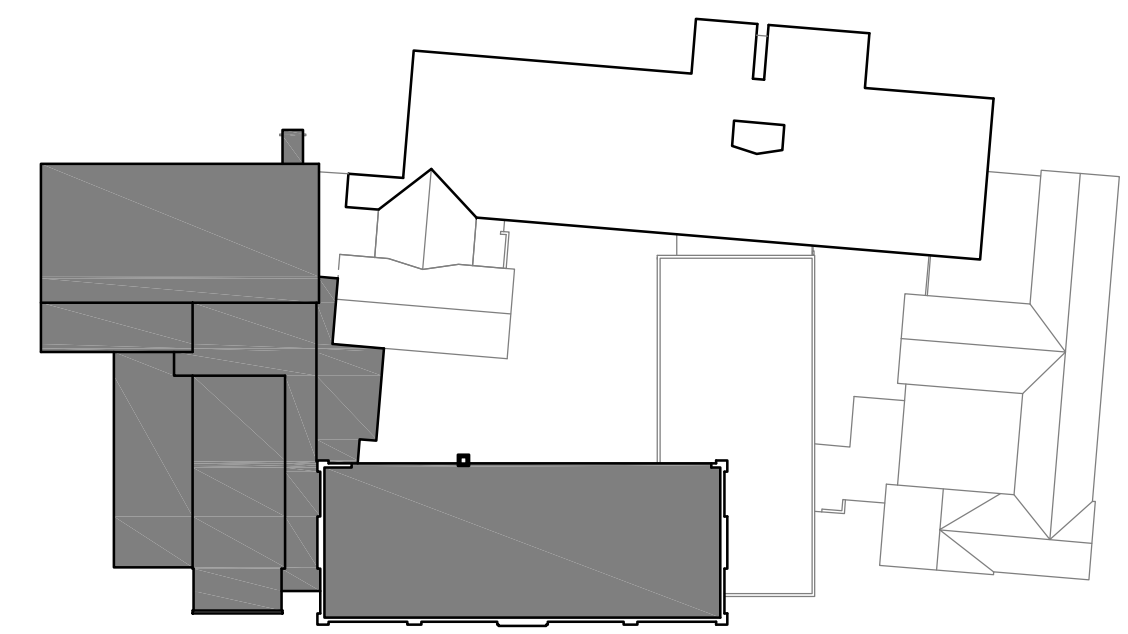
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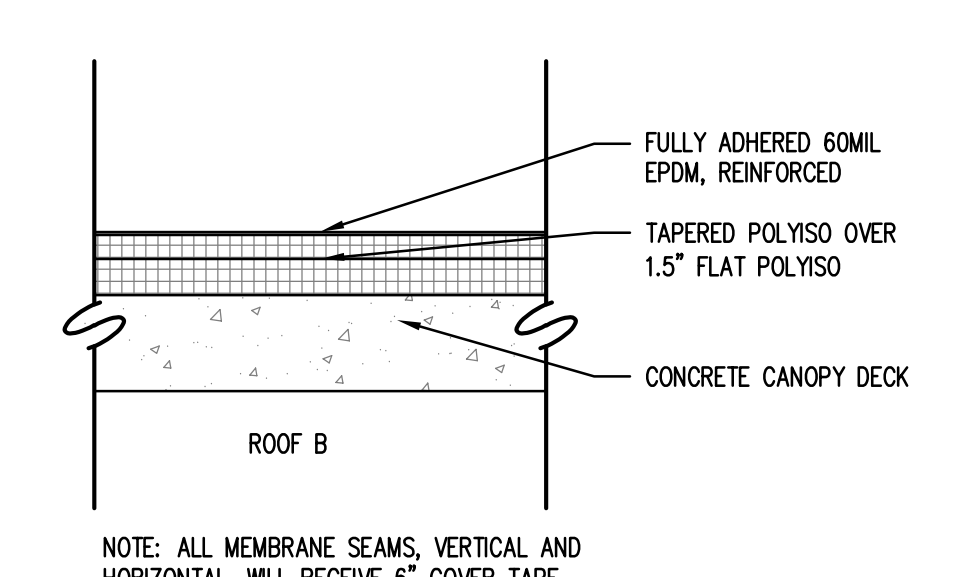
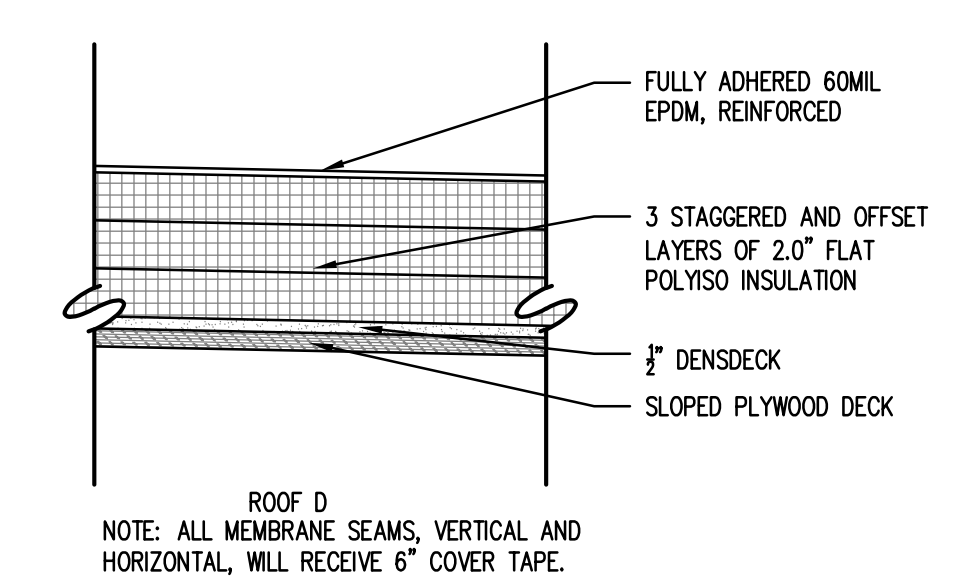
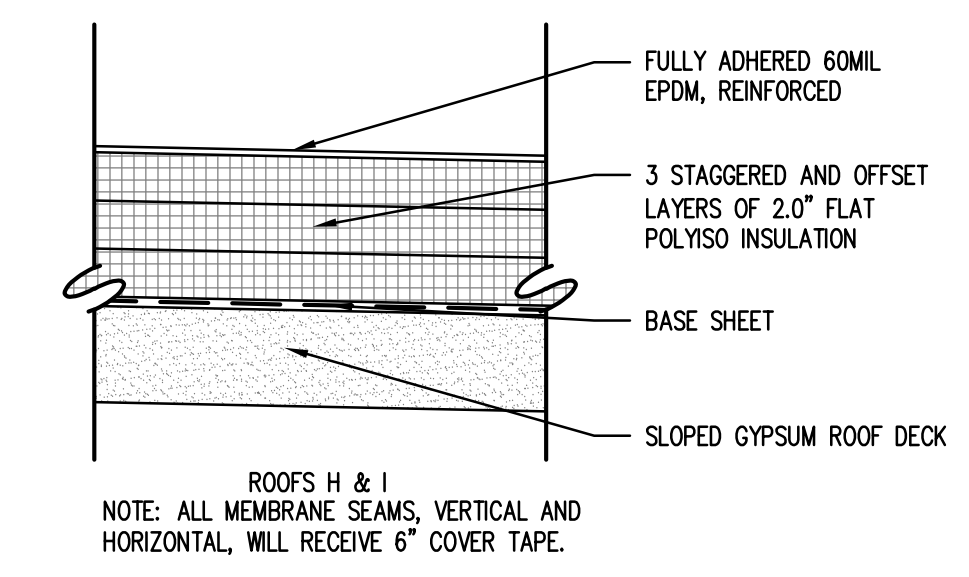
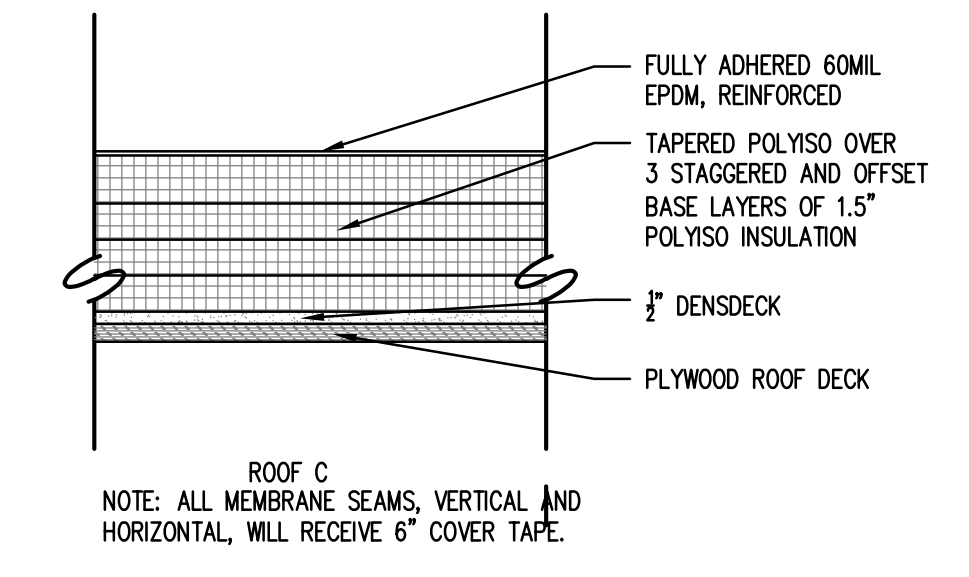
PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
EARLYSVILLE, VA

A-1
FEBRUARY 28, 2026
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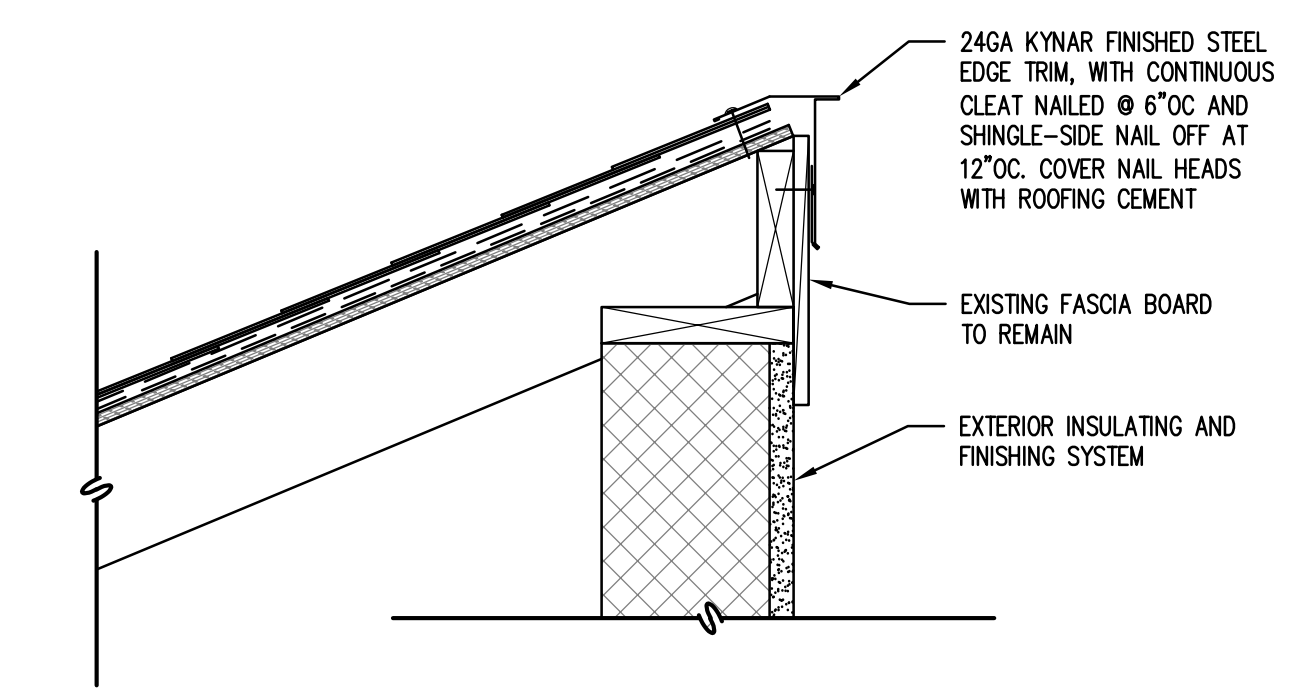
KEY PLAN
NOT TO SCALE

- 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 DETERIORATED DECKING OR UNEVEN DECKING IS ENCOUNTERED, IMMEDIATELY NOTIFY THE PROJECT MANAGER.
 - PROTECT EXISTING AIR INTAKES DURING CONSTRUCTION FROM DUST, DEBRIS, ODOR & FUMES. COORDINATE ALL SHUTDOWN WITH ALLEGEMARLE 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" x 12" TAPERED POLYISO FOR CRICKETS AT SLOPED DECKS 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 3 LAYERS OF 2.0" 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 ACM'S 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 OUT 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 VISBC SECTION 1505.1).
 - CAREFULLY SUPPORT EXISTING CONDUIT AND CONDENSATE LINES DURING INSTALLATION OF NEW ROOF. RE-POSITION WITH NEW PIPE SUPPORTS UPON COMPLETION. SUPPORT SPACING 8'-0" MAXIMUM. CONTRACTOR MUST MAINTAIN AS OPERATIONAL, WITHOUT INTERRUPTION, ALL MECHANICAL UNIT CONDENSATE LINES. CONTRACTOR MUST PROVIDE OWNER ITS PLAN FOR CONTINUANCE PRIOR TO SEVERING THE EXISTING LINE(S).



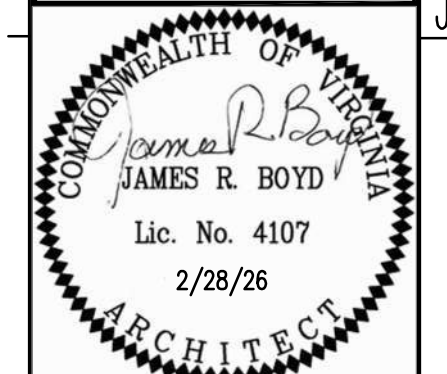
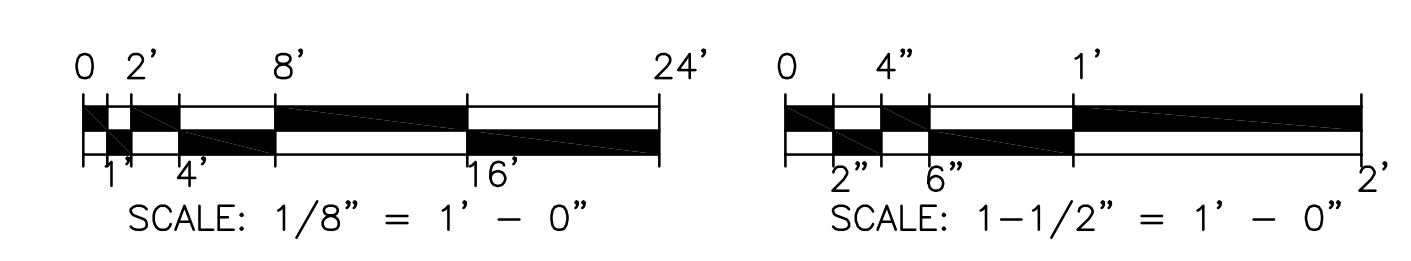
2 DETAIL, NEW ROOF SYSTEMS
SCALE: 1-1/2" = 1' - 0"

KEYED NOTES
1 NOTE: EXISTING SLEEPERS TO RECEIVE FIELD WRAP FLASHING.

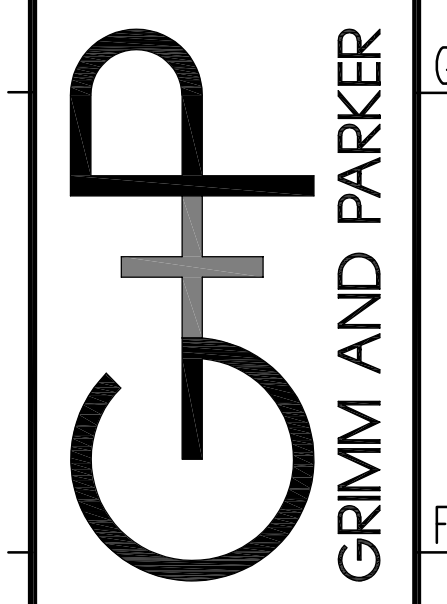


3 DETAIL, SHED ROOF RIDGE
SCALE: 1-1/2" = 1' - 0"

1 PARTIAL ROOF PLAN, ROOFS B, C, D, E, F, G, H, AND I
SCALE: 1/8" = 1' - 0"



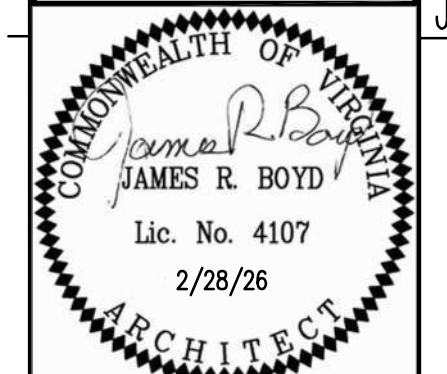
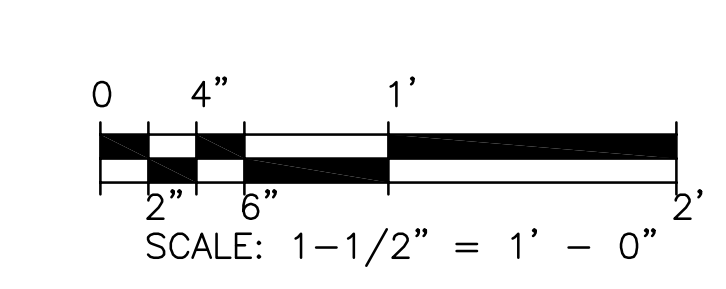
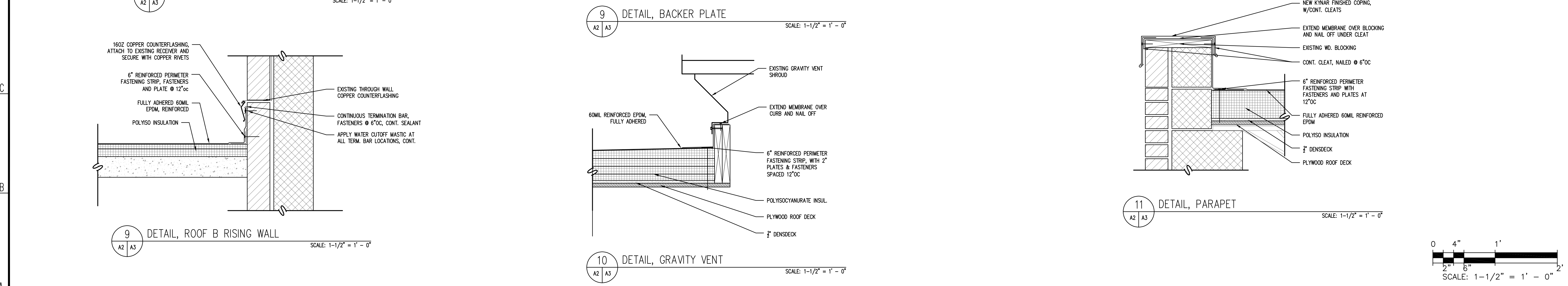
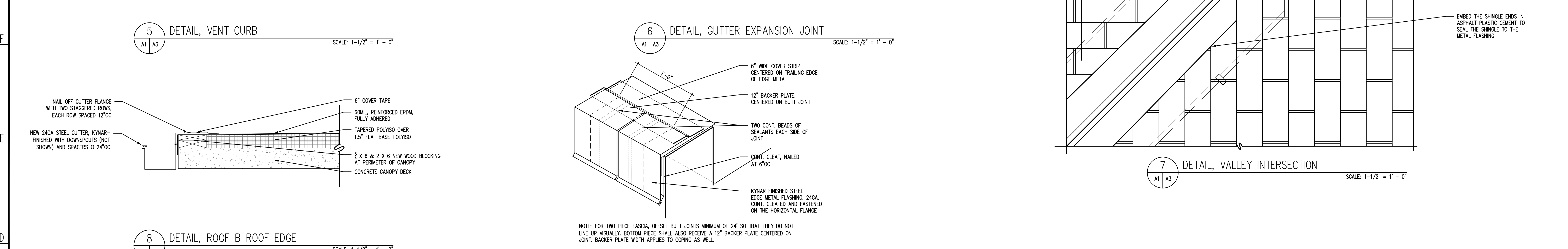
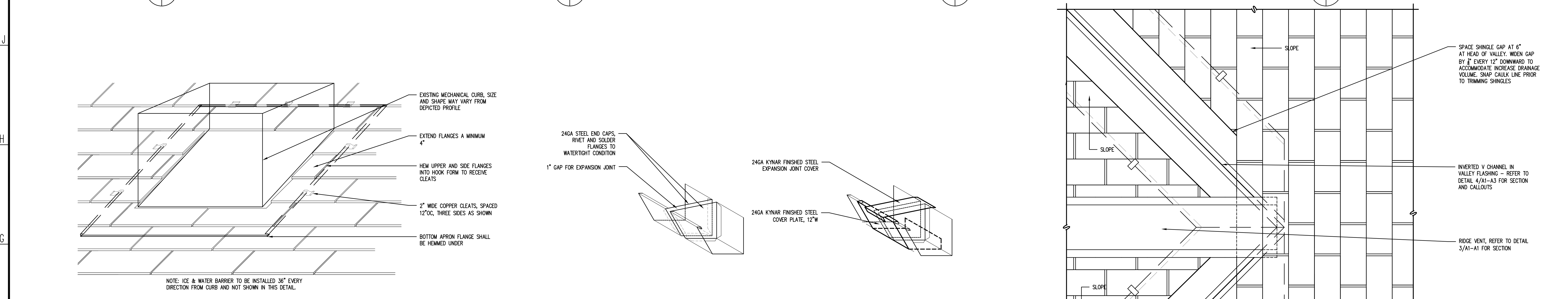
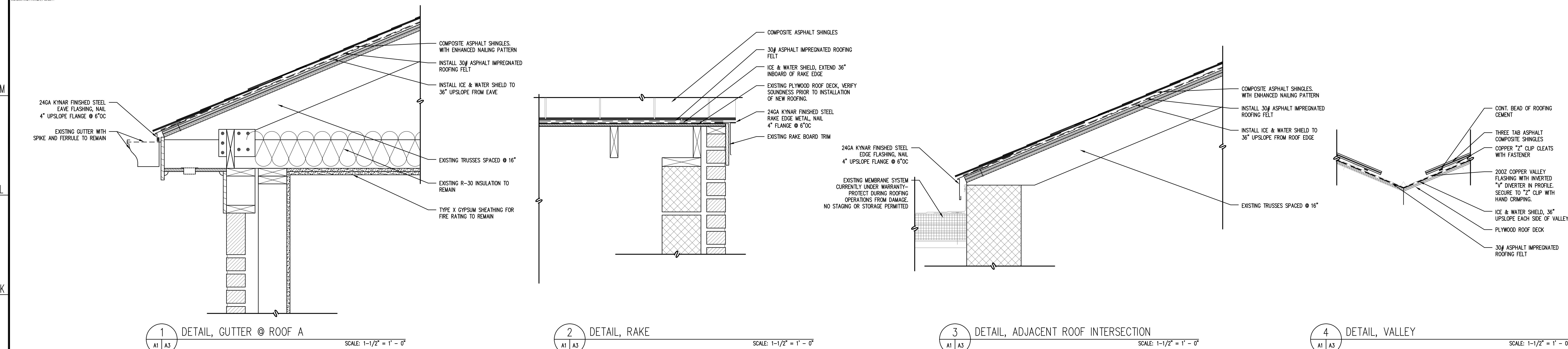
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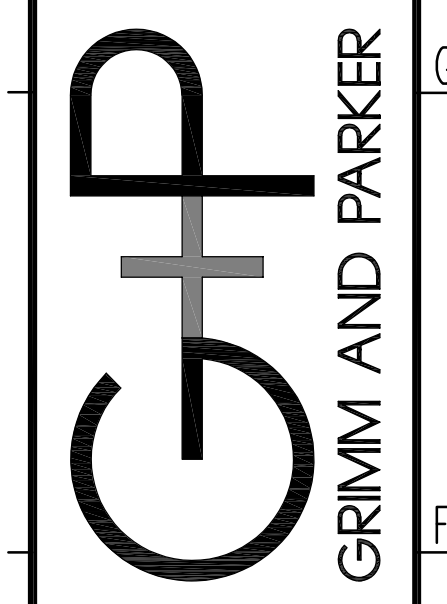
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EARLYSVILLE, VA

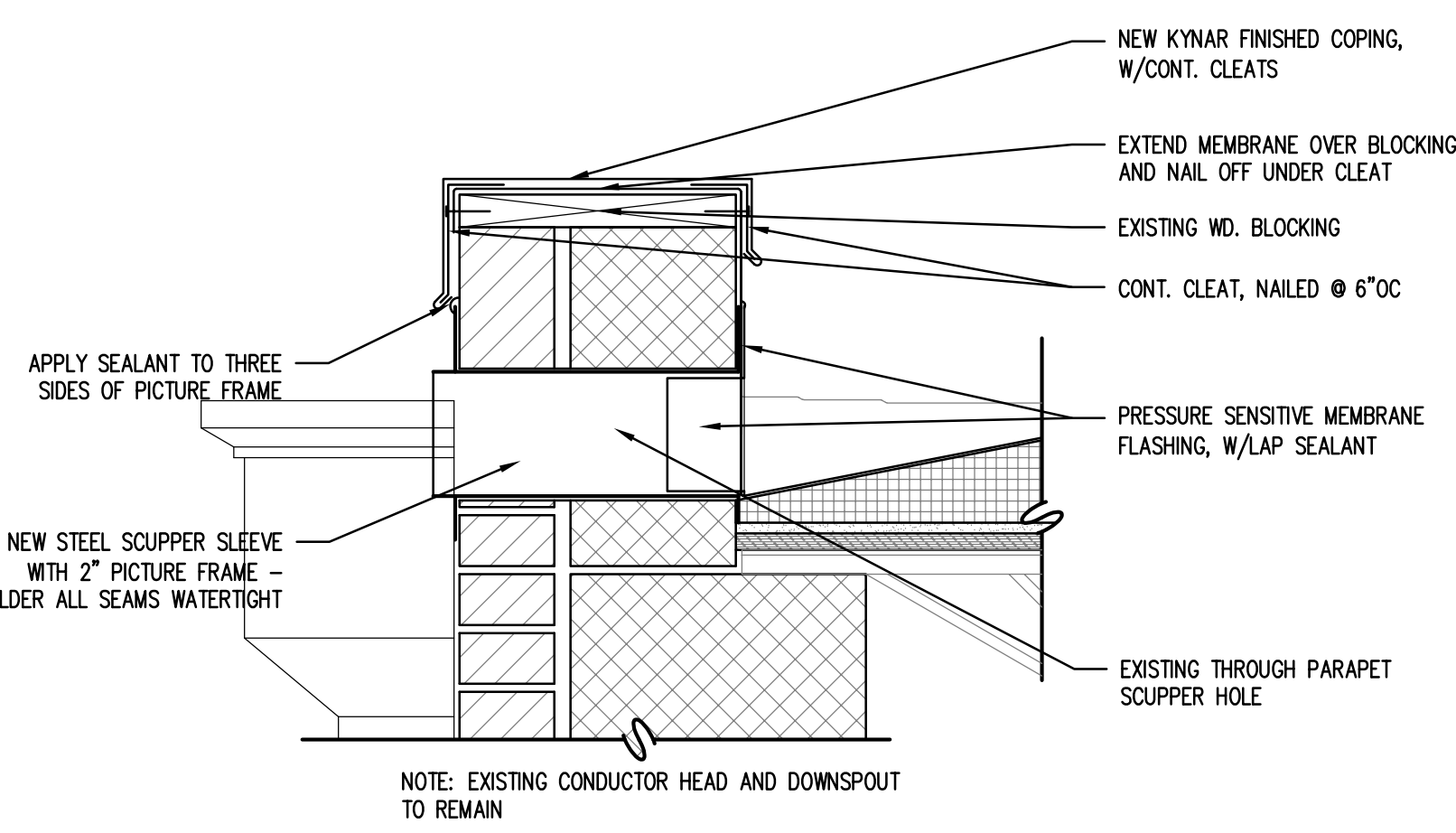
A-2
FEBRUARY 28, 2026
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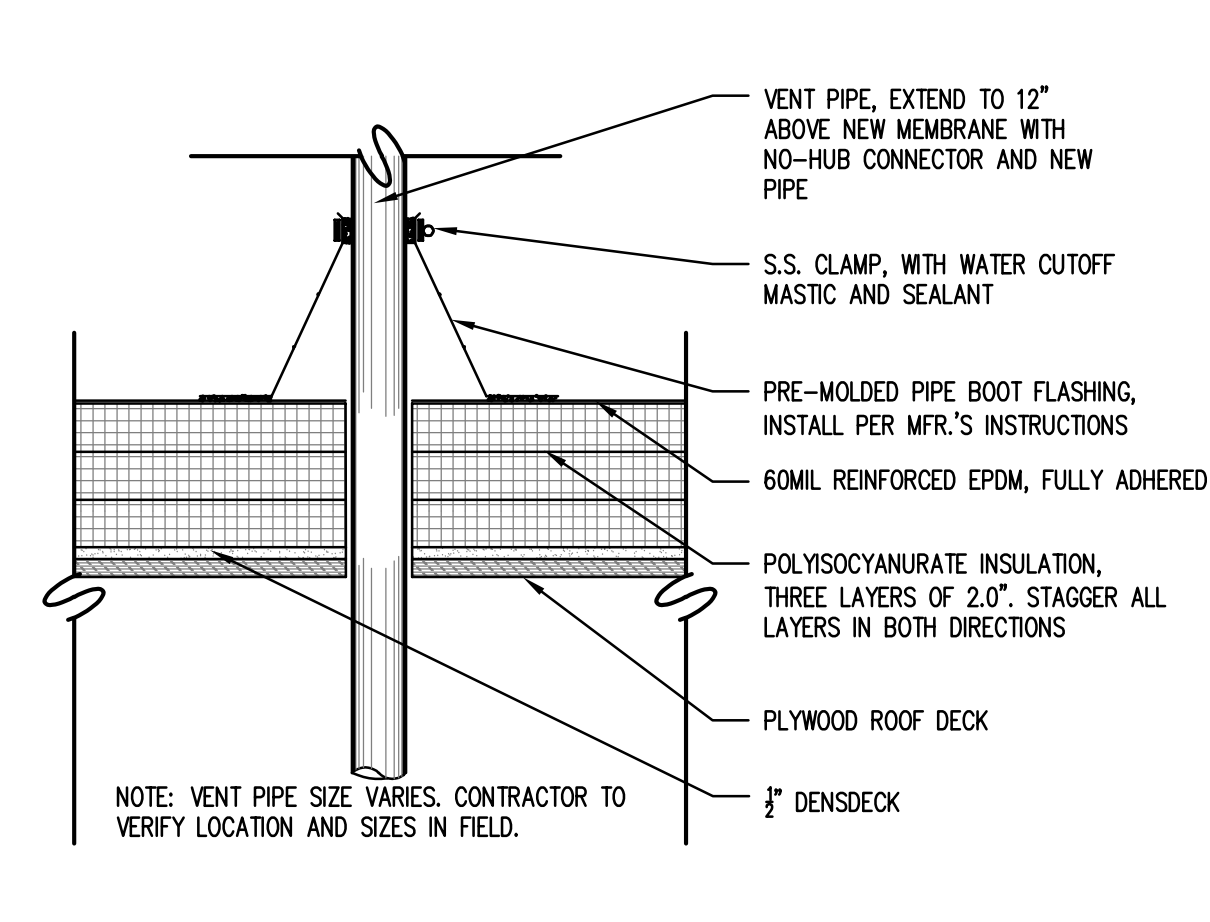
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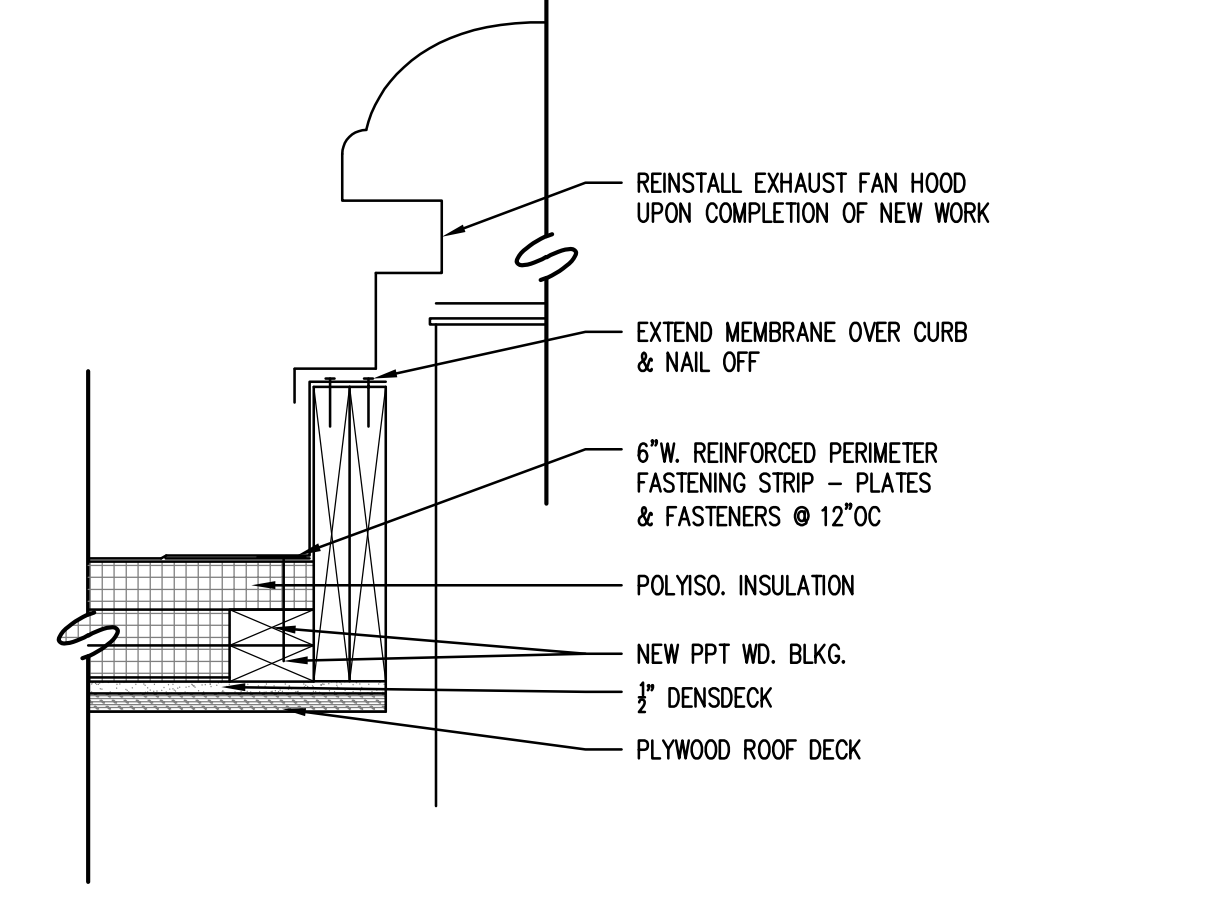
PARTIAL ROOF REPLACEMENT
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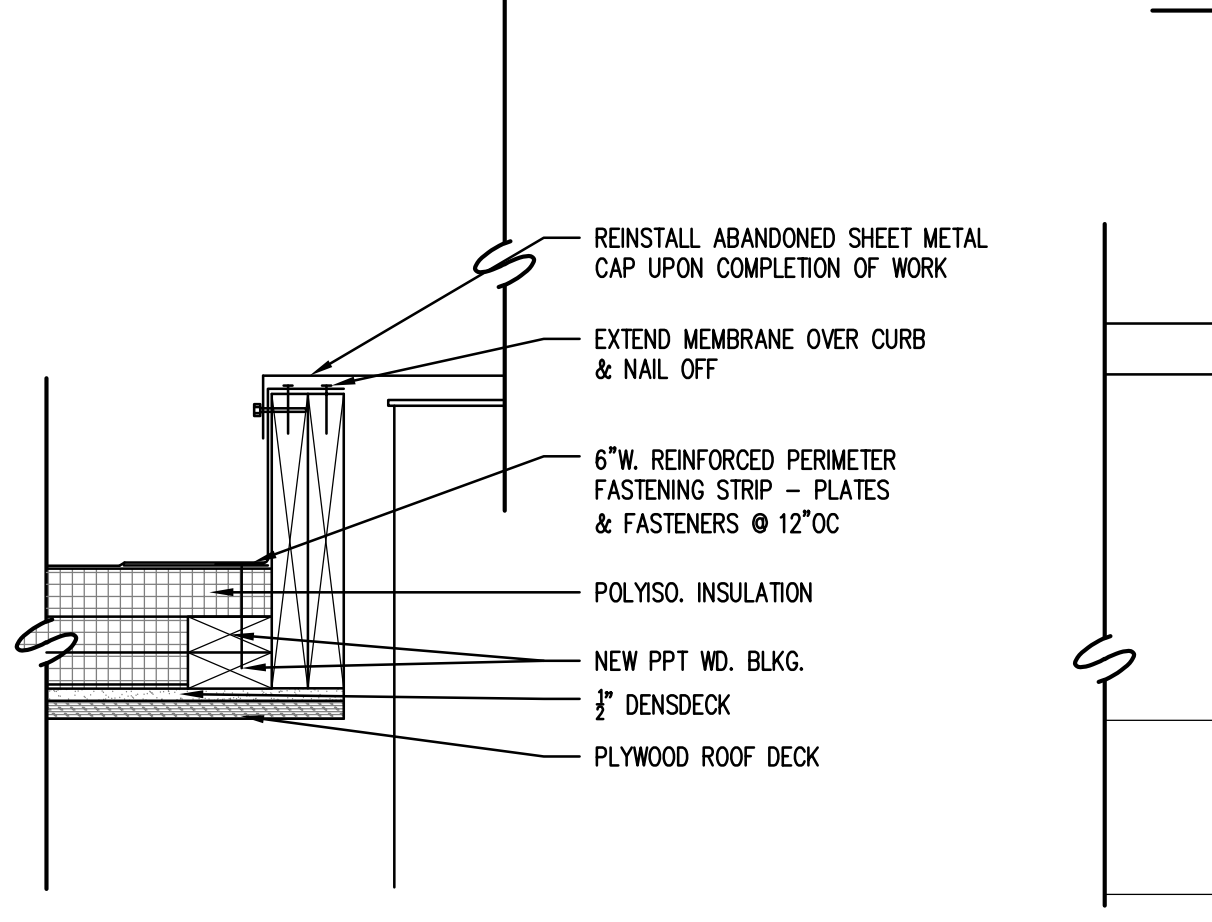
1 DETAIL, SCUPPER SCALE: 1-1/2" = 1' - 0"



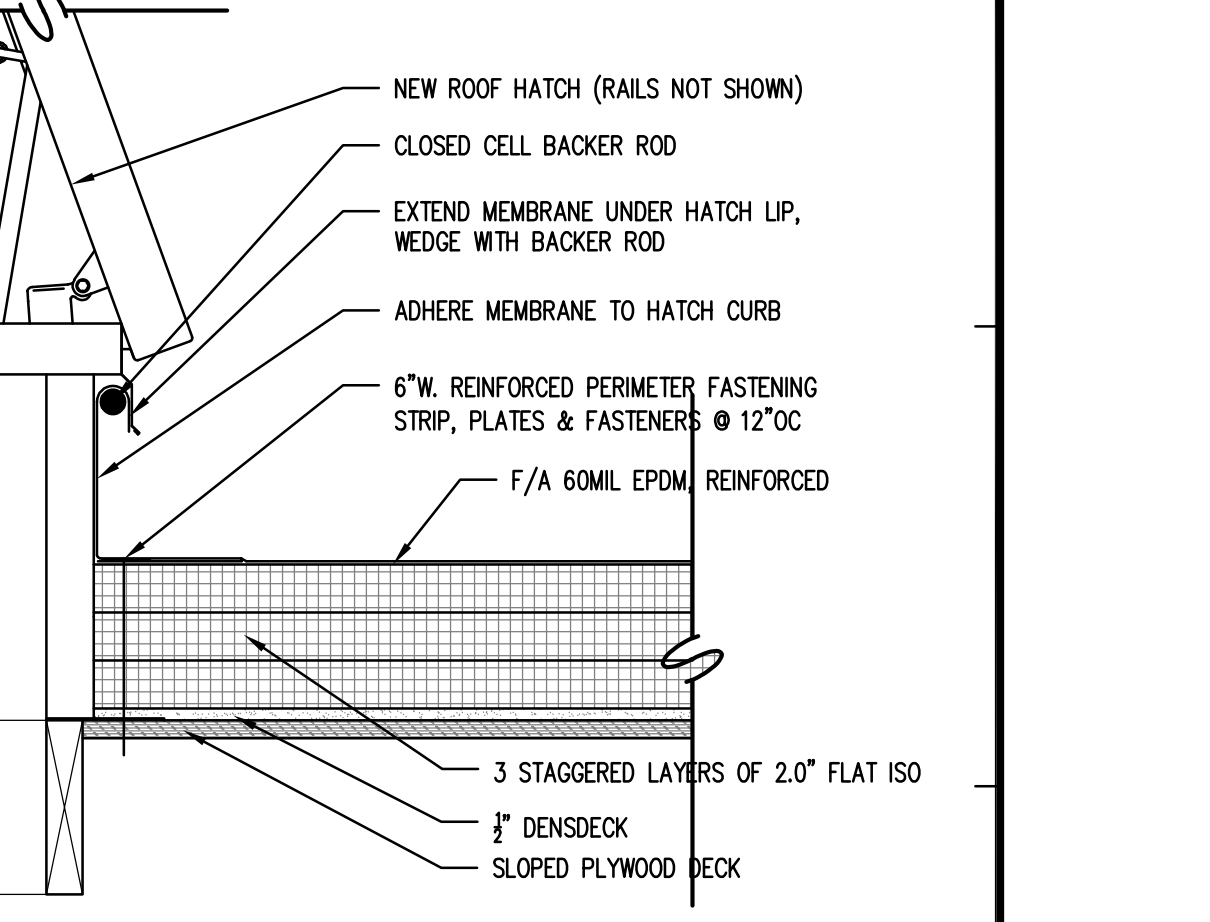
2 DETAIL, PIPE BOOT SCALE: 1-1/2" = 1' - 0"



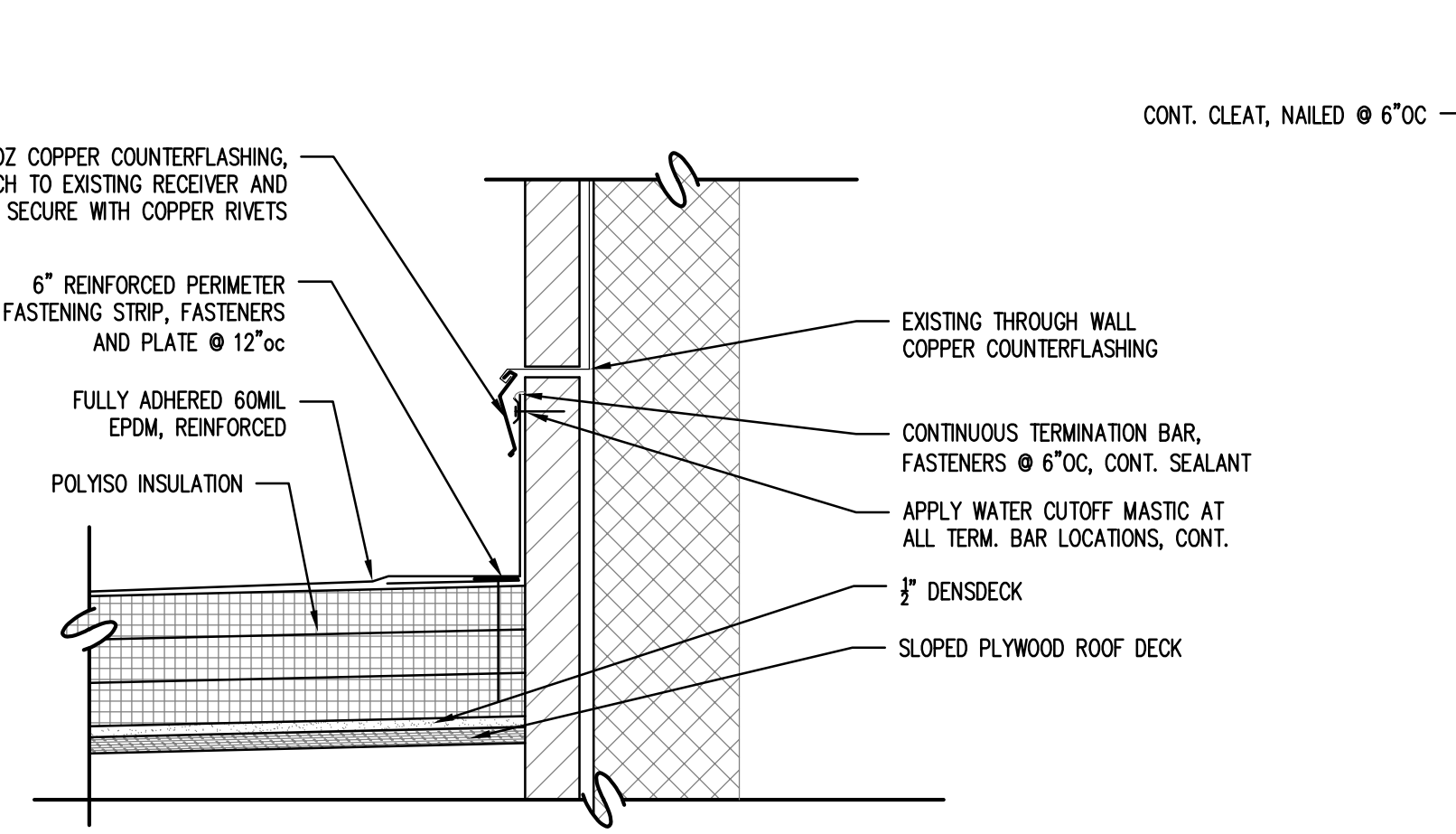
3 DETAIL, EXHAUST FAN SCALE: 1-1/2" = 1' - 0"



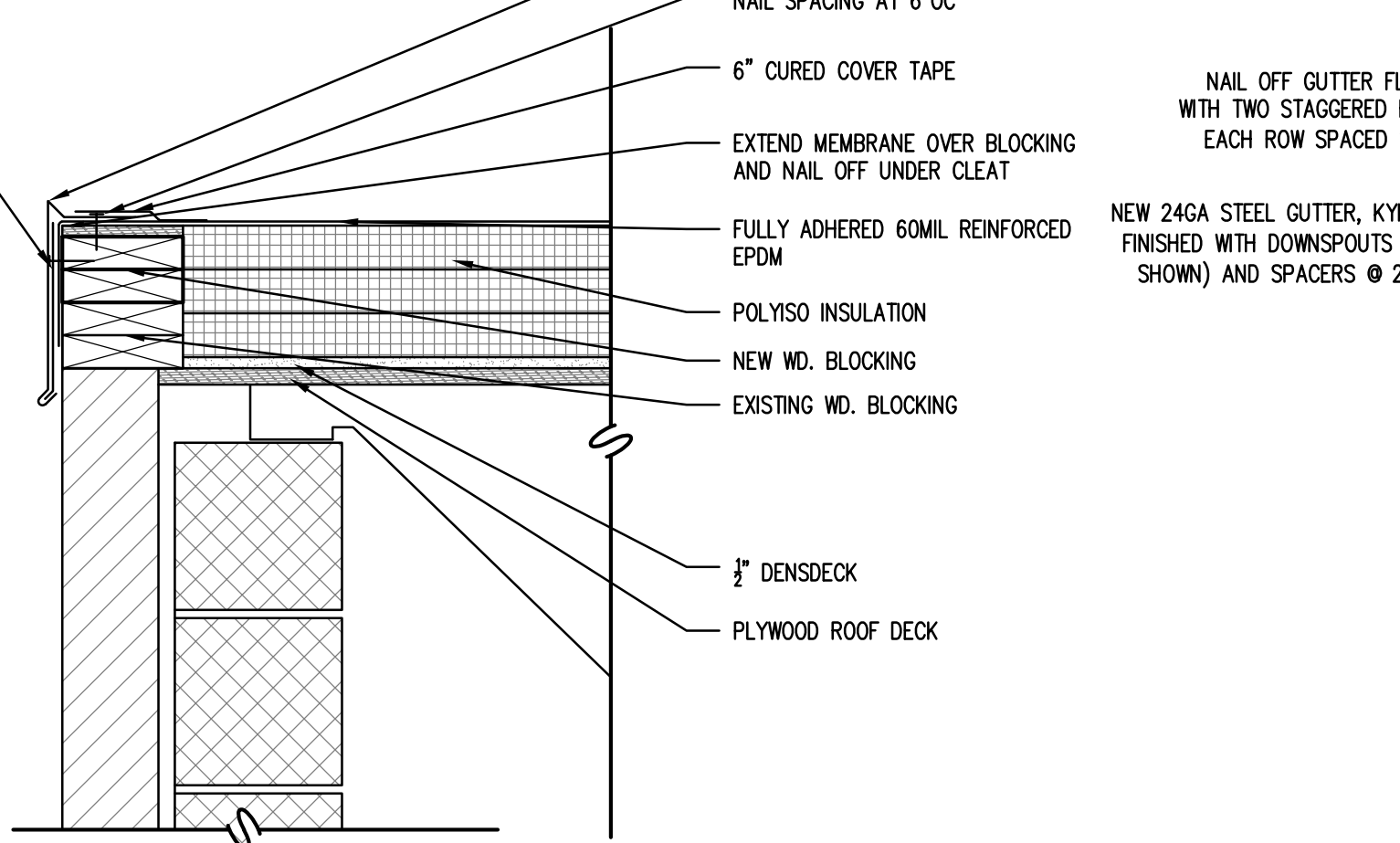
4 DETAIL, CAPPED PENETRATION SCALE: 1-1/2" = 1' - 0"



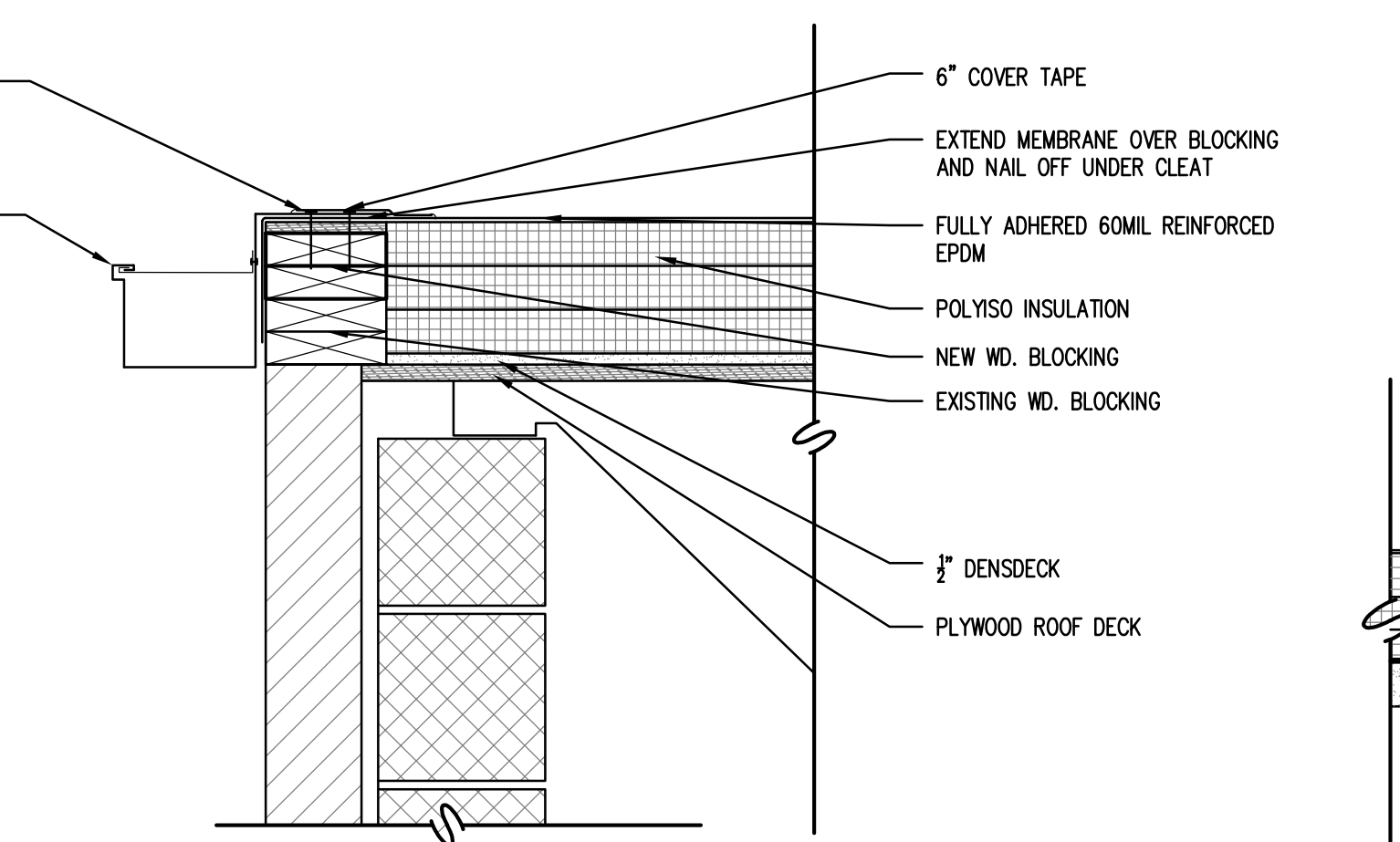
5 DETAIL, ROOF HATCH SCALE: 1-1/2" = 1' - 0"



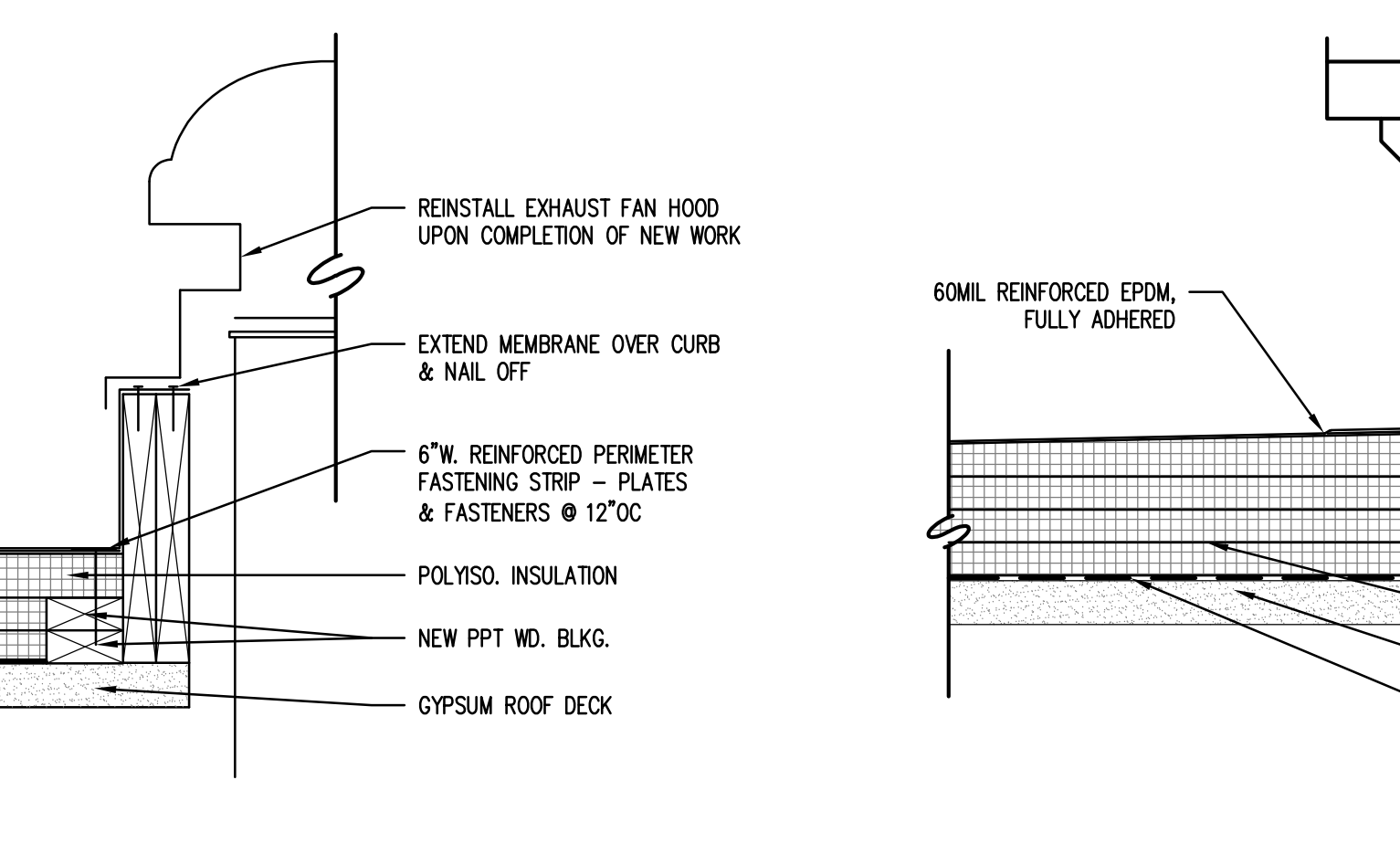
6 DETAIL, RISING WALL SCALE: 1-1/2" = 1' - 0"



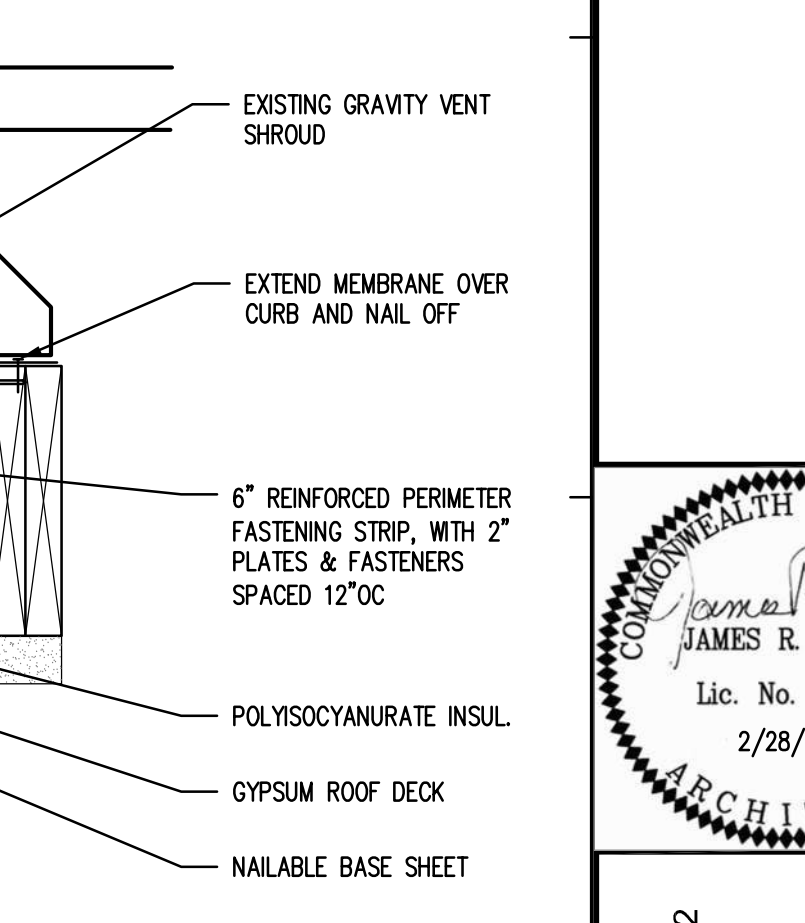
7 DETAIL, ROOF EDGE SCALE: 1-1/2" = 1' - 0"



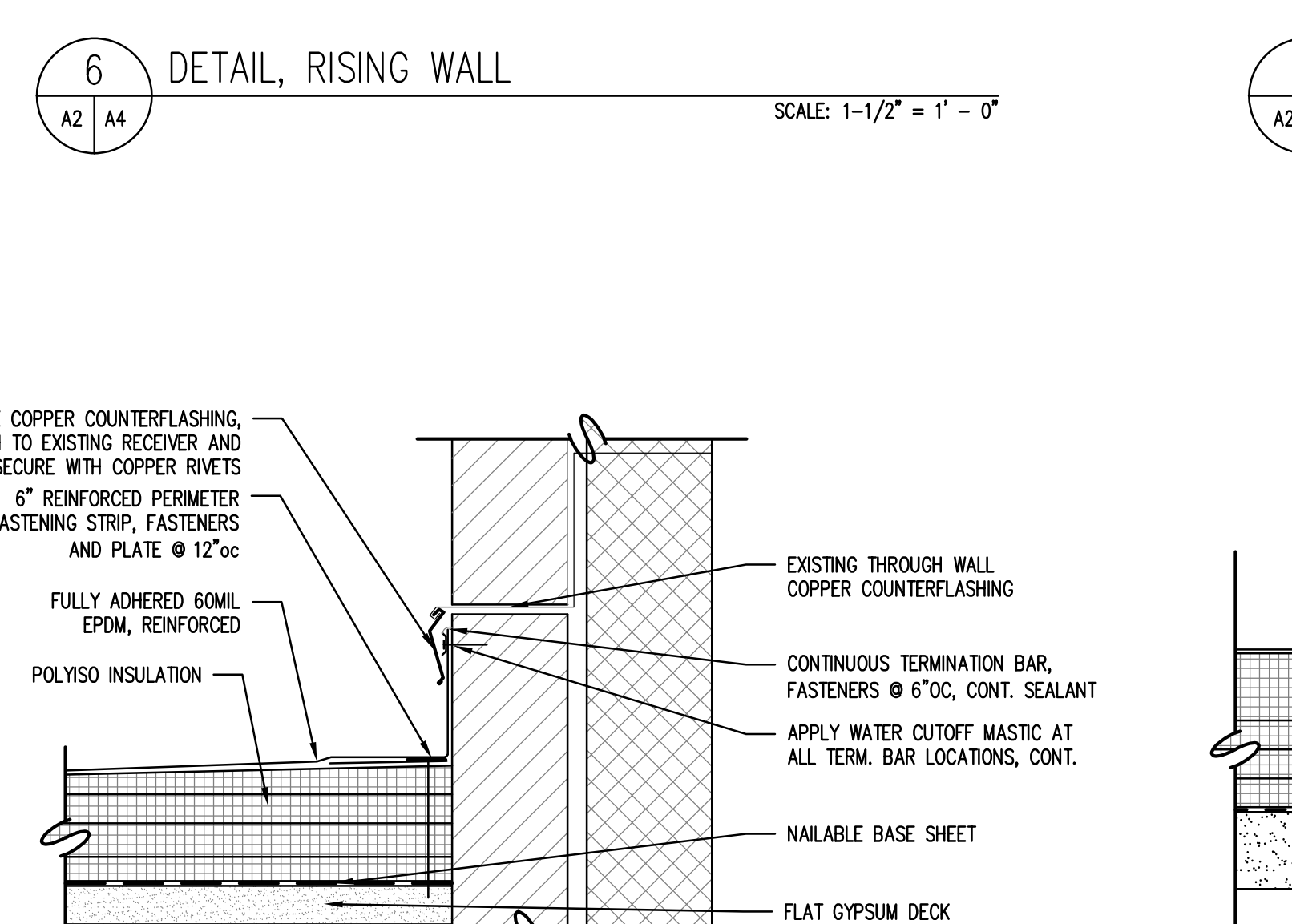
8 DETAIL, GUTTER SCALE: 1-1/2" = 1' - 0"



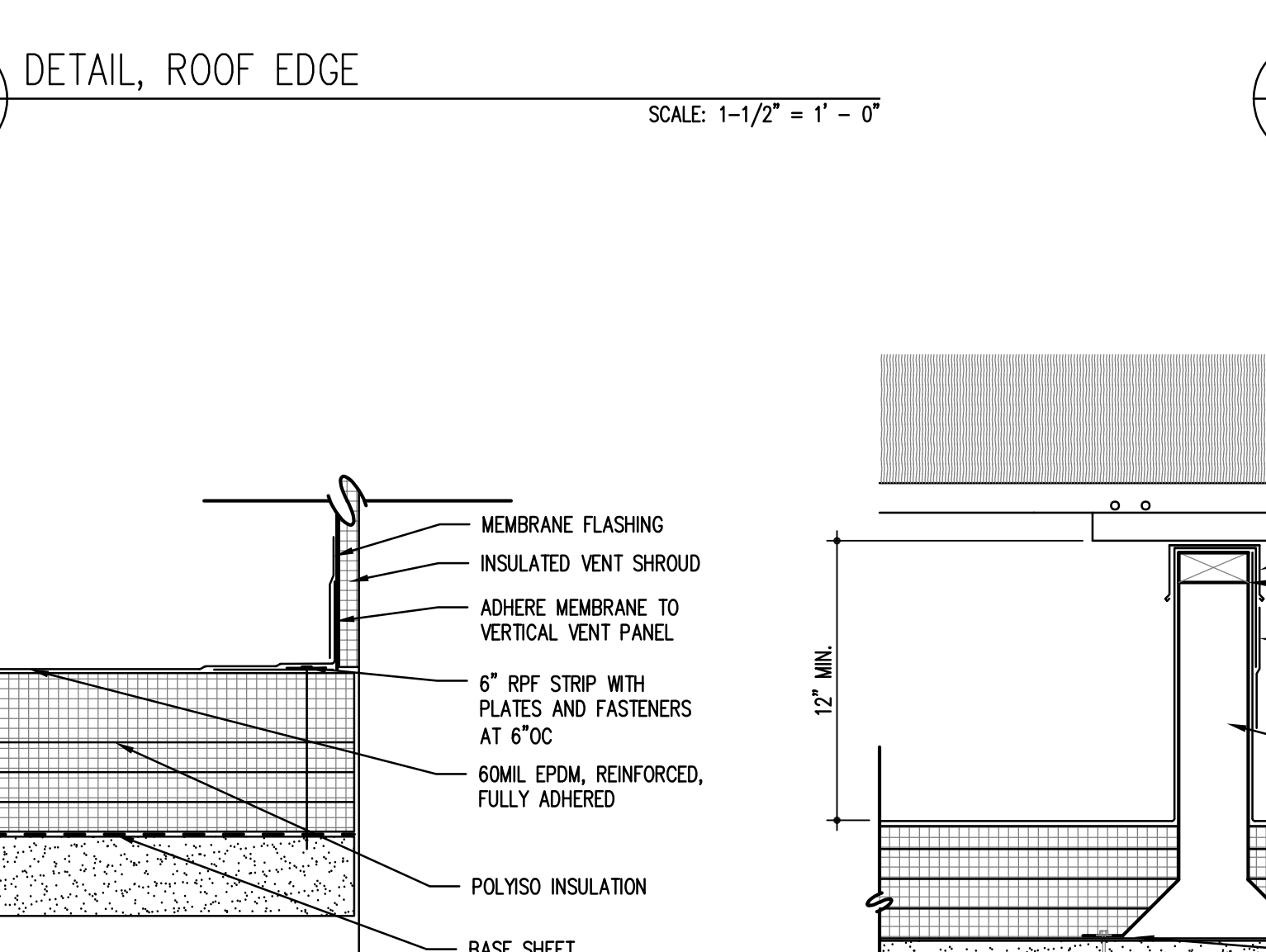
9 DETAIL, EXHAUST FAN SCALE: 1-1/2" = 1' - 0"



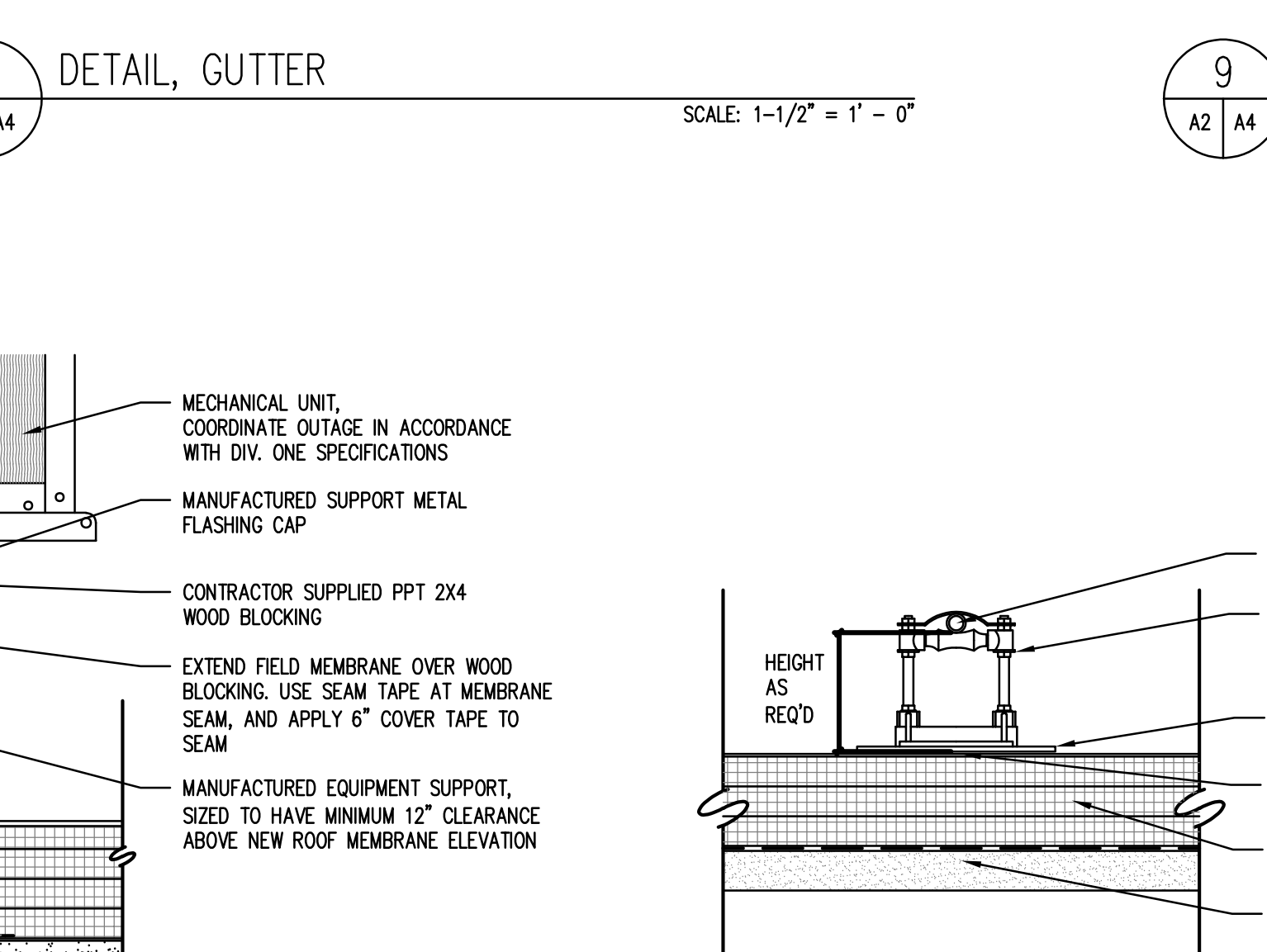
10 DETAIL, RTU SCALE: 1-1/2" = 1' - 0"



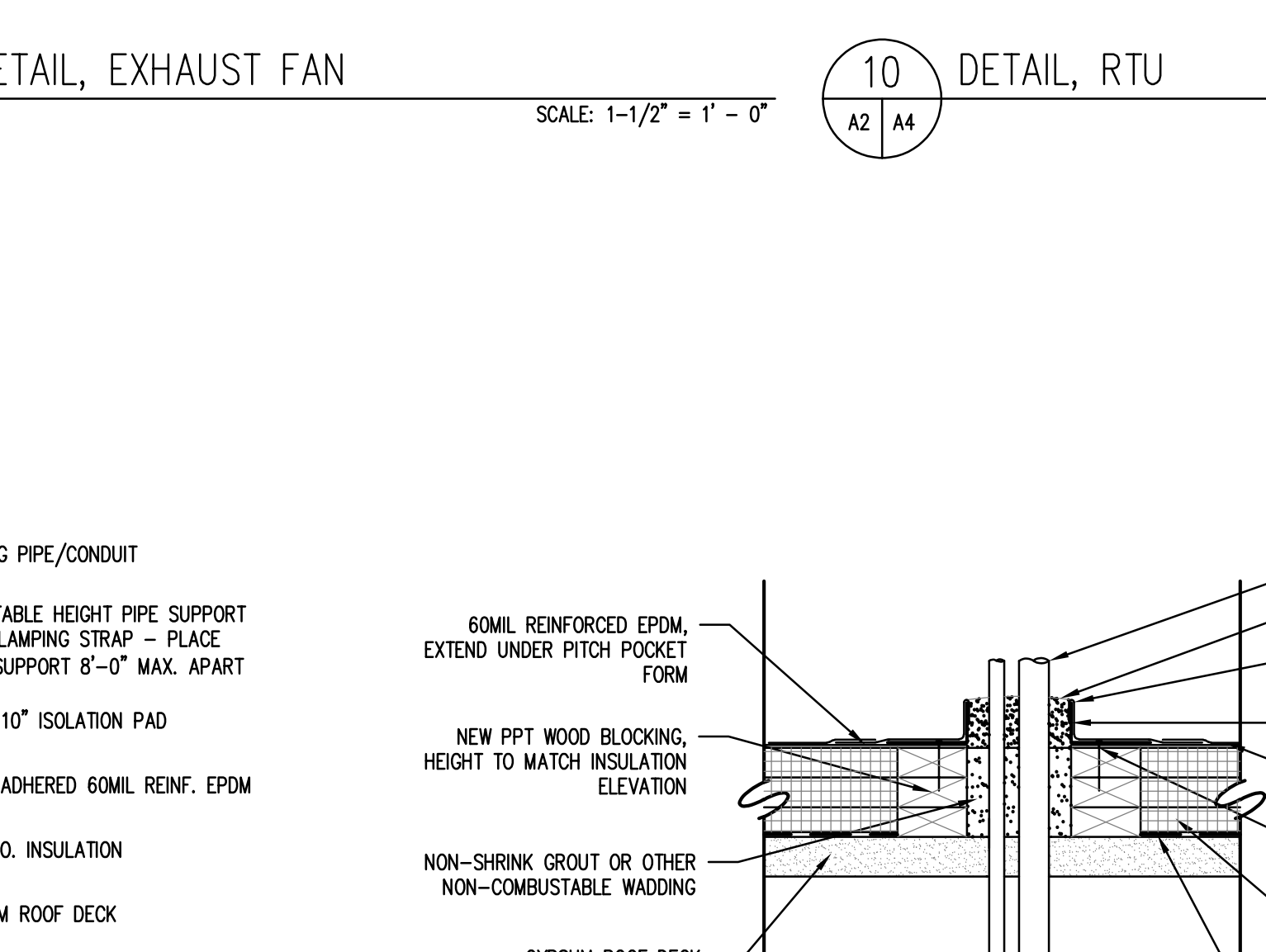
11 DETAIL, RISING WALL SCALE: 1-1/2" = 1' - 0"



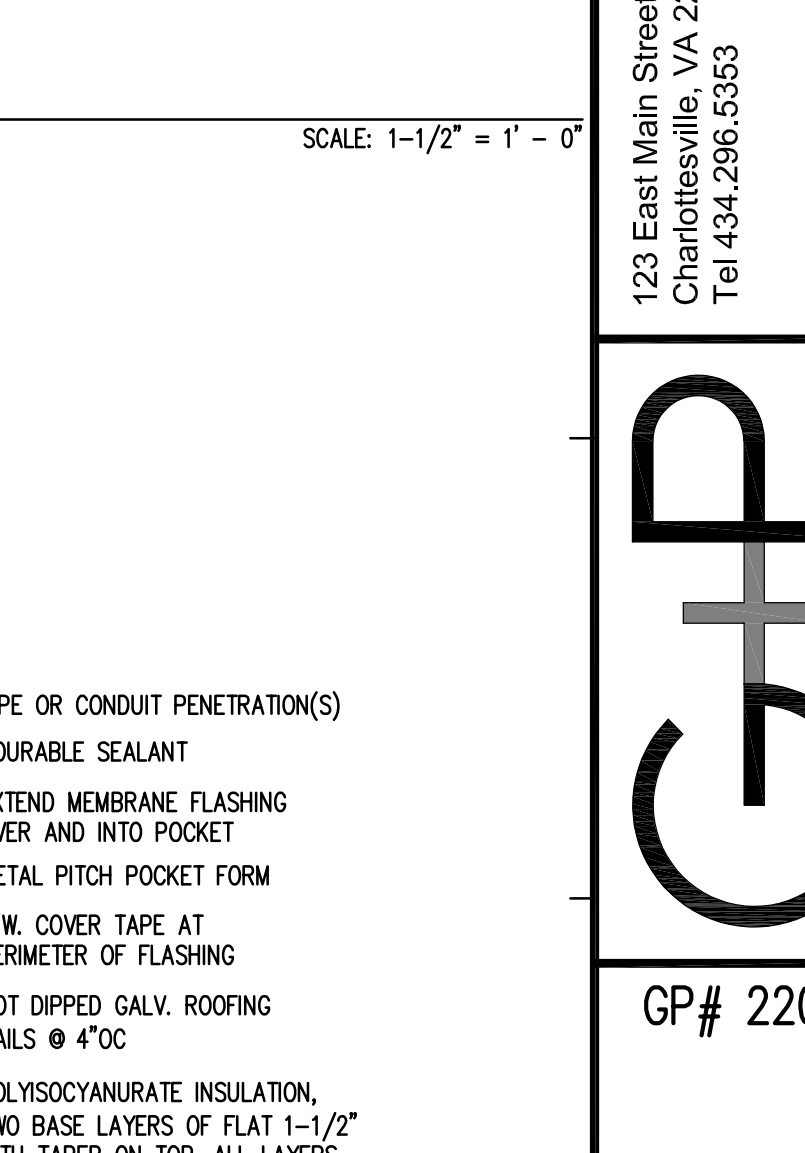
12 DETAIL, DUCT/SHROUD FLASHING SCALE: 1-1/2" = 1' - 0"



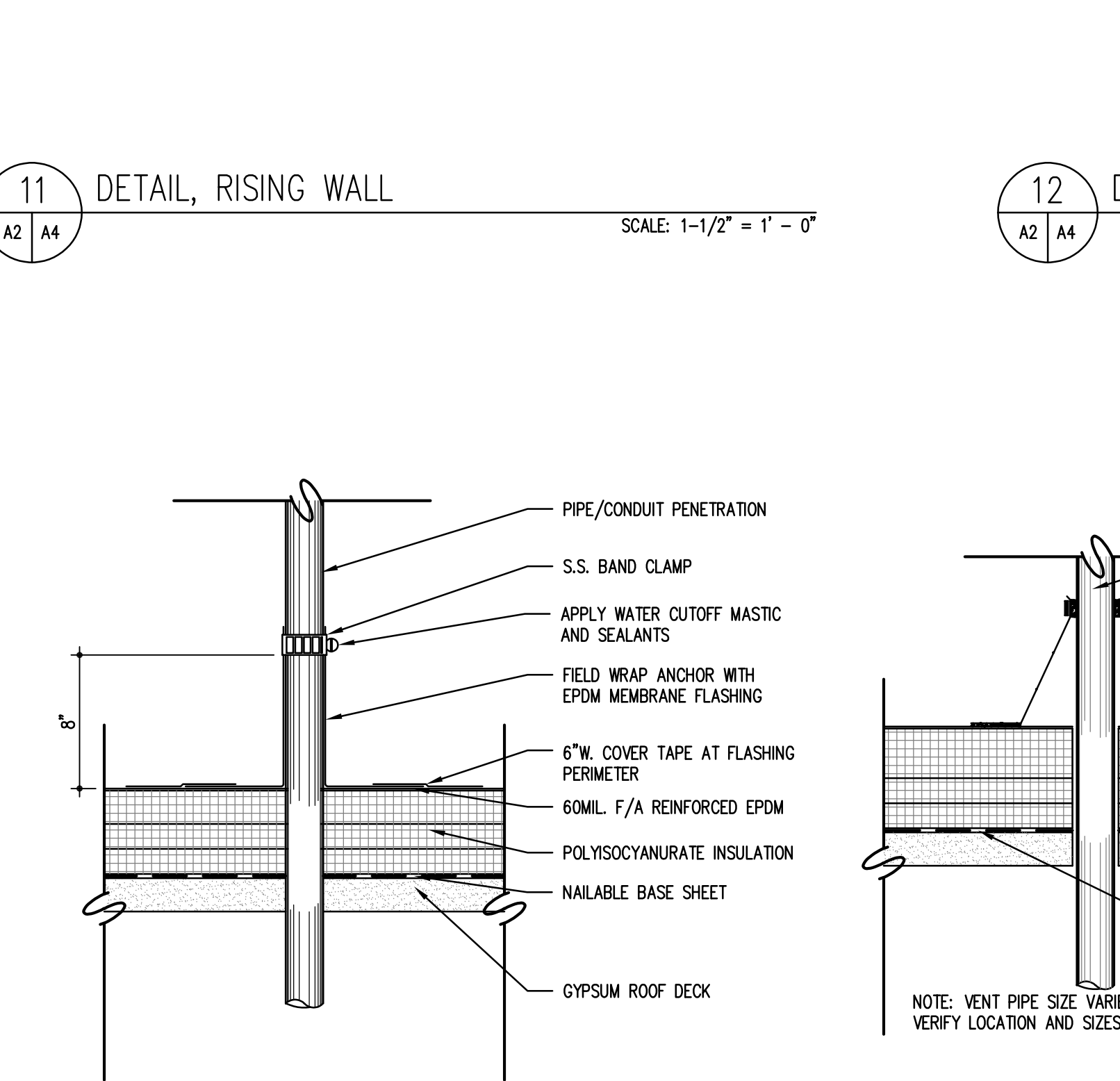
13 DETAIL, EQUIPMENT SUPPORT SCALE: 1-1/2" = 1' - 0"



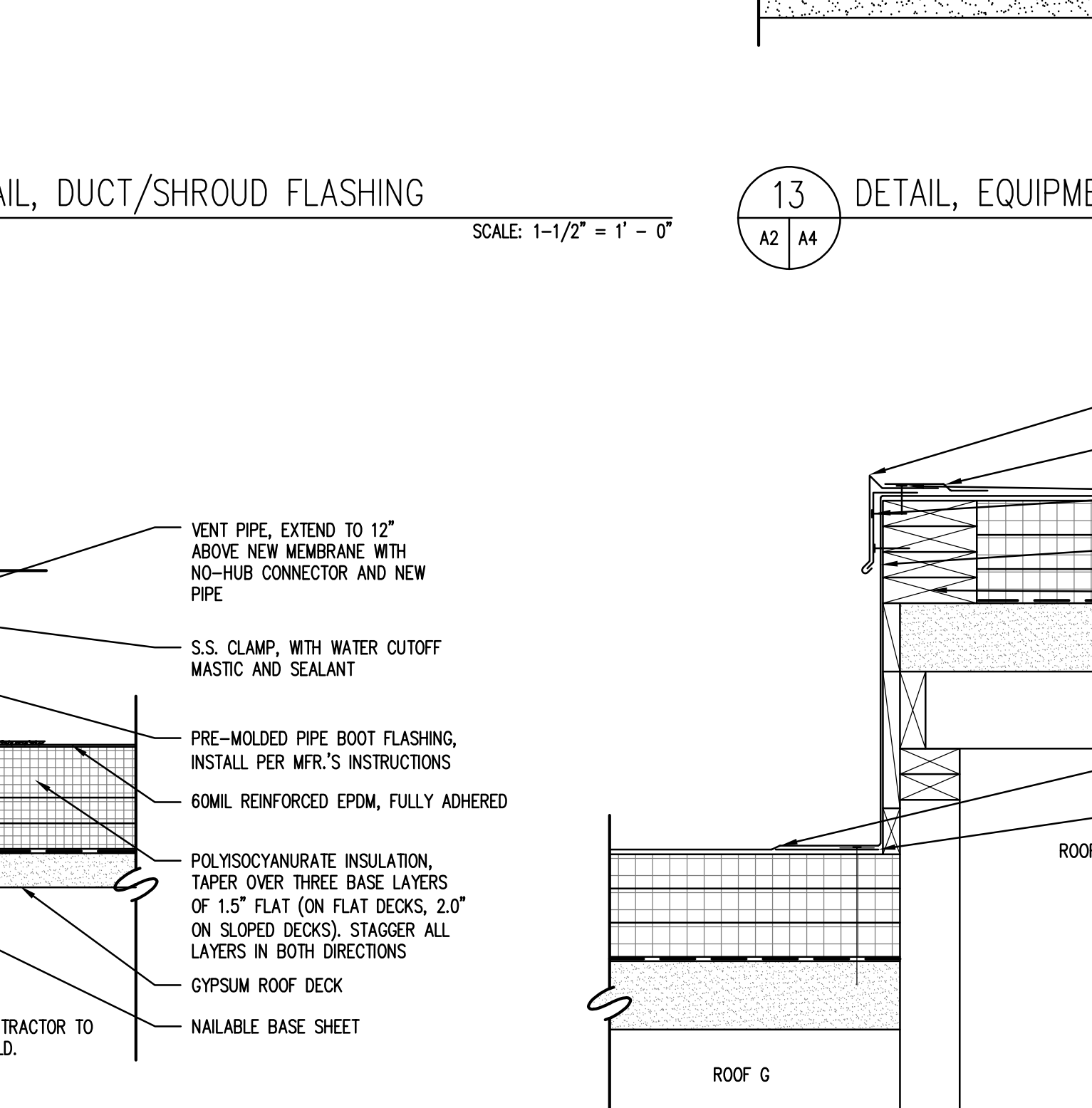
14 DETAIL, PIPE SUPPORT SCALE: 1-1/2" = 1' - 0"



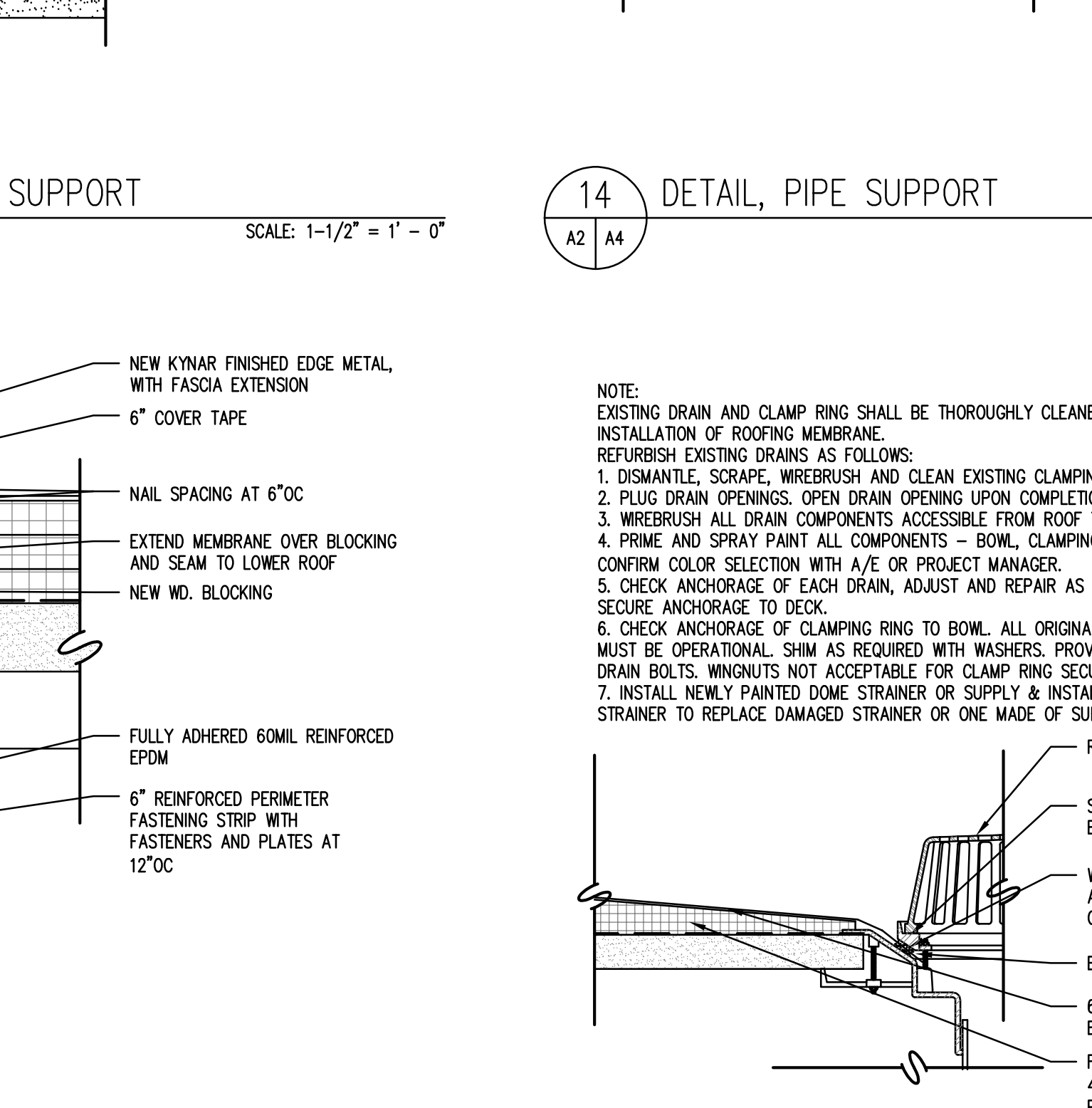
15 DETAIL, PITCH POCKET SCALE: 1-1/2" = 1' - 0"



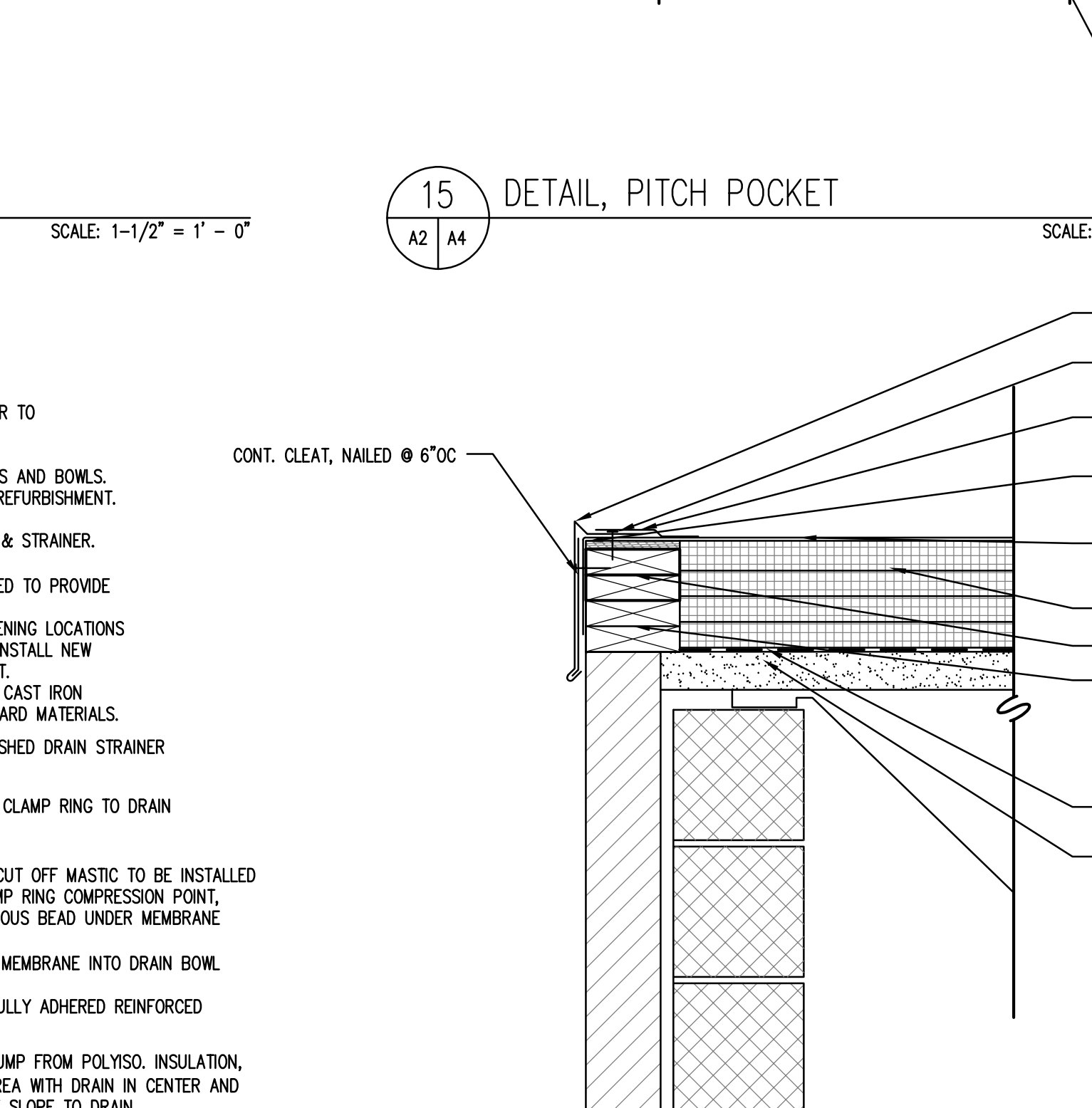
16 DETAIL, FIELD WRAP SCALE: 1-1/2" = 1' - 0"



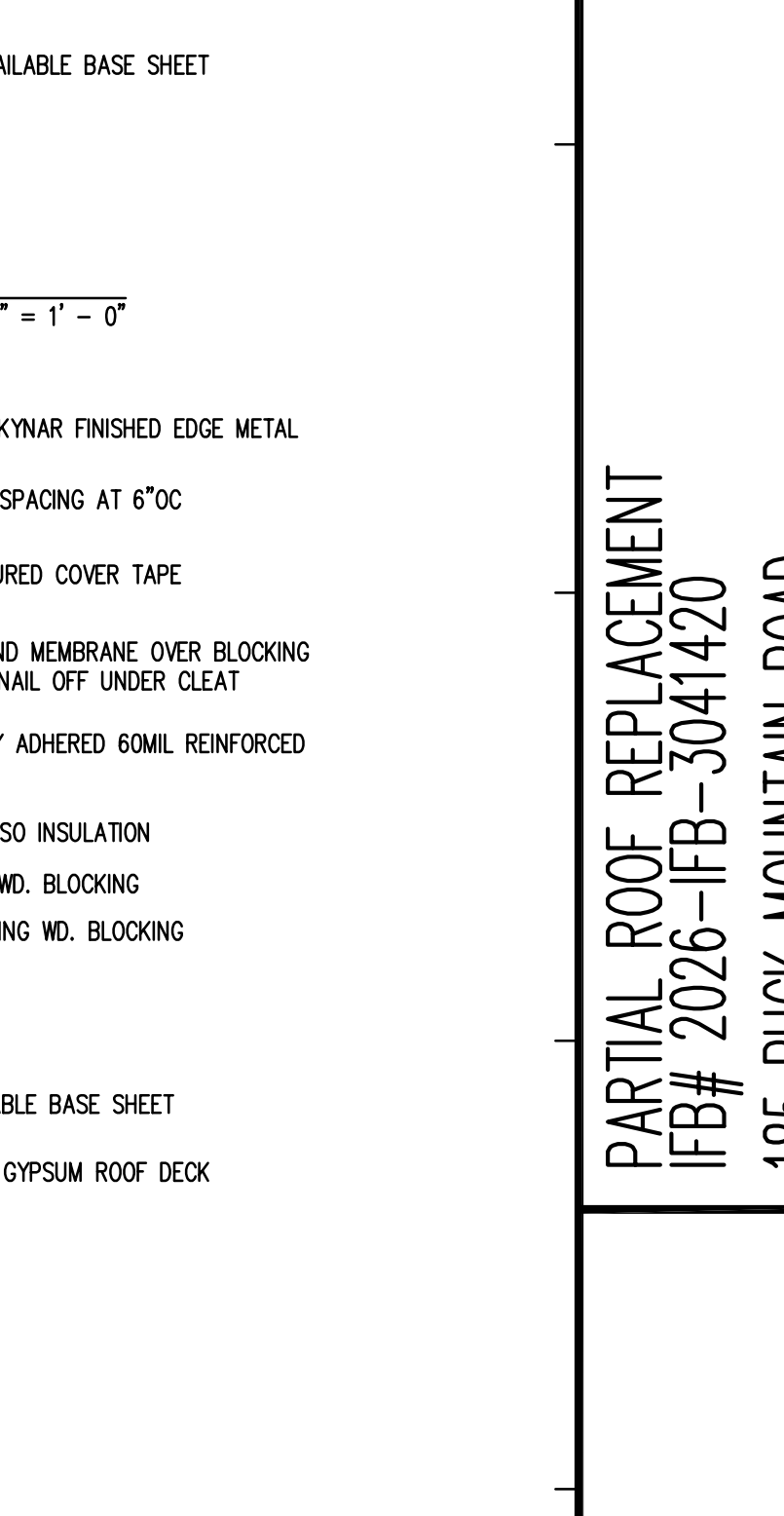
17 DETAIL, PIPE FLASHING SCALE: 1-1/2" = 1' - 0"



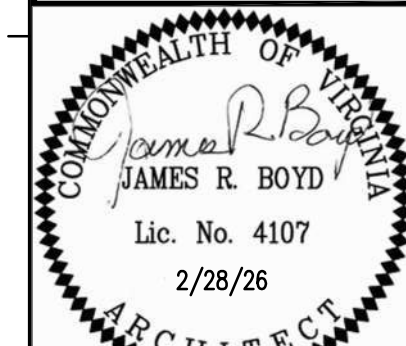
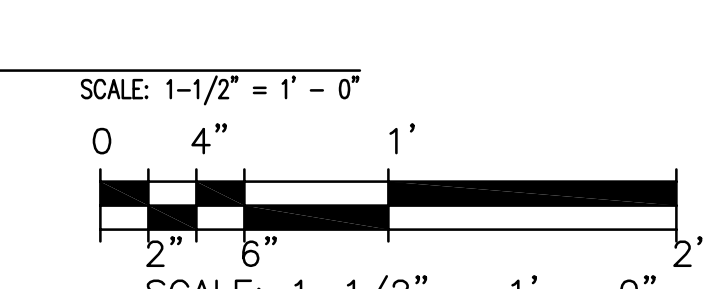
18 DETAIL, ROOF E/ROOF G INTERSECTION SCALE: 1-1/2" = 1' - 0"



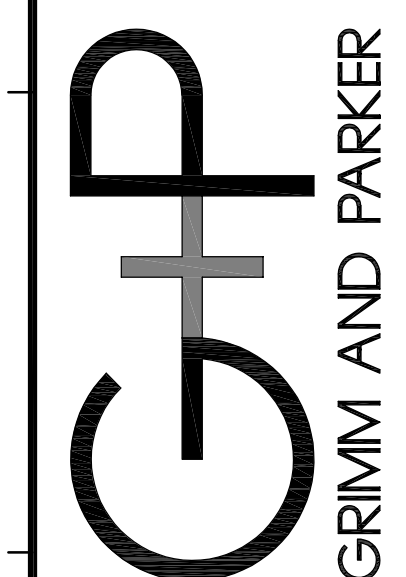
19 DETAIL, ROOF DRAIN SCALE: 1-1/2" = 1' - 0"



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



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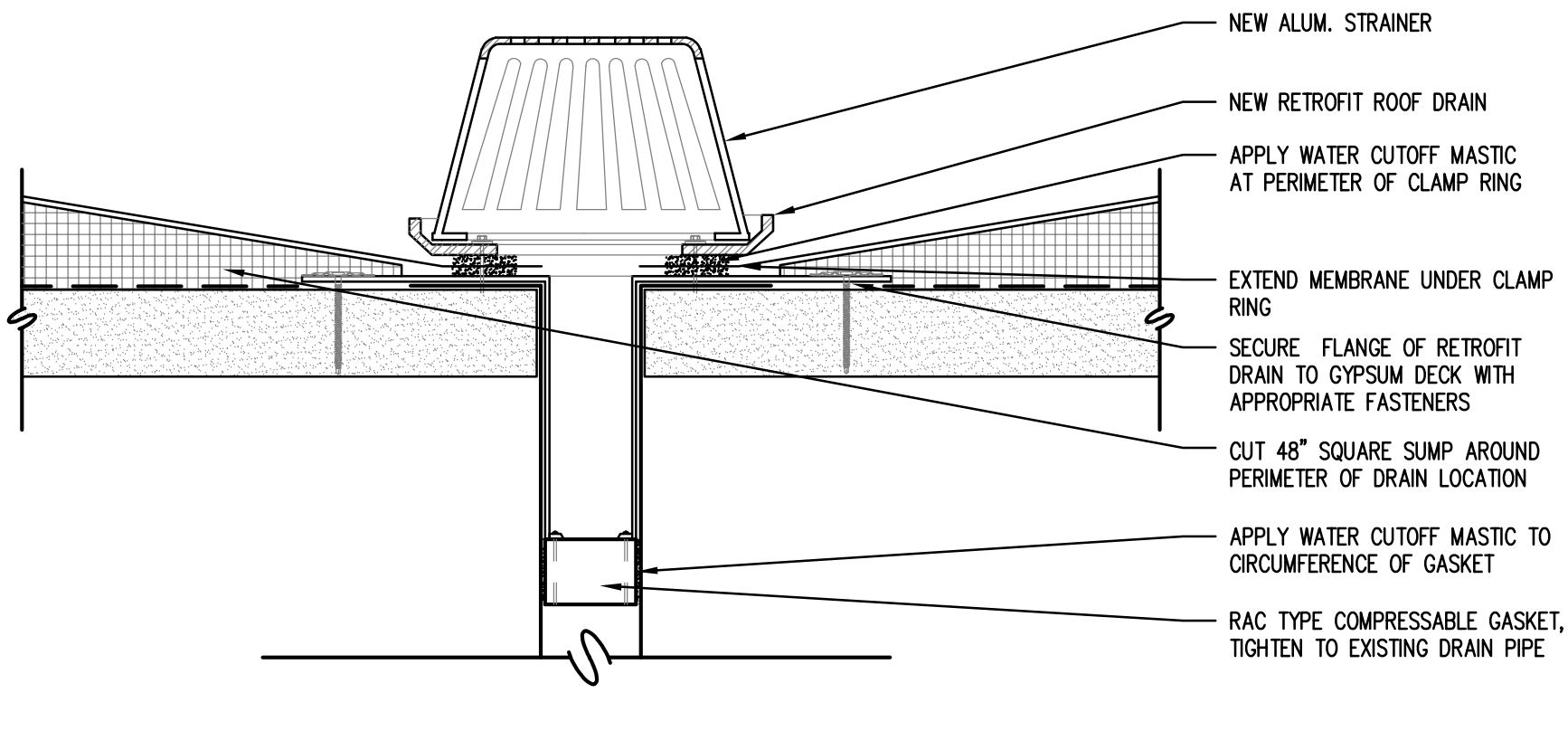


GP# 22030.06

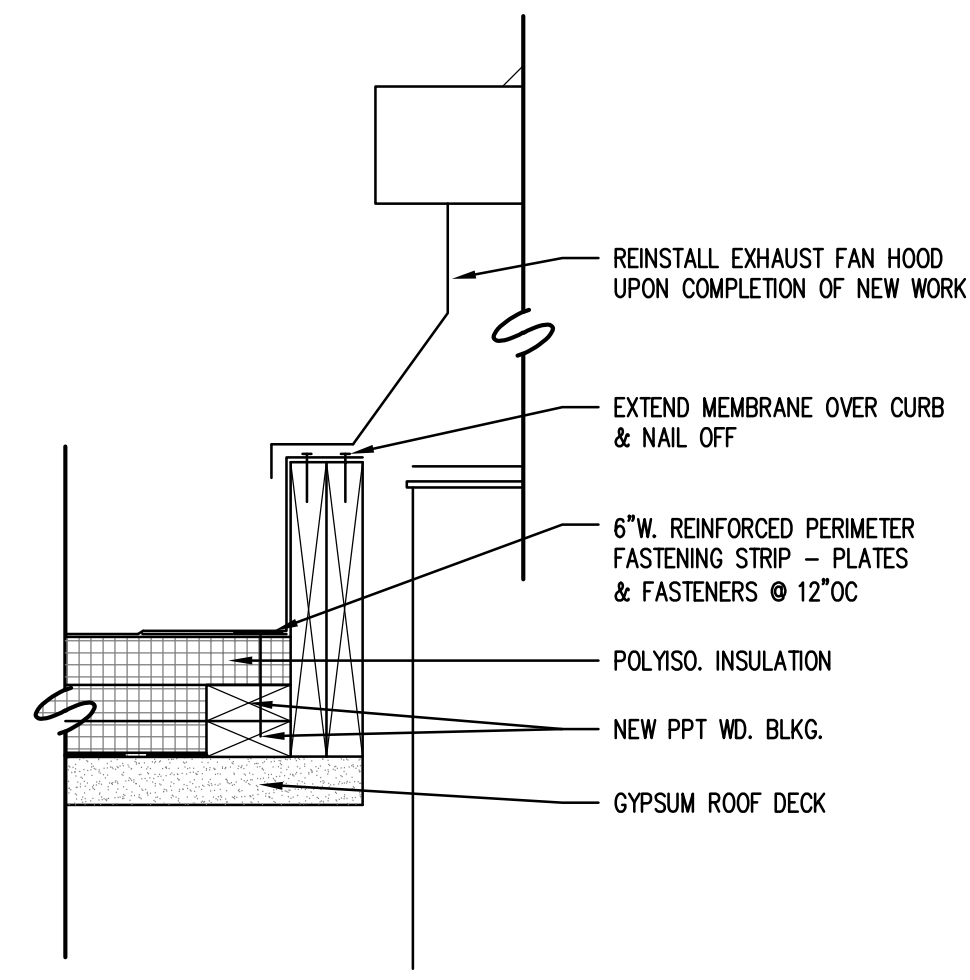
PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
EARLYSVILLE, VA

A-4

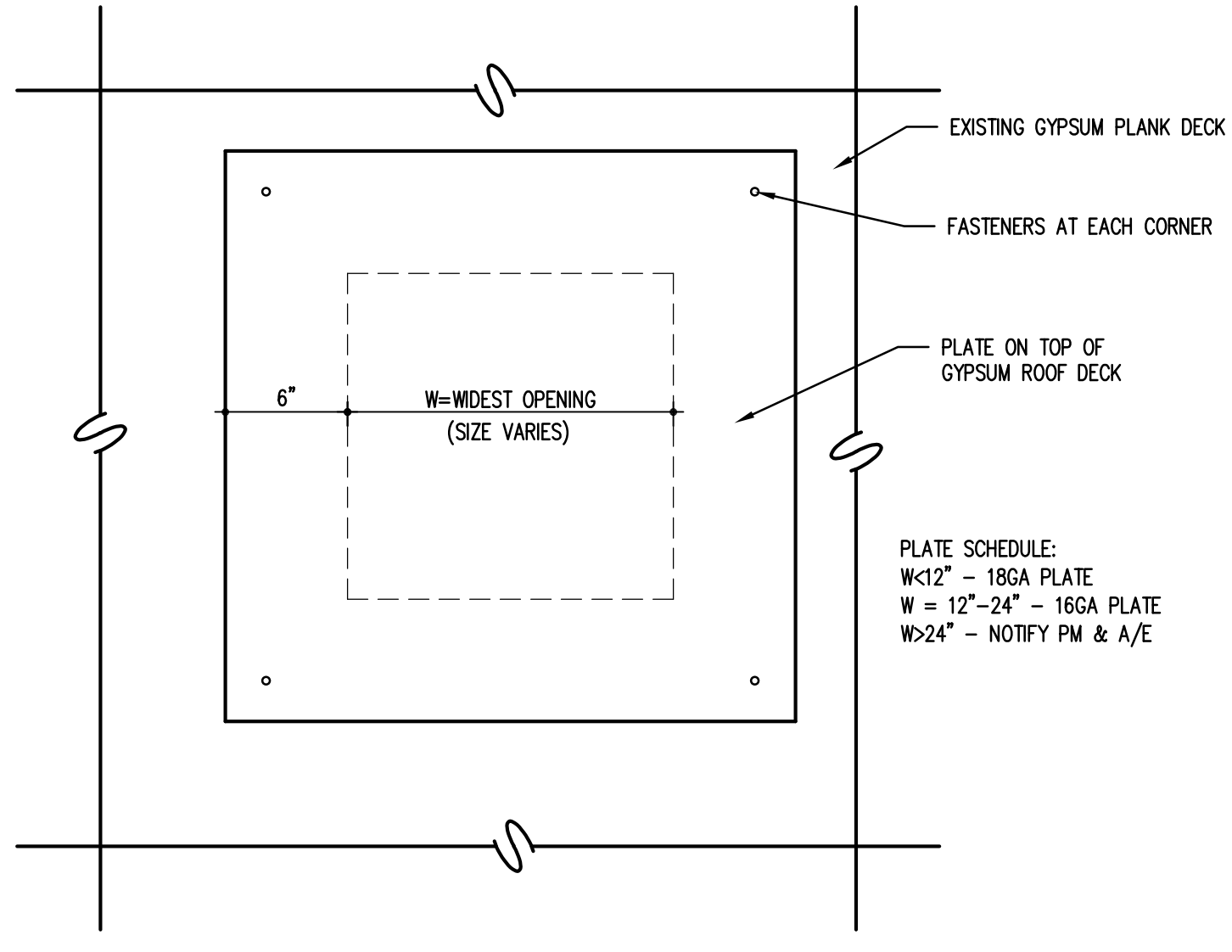
FEBRUARY 28, 2026
BID SET



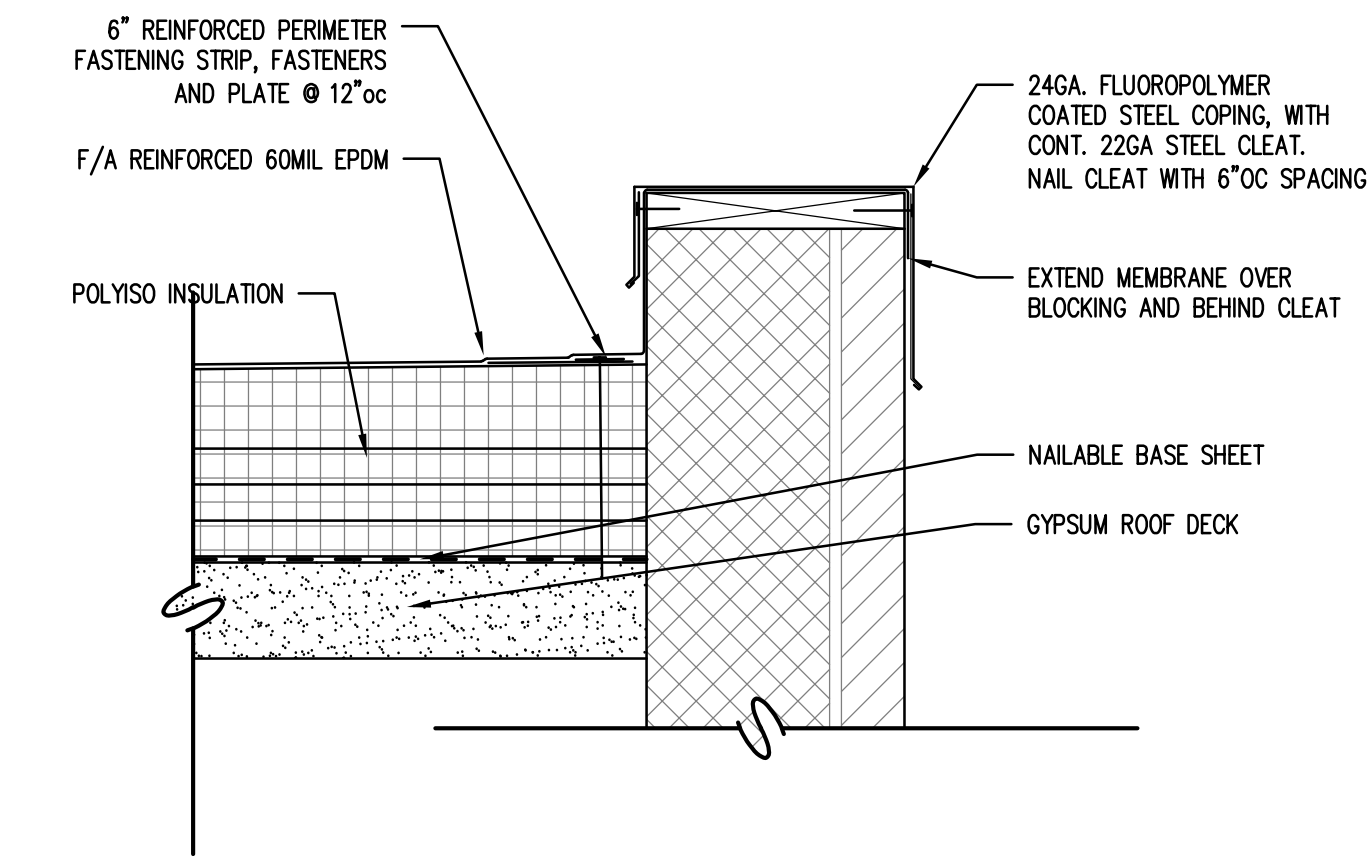
1 DETAIL, RETROFIT DRAIN
SCALE: 1-1/2" = 1' - 0"



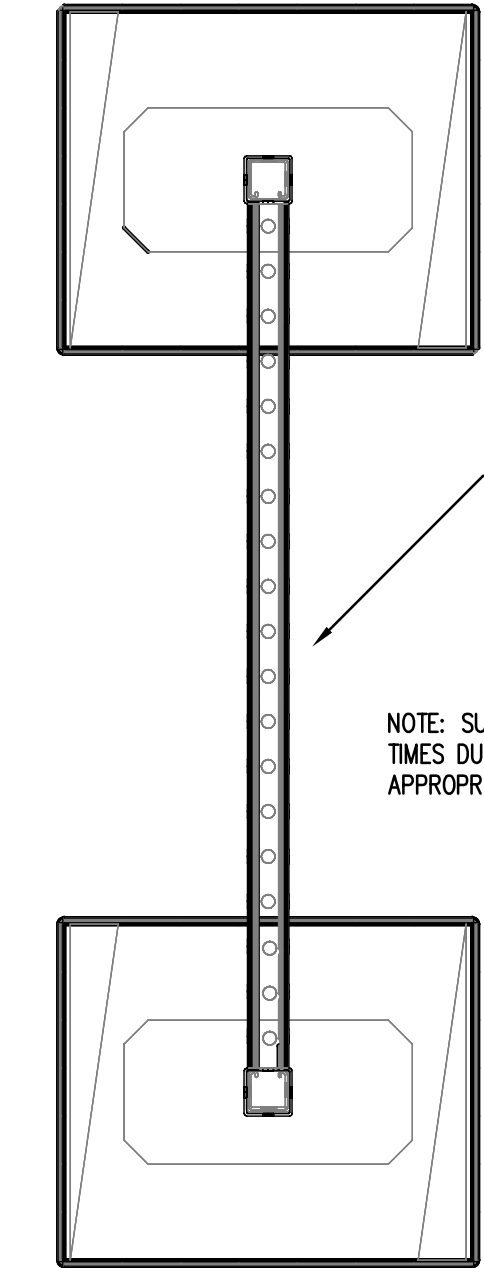
2 DETAIL, EXHAUST FAN
SCALE: 1-1/2" = 1' - 0"



3 DETAIL, DECK REPAIR
SCALE: 1-1/2" = 1' - 0"

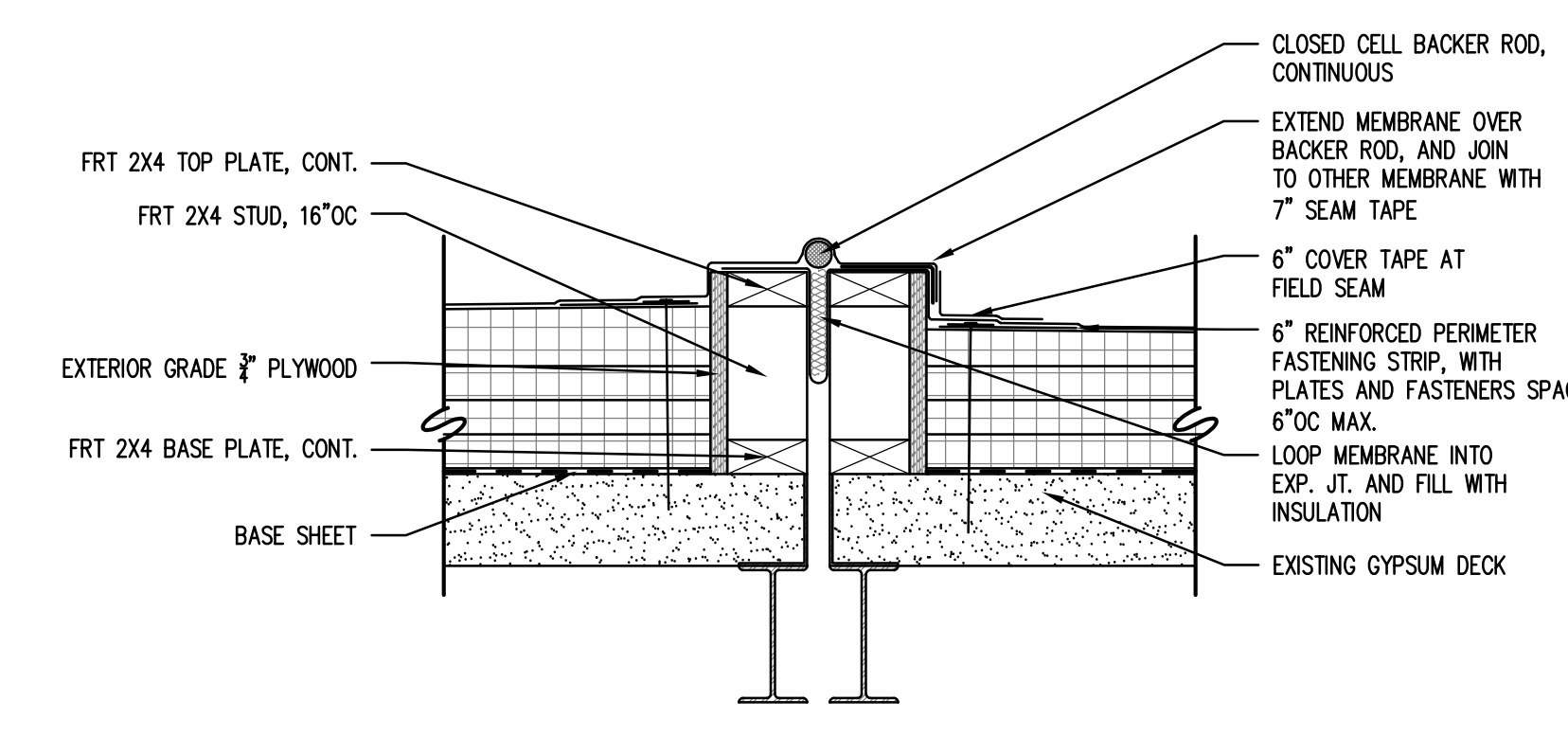


4 DETAIL, PARAPET
SCALE: 1-1/2" = 1' - 0"

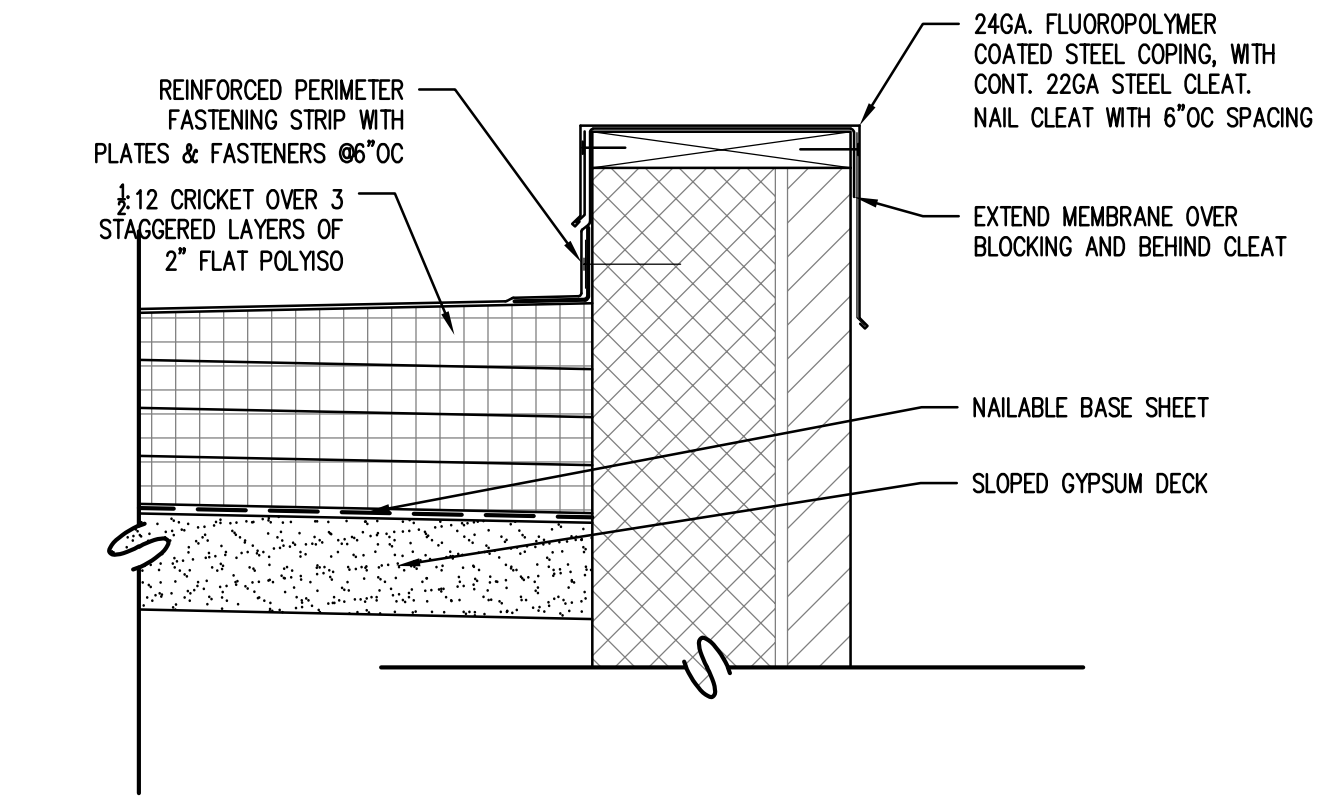


5 DETAIL, DUCT SUPPORT
SCALE: 1-1/2" = 1' - 0"

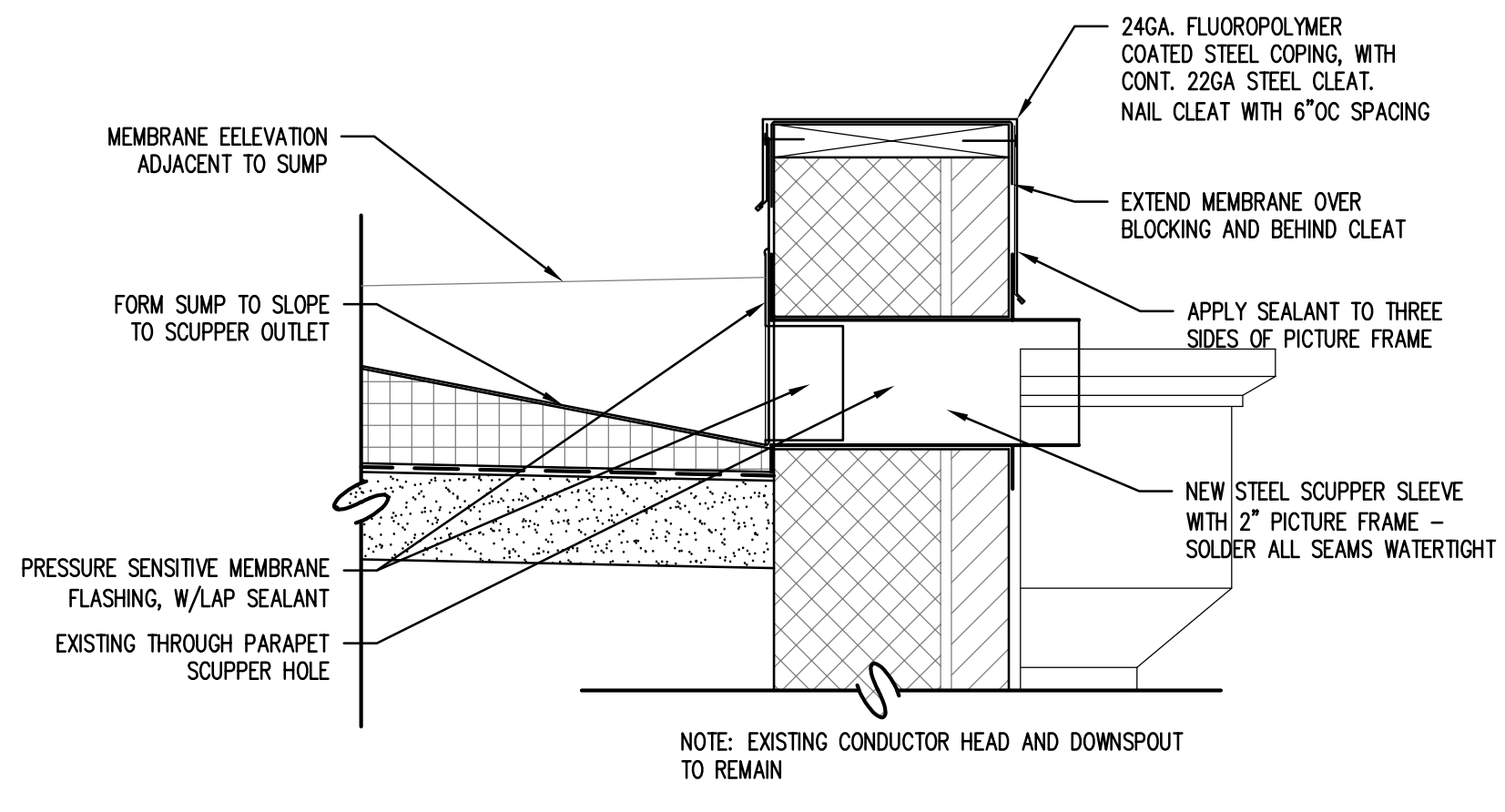
NOTE: SUPPORT DUCTWORK AT ALL TIMES DURING CONSTRUCTION TO APPROPRIATELY CARRY LOAD



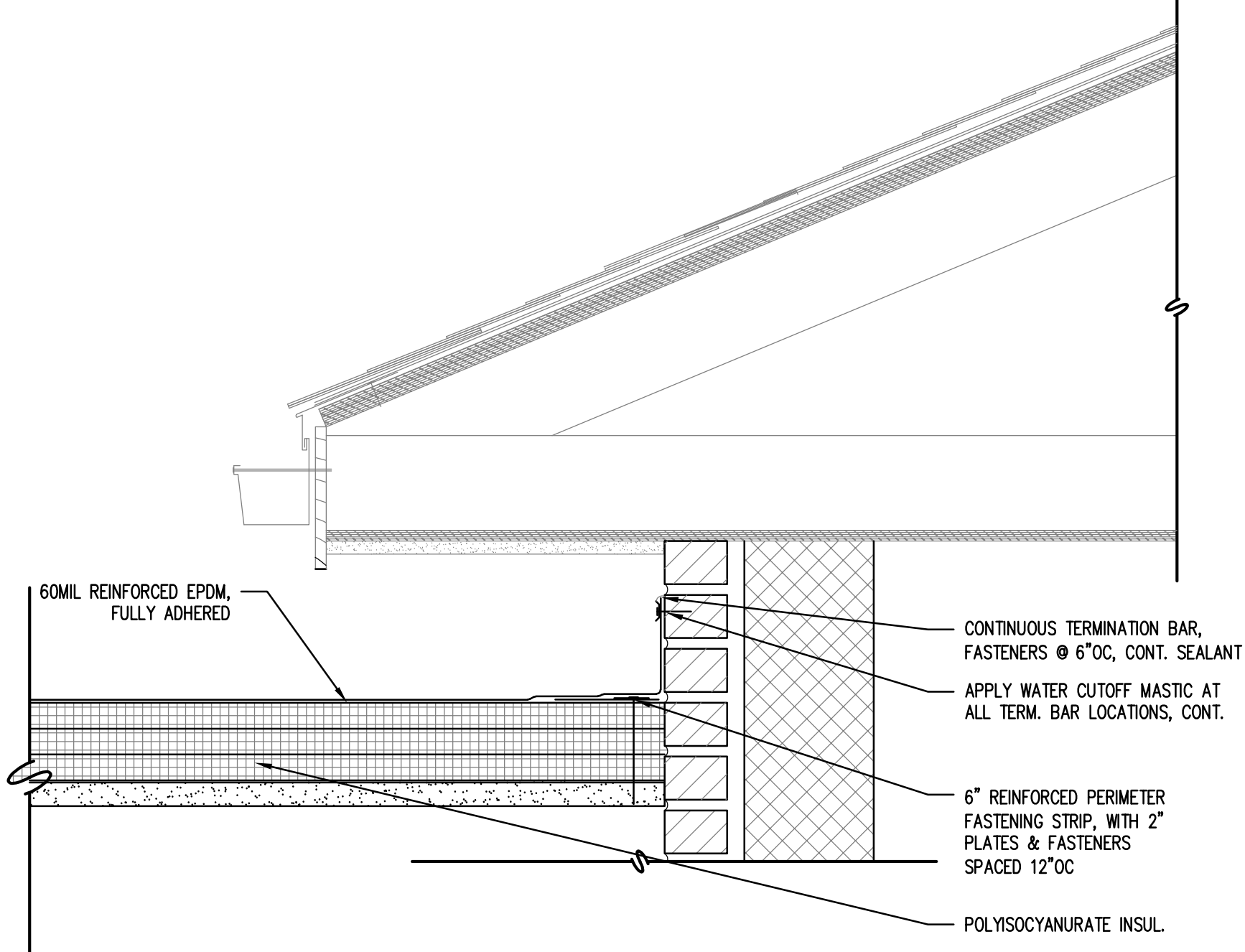
6 DETAIL, EXPANSION JOINT
SCALE: 1-1/2" = 1' - 0"



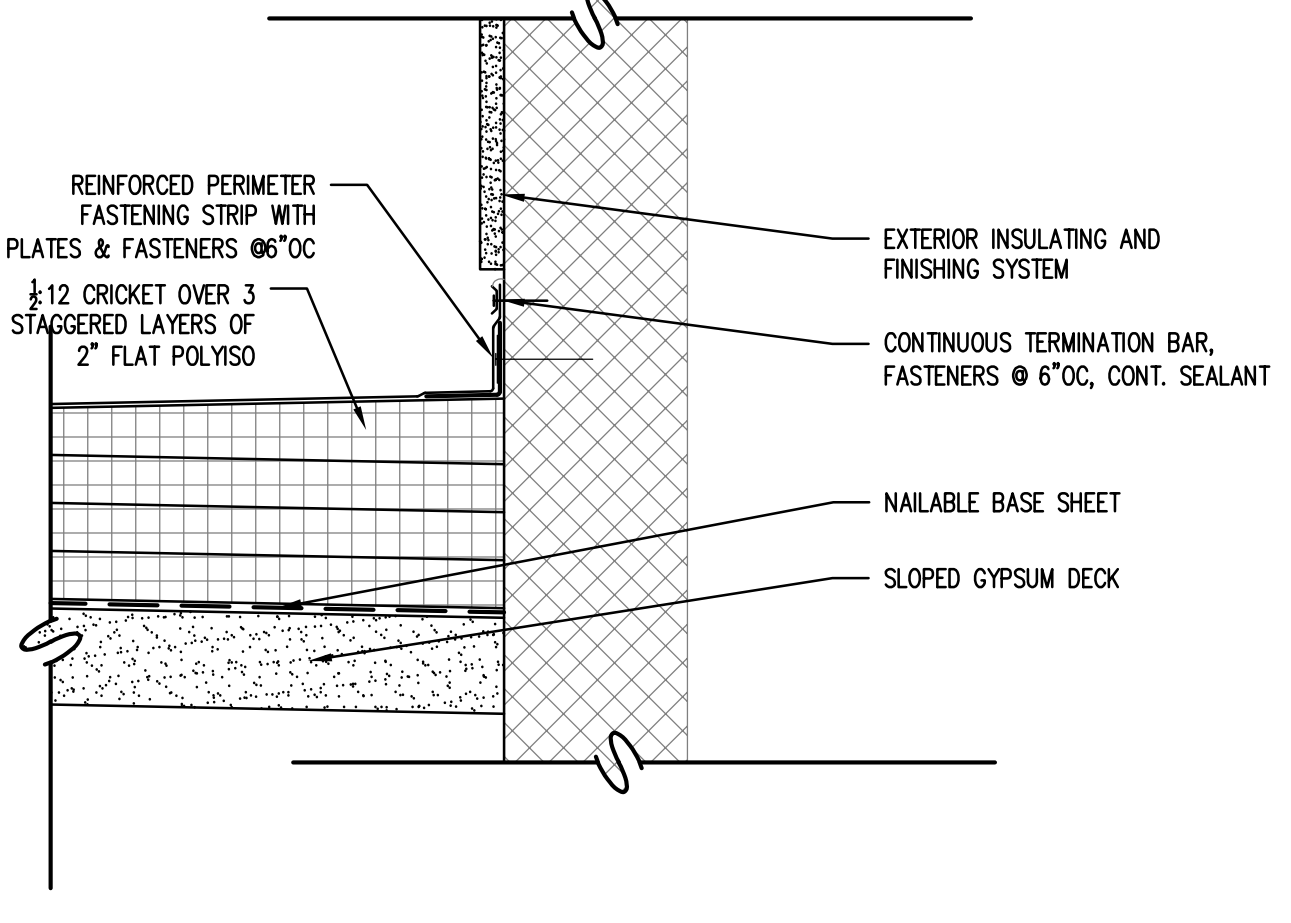
7 DETAIL, PARAPET
SCALE: 1-1/2" = 1' - 0"



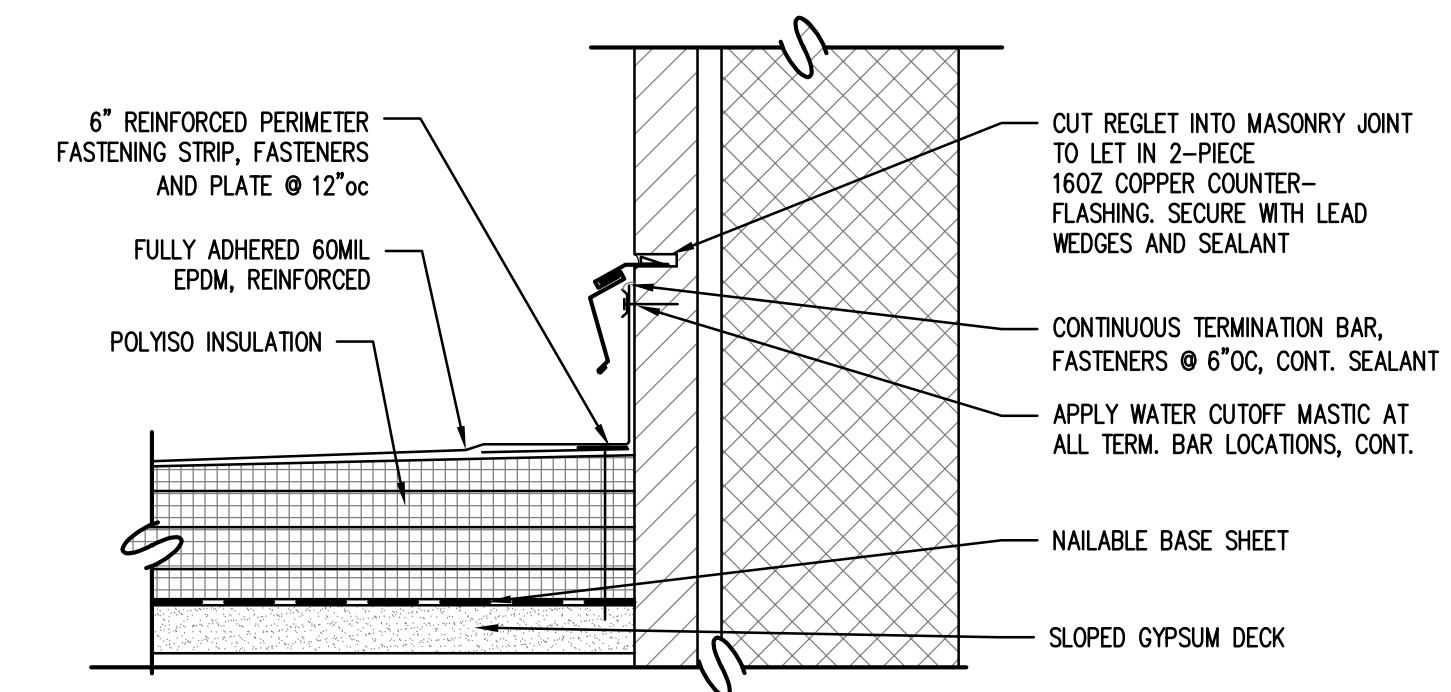
8 DETAIL, SCUPPER
SCALE: 1-1/2" = 1' - 0"



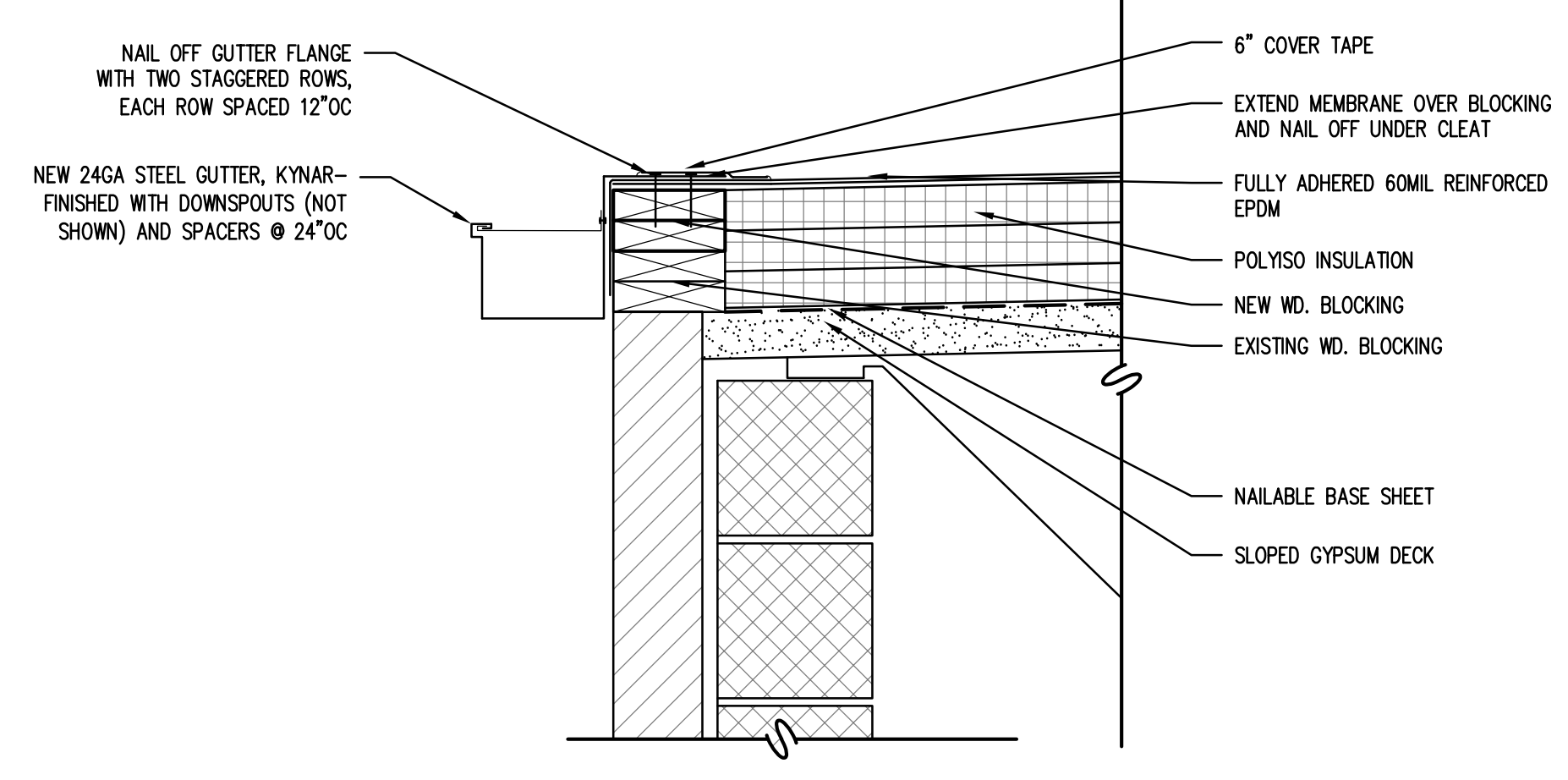
9 DETAIL, ROOF H SHINGLE ROOF INTERSECTION
SCALE: 1-1/2" = 1' - 0"



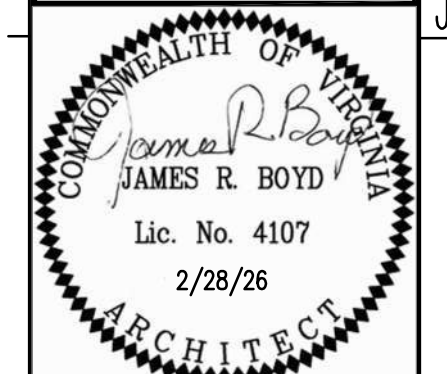
10 DETAIL, RISING WALL
SCALE: 1-1/2" = 1' - 0"



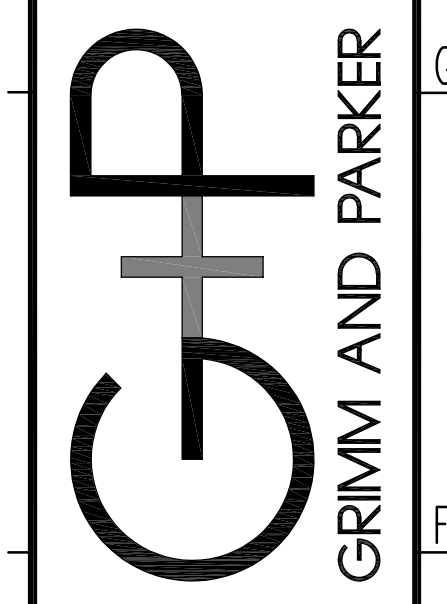
11 DETAIL, RISING WALL
SCALE: 1-1/2" = 1' - 0"



12 DETAIL, GUTTER AT ROOF I
SCALE: 1-1/2" = 1' - 0"

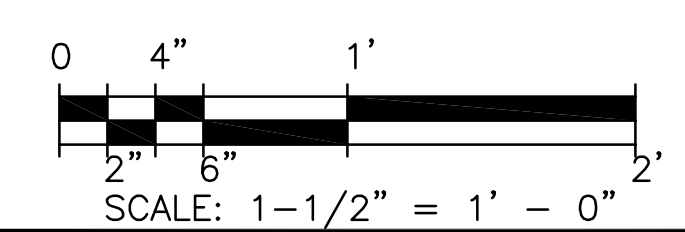


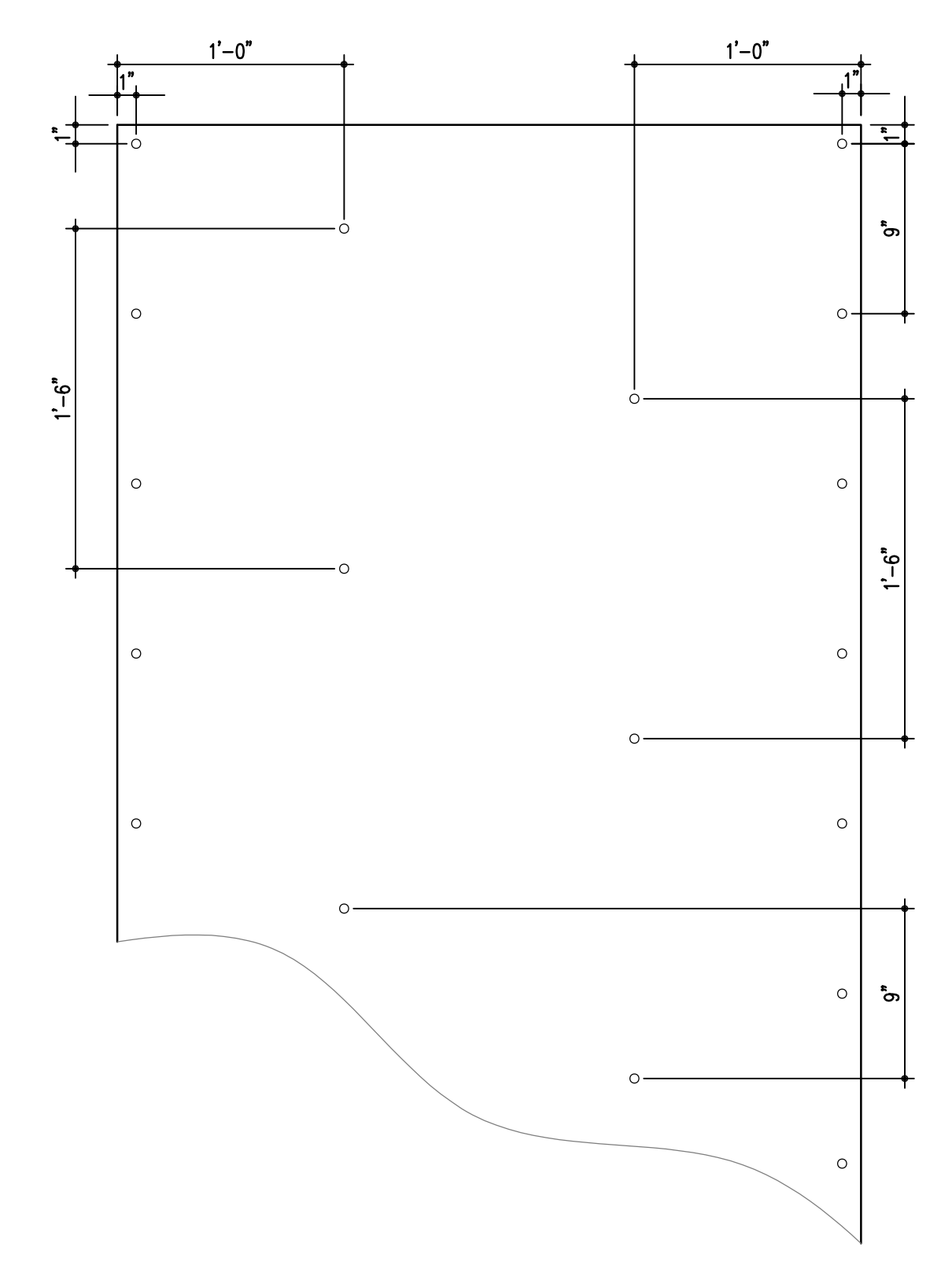
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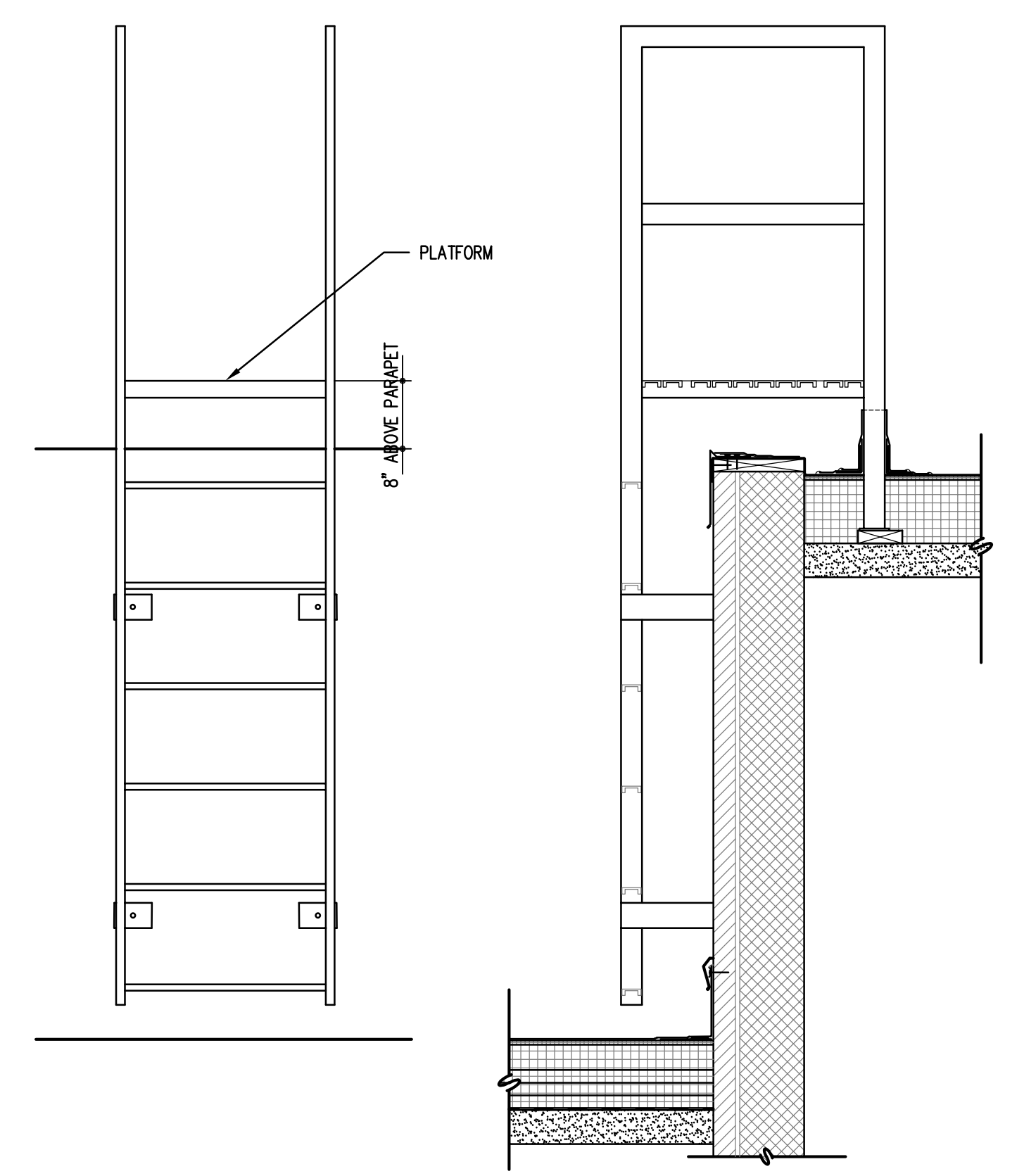
GP# 22030.06

PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
EARLYSVILLE, VA

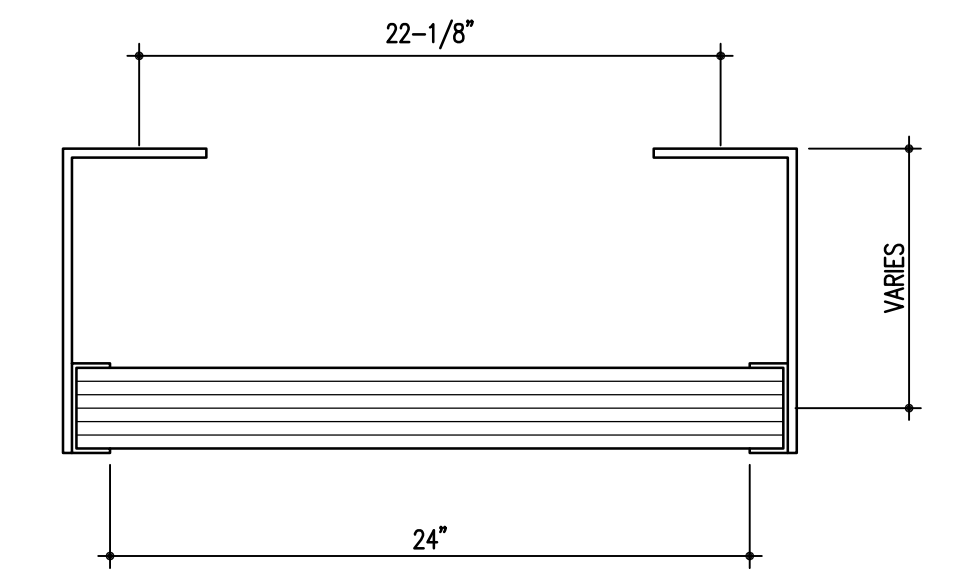




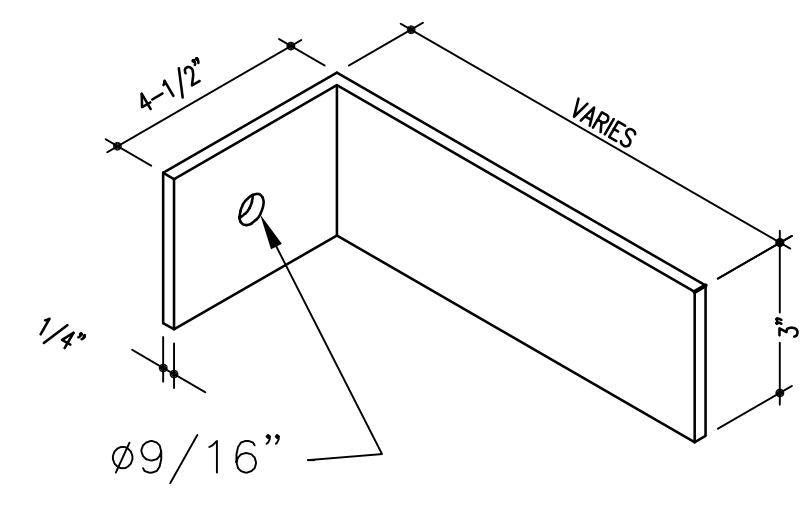
1 DETAIL, BASE SHEET FASTENING PATTERN
SCALE: 1-1/2" = 1' - 0"



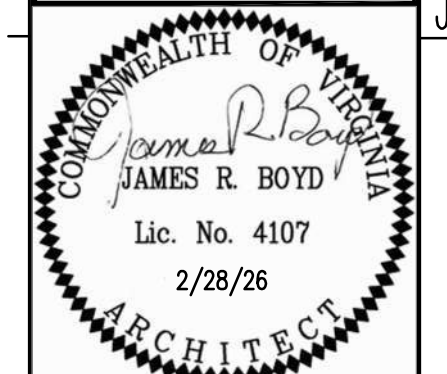
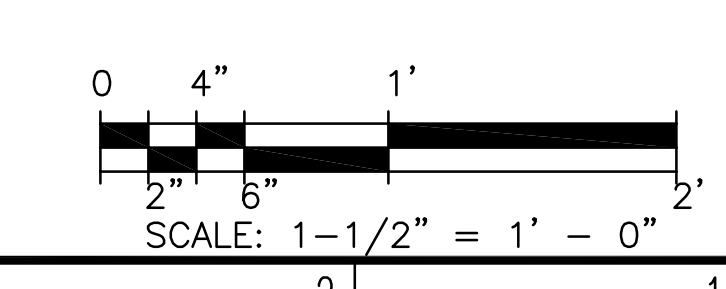
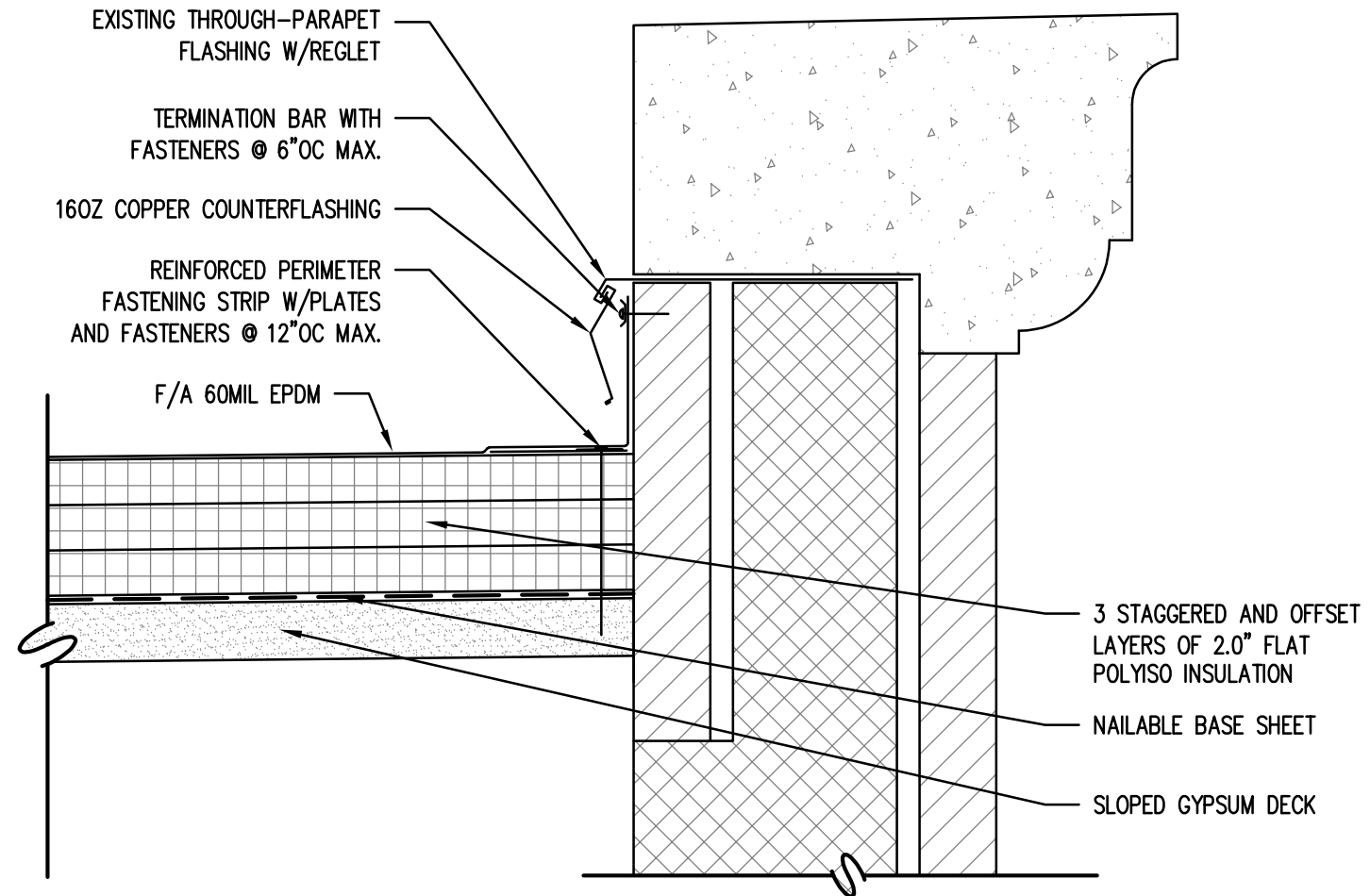
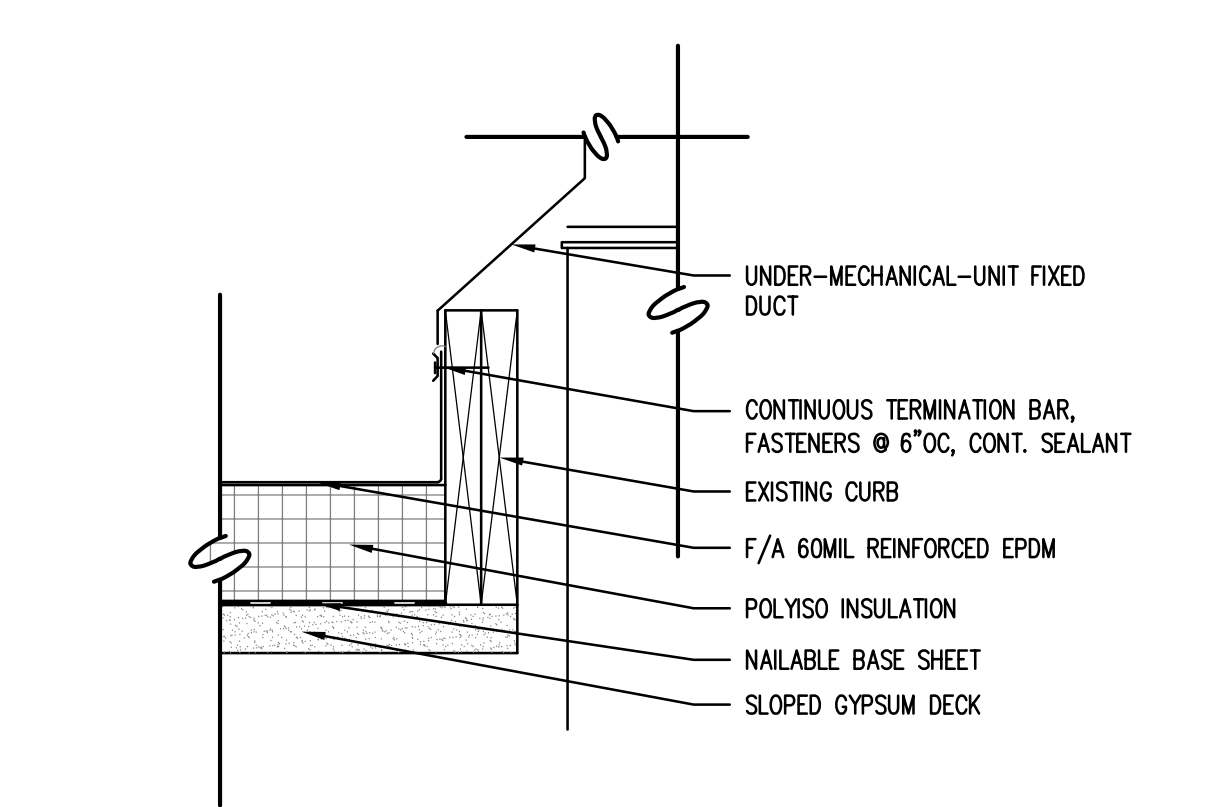
2 DETAIL, LADDER
SCALE: 3/4" = 1' - 0"



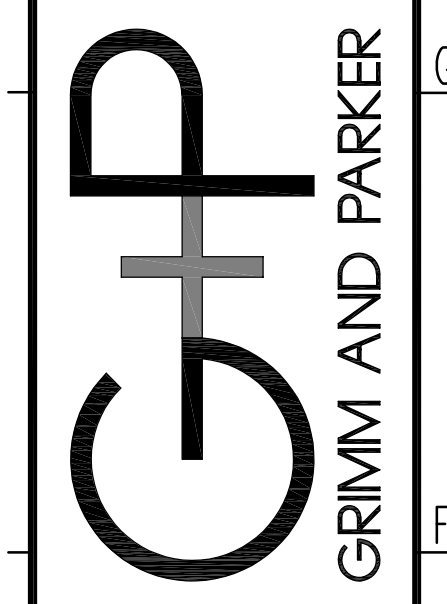
3 DETAIL, FIXED DUCT
SCALE: 1-1/2" = 1' - 0"



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



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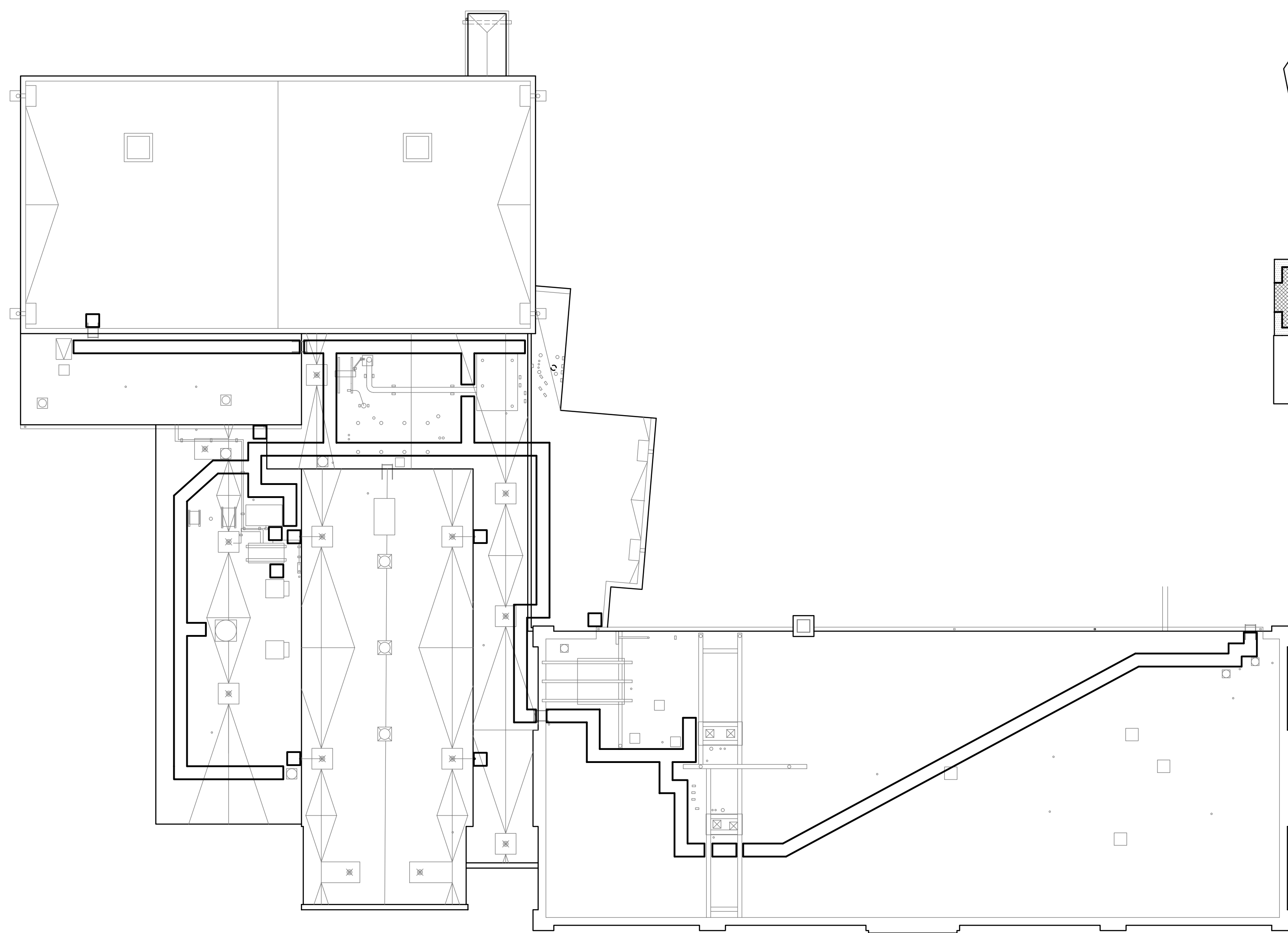
PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
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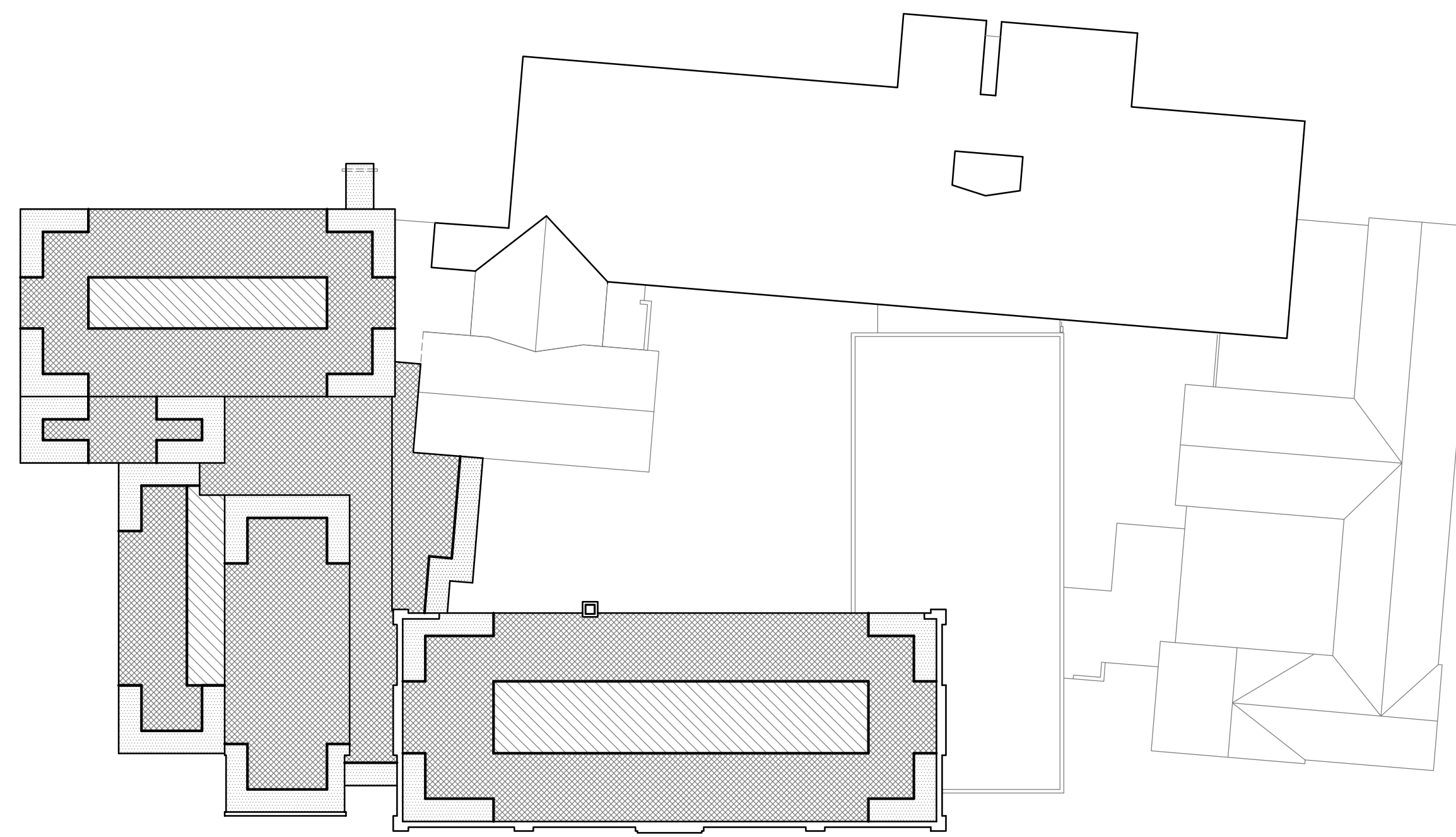
FEBRUARY 28, 2026
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1 DETAIL, CONCEALED STEEL PLATES
SCALE: 1/16" = 1' - 0"
LOCATIONS ARE SHOWN AS SOLID FILL. SIZE REPRESENTS THE DECK OPENING, NOT THE PLATE SIZE.

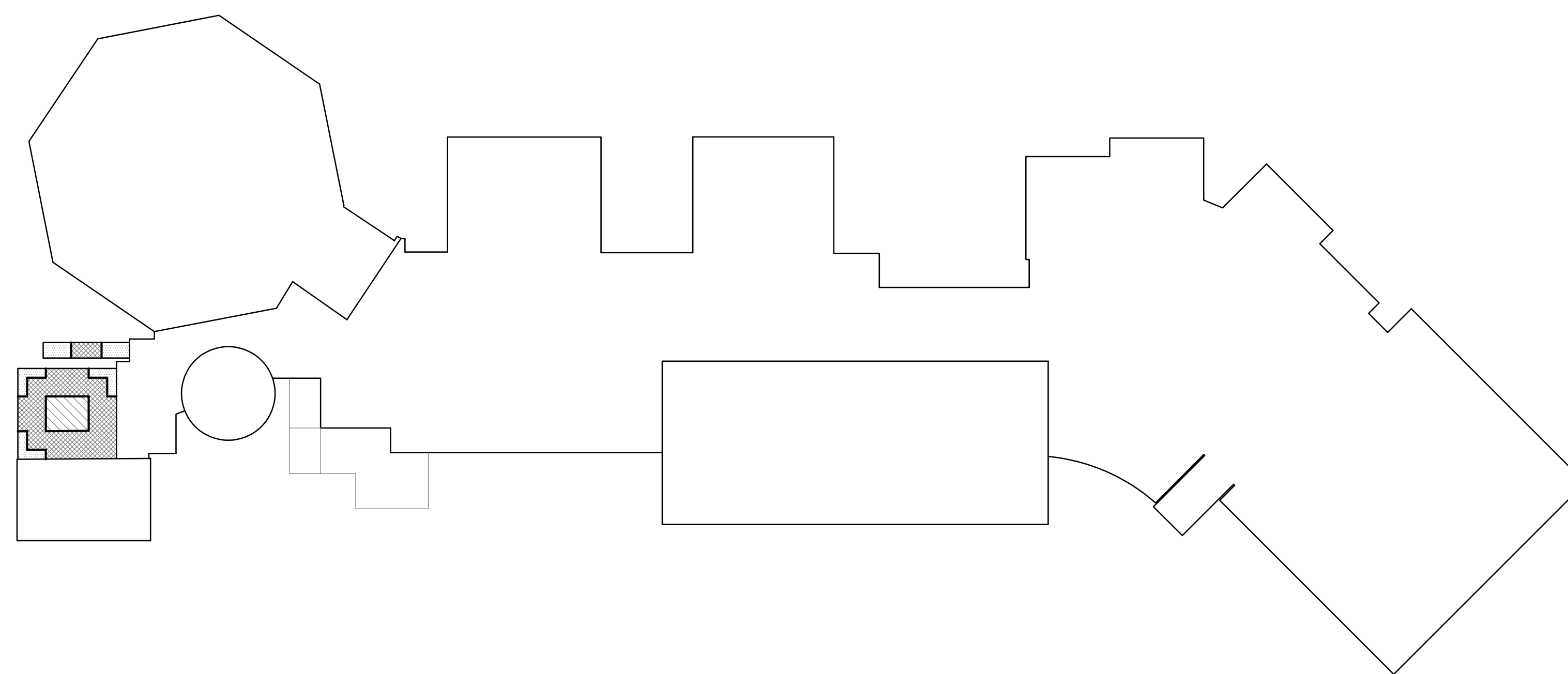


3 DETAIL, WALKWAY PAD LOCATIONS
SCALE: 1/16" = 1' - 0"
NOTE: WALKWAY PADS ARE TO BE SPACED 2" APART, MAXIMUM. CUT PADS BACK 3" EACH SIDE OF, AND PARALLEL TO, CRICKET VALLEYS.



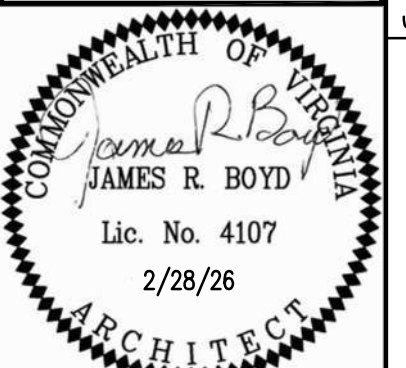
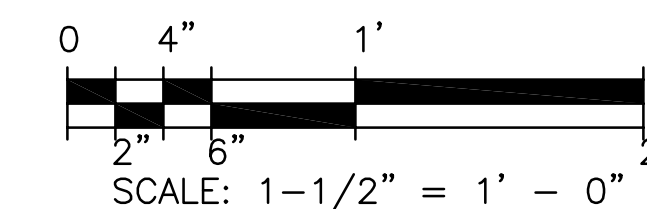
2 DETAIL, WIND UPLIFT ZONES - BROADUS WOOD
SCALE: 1/16" = 1' - 0"

- CORNER WIND ZONE - 18'-0" EACH DIRECTION FROM CORNER, 6'-0" FROM ROOF EDGE -90.33 PSF UPLIFT PRESSURE (USD); 105 PSF TESTED ASSEMBLY
- PERIMETER WIND ZONE - 0 TO 18'-0" FROM ROOF EDGE -66.27 PSF UPLIFT PRESSURE (USD); 75 PSF TESTED ASSEMBLY
- FIELD (EXTERIOR) WIND ZONE - 18'-0" TO 36'-0" FROM ROOF EDGE -50.24 PSF UPLIFT PRESSURE (USD); 60 PSF TESTED ASSEMBLY
- FIELD (INTERIOR) WIND ZONE - EVERYTHING BEYOND 36'-0" FROM -28.86 PSF UPLIFT PRESSURE (USD); 60 PSF TESTED ASSEMBLY ROOF EDGE

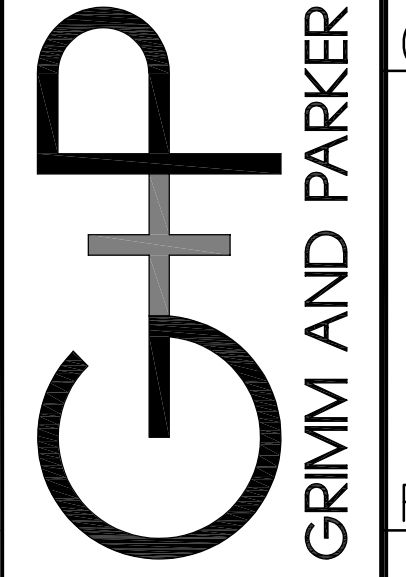


4 DETAIL, WIND UPLIFT ZONES - SCOTTSVILLE
SCALE: 1/16" = 1' - 0"

- CORNER WIND ZONE - 9'-0" EACH DIRECTION FROM CORNER, 3'-0" FROM ROOF EDGE -90.33 PSF UPLIFT PRESSURE (USD); 105 PSF TESTED ASSEMBLY
- PERIMETER WIND ZONE - 0 TO 9'-0" FROM ROOF EDGE -66.27 PSF UPLIFT PRESSURE (USD); 75 PSF TESTED ASSEMBLY
- FIELD (EXTERIOR) WIND ZONE - 9'-0" TO 18'-0" FROM ROOF EDGE -50.24 PSF UPLIFT PRESSURE (USD); 60 PSF TESTED ASSEMBLY
- FIELD (INTERIOR) WIND ZONE - EVERYTHING BEYOND 18'-0" FROM -28.86 PSF UPLIFT PRESSURE (USD); 60 PSF TESTED ASSEMBLY ROOF EDGE



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PARTIAL ROOF REPLACEMENT
IFB# 2026-IFB-3041420
185 BUCK MOUNTAIN ROAD
EARLYSVILLE, VA

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FEBRUARY 28, 2026
BID SET

SUMMER 2026 ROOFING PROJECTS

BROADUS WOOD ELEMENTARY SCHOOL

SCOTTSVILLE ELEMENTARY SCHOOL

PARTIAL ROOF REPLACEMENTS

2026-IFB-3041420

SCOTTSVILLE ELEMENTARY SCHOOL
 7868 SCOTTSVILLE ROAD
 SCOTTSVILLE, VIRGINIA
 22936

AS PART 2 OF
 2026-IFB-3041420

DRAWING INDEX

COV-1	COVER - BROADUS WOOD ELEMENTARY
A1	MEMBRANE ROOF PLAN & DETAILS
A2	DETAILS
A3	SHINGLE ROOF PLAN & DETAILS
A4	DETAILS
A6	DETAILS
A7	WIND UPLIFT, WALKWAY PADS, DETAILS
COV-2	COVER - SCOTTSVILLE ELEMENTARY
A8	MEMBRANE ROOF PLAN & DETAILS

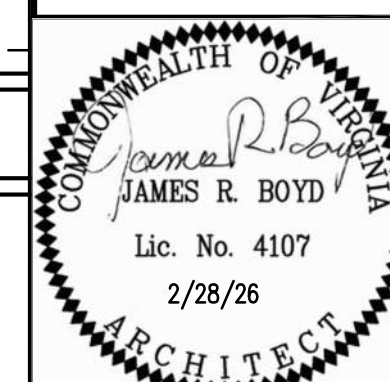
PROJECT DIRECTORY

OWNER REPRESENTATIVE ALBEMARLE COUNTY PUBLIC SCHOOLS BUILDING SERVICES DEPARTMENT ATTN: APRIL NELSON PROJECT MANAGER 1180 SEMINOLE TRAIL, SUITE 170 CHARLOTTESVILLE, VA 22901 434-975-8340 EXT. 11033	ARCHITECT GRIMM + PARKER ARCHITECTS JIM BOYD, AIA ATTN: MIKE THOMAS 123 EAST MAIN STREET CHARLOTTESVILLE, VA 22902 434-296-5353 FAX: 434-971-8634
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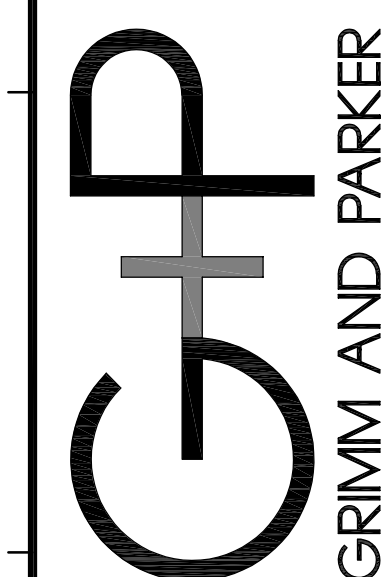
APPLICABLE CODES

VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2021
 VIRGINIA PLUMBING CODE, 2021
 VIRGINIA EXISTING BUILDING CODE, 2021
 WORK CLASSIFICATION: ALTERATIONS, LEVEL 1; SECTION 602.3.2.1 2021 VEBC

2010 ADA STANDARDS
 ASCE 7-16 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
 ASCE 7-16 RISK CATEGORY IV, DESIGN WIND SPEED 123 MPH



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COVER SHEET
 IFB # 2026-IFB-3041420
 SCOTTSVILLE E.S. 2026 SUMMER ROOFING PROJECT
 7868 SCOTTSVILLE ROAD, SCOTTSVILLE, VA

COV-2

FEBRUARY 28, 2026
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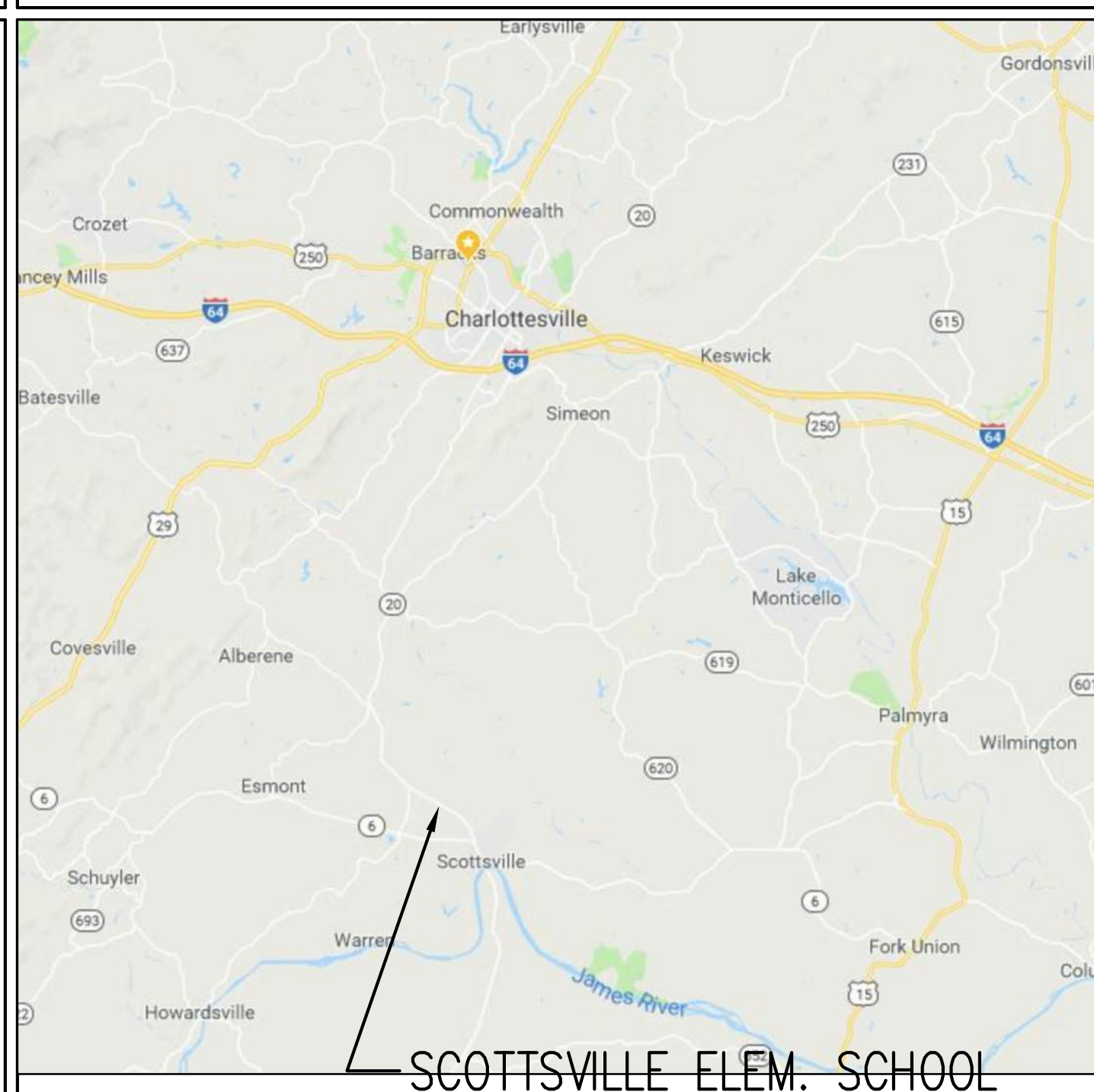
ABBREVIATIONS

ABV. ABOVE	AC. ACOUSTIC CEILING TILE	ADA AMERICANS WITH DISABILITIES ACT	ADJ. ADJUSTABLE	AFU AIR HANDLING UNIT	ALT. ALTERNATE	ALUM. ALUMINUM	ANOD. ANODIZED	APP. APPROXIMATELY	AV. AUDIO VISUAL	BLOG. BUILDING	BM. BEAM	B.O.C. BOTTOM OF CURB	B.O.W. BOTTOM OF WALL	BRDG. BRIDGING	BTU BRITISH THERMAL UNIT	CF. CUBIC FOOT	CFM CUBIC FOOT PER MINUTE	CL. CAST IRON	C.J. CONTROL JOINT	C.L. CEILING	C.M.P. CORRUGATED METAL PIPE	CMU CONCRETE MASONRY UNIT	C.O. CLEAN OUT	C.O. COLLUM	CONC. CONCRETE	COND. CONDENSER/CONDUIT	CONC. CONCRETE	CONST. CONSTRUCTION	CONT. CONTINUOUS	CPT. CARPET	C. TILE CERAMIC TILE	DBL. DOUBLE	DET. DETAIL(S)	D.I. DRAIN INLET	DIA. DIAMETER	DIAG. DIAGONAL	DIF. DIFFUSER(S)	DIM. DIMENSION	DN. DOWN	DS. DOWNSPOUT	DWC DRYWALL CHANNEL	DWG. DRAWING	E. EXPANSION JOINT	E.L. ELEVATION	EQ. EQUAL	EQUIP. EQUIPMENT	ESMT. EXHAUST	EVAP. EVAPORATIVE(OR)	E.W.C. ELECTRIC WATER COOLER	EXG. EXISTING	EXH. EXHAUST	EXP. EXPANSION	EXP. ST. EXPOSED STRUCTURE	EXT. EXTERIOR	F.A.I. FRESH AIR INTAKE	F.B. FACE BRICK	F.C. FIRE CODE	F.F. FLOOR CLEAN-OUT	F.D. FLOOR DRAIN	FN. FINISH(ED)	F.F. FIRE EXTINGUISHER	F. FLOOR	F.O.B. FACE OF BRICK	F.O.S. FACE OF STUD	FR. FIRE RETARDANT TREATED	FT. FOOT/FEET	GA. GALVANIZED	GALV. GALVANIZED	GI. GROUND FAULT INTERRUPTER	GL. GLASS	GND. GROUND	G.P.H. GALLONS PER HOUR	G.R.V. GRAVITY ROOF VENT	GWB. GYPSUM WALL BOARD	H.C. HOSE BIB	H.C. HANDICAPPED ACCESSIBLE	H.W.D. HARDWOOD	H.W.D. HARDWARE	H.M. HOLLOW METAL	HORIZ. HORIZONTAL	HR. HOUR	HT. HEIGHT	HVAC HEATING VENTILATING & AIR CONDITIONING	INSUL. INSULATION	J. JUNCTION	JT. JOINT	KW. KILOWATT	LAM. LAMINATE	LCC. LEAD COATED COPPER	LN. LINEAR	LT. LIGHT	L.V. LAMINATED VENEER LUMBER	M. MASONRY	MATL. MATERIAL	MAX. MAXIMUM	MECH. MECHANICAL	MFR. MANUFACTURER	MIN. MINIMUM	MISC. MISCELLANEOUS	M.O. MASONRY OPENING	MOUNTED MOUNTED	MTL. METAL	NOT IN CONTRACT NOT IN CONTRACT	N.L.C. NUMBER	NOM. NOMINAL	N.T.S. NOT TO SCALE	O.A. OVER ALL	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED	O.F.O.I. OWNER FURNISHED OWNER INSTALLED	OPP. OPPOSITE	OPP. HD OPPOSITE HAND	OVHD OVERHEAD	O.W. OPEN WEB	P. PAVING	PEDESTRIAN PEDESTRIAN	P.LAM PLASTIC LAMINATE	P.WOOD PLYWOOD	PR. PAIR	PROJ. PROJECTION	PSF POUNDS PER SQUARE FOOT	P.T. PRESSURE TREATED	PAINTED PAINTED	FORCELAIN TILE FORCELAIN TILE	PVC POLY-VINYL CHLORIDE	Q. TILE QUARRY TILE	R. TILE RADIUM	R.C.P. REFLECTED CEILING PLAN	R.D. ROOF DRAIN	R. REINFORCING BAR	REFRIG. REFRIGERATION	REINFORC(D) REINFORCED	REQD. REQUIRED	RM. ROOM	R.O. ROUGH OPENING	R. RUBBER TILE	R.T.U. ROOF TOP UNIT	S.C. SOLID CORE	SCHD. SCHEDULE	SHT. SHEET	SM. SIMILAR	SPEC. SPECIFICATIONS	SQ. SQUARE	S.S. STAINLESS STEEL	STD. STANDARD	STL. STEEL	STR. STORAGE	STRUCT. STRUCTURE(AL)	SUSP. SUSPENDED	SYN. SYMMETRIC(AL)	SYS. SYSTEM	TEL. TELEPHONE	THK. THICKNESS	THRU. THROUGH	T.O.C. TOP OF CURB	T.O.P. TOP OF PAVEMENT	T.O.S. TOP OF STEP	T.O.W. TOP OF WALL	TUBULAR STEEL TUBULAR STEEL	THERMOSTAT THERMOSTAT	TYP. TYPICAL	UFAS UNIFORM FEDERAL ACCESSIBILITY STANDARDS	UG UNDERGROUND	ULL UNDERWRITERS LABORATORY	VCT VINYL COMPOSITION TILE	VERT. VERTICAL	VENT THROUGH ROOF VENT THROUGH ROOF	VIR VIRGINIA UNIFORM STATEWIDE BUILDING CODE	VWC VINYL WALL COVERING	W/O WITHOUT	WB WET BULB	WC WATER CLOSET	WD. WOOD	WDW WINDOW	WP WEATHERPROOF	WR WATER RESISTANT	WT. WEIGHT
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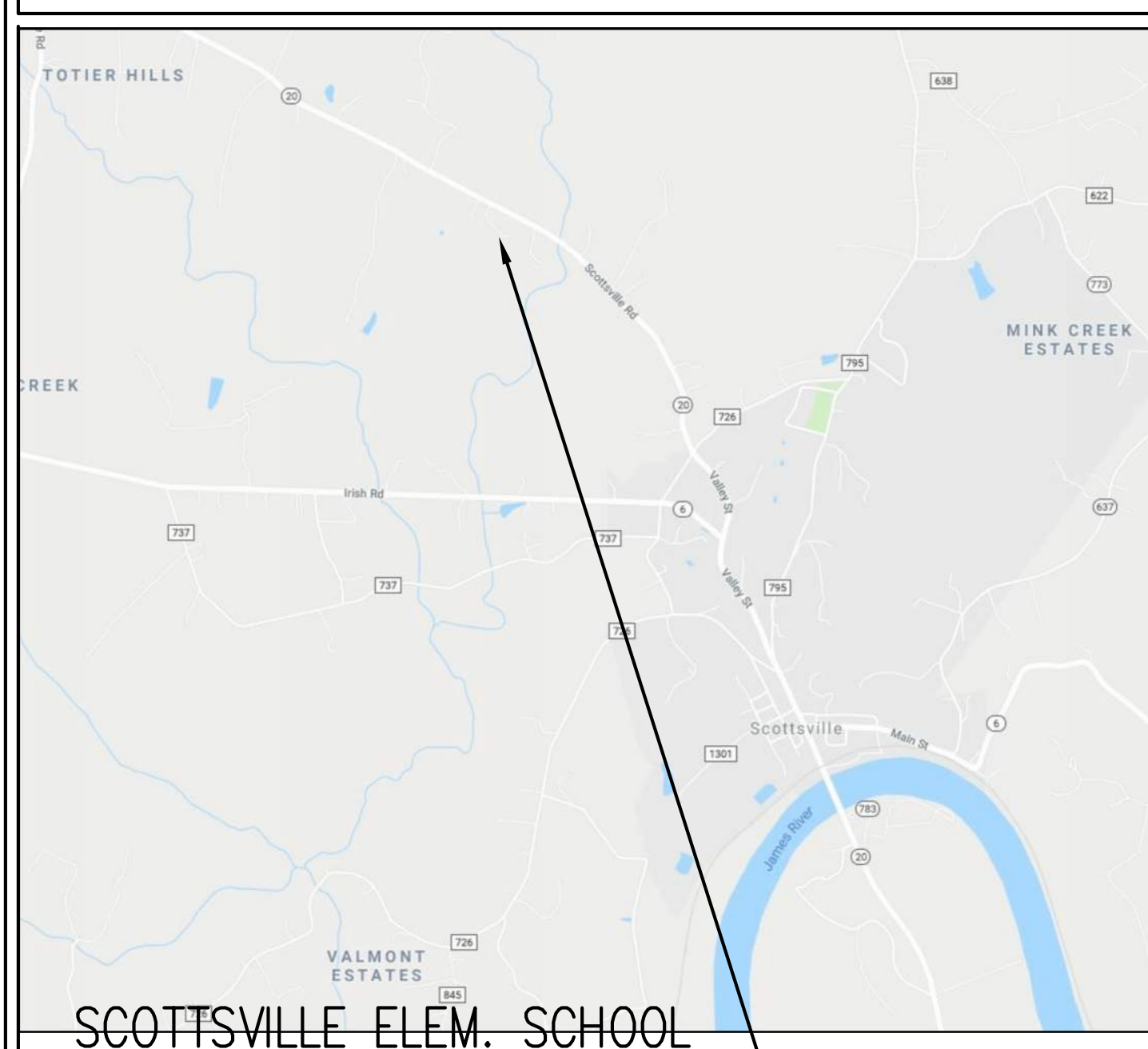
SYMBOLS

	CONCRETE BLOCK
	BRICK
	CONCRETE
	GYPSUM CEMENT OR GROUT
	FINISH WOOD
	ROUGH WOOD
	RIGID INSULATION
	BATT INSULATION
	GRAVEL
	EARTH
	PLYWOOD
	STEEL
X	DOOR DESIGNATION
X	WALL TYPE DESIGNATION
X	CONSTRUCTION NOTE
X	ITEM NOTE/DEMOLITION NOTE
+	ELEVATION CONNECTION
+	LETTER INDICATES ELEVATION OR DETAIL
+	DIRECTION IN WHICH SECTION OR DETAIL IS CUT
+	T.O.C. TOP OF CURB
+	T.O.P. TOP OF PAVEMENT
+	T.O.S. TOP OF STEP
+	T.O.W. TOP OF WALL
+	TUBULAR STEEL
+	THERMOSTAT
+	TYPICAL
+	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
+	UNDERGROUND
+	UNDERWRITERS LABORATORY
+	VINYL COMPOSITION TILE
+	VERTICAL
+	VENT THROUGH ROOF
+	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
+	VINYL WALL COVERING
+	WITHOUT
+	WET BULB
+	WOOD
+	WINDOW
+	WEATHERPROOF
+	WATER RESISTANT
+	WEIGHT

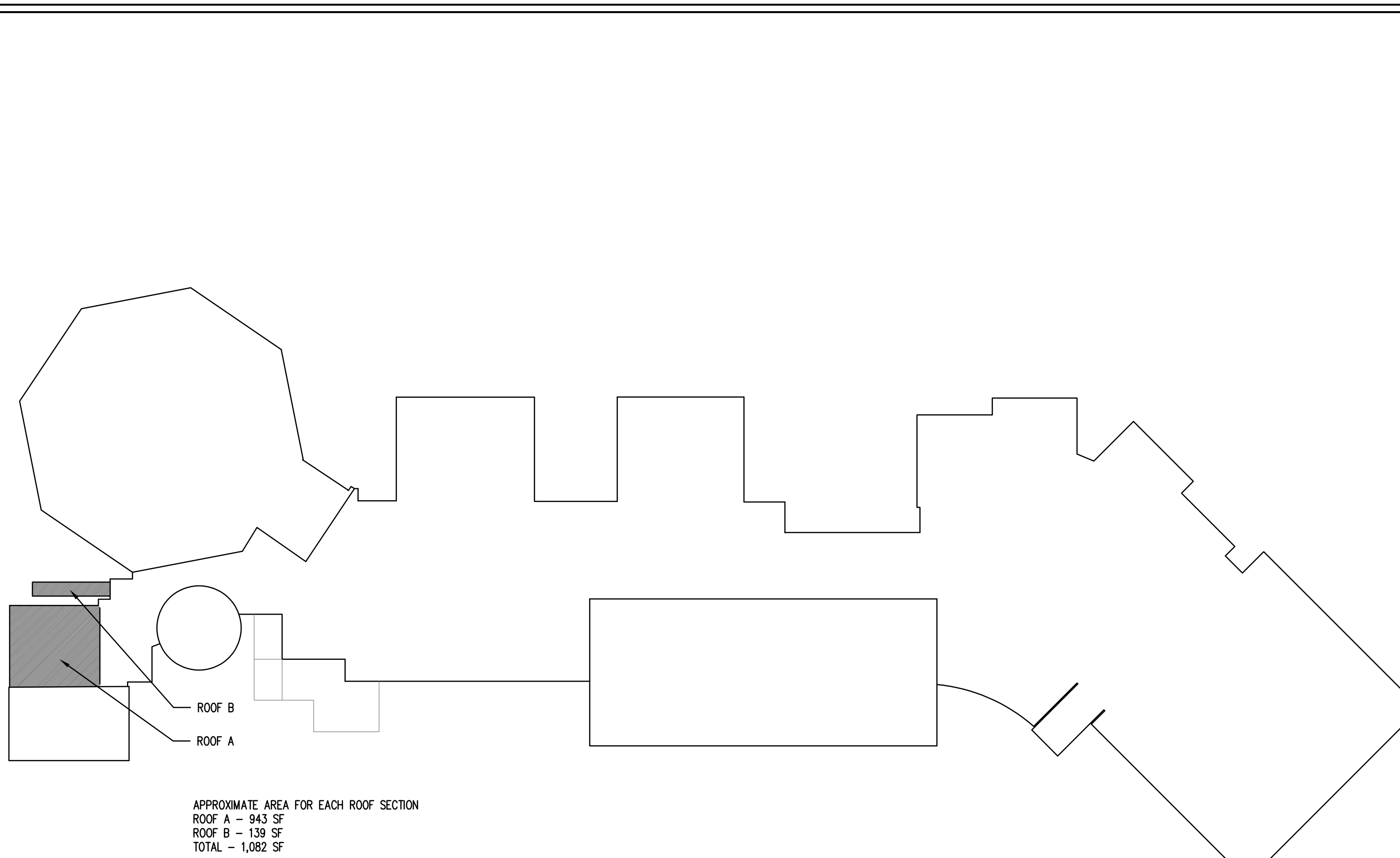
VICINITY MAP



LOCATION MAP

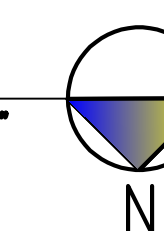


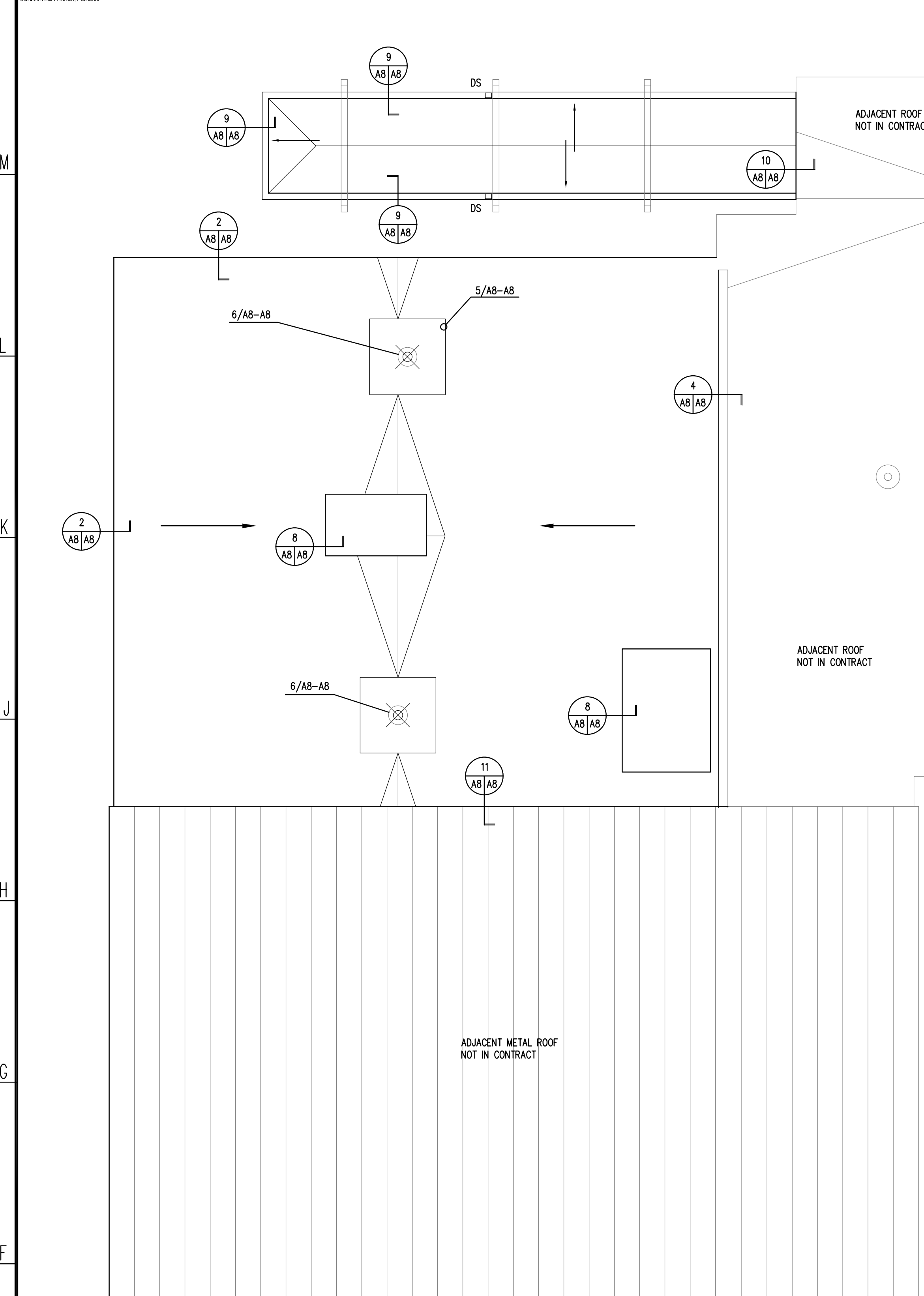
KEY PLANS



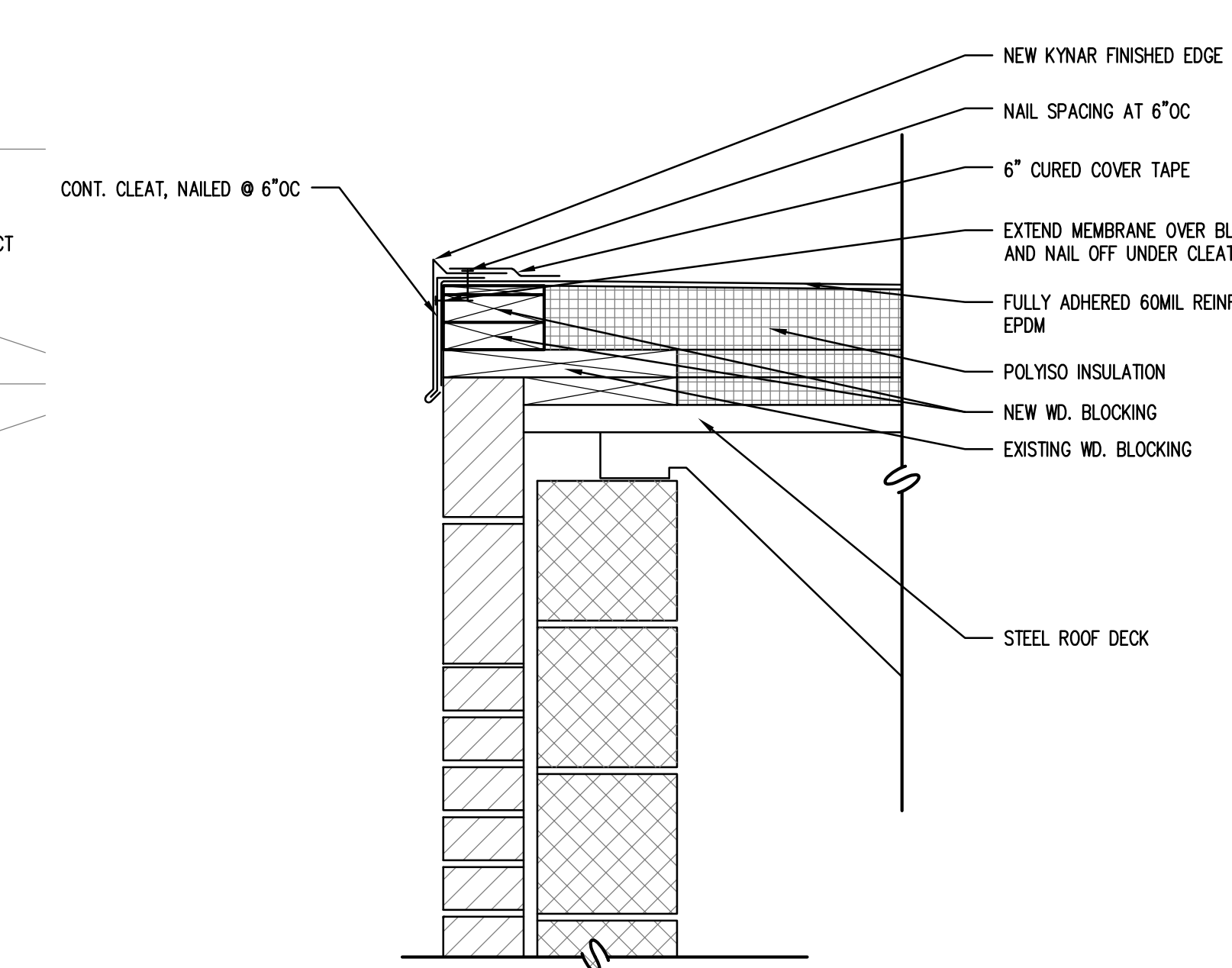
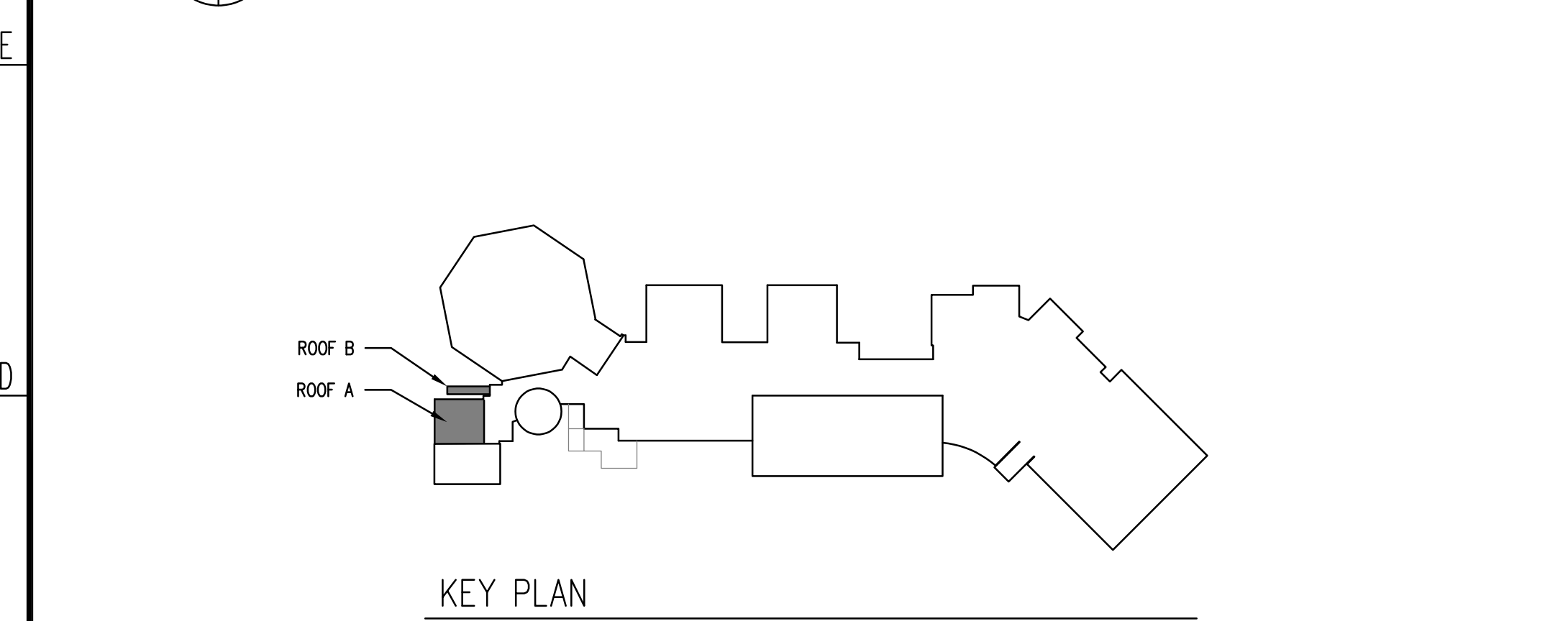
KEY PLAN FOR SCOTTSVILLE E.S.

SCALE: 1/32" = 1'-0"

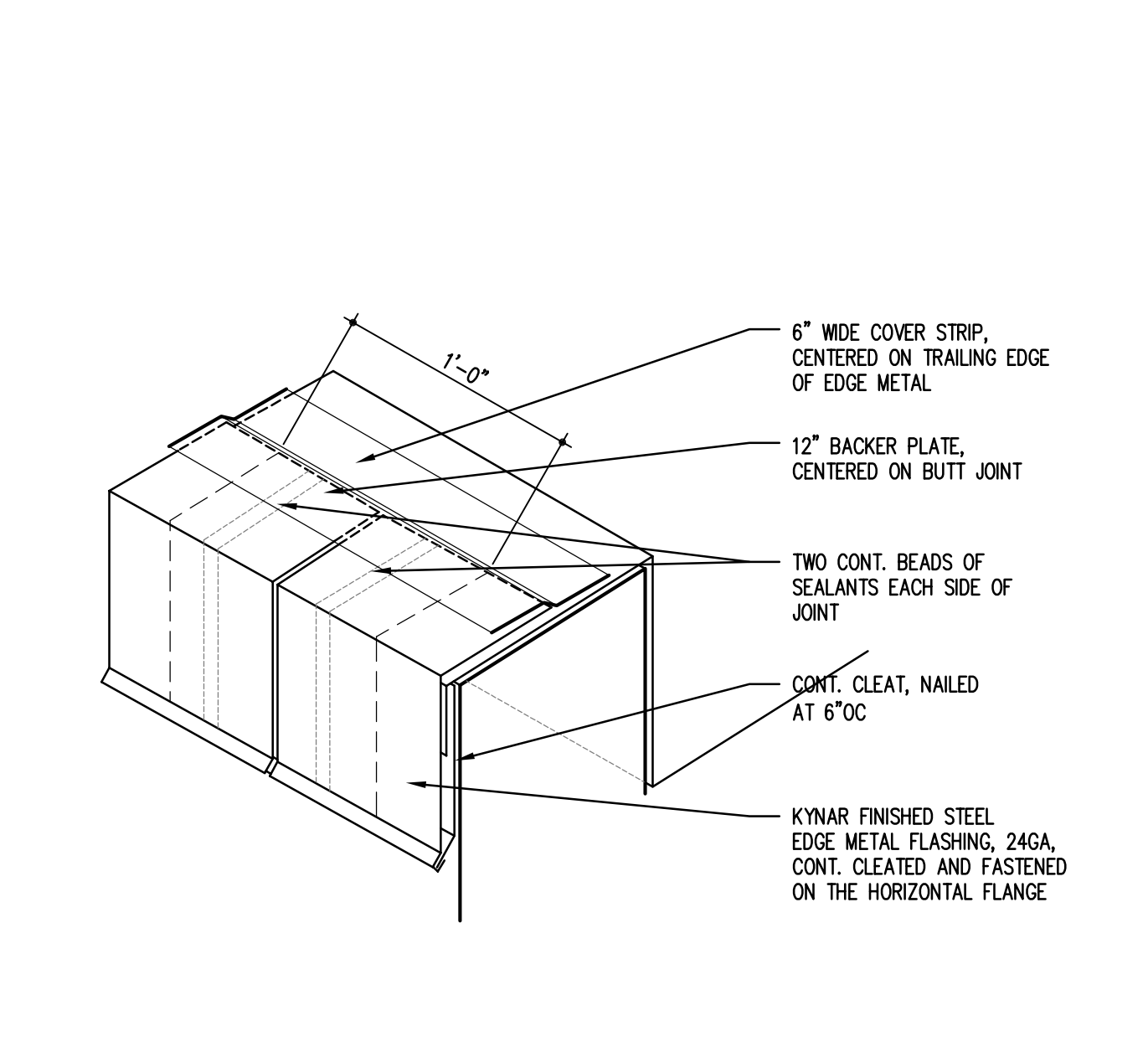




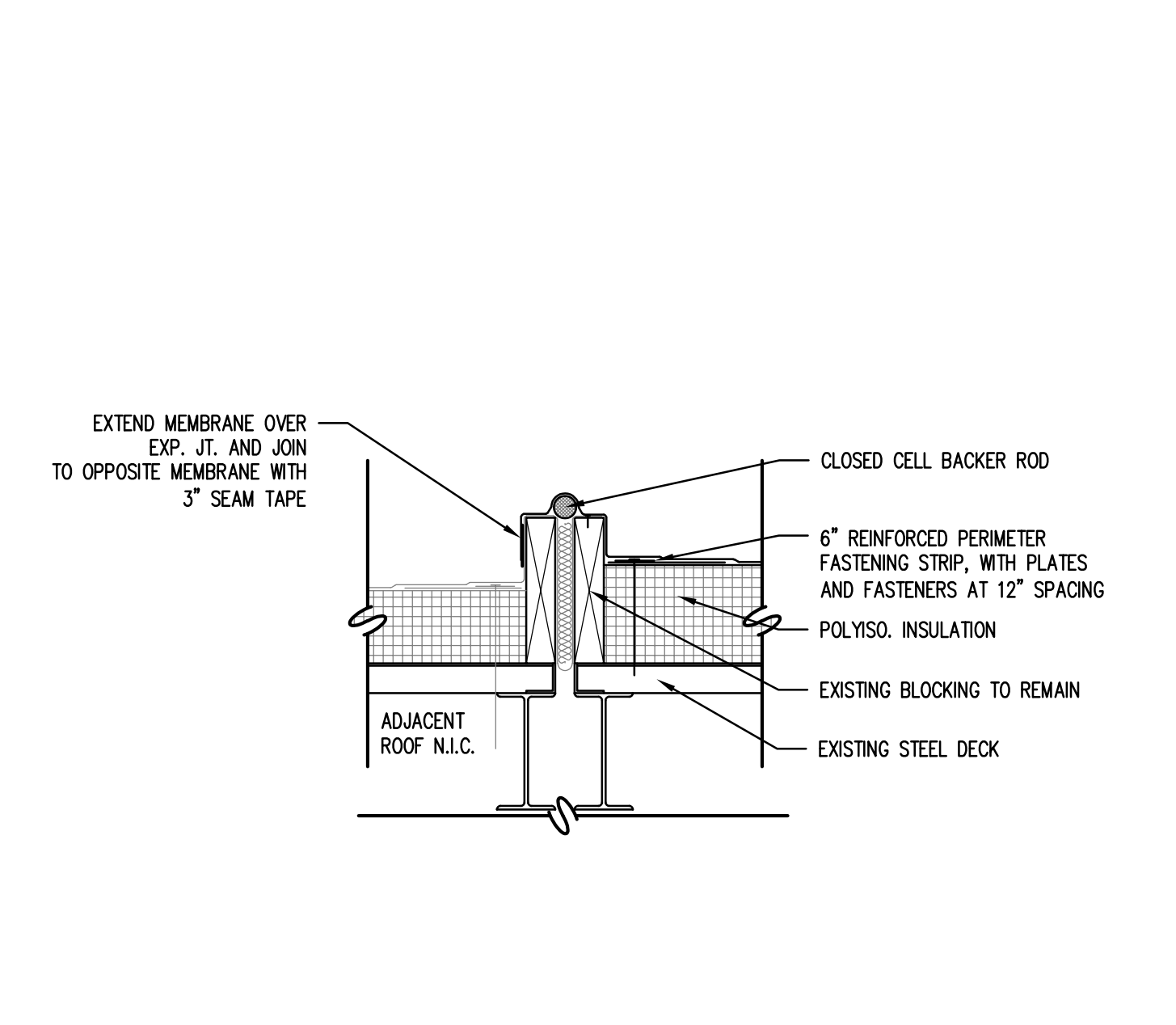
1 PARTIAL ROOF PLAN
SCALE: 1/4" = 1' - 0"



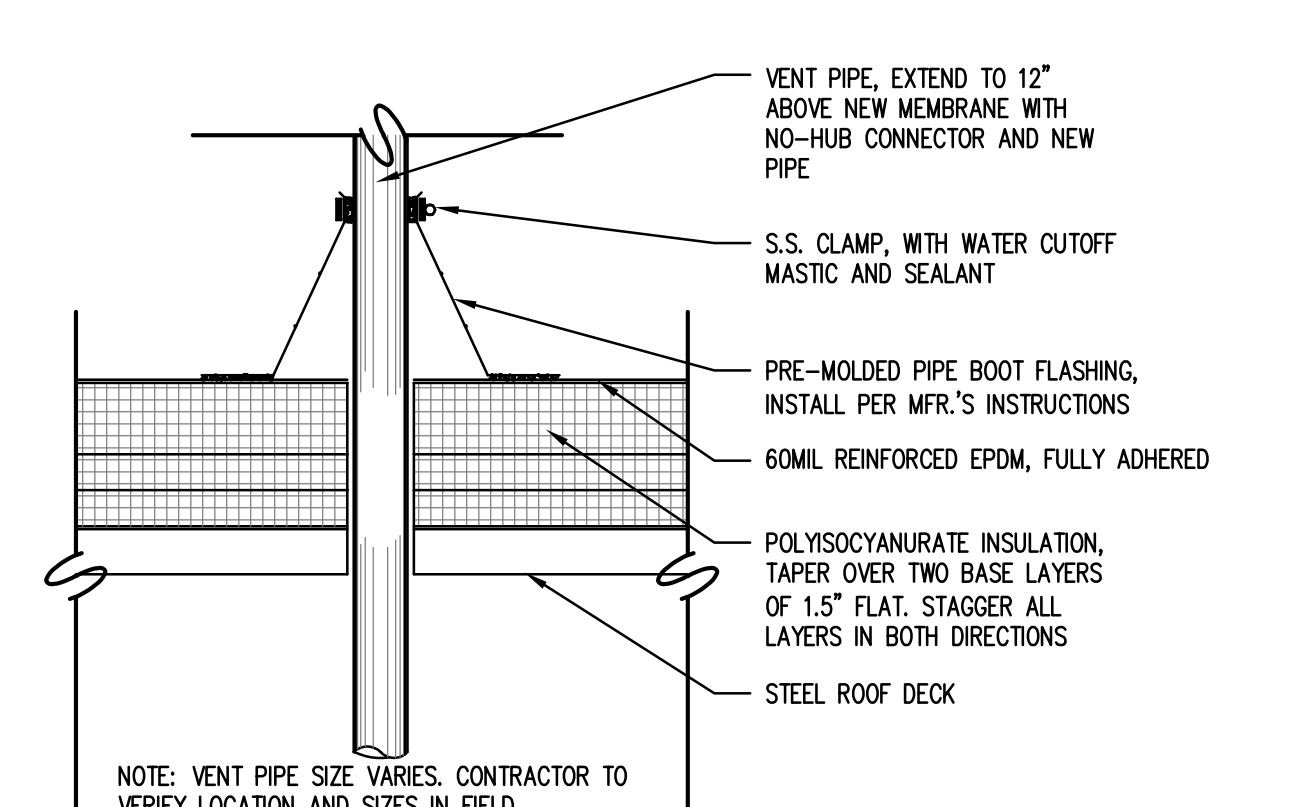
2 DETAIL, ROOF EDGE
SCALE: 1-1/2" = 1' - 0"



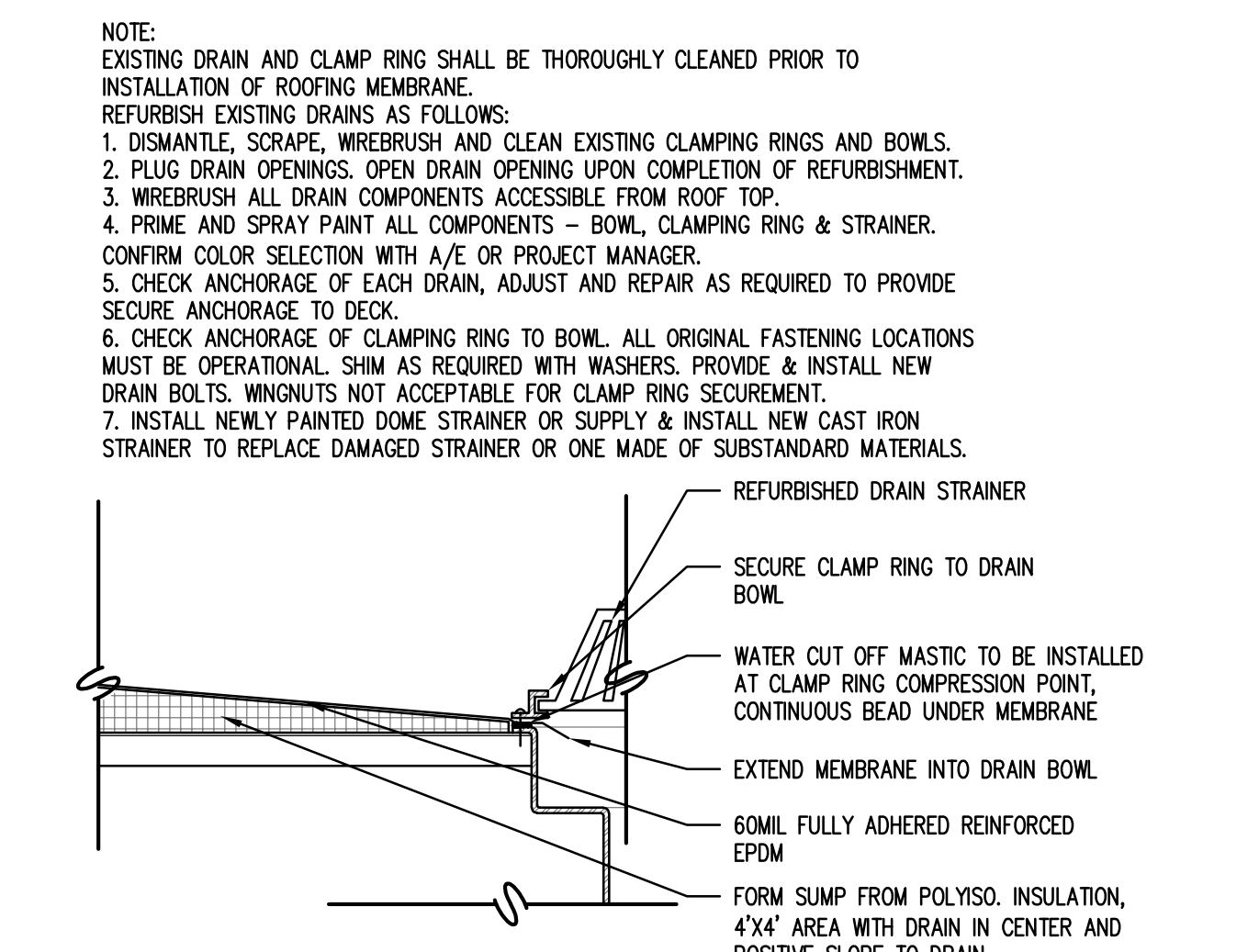
3 DETAIL, BACKER PLATE
SCALE: 1-1/2" = 1' - 0"



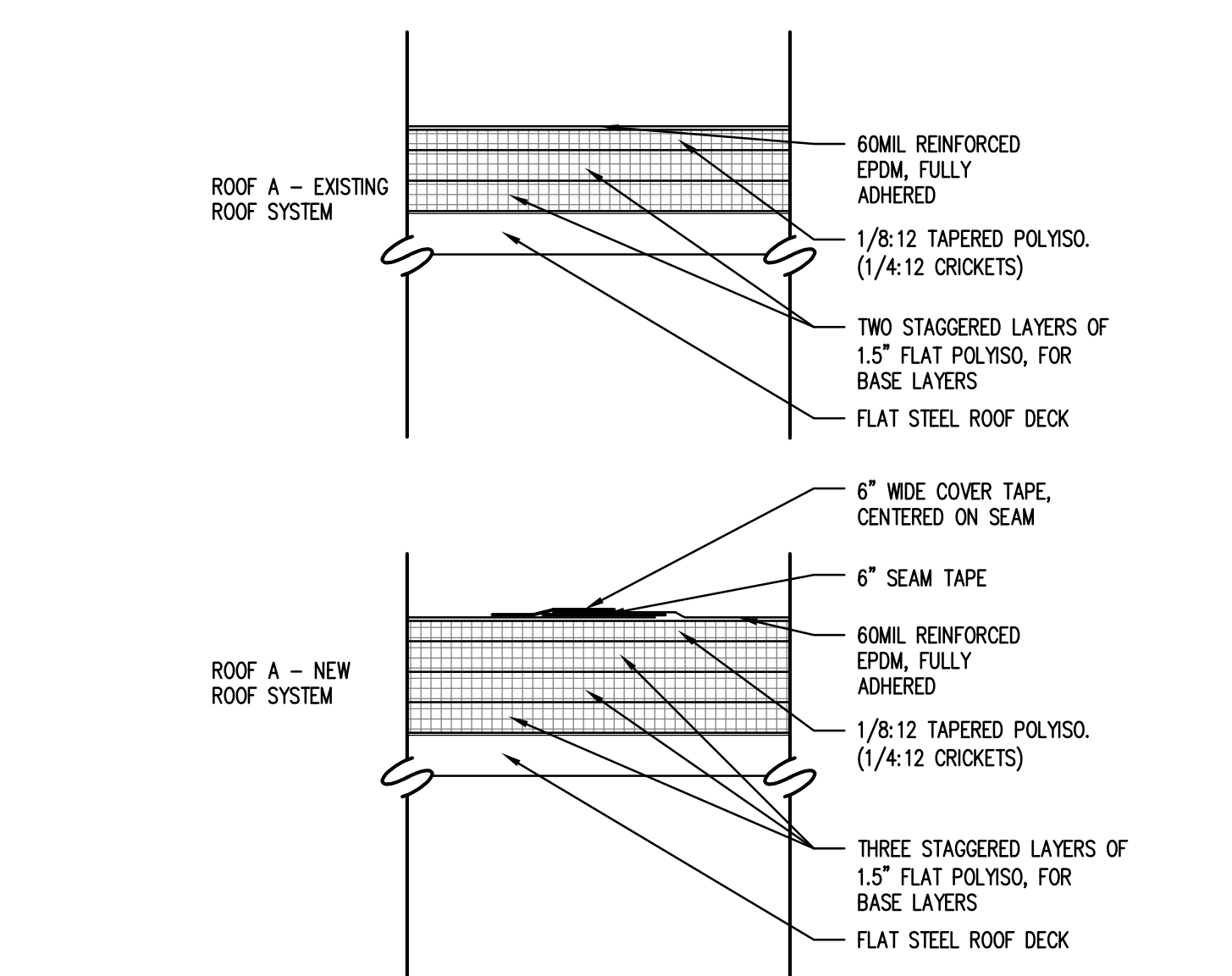
4 DETAIL, EXPANSION JOINT
SCALE: 1-1/2" = 1' - 0"



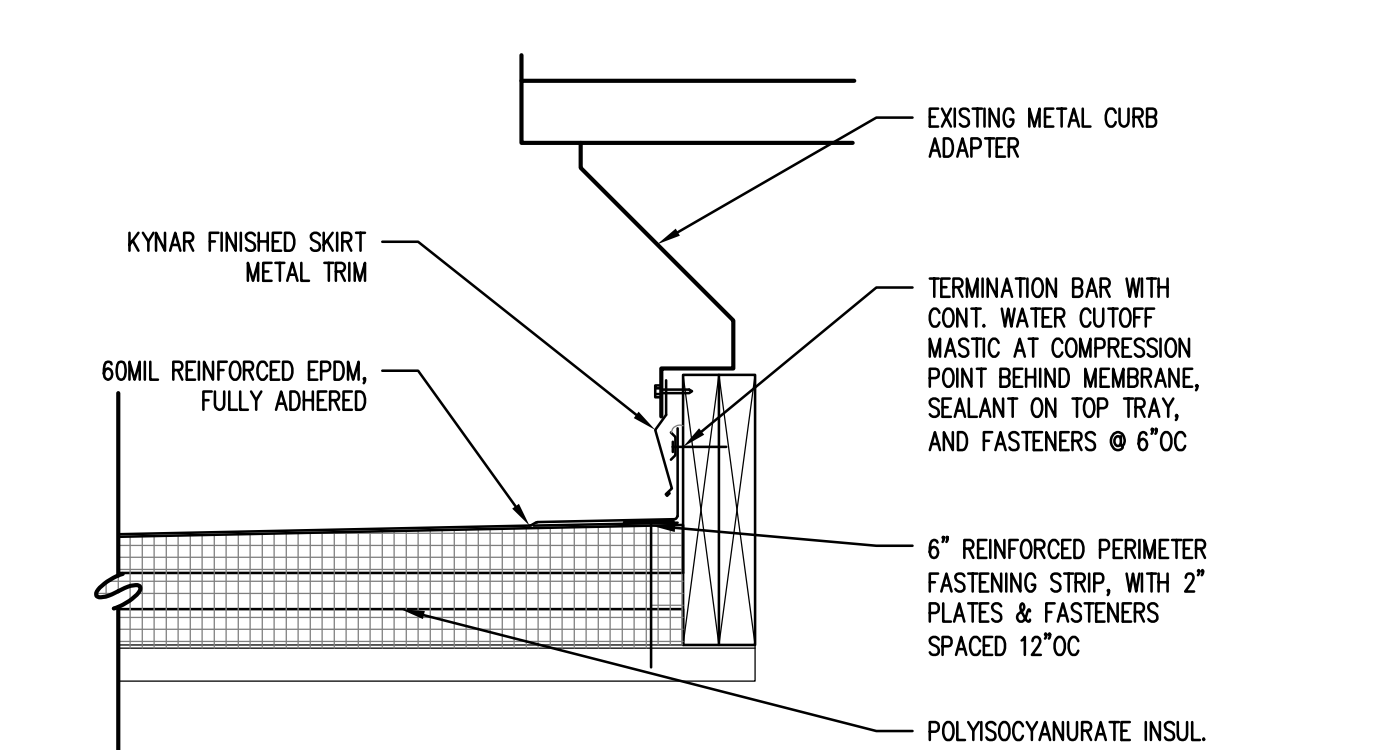
5 DETAIL, VENT PIPE FLASHING
SCALE: 1-1/2" = 1' - 0"



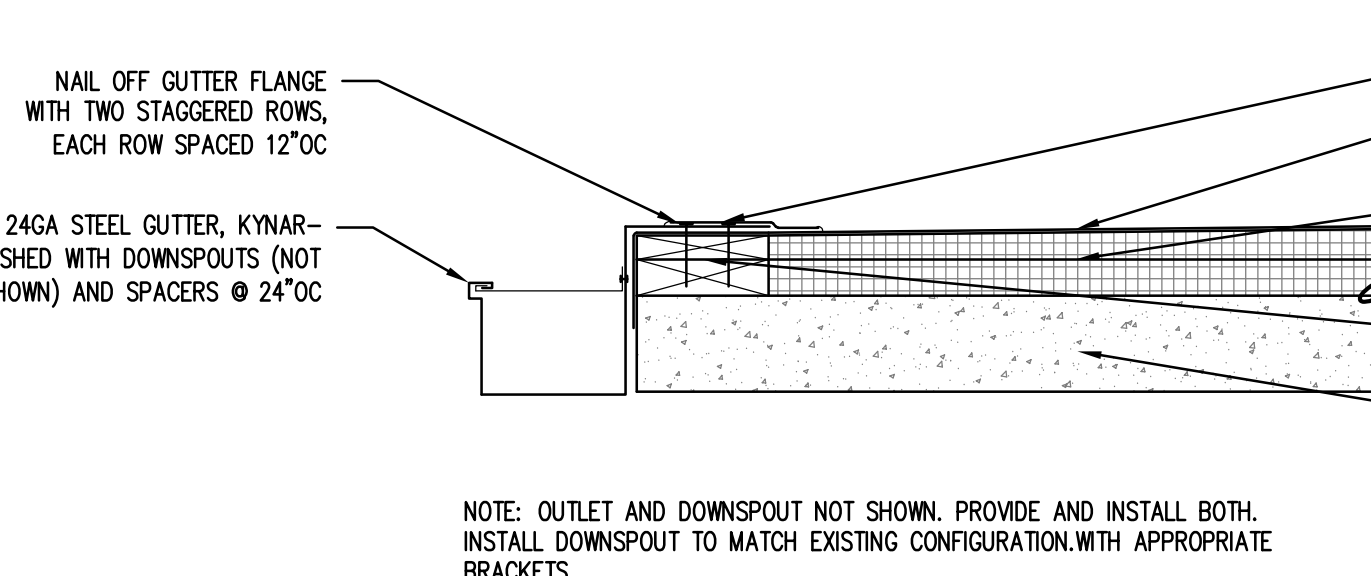
6 DETAIL, ROOF DRAIN
SCALE: 1-1/2" = 1' - 0"



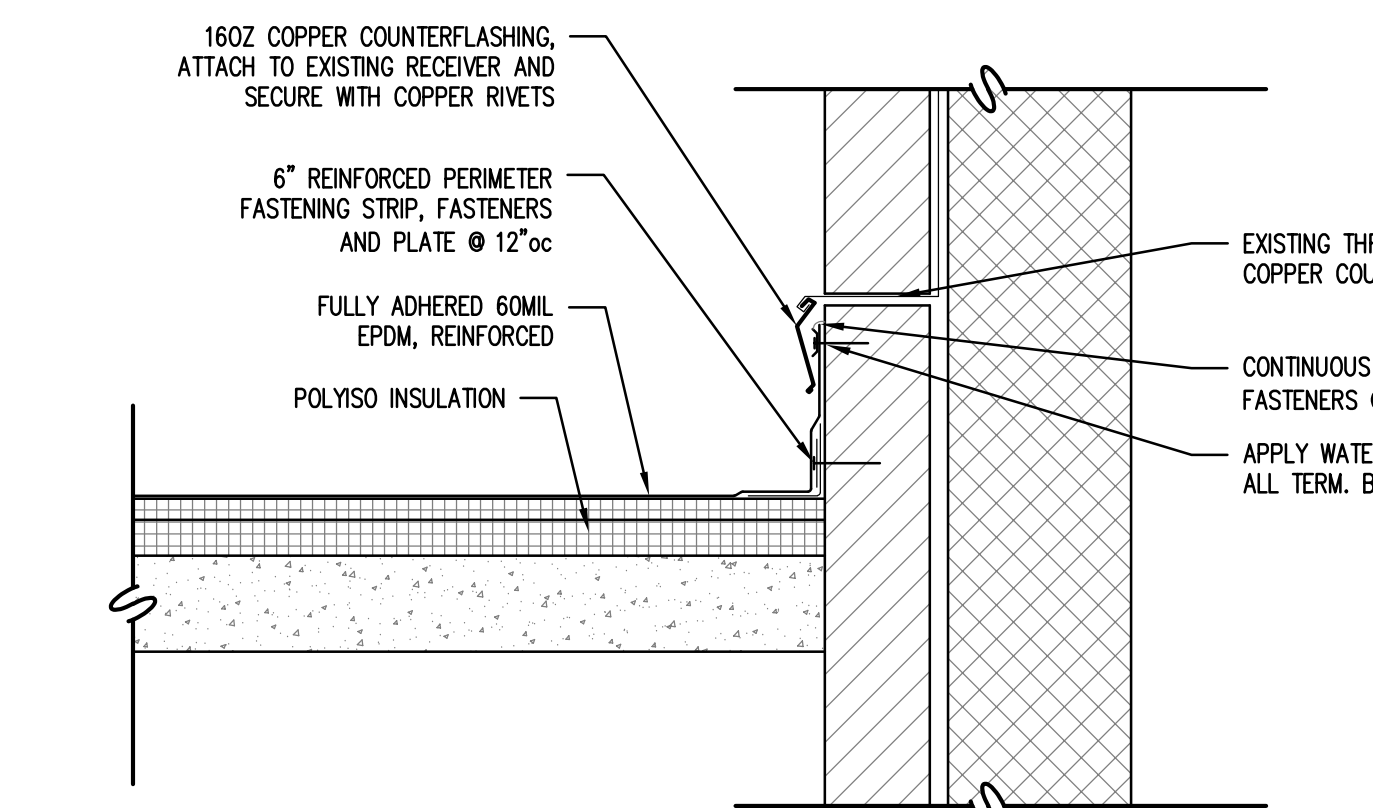
7 DETAIL, ROOF SYSTEMS
SCALE: 1-1/2" = 1' - 0"



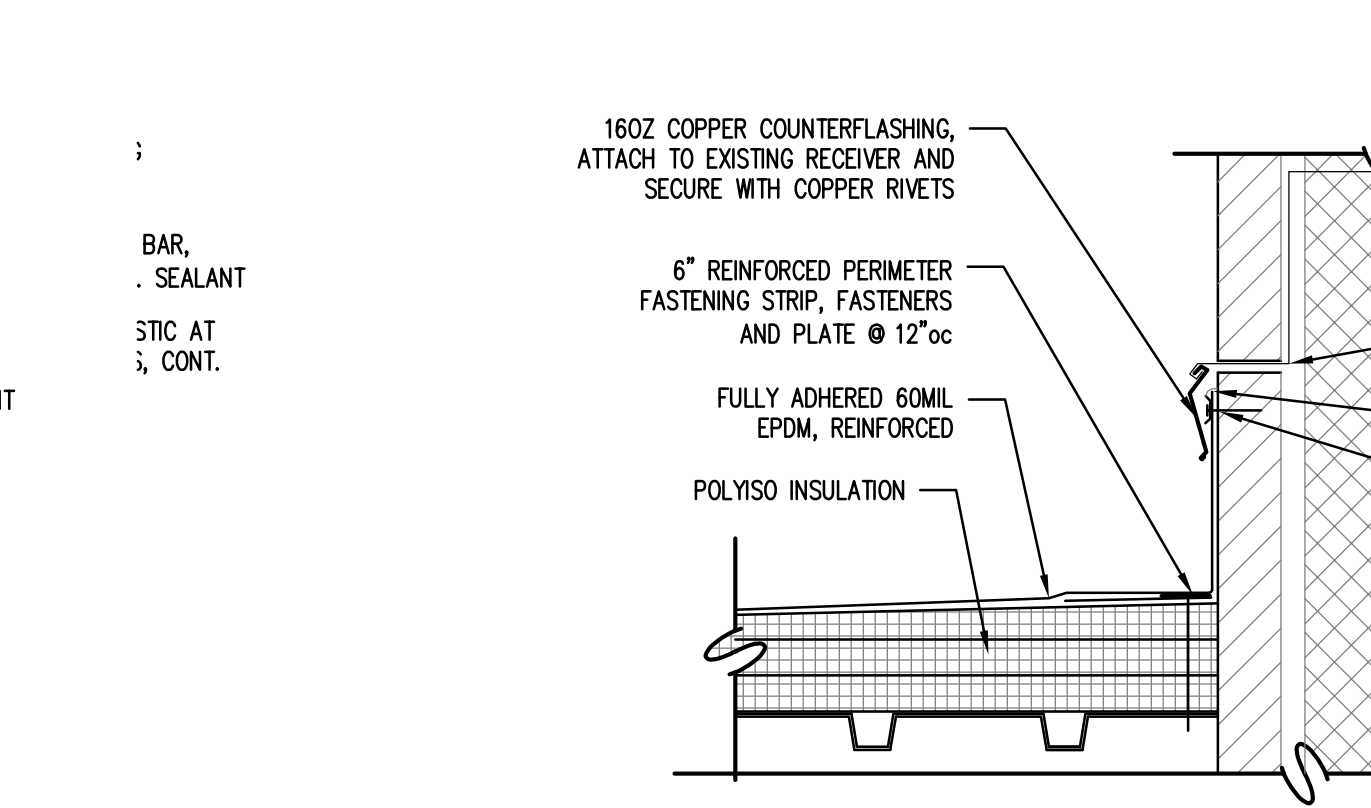
8 DETAIL, RTU
SCALE: 1-1/2" = 1' - 0"



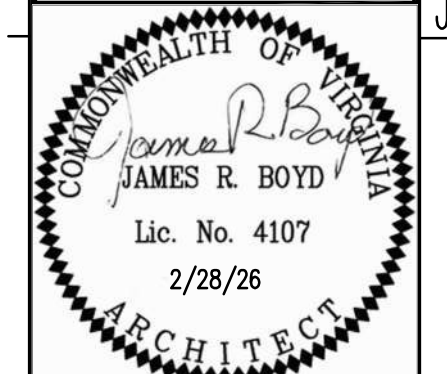
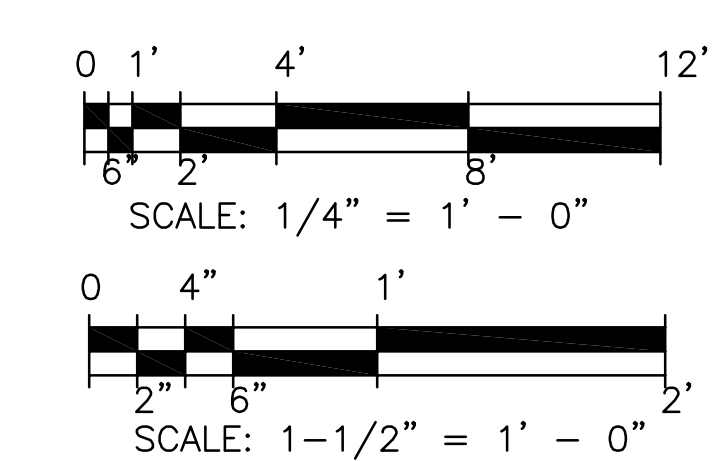
9 DETAIL, CANOPY EDGE
SCALE: 1-1/2" = 1' - 0"



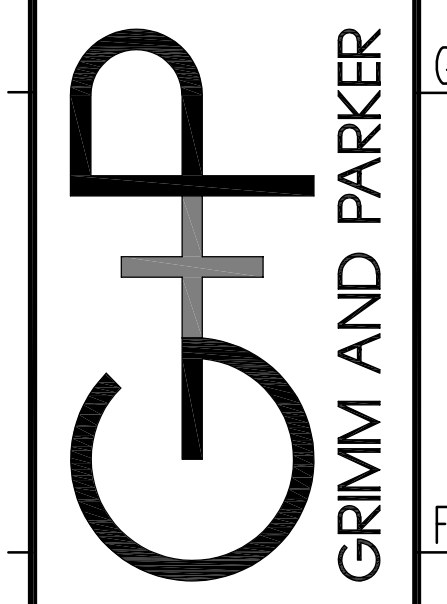
10 DETAIL, CANOPY/WALL INTERSECTION
SCALE: 1-1/2" = 1' - 0"



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



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GP# 22030.06

PARTIAL ROOF PLAN, NOTES, AND DETAILS
IFB # 2026-IFB-3041420
SCOTTSMILLE E.S. 2026 SUMMER ROOFING PROJECT
7868 SCOTTSMILLE ROAD, SCOTTSMILLE, VA

A-8

FEBRUARY 28, 2026
BID SET