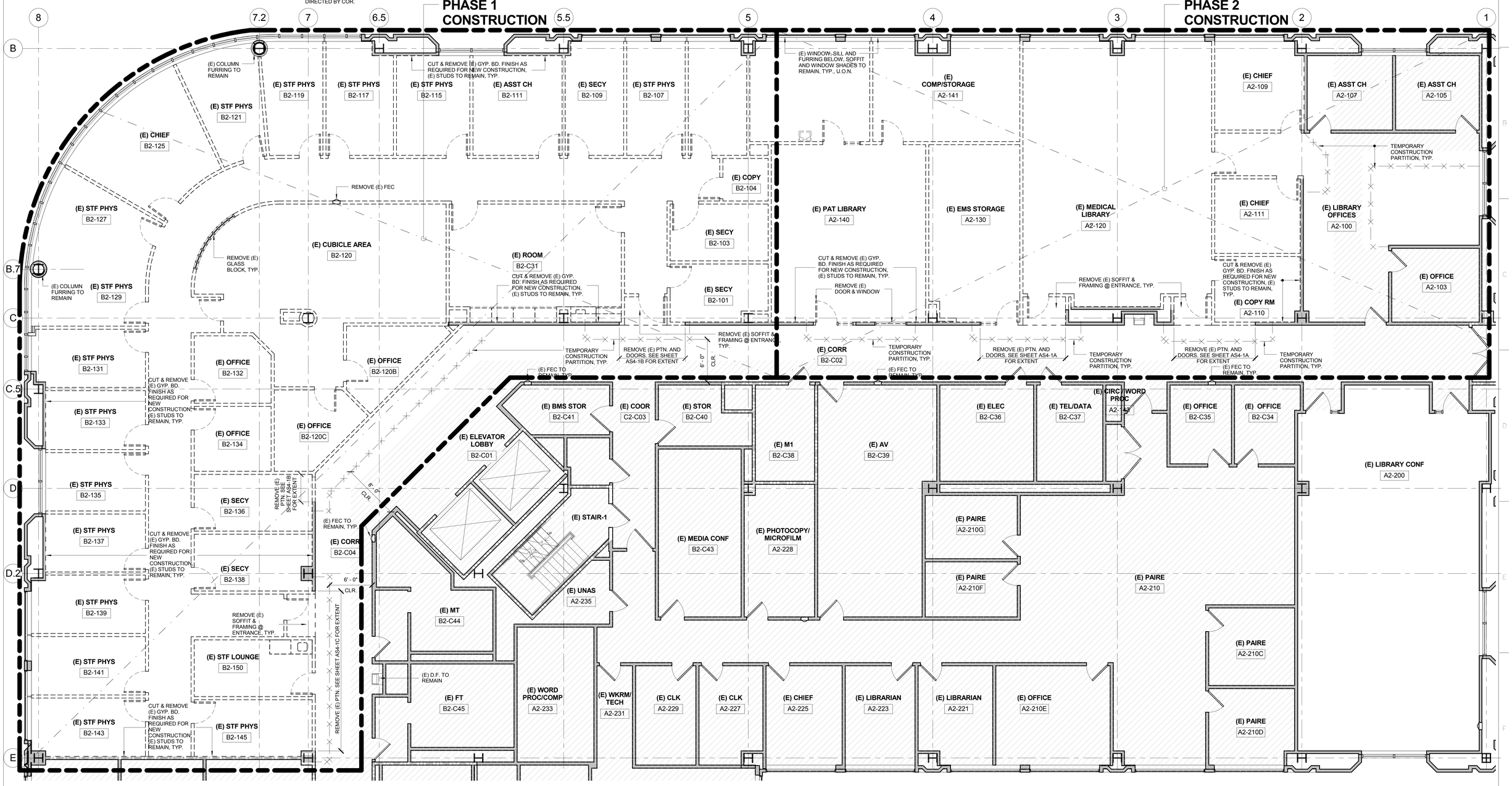
1 DEMOLITION NOTES

1. DO NOT PROCEED WITH DEMOLITION WORK PRIOR TO THE INSTALLATION OF TEMPORARY CONSTRUCTION PARTITION. PROVIDE ACCESS DOORS AT TEMPORARY CONSTRUCTION PARTITION AS REQUIRED FOR ACCESS INTO THE CONSTRUCTION AREA. ACCESS DOORS ARE NOT SHOWN ON PLAN. RELOCATE TEMPORARY CONSTRUCTION PARTITION AS NECESSARY FOR CONSTRUCTION WORK AND AS DIRECTED BY COR AT NO ADDITIONAL COST TO THE GOVERNMENT.
2. PROVIDE TEMPORARY CONSTRUCTION PARTITION IN EXISTING OCCUPIED AREAS AS REQUIRED AND AS DIRECTED BY COR.
3. VERIFY EXTENT OF DEMOLITION PRIOR TO BEGINNING DEMOLITION WORK.
4. CONTRACTOR SHALL PROTECT ALL EXISTING COMPONENTS OF EXTERIOR GLAZING SYSTEM. OTHER EXISTING CONSTRUCTION AND EXISTING LIFE/SAFETY CONSTRUCTION NOT INCLUDED IN THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF SUCH CONSTRUCTION TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE GOVERNMENT.
5. COMPLETE DEMOLITION OF EXISTING FLOORING, CEILING AND SOFFIT, UNLESS OTHERWISE NOTED. ALL FLOORING MATERIALS ARE TO BE REMOVED TO TOP OF EXISTING SLAB. TOP OF EXISTING SLAB SHALL BE LEFT SMOOTH, CLEAN AND FREE OF ALL ADHESIVE AND READY FOR INSTALLATION OF NEW FLOORING.
6. REMOVE EXISTING FURRINGS, PARTITIONS, FURRINGS AROUND COLUMNS, DOORS AND FRAMES, CASEWORK AND CABINETS WHERE SHOWN DASHED.
7. ALL WORK OUTSIDE OF TEMPORARY CONSTRUCTION PARTITIAN, WORK IN (E) CORRIDORS, WORK IN OCCUPIED SPACE, REMOVIAL OF DEMOLITION AND CONSTRUCTION DEBRIS, AND WORK THAT INDUCES LOUD NOISE, INCLUDING BUT NOT LIMITED TO CORING, FRAMING FASTENING, ETC., TO BE PERFORMED DURING BUSINESS OFF- HOURS. COORDINATE EXACT TIMING WITH COR.
8. REMOVE ALL MISCELLANEOUS TRIMS, SHELVES, CASEWORK, EQUIPMENT, SURFACE MOUNTED CONDUITS AND OTHER SURFACE MOUNTED ITEMS WHETHER SHOWN OR NOT SHOWN OF PARTITIONS TO BE DEMOLISHED.
9. PATCH TO MATCH EXISTING FLOORS, CEILINGS, WALL, PARTITIONS, AND OTHER ITEMS THAT ARE DAMAGED RESULTING FROM DEMOLITION WORK AND NEW CONSTRUCTION WORK.
10. PROVIDE SUPPORTS AND BRACINGS AS REQUIRED FOR EXISTING STRUCTURE, UTILITIES, PIPES, DUCTS, CONDUITS, ETC., DURING DEMOLITION AND NEW CONSTRUCTION WORK WHERE EXISTING SUPPORTS ARE REMOVED DUE TO WORK UNDER THIS CONTRACT. NEW SUPPORTS SHALL MEET CURRENT CODE REQUIREMENTS.
11. REMOVE ALL SIGNAGES, ARTWORK, PAINTINGS, ETC., ON FURRINGS OR PARTITIONS TO BE DEMOLISHED OR MODIFIED. DELIVER ALL THESE ITEMS TO THE GOVERNMENT FOR STORAGE AS DIRECTED BY COR.
12. PROTECT EXISTING WINDOW SHADE SYSTEMS AGAINST DUST, DAMAGE, ETC., FROM DEMOLITION AND CONSTRUCTION WORK. IF THERE IS ANY DAMAGE TO EXISTING WINDOW SHADE SYSTEMS, CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE DAMAGED WINDOW SHADE SYSTEMS. REPLACEMENT SHALL MATCH EXISTING WINDOW SHADE SYSTEMS IN TYPE, MODEL, CONSTRUCTION, FINISH AND COLOR.
13. FOR DEMOLITION OF UTILITY SYSTEMS, REFER TO MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS.
14. ALL WORK REQUIRED AT FLOOR BELOW (ABOVE FIRST FLOOR FINISH CEILING) THE PROJECT AREA SHALL BE PERFORMED DURING BUSINESS OFF-HOURS. COORDINATE EXACT TIMING WITH COR. WHERE EXISTING CONSTRUCTION, IMPROVEMENTS, FINISHES, AND / OR BUILDING SYSTEMS ARE DAMAGED OR REMOVED AS RESULT OF THE NEW WORK. PATCH EXISTING TO MATCH EXISTING ADJACENT IN TYPE, CONSTRUCTION, MATERIAL, FIRE-RESISTIVE RATING, AND FINISH.
15. CONTRACTOR TO FIELD ADJUST ANY NEW OPENINGS AND/OR CORING LOCATIONS AT (E) SLAB AS REQUIRED TO AVOID CUTTING EXISTING SLAB REINFORCEMENT.

13 CONSTRUCTION PHASING NOTES

1. DEMOLITION AND CONSTRUCTION WORK FOR THE ENTIRE PROJECT AREA SHALL BE DONE IN TWO CONSTRUCTION PHASES, AREA FOR CONSTRUCTION PHASES SHOWN IS DIAGRAMMATIC, VERIFY EXACT AREA PRIOR TO COMMENCEMENT OF WORK.
2. PHASE 1 CONSTRUCTION: AREA AS SHOWN, COMPLETE DEMOLITION AND CONSTRUCTION, OBTAIN ACCEPTANCE FROM GOVERMENT FOR DVA MOVE-IN. DVA SHALL OCCUPY PHASE 1 CONSTRUCTION AREA UPON ACCEPTANCE AND PRIOR TO BEGINNING WORK IN PHASE 2 CONSTRUCTION AREA.
3. PHASE 2 CONSTRUCTION: AREA AS SHOWN, DO NOT COMMENCE ANY WORK IN PHASE 2 AREA PRIOR TO COMPLETION AND ACCEPTANCE OF PHASE 1 AREA. COMPLETE DEMOLITION AND CONSTRUCTION, OBTAIN FINAL ACCEPTANCE FROM GOVERNMENT FOR ENTIRE PROJECT AREA.



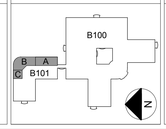
4 SECOND FLOOR DEMOLITION AND PHASING PLAN

3/16" = 1'-0"

Revisions:	Date

CONSULTANTS:

KEY PLAN



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Drawing Title: SECOND FLOOR DEMOLITION PLAN	Project Title: Renovate for Medical Offices Building 101 - 2nd Floor		Project Number: 640-13-143P
Approved: Project Director	Location: VA Palo Alto, CA		Building Number: BLDG 101/2ND FLR
	Date: March 6, 2015	Checked: MMC	Drawing Number: AS1-1
		Drawn: WL	Dwg.-- of--

Office of Facilities Management

Department of Veterans Affairs

BID DOCUMENTS

VA FORM 08-6231, OCT 1978