

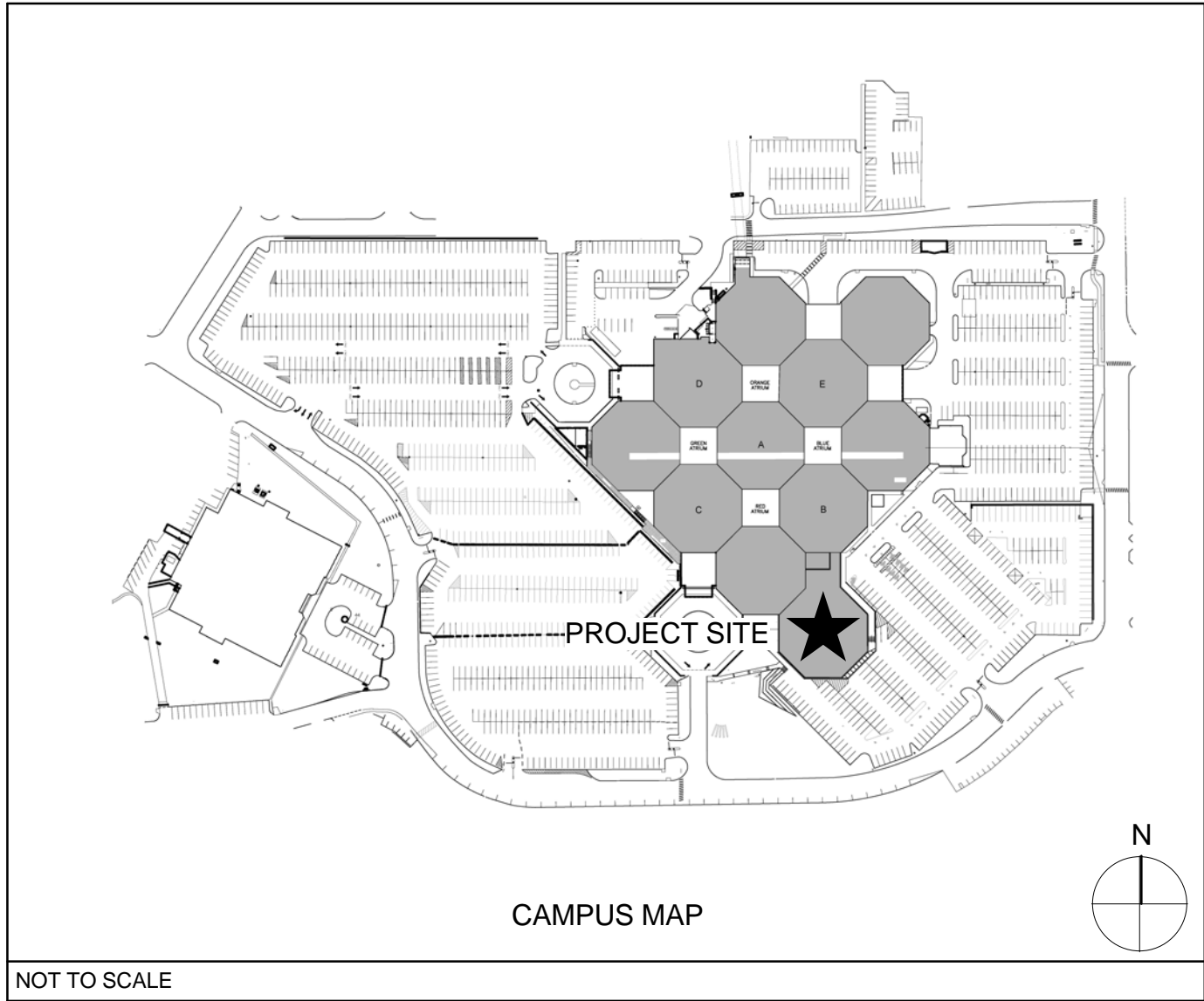
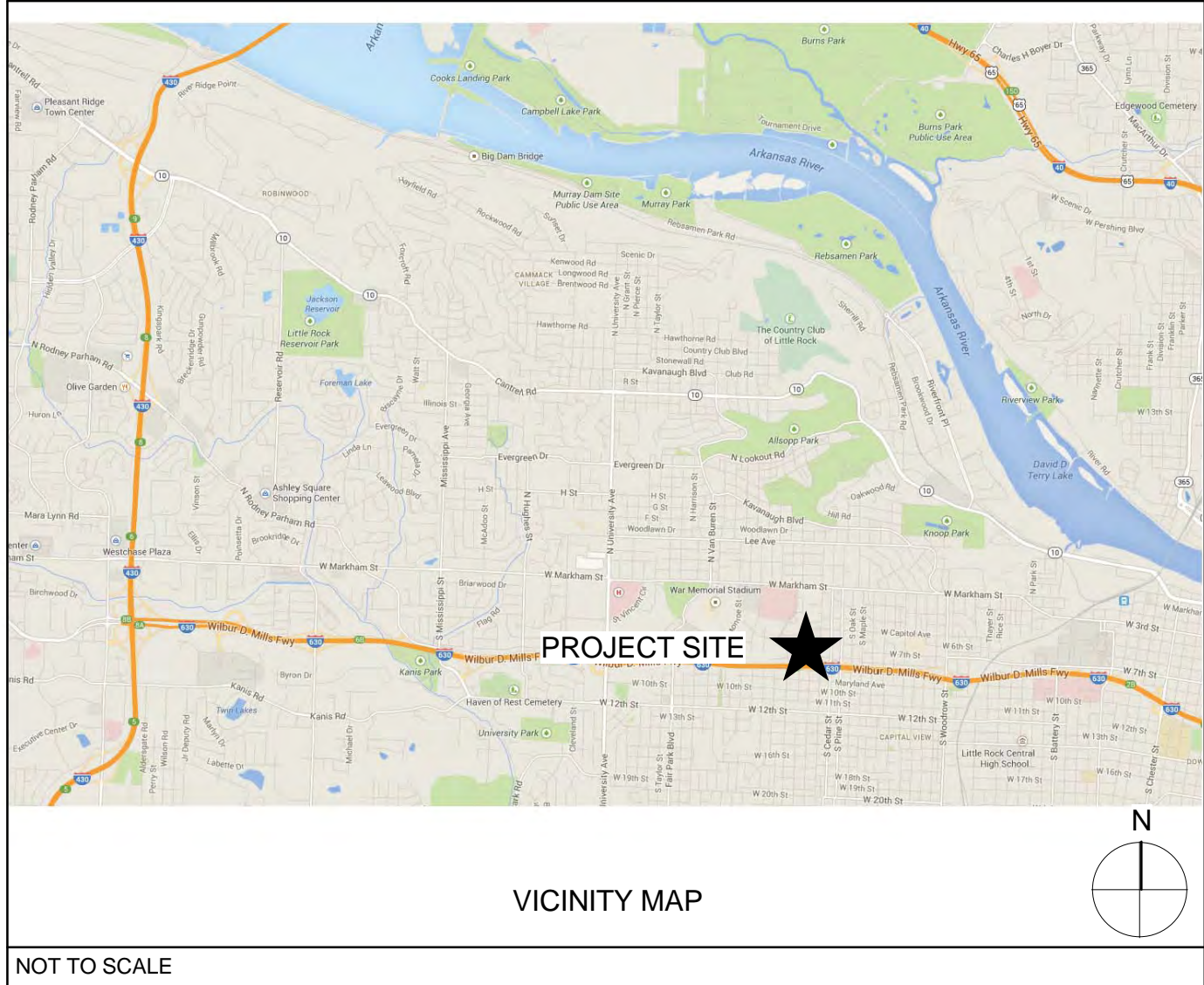
three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot



CONSTRUCT NEW OR SUITE

JOHN L. McCELLAN MEMORIAL VETERANS HOSPITAL LITTLE ROCK, ARKANSAS

CONTRACT NO.: VA256-12-D-0333
PROJECT NO.: 598-12-207



BID SCHEDULE

BASE ITEM 001 (BASE BID): WORK INCLUDES LIMITED SITE DEMOLITION, NEW CONSTRUCTION AND RENOVATION OF APPROXIMATELY 23,100 SQ. FT. AND ALL WORK INCLUDED IN DRAWINGS AND SPECIFICATIONS.

Deductive Alternate #1: Delete Rm. 2F-230 (Storage Room)

- (1a) Delete room wall finishes to exposed studs.
- (1b) Delete all electrical outlets, light fixtures and wiring. Circuits dedicated to this room shall have breaker(s) marked "SPARE". Modify circuits as required to maintain circuit continuity to other devices served by circuits that may have been serving this room.
- (1c) Retain entry door to semi-restricted areas for future expansions.
- (1d) Delete ceiling grid and leave bottom of roof and structural systems exposed.
- (1e) HVAC and Plumbing will be deleted from area and capped in adjacent rooms for future expansions.
- (1f) Delete finish floor material and leave concrete exposed for future expansions.

Deductive Alternate #2: In addition to Alt. #1, Delete Rm. 2F-229 (Orthopedic Operating Room #2)

- (2a) Delete room wall finishes to exposed studs.
- (2b) Delete all electrical outlets, light fixtures and wiring. Circuits dedicated to this room shall have breaker(s) marked "SPARE". Modify circuits as required to maintain circuit continuity to other devices served by circuits that may have been serving this room.
- (2c) Retain windows and entry doors to clean core and semi-restricted areas for future expansions.
- (2d) Delete ceiling grid and leave bottom of roof and structural systems exposed.
- (2e) HVAC and Plumbing will be deleted from area and capped in adjacent rooms for future expansions.
- (2f) Delete finish floor material and leave concrete exposed for future expansions.
- (2g) Delete all surgical equipment.

Deductive Alternate #3: In addition to Alt. #1 and Alt. #2, Delete Rm. 2F-201 (Nerosurgery Operating Room)

- (3a) Delete room wall finishes to exposed studs.
- (3b) Delete all electrical outlets, light fixtures and wiring. Circuits dedicated to this room shall have breaker(s) marked "SPARE". Modify circuits as required to maintain circuit continuity to other devices served by circuits that may have been serving this room.
- (3c) Retain windows and entry doors to clean core and semi-restricted areas for future expansions.
- (3d) Delete ceiling grid and leave bottom of roof and structural systems exposed.
- (3e) HVAC and Plumbing will be deleted from area and capped in adjacent rooms for future expansions.
- (3f) Delete finish floor material and leave concrete exposed for future expansions.
- (3g) Delete all surgical equipment.

CONSTRUCTION DOCUMENTS FULLY SPRINKLERED

CONSULTANTS:		ARCHITECT/ENGINEERS:		Drawing Title TITLE SHEET		Project Title CONSTRUCT NEW OR SUITES		Project Number 598-12-207		CENTRAL ARKANSAS VETERANS AFFAIRS HEALTHCARE SYSTEM	
ARCHITECTURAL BES BES, INC 2712 BULL ST. BEAUFORT, SC 29902 843.522.2094				 BES DESIGN/BUILD, LLC 766 Middle St, Fairhope, AL 36532 Phone: 251.990.5778 Fax: 251.990.3716		Approved: Project Director		Location JOHN L. McCELLAN MEMORIAL VETERANS HOSPITAL; LITTLE ROCK, ARKANSAS		Building Number 1	
Revisions:						Date 01/23/15		Drawn RDW		Checked TMH	
Date								Drawing Number GI001		Dwg. 1 of 130	

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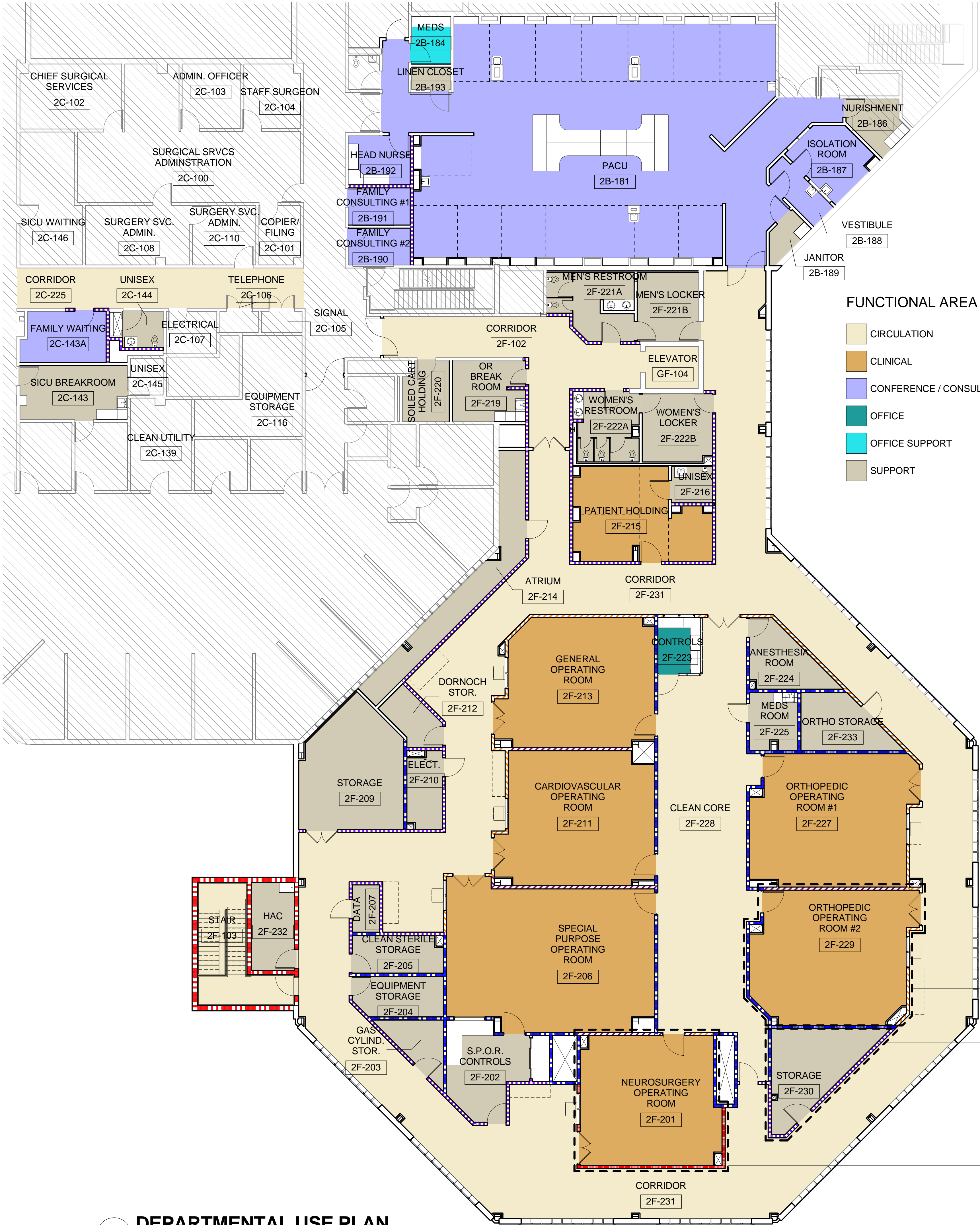
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2

1



FUNCTIONAL AREA

- CIRCULATION
- CLINICAL
- CONFERENCE / CONSULTATION
- OFFICE
- OFFICE SUPPORT
- SUPPORT

PARTITION LEGEND

- EXISTING PARTITION
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION
- NEW SMOKE BARRIER
- NEW 1 HOUR FIRE / SMOKE BARRIER
- NEW 2 HOUR FIRE / SMOKE BARRIER
- NEW LEAD LINED SMOKE BARRIER
- NEW TWO-SIDED LEAD LINED SMOKE BARRIER
- NEW TWO-SIDED LEAD LINED SMOKE BARRIER
- NEW TWO-SIDED LEAD LINED SMOKE BARRIER

DEPARTMENTAL USE SCHEDULE

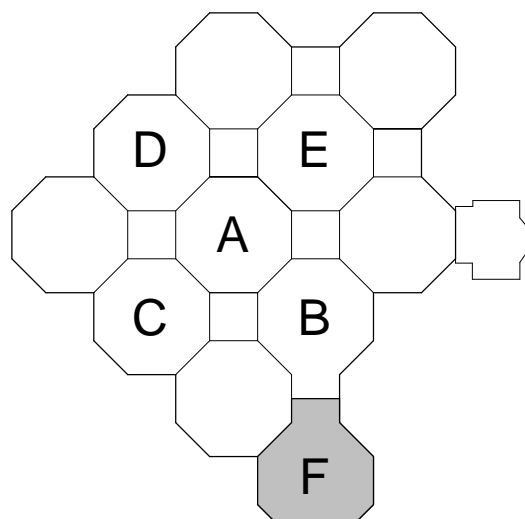
NUMBER	NAME	ROOM CODE	PROGRAMMED AREA (NET)	ACTUAL AREA	AREA +/-
CIRCULATION					
2C-225	CORRIDOR			439 SF	
2F-102	CORRIDOR			561 SF	
2F-103	STAIR			288 SF	
2F-228	CLEAN CORE		640 SF	1419 SF	779 SF
2F-231	CORRIDOR			5410 SF	
GF-104	ELEVATOR			84 SF	
TOTAL CIRCULATION				640 SF	8201 SF
CLINICAL					
2F-201	NEUROSURGERY OPERATING ROOM	ORGS1	750 SF	666 SF	-84 SF
2F-206	SPECIAL PURPOSE OPERATING ROOM	OROS1	800 SF	1107 SF	307 SF
2F-211	CARDIOVASCULAR OPERATING ROOM	ORGS1	750 SF	751 SF	1 SF
2F-213	GENERAL OPERATING ROOM	ORGS1	650 SF	719 SF	69 SF
2F-215	PATIENT HOLDING		110 SF	417 SF	307 SF
2F-227	ORTHOPEDIC OPERATING ROOM #1	ORGS1	750 SF	780 SF	30 SF
2F-229	ORTHOPEDIC OPERATING ROOM #2	ORGS1	750 SF	768 SF	18 SF
TOTAL CLINICAL				4560 SF	5208 SF
CONFERENCE / CONSULTATION					
2B-181	PACU		1650 SF	3350 SF	1700 SF
2B-187	ISOLATION ROOM		120 SF	158 SF	38 SF
2B-188	VESTIBULE			74 SF	
2B-191	FAMILY CONSULTING #1	WROC1	140 SF	88 SF	-52 SF
2B-192	HEAD NURSE		120 SF	116 SF	-4 SF
2C-143A	FAMILY WAITING	WROC1	140 SF	160 SF	20 SF
TOTAL CONFERENCE/CONSULTATION				2170 SF	3946 SF
OFFICE					
2F-223	CONTROLS		150 SF	95 SF	-55 SF
TOTAL OFFICE				150 SF	95 SF
SUPPORT					
2B-189	JANITOR		100 SF	47 SF	-53 SF
2C-143	SICU BREAKROOM	SL001	240 SF	219 SF	-21 SF
2C-144	UNISEX	TLTU1	50 SF	69 SF	19 SF
2F-202	S.P.O.R. CONTROLS		150 SF	251 SF	101 SF
2F-203	GAS CYLIND. STOR.	SRGC2	102 SF	98 SF	-4 SF
2F-204	EQUIPMENT STORAGE	SRSE1	280 SF	136 SF	-144 SF
2F-205	CLEAN STERILE STORAGE	OROE1	95 SF	128 SF	33 SF
2F-207	DATA		80 SF	50 SF	-30 SF
2F-209	STORAGE	OROE1	100 SF	442 SF	342 SF
2F-210	ELECT.		80 SF	100 SF	20 SF
2F-214	ATRIUM			293 SF	
2F-216	UNISEX		50 SF	56 SF	6 SF
2F-219	OR BREAK ROOM	SL001	240 SF	168 SF	-72 SF
2F-220	SOILED CART HOLDING		120 SF	101 SF	-19 SF
2F-221A	MEN'S RESTROOM		50 SF	192 SF	142 SF
2F-221B	MEN'S LOCKER		48 SF	161 SF	113 SF
2F-222A	WOMEN'S RESTROOM	LR001	50 SF	165 SF	115 SF
2F-222B	WOMEN'S LOCKER		48 SF	181 SF	133 SF
2F-224	ANESTHESIA ROOM	ORSS1	280 SF	156 SF	-124 SF
2F-225	MEDS ROOM	ORSR1	120 SF	104 SF	-16 SF
2F-230	STORAGE	OROE1	100 SF	268 SF	168 SF
2F-232	HAC		100 SF	145 SF	45 SF
2F-233	ORTHO STORAGE		150 SF	167 SF	17 SF
TOTAL SUPPORT				2633 SF	3696 SF
OVERALL TOTALS				10153 SF	21146 SF

1 DEPARTMENTAL USE PLAN
3/32" = 1'-0"

DEDUCTIVE ALTERNATE #2: SEE BID SCHEDULE

DEDUCTIVE ALTERNATE #1: SEE BID SCHEDULE

DEDUCTIVE ALTERNATE #3: SEE BID SCHEDULE



KEY PLAN
LEVEL 2 FFE: 414.00'

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

CONSTRUCTION DOCUMENTS
FULLY SPRINKLERED

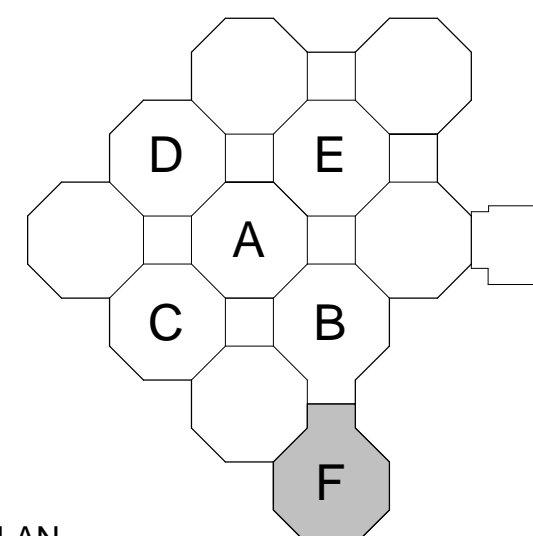
CONSULTANTS: ARCHITECTURAL BES BES, INC. 2712 BULL ST. BEAUFORT, SC 29902 843.522.2094		ARCHITECT/ENGINEERS: BES DESIGN/BUILD BES DESIGN/BUILD, LLC 766 Middle St, Fairhope, AL 36532 Phone: 251.990.5778 Fax: 251.990.3716		Drawing Title DEPARTMENTAL USE PLAN		Project Title CONSTRUCT NEW OR SUITES		Project Number 598-12-207		CENTRAL ARKANSAS VETERANS AFFAIRS HEALTHCARE SYSTEM	
Revisions:		Date		Approved: Project Director		Location JOHN L. MCLELLAN MEMORIAL VETERANS HOSPITAL; LITTLE ROCK, ARKANSAS		Building Number 1		Drawing Number GI111	
Date		Date		Date		Date		Date		Date	
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GENERAL FLOOR PLAN NOTES

- 1 DEPICTION OF EXISTING CONDITIONS BASED ON OWNER-FURNISHED DOCUMENTS AND LIMITED FIELD OBSERVATIONS. EXISTING ELEMENTS AND CONDITIONS CONCEALED BY IN-PLACE EQUIPMENT AND FINISHES WERE NOT OBSERVED OR INVESTIGATED. ONCE CUTTING AND SELECTIVE DEMOLITION WORK IS COMPLETE, REPORT ANY CONFLICTS TO DESIGNER. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR ALTERATIONS AS NECESSARY TO INSTALL COMPLETE AND OPERABLE SYSTEMS IN ACCORDANCE WITH THE CODES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE GOVERNMENT.
- 2 REFER TO SHEET G1002 ABBREVIATIONS AND EQUIPMENT SCHEDULE FOR EQUIPMENT PROCUREMENT AND INSTALLATION RESPONSIBILITY DESIGNATIONS.
- 3 UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FINISHED FACE OF PARTITIONS (EXCLUDING APPLIED FINISHES SUCH AS TILE) AND TO COLUMN CENTER LINES.
- 4 CONTRACTOR SHALL PROVIDE ALL BLOCKING REQUIRED TO ANCHOR ALL WALL AND CLG MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO TOILET ROOM ACCESSORIES, MILLWORK, CASEWORK, HANDRAILS, DOOR STOPS ETC.
- 5 IN NEW GYPSUM WALL BOARD PARTITIONS, PROVIDE CONTROL JOINTS AT 30'-0" O.C. MAX.
- 6 REFER TO SHEET G1003 FOR PARTITION SCHEDULE AND GENERAL PARTITION TPE NOTES.
- 7 REFER TO AE400 SERIES FOR ENLARGED FLOOR PLAN VIEWS INCLUDING MEDICAL EQUIPMENT.
- 8 REFER TO FIRE PROTECTION LIFE SAFETY DRAWINGS (G1100 SERIES) FOR SCOPE OF RATED WALL CONSTRUCTION, SMOKE PARTITIONS, EGRESS AND EXIT DISCHARGE INFORMATION.
- 9 PARTITION TYPES AS NOTED BY THE SYMBOL CONTINUE BETWEEN ROOM/SPACE CORNERS OR ANY INTERSECTING PARTITION.
- 10 DIFFERING PARTITION TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN/ACROSS ROOMS AND/OR SPACES.
- 11 REFER TO AE600 SERIES DRAWINGS FOR DOOR SCHEDULES.
- 12 DISTANCE FROM HINGE SIDE OF DOOR TO INTERSECTING STUD WALL SHALL BE 4" UNLESS NOTED OR DETAILED OTHERWISE (MEASURED FROM OUTSIDE OF FRAME)
- 13 CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED AS "CLEAR" OR "MIN". DIMENSIONS NOTED AS "HOLD" ARE CRITICAL TO COORDINATE OTHER WORK (E.G. CEILING GRIDS, LIGHTING, FINISHES).
- 14 CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO INITIATING CONSTRUCTION AND REPORT DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.
- 15 ALL PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES AND THROUGH FIRE RATED WALL AND SMOKE BARRIER ASSEMBLIES - THOSE CREATED BY REMOVAL OF DEMOLISHED ITEMS UNDER THIS CONTRACT AND THOSE DISCOVERED DURING CONSTRUCTION UNDER THIS CONTRACT AS A RESULT OF PREVIOUS WORK AND THOSE CREATED BY NEW WORK UNDER THIS CONTRACT - MUST BE SEALED AS PART OF THIS CONTRACT. ALL RATED SEPARATIONS MUST MEET CURRENT CODE REQUIREMENTS.

FLOOR PLAN KEY NOTES

- 1 NOT USED.
- 2 CONSTRUCT PIPE CHASES WITH 1-1/2" METAL STUD.
- 3 CONSTRUCT WALLS NEXT TO EXISTING BUILDING WITH 2-1/2" SHAFT WALL STUDS.
- 4 PROVIDE BUILDING EXPANSION JOINTS @ FLOOR, WALL AND CEILING.
- 5 OR ROOMS SHALL CONSIST OF A LEAD MEMBRANE IN THE PARTITIONS, LEAD DOORS AND LEAD OBSERVATION GLASS WINDOWS.
- 6 ALIGN NEW WALL FLUSH WITH EXISTING WALL
- 7 PROPOSED LOCATION FOR FUTURE PHARMACY

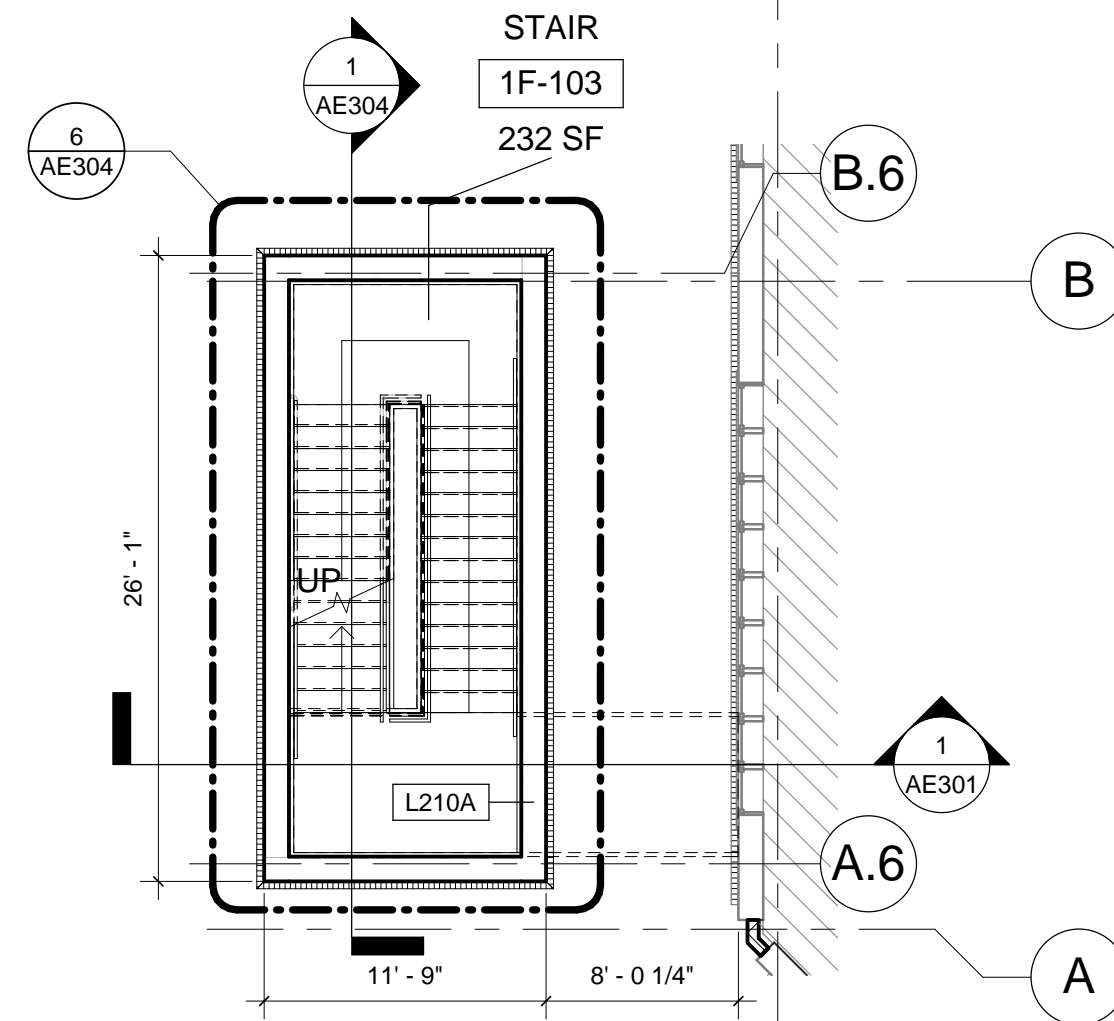


KEY PLAN
LEVEL 2 FFE: 414.00'

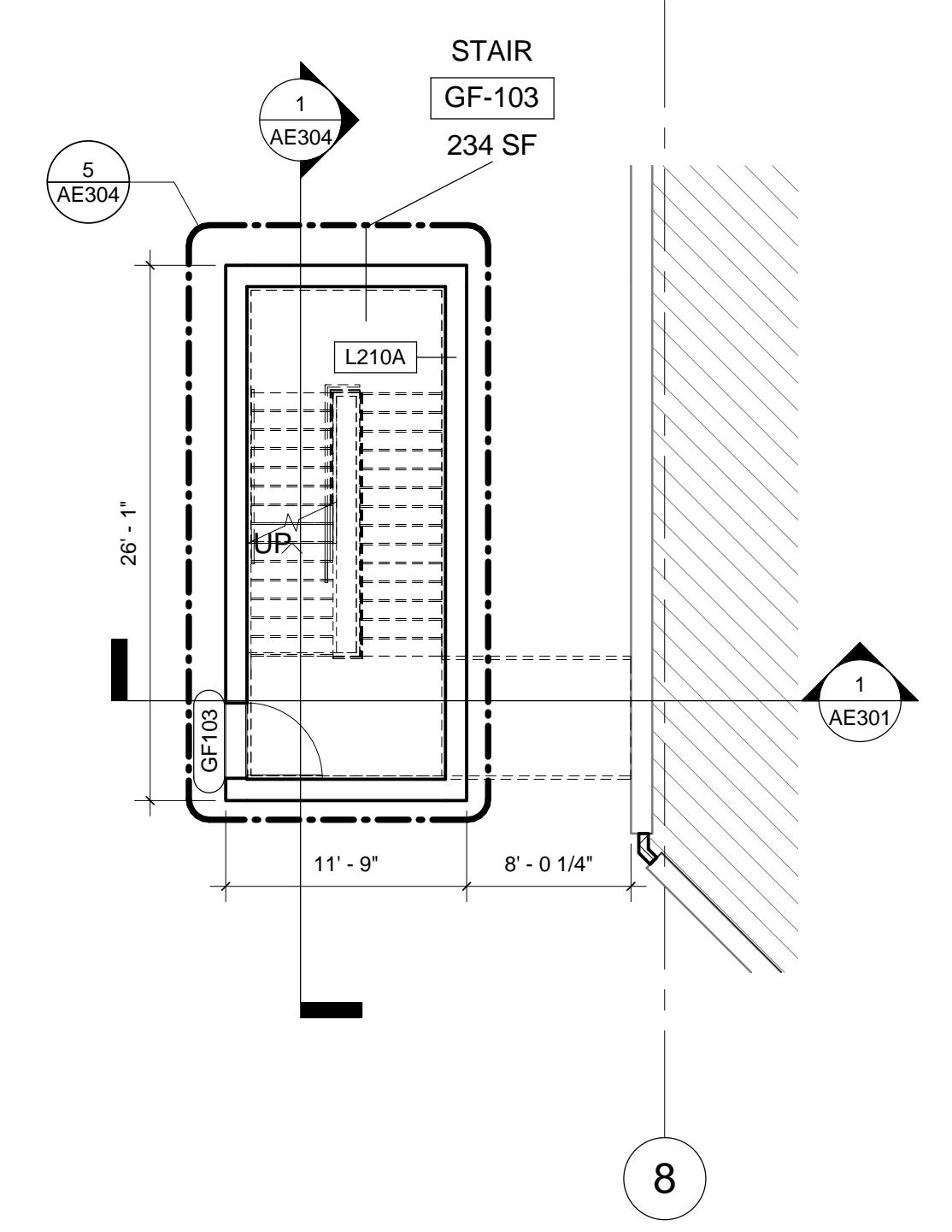
0 10' 20' 40'
SCALE: 1" = 20'

CONSTRUCTION DOCUMENTS
FULLY SPRINKLERED

CENTRAL ARKANSAS
VETERANS AFFAIRS
HEALTHCARE
SYSTEM



3 FIRST FLOOR STAIR PLAN
1/8" = 1'-0"



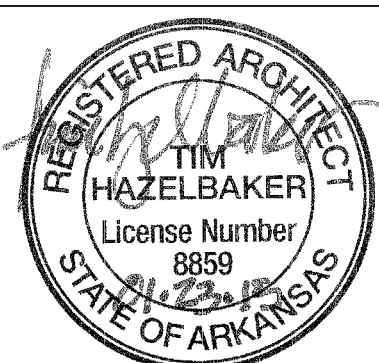
2 GROUND FLOOR STAIR PLAN
1/8" = 1'-0"

1 SECOND FLOOR PLAN NEW WORK
1/8" = 1'-0"

CONSULTANTS:

ARCHITECTURAL
BES
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BES, INC
2712 BULL ST.
BEAUFORT, SC 29902
843.522.2094

ARCHITECT/ENGINEERS:



BES
DESIGN/BUILD

BES DESIGN/BUILD, LLC
766 Middle St, Fairhope, AL 36532
Phone: 251.990.5778
Fax: 251.990.3716

Drawing Title
SECOND FLOOR PLAN - NEW WORK

Approved: Project Director

Project Title
CONSTRUCT NEW OR SUITES

Location
JOHN L. MCCELLELLAN VETERANS HOSPITAL, LITTLE ROCK, ARKANSAS

Date
01/23/15

Drawn
RDW

Checked
TMH

Project Number
598-12-207

Building Number
1

Drawing Number

AE101

Dwg. 33 of 130