

DEPARTMENT OF VETERANS AFFAIRS SOUTHERN OREGON REHABILITATION CENTER AND CLINICS REPLACE SEISMICALLY DEFICIENT DOM B206 & DEMO PORTION B250 8495 CRATER LAKE HIGHWAY - WHITE CITY, OREGON - 97503-3012 CONTRACT DOCUMENTS



PROJECT DATA

OCCUPANCY: R2(2014 OSSC)
NFPA HOTEL & DORMITORY(2012 NFPA 101-CHAPTER 28)
NFPA NEW RESIDENTIAL BOARD AND CARE (2012 NFPA 101- CHAPTER 32)

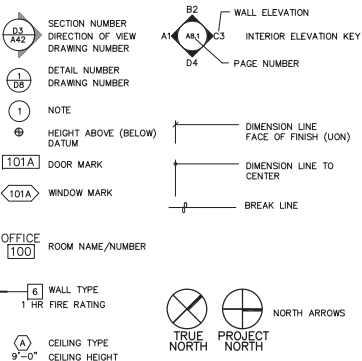
BUILDING TYPE: VA(2014 OSSC)-FULLY SPRINKLERED V (111) (NFPA 101)-FULLY SPRINKLERED

PROPOSED USE: PATIENT LODGING

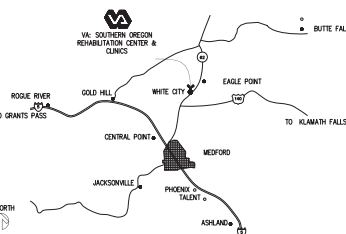
BUILDING AREA: 24,564 GSF (PER VA CRITERIA)

REFER TO SHEETS A0.0 AND A0.1 FOR LIFE SAFETY PLANS

SYMBOLS & CONVENTIONS



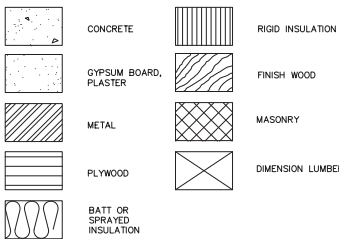
VICINITY MAP



ABBREVIATIONS

A/C	Air Conditioning	J-Box	Junction Box
AB	Anchor Bolt	MAX	Maximum
AC	Asphaltic Concrete Paving	MECH	Mechanical
ACT	Acoustical Panel Ceiling	MIN	Minimum
ADJ	Adjustable	MO	Masonry Opening
AL	Aluminum	MTL	Metal
ARB	Abuse Resistant Gypsum Board	MULL	Mullion
BFF	Below Finish Floor	NF	Natural Finish
BD	Board	NIC	Not in Contract
BLKG	Blocking	NTS	Not To Scale
CB	Catch Basin	OC	On Center
CBT	Cabinet	OFCI	Owner Furnished-Contractor Installed
CJ	Control Joint	OFDI	Owner Furnished-Downer Installed
CLG	Ceiling	OPNG	Opening
CLR	Clear	PLNG	Plaster
CMU	Concrete Masonry Unit	PNT	Paint
COL	Column	PTD	Pressure Treated
C	Concrete	PTN	Paper Towel Dispenser
C CONT	Continuous	PTN	Partition
CNT	Center	PLWD	Plywood
CPT	Carpet	R	Radius
CTSK	Ceramic Tile	RB	Resilient Base
CTSK	Countersunk	RH	Robe Hook
DISP	Dispenser	RO	Rough Opening
DS	Downspout	RS	Resilient Stair Tread & Accessories
DTL	Detail	RT	Rubber Tile
DWG	Drawing	SCHED	Schedule
(E)	Existing	SHTS	Sheet
EX	Expansion Joint	SLM	Similar
ELEC	Electrical	SO	Solid Surfacing
EQ	Equal	SSL	Stainless Steel
ES	Entrway System	STL	Steel
EXP	Expansion	SUSP	Suspended
FHMB	Flat Head Machine Bolt	SUSAC	Suspended Acoustical Ceiling
FACT	Factory	SV	Sheet Vinyl
FD	Floor Drain	TFG	Tempered Float Glass
FE	Fire Extinguisher Cabinet	TPO	Toilet Paper Dispenser
FIN	Finish	STL	Steel Tube
FIN FLR	Finish Floor	TYT	Typical
FF	Face of Finish	U	Underground
FOS	Face of Stud	UON	Unless Otherwise Noted
FS	Feature Strap	VAR	Varies
FTG	Footings	VCB	Vinyl Cove Base
GA	Gauge	VCT	Vinyl Composition Tile
GB	Galvanized	VDF	Vertical Grain Douglas Fir
GWB	Gypsum Wallboard	VTR	Vent Thru Roof
GS	Galvanized Steel	W	With
HPOL	Plastic Laminate	WC	Wall Covering
HR	Hand Rail	WD	Wood
HRONR	Hardener	WM	Walk-Off Mat
HMI	Hollow Metal	WV	Wainscot Panel System
ICB	Integral Cove Base	WDR	Window
INSUL	Insulation	WRWB	Water Resistant Gypsum Wallboard
		WWF	Welded Wire Fabric

MATERIALS



DESIGN TEAM

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ARCHITECTURAL

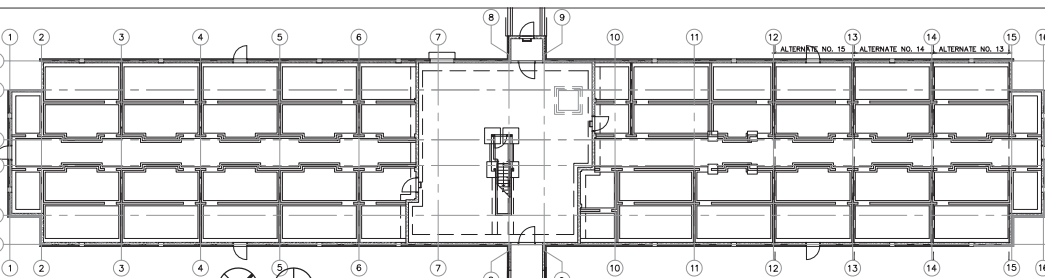
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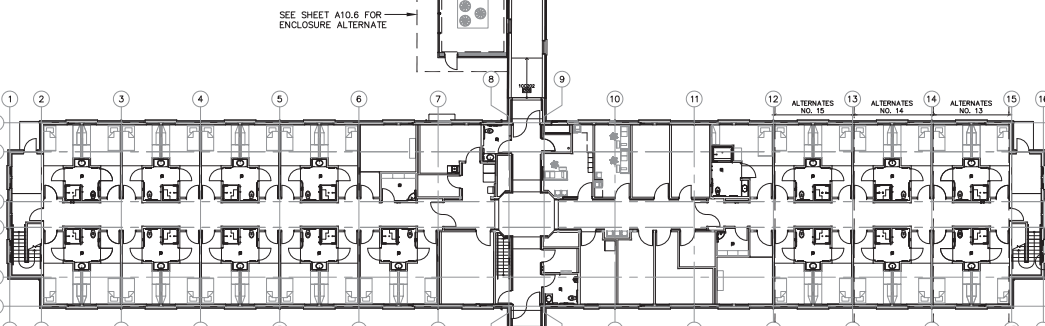
F1.1 FIRST FLOOR PLAN FLOOR FINISHES
F2.1 SECOND FLOOR PLAN FLOOR FINISHES
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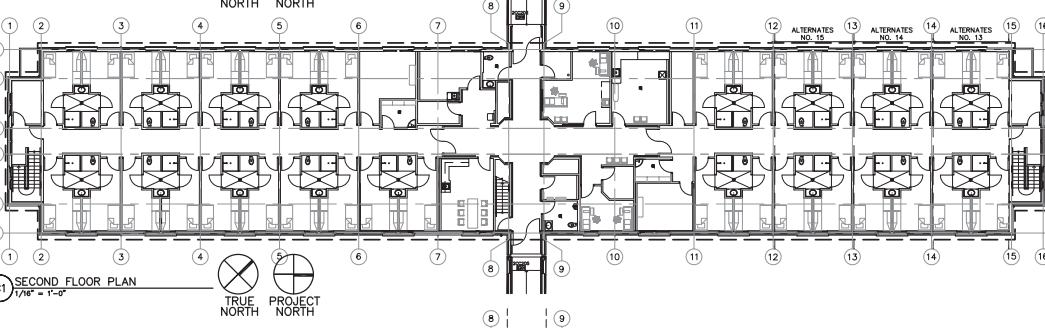
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S0.2 STRUCTURAL GENERAL DETAILS
S1.1 DBSD DEMO PLAN AND DETAILS
S2.0 FOUNDATION PLAN
S2.1 FOUNDATION PLAN - NORTH
S2.2 FIRST FLOOR FRAMING PLAN - SOUTH
S2.3 FIRST FLOOR FRAMING PLAN - NORTH
S2.4 SECOND FLOOR FRAMING PLAN - SOUTH
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S2.9 FOUNDATION DETAILS AND SECTIONS
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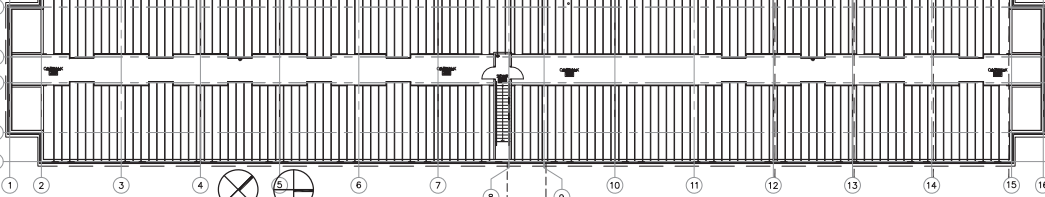
BASEMENT FLOOR PLAN
1/16" = 1'-0"



FIRST FLOOR PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"



ATTIC PLAN
1/16" = 1'-0"

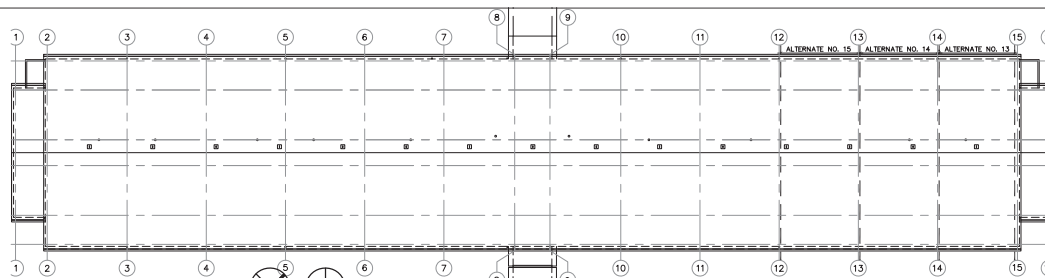
REVISIONS	DATE	REGISTERED ARCHITECT
		RAYMOND J. KISTLER 377 ASHLAND, OREGON



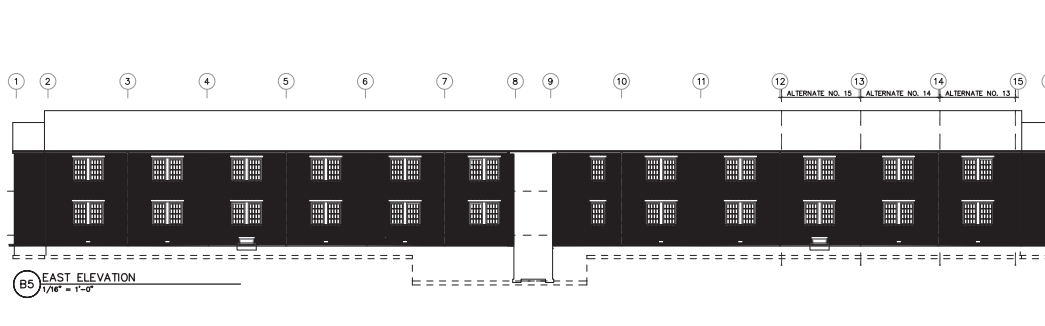
KISTLER SMALL WHITE, ARCHITECTS
2610123 STREET
ASHLAND, OREGON 97520
P: 541-488-0200
F: 541-503-0512
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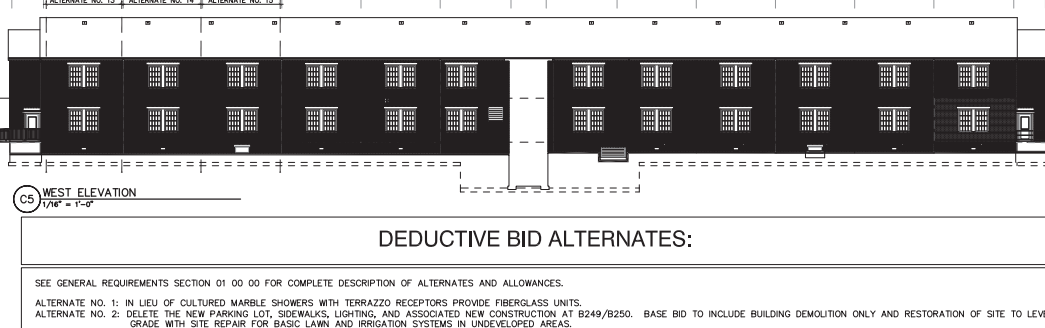
DEPARTMENT OF VETERANS AFFAIRS
SOUTHERN OREGON
REHABILITATION CENTER & CLINICS
8495 CRATER LAKE HIGHWAY
WHITE CITY, OREGON



ROOF PLAN
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

DEDUCTIVE BID ALTERNATES:

- SEE GENERAL REQUIREMENTS SECTION 01 00 00 FOR COMPLETE DESCRIPTION OF ALTERNATES AND ALLOWANCES.
- ALTERNATE NO. 1: IN LIEU OF CULTURED MARBLE SHOWERS WITH TERRAZZO RECEPTORS PROVIDE FIBERGLASS UNITS.
- ALTERNATE NO. 2: DELETE THE NEW PARKING LOT, SIDEWALKS, LIGHTING, AND ASSOCIATED NEW CONSTRUCTION AT B249/B250. BASE BID TO INCLUDE BUILDING DEMOLITION ONLY AND RESTORATION OF SITE TO LEVEL GRADE WITH SITE. REPAIR FOR BASIC LAWN AND IRRIGATION SYSTEMS IN UNDEVELOPED AREAS.
- ALTERNATE NO. 3: DELETE THE DEMOLITION OF B249/B250 FROM THE SCOPE OF WORK.
- ALTERNATE NO. 4: DELETE ALL LANDSCAPE AND IRRIGATION FROM PROJECT. AT B250 SITE, PROVIDE MINIMAL REPAIRS TO RESTORE LAWN AREA AND PROVIDE IRRIGATION AND SOD AT NEWLY DEMOLISHED AREAS.
- ALTERNATE NO. 5: DELETE ALL LARGE GRANITE BOULDERS USED FOR SECURITY BARRIERS AT NORTH END OF PROJECT SITE.
- ALTERNATE NO. 6: DELETE THE SIGNAGE. ALLOWANCE OF \$25,000.
- ALTERNATE NO. 7: DELETE ALL COMPONENTS EXCEPT THE CONCRETE SLAB OF THE CHILLER ENCLOSURE (DELETE WALLS, LOUVERS, GATES, ETC.). NEW LIGHT FIXTURES MOUNTED ON EXISTING BUILDING TO BE PART OF BASE BID.
- ALTERNATE NO. 8: FINISH ALTERNATES:
a. WALL FINISH TREATMENT: PROVIDE ONE COLOR OF PAINT THROUGHOUT.
b. FLOOR FINISH TREATMENT: PROVIDE WSF-2A ONLY IN MAIN & GROSS CORRIDORS AND ONLY VT-2 IN RESIDENT'S CORRIDORS.
c. WINDOW SILLS: IN LIEU OF SOLID SURFACE PROVIDE PLASTIC LAMINATE WINDOW SILLS THROUGHOUT.
d. WALL PROTECTION: DELETE ALL WALL PROTECTION. WALLS WOULD BE PAINT ONLY. PROVIDE ONLY A SIMPLE STAINLESS STEEL HANDRAIL AT THE HANDRAIL LOCATIONS INDICATED IN THE DOCUMENTS.
e. WOOD TRIM: DELETE ALL WOOD TRIM.
- ALTERNATE NO. 9: ENTRY WALK-OFF MATS: DELETE ALL ENTRY WALK-OFF MATS WHICH INCLUDE RECESSES AT SLABS. EXTEND FLOOR FINISH TO WALL AND DOOR THRESHOLDS.
- ALTERNATE NO. 10: DELETE THE TEMPORARY PEDESTRIAN WALKWAYS NOTED ON SHEET A1.5.
- ALTERNATE NO. 11: DELETE GWB, UNDERLAYMENT, INTERIOR FINISHES, ELECTRICAL, PLUMBING AND HVAC FROM 8 BEDROOM UNITS BETWEEN GRID LINES 14 AND 15 (BUILDING SHELL TO REMAIN AS PART OF BASE BID).
a. NOTE: GWB USED AS STRUCTURAL SHEATHING TO BE MAINTAINED AND INSTALLED AS PART OF BASE BID.
- ALTERNATE NO. 12: DELETE GWB, UNDERLAYMENT, INTERIOR FINISHES, ELECTRICAL, PLUMBING AND HVAC FROM AN ADDITIONAL 8 UNITS BETWEEN GRID LINES 13 AND 14 (BUILDING SHELL TO REMAIN AS PART OF BASE BID).
a. NOTE: GWB USED AS STRUCTURAL SHEATHING TO BE MAINTAINED AND INSTALLED AS PART OF BASE BID.
- ALTERNATE NO. 13: DELETE BUILDING SHELL BETWEEN GRIDLINES 14 AND 15 (ALL REMAINING CONSTRUCTION BETWEEN GRID LINES 14 AND 15), MOVE WORK NORTH OF GRID 15 SOUTH 20'-2".
- ALTERNATE NO. 14: DELETE BUILDING SHELL BETWEEN GRIDLINES 13 AND 14 (ALL REMAINING CONSTRUCTION BETWEEN GRID LINES 13 AND 14), MOVE WORK NORTH OF GRID 15 SOUTH 40'-2".
- ALTERNATE NO. 15: DELETE BUILDING SHELL BETWEEN GRIDLINES 12 AND 13 (ALL REMAINING CONSTRUCTION BETWEEN GRID LINES 12 AND 13), MOVE WORK NORTH OF GRID 15 SOUTH 60'-2".

DRAWING TITLE:
BID ALTERNATES

PROJECT TITLE REPLACE SEISMICALLY DEFICIENT DOM B206 & DEMO PORTION B250	
DRAWN BY: AH	DATE: 24 JULY 2015
CHECK BY: TI	VA PROJECT NO.: 692-344
DRAWING NO.: ALT 1 DWG.1 OF 1	

FULLY SPRINKLERED FACILITY