

1 PHASING AND DEMOLITION PLAN
A101 SCALE: 1/8" = 1' - 0"



1 EXISTING CHECK-IN ASSEMBLY
CHECK-IN STATIONS
SCALE: NTS



2 PARTIAL HEIGHT PARTITION -
SALVAGE AND REUSE
SCALE: NTS



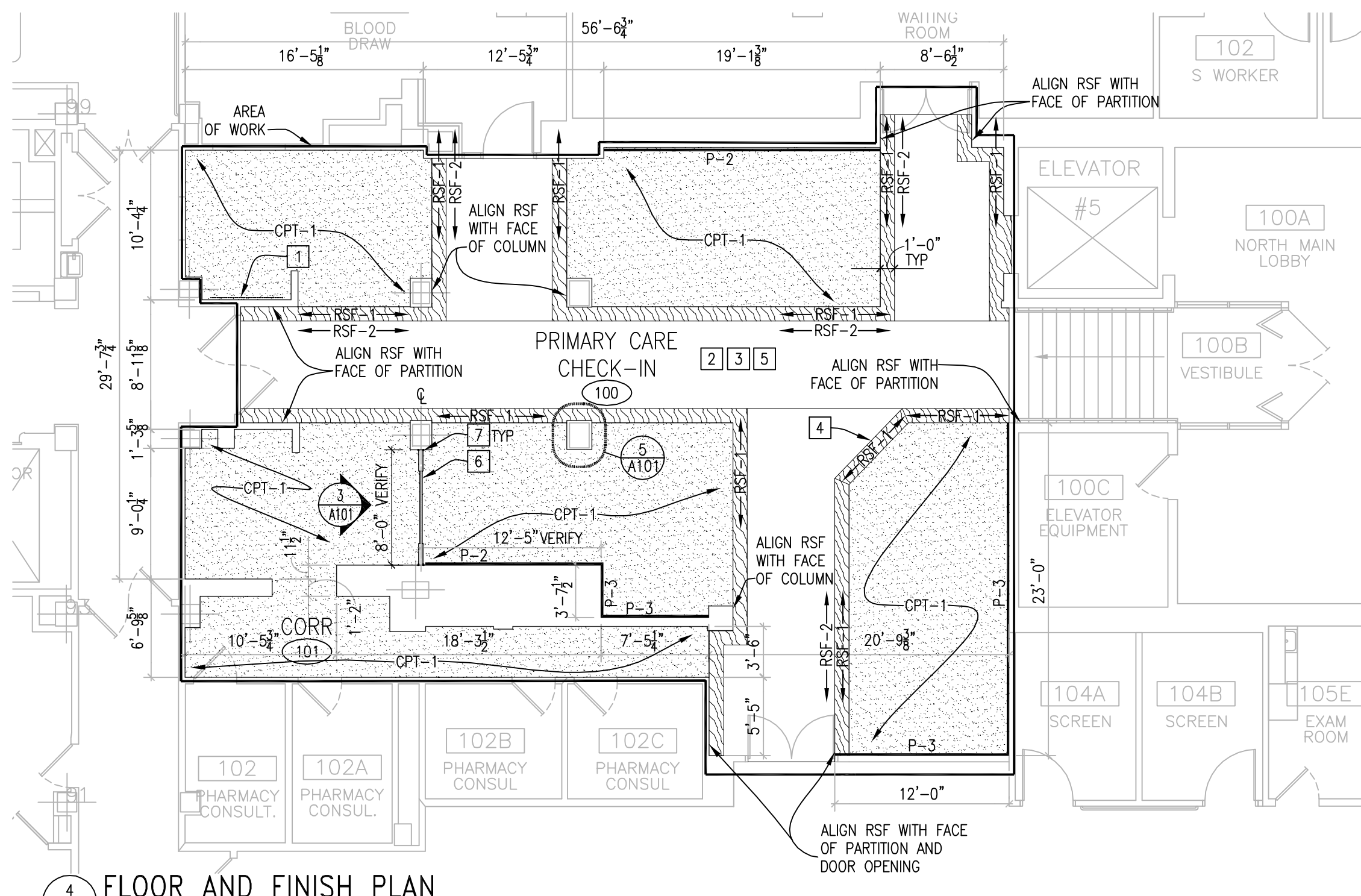
3 EXISTING COFFEE COUNTER
SCALE: NTS



4 TYPICAL DAMAGE TO EXISTING CEILING TILE
SCALE: NTS



5 EXISTING CHECK-IN ASSEMBLY
INFORMATION DESK
SCALE: NTS



4 FLOOR AND FINISH PLAN
A101 SCALE: 1/8" = 1' - 0"

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	EAST	SOUTH	WEST	MAT'L	HEIGHT	
100	PRIMARY CARE CHECK-IN	EXISTING SEE PLAN	EXISTING EXISTING/VB-1	EXISTING P-1 / P-2	EXISTING P-1 / P-3	EXISTING P-1 / P-2	EXISTING P-1	EXISTING/ATC	9'-0"	SEE FLOOR AND FINISH PLAN FOR LOCATIONS OF ACCENT PAINT COLORS AND FLOOR FINISHES. LAY RESILIENT SHEET FLOORING WITH WOOD GRAIN PATTERN RUNNING IN DIRECTION INDICATED BY ARROWS ON FLOOR FINISH PLAN.
101	CORR	EXISTING OPT-1	EXISTING EXISTING/VB-1	EXISTING P-1	--	EXISTING P-1	EXISTING P-1	EXISTING/ATC	9'-0"	

CONSULTANTS:

ARCHITECT/ENGINEERS:

Architect Project No.
003-10121-007

LEO A DAILY

8600 Indian Hills Drive
Omaha, NE 68114-4039 USA
Tel 402-391-8111 Fax 402-391-8564

Drawing Title
DEMOLITION AND FLOOR PLANS AND DETAILS

Approved Project Director

Project Title
VA DES MOINES
PRIMARY CARE CHECK-IN
REMODEL

Location
DES MOINES, IA

Date
JAN 27, 2012

Checked
GAL

Drawn
SJI

Project Number
636A6-11-202

Building Number
1

Drawing Number
A101
Dwg. 2 of 3

Office of
Construction
and Facilities
Management

Department of
Veterans Affairs

KEYED DEMOLITION NOTES: ARCHITECTURAL AND FIRE SPRINKLER

- REMOVE ENTIRE CHECK-IN ASSEMBLY, EXCEPT WHERE NOTED OTHERWISE. ALL EQUIPMENT OR FURNITURE CONTAINED WITHIN CHECK-IN AREA SHALL BE REMOVED AND TURNED OVER TO THE VA. PATCH EXISTING ADJACENT SURFACES AS REQUIRED AND PREPARE FOR NEW FINISHES. SEE PHOTOS #1 AND #5. SEE ELECTRICAL.
- REMOVE ENTIRE COFFEE COUNTER ASSEMBLY AND CAP ASSOCIATED PLUMBING TO MAIN. PATCH EXISTING ADJACENT SURFACES AS REQUIRED AND PREPARE FOR NEW FINISHES. SEE PHOTO #3.
- THROUGHOUT AREA OF WORK:
 - REMOVE DAMAGED EXISTING CEILING TILES. SEE PHOTO #4.
 - REMOVE EXISTING CARPET TILE AND RESILIENT BASE. PREPARE SUBSTRATE TO RECEIVE NEW CARPET OR SHEET VINYL AS SHOWN ON FLOOR AND FINISH PLAN.
 - PATCH EXISTING WALL AND COLUMN SURFACES AS REQUIRED AND PREPARE TO RECEIVE NEW PAINT FINISH.
- REMOVE PARTIAL HEIGHT PARTITION, SALVAGE, STORE AND PROTECT FOR REUSE AS SHOWN ON FLOOR AND FINISH PLAN. SEE ELEVATION AND PHOTO #2.
- PROVIDE BLOCKING IN EXISTING PARTITION AS REQUIRED TO SUPPORT FLAT-SCREEN T.V. T.V. SHALL BE PROVIDED BY VA. REPAIR SURFACE OF WALL AND PREPARE TO RECEIVE NEW PAINT FINISH.
- FOR DEMOLITION AND CONSTRUCTION WORK OCCURRING OUTSIDE VA PRIMARY CARE HOURS OF OPERATION, CONTRACTOR SHALL PROVIDE TEMPORARY SEAL AT DOOR TO PROTECT ADJACENT AREA FROM DUST INTRUSION.
- TEMPORARY LOCATION OF SELF CHECK-IN MACHINE:
 - MACHINE SHALL REMAIN OPERATIONAL DURING HOURS OF OPERATION FOR THE DURATION OF CONSTRUCTION. VERIFY HOURS OF OPERATION WITH VA.
 - VERIFY LOCATION OF MACHINE WITH VA PRIOR TO START OF WORK.
 - REMOVE CARPET AT TEMPORARY LOCATION OF MACHINE. SEE GENERAL DEMOLITION NOTE "M".
 - PROVIDE TEMPORARY POWER AND DATA TO SERVE MACHINE, SEE ELECTRICAL.
 - VA SHALL MOVE MACHINE.
 - COORDINATE FINAL LOCATION OF MACHINE WITH VA AS SHOWN ON FURNITURE AND EQUIPMENT PLAN.
- EXISTING DOOR SHALL BE SECURED BY VA THROUGHOUT DURATION OF CONSTRUCTION. COORDINATE WITH VA. FURNITURE CONTRACTOR SHALL PROVIDE TEMPORARY SEAL AT DOOR DURING DEMOLITION WORK TO PROTECT ADJACENT AREA FROM DUST INTRUSION. CONTRACTOR SHALL COORDINATE WITH VA FOR ACCESS THROUGH DOOR AS REQUIRED TO COMPLETE WORK ON FLOOR FINISHES.

GENERAL DEMOLITION NOTES

- REMOVE EXISTING CONSTRUCTION WITHIN AREA OF WORK AS INDICATED OR AS REQUIRED TO COMPLETE WORK. VERIFY EXISTING CONDITIONS. REPORT ANY CONDITION DETRIMENTAL TO SUCCESSFUL COMPLETION OF THE PROJECT TO THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE WORK.
- WHERE REMOVAL OF EXISTING CONSTRUCTION DISRUPTS EXISTING ELECTRICAL, MECHANICAL OR PLUMBING SERVICES, MAKE PERMANENT (OR TEMPORARY) CONNECTIONS TO RESTORE AFFECTED SERVICES TO AREAS NOT SCHEDULED FOR DEMOLITION AND REMODELING. WHERE TEMPORARY CONNECTIONS ARE PROVIDED, RESTORE PERMANENT SERVICE PRIOR TO PROJECT COMPLETION.
- REPAIR AND RESTORE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION OPERATIONS. MATCH EXISTING CONDITIONS. EXTEND REPAIR AND RESTORATION TO BREAK IN PLAN OR TO FIRST MATERIAL JOINT BEYOND DAMAGE.
- REQUIREMENT TO REPAIR OR RESTORE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION EXTENDS TO EXISTING CONSTRUCTION DAMAGED BY ALTERATIONS TO MECHANICAL OR ELECTRICAL SYSTEMS, WHETHER OR NOT WORK IS WITHIN THE AREA OF WORK.
- COORDINATE DEMOLITION WITH SCHEDULES, CONSTRUCTION REQUIREMENTS AND SUBCONTRACTOR'S OPERATIONS, COORDINATE SEQUENCING WITH THE CONSTRUCTION MANAGER AND PROCEED ONLY AFTER OBTAINING THE RESIDENT ENGINEER'S ACCEPTANCE OF DEMOLITION SCHEDULE.
- NO WORK SHALL BE STARTED WHICH AFFECTS EXISTING FACILITY OPERATIONS WITHOUT PRIOR COORDINATION AND APPROVAL OF THE WORK WITH THE RESIDENT ENGINEER.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF NATIONAL AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE RESIDENT ENGINEER PRIOR TO START OF DEMOLITION OR CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE MATERIAL STORAGE WITH THE RESIDENT ENGINEER.
- CONTRACTOR SHALL PROVIDE FIRE PROTECTION EQUIPMENT (FIRE EXTINGUISHERS, ETC.) AS REQUIRED FOR DEMOLITION OR CONSTRUCTION ACTIVITIES.
- FOR ADDITIONAL DEMOLITION, SEE ELECTRICAL DRAWINGS. PATCH, REPAIR SURFACES AS REQUIRED IN ASSOCIATION WITH ELECTRICAL, DATA AND PLUMBING WORK AND PREPARE TO RECEIVE NEW FINISH.
- HALF-TONE DIMENSIONS ARE PROVIDED FOR INFORMATION ONLY.
- CROSS-HATCHED AREAS INDICATE MATERIAL, FURNITURE OR EQUIPMENT TO BE REMOVED.
- SCHEDULING OF WORK SHALL BE AS OUTLINED IN SUPPLEMENTARY CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SURFACES SURROUNDING THE AREA OF WORK. DAMAGE TO EXISTING SURFACES, FURNITURE OR EQUIPMENT SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER PRIOR TO REMOVAL OF MATERIAL, FURNITURE OR EQUIPMENT NOT INDICATED ON THE DRAWINGS TO BE REMOVED.
- CONTRACTOR SHALL MAINTAIN NEGATIVE PRESSURE WITH VENTING DIRECTLY TO OUTSIDE DURING DEMOLITION AND NEW CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE CHANCE FOR AIR POLLUTION TO ENTER HOSPITAL VENTILATION SYSTEMS. ALL EXISTING RETURN AND SUPPLY AIR DUCTWORK TO WORK AREAS SHALL BE SECURELY CAPPED WITH SHEET METAL DURING THE CONSTRUCTION PERIOD. THIS REQUIREMENT APPLIES TO THE ALL WORK AREAS. IN ADDITION TO PROVIDING DUST CONTROL MEASURES, CONTRACTOR SHALL PROVIDE AIR MONITORING FOR AIRBORNE DISEASES (E.G. ASPERGILLOSIS). COORDINATE AND VERIFY WITH VA. SEE SPECIFICATION FOR INFECTION PREVENTION MEASURES.
- DEMOLITION WORK CAUSING VIBRATION AND/OR LOUD NOISE DISRUPTIVE TO HOSPITAL FUNCTIONS AS DEEMED BY THE RESIDENT ENGINEER SHALL BE SCHEDULED TO BE DONE AFTER HOURS.
- DEMOLITION WORK SHALL EXTEND TO THE NEAREST BREAK POINT.
- ALL PLUMBING FIXTURES/ DOMESTIC WATER PIPING TO BE REMOVED SHALL BE FREZZED AND CAPPED BACK TO MAIN.
- IN KEYED NOTES, "REMOVE" MEANS: REMOVE, HAUL AWAY AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.
- ALL DEMOLITION MATERIALS SHALL BE TURNED OVER TO THE VA. ANY DEMOLITION MATERIALS NOT SALVAGED BY THE VA SHALL BE DISPOSED OF BY CONTRACTOR.
- CONTRACTOR SHALL INSURE THAT ALL FINISHED OR UNFINISHED WALL AND FLOOR AREAS ACCESSIBLE TO THE PUBLIC DURING BUSINESS HOURS ARE CLEAN, DRY, FREE OF DEBRIS AND GLUE, AND SUITABLE FOR USE.
- CONTRACTOR SHALL INSURE THAT TRAVEL PATHS MARKED "PRESERVE ACCESS" ON DEMOLITION PLAN PROVIDE A CONTINUOUS PATH OF TRAVEL THAT IS CLEAN AND FREE OF DEBRIS DURING BUSINESS HOURS.

KEYED PHASING NOTES ARCHITECTURAL

- PROVIDE TEMPORARY CONSTRUCTION PARTITION AS SHOWN ON PHASING AND DEMOLITION PLAN.
 - COORDINATE LOCATION OF WALL TO AVOID CONFLICT WITH FIXTURES, EQUIPMENT AND DUCTWORK OVERHEAD TO THE EXTENT POSSIBLE WHILE STILL MAINTAINING ACCESS ROUTE SHOWN ON PHASING AND DEMOLITION PLAN.
 - FINAL LOCATION OF WALL SHALL BE APPROVED BY VA PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION WORK.
 - REMOVE CARPET TILE AT LOCATION OF TEMPORARY CONSTRUCTION PARTITION.
 - TEMPORARY CONSTRUCTION PARTITION SHALL BE 3'-5/8" MET STUDS TO EXISTING CEILING WITH 5/8" GWB BOTH SIDES TO CEILING. TIE TO STRUCTURE ABOVE AS REQUIRED TO PROVIDE LATERAL STABILITY.
- PROVIDE SECURE ACCESS BETWEEN PHASING AREAS A AND B IN TEMPORARY CONSTRUCTION PARTITION. ACCESS DOOR SHALL BE SECURED WITH LOCKING MECHANISM PROVIDED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE VA RESIDENT ENGINEER WITH KEY.
- PROVIDE TEMPORARY EXIT SIGN INDICATING DIRECTION OF TRAVEL AS SHOWN IN PHASING AND DEMOLITION PLAN.

PHASING SEQUENCE

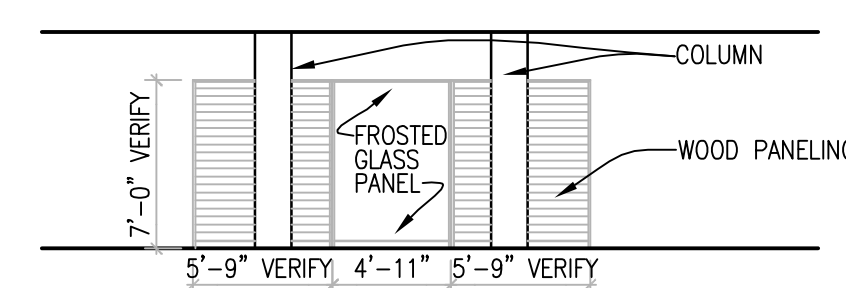
- NOTE:
- PRIOR TO INSTALLATION OF TEMPORARY CONSTRUCTION PARTITION, ALL WORK SHALL BE PERFORMED OUTSIDE OF VA PRIMARY CARE BUSINESS HOURS OF OPERATION.
 - PHASING AREA A WILL REMAIN OCCUPIED AND OPERATIONAL THROUGHOUT ALL PHASES OF THE WORK. ALL WORK IN PHASING AREA A SHALL BE PERFORMED OUTSIDE OF VA PRIMARY CARE BUSINESS HOURS UNLESS APPROVED IN ADVANCE BY VA RESIDENT ENGINEER.
 - PHASING AREA B WILL BE VACANT FOLLOWING COMPLETION OF THE TEMPORARY CONSTRUCTION PARTITION. WORK IN PHASING AREA B MAY BE PERFORMED DURING AND/OR OUTSIDE OF VA PRIMARY CARE BUSINESS HOURS AS REQUIRED TO COMPLETE WORK BY THE CONSTRUCTION DEADLINE SET BY THE VA.
 - REFER TO SPECIFICATION SECTION 01-00-00 FOR INFORMATION REGARDING SCHEDULING OF WORK AND TEMPORARY CONSTRUCTION PARTITIONS.

PHASE ONE
PREPARE TEMPORARY LOCATION FOR SELF CHECK-IN MACHINE PER PHASING AND DEMOLITION PLAN.

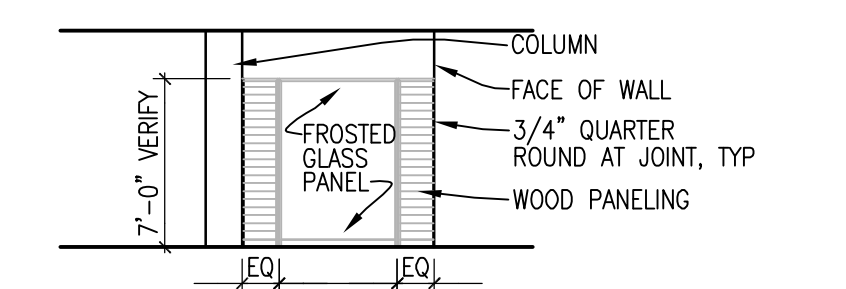
PHASE TWO
REMOVE TEMPORARY CONSTRUCTION PARTITION TO PROVIDE TEMPORARY CONSTRUCTION PARTITION TO SEPARATE OCCUPIED AREA OF WORK (PHASING AREA A) FROM UNOCCUPIED AREA (PHASING AREA B) AS SHOWN ON PHASING AND DEMOLITION PLAN. PROVIDE TEMPORARY EXIT SIGNS IN PHASING AREA A AS SHOWN ON PHASING AND DEMOLITION PLAN.

PHASE THREE
PERFORM DEMOLITION AND CONSTRUCTION WORK IN PHASING AREAS A AND B. SEE GENERAL DEMOLITION NOTE "M".

PHASE FOUR
REMOVE TEMPORARY CONSTRUCTION PARTITION WHEN IT IS NO LONGER PRACTICAL TO PROCEED WITH APPLICATION OF FINISHES WITH TEMPORARY CONSTRUCTION PARTITION IN PLACE. COORDINATE WITH VA. FOLLOWING REMOVAL OF TEMPORARY CONSTRUCTION PARTITION, ALL WORK MUST BE COMPLETED OUTSIDE OF VA PRIMARY CARE HOURS OF OPERATION UNLESS APPROVED IN ADVANCE BY VA RESIDENT ENGINEER. COORDINATE REMOVAL OF TEMPORARY POWER/DATA FOR CHECK-IN MACHINE WITH INSTALLATION OF VA PROVIDED SYSTEMS FURNITURE. TOUCH UP WALL FINISH AT TEMPORARY POWER/DATA AS REQUIRED TO PROVIDE A NEW APPEARANCE WHICH MATCHES ADJACENT FINISH.



2 ELEVATION OF PARTITION
TO BE SALVAGED
A101 SCALE: 1/8" = 1' - 0"



3 SALVAGED PARTITION
IN NEW LOCATION
A101 SCALE: 1/8" = 1' - 0"

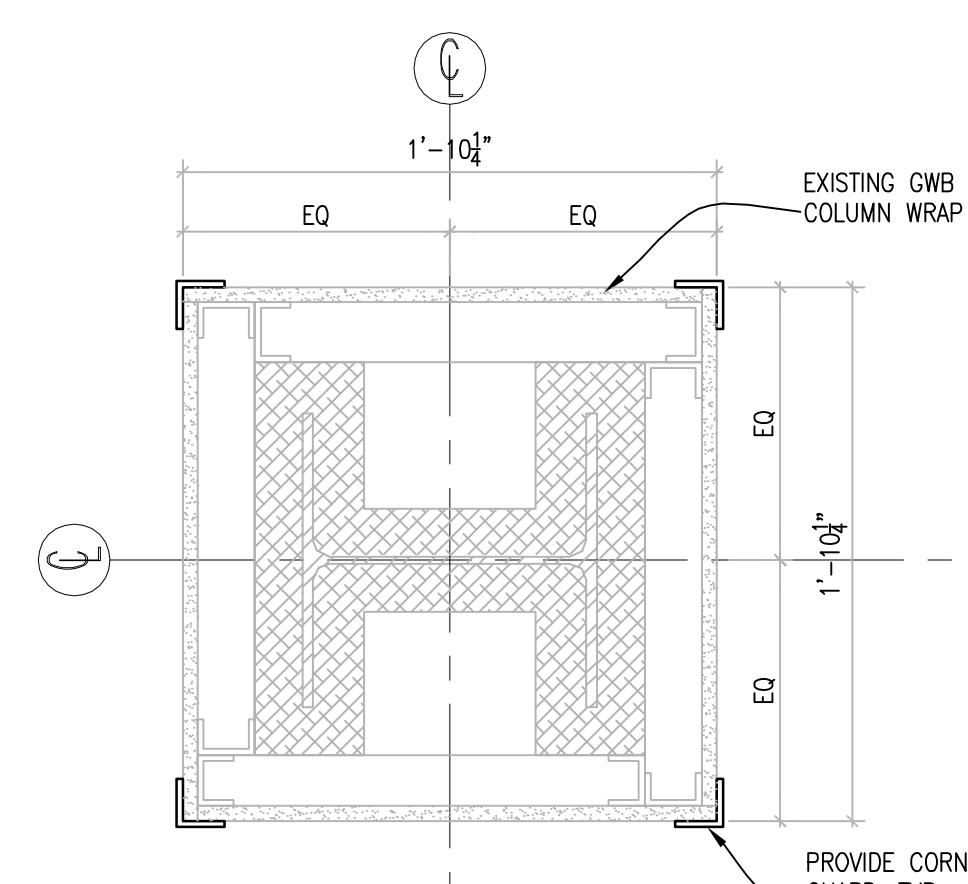
KEYED NOTES ARCHITECTURAL

- INSTALL VA-FURNISHED WALL-MOUNTED FLAT SCREEN T.V. SEE ELECTRICAL. COORDINATE MOUNTING HEIGHT WITH VA.
- PROVIDE PAINT AS SPECIFIED (09 68 00), P-1 ON ALL WALLS AND COLUMNS THROUGHOUT AREA OF WORK, EXCEPT FOR ACCENT AREAS AS NOTED ON FLOOR AND FINISH PLAN. PROVIDE ACCENT PAINT COLORS AS SPECIFIED, P-2 AND P-3 ON WALLS AS INDICATED ON FLOOR AND FINISH PLAN. VERIFY FINAL LOCATION OF ACCENT COLORS WITH VA. PROVIDE PAINT FOR DOOR FRAMES, P-4, AS SPECIFIED ON ALL DOOR FRAMES THROUGHOUT AREA OF WORK. PROVIDE P-5 ON ALL GWB SOFFITS AND CEILINGS. DO NOT PAINT ACCOUTICAL TILE OR TILE SUSPENSION GRID.
- PROVIDE FLOOR FINISH, RESILIENT BASE AND TRANSITION STRIPS AS SPECIFIED (09 68 00) THROUGHOUT AREA OF WORK. VERIFY FINAL FLOOR FINISH LAYOUT WITH VA TO INSURE COORDINATION WITH SYSTEMS FURNITURE.
- VERIFY CONFIGURATION OF FLOOR FINISH AT CORNER INDICATED COORDINATES WITH SYSTEMS FURNITURE.
- THROUGHOUT AREA OF WORK, PROVIDE NEW CEILING TILES, AS SPECIFIED (09 68 00) TO MATCH EXISTING, AS REQUIRED TO PROVIDE NEW APPEARANCE. COORDINATE WITH MECHANICAL AND ELECTRICAL WORK.
- CUT SALVAGED PARTIAL HEIGHT PARTITION TO FIT BETWEEN EXISTING COLUMN AND EXISTING WALL AS SHOWN ON PLAN. ALIGN CENTERLINE OF PARTITION WITH CENTER LINE OF COLUMN AS SHOWN ON PLAN. PROVIDE BLOCKING AT WALL AND COLUMN AS REQUIRED TO ANCHOR PARTITION TO WALL, COLUMN AND FLOOR. PATCH, REPAIR AND REFINISH PARTITION SURFACES AS REQUIRED TO PROVIDE A NEW APPEARANCE.
- PROVIDE CONTINUOUS 3/4" x 3/4" WHITE OAK QUARTER ROUND AT JOINTS AS SHOWN ON PLAN WITH END CAP AT TOP RETURN. PROVIDE CLEAR FINISH TO MATCH EXISTING MILLWORK.

GENERAL NOTES ARCHITECTURAL

PARTITION AND WALLS

- DIMENSIONS ARE TO FACE OF STUD, FACE OF EXISTING FINISH, OR CENTER LINE OF COLUMNS UNLESS SHOWN OR NOTED OTHERWISE. HALF-TONE DIMENSIONS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
- UNENGAGED COLUMNS WITHIN OPEN SPACES SHALL BE FINISHED WITH MATERIALS SCHEDULED FOR WALLS UNLESS OTHERWISE SHOWN OR DETAILED.
- VERIFY OPENINGS FOR ELECTRICAL WITH ELECTRICAL DRAWINGS AND PROVIDE AS REQUIRED.



5 CORNER GUARD DETAIL
A101 SCALE: 1-1/2" = 1' - 0"



