



PHASING DURATION:			
PHASE DURATION DURING THE CONSTRUCTION PERIOD SHOULD BE AS FOLLOWS:		PROTECT ALL EXISTING WALL, CEILING, AND FLOOR FINISHES IN EACH AREA. ANY SURFACES DAMAGED BY CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.	
PRECONSTRUCTION	30 DAYS	7.	ALL NEW PENETRATIONS IN FIRE RATED ASSEMBLIES TO MAINTAIN FIRE RATING OF ASSEMBLY AS REQUIRED.
PHASE I	60 DAYS	8.	FURNITURE SHOWN FOR REFERENCE ONLY. BY OWNER, THE OWNER SHALL REMOVE, PRIOR TO CONSTRUCTION, ALL ITEMS THAT THE OWNER DESIRES TO REMOVE. ALL REMAINING ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. ALL ITEMS TO REMAIN IN SPACE SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT.
PHASE II	15 DAYS		
PHASE III	15 DAYS		
PHASE IV	15 DAYS		
TOTAL PROJECT TIMEFRAME	130 DAYS		

EXISTING WALL TO BE DEMOLISHED. FULL HEIGHT.

EXISTING DOOR AND FRAME TO BE REMOVED.

EXISTING DOOR AND FRAME TO BE REMOVED AND SAVED FOR REINSTALLATION IN NEW LOCATION. SEE IMPROVEMENT PLAN

EXISTING CEILING TO BE REMOVED IN ENTIRETY OF ROOM UNLESS DASHED REGION IS INDICATED FOR PARTIAL REMOVAL. DASHED REGION INDICATES BOUNDARY INDICATES REGION OF CEILING SYSTEM TO BE REMOVED - PROTECT SURROUNDING CEILING SYSTEM TO REMAIN AS REQUIRED DURING CONSTRUCTION

EXISTING STAINLESS STEEL BASE MATERIAL TO BE REMOVED

EXISTING TILE BASE MATERIAL TO BE REMOVED

EXISTING BLACK QUARTZ TILE REFER TO BE REMOVED AND STORED FOR REUSE/RELOCATION AT CONCLUSION OF WORK IN GARAGE AREA. ANY SALVAGED BASE MATERIAL WHICH IS CHIPPED, CRACKED, OR OTHERWISE DAMAGED AS A RESULT OF REMOVAL BY GC SHALL BE REPLACED WITH NEW MATERIAL TO MATCH AT AN ADDITIONAL COST TO THE OWNER.

SOLID GRAY HATCHED AREA INDICATES SCOPED OF EXISTING PORCELAIN FLOOR TILE TO BE REMOVED IN ITS ENTIRETY. PREPARE SUBFLOOR FOR NEW FLOORING INSTALLATION AS REQUIRED BY FLOORING MANUFACTURER/SUPPLIER. REFER TO FINISH SCHEDULE FOR FINISH SPECIFICATIONS. FINISHING DETAIL SHALL INCLUDE THE REMOVAL OF GROUTS, MANIFESTS, AND SETTING BEDS COMPLETE TO EXISTING CONCRETE FLOOR SLAB OR OTHER SUBSTRATE. CONCEALED MULTIPLE JOINTS MAY BE REQUIRED FOR JOINT PREPARATION FOR NEW FINISHES SHALL BE BY THE INSTALLING CONTRACTOR

EXISTING LIGHT FIXTURE TO BE REMOVED. REFER TO ELECTRICAL DRAWINGS FOR REUSE/RELOCATION OF FIXTURES AND/OR CIRCUITING, WIRING, ETC.

EXISTING CEILING-MTD. SIGNAGE TO BE REMOVED AND STORED FOR REUSE/RELOCATION UPON CONCLUSION OF WORK IN THIS AREA. REFER TO CLG. PLAN

EXISTING CEILING-MTD. SPEAKER TO BE REMOVED AND RELOCATED. REFER TO REFLECTED CEILING PLAN

EXISTING WALL-MTD. DOME MIRROR TO BE REMOVED AND RELOCATED. REFER TO REFLECTED CEILING PLAN

EXISTING ELECTRICAL PANELS TO BE REMOVED OR RELOCATED - REFER TO ELECTRICAL DRAWINGS FOR SCOPE AND ADDITIONAL NOTES

BASE BID: SINGLE ELECTRICAL PANEL SHALL BE RELOCATED TO EXISTING ELECTRICAL ROOM 1F-128B

ALTERNATE 1: SINGLE ELECTRICAL PANEL SHALL BE RELOCATED TO NEW ELECTRICAL ROOM 1F-313. REFER TO DEDUCT ALTERNATE PLAN

CONTRACTOR SHALL COORDINATE WITH OWNER ALL REQUIRED SHUT-DOWNS OR TEMPORALY LOWER CLOUD COVER TO MAINTAIN THE PANELS TO ENSURE MINIMAL DISRUPTION TO VA OPERATIONS. ALL EXISTING CEILINGS THAT MUST BE TEMPORARILY REMOVED FOR ACCESS SHALL BE FULLY REINSTATED UPON COMPLETION OF WORK

EXISTING PNEUMATIC TUBE SYSTEM LOCATION TO BE REMOVED AND RECONFIGURED TO NEW PLAN LOCATION. GC SHALL RETAIN THE SERVICES OF THE PNEUMATIC TUBE SYSTEM CONTRACTOR TO PERFORM ALL WORK ASSOCIATED WITH REMOVAL AND RECONFIGURATION OF THE TUBE SYSTEM. COORDINATE TEMPORARY SHUT DOWN OF SYSTEM WITH OWNER TO ENSURE MINIMAL DISRUPTION TO VA OPERATIONS.

PNEUMATIC SYSTEM COMPANY:

SWISS-OC HEIDENHEIM LTD. CONTACT: LARRY BRAY,
SR. ACCOUNT EXECUTIVE (734) 679-9729

EXISTING THRU-SLAB FIRESTOP ASSEMBLY SHALL BE REMOVED AND CONCRETE FLOOR SLAB PATCHED FULLY TO MATCH EXISTING

EXISTING WALL-MTD. STAINLESS STEEL RAILING TO BE REMOVED. RETURN TO OWNER FOR STORAGE. SEE PLANS FOR LOCATIONS WHERE ONLY PORTIONS OF EX. RAIL TO BE REMOVED OCCUR. CUT RAIL CLEANLY TO ALLOW FOR NEW RAIL TO BE INSTALLED AT CUT LOCATION. SEE IMPROVEMENT PLAN

EXISTING STAINLESS STEEL CORNER GUARD TO BE REMOVED AND SALVAGED FOR REINSTALLATION. SEE IMPROVEMENT PLAN

PORTIONS OF EXISTING GYP. BD. SOFFIT TO BE REMOVED

EXISTING WALL-MTD. DOME MIRROR TO BE REMOVED AND RETURNED TO OWNER FOR STORAGE

REMOVE EXISTING HANDRAIL AND/OR CORNER GUARD TEMPORARILY FOR REUSE/RELOCATION DURING CONSTRUCTION. REINSTALL SAME IN FORMER LOCATION UPON CONCLUSION OF WORK.

 **FIRST FLOOR - PHASE II
DEMOLITION PLAN**
3/16" = 1'-0"