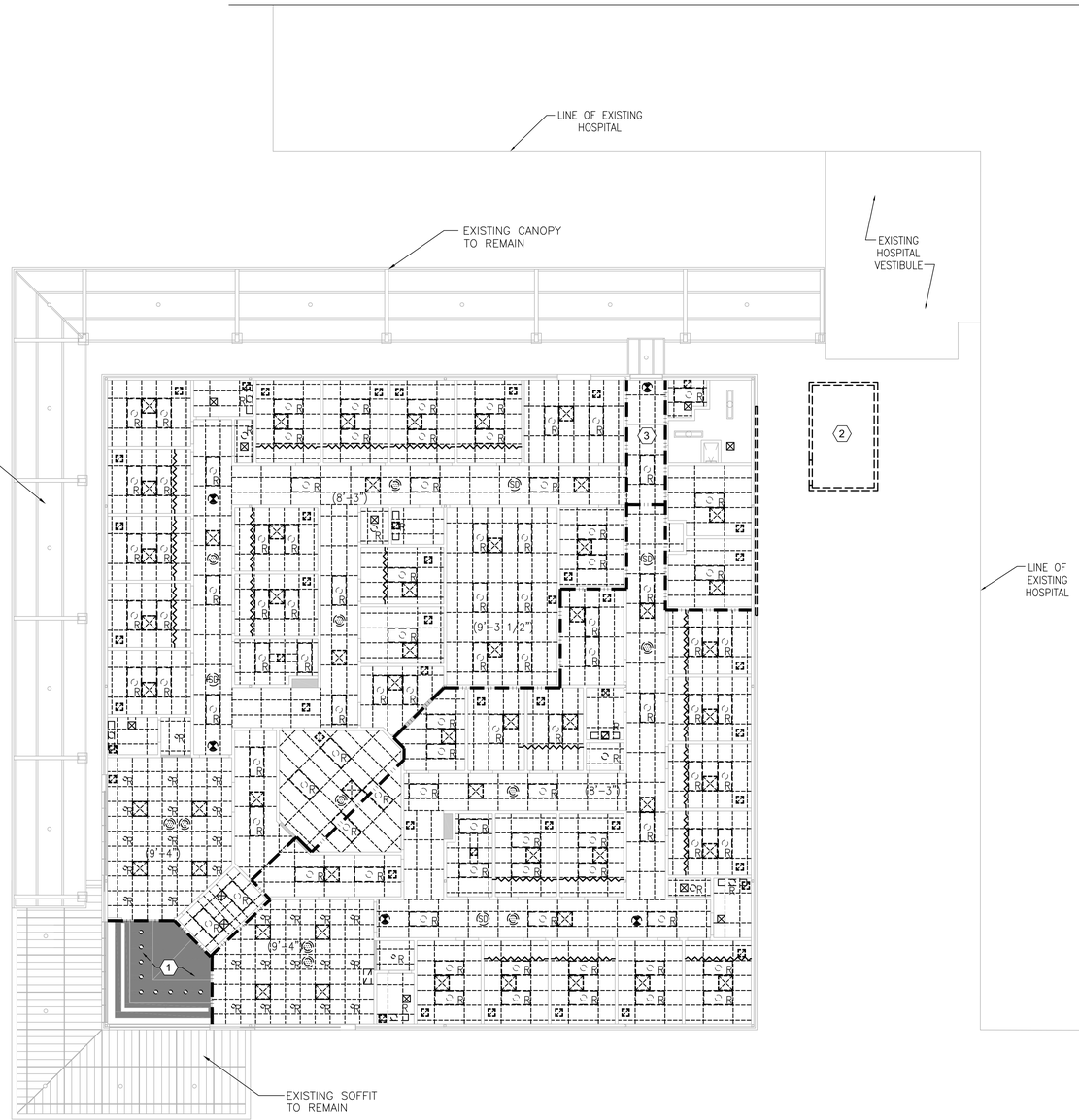

DEMOLITION CEILING PLAN

SCALE: 1/8" = 1'-0"

BUILDING: #511

DEMOLITION CEILING PLAN LEGEND

- DEMOLITION TAG, SEE DEMOLITION CEILING PLAN NOTES THIS SHEET
- 2 X 2 CEILING GRID AND TILES TO BE REMOVED
- 2 X 4 CEILING GRID AND TILES TO BE REMOVED
- EXISTING GWB SOFFIT TO REMAIN
- EXISTING GWB SOFFIT TO BE REMOVED IF REQUIRED, SEE DEMOLITION CEILING PLAN NOTE #1
- 2 X 4 PRISMATIC LENSED FLUORESCENT LIGHT FIXTURE TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- R — RECESSED CAN LIGHT FIXTURE TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- EXHAUST OR RETURN AIR DIFFUSER TO BE REMOVED, SEE MECHANICAL DRAWINGS
- SUPPLY AIR DIFFUSER TO BE REMOVED, SEE MECHANICAL DRAWINGS
- EXHAUST OR RETURN AIR DIFFUSER TO BE REMOVED, SEE MECHANICAL DRAWINGS
- CURTAIN TRACK AND CURTAIN TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION
- SPEAKER TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- SD — SMOKE DETECTOR TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- FS — FIRE ALARM STROBE TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- CEILING MOUNTED EXIT SIGN TO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS
- PHASE LINE, SEE PHASING PLAN ON SHEET GI002
- EXISTING TO REMAIN STRUCTURE MOUNTED FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- R — WALL MOUNTED LENSED FLUORESCENT LIGHT FIXTURE RO BE CAREFULLY REMOVED AND SALVAGED FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

PHASING:
THIS JOB SHALL BE DONE IN A MINIMUM OF THREE PHASES. DURING EACH PHASE THE G.C. SHALL MAINTAIN THE OTHER PORTION OF THE BUILDING IN FULL OPERATING MODE. G.C. SHALL INSTALL CONSTRUCTION BARRIERS TO PROTECT OPERATIONAL AREA OF BUILDING, SEE SHEETS AD101 AND AS101 FOR LOCATIONS AND ADDITIONAL INFORMATION. G.C. SHALL REVIEW PHASING PLAN ON GI002 AND COORDINATE WITH THE VA REPRESENTATIVE. ANY PHASING CONCERNS SHALL BE BROUGHT TO VA'S ATTENTION PRIOR TO COMMENCING WORK. PHASE 1 CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL EQUIPMENT SHOWN WITHIN THAT PHASE, SHALL BE COMPLETE, TESTED AND OPERATIONAL BEFORE PROCEEDING TO THE NEXT PHASE. ALL PHASES SHALL BE FULLY OPERATIONAL AND ACTIVATED BY THE VA PRIOR TO PROCEEDING TO THE SUBSEQUENT PHASE. CONTRACTOR SHALL ALLOW 2 WEEKS BETWEEN THE COMPLETION/ACCEPTANCE OF PHASE 2 AND THE START OF PHASE 3 TO ALLOW TIME FOR THE VA TO ACTIVATE THE COMPLETED AREA, AND REMOVE FURNISHINGS FROM THE FOLLOWING PHASE. WARRANTY ON ANY COMPLETED PHASES OF WORK SHALL NOT BEGIN UNTIL THE COMPLETION AND ACCEPTANCE OF THE ENTIRE JOB.

CEILING PHASING NOTE:
WHERE CONSTRUCTION BARRIERS SEPARATE OPERATIONAL AND NON-OPERATIONAL AREAS, G.C. SHALL COMPLETE REMOVAL OF EXISTING GRID AND TILES AND INSTALLATION OF NEW GRID AND TILES WITHIN EACH PHASE AS POSSIBLE. G.C. SHALL COORDINATE WORK WITH VA TO MINIMIZE DISRUPTION OF NORMAL OPERATION. COMPLETION OF WORK MAY OCCUR BEYOND PHASING LINES.

CONSTRUCTION BARRIER NOTE:
BARRIERS SHALL BE OF MTL. STUD AND GWB, TAPE, MUDDED AND PAINTED TO MATCH EXISTING WALLS. WALLS SHALL BE SEALED TIGHT SO AS TO LIMIT DUST AND DEBRIS ENTERING INTO OPERATIONAL AREA OF BUILDING. NEGATIVE PRESSURE MACHINES SHALL BE PROVIDED BY THE G.C. TO MAINTAIN NEGATIVE PRESSURE IN CONSTRUCTION AREAS. WHERE CONSTRUCTION BARRIERS SEPARATE OPERATIONAL AND NON-OPERATIONAL AREAS OF ROOMS, G.C. SHALL COORDINATE WORK WITH VA TO MINIMIZE DISRUPTION OF NORMAL OPERATION. PROVIDE LOCKABLE 3'-0" X 7'-0" SOLID CORE WOOD DOORS AS REQUIRED FOR ENTRANCE AND EGRESS IN 2" PAINTED H.M. FRAMES 18 GA. MIN. PROVIDE CLOSERS, ADA LEVER HARDWARE, INSTALL CYPHER/COMBINATION LOCKSET ON DOORS W/ REMOVABLE CORE THAT WILL ACCEPT HOSPITAL'S 7-PIN ENGINEERING KEY CODE.

DEMOLITION CEILING PLAN NOTES

1. CAREFULLY REMOVE GWB AND CAN LIGHTS ABOVE VESTIBULE ONLY AS NECESSARY FOR INSTALLATION OF NEW SPRINKLER SYSTEM. SALVAGE CAN LIGHTS IF REMOVED. COORDINATE EXTENTS OF DEMOLITION WITH PLUMBING DRAWINGS AND SPRINKLER SUBCONTRACTOR'S STAMPED SPRINKLER PLAN. ALL WORK IN VESTIBULE MUST BE PERFORMED AT NIGHT OR WEEKENDS AND MUST REMAIN ACCESSIBLE BY PATIENTS AND STAFF DURING NORMAL BUSINESS HOURS. SPACE SHALL BE CLEANED AND LEFT LIKE NEW AT END OF EACH AFTER HOURS OR WEEKEND SHIFT SO PATIENTS ARRIVING IN THE MORNING ARE UNAWARE OF CONSTRUCTION PROCESS. COORDINATE WITH VA REPRESENTATIVE AND SAFETY MANUAL.
2. REMOVE LIGHTING AND FANS, ETC. FROM SMOKER'S SHELTER. WIRING, CONDUIT, POWER CONNECTIONS, AND ALL ASSOCIATED EXISTING WORK WHICH WOULD INTERFERE WITH NEW WORK TO BE REMOVED COMPLETE. POWER TO BE PULLED BACK TO ADJACENT STRUCTURE AND TERMINATED IN A LABELED JUNCTION BOX.
3. ALL WORK THIS AREA MUST BE PERFORMED AT NIGHT OR WEEKENDS AND MUST REMAIN ACCESSIBLE BY PATIENTS AND STAFF DURING NORMAL BUSINESS HOURS. SPACE SHALL BE CLEANED AND LEFT LIKE NEW AT END OF EACH AFTER HOURS OR WEEKEND SHIFT SO PATIENTS ARRIVING IN THE MORNING ARE UNAWARE OF CONSTRUCTION PROCESS. COORDINATE WITH VA REPRESENTATIVE AND SAFETY MANUAL.

GENERAL DEMOLITION CEILING PLAN NOTES

1. G.C. SHALL COORDINATE DEMOLITION OF CEILING AND CEILING MOUNTED ITEMS WITH NEW WORK CEILING PLANS.
2. G.C. SHALL COORDINATE ALL CEILING DEMOLITION WORK WITH ARCHITECTURAL, PLUMBING, ELECTRICAL AND MECHANICAL DEMOLITION AND NEW WORK DRAWINGS.
3. ALL CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THOSE INDICATED ON DEMOLITION CEILING PLAN SHALL BE REMOVED COMPLETE. REMOVE ANY AND ALL HANGERS, CLIPS, FASTENERS AND ANY OTHER ASSOCIATED CEILING ITEMS REQUIRED TO INSTALL NEW HVAC SYSTEM AND SPRINKLER SYSTEM COMPLETE. G.C. SHALL SALVAGE ITEMS SO NOTED.
4. G.C. SHALL PROVIDE ALL REQUIRED CONSTRUCTION AND WARNING SIGNS AS REQUIRED FOR THE VA SPECIFICATIONS OR AS DEEMED NECESSARY BY THE VA REPRESENTATIVE OR VA SAFETY MANUAL.
5. G.C. SHALL MAINTAIN THE EXISTING BUILDING IN A WATERTIGHT STATE THROUGHOUT CONSTRUCTION. ANY DAMAGE CAUSED BY G.C. OR G.C. SUBCONTRACTORS SHALL BE REPAIRED TO MATCH EXISTING LIKE NEW AT THEIR OWN COST. PHOTOS OF ALL EXISTING CONDITIONS SHALL BE TAKEN PRIOR TO START OF ANY WORK. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. G.C. SHALL MAINTAIN CONSTRUCTION BARRIERS AND REQUIRED ITEMS TO MAKE CONSTRUCTION LIMITS DUST TIGHT. AREAS THAT ARE TO BE KEPT OPEN AND OPERATIONAL SHALL BE KEPT FREE OF DUST AND ANY CONSTRUCTION DEBRIS. SEE ICRA REQUIREMENTS IN THE GENERAL REQUIREMENTS, THE CONSTRUCTION BARRIER NOTE AND OTHER SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION.
7. G.C. SHALL REMOVE ALL EXHAUST FAN GRILLES, RETURN GRILLES, REMOVE AND SALVAGE LOUVERS, SMOKE DETECTORS AND ANY OTHER CEILING ITEMS NOT LISTED COMPLETE. STORE ALL SALVAGED ITEMS FOR REINSTALLATION IN EXACT LOCATION.
8. G.C. SHALL CAREFULLY REMOVE AND SALVAGE ALL CEILING MOUNTED FIRE SAFETY/LIFE SAFETY ITEMS COMPLETE. STORE ALL ITEMS FOR REINSTALLATION. COORDINATE WITH NEW WORK CEILING PLANS, PLUMBING AND ELECTRICAL DRAWINGS.
9. G.C. SHALL NOTIFY ARCHITECT DURING CEILING DEMOLITION OF ANY ITEMS FOUND ABOVE GRID THAT MAY INTERFERE WITH NEW WORK PLANS.

CEILING DEMOLITION SCOPE:
THE INTENT OF THIS JOB IS TO REMOVE ALL CEILING GRIDS, WALL ANGLES AND TILES, ALL SUPPORTS, HANGERS, ETC. LIGHTS, SPEAKERS, SMOKE DETECTORS, EXIT SIGNS, FIRE STROBES AND ALL OTHER ITEMS SUPPORTED BY GRID SHALL BE REMOVED, SALVAGED FOR REINSTALLATION IN EXACT LOCATION UNLESS OTHERWISE NOTED

BID ALLOWANCE #1:
G.C. SHALL PROVIDE A $15,000.00 BID ALLOWANCE TO PROVIDE MOLD REMEDIATION OF EXISTING GWB ON EXTERIOR WALLS WHERE VINYL WALL COVERING HAS BEEN REMOVED. THIS REMEDIATION WILL INCLUDE REMOVAL OF GWB AND BATT INSULATION AT LOCATIONS WHERE MOLD OR WATER DAMAGE IS ENCOUNTERED. THIS WILL ALSO INCLUDE INSTALLATION OF NEW BATT INSULATION OF SAME THICKNESS AND R VALUE OF REMOVED AND NEW MOLD RESISTANT GWB OF THICKNESS TO MATCH EXISTING. COSTS FOR ABATEMENT SHALL BE BASED ON ACCEPTABLE LOW QUOTE FROM ABATEMENT COMPANY PLUS ALLOWABLE G.C. MARKUP PER THE CHANGE ORDER CLAUSE IN THE GENERAL CONDITIONS OF THE SPECIFICATIONS. ANY PORTION OF THIS ALLOWANCE NOT USED SHALL BE CREDITED BACK TO THE VA.

BID ALLOWANCE #2:
G.C. SHALL PROVIDE IN BASE BID A COST TO REMOVE 20% OF EXISTING ROOF SURFACE METAL DECKING AND INSTALL NEW METAL ROOF DECK THAT MATCHES EXISTING IN HEIGHT, GAUGE, RIB SPACING, SIZE AND FASTENING METHOD. IF 20% IS NOT REQUIRED ONCE DEMOLITION AND INSPECTION HAS BEEN COMPLETED THEN THE G.C. SHALL CREDIT BACK THE PERCENTAGE PORTION OF THE 20% NOT USED TO THE VA.

Revision #1	
Revisions:	Date

CONSULTANTS:

VHB Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

Two Columbus Center
4500 Main Street, Suite 400
Virginia Beach, Virginia 23462
757.490.0132 • FAX 757.490.0136

Pace MECHANICAL, ELECTRICAL ENGINEERS VIRGINIA BEACH, VA - 757-499-7223

SPEIGHT, MARSHALL & FRANCIS, P.C. STRUCTURAL ENGINEERS
5135 McComas Way, Suite 103 Virginia Beach VA. 23456
PHONE (757) 427-1020 FAX (757) 427-5919
SMAF Job No: 11.089

COMMONWEALTH OF VIRGINIA
Paul C. Garrison
NO.
Lic.# 010195
03-30-2012
ARCHITECT

ARCHITECT:

INNOVATE Architecture • Interiors
441 WASHINGTON STREET PORTSMOUTH, VA 23704 (P) 757.393.9900 (F) 757.393.9907

Drawing Title	DEMOLITION CEILING PLAN, DEMOLITION CEILING PLAN LEGEND, DEMOLITION CEILING PLAN NOTES, BID ALLOWANCE #1 AND #2 AND PHASING NOTES
Approved Project Director	
Project Title	ROOF RENOVATION AND MECHANICAL ADDITION FOR THE RICHMOND YELLOW CLINIC
Location	VAMC, RICHMOND, VIRGINIA
Date	03 - 30 - 12
Checked	PG
Drawn	TS
Project Number	652-12-109
Building Number	511
Drawing Number	AD102
Dwg.	8 of 48

Office of Construction and Facilities Management
Department of Veterans Affairs

VA FORM 08-6231