

NEW WORK CEILING PLAN

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

BUILDING: #511

EXISTING CANOPY TO REMAIN

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LINE OF EXISTING HOSPITAL

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NEW WORK CEILING PLAN LEGEND

- NEW WORK TAG, SEE NEW WORK CEILING PLAN NOTES THIS SHEET
- NEW 2 X 2 CEILING GRID AND TILES, SEE SPECIFICATIONS
- NEW 2 X 4 CEILING GRID AND TILES, SEE SPECIFICATIONS
- EXISTING GWB FINISH CEILINGS AND SOFFITS
- EXISTING GWB SOFFIT TO BE REMOVED IF REQUIRED, SEE DEMOLITION CEILING PLAN NOTE #1
- REINSTALLED SALVAGED 2 X 4 FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- NEW 1 X 4 FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- REINSTALLED SALVAGED 6" RECESSED CAN LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- NEW SUPPLY AIR DIFFUSER, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- NEW EXHAUST REGISTER OR RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- REINSTALLED SALVAGED PUBLIC ADDRESS SPEAKER, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- REINSTALLED SALVAGED SMOKE DETECTOR, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- REINSTALLED SALVAGED EXIT EGRESS LIGHT, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- REINSTALLED SALVAGED CUBICLE CURTAIN AND CURTAIN TRACK (CC1). SEE FINISH PRODUCT SCHEDULE SHEET AS001
- EXISTING TO REMAIN STRUCTURE MOUNTED FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- CUT-OFF MINI WALL PACK, SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- PHASE LINE, SEE PHASING PLAN ON G1002
- REINSTALLED SALVAGED WALL MOUNTED FLUORESCENT LIGHT FIXTURE, 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 G1002 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.

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.

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.

NEW WORK CEILING PLAN NOTES

- NO CEILING TO BE INSTALLED THIS SPACE. EXISTING EXPOSED STEEL AND DECK TO REMAIN. EXISTING TO REMAIN LIGHT FIXTURES. REMOVE, SALVAGE AND REINSTALL IF REQUIRED FOR DEMOLITION AND NEW WORK.
- NO CEILING THIS SPACE. EXPOSED STEEL AND ROOF DECK. INSTALL NEW LIGHT FIXTURES PER ELECTRICAL DRAWINGS.
- PATCH GWB AND REINSTALL CAN LIGHTS ABOVE VESTIBULE ONLY AS WAS NECESSARY FOR INSTALLATION OF NEW SPRINKLER SYSTEM. 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.
- ALL WORK THIS AREA MUST BE PERFORMED AT NIGHT OR WEEKEND 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 WEEKENDS SHIFT SO PATIENTS ARRIVING IN THE MORNING ARE UNAWARE OF CONSTRUCTION PROCESS. COORDINATE WITH VA REPRESENTATIVE AND SAFETY MANUAL.

GENERAL NEW WORK CEILING PLAN NOTES

U.O.N. = UNLESS OTHERWISE NOTED

- RICHMOND VETERAN'S ADMINISTRATION IS RESPONSIBLE FOR THE REMOVAL OF ALL MEDICAL EQUIPMENT, MEDICAL, AND OFFICE FURNITURE, AND ALL ACCESSORIES REQUIRED TO BE REMOVED PRIOR TO WORK COMMENCING IN ORDER FOR G.C. TO COMMENCE WITH SCOPE OF WORK IN THIS CONTRACT. G.C. AND VA REPRESENTATIVE TO COORDINATE ITEMS TO BE MOVED AND STORED PRIOR TO THE G.C. COMMENCING WITH ANY WORK. ANY FURNITURE, EQUIPMENT OR BUILDING FINISHES SCHEDULED TO REMAIN OR BE REUSED SHALL BE PROTECTED BY THE G.C. AT ALL TIMES.
- G.C. SHALL PROVIDE NFPA 13 SPRINKLER SYSTEM. SPRINKLER HEADS SHALL BE SEMI-RECESSED AND CENTERED IN TILES. SEE SPRINKLER PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL HVAC EXHAUST VENT GRILLES AND SPRINKLER HEADS SHALL BE CENTERED IN ACT.
- 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.
- 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.
- 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.
- G.C. SHALL REINSTALL ALL SALVAGED ITEMS IN EXACT REMOVED LOCATIONS U.O.N.
- INSTALL NEW CEILING GRID AND TILES IN THE SAME HEIGHT AS PREVIOUSLY REMOVED CEILING GRID AND TILE. INSTALL ALL SALVAGED ITEMS BACK INTO GRID IN THE EXACT LOCATION AS PREVIOUSLY REMOVED. CEILING HEIGHT IS 8'-0" A.F.F. U.O.N. CEILING TILES SHALL BE DONE BY ARMSTRONG. VERIFY TILE AND GRID WITH VA FOR APPROVAL.
- G.C. SHALL PATCH GWB AND INSTALL NEW METAL STUDS AS REQUIRED TO INFILL WALLS ABOVE CEILINGS WHERE DUCTWORK DEMOLITION HAS OCCURRED. GWB AND STUDS TO MATCH EXISTING EXACTLY. SEAL CONNECTION AT DECK.
- G.C. SHALL PROVIDE CONTINUOUS MOLD SPORE TESTING AND MONITORING TO MAKE SURE NO CONTAMINANTS ARE AIRBORNE THROUGHOUT ENTIRE JOB. IF MOLD IS FOUND G.C. SHALL HAVE A CERTIFIED ABATEMENT COMPANY PERFORM ABATEMENT AND CLEAN UP. G.C. SHALL PROVIDE THREE QUOTES FROM CERTIFIED ABATEMENT CONTRACTOR. SEE BID ALLOWANCE #1 NOTE.
- MODIFY STUD, WALLS AND GWB ABOVE CEILINGS AS REQUIRED FOR INSTALLATION OF NEW DUCTWORK AND PIPING. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS. PATCH GWB AND SEAL TO STRUCTURE ABOVE TO MATCH EXISTING ADJACENT.

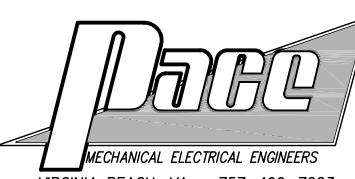
BID ALLOWANCE #1:
G.C. SHALL PROVIDE A \$15,000.00 BID ALLOWANCE TO PROVIDE MOLD REMEDIATION OF EXISTING GWB ON EXTERIOR WALLS WHERE VINYL WALL COVERING HAS BEEN REMOVED. THIS REMEDIATION WILL INCLUDE REMOVAL OF GWB AND BATT INSULATION AT LOCATIONS WHERE MOLD OR WATER DAMAGE IS ENCOUNTERED. THIS WILL 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.

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Drawing Title
NEW WORK CEILING PLAN, NEW WORK CEILING PLAN NOTES,
GENERAL NEW WORK CEILING PLAN NOTES, NEW WORK
CEILING PLAN LEGEND, PHASING NOTE, BID ALLOWANCE #1
AND CONSTRUCTION BARRIER NOTE

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
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Project Number
652-12-109

Building Number
511

Drawing Number
AS102

Dwg. 15 of 48

Office of
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Management

