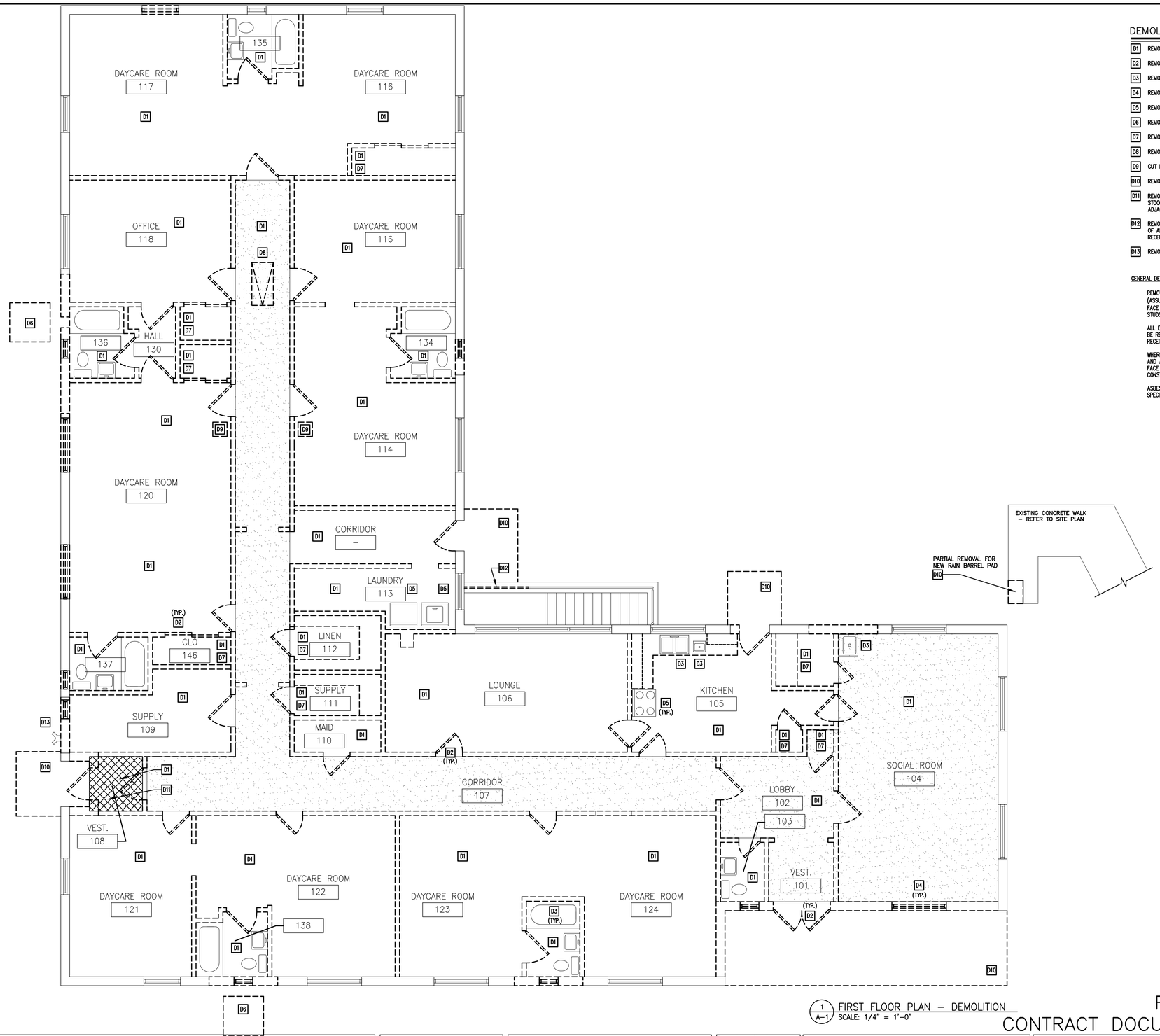
DEMOLITION AND CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVEL, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS AS REQUIRED.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID TO GO OVER THE CONDITIONS AT THE SITE INFORMING HIMSELF OF ALL DETAILS.
3. WHERE EXISTING MATERIALS ARE REMOVED OR ALTERED, THE REMAINING FLOOR, CEILING AND WALL SURFACES SHALL BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING ADJACENT CONSTRUCTION AND TO ACCEPT NEW WORK AS PER MANUFACTURER'S RECOMMENDATIONS.
4. CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES DURING CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGE DONE BY HIM OR HIS SUB-CONTRACTOR.
5. ALL EXISTING EQUIPMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION.
6. ALL ITEMS INDICATED DASHED SHALL BE REMOVED, INCLUDING WALLS, DOORS, CABINETS, SHELVES, ETC.
7. CAP ALL EXISTING UNUSED PLUMBING, POWER, ETC. IN WALLS AND BELOW FLOOR LINE AND PATCH SAME TO MATCH EXISTING MATERIALS. COORDINATE WITH MECHANICAL DRAWINGS.
8. REMOVE ALL PLUMBING FIXTURES INDICATED DASHED. VERIFY WITH MECHANICAL DRAWINGS FOR LOCATION OF FIXTURES.
9. THE FLOORING CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE REMOVAL OF EXISTING FLOOR FINISHES, SETTING BEDS, ETC. AND INSTALLATION OF GROUT SLOPING TO DRAIN, SUB-BASE, NEW FLOOR WITH INTEGRAL COVED BASE AND ALL OTHER WORK RELATED TO THE FLOOR FOR A PROPER INSTALLATION
10. REMOVE ALL WALL BASE MATERIAL IN ALL ROOMS AFFECTED BY DEMOLITION AND NEW WALL FINISHES.
11. CONTRACTOR SHALL COORDINATE ALL WORK SCHEDULE, LOCATIONS AND DATES WITH THE OWNER PRIOR TO COMMENCING WORK.
12. ALL MATERIALS DEEMED OBSOLETE BY VIRTUE OF DEMOLITION FOR NEW CONSTRUCTION SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED OFF THE SITE LEGALLY. ANY QUESTIONABLE ITEMS SHALL BE REVIEWED BY THE OWNER AND DETERMINED WHETHER OR NOT THE ITEM IS SALVAGEABLE.
13. FLOOR FINISHES ADJACENT TO AREAS WHERE EXISTING WALLS AND FLOOR FINISHES ARE TO BE REMOVED SHALL HAVE ALL DAMAGED ITEMS REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. CONTRACTOR SHALL DRILL PILOT HOLES PRIOR TO DRILLING OPENINGS IN FLOORS ABOVE AND BELOW WORK AREA FOR PASSAGE OF PLUMBING SUPPLY AND DRAIN LINES. CONTRACTOR SHALL NOT DRILL THROUGH BEAMS OR CONCRETE JOISTS. PENETRATIONS FOR PLUMBING SUPPLY AND DRAIN LINES MAY BE ADJUSTED HORIZONTALLY TO PENETRATE FLOOR SLAB IN APPROPRIATE LOCATIONS. VERIFY WITH OWNER
15. ALL WORK AND MATERIAL MUST CONFORM TO LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.
16. INSTALLATION OF MANUFACTURED COMPONENTS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, PLUMBING ETC. REQUIREMENTS WITH THE EQUIPMENT TO BE INSTALLED.
17. ALL DIMENSIONS MUST BE FIELD VERIFIED.
18. ALL ROUGH WOOD BLOCKING BACKING, SHEATHING AND BRACING SHALL BE F. R., W. R. AND CONFORM TO ALL APPLICABLE CODES.
19. ALL WORK AND MATERIAL MUST CONFORM WITH ADA AND VA ACCESSIBILTY.
20. IF PROPOSED OR ACTUAL DIMENSIONS, MEASUREMENTS, CEILING HEIGHTS ETC. CONFLICT WITH EACH OTHER, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER OR ARCHITECT IN WRITING PRIOR TO COMMENCING WITH THE WORK. THE CONTRACTOR ASSUMES LIABILITY FOR ANY REPAIR OR RETROFIT CAUSED BY CONFLICT.
21. CRITICAL: PROVIDE TEMPORARY SHORING AS REQUIRED PRIOR TO REMOVING EXISTING BEARING WALLS – FIELD VERIFY AND COORDINATE WITH STRUCTURAL DRAWINGS.
22. GENERAL DESIGN INTENT IS TO MAINTAIN EXISTING FLOOR SYSTEM AND MAINTAIN EXISTING FLOOR ELEVATION. EXISTING CONSTRUCTION DETAILS INDICATE MODIFICATIONS IN ORIGINAL FLOOR SYSTEM TO RECEIVE EXISTING CERAMIC TILE SETTING BEDS AND OTHER DEPRESSIONS. CONTRACTOR SHALL BE PREPARED TO MAKE THESE AREAS FLUSH WITH TOP OF EXISTING FLOOR ELEVATION.
23. EXISTING SHED (NOT INDICATED ON THIS SHEET) AND ALL ASSOCIATED ACCESSORIES INCLUDING THE CONCRETE SLAB ON WEST CORNER OF PROPERTY SHALL BE REMOVED IN ITS ENTIRETY. REFER TO "L" SERIES SHEETS FOR ADDITIONAL INFORMATION.



1 / A-1 FIRST FLOOR PLAN – DEMOLITION
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES

- D1 REMOVE ALL FLOORING, FINISHES AND MOLDINGS
- D2 REMOVE DOOR (SWING, BI-PASS, ETC.), FRAME AND HARDWARE
- D3 REMOVE ALL PLUMBING FIXTURES: WATER CLOSET, SINK, TUB, ETC.
- D4 REMOVE WINDOW, FRAME AND HARDWARE
- D5 REMOVE APPLIANCES AND ALL ASSOCIATED ACCESSORIES
- D6 REMOVE CONDENSING PAD – SEE MECH.
- D7 REMOVE SHELVING
- D8 REMOVE PULL DOWN STAIR – ATTIC ACCESS. RETAIN FOR NEW LOCATION.
- D9 CUT EXISTING FLOOR TO ALLOW FOR NEW STEEL COLUMN – SEE STRUCT.
- D10 REMOVE EXISTING CONCRETE STOOP, STEPS AND RAMP
- D11 REMOVE EXISTING INTERIOR CONCRETE BEAM AND SLAB – INTEGRAL WITH STOOP AT THIS LOCATION ONLY. PATCH AND REPAIR TO MATCH EXISTING ADJACENT FLOOR STRUCTURE.
- D12 REMOVE MINIMAL EXTENT OF RAILING TO NEAREST VERTICAL POST AT TOP OF AREAWAY WALL. MODIFY EXISTING BALANCE OF RAILING SYSTEM TO RECEIVE NEW RAILING FROM POST TO EXISTING EXTERIOR WALL.
- D13 REMOVE EXISTING FDC AND RELOCATE PER SHEET L-3, A-2 AND M5.01.

GENERAL DEMOLITION NOTES:

REMOVE EXISTING INTERIOR FACE OF WALL FINISH SYSTEM (ASSUMED TO BE PLASTER ON METAL LATH SECURED TO FACE OF STUD). SCRAPE, CLEAN AND PREPARE EXISTING STUDS LIKE NEW TO RECEIVE NEW GYPSUM BOARD FINISH.

ALL EXISTING EXTERIOR WALL AND ROOF INSULATION SHALL BE REMOVED. SCRAPE, CLEAN AND PREPARE LIKE NEW TO RECEIVE NEW INSULATION.

WHERE EXTERIOR WALLS ARE REMOVED IN THEIR ENTIRETY AND AT LOCATIONS OF SELECTIVE DEMOLITION, REMOVE EXISTING FACE BRICK CAREFULLY AND RETAIN FOR NEW EXTERIOR WALL CONSTRUCTION AT LOCATIONS TO BE DETERMINED.

ASBESTOS ABATEMENT REQUIRED AT AREAS INDICATED THUS: REFER TO SPECIFICATION SECTION 02 82 11 FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALLS
- EXISTING DOORS TO REMAIN
- EXISTING DOORS, FRAMES & ETC. TO BE REMOVED
- NEW DOOR

FULLY SPRINKLERED CONTRACT DOCUMENTS SUBMISSION

Additions: | Date:

Revisions:

Consultants

BURDETTE KOEHLER MURPHY & ASSOCIATES, INC.
MECHANICAL / ELECTRICAL CONSULTING ENGINEERING
1423 CLARKVIEW ROAD, SUITE 500
BALTIMORE, MARYLAND 21209
410.323.0600 – FAX 410.377.2543

RICKERT ENGINEERING, INC.
STRUCTURAL ENGINEER
8813 WALTHAM WOODS RD. SUITE 310
BALTIMORE, MARYLAND 21234
410.663.5110 – FAX 410.663.5114

BUILDING COST CONSULTANTS
COST ESTIMATING
12917 – 30TH AVENUE
PLATTSMOUTH, NEBRASKA 68048
402.298.8260 – FAX 402.298.8290

CENTURY ENGINEERING, INC.
CIVIL ENGINEER
10710 GILROY ROAD
HUNT VALLEY, MARYLAND 21031
443.589.2400 – FAX 443.589.2401

Seal:

ARCHITECTURE PLANNING ENGINEERING
POLT DESIGN GROUP
1301 Enterprise Court, Suite 103-C
Bel Air, Maryland 21014-1847
410.803.2141
fax 410.838.1603
www.polt-design.com

Drawing Scale:
Drawing Start Date:
Drawing Finish Date:
Drawing Approved:

Drawing Title: FIRST FLOOR PLAN – DEMOLITION

Approved: Associate Director for Operations:
Approved: Chief, Facilites Engineer:
Approved: Director, Medical Center:

Project Title: BUILDING 5 RENOVATION

Building No: 5 | Checked: CAJ | Drawn: BMH/BDA

Location: VAMHCS MEDICAL CENTER WILMINGTON, DELAWARE

Date: 6-15-2012
Project No: 460-13-111
DRAWING NO: A-1
Dwg. 12 Of 67

DEPARTMENT OF VETERANS AFFAIRS

PDG 110105.01