Veterans Affairs Medical Center
Renovate 2nd Floor Restrooms
Project Number 636-13-135

2201 Broadwell Avenue
Grand Island, Nebraska 68803

GENERAL ARCHITECTURAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE, STUDY EXISTING CONDITIONS, REVIEW DRAWINGS AND SPECIFICATIONS.
2. CONTRACTOR SHALL ADJUST FOR ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. CONTRACTOR SHALL TAKE ALL MEASUREMENTS FOR THE WORK AND BE RESPONSIBLE FOR SAME. COORDINATE THE WORK AND SHOP DRAWINGS WITH ALL OTHER TRADES AFFECTED AND MAKE ANY NECESSARY OFFSETS TO CONCEAL PIPING AND DUCTWORK AND TO CLEAR EQUIPMENT, STRUCTURAL MEMBERS AND OTHER OBSTRUCTIONS.
4. ALL UTILITIES AND SERVICES SHALL BE KEPT IN CONTINUOUS OPERATION UNLESS WRITTEN PERMISSION IS OTHERWISE GRANTED BY THE OWNER. TEMPORARY ALTERATIONS AND CONNECTIONS REQUIRED BY THIS CONTRACT SHALL BE MADE SO THAT ALL BUILDING SERVICES ARE MAINTAINED WITH MINIMUM INTERRUPTION. SCHEDULE ALL ELECTRICAL/MECHANICAL OUTAGES 7 DAYS IN ADVANCE WITH THE OWNER.
5. PROTECT ALL WORK, MATERIALS AND EQUIPMENT. CAP OR PLUG TEMPORARY OPENINGS. DELIVER ALL WORK TO THE OWNER CLEAN AND IN GOOD CONDITION.
6. ALL OCCUPIED WORK AREAS, BUILDING CORRIDORS AND EXTERIOR AREAS SHALL BE KEPT CLEAR OF DEBRIS. CUTTING AND PATCHING OF EXISTING WALLS, FLOORS OR CEILINGS REQUIRED BY NEW WORK SHALL INCLUDED AS WORK PROVIDED UNDER THIS CONTRACT.
7. CUTTING SHALL BE DONE WITH CARE SO AS NOT TO DAMAGE EXISTING EQUIPMENT, CONNECTIONS, CONTROLS, ETC. DAMAGE CAUSED BY SUCH CUTTING SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY CONTRACTOR AT NO COST TO THE OWNER.
8. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS.
9. MANUFACTURER AND MODEL NUMBERS SPECIFIED ESTABLISH THE TYPE AND QUALITY REQUIRED.
10. ALL WORK SHALL COMPLY WITH APPLICABLE REGULATIONS, CODES AND ORDINANCES.
11. THE CONTRACTOR SHALL PERFORM ALL TESTS AS SPECIFIED OR AS NECESSARY TO DEMONSTRATE A COMPLETE AND SATISFACTORY INSTALLATION.
12. ALL EXPOSED PENETRATIONS MADE THROUGH EXISTING ROOFS, FLOORS, AND WALLS SHALL BE PATCHED WITH LIKE MATERIALS TO MATCH THE SURROUNDING SURFACES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS RESULTING FROM WORK UNDER THIS CONTRACT AND SHALL RESTORE SUCH TO ITS ORIGINAL CONDITION.
14. INSTALL THE SPECIFIED FIRE STOPPING (SLEEVES, WRAP, CONDUIT, ETC.) AT RATED CONSTRUCTION.
    A. FIRE STOP ALL PENETRATIONS WHERE NEW DEVICES/LINES RELOCATING EXISTING DEVICES/LINES PENETRATING FLOORS, CEILINGS AND OTHER RATED BARRIERS.
    B. FIRE STOP ALL NEWLY CREATED PENETRATIONS WHERE EXISTING DEVICES/LINES PENETRATE FLOOR, CEILINGS AND OTHER RATED BARRIERS.
15. ALL NEW STUD WALLS AND GYPSUM BOARD SHALL EXTEND TO STRUCTURE UNLESS NOTED OTHERWISE.
16. ALL GYPSUM BOARD SHALL BE TYPE 'X' FIRE CODE GYPSUM BOARD OR AS INDICATED ON DRAWINGS.
17. PROVIDE WOOD BLOCKING OR 16 GA. METAL BACKING PLATES IN ALL WALLS TO RECEIVE EQUIPMENT, SHELVING AND ACCESSORIES, DOOR STOPS AND OTHER ITEMS REQUIRING REINFORCEMENT.
18. ALL ITEMS AND DEVICES, SUCH AS COVER PLATES, SWITCH PLATES, CONVENIENCE OUTLETS, DOOR STOPS AND OTHER FINISH HARDWARE, ETC., SHALL BE REMOVED AND REINSTALLED AS PART OF THE REFINISHING OF EXISTING WALLS INDICATED TO REMAIN.
19. THE CONTRACTOR SHALL WORK WITH THE CONDITIONS AS THEY EXIST AT THE SITE. ALL ABOVE CEILING CONDITIONS SHALL BE REVIEWED, AND MODIFICATIONS IDENTIFIED, COORDINATED AND INCORPORATED INTO THE SHOP DRAWING PROCESS. COORDINATE ALL ABOVE CEILING WORK TO ENSURE A COMPLETE AND OPERATIONAL SYSTEM AT NO ADDITIONAL COST TO THE OWNER. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
    A. OWNER'S EQUIPMENT REQUIREMENTS.
    B. CEILING SUPPORT SYSTEM.
    C. MECHANICAL DUCTWORK SYSTEM
    D. LIGHTING FIXTURES ELECTRICAL WIRING AND CONDUIT SYSTEMS
    E. PLUMBING AND PIPING SYSTEMS.
    F. COMMUNICATIONS SYSTEMS.
20. AT THE COMPLETION OF DEMOLITION THE CONTRACTOR SHALL HAVE A SITE MEETING WITH THE ARCHITECT, AND ENGINEER TO REVIEW AS BUILT CONDITIONS OF THE EXISTING STRUCTURE.
21. WHEN ALTERING THE BUILDING, IF STRUCTURAL INTEGRITY APPEARS TO BE IN QUESTION CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT IMMEDIATELY.

FIRE STOPPING:

A. MAINTAIN FIRE RATED CONSTRUCTION AT WALL PENETRATIONS. (CONSTRUCTION TO CONFORM TO MFG.'S FIRE RATED/ TEST ASSEMBLIES)

B. FIRE CAULK ALL SLEEVES AND PENETRATIONS AT FIRE WALLS/ PARTITIONS AND FLOORS. CONFORM WITH THE TESTED/ SUBMITTED F.R. ASSEMBLY.

C. MAINTAIN 2-HR FIRE RATED FLOOR AT PENETRATIONS, EXISTING FLOOR SLAB, AND 2-HR. DECK WITH FIREPROOFING. PENETRATIONS CONFORM WITH THE TESTED/ SUBMITTED F.R. ASSEMBLY.

HAZARDOUS MATERIAL:

A. SEE OWNER FOR HAZARDOUS MATERIAL REPORT.

B. IF THE CONTRACTOR ENCOUNTERS MATERIAL THAT COULD BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY FOR DIRECTION.

DESIGN STANDARDS:

VA DESIGN DIRECTIVES AND GUIDELINES

INTERNATIONAL BUILDING CODE, 2012

NFPA 101, LIFE SAFETY CODE, 2012

NFPA NATIONAL FIRE CODES

NATIONAL ELECTRICAL CODE

NATIONAL STANDARD PLUMBING CODE

ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS) AND VA SUPPLEMENT BARRIER FREE DESIGN GUIDE

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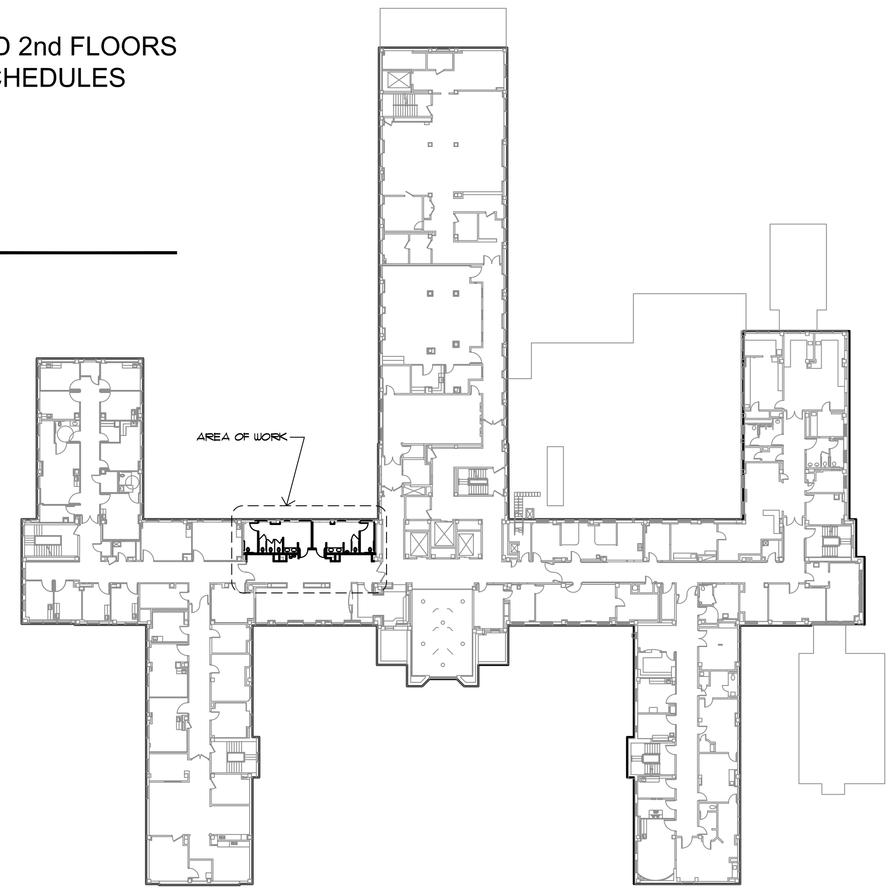

BUILDING #1, 2nd FLOOR KEY PLAN

PLAN NORTH

Revisions: | Date

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IMPORTANT CONTRACTOR'S NOTE

1. ALL CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DOCUMENTS TO DETERMINE THEIR FULL SCOPE OF WORK. CONTRACTOR SHALL NOT BE ALLOWED EXTRA COSTS DUE TO FAILURE TO REVIEW ENTIRE SET OF DOCUMENTS.
2. ANY USE OF THESE ELECTRONIC DRAWINGS OR SCALING OF THE PRINTED DOCUMENTS ARE DONE SO AT THE CONTRACTORS RISK.

ARCHITECT? CALVIN L. HINZ A-1793 STATE OF NEBRASKA

ARCHITECT/ENGINEERS:

CLH Calvin L. Hinz ARCHITECTS

Calvin L. Hinz Architects, P.C.
3705 North 200th Street
Elkhorn, Nebraska 68022
Phone:402.291.6941 Fax: 402.291.9193

KRS ENGINEERING
11620 ARBOR STREET SUITE 100
OMAHA, NEBRASKA 68144
PHONE : 402 . 932 . 0100
FAX: 402 . 932 . 1001
www.krsengineering.com
KRS #
KRSNO

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Drawing Title: COVER SHEET

Approved: Project Director: KEVIN HUTSELL

CONSTRUCTION DOCUMENT (CD-3) SUBMITTAL (100%) December 31, 2012

Project Title: RENOVATE 2ND FLOOR RESTROOMS GI NWIHCS

Location: VAMC Grand Island, NE

Date: DECEMBER 31, 2012 | Checked: CH/ MK | Drawn: RB

Project Number: 636-13-135

Building Number: ONE

Drawing Number: A0.1

Dwg. 1 of 11

Office of Construction and Facilities Management

Department of Veterans Affairs

VA FORM 08-6231

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one eighth inch = one foot | one quarter inch = one foot | three eighths inch = one foot | one half inch = one foot | three quarters inch = one foot | one inch = one foot | one and one half inches = one foot | three inches = one foot