



GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS, WHICH WERE PROVIDED TO THE ARCHITECT/ENGINEER BY THE VA MEDICAL CENTER, AND THEY MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS WITH EXISTING FIELD CONDITIONS; AND HE SHALL NOTIFY THE COR IMMEDIATELY OF EXISTING FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
2. THE CONTRACTOR SHALL NOTIFY THE COR IMMEDIATELY IF WORK INDICATED IN THE CONSTRUCTION DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS OR NON-CONFORMING CONDITIONS. THESE EXISTING CONDITIONS SHALL BE DOCUMENTED.
3. IF ANY EXISTING FIREPROOFING OR FIRE ASSEMBLIES (WHICH ARE TO REMAIN) ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO CONFORM TO ORIGINAL FIRE PROTECTION REQUIREMENTS, INTEGRITY OF EXISTING RAISED ROOFS, FLOORS AND WALLS (WHICH ARE TO REMAIN IN PLACE) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTACT COR TO VERIFY TESTED ASSEMBLIES TO BE USED FOR REPAIRS.
4. THIS PROJECT IS A COMPLETE RENOVATION OF THIS WARD. ALL EXISTING SURFACES SHALL BE REMOVED AND REPLACED WITH NEW CONSTRUCTION. TYPICAL WALL REMOVAL INCLUDES HVAC, PLUMBING, ELECTRICAL, COMMUNICATIONS AND INFORMATION SYSTEMS CONTAINED THEREIN. REMOVE DOORS, CASSEWORK, WINDOWS, FRAMES, FINISHES AND OTHER FIXTURES AS REQUIRED. AFTER COMPLETE REMOVAL OF PIPE CHASES, PATCH HOLES IN EXISTING FLOORS OR WALLS TO RETURN TO MEET ORIGINAL FIRE RESISTIVE RATINGS, FIRE PROTECTION AND STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOOR AND DECK ABOVE. PREPARE SURFACES TO RECEIVE NEW FINISH PER INTERIOR FINISH DRAWINGS, SCHEDULES, LEGENDS AND SPECIFICATIONS.
5. COORDINATE HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, COMMUNICATIONS AND INFORMATION SYSTEMS DRAWINGS FOR DEMOLITION OF UTILITIES.
6. AT WALLS WHICH ENCLOSE OR ARE ADJACENT SPACES WHERE WORK IS BEING DONE AS A PART OF THIS PROJECT, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION OF THESE EXISTING WALLS (INCLUDING DAMPERS, DUCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) MEETS THE FIRE PROTECTION RATINGS DESIGNATED ON THESE DRAWINGS. THE CONTRACTOR SHALL ALSO MAKE REPAIRS AND/OR MODIFICATIONS NECESSARY TO BRING THESE EXISTING WALLS (INCLUDING DAMPERS, JUNCT PENETRATIONS, DOORS, DOOR FRAMES, ETC.) UP TO THE PROPER INDICATED FIRE PROTECTION RATING. DOORS AND/OR DOOR FRAMES IN THESE WALLS WHICH DO NOT MEET THE REQUIREMENTS OF THE DESIGNATED FIRE PROTECTION RATING (INCLUDING PROPER LABELS) SHALL BE REPLACED. THE GENERAL CONTRACTOR SHALL DESIGNATE AN ALLOWANCE FOR THIS WORK.
7. SEE "GENERAL NOTES FOR PROJECT" FOR ADDITIONAL NOTES WHICH APPLY TO THE DEMOLITION FLOOR PLANS.
8. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES AS SET FORTH BY GOVERNING AUTHORITIES.
9. THE CONTRACTOR SHALL BRACE EXISTING STRUCTURES AND STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.
10. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE COR OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE ARCHITECT AND A STRUCTURAL ENGINEER.
11. WHERE EXISTING CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, NOTIFY THE COR IN WRITING IMMEDIATELY. REMOVAL AND DISPOSAL OF THE ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. [REPLACE THE ASBESTOS MATERIAL WITH NEW MATERIAL AS APPROVED BY THE COR.]
12. THE CONTRACTOR SHALL REPLACE OR REPAIR EXISTING TO REMAIN FINISHES, ETC. WHICH ARE DAMAGED DURING DEMOLITION (INCLUDING BUT NOT LIMITED TO CEILING GRID, CEILING TILE, WALL COVERINGS, FLOOR COVERINGS, CORNER GUARDS, WALL GUARDS, HANDRAILS, CHAIR RAIL, MOLDINGS, ETC.).
13. DURING DEMOLITION, THE CONTRACTOR SHALL TAKE CARE TO MINIMIZE NOISE AND VIBRATION. CONSTRUCTION TO BE ISOLATED FROM THE EXISTING HOSPITAL.
14. CONTRACTOR TO INSTALL PROTECTION TO SEPARATE CLEAN AND DIRTY AIR FLOW.
15. CONTRACTOR TO COORDINATE WITH EXISTING VA MEDICAL CENTER/GOVERNMENT TO ENSURE ALL MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS ARE CONTINUOUSLY MAINTAINED DURING THE COURSE OF CONSTRUCTION.
16. THE SCOPE OF DEMOLITION WORK CAN BE FURTHER NOTED AS FOLLOWS:
 - 16.1 THROUGHOUT ENTIRE PROJECT AREA, COMPLETELY REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED WATER & WASTE PIPING AND CAP LINES. REFER TO PLUMBING DRAWINGS.
 - 16.2 THROUGHOUT ENTIRE PROJECT AREA, COMPLETELY REMOVE ALL FLOORING TO THE SUBSTRATE. EXPOSED SUBSTRATE ARE TO BE GROUND CLEAN OR OTHERWISE PREPARED TO RECEIVE NEW FINISHES. ABANDONED FLOOR DRAINS ARE TO BE REMOVED. LEVEL DEPRESSIONS TO ADJACENT FLOOR SLAB ELEVATIONS WITH THE SPECIFIED LEVELING COMPOUND.
 - 16.3 THROUGHOUT ENTIRE PROJECT AREA, COMPLETELY REMOVE CEILING GRID, TILE, LIGHTS, MECHANICAL DIFFUSERS, AND EXIT SIGNS. REMOVE ASSOCIATED CEILING SUPPORTED ITEMS. EXISTING SMOKE DETECTORS AND SPRINKLER HEADS SHALL BE DEMOLISHED AS SPECIFIED AND REPLACED WITH NEW.
 - 16.4 THROUGHOUT ENTIRE PROJECT AREA, COMPLETELY REMOVE FINISH WALL CONSTRUCTION TO THE BASE STRUCTURE. REPAIR DAMAGED AREAS OF REMAINING WALL SURFACES AND PREPARE TO RECEIVE NEW FINISHES.
 - 16.5 REFERENCE ARCHITECTURAL PLANS FOR SPECIFIC DEMOLITION REQUIREMENTS NOT SHOWN HERE.
 - 16.6 ALL ABANDONED, NON-ESSENTIAL OR OTHERWISE NOT SPECIFICALLY RE-USED MECHANICAL, PLUMBING OR ELECTRICAL UTILITIES THAT ARE EXPOSED AFTER CEILING OR WALL REMOVAL ARE TO BE REMOVED AND CAPPED OFF AT THE POINT OF ORIGIN. CONSULT COR IF QUESTIONS ARISE AS TO WHETHER A SERVICE SHALL BE ABANDONED OR SHALL REMAIN.

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17. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THESE DRAWINGS ARE NOT MEANT TO IDENTIFY ALL DEMOLITION WORK REQUIRED, NOR DO THEY ACCURATELY REFLECT ALL EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE FACILITY, THOROUGHLY EVALUATE AND CONFIRM THE OWNER'S REQUIREMENTS OF DRAWINGS OF THE EXISTING FACILITY AGAINST THESE DRAWINGS & ACTUAL SITE CONDITIONS, AND REVIEW ALL CONTRACT DOCUMENTS TO ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR WORK THAT COULD AFFECT DEMOLITION WORK UNDER THIS SECTION.
18. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS FOR DEMOLITION WORK TO BE PERFORMED BY OTHER TRADES. AVOID DUPLICATION IN BIDDING. CLOSE COORDINATION IS REQUIRED BETWEEN ALL DEMOLITION CONTRACTORS SO THAT THE DISPOSITION OF EXISTING CONCEALED UTILITIES, EXPOSED BY DEMOLITION UNDER THIS SECTION, IS IDENTIFIED SO THAT THE PROGRESS OF THE WORK IS NOT IMPEDED. ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE.
19. ALL DEMOLITION WORK WITHIN THE UNOCCUPIED AREAS MAY BE UNDERTAKEN THE OUTSET OF THE PROJECT. SELECTIVE DEMOLITION IN OCCUPIED AREAS MUST BE SCHEDULED TO MINIMIZE IMPACT ON OWNER'S ON-GOING OPERATIONS. REMAINING DEMOLITION CAN BE COMPLETED WHEN OWNER FULLY MOVES OUT OF PROJECT AREA.
20. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF 48 HOURS PRIOR TO ANY DISRUPTION OF SERVICES INCLUDING LIFE SAFETY SYSTEMS. EXISTING LIFE SAFETY SYSTEMS SHALL BE MAINTAINED THROUGHOUT THE COURSE OF WORK.
21. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FROM THE FACILITY DURING THE PROGRESS OF THE WORK. CORRIDORS ARE NOT TO BE SUBSTANTIALLY REDUCED IN WIDTH. EXIT SIGNS, ETC. ARE NOT TO BE BLOCKED FROM VIEW.
22. THE GENERAL CONTRACTOR AND THEIR REPRESENTATIVES SHALL BE ADVISED THAT ALL BUILDING AREAS OTHER THAN THE AREAS REQUIRING RENOVATION AND NEW CONSTRUCTION SHALL BE "OFF LIMITS".
23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT EXISTING SURFACES AND FINISHES. CORRIDORS ARE NOT TO BE RENOVATED, AND ALONG THE ROUTES OF WASTE REMOVAL. "DUE CARE AND DILIGENCE" WHEN PROCEEDING WITH THE WORK SHALL BE REQUIRED IN ALL CONSTRUCTION AREAS BOTH INTERNAL AND EXTERNAL TO THE BUILDING. DAMAGE TO SUCH SURFACES SHALL BE REPAIRED TO AN EXISTING CONDITION STATUS BY THE GENERAL CONTRACTOR AT NO CHARGE.
24. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED SERVICE UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE DETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS IN A LOCATION DIFFERENT FROM THAT INDICATED, CHANGE DIRECTION FROM FLOOR TO FLOOR, ETC. OR THAT ARE UNIDENTIFIED, BE REPORTED TO THE ARCHITECT BEFORE REMOVAL OR FINAL DISPOSITION.
25. ALL EXISTING SERVICE UTILITY LINES IN RENOVATED AREAS ARE TO TIE INTO NEW SERVICE LINES OR ARE TO BE REMOVED AND CAPPED OFF AT THE POINT OF ORIGIN AS REQUIRED. SEE MECHANICAL DRAWINGS FOR NEW SERVICES TYING INTO EXISTING.
26. ALL PENETRATIONS THROUGH EXISTING WALLS, FLOOR SLABS, ETC. ARE TO BE SEALED WITH FIRE-SAFE INSULATION OR FIRE-RATED GYPSUM WALL BOARD OR, IN THE CASE OF FLOOR OPENINGS, CONCRETE OR FIRE-RATED SEALANT TO INSURE THAT FIRE RATING OF WALL/FLOOR IS MAINTAINED. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION NO. 078400.
27. ALL CONCRETE, MASONRY, TILE AND PLASTER SURFACES INDICATED TO BE CUT AND PATCHED OR ARE ON A SURFACE IN WHICH A DOOR, WINDOW, OR PORTION OF THE SURFACE IS TO BE REMOVED, SHALL BE CUT WITH MASONRY SAWS OR SCORED FOR CLEAN JOINTS AND PATCHED FLUSH TO RECEIVE NEW MATCHING MATERIALS AND FINISHES.
28. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL DEBRIS MATERIAL FROM THE SITE AS IT PERTAINS TO THE RENOVATION ACTIVITIES, AND ALL AREAS USED BY BUILDING PERSONNEL SHALL BE KEPT CLEAN.
29. NOT USED.
30. WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC., ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGARS, FOUNDATIONS, ETC. AFTER REMOVAL, AFFECTED CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILINGS SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
31. ALL FIRE AND/OR SMOKE RATED PARTITIONS AND FIRE-RATED CEILING/FLOOR ASSEMBLIES THAT OCCUR IN THE EXISTING FACILITY TO REMAIN, SHALL HAVE ANY VOIDS SEALED WITH MATERIALS TO MAINTAIN THE FIRE RATING OF THE SURFACE. THE WALLS SHALL BE LABELED FOR FUTURE IDENTIFICATION. SEE GENERAL NOTES OF NEW WORK FOR ADDITIONAL REQUIREMENTS CONCERNING LABELING OF WALLS.

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32. IN LOCATIONS WHERE EXISTING WALLS ARE REMOVED, PATCH ADJACENT WALLS AS REQUIRED WITH MATERIALS AND FINISHES TO MATCH EXISTING OR AS SCHEDULED BY THE DRAWINGS.
33. ALL ABANDONED OR REMOVED ELECTRICAL OUTLETS, LIGHT SWITCHES, CONDUIT AND RELATED WALL OR CEILING BOXES SHALL HAVE ALL WIRE REMOVED COMPLETELY BACK TO THE ELECTRICAL PANEL. THE CONTRACTOR SHALL REMOVE THE BOX AND/OR CONDUIT AND PATCH THE HOLE TO MATCH NEW FINISHES. ALL CEILING BOXES ABANDONED SHALL BE REMOVED.
34. ALL OPENINGS IN WALLS LEFT BY REMOVAL OF HVAC GRILLES, DIFFUSERS AND/OR LOUVERS NOT INTENDED TO BE REPLACED SHALL BE PATCHED AS REQUIRED WITH MATERIALS AND FINISHES TO MATCH EXISTING OR AS SCHEDULED BY THE DRAWINGS. ALL DUCTWORK SHALL BE TREATED AS INDICATED ON THE MECHANICAL DRAWINGS. WHERE A PLUMBING ITEM IS INDICATED TO BE REMOVED AND NOT REPLACED, THE PLUMBING LINES SHALL BE TREATED AS INDICATED ON THE PLUMBING DRAWINGS. IF NOT INDICATED, THE LINE SHALL BE REMOVED AND CAPPED OFF AT ITS SOURCE. THE WALL OR FLOOR SHALL THEN BE PATCHED AS REQUIRED WITH MATERIALS AND FINISHES TO MATCH EXISTING OR AS SCHEDULED BY THE DRAWINGS.
35. ANY PORTION OF THE WORK INDICATED TO REMAIN THAT BECOMES DAMAGED BY DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
36. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL MATERIAL AND ITEMS TO BE REMOVED. THE GENERAL CONTRACTOR SHALL NOTIFY THE COR WHEN DEMOLITION WORK IN A CERTAIN AREA IS TO BEGIN, AND CONDUCT A SURVEY WITH THE OWNER OF THAT AREA TO IDENTIFY ITEMS TO BE SALVAGED. ITEMS IDENTIFIED BY THE COR TO BE SALVAGED AND TURNED OVER TO THE OWNER ARE TO BE REMOVED BY THE GENERAL CONTRACTOR AND DELIVERED TO A MUTUALLY AGREED UPON LOCATION.
37. PRIOR TO THE INITIATION OF DEMOLITION, ALL EQUIPMENT THAT IS TO BE SALVAGED AND/OR RELOCATED MUST BE COORDINATED WITH THE OWNER. SOME EQUIPMENT WILL BE RELOCATED DURING THE "VA ACTIVATION AND MOVE IN" TIME PERIOD.
38. ALL NEW WALLS THAT ARE TO BE CONSTRUCTED AT THE BEGINNING OF THE PROJECT SHALL BE PROTECTED FROM ANY DAMAGE. IF WALL MATERIAL IS DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AT NO COST TO THE OWNER.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR STEP-OFF MATS AT THE CONSTRUCTION ENTRANCE THROUGHOUT ENTIRE PROJECT. MATS SHALL BE REPLACED BEFORE ANY DEBRIS IS TRACKED INTO THE EXISTING CORRIDOR.
40. THE VA MAY RETAIN OWNERSHIP OF ANY ITEMS BEING DEMOLISHED. UPON RECEIPT OF WRITTEN NOTIFICATION, THE CONTRACTOR WILL INSURE ITEMS ARE NOT DAMAGED AND WILL DELIVER SUCH ITEMS TO A DESIGNATED AREA ON THE FACILITY.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIR OF ALL CEILINGS THAT ARE REQUIRED TO BE CUT OR REMOVED ON THE SECOND FLOOR OR THE FOURTH FLOOR EAST AREA BELOW THE FIFTH FLOOR RENOVATION FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE ALL RENOVATIONS IN THIS AREA WITH COR.
42. FOR ANY DEMOLITION WORK IN EXISTING 2-HOUR RATED WALL ASSEMBLY AT THE MECHANICAL CHASE OR STAIR ENCLOSURE, CONTRACTOR SHALL SEAL ANY PENETRATIONS OR OPENINGS AS REQUIRED TO MAINTAIN RATING.
43. ALL WALLS WITHIN THE PROJECT AREA ON THE FIFTH FLOOR SHALL BE COMPLETELY REMOVED TO THE BASE STRUCTURE AND REPLACED WITH NEW CONSTRUCTION UNO.
44. REMOVE ALL WALL FINISHES ALONG EXTERIOR WALL TO PREPARE FOR INSTALLATION OF RIGID INSULATION BOARD, METAL STUDS, BATT INSULATION AND GYPSUM WALL BOARD FINISH.
45. PROTECT EXISTING STRUCTURE TO REMAIN.

100% SUBMITTAL
 BID SET -
 CONSTRUCTION
 DOCUMENTS
 DATE: DECEMBER, 21 2012

GENERAL DEMOLITION NOTES
 SCALE: NTS

BID SET - 100% CONSTRUCTION DOCUMENTS

FULLY SPRINKLERED

BY	REVISIONS	DATE

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CONFIDENTIAL THESE DRAWINGS MUST BE RETURNED TO FACILITIES MANAGEMENT SERVICE, PROJECT SECTION, UPON COMPLETION, OR FIVE (5) DAYS BY THE CONTRACTOR FOR RECORD PURPOSES.
 ASBESTOS WARNING: ASBESTOS CONTAINING BUILDING MATERIALS (ACBM) ARE PRESENT THROUGHOUT THE FACILITY. IF CONTRACTORS FIND ACBM, OR SUSPECT FINDING ACBM, THEY SHALL IMMEDIATELY STOP WORK AND CONTACT THE PROJECT COR.
 SCALING NOTES: FULL SIZE V.A. "T" SHEETS (SCALE AS INDICATED) AND HALF SIZE V.A. "D" SHEETS (@ THE SCALE INDICATED LETTER SIZE DRAWINGS ARE NOT TO SCALE.
 GENERAL NOTE: CONTRACTORS AND ARCHITECT/ENGINEERING FIRMS ARE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING CONDITIONS.

Project Title
**RENOVATE
 WARD 5 EAST**

Drawing Title	DEMOLITION GENERAL NOTES		
Building Number	47	Checked	JSA
Location	ASHEVILLE, NC		

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