Sioux Falls VA Medical Center

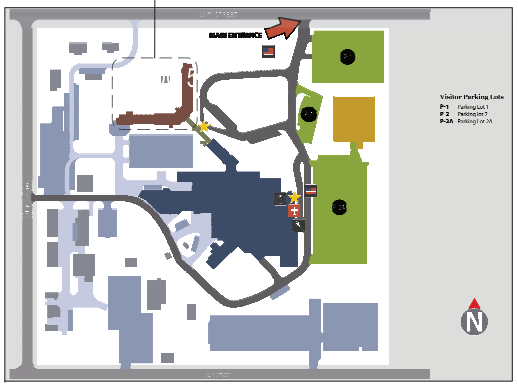
Renovate Tower of Building 1

VA Project Number 438-18-102

BID DOCUMENTS

2501 W 22nd St.
Sioux Falls, South Dakota 57105

PROJECT LOCATION



CAMPUS PLAN
NOT TO SCALE

IMPORTANT CONTRACTOR NOTES:

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. COVER AND PROTECT ALL VA EQUIPMENT AND FURNITURE SO THAT THE FUNCTION AND APPEARANCE IS NOT AFFECTED BY CONSTRUCTION. THE CONTRACTOR, THEIR EQUIPMENT, MATERIALS, OR ANY INVOLVED ACTIONS.
3. A 1 HR MINIMUM FIRE-RATED SEPARATION IS REQUIRED BETWEEN ALL OCCUPIED SPACE AND CONSTRUCTION AREAS. THIS PROTECTION INCLUDES ANY EXISTING PENETRATIONS AND OPENINGS.

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Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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STAMP

LICENSED ARCHITECT RICHARD JOSEPH CARSEN C-35122 30 JUN 2019 RENEWAL DATE STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
COVER SHEET	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: G-001
		Issue Date: 05/30/2019 · Checked: RO · Drawn: AJC	

VA FORM 08 - 6231

P:\PROJECTS - ACTIVE\2018-20 VA SIOUX FALLS RENOVATE TOWER ONE\CURRENT DRAWINGS\438-18-102-G-001.DWG

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ABBREVIATIONS

AB	ANCHOR BOLT, AUGER BORING
ACT	ACOUSTIC TILE
ACST	ACOUSTIC
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
AL	ALUMINUM
ALC	ALCOVE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
B	BOTTOM
BRG	BEARING
BSMT	BASEMENT
C	CELSIUS
CAP	CAPACITY
CC	CENTER TO CENTER
CD	CEILING DIFFUSER
CCT	CUBICAL CURTAIN TRACK
CEM	CEMENT
CG	CORNER GUARD
CH	CHILLER
CI	CAST IRON, COURTYARD INLET
CIP	CAST IRON PIPE
CIR	CIRCULATING
CJ	CONTROL JOINT
CKT	CIRCUIT
℄	CENTERLINE
CLN	CLEAN
CLG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CMU	CONCRETE MASONRY UNITS
CND,C	CONDUIT
CNDS	CONDENSATE
CO	CLEANOUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
COND	CONDUCTOR
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONV	CONVERTER
CP	NONREINFORCED CONCRETE PIPE
CR	CHAIR OR CRASH RAIL
CS	CONCRETE SEALER/SURFACE
CT	CERAMIC TILE, CURRENT TRANSFORMER, COOLING TOWER
CTR	CENTER, COOLING TOWER RETURN
CTS	COOLING TOWER SUPPLY
CW	COLD WATER
CPT	CARPET
DET, DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DMPR	DAMPER
DN	DOWN
DP	DISTRIBUTION PANEL
DS	DOWNSPOUT, STORM DRAINAGE STRUCTURE
DW	DOMESTIC WATER
DWG	DRAWING
EA	EACH
EF	EACH FACE, EXHAUST FAN
EG	EXHAUST GRILLE
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC, ELECTRICAL CLOSET
EMER	EMERGENCY
EPDM	ROOF MEMBRANE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXP JT	EXPANSION JOINT
FA	FIRE ALARM
FD	FLOOR DRAIN, FIRE DAMPER
FDN	FOUNDATION
FDR	FEEDER
FE	FIRE EXTENGUISHER
FEC	FIRE EXTENGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIG	FIGURE
FIN	FINISH
FL	FLOOR, FLASHING, FLOW LINE
FLUOR	FLUORESCENT
FR	FRAME
FTG	FOOTING
FXTR	FIXTURE
GA	GAGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HGT,H	HEIGHT, HUMIDIFIER
HB	HOSE BIBB
HC	HANDICAPPED
HDW	HARDWARE
HORIZ	HORIZONTAL
HR	HOUR, HAND RAIL
HSKP	HOUSEKEEPING
INT	INTERIOR
INSUL	INSULATION, INSULATED
INV	INVERT
JB	JUNCTION BOX
JC	JANITOR CLOSET
JCT	JUNCTION
JT	JOINT
KO	KNOCK OUT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
L	LOUVER, LENGTH, LENGTH OF CURVE
LT	LIGHT
LAV	LAVATORY VERTICAL
M	METER, MEGA
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET/MTL	METAL
MH	MANHOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MM,mm	MILLIMETER
MTD	MOUNTED
MTG	MOUNTING
MMP	MEMBRANE WATERPROOFING
MULL	MULLION
NA	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
NEG	NEGATIVE
NEUT	NEUTRAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OVHD,OH	OVERHEAD
P	PIPE, POLE
PB	PULL BOX
PIV	POST INDICATOR VALVE
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PRELIM	PRELIMINARY
PRIM	PRIMARY
PT	POINT, POINT OF TANGENT
PTN	PARTITION
PVC	POINT OF VERTICAL CURVE, POLY VINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS, RISER, RUBBER SHEATH
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT VINYL BASE
RCP	REINFORCED CONCRETE PIPE, REFLECTED CEILING PLAN
RECP	RECEPTACLE
REINF	REINFORCEMENT
REG	REGULATOR, REGISTER
REQD	REQUIRED
REV	REVISION
RF	ROOF, RETURN FAN
RHC	REHEAT COIL
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RVT	RESILIENT VINYL TILE
SAN	SANITARY SEWER
SCH	SCHEDULE
SD	SPLITTER DAMPER, STORM DRAIN
SECT	SECTION
SG	SUPPLY GRILLE
SH	SHEET
SIM	SIMILAR
1 PH	SINGLE PHASE
SL	SLOPE
SP	STATIC PRESSURE, SINGLE POLE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPST	SINGLE POLE, SINGLE THROW
SQ	SQUARE
SR	SUPPLY REGISTER
SS	SANITARY SEWER
ST	STEAM, SINGLE THROW, STREET, STAFF
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUP	SUPPORT
SUSP	SUSPENDED
SV	SHEET VINYL
SW	SWITCH, SIDEWALK
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
T	TILE,TOP,TANGENT
T&B	TOP AND BOTTOM
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TERM	TERMINAL
3/C	THREE CONDUCTOR
3/P	THREE POLE
3 WAY	THREE WAY
TO	TOP OF
TRANS	TRANSITION
TS	TOP OF STEEL, TOP OF STONE, TOP OF SLAB
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UH	UNIT HEATER
V	VENT,VOLT,VALVE
VA	VOLT AMPRE
VAC	VACUUM
VCT	VINYL COMPOSITION TILE
VENT	VENTILATING
VERT	VERTICAL
VEST	VESTIBULE
VS	VENT STACK
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	WIDTH,WASTE,WATER,WATT,WEST, WIRE, WATER LINE STRUCTURE
WA	WATT
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET, WHEEL CHAIR
WD	WIDTH, WINDOW DIMENSION
WG	WALL GUARD
WP	WATERPROOF, WEATHERPROOF
WS	WASTE STACK, WATER SURFACE, WATERSTOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC

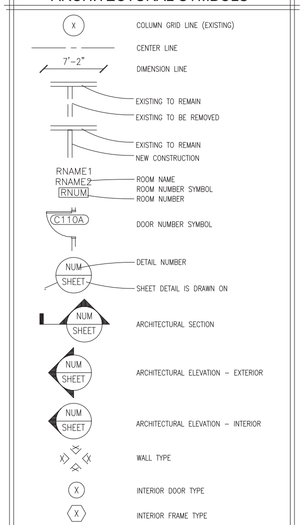
HAZARDOUS MATERIAL:

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

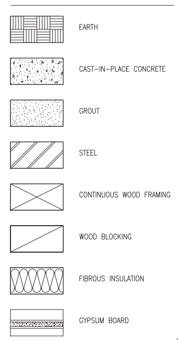
FIRE PROOFING GENERAL NOTE:

1. MAINTAIN FIRE RATED CONSTRUCTION AT WALL PENETRATIONS, (CONSTRUCTION TO CONFORM TO MANUFACTURER'S FIRE RATED / TEST ASSEMBLIES.
2. FIRE CAULK ALL SLEEVES AND PENETRATIONS AT FIRE WALLS / PARTITIONS AND FLOORS. CONFORM WITH THE TESTED / SUBMITTED FIRE RATED ASSEMBLY. USE RED FIRE CAULK AND LABEL WALL WITH U.L. DESIGN NUMBER. FIRE RATED WALLS SHOWN ON PLAN.
3. PATCH AND REPAIR ALL EXISTING FIREPROOFING ON EXISTING STRUCTURAL MEMBERS, INCLUDING THAT WHICH IS UNCOVERED NEEDING REPAIR AND THAT WHICH IS DISTURBED DURING CONSTRUCTION.
4. PATCH AND REPAIR ALL EXISTING FIRE CAULKING AT EXISTING RATED WALLS WHICH IS UNCOVERED NEEDING REPAIR AND THAT WHICH IS DISTURBED DURING CONSTRUCTION. RE-LABEL EXISTING WALL IF NECESSARY.

ARCHITECTURAL SYMBOLS



MATERIAL SYMBOLS



APPLICABLE CODES & DESIGN STANDARDS:

CODES / REGULATIONS LATEST EDITION:

1. VETERANS AFFAIRS DESIGN AND CONSTRUCTION PROCEDURES
2. VETERANS AFFAIRS MASTER CONSTRUCTION SPECIFICATION
3. VETERANS AFFAIRS BARRIER FREE DESIGN GUIDE
4. VETERANS AFFAIRS ROOM FINISHES, DOOR AND HARDWARE SCHEDULE
5. OSHA STANDARDS
6. INTERNATIONAL BUILDING CODE (IF DIRECTED BY OWNER)
7. VA SEISMIC REQUIREMENTS
8. NATIONAL ELECTRICAL CODE
9. NFPA CODES WITH THE EXCEPTION OF NFPA 5000
10. NATIONAL STANDARD PLUMBING CODE
11. UNIFORM FEDERAL ACCESSIBILITY STANDARDS
12. FEDERAL REGULATIONS PARTS 434 AND 435
13. THE PROVISIONS FOR CONSTRUCTION AND SAFETY SIGNS AS STATED IN THE GENERAL REQUIREMENTS SECTION 01 00 00 OF THE VA MASTER SPECIFICATIONS

BUILDING CLASSIFICATION:
THE FOLLOWING INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE ORIGINAL (EXISTING) BUILDING DESIGN. THE SCOPE OF WORK BEING PERFORMED UNDER THIS CONTRACT HAS BEEN NOTED ACCORDINGLY WITHIN THE DOCUMENTS.

1. OCCUPANCY: I-2 (INSTITUTIONAL - HEALTHCARE), B (BUSINESS - OFFICES, TRAINING ROOMS), NFPA 18-1.1.1.3
2. THE DESIGN IS BASED ON NON-SEPARATED MIXED USE HEALTH CARE OCCUPANCY LSC 6.1.14.2.2.
3. THE OTHER OCCUPANCY CLASSIFICATIONS NOTED ON THE LIFE SAFETY DRAWINGS ARE FOR INFORMATION ONLY AS BASED ON THE ORIGINAL BUILDING DESIGN.
4. ORIGINAL (EXISTING) THREE STORY AND FOUR STORY WITH BASEMENT CONSTRUCTION NFPA 18.1.6.1. NUMBER OF STORIES SHALL BE COUNTED STARTING WITH THE PRIMARY LEVEL OF EXIT DISCHARGE AND ENDING WITH THE HIGHEST OCCUPIED LEVEL.
5. TYPE OF CONSTRUCTION: 1B NON-COMBUSTIBLE — IBC I (B)
6. ALLOWABLE HEIGHT: 5 STORY, 180 FEET — IBC TABLE 504.3, 504.4
7. ALLOWABLE AREA: UNLIMITED — IBC TABLE 506.2

BUILDING SQUARE FOOTAGE: 63,613 SQFT (EXISTING) + 4,081 SQFT (NEW) = 67,694 SQFT

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

1. STRUCTURAL FRAME: STEEL / 2-HR / IBC TABLE 601
2. BEARING WALLS EXTERIOR: MASONRY / 2-HR / IBC TABLE 601
3. BEARING WALLS INTERIOR: MASONRY / 2-HR / IBC TABLE 601
4. NON-BEARING WALLS EXTERIOR: MASONRY / 0-HR GREATER THAN 30' SEPARATION, 1-HR LESS THAN 30' SEPARATION
5. NON-BEARING WALLS INTERIOR: STEEL STUD / VARIES
6. FLOOR CONSTRUCTION: CONCRETE / 2-HR / IBC TABLE 601
7. ROOF CONSTRUCTION: STEEL / 1-HR / IBC TABLE 601
8. CORRIDORS: SMOKE TIGHT / IBC NFPA 18.3.6.2 & IBC 407.3
9. SMOKE BARRIERS: 1-HR / NFPA 18.3.7.1 & IBC 407.4, 709
10. SHAFT ENCLOSURE: 2-HR / NFPA 18.3.1 & IBC 707.4, 1005.3.2

DOORS:

1. CORRIDOR: WD/HM FRAME / SMOKE TIGHT / NFPA 18.3.6.3.1
2. SMOKE BARRIERS: HM/HM FRAME / 20 MINUTE / NFPA 18.3.7 & IBC 714.2.3

OCCUPANT LOAD FACTORS:
THE FOLLOWING INFORMATION IS BASED ON NFPA TABLE 7.3.1.2 & IBC 1004.1.2

1. INPATIENT HEALTH CARE AREAS: 240 SF / OCC GROSS
2. STORAGE: 300 SF / OCC GROSS
3. MECHANICAL EQUIPMENT: 300 SF / OCC GROSS
4. BUSINESS AREAS: 100 SF / OCC GROSS

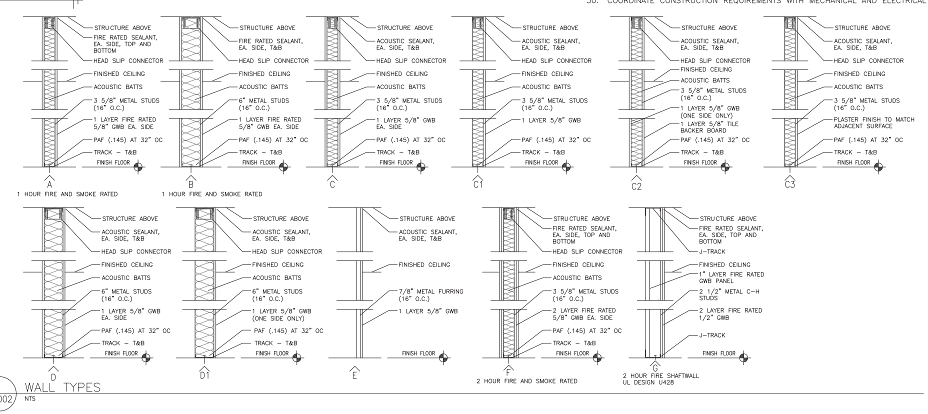
OCCUPANCY LOAD: 567 (EXISTING) + 41 (NEW) = 608 OCCUPANCY LOAD

SMOKE COMPARTMENTS:
BASED ON NFPA 18.3.7

1. MINIMUM 2 PER FLOOR.
2. MAXIMUM LENGTH OF TRAVEL 200 FEET.

GENERAL ARCHITECTURAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE, STUDY EXISTING CONDITIONS, REVIEW DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL ADJUST FOR ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. 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.
3. ALL UTILITIES AND SERVICES SHALL BE KEPT IN CONTINUOUS OPERATION UNLESS WRITTEN PERMISSION IS OTHERWISE GRANTED BY THE OWNER. CONTRACTOR MUST CONTACT VA'S COR PRIOR TO ANY SHUTDOWNS.
4. 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 14 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. WHEN DEMOLITION IS COMPLETE, NOTIFY ARCHITECT AND OWNER FOR A SCHEDULED MEETING TO REVIEW EXISTING CONDITIONS AND ANY CONCERNS REGARDING NEW WORK.
7. CUTTING AND PATCHING OF EXISTING WALLS, FLOORS OR CEILINGS REQUIRED BY NEW WORK SHALL BE INCLUDED AS WORK PROVIDED UNDER THIS CONTRACT.
8. CUTTING SHALL BE DONE WITH CARE SO AS NOT TO DAMAGE EXISTING EQUIPMENT, CONNECTIONS, CONTROLS, ETC.
9. DAMAGE CAUSED BY SUCH CUTTING SHALL BE REPLACES OR REPAIRED TO ORIGINAL CONDITION BY CONTRACTOR AT NO COST TO THE OWNER, UNLESS UNFORESEEN EXISTING CONDITIONS ARE DISCOVERED AND OWNER/ARCHITECT ARE NOTIFIED.
10. ALL OCCUPIED WORK AREAS, BUILDING CORRIDORS AND EXTERIOR AREAS SHALL BE KEPT CLEAR OF DEBRIS.
11. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS.
12. MANUFACTURER AND MODEL NUMBERS SPECIFIED ESTABLISH THE TYPE AND QUALITY REQUIRED, UNLESS OTHERWISE NOTED.
13. ALL WORK SHALL COMPLY WITH APPLICABLE REGULATIONS, CODES AND ORDINANCES.
14. THE CONTRACTOR SHALL PERFORM ALL TESTS AS SPECIFIED OR AS NECESSARY TO DEMONSTRATE A COMPLETE AND SATISFACTORY INSTALLATION.
15. ALL EXPOSED PENETRATIONS MADE THROUGH EXISTING ROOFS, FLOORS, AND WALLS SHALL BE PATCHED WITH LIKE MATERIALS TO MATCH THE SURROUNDING AREAS, AND FILLED AS CLOSE AS POSSIBLE TO THE NEW PIPING OR DUCTWORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY DAMAGE TO EXISTING MATERIALS RESULTING FROM WORK UNDER THIS CONTRACT AND SHALL RESTORE SUCH TO ITS ORIGINAL CONDITION WITH NEW MATERIALS TO MATCH EXISTING.
17. 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 FLOORS, CEILINGS AND OTHER RATED BARRIERS. USE FIRE APPROVED CAULKING AND FIRE STOPS (SEE SPECIFICATIONS).
18. ALL METAL STUD AND GYPSUM WALLBOARD PARTITIONS ARE DIMENSIONED TO THE OUTSIDE FACE OF WALL AND TO THE COLUMN GRID UNLESS OTHERWISE NOTED.
19. ALL GYPSUM BOARD SHALL BE TYPE 'X' FIRE CODE GYPSUM BOARD MOLD AND MOISTURE RESISTANT AT WALLS AND CEILINGS.
20. PROVIDE WOOD BLOCKING OR 16 GA. SHEET METAL BACKING PLATES IN ALL WALLS TO RECEIVE WALL HUNG ACCESSORIES, SUCH AS EQUIPMENT, GRAB BARS, MILLWORK, COAT HOOKS, AND DOOR STOPS, ETC. IF WOOD BLOCKING IS USED, PROVIDE AS FIRE-RESISTANT.
21. 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.
22. 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. THE OWNER'S EQUIPMENT REQUIREMENTS.
    B. THE CEILING SUPPORT SYSTEM.
    C. THE MECHANICAL DUCTWORK SYSTEM.
    D. THE LIGHTING FIXTURES.
    E. ELECTRICAL WIRING AND CONDUIT SYSTEMS.
    F. THE PLUMBING AND PIPING SYSTEMS.
    G. THE COMMUNICATIONS SYSTEMS.
23. 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.
24. ALL NEW STUD WALLS AND GYPSUM BOARD SHALL EXTEND TO STRUCTURE UNLESS NOTED OTHERWISE.
25. WHEN ALTERING THE BUILDING, IF STRUCTURAL INTEGRITY APPEARS TO BE IN QUESTION CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT IMMEDIATELY.
26. ALL NEW CONSTRUCTION IS INDICATED BOLD OR FULL TONE.
27. WHEN WALL PARTITIONS OF DIFFERENT FIRE RATING INTERSECT, THE HIGHEST RATED PARTITION TAKES PRECEDENT. MAINTAIN RATING BEHIND RECESSED AREAS IN WALLS.
28. ALL CORRIDOR WALLS ARE REQUIRED TO BE SMOKE TIGHT, WHETHER THEY ARE FIRE RATED OR NOT. REPAIR AND EXTEND AT LEAST THE CORRIDOR SIDE OF NON-RATED CORRIDOR WALLS TO STRUCTURE, UNLESS NOTED OTHERWISE, SEE WALL TYPES BELOW.
29. REFER TO AF-100 SERIES FOR LIFE SAFETY AND ORIENTATION PLANS.
30. COORDINATE CONSTRUCTION REQUIREMENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.



WALL TYPE NOTES:

1. ALL NEW INTERIOR GWB SHALL BE 5/8" TYPE X MOISTURE AND MOLD RESISTANT GWB UNLESS OTHERWISE NOTED, USE SOUND BOARD WHERE INDICATED.
2. ALL GWB TO BE SMOOTH FINISH THROUGHOUT, LEVEL 5 FINISH, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY DETAILED WALL CONSTRUCTION & REVIEW PLAN LAYOUT WITH EXISTING CONDITIONS IN THE FIELD. WHERE FIELD CONDITIONS CONFLICT WITH WALL CONSTRUCTION DETAILS, MODIFY WALL CONSTRUCTION AS PER ARCHITECTS DIRECTIVE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WALL TYPES TO HAVE SEALANT AT TOP AND BOTTOM, BOTH SIDES AND ALL OTHER CUTOUTS TO PREVENT SOUND LEAKAGE.
5. CONSTRUCT ALL WALLS TO CONFORM TO THE DETAILED REQUIREMENTS OF THE "FIRE RESISTIVE DESIGN MANUAL", CURRENT EDITION. APPLY GWB PER LISTED ASSEMBLY TO MEET UL DESIGN NUMBER.
6. WHERE WALLS ARE INDICATED TO BE FIRE RESISTIVE CONSTRUCTION, TAPE ALL JOINTS, INCLUDING THOSE JOINTS ABOVE ACOUSTICAL CEILINGS.
7. ALL RATED WALLS TO BE CONTINUOUS WHEN INTERSECTED BY WALLS OF LESSER OR NO RATING.
8. PROVIDE "MUD ON" CASING, TEAR AWAY, "L", OR "J" BEA.D AT FRAMES, CEILINGS AND OTHER OPENINGS AND TRANSITIONS AS REQUIRED. ALL BEAD SHALL BE "MUD ON" TYPE UNLESS INDICATED OTHERWISE.
9. PROVIDE GWB AT ONE SIDE OF WALL WHERE OCCURRING.
10. ACOUSTIC INSULATION AT 6" STUDS SHALL BE 6" THICK BATTS.
11. GWB TYPE VARIES, SEE SPECIFICATIONS.
12. SEE SPECIFICATIONS FOR PUTTY PACKS AT BACK SIDE OF BOXES FOR POWER, IT AND OTHER DEVICES TYPICAL AT ALL WALLS.
13. DIMENSIONS ARE TO FACE OF GWB UNLESS OTHERWISE NOTED.

Revisions	Date
Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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Elkhorn, Nebraska 68022
(402) 291-6941

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LICENSED ARCHITECT RICHARD JOSEPH ONKEN C-33122 30 JUN 2021 RENEWAL DATE STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ABBREVIATIONS, SYMBOLS, GENERAL NOTES

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

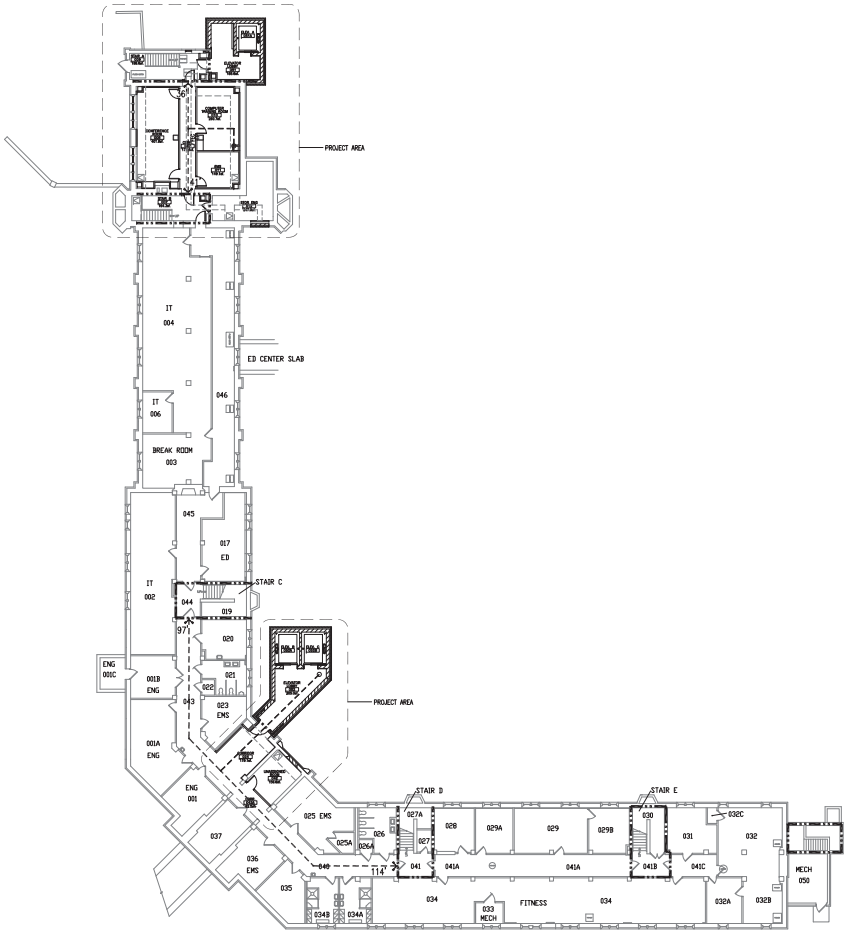
Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

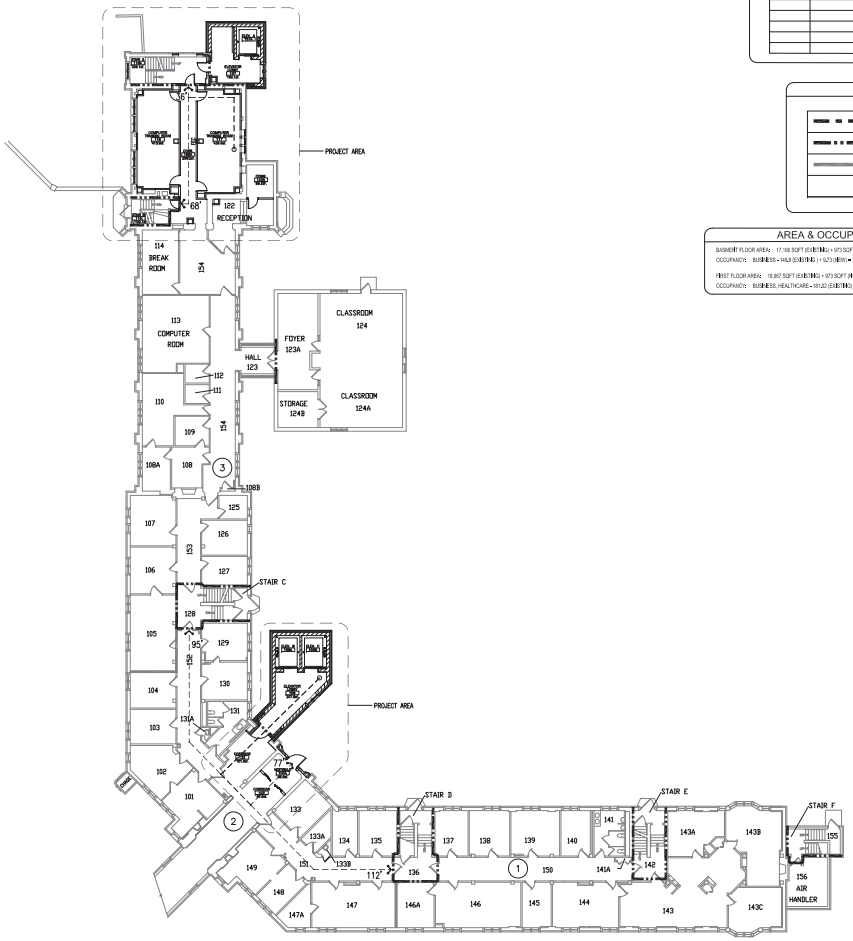
Project Number: 438-18-102

Building Number: 1

Drawing Number: G-002



BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOTES:

A. NO EQUIVALENCIES IDENTIFIED

B. BASIC INFORMATION BASED ON PRIOR WORK COMPLETED BY FIRETECH CONSULTING DATED: 06/05/2010

SMOKE COMPARTMENT LEGEND

SMKK	AREA
1	5,510 SF
2	4,760 SF
3	5,570 SF

LEGEND

	1HR FRR CONSTRUCTION
	2HR FRR CONSTRUCTION
	SMOKE BARRIER

AREA & OCCUPANCY TYPE

BASEMENT FLOOR AREA: 17,166 SQFT (EXISTING) + 973 SQFT (NEW) = 18,139 SQFT
OCCUPANCY: BUSINESS - HALS (EXISTING) + 973 (NEW) = 195.23 (158 OCCUPANCY LOAD)

FIRST FLOOR AREA: 18,867 SQFT (EXISTING) + 973 SQFT (NEW) = 19,848 SQFT
OCCUPANCY: BUSINESS, HEALTHCARE - 181.22 (EXISTING) + 5.73 SQFT (NEW) = 186.75 (191 OCCUPANCY LOAD)

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 June 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: BASEMENT & FIRST FLOOR LIFE SAFETY PLANS

Phase: BID DOCUMENTS

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Approved: Project Director

FULLY SPRINKLERED

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Drawing Number: GI-101

P:\PROJECTS - ACTIVE\2018-20 VA SIOUX FALLS RENOVATE TOWER ONE\CURRENT DRAWING\5/30/2019\5/30/2019 1:10:01 AM

VA FORM 08 - 6231

NOTES:

A. NO EQUIVALENCIES IDENTIFIED

B. BASIC INFORMATION BASED ON PRIOR WORK COMPLETED BY FIRETECH CONSULTING DATED: 09/26/2018

SMOKE COMPARTMENT LEGEND

MARK	AREA
1	3,540 SF
2	2,097 SF

LEGEND

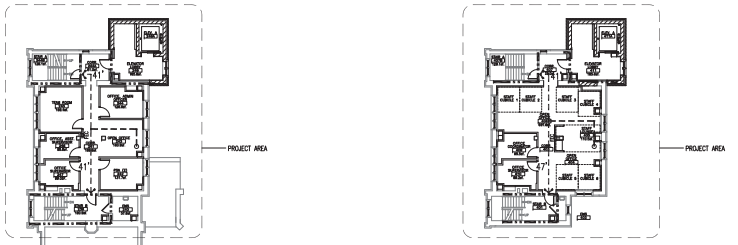
	1HR FRR CONSTRUCTION
	2HR FRR CONSTRUCTION
	SMOKE BARRIER

AREA & OCCUPANCY TYPE

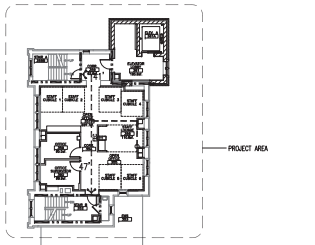
SECOND FLOOR AREA: 14,936 SQFT (EXISTING) + 973 SQFT (NEW) = 15,909 SQFT
OCCUPANCY: BUSINESS, HEALTHCARE = 101,13 (EXISTING) + 3,73 (NEW) = 110,86 (111 OCCUPANCY LOAD)

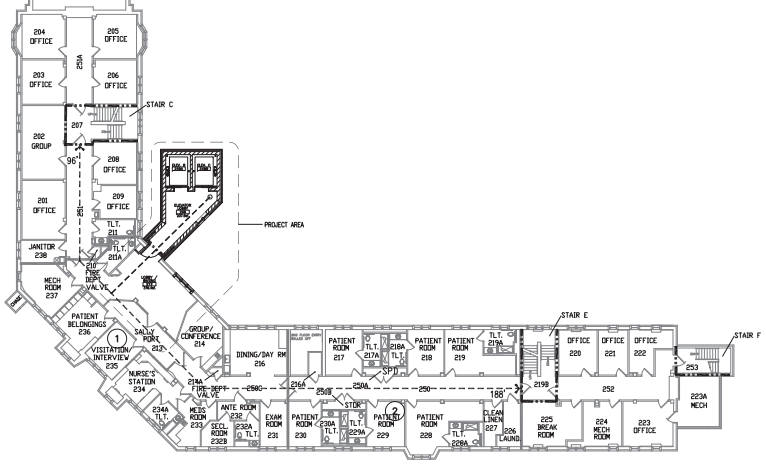
THIRD FLOOR AREA: 11,502 SQFT (EXISTING) + 973 SQFT (NEW) = 12,475 SQFT
OCCUPANCY: BUSINESS = 115,02 (EXISTING) + 9,73 SQFT (NEW) = 124,75 (125 OCCUPANCY LOAD)

FOURTH FLOOR AREA: 1,898 SQFT (EXISTING) + 372 SQFT (NEW) = 2,270 SQFT
OCCUPANCY: BUSINESS = 18,98 (EXISTING) + 3,72 SQFT (NEW) = 22,7 (23 OCCUPANCY LOAD)

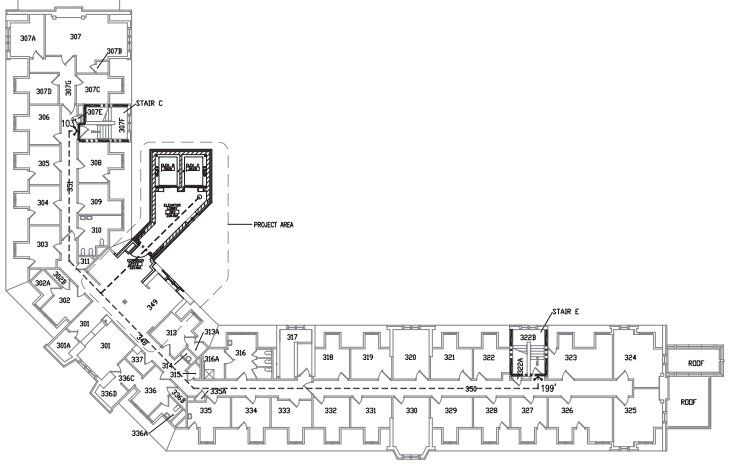


FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"





SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
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Revisions:	Date:

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 Jan 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: SECOND, THIRD, & FOURTH FLOOR LIFE SAFETY PLANS

Phase: BID DOCUMENTS

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Approved: Project Director

FULLY SPRINKLERED

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019

Checked: RO

Drawn: AJC

Drawing Number: GI-102

VA FORM 08 - 6231

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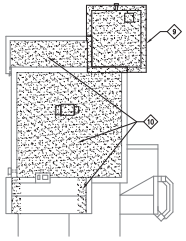
5/30/2019 10:02 AM



1B PHASING PLAN – PARTIAL ROOF FLOOR
SCALE: 1/16" = 1'-0"

GENERAL PHASING NOTE:

THE PHASING NARRATIVE AND PHASING FLOOR PLANS PROVIDE A GENERAL OVERVIEW FOR PROJECT PHASING AS DESIGNED. NEITHER THE NARRATIVE NOR THE DRAWINGS ARE INTENDED TO FULLY COMMUNICATE EVERY ASPECT OF PHASING OR THE ENTIRE SEQUENCE OF CONSTRUCTION ACTIVITIES AS THEY RELATE TO PHASING. THE CONTRACTOR SHALL UNDERSTAND THE GENERAL SCOPE OF PHASING AS DESCRIBED HEREIN AND WORK WITH THE PROJECT CONTRACTING OFFICER'S REPRESENTATIVE (COR) THROUGHOUT THE CONSTRUCTION PROCESS TO DEVELOP APPROPRIATE PLANS FOR APPROACHING THE VARIOUS DETAILS OF EACH PHASE OF THE PROJECT, INCLUDING (BUT NOT LIMITED TO): TIMING OF CHANGES TO BUILDING SYSTEMS, EXACT LOCATIONS OF TEMPORARY WALLS AND EGRESS DOORS, TRANSITIONS BETWEEN PHASES, INFECTION CONTROL MEASURES, HAZARDOUS MATERIALS ABATEMENT, CONSTRUCTION CIRCULATION PATHWAYS, AND EMERGENCY PREPAREDNESS.

REFER TO THE ABATEMENT SPECIFICATION SECTIONS IN THE SPECIFICATIONS MANUAL. HAZARDOUS MATERIALS SHALL BE ABATED IN A MANNER CONGRUENT WITH THE GENERAL PHASING PLAN. REFER ALSO TO DEMOLITION PLANS FOR ADDITIONAL CLARIFYING INFORMATION. COPIES OF THE MOST-CURRENT ASBESTOS REPORT AND LEAD-BASED PAINT REPORT ARE TO BE OBTAINED FROM THE COR.

THIS PHASING PLAN INCLUDES LOCATING ACTIVE CONSTRUCTION ZONES DIRECTLY ADJACENT TO WORKING CLINICAL AREAS. SPECIAL CARE SHALL BE TAKEN BY THE CONTRACTOR TO COORDINATE DISRUPTIVE ACTIVITIES (NOISE, VIBRATION, ETC.) IN SUCH A WAY AS TO MINIMIZE THEIR IMPACT ON THE VA'S ABILITY TO PROVIDE HEALTHCARE SERVICES. THE PROJECT COR SHALL HAVE THE AUTHORITY TO STOP ANY ACTIVITY DEEMED TOO DISRUPTIVE FOR HOSPITAL OPERATIONS AND WILL ASSIST THE CONTRACTOR IN SCHEDULING AN APPROPRIATE TIME OR PLACE FOR THE SAME ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE COR IN ADVANCE OF ANY AND ALL ACTIVITIES THAT COULD HAVE THE POTENTIAL TO DISRUPT THE ADJACENT DEPARTMENTS.

PHASING NOTES:

A. CONTRACTOR TO CONSTRUCT FIRE RATED CONSTRUCTION BARRIERS TO SEPARATE RENOVATION CONSTRUCTION WORK AREAS FROM PUBLIC AREAS AND WHERE INDICATED ON PLANS.

B. CONTRACTOR TO MAINTAIN A CLEAR PATH OF TRAVEL TO EXISTING EXITS AT ALL TIMES DURING RENOVATION CONSTRUCTION, TYP.

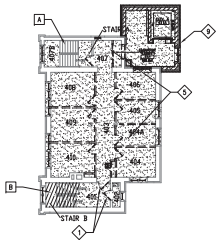
C. CONTRACTOR TO REVIEW AND COORDINATE ALL DRAWINGS BETWEEN THE DIFFERENT DISCIPLES.

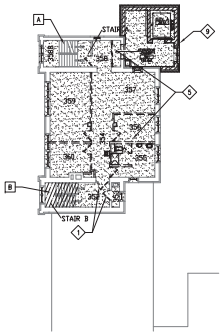
D. PHASE 1–TOWER:
1. REMOVE ALL INTERIOR WALLS, CEILINGS, DOORS, FINISHES, FIXTURES, AND EQUIPMENT AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
2. REMOVE EXISTING ROOF MEMBRANE AND FLASHING AND REPLACE WITH NEW ROOF MEMBRANE AND FLASHING AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
3. REMOVE EXTERIOR WINDOWS & FRAMES AND REPLACE WITH NEW WINDOWS AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
4. STAIR B TO BE MAINTAINED AS A EXIT FROM BUILDING DURING RENOVATION CONSTRUCTION FOR PUBLIC USE.
5. CONSTRUCT NEW ELEVATOR A TOWER ADDITION AND RENOVATE INTERIOR OF TOWER AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.

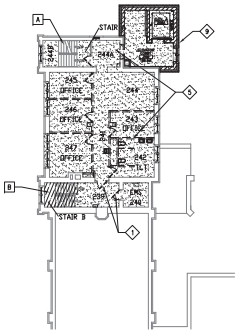
E. PHASE 1– EXISTING ELEVATOR:
1. EXISTING ELEVATOR TO REMAIN DURING PHASE 1 CONSTRUCTION AND REMOVED ONLY WHEN NEW ELEVATORS B & C ARE IN PLACE AND WORKING FOR PUBLIC USE.
2. REMOVE PORTION OF INTERIOR WALLS, CEILINGS, DOORS, FINISHES, FIXTURES, AND EQUIPMENT AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
2. REMOVE PORTION OF EXISTING SLATE ROOFING, ROOF FRAMING, AND FLASHING. PATCH, REPAIR AND REPLACE ROOF WITH SALVAGED SLATE ROOFING TILES, NEW ROOF MEMBRANE AND FLASHING AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
3. REMOVE EXTERIOR WINDOWS & FRAMES AND REPLACE WITH NEW WINDOWS AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
4. CONSTRUCT NEW ELEVATOR B & C ADDITION AND RENOVATE PORTIONS OF EXISTING INTERIOR AREAS AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.

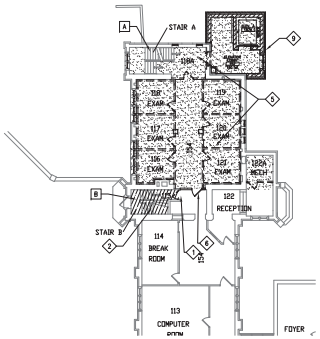
F. PHASE 2–TOWER:
1. STAIR A TO BE MAINTAINED AS A EXIT FROM BUILDING DURING STAIR B RENOVATION WORK.
2. RENOVATE STAIR B AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
3. REMOVE EXISTING DOORS & FRAMES LEFT IN PLACE DURING PHASE 1 CONSTRUCTION AND REPLACE AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.

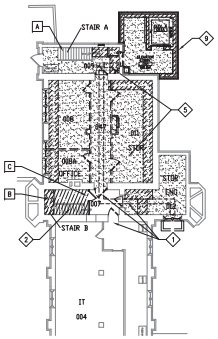
G. PHASE 2– EXISTING ELEVATOR:
1. REMOVE EXISTING ELEVATOR EQUIPMENT FROM ELEV. EQUIP. ROOM AFTER THE NEW ELEVATORS B & C ARE IN PLACE, AND THEN RENOVATE THE ROOM AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
2. REMOVE EXISTING ELEVATOR AND ELEVATOR TOWER IN ITS ENTIRETY.
3. RENOVATE EXTERIOR FACADE AND ROOF OF EXISTING BUILDING AS INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.
4. RENOVATE PORTIONS OF EXISTING INTERIOR AREAS AS IN INDICATED ON DRAWINGS AND/OR SPEC'S, TYP.











PHASING 1 KEY NOTES:

1. MAINTAIN FIRE RATED DOORS DURING PHASE 1 CONSTRUCTION TO CONTINUE FIRE RATED STAIR ENCLOSURE.
2. MAINTAIN STAIR B AND PROVIDE FOR PUBLIC EXITING THROUGH STAIR DURING PHASE 1 CONSTRUCTION.
3. MAINTAIN AND PROVIDE ACCESS TO ELEVATOR DURING PHASE 1 CONSTRUCTION AND UNTIL NEW ELEVATORS B & C ARE IN WORKING CONDITION FOR PUBLIC USE.
4. MAINTAIN AND PROVIDE ACCESS TO ELEVATOR EQUIPMENT ROOM DURING PHASE 1 CONSTRUCTION.
5. REMOVE EXISTING CONSTRUCTION AS INDICATED ON DEMOLITION PLANS. AND START INTERIOR RENOVATION WORK.
6. 2–HR CONSTRUCTION FIRE BARRIER WITH RATED DOOR.
7. 1–HR CONSTRUCTION FIRE BARRIER WITH RATED DOOR. ACTUAL SIZE AND LOCATION MAY VARY DUE TO EXISTING CONDITIONS.
8. REMOVE EXISTING SITE CONSTRUCTION AS INDICATED ON SITE DEMOLITION PLAN.
9. CONSTRUCT NEW ELEVATOR(S) ADDITION.
10. REMOVE EXISTING ROOF MEMBRANE AND/OR FLASHING AS INDICATED ON DEMOLITIONS PLANS..

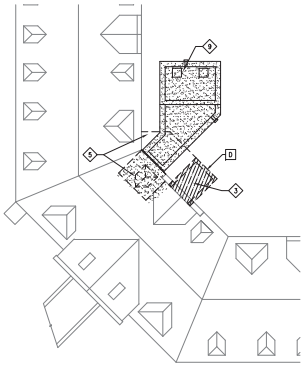
PHASING 2 KEY NOTES:

A. MAINTAIN STAIR A AND PROVIDE FOR PUBLIC EXITING THROUGH STAIR DURING PHASE 2 RENOVATION.

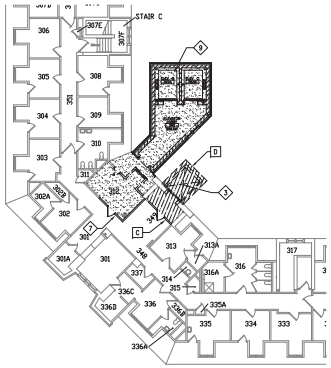
B. RENOVATE STAIR B.

C. 1–HR CONSTRUCTION FIRE BARRIER WITH RATED DOOR. ACTUAL SIZE AND LOCATION MAY VARY DUE TO EXISTING CONDITIONS.

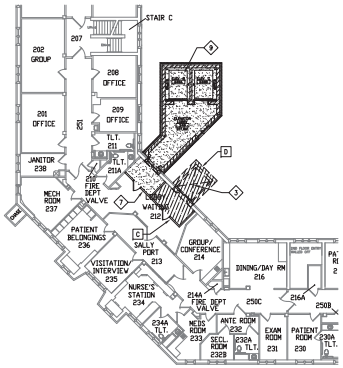
D. REMOVE EXISTING ELEVATOR AND RENOVATE INTERIOR & EXTERIOR AREAS OF BUILDING.



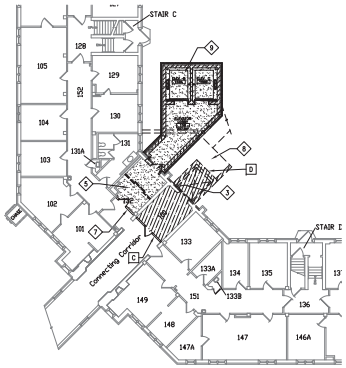
1F PHASING PLAN – PARTIAL FOURTH FLOOR & ROOF
SCALE: 1/16" = 1'-0"



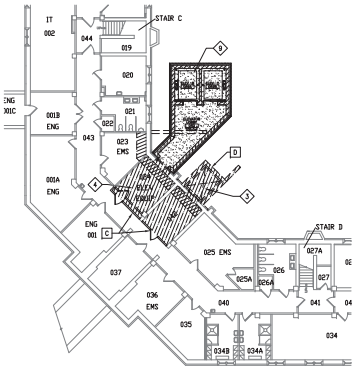
2F PHASING PLAN – PARTIAL THIRD FLOOR
SCALE: 1/16" = 1'-0"



4F PHASING PLAN – PARTIAL SECOND FLOOR
SCALE: 1/16" = 1'-0"



6F PHASING PLAN – PARTIAL FIRST FLOOR
SCALE: 1/16" = 1'-0"



8F PHASING PLAN – PARTIAL BASEMENT FLOOR
SCALE: 1/16" = 1'-0"

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
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Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: PHASING PLANS	Phase: BID DOCUMENTS	Project Title: RENOVATE TOWER BUILDING 1		Project Number: 438-18-102
				Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105		Drawing Number: GI-110
		Issue Date: 05/30/2019	Checked: RO / Drawn: AJC	

VA FORM 08 - 6231

P:\PROJECTS - ACTIVE\2018-23 VA SIOUX FALLS RENOVATE TOWER ONE\CURRENT DRAWING\GI\20190305\15.DWG

5/30/2019 10:03 AM

TABLE 21 - SUMMARY OF ASBESTOS MATERIALS TO BE ABATED		
DESCRIPTION	**FRIABLE**	**EST. QTY. OF ABATEMENT**
FLOOR TILE + MASTIC	NO	7,000 SF
THERMAL SYSTEM INSULATION (TSI) PIPE	YES	60 SF
TSI DEBRIS - BELOW FLOOR PIPE CHASE	YES	200 SF
TRANSITE PIPE	NO	160 SF
BUDGET ESTIMATE OF CONCEALED TSI IN VERTICAL PIPE CHASES	YES	750 LF

TABLE 1 - SUMMARY OF LEAD-CONTAINING MATERIALS TO BE POTENTIALLY IMPACTED		
DESCRIPTION	**PEELING OR DELAMINATING**	**EST. QTY.**
PAINTED WALLS	NO	1,800 SF
DOWNSPOUTS - EXTERIOR	NO	40 LF

Asbestos Abatement Phasing:

1. The abatement contractor shall work closely with the General Contractor, contracting officer, owner or owner's representative, and/or the VPIH to coordinate removal of ACM in accordance with project scheduling, sequencing, and phasing requirements. After hours and week-end work may be required. Phasing is subject to change to accommodate site conditions and facility operations.

Paint Containing Lead:

1. Lead-based paint (LBP) are paints that contain lead ≥1.0 mg/m² or ≥0.5 percent by weight. Paint containing lead (PCL) is paint with a detectable level of lead. LBP and PCL are known to exist on materials, components, and surfaces that may be disturbed, penetrated, refinished, or demolished. Perform demolition of materials and components with LBP and/or PCL in accordance with applicable regulations and the approved work plan.

2. Flaking and peeling LBP and/or PCL on surfaces to remain shall be removed and stabilized using methods in accordance with Section 02 83 33.13, Lead-Based Paint Removal and Disposal.

3. If walls with LBP are to be demolished, wall may be removed and disposed of in accordance with approval from General Contractor. Perform removal and disposal in accordance with Section 02 83 33.13.

4. Refer to the Hazardous Building Materials Inspection Report by AMI Environmental, dated January 9, 2019, for information concerning the presence of LBP and PCL in the project areas.

LEGEND:

- PROPOSED LOCATION OF PERSONAL DECONTAMINATION FACILITY (PDF)
- PROPOSED LIMITS OF MAJOR AND MINOR DECONTAMINATION AREAS (REGULATED AREAS)
- PROPOSED LOCATION OF NEGATIVE AIR MACHINE (NAM)
- WDF — PROPOSED LOCATION OF WASTE DECONTAMINATION FACILITY (WDF)

General Notes:

1. These drawings are diagrammatic and for general identification of asbestos-containing materials (ACM) and lead-based paint (LBP) subject to removal or disturbance. Their accuracy is not guaranteed. Locations and quantities shown of ACM and LBP to be removed are representative based on recent and preexisting site survey information. The abatement contractor shall be responsible for field verifying all material locations and removal quantities, and existing site conditions.

2. Asbestos removal is being performed pursuant to renovation of the project areas. Remove and dispose of all ACM in accordance with applicable regulations, project specifications, and the approved asbestos hazard abatement plan (AHAP). If suspect ACMs are encountered during construction and demolition that are not identified on the asbestos abatement drawings, stop work and contact the project manager and VPIH.

3. All work is to be performed in accordance with all applicable federal, state, and local regulations; project specifications, the approved work plan, and accepted industry practice. When requirements overlap or conflict, the most stringent requirement shall apply. All work shall subject to inspection by the owner, the owner's consultants, and regulatory personnel.

4. Demolition of non-ACM building materials may be required to access regulated materials, including, but not limited to, cabinets, raised flooring, gypsum wallboard, expanded metal or wood lath and plaster walls and ceilings, wall framing, carpet, ceramic and vinyl floor coverings, wood, etc. The abatement contractor shall be responsible for demolition of non-ACM materials as needed to access regulated materials for abatement, and for coordinating the limits of demolition and abatement with the general contractor.

5. All costs associated with exploratory demolition and demolition of non-ACM materials needed to accomplish abatement shall be included in the abatement contractor's lump sum price for the project.

Asbestos Notes:

1. The project area was recently surveyed for ACM. Refer to the hazardous building materials inspection report by AMI Environmental, dated January 9, 2019, for more information about ACMs identified in the project area.

2. Concealed ACM pipe insulation (TSI) may exist within walls and pipe chases and above rigid ceilings. Coordinate access with demolition drawings and the general contractor. Some exploratory demolition may be required to determine if concealed ACM is present.

3. Establish regulated areas (RA) and negative pressure enclosures (NPE) and perform removal in accordance with applicable specification sections: Sec 02 82 13.13, Glovebag Asbestos Abatement; Sec 02 82 11, Traditional Asbestos Abatement; Sec 02 82 13.19, Asbestos Floor Tile And Mastic Abatement; 02 82 13.31 Asbestos Transite And Class II Abatement. Finalize limits of regulated areas, locations of negative air machines (NAM), personal decontamination facilities (PDF), and waste decontamination facilities (WDF) based on site conditions, best practices and phasing requirements.

4. Assume 50% efficiency when calculating NAM requirements for achieving four (4) air changes per hour and provided greater than -0.02" WCG pressure. Configure and place NAMs as needed to maximize air movement and prevent dead air space. Coordinate negative air discharge locations with general contractor, owner's representative, and VPIH, if needed.

5. TSI abatement from sections of pipe and fittings to be demolished may be performed using glovebags to accomplish wrap and cut methods if approved by the general contractor. Coordinate with mechanical demolition drawings and the mechanical contractor.

1 GENERAL ASBESTOS ABATEMENT NOTES
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title	General Asbestos Abatement Notes
Phase	BID DOCUMENTS
Project Title	RENOVATE TOWER BUILDING 1
Project Number	438-18-102
Building Number	1
Approved: Project Director	
	FULLY SPRINKLERED
Location	Sioux Falls, SD 57105
Issue Date	05/30/2019
Checked	RO
Drawn	AJC
Drawing Number	HA001

VA FORM 08 - 6231

/USERS/ITSAHARTUNG/LIFEDOCUMENTS/CADBILL.CROWE/NEW-4-5-19/ASF/NEW-4-5-19VASFTOWER-B1-00.DWG
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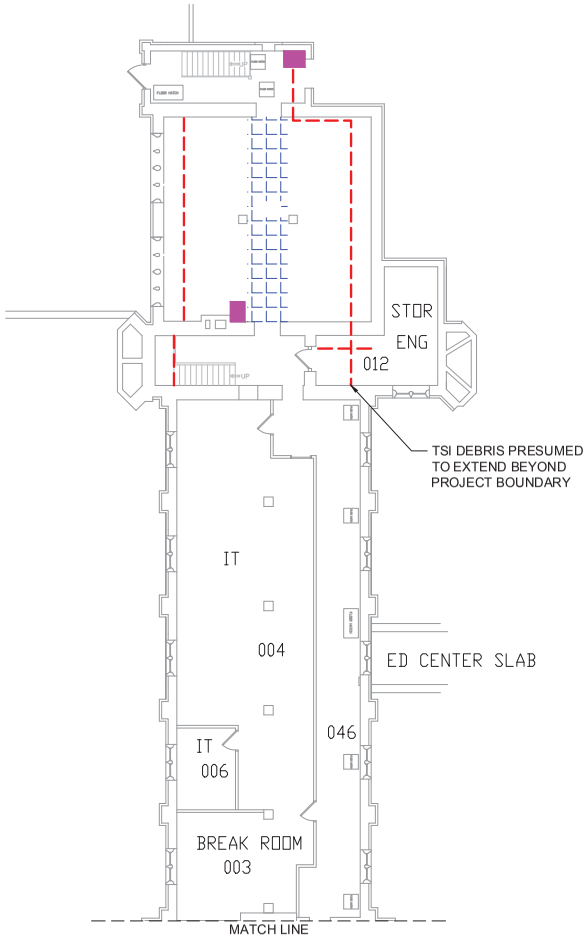

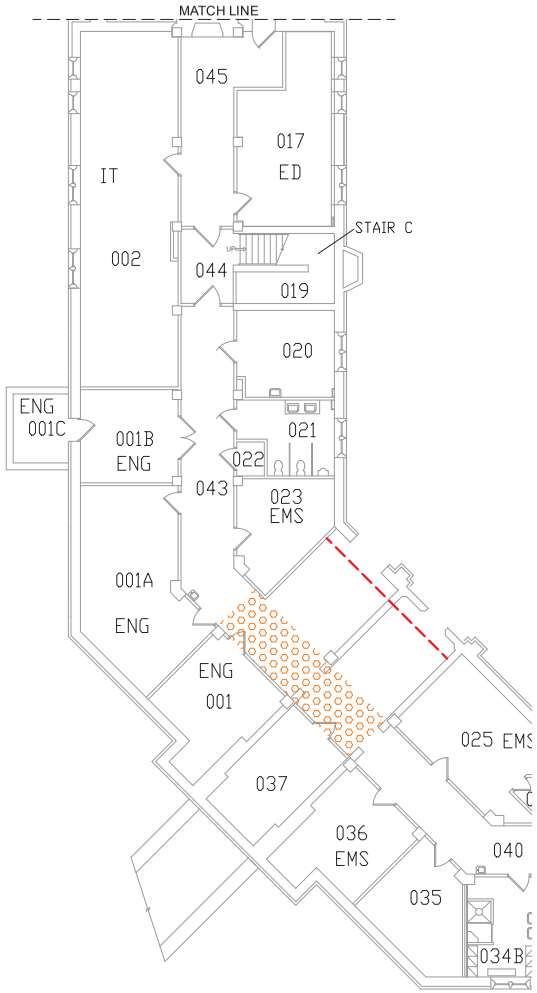

Asbestos Notes

1. Establish regulated area and remove 12" x 12" VFT and mastic, in accordance with Section 02 82 13.19.
2. Establish regulated area and remove Thermal System Insulation (TSI) covered pipe and fittings using glovebag abatement methods as required by Section 02 82 13.13. For sections of pipe to be demolished, wrap and cut methods may be used only if approved by the General Contractor.
3. Establish regulated area and remove transite pipe in accordance with Section 02 82 12.31 Asbestos Transite Abatement , if required. Removal may be accomplished using wrap and cut methods. Glovebags may be used to contain fibers during manual demolition to establish sections for removal.
4. Establish regulated area and remove Thermal System Insulation (TSI) debris located in the below floor pipe chase in both Main and Tower areas in accordance with Section 02 82 11, Traditional Asbestos Abatement.
5. When glovebag methods are not feasible, use full containment and isolation procedures (Major Decontamination Areas) in accordance with Section 02 82 11, Traditional Asbestos Abatement.
6. Enclosed vertical pipe chases are present in the Tower. One is visible from the basement (00) level on the exterior corner of the stairwell. The other vertical chase is visible in Room 360 adjacent to the hall and the stairwell. These pipe chases may contain Asbestos Containing TSI. If TSI is found when the pipe chases are opened, the material may be assumed as ACM, or tested for asbestos content.

Summary Of Asbestos-Containing Materials (ACM)

DESCRIPTION	FRIABLE	EST. QTY.	HATCHING
THERMAL SYSTEM INSULATION (TSI) DEBRIS - BELOW FLOOR PIPE CHASE	YES	200 SF	
TSI PIPE ABOVE CEILING	YES	60 LF	
TSI ESTIMATED IN TWO (2) ENCLOSED PIPE CHASES	YES	750 LF	
TRANSITE PIPE ABOVE CEILING	NO	160 LF	

1 Building 1, 00, West Wing/Center - ASBESTOS LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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VA U.S. Department of Veterans Affairs

Drawing Title: Basement Asbestos Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA100

VA FORM 08 - 6231
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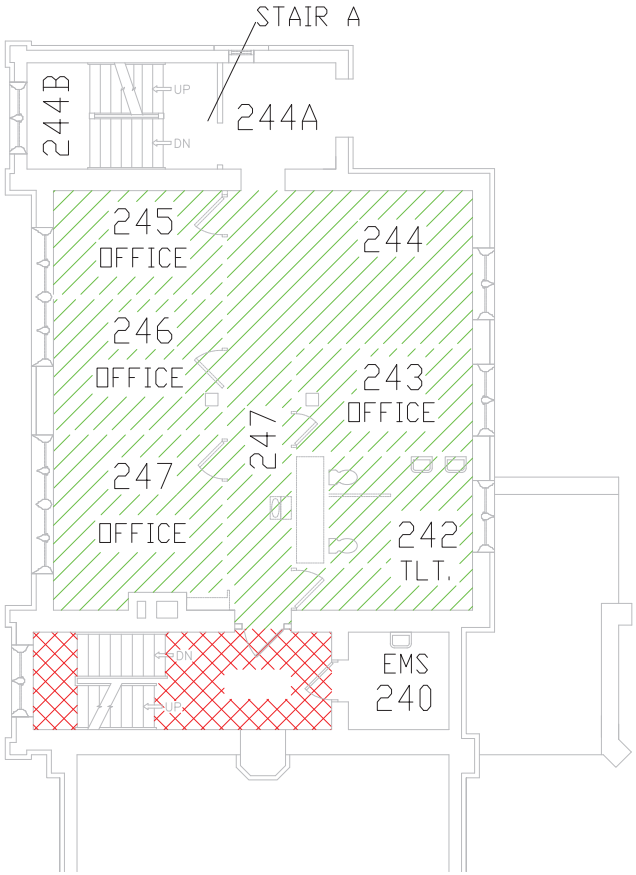

Asbestos Notes

1. Establish regulated area and remove 12" x 12" VFT and mastic, in accordance with Section 02 82 13.19.

2. Establish regulated area and remove Thermal System Insulation (TSI) covered pipe and fittings using glovebag abatement methods as required by Section 02 82 13.13. For sections of pipe to be demolished, wrap and cut methods may be used only if approved by the General Contractor.

3. Establish regulated area and remove transite pipe in accordance with Section 02 82 12.31 Asbestos Transite Abatement , if required. Removal may be accomplished using wrap and cut methods. Glovebags may be used to contain fibers during manual demolition to establish sections for removal.

4. Establish regulated area and remove Thermal System Insulation (TSI) debris located in the below floor pipe chase in both Main and Tower areas in accordance with Section 02 82 11, Traditional Asbestos Abatement.

5. When glovebag methods are not feasible, use full containment and isolation procedures (Major Decontamination Areas) in accordance with Section 02 82 11, Traditional Asbestos Abatement.

6. Enclosed vertical pipe chases are present in the Tower. One is visible from the basement (00) level on the exterior corner of the stairwell. The other vertical chase is visible in Room 360 adjacent to the hall and the stairwell. These pipe chases may contain Asbestos Containing TSI. If TSI is found when the pipe chases are opened, the material may be assumed as ACM, or tested for asbestos content.

Summary Of Asbestos-Containing Materials (ACM)

DESCRIPTION	FRIABLE	EST. QTY.	HATCHING
12"x12" VINYL FLOOR TILE (VFT) AND MASTIC	NO*	134 SF	
VFT UNDER CARPET	NO*	1,038 SF	

1 Building 1, 02, West Wing/Center - ASBESTOS LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: Second Floor Asbestos Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA102

VA FORM 08-6231

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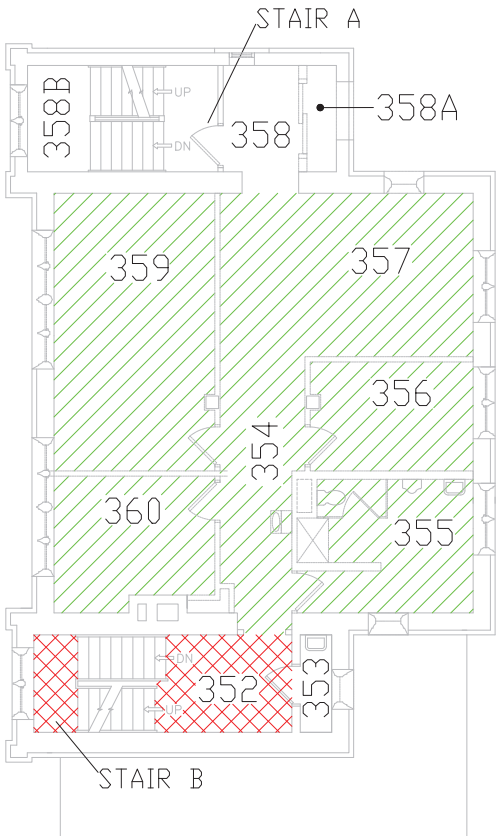

Asbestos Notes

1. Establish regulated area and remove 12" x 12" VFT and mastic, in accordance with Section 02 82 13.19.

2. Establish regulated area and remove Thermal System Insulation (TSI) covered pipe and fittings using glovebag abatement methods as required by Section 02 82 13.13. For sections of pipe to be demolished, wrap and cut methods may be used only if approved by the General Contractor.

3. Establish regulated area and remove transite pipe in accordance with Section 02 82 12.31 Asbestos Transite Abatement , if required. Removal may be accomplished using wrap and cut methods. Glovebags may be used to contain fibers during manual demolition to establish sections for removal.

4. Establish regulated area and remove Thermal System Insulation (TSI) debris located in the below floor pipe chase in both Main and Tower areas in accordance with Section 02 82 11, Traditional Asbestos Abatement.

5. When glovebag methods are not feasible, use full containment and isolation procedures (Major Decontamination Areas) in accordance with Section 02 82 11, Traditional Asbestos Abatement.

6. Enclosed vertical pipe chases are present in the Tower. One is visible from the basement (00) level on the exterior corner of the stairwell. The other vertical chase is visible in Room 360 adjacent to the hall and the stairwell. These pipe chases may contain Asbestos Containing TSI. If TSI is found when the pipe chases are opened, the material may be assumed as ACM, or tested for asbestos content.

Summary Of Asbestos-Containing Materials (ACM)

DESCRIPTION	FRIABLE	EST. QTY.	HATCHING
12"x12" VINYL FLOOR TILE (VFT) AND MASTIC	NO*	108 SF	
VFT UNDER CARPET	NO*	1,049 SF	

1 Building 1, 03, West Wing Tower - ASBESTOS LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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VA U.S. Department of Veterans Affairs

Drawing Title: Third Floor Asbestos Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA103

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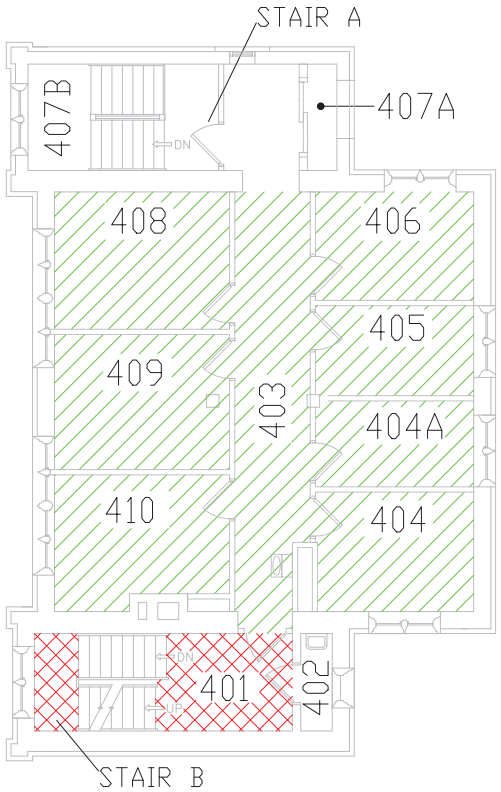

Asbestos Notes

1. Establish regulated area and remove 12" x 12" VFT and mastic, in accordance with Section 02 82 13.19.

2. Establish regulated area and remove Thermal System Insulation (TSI) covered pipe and fittings using glovebag abatement methods as required by Section 02 82 13.13. For sections of pipe to be demolished, wrap and cut methods may be used only if approved by the General Contractor.

3. Establish regulated area and remove transite pipe in accordance with Section 02 82 12.31 Asbestos Transite Abatement , if required. Removal may be accomplished using wrap and cut methods. Glovebags may be used to contain fibers during manual demolition to establish sections for removal.

4. Establish regulated area and remove Thermal System Insulation (TSI) debris located in the below floor pipe chase in both Main and Tower areas in accordance with Section 02 82 11, Traditional Asbestos Abatement.

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Summary Of Asbestos-Containing Materials (ACM)

DESCRIPTION	FRIABLE	EST. QTY.	HATCHING
12"x12" VINYL FLOOR TILE (VFT) AND MASTIC	NO*	108 SF	
VFT UNDER CARPET	NO*	1,053 SF	

1 Building 1, 04, West Wing Tower - ASBESTOS LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: Fourth Floor Asbestos Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA104

VA FORM 08-6231

5/30/2019 2:26 PM
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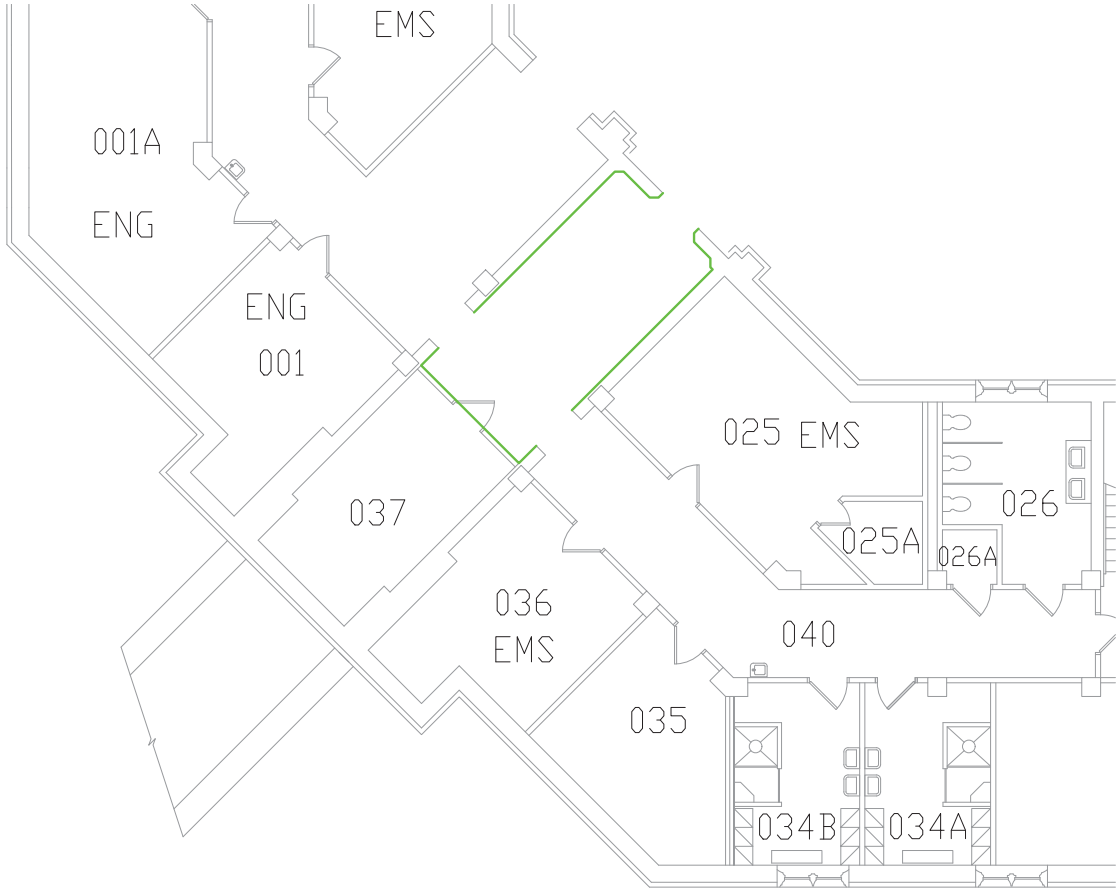

Lead Notes

1. LBP may be impacted on surfaces of painted block/brick walls for penetrations, expanded openings, new attachments or wall demolition. LBP dust must be controlled according to 29 CFR 1926.62. Perform cleanup and disposal of LBP dust and debris in accordance with Section 02 83 33.13.

2. If required, LBP removal from block/brick walls must be completed in accordance with Section 02 83 33.13.

3. Painted downspouts can be removed and disposed of or recycled with an approved recycling facility.

Summary Of Lead-Based Paint Materials			
DESCRIPTION	CONDITION	EST. QTY.	HATCHING
LEAD-BASED PAINT, CREAM, ON CONCRETE WALLS	GOOD	800 SF	

1 Building 1, 00, Center - LEAD-BASED PAINT LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: Basement Lead-Based Paint Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA200

VA FORM 08 - 6231

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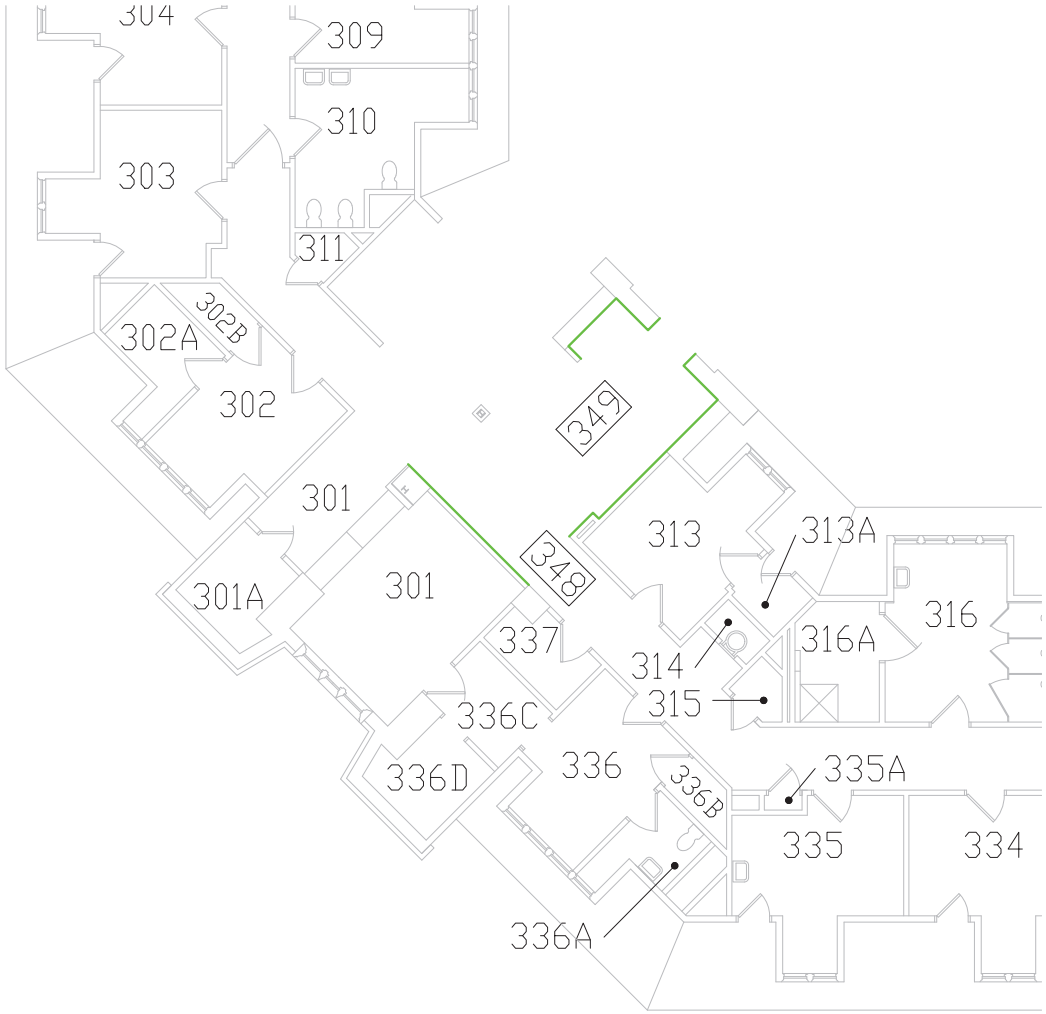

Lead Notes

1. LBP may be impacted on surfaces of painted block/brick walls for penetrations, expanded openings, new attachments or wall demolition. LBP dust must be controlled according to 29 CFR 1926.62. Perform cleanup and disposal of LBP dust and debris in accordance with Section 02 83 33.13.

2. If required, LBP removal from block/brick walls must be completed in accordance with Section 02 83 33.13.

3. Painted downspouts can be removed and disposed of or recycled with an approved recycling facility.

Summary Of Lead-Based Paint Materials			
DESCRIPTION	CONDITION	EST. QTY.	HATCHING
LEAD-BASED PAINT, WHITE, ON SHEETROCK WALLS	GOOD	1,000 SF	

1 Building 1, 03, Center - LEAD-BASED PAINT LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: Third Floor Lead-Based Paint Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA203

VA FORM 08-6231

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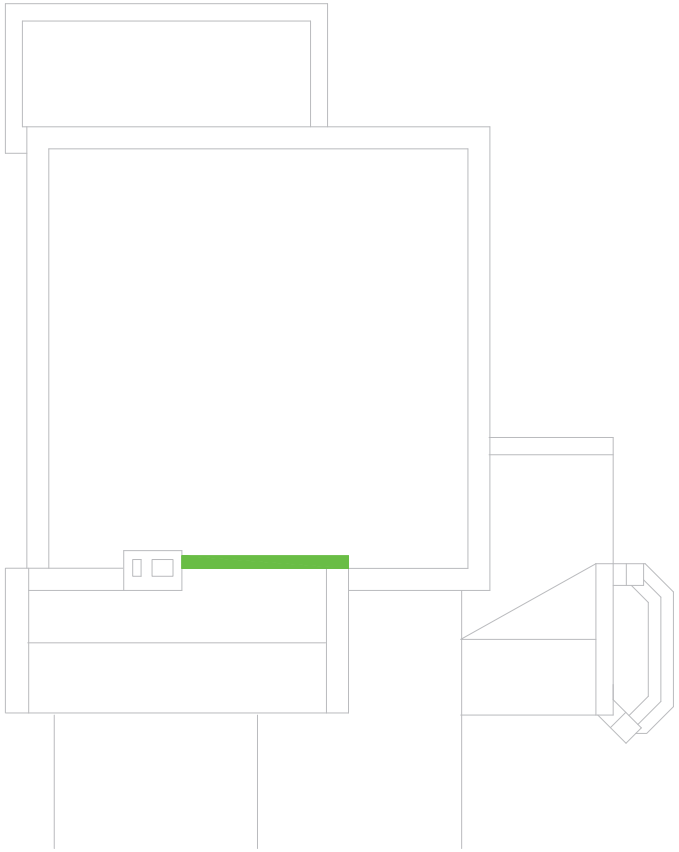

Lead Notes

1. LBP may be impacted on surfaces of painted block/brick walls for penetrations, expanded openings, new attachments or wall demolition. LBP dust must be controlled according to 29 CFR 1926.62. Perform cleanup and disposal of LBP dust and debris in accordance with Section 02 83 33.13.

2. If required, LBP removal from block/brick walls must be completed in accordance with Section 02 83 33.13.

3. Painted downspouts can be removed and disposed of or recycled with an approved recycling facility.

Summary Of Lead-Based Paint Materials

DESCRIPTION	CONDITION	EST. QTY.	HATCHING
LEAD-BASED PAINT, BROWN, ON GUTTER/DOWNSPOUT	FAIR	40 LF	

1 Building 1, Tower Roof - LEAD-BASED PAINT LOCATIONS
NOT TO SCALE

Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: Roof Lead-Based Paint Location Plan
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019
Checked: RO
Drawn: AJC
Project Number: 438-18-102
Building Number: 1
Drawing Number: HA204

VA FORM 08 - 6231

/USERS/ITSAHARTUNG/LIFEDOCUMENTS/CADBILL CROWE/NEW-4-5-19/ASF/NEW-4-5-19/ASF/TOWER B1-ROOF.DWG
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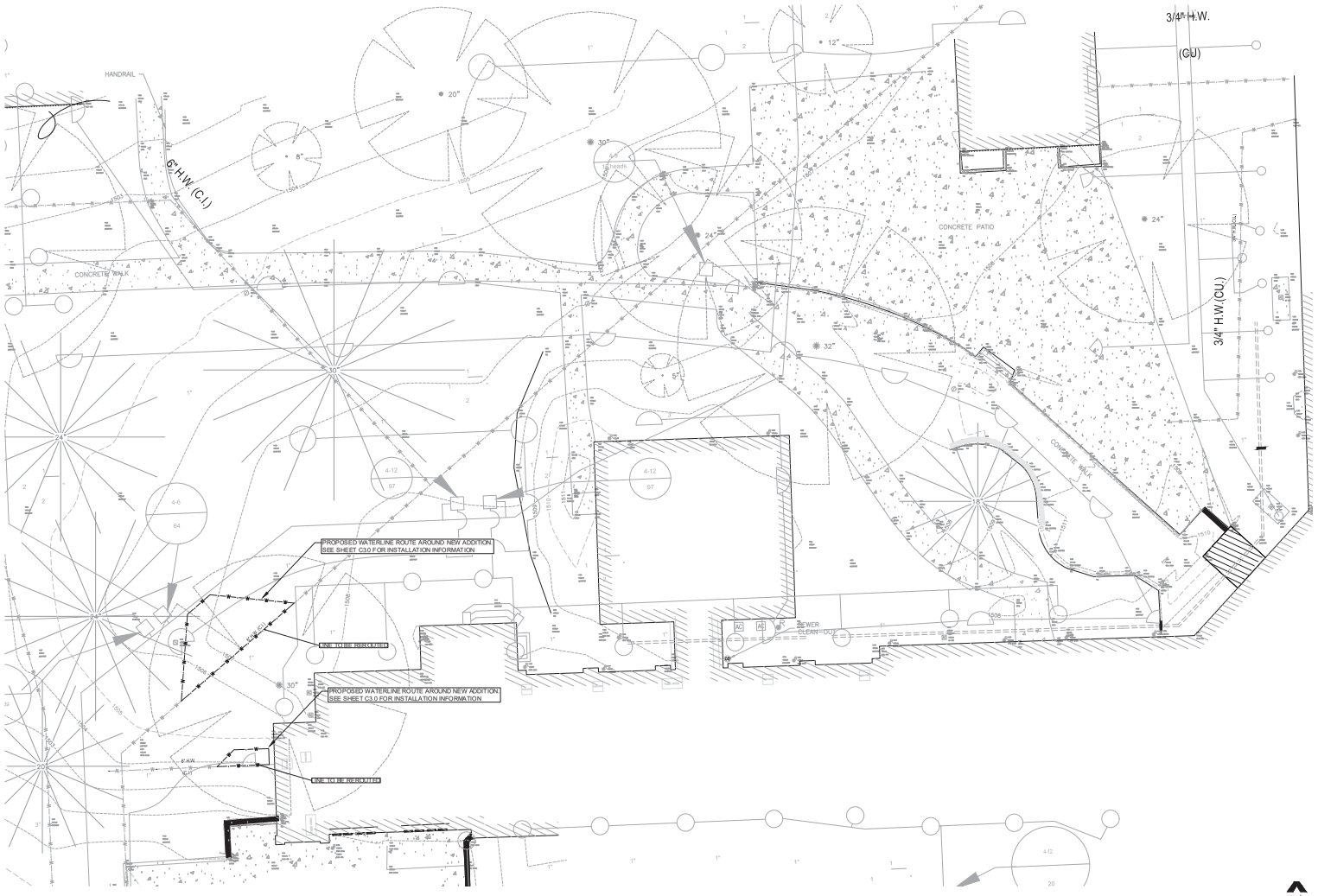

SYMBOL LEGEND

- 12" POP-UP SPRAY HEAD (SHRUBS)
- 4" POP-UP SPRAY HEAD (LAWN)
- FULL CIRCLE ROTARY GEAR DRIVE HEAD
- 3/4 CIRCLE ROTARY GEAR DRIVE HEAD
- 1/2 CIRCLE ROTARY GEAR DRIVE HEAD
- 1/4 CIRCLE ROTARY GEAR DRIVE HEAD
- SPRINKLER SATELLITE ZONE CONTROL PANEL
- SPRINKLER MASTER CONTROL PANEL
- QUICK COUPLER
- ISOLATION VALVE (LINE SIZE) AND PIT (COLORED BLUE)
- DRAIN PIT
- REMOTE CONTROL VALVE WITH ZONE ASSIGNMENT ON TOP AND APPROXIMATE GPM ON BOTTOM
- SPRINKLER MAIN PIPE LINE WITH DIAMETER
- SPRINKLER LATERAL PIPE LINE WITH DIAMETER
- FIRE HYDRANT
- FIRE DEPT. CONN (POST)
- FIRE DEPT. CONN (WALL)
- GATE VALVE
- GATE VALVE - LEFT HAND THREADS
- INDICATOR POST & VALVE
- CHECK VALVE
- WATER MAIN
- ABANDONED PIPING
- CAP OR PLUG
- HW HARD WATER
- SW SOFT WATER
- CI CAST IRON
- CU COPPER
- DI DUCTILE IRON
- PVC PLASTIC VINYL CHLORIDE
- MANHOLE
- BRINE

CONTRACTOR TO COORDINATE LOCATION OF EXISTING WATER LINES, SPRINKLER LINES AND SPRINKLER HEADS WITH FACILITY MAINTENANCE PERSONNEL PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL COORDINATE MODIFICATIONS TO THE EXISTING SPRINKLER SERVICE TO ACCOMMODATE FACILITY MAINTENANCE OF THE TURF AND LANDSCAPING DURING AND SUBSEQUENT TO THE CONSTRUCTION OF THE PROJECT. MODIFICATIONS OF THE SPRINKLER SYSTEM SHALL BE RECORDED ON A COPY OF THIS PLAN AND PROVIDED TO THE ENGINEER AND FACILITY MAINTENANCE.

ALL WATER, SEWER, AND IRRIGATION LINES ARE APPROXIMATE LOCATIONS AS PROVIDED BY THE SITE OWNER.

N

0' 5' 10'

Bid Documents	05/30/2019
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Contract Documents 95% Submittal (CD)	04/11/2019
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Schematic Design (SD)	10/08/2018
Revisions:	Date:

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STATE OF NEBRASKA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: WATER AND SPRINKLER LAYOUT

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: DSD | Drawn: BSD

Project Number: 438-18-102

Building Number: 1

Drawing Number: C1.0

VA FORM 08 - 6231

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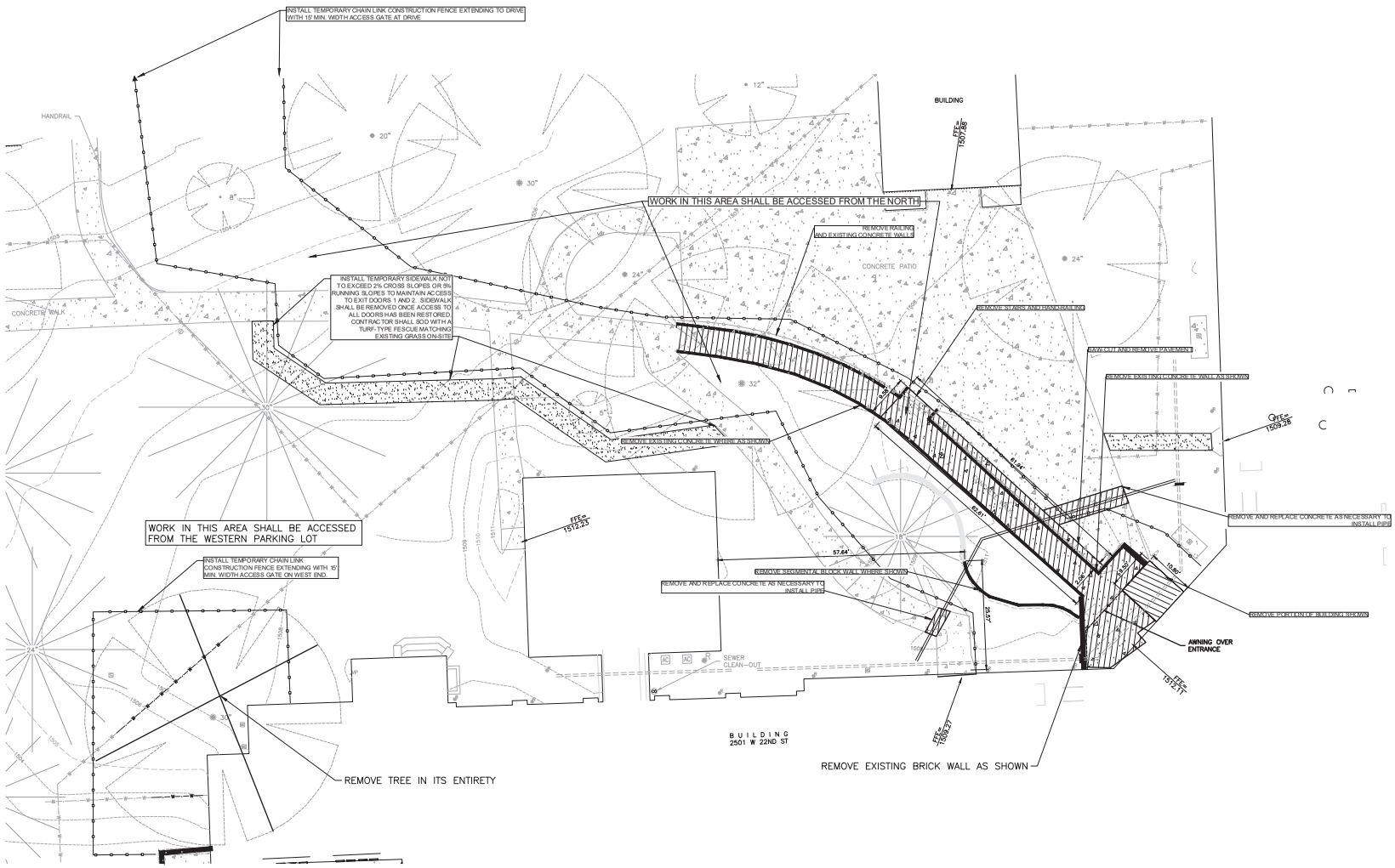

LEGEND

●	CORNER FOUND	W	WATER VALVE
○	CORNER SET	G	GAS VALVE
CTP	CRIMP TOP PIPE	●	BOLLARD
OTP	OPEN TOP PIPE	I.E.	INVERT ELEVATION
S	SIGNAL POLE	F.F.E.	FINISH FLOOR ELEVATION
	POWER POLE		CURB INLET
UGL	POWER POLE WITH UNDERGROUND DROP AND LIGHT	G	UNDERGROUND GAS
		W	UNDERGROUND WATER
L	POWER POLE WITH LIGHT	UC	UNDERGROUND CABLE TV LINE
	LIGHT POLE	OE	OVERHEAD ELECTRIC LINE
E	ELECTRICAL PEDESTAL	OT	OVERHEAD TELEPHONE LINE
T	TELEPHONE PEDESTAL	UT	UNDERGROUND TELEPHONE LINE
E	ELECTRICAL METER		WOODEN FENCE
G	GAS METER		WIRE FENCE
	SIGN		CHAIN LINK FENCE
A	AIR CONDITIONING UNIT	24"	PIPE SIZE AND DIRECTION OF FLOW
P	PULL BOX	6"	DECIDUOUS TREE WITH TRUNK SIZE
	SEWER MANHOLE		
T	TELEPHONE MANHOLE		
W	WATER MANHOLE		CONIFEROUS TREE WITH TRUNK SIZE
	FIRE HYDRANT		

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY CALLED FOR IN THE DOCUMENTS. ANY STRUCTURES TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BACK TO THEIR ORIGINAL DESIGN AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ANY PERMITS FOR DEMOLITION AND WORK THAT PERTAIN TO THIS PROJECT.
3. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED AND PROPERLY DISPOSED OF FROM THE SITE AND BECOME THE PROPERTY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES AS NECESSARY DEPENDENT ON WEATHER CONDITIONS.
5. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEASURES TO PREVENT MIGRATION OF SOIL BEYOND THE PROPERTY LINES SUCH AS BERMS, SWALES, SILT FENCES, ETC. WHETHER SHOWN ON PLANS OR NOT.
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES AS A RESULT OF THE CONSTRUCTION OPERATIONS AND SHALL REPAIR SAME AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE A 6 FOOT TALL SECURITY FENCE AROUND THE ENTIRE JOB SITE WITH LOCKED, GATED ACCESS POINTS WHERE TEMPORARY FENCING IS SHOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO PLACING THEIR BID. PLACEMENT OF A BID SHALL BE CONSIDERED EVIDENCE THAT THE BIDDER HAS VISITED THE SITE AND OBSERVED ACTUAL FIELD CONDITIONS RELATIVE TO PERFORMANCE OF THE WORK.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXISTING DEBRIS WHICH IS ENCOUNTERED FROM THE EXISTING BUILDING SITE. THIS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO, FOOTINGS, CONCRETE SLABS, CONDUITS, GRANULAR SUBGRADE, UTILITY SERVICES, AND/OR UNSUITABLE STRUCTURAL FILL MATERIAL AS DETERMINED BY THE OWNERS ENGINEER. THE COST FOR THESE REMOVALS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
2. REMOVE EXISTING TREES, BUSHES, STUMPS AND ROOTBALLS IN THEIR ENTIRETY.
3. REMOVE EXISTING CONCRETE AND A.C.C. PAVEMENT IN ITS ENTIRETY. PROVIDE STRAIGHT CLEAN CUTS WHERE PAVEMENT REMOVAL ENDS BY SAWCUTTING FULL-DEPTH PAVEMENT. CONTRACTOR SHALL VERIFY THICKNESS OF ALL PAVEMENT BEFORE SUBMITTING A PROPOSAL FOR THIS WORK. WHERE REMOVAL ABUTS EXISTING FEATURES REMOVALS SHALL BE MADE BY SAWCUTTING AND/OR REMOVING TO THE NEAREST CONTROL JOINT.
4. STREET BARRICADES SHALL CONFORM TO THE CITY OF SIOUX FALLS STANDARDS.
5. REMOVE SIGNS WHERE SHOWN. REMOVAL SHALL INCLUDE ENTIRE DEPTH POLE BASES, CONDUIT AND WIRING.
6. DEMOLISH AND REMOVE EXISTING STRUCTURES INCLUDING FOUNDATIONS. ALL EXCAVATIONS RESULTING FROM REMOVALS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIAL TO THE DENSITY AND MOISTURE REQUIREMENTS SPECIFIED.

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Revisions:	Date:

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STATE OF NEBRASKA

Office of Construction and Facilities Management

U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
DEMOLITION	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number C1.1
		Issue Date 05/30/2019 · Checked DSD · Drawn BSD	

VA FORM 08 - 6231

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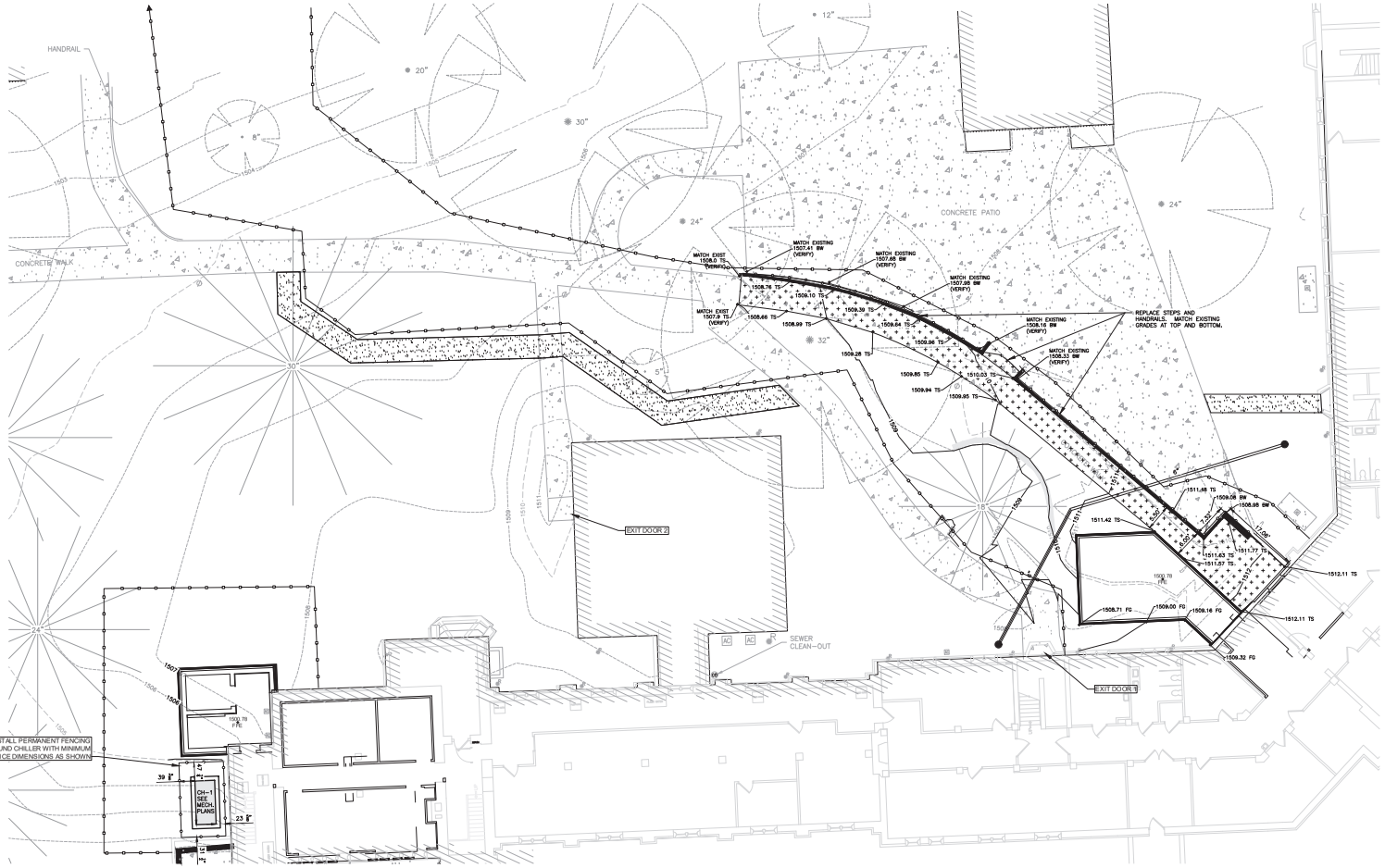
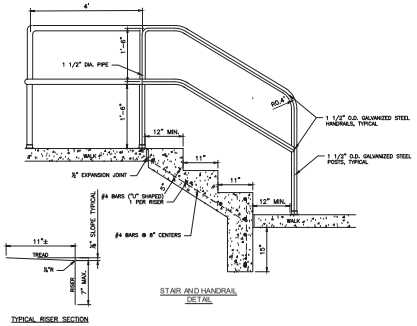




LEGEND

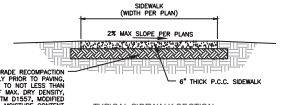
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY CONSTRUCTION FENCE
- PROPOSED BLACK METAL FENCE MATCHING FENCE ON SITE
- PROPOSED 6" P.C.C. SIDEWALK
- PROPOSED TEMOPORARY 6" P.C.C. SIDEWALK

GRADING NOTES

1. ALL FILL SOIL SHALL CONSISTS OF LEAN CLAY OR OTHER MATERIAL APPROVED BY GEOTECHNICAL ENGINEER WITH LIQUID LIMIT LESS THAN 43 AND PLASTICITY INDEX LESS THAN 23. FILL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR. MOISTURE CONTENTS OF THIS FILL AND BACKFILL SHALL NOT BE MORE THAN 1% BELOW OR 5% ABOVE THE OPTIMUM MOISTURE CONTENT.
2. ALL STRUCTURAL FILL SHALL BE PLACED ACCORDING TO THE GEOTECHNICAL REPORT DATED JANUARY 21, 2019, TD2 FILE NO. 1792-108.
3. FILL AND CUT AREAS SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. ADDITIONAL STRIPPING DEPTH MAY BE REQUIRED BY ENGINEER. STRIPPINGS SHALL BE STOCKPILED AS DETERMINED BY THE ENGINEER. STRIPPINGS SHALL BE REDISTRIBUTED AS TOPSOIL AFTER GRADING IN INDIVIDUAL FILL AREAS ARE COMPLETED. NO PAYMENT WILL BE MADE FOR STOCKPILED STRIPPINGS IN EXCESS OF THE PLAN QUANTITY.
4. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
5. FINAL ELEVATIONS SHOWN ARE TO FINISH SURFACES. VERIFY WITH SITE PLAN THE DEPTH OF PAVING, DRIVES AND SIDEWALKS AFTER TOP SOIL PLACEMENT. GRADE AS REQUIRED TO ACHIEVE THE FINISH SURFACE ELEVATIONS AS SHOWN. GRADE SHALL GRADUALLY TAPER OVER SPOT ELEVATIONS IN A GENTLE SWEEPING CURVE (NO SHARP BREAK IN PLANE OF PAVING ALLOWED).
6. ELEVATIONS OF ALL UTILITY ITEMS WILL BE SET BY THE INDIVIDUAL UTILITY COMPANIES, UNLESS NOTED OTHERWISE.
7. MATCH EXISTING ELEVATIONS AT PROPERTY LINES OR STREET CURBS AS SHOWN WITHOUT SUDDEN BREAKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STREETS AND EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BEFORE YOU DIG! CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 811, MONDAY THROUGH FRIDAY 7 A.M. TO 6 P.M.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
10. THE CONTRACTOR MUST COMPLY WITH ALL NOISE ORDINANCES OF THE CITY OF SIOUX FALLS.
11. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY, (NO PAY ITEM).
12. AFTER CUT AND FILL IS COMPLETED SPREAD A MINIMUM OF 4 INCH THICK TOPSOIL LAYER IN AREAS TO BE LANDSCAPED.
13. CONTRACTOR SHALL PROVIDE WIND AND WATER EROSION CONTROL AS REQUIRED. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SILT-LADEN RUNOFF FROM ENTERING STORM SEWER AND RUNNING ONTO ADJACENT PROPERTY. CONTRACTOR SHALL REMOVE MUD AND SILT FROM ADJACENT PUBLIC AND PRIVATE PROPERTY AND STREETS IMMEDIATELY. AFTER ANY SPILLAGE, EROSION CONTROL SHALL BE MAINTAINED BY CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMS FOR WHICH PAYMENT IS BEING MADE. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT FROM SILT FENCE AND SEDIMENT BASINS.
14. ALL DISTURBED TURF AREAS SHALL HAVE A LIKE SOD INSTALLED. ANY IRRIGATION SYSTEMS DAMAGED OR DISTURBED BY CONSTRUCTION ACTIVITIES SHALL TO BE REPAIRED AND/OR RELOCATED BY THE CONTRACTOR TO PROVIDE PROPER COVERAGE.

PAVING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, STRUCTURES, AND PAVEMENT NOT SHOWN TO BE REMOVED, AND WILL REPAIR OR REPLACE DAMAGED IMPROVEMENTS AT HIS OWN EXPENSE.
3. DIMENSIONS SHOWN ARE TO EDGE OF SLAB, BACK OF CURB, OR FACE OF BUILDING AS APPLICABLE. CONTRACTOR SHALL VERIFY THE LAYOUT AND DIMENSIONS OF IMPROVEMENTS WITH THE OWNER AND ARCHITECT BEFORE BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BARRICADES, FLAGMEN, AND TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR TRAFFIC CONTROL.
5. ALL SIDEWALKS ARE 6 FOOT WIDE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL ADJUST ALL UTILITIES TO FINISHED PAVEMENT GRADE OR AS REQUIRED IN LANDSCAPED AREAS. (NO PAY ITEM)
7. VERIFY ELEVATIONS AT ALL OUTSIDE DOOR LOCATIONS WITH ARCHITECT TO ENSURE CODE COMPLIANCE AND ACCESSIBILITY. SEE ARCHITECTURAL PLANS FOR STOOPS.
8. WATER REDUCING ADMIXTURES SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL MAINTAIN AN ACCESS PATH TO THE PARKING LOT FROM EXIT DOORS 1 AND 2 AT ALL TIMES.
10. ALL PAVEMENT DAMAGED DURING CONSTRUCTION NOT SHOWN TO BE REMOVED SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.



TYPICAL SIDEWALK SECTION
NOT TO SCALE

Bid Documents	05/30/2019
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STATE OF NEBRASKA

Office of Construction and Facilities Management

U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
GRADING AND PAVING PLAN	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number 1
Approved: Project Director	FULLY SPRINKLERED	Location Sioux Falls, SD 57105	Drawing Number C2.0
		Issue Date 05/30/2019 · Checked DSD · Drawn BSD	

VA FORM 08-6231

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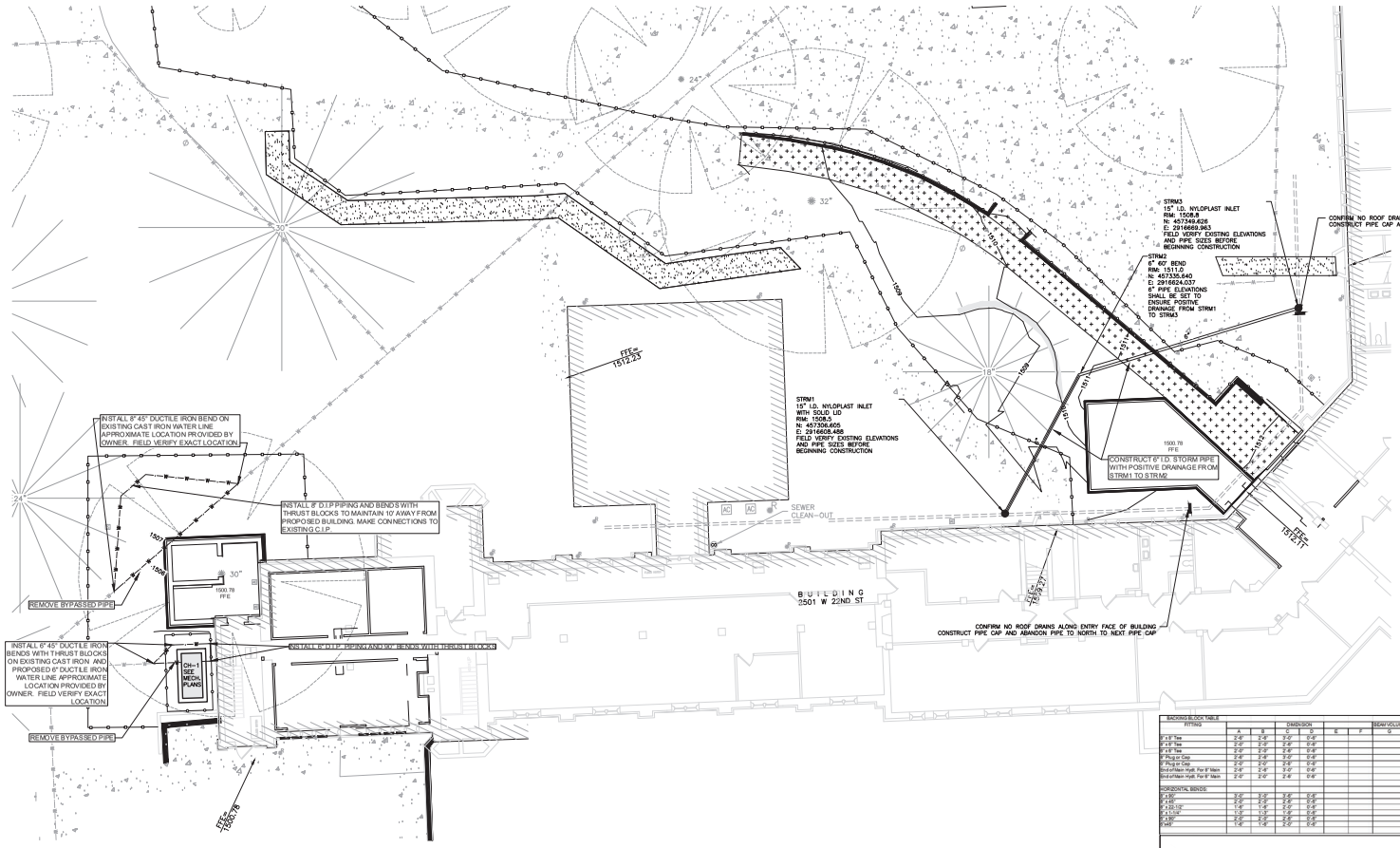


LEGEND

PROPOSED STORM SEWER

EXISTING STORM SEWER

STORM SEWER NOTES

1. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES AND STRUCTURES AND REPAIR SAME AT HIS OWN EXPENSE.
3. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY. (NO PAY ITEM)
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF SIOUX FALLS PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS ARISING FROM FIELD LOCATES OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION OF THE STORM SEWER.

UTILITY NOTES

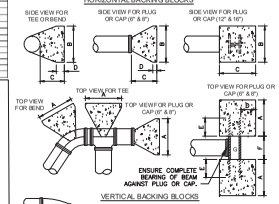
1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES, AND WILL REPAIR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION THROUGH THE "ONE CALL" SYSTEM AT 811. EXISTING UTILITIES SHOWN ON SHEET C1.0 ARE APPROXIMATE LOCATIONS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS ON SITE.
2. THE CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES AS NECESSARY DEPENDENT ON WEATHER CONDITIONS.
3. SEE SPECIFICATIONS SECTION 31 20 11 FOR COMPACTION AND FILL REQUIREMENTS.
4. REFER TO SPECIFICATIONS FOR MATERIAL, PROCEDURAL AND CONSTRUCTION REQUIREMENTS.
5. COORDINATE UTILITY CONSTRUCTION WORK WITH THE WORK OF ALL OTHER TRADES ON THE SITE.
6. SEE BUILDING AND SITE PLUMBING PLANS FOR CONTINUATION OF ALL UTILITY LINES INTO BUILDINGS. COORDINATE WITH OTHER CONTRACTORS AS NECESSARY FOR CONSTRUCTION AND TESTING.
7. THE CONTRACTOR SHALL ADJUST ALL UTILITY STRUCTURES TO GRADE AS REQUIRED. THESE INCLUDE, BUT NOT LIMITED TO MANHOLES, FIRE HYDRANTS, STORM SEWER INLETS, JUNCTION BOXES, VALVE BOXES, AND CURB STOPS. SEWER CLEAN-OUTS AND ANY OTHER ITEMS THAT MAY FALL INTO THIS CLASSIFICATION. THESE ADJUSTMENTS SHALL BE (NO PAY ITEMS).
8. THE CONTRACTOR SHALL PROVIDE ALL DE-WATERING AND SHALL VERIFY ALL GRADES AND TAP ELEVATIONS WHERE PROPOSED UTILITIES ARE TO BE INSTALLED OVER EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO STUDY THE PROPOSED PLANS AND NOTIFY THE OWNERS ENGINEER ON ANY INCONSISTENCIES, DISCREPANCIES OR CONSTRUCTABILITY PROBLEMS IF THEY MAY ARISE.
9. THE CONTRACTOR SHALL CONFORM TO THE "TEN STATE STANDARDS" FOR THE SEWER AND WATER SEPARATION.
10. THE CONTRACTOR SHALL PROVIDE ALL DE-WATERING AND UNSTABLE TRENCH BEDDING AS REQUIRED. A SUBSURFACE INVESTIGATION MAY BE OBTAINED FROM THE OWNER FOR THE CONTRACTOR'S INFORMATION.

BACKING BLOCK TABLE												
FITTING	DIMENSION						BEAR VOLUME		STRAPS			
	A	B	C	D	E	F	G	Cu. YD	NO.	SIZE	EMBED.	
8" x 8" Tee	2'-6"	2'-6"	3'-0"	0'-6"				0.37				
4" x 8" Tee	2'-0"	2'-2"	2'-8"	0'-6"				0.22				
8" x 6" Tee	2'-0"	2'-2"	2'-8"	0'-6"				0.22				
8" Plug or Cap	2'-6"	2'-6"	3'-0"	0'-6"				0.37				
6" Plug or Cap	2'-0"	2'-0"	2'-6"	0'-6"				0.22				
End of Main Hydt. For 8" Main	2'-6"	2'-6"	3'-0"	0'-6"				0.37				
End of Main Hydt. For 6" Main	2'-0"	2'-0"	2'-6"	0'-6"				0.22				
HORIZONTAL BENDS:												
8" x 90°	3'-0"	3'-0"	3'-6"	0'-6"				0.59				
6" x 90°	2'-6"	2'-0"	2'-6"	0'-6"				0.22				
8" x 22-1/2°	1'-6"	1'-6"	2'-0"	0'-6"				0.11				
8" x 11-1/4°	1'-0"	1'-0"	1'-6"	0'-6"				0.07				
8" x 90°	2'-0"	2'-0"	2'-6"	0'-6"				0.22				
4" x 90°	1'-6"	1'-6"	2'-0"	0'-6"				0.15				

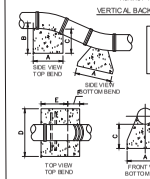
GENERAL

THIS CONSTRUCTION STANDARD SPECIFIES THE MATERIALS AND INSTALLATION OF CONCRETE BACKING BLOCKS FOR COMMON FITTINGS FOR 6" THROUGH 16" PIPE. BACKING BLOCKS SHALL CURE A MINIMUM OF 72 HOURS BEFORE SUBJECTED TO WATER MAIN PRESSURE. IF MAINS NEED TO BE PRESSURIZED WITHIN 72 HOURS OF PLACING A BACKING BLOCK, IMMEDIATE BACKING SHALL BE USED (SEE CONSTRUCTION STANDARD 1.6.12).

HORIZONTAL BACKING BLOCKS

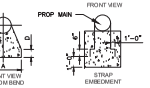


VERTICAL BACKING BLOCKS



NOTES
WRAP ALL JOINTS WITH POLYWRAP PRIOR TO PLACING CONCRETE BACKING BLOCKS.

COVER ALL STRAPS AND BEAMS OUTSIDE OF CONCRETE W/POLYWRAP OR TAPE.



Typical Backing Block for Water Mains
NOT TO SCALE

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

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402.330.8860 www.td2co.com
VA Registered Firm No. 8 Founded in 1953

ARCHITECT/ENGINEER OF RECORD

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PROFESSIONAL CIVIL ENGINEER
DAVID L. DREESSEN
E-6783
STATE OF NEBRASKA

Office of Construction and Facilities Management

U.S. Department of Veterans Affairs

Drawing Title: UTILITY PLAN

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: DSD | Drawn: BSD

Project Number: 438-18-102

Building Number: 1

Drawing Number: C3.0

VA FORM 08 - 6231

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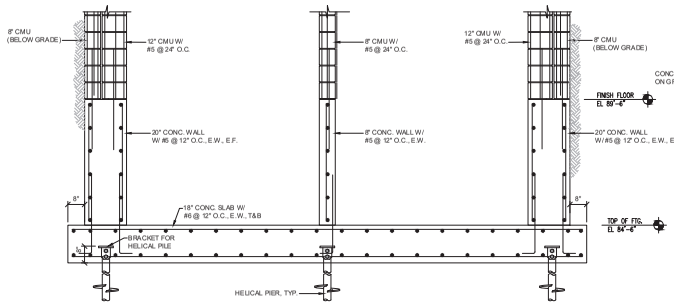
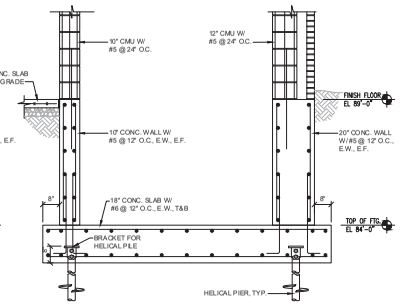
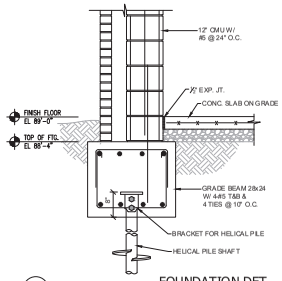
5/29/2019 11:45 AM



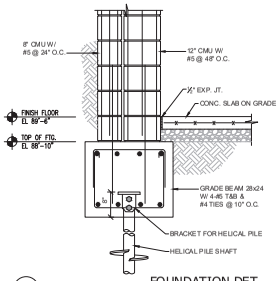
3 ELEVATOR PIT SECTION
Scale: 1/2" = 1'-0"



4 ELEVATOR PIT SECTION
Scale: 1/2" = 1'-0"



5 FOUNDATION DET.
Scale: 3/4" = 1'-0"



6 FOUNDATION DET.
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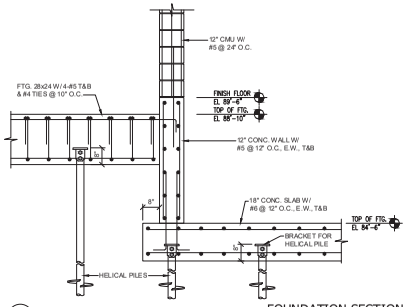

7 FOUNDATION SECTION
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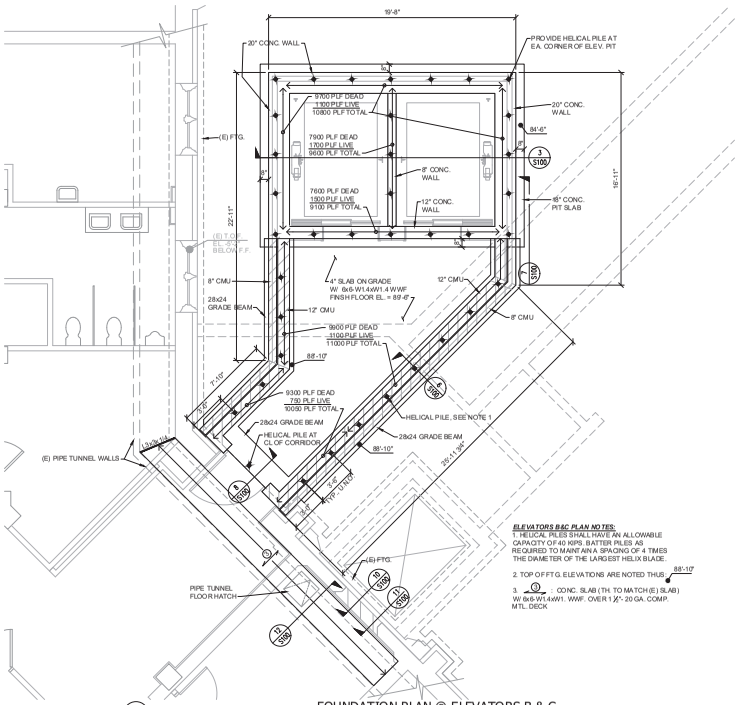
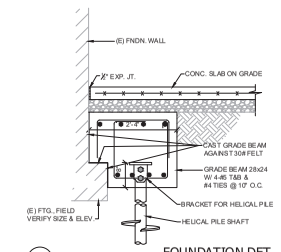


1 FOUNDATION PLAN @ ELEVATORS B & C
Scale: 1/4" = 1'-0"



8 FOUNDATION DET.
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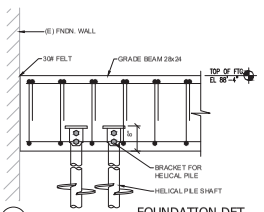

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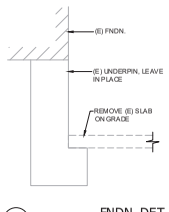

10 FNDN. DET.
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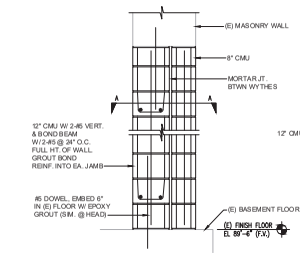
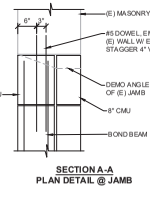
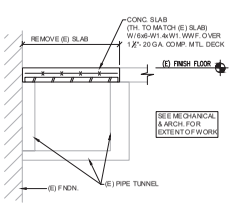
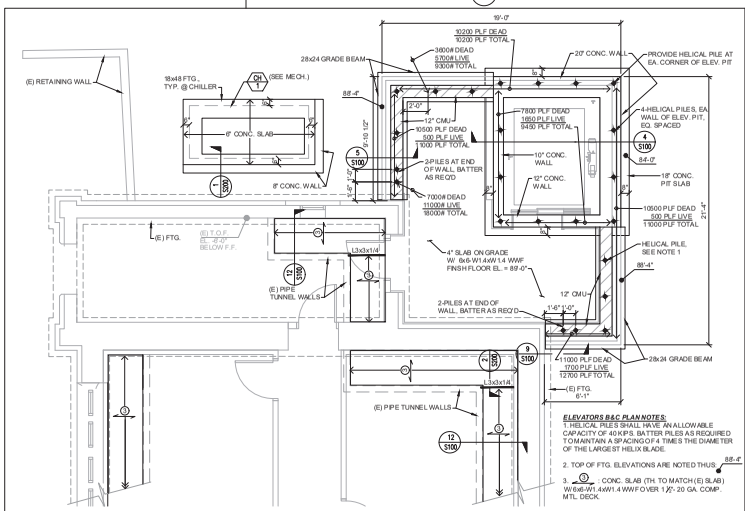


11 WALL FRAMING DET.
Scale: 3/4" = 1'-0"

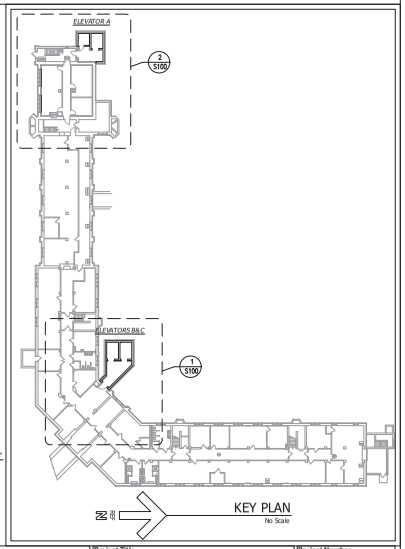




12 SLAB @ (E) PIPE TUNNEL DET.
Scale: 3/4" = 1'-0"



2 FOUNDATION PLAN @ ELEVATOR A
Scale: 1/4" = 1'-0"



KEY PLAN
No Scale

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CONSULTANT

Shaffer & Stevens

Engineering Discipline Structural:
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Omaha, NE 68152
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POC: Donn Shaffer

ARCHITECT/ENGINEER OF RECORD

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3705 North 200th Street
Elkhorn, Nebraska 68022
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REGISTERED PROFESSIONAL ENGINEER
EST. NO. 5170
DONN SHAFFER
NEBRASKA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
Foundation Plan	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: S-100
		Issue Date: 05/30/2019 · Checked: DRS · Drawn: MGJ	

VA FORM 08 - 6231

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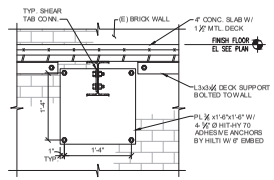
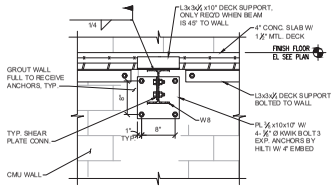
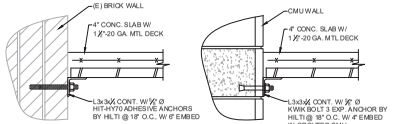
11/2/2018 10:00 AM



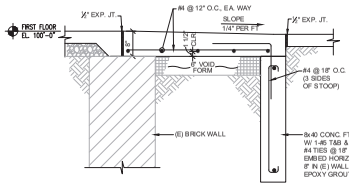
3 BEAM @ (E) BRICK WALL DET.
Scale: 1" = 1'-0"



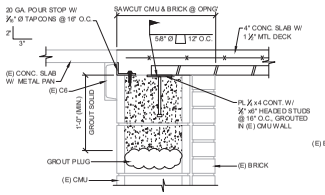
4 BEAM @ CMU WALL DET.
Scale: 1" = 1'-0"



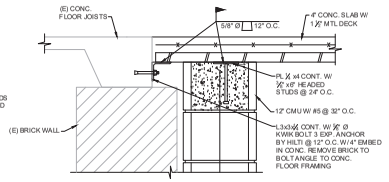
5 TYP. DECK SUPPORT DETAILS
Scale: 1 1/2" = 1'-0"



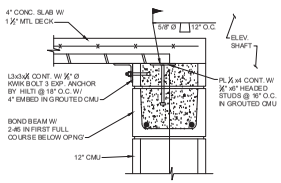
6 TYP. STRUCTURAL STOOP
(OCCURS @ 1st FLOOR ONLY)
Scale: 3/4" = 1'-0"



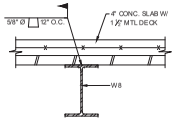
7 DECK SUPPORT DETAIL
Scale: 1 1/2" = 1'-0"



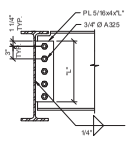
8 DECK SUPPORT DETAIL
Scale: 1 1/2" = 1'-0"



9 DECK SUPPORT DETAIL
Scale: 1 1/2" = 1'-0"

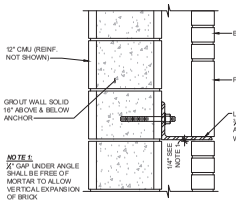


10 DECK SUPPORT DETAIL
Scale: 1 1/2" = 1'-0"

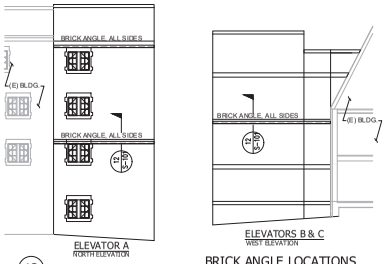


SCHEDULE	
BEAM DEPTH LESS THAN 8"	"L"
8 or 10	5 1/2"
12 or 14	8 1/2"
16	11 1/2"
18	1'-2 1/2"
21	1'-5 1/2"
24	1'-8 1/2"

11 TYP. SHEAR PL CONN. DET.
Scale: 1" = 1'-0"

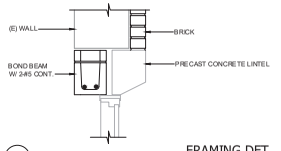


12 BRICK ANGLE DETAIL
Scale: 1 1/2" = 1'-0"

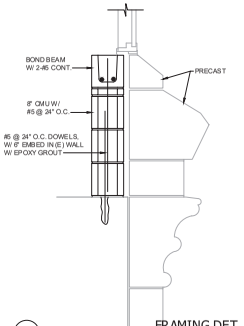


ELEVATOR A
NORTH ELEVATION
ELEVATORS B & C
WEST ELEVATION

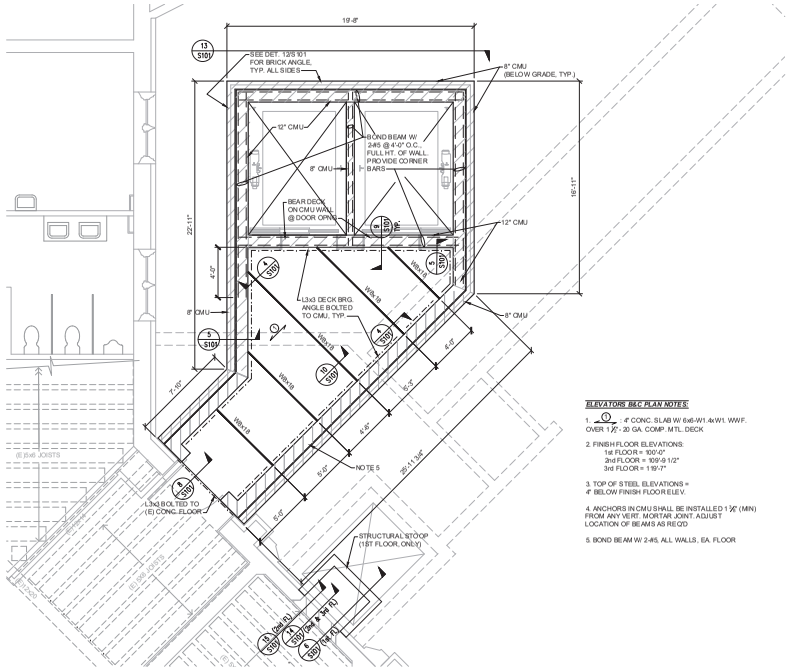
13 BRICK ANGLE LOCATIONS
No Scale



14 FRAMING DET.
(OCCURS @ 2nd & 3rd FLOORS)
Scale: 1" = 1'-0"



15 FRAMING DET.
(OCCURS @ 2nd FLOOR ONLY)
Scale: 1" = 1'-0"



ELEVATORS B&C PLAN NOTES:

1. 1 - 4" CONC. SLAB W/ 6x6-W1.4xW1. WWF. OVER 1 1/2" - 20 GA. COMP. MTL. DECK

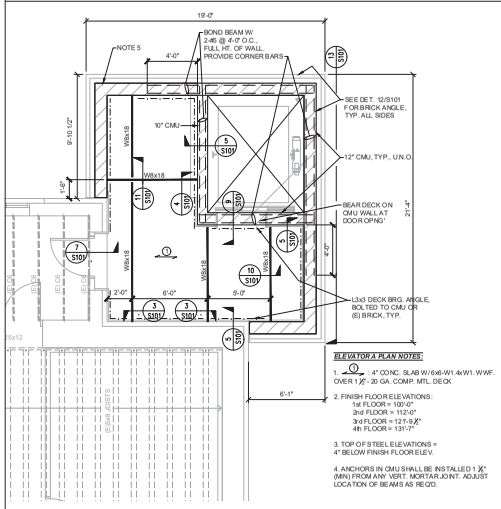
2. FINISH FLOOR ELEVATIONS:
1st FLOOR = 100'-0"
2nd FLOOR = 109'-9 1/2"
3rd FLOOR = 119'-7"

3. TOP OF STEEL ELEVATIONS = 4" BELOW FINISH FLOOR ELEV.

4. ANCHORS IN CMU SHALL BE INSTALLED 1 1/2" (MIN) FROM ANY VERT. MORTAR JOINT. ADJUST LOCATION OF BEAMS AS REQ'D.

5. BOND BEAM W/ 2-#5, ALL WALLS, EA. FLOOR

1 1st, 2nd & 3rd FLOOR FRAMING PLANS @ ELEV. B & C
Scale: 1/4" = 1'-0"



ELEVATOR A PLAN NOTES:

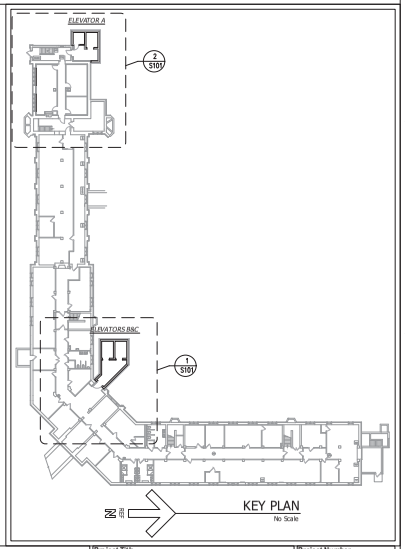
1. 1 - 4" CONC. SLAB W/ 6x6-W1.4xW1. WWF. OVER 1 1/2" - 20 GA. COMP. MTL. DECK

2. FINISH FLOOR ELEVATIONS:
1st FLOOR = 100'-0"
2nd FLOOR = 112'-0"
3rd FLOOR = 127-9 1/2"
4th FLOOR = 131'-7"

3. TOP OF STEEL ELEVATIONS = 4" BELOW FINISH FLOOR ELEV.

4. ANCHORS IN CMU SHALL BE INSTALLED 1 1/2" (MIN) FROM ANY VERT. MORTAR JOINT. ADJUST LOCATION OF BEAMS AS REQ'D.

2 1st, 2nd, 3rd & 4th FLOOR FRAMING PLANS @ ELEV. A
Scale: 1/4" = 1'-0"



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Revisions:	Date:

CONSULTANT

Shaffer & Stevens

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POC: Donn Shaffer

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Elkhorn, Nebraska 68022
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LICENSE NO. 5170
DONN SHAFFER
NEBRASKA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	1st, 2nd, 3rd, & 4th Floor Framing Plans
Phase	BID DOCUMENTS
Project Title	RENOVATE TOWER BUILDING 1
Project Number	438-18-102
Building Number	1
Approved: Project Director	FULLY SPRINKLERED
Location	Sioux Falls, SD 57105
Issue Date	05/30/2019
Checked	DRS
Drawn	MGJ
Drawing Number	S-101

VA FORM 08-6231

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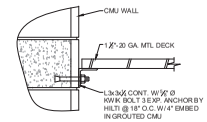
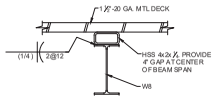


3 TYP. DECK SUPPORT DETAIL
Scale: 1 1/2" = 1'-0"



4 ELEV. BEAM DETAIL
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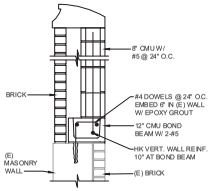
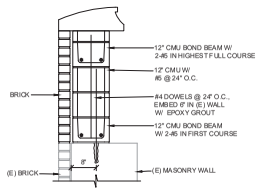
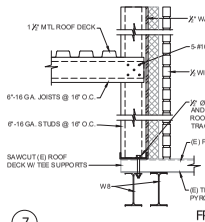


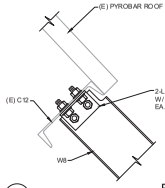
5 ELEVATOR DET.
Scale: 3/4" = 1'-0"



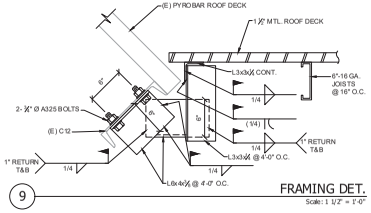
6 ELEVATOR DET.
Scale: 3/4" = 1'-0"



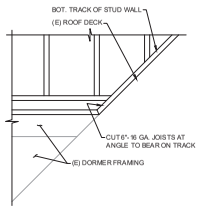
7 FRAMING DET.
Scale: 1" = 1'-0"



8 FRAMING DET.
Scale: 1 1/2" = 1'-0"



9 FRAMING DET.
Scale: 1 1/2" = 1'-0"



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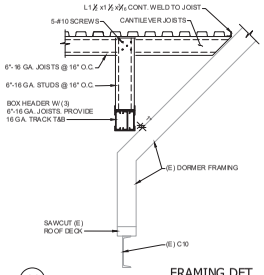
Scale: 3/4" = 1'-0"



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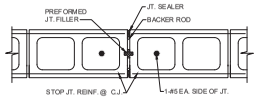
Scale: 3/4" = 1'-0"



12 TYP. CMU CONTROL JT. DET.
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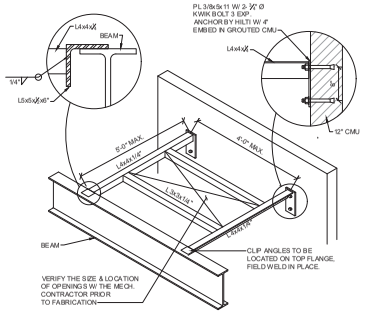
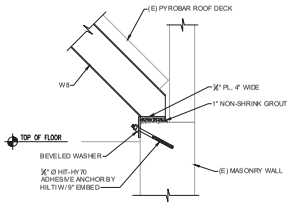
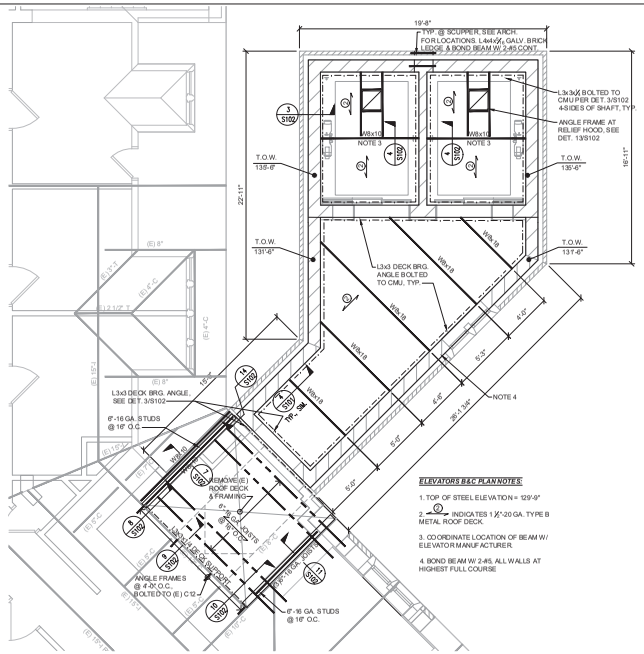


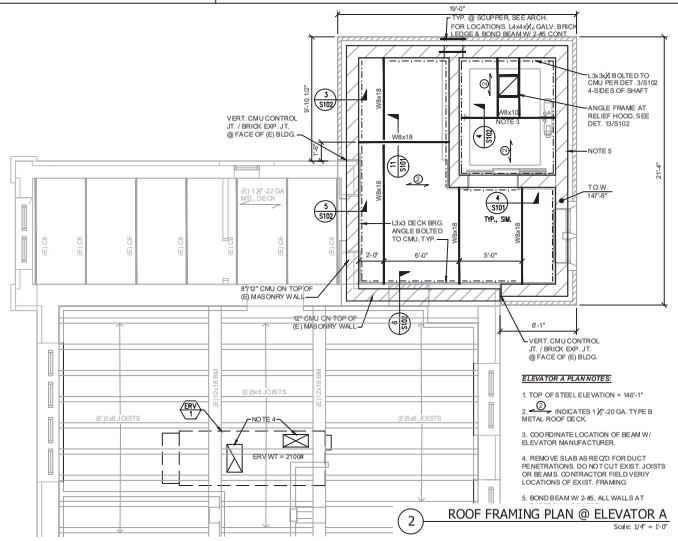
13 TYP. FRAMING @ ROOF OPNG.
No Scale



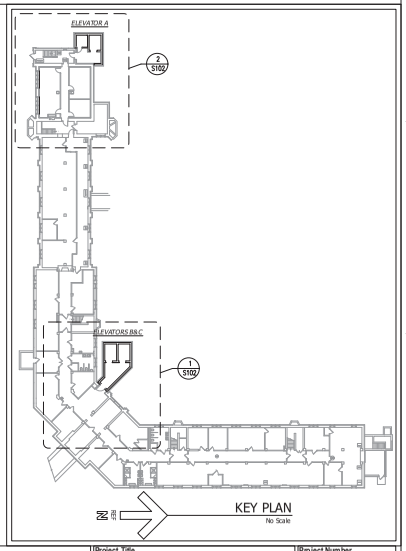
14 FRAMING DET.
Scale: 1" = 1'-0"



1 ROOF FRAMING PLAN @ ELEVATORS B & C
Scale: 1/4" = 1'-0"



2 ROOF FRAMING PLAN @ ELEVATOR A
Scale: 1/4" = 1'-0"



KEY PLAN
No Scale

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management

U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
Roof Framing Plan	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: S-102
		Issue Date: 05/30/2019 · Checked: DRS · Drawn: MGJ	

VA FORM 08-6231

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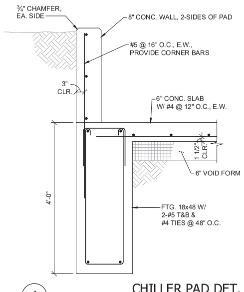
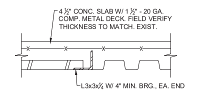


1 CHILLER PAD DET.
Scale: 3/4" = 1'-0"



2 SLAB @ PIPE TUNNEL DET.
Scale: 1 1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA:

DESIGN CODE: 2015 IBC

SNOW LOAD:
- GROUND SNOW LOAD — Pg = 40 PSF
- EXPOSURE FACTOR — Ce = 1.0
- IMPORTANCE FACTOR — I = 1.2 (ESSENTIAL FACILITY)
- RAIN ON SNOW (SLOPE =<1/2:12) — = 5 PSF

WIND LOAD:
- BASIC WIND SPEED — V = 120 MPH
- EXPOSURE CATEGORY — C

SEISMIC LOAD:
- Ss — = 0.09
- S1 — = 0.035
- IMPORTANCE FACTOR — I = 1.5
- SOIL PROFILE TYPE — = SD

FLOOR LIVE LOAD:
- CORRIDORS — = 100 PSF
- EXIT FACILITIES — = 100 PSF

GENERAL PROJECT NOTES

1. ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION OR CONSTRUCTION.
2. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY EXISTING CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS.
3. THE ENGINEER WILL NOT ACCEPT SHOP DRAWINGS WITHOUT FIRST BEING REVIEWED AND SIGNED BY THE CONTRACTOR. ALL CHANGES SHALL BE FLAGGED AND NOTED AS DEVIATING FROM THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING BUILDING DURING THE EXECUTION OF THE CONTRACT.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SHORING AND BRACING TO PROTECT THE EXISTING STRUCTURE AND UNFINISHED NEW CONSTRUCTION.

SPECIAL INSPECTIONS:

1. PROVIDE SPECIAL INSPECTIONS AS REQUIRED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING: HELICAL PILE FOUNDATIONS (SECTION 1705.9), REINFORCED CONCRETE (TABLE 1705.3), STRUCTURAL MASONRY (PER TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6), STRUCTURAL STEEL (PER AISC 360) AND COLD FORMED DECK (PER SDI QA/QC).
2. PROVIDE THE SPECIAL INSPECTOR 48 HOURS PRIOR NOTICE FOR THE SPECIAL INSPECTIONS.

FOUNDATIONS AND FOOTINGS:

1. THE PILE DESIGN SHOWN ON THE DRAWINGS IS BASED ON A GEOTECHNICAL REPORT PREPARED BY THOMPSON DREESSEN & DORNER, PROJECT #1792-108 DATED JANUARY 21, 2019. ADDITIONAL SOIL TESTING WILL BE REQUIRED.
2. HELICAL PILE FOUNDATIONS SHALL HAVE AN ALLOWABLE AXIAL CAPACITY OF 40 KIPS PER PILE WITH A FACTOR OF SAFETY OF 3.0 AND A MAXIMUM DEFLECTION OF THE PILE HEAD OF 3/8".
3. HELICAL PILES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN SOUTH DAKOTA. STAMPED CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT.
4. A FULL SCALE, SACRIFICIAL LOAD TEST IN ACCORDANCE WITH ASTM D1143 SHALL BE PERFORMED.
5. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOILS.
6. FOOTINGS SUBJECT TO FROST SHALL HAVE A MINIMUM OF 42 INCHES BETWEEN GRADE AND THE BOTTOM OF FOOTINGS.
7. REMOVE ALL DEBRIS FROM THE EXCAVATION BEFORE THE CONCRETE IS POURED.
8. ALL OVER EXCAVATION SHALL BE FILLED WITH CONCRETE OR FLOWABLE FILL.
9. ALL FORMS AND ORGANIC DEBRIS SHALL BE REMOVED PRIOR TO BACKFILLING.

CONCRETE AND REINFORCING STEEL:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" UNLESS NOTED OTHERWISE.
2. CONCRETE STRENGTHS AT 28 DAYS:

FOOTINGS AND STRUCTURAL STOOP SLABS	3000 PSI
INTERIOR SLABS ON GRADE	3500 PSI
CONCRETE FILL OVER METAL DECK (INTERIOR SLABS)	3500 PSI
FOUNDATION WALLS AND RETAINING WALLS	3500 PSI

3. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL MECHANICAL AND ELECTRICAL SLEEVES AND ALL UTILITY LOCATIONS PRIOR TO PLACEMENT OF CONCRETE.
4. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
5. WELDED STEEL WIRE FABRIC SHALL BE ASTM A-185, PLAIN TYPE AND FINISH, FLAT SHEETS.
6. ALL REINFORCING SHALL BE CONTINUOUS OR SHALL LAP AS SCHEDULED FOR TENSION LAP SPLICES UNLESS NOTED OTHERWISE.
7. PROVIDE CORNER BARS AND LAP CORNER BARS WITH MAIN REINFORCEMENT.
8. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL BE 4" THICK AND SHALL BE REINFORCED WITH 6 x 6 - W1.4 x W1.4 WWF UNLESS NOTED OTHERWISE.
9. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL HAVE CONTROL JOINTS NOT TO EXCEED 10 FEET O.C. UNLESS SPECIFIED OTHERWISE.
10. SEE SPECIFICATIONS FOR FLOOR FINISH TOLERANCES FOR FLATNESS AND LEVELNESS.
11. A VAPOR BARRIER SHALL BE USED AT ALL INTERIOR SLABS ON GRADE. THE THICKNESS SHALL BE 15 MILS.
12. THE PLACEMENT OF THE SLAB ON GRADE VAPOR BARRIER IS DEPENDENT UPON THE POTENTIAL FOR WETTING THE SUBGRADE. IF THE SLAB AND GRANULAR FILL ARE PLACED UNDER A WATERTIGHT ROOF, THE VAPOR BARRIER SHALL BE PLACED UNDER THE GRANULAR FILL. IF THE ROOF IS NOT IN PLACE, THE VAPOR BARRIER SHALL BE PLACED DIRECTLY UNDER THE SLAB ON GRADE.
13. PROVIDE 2 ADDITIONAL #5 REINFORCING BARS AT ALL SIDES OF OPENINGS IN CONCRETE WALLS THAT ARE GREATER THAN 1'- 6" IN ANY DIRECTION. EXTEND THE BARS 2'-O" PAST EDGES OF THE OPENING (HOOK BARS IF NECESSARY).
14. WHERE THE SPACING OF SLAB REINFORCING IS CALLED OUT AS "ON CENTER (O.C.)", PLACE THE FIRST BAR 3" FROM THE EDGE OF THE SLAB.
15. ALL REINFORCING STEEL SHALL BE EITHER CONTINUOUS OR DOWELED THROUGH CONSTRUCTION JOINTS. DOWELS SHALL BE THE SAME SIZE AND SPACING AS SCHEDULED REINFORCING AND SHALL LAP AS SCHEDULED.
16. CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

	MINIMUM COVER (INCHES)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
EXPOSED TO EARTH OR WEATHER	
#5 BARS AND SMALLER	1 ½
#6 THROUGH #18 BARS	2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH,	
SLABS, WALLS AND JOISTS	
#11 BARS AND SMALLER	¾
#14 AND #18 BARS	1 ½
BEAMS, GIRDERS AND COLUMNS (PRINCIPAL REINFORCEMENT, STIRRUPS OR SPIRALS)	1 ½

17. THE CONTRACTOR SHALL SUBMIT CONCRETE REINFORCING STEEL SHOP DRAWINGS TO THE ARCHITECT.

PRECAST CONCRETE:

1. ALL PRECAST MEMBER AND CONNECTION DESIGN SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 AND THE RECOMMENDATIONS OF THE PCI DESIGN HANDBOOK, 6th EDITION.
2. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 5,000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED BETWEEN 4% AND 6%.
3. THE CONTRACTOR SHALL SUBMIT PRECAST CONCRETE SHOP DRAWINGS TO THE ARCHITECT WITH DESIGN LOADS INDICATED AND MECHANICAL HOLES SHOWN. SHOP DRAWINGS SHALL BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF SOUTH DAKOTA.

PRECAST CONCRETE:

1. ALL PRECAST MEMBER AND CONNECTION DESIGN SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 AND THE RECOMMENDATIONS OF THE PCI DESIGN HANDBOOK, 6th EDITION.
2. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 5,000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED BETWEEN 4% AND 6%.
3. THE CONTRACTOR SHALL SUBMIT PRECAST CONCRETE SHOP DRAWINGS TO THE ARCHITECT WITH DESIGN LOADS INDICATED AND MECHANICAL HOLES SHOWN. SHOP DRAWINGS SHALL BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF SOUTH DAKOTA.

CONCRETE AND BRICK MASONRY:

1. CONCRETE MASONRY UNITS SHALL BE STANDARD WEIGHT. HOLLOW UNITS SHALL CONFORM TO ASTM C 90 AND SOLID UNITS SHALL CONFORM TO ASTM C 55, GRADE N. MASONRY COMPRESSIVE STRENGTH (f'm) SHALL NOT BE LESS THAN 1500 PSI.
2. ALL MORTAR SHALL CONFORM TO ASTM C-270, TYPE S OR M.
3. FULL MORTAR COVERAGE SHALL BE MADE ON THE FACE SHELLS AND ON THE WEBS SURROUNDING CELLS TO BE GROUTED.
4. GROUT SHALL CONFORM TO ASTM C-476.
5. GROUT FOR FILLING BLOCK CELLS SHALL BE COURSE AGGREGATE GROUT, WITH A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS AND A SLUMP RANGE BETWEEN 8" AND 10".
6. GROUT OR MORTAR ADMIXTURES ARE NOT ALLOWED WITHOUT APPROVAL OF THE ENGINEER.
7. THE CONTRACTOR MAY USE EITHER LOW LIFT OR HIGH LIFT GROUTING PROCEDURES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (NOTE: IN NO CASE SHALL THE VERTICAL DROP OF GROUT BE GREATER THAN 5 FEET.):

   LOW LIFT GROUTING
   WITH GROUTING LIFTS 5 FEET OR LESS IN HEIGHT: THE WALL SHALL STAND A MINIMUM OF 24 HOURS BEFORE GROUTING. THE GROUT POUR SHALL STOP 1" BELOW THE TOP OF THE LAST COURSE TO ACT AS A SHEAR KEY BETWEEN THIS LIFT AND THE LIFT ABOVE. THE GROUT SHALL BE VIBRATED WHEN PLACED AND VIBRATED AGAIN A FEW MINUTES LATER TO REMOVE AIR POCKETS.

   HIGH LIFT GROUTING
   WITH GROUTING LIFTS GREATER THAN 5 FEET IN HEIGHT: WHERE ACCESS FROM THE TOP IS POSSIBLE, THE WALL MAY BE LAID FULL HEIGHT. CLEAN OUT HOLES SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR BUT SHALL NOT BE SPACED MORE THAN 32" O.C. FOR GROUTED SOLID MASONRY. VERTICAL REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT WITH GALVANIZED WIRE POSITIONERS AT 8'-0" O.C.

8. ALL MASONRY WALLS SHALL HAVE GALVANIZED HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICAL SPACING. REINFORCEMENT SHALL BE LADDER TYPE WITH 3/16" SIDE RODS AND CROSS RODS. REINFORCEMENT SHALL BE LAPPED AT ALL SPLICE LOCATIONS PER MANUFACTURER RECOMMENDATIONS. PROVIDE PREFABRICATED CORNER SECTIONS AND "T" SECTIONS AT INTERSECTING WALLS UNLESS NOTED OTHERWISE.
9. ALL MASONRY VENEER THAT HAS STRUCTURAL MASONRY BACKUP SHALL HAVE 3 WIRE LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" OC.
10. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
11. VERTICAL REINFORCING SHALL BE LAPPED 48 BAR DIAMETERS AT ALL SPLICES. BARS SHALL EXTEND 6 INCHES VERTICALLY INTO BOND BEAMS.
12. ALL VERTICAL REINFORCING SHALL HAVE FOUNDATION DOWELS MATCHING THE SIZE AND SPACING OF THE VERTICAL REINFORCING UNLESS NOTED OTHERWISE.
13. ALL MASONRY SHALL HAVE OVERLAPPING MASONRY BONDING AT CORNERS AND WALL INTERSECTIONS. BOND BEAMS SHALL HAVE CORNER BARS TO MATCH BOND BEAM REINFORCING.
14. VERTICAL CONTROL JOINTS FOR CONCRETE MASONRY UNITS SHALL NOT EXCEED 30 FEET O.C AND SHALL NOT EXCEED 6'-0" FROM CORNERS. HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS.
15. VERTICAL CONTROL JOINTS FOR BRICK MASONRY UNITS SHALL NOT EXCEED 25 FEET O.C. AND SHALL NOT EXCEED 10'-0" FROM CORNERS.
16. THE CONTRACTOR SHALL SUBMIT STRUCTURAL MASONRY REINFORCING STEEL SHOP DRAWINGS TO THE ARCHITECT.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS" AND THE "CODE OF STANDARD PRACTICE", LATEST EDITIONS.
2. ALL WIDE FLANGES SHALL BE ASTM A992, GRADE 50, UNLESS NOTED OTHERWISE. CHANNELS, ANGLES AND PLATE MATERIAL SHALL BE ASTM A36.
3. ALL STRUCTURAL PIPES SHALL BE ASTM A53, GRADE B, FY = 35 KSI.
4. ALL RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500, GRADE C, FY = 50 KSI.
5. ALL STRUCTURAL STEEL BOLTS SHALL BE 3/4" DIAMETER ASTM A325N UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE 3/4" DIAMETER ASTM F1554, 18" LONG WITH A HEAD OR NUT AT THE EMBEDDED END, UNLESS NOTED OTHERWISE.
6. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D.1.1, LATEST EDITION.
7. ALL WELDS SHALL BE MADE WITH E70 ELECTRODES.
8. STEEL SHALL BE THOROUGHLY CLEANED OF MILL SCALE PRIOR TO APPLICATION OF THE PRIMER IN ACCORDANCE WITH SSPC SP-2 OR SP-3.
9. SHOP PAINT STRUCTURAL STEEL WITH ONE COAT, 2 MILS OF FABRICATOR'S STANDARD PRIMER. DO NOT PAINT THE CONTACT SURFACES OF FIELD WELDED CONNECTIONS OR OF STEEL IN CONTACT WITH CONCRETE.
10. STANDARD AISC CONNECTIONS SHALL BE USED UNLESS SHOWN OTHERWISE. NO CONNECTION SHALL HAVE LESS THAN TWO BOLTS OR AN EQUIVALENT WELD.
11. GALVANIZED STEEL SHALL BE SURFACE PREPARED BY CAUSTIC CLEANING, ACID PICKLING, AND FLUXING, AND SHALL BE HOT DIP GALVANIZED ACCORDING TO ASTM A123, "STANDARD SPECIFICATION FOR ZINC (HOT DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS".
12. THE CONTRACTOR SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS TO THE ARCHITECT.

STEEL DECK:

1. STEEL DECK SHALL CONFORM TO THE STEEL DECK SPECIFICATIONS AND LOAD TABLES OF THE STEEL DECK INSTITUTE (SDI).
2. THE STEEL ROOF DECK SHALL BE 1 1/2" DEEP, 20 GAGE, TYPE B.
3. METAL DECKING SHALL BE CONTINUOUS OVER THREE OR MORE SPANS.
4. FASTEN DECK WITH 5/8" PUDDLE WELDS AT 36/4 PATTERN AND WELDED WASHERS AS RECOMMENDED BY MANUFACTURER.
5. METAL DECK SHALL HAVE A MINIMUM OF #10 TEK SCREWS AT 12" O.C. FOR SIDELAP FASTENERS. SIDELAPS OF COMPOSITE FLOOR DECK WITH SPANS OVER 5 FEET SHALL HAVE A MINIMUM OF #10 TEK SCREWS AT 36" O.C.
6. METAL DECK SHALL BE GALVANIZED, UNLESS NOTED OTHERWISE. WHERE WELDING HAS DAMAGED THE DECK COATING, THE COATINGS SHALL BE REPAIRED IN THE FIELD.
7. SUSPENDED CEILINGS, LIGHT FIXTURES, DUCTS, OR OTHER UTILITIES SHALL NOT BE SUPPORTED BY THE STEEL ROOF DECK.
8. THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL DRAWINGS THE LOCATION OF ALL OPENINGS CUT THROUGH METAL DECK.
9. ALL HOLES IN THE METAL DECK GREATER THAN 6" BUT LESS THAN 12" WIDE SHALL BE FRAMED ON TWO SIDES WITH L2x2x1/4 ANGLES EXTENDING 2 FLUTES BEYOND THE OPENING.
10. THE CONTRACTOR SHALL SUBMIT STEEL DECK SHOP DRAWINGS TO THE ARCHITECT.

LIGHT GAGE STEEL FRAMING:

1. WORK SHALL MEET THE REQUIREMENTS OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI), 'DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS', LATEST STANDARDS.
2. ALL GALVANIZED LIGHT GAGE STEEL MEMBERS SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653.
3. WALL STUDS SHALL BE 'C' SHAPED, 6" DEEP @ 16" O.C. WITH 1 5/8" FLANGES AND ½" MINIMUM LIPS, 16 GAGE THICK, AND Fy = 50 KSI, UNLESS NOTED OTHERWISE.
4. WALL STUD TRACKS SHALL BE 16 GAGE THICKNESS WITH Fy = 50KSI AND THE TRACKS SHALL MATCH THE WIDTH OF STUD WALL SPECIFIED.
5. ROOF JOISTS AND FRAMING SHALL BE 'C' SHAPED, 6" DEEP WITH 1 5/8" FLANGES AND ½" MINIMUM LIPS, 16 GAGE THICK, AND Fy = 50 KSI.
6. ROOF JOIST BLOCKING SHALL BE 16 GAGE THICK WITH Fy = 50KSI AND THE BLOCKING SHALL MATCH THE WIDTH AND TYPE OF JOIST SPECIFIED.
7. CONNECTIONS FOR LIGHT GAGE STEEL MEMBERS SHALL BE STANDARD DETAILS AS RECOMMENDED BY THE LIGHT GAGE STEEL MANUFACTURER UNLESS NOTED OTHERWISE.
8. FASTENING OF LIGHT GAGE STEEL MEMBERS SHALL BE WITH SELF-TAPPING SCREWS OR WELDING. SELF-TAPPING SCREWS SHALL BE NO. 10 UNLESS NOTED OTHERWISE. SELF-TAPPING SCREWS SHALL HAVE A MINIMUM SPACING OF ¾" AND A MINIMUM EDGE DISTANCE OF ¾" UNLESS NOTED OTHERWISE. APPROVED SELF-TAPPING SCREWS SHALL BE SHALL BE MANUFACTURED BY BUILDEX, COMPASS, OR GRABBER.
9. FASTENING OF LIGHT GAGE STEEL FRAMING TO STRUCTURAL STEEL SHALL BE WITH MINIMUM #12 TEK SCREWS OR WITH MINIMUM 0.177 INCH SHANK DIAMETER POWDER DRIVEN FASTENERS UNLESS NOTED OTHERWISE.
10. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS. MEMBERS SHALL BE HELD IN PLACE UNTIL PROPERLY FASTENED.
11. LIGHT GAGE STEEL STUDS SHALL BE PLACED IN LINE WITH ROOF JOISTS AND SHALL HAVE FULL BEARING AGAINST BOTTOM TRACK WEB. STUDS SHALL BE SECURELY ATTACHED TO THE FLANGE OR WEB OF TRACK UNLESS NOTED OTHERWISE.
12. SPLICES ARE NOT ALLOWED IN STUD MEMBERS.
13. INSTALL WALL STUD BRIDGING AFTER STUDS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED. BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. UNLESS NOTED OTHERWISE, BRIDGING SHALL BE SPACED AT 4'-0" ON CENTER MAXIMUM. FOLLOW RECOMMENDATIONS BY LIGHT GAGE STUD MANUFACTURER FOR BRIDGING.
14. INSTALL ROOF JOIST BRIDGING AFTER JOISTS ARE ERECTED AND BEFORE CONSTRUCTION LOADS ARE APPLIED. BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT JOIST ROTATION. UNLESS NOTED OTHERWISE, BRIDGING SHALL BE INSTALLED AT MIDSPAN FOR SPANS 16 FEET OR LESS AND INSTALLED AT 8'-0" O.C. FOR SPANS GREATER THAN 16 FEET. FOLLOW RECOMMENDATIONS BY LIGHT GAGE JOIST MANUFACTURER FOR BRIDGING.
15. THE CONTRACTOR SHALL SUBMIT LIGHT GAGE STEEL FRAMING SHOP DRAWINGS TO THE ARCHITECT.

FASTENERS:

1. ALL EXPANSION ANCHORS SHALL BE THE SIZE AND EMBEDMENT AS SHOWN ON THE DRAWINGS. WHEN EMBEDMENT IS NOT SHOWN ON THE DRAWINGS, THE EMBEDMENT SHALL BE THE STANDARD EMBEDMENT AS RECOMMENDED BY THE MANUFACTURER.
2. THE PLACEMENT OF EXPANSION BOLTS IN MASONRY HEAD JOINTS OR 'T' JOINTS SHALL BE AVOIDED IF POSSIBLE. EXPANSION BOLTS SHALL HAVE A MINIMUM OF 8" OF GROUT AROUND ALL SIDES OF THE BOLTS.
3. APPROVED EXPANSION ANCHORS SHALL BE:
   a. KWIK BOLT 3 EXPANSION ANCHOR BY HILTI,
   b. TRUBOLT WEDGE ANCHOR BY ITW RAMSET / REDHEAD,
   c. OR AN APPROVED EQUAL.
4. ALL ADHESIVE ANCHORS SHALL BE THE SIZE AND EMBEDMENT AS SHOWN ON THE DRAWINGS. WHEN EMBEDMENT IS NOT SHOWN ON THE DRAWINGS, THE EMBEDMENT SHALL BE THE STANDARD EMBEDMENT AS RECOMMENDED BY THE MANUFACTURER.
5. APPROVED ADHESIVE ANCHORS SHALL BE:
   a. HY-200 INJECTION ADHESIVE ANCHOR INTO SOLID CONCRETE OR SOLID MASONRY BLOCK, BY HILTI,
   b. HY-70 INJECTION ADHESIVE ANCHOR WITH SCREEN TUBE INTO HOLLOW MASONRY BLOCK OR SOLID BRICK WITH VOIDS, BY HILTI,
   c. EPCON ADHESIVE ANCHOR SYSYEM WITH CERAMIC 6 EPOXY INTO SOLID CONCRETE OR SOLID MASONRY, BY ITW RAMSET / REDHEAD,
   d. EPCON ADHESIVE ANCHOR SYSYEM WITH CERAMIC 6 EPOXY WITH SCREEN TUBES INTO HOLLOW MASONRY BLOCK OR SOLID BRICK WITH VOIDS, BY ITW RAMSET / REDHEAD,
   e. OR AN APPROVED EQUAL.

DEMOLITION:

1. PRIOR TO REMOVAL OF THE EXISTING SUPPORTING STRUCTURE, ADEQUATELY SHORE THE EXISTING PORTIONS SO THAT NO MOVEMENT OCCURS. MAINTAIN THE EXISTING LINES AND ELEVATIONS AFTER PERMANENT SUPPORTS ARE IN PLACE.

BAR LAP & DEVELOPMENT LENGTHS (fy=60000 PSI, f'c=3000 PSI)

BAR SIZE	TENSION: DEVELOPMENT LENGTH — OTHER	TENSION: DEVELOPMENT LENGTH — TOP BAR	TENSION: CLASS 'B' SPLICE (SEE NOTE#1) — OTHER	TENSION: CLASS 'B' SPLICE (SEE NOTE#1) — TOP BAR	COMPRESSION: DEVEL. LENGTH	COMPRESSION: SPLICE
3	13	17	17	23	9	12
4	17	23	23	30	11	15
5	21	28	28	37	14	19
6	25	33	33	43	17	23
7	29	38	38	50	20	27
8	35	46	46	60	22	30
9	44	58	58	76	25	34
10	56	73	73	95	28	29
11	69	90	90	117	31	43

NOTES:
1. THE LENGTHS SHOWN ARE FOR CLEAR SPACING BETWEEN ADJACENT BARS OF AT LEAST 3 BAR DIAMETERS. IF THE CLEAR SPACING IS LESS THAN 3 DIAMETERS BUT GREATER THAN 2, MULTIPLY LENGTHS BY A FACTOR OF 1.4. IF THE CLEAR SPACING IS LESS THAN 2 DIAMETERS, MULTIPLY LENGTHS BY A FACTOR OF 2.0.

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Revisions:	Date:

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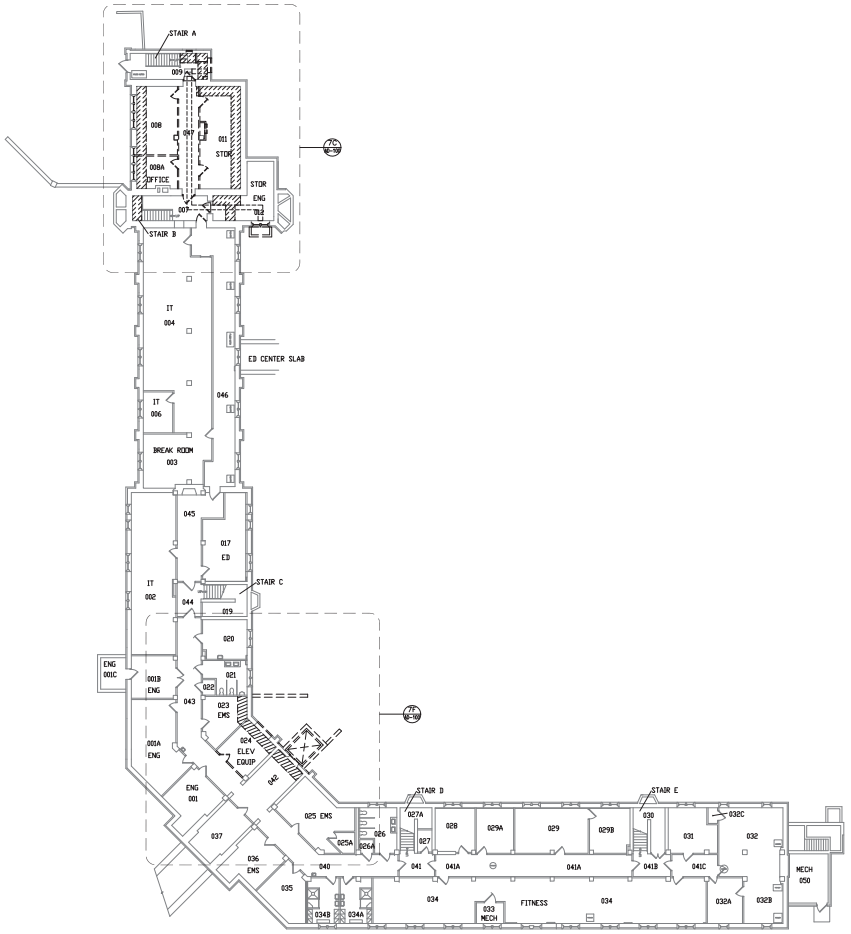
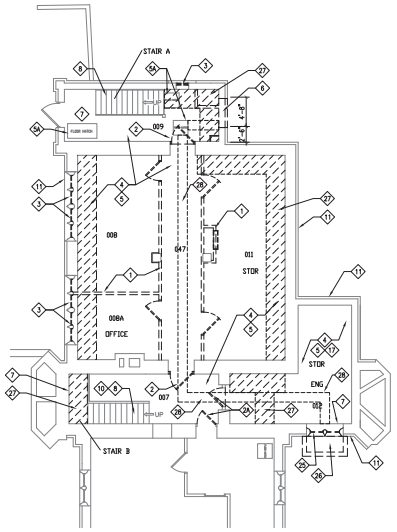
REGISTERED PROFESSIONAL ENGINEER REG. NO. 6170 DONN SHAFFER SOUTH DAKOTA 5-30-19

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

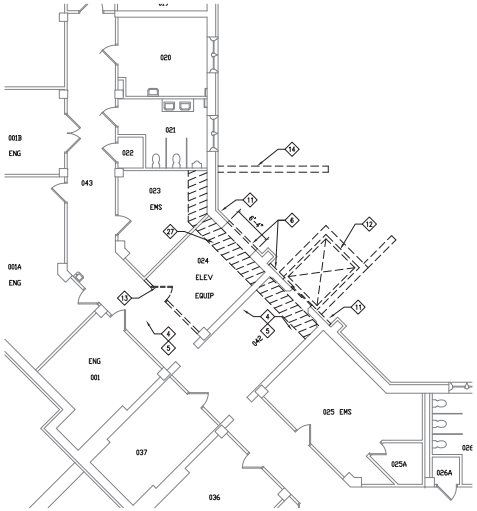
Drawing Title: General Notes & Details
Approved: Project Director
Phase: BID DOCUMENTS
FULLY SPRINKLERED
Project Title: RENOVATE TOWER BUILDING 1
Location: Sioux Falls, SD 57105
Issue Date: 05/30/2019 | Checked: DRS | Drawn: MGJ
Project Number: 438-18-102
Building Number: 1
Drawing Number: S-200



DEMOLITION BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – DEMOLITION BASEMENT FLOOR
SCALE: 1/8" = 1'-0"



7F ENLARGED PLAN – DEMOLITION BASEMENT FLOOR
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

A. FOR REMOVAL OF ELECTRICAL FIXTURES, EQUIPMENT, ASSOCIATED WIRING CONDUITS, ETC. AND THE ASSOCIATED DEMOLITION AND RELATED BUILDING DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW OR ALTERED ELECTRICAL FIXTURES, EQUIPMENT, WIRING, CONDUITS ETC. – SEE ELECTRICAL DRAWINGS, NOTES SPECIFICATIONS.

B. DEMOLITION PLANS ARE GENERAL AND DIAGRAMMATIC, THE PLANS ARE NOT INTENDED TO REPRESENT THE TOTAL SCOPE OF THE WORK. THESE PLANS DO NOT PURPORT TO SHOW EACH ACTUAL CONDITION AS IT EXISTS IN THE FIELD. IT IS THE CONTRACTORS RESPONSIBILITY THROUGH SITE INSPECTION AND REVIEW OF THE DOCUMENTS TO DETERMINE AND COORDINATE REMOVAL AND DEMOLITION WORK AS REQUIRED TO ACHIEVE THE FINAL PRODUCT AS INDICATED IN THE DOCUMENTS.

C. IT IS THE CONTRACTORS RESPONSIBILITY TO THOROUGHLY INSPECT THE SITE AND REVIEW THE DOCUMENTS TO DETERMINE AND COORDINATE REMOVAL AND DEMOLITION WORK AS REQUIRED TO ACHIEVE THE FINAL PRODUCT AS INDICATED IN THE DOCUMENTS.

D. REFER TO ROOM FINISH/COLOR SCHEDULE FOR NEW FINISHES. REMOVE, SCRAPE, CLEAN, PATCH/REPAIR EXISTING SURFACES/FINISHES AS REQUIRED FOR INSTALLATION OF NEW SCHEDULED FINISHES.

E. THE OWNER AND HIS DESIGNATED REPRESENTATIVES HAVE FIRST RIGHT OF REFUSAL REGARDING SALVAGEABLE ITEMS. COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL. ALL ITEMS NOT SALVAGED WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

F. EXISTING STRUCTURAL SYSTEM SHALL NOT BE REMOVED OR MODIFIED UNLESS APPROVED IN ADVANCE BY THE ARCHITECT. MODIFICATIONS TO THE FIRE PROTECTION AND FIRE RESISTIVE RATED WALL OR FLOOR SYSTEMS SHALL BE RESTORED TO MAINTAIN THE REQUIRED FIRE RATING AS PER APPROVAL OF THE ARCHITECT.

G. REMOVE EXISTING ELEMENTS/FINISHES NOT REQUIRED IN THE COMPLETED PROJECT AND CONFLICTING WITH NEW FINISHES. REPAIR OR REPLACE ANY WALLS, FLOORS, CEILINGS, OR EQUIPMENT DAMAGED AS A RESULT OF CONSTRUCTION, TO MATCH EXISTING FINISH AND/OR CONDITIONS.

H. SEE MECHANICAL AND ELECTRICAL DRAWINGS AND NOTES FOR FURTHER SEQUENCING AND SCOPE OF WORK.

I. PROJECT SHALL BE COORDINATED WITH OWNER.

J. THESE GENERAL NOTES SHALL APPLY TO ALL DEMOLITION SHEETS.

K. HALF TONE AREAS REPRESENT EXISTING CONDITIONS TO REMAIN.

L. DASHED AREA INDICATES ITEMS/ AREA FOR DEMOLITION

M. CONTRACTOR SHALL MAINTAIN NEGATIVE PRESSURE WITH VENTING DIRECTLY TO OUTSIDE DURING DEMOLITION AND NEW CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE CHANCE FOR AIR POLLUTION TO ENTER THE HOSPITAL VENTILATION SYSTEM. ALL EXISTING RETURN AND SUPPLY AIR DUCTWORK TO THESE AREAS SHALL BE SECURELY CAPPED WITH SHEET METAL DURING THE CONSTRUCTION PERIOD. THIS REQUIREMENT APPLIES TO ALL WORK AREAS AND SHALL BE COORDINATED WITH THE OWNER.

N. DEMOLITION WORK CAUSING VIBRATION AND / OR LOUD NOISE DISRUPTIVE TO HOSPITAL FUNCTIONS AS DEEMED BY THE OWNER SHALL BE DONE OUTSIDE THE HOURS SPECIFIED.

O. NOTE THAT BUSINESS WILL BE CONDUCTED AS USUAL IN THE AREAS SURROUNDING THE WORK AREA DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH BUILDING OWNER AND STAFF TO AVOID DISRUPTION TO ADJACENT AREAS.

DEMOLITION PLAN KEY NOTES:

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2A. REMOVE EXISTING DOOR, EXISTING DOOR FRAME TO REMAIN. PATCH, REPAIR & PREP DOOR FRAME FOR NEW FINISH & NEW DOOR.
3. REMOVE EXISTING WINDOWS & PREP OPENING FOR NEW WINDOWS.
4. REMOVE EXISTING ACT CEILING AND CEILING FRAMING.
5. REMOVE EXISTING FLOOR BASE & FLOOR FINISH TO BARE CONCRETE & PREP FOR NEW FLOOR FINISH.
5A. REMOVE EXISTING FLOOR FINISH FROM FLOOR HATCH COVER & PREP HATCH FOR NEW FLOOR FINISH INSERT.
6. REMOVE PORTION OF EXISTING EXTERIOR BRICK WALL & PREP FOR NEW WALL OPENING AND WALL FINISHES.
7. REMOVE PORTIONS OF EXISTING WALL & CEILING COATINGS OF PLASTER FINISH THAT HAVE BEEN DAMAGED BY WATER OR MOISTURE LEAKAGE. REPAIR, PATCH & PREP WALLS AND CEILINGS FOR NEW FINISHES.
8. REPAIR, PATCH & PREP EXISTING METAL HANDRAIL & GUARDRAIL FOR NEW PAINT FINISH.
9. REPAIR, PATCH & PREP EXISTING WOOD HANDRAIL FOR NEW STAIN FINISH.
10. REMOVE EXISTING ANTI SLIP TAPE FROM STAIR TREADS. REPAIR & PATCH EXISTING TERRAZZO STAIR TREADS & RISERS FOR NEW REFINISHING OF TERRAZZO AND NEW ANTI SLIP TAPE/COVER.
11. REPAIR, PATCH & REPOINT EXISTING FACE BRICKS THAT ARE DAMAGED (OR MISSING FROM WALL) TO MATCH ADJACENT SURFACE.
12. REMOVE EXISTING ELEVATOR, ELEVATOR PIT, AND EXTERIOR BRICK WALLS IN THEIR ENTIRETY ONLY AFTER NEW ELEVATORS AND NEW ELEVATOR ENCLOSURE ARE COMPLETE AND ARE USED BY OWNER.
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16. REMOVE EXISTING WOOD ENTRY COVER AND CONCRETE ENTRY COVER ABOVE.
17. REMOVE EXISTING CEILING FINISH AND CEILING FRAMING TO BARE FLOOR STRUCTURE ABOVE. REPAIR, PATCH & PREP FLOOR STRUCTURE FOR NEW CEILING FINISHES.
18. REMOVE EXISTING ALUM SLIDING DOOR AND ALUM DOOR & GLAZING FRAMING .
19. REMOVE EXISTING PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
20. REMOVE PORTION OF EXISTING SLATE ROOF & ROOF GUTTER AND PREP FOR NEW CONSTRUCTION.
21. REMOVE PORTION OF EXISTING SLATE ROOF & SLATE ROOF DORMER AND PREP FOR NEW CONSTRUCTION.
22. REMOVE EXISTING ROOF MEMBRANE & DAMAGE ROOF INSULATION. REPAIR, PATCH & REPLACE EXISTING ROOF INSULATION AND COVER BOARD AND PREP FOR NEW ROOF MEMBRANE.
23. REMOVE PORTION OF EXISTING ROOF PRECAST CONC COPING. REPAIR, PATCH AND PREP EXISTING BRICK WALL & COPING FOR NEW ADDITION.
24. REMOVE PORTION OF EXISTING SLATE ROOFING TILES AS REQUIRED TO REMOVE EXISTING ROOF/WALL FLASHING.
25. REMOVE WINDOW AND STONE WINDOW TRIM IN ITS ENTIRETY AND PREP OPENING FOR NEW WALL INFILL OF CMU AND FACE BRICK.
26. REMOVE EXISTING CONC. WINDOW WELL IN ITS ENTIRETY. APPLY WATERPROOFING TO FACE BRICK BEFORE BACKING FILLING TO MATCH ADJACENT FINISH GRADE.
27. SAWCUT AND REMOVE EXISTING CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH AS NECESSARY FOR ASBESTOS ABATEMENT, AND THEN PREP FOR NEW METAL DECK & CONC COVER/SLAB.
28. SAWCUT AND REMOVE PORTION OF EXISTING CONC. SLAB OVER EXISTING SANITARY LINE AND AS REQUIRED FOR NEW LINE. SEE PLUMBING FOR ADDITIONAL INFORMATION. PATCH, REPAIR & REPLACE CONC SLAB TO MATCH ADJACENT SURFACE.
29. REMOVE EXISTING FIRE EXTINGUISHER CABINET. PATCH & REPAIR EXISTING WALL TO MATCH ADJACENT SURFACE.

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: DEMOLITION BASEMENT FLOOR PLAN

Phase: BID DOCUMENTS

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Approved: Project Director

FULLY SPRINKLERED

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Drawing Number: AD-100

VA FORM 08 - 6231

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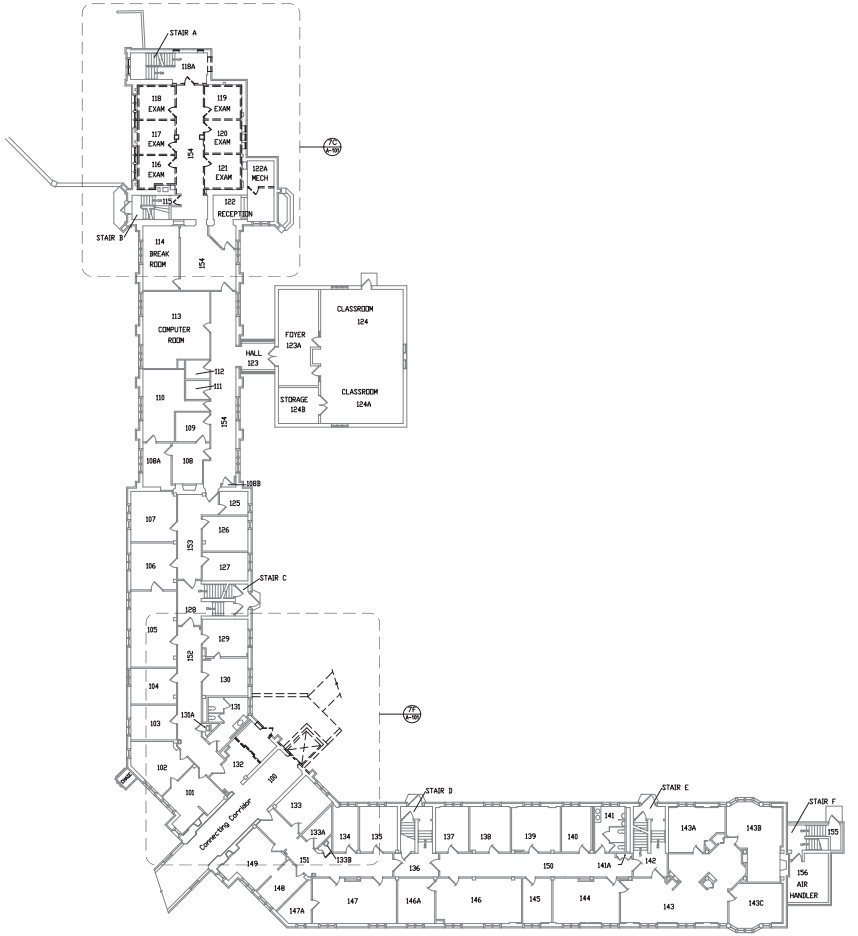
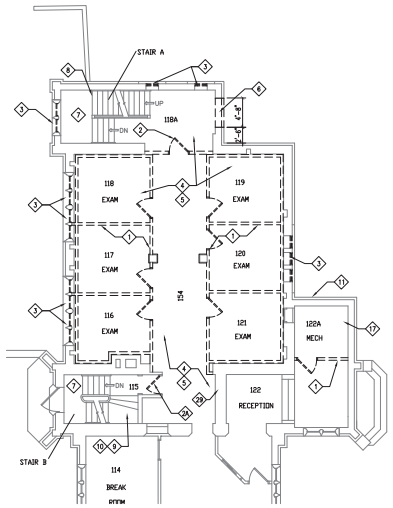
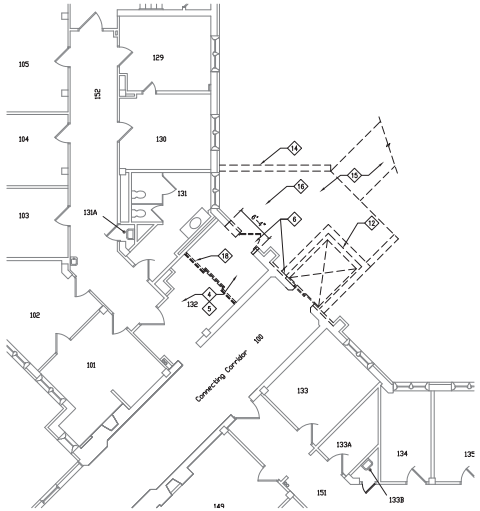


DEMOLITION FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – DEMOLITION FIRST FLOOR
SCALE: 1/8" = 1'-0"



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North Platte, NE

STAMP

LICENSED ARCHITECT RICHARD JOSEPH OAKEN C-35122 30 Jan 2021 RENEWAL DATE STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: DEMOLITION FIRST FLOOR PLAN

Phase: BID DOCUMENTS

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Approved: Project Director

FULLY SPRINKLERED

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Drawing Number: AD-101

VA FORM 08 - 6231

P:\PROJECTS - ACTIVE\2018-20 VA SIOUX FALLS RENOVATE TOWER ONE\CURRENT DRAWINGS\2018\20190101.DWG

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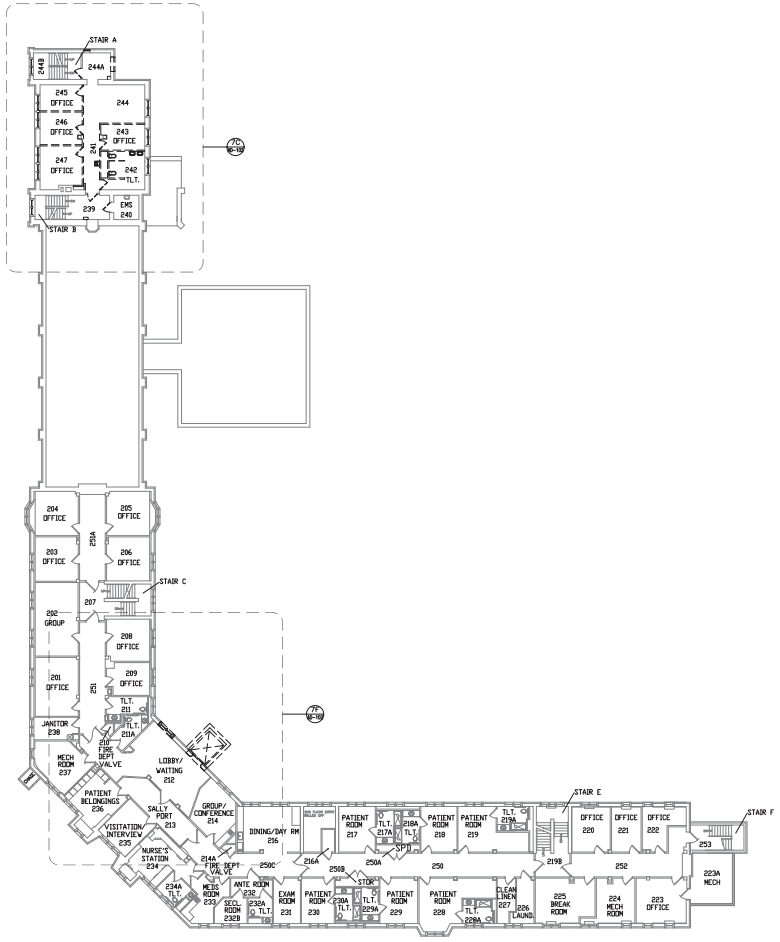
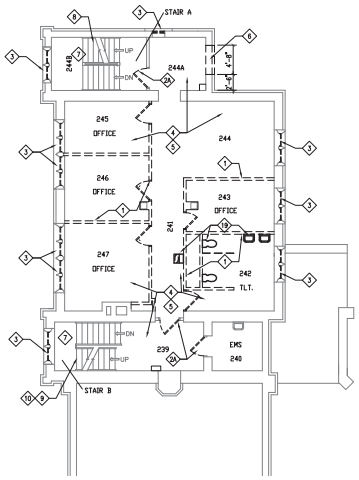


DEMOLITION SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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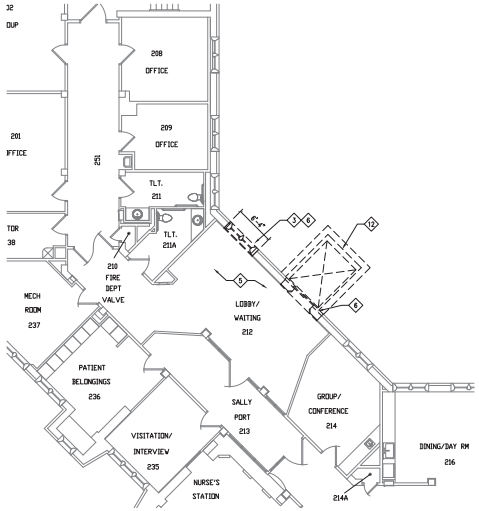

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16. REMOVE EXISTING WOOD ENTRY COVER AND CONCRETE ENTRY COVER ABOVE.
17. REMOVE EXISTING CEILING FINISH AND CEILING FRAMING TO BARE FLOOR STRUCTURE ABOVE. REPAIR, PATCH & PREP FLOOR STRUCTURE FOR NEW CEILING FINISHES.
18. REMOVE EXISTING ALUM SLIDING DOOR AND ALUM DOOR & GLAZING FRAMING .
19. REMOVE EXISTING PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
20. REMOVE PORTION OF EXISTING SLATE ROOF & ROOF GUTTER AND PREP FOR NEW CONSTRUCTION.
21. REMOVE PORTION OF EXISTING SLATE ROOF & SLATE ROOF DORMER AND PREP FOR NEW CONSTRUCTION.
22. REMOVE EXISTING ROOF MEMBRANE & DAMAGE ROOF INSULATION. REPAIR, PATCH & REPLACE EXISTING ROOF INSULATION AND COVER BOARD AND PREP FOR NEW ROOF MEMBRANE.
23. REMOVE PORTION OF EXISTING ROOF PRECAST CONC COPING. REPAIR, PATCH AND PREP EXISTING BRICK WALL & COPING FOR NEW ADDITION.
24. REMOVE PORTION OF EXISTING SLATE ROOFING TILES AS REQUIRED TO REMOVE EXISTING ROOF/WALL FLASHING.
25. REMOVE WINDOW AND STONE WINDOW TRIM IN ITS ENTIRETY AND PREP OPENING FOR NEW WALL INFILL OF CMU AND FACE BRICK.
26. REMOVE EXISTING CONC. WINDOW WELL IN ITS ENTIRETY. APPLY WATERPROOFING TO FACE BRICK BEFORE BACKING FILLING TO MATCH ADJACENT FINISH GRADE.
27. SAWCUT AND REMOVE EXISTING CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH AS NECESSARY FOR ASBESTOS ABATEMENT, AND THEN PREP FOR NEW METAL DECK & CONC COVER/SLAB.
28. SAWCUT AND REMOVE PORTION OF EXISTING CONC. SLAB OVER EXISTING SANITARY LINE AND AS REQUIRED FOR NEW LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION. PATCH, REPAIR & REPLACE CONC SLAB TO MATCH ADJACENT SURFACE.
29. REMOVE EXISTING FIRE EXTINGUISHER CABINET. PATCH & REPAIR EXISTING WALL TO MATCH ADJACENT SURFACE.

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
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Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
DEMOLITION SECOND FLOOR PLAN	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number
		Issue Date: 05/30/2019 · Checked: RO · Drawn: AJC	AD-102

VA FORM 08 - 6231

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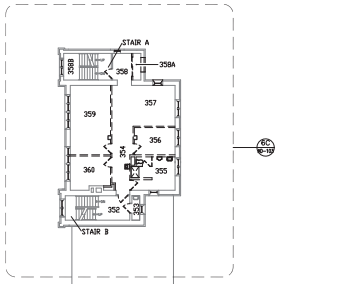
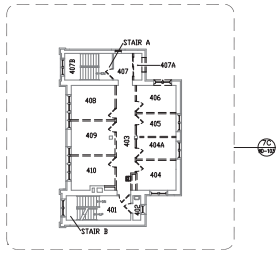
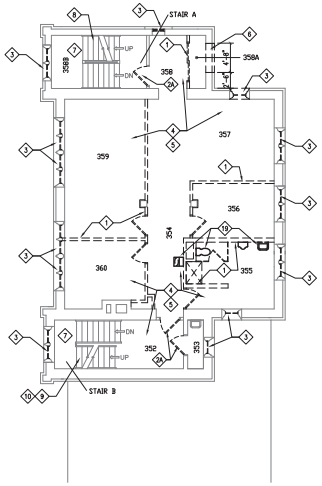
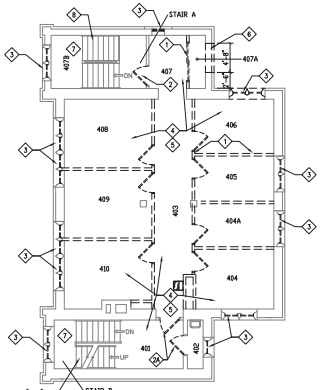




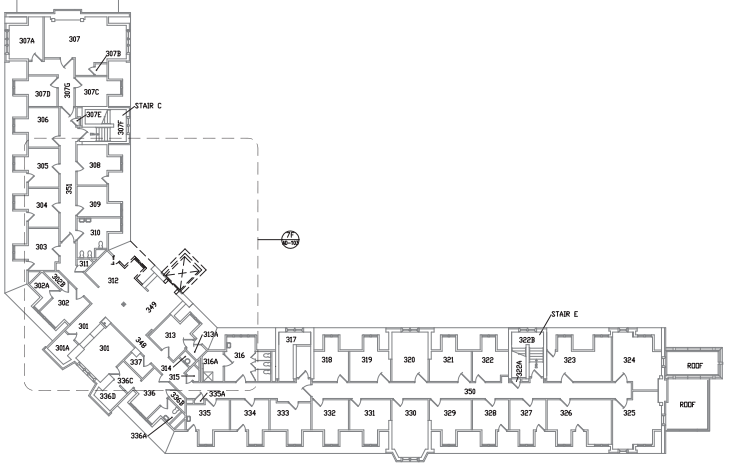
DEMOLITION FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



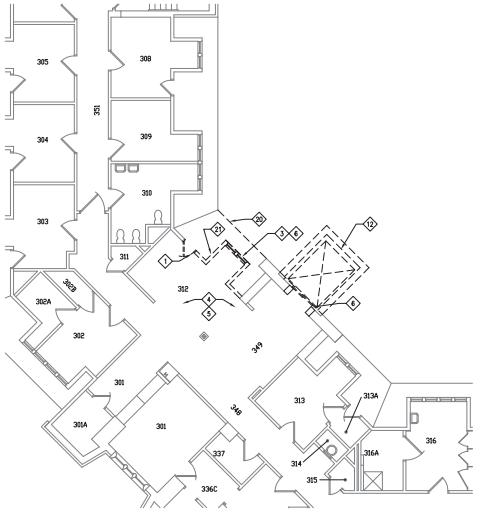
6C ENLARGED PLAN – DEMOLITION THIRD FLOOR
SCALE: 1/8" = 1'-0"



7C ENLARGED PLAN – DEMOLITION FOURTH FLOOR
SCALE: 1/8" = 1'-0"



DEMOLITION THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



7F ENLARGED PLAN – DEMOLITION THIRD FLOOR
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

A. REFER TO SHEET AD-100 FOR TYPICAL NOTES.

DEMOLITION PLAN KEY NOTES:

1. REMOVE EXISTING WALL & DOOR.
2. REMOVE EXISTING DOOR AND DOOR FRAME & PREP FOR NEW DOOR & DOOR FRAME
3. REMOVE EXISTING DOOR, EXISTING DOOR FRAME TO REMAIN. PATCH, REPAIR & PREP DOOR FRAME FOR NEW FINISH & NEW DOOR.
3. REMOVE EXISTING WINDOWS & PREP OPENING FOR NEW WINDOWS.
4. REMOVE EXISTING ACT CEILING AND CEILING FRAMING.
5. REMOVE EXISTING FLOOR BASE & FLOOR FINISH TO BARE CONCRETE & PREP FOR NEW FLOOR FINISH.
5A. REMOVE EXISTING FLOOR FINISH FROM FLOOR HATCH COVER & PREP HATCH FOR NEW FLOOR FINISH INSERT.
6. REMOVE PORTION OF EXISTING EXTERIOR BRICK WALL & PREP FOR NEW WALL OPENING AND WALL FINISHES.
7. REMOVE PORTIONS OF EXISTING WALL & CEILING COATINGS OF PLASTER FINISH THAT HAVE BEEN DAMAGED BY WATER OR MOISTURE LEAKAGE. REPAIR, PATCH & PREP WALLS AND CEILINGS FOR NEW FINISHES.
8. REPAIR, PATCH & PREP EXISTING METAL HANDRAIL & GUARDRAIL FOR NEW PAINT FINISH.
9. REPAIR, PATCH & PREP EXISTING WOOD HANDRAIL FOR NEW STAIN FINISH.
10. REMOVE EXISTING ANTI SLIP TAPE FROM STAIR TREADS. REPAIR & PATCH EXISTING TERRAZZO STAIR TREADS & RISERS FOR NEW REFINISHING OF TERRAZZO AND NEW ANTI SLIP TAPE/COVER.
11. REPAIR, PATCH & REPOINT EXISTING FACE BRICKS THAT ARE DAMAGED OR MISSING FROM WALL) TO MATCH ADJACENT SURFACE.
12. REMOVE EXISTING ELEVATOR, ELEVATOR PIT, AND EXTERIOR BRICK WALLS IN THEIR ENTIRETY ONLY AFTER NEW ELEVATORS AND NEW ELEVATOR ENCLOSURE ARE COMPLETE AND ARE USED BY OWNER.
13. REMOVE EXISTING WALL & DOOR ONLY AFTER NEW ELEVATORS AND NEW ELEVATOR ENCLOSURE ARE COMPLETE AND ARE USED BY OWNER.
14. REMOVE EXISTING LOW BRICK WALL.
15. REMOVE EXISTING EXTERIOR CONC SLAB, CONC RAMP & GUARDRAIL, AND CONC STAIRS & HANDRAILS. SEE CIVIL FOR ADDITIONAL INFORM.
16. REMOVE EXISTING WOOD ENTRY COVER AND CONCRETE ENTRY COVER ABOVE.
17. REMOVE EXISTING CEILING FINISH AND CEILING FRAMING TO BARE FLOOR STRUCTURE ABOVE. REPAIR, PATCH & PREP FLOOR STRUCTURE FOR NEW CEILING FINISHES.
18. REMOVE EXISTING ALUM SLIDING DOOR AND ALUM DOOR & GLAZING FRAMING .
19. REMOVE EXISTING PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
20. REMOVE PORTION OF EXISTING SLATE ROOF & ROOF GUTTER AND PREP FOR NEW CONSTRUCTION.
21. REMOVE PORTION OF EXISTING SLATE ROOF & SLATE ROOF DORMER AND PREP FOR NEW CONSTRUCTION.
22. REMOVE EXISTING ROOF MEMBRANE & DAMAGE ROOF INSULATION. REPAIR, PATCH & REPLACE EXISTING ROOF INSULATION AND COVER BOARD AND PREP FOR NEW ROOF MEMBRANE.
23. REMOVE PORTION OF EXISTING ROOF PRECAST CONC COPING. REPAIR, PATCH AND PREP EXISTING BRICK WALL & COPING FOR NEW ADDITION.
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26. REMOVE EXISTING CONC. WINDOW WELL IN ITS ENTIRETY. APPLY WATERPROOFING TO FACE BRICK BEFORE BACKING FILLING TO MATCH ADJACENT FINISH GRADE.
27. SAWCUT AND REMOVE EXISTING CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH AS NECESSARY FOR ASBESTOS ABATEMENT, AND THEN PREP FOR NEW METAL DECK & CONC COVER/SLAB.
28. SAWCUT AND REMOVE PORTION OF EXISTING CONC. SLAB OVER EXISTING SANITARY LINE AND AS REQUIRED FOR NEW LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION. PATCH, REPAIR & REPLACE CONC SLAB TO MATCH ADJACENT SURFACE.
29. REMOVE EXISTING FIRE EXTINGUISHER CABINET. PATCH & REPAIR EXISTING WALL TO MATCH ADJACENT SURFACE.

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Revisions:	Date:

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RICHARD JOSEPH OAKEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: DEMOLITION THIRD, & FOURTH FLOOR PLAN

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Drawing Number: AD-103

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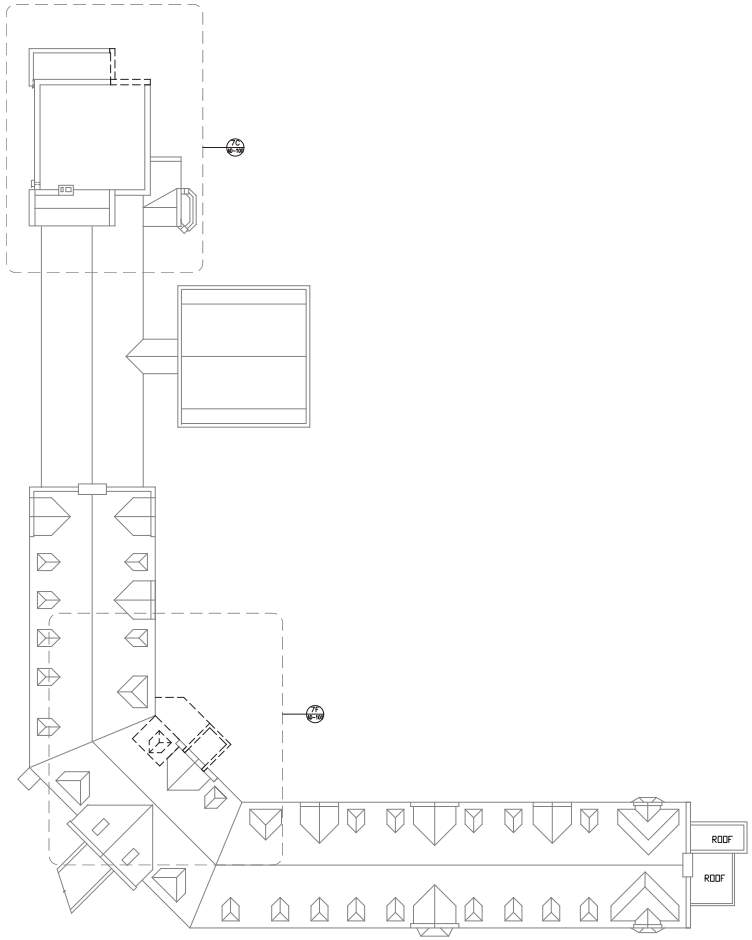
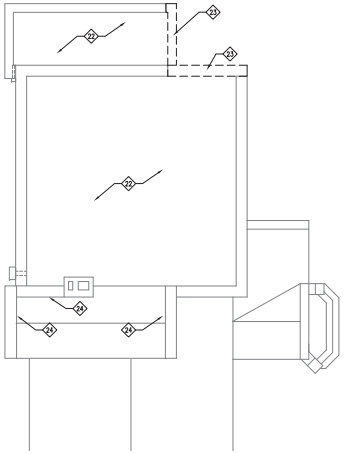
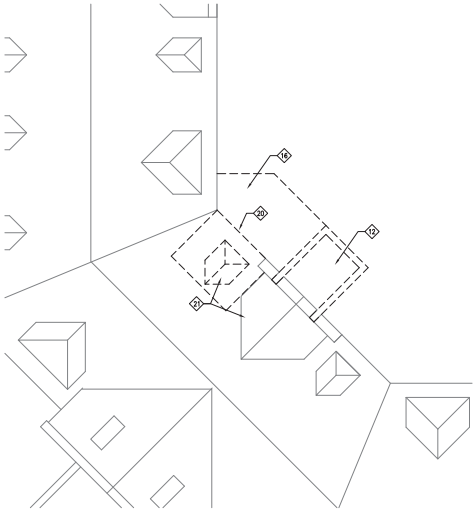


DEMOLITION ROOF PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – DEMOLITION ROOF FLOOR
SCALE: 1/8" = 1'-0"



7F ENLARGED PLAN – DEMOLITION ROOF FLOOR
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

A. REFER TO SHEET AD-100 FOR TYPICAL NOTES.

DEMOLITION PLAN KEY NOTES:

1. REMOVE EXISTING WALL & DOOR.
2. REMOVE EXISTING DOOR AND DOOR FRAME & PREP FOR NEW DOOR & DOOR FRAME
2A. REMOVE EXISTING DOOR, EXISTING DOOR FRAME TO REMAIN. PATCH, REPAIR & PREP DOOR FRAME FOR NEW FINISH & NEW DOOR.
3. REMOVE EXISTING WINDOWS & PREP OPENING FOR NEW WINDOWS.
4. REMOVE EXISTING ACT CEILING AND CEILING FRAMING.
5. REMOVE EXISTING FLOOR BASE & FLOOR FINISH TO BARE CONCRETE & PREP FOR NEW FLOOR FINISH.
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27. SAWCUT AND REMOVE EXISTING CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH AS NECESSARY FOR ASBESTOS ABATEMENT, AND THEN PREP FOR NEW METAL DECK & CONC COVER/SLAB.
28. SAWCUT AND REMOVE PORTION OF EXISTING CONC. SLAB OVER EXISTING SANITARY LINE AND AS REQUIRED FOR NEW LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION. PATCH, REPAIR & REPLACE CONC SLAB TO MATCH ADJACENT SURFACE.
29. REMOVE EXISTING FIRE EXTINGUISHER CABINET. PATCH & REPAIR EXISTING WALL TO MATCH ADJACENT SURFACE.

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Schematic Design (SD)	10/08/2018
Revisions:	Date:

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RICHARD JOSEPH OAKEN
C-35122
30 Jan 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: DEMOLITION ROOF PLAN

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Project Number: 438-18-102

Building Number: 1

Drawing Number: AD-104

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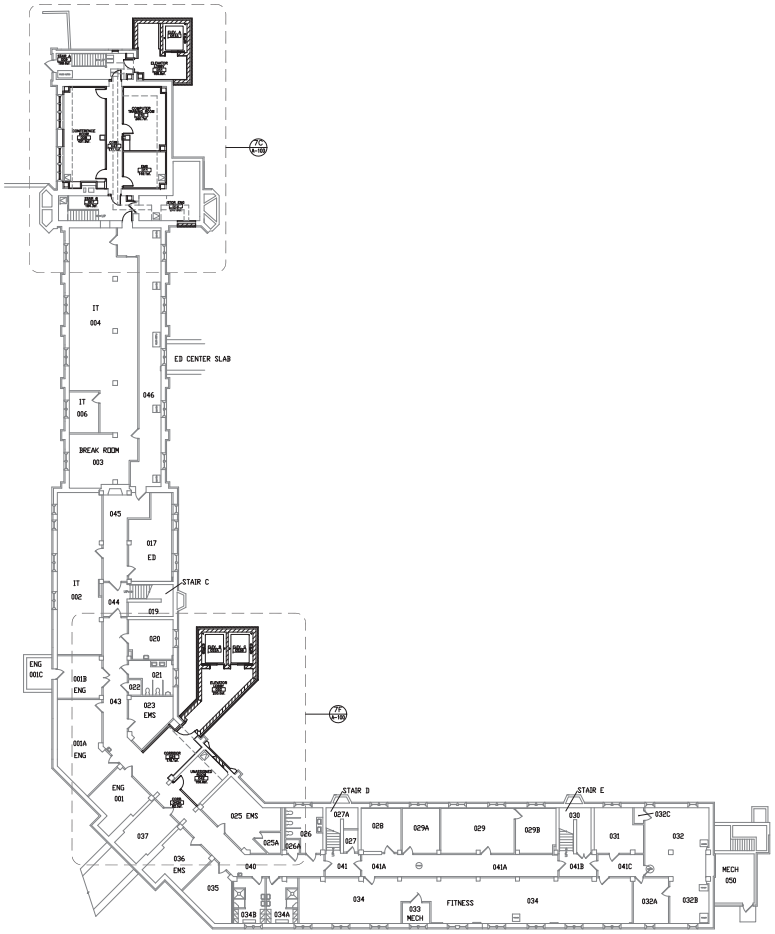
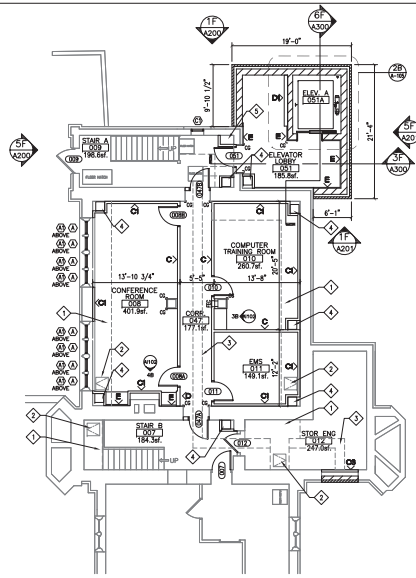


BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



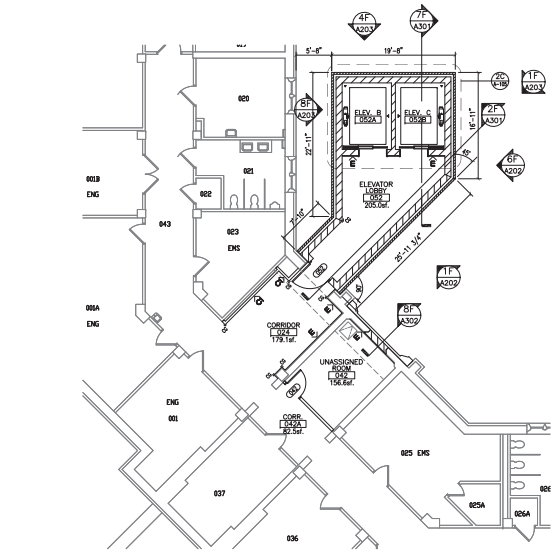
7C ENLARGED PLAN – BASEMENT FLOOR
SCALE: 1/8" = 1'-0"

GENERAL FLOOR NOTES:

A. REFER TO SHEET G-002 FOR GENERAL ARCHITECTURAL NOTES, WALL TYPES.
B. REFER TO SHEET A1-102 FOR ROOM FINISH SCHEDULE.
C. REFER TO SHEET A-700 FOR DOOR AND FRAME SCHEDULE, FRAME TYPES, WINDOW TYPES.

FLOOR PLAN KEY NOTES:

1. INDICATES NEW CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH.
2. INDICATES NEW FLOOR DOOR/HATCH FOR PIPE TUNNEL.
3. INDICATES NEW CONC. SLAB OVER NEW SANITARY LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION.
4. HVAC EQUIPMENT (FAN COIL), SEE MECH. DRAWINGS. PROVIDE WALL TYPE C1 (UNO) AROUND UNIT, COORDINATE ENCLOSURE DIMENSIONS WITH FAN COIL MANUF. REQUIREMENTS.
5. EXISTING PLUMBING LINE OR MECH. UNIT, SEE MEP. DRAWINGS. PROVIDE WALL TYPE C1 (UNO) AROUND PLUMBING OR MECH. UNIT. VERIFY AND COORDINATE ENCLOSURE DIMENSIONS WITH EXISTING ITEMS.
6. HVAC EQUIPMENT (DUCTS), SEE MECH. DRAWINGS. PROVIDE WALL TYPE G (UNO) AROUND DUCTS, COORDINATE ENCLOSURE DIMENSIONS WITH DUCT REQUIREMENTS.



7F ENLARGED PLAN – BASEMENT FLOOR
SCALE: 1/8" = 1'-0"

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Revisions:	Date:

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RICHARD JOSEPH CARLEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: BASEMENT FLOOR PLAN

Approved: Project Director

Phase: BID DOCUMENTS

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Project Number: 438-18-102

Building Number: 1

Drawing Number: A-100

VA FORM 08 - 6231

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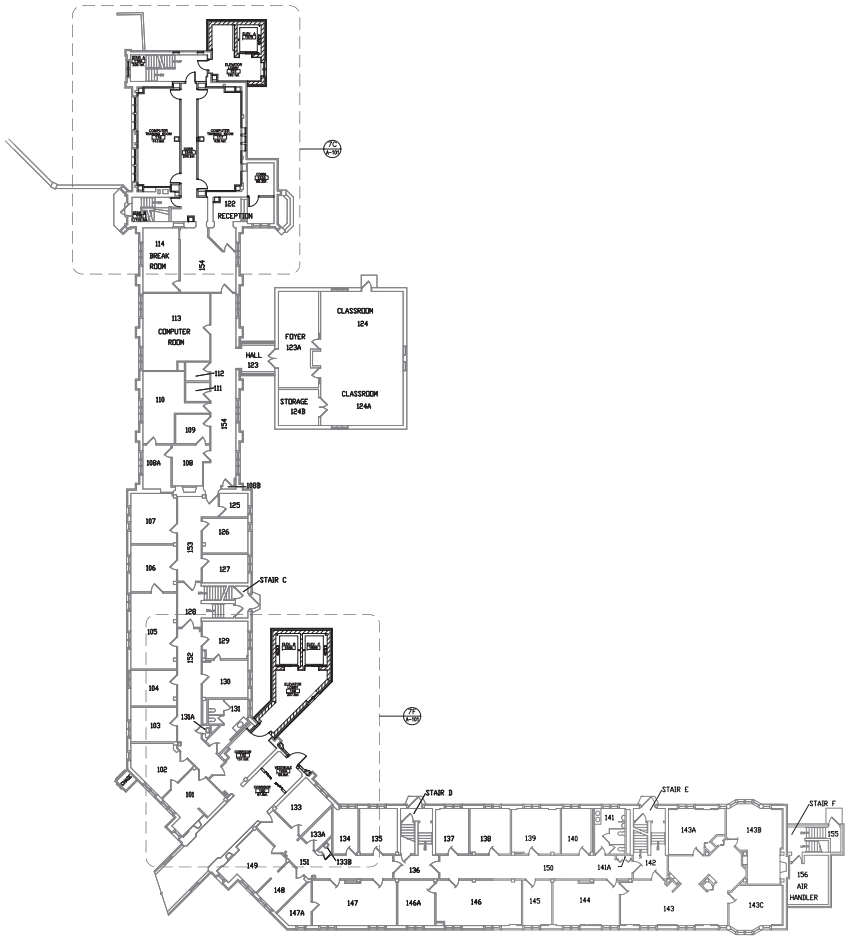
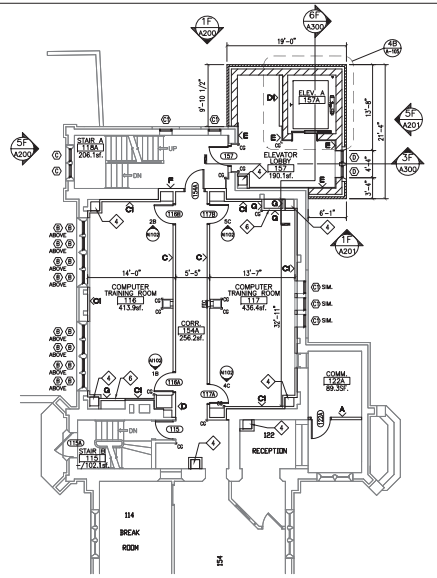
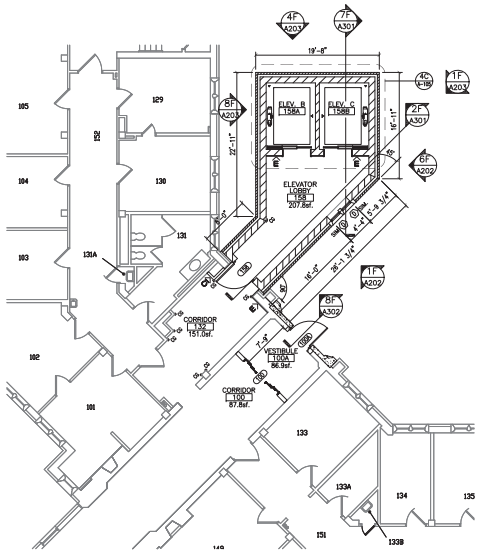


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – FIRST FLOOR
SCALE: 1/8" = 1'-0"



7F ENLARGED PLAN – FIRST FLOOR
SCALE: 1/8" = 1'-0"

GENERAL FLOOR NOTES:

A. REFER TO SHEET G-002 FOR GENERAL ARCHITECTURAL NOTES, WALL TYPES.
B. REFER TO SHEET A1-102 FOR ROOM FINISH SCHEDULE.
C. REFER TO SHEET A-700 FOR DOOR AND FRAME SCHEDULE, FRAME TYPES, WINDOW TYPES.

FLOOR PLAN KEY NOTES:

1. INDICATES NEW CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH.
2. INDICATES NEW FLOOR DOOR/HATCH FOR PIPE TUNNEL.
3. INDICATES NEW CONC. SLAB OVER NEW SANITARY LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION.
4. HVAC EQUIPMENT (FAN COIL), SEE MECH. DRAWINGS. PROVIDE WALL TYPE C1 (UNO) AROUND UNIT, COORDINATE ENCLOSURE DIMENSIONS WITH FAN COIL MANUF. REQUIREMENTS.
5. EXISTING PLUMBING LINE OR MECH. UNIT, SEE MEP. DRAWINGS. PROVIDE WALL TYPE C1 (UNO) AROUND PLUMBING OR MECH. UNIT. VERIFY AND COORDINATE ENCLOSURE DIMENSIONS WITH EXISTING ITEMS.
6. HVAC EQUIPMENT (DUCTS), SEE MECH. DRAWINGS. PROVIDE WALL TYPE G (UNO) AROUND DUCTS, COORDINATE ENCLOSURE DIMENSIONS WITH DUCT REQUIREMENTS.

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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Elkhorn, Nebraska 68022
(402) 291-6941

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 JUN 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title	Phase	Project Title	Project Number
FIRST FLOOR PLAN	BID DOCUMENTS	RENOVATE TOWER BUILDING 1	438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: A-101
		Issue Date: 05/30/2019 · Checked: RO · Drawn: AJC	

VA FORM 08 - 6231

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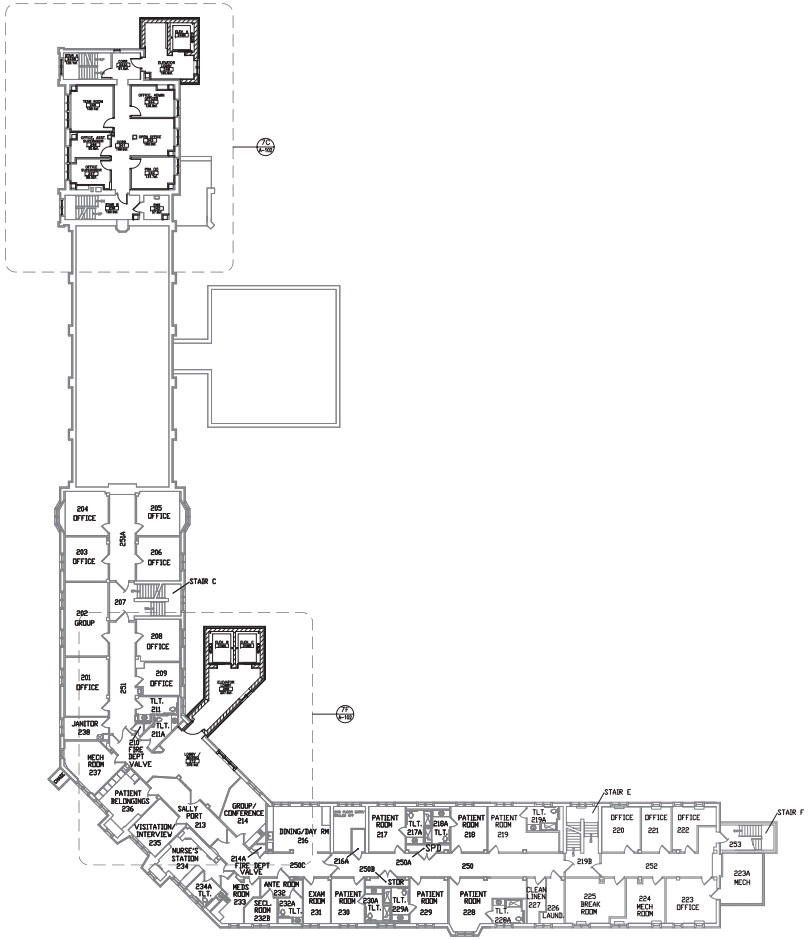
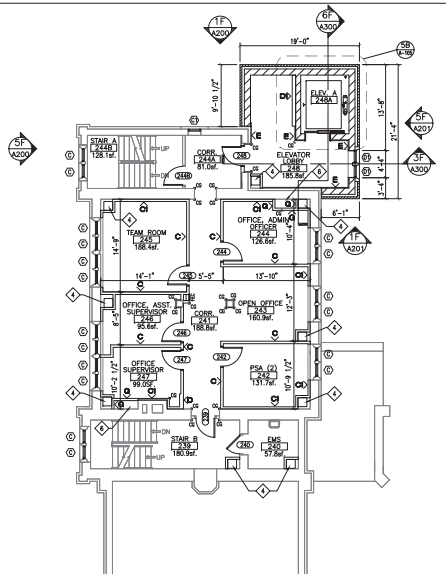


SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – SECOND FLOOR
SCALE: 1/8" = 1'-0"

GENERAL FLOOR NOTES:

A. REFER TO SHEET G-002 FOR GENERAL ARCHITECTURAL NOTES, WALL TYPES.
B. REFER TO SHEET A1-102 FOR ROOM FINISH SCHEDULE.
C. REFER TO SHEET A-700 FOR DOOR AND FRAME SCHEDULE, FRAME TYPES, WINDOW TYPES.

FLOOR PLAN KEY NOTES:

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2. INDICATES NEW FLOOR DOOR/HATCH FOR PIPE TUNNEL.
3. INDICATES NEW CONC. SLAB OVER NEW SANITARY LINE, SEE PLUMBING FOR ADDITIONAL INFORMATION.
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5. EXISTING PLUMBING LINE OR MECH. UNIT, SEE MEP. DRAWINGS. PROVIDE WALL TYPE C1 (UNO) AROUND PLUMBING OR MECH. UNIT. VERIFY AND COORDINATE ENCLOSURE DIMENSIONS WITH EXISTING ITEMS.
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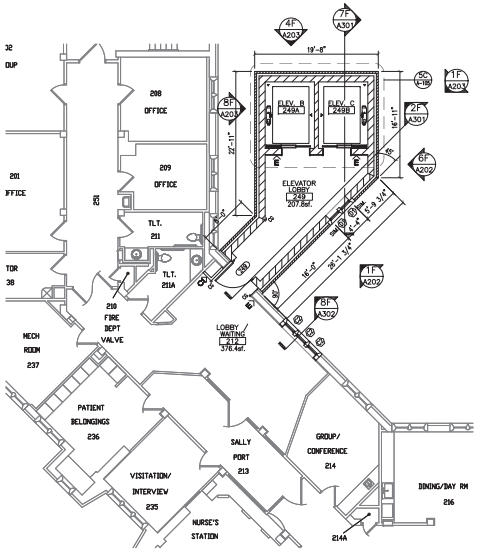

7F ENLARGED PLAN – SECOND FLOOR
SCALE: 1/8" = 1'-0"

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
Design Development (DD)	12/10/2018
Schematic Design (SD)	10/08/2018
Revisions:	Date:

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: SECOND FLOOR PLAN	Phase: BID DOCUMENTS	Project Title: RENOVATE TOWER BUILDING 1	Project Number: 438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: A-102
		Issue Date: 05/30/2019 · Checked: RO · Drawn: AJC	

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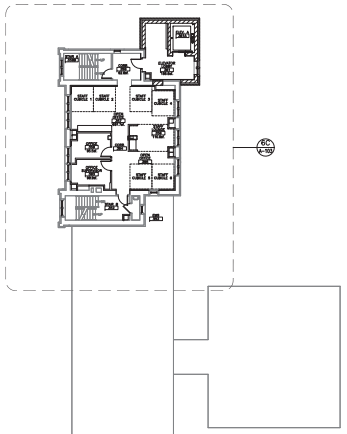
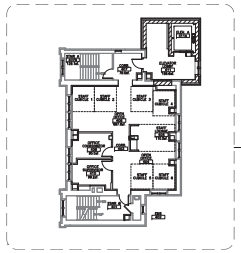
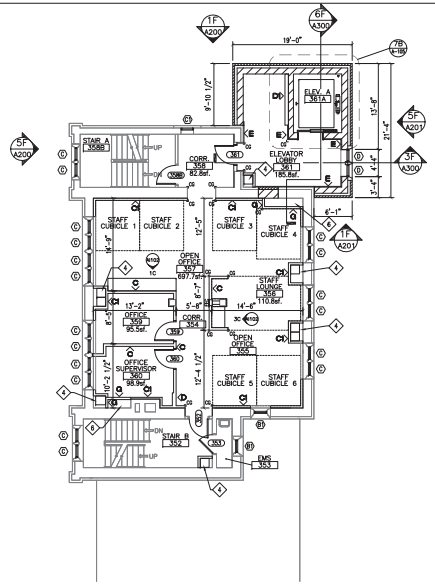
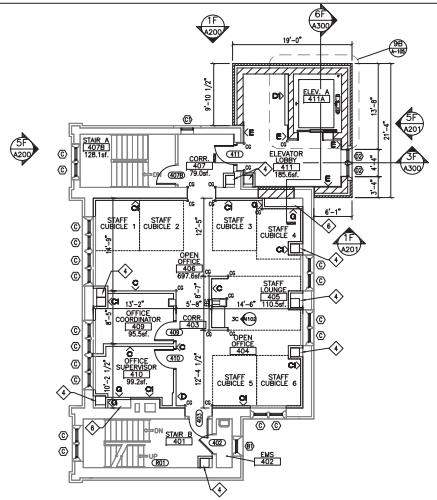




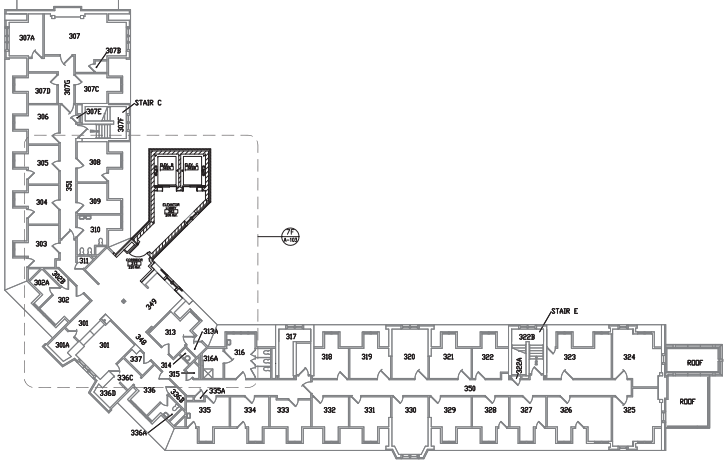
FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



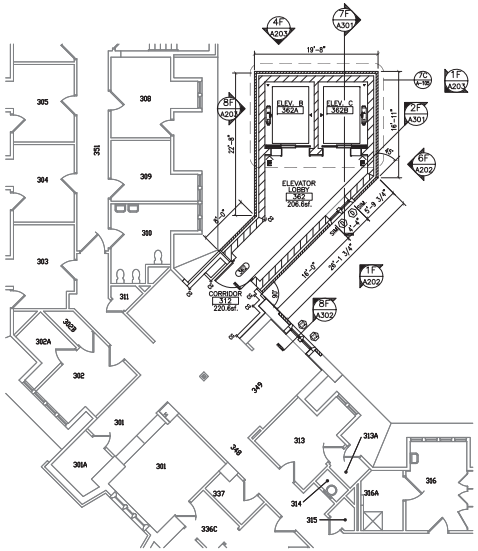
6C ENLARGED PLAN – THIRD FLOOR
SCALE: 1/8" = 1'-0"



8C ENLARGED PLAN – FOURTH FLOOR
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



7F ENLARGED PLAN – THIRD FLOOR
SCALE: 1/8" = 1'-0"

GENERAL FLOOR NOTES:

A. REFER TO SHEET G-002 FOR GENERAL ARCHITECTURAL NOTES, WALL TYPES.
B. REFER TO SHEET A1-102 FOR ROOM FINISH SCHEDULE.
C. REFER TO SHEET A-700 FOR DOOR AND FRAME SCHEDULE, FRAME TYPES, WINDOW TYPES.

FLOOR PLAN KEY NOTES:

1. INDICATES NEW CONC. COVER/SLAB OVER EXISTING PIPE TUNNEL/TRENCH.
2. INDICATES NEW FLOOR DOOR/HATCH FOR PIPE TUNNEL.
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Contract Documents 100% Submittal (CD)	05/14/2019
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Schematic Design (SD)	10/08/2018
Revisions:	Date:

CONSULTANT

ARCHITECT/ENGINEER OF RECORD

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Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: THIRD, & FOURTH FLOOR PLAN

Phase: BID DOCUMENTS

Project Title: RENOVATE TOWER BUILDING 1

Project Number: 438-18-102

Building Number: 1

Approved: Project Director: FULLY SPRINKLERED

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019 | Checked: RO | Drawn: AJC

Drawing Number: A-103

VA FORM 08 - 6231

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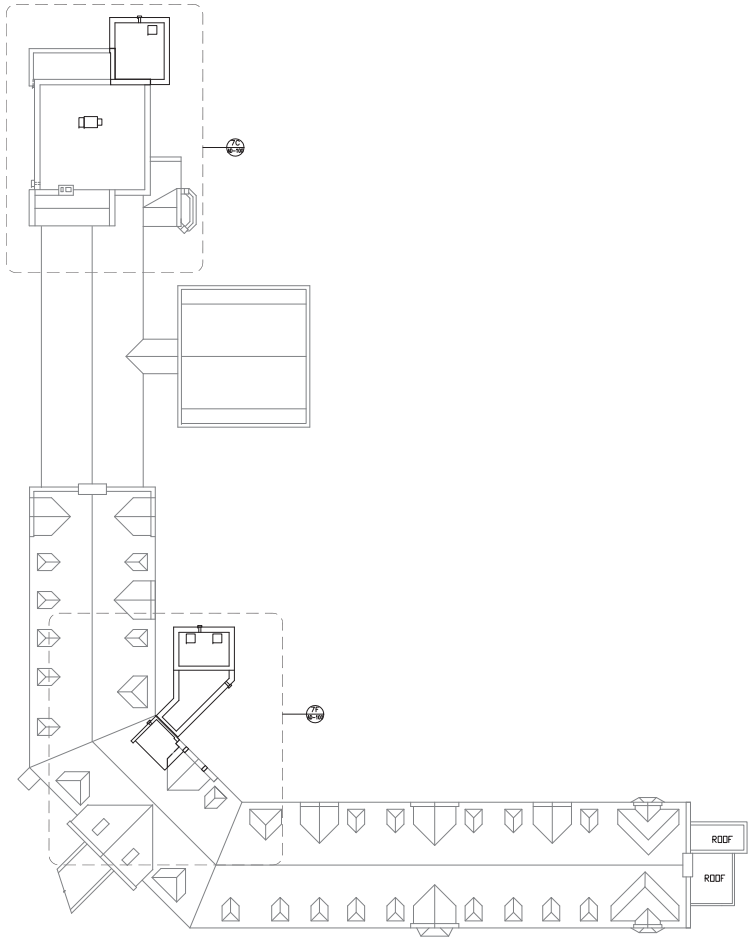
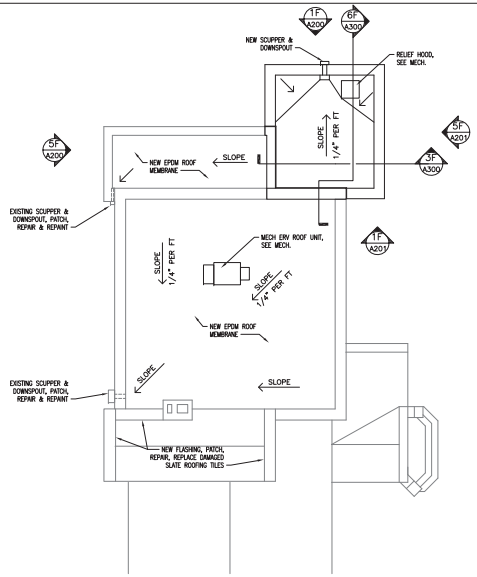
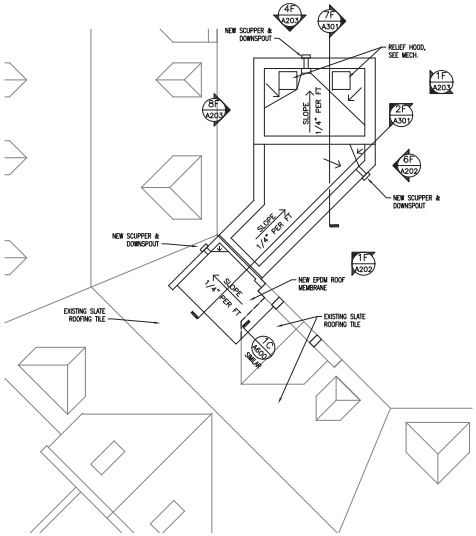


ROOF PLAN
SCALE: 1/16" = 1'-0"



7C ENLARGED PLAN – ROOF FLOOR
SCALE: 1/8" = 1'-0"



7F ENLARGED PLAN – ROOF FLOOR
SCALE: 1/8" = 1'-0"

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
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Revisions:	Date:

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LICENSED ARCHITECT
RICHARD JOSEPH OAKEN
C-35122
30 June 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ROOF PLAN	Phase: BID DOCUMENTS	Project Title: RENOVATE TOWER BUILDING 1	Project Number: 438-18-102
			Building Number: 1
Approved: Project Director	FULLY SPRINKLERED	Location: Sioux Falls, SD 57105	Drawing Number: A-104
		Issue Date: 05/30/2019 · Checked: RO · Drawn: AJC	

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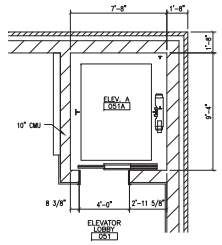
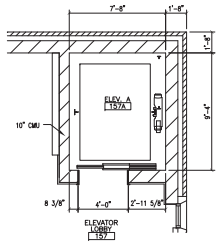
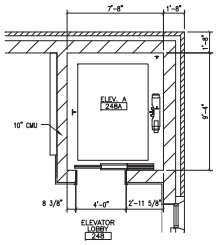


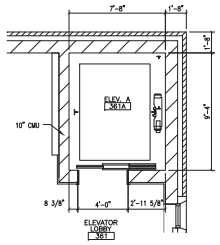
2B ELEVATOR A ENLARGED PLAN–BASEMENT
SCALE: 1/4" = 1'-0"



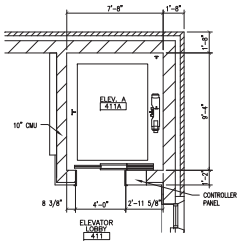
4B ELEVATOR A ENLARGED PLAN–FIRST FLOOR
SCALE: 1/4" = 1'-0"



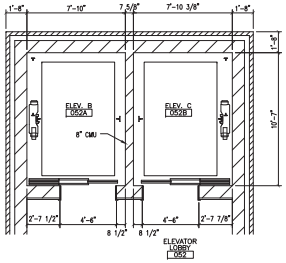
5B ELEVATOR A ENLARGED PLAN–SECOND FLOOR
SCALE: 1/4" = 1'-0"



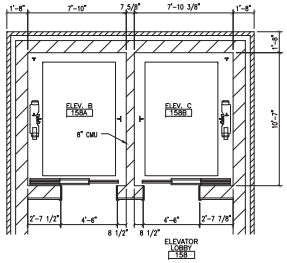
7B ELEVATOR A ENLARGED PLAN–THIRD FLOOR
SCALE: 1/4" = 1'-0"



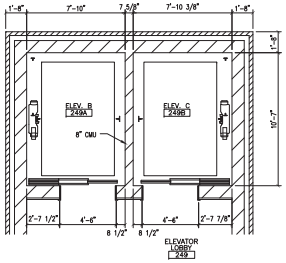
9B ELEVATOR A ENLARGED PLAN–FOURTH FLOOR
SCALE: 1/4" = 1'-0"



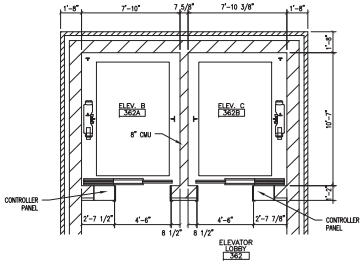
2C ELEVATOR B & C ENLARGED PLAN–BASEMENT
SCALE: 1/4" = 1'-0"



4C ELEVATOR B & C ENLARGED PLAN–FIRST FLOOR
SCALE: 1/4" = 1'-0"



5C ELEVATOR B & C ENLARGED PLAN–SECOND FLOOR
SCALE: 1/4" = 1'-0"



7C ELEVATOR B & C ENLARGED PLAN–THIRD FLOOR
SCALE: 1/4" = 1'-0"

ELEVATOR NOTES:

A. BASIS OF DESIGN: KONE MONOSPACE 500 ELEVATOR
ELEVATOR A = SERVICE 4000 LBS.
ELEVATOR B & C = SERVICE 5000 AVA LBS.

B. VERIFY AND COORDINATE ALL DIMENSIONS WITH ELEVATOR MANUFACTURER.

C. CONTROLLER PANELS ARE LOCATED ON TOP FLOOR/LANDING OF ELEVATOR, AND PANELS ARE INTEGRAL INTO ELEVATOR DOOR JAMBS.

Bid Documents	05/30/2019
Contract Documents 100% Submittal (CD)	05/14/2019
Contract Documents 95% Submittal (CD)	04/11/2019
Contract Documents 35% Submittal (CD)	02/18/2019
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Revisions:	Date:

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RICHARD JOSEPH OAKEN
C-35122
30 Jan 2021
RENEWAL DATE
STATE OF CALIFORNIA

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: ENLARGED ELEVATOR PLANS

Phase: BID DOCUMENTS

Approved: Project Director

FULLY SPRINKLERED

Project Title: RENOVATE TOWER BUILDING 1

Location: Sioux Falls, SD 57105

Issue Date: 05/30/2019

Checked: RO

Drawn: AJC

Project Number: 438-18-102

Building Number: 1

Drawing Number: A-105

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