Mental Health Roof Railing

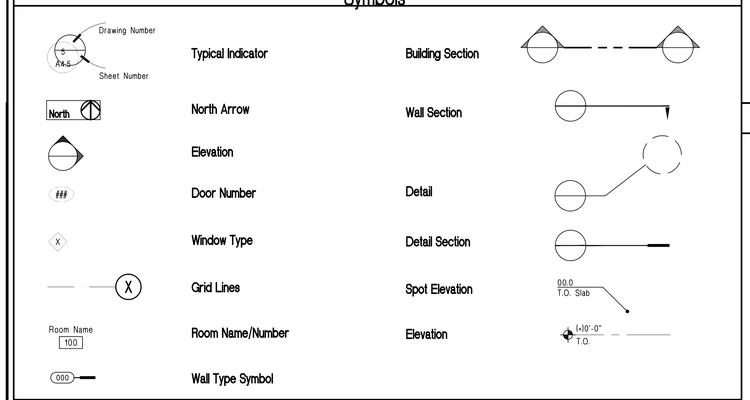
VA Sierra Nevada Health Care System
975 Kirman Avenue, Reno, NV 89502
VA Project # 654-15-531

100% Construction Documents
April 17, 2015

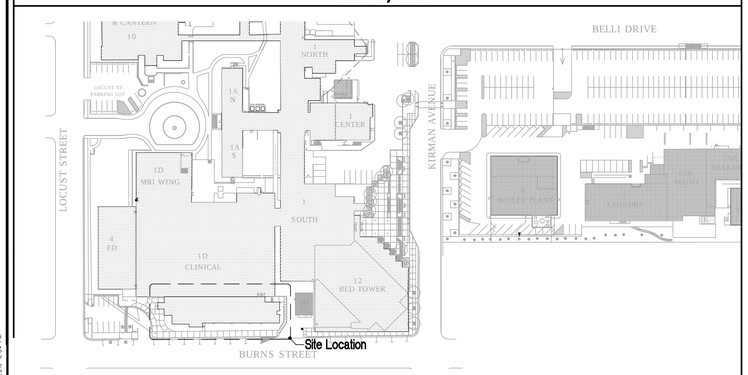
Abbreviations

&	And
@	At
(e)	Existing
⊥	Perpendicular
#	Pound or Number
A	
Adj.	Adjustable
Aggr.	Aggregate
Alt.	Alternate
Alum.	Aluminum
Approx.	Approximately
Arch.	Architectural/Architect
A.C.	Asphalt Concrete
B	
Bm.	Beam
Blk.	Block
Blkg.	Blocking
Bd.	Board
B.O.	Bottom of
Bldg.	Building
B.U.R.	Built up Roofing
C	
C.I.	Cast Iron
C.B.	Catch Basin
Clg.	Ceiling
Ctr.	Center
C.L.	Center Line
Cer.	Ceramic
C.O.	Cleanout
C.W.	Cold Water
Col.	Column
Conc.	Concrete
Conn.	Connection
Const.	Construction
C.J.	Construction Joint
Contin.	Continuous
Contr.	Contractor
Cu. Ft.	Cubic Foot
D	
D.G.	Decomposed Granite
Dept.	Department
Det.	Detail
Dia.	Diameter
Diff.	Diffuser
Dim.	Dimension
Dbl.	Double
Dn.	Down
D.S.	Downspout
Dwg.	Drawing
D.F.	Drinking Fountain
E	
Ea.	Each
Etc.	Etcetera
E.W.C.	Electric Water Cooler
Elec.	Electrical
Elev.	Elevation
Emer.	Emergency
Encl.	Enclosure
Eq.	Equal
Equip.	Equipment
Exh.	Exhaust
Exp.	Expansion
E.J.	Expansion Joint
Ext.	Exterior
F	
F.O.	Face of
Fin.	Finish
F.G.	Finish Grade
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
Fprf.	Fireproof(ing)
Fixt.	Fixture
Flash.	Flashing
Flr.	Floor
F.D.	Floor Drain
F.L.	Flow Line
Ft.	Foot
Ftg.	Footing
Fdn.	Foundation
FBO	Furnished by Others
Furr.	Furring
Fut.	Future
G	
Galv.	Galvanized
G.I.	Galvanized Iron
Ga.	Gage
Gen.	General
Glass	
GLB	Glue-Laminated Beam
Gyp.	Gypsum
H	
Ht.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
Horiz.	Horizontal
H.B.	Hose Bibb
H.W.	Hot Water
Hr.	Hour
I	
In.	Inch(es)
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
J	
Jt.	Joint
L	
Lab	Laboratory
Lav.	Lavatory
Lt.	Light
M	
Mfr.	Manufacturer
M.O.	Masonry Opening
Max.	Maximum
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Min.	Minimum
Misc.	Miscellaneous
MPH	Miles per Hour
Mtd.	Mounted
N	
Nom.	Nominal
N.I.C.	Not in Contract
N.T.S.	Not to Scale
No.	Number
O	
O.C.	On Center
O.D.	Outside Diameter
O.H.	Opposite Hand
P	
Pr.	Pair
P. Lam.	Plastic Laminate
Pl.	Plate
Plywd.	Plywood
Pt.	Point
Prefab.	Prefabricated
Prop.	Property
PSF	Pounds per square foot
PSI	Pounds per square inch
R	
Rad.	Radius
Ref.	Reference
Reinf.	Reinforced
Req.	Required
R.A.	Return Air
Rev.	Revision
R.O.W.	Right of Way
R.D.	Roof Drain
Rm.	Room
R.O.	Rough Opening
S	
Sched.	Schedule
Sect.	Section
Sht.	Sheet
Sim.	Similar
S.C.	Solid Core
Spec.	Specification
Sq.	Square
SF	Square foot
St. Stl.	Stainless Steel
Std.	Standard
Stl.	Steel
Stg.	Storage
Struct.	Structural
Susp.	Suspended
Sym.	Symmetrical
T	
Tel.	Telephone
T.V.	Television
T.&G.	Tongue and Groove
T.C.	Top of Curb (or Concrete)
T.O.	Top of
U	
U.N.O.	Unless Noted Otherwise
V	
Vert.	Vertical
V.C.T.	Vinyl Composition Tile
W	
W.C.	Water Closet
Wt.	Weight
W.F.	Wide Flange
Wdw.	Window
W/	With
W/O	Without
Wd.	Wood
Y	
Yd.	Yard

Symbols



Site Key Plan



General Notes

1. These general notes pertain to work described on all contract documents.
2. The contract documents consist of the owner-contractor agreement, the conditions of the contract (general, supplementary and other conditions), the drawings, the specifications, and all addenda issued prior to and all modifications issued after execution of the contract.
3. The work comprises the completed construction required by the contract documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.
4. Shop drawings, product data and samples are not a part of the contract documents. The Architect will review them, but only for conformance with the design concept of the work and with the information given in the contract documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by the Architect's review of shop drawings, product data or samples.
5. The Contractor shall carefully study and compare the contract documents and shall at once report to the Architect any error, inconsistency or omission he may discover. The Contractor shall perform no portion of the work at any time without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
6. All work is to conform with the contract documents. Drawings are NOT to be scaled for information. If unable to locate dimensions for any item of work, consult with the Architect before proceeding with construction.
7. In the event certain features of the construction are not fully shown on the contract documents, then their construction shall be of the same character as for similar conditions that are shown or called for and shall be reviewed by the Architect.
8. All work shall be performed within strict conformance to the minimum standards of the current edition of the adopted building codes of the authority having jurisdiction and all applicable national, state, and local laws, regulations, and ordinances.
9. The Contractor shall be responsible for the general safety during construction, and all work shall conform to pertinent safety regulations.
10. The Contractor shall coordinate locations of any and all mechanical, telephone, electrical, lighting and plumbing including all piping, ductwork and conduit. Coordinate all required clearances for installation and maintenance of the above equipment.
11. The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
12. The Contractor shall be responsible for the acts and omissions of his employees, subcontractors, and their agents and employees, and other persons performing any work under a contract with the Contractor.
13. The Contractor shall pursue work in a continuous and diligent manner to ensure a timely completion of the project.
14. The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the work he shall remove all his waste materials and rubbish from and about the project as well as all his tools, construction equipment, machinery, and surplus materials.
15. The Contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, structures, adjacent streets and improvements during the period of construction.
16. Unless otherwise provided in the contract documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the work.
17. Where conflicts occur, coordinate the layout and exact location of all partitions, doors, telephones, and electrical/ communication outlets and switches with Architect in the field before proceeding with construction.
18. Where conflict is encountered between the contract documents that will materially affect the quality or extent of the work, such conflict shall be resolved to the satisfaction of the Architect before the affected items and/or material are purchased, fabricated and/or installed.
19. Where pre-manufactured or prefabricated items and/or materials are to be installed - the Contractor shall verify rough or finished dimensions in the field prior to purchase or fabrication.
20. The Contractor shall guarantee all work and materials to be free from defects for a minimum of one year from date of final acceptance, and promptly remedy such defects and any subsequent damage caused by the defects or repair thereof, at no expense to the owner. Guarantee periods of greater than one year may be required and contained within the contract documents.
21. Where any item and/or material is indicated in the contract documents, and not necessarily detailed in each specific case, but is required for a complete and professional installation - such item and/or material shall be provided as if shown and detailed in full. Provide means to furnish and install.
22. Contractor is requested to visit the site as part of the pre-bid site visit to compare the drawings and specifications with any work in place, and inform himself of all conditions, including the work, if any, being performed. Failure to visit the site will in no way relieve the Contractor from necessity of furnishing any materials or performing any work in accordance with the drawings and specifications that may be required to complete the work without additional cost to the owner.
23. Existing conditions including material sizes, configurations, and locations as shown on the drawings may not be an exact illustration of existing as-built conditions. The Contractor shall include in his bid the cost of furnishing, installing, modifying, existing and/or new materials (minor in nature) required for a complete and professional installation that may be required by minor variations between existing conditions as shown, and actual as-built conditions.
24. The intent of these drawings and specifications is to include all labor, materials, and services necessary for the completion of all work shown, prescribed, or reasonably implied but not limited to that explicitly indicated in the contract documents.
25. All work shown shall comply with all applicable codes, ordinances, and regulations as adopted and enforced by local authorities having jurisdiction.
26. No contractor personnel or company vehicles are to park on VA property except for the upper deck of the parking structure - violators will be ticketed and fined.
27. The general Contractor, his subcontractors and suppliers shall defend, indemnify, and hold harmless the owner, Architect, and any of his consultants from any and all liability, real or alleged, in connection with performance of work on this project.
28. The general Contractor, his subcontractors and suppliers shall not be entitled to any claims for additional costs due to inefficiencies based on their intention to complete the project, or a portion thereof, earlier than the specified date of substantial completion, extended overhead costs shall only apply after the specified date of substantial completion, and only if satisfactorily demonstrated that the requested costs are a direct result of a delay which was entirely outside of the control of the general Contractor and that the delay impacted the critical path and the substantiation of same has been approved by the Architect.
29. All drawings and specifications are to be considered complimentary to one another, and what is part of one drawing shall be considered to be part of all drawings. The drawings and specifications together shall be referred to as the contract documents.
30. Do not scale drawings. Dimensions shall take precedence, and larger scale details shall take precedence over smaller scale details.
31. Civil, landscape, structural, mechanical, plumbing, fire protection, and electrical drawings, as well as drawings prepared by any other specialty consultant, are supplemental to the architectural drawings. The Contractor shall thoroughly review all drawings and specifications (contract documents), and in the event of conflicting statements, insufficient information, or errors, the Contractor shall immediately notify the Architect in writing. Work shall be diverted from the area in question, at no expense to the owner, until the Architect has had a reasonable amount of time to research and respond to the Contractor. Work installed where conflicting information exists shall be repaired by the Contractor at his own expense.
32. Dimensions, notes, detail, and/or symbols that apply to one unit or condition, apply to all units or conditions which are identical or similar in nature, whether they are noted on the plans or not.
33. Details noted as typical shall apply in all like conditions unless specifically shown or noted otherwise. Where no specific detail is shown, the framing or construction shall be identical or similar to that indicated for like cases of construction on this project.
34. Whenever an article, device, or piece of equipment is shown, indicated, or referred to on the drawings or these notes, in the singular number, such references apply to as many articles as are required to complete the installation.
35. The Contractor shall be responsible for the installation of all manufactured components in strict accordance with the installation recommendations and requirements of the manufacturer.
36. The general Contractor and all his sub-contractors shall verify all dimensions and conditions on the job site prior to beginning construction, and shall report any discrepancies or unidentified conditions to the Architect for resolution before any work is started.
37. The general Contractor and all his sub-contractors shall be responsible for the timely submittal of all shop drawings and product data, and shall coordinate, verify, and correlate all dimensions and elevations in sufficient time to avoid impacting the fabrication or construction of building components. If a perceived conflict exists during the Contractor's review of the above, he shall immediately notify the Architect in writing. Work shall be diverted from the area in question, at no expense to the owner, until the Architect has had a reasonable amount of time to research and respond to the Contractor. Work installed where conflicting information exists shall be replaced by the Contractor at his own expense.
38. The structure is designed as a stable unit after all components are in place. The Contractor shall design and provide all shoring and bracing necessary to insure the stability of any and all parts of the building during construction.
39. Unless specifically shown or noted on the drawings, no structural member shall be cut, notched, bored, welded, or otherwise modified without written permission of the Architect.
40. Whether or not detailed on the drawings, the Contractor shall furnish and install stiffeners, bracing, back up plates, blocking, and supporting brackets required for the installation of all casework, handrails, railings, miscellaneous accessories, and wall or ceiling mounted mechanical, electrical, or miscellaneous equipment, including fire-treated plywood backboards for telephone and electrical equipment rooms.
41. The Architect's review of submittals and/or shop drawings is performed only as a convenience to the Contractor. The Architect's review of these documents in no way diminishes the Contractor's responsibility for compliance with drawings and specifications including verification and correlation of all dimensions, and coordination of the work of all trades. The Architect and his consultants assume no additional liability for the review of submittals or shop drawings over and above that which would be present as a result of the preparation of the original contract documents. The Contractor agrees to defend, indemnify, and hold harmless the owner, Architect and any of his/her consultants, from any and all liability, real or alleged, arising out of the Architect's and/or consultant's review of submittals and/or shop drawings.
42. The general Contractor shall employ the services of a single licensed firestopping Contractor to perform all project firestopping utilizing the products of a single manufacturer. All penetrations shall be sealed with listed UL approved assemblies for the appropriate "F" and "T" rating, and all joints and annular spaces in fire resistive assemblies shall be filled with a listed UL approved fire resistive sealant.
43. Refer to the surveyor's and civil engineer's drawings for the approximate location of all existing utility lines. Location of all utilities shown is based on the best available information, and it shall be the Contractor's responsibility to verify the locations of all underground utilities and the Contractor shall use extreme caution in excavation and trenching to avoid intercepting existing piping or conduits.
44. Any reference in the drawings to Architect or Engineer shall be understood as a reference to the VA Contracting Officer's Technical Representative (COTR).

Sheet Index

GI-001 Title Sheet And Project Data

Architectural

AE-201 Roof Plan

Project Team

Owner:
VA Sierra Nevada Health Care System
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Reno, Nevada 89502
328-1204
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Architecture:
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Contact: Phil O'Keefe, AIA

Structural Engineering:
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Reno, Nevada 89511
826-3019
826-3076 (Fax)
Contact: Roger G. Hyytinen. S.E.

Design Criteria

Applicable Codes:

Building Codes	2000 National Fire Protection Code 101 (NFPA)
	2012 International Building Codes (IBC)
Accessibility:	2010 Americans with Disabilities ACT (ADA)
	2011 VA Barrier Free Design Guide
Mechanical Code:	2012 Uniform Mechanical Code (UMC)
Plumbing Code:	2012 Uniform Plumbing Code (UPC)
Electrical Code:	2011 National Electrical Code (NEC)
Fire Code:	2012 International Fire Code (IFC)

Temporary Generator Requirements

A temporary generator is necessary to fulfill the uninterrupted emergency power requirements of this facility. These documents indicate the generator to be located on Burns Street where City of Reno is the authority having jurisdiction. Contractor shall be solely responsible for the temporary generator in its entirety, including permitting application/fees, procurement, setup, installation, maintenance, fuel for continuous stand-by operation and removal at end of project.

Contractor shall provide a full tank of fuel after setup and commissioning is completed and shall be responsible for providing additional fuel based on usage by VA. Contractor shall include a $5,000 allocation for additional fuel that may be required above and beyond initial filling of tank.

Owner's intent is to minimize the duration of need for the temporary generator. Proposed phasing installs vertical exhaust stacks to greatest extent possible prior to connection of the temporary generator. Demolition of the existing generator stacks will proceed upon completion of the new stack assemblies to the greatest extent possible as well. Any contractor proposed modification to the phasing suggested here must be agreed to by the Owner. Such modifications will be evaluated according to financial impact and affect on facility functions.

Revisions:	Date

CONSULTANTS:

Professional Seal

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Drawing Title: COVERSHEET AND PROJECT INFORMATION

Approved: Project Director

Project Title: MENTAL HEALTH ROOF RAILING

Location: 975 Kirman Avenue, Reno, NV 89502

Date: April 17, 2015 | Checked: PO | Drawn: RW

Project Number: 654-15-531

Building Number: 15 MHC

Drawing Number: GI-001

Office of Construction and Facilities Management

VA FORM 08-6231

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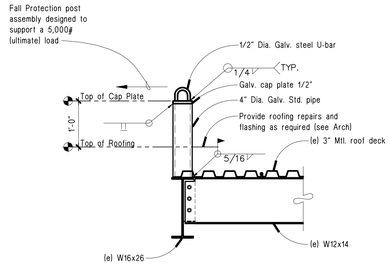
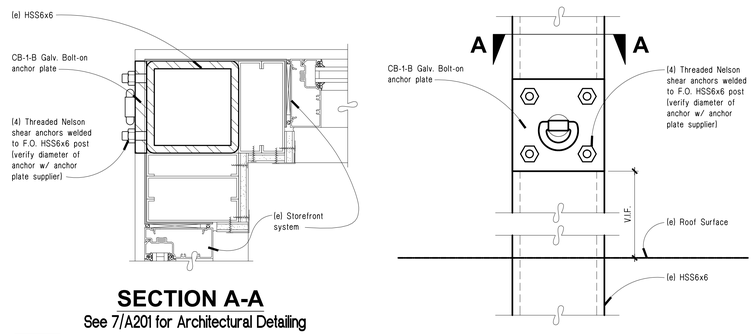


See 6/A201 for Architectural Detailing

9 Fall Protection Post Assembly

3/4" = 1'-0"

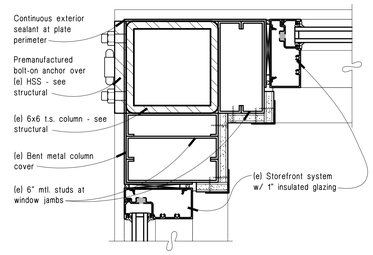


SECTION A-A

See 7/A201 for Architectural Detailing

8 Fall Protection Anchor Point Assembly

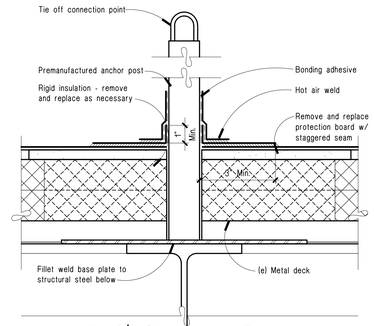
3" = 1'-0"



See 8/A201 for Structural Detailing

7 Anchor Point Detail at light Monitor

3" = 1'-0"



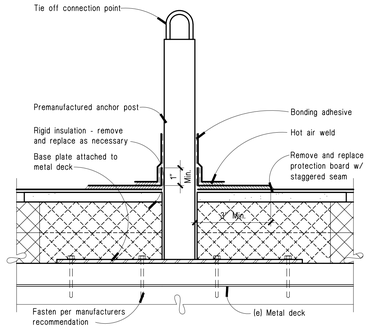
See 9/A201 for Structural Detailing

6 Tie Off Roof Anchor at Structural Steel

3" = 1'-0"

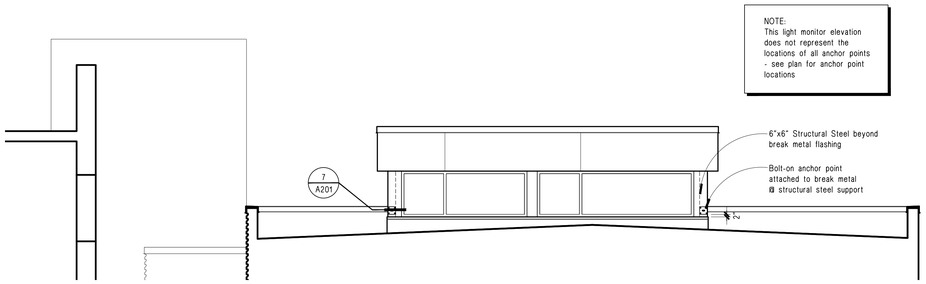
Roof Notes

1. The Roof System is to include the following:
   a. (2) Layer of rigid roof insulation mechanically fastened to metal deck.
   b. 5/8" Densdeck protection board
   c. Single ply membrane with welded seams fully adhered at roof area.
   d. At parapets and curbs, single ply membrane shall be attached by bonding adhesive.
2. Where roofing manufacturer's roofing or flashing requirements vary from those described on details, Contractor shall provide roofing manufacturer's approved details as required to fulfill warranty requirements.
3. When patching existing roof: All new penetrations shall be performed by a licensed roofing contractor. The roofing contractor shall be an approved applicator of the membrane that is being modified. All repairs shall be approved in writing by the manufacturer of the existing roof so as to not void the existing roof warranty. All pipe boots and base flashing shall extend a minimum of eight inches above the finished roof surface. Any new penetrations shall be at least 12" from any curbs, walls, penetrations and edges of roof.
4. Contractor shall completely protect the entire roof for the duration of construction procedures on the roof. Protection shall include coverings necessary to protect the roof from foot traffic, equipment, welding and other potentially damaging sources.
5. The Contractor shall coordinate work on the existing roof to comply with the manufacturer's requirements.
6. All pipe penetrations are to be flashed per manufacturer's recommendations and details.



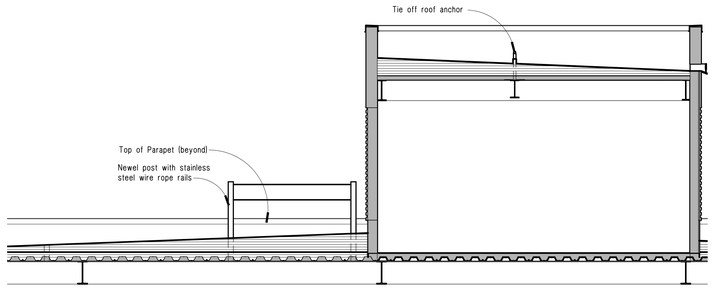
2 Tie Off Roof Anchor at Mtl. Deck

3" = 1'-0"



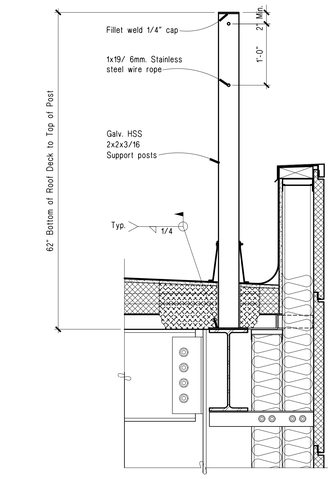
5 Anchor Point Elevation @ Light Monitor

1/4" = 1'-0"



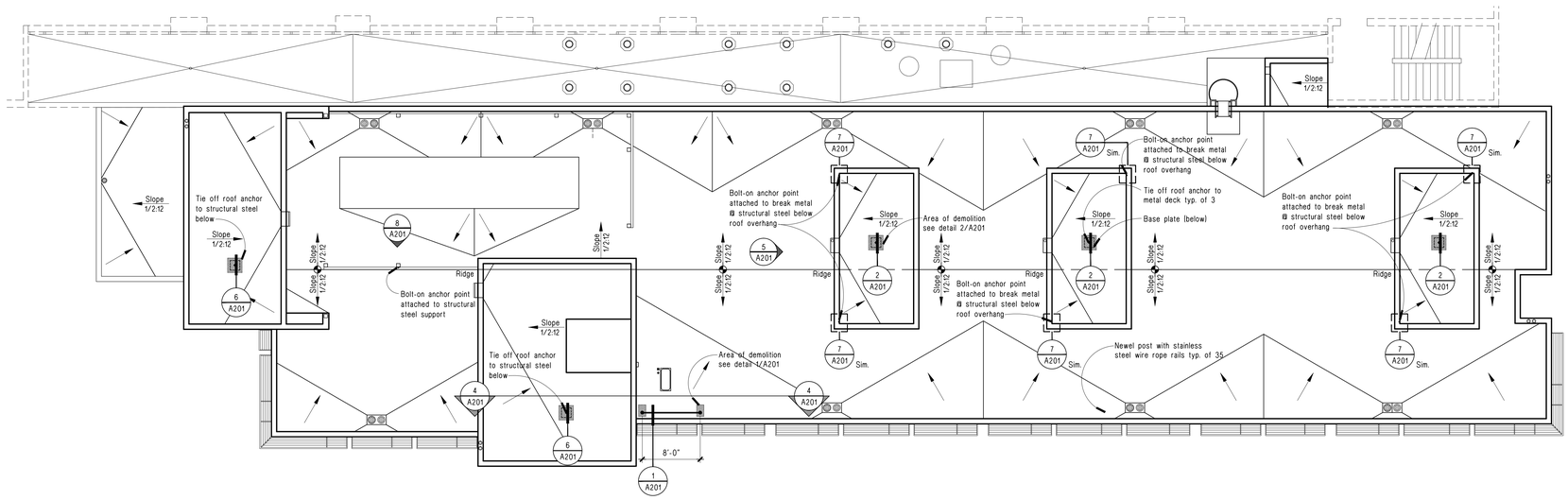
4 Roof Section - South

1/4" = 1'-0"



1 Post at Roof Deck

1" = 1'-0"



3 Roof Plan

1/8" = 1'-0"

100% Construction Documents

Revisions:	Date

CONSULTANTS:

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Drawing Title: ROOF PLAN

Approved Project Director:

Project Title: MENTAL HEALTH ROOF RAILING

Project Number: 654-15-531

Building Number: 15 MHC

Location: 975 Kirman Avenue, Reno, NV 89502

Date: April 17, 2015 | Checked: P.O. | Drawn: R.W.

Drawing Number: AE-201

Office of Construction and Facilities Management

VA FORM 08-6231

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