

Southeast VA Health Care System (SLVHCS)

A&E Design Urgent Care 100% Submittal

1601 Perdido Street, New Orleans, Louisiana

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Symbol Legend

Enlarged Plan / Detail		Door Designation Refer to Door Number Convention		Roof Pitch		Interior Elevation	
Building Section / Detail		Wall Type		Center Line		Revision	
Building Elevation		Sheet Keynotes		Grid Designation		North Arrow	
		Ceiling Height and Type					

General Notes for Contractor:

1. Contractor confirm and verify in writing (employ surveyor) that all property lines and setbacks are met prior to construction, typ. for all lots.
2. Contractor shall coordinate and obtain all necessary approvals or guidelines from the VA who is the Authority Having Jurisdiction (AHJ) for the project. Construction work will not be permitted to proceed until all required VA approvals have been issued.
3. It is the intent of the contract documents to provide for complete and finished work. Each trade (subcontractor) shall completely review all plans for their respective work and related work by other trades (subcontractors). The contractor shall coordinate, provide and install all miscellaneous components, parts, anchors, and incidental pieces or work which are not shown on the contract documents but are required to complete the work shown.
4. Incidental work and components which are part of an essential, functional or operational item, system or assembly are required as part of the complete full scope of work.
5. The contractor shall subcontract with suppliers, fabricators, and installation companies which can demonstrate that they possess the knowledge, experience and proven capabilities to fully perform all aspects of work without omission.
6. All products shall be installed by industry standards and by the products manufacturers latest published specifications and installation requirements.
7. The contractor shall protect all materials, construction, utilities and facilities from damage, including workers, theft & weather. Damaged components shall be repaired or replaced at no cost to VA.
8. All materials and work shall conform to all governing codes, regulations and agencies. No work shall be concealed until approved by local inspectors. VA is the Authority Having Jurisdiction (AHJ) for this project.
9. All pipe chase walls shall be constructed to completely conceal and enclose pipes with full thickness of gypsum board on each side of wall.
10. Joints occurring in fire rated assemblies (walls and ceilings) shall be staggered both horizontally and vertically.
11. Substitutions must be pre-approved in writing by VA prior to the start of construction. Any work or material requirements of such substitution shall be coordinated (with all trades) and provided by the contractor. Contractor must verify in writing all substitutions will not impact project cost or project schedule prior to request of such substitution. Substitutions shall be approved by regulatory agencies in writing prior to the start of construction.
12. Contractor and subcontractors shall review and coordinate all architectural, electrical and mechanical components of the project to confirm that all components will achieve their intended use and will maintain ceiling heights shown. Conflicts shall be brought to the attention of the Contracting Officer prior to the start of construction.

Project Description:

Scope of work includes an 8,315 square foot renovation to the existing VA Urgent Care in New Orleans, Louisiana. Interior Improvements include repair and painting of exterior walls, replace exterior doors, interior finishes, HVAC units and electrical distribution. Exterior improvements include a new cover at the exterior patio, replacement of damaged decking and damaged roofing. Removal of an abandoned rooftop HVAC air handler is also required.

Zoning:

Zone CBD-2

Building Code Requirements:

International Building Code - 2009 Edition
 NFPA 101 Life Safety Code - 2009 Edition
 ADAAG - Americans with Disabilities Accessibility Guidelines

Building Area:

Existing Urgent Care Floor Area = 8,315 square feet

Construction Type:

IBC 2009 Type V - A (sprinklered)

Occupancy Classification:

Group Business Group B - Clinic Outpatient

Occupant Load:

International Building Code - 2009 Edition
 NFPA 101 Life Safety Code - 2009 Edition
 Business Areas (1 per 100 s.f. gross)
 Total Occupant Load = 8,315 / 100 = 84 Occupants

Construction Type:

2009 International Building Code - Type V (B) - Sprinklered

Number of Exits:

3 Exits Provided

Project Team:

OWNER

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ARCHITECTURAL

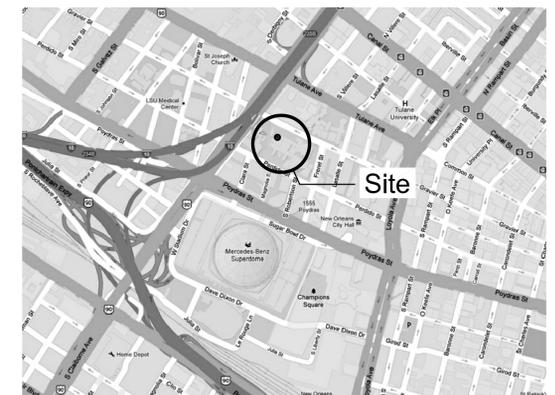
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Project Location
 1601 Perdido Street, New Orleans, Louisiana



VA Medical Center New Orleans
 1601 Perdido Street, New Orleans, Louisiana

No.	Date	Remarks

Hernandez Consulting
 ALBERT ARCHITECTURE

JBHM
 ARCHITECTS, P.A.

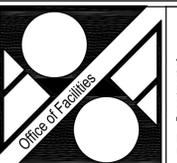
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Approved:	
Title	Signature

Drawing Title		
Approved: Service Engineer		
Approved: Service Director		

Project Title		
Southeast VA Health Care System (SLVHCS) A&E Design Urgent Care		
Building Number	Checked	Drawn
		R.A.
Location 1601 Perdido Street, New Orleans, LA		

Date	
December 21, 2012	
Project No.	VA256-C-0231
DRAWING NO.	TS-1
Dwg: 1	Of 4



Department of Veterans Affairs