

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
District General Manager

**FROM:** Brad Underwood, P.E.  
Director of Public Works

Kate Nelson, P.E.  
Engineering Manager

**SUBJECT:** Review and Discuss the project update for the Burnt Cedar Swimming Pool and Site Improvement Project – Fund: Beaches; Project # 3970BD2601.

**STRATEGIC PLAN:** Long Range Principle 5 – Assets and Infrastructure

**DATE:** January 31, 2022

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### **I. RECOMMENDATION**

That the Board of Trustees provides feedback regarding:

1. Requesting our design team and CMAR contractor provide additional cost proposals to remove existing landscaping and provide a hard surface pathway from the elevated terrace to the lower pool deck.
2. Consider hiring a chainsaw artist to carve designs into the two (2) tree stumps within the rock outcropping.

### **II. DISTRICT STRATEGIC PLAN**

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation venues, facilities, and services.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.

- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District’s workforce.

### III. BACKGROUND

As you are aware, the Burnt Cedar Swimming Pool and Site Improvement Project is a multi-year construction project. Currently the CMAR Contractor, CORE Construction, has secured the site for winter. Following is a brief summary of the proposed schedule and remaining work to be completed. Work within the mechanical room is occurring periodically between January 11, 2022 and February 25, 2022. Full return to the construction site is currently planned for March 1, 2022 (weather permitting). Planned activities include completion of the CMU walls, tuning up the pool deck subgrade, placing rebar and pool embed anchors, and pouring the concrete deck. The concrete pours are scheduled April 11, 2022 through April 29, 2022 (weather permitting). Final landscaping and fencing is planned for April 25, 2022 through May 6, 2022. Finishing the pool will begin May 2, 2022 and be complete by May 20, 2022. CORE’s target for substantial completion is May 23, 2022 and final completion per the contract is June 8, 2022.

Since the majority of the construction is complete, the site is now reflecting the final design with the wading pool and large pool layout, pool deck, elevated terrace, fencing and landscaping installed (Attachment A). There is some concern over the possibility of landscaping being trampled by patrons creating a shortcut to get from the upper terrace to the lower pool deck (see photo and plan sheet below).



Landscaping has been used to create a softer appearance as opposed to covering the area completely with concrete. The plants will take time to grow and fill in the area which eventually will create a natural barrier to discourage people from creating a shortcut. Some ideas to prevent this possibility are to place more boulders within this area, rope off the landscaping to allow it time to establish, or create a concrete walkway. The PW Engineering team is looking to the Board to provide feedback on this item.

As part of the early design process, the Board of Trustees expressed some concern during the schematic design phase that all of the character of the site was being removed. This led to the decision to leave the rock outcropping and two (2) trees within the rocky area to possibly be used for chainsaw art. This was not funded as part of the original project. The PW Engineering Team is looking for the Board to provide feedback on this item:

- Are we to pursue this option?
- Where will the funding come from?
- Who is going to choose the design?

#### **IV. BID RESULTS**

Not applicable.

#### **V. FINANCIAL IMPACT AND BUDGET**

If the Board of Trustees would like to pursue removing existing landscaping and providing a hard pathway from the elevated terrace to the pool deck, additional funds would be required. PW Engineering would request cost proposals from the design team and CORE Construction. This will also require additional coverage and need to be taken back to TRPA for approval.

If the Board of Trustees would like to pursue tree carving, additional funds would be required.

Currently there is money remaining in the project contingency as well as risk items savings that could be used to fund these items (see below).

Project Contingencies and Allowances Remaining:

- a. Owner Contingency \$160,000
  - i. Used to date \$96,896.60
  - ii. Remaining \$63,103.40
- b. Contractor Contingency \$84,964.00

- i. Used to date \$47,976.05
- ii. Remaining \$36,987.95
- c. Alternates/Contingencies & Allowances included in Approved Project Budget but NOT used (totaling \$94,872)
  - i. Colored Concrete (Pool Deck) \$19,872
  - ii. Allowance #2 Rock/Boulder Excavation \$50,000
  - iii. Allowance #3 Dewatering \$25,000

## VI. ALTERNATIVES

Continue with the project as approved under the current construction contract.

## VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Attachment:

- Conformed Construction Plan Set

# BURNT CEDAR BEACH - POOL RECONSTRUCTION

ISSUED FOR CONSTRUCTION  
May 3, 2021

PROJECT ADDRESS:  
**665 Lakeshore Blvd,  
Incline Village, NV 89451**



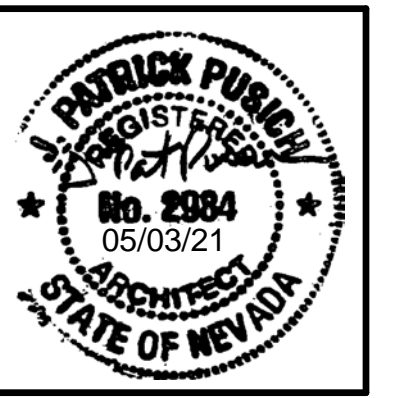
CLIENT:  
**INCLINE VILLAGE GENERAL IMPROVEMENT  
DISTRICT**

1220 Sweetwater Road, Incline Village, NV 90451  
P. 775-832-1331

Project Manager: Nathan Chorey, PE | Engineering Manager  
M. 530-448-4895  
E. npc@ivgid.org

# tsk

225 South Arlington Avenue,  
Suite A  
Reno NV, 89501  
phone: 775.857.2949  
www.tska.com



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## DESIGN TEAM

### ARCHITECT

TSK ARCHITECTS  
225 SOUTH ARLINGTON AVENUE, SUITE A,  
RENO, NV, 89501  
P. 775-857-2949

### POOL DESIGNER

AQUATIC DESIGN GROUP, INC.  
2226 FARADAY AVENUE,  
CARLSBAD, CA, 92008  
P. 760-438-8400

### CIVIL ENGINEER

RESOURCE CONCEPTS INC.  
340 NORTH MINNESOTA STREET,  
CARSON CITY, NV, 89703  
P. 775-883-1600

### LANDSCAPE ARCHITECT

DESIGN WORKSHOP  
128 MARKET STREET, SUITE 3E,  
STATELINE, NV 89449  
P. 775-848-3166

### STRUCTURAL ENGINEER

NELSON-WILCOX SE  
225 SOUTH ARLINGTON AVENUE, SUITE B,  
RENO, NV, 89501  
P. 775-848-3166

### MPE ENGINEER

MSA ENGINEERING  
4599 LONGLEY LANE,  
RENO, NV, 89502  
P. 775-848-3166

PLEASE RECYCLE

Project

**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

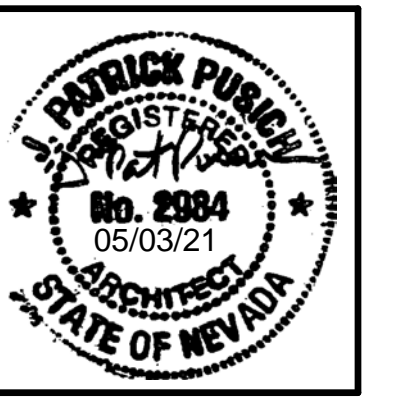
Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**  
May 3, 2021





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PLEASE RECYCLE

Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**ISSUED FOR CONSTRUCTION**

REVISIONS	
REV	DESCRIPTION
4	5/3/21 ADDENDUM 4

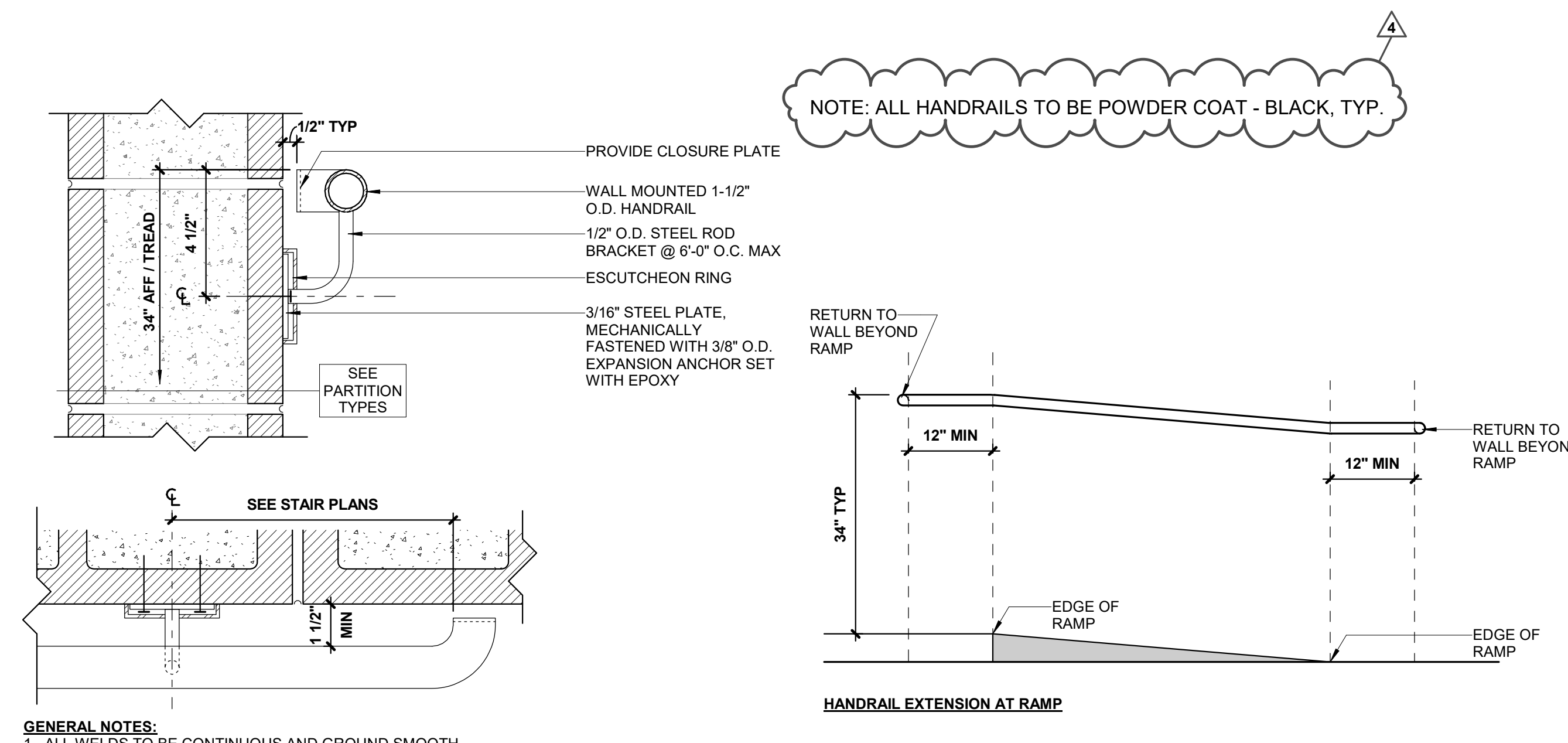
Sheet Title

**GENERAL ACCESSIBILITY DETAILS**

Date: May 3, 2021

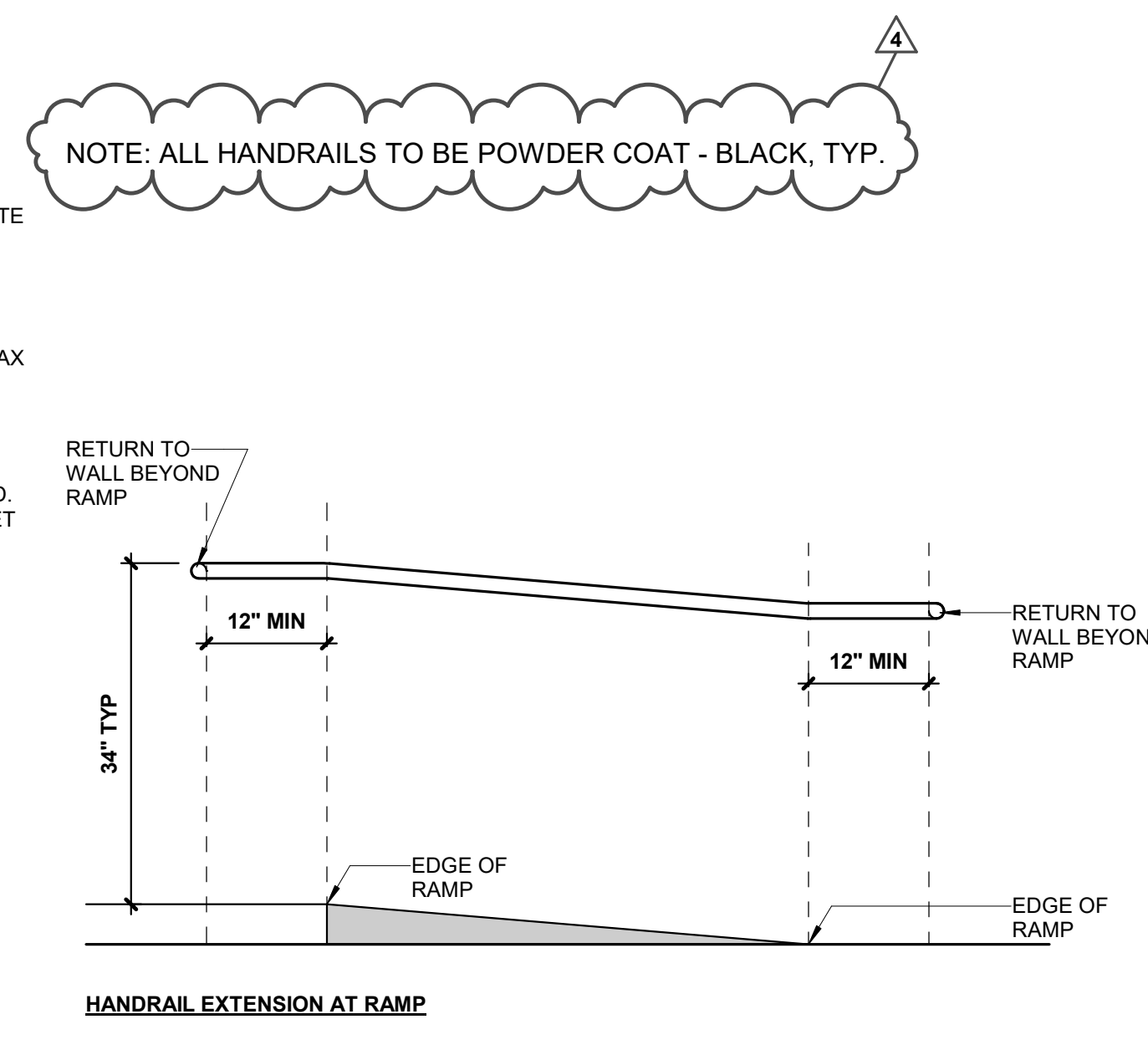
Sheet No:

**G1.01**

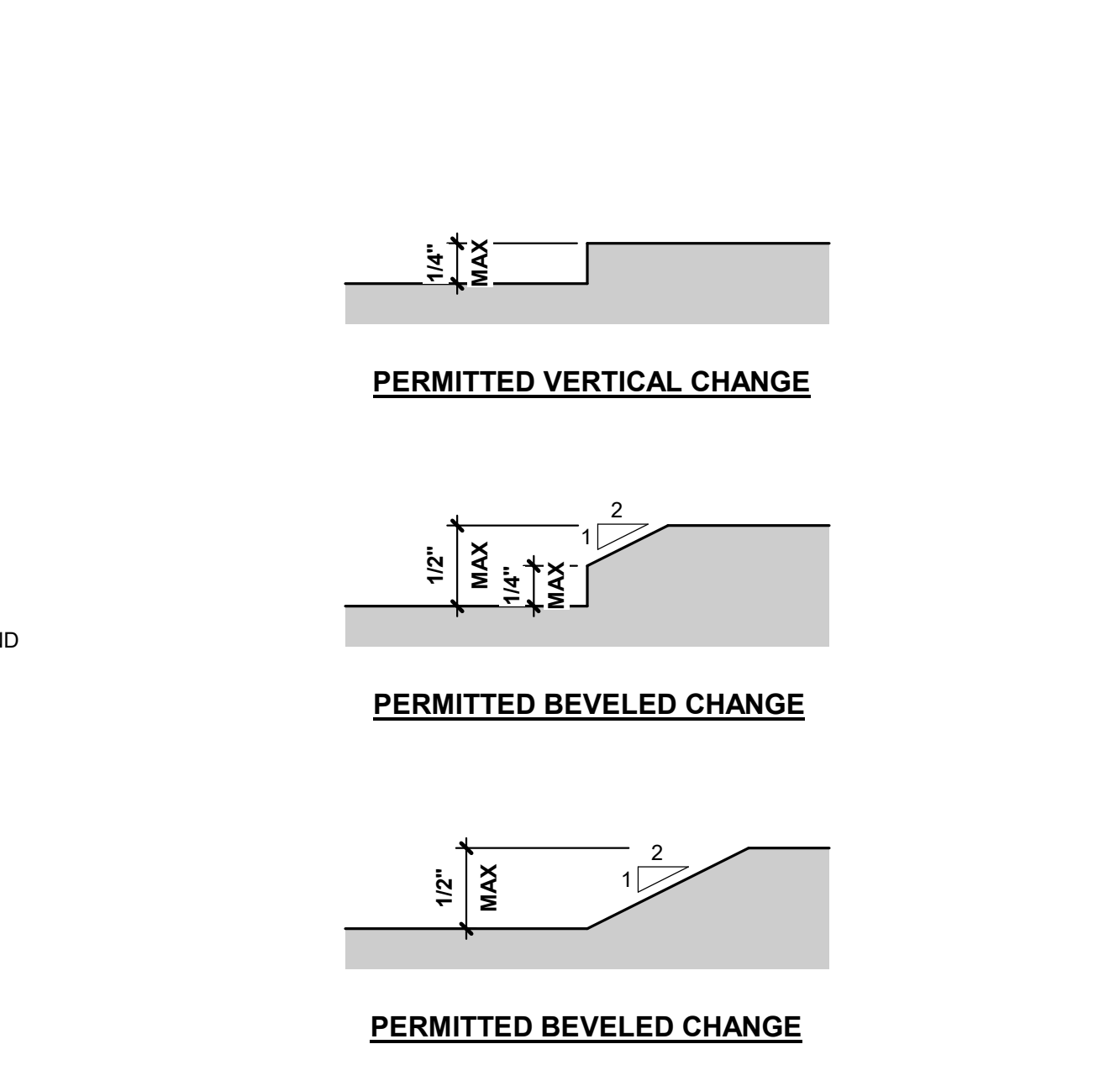


GENERAL NOTES:  
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

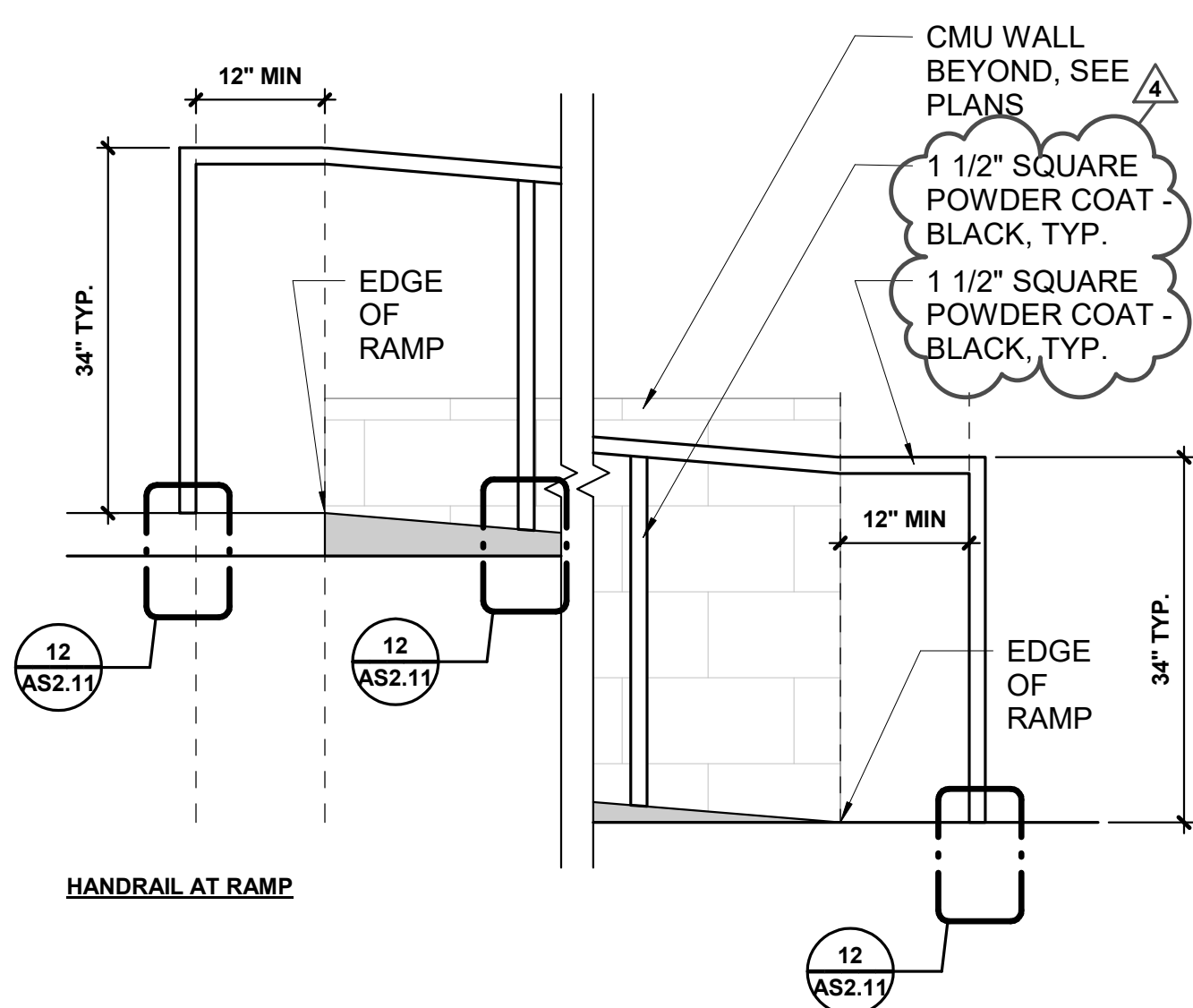
**12 WALL MOUNTED HANDRAIL - CMU WALL**  
SCALE: 3/4\" = 1'-0"



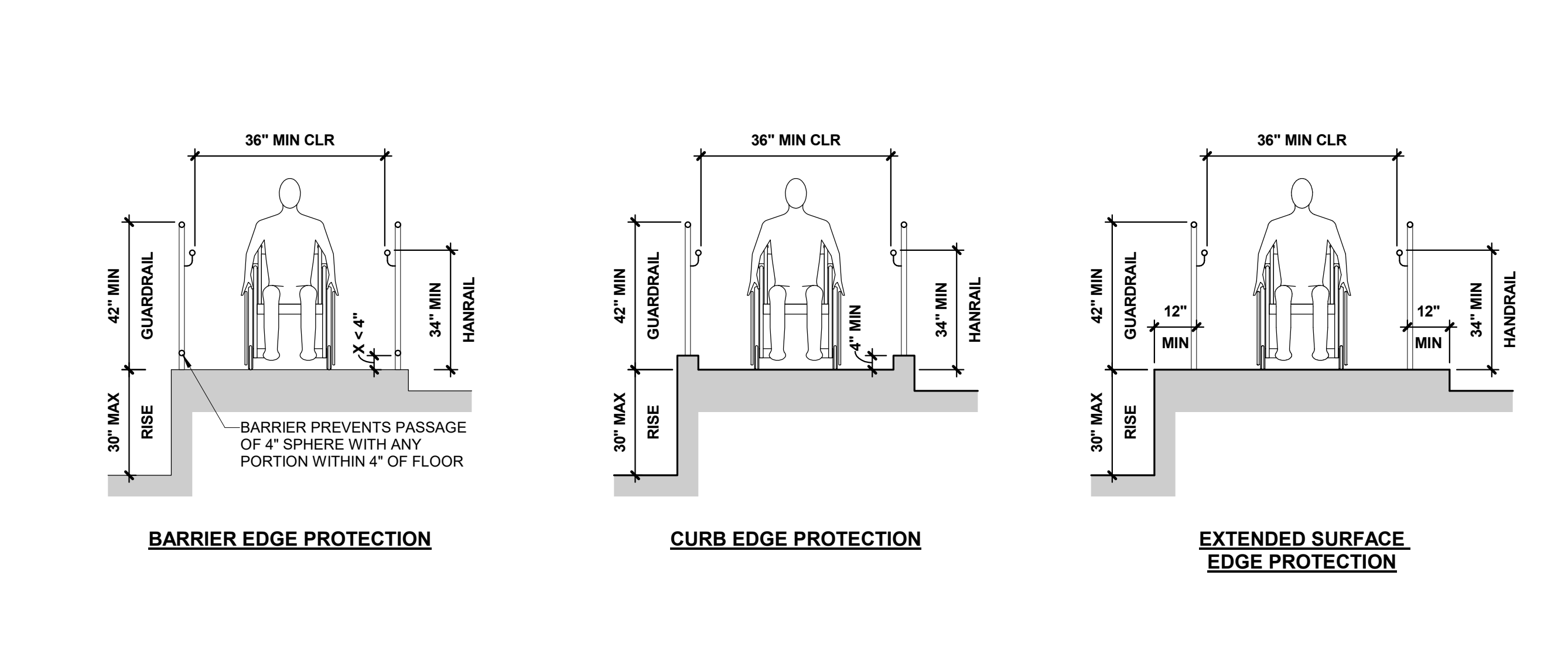
**8 HANDRAIL EXTENSIONS**  
SCALE: 3/4\" = 1'-0"



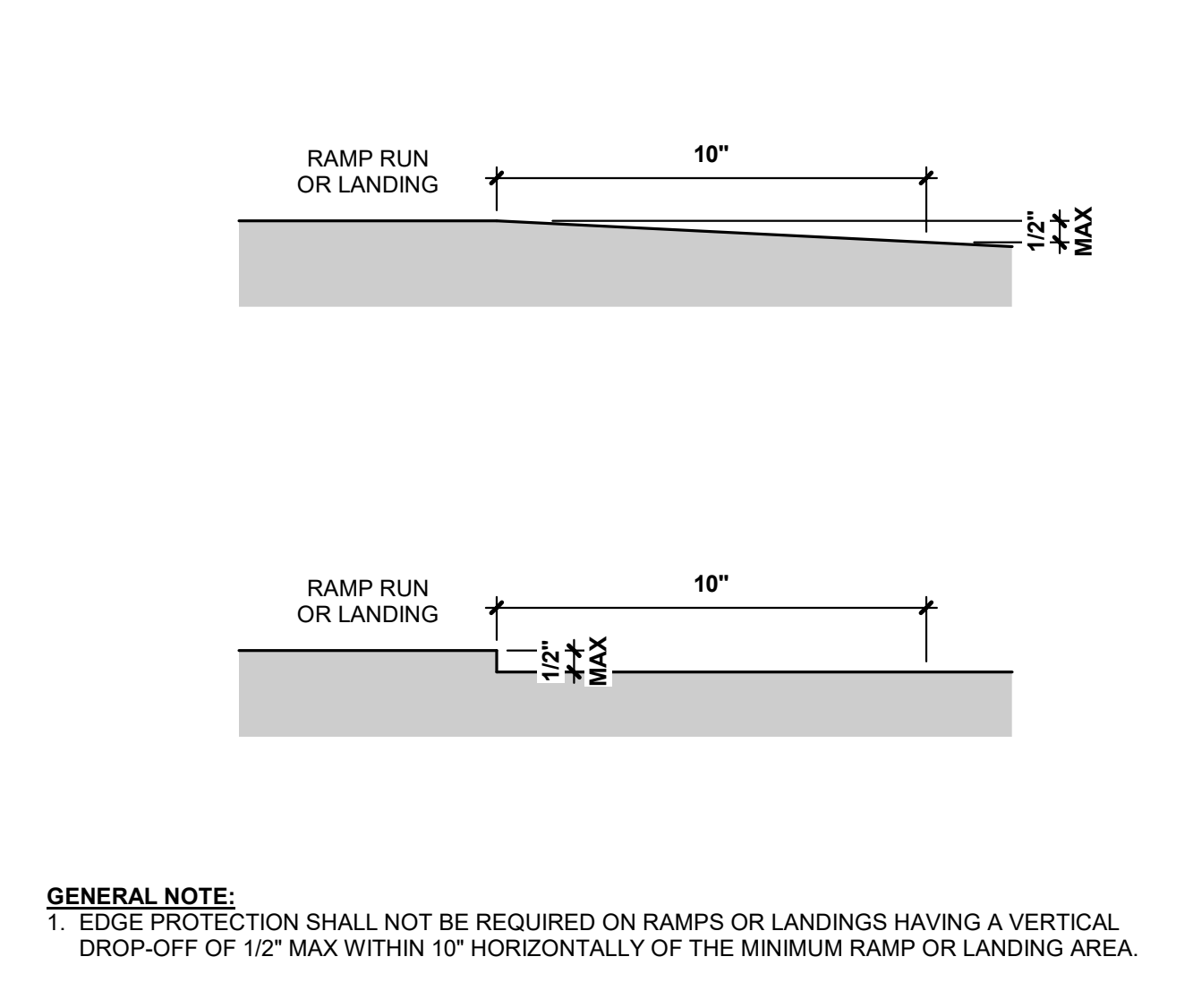
**4 CHANGES IN LEVEL**  
SCALE: 1/2\" = 1'-0"



**5 HANDRAIL EXTENSIONS**  
SCALE: 3/4\" = 1'-0"

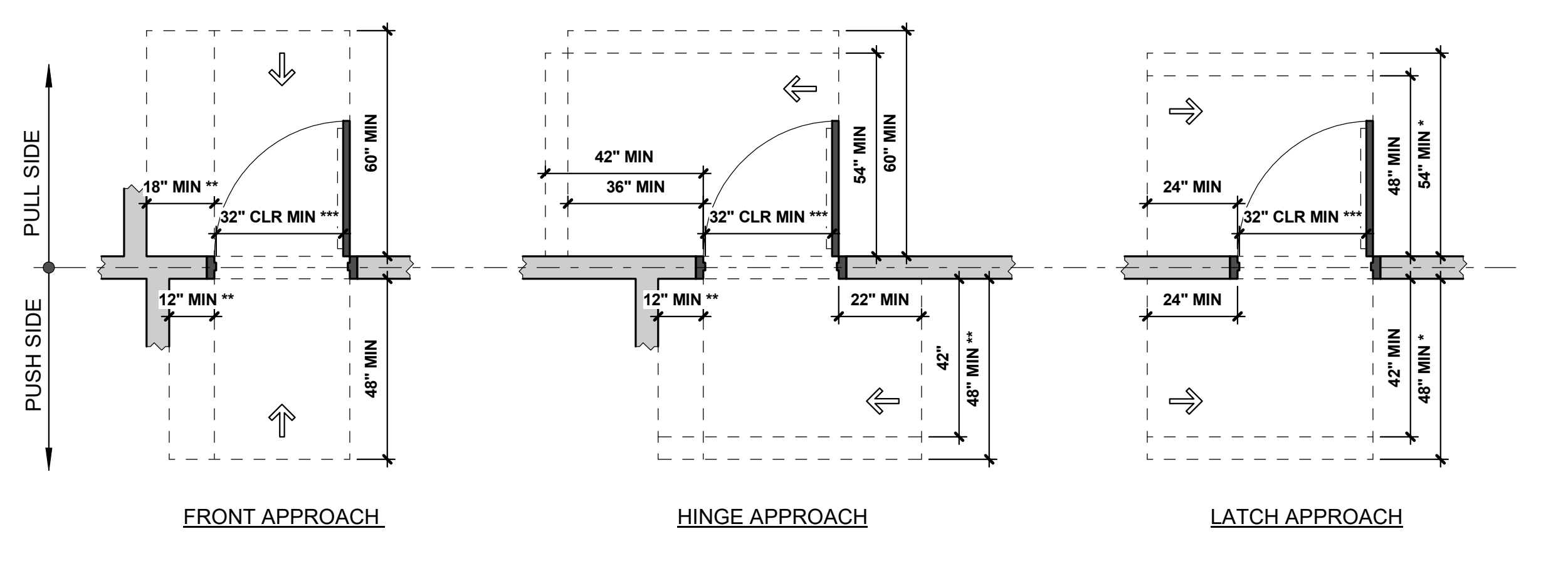


**11 RAMP EDGE PROTECTION**  
SCALE: 3/8\" = 1'-0"



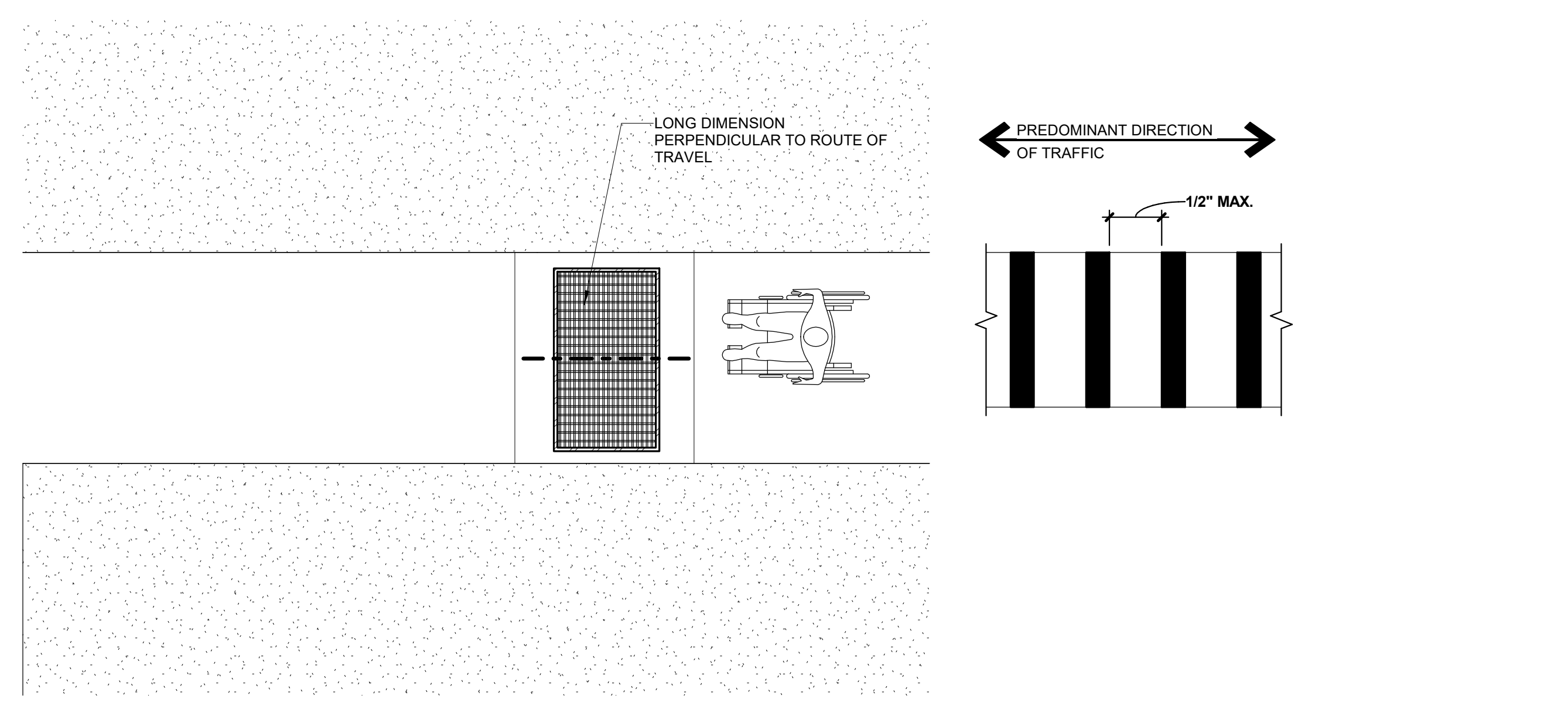
**3 RAMP EDGE PROTECTION EXCEPTION**  
SCALE: 3/4\" = 1'-0"

GENERAL NOTE:  
1. EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS OR LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2\"/>

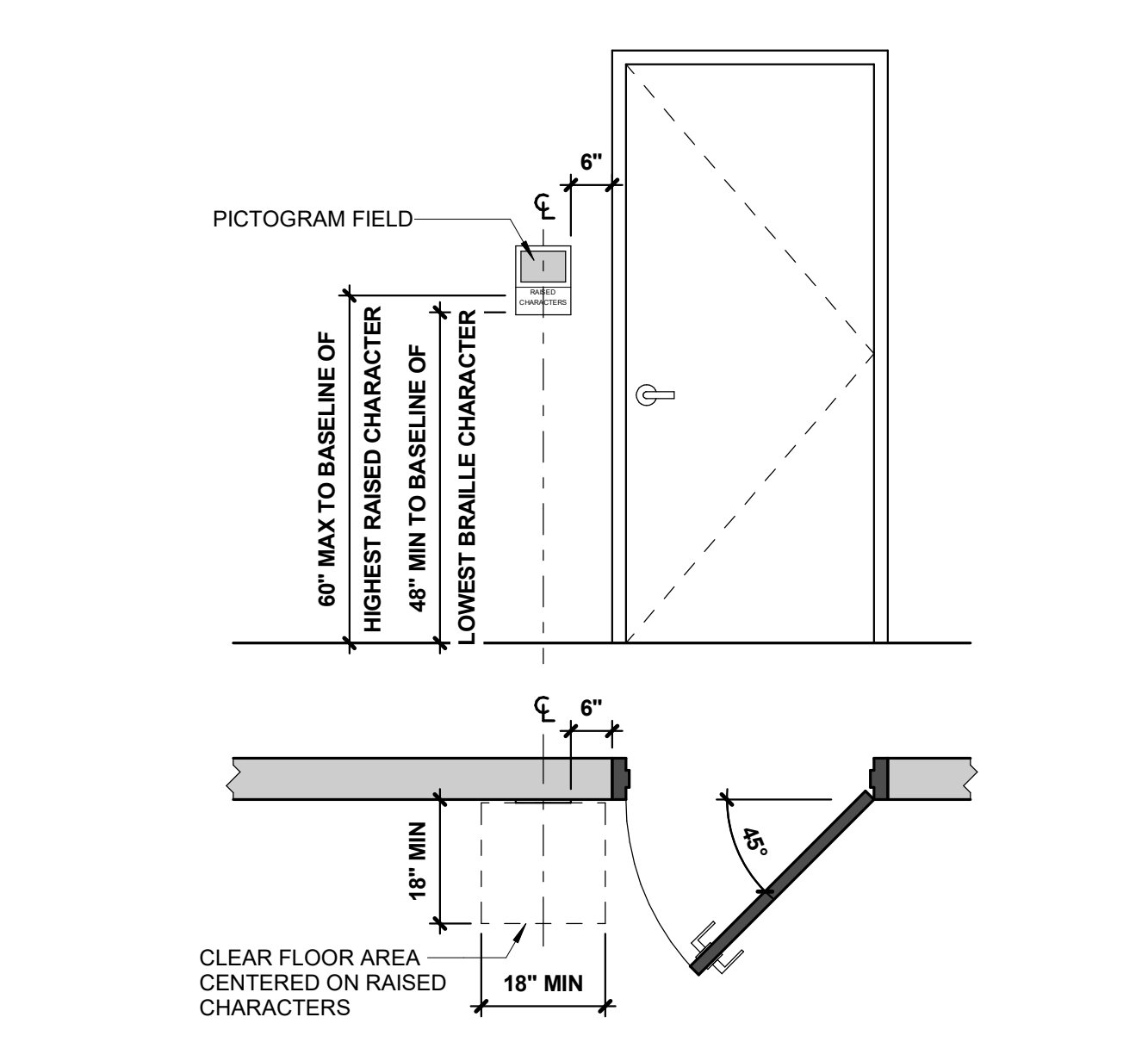


NOTES:  
\* IF CLOSER IS PROVIDED  
\*\* IF BOTH LATCH AND CLOSER ARE PROVIDED  
\*\*\* CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

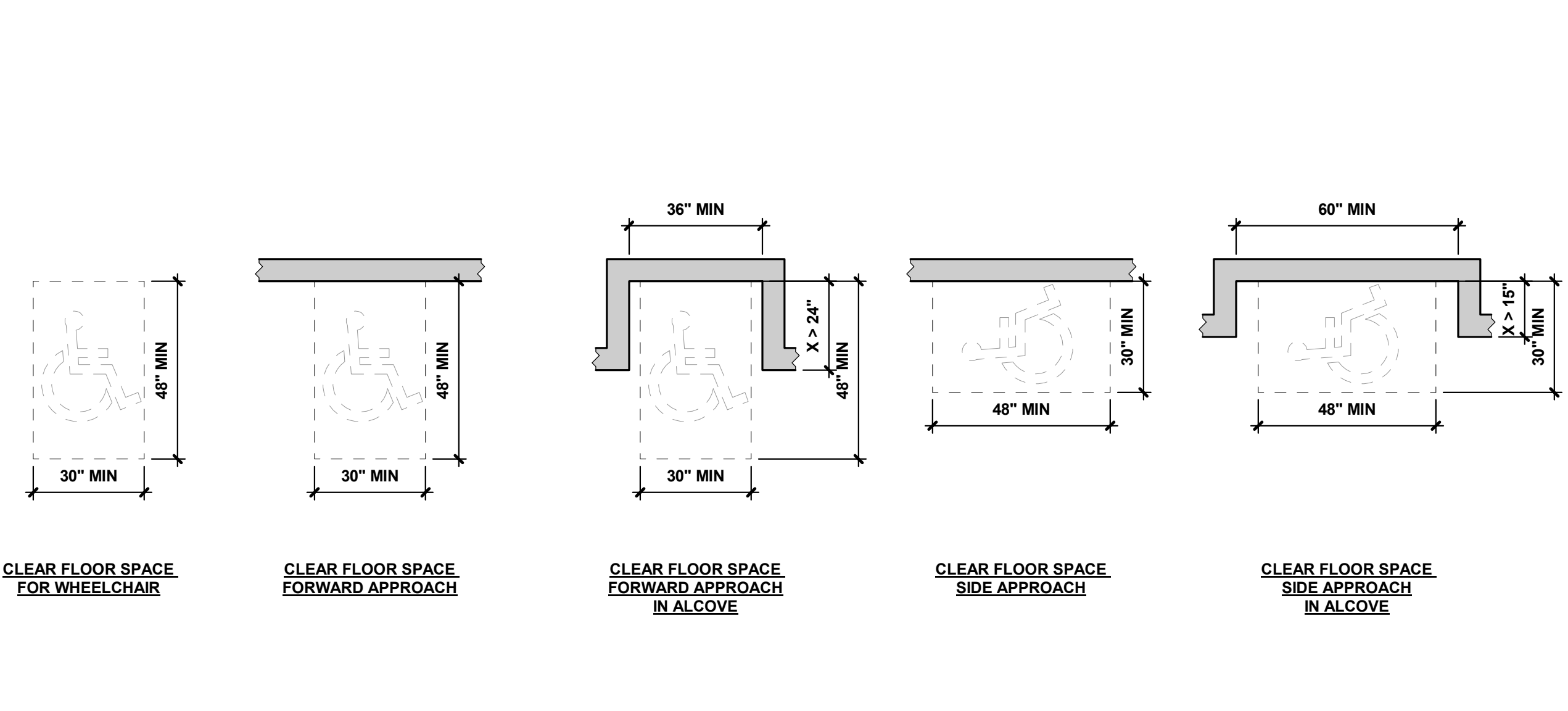
**18 MANEUVERING CLEARANCE AT DOORS**  
SCALE: 3/8\" = 1'-0"



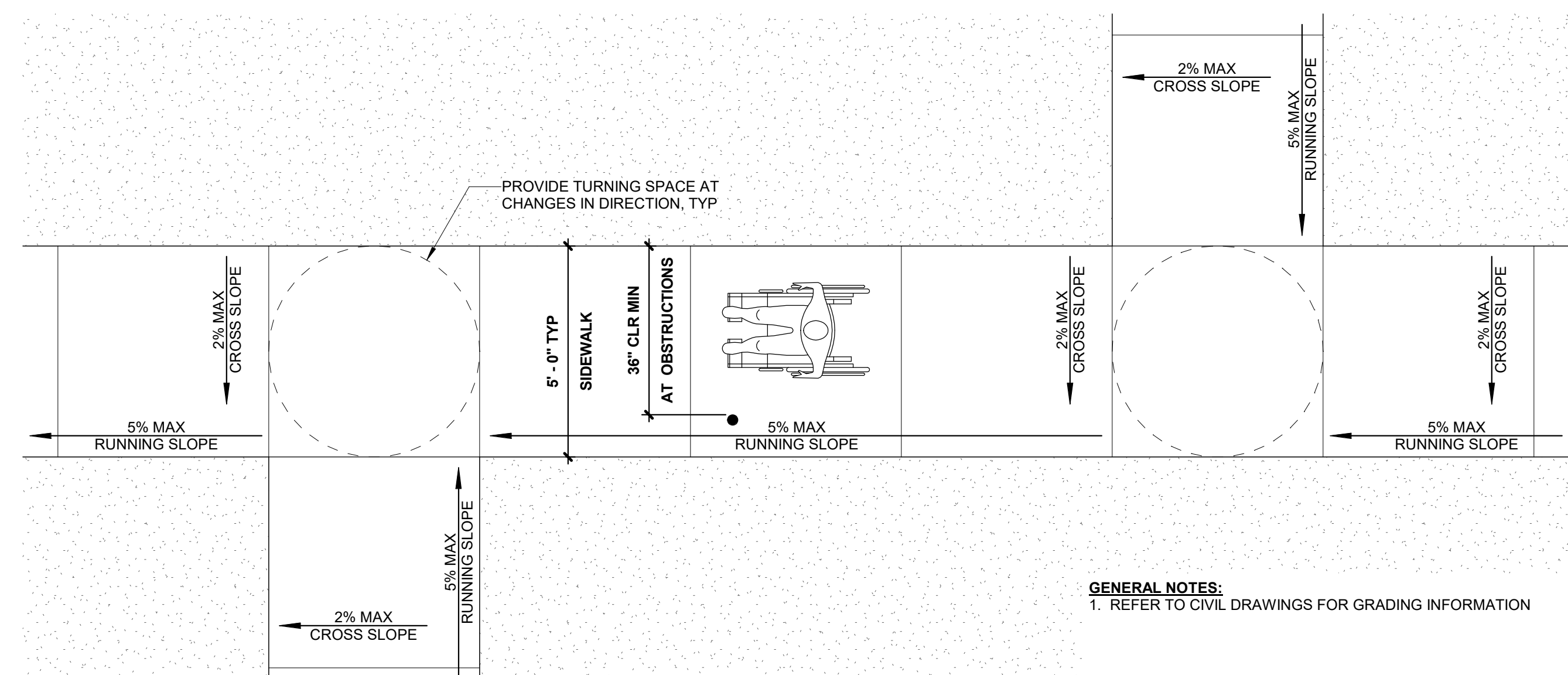
**10 ACCESSIBLE ROUTE ON SITE - GRATE SPACING**  
SCALE: 3/8\" = 1'-0"



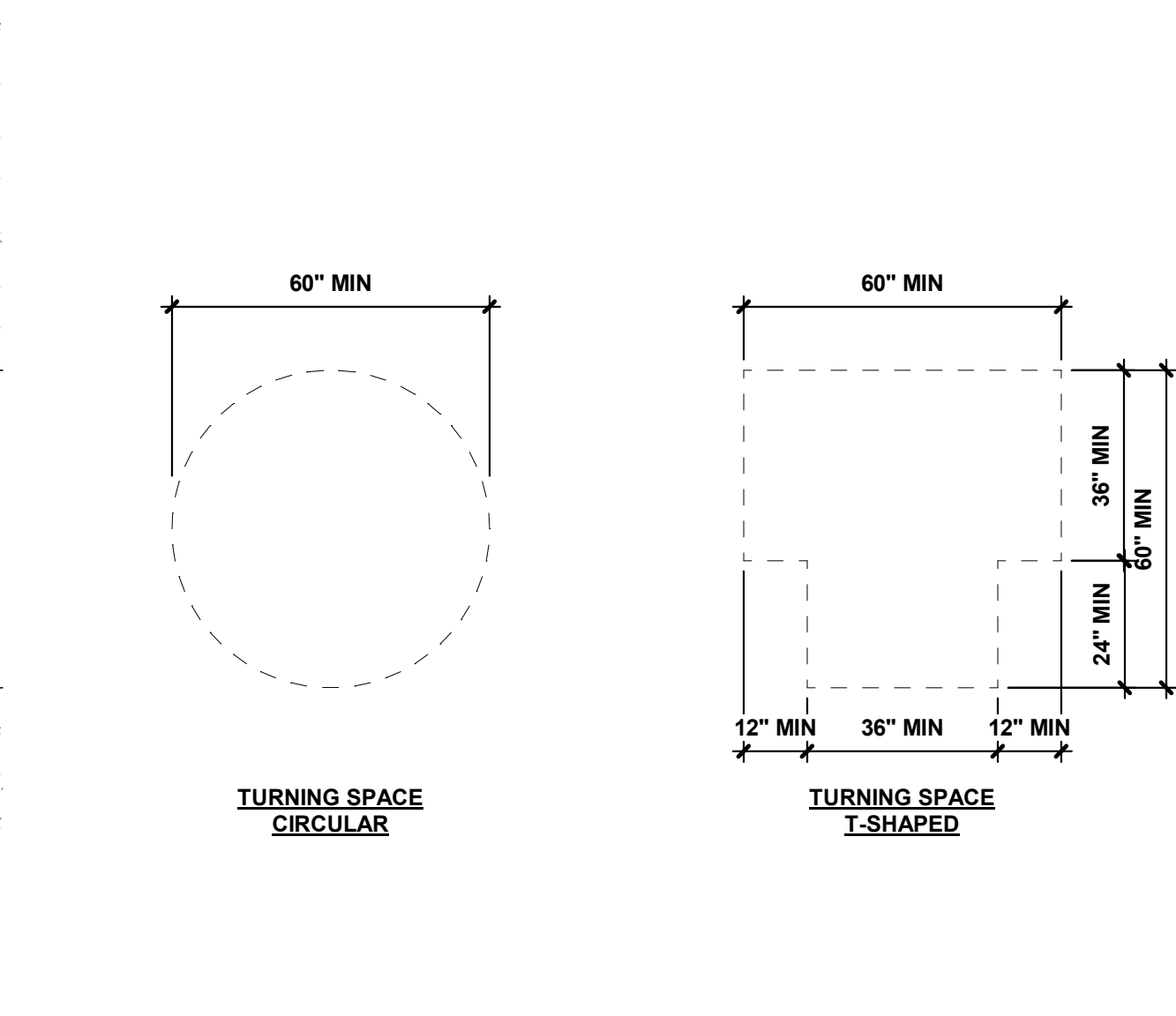
**2 LOCATION OF SIGNS AT DOORS**  
SCALE: 1/2\" = 1'-0"



**17 WHEELCHAIR CLEAR FLOOR SPACE**  
SCALE: 3/8\" = 1'-0"

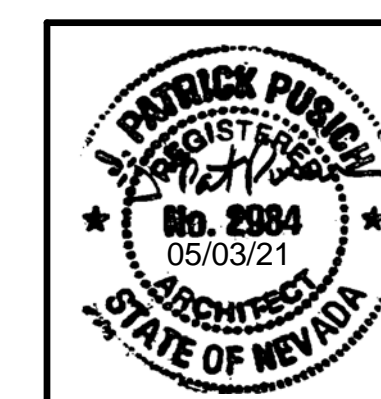


**9 ACCESSIBLE ROUTE ON SITE**  
SCALE: 3/8\" = 1'-0"



**1 WHEELCHAIR TURNING SPACE**  
SCALE: 3/8\" = 1'-0"

GENERAL NOTES:  
1. REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION



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PLEASE RECYCLE

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**ISSUED FOR CONSTRUCTION**

REV#	DATE	DESCRIPTION
1	3/15/21	Permit Revision 1
2	3/30/21	ADDENDUM 2

Sheet Title

**LIFE SAFETY PLAN**

Date: May 3, 2021

Sheet No.

**AE1.01**

### CODE ANALYSIS

Occupancy: Assembly A-5 Outdoor Pool - No Fixed Seating Provided  
Construction Type (Existing) = Type VB - Unchanged  
Allowable Areas (Existing) = Unchanged  
Fire Sprinkler System: N/A - Not included  
Fire Alarm System = Existing - Unchanged

Pool Egress Existing Provided = Max Occupancy based on exit width = 1,280  
West Gate (Existing) = 60" = 400 cc. (60"/15)  
East Gate (Existing) = 60" = 400 occ. (60"/15)  
Central Stair (Existing) = 72" = 480 occ. (72"/15)  
Total Exit Width provided = 192" = 1,280 Max Occupants

Occupancy for Pool and Deck:  
Existing Equipment Checkout Occupancy = 70cc.  
Back of House: 1 per 300 s.f. gross = (434/300 = 2 occ.)  
Deck Occupancy: 1 per 15 s.f. gross = (9,739 / 15 = 650 occ.)  
Pool Occupancy: 1 per 50 s.f. gross = (757+3,900 / 50 = 94 occ.)  
Total Deck & Pool Occupancy: 659 (Deck) + 94 (Pool) = 753 Total.

Restroom Fixtures Provided:  
Men = 2 WC + 2 Ur (one each is ADA) + 3 Lavs.  
(WC) 1 per 75 = 4 x 75 = 300 max occ. per WC  
(Lav) 1 per 200 = 3 x 200 = 600 max occ. per Lav  
Women = 6 WC (one is ADA) & 3 Lavs.  
(WC) 1 per 40 = 6 x 40 = 240 max occ. per WC  
(Lav) 1 per 150 = 3 per 150 = 450 max per Lav

Total Occupant Load based on fixtures: 300 Men + 240 Female  
540 Total or if equal = 240 Women + 240 Men = 480 Total.

Existing Parking Spaces:  
Building occupancy and space use remain unchanged.  
88 parking spaces in the east lot  
44 parking spaces in the west lot  
Total number of parking spaces: 126 + 5 ADA spaces

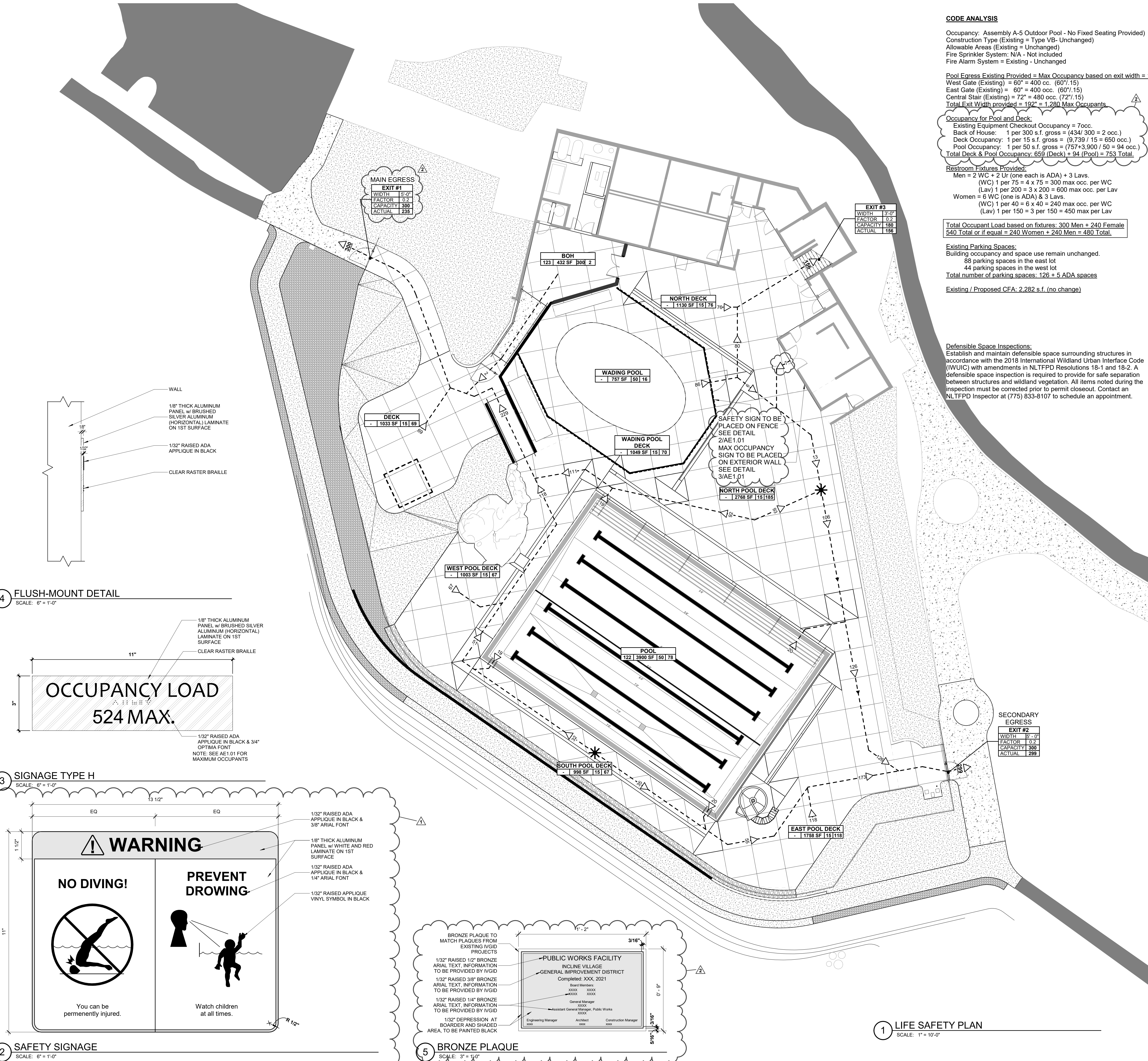
Existing / Proposed CFA: 2,282 s.f. (no change)

Defensible Space Inspections:  
Establish and maintain defensible space surrounding structures in accordance with the 2018 International Wildland Urban Interface Code (IWUIC) with amendments in NLTFPD Resolutions 18-1 and 18-2. A defensible space inspection is required to provide for safe separation between structures and wildland vegetation. All items noted during the inspection must be corrected prior to permit closeout. Contact an NLTFPD Inspector at (775) 833-8107 to schedule an appointment.

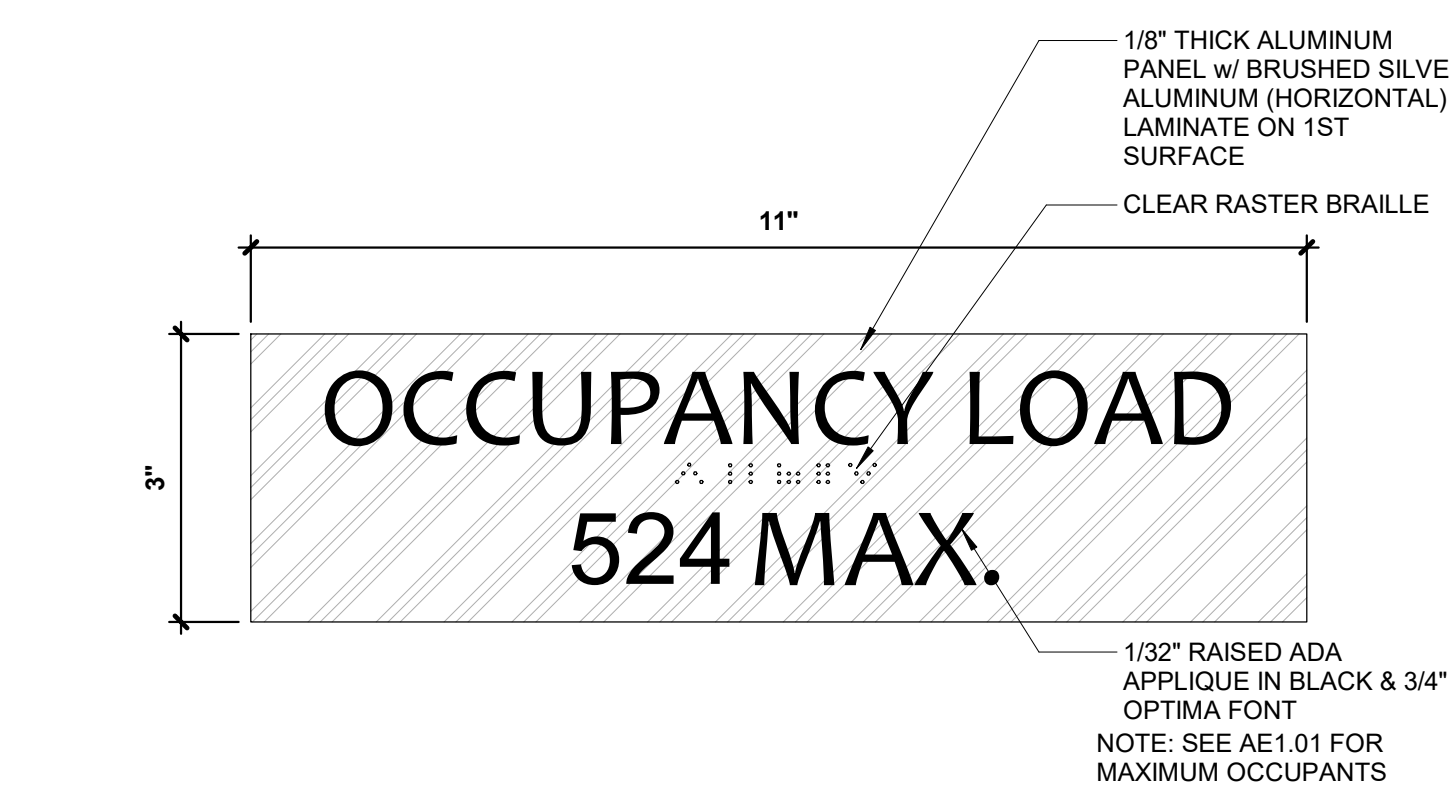
**GENERAL NOTES**

**KEYNOTES**

**LEGEND**



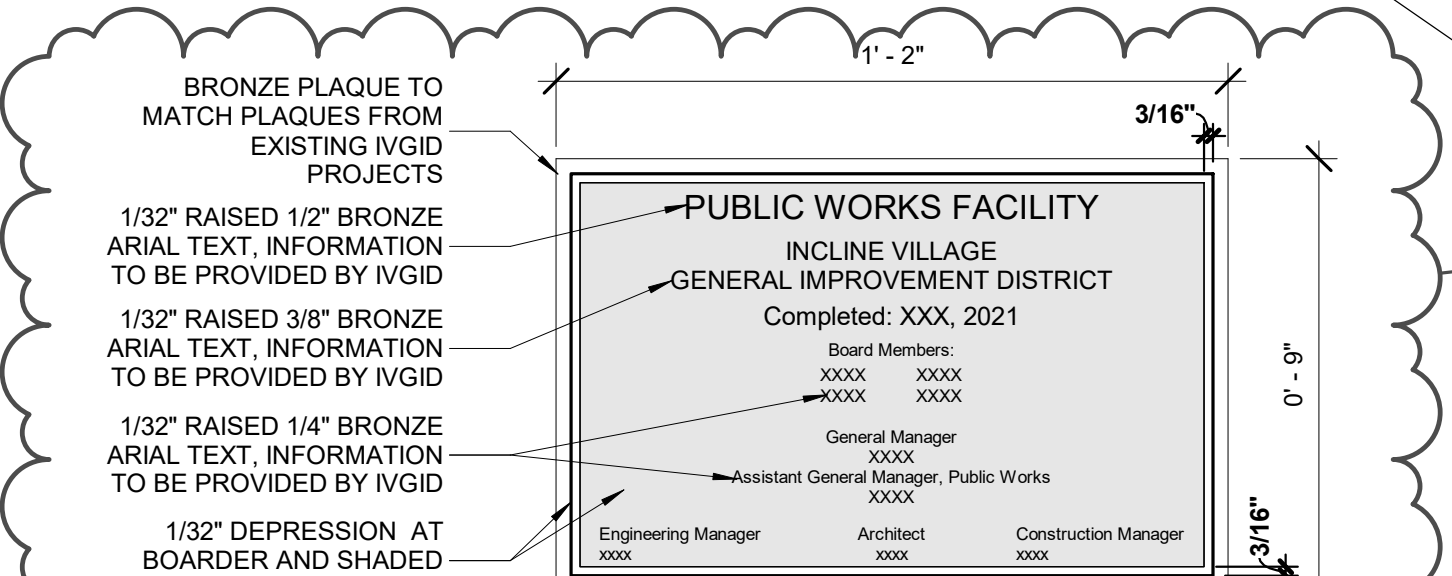
**4 FLUSH-MOUNT DETAIL**  
SCALE: 6" = 1'-0"



**3 SIGNAGE TYPE H**  
SCALE: 6" = 1'-0"



**2 SAFETY SIGNAGE**  
SCALE: 6" = 1'-0"

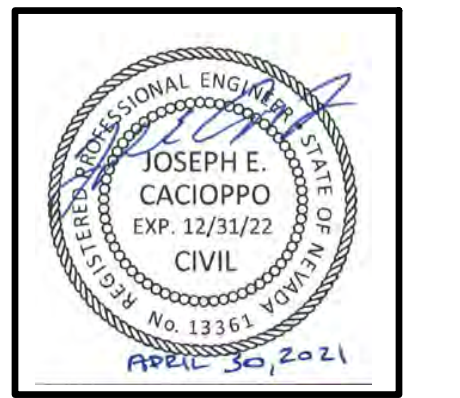


**5 BRONZE PLAQUE**  
SCALE: 3" = 1'-0"

**1 LIFE SAFETY PLAN**  
SCALE: 1" = 10'-0"



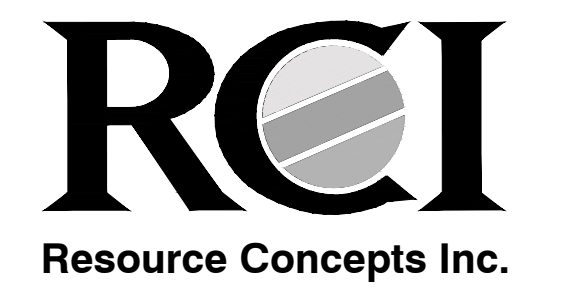




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PLEASE RECYCLE

Project  
**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**

REV	DATE	DESCRIPTION
1	3/30/21	ADDENDUM 2
2	4/6/21	ADDENDUM 3
3	5/3/21	ADDENDUM 4

Sheet Title

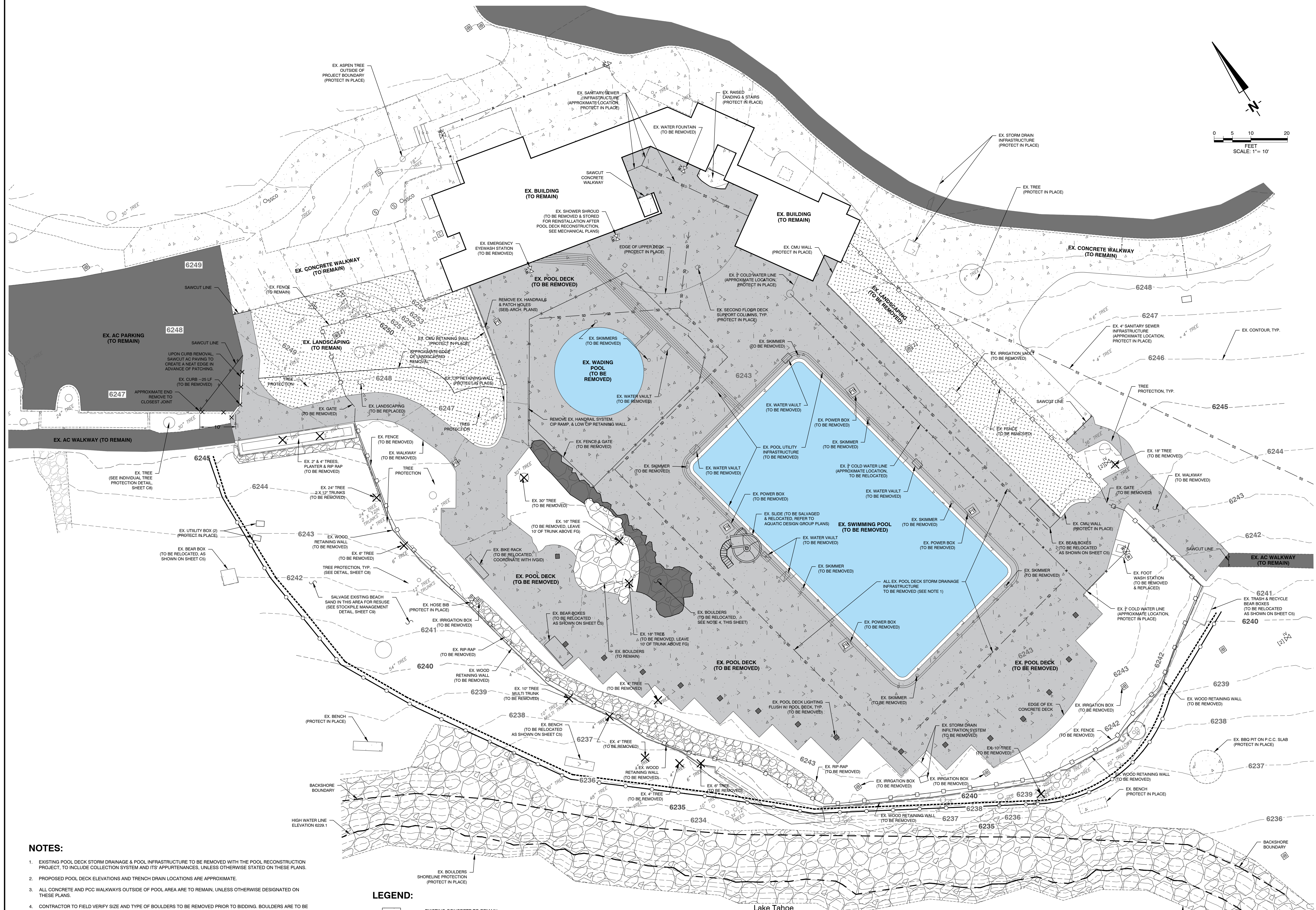
**Existing Site &  
Demolition Plan**

Date: April 30, 2021

Sheet No:



Know what's below.  
Call before you dig.



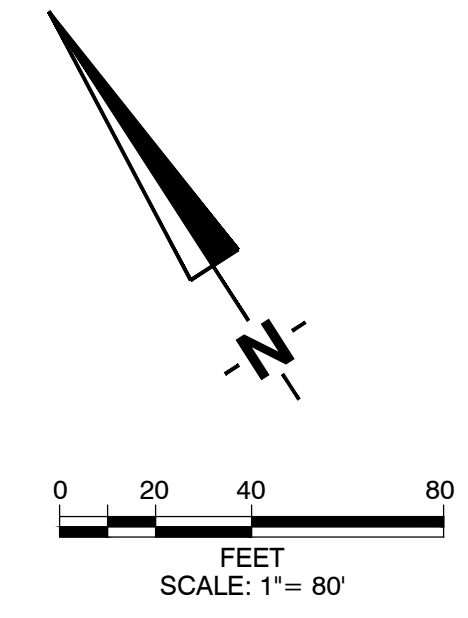
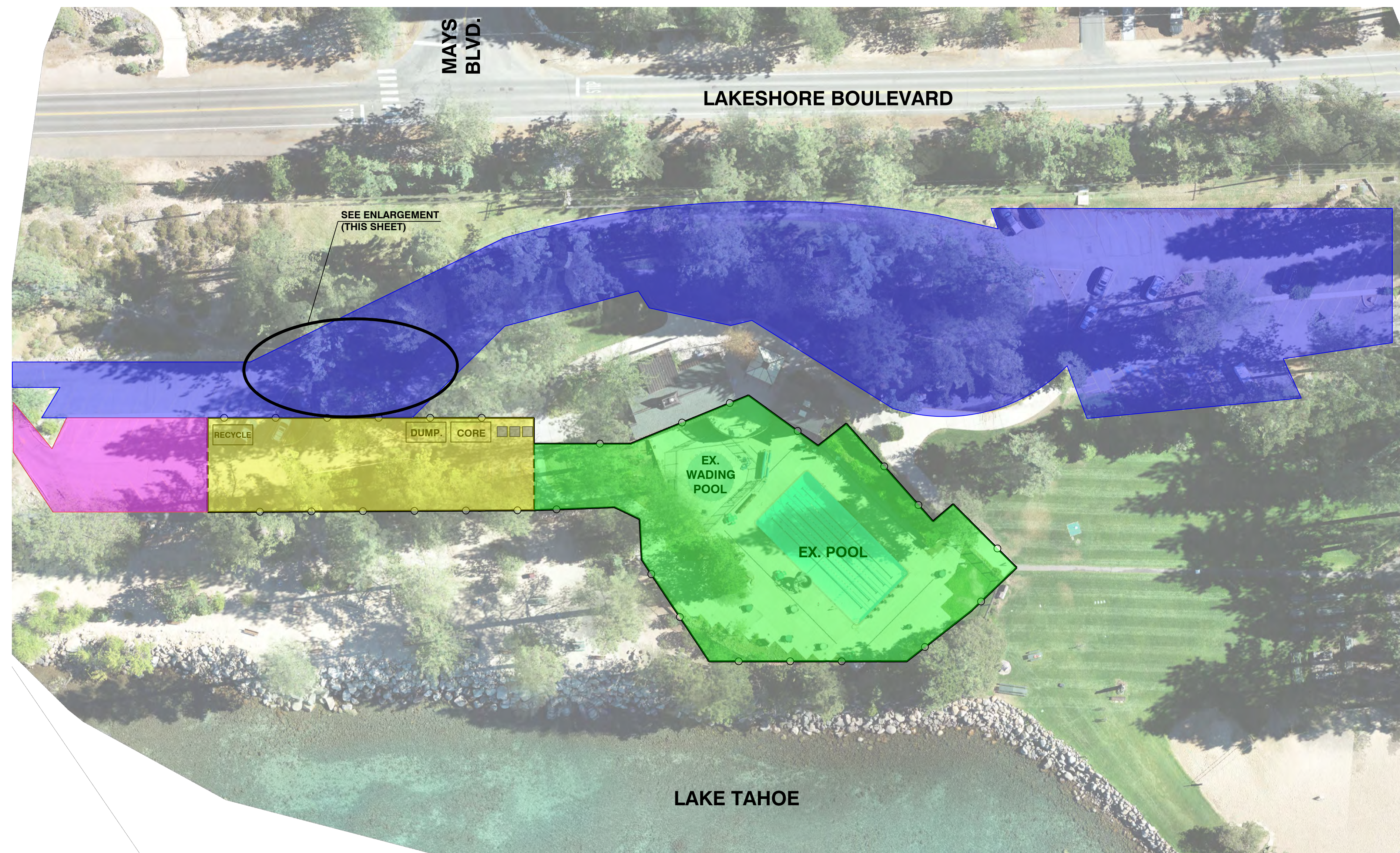
**NOTES:**

- EXISTING POOL DECK STORM DRAINAGE & POOL INFRASTRUCTURE TO BE REMOVED WITH THE POOL RECONSTRUCTION PROJECT, TO INCLUDE COLLECTION SYSTEM AND ITS APPURTENANCES, UNLESS OTHERWISE STATED ON THESE PLANS.
- PROPOSED POOL DECK ELEVATIONS AND TRENCH DRAIN LOCATIONS ARE APPROXIMATE.
- ALL CONCRETE AND PCC WALKWAYS OUTSIDE OF POOL AREA ARE TO REMAIN, UNLESS OTHERWISE DESIGNATED ON THESE PLANS.
- CONTRACTOR TO FIELD VERIFY SIZE AND TYPE OF BOULDERS TO BE REMOVED PRIOR TO BIDDING. BOULDERS ARE TO BE REMOVED AND RELOCATED THROUGHOUT THE PROPOSED LANDSCAPING IMPROVEMENTS, AS SHOWN ON THE LANDSCAPING PLANS PREPARED BY DESIGN WORKSHOP. SEE DESIGN WORKSHOP PLANS FOR ALL PROPOSED IRRIGATION & LANDSCAPING.
- ALL EXISTING POOL FURNITURE, LIFE GUARD STANDS, BENCHES, TRASH BOXES, ETC. LOCATED ON THE POOL DECK ARE TO BE REMOVED AND STORED ON-SITE FOR FUTURE USE PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE REMOVAL & STOCKPILE WITH IGVIG.
- EXISTING RIP-RAP AND BOULDERS TO BE REMOVED SHALL BE STOCKPILED ON-SITE AND REUSED ON THIS PROJECT.
- THE TWO TREES WITHIN THE POOL DECK, AS IDENTIFIED, SHALL BE CUT SO THAT THE REMAINING TREE STUMPS ARE TEN (10) FEET TALL ABOVE PROPOSED FINISHED GRADE.
- PROJECT SITE IS IN LAND CAPABILITY 6. NO PROPOSED DEMOLITION OR IMPROVEMENTS ARE IN CLASS 1b.
- ALL TREES WITHIN 20' OF WORK SHALL BE PROTECTED, UNLESS SPECIFIED FOR REMOVAL. TREES TO BE REMOVED SHALL INCLUDE ROOT SYSTEM REMOVAL TO A DEPTH NOT LESS THAN 12' BELOW FINISHED GRADE OR 12' BELOW DEPTH OF IMPROVEMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON RECORDS AVAILABLE TO RCI AT THE TIME THESE PLANS WERE PREPARED. ACTUAL LOCATIONS & EXISTENCE MIGHT VARY. CONTRACTOR TO VERIFY. SEE UTILITY NOTE 2 ON SHEET C1.
- CONTRACTOR TO DEMO POOL DECK COVER AND ATTACHMENTS, AND SUPPLY ALL REMOVED ITEMS TO OWNER. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO DEMO.

**LEGEND:**

- EXISTING CONCRETE TO REMAIN
- EXISTING CONCRETE POOL DECK & WALKWAY TO BE REMOVED
- EXISTING AC PAVING
- EXISTING LANDSCAPE AREA
- TREE PROTECTION
- TREE TO BE REMOVED
- SILT FENCE
- COIR LOG

# CONSTRUCTION STAGING/ACCESS PLAN

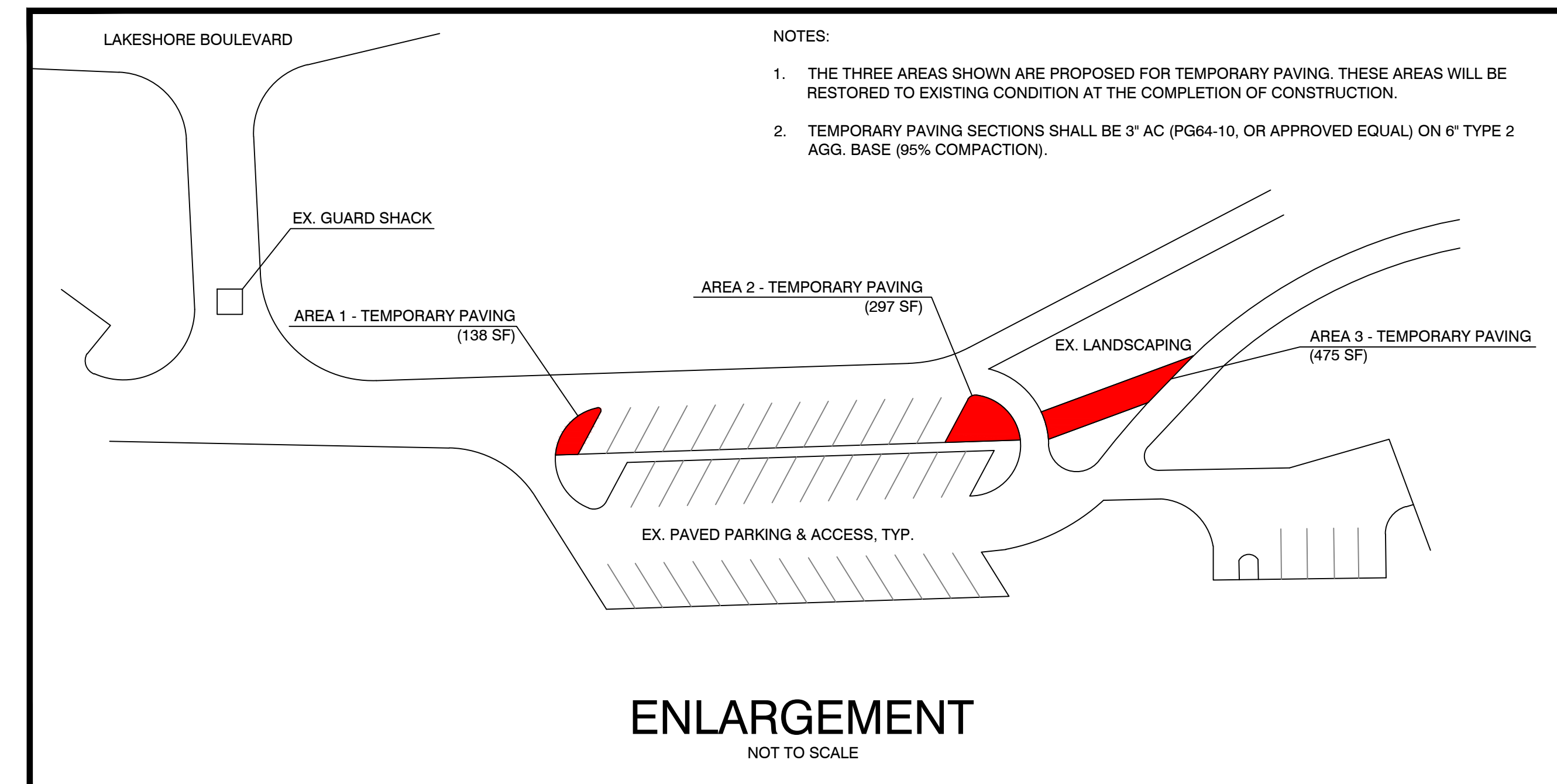


### LEGEND:

- PARKING/ACCESS/MATERIAL STORAGE AREA
- CORE
- DUMP
- RECYCLE
- CONSTRUCTION VEHICLE ACCESS
- PUBLIC VEHICLE ACCESS
- PROJECT AREA
- GATE
- TEMPORARY CONSTRUCTION PERIMETER FENCING
- RESTROOMS

#### NOTE:

1. EXISTING PAVED AREAS OUTSIDE OF THE BACKSHORE BOUNDARY MAY BE USED AS STOCKPILE LOCATIONS. ALL STOCKPILE LOCATIONS SHALL BE PROTECTED USING THE STOCKPILE MANAGEMENT DETAIL LOCATED ON SHEET C9.



#### NOTES:

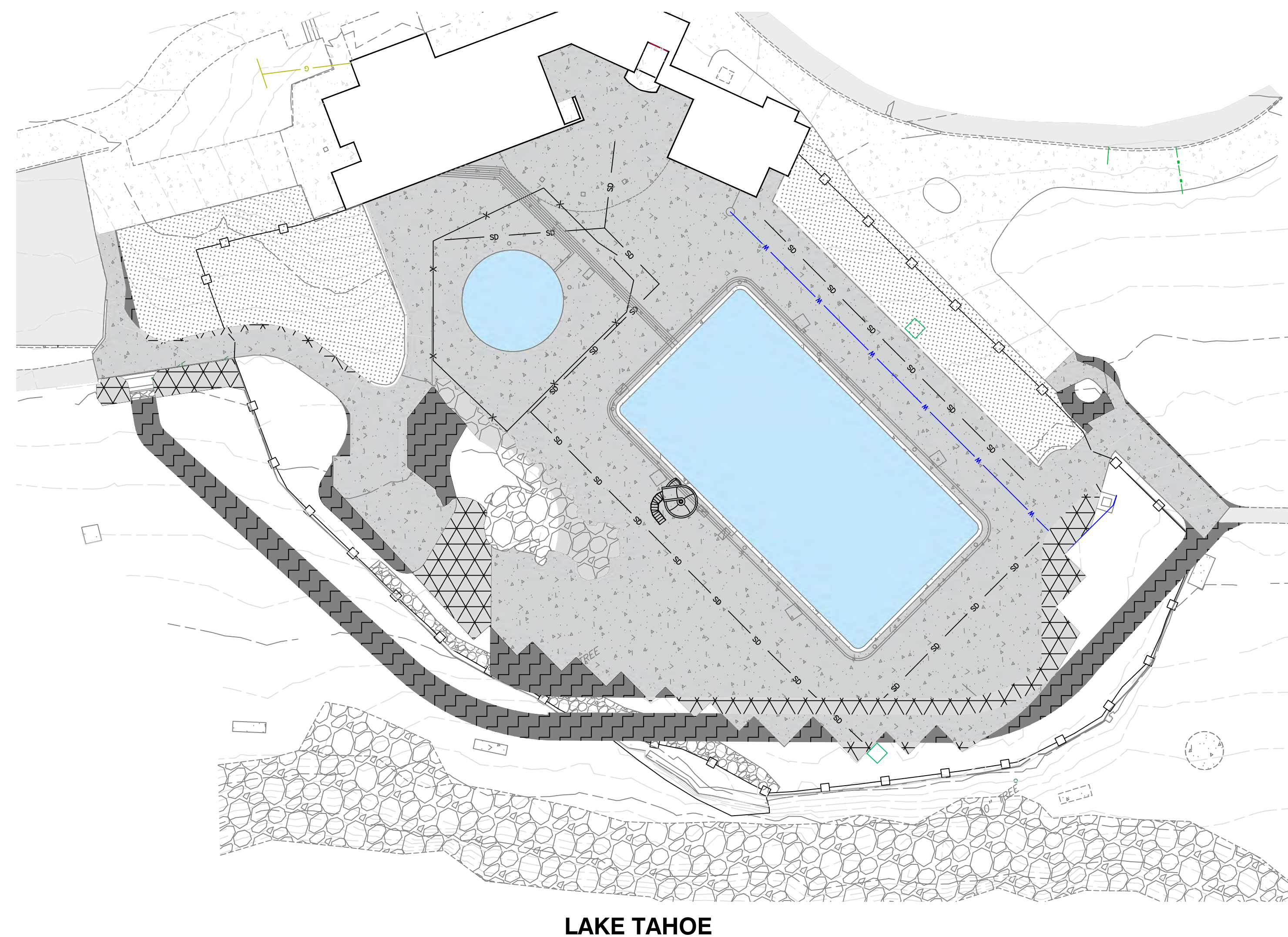
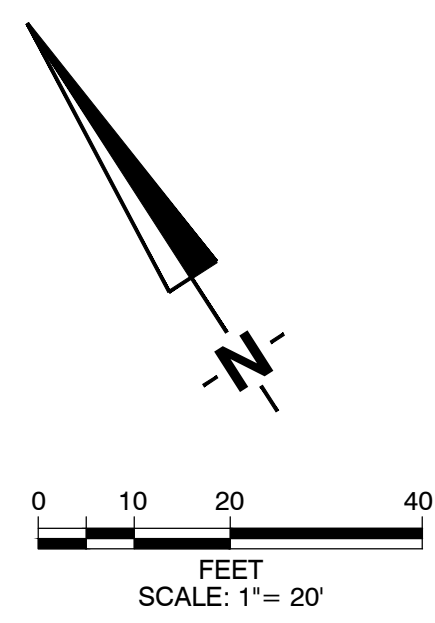
1. THE THREE AREAS SHOWN ARE PROPOSED FOR TEMPORARY PAVING. THESE AREAS WILL BE RESTORED TO EXISTING CONDITION AT THE COMPLETION OF CONSTRUCTION.
2. TEMPORARY PAVING SECTIONS SHALL BE 3" AC (PG64-10, OR APPROVED EQUAL) ON 6" TYPE 2 AGG. BASE (95% COMPACTION).

### ENLARGEMENT NOT TO SCALE

# COVERAGE SUMMARY PLAN

### LEGEND:

- EXISTING COVERAGE TO BE REMOVED
- PROPOSED COVERAGE TO BE ADDED



TRPA COVERAGE CALCULATIONS			
IVGID BURNT CEDAR POOL REPLACEMENT PROJECT			
663 & 665 Lakeshore Boulevard, Incline Village, NV			
Plan Area Statement 037, Subdivision: None			
Parcel Area: 424,274 sf			
LAND CAPABILITY	AREA ABOVE HWL (SF)	% ALLOWABLE COVERAGE	TOTAL ALLOWABLE (SF)
CAPABILITY 6	403,358.00	30.00%	121,007.4
CAPABILITY 1b	20,916.00	1.00%	209.16
<b>TOTAL</b>	<b>424,274.00</b>		<b>121,216.56</b>
DESCRIPTION		QUANTITY (SF)	
EXISTING COVERAGE - LAND CAPABILITY 6			
CONCRETE SLAB			512.00
PAVING			79,997.00
WALKS			21,861.50
BUILDINGS			9,118.00
POOL DECK			6,009.00
	<b>TOTAL</b>		<b>117,497.50</b>
UNDER / (OVER) COVERAGE - CLASS 6			
OFF-SITE			90.00
EXISTING COVERAGE - LAND CAPABILITY 1b			
NO COVERAGE			0.00
PROPOSED COVERAGE - LAND CAPABILITY 6			
CONCRETE SLAB			512.00
PAVING			79,824.00
WALKS			22,279.38
BUILDINGS			9,118.00
POOL DECK			5,244.19
PERIMETER PATH			1,982.29
	<b>TOTAL</b>		<b>118,959.86</b>
UNDER / (OVER) COVERAGE			
OFF-SITE			2,047.54
OFF-SITE			90.00
PROPOSED COVERAGE - LAND CAPABILITY 1b			
NO COVERAGE			0.00
NET CHANGE IN COVERAGE			1,462.36
REMAINING AVAILABLE COVERAGE (CLASS 1b & 6)			2,137.54

Note: Existing coverage from approved coverage calculations on March 18, 2010, TRPA Permit Number ERSP 2009-1929 (Updated on June 5, 2011).

# tsk

314 South Water Street,  
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## RCI

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Project

**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

### ISSUED FOR CONSTRUCTION

REVISIONS		
REV	DATE	DESCRIPTION
Δ	3/30/21	ADDENDUM 2
Δ	4/6/21	ADDENDUM 3
Δ	5/3/21	ADDENDUM 4

Sheet Title

**Construction Staging/  
Access & Coverage  
Summary Plan**

Date: April 30, 2021

Sheet No:



Know what's below.  
Call before you dig.

**C3**



**NOTES:**

1. IMAGERY & LINE WORK SHOWN ON THIS PAGE IS DIRECTLY FROM THE 'INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT 2010 BURNT CEDAR BEACH ADA PATHWAY PLAN SET, APPROVED BY TRPA ON 6-28-10.
2. FOR DETAILED AREAS OF REMOVED AND ADDED COVERAGE, PLEASE REFER TO THE CONSTRUCTION STAGING/ACCESS & COVERAGE SUMMARY PLAN (SHEET C3).

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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**ISSUED FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
△	3/30/21	ADDENDUM 2
△	4/6/21	ADDENDUM 3
△	5/3/21	ADDENDUM 4

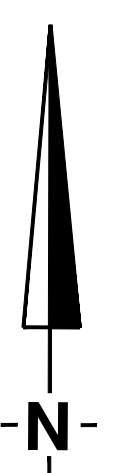
Sheet Title

**As-Built Overall Site Plan**

Date: April 30, 2021

Sheet No:

**C4**



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**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**

REV	DATE	DESCRIPTION
△	3/30/21	ADDENDUM 2
△	4/6/21	ADDENDUM 3
△	5/3/21	ADDENDUM 4

Sheet Title

**Proposed Project  
Site Plan**

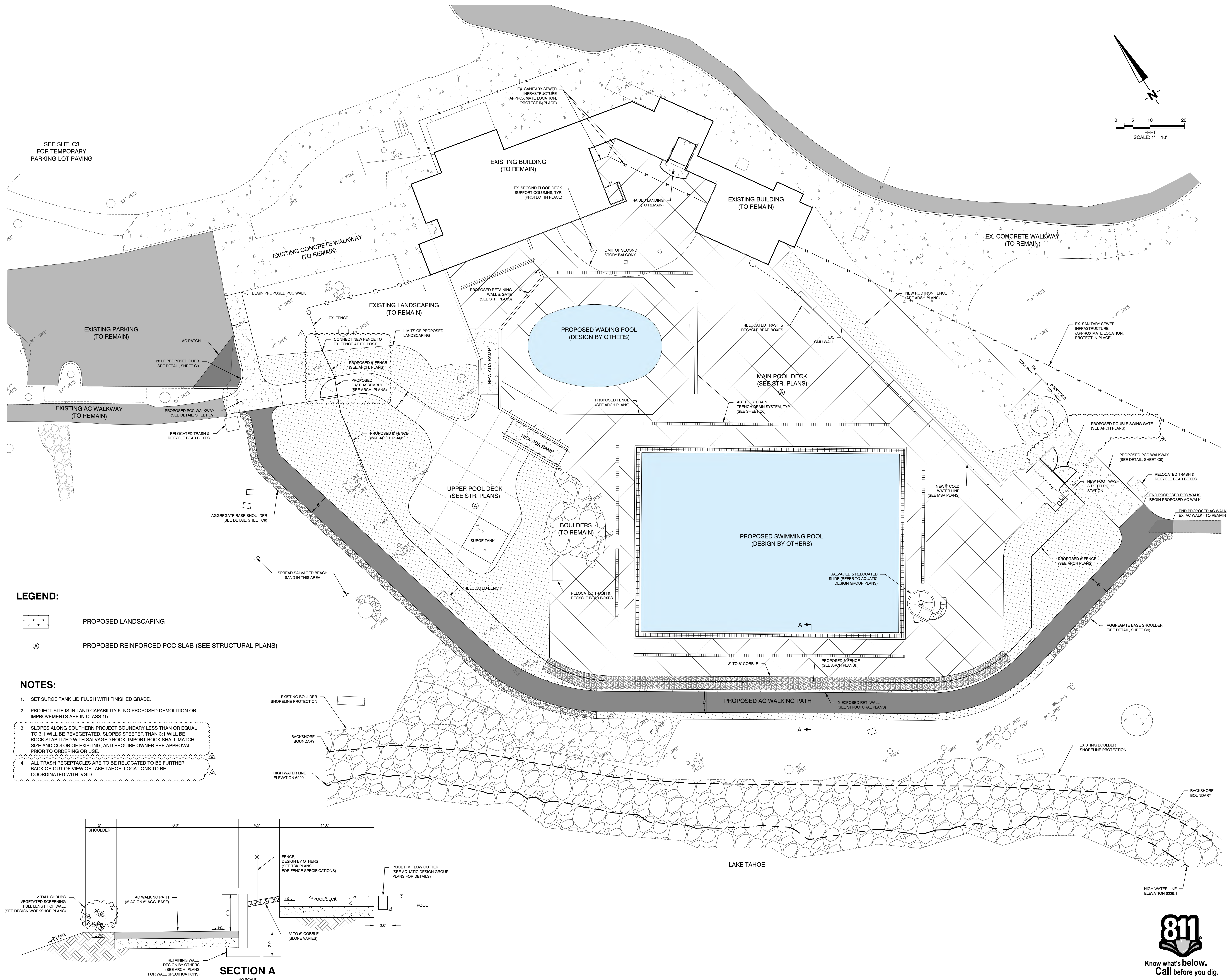
Date: April 30, 2021

Sheet No:

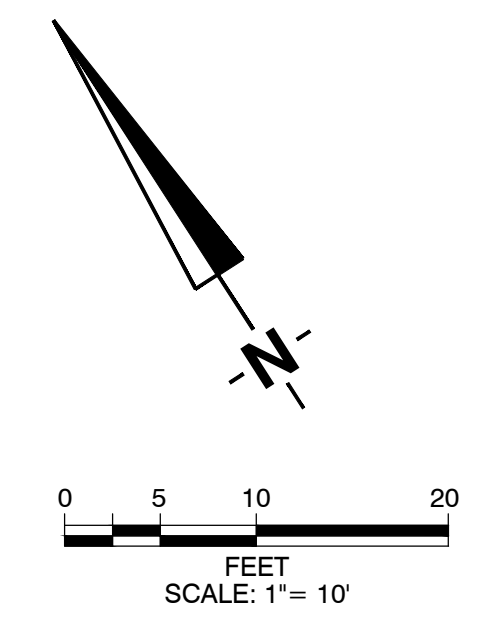


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**C5**

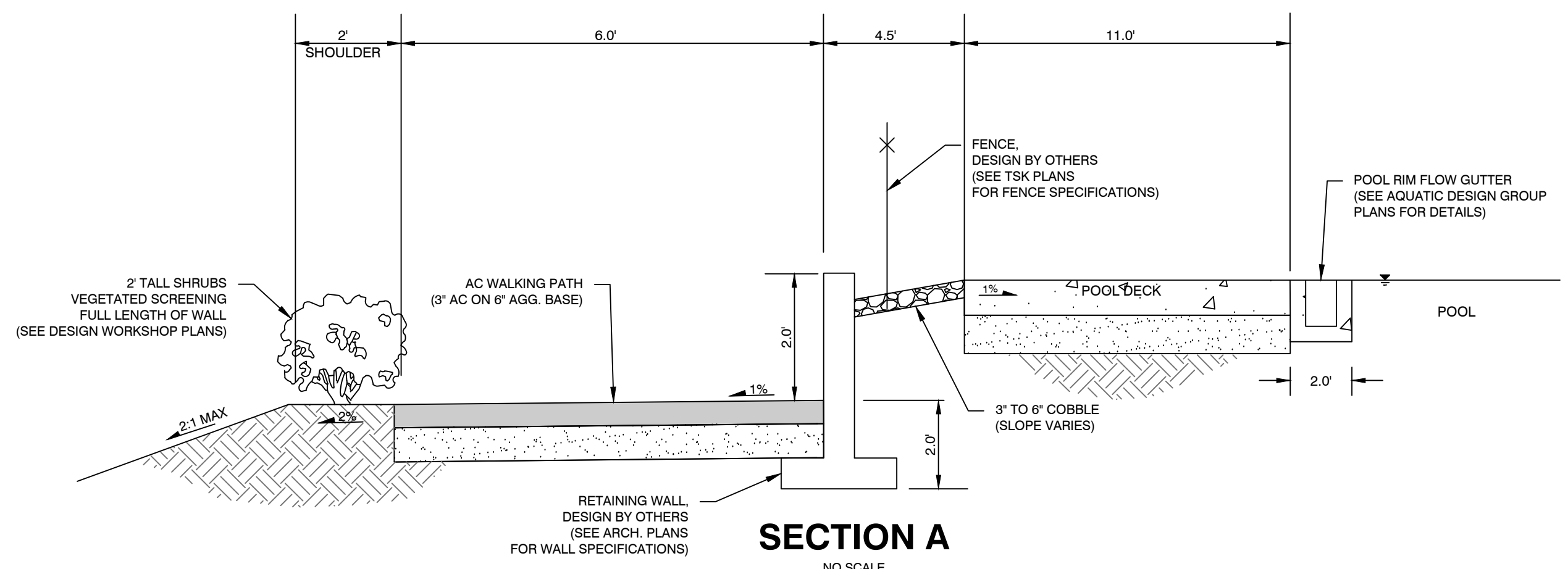


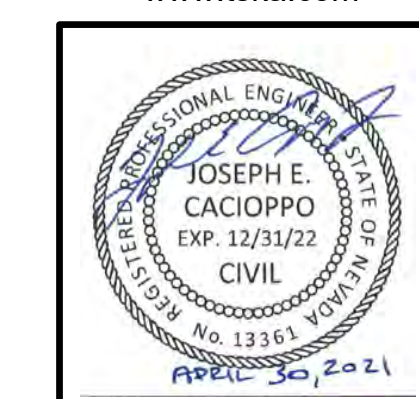
SEE SHT. C3  
FOR TEMPORARY  
PARKING LOT PAVING



- LEGEND:**
- PROPOSED LANDSCAPING
  - PROPOSED REINFORCED PCC SLAB (SEE STRUCTURAL PLANS)

- NOTES:**
1. SET SURGE TANK LID FLUSH WITH FINISHED GRADE.
  2. PROJECT SITE IS IN LAND CAPABILITY 6. NO PROPOSED DEMOLITION OR IMPROVEMENTS ARE IN CLASS 1b.
  3. SLOPES ALONG SOUTHERN PROJECT BOUNDARY LESS THAN OR EQUAL TO 3:1 WILL BE REVEGETATED. SLOPES STEEPER THAN 3:1 WILL BE ROCK STABILIZED WITH SALVAGED ROCK. IMPORT ROCK SHALL MATCH SIZE AND COLOR OF EXISTING, AND REQUIRE OWNER PRE-APPROVAL PRIOR TO ORDERING OR USE.
  4. ALL TRASH RECEPTACLES ARE TO BE RELOCATED TO BE FURTHER BACK OR OUT OF VIEW OF LAKE TAHOE. LOCATIONS TO BE COORDINATED WITH IVGID.





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**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**

REV	DATE	DESCRIPTION
3/30/21		ADDENDUM 2
4/6/21		ADDENDUM 3
5/3/21		ADDENDUM 4

Sheet Title

**Proposed Grading &  
Drainage Plan**

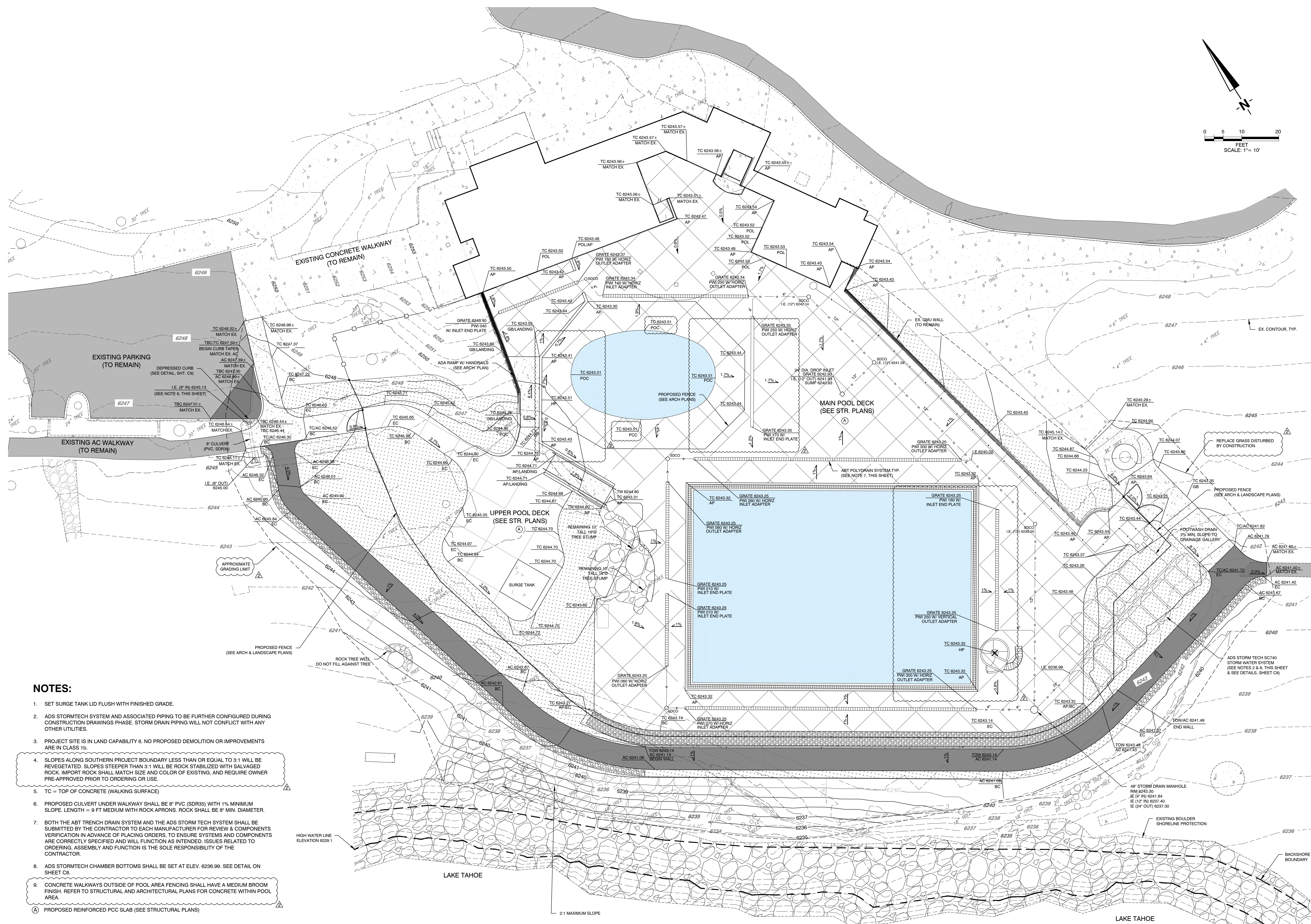
Date: April 30, 2021

Sheet No:



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**C6**



**NOTES:**

- SET SURGE TANK LID FLUSH WITH FINISHED GRADE.
- ADS STORMTECH SYSTEM AND ASSOCIATED PIPING TO BE FURTHER CONFIGURED DURING CONSTRUCTION DRAWINGS PHASE. STORM DRAIN PIPING WILL NOT CONFLICT WITH ANY OTHER UTILITIES.
- PROJECT SITE IS IN LAND CAPABILITY 6. NO PROPOSED DEMOLITION OR IMPROVEMENTS ARE IN CLASS 1b.
- SLOPES ALONG SOUTHERN PROJECT BOUNDARY LESS THAN OR EQUAL TO 3:1 WILL BE REVEGETATED. SLOPES STEEPER THAN 3:1 WILL BE ROCK STABILIZED WITH SALVAGED ROCK. IMPORT ROCK SHALL MATCH SIZE AND COLOR OF EXISTING, AND REQUIRE OWNER PRE-APPROVED PRIOR TO ORDERING OR USE.
- TC = TOP OF CONCRETE (WALKING SURFACE)
- PROPOSED CULVERT UNDER WALKWAY SHALL BE 8" PVC (SDR35) WITH 1% MINIMUM SLOPE. LENGTH = 9 FT MEDIUM WITH ROCK APRONS. ROCK SHALL BE 8" MIN. DIAMETER.
- BOTH THE ABT TRENCH DRAIN SYSTEM AND THE ADS STORM TECH SYSTEM SHALL BE SUBMITTED BY THE CONTRACTOR TO EACH MANUFACTURER FOR REVIEW & COMPONENTS VERIFICATION IN ADVANCE OF PLACING ORDERS. TO ENSURE SYSTEMS AND COMPONENTS ARE CORRECTLY SPECIFIED AND WILL FUNCTION AS INTENDED. ISSUES RELATED TO ORDERING, ASSEMBLY AND FUNCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ADS STORMTECH CHAMBER BOTTOMS SHALL BE SET AT ELEV. 6236.99. SEE DETAIL ON SHEET C8.
- CONCRETE WALKWAYS OUTSIDE OF POOL AREA FENCING SHALL HAVE A MEDIUM BROOM FINISH. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR CONCRETE WITHIN POOL AREA.
- PROPOSED REINFORCED PCC SLAB (SEE STRUCTURAL PLANS)

EARTHWORK QUANTITIES		
	CUT	FILL
SITework	429 CY	378 CY
POOL	505 CY	-
WADING POOL	27 CY	-
STORM DRAINAGE CHAMBERS	119 CY	-
UTILITIES	134 CY	-
NET	836 CY <CUT>	-

\*EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE & WILL BE VERIFIED DURING FINAL DESIGN.



**NOTES:**

1. IMAGERY & LINE WORK SHOWN ON THIS PAGE IS DIRECTLY FROM THE 'INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT 2010 BURNT CEDAR BEACH ADA PATHWAY PLAN SET, APPROVED BY TRPA ON 6-28-10.
2. FOR DETAILED AREAS OF REMOVED AND ADDED COVERAGE, PLEASE REFER TO THE CONSTRUCTION STAGING/ACCESS & COVERAGE SUMMARY PLAN (SHEET C3).

TRPA COVERAGE CALCULATIONS			
INCLINE VILLAGE BURNT CEDAR POOL REPLACEMENT PROJECT			
663 & 665 Lakeshore Boulevard, Incline Village, NV			
Plan Area Statement 037, Subdivision: None			
Parcel Area: 424,274 sf			
LAND CAPABILITY	AREA ABOVE HWL (SF)	% ALLOWABLE COVERAGE	TOTAL ALLOWABLE (SF)
CAPABILITY 6	403,358.00	30.00%	121,007.4
CAPABILITY 1b	20,916.00	1.00%	209.16
<b>TOTAL</b>	<b>424,274.00</b>		<b>121,216.56</b>
DESCRIPTION		QUANTITY (SF)	
<b>EXISTING COVERAGE - LAND CAPABILITY 6</b>			
CONCRETE SLAB		512.00	
PAVING		79,997.00	
WALKS		21,861.50	
BUILDINGS		9,118.00	
POOL DECK		6,009.00	
	<b>TOTAL</b>	<b>117,497.50</b>	
<b>UNDER / (OVER) COVERAGE - CLASS 6</b>			
OFF-SITE		3,509.90	
NO COVERAGE		90.00	
<b>EXISTING COVERAGE - LAND CAPABILITY 1b</b>			
NO COVERAGE		0.00	
<b>PROPOSED COVERAGE - LAND CAPABILITY 6</b>			
CONCRETE SLAB		512.00	
PAVING		79,824.00	
WALKS		22,279.38	
BUILDINGS		9,118.00	
POOL DECK		5,244.19	
PERIMETER PATH		1,982.29	
	<b>TOTAL</b>	<b>118,959.86</b>	
<b>UNDER / (OVER) COVERAGE</b>			
OFF-SITE		2,047.54	
NO COVERAGE		90.00	
<b>PROPOSED COVERAGE - LAND CAPABILITY 1b</b>			
NO COVERAGE		0.00	
<b>NET CHANGE IN COVERAGE</b>			
		1,462.36	
<b>REMAINING AVAILABLE COVERAGE (CLASS 1b &amp; 6)</b>			
		2,137.54	

Note: Existing coverage from approved coverage calculations on March 18, 2010, TRPA Permit Number ERSP 2009-1929 (Updated on June 6, 2011).

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**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**

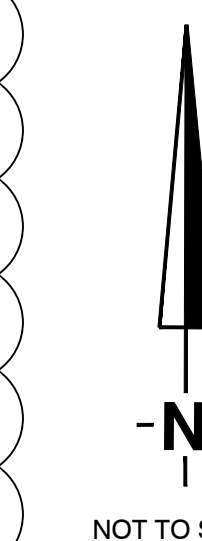
REVISIONS		
REV	DATE	DESCRIPTION
△	3/30/21	ADDENDUM 2
△	4/6/21	ADDENDUM 3
△	5/3/21	ADDENDUM 4

Sheet Title

**Proposed Overall  
Site Plan**

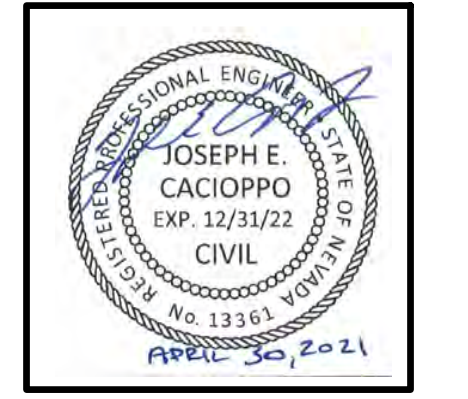
Date: April 30, 2021

Sheet No:



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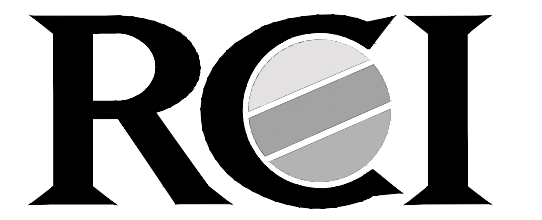
**C7**



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89451

Job No: 20.018.10

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REV	DATE	DESCRIPTION
△	3/30/21	ADDENDUM 2
△	4/6/21	ADDENDUM 3
△	5/3/21	ADDENDUM 4

Sheet Title

**Horizontal Control  
Plan**

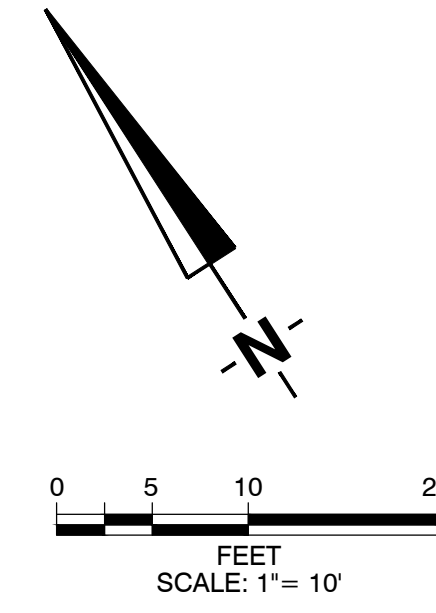
Date: April 30, 2021

Sheet No:

**C8**

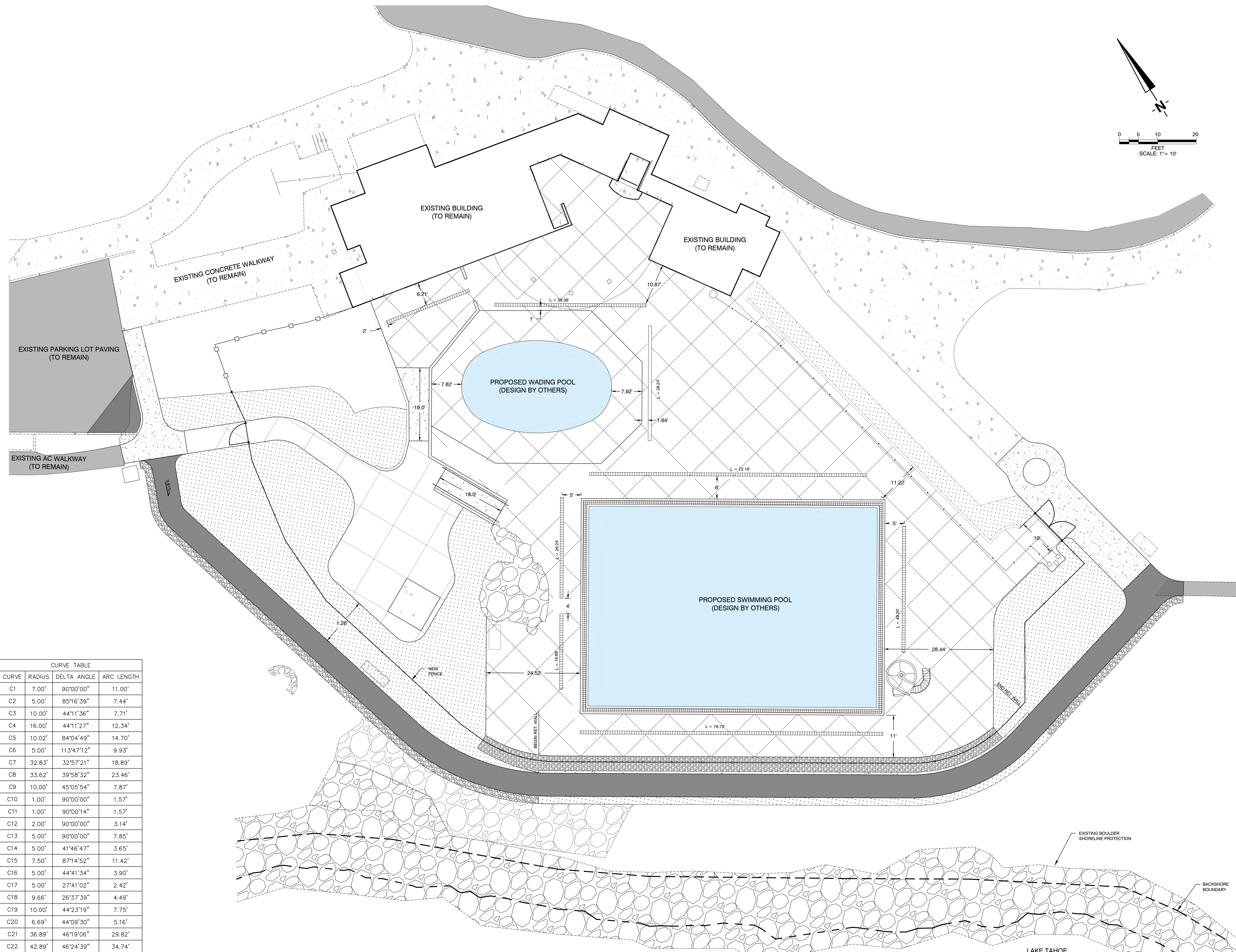


Know what's below.  
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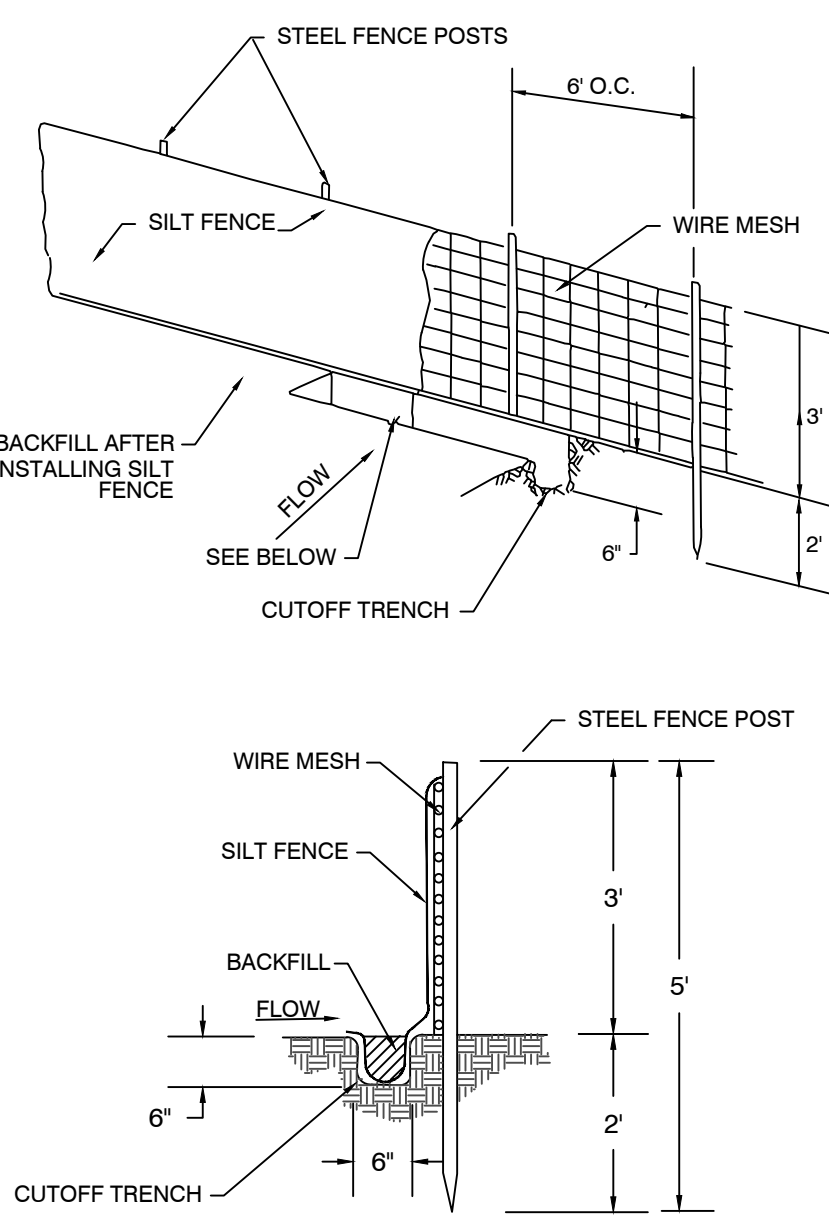


LINE	BEARING	DISTANCE
L1	N69°50'08"W	4.87'
L2	N20°47'55"E	21.61'
L3	S20°45'17"W	4.93'
L4	S64°27'52"E	3.92'
L5	S64°28'44"E	12.00'
L6	S25°31'16"W	6.00'
L7	S20°47'55"W	24.01'
L8	S64°28'44"E	22.04'
L9	S64°28'44"E	22.16'
L10	S20°17'08"E	12.31'
L11	S20°17'12"E	12.31'
L12	S28°56'41"E	6.61'
L13	S64°39'06"W	9.52'
L14	S25°44'27"W	0.45'
L15	S13°16'42"E	21.78'
L16	S61°42'16"E	0.45'
L17	N64°39'06"E	13.68'
L18	N42°09'06"E	0.44'
L19	N19°39'06"E	5.10'
L20	N45°36'48"E	0.60'
L21	N64°39'06"E	5.20'
L22	N64°29'34"E	10.00'
L23	S25°30'26"E	10.00'
L24	N25°30'26"W	10.00'
L25	S64°29'34"W	10.00'
L26	S25°20'54"E	18.00'
L27	N25°20'54"W	22.91'
L28	S64°39'06"W	6.67'
L29	N64°39'06"E	7.33'
L30	S25°20'54"E	5.30'
L31	N34°39'38"E	4.23'
L32	N55°18'21"W	5.12'
L33	S48°00'52"W	4.09'
L34	S33°57'10"W	9.95'
L35	S14°42'01"W	6.30'
L36	N13°18'21"E	22.01'
L37	S55°20'54"E	8.57'
L38	S34°39'06"W	19.03'
L39	S73°42'31"W	19.42'
L40	S13°42'31"W	2.33'
L41	N13°42'31"E	2.72'
L42	S13°42'31"W	3.33'
L43	N13°42'31"E	3.33'
L44	N55°41'49"W	29.02'
L45	N10°19'03"W	18.90'
L46	N34°40'32"E	15.89'
L47	N79°41'23"E	14.94'
L48	S55°22'38"E	27.48'
L49	S25°18'44"E	19.24'
L50	N34°39'06"E	30.81'
L51	S55°20'54"E	92.53'
L52	N34°39'06"E	26.96'
L53	N79°45'00"E	12.11'
L54	S10°15'00"E	3.00'
L55	N79°45'00"E	5.00'
L56	N10°15'00"W	3.00'
L57	N79°45'00"E	1.82'
L58	S10°15'00"E	17.69'
L59	N79°45'00"E	10.08'
L60	N10°15'00"W	31.82'
L61	S79°44'45"W	9.91'
L62	S11°08'45"E	3.08'
L63	S10°15'00"E	16.48'
L64	S80°32'39"W	5.86'
L65	S35°31'41"W	3.73'
L66	N54°48'27"W	0.98'
L67	S77°04'04"W	41.40'
L68	S77°04'04"W	50.70'
L69	N55°20'23"W	93.90'
L70	N55°20'23"W	93.90'
L71	N13°10'02"W	80.83'
L72	N13°10'02"W	80.83'
L73	N24°59'17"E	9.17'
L74	N24°59'17"E	9.17'
L75	N34°39'06"E	56.00'
L76	S55°20'54"E	79.00'
L77	S34°39'06"W	56.00'
L78	N55°20'54"W	79.00'
L79	N34°39'06"E	22.64'
L80	N73°42'31"E	19.56'

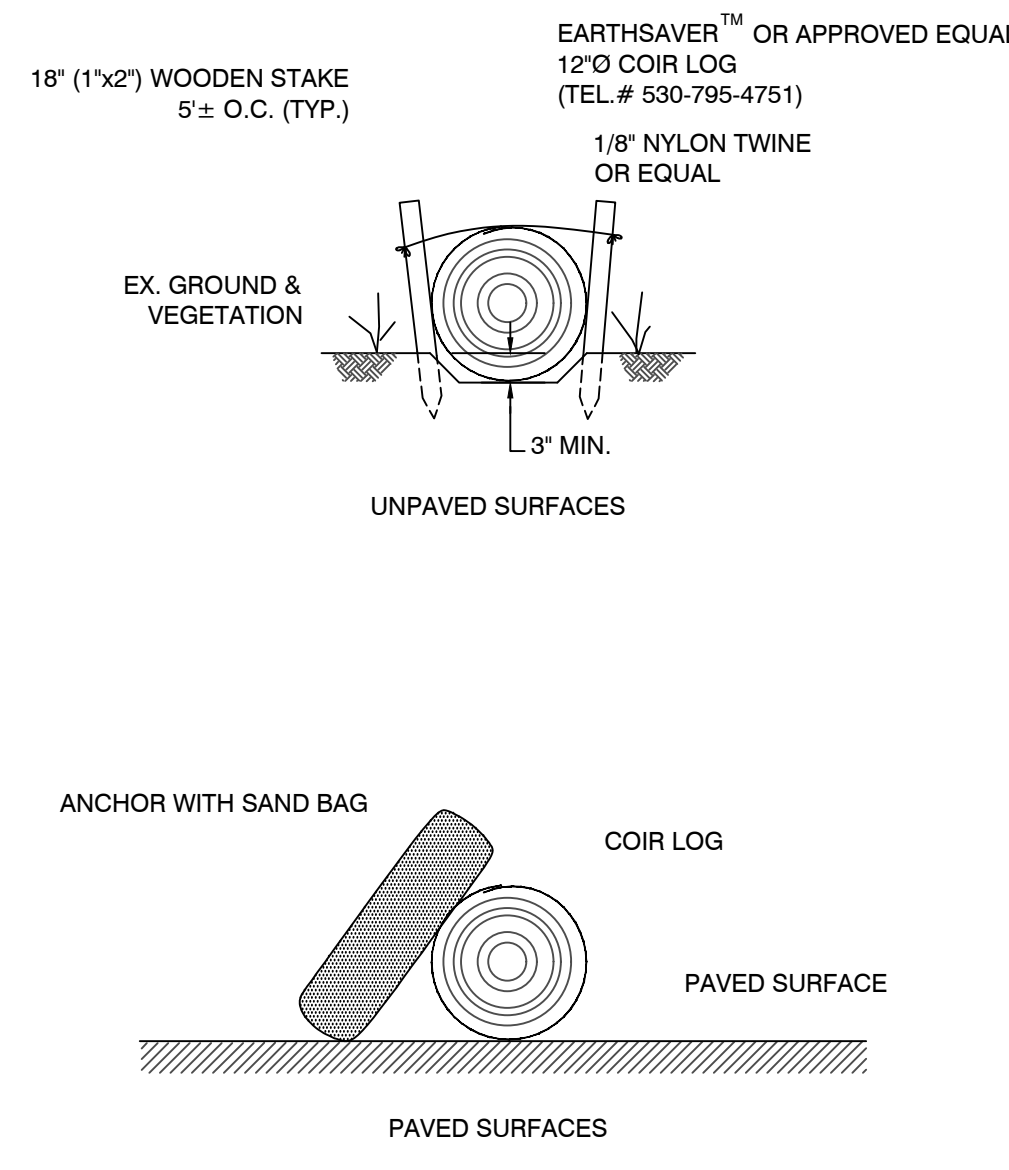
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	7.00'	90°00'00"	11.00'
C2	5.00'	85°16'39"	7.44'
C3	10.00'	44°11'36"	7.71'
C4	16.00'	44°11'27"	12.34'
C5	10.02'	84°04'49"	14.70'
C6	5.00'	113°47'12"	9.93'
C7	32.83'	32°57'21"	18.89'
C8	33.62'	39°58'32"	23.46'
C9	10.00'	45°05'54"	7.87'
C10	1.00'	90°00'00"	1.57'
C11	1.00'	90°00'14"	1.57'
C12	2.00'	90°00'00"	3.14'
C13	5.00'	90°00'00"	7.85'
C14	5.00'	41°46'47"	3.65'
C15	7.50'	87°14'52"	11.42'
C16	5.00'	44°41'34"	3.90'
C17	5.00'	27°41'02"	2.42'
C18	9.66'	26°37'39"	4.49'
C19	10.00'	44°23'19"	7.75'
C20	6.69'	44°09'30"	5.16'
C21	36.89'	46°19'06"	29.82'
C22	42.89'	46°24'39"	34.74'
C23	52.00'	42°10'21"	38.27'
C24	58.00'	42°10'21"	42.69'
C25	10.00'	38°09'19"	6.66'
C26	4.00'	38°09'19"	2.66'
C27	3.00'	91°29'15"	4.80'
C28	3.00'	90°31'59"	4.74'



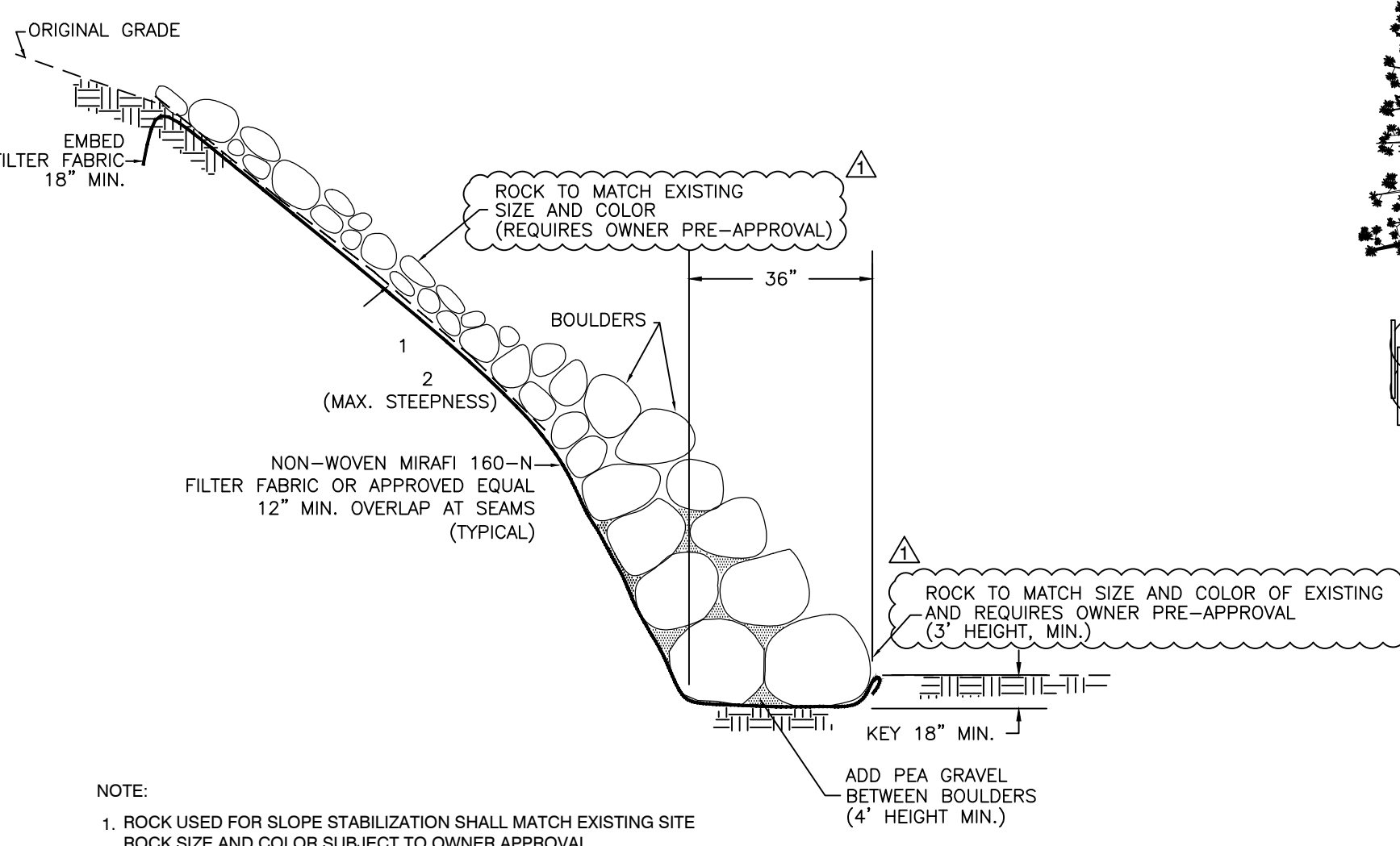




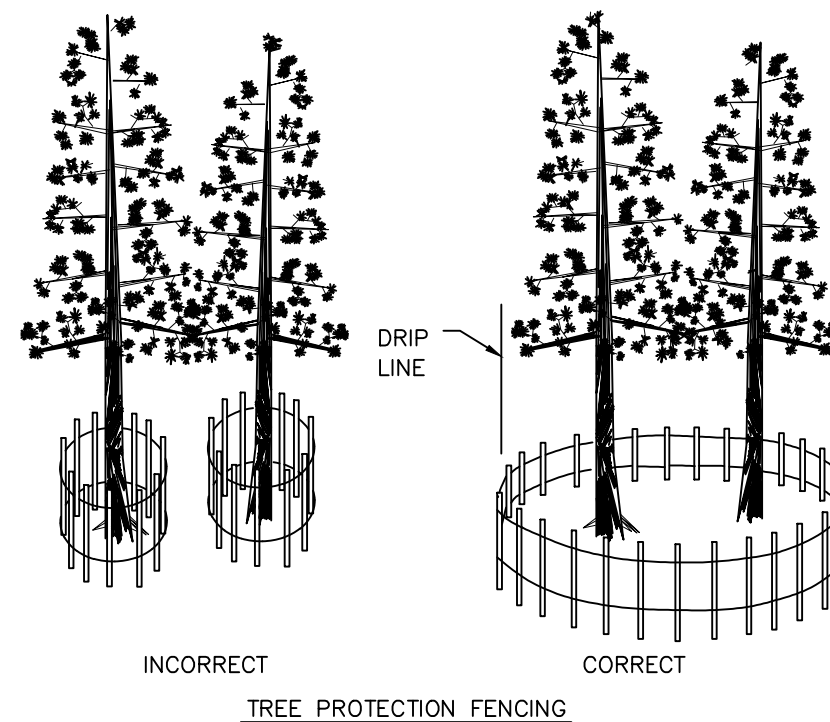
**SILT FENCE**  
NOT TO SCALE



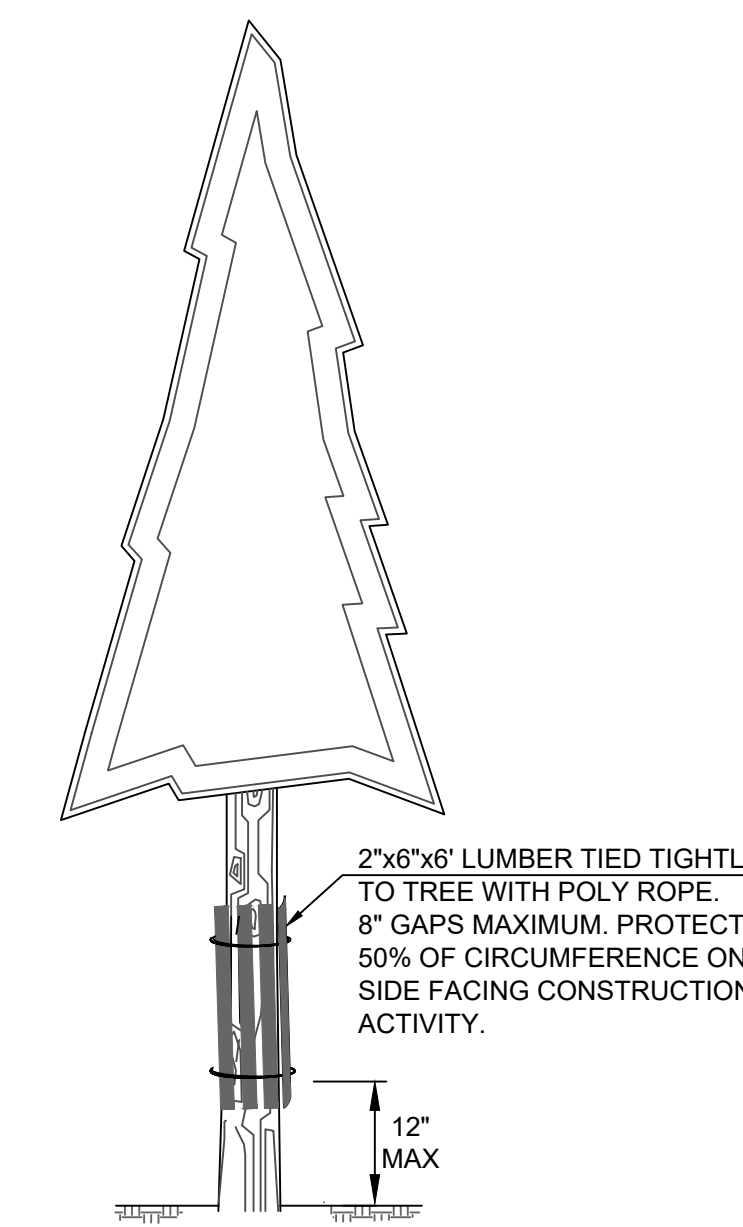
**FIBER ROLLS**  
NOT TO SCALE



**SLOPE STABILIZATION  
SHORT SLOPE ROCK CONSTRUCTION**  
NOT TO SCALE



**TEMPORARY EROSION CONTROL  
TREE PROTECTION DETAIL**  
NOT TO SCALE



**INDIVIDUAL TREE PROTECTION**  
NOT TO SCALE

NOTE: THE CONTRACTOR MAY USE MANUFACTURED SILT FENCING IN LIEU OF THE ABOVE. SUBJECT TO SUBMITTAL OF MANUFACTURER'S DATA SHEETS TO THE ENGINEER FOR APPROVAL, PROVIDED IT COMPLIES WITH TRPA REQUIREMENTS.

NOTE:  
1. ROCK USED FOR SLOPE STABILIZATION SHALL MATCH EXISTING SITE ROCK SIZE AND COLOR SUBJECT TO OWNER APPROVAL.  
2. NO FILTER FABRIC SHALL BE EXPOSED.

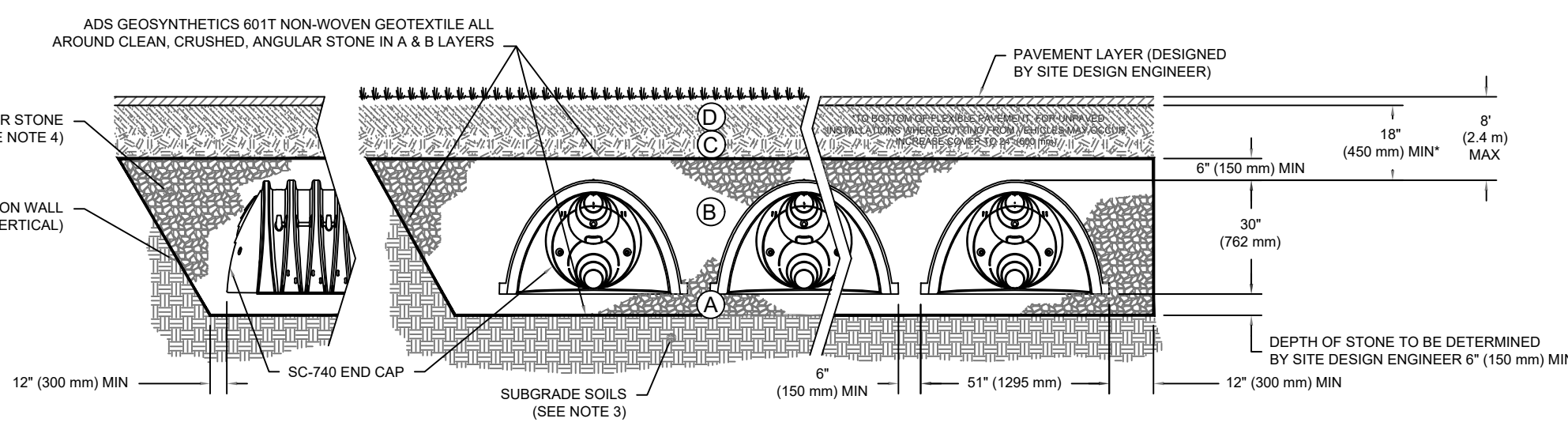
NOTE:  
1. TEMPORARY FENCING TO BE A MINIMUM OF 4' HIGH.  
2. POSTS TO BE SET AT A MINIMUM OF 6" ON CENTERLINE FROM EACH OTHER.  
3. FENCING MATERIALS TO BE APPROVED BY THE ENGINEER.

2"x6"x6" LUMBER TIED TIGHTLY TO TREE WITH POLY ROPE, 8" GAPS MAXIMUM. PROTECT 50% OF CIRCUMFERENCE ON SIDE FACING CONSTRUCTION ACTIVITY.

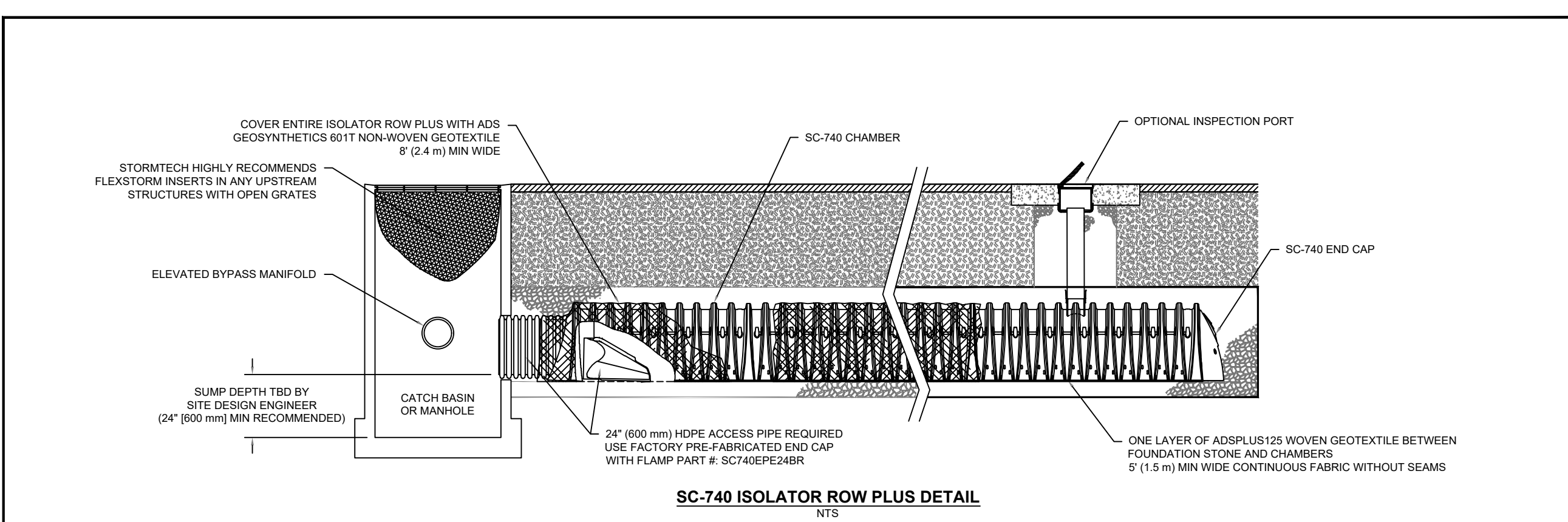
**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF 'C' LAYER TO THE BOTTOM OF FINISHED PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M44* A-1, A-2.4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 97, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIAL. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN) DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 2.3

PLEASE NOTE:  
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."  
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.  
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
4. ONCE LAYER 'C' IS PLACED, ANY SOL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

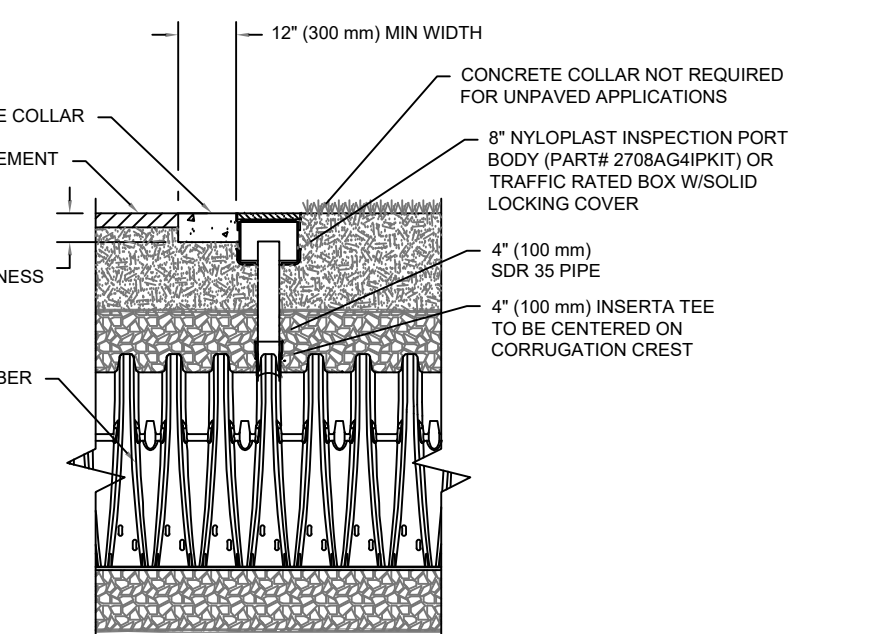


**NOTES:**  
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2419-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2419 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.  
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.  
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:  
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.  
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".  
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2419 SHALL BE GREATER THAN OR EQUAL TO 500 LB-IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



**INSPECTION & MAINTENANCE**  
STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT  
A. INSPECTION PORTS (IF PRESENT)  
A.1. REMOVE LID ON INSPECTION PORT AND INSPECT  
A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED  
A.3. USING A FLASHLIGHT AND AN UPSTREAM CAMERA, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG  
A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)  
A.5. IF SEDIMENT IS 4" OR ABOVE 2" (100 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.  
B. ALL ISOLATOR ROW PLUS ROWS  
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS  
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE  
B.3. IF OBSTRUCTIONS OR POLLS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY  
B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE  
B.5. IF SEDIMENT IS 4" OR ABOVE 2" (100 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.  
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETAC PROCESS  
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.5 m) OR MORE IS PREFERRED  
B. APPLY MULTIPLE PASSES OF JETAC UNTIL BACKFLUSH WATER IS CLEAN  
C. VACUUM STRUCTURE SUMP AS REQUIRED  
STEP 3) REPLACE ALL COVERS, GRATINGS, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.  
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

**NOTES**  
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.  
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**4" PVC INSPECTION PORT DETAIL  
(SC SERIES CHAMBER)**  
NOTES:  
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

SC-740 STANDARD CROSS SECTION  
DATE: 11/18/21  
DRAWN BY: JAC  
CHECKED BY: JAC  
APPROVED BY: JAC

SC-740 ISOLATOR ROW PLUS DETAILS  
DATE: 11/18/21  
DRAWN BY: JAC  
CHECKED BY: JAC  
APPROVED BY: JAC

**BMP Calculation Spreadsheet**

Estimated Soil Erosion Savings of 130.4 pounds per year by doing your BMPs.

Property Address: 665 LAKESHORE BLVD (Start here) APN: 122-162-23 Water Table: >5ft MAP DATA: ON SITE DPTHS  
Date: 11/18/21 Restriction: None noted Total Drain Rock Quantity (yd<sup>3</sup>): 76.8  
Designed By: Joe Cacioppo Max. Depth of Install: 67 in. Map Unit: 7141 Total Runoff (ft<sup>3</sup>): 1089.5 Amount Treated: 1089.5 Total Excavation (yd<sup>3</sup>): 76.8

Contributing Surface	Area (ft <sup>2</sup> )	Runoff (ft <sup>3</sup> )	Treatment Label	Length (ft)	Width (in)	Depth (in)	On-Site Ksat (ft/d)	Mapped Ksat (ft/d)	Prefab Void Space (%)	Average Void Space (%)	Effective Volume (yd <sup>3</sup> )	Treatment Capacity (ft <sup>3</sup> )	Drain Rock Quantity (yd <sup>3</sup> )	Excess Runoff (ft <sup>3</sup> )	Excess Capacity (ft <sup>3</sup> )
Basin	340.6	48.7	SC740 CHAMBERS	45.8	51	42	4.0	4.0	40%	40%	25.2	371.8	25.2	0.0	40.6
Basin	51.0	7.1	51 (mowable)	51	51	43	4.0	4.0	40%	40%	51.6	758.3	51.6	0.0	0.0
<b>Total</b>	<b>391.6</b>	<b>55.8</b>													

Notes:  
2:1 (rock lined or vegetated) 5:1 (mowable)

**NOTES:**  
EACH ADS STORMTECH SC740 CHAMBER WITH A FOUNDATION STONE THICKNESS OF 6" HAS A STORAGE CAPACITY OF 74.9 CF.  
WESTERN STORM CHAMBER SYSTEM NEEDS TO HANDLE 340.60 CF OF RUN OFF. BY PROVIDING 5 SC740 CHAMBERS, WE HAVE A STORAGE CAPACITY OF 374.50 CF.  
EASTERN STORM CHAMBER SYSTEM NEEDS TO HANDLE 748.90 CF OF RUN OFF. BY PROVIDING 10 SC740 CHAMBERS, WE HAVE A STORAGE CAPACITY OF 749 CF.



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fax: 702.696.6209  
www.tsk.com



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BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

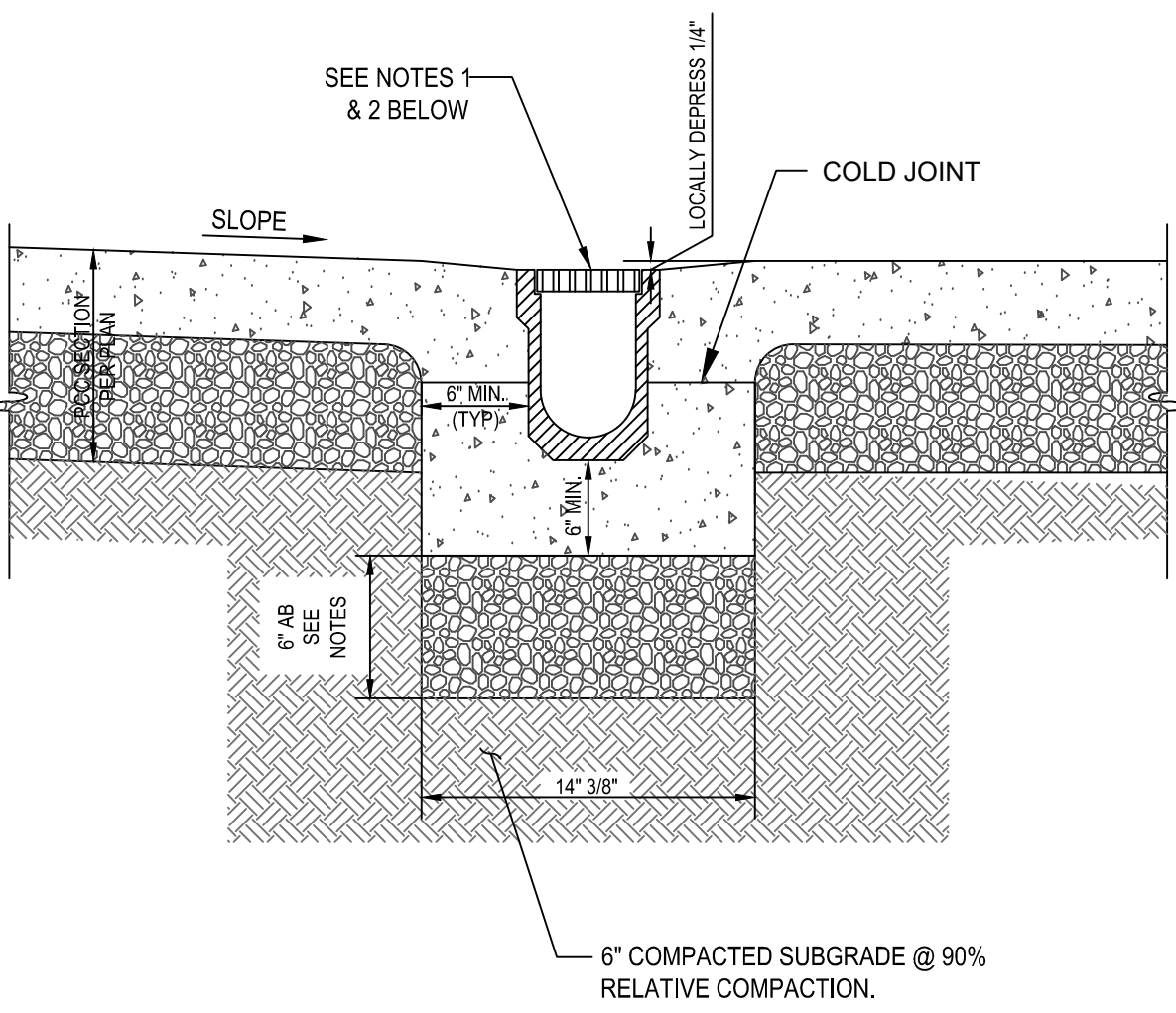
Job No: 20.018.10  
Owner  
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
3/30/21	ADDENDUM 2	
4/6/21	ADDENDUM 3	
5/3/21	ADDENDUM 4	

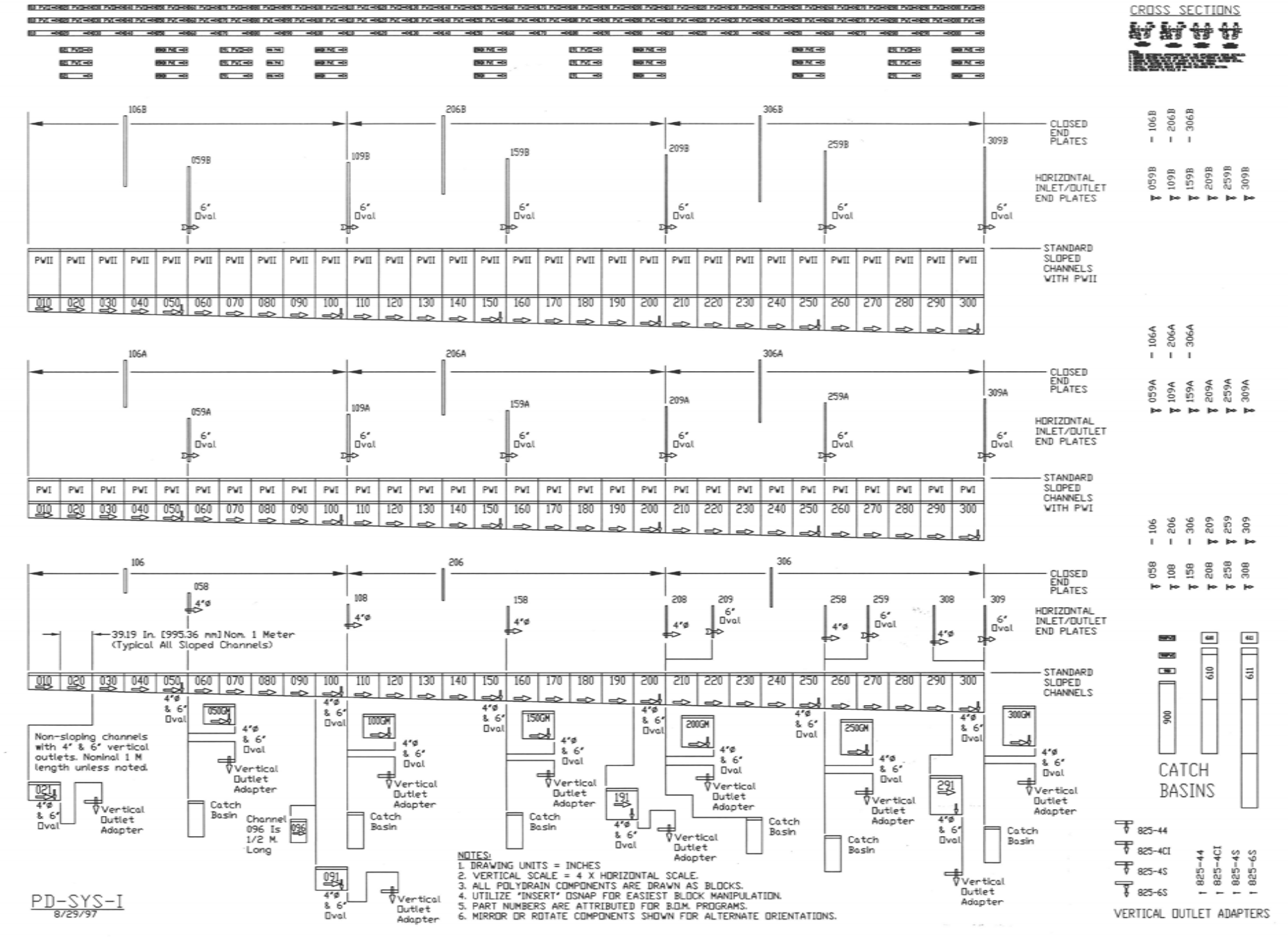
Sheet Title  
**Details**

Date: April 30, 2021  
Sheet No:  
**811**  
Know what's below.  
Call before you dig.  
**C9**

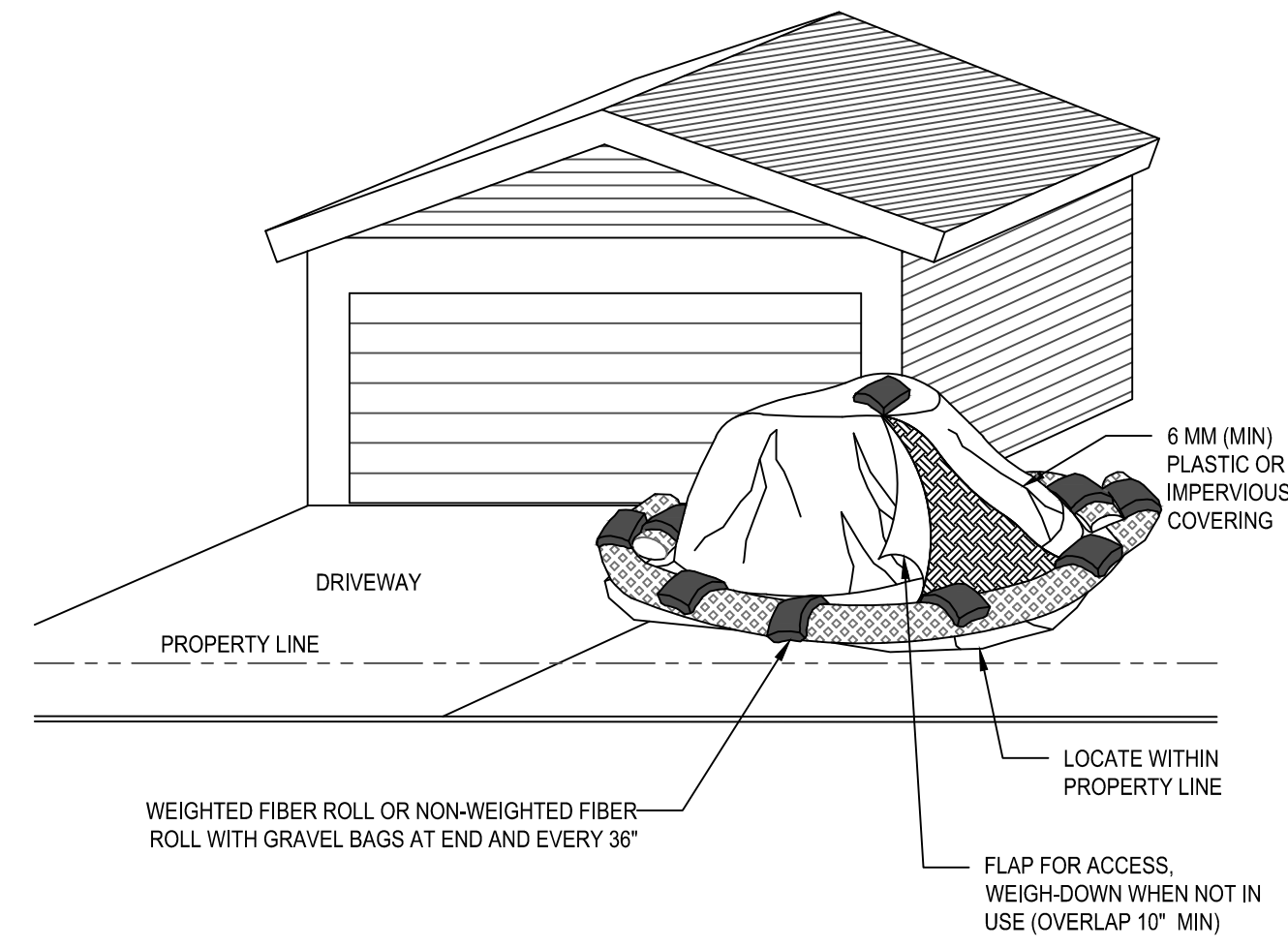


- NOTES:**
1. USE PRE-SLOPED SECTIONALIZED TRENCH DRAIN SYSTEM MANUFACTURED BY ABT (POLY DRAIN), ACO (S100K) OR APPROVED EQUAL, INSTALL PER MANUFACTURERS SPECIFICATIONS.
  2. GRATE TO BE URBAN ACCESSORIES, TITLE WAVE 2, BRONZE FINISH OR OWNER APPROVED EQUAL.
    - A. [HTTPS://URBANACCESSORIES.COM/PRODUCT/TITLE-WAVE-2/](https://urbanaccessories.com/product/title-wave-2/)
  3. CLASS 2, 3/4" MAX. COMPACT TO 95% RELATIVE COMPACTION (ASTM 1557), NO CINDERS.
  4. CONCRETE SURROUNDING TRENCH DRAIN SHALL INCLUDED REINFORCING BARS THAT TIE INTO THE CONCRETE POOL DECK. CONCRETE AT TRENCH DRAIN SHALL HAVE A COLD JOINT, AND SHALL BE SCORED PARALLEL TO AND 6" FROM THE TRENCH DRAIN. REFER TO STRUCTURAL PLANS.

**TRENCH DRAIN**  
NOT TO SCALE

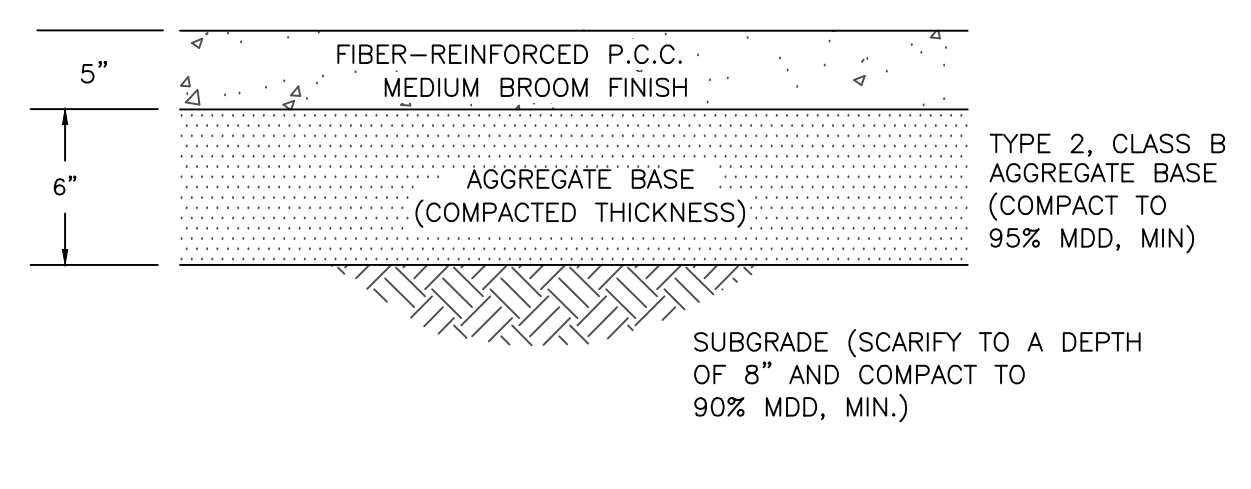


**ABT POLY DRAIN PROFILES**  
NOT TO SCALE

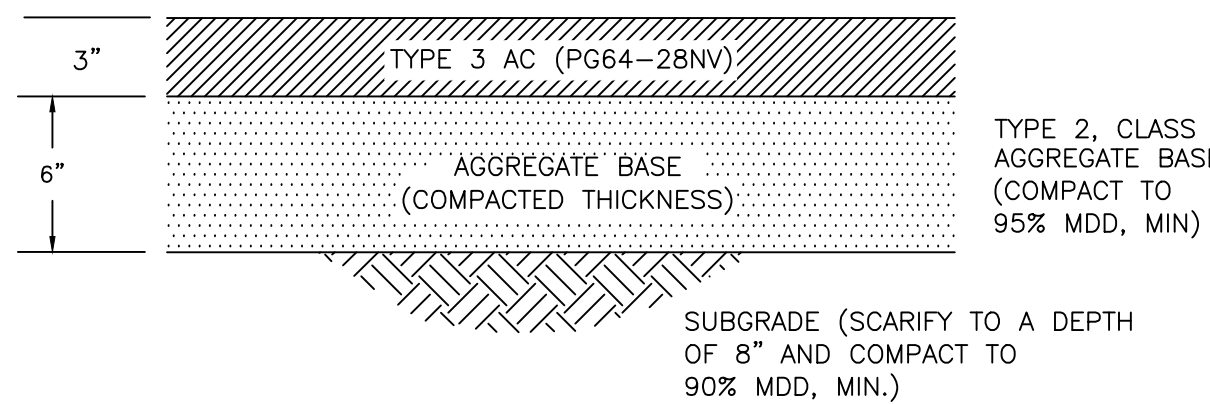


- NOTES:**
1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
  2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
  3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
  4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS.
  5. VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS.
  6. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
  7. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.

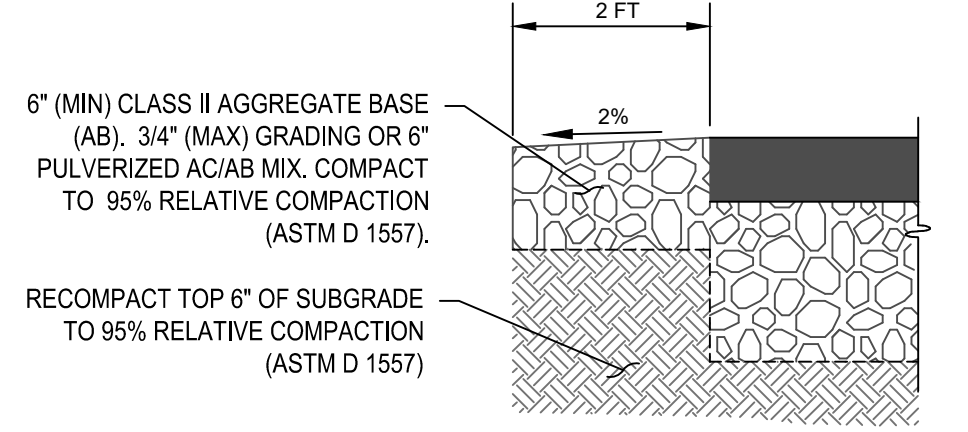
**STOCKPILE MANAGEMENT**  
NOT TO SCALE



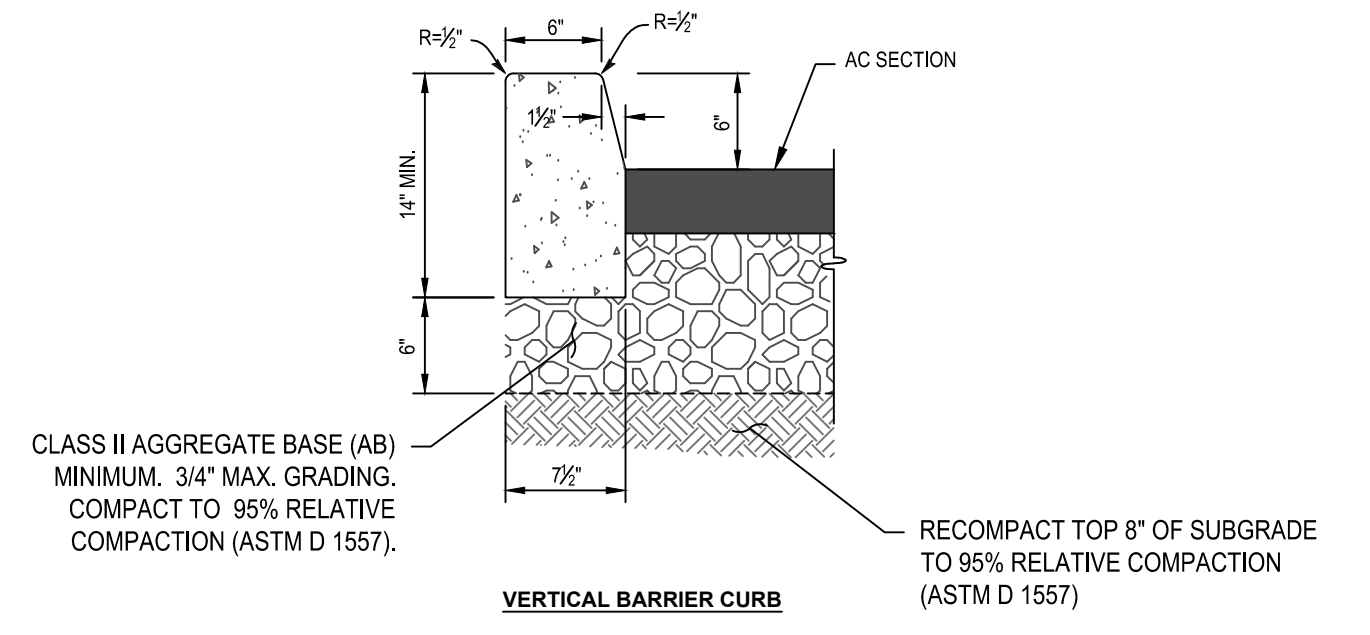
**P.C.C. WALKWAY SECTION**  
NOT TO SCALE



**AC PATHWAY SECTION**  
NOT TO SCALE

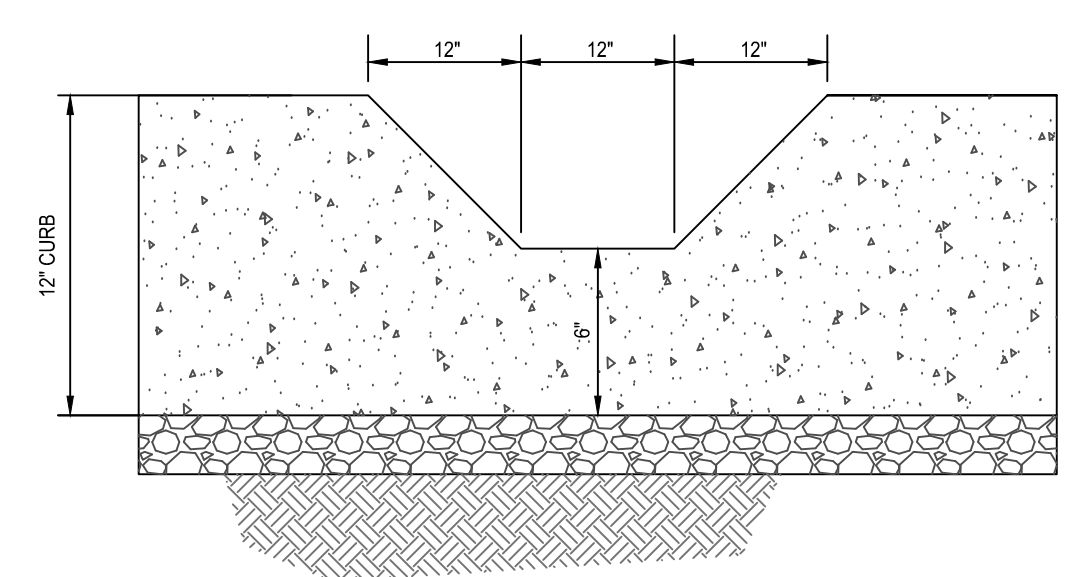


**AGGREGATE BASE SHOULDER**  
NOT TO SCALE



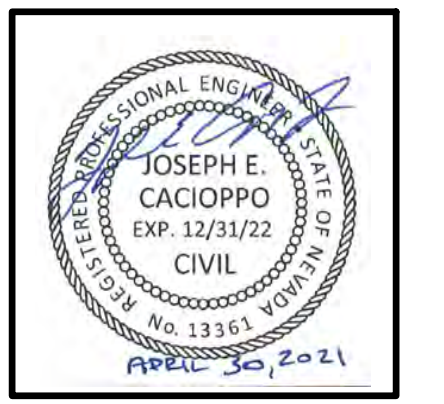
- NOTES:**
1. ALL CONCRETE PER TECHNICAL SPECIFICATION
  2. STRUCTURAL THICKNESSES ARE MINIMUM. INCREASED SECTIONS MAY BE REQUIRED BASED ON ACTUAL SOIL CONDITIONS, OR PROJECT APPROVALS.
  3. UNSUITABLE MATERIALS TO BE REMOVED & REPLACED W/USUITABLE MATERIAL
  4. EXPANSION AND WEAKENED PLANE JOINTS PER ORANGE BOOK.

**VERTICAL BARRIER CURB**  
NOT TO SCALE



**DEPRESSED CURB**  
NOT TO SCALE

**tsk**  
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www.tska.com



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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

**ISSUED FOR CONSTRUCTION**

REVISIONS		
REV	DATE	DESCRIPTION
Δ	3/30/21	ADDENDUM 2
Δ	4/6/21	ADDENDUM 3
Δ	5/3/21	ADDENDUM 4

Sheet Title  
**Details**

Date: April 30, 2021  
Sheet No:



**C10**

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**DESIGNWORKSHOP**  
2000 Blue Stone • 100 Lakeshore Blvd., Suite 204 • Incline Village, NV 89451 • 775-857-5555



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

100% CD

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

**IRRIGATION PLAN**

Date: March 12, 2021

Sheet No:

LI.01

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DETAIL NUMBER
⊕	PER DETAIL		DRIP VALVE ASSEMBLY	1
▼	HUNTER	HQ-44RC-AW	QUICK COUPLING VALVE (ACME)	2
⊗	APPROVED		GATE VALVE (LINE SIZE)	3
⊠	EXISTING		GATE VALVE	
---	APPROVED	SCH 40 BE	PVC PRESSURE SUPPLY LINE (SIZE PER PLAN)	9
---	APPROVED	SCH 40 BE	3/4" PVC LATERAL LINE	9
---	TORO	EHD-2057-050	3/4" DRIP TUBING (SEE NOTE #4 FOR EMITTER)	4.5
▽	PER DETAIL		DRIP LINE BLOW-OUT STUB	6
■	APPROVED		PVC/POLY ADAPTER	
---	APPROVED		PVC IRRIGATION SLEEVE (SEE NOTE #5)	
⬡	TORO	TOC-S8-1678 / SB-R4D-XTRD-SAM / B-ANT-YAG12 / SB-CAB-ANT-MAST-50-8 / SB-AWS1U	SENTINEL 2-WIRE CONTROLLER WITH YAGI ANTENNA (ORDERED FROM HORIZON, QUOTE NUMBER 1A009324)	7
⊖	RAIN BIRD	LCRB200D	LARGE CAPACITY DISC FILTER	8
⬡			CONTROLLER STATION NO.	
⬡			PLANT TYPE	
⬡			ELECTRIC CONTROL VALVE SIZE	

## NOTES

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PROVIDED BY DESIGN WORKSHOP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVE, ETC. SHALL BE LOCATED WITHIN LANDSCAPE AREAS. PIPING AND EQUIPMENT IS SHOWN OUTSIDE OF PLANTED AREAS FOR DRAWING LEGIBILITY ONLY.
- INSTALL TORO TURBO-SC PRESSURE COMPENSATING DRIP EMITTERS TO PLANT MATERIAL PER DETAILS #4 & #5 AND THE FOLLOWING SCHEDULE:

PLANT SIZE	EMITTER NUMBER	QUANTITY
1 GAL. SHRUB	T-DPJ-02-A	2 EACH
5 GAL. SHRUB	T-DPJ-02-A	2 EACH
10' TREE	T-DPJ-08-A	4 EACH
2.5" CALIPER TREE	T-DPJ-08-A	4 EACH
- EMITTERS ONLY ARE TO BE INSTALLED ABOVE GRADE AND ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.
- INSTALL IRRIGATION SLEEVES UNDER ALL PAVED SURFACES PER THE FOLLOWING SCHEDULE:

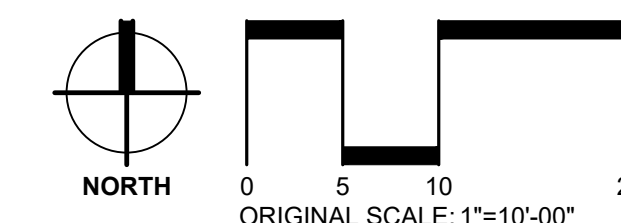
PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE(S)
DRIP TUBING	1-2" SCH 40 PVC
3/4" LATERAL	1-2" SCH 40 PVC
1" LATERAL	1-2" SCH 40 PVC
1 1/4" LATERAL	1-2" SCH 40 PVC
1 1/2" LATERAL	1-4" SCH 40 PVC
1" PRESSURE SUPPLY LINE	1-2" SCH 40 PVC
1 1/2" PRESSURE SUPPLY LINE	1-4" SCH 40 PVC
2-WIRE PATH	1-2" SCH 40 PVC
- ALL IRRIGATION TO BE INSTALLED A MINIMUM 18" CLEAR OF BUILDINGS.
- ALL IRRIGATION TO BE INSTALLED A MINIMUM 18" CLEAR OF BUILDINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE INDUSTRY STANDARDS AND THE ATTACHED PLANS, SCHEDULES, NOTES, DETAILS.
- WORK SHALL CONFORM TO ALL CONSTRUCTION GOVERNING CODES AND REGULATIONS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVE, ETC. SHALL BE LOCATED WITHIN LANDSCAPE AREAS. PIPING AND EQUIPMENT IS SHOWN OUTSIDE OF PLANTED AREAS FOR DRAWING LEGIBILITY ONLY.

## TWO-WIRE NOTES:

- TWO-WIRE CABLE SHALL BE DOUBLE JACKETED TWO CONDUCTOR SOLID CORE 14 GAUGE (P7350D) AND 12 GAUGE (P7351D) WIRE PER TORO SPECIFICATIONS INSTALLED IN 1.25" PVC CONDUIT.
- WHERE TWO (2) VALVES ARE GROUPED TOGETHER, INSTALL A SINGLE DECODER IN EACH OF THE VALVE BOXES.
- USE ONLY 3M DBR-Y WATERPROOF WIRE CONNECTORS.
- SURGE PROTECTION (TORO DEC-SG-LINE) GROUNDING WILL BE REQUIRED AT FIRST VALVE DECODER LAST VALVE DECODER IN ALL DIRECTIONS AND EVERY 300 FEET IN BETWEEN.

IRRIGATION PRESSURE SUPPLY LINE AND VALVES SHOWN WITHIN SIDEWALK AND PARKING AREA FOR DRAWING LEGIBILITY ONLY. SUPPLY LINE AND VALVES TO BE INSTALLED WITHIN ADJACENT PLANTING AREA.

Aqua Commercial Irrigation  
810 Los Valles Blvd., Suite 204  
San Marcos, CA 92078  
Ph: (760)750-1990 Fax: (760)750-1999



## CONTROLLER

INSTALL ONE (1) TORO SENTINEL 2-WIRE WALL MOUNT CONTROLLER EXTERIOR MOUNTED ON BUILDING AS DETAILED (204 STATION CONTROLLER). 120 VOLT ELECTRICAL SERVICE TO BE PROVIDED FROM ELECTRICAL PULL BOX WITHIN 25' OF CONTROLLER. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION FROM PULL BOX TO CONTROLLER.

LOCATION OF CONTROLLER AND ANTENNA ARE TO BE APPROVED BY PARKS REPRESENTATIVE AND INSTALLED PER MANUFACTURERS SPECIFICATION.

CONTRACTOR TO LOCATE EXISTING VALVE #2 AND CONNECT NEW 2-WIRE DECODER AND NEW 2-WIRE CABLE FROM EXISTING VALVE TO NEW CONTROLLER PER THESE PLANS.

CONTRACTOR TO STUB 2" PRESSURE SUPPLY LINE WITH GATE VALVE AT THIS LOCATION. CONTRACTOR TO ALSO STUB 2-WIRE CABLE PATH FROM CONTROLLER IN RECTANGULAR VALVE BOX AT THIS LOCATION FOR FUTURE CONNECTION.

CONTRACTOR TO ADD (2) TWO ADDITIONAL 4" PVC SLEEVES AT EACH HARDSCAPE CROSSING. (TYPICAL)

CONTRACTOR TO INSTALL PRESSURE SUPPLY LINE UNDER ROCK MULCH PER THESE PLANS. (SHOWN IN SIDEWALK FOR CLARITY ONLY)

CONTRACTOR TO LOCATE AND CONNECT TO EXISTING 4" PRESSURE SUPPLY LINE AT EXISTING GATE VALVE. CONNECT NEW PRESSURE SUPPLY LINE AND EXTEND NEW PRESSURE SUPPLY LINE PER THESE PLANS.

EXISTING FENCE TO REMAIN

PROPOSED KIDS POOL

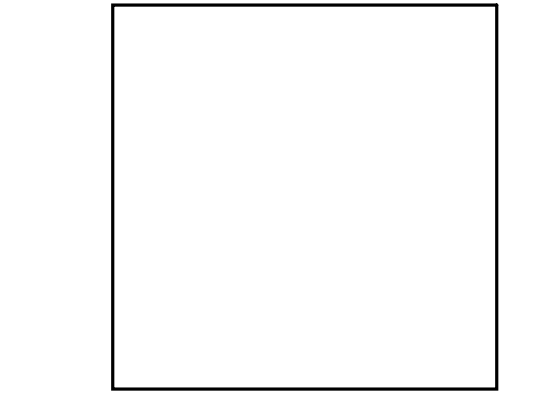
PROPOSED POOL

LAKE TAHOE

LAKE TAHOE

[4]

IV



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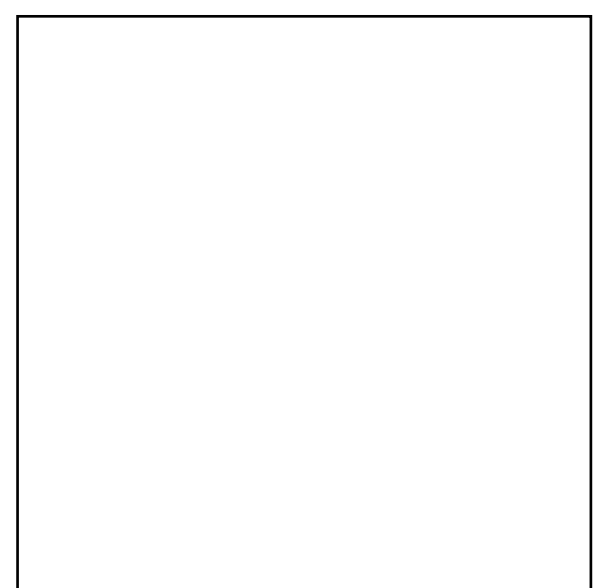
**DESIGNWORKSHOP**  
10000 Sycamore • 1000 Lakeside Street, Suite 101 • Henderson, NV 89048-5554 • 775-556-1000



PLEASE RECYCLE

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10  
Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



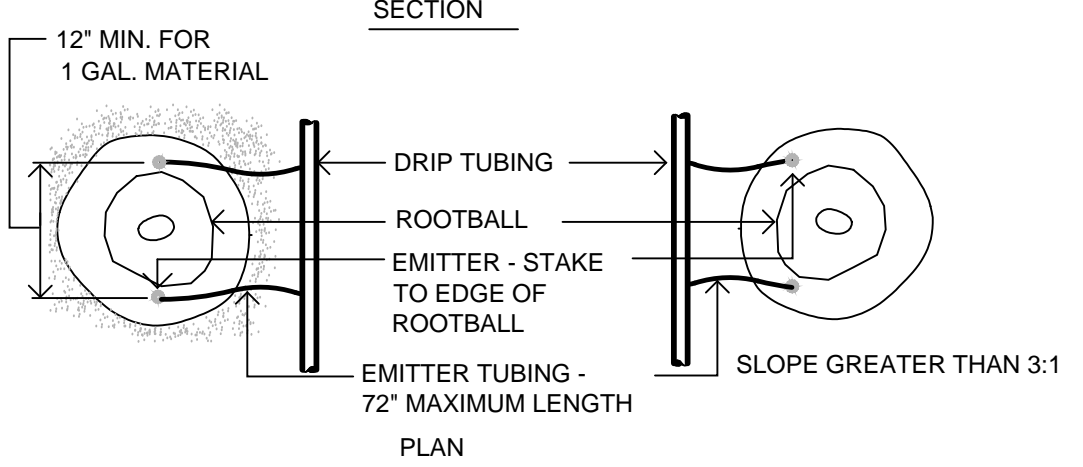
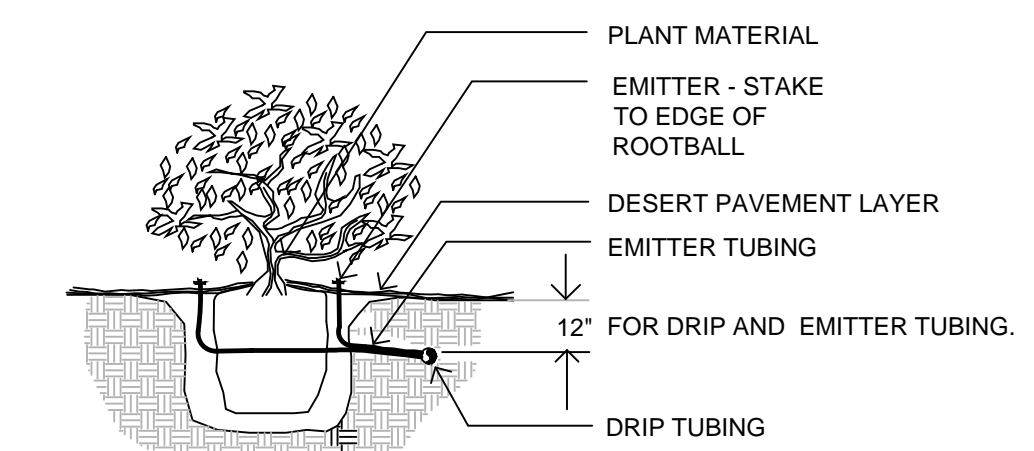
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REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**IRRIGATION DETAILS**

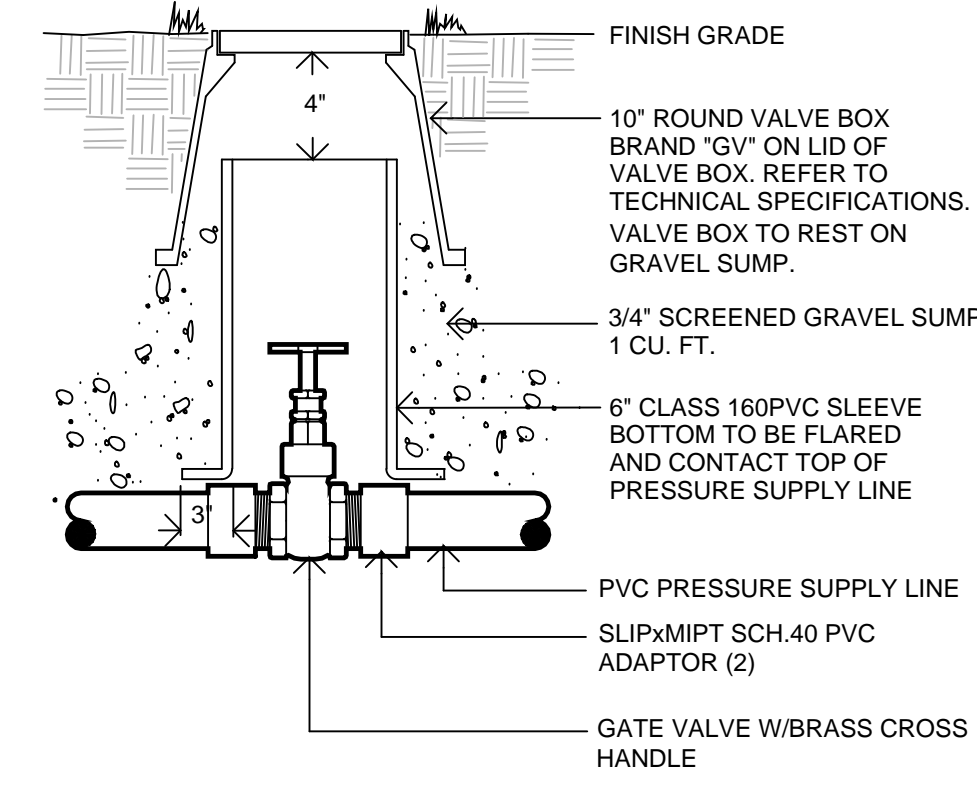
Date: March 12, 2021  
Sheet No:

LI.02

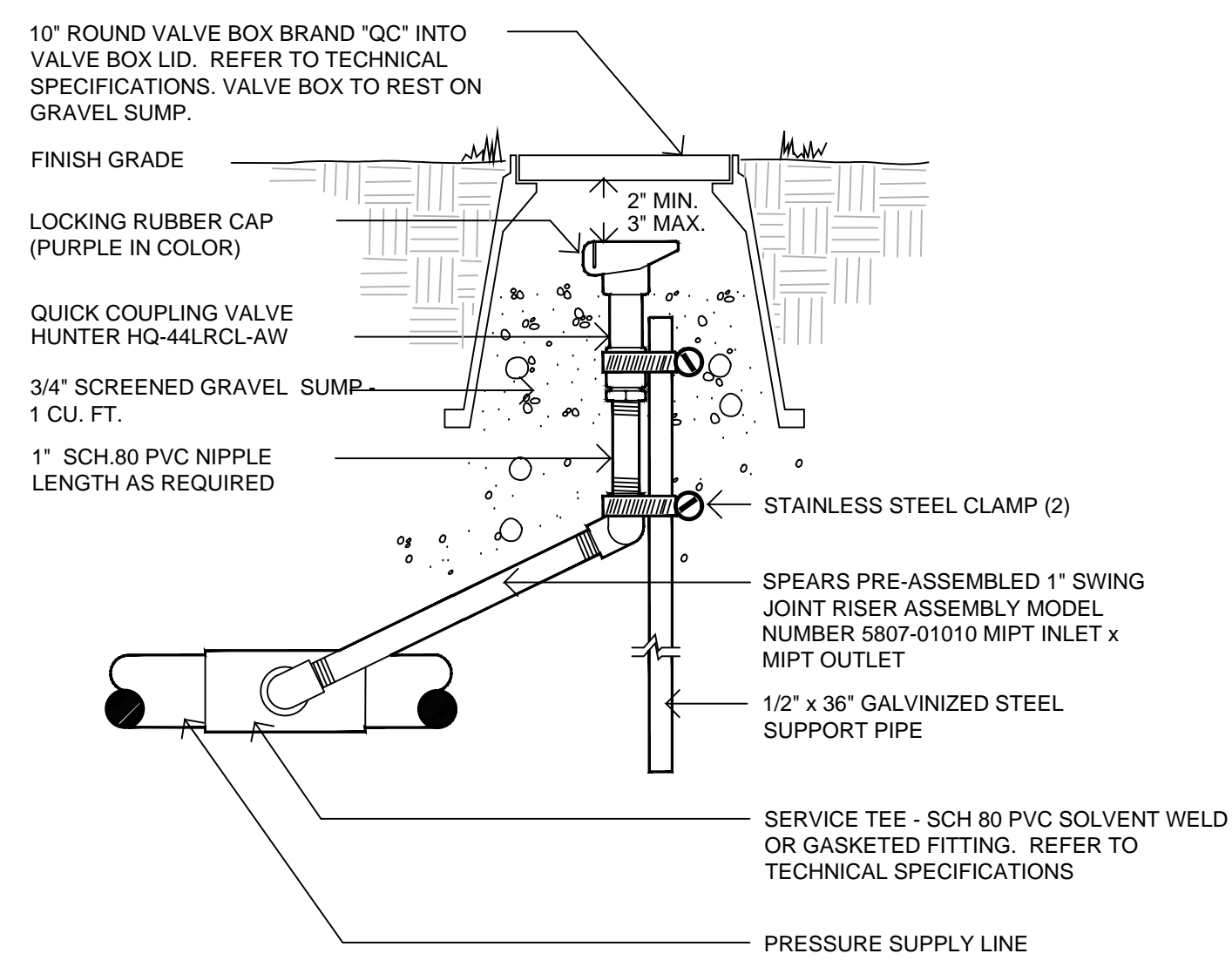


NOTE:  
INSTALL EMITTERS ON OPPOSITE SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2". DETAIL REPRESENTS TYPICAL INSTALLATION. REFER TO CONSTRUCTION DRAWINGS FOR EMITTER QUANTITIES AND MODEL NUMBERS.

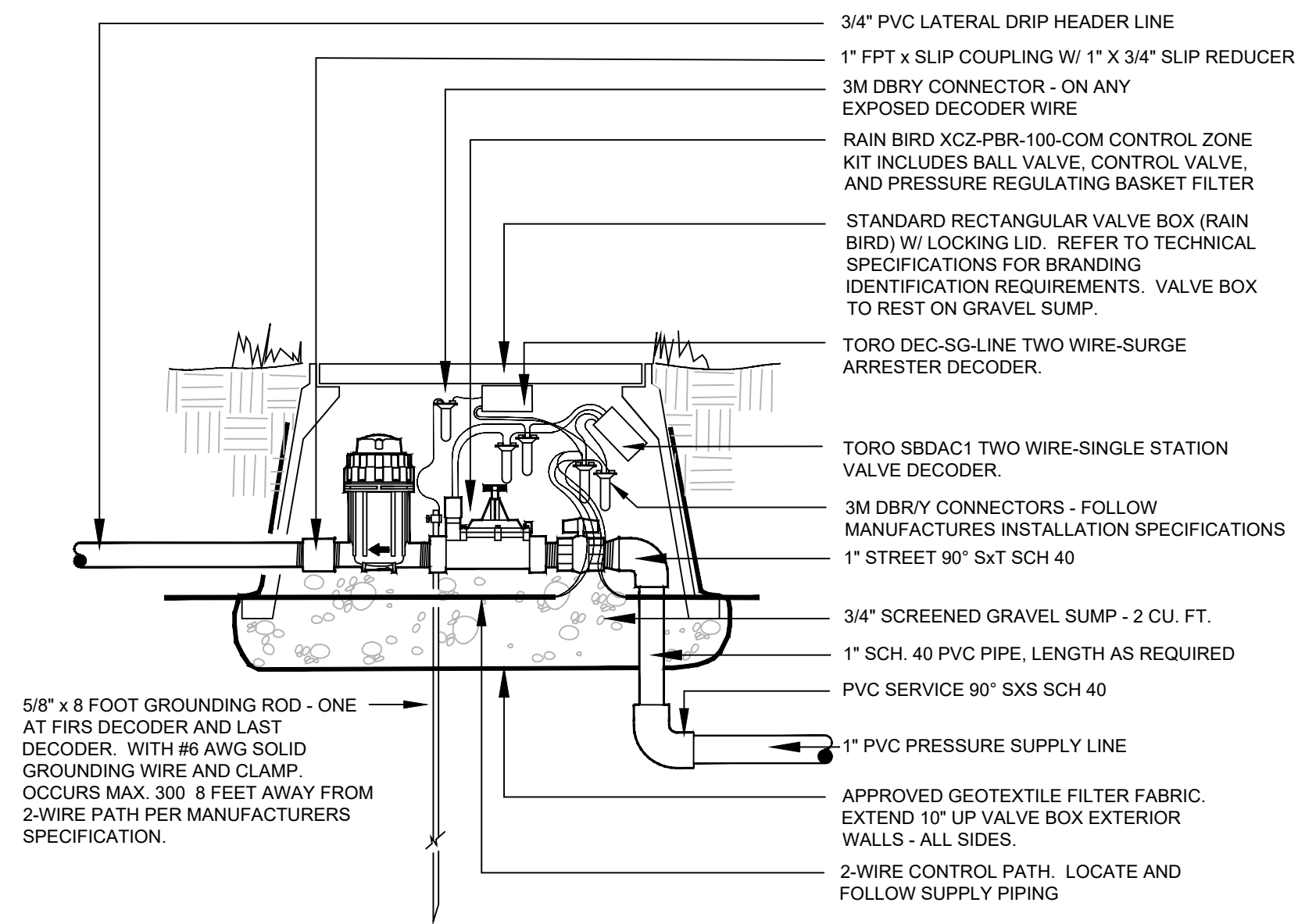
**4 DRIP EMITTER - SHRUB**  
NTS



**3 GATE VALVE**  
NTS

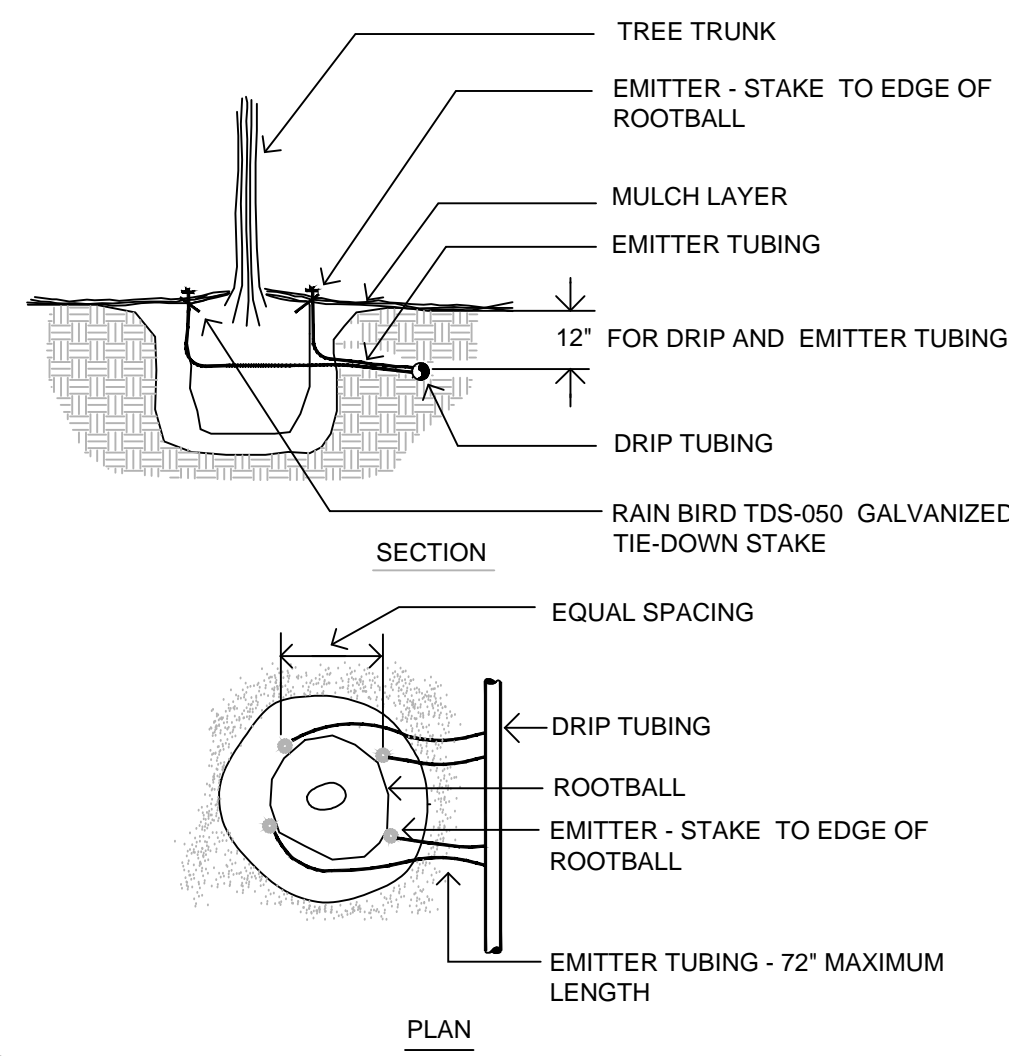


**2 QUICK COUPLING VALVE**  
NTS



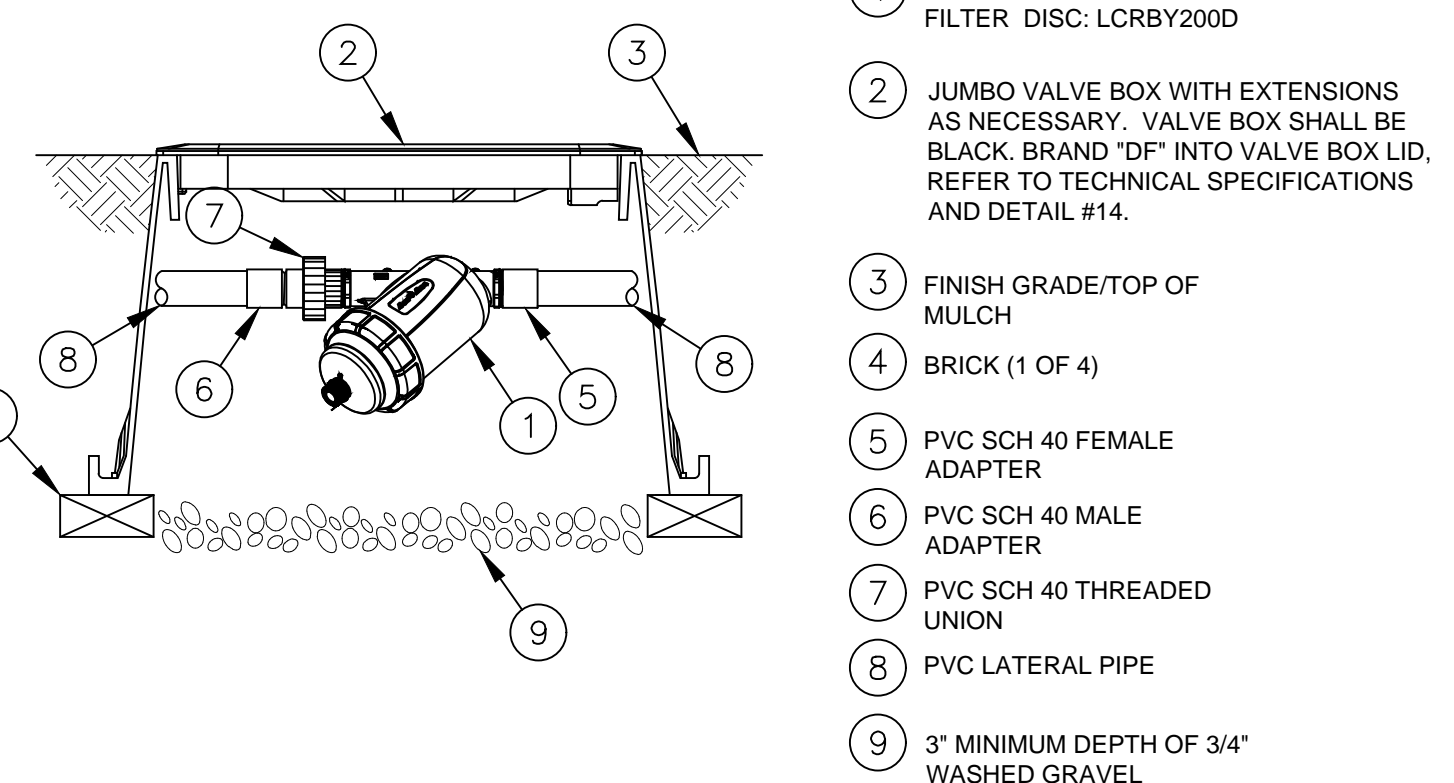
NOTES:  
 1. VALVE INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO PART OF ASSEMBLY TO CONTACT BOX LID. DO NOT CUT BOX. VALVE BOXES TO BE SPACED EVENLY FROM WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.  
 2. WIRE DECODER SURGE PROTECTORS (DEG-SG-LINE) ARE REQUIRED AT FIRST VALVE AND LAST VALVE ON MAINLINE AND MAXIMUM EVERY 300 FEET IN-BETWEEN THOSE VALVES.  
 3. DRIP VALVE ASSEMBLY WILL REQUIRE A DC LATCHING SOLENOID.

**1 DRIP VALVE ASSEMBLY**  
NTS



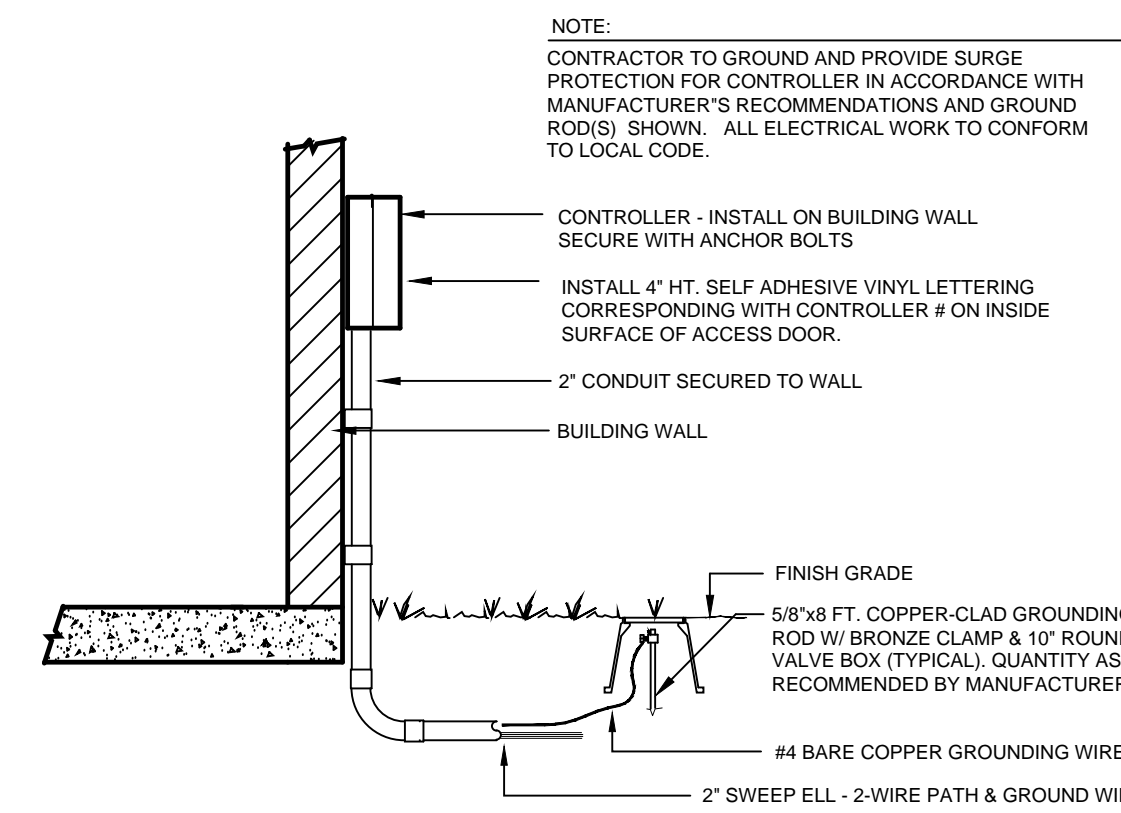
NOTE:  
INSTALL EMITTERS EQUALLY SPACE AROUND ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2". DETAIL REPRESENTS TYPICAL INSTALLATION. SEE IRRIGATION NOTES (SHEET L3.4) EMITTER QUANTITIES AND SIZE.

**5 DRIP EMITTER - TREE**  
NTS

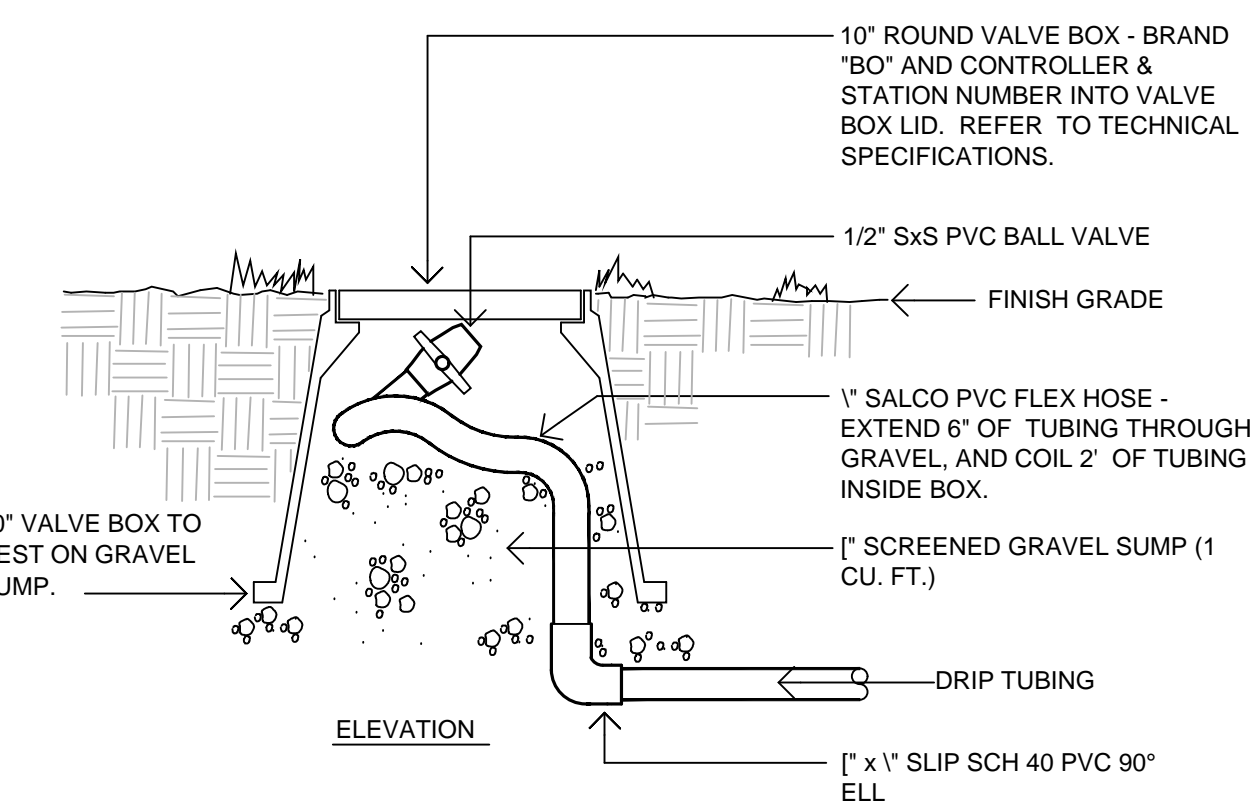


NOTE:  
1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

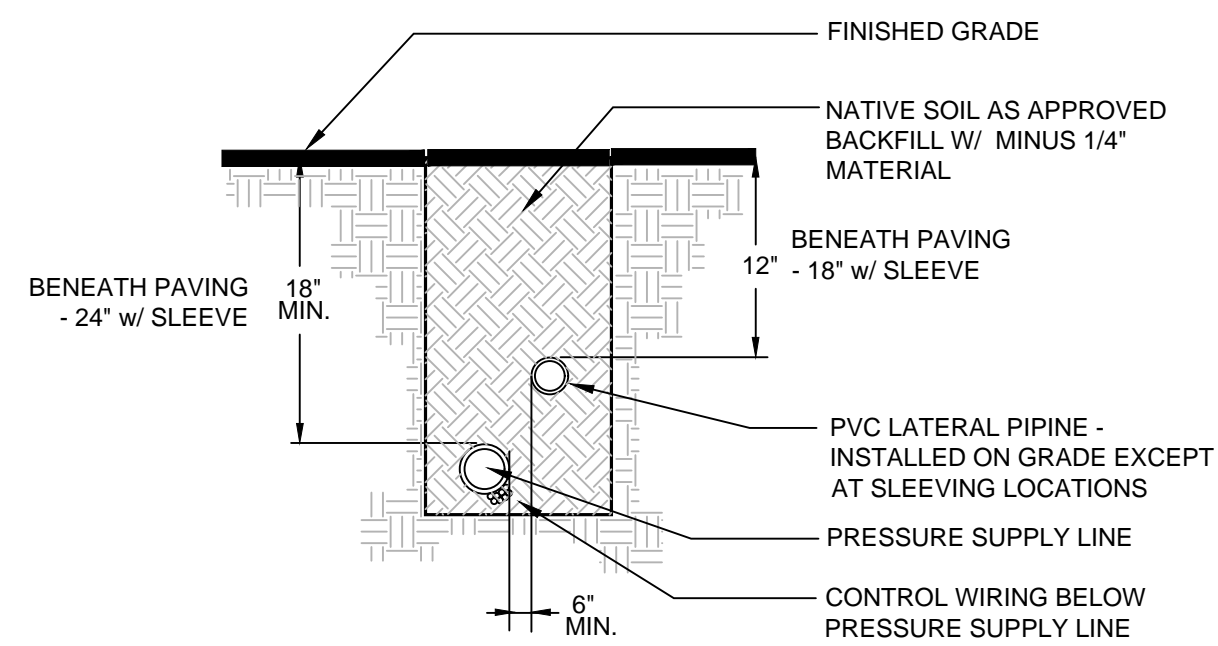
**8 DISK FILTER**  
NTS



**7 WALL MOUNTED CONTROLLER**  
NTS



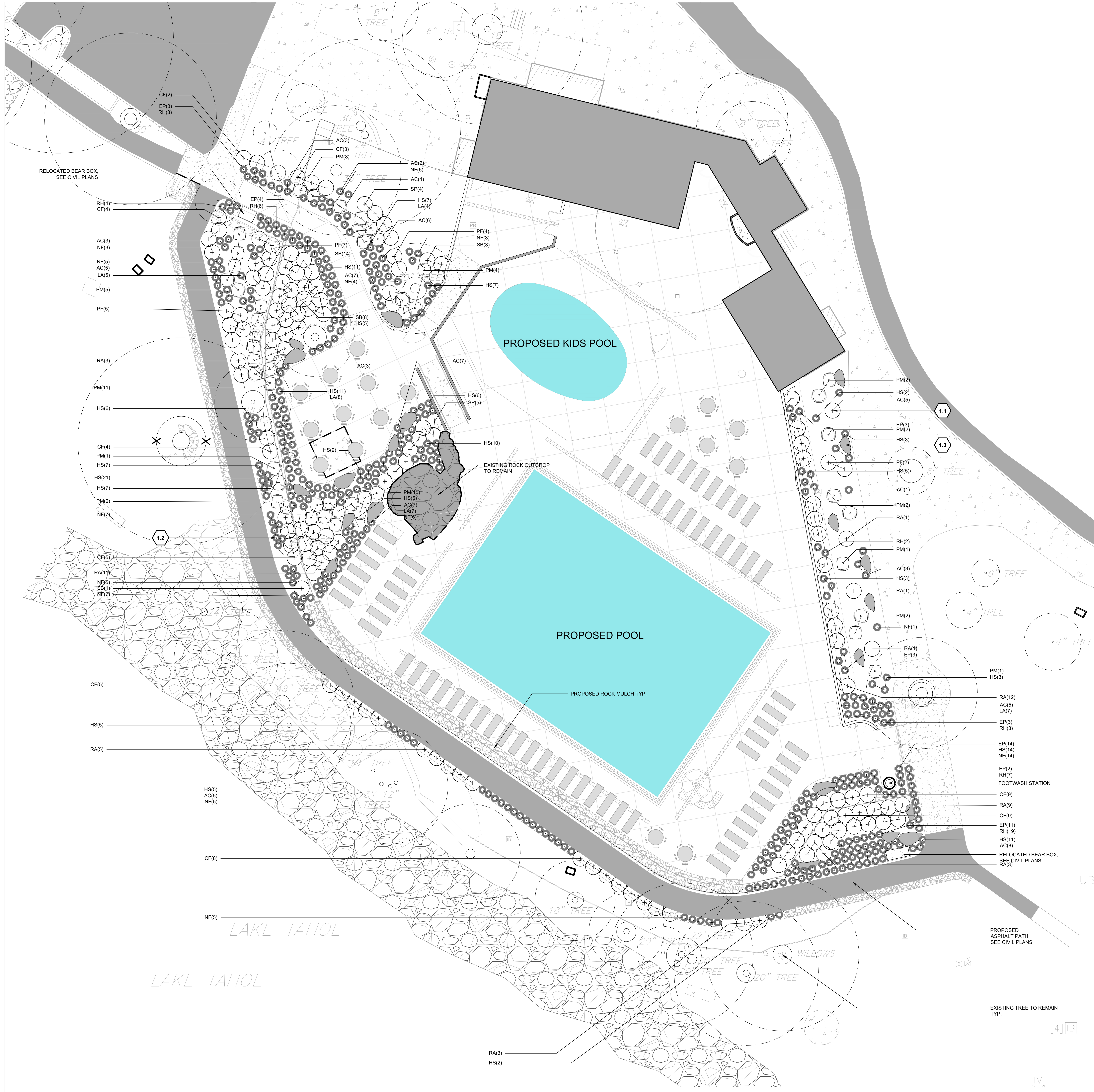
**6 DRIP BLOW OUT STUB**



NOTES:  
 1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES  
 2. BUNDLE AND TAPE WIRING AT 10' INTERVALS.  
 3. INSTALL ALL CONTROL AND COMMON WIRING TO THE SIDE AND BELOW THE PRESSURE SUPPLY LINE.

**9 TRENCHING**  
NTS





**LANDSCAPE PLANTING NOTES**

- Refer to Civil Engineer's utility and grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
- Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
- Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
- Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
- Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
- Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
- Trees shall be planted a minimum of 10 feet from face of building and a minimum of 4 feet from edge of pavement, except as approved by Landscape Architect.
- Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, except as approved by Landscape Architect.
- All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, except as approved by Landscape Architect.
- Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
- Prune newly planted trees only as directed by Landscape Architect.
- Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
- Provide specified mulch surface treatment for all planting areas. Surface treatment for disturbed areas during construction will match conditions prior to disturbance.

**IRRIGATION NOTE**

A combination of adapted native, drought resistant plant material and an efficient irrigation system is proposed for the project. An automatic controller with multiple functions will be used to operate different pressure zones and moderate the rates of application of water on a zone by zone basis. Rain sensors will monitor the operation of the system and shut it off during natural rain events. Drip irrigators around trees, shrubs, and perennials will be used to eliminate evaporation losses. Overhead sprinklers will only be used for turf areas. Plant species have been grouped with similar water requirements on common zones to match precipitation heads and emitters.

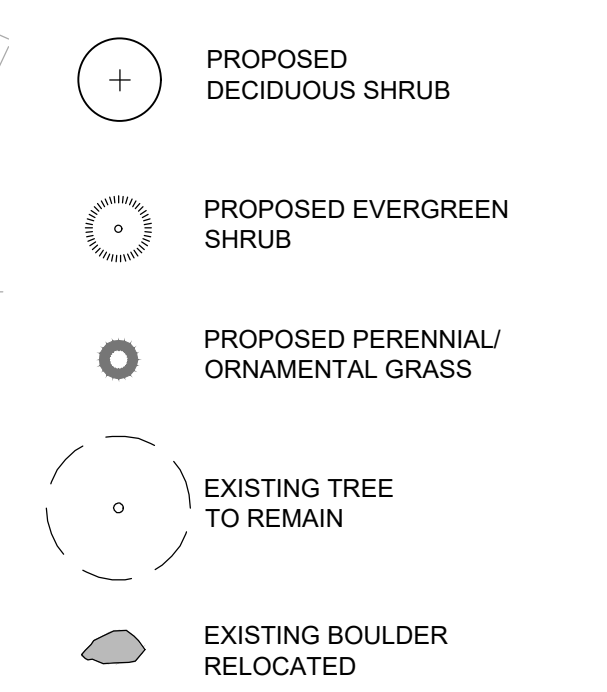
**DEFENSIBLE SPACE**

Establish and maintain defensible space surrounding structures in accordance with the 2018 International Wildland Urban Interface Code (IWUIC) with amendments in NLTFPD Resolutions 18-1 and 18-2. A defensible space inspection is required to provide for safe separation between structures and wildland vegetation. All items noted during the inspection must be corrected prior to permit closeout. Contact an NLTFPD Inspector at (775) 833-8107 to schedule an appointment.

**PLANT LIST**

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
<b>SHRUBS</b>					
CF	52	<i>Cornus Sericea</i>	Red Twig Dogwood	5 gal.	48" O.C.
RA	51	<i>Rhus-aromatica 'Gro-low'</i>	Gro-low Sumac	5 gal.	36" O.C.
PM	49	<i>Pinus mugo mugo</i>	Mugo Pine	5 gal.	36" O.C.
PF	13	<i>Potentilla fruticosa 'Abbotswood'</i>	Abbotswood Potentilla	5 gal.	36" O.C.
SP	9	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	5 gal.	48" O.C.
SB	26	<i>Spiraea X 'bumalda' Anthony Waterer</i>	Anthony Waterer Spiraea	5 gal.	48" O.C.
<b>PERENNIALS / ORNAMENTAL GRASSES</b>					
AC	70	<i>Aquilegia caerulea</i>	Rocky Mountain Columbine	1 gal.	24" O.C.
EP	43	<i>Echinacea purpurea</i>	Purple Cone Flower	1 gal.	24" O.C.
HS	141	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gal.	24" O.C.
LA	24	<i>Lavendula Angustifolia</i>	English Lavender	1 gal.	24" O.C.
NF	66	<i>Nepeta X 'faassenii' 'Walker's Low'</i>	Catmint 'Walker's Low'	1 gal.	24" O.C.
RH	42	<i>Rudbeckia hirta</i>	Black-Eyed Susan	1 gal.	24" O.C.

**PLANTING LEGEND**



**SITE KEYNOTES:**

	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
<b>9.0 PLANTING AND LANDSCAPE</b>			
9.1	Shrub Planting	1 / L.O.02 3 / L.O.02	000000
9.2	Perennial Planting	2 / L.O.02 3 / L.O.02	000000
9.3	Boulder in Landscape	3 / L.O.02 1.2 / L.O.02	000000



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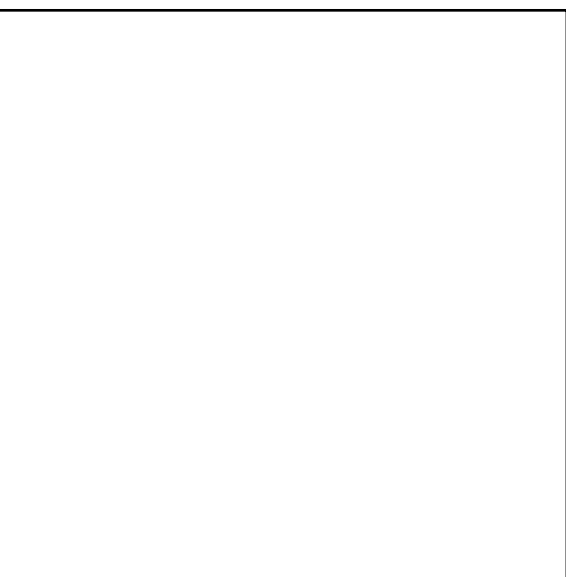


PLEASE RECYCLE

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



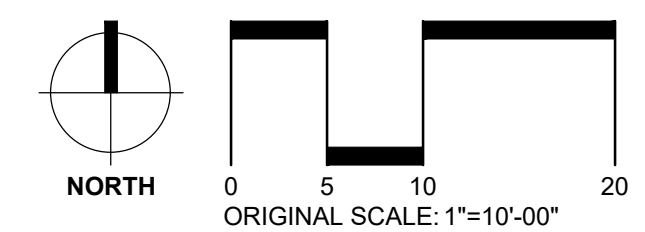
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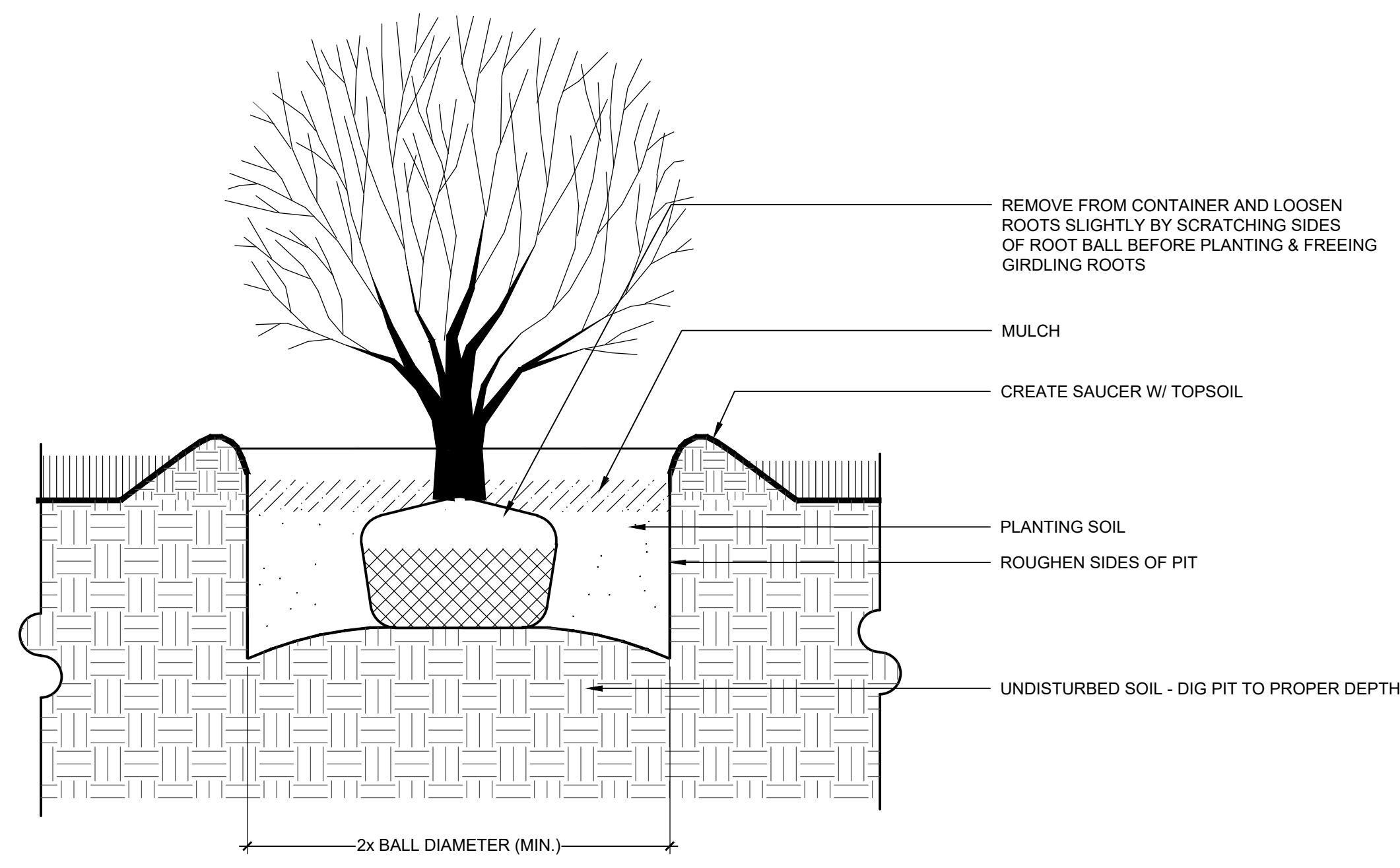
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**PLANTING PLAN**

Date: March 12, 2021  
Sheet No:

**LP.01**

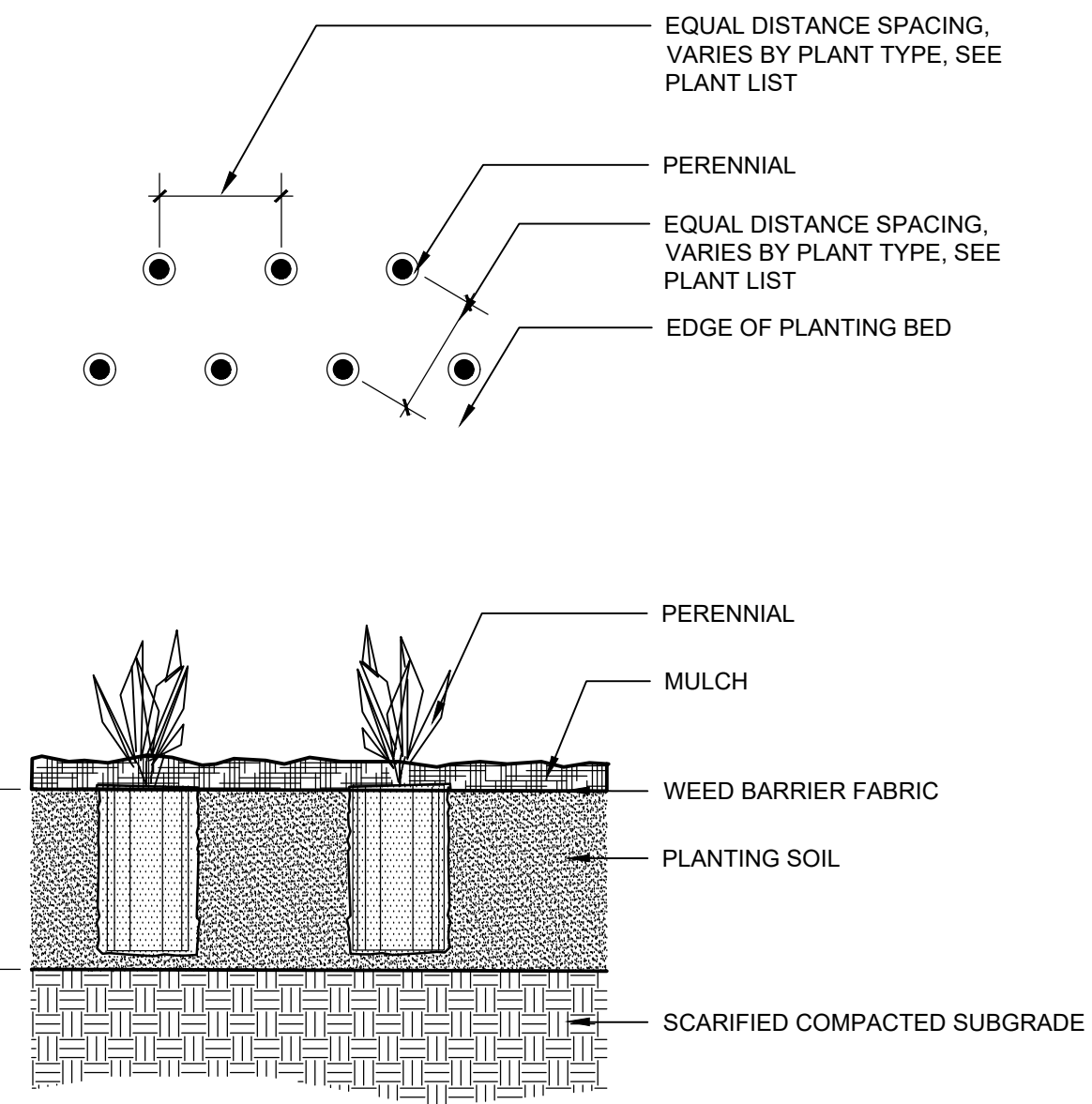




**1 SHRUB PLANTING**

NOT TO SCALE

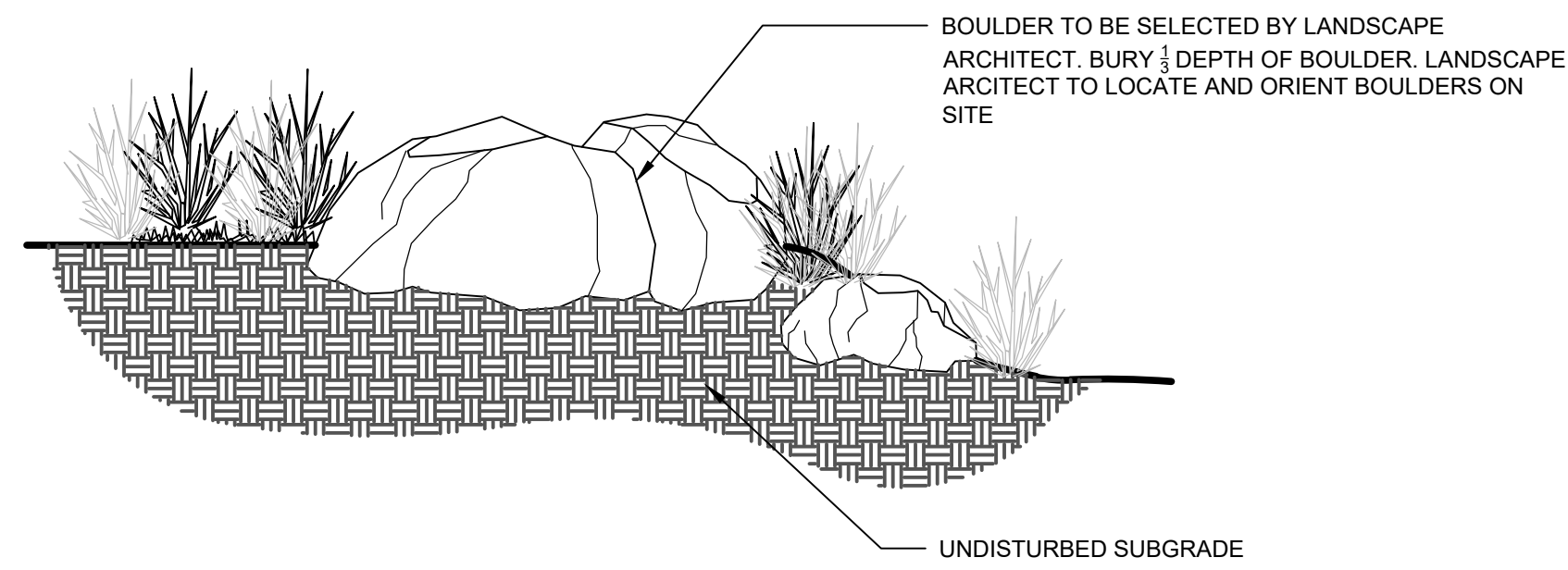
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**2 PERENNIAL GRASS PLANTING**

NOT TO SCALE

9.2



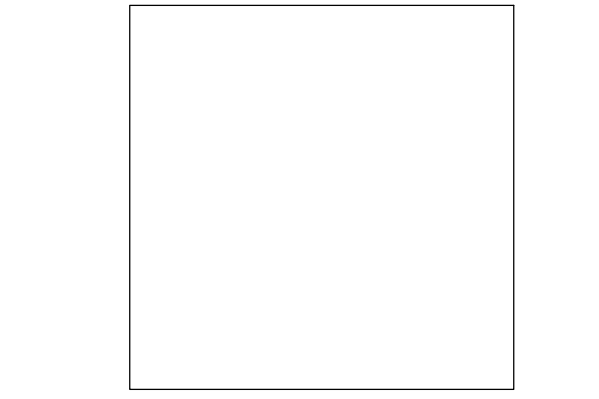
**3 BOULDER IN LANDSCAPE**

NOT TO SCALE

9.3

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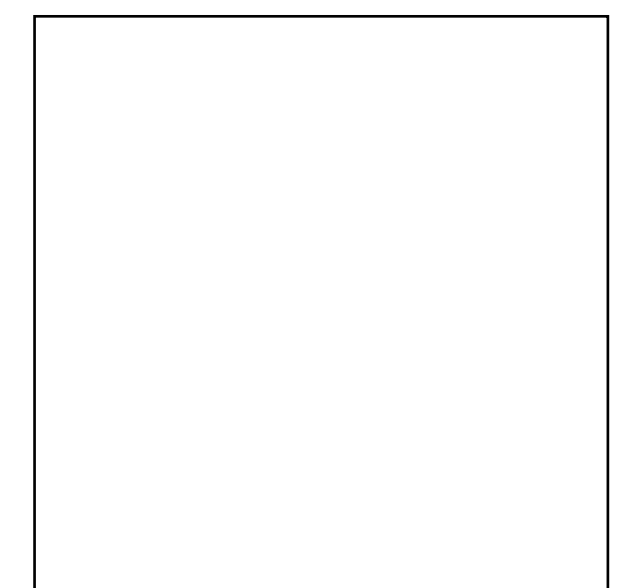
Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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REV	DATE	DESCRIPTION

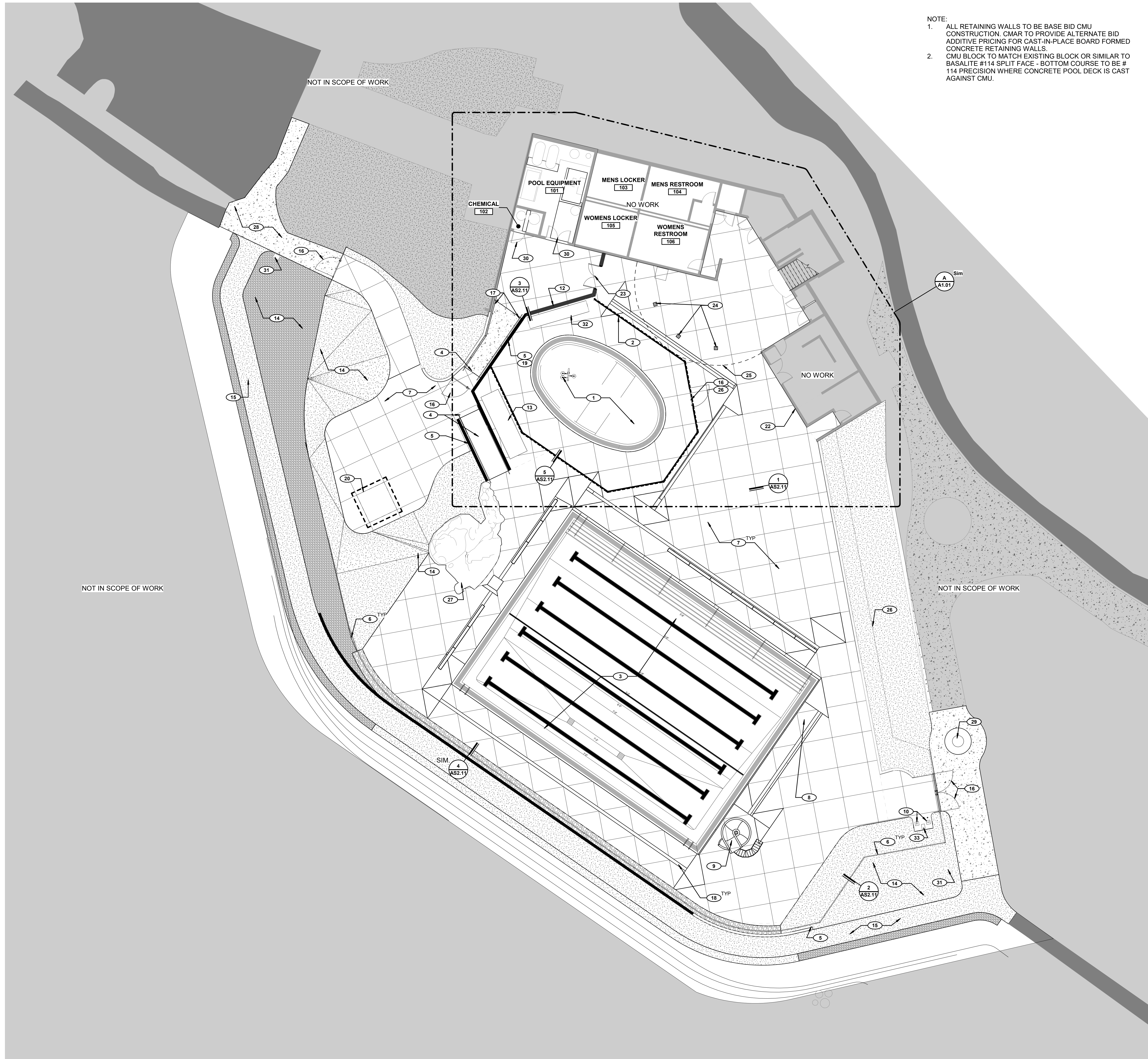
Sheet Title

**PLANTING DETAILS**

Date: March 12, 2021

Sheet No:

**LP.02**



NOTE:  
 1. ALL RETAINING WALLS TO BE BASE BID CMU CONSTRUCTION. CMAR TO PROVIDE ALTERNATE BID ADDITIVE PRICING FOR CAST-IN-PLACE BOARD FORMED CONCRETE RETAINING WALLS.  
 2. CMU BLOCK TO MATCH EXISTING BLOCK OR SIMILAR TO BASALITE #114 SPLIT FACE - BOTTOM COURSE TO BE #114 PRECISION WHERE CONCRETE POOL DECK IS CAST AGAINST CMU.

**GENERAL NOTES**

- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- SEE POOL CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- SEE MPSE DRAWINGS FOR ADDITIONAL INFORMATION

**KEYNOTES**

- NEW WADING POOL, SEE POOL DESIGN DRAWINGS
- NEW WADING POOL SECURE FENCE/BARRIER. SEE ENLARGED PLAN AND DETAILS
- NEW SWIMMING POOL. SEE POOL DESIGN DRAWINGS
- NEW RAMP AND HANDRAILS TO TERRACE (WHERE REQUIRED). SEE DETAILS
- NEW RETAINING WALL. SEE DETAILS
- NEW 8'-0" FENCE TO BE INSTALLED. SEE PLANS/DETAILS/SECTIONS
- CAST IN PLACE POOL DECK W/ MEDIUM BROOM FINISH AND BEVELED SAW CUT JOINTS. BID ALTERNATE DECK W/ MEDIUM BROOM FINISH AND COLOR ADDITIVE. SEE TYPICAL SECTION FOR JOINTS.
- ADA POOL SEAT (DC POWER AND REMOVABLE) SEE POOL DESIGN DRAWINGS
- POOL SLIDE SALVAGE IF POSSIBLE. SEE POOL DESIGN DRAWINGS
- NEW POOL FOOT WASH AND BOTTLE FILLER. SEE PLUMBING DRAWINGS
- NEW RISE OFF SHOWER. SEE PLUMBING DRAWINGS
- NEW CMU SCREEN WALL. BOARD FORM ADD ALTERNATE (4'-0" FINISH HEIGHT) SEE STRUCTURAL DRAWINGS
- LOCATION OF POOL TARP RACK. SEE POOL DESIGN DRAWINGS
- LANDSCAPE. SEE LANDSCAPE DRAWINGS
- NEW AC CONNECTOR PATHWAY (BID ALTERNATE #18D). SEE CIVIL AND LANDSCAPE DRAWINGS
- 5'-0" GATE(S), SELF CLOSING AND LATCHING
- REMOVE EXISTING AND REINSTALL TO NEW HEIGHTS
- NEW TRENCH DRAIN. SEE POOL DESIGN DRAWINGS
- NEW 4'-0" FENCE TO BE INSTALLED OVER CMU. SEE PLANS/DETAILS/SECTIONS
- SURGE TANK BELOW TERRACE DECK. SEE POOL DESIGN DRAWINGS
- NEW 5'-0" x 8'-0" GATE TO MATCH NEW PERIMETER FENCE
- NEW COMMEMORATIVE PLAQUE. SEE 1.01 INFORMATION ON PLAQUE PER 1.01
- NEW 1/2" x 4" DOUBLE GATE(S) TO MATCH NEW PERIMETER FENCE
- EXISTING COLUMNS
- LINE OF DECK ABOVE
- NEW ROD IRON FENCE TO BE INSTALLED
- PROTECT IN PLACE PORTION OF BOULDER, AS DIRECTED BY OWNER
- CONCRETE SIDEWALK TO BE REPLACED
- EXISTING TREE TO REMAIN. PROTECT IN PLACE
- EXISTING DOORS TO REMAIN. PROTECT IN PLACE AND REPAINT
- SALVAGE BEAR BOX AND MOVE
- LOCATION OF WADING POOL TARP RACK. SEE POOL DESIGN DRAWINGS
- SHUT OFF AND DRAIN YARD BOX. SEE PLUMBING DRAWINGS



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

Consultant

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

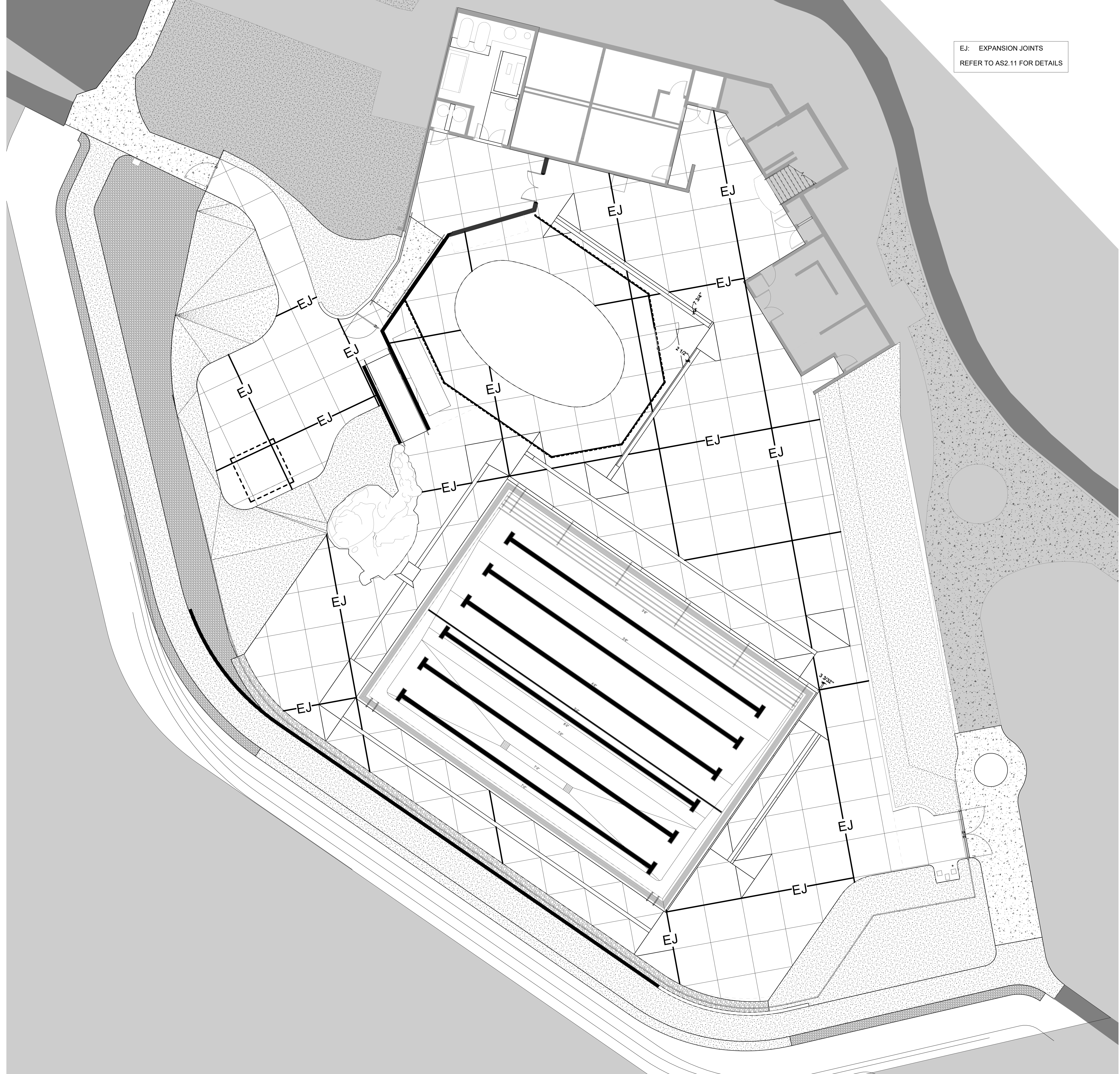
**ISSUED FOR CONSTRUCTION**

REVISIONS

REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2

Sheet Title  
**OVERALL SITE PLAN**

Date: May 3, 2021  
 Sheet No:  
**AS1.01**

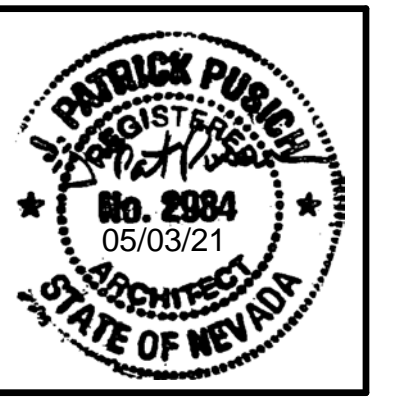


EJ: EXPANSION JOINTS  
REFER TO AS2.11 FOR DETAILS

GENERAL NOTES

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89451

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REVISIONS	
REV	DESCRIPTION
2	ADDENDUM 2

Sheet Title  
**CONTROL JOINT PLAN**

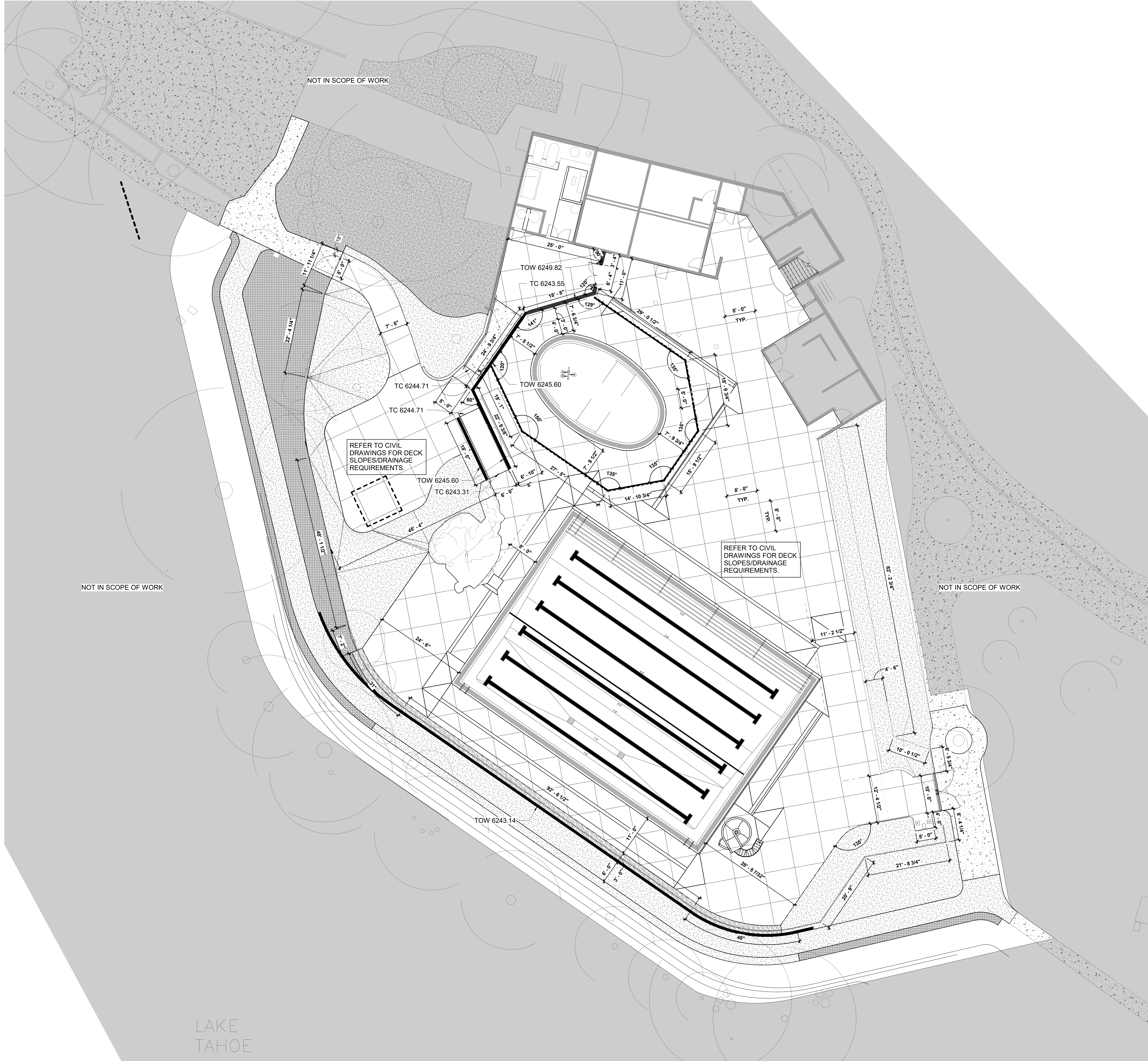
Date: May 3, 2021

Sheet No

**AS1.02**

1 CONTROL JOINT PLAN  
SCALE: 1/8" = 1'-0"





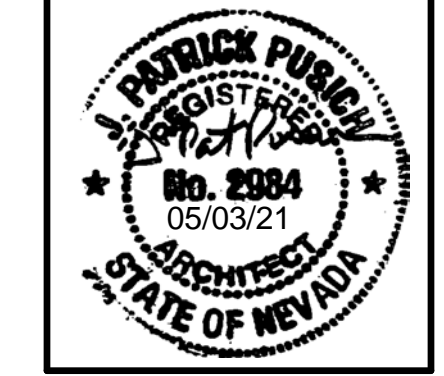
**GENERAL NOTES**

- 1 SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 2 SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- 3 SEE POOL CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION
- 4 SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- 5 SEE MSE DRAWINGS FOR ADDITIONAL INFORMATION

**KEYNOTES**



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89451

Job No: 20.018.10

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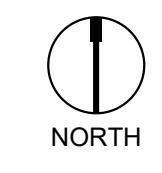
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**OVERALL SITE  
DIMENSION PLAN**

Date: May 3, 2021  
Sheet No:

**AS1.11**

**A OVERALL SITE DIMENSION PLAN**  
SCALE: 1" = 10'-0"

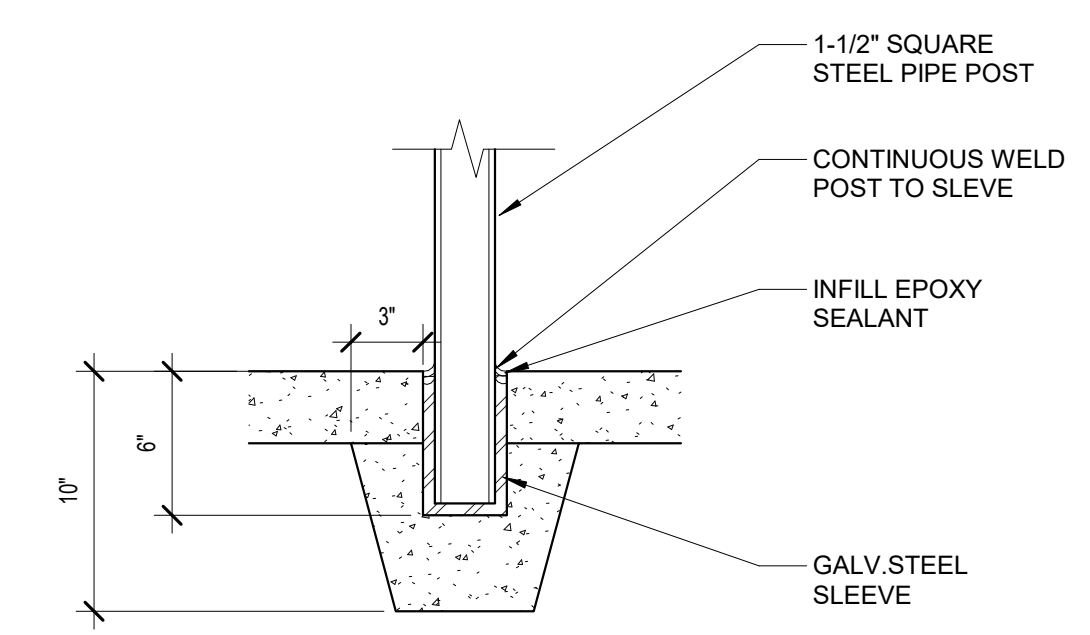


NOT IN SCOPE OF WORK

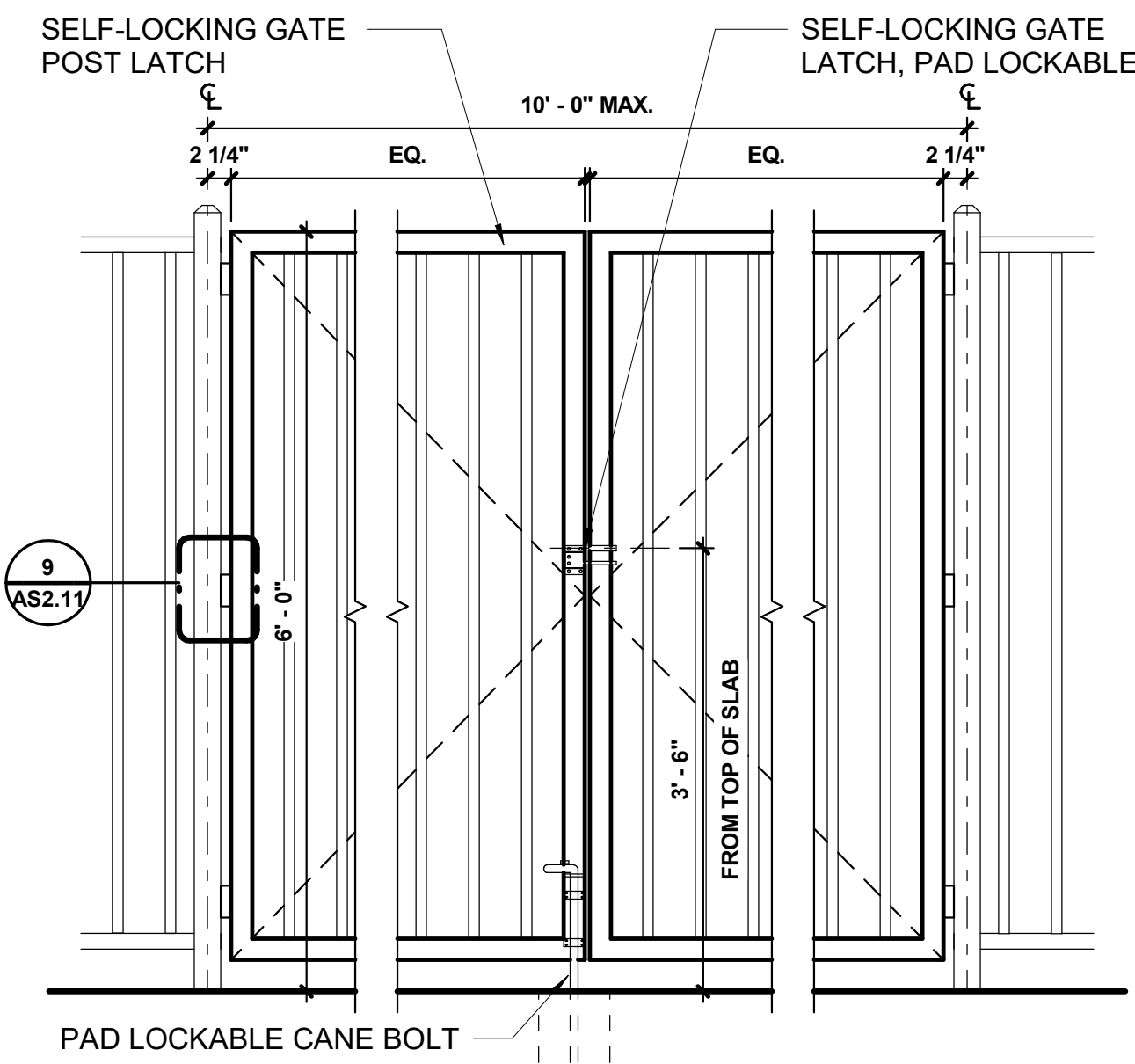
NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

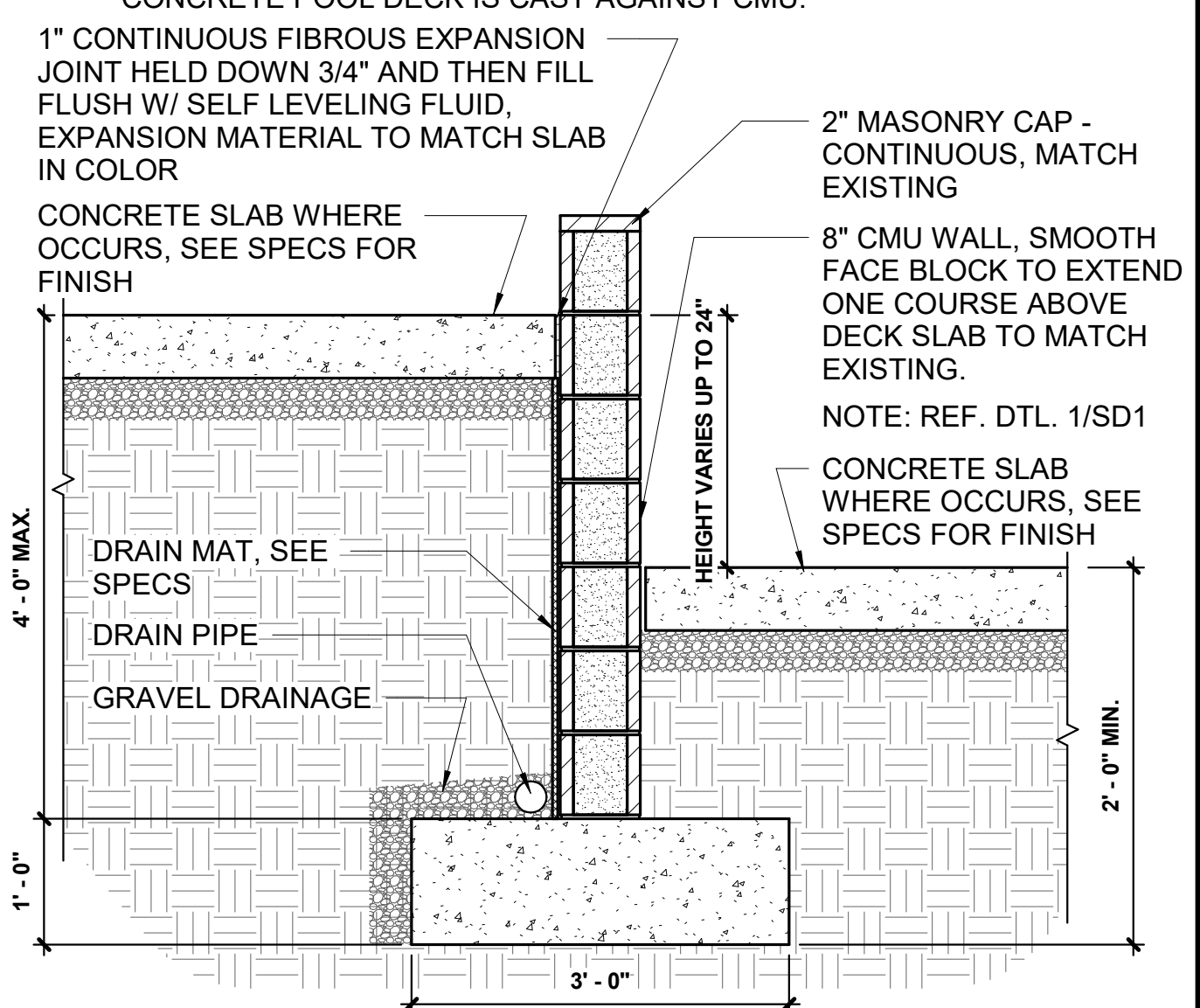
LAKE  
TAHOE



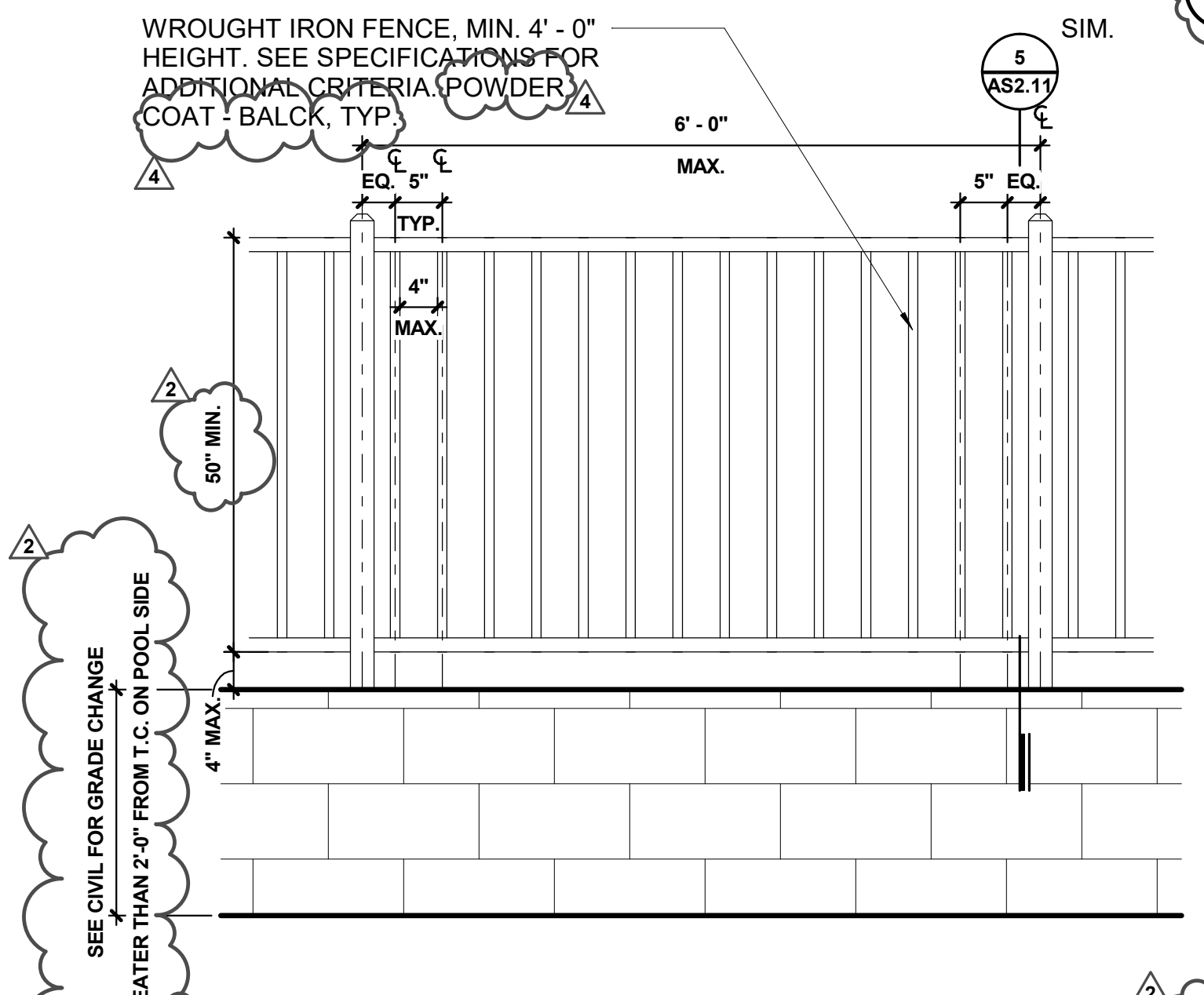
**12 TYPICAL RAIL ANCHORAGE DETAIL**  
SCALE: 1 1/2" = 1'-0"



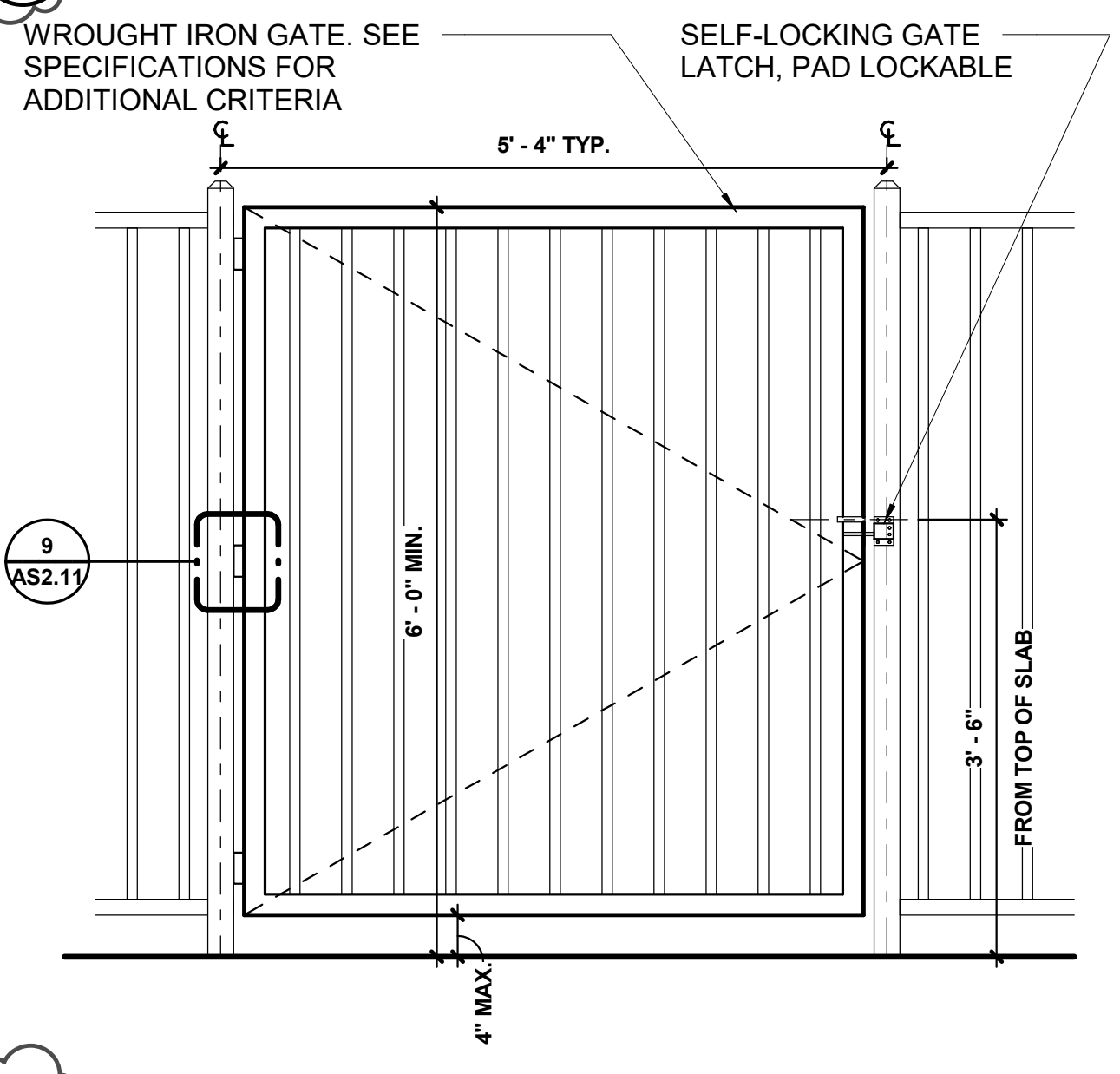
**8 GATE ELEVATION**  
SCALE: 3/4" = 1'-0"



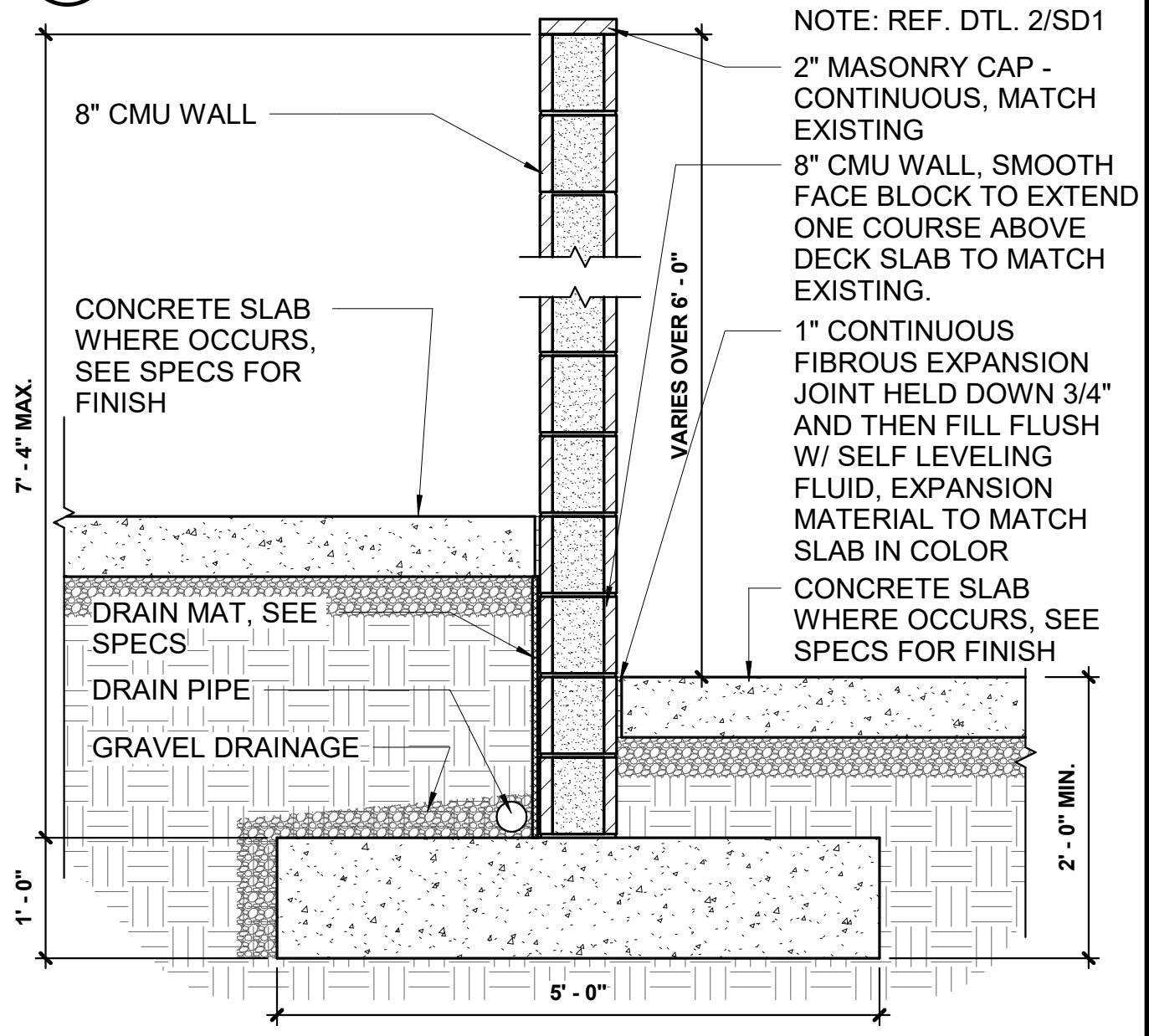
**4 TYP. CMU RETAINING WALL**  
SCALE: 3/4" = 1'-0"



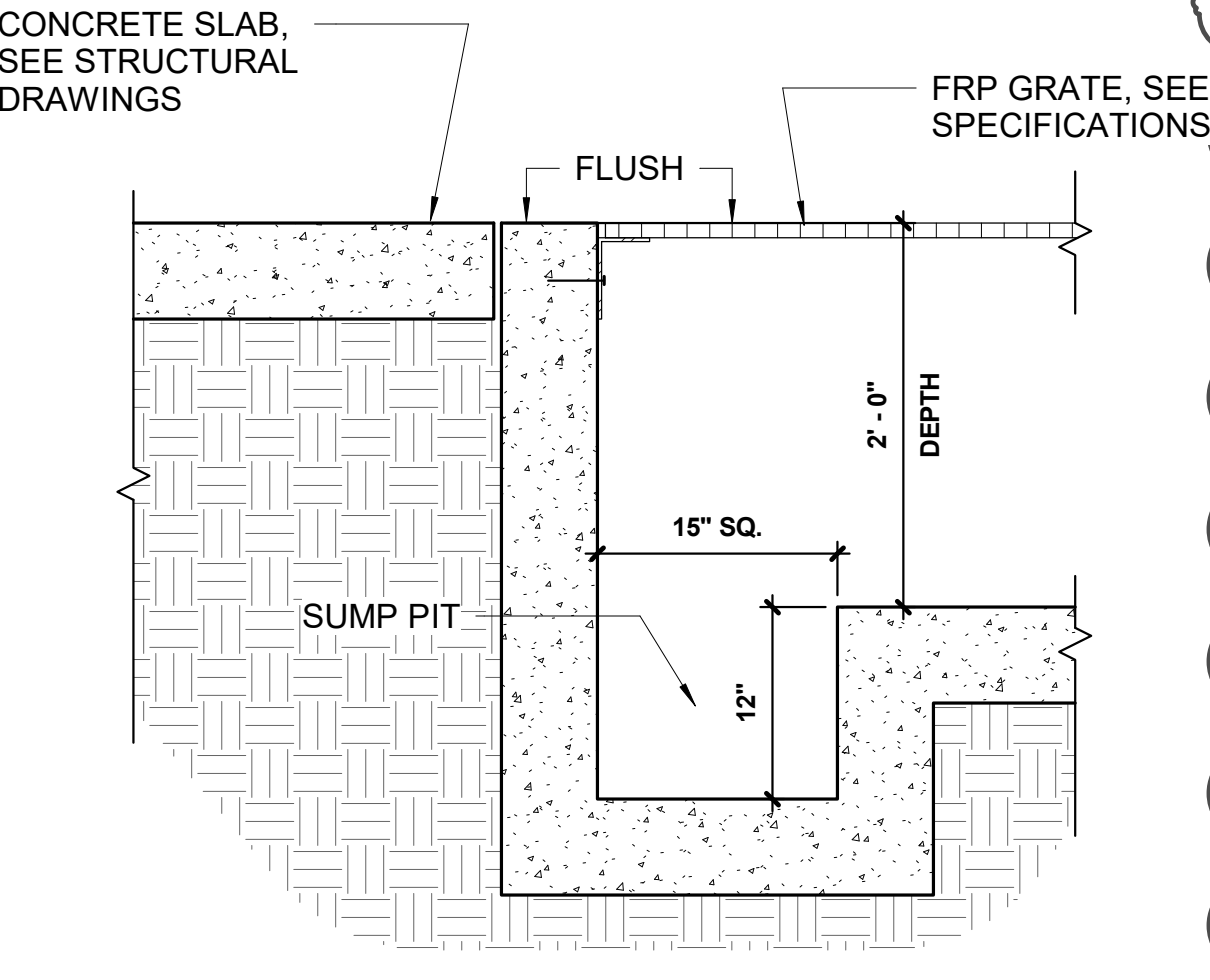
**11 FENCE ON CMU ELEVATION**  
SCALE: 3/4" = 1'-0"



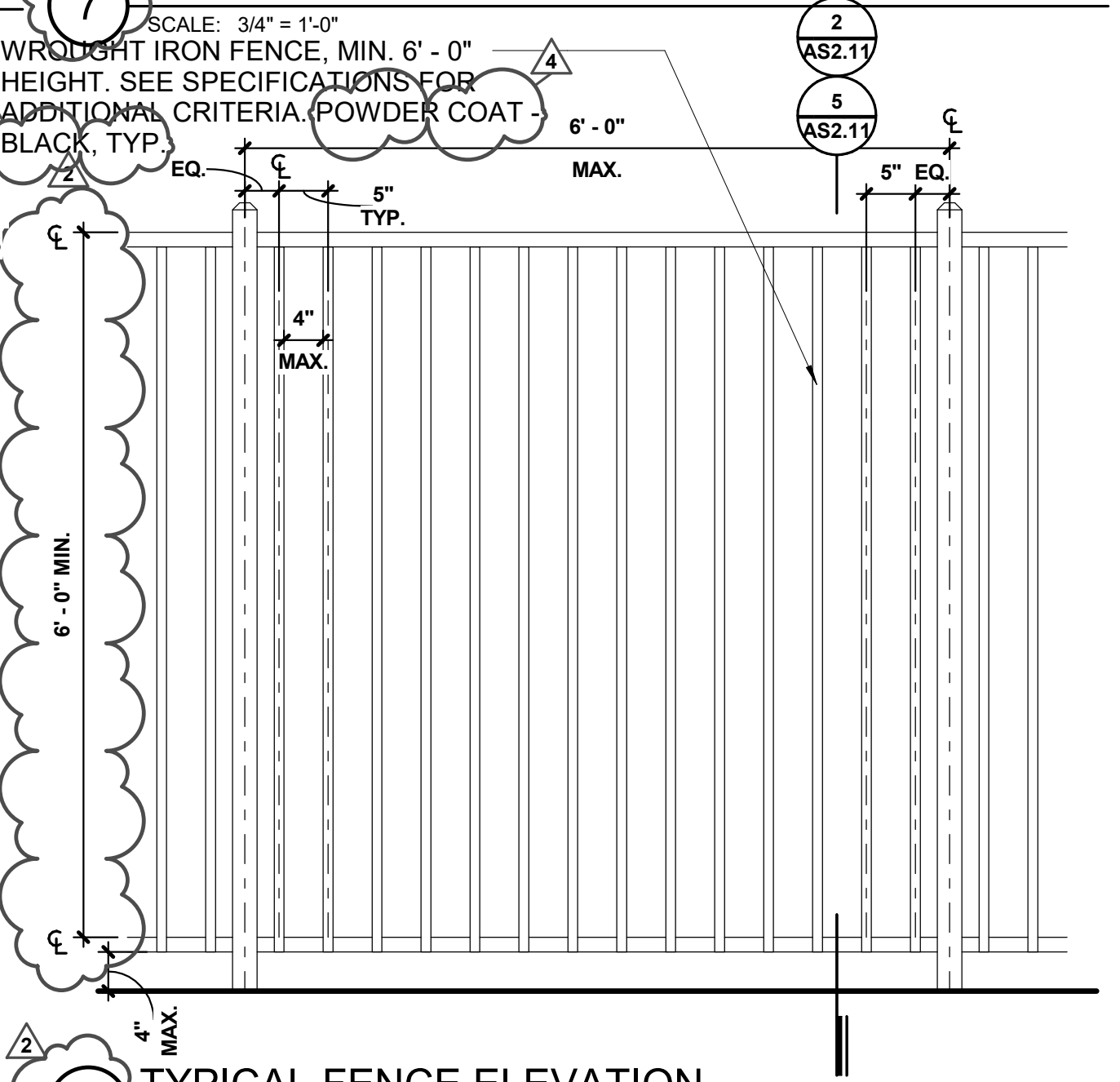
**7 SELF LATCHING GATE**  
SCALE: 3/4" = 1'-0"



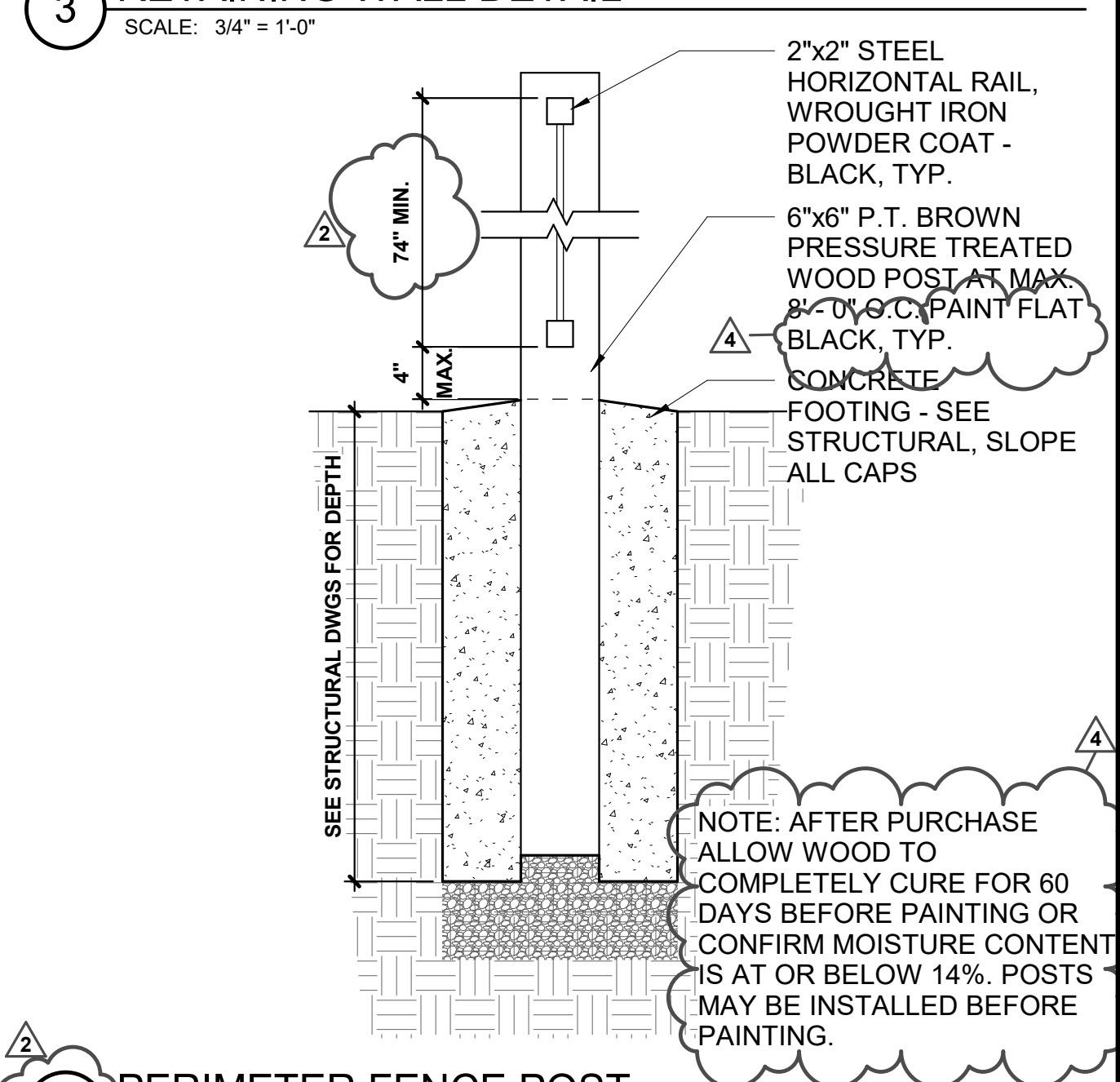
**3 RETAINING WALL DETAIL**  
SCALE: 3/4" = 1'-0"



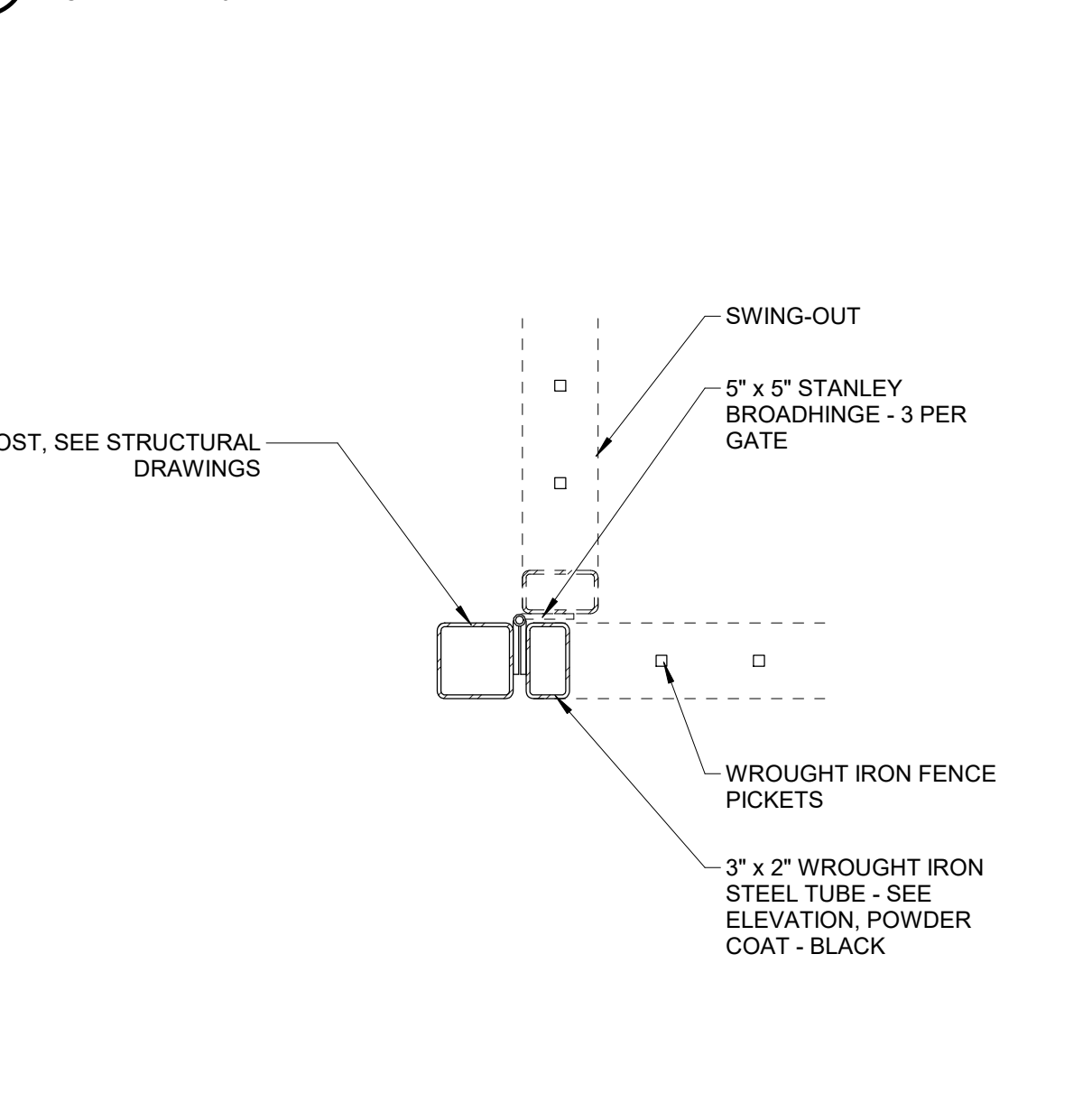
**10 PIT CORNER DETAIL**  
SCALE: 1" = 1'-0"



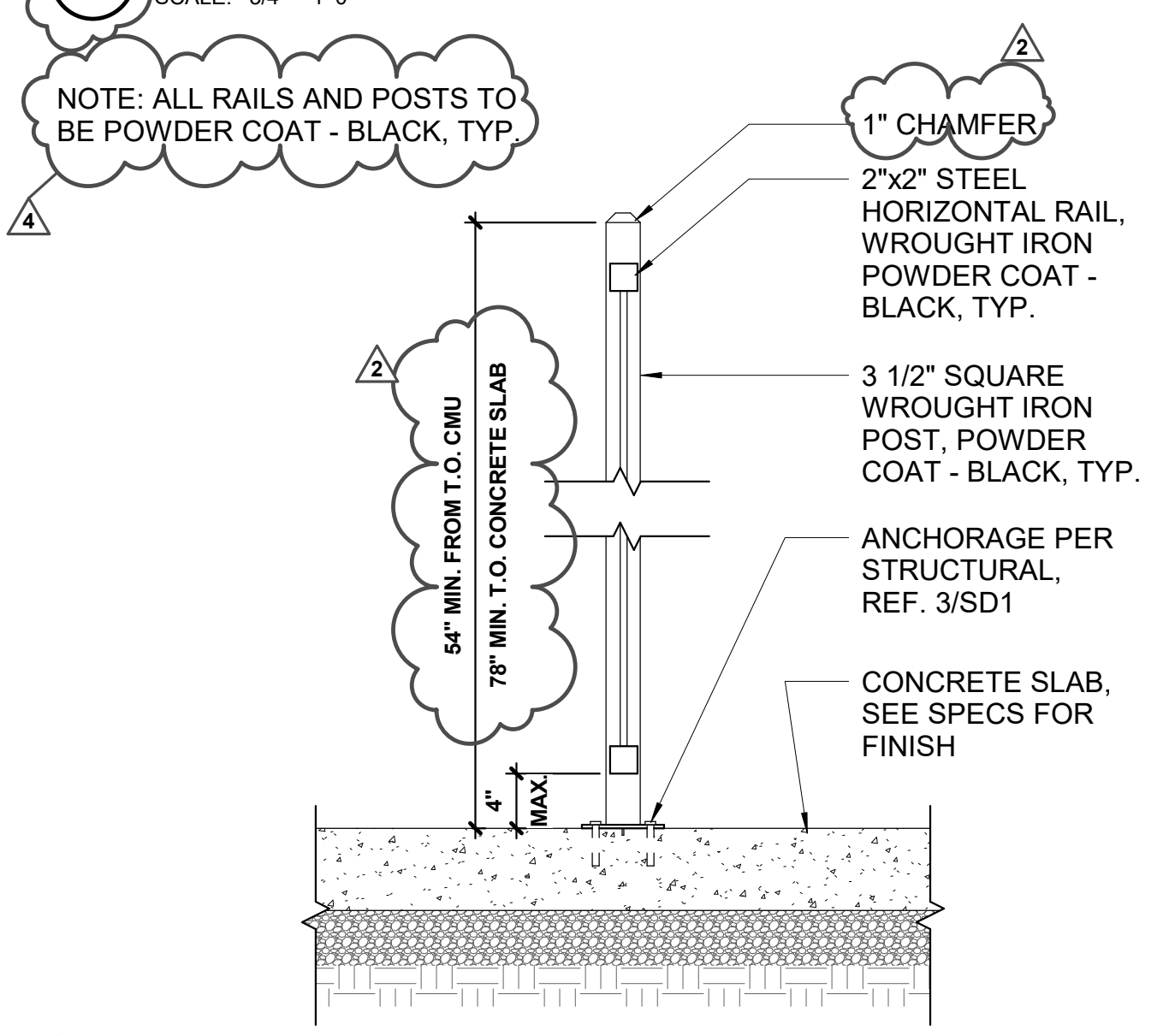
**6 TYPICAL FENCE ELEVATION**  
SCALE: 3/4" = 1'-0"



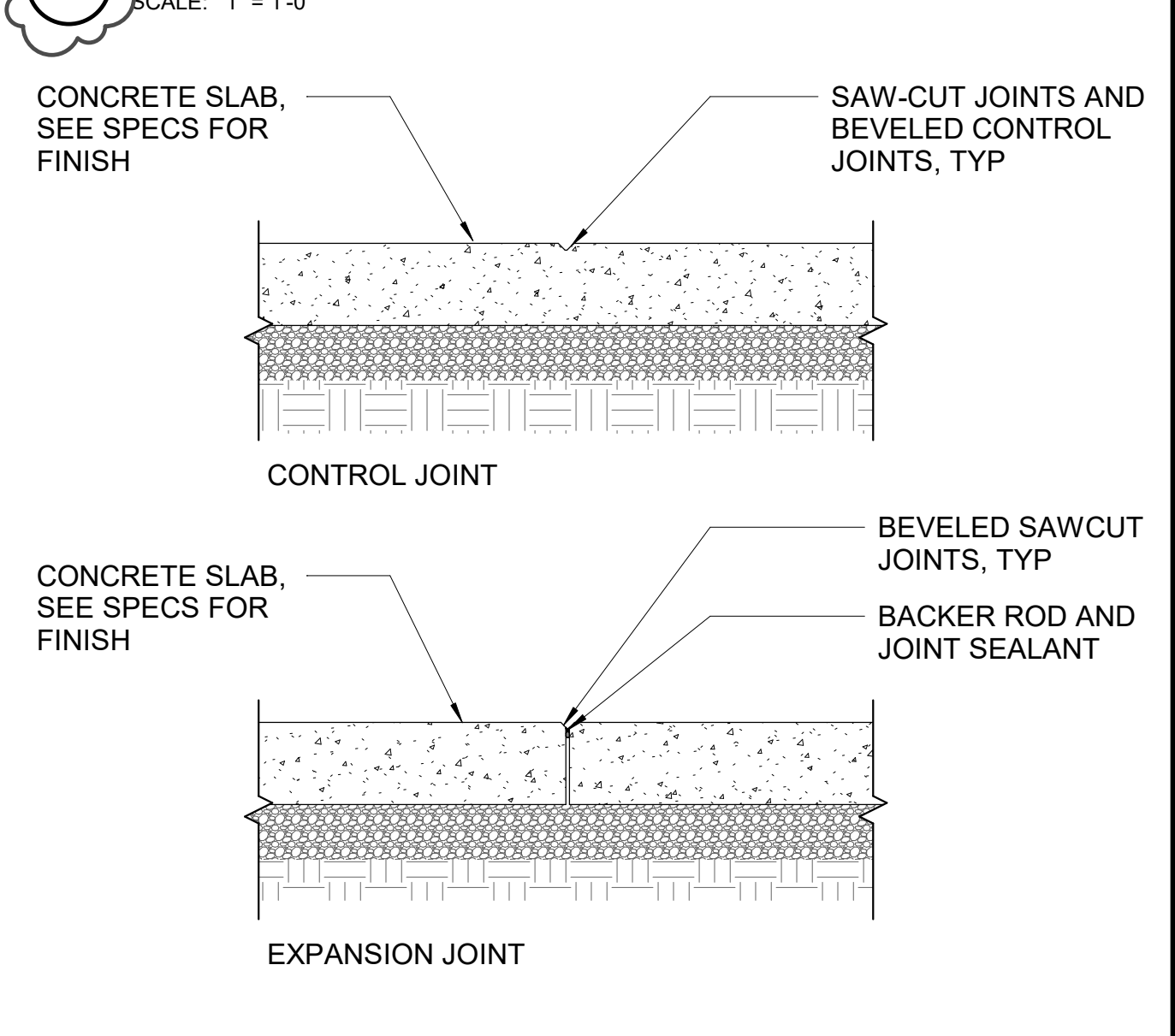
**2 PERIMETER FENCE POST**  
SCALE: 1" = 1'-0"



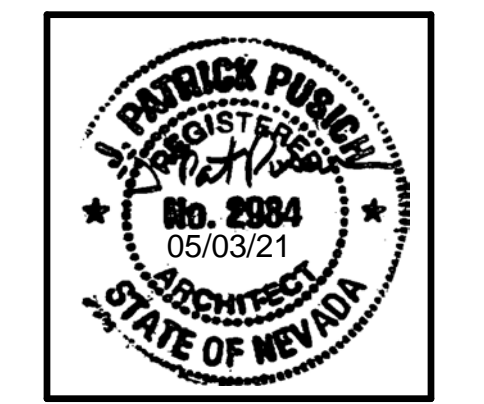
**9 GATE JAMB DETAIL**  
SCALE: 1 1/2" = 1'-0"



**5 FENCE POST ANCHOR**  
SCALE: 1" = 1'-0"



**1 JOINT DETAILS**  
SCALE: 1" = 1'-0"



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10  
Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

ISSUED FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2
4	5/3/21	ADDENDUM 4

Sheet Title  
**SITE DETAILS**

Date: May 3, 2021  
Sheet No:

## AS2.11



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**BURNT CEDAR  
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RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

**ISSUED FOR  
CONSTRUCTION**

REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

**LOWER LEVEL  
FLOOR PLAN**

Date: May 3, 2021

Sheet No:

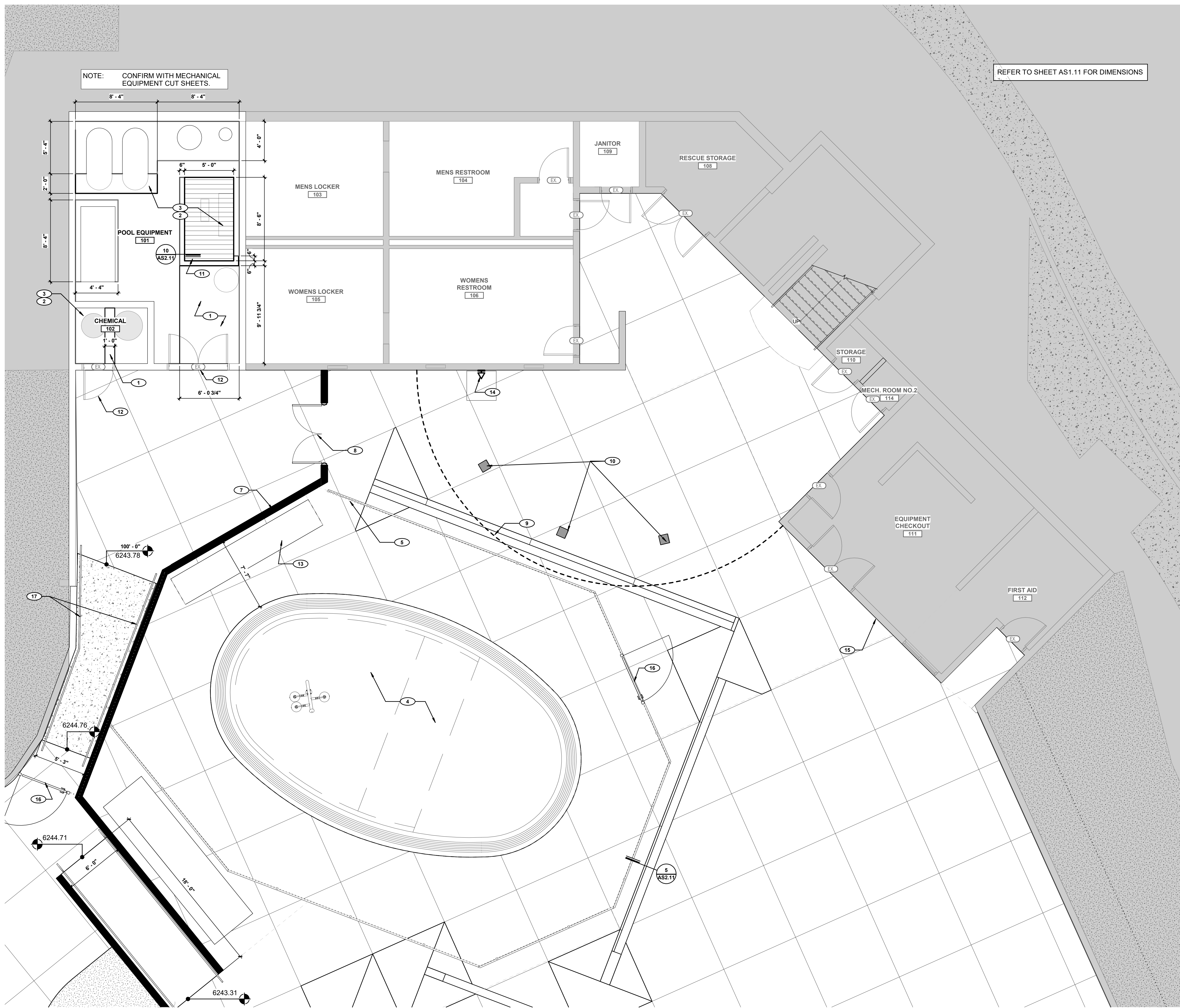
**A1.01**

**GENERAL NOTES**

- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD. MASONRY, OR CONCRETE U.N.O.
- SEE POOL DESIGN, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK NOT SHOWN ON THIS DRAWING.
- ALL EQUIPMENT (O.F.O.I. AND C.F.C.I.) SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS

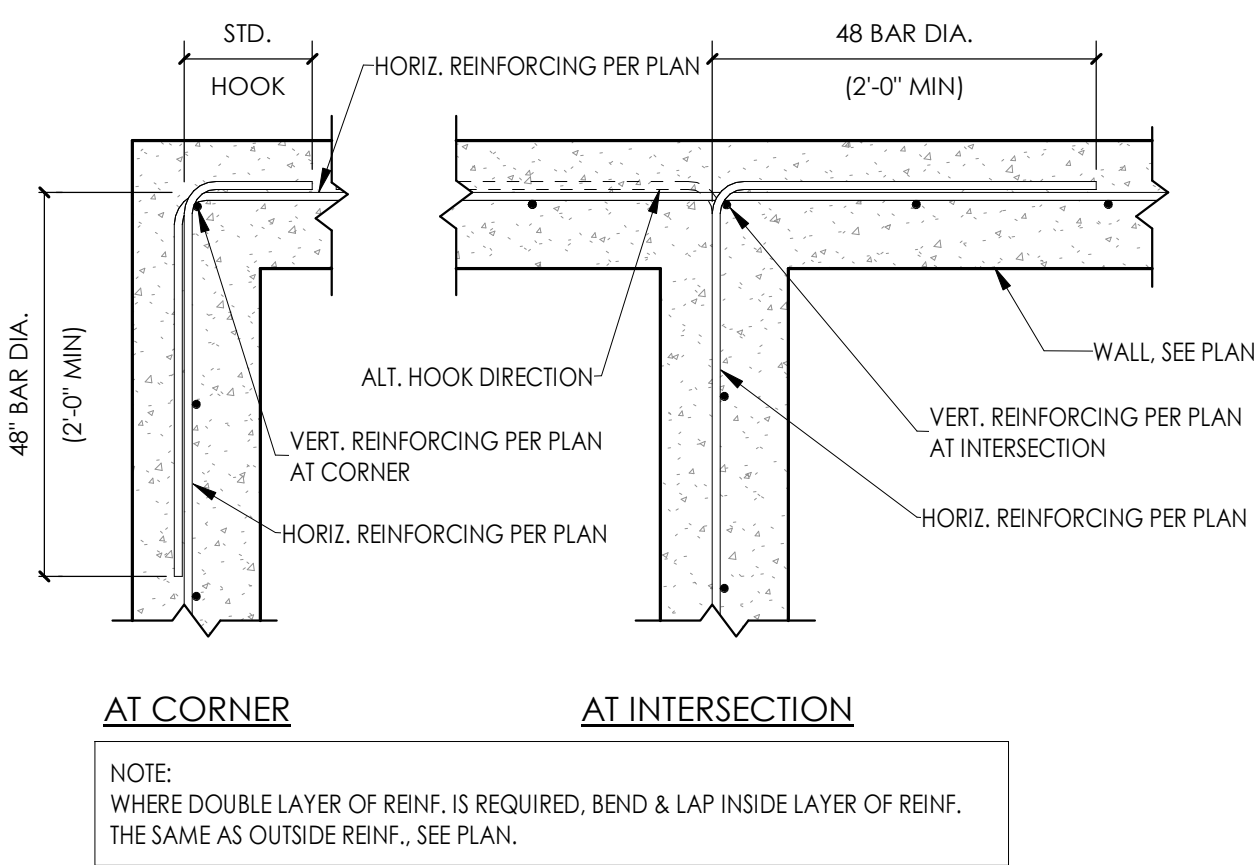
**KEYNOTES**

- NEW CONCRETE FLOOR
- NEW CONCRETE EQUIPMENT PAD AND RECESSED PIT. SEE STRUCTURAL DRAWINGS
- SALVAGED EQUIPMENT. SEE MECHANICAL AND POOL DESIGN DRAWINGS
- NEW WADING POOL. SEE POOL DESIGN DRAWINGS
- NEW WADING POOL SECURE FENCE/BARRIER. SEE ENLARGED PLAN AND DETAILS
- NEW RAMP AND HANDRAILS TO TERRACE. SEE DETAILS
- NEW CMU SCREEN WALL (+6'-0" FINISH HEIGHT) SEE STRUCTURAL DRAWINGS
- NEW 6'-0" x 6'-0" DOUBLE GATE TO MATCH NEW PERIMETER FENCE
- LINE OF DECK ABOVE
- EXISTING COLUMNS
- NEW 8" x 8" x 5'-0" PIT W/ FRP GRATE. SEE MPE DRAWINGS
- EXISTING DOORS TO REMAIN. PROTECT IN PLACE AND REPAINT
- O.F.O.I. 36" x 18" COVER REEL
- NEW SHOWER AND AREA DRAIN PER PLUMBING DRAWINGS.
- MAX OCCUPANCY SIGN TO BE PLACED ON EXTERIOR WALL. SEE DETAIL 2/AE.1.01
- 5'-0" GATE. SELF CLOSING AND LATCHING
- REMOVE EXISTING AND REINSTALL TO NEW HEIGHTS

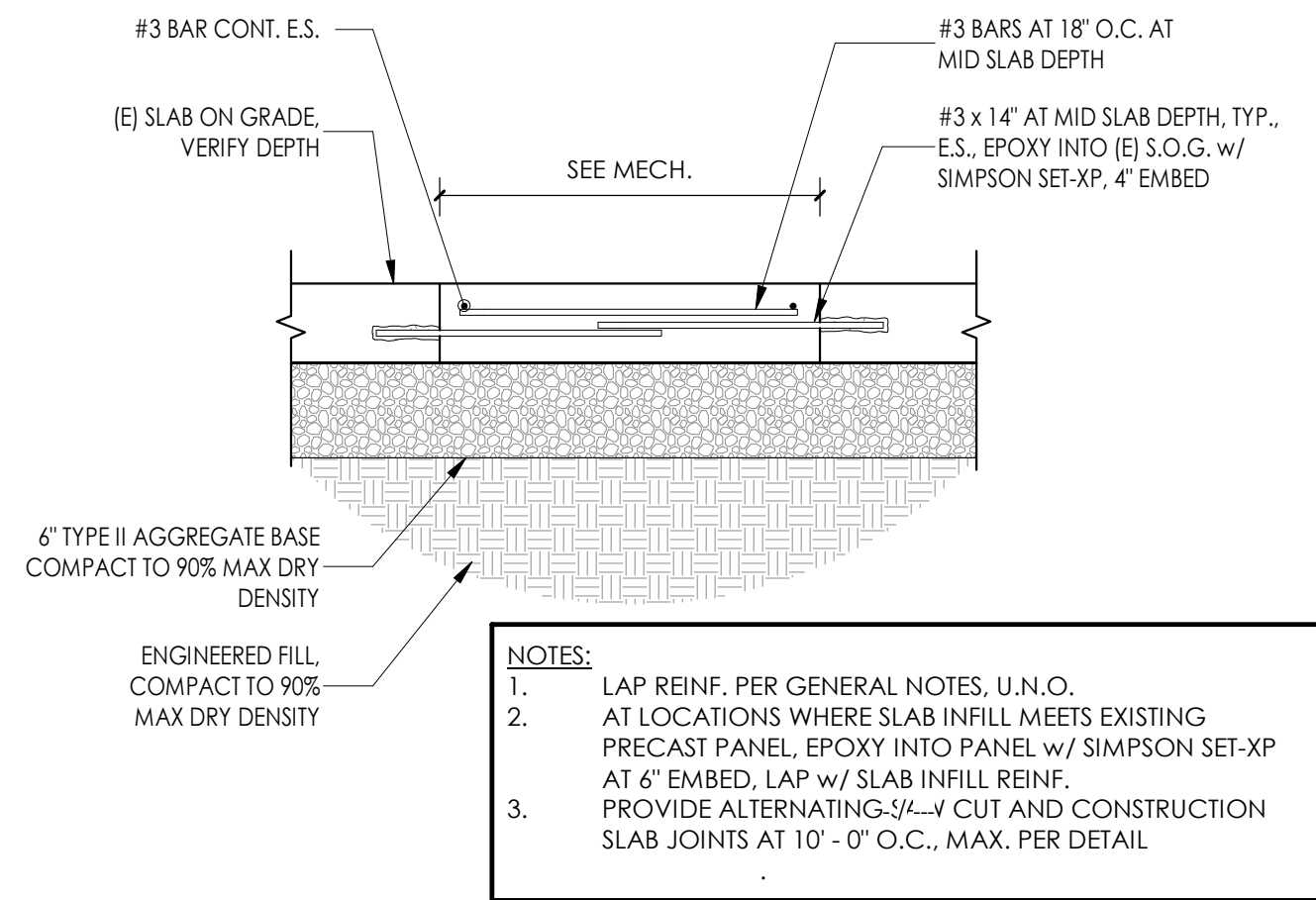


**A LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

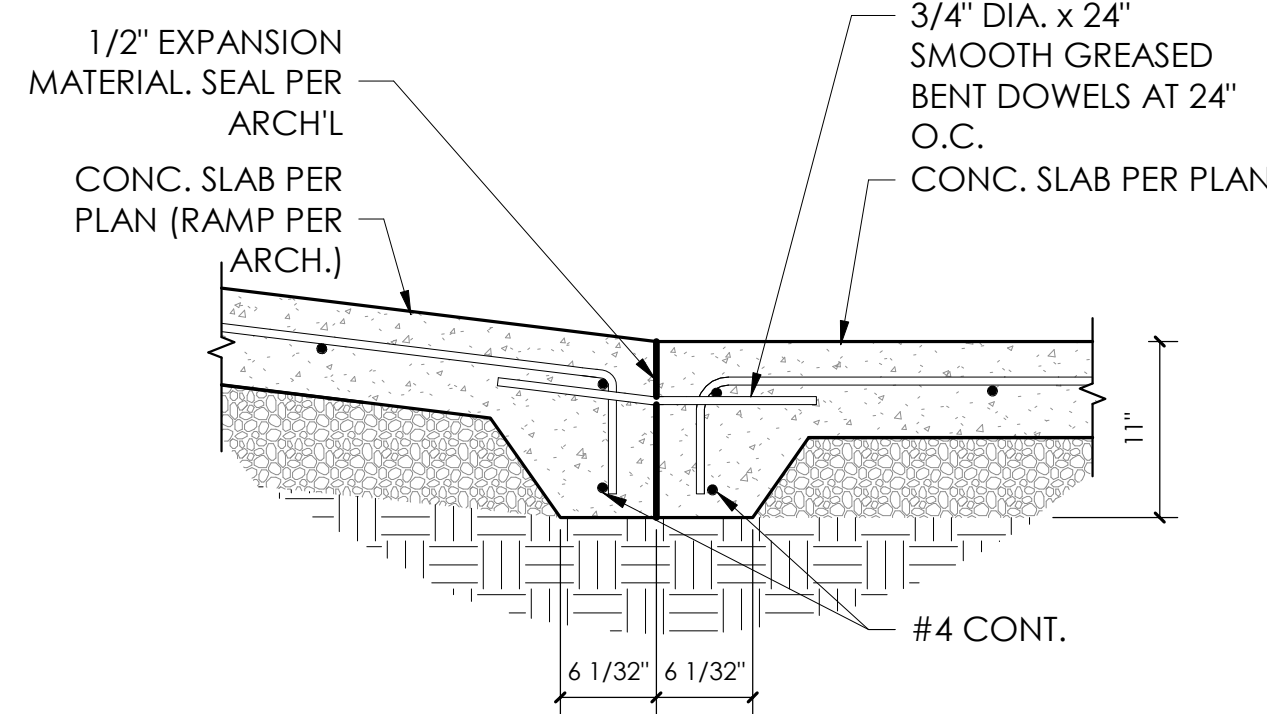




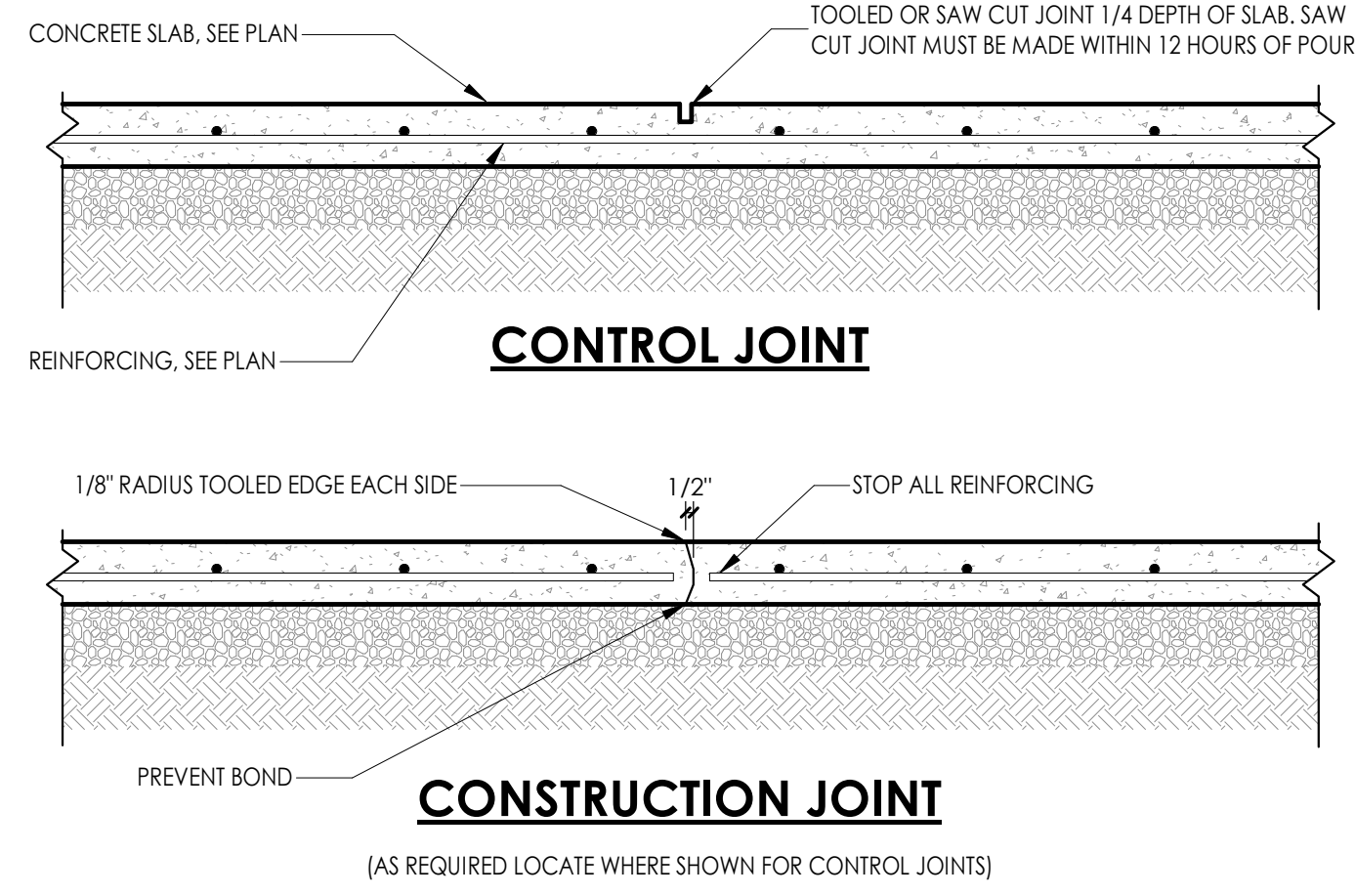
**13 TYP. CORNER REINFORCING**  
 1" = 1'-0"



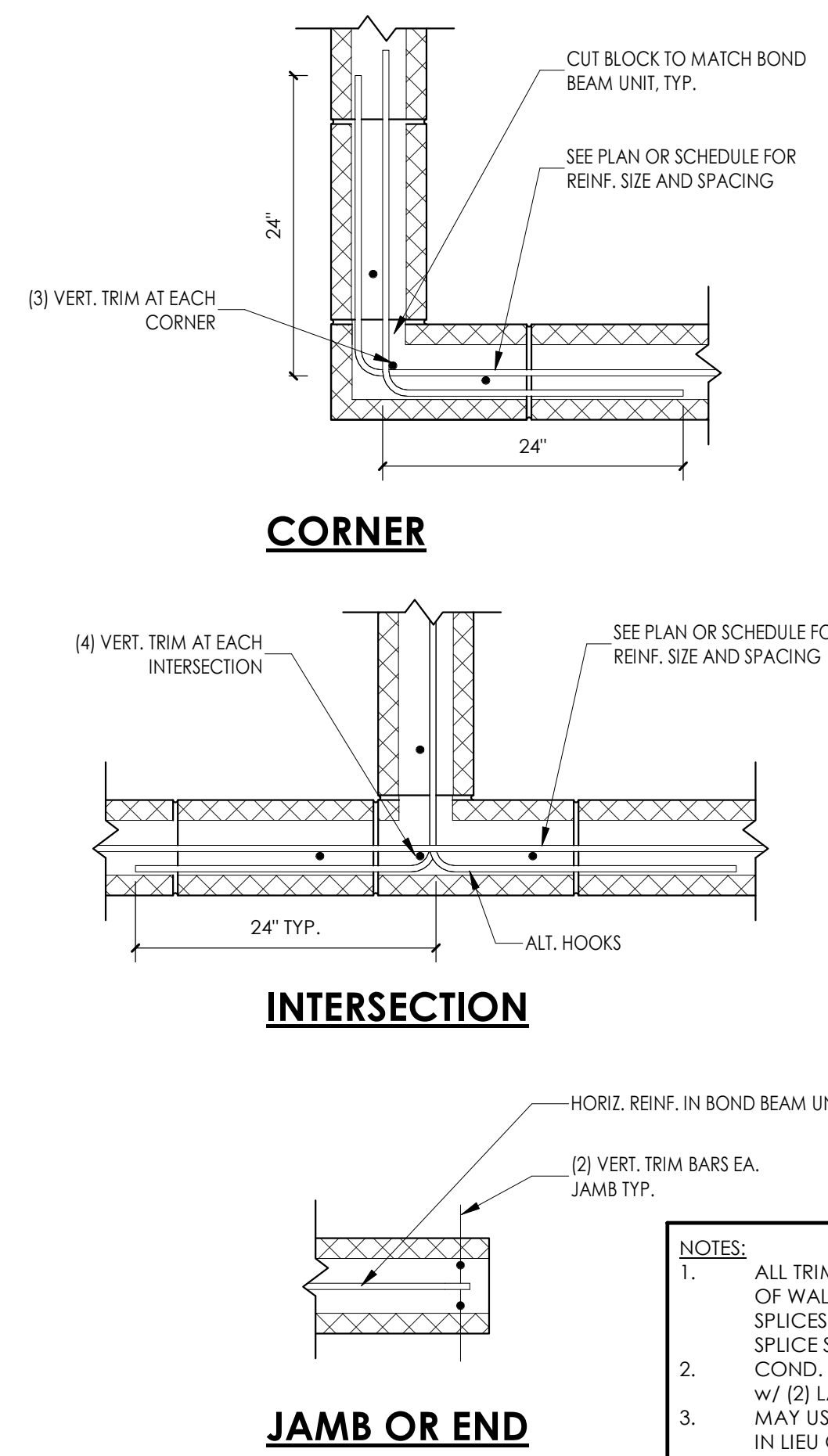
**14 SLAB INFILL**  
 1" = 1'-0"



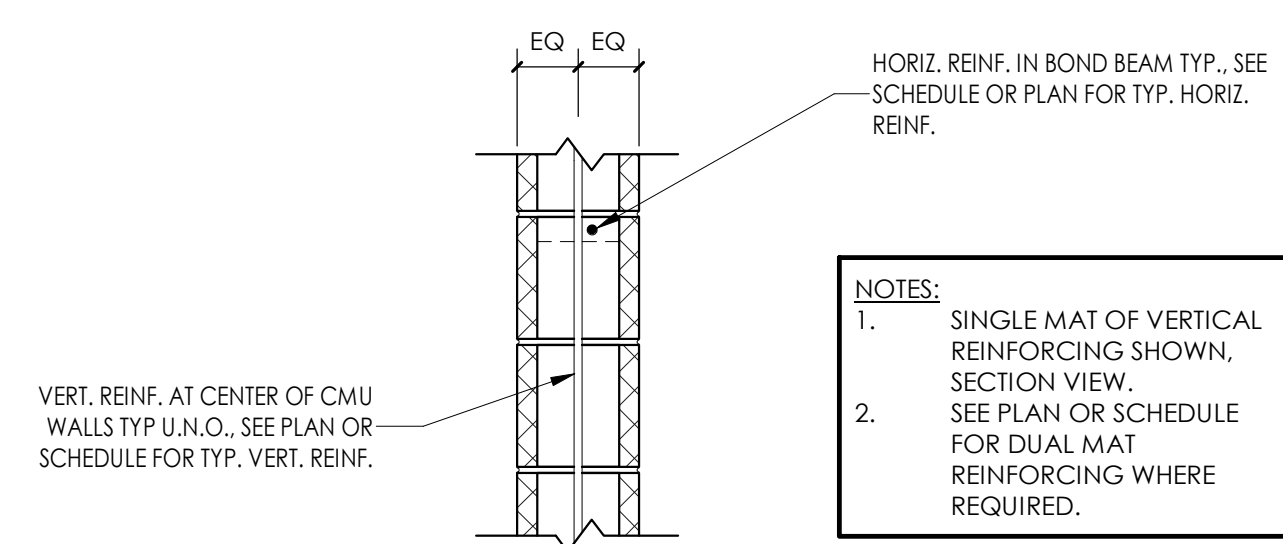
**9 RAMP TOP & BOT. SECTION**  
 1" = 1'-0"



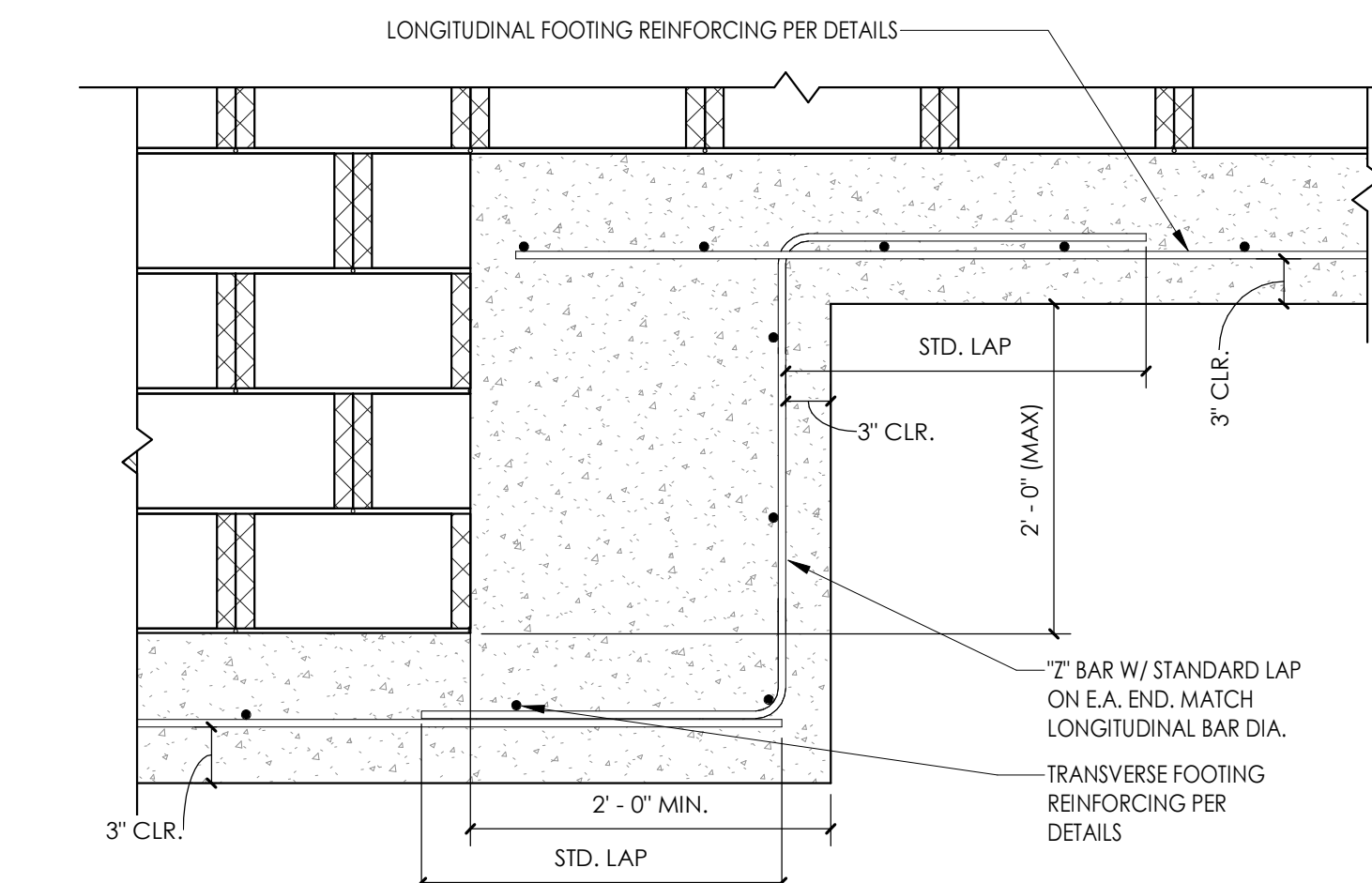
**10 CONCRETE SLAB JOINT**  
 1" = 1'-0"



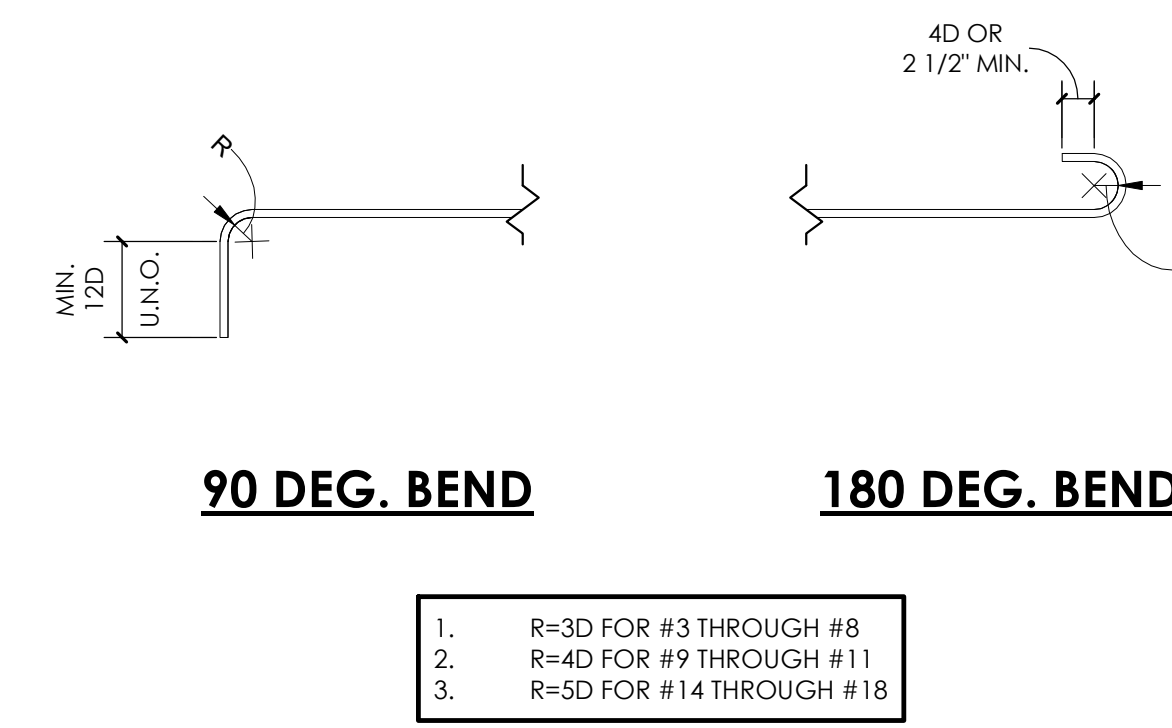
**11 CMU TYP. CORNER AND JAMB REINF.**  
 1" = 1'-0"



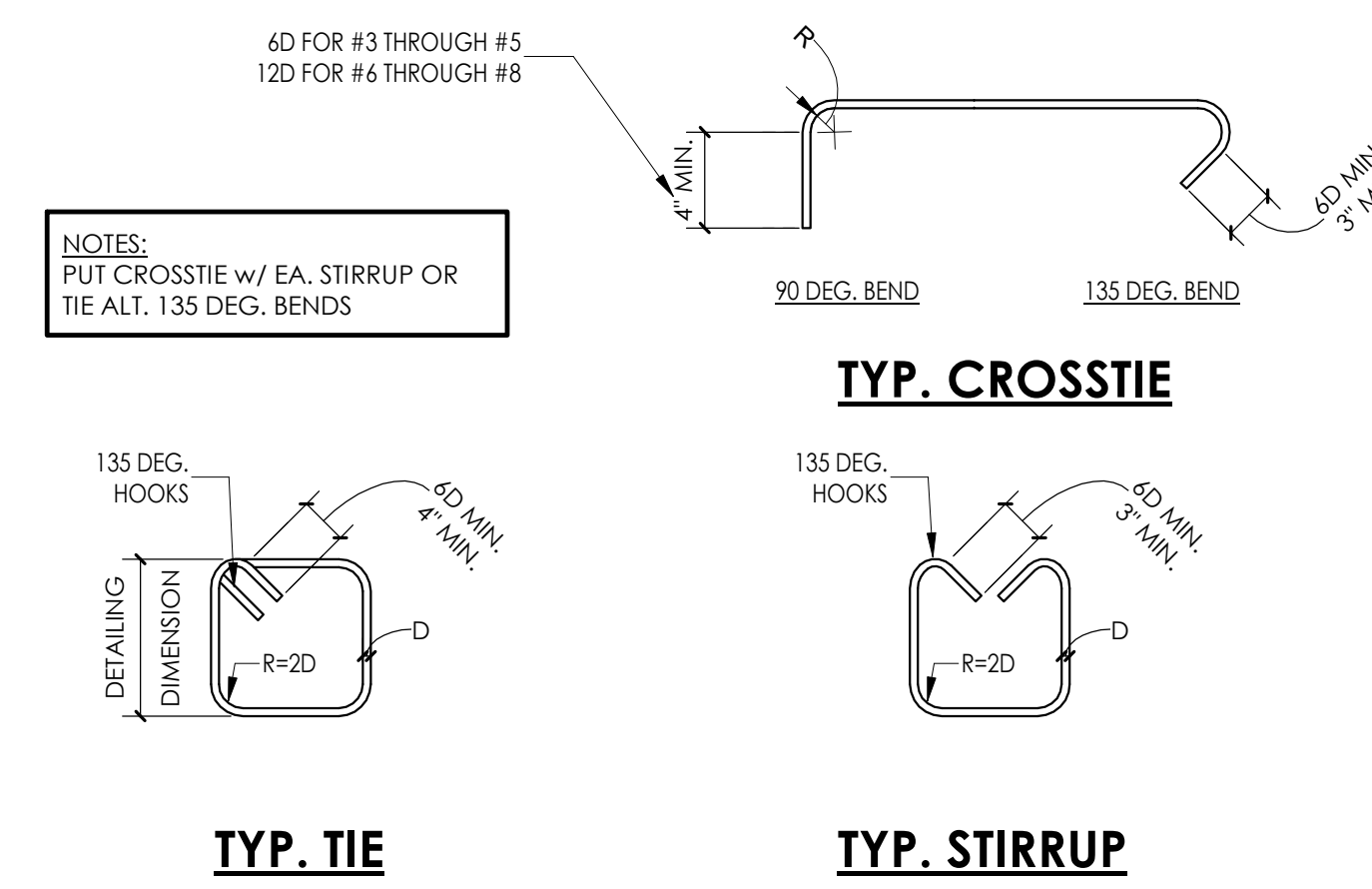
**12 CMU TYP. PLACEMENT OF REINFORCING**  
 1" = 1'-0"



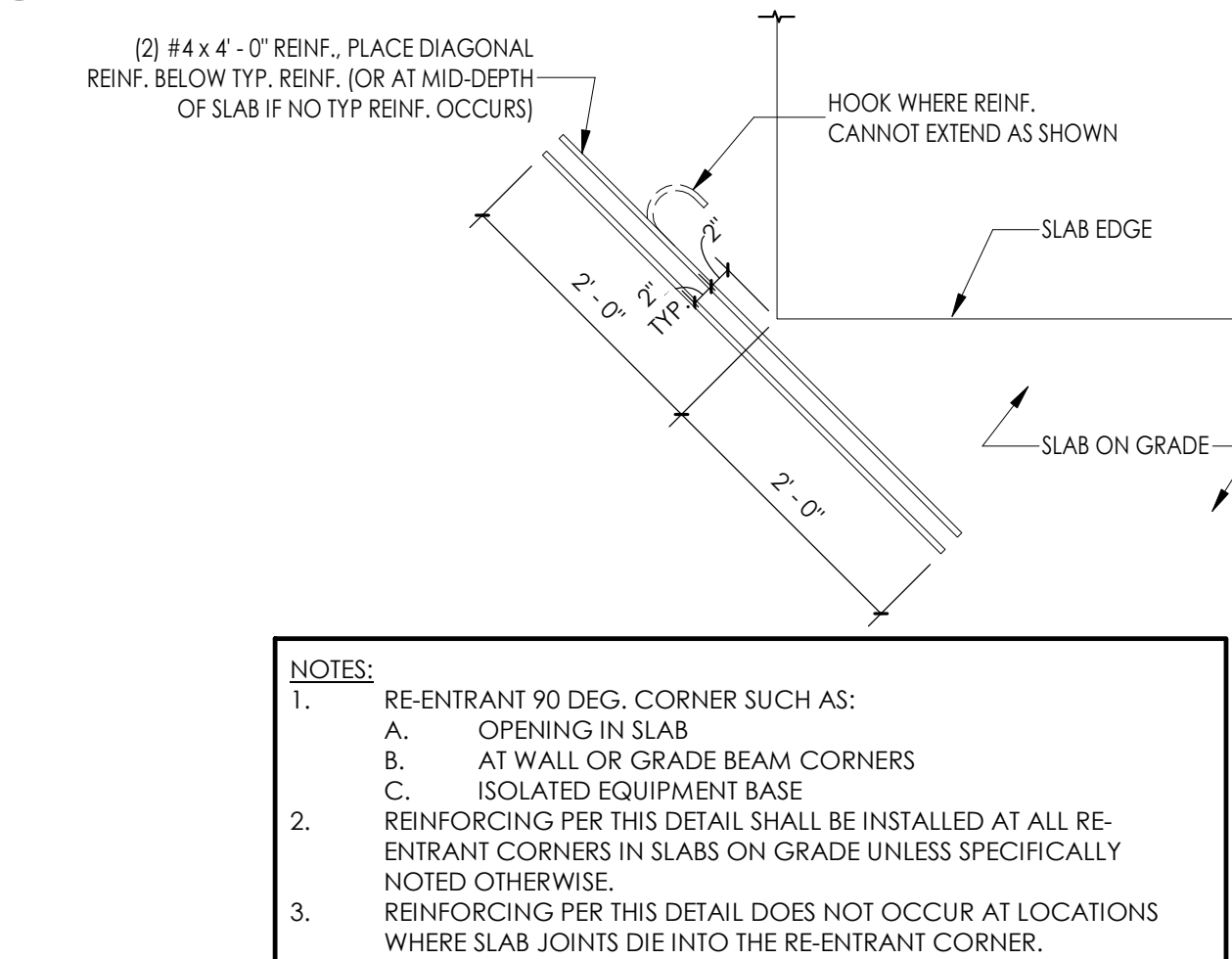
**4 TYP. FOUNDATION STEP w/ CMU**  
 1" = 1'-0"



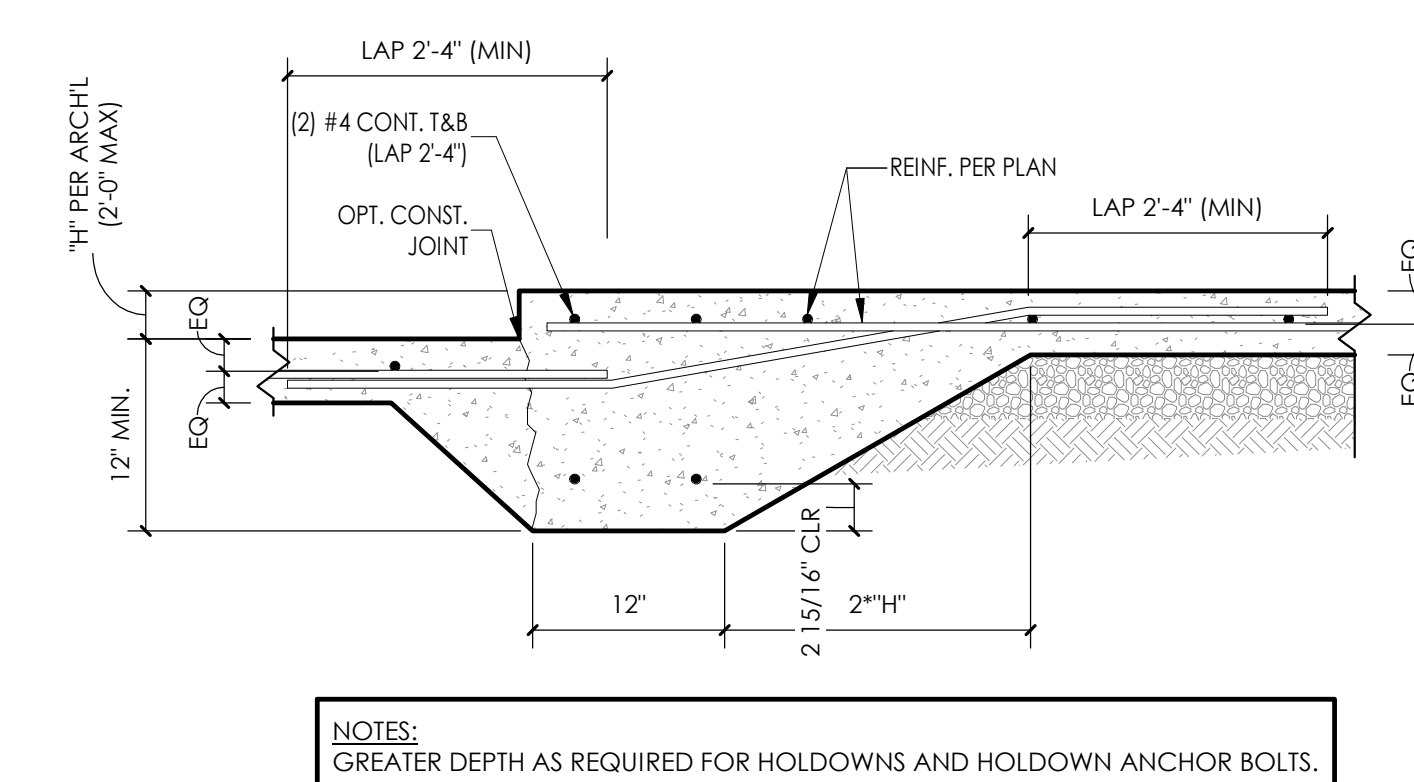
**5 REINFORCING TYPICAL HOOKS AND BENDS**  
 1" = 1'-0"



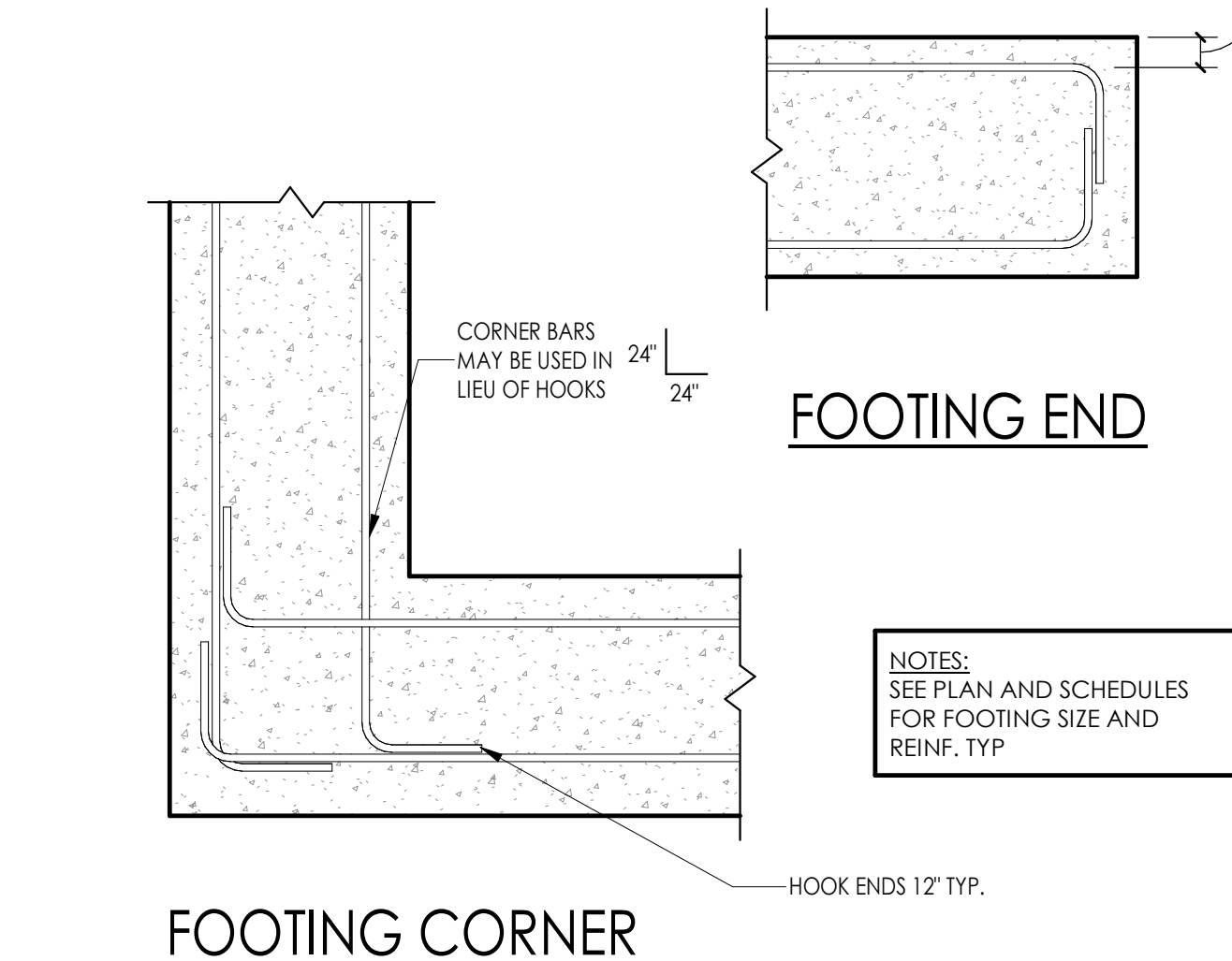
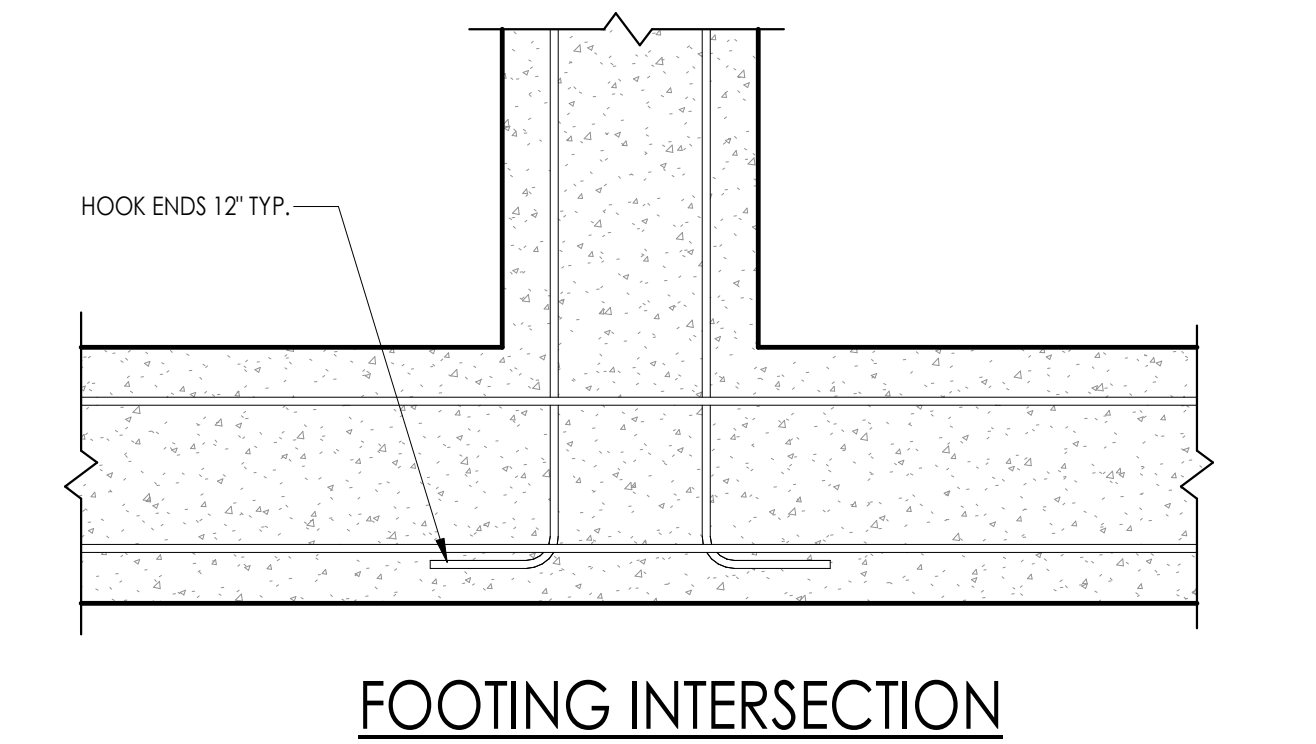
**6 REINFORCING HOOKS & BENDS FOR TIES**  
 1" = 1'-0"



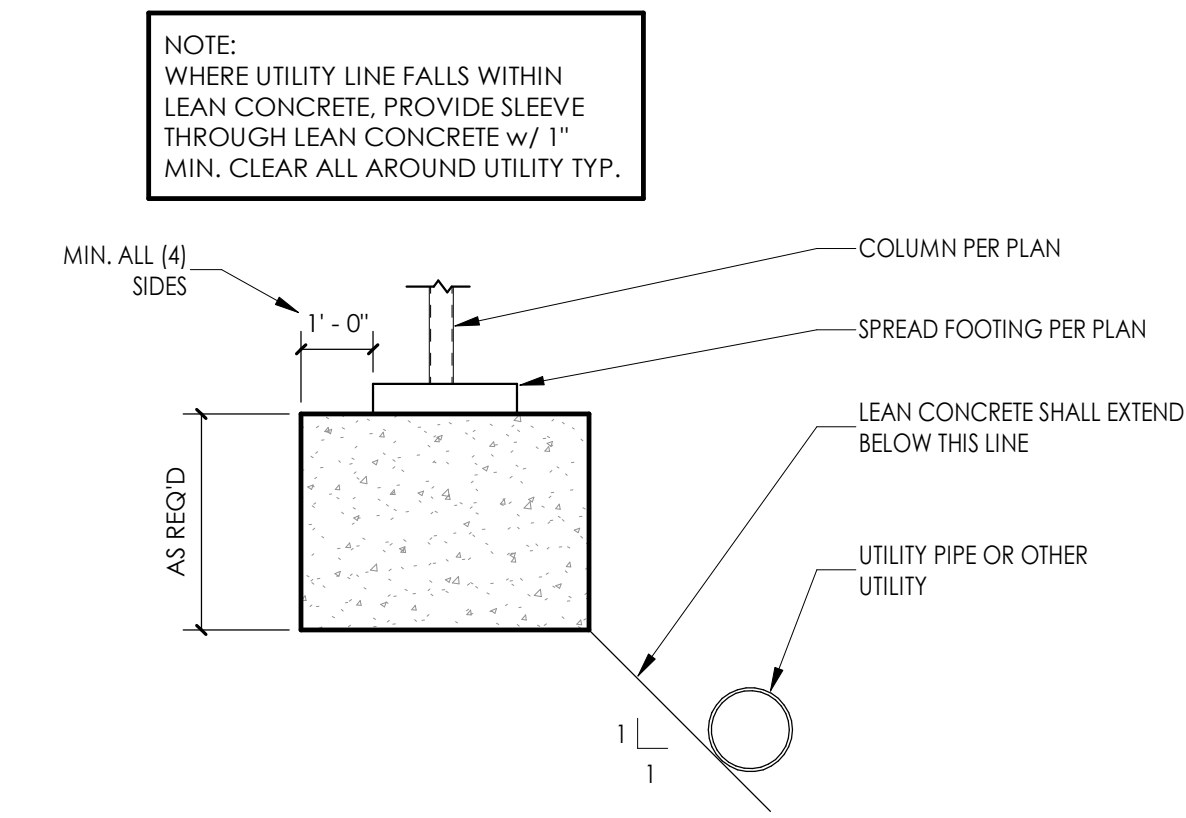
**7 REINF. AT RE-ENTRANT CORNERS OF SLAB**  
 3/4" = 1'-0"



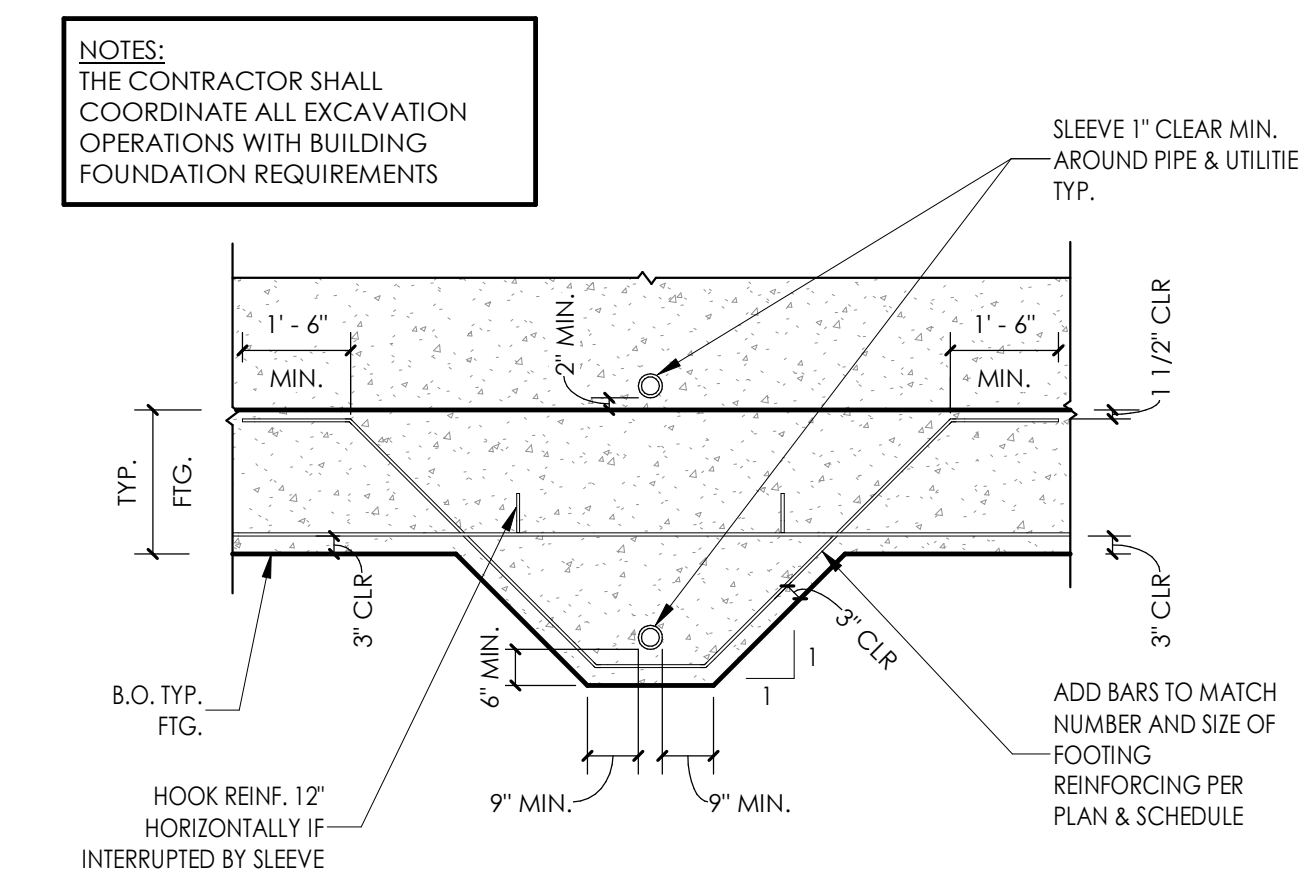
**8 STEP IN SLAB**  
 1" = 1'-0"



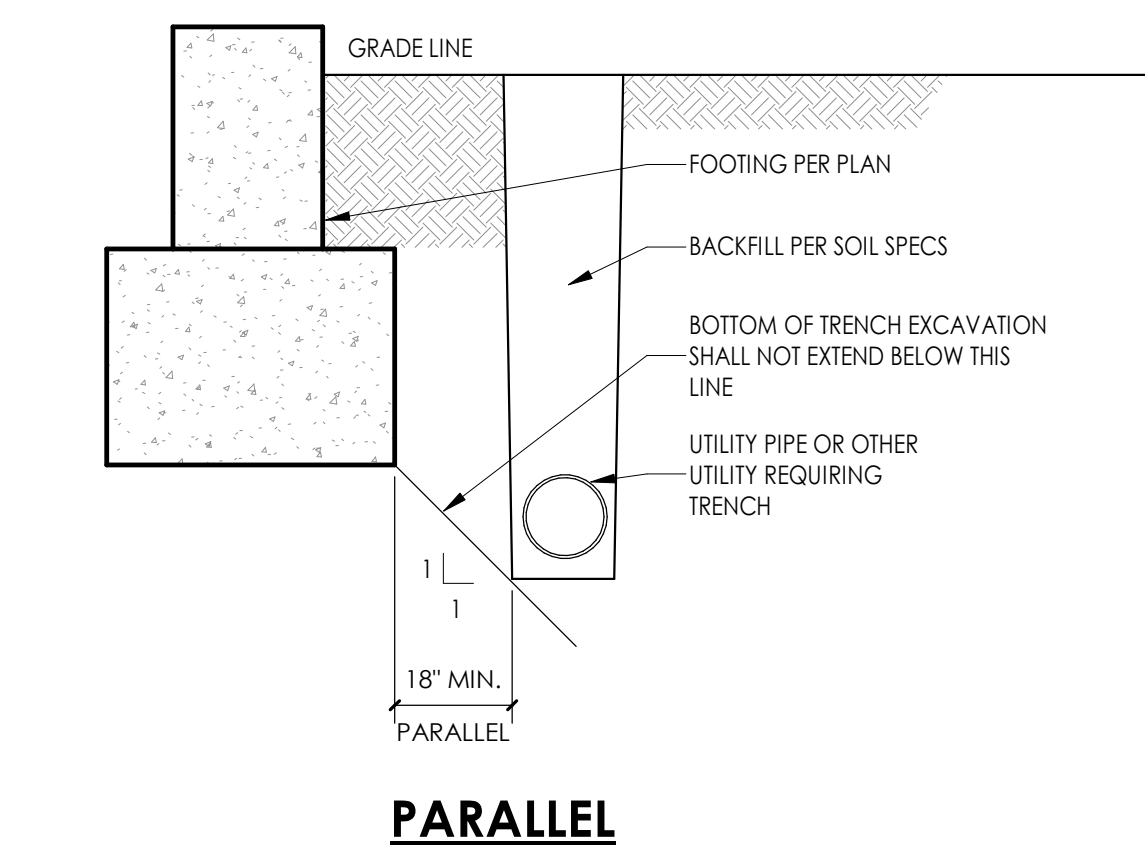
**1 CONC. FTG. TYP. REINF. LAP**  
 1" = 1'-0"



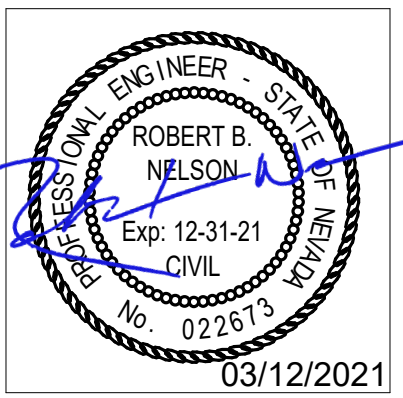
**2 FOUNDATION UTILITIES ADJACENT**  
 3/8" = 1'-0"



**PERPENDICULAR ELEVATION**



**3 FOUNDATION UTILITIES PARALLEL AND PERP.**  
 3/8" = 1'-0"



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 665 Lakeshore Blvd, Incline Village, NV 89451

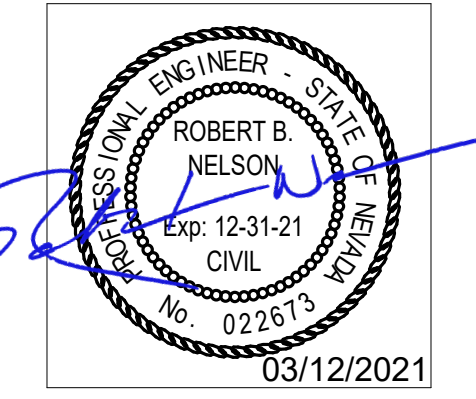
Job No: 20.018.10  
 Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

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REVISIONS		DESCRIPTION
REV	DATE	

Sheet Title  
**TYP. STRUCTURAL DETAILS**

Date: March 12, 2021  
 Sheet No:



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**BURNT CEDAR  
BEACH - POOL  
RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

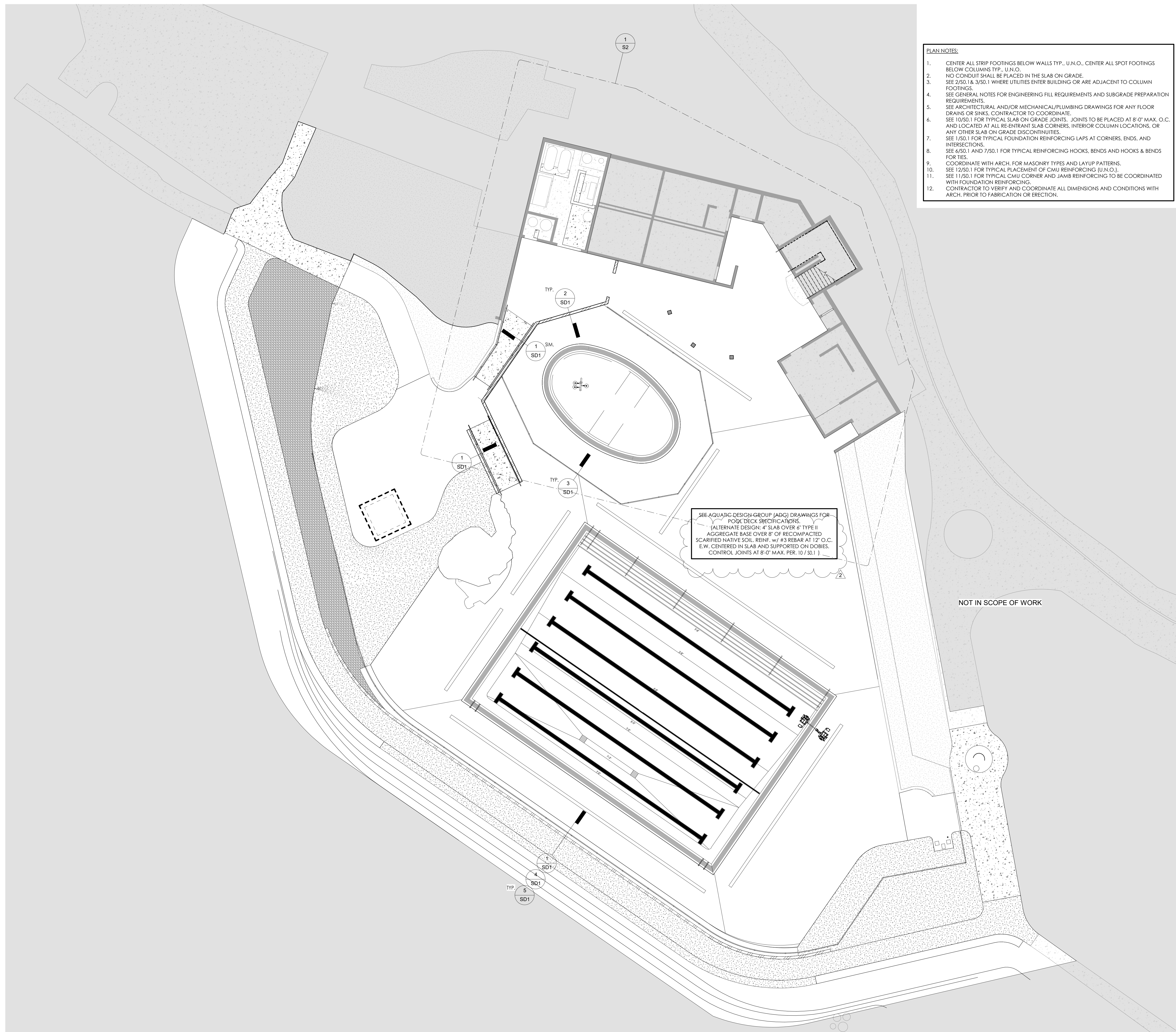
Sheet Title

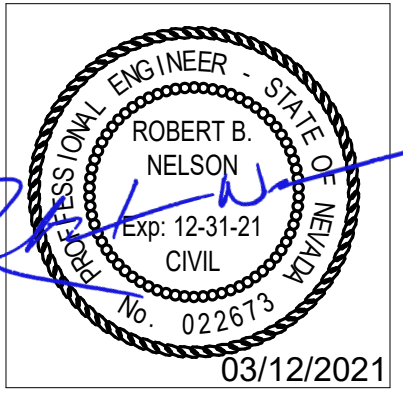
**STRUCTURAL SITE  
PLAN**

Date: March 12, 2021

Sheet No:

**S1**





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 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

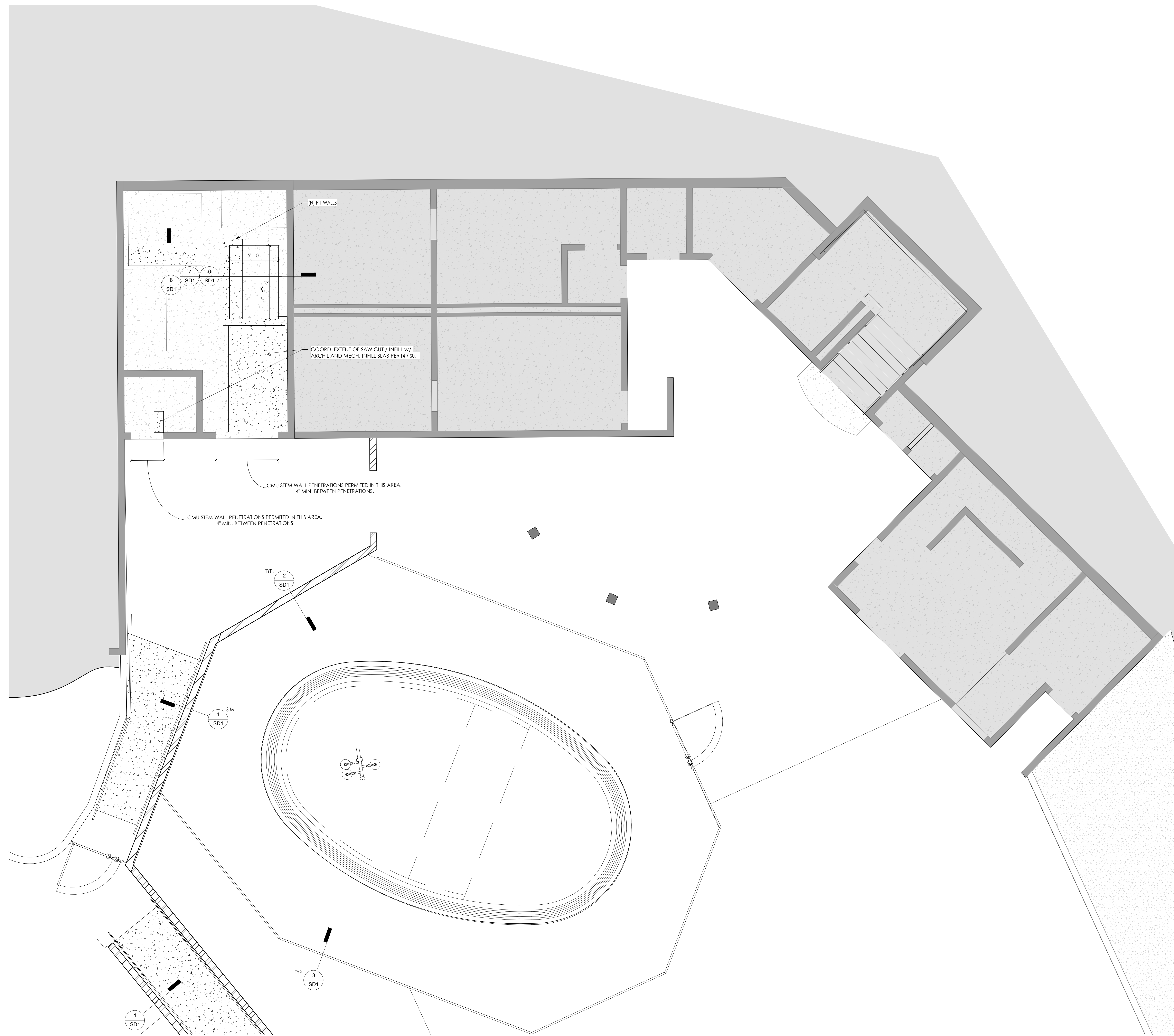
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REVISIONS		DESCRIPTION
REV	DATE	

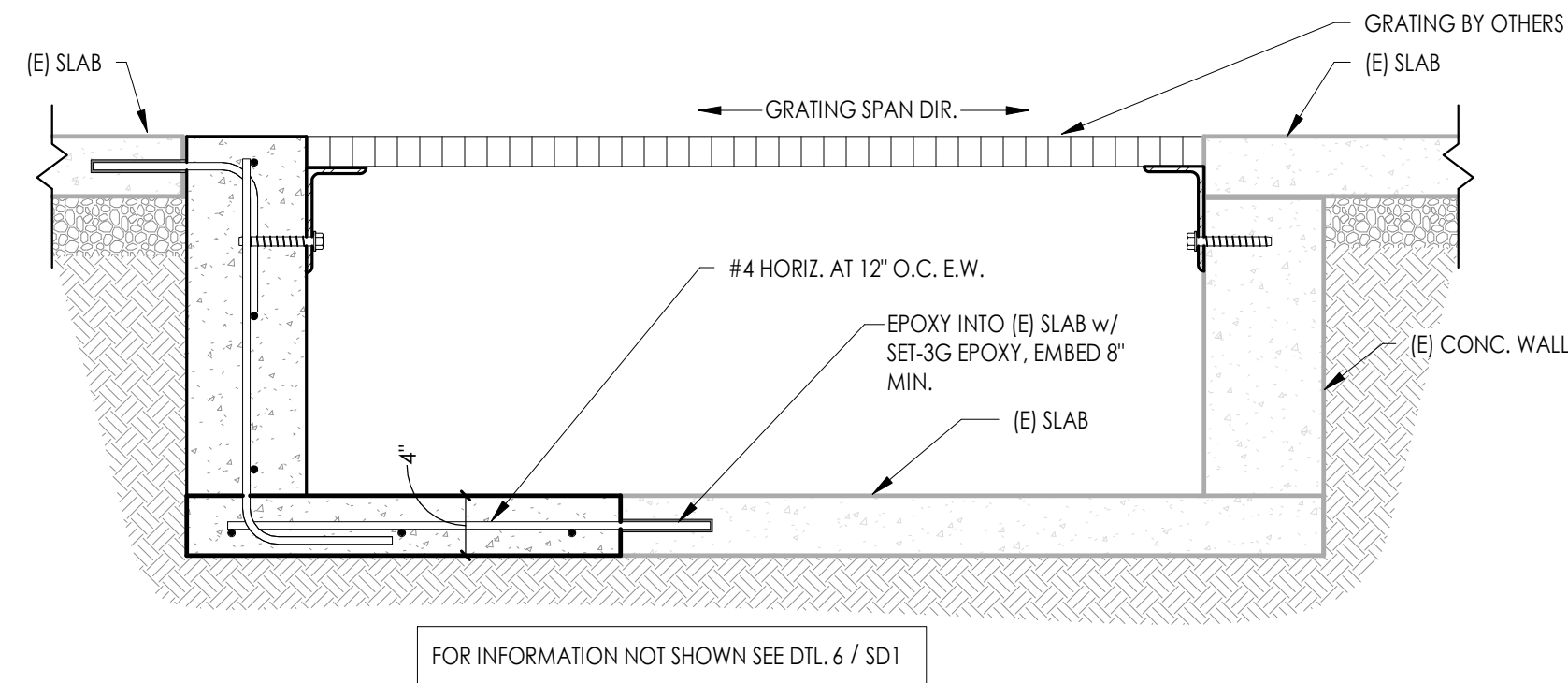
Sheet Title  
**ENLARGED STRUCTURAL SITE PLAN**

Date: March 12, 2021  
 Sheet No:

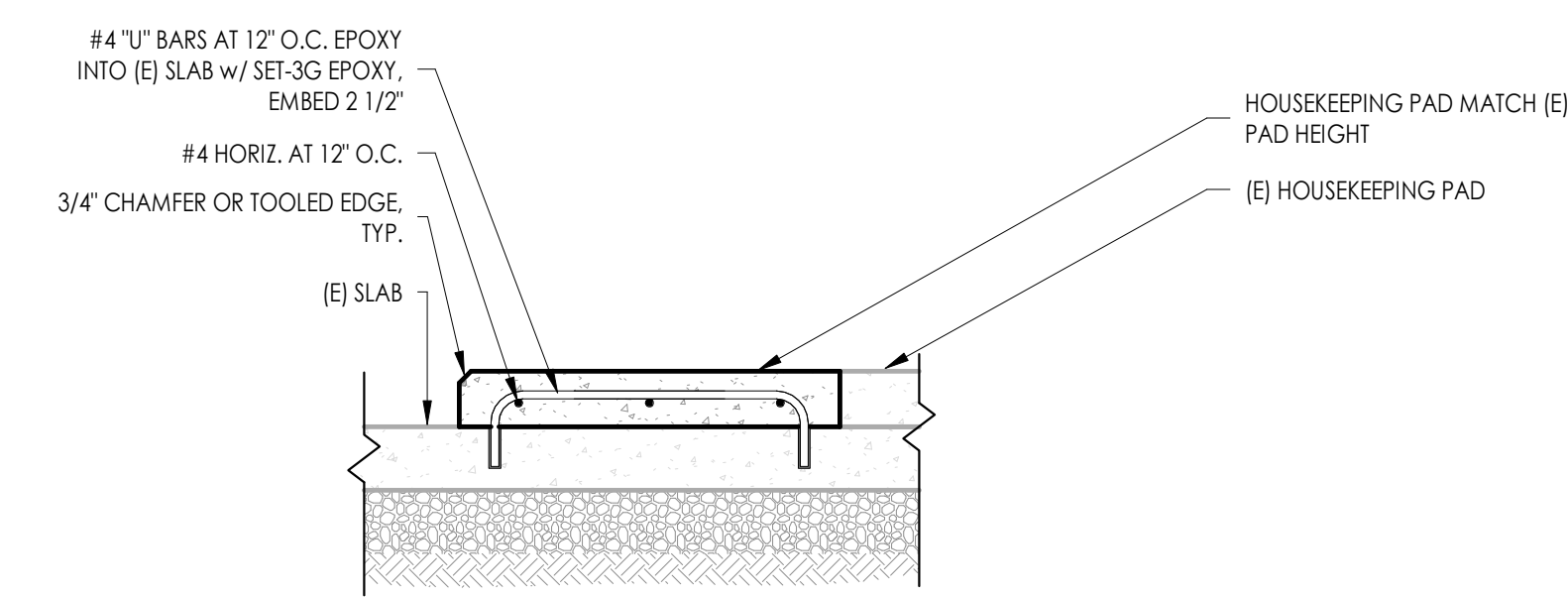
**S2**



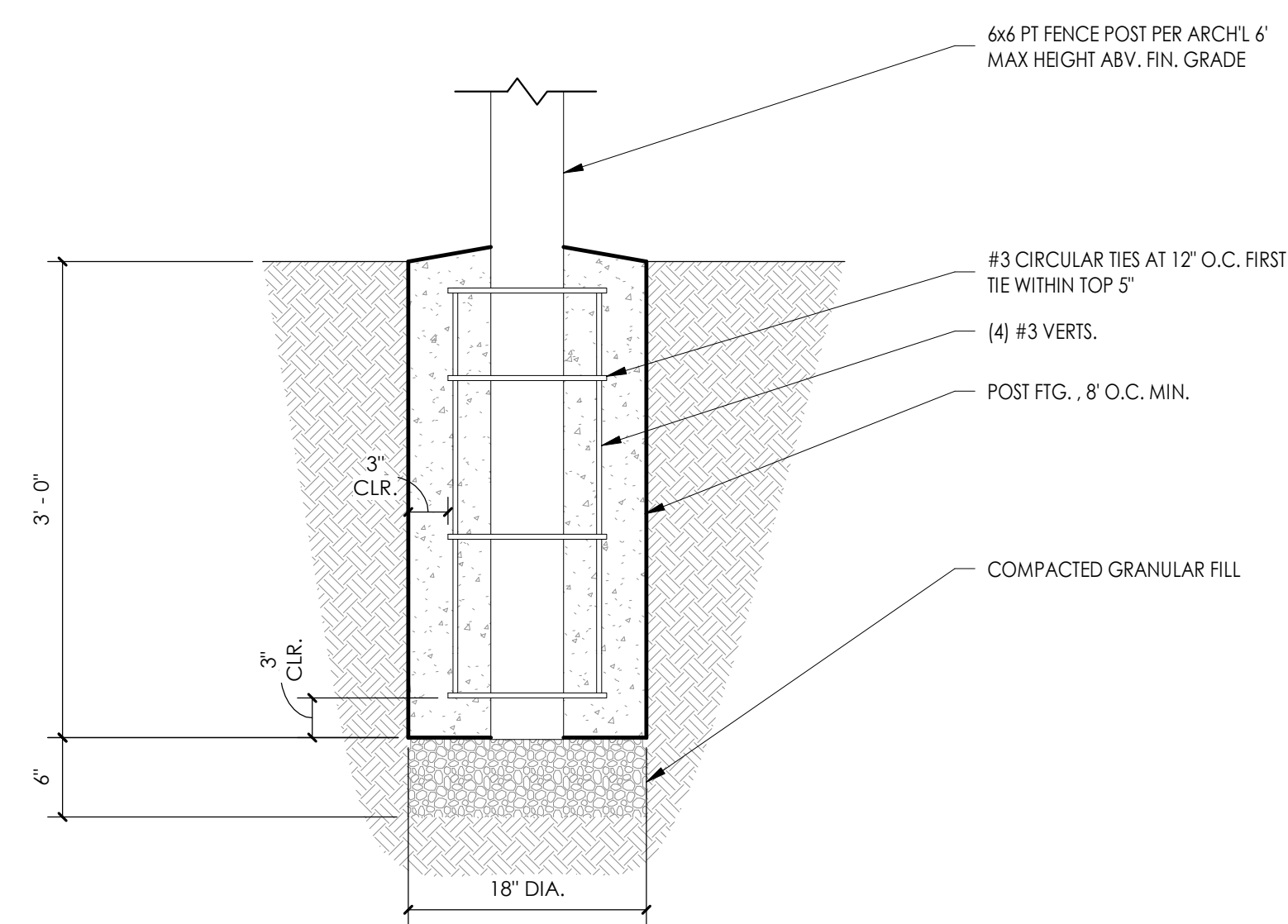
**1 ENLARGED STRUCTURAL PLAN**  
 SCALE: 1/4" = 1'-0"



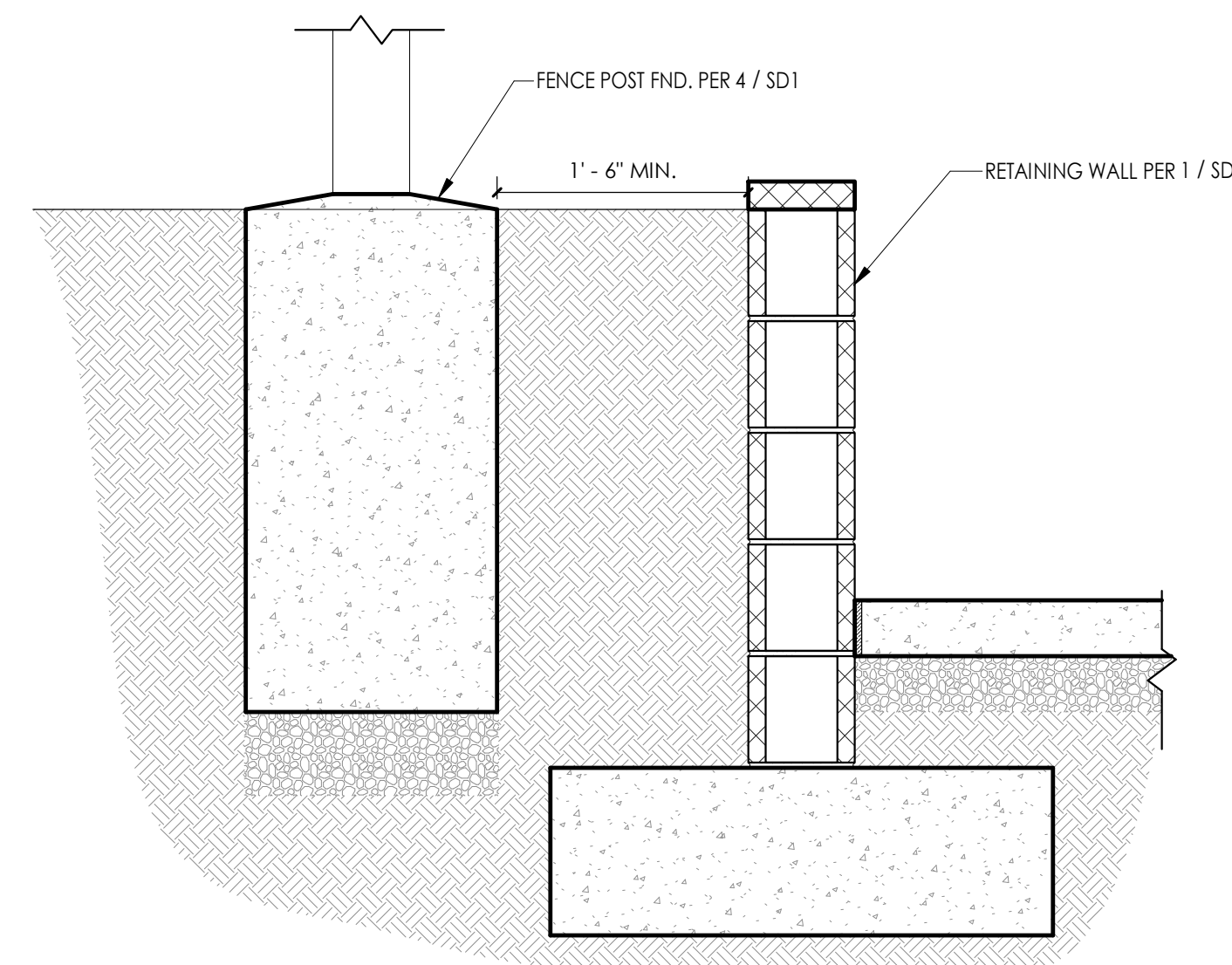
**7 MECH. PIT**  
1" = 1'-0"



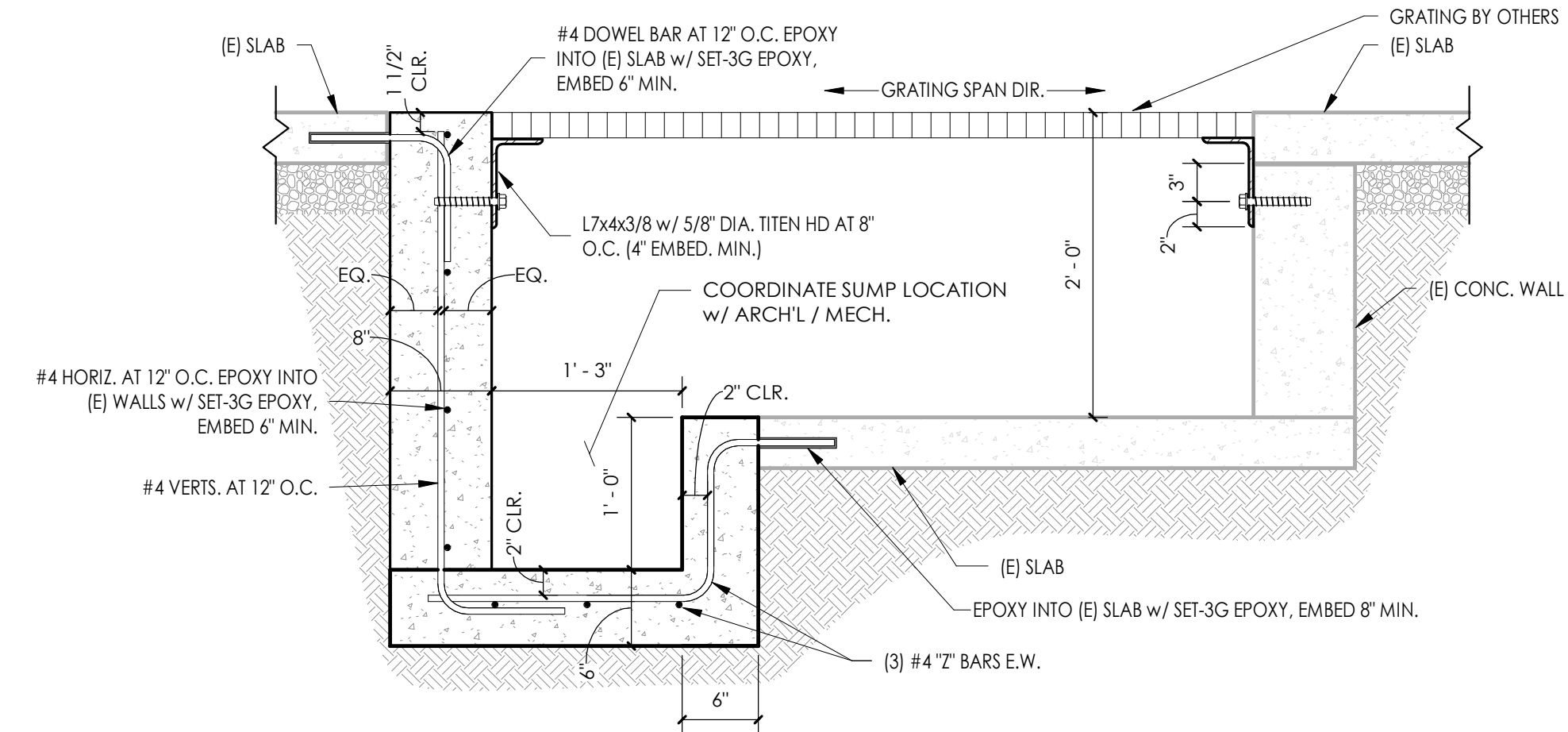
**8 HOUSEKEEPING PAD**  
1" = 1'-0"



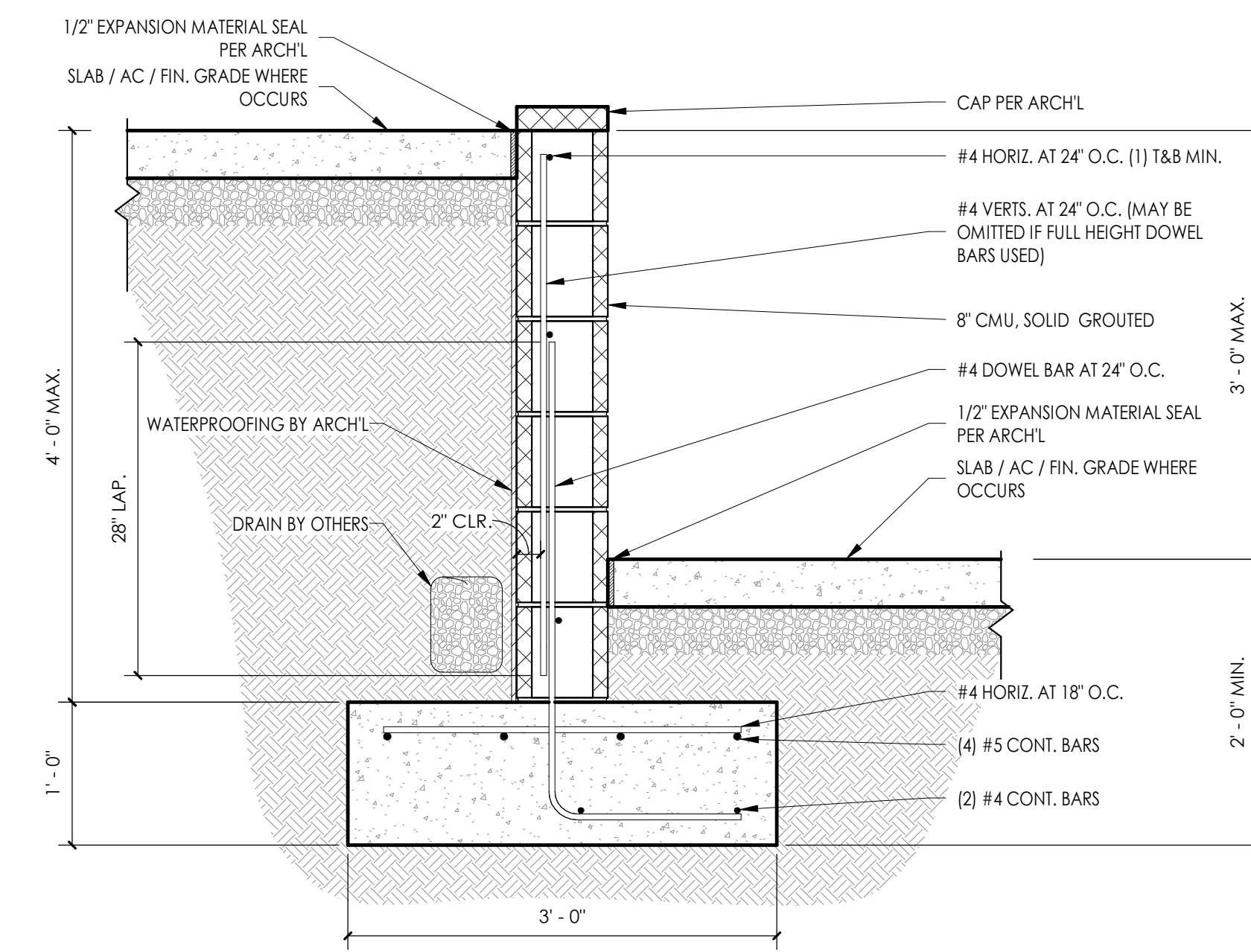
**4 TYP. FENCE POST FND.**  
1" = 1'-0"



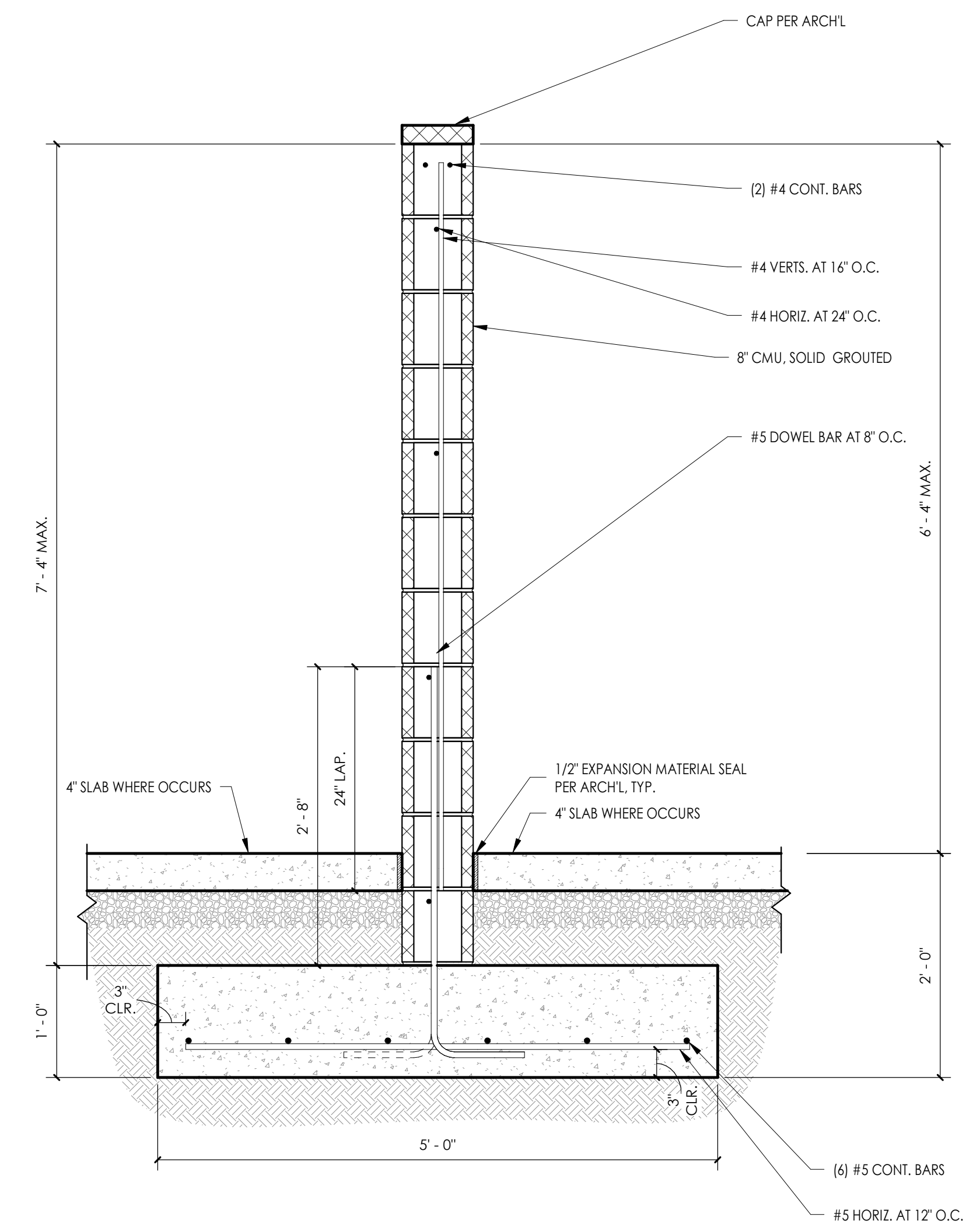
**5 FENCE AT RETAINING WALL**  
1" = 1'-0"



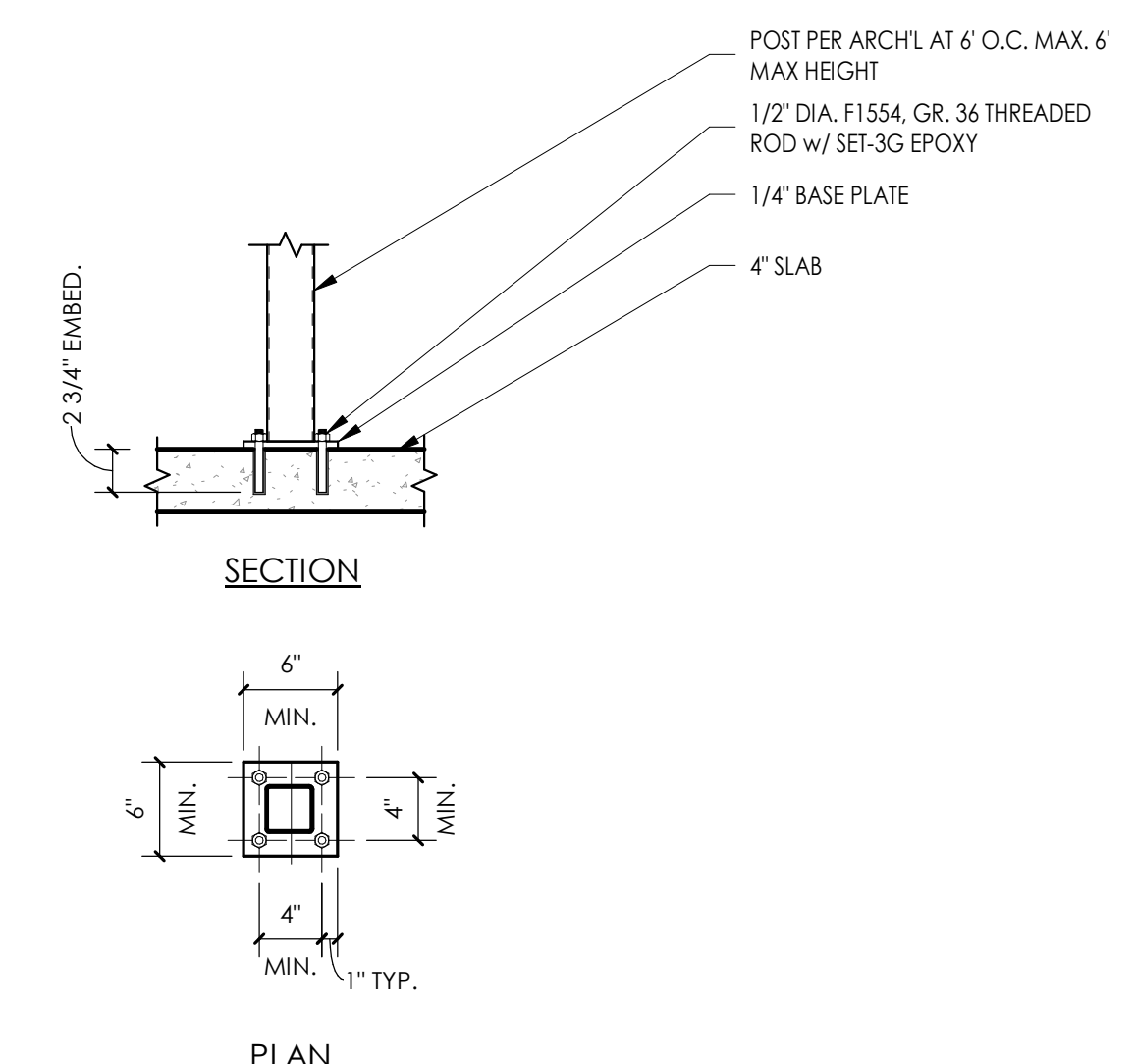
**6 MECH. PIT**  
1" = 1'-0"



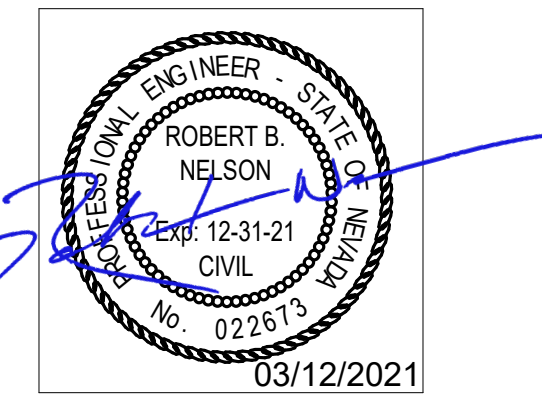
**1 TYP. CMU RETAINING WALL**  
1" = 1'-0"



**2 CMU SCREEN WALL**  
1" = 1'-0"



**3 POOL FENCING ANCHORS**  
1" = 1'-0"



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

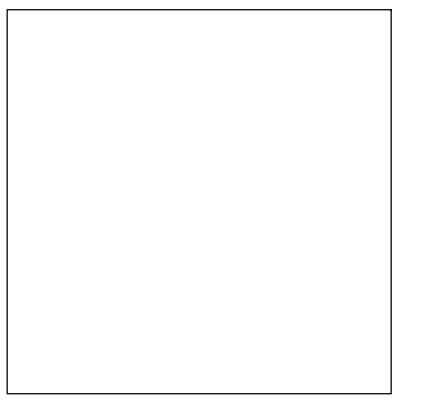
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REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title  
**STRUCTURAL DETAILS**

Date: March 12, 2021  
Sheet No:





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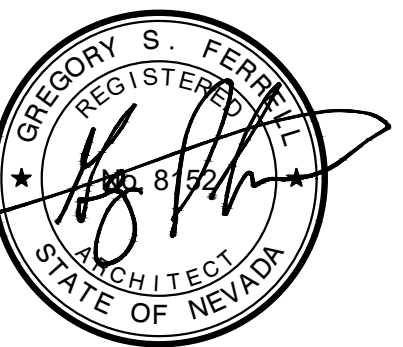


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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

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**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2
3	4/6/21	ADDENDUM 3
4	4/20/21	PLAN CHECK CORRECTIONS

Sheet Title  
**SITE PLAN**

Date: February 10, 2021  
Sheet No:

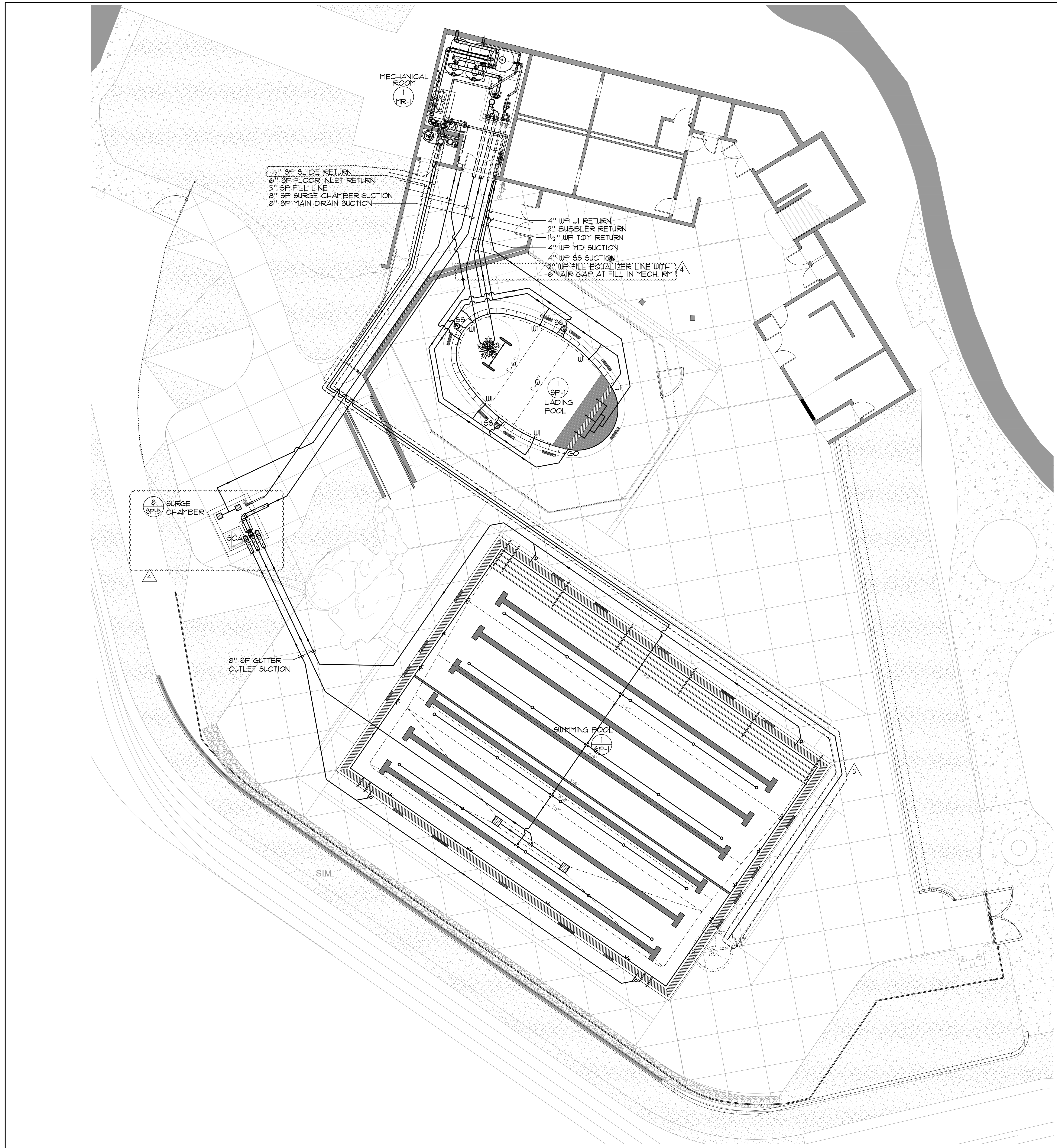
**SP-0**

### SWIMMING POOL DATA

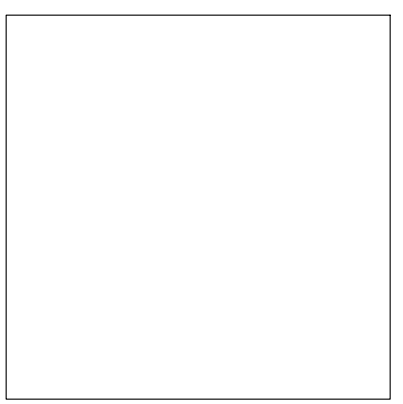
SURFACE AREA	=	3,300 SQ. FT.
PERIMETER	=	254 FT.
DEPTH	=	3'-6" TO 7'-3"
VOLUME	=	146,668 GAL.
4 HR TURNOVER	=	611 GPM

### WADING POOL DATA

SURFACE AREA	=	565 SQ. FT.
PERIMETER	=	89 FT.
DEPTH	=	0'-0" TO 1'-6"
VOLUME	=	4,912 GAL.
30 MIN TURNOVER	=	164 GPM



**SITE PLAN** 1/8" = 1'-0"



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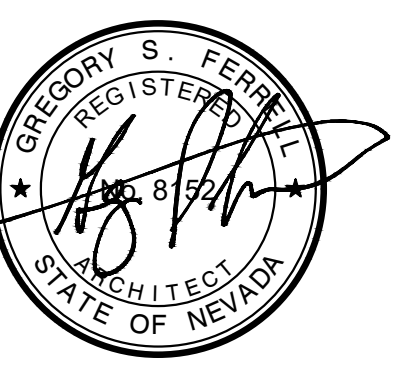


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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

Sheet Title  
**SWIMMING POOL LAYOUT PLAN**

Date: February 10, 2021  
Sheet No:

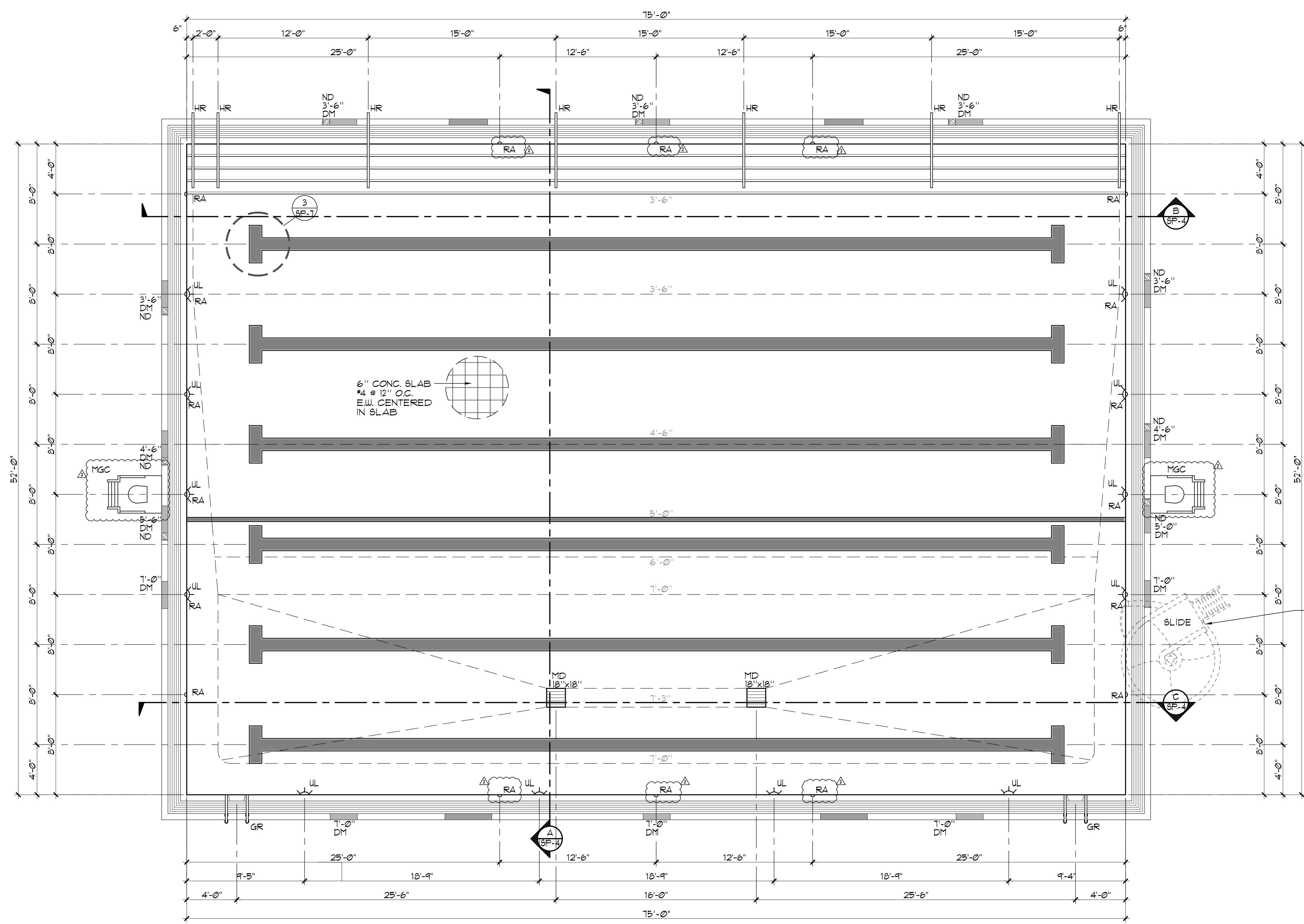
**SP-1**

### SWIMMING POOL DATA

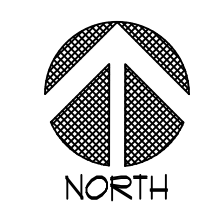
SURFACE AREA	=	3,900 SQ. FT.
PERIMETER	=	254 FT.
DEPTH	=	0'-0" TO 1'-3"
VOLUME	=	146,668 GAL.
4 HR TURNOVER	=	611 GPM

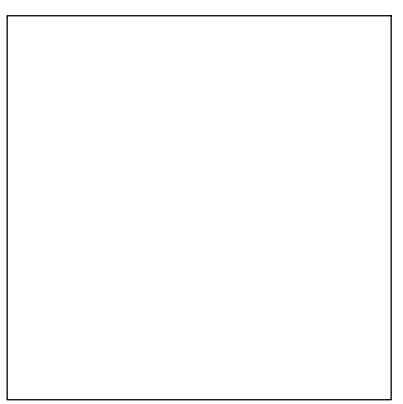
### LEGEND

HR	=	HANDRAIL	
DM	=	DEPTH MARKER	
ND	=	NO DIVING SYMBOL	
NR	=	NO RUNNING	
GR	=	GRABRAIL	
AL	=	ACCESSIBLE LIFT	
RA	=	ROPE ANCHOR	
MD	=	MAIN DRAIN	
UL	=	UNDERWATER LIGHT	
MGC	=	MOVEABLE GUARD CHAIR	



RELOCATE EXISTING 'SR SMITH' SLIDE AND OBTAIN NEW BASE KIT AND GASKETS FROM MANUFACTURER





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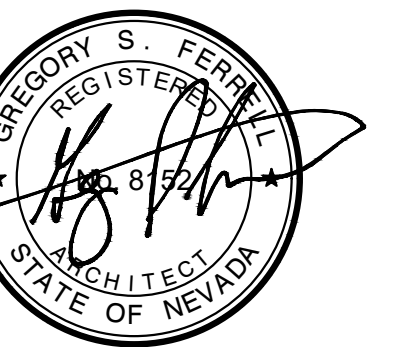


PLEASE RECYCLE

Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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REVISIONS	
REV	DESCRIPTION
2	3/30/21 ADDENDUM 2
3	4/6/21 ADDENDUM 3
4	4/20/21 PLAN CHECK CORRECTIONS

Sheet Title  
**SWIMMING POOL LAYOUT PLAN**

Date: February 10, 2021

Sheet No:

**SP-2**

### LEGEND

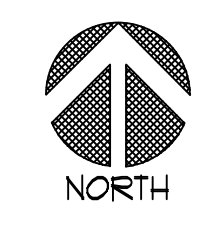
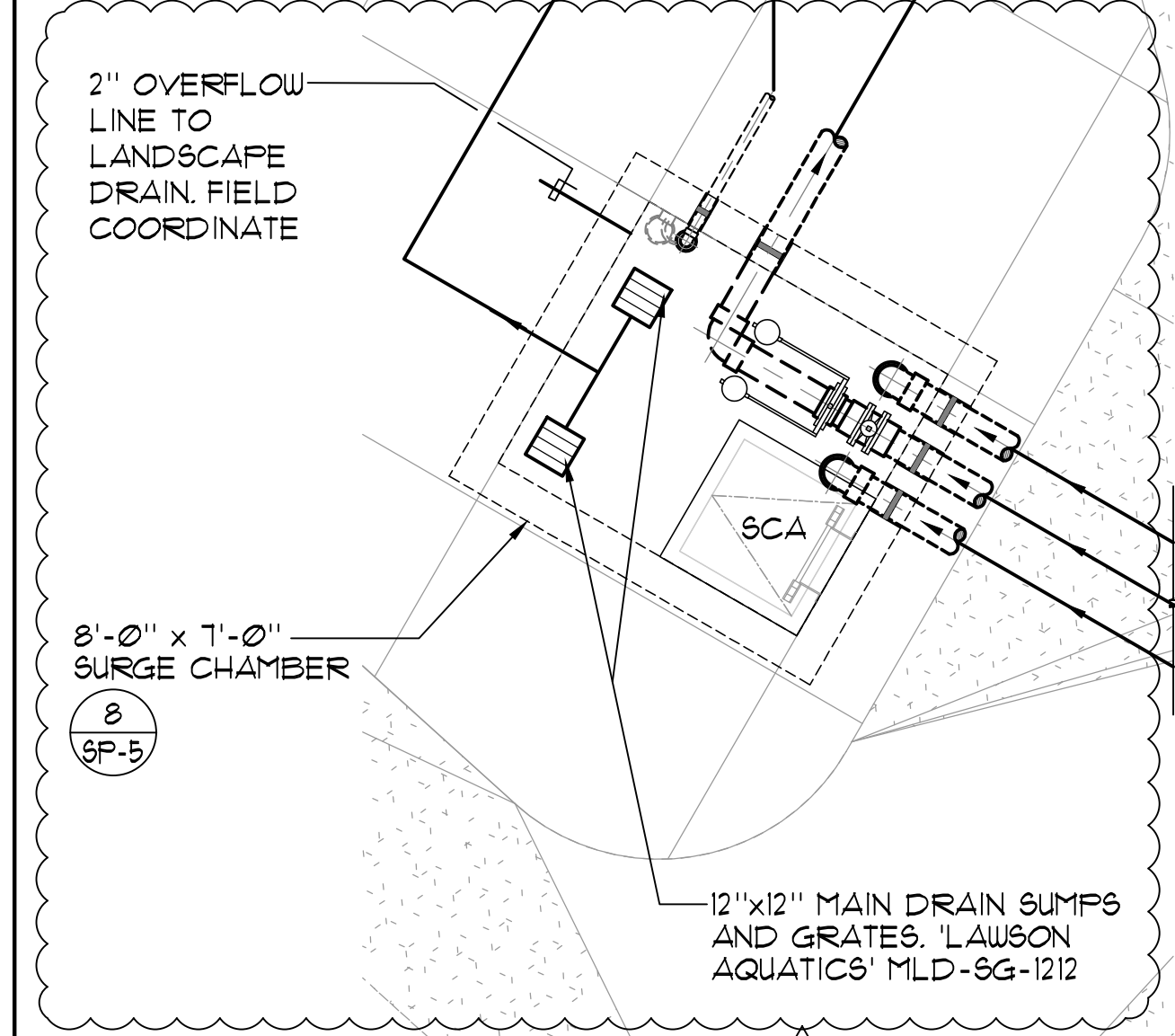
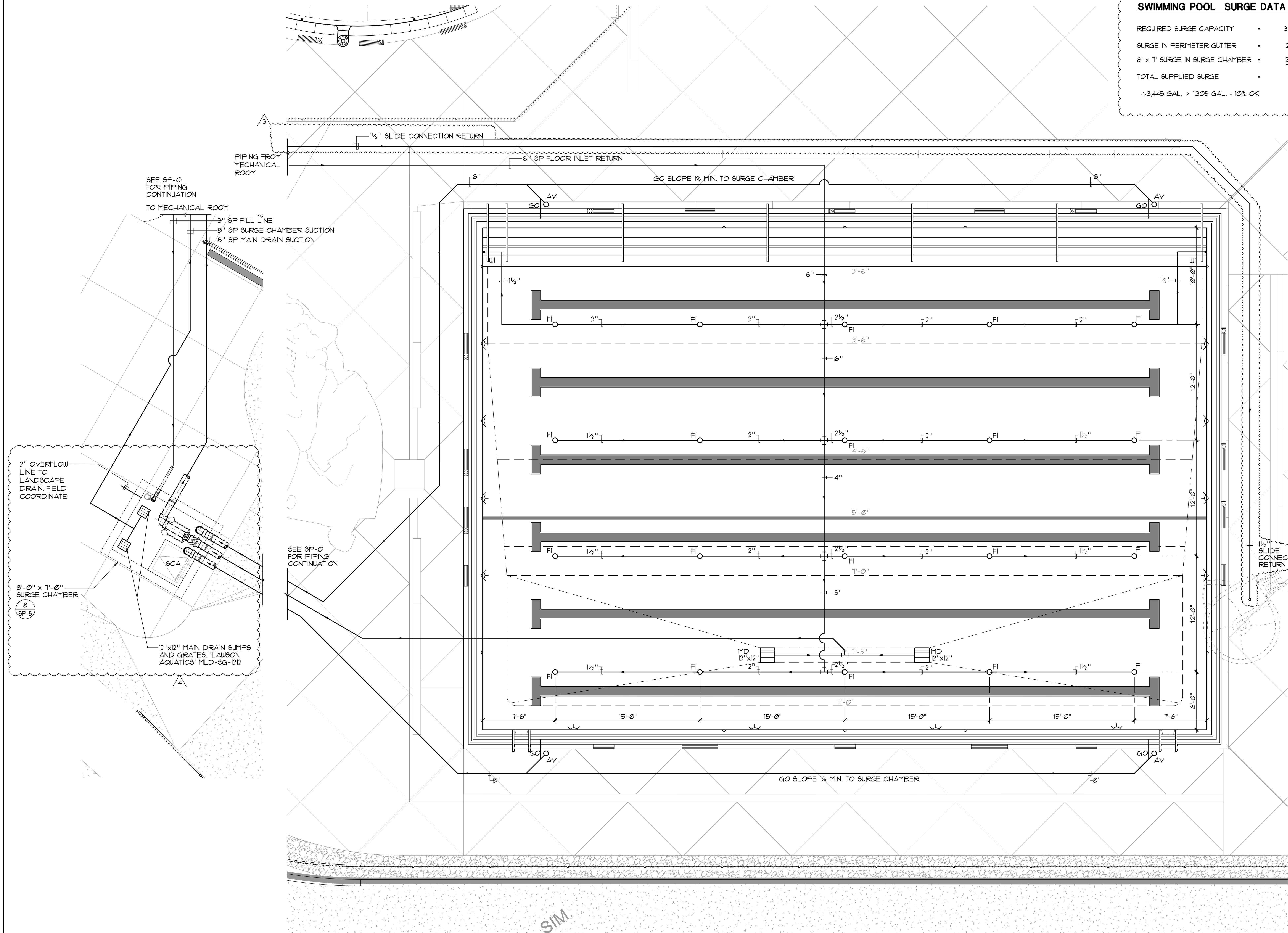
- AV = AIR VENT
- FI = FLOOR INLET
- GO = GUTTER OUTLET
- MD = MAIN DRAIN
- SCA = SURGE CHAMBER ACCESS
- WI = WALL INLET

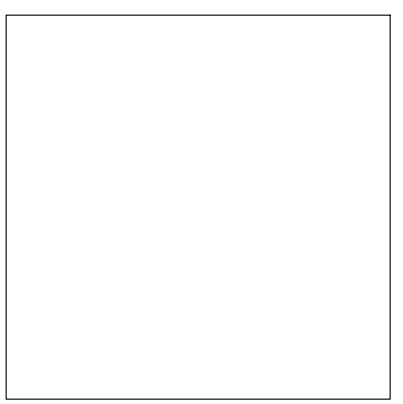
### SWIMMING POOL DATA

- SURFACE AREA = 3,900 SQ. FT.
- PERIMETER = 254 FT.
- DEPTH = 0'-0" TO 1'-3"
- VOLUME = 146,668 GAL.
- 4 HR TURNOVER = 611 GPM

### SWIMMING POOL SURGE DATA

- REQUIRED SURGE CAPACITY = 3,900 GAL.
- SURGE IN PERIMETER GUTTER = 2,205 GAL.
- 8' x 1' SURGE IN SURGE CHAMBER = 2,094 GAL.
- TOTAL SUPPLIED SURGE = 4,299 GAL.
- .:3,448 GAL. > 1,305 GAL. + 10% OK





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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10  
Owner  
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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

Sheet Title  
**SWIMMING POOL LAYOUT PLAN**

Date: February 10, 2021  
Sheet No:

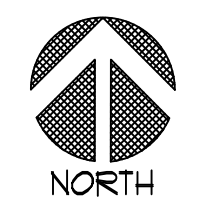
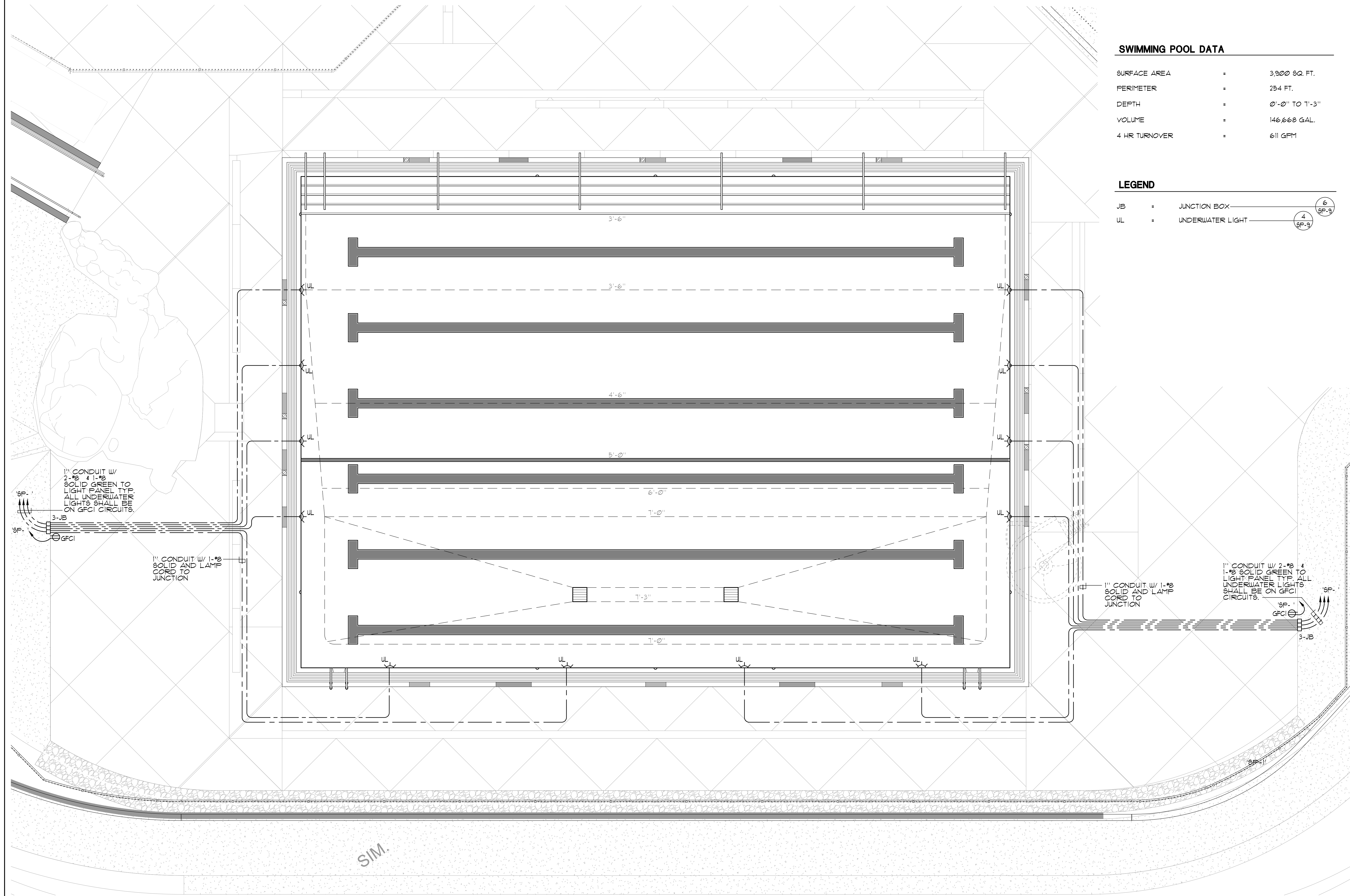
**SP-3**

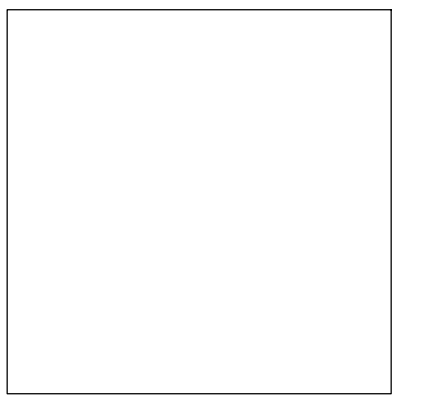
**SWIMMING POOL DATA**

SURFACE AREA	=	3,300 SQ. FT.
PERIMETER	=	254 FT.
DEPTH	=	0'-0" TO 1'-3"
VOLUME	=	146,668 GAL.
4 HR TURNOVER	=	611 GPM

**LEGEND**

JB	=	JUNCTION BOX	
UL	=	UNDERWATER LIGHT	

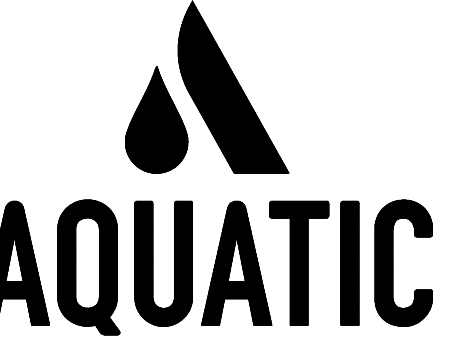




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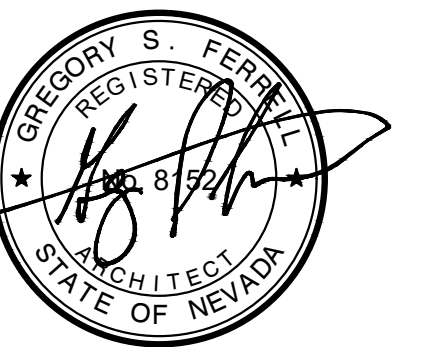
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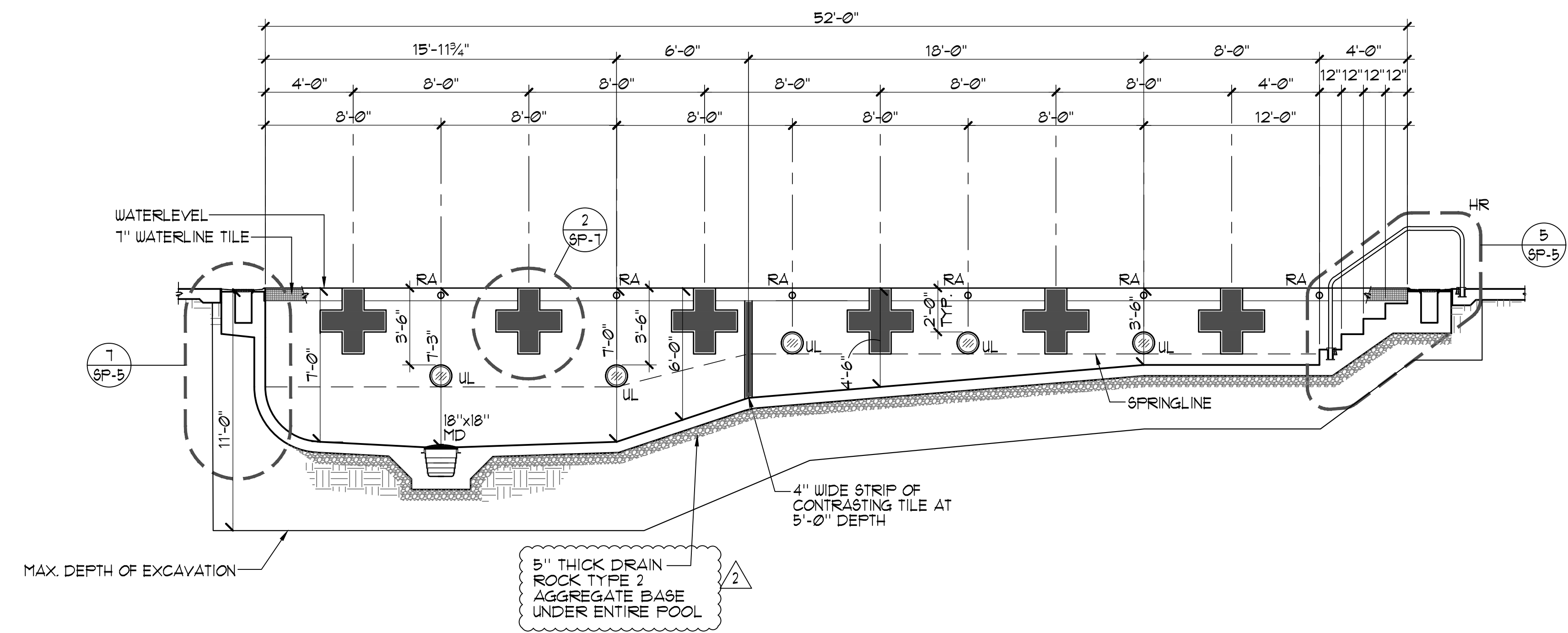
REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2
3	4/6/21	ADDENDUM 3
4	4/20/21	PLAN CHECK CORRECTIONS

Sheet Title  
**SWIMMING POOL SECTIONS**

Date: February 10, 2021

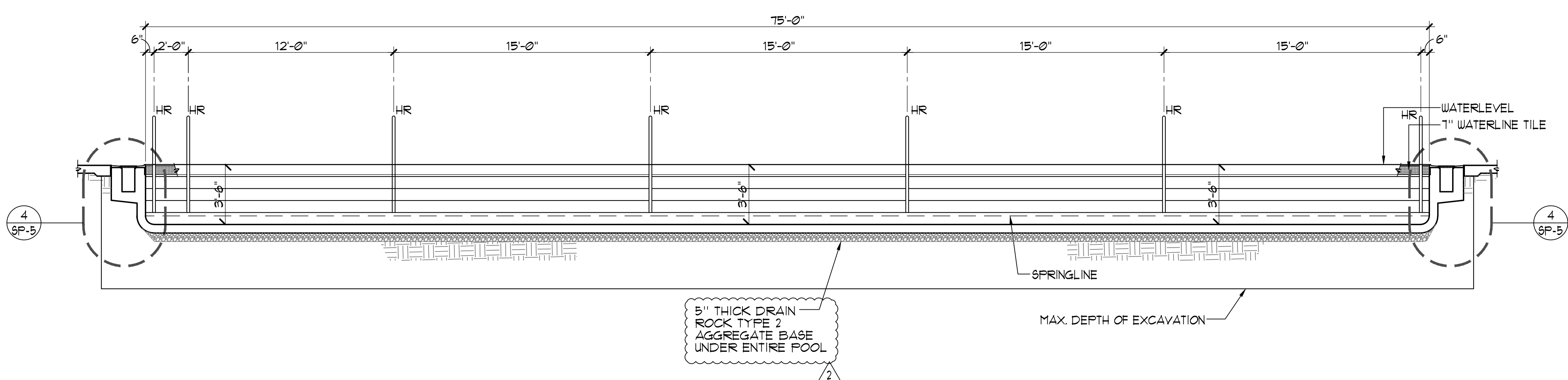
Sheet No:

**SP-4**



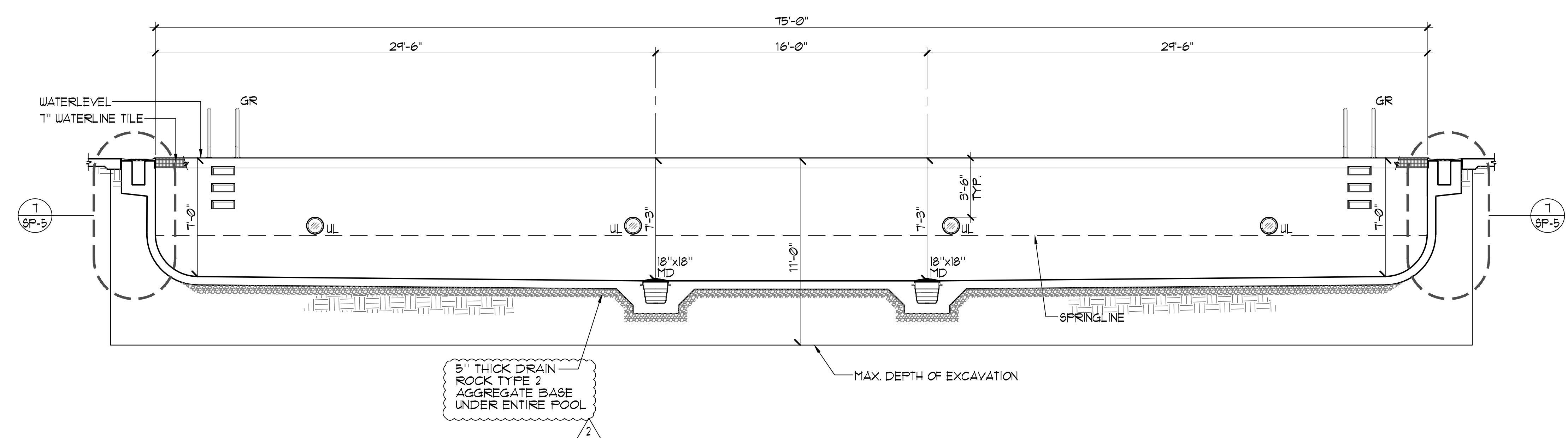
**SWIMMING POOL SECTION**

1/4" = 1'-0"



**SWIMMING POOL SECTION**

1/4" = 1'-0"



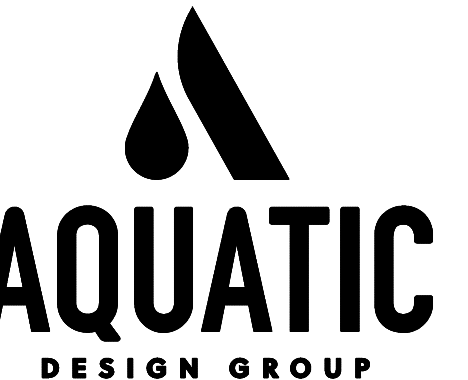
**SWIMMING POOL SECTION**

1/4" = 1'-0"

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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2
3	4/6/21	ADDENDUM 3
4	4/20/21	PLAN CHECK CORRECTIONS

Sheet Title  
**DETAILS**

Date: February 10, 2021  
Sheet No:

**SP-5**

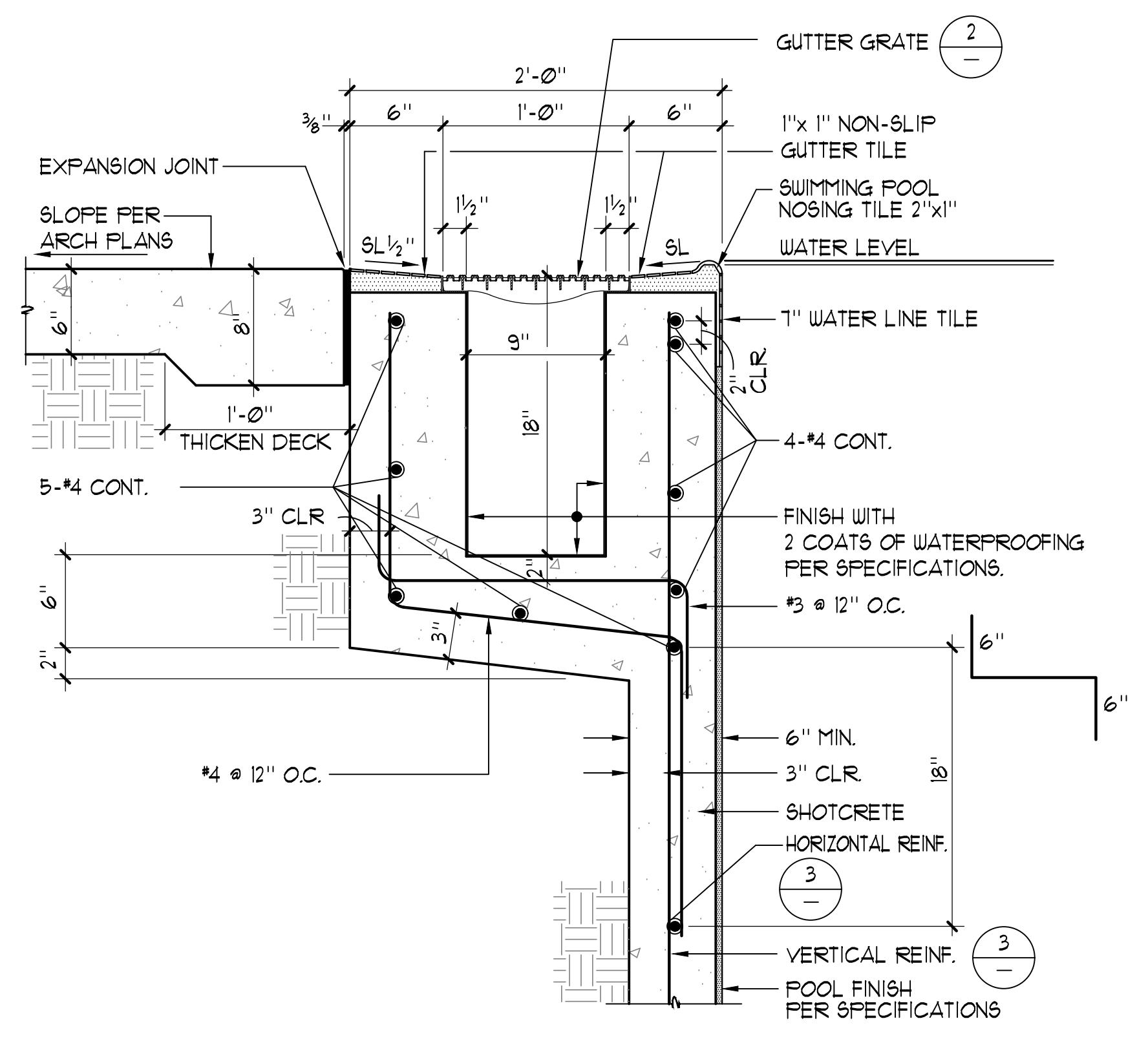
WATER DEPTH	1' 'ds	RADIUS	VERTICAL REINF.	HORIZONTAL REINF.	TRANSITION TO FLOOR REINF. BEYOND END RADIUS
0'-0" TO 1'-6"	6"	3"	Ø" TO 6"	#4 @ 12" O.C.	24"
3'-6" TO 5'-0"	6"	3"	6" TO 24"	#4 @ 12" O.C.	24"
5'-1" TO 7'-3"	8"	5"	24" TO 30"	#4 @ 12" O.C.	24"

**CONCRETE NOTES:**

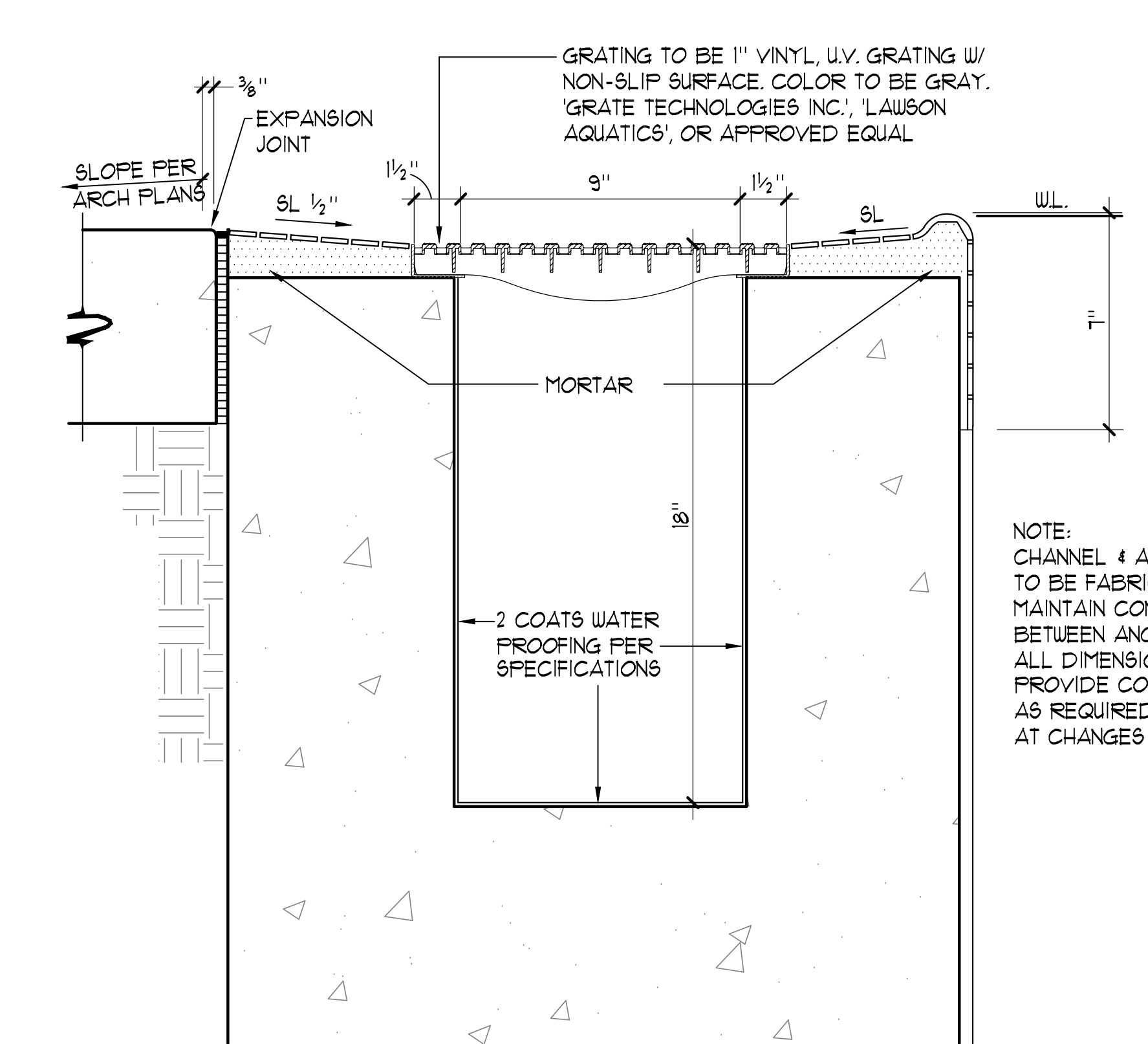
- THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS WITH A 0.40-0.50 WATER/CEMENT RATIO  
FOOT = 4000 PSI  
SLAB-ON-GRADE = 4000 PSI
- CONTINUOUS INSPECTION BY AN APPROVED INSPECTOR IS REQUIRED OF ALL CONCRETE PLACEMENT.
- ALL CEMENT USED SHALL CONFORM TO A.S.T.M. C-150 TYPE II
- FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. C-33. MAXIMUM SIZE OF AGGREGATE TO BE 1".
- CONCRETE MIX DESIGNS SHALL BE BASED UPON IBC SECTION 1905.
- CONCRETE SHALL BE TESTED AND INSPECTED PER SECTION IBC 1105.3 AND 1905.
- REMOVAL OF FORMS SHALL COMPLY WITH IBC SECTION 1905.
- ALL REINFORCING SHALL BE ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED. LAPS SHALL BE 64 BAR DIA.

**SHOTCRETE NOTES:**

- SHOTCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SHOTCRETE MATERIAL SHALL HAVE A WATER/CEMENT RATIO OF 0.40-0.50 PER ACI 506R, CHAPTER 6, PROPORTIONING AND PRECONSTRUCTION TESTING, SECTION 6.3.3, WET-MIX PROCESS.
- CONTINUOUS INSPECTION BY AN APPROVED INSPECTOR IS REQUIRED OF ALL SHOTCRETE PLACEMENT.
- ALL CEMENT USED SHALL CONFORM TO A.S.T.M. C-150 TYPE II
- FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. C-33. MAXIMUM SIZE OF AGGREGATE TO BE 3/8".
- SHOTCRETE MIX DESIGNS SHALL BE PER IBC SECTION 1905.2.
- SHOTCRETE SHALL BE TESTED AND INSPECTED PER IBC SECTION 1905.3 AND 1905.3.
- ANCHOR BOLTS, ANCHORS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING OF SHOTCRETE.
- ALL REINFORCEMENT WITHIN SHOTCRETE SHALL MAINTAIN MINIMUM 2" CLEAR NON-CONTACT SPACINGS.
- THE FILM OF LAITANCE WHICH FORMS ON THE SURFACE OF THE SHOTCRETE SHALL BE REMOVED WITHIN APPROXIMATELY TWO HOURS AFTER APPLICATION BY BRUSHING WITH A STIFF BRUSH. IF THIS IS NOT REMOVED WITHIN TWO HOURS, IT SHALL BE REMOVED BY THOROUGH WIRE BRUSHING OR SAND BLASTING. CONSTRUCTION JOINTS OVER EIGHT HOURS OLD SHALL BE THOROUGHLY CLEANED WITH AIR AND WATER PRIOR TO RECEIVING SHOTCRETE.
- ALL REINFORCING SHALL BE ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED. LAPS SHALL BE 64 BAR DIA.

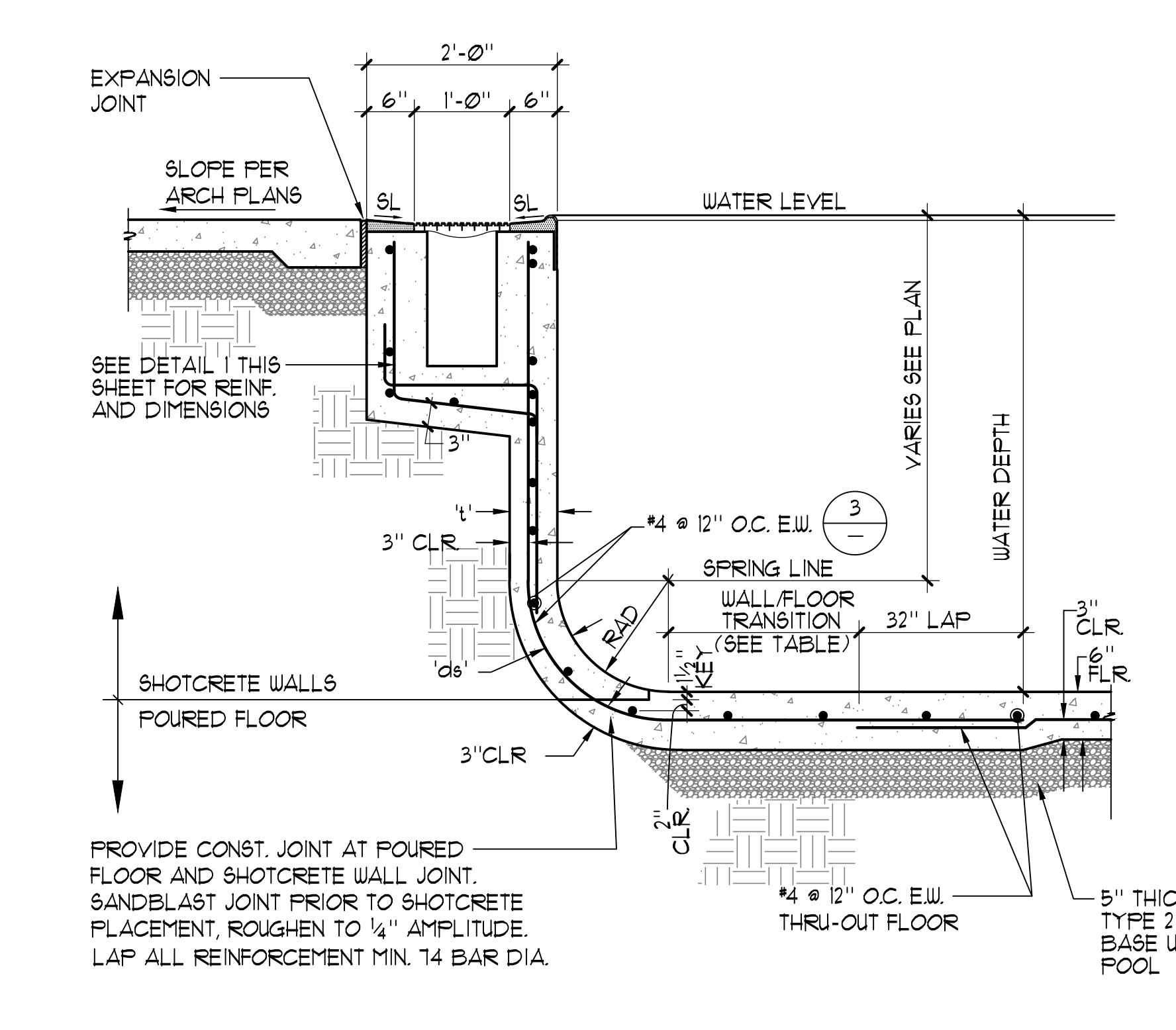


**1 RIM FLOW GUTTER** 1/2"=1'-0"

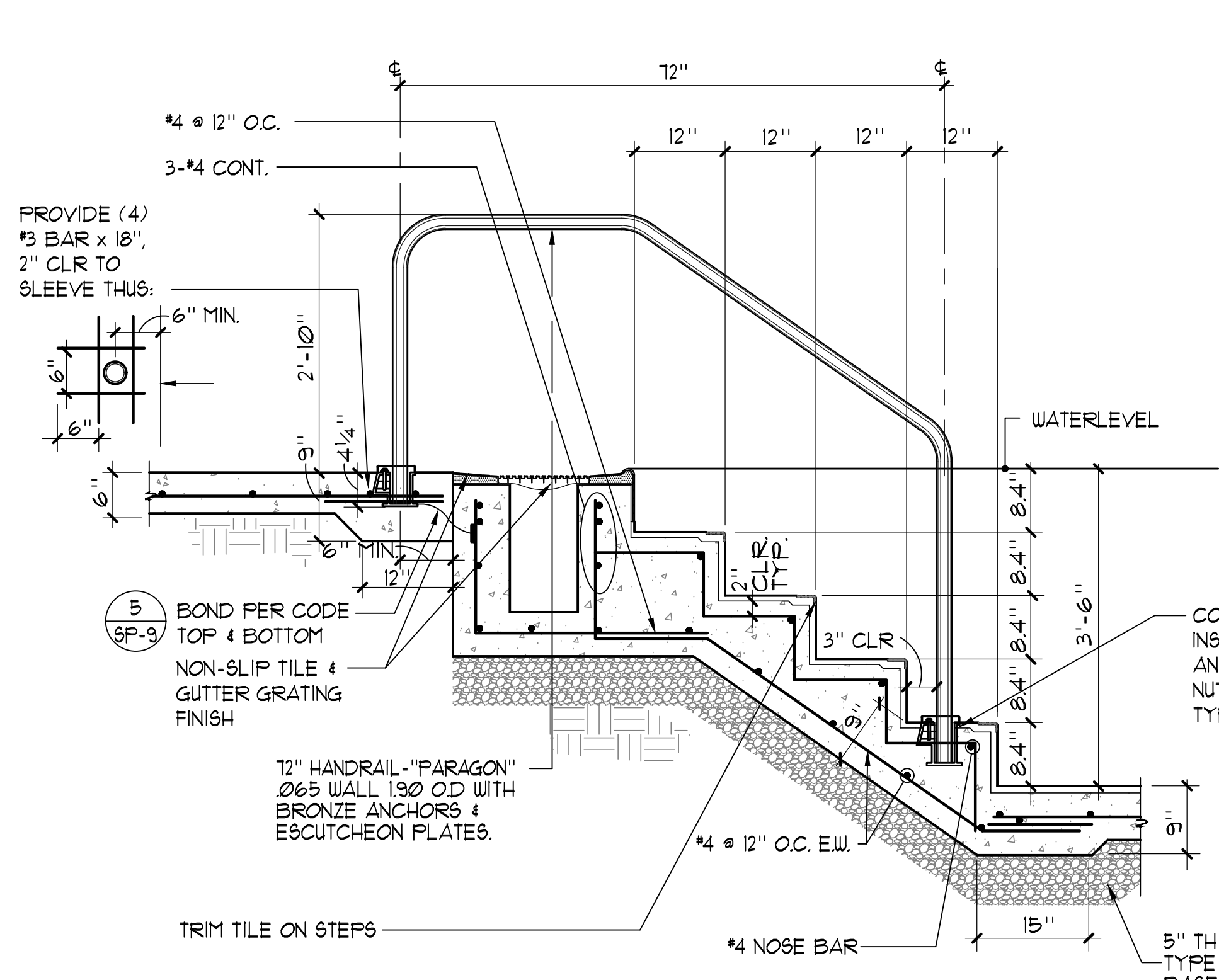


**2 RIM FLOW GUTTER/GRATE** 3/4"=1'-0"

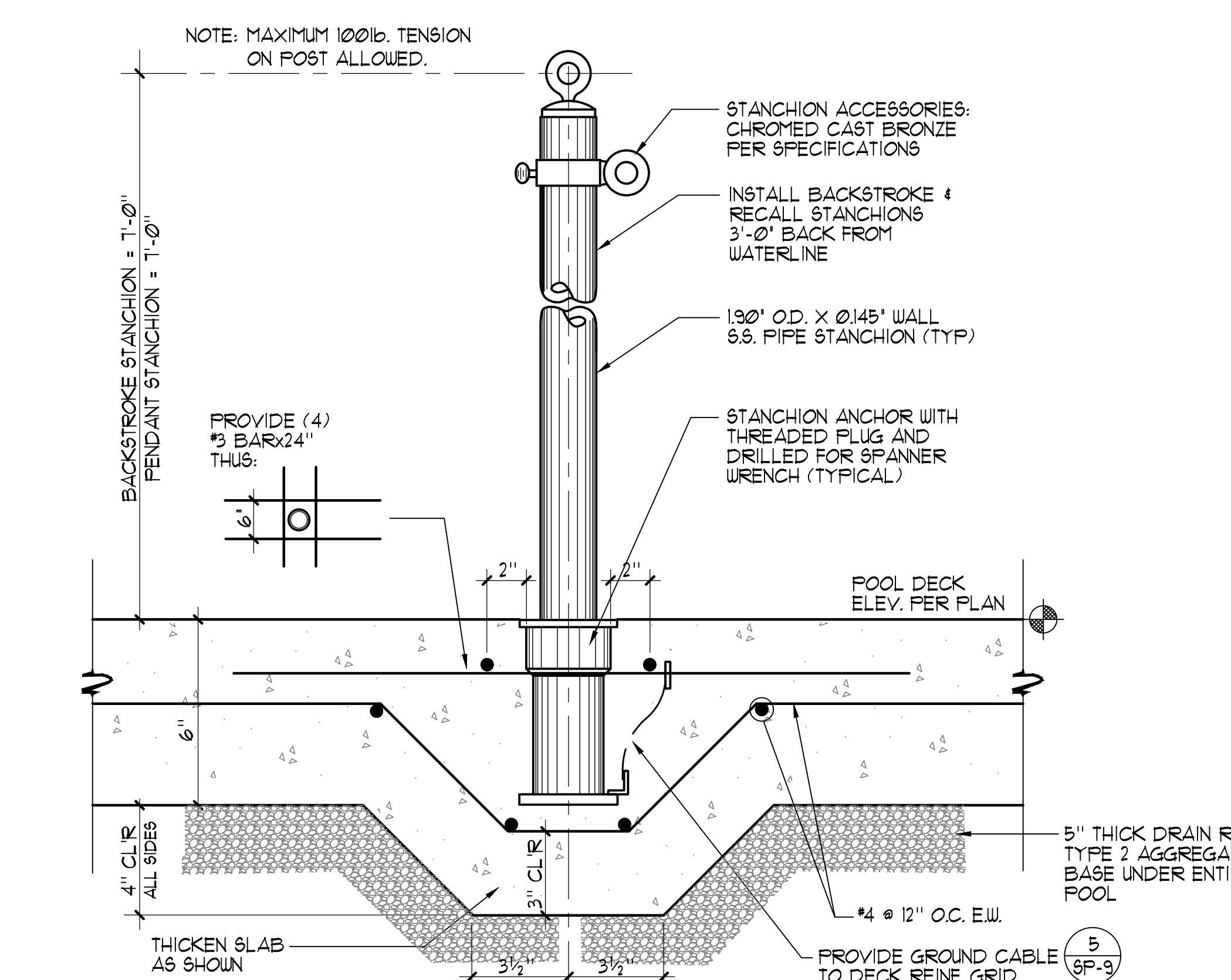
**3 REINFORCEMENT TABLE**



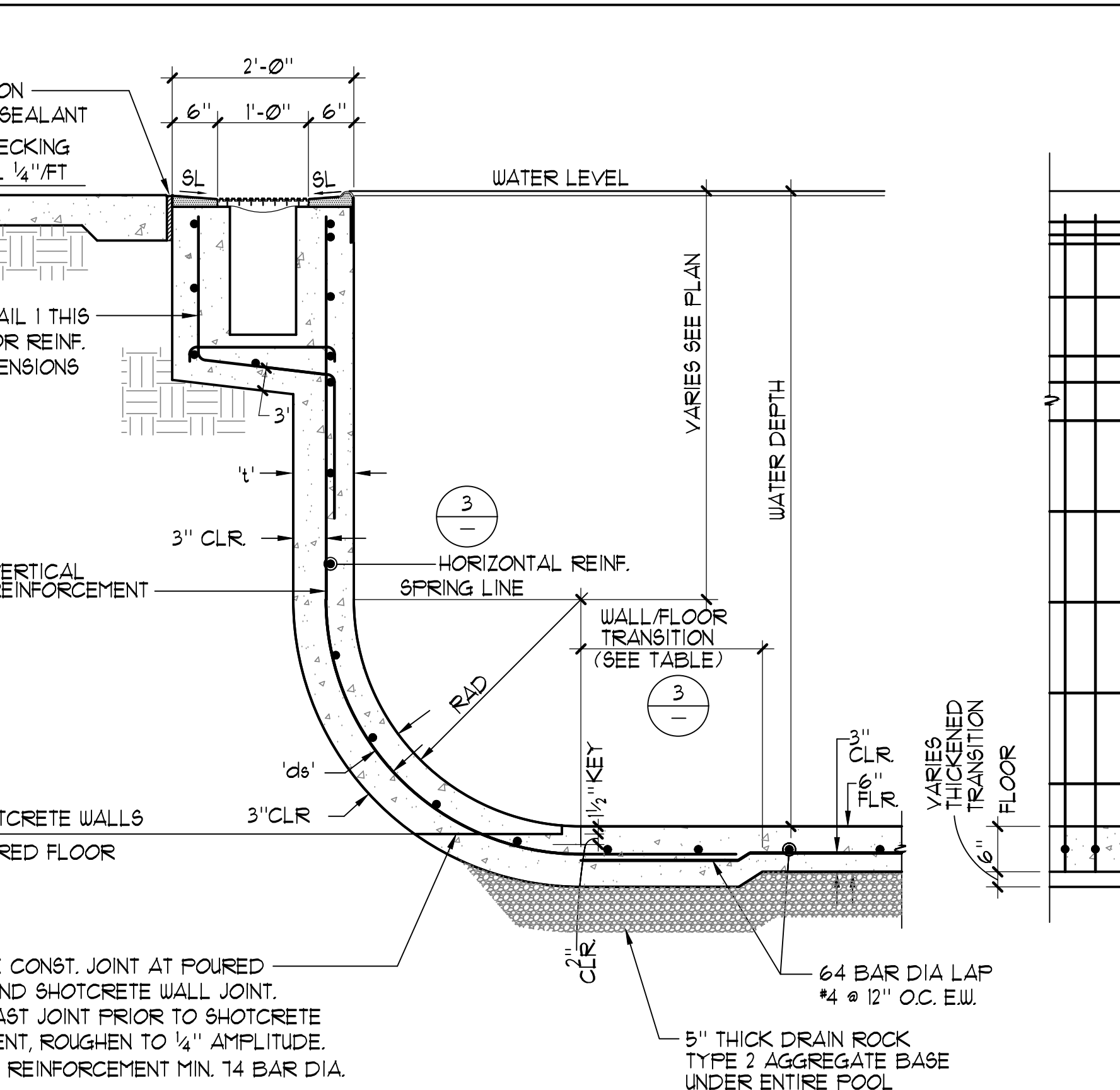
**4 POOL WALL 0'-0" TO 5'-0"** 3/4"=1'-0"



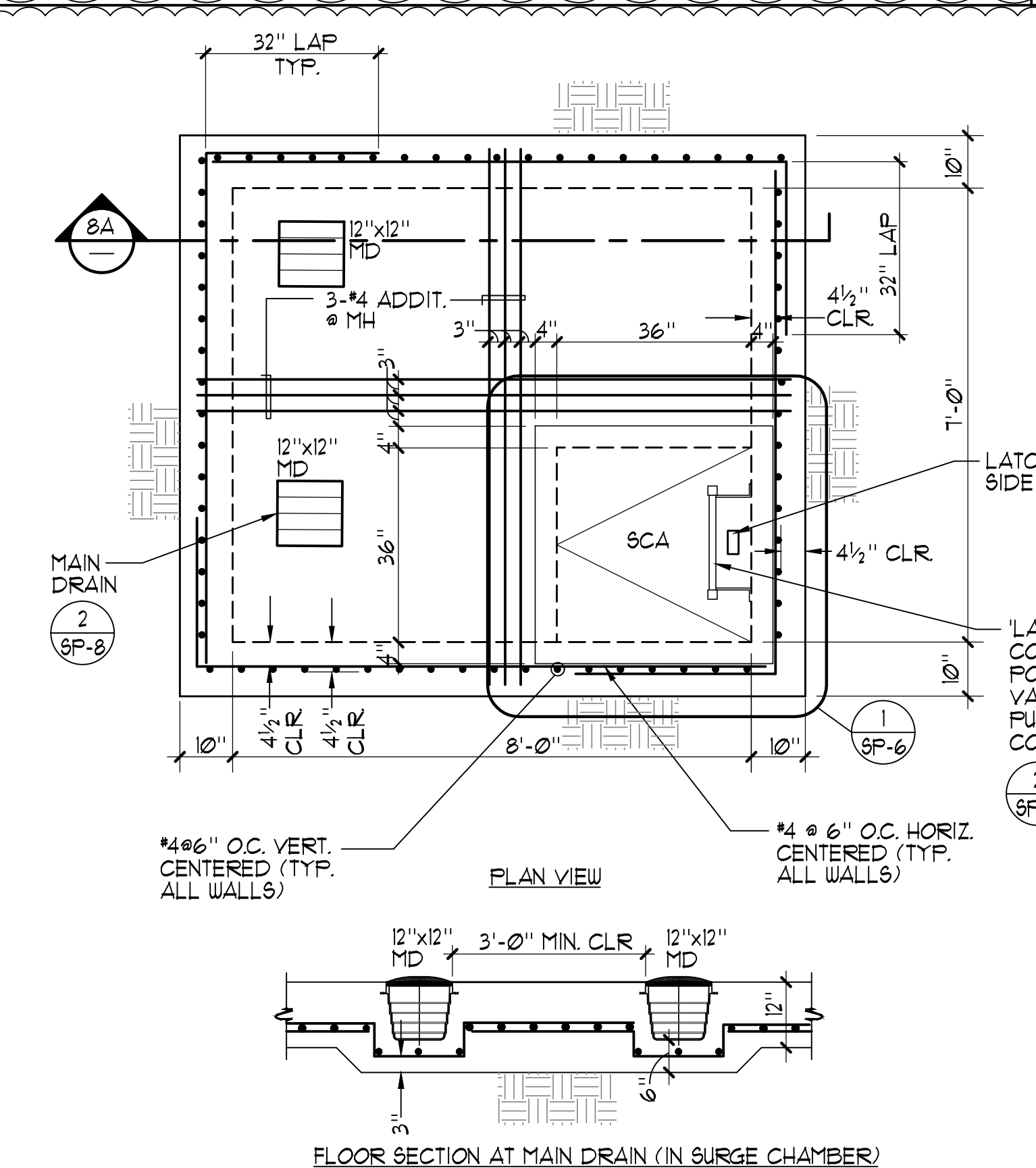
**5 HANDRAIL DETAIL** 3/4"=1'-0"



**6 STANCHION POST/ANCHOR** 3/4"=1'-0"



**7 POOL WALL 5'-1" TO 7'-3"** 3/4"=1'-0"

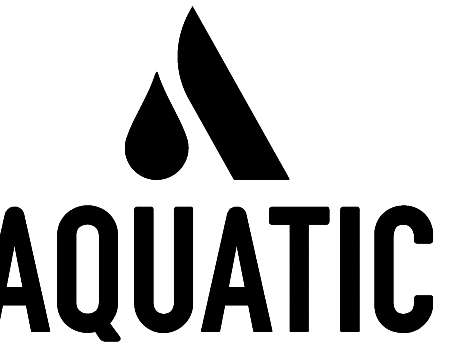


**8 SURGE CHAMBER** 1/2"=1'-0"

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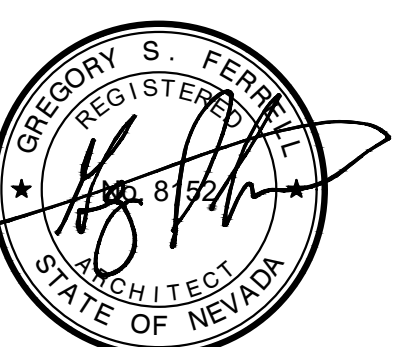
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Job No: 20-018.10

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**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



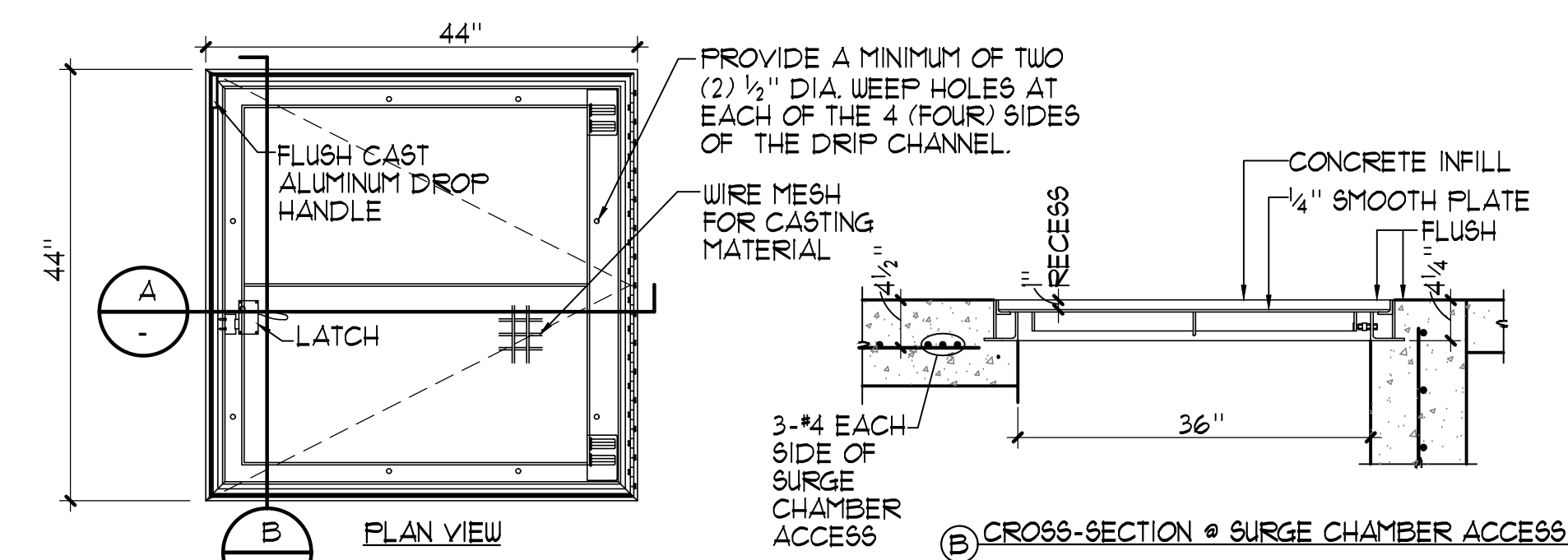
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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

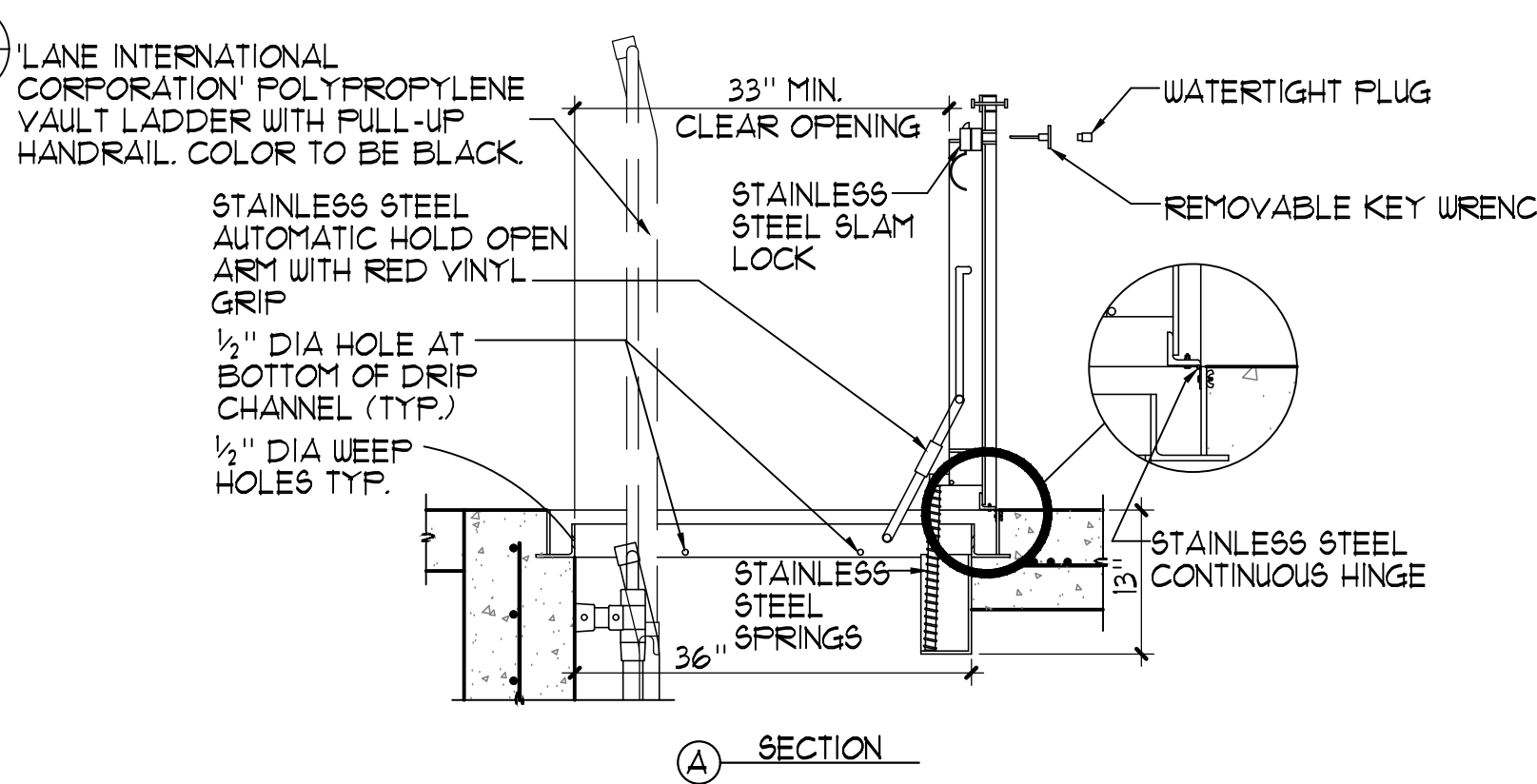
Sheet Title  
**DETAILS**

Date: February 10, 2021  
Sheet No:

**SP-6**



- NOTES:
- MATERIAL: ALUMINUM WITH STAINLESS STEEL BOLTS, NUTS, SPRINGS, SLAM LOCK, HINGES & HOLD OPEN ARM.
  - LOADING: 300 LBS. PER SQ. FOOT.
  - BITUMINOUS COATING IS APPLIED TO AREA OF FRAME IN CONTACT WITH CONCRETE.
  - HINGES TO BE LOCATED OPPOSITE LADDER RUNGS.
  - MANHOLE SHALL BE U.S.F. FABRICATION INC. #R-TFS-3007-36x36 ALUMINUM, 1/800/258-6813.

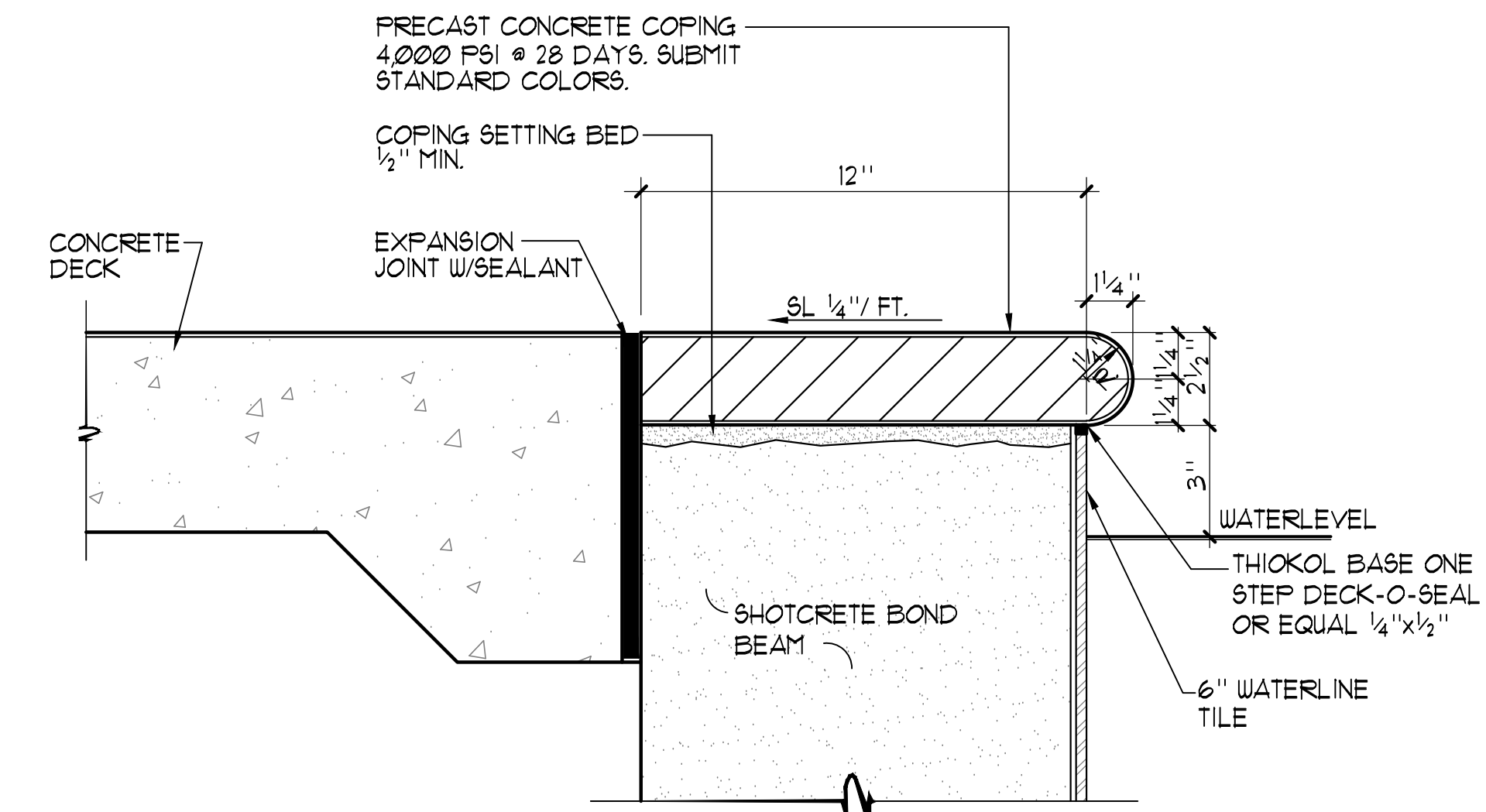
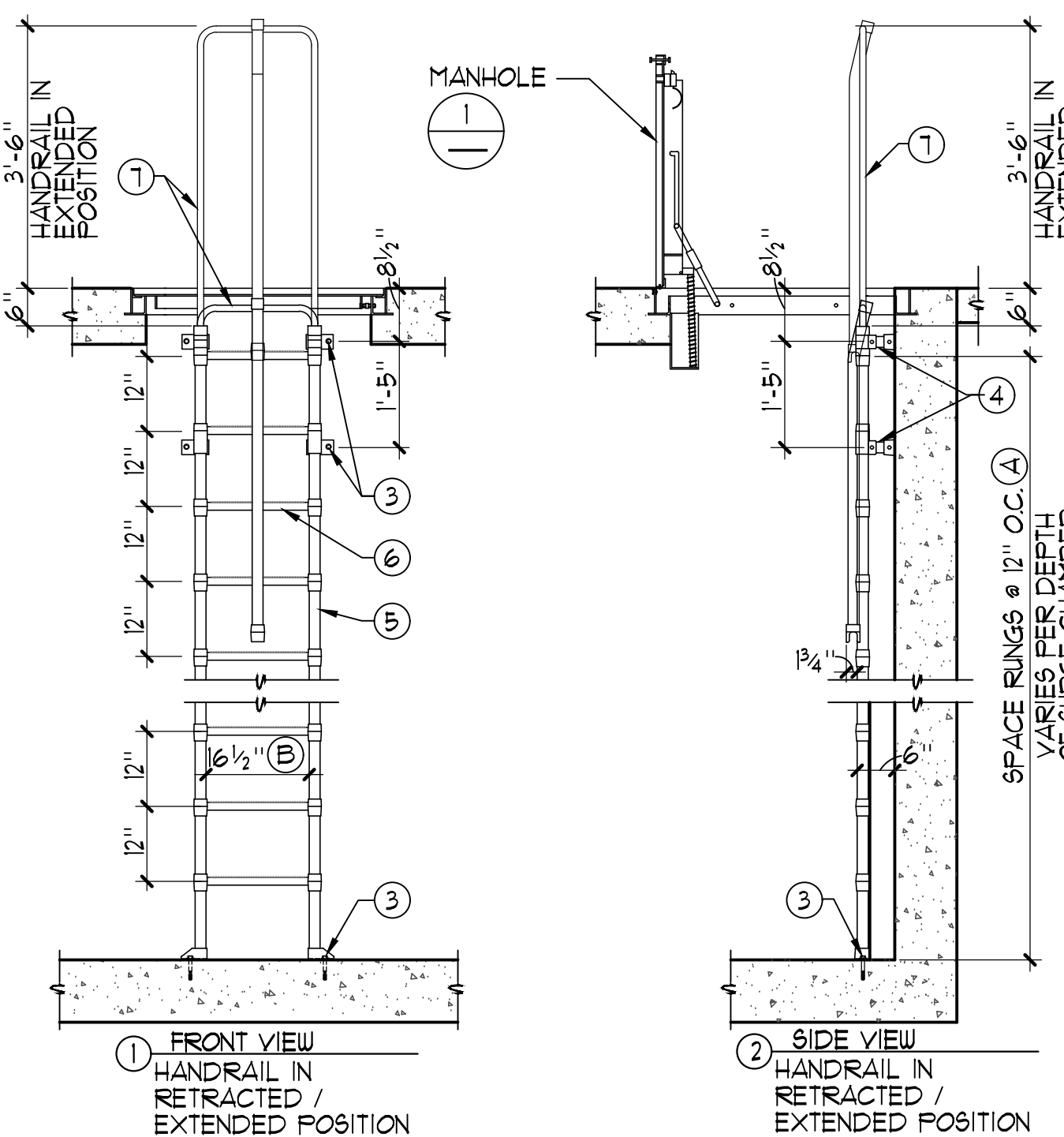


- CONTRACTOR TO VERIFY:
- OVERALL LADDER HEIGHT
  - LADDER WIDTH

'LANE INTERNATIONAL CORPORATION' POLYPROPYLENE VAULT LADDER WITH FULL-UP HANDRAIL. COLOR TO BE BLACK.

NOTES:

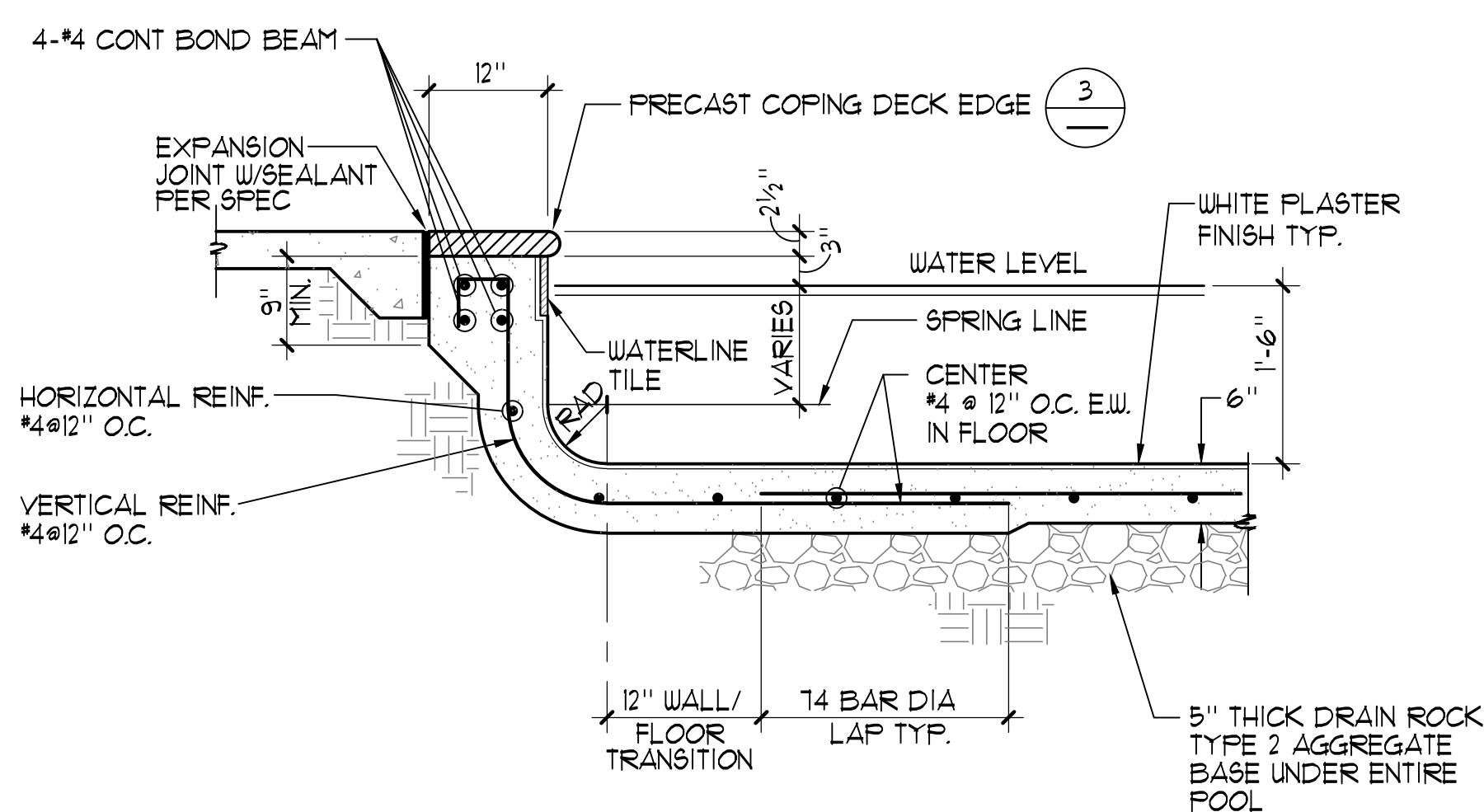
- LADDERS WITH FULL-UP HANDRAIL AVAILABLE IN 5 RUNG THROUGH 25 RUNG.
- POLYPROPYLENE CONFORMS TO ASTM D-4101. LADDERS MEET ALL ASTM C-491 LOAD REQUIREMENTS AND OSHA 1910.26 AND 1910.21 SPECIFICATIONS.
- FASTEN LADDER TO FLOOR AND WALL WITH 1/4" STAINLESS STEEL HILTI KB T2 (ESR 981) W/ 2" MIN. EMBED TYP.
- STANDARD ADJUSTABLE MOUNTING BRACKET - 8" O.D.
- ALUMINUM REINFORCED COPOLYMER POLYPROPYLENE RAIL 1/2" x 1/2" DIA.
- STEEL REINFORCED COPOLYMER POLYPROPYLENE RING 1 1/2" x 1 1/2" DIA. WITH MOLDED FINGER GRIPS, 12" C.C.
- ALUMINUM AND STEEL REINFORCED COPOLYMER POLYPROPYLENE FULL-UP HANDRAIL.



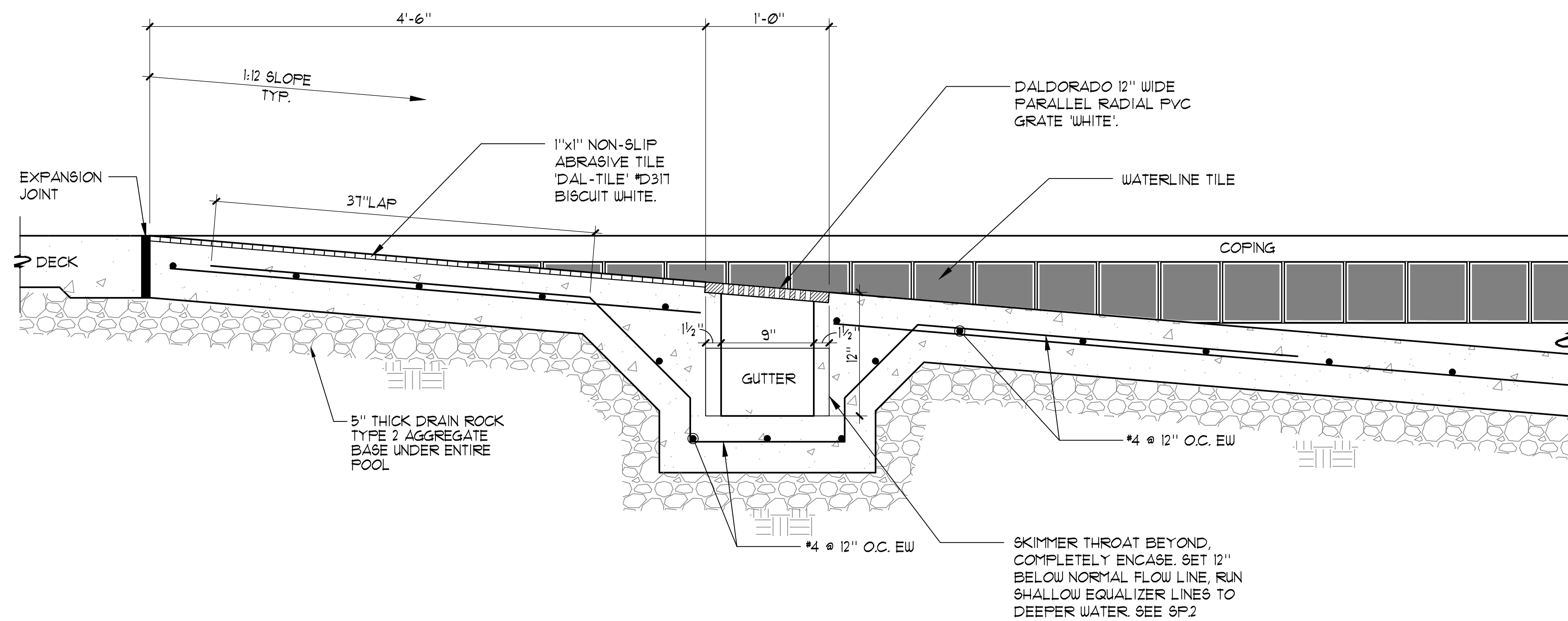
**1** SURGE CHAMBER ACCESS COVER 3/4" x 1'-0"

**2** SURGE CHAMBER ACCESS LADDER 1/2" x 1'-0"

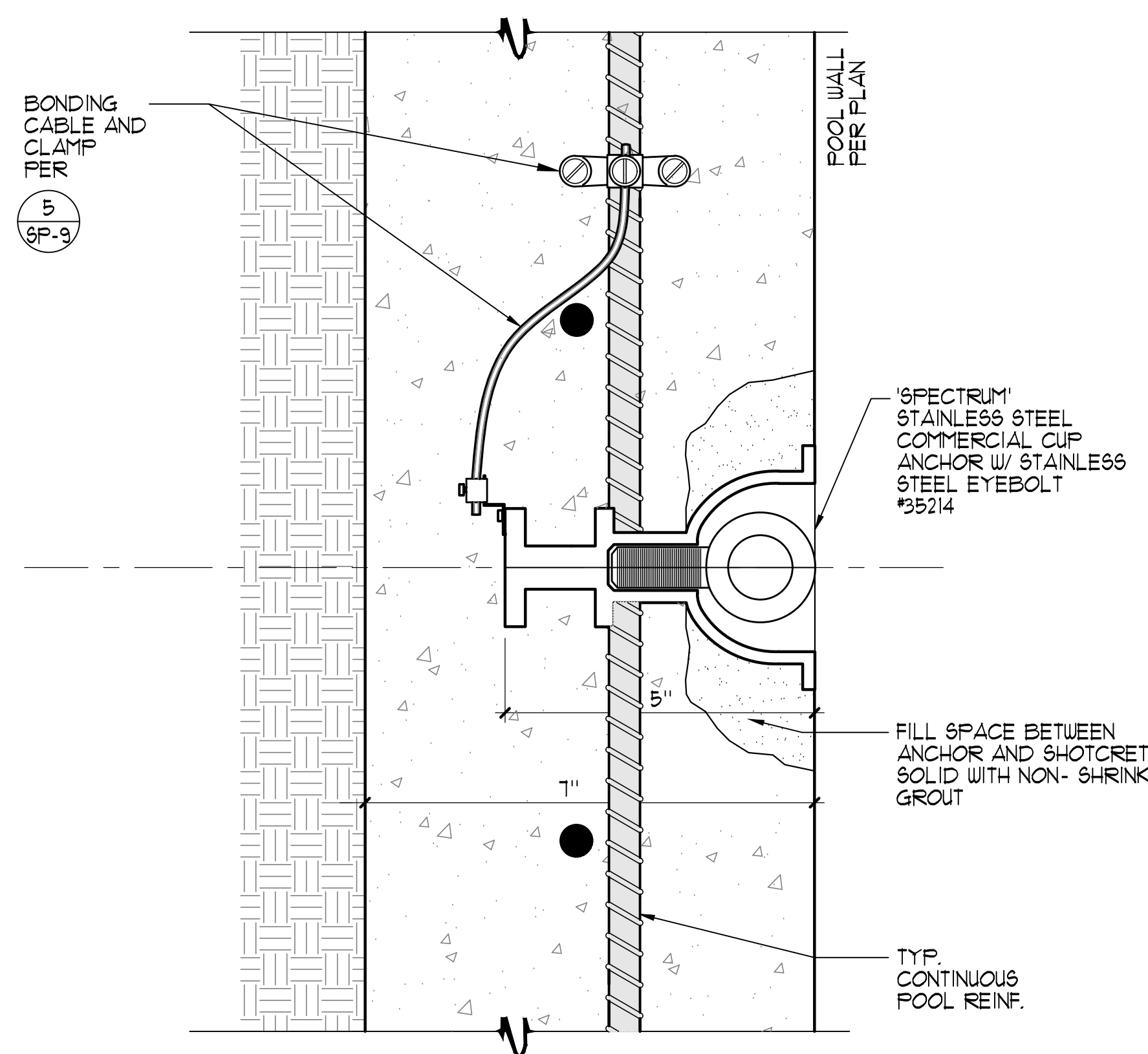
**3** TYPICAL COPING EDGE DETAIL 3" x 1'-0"



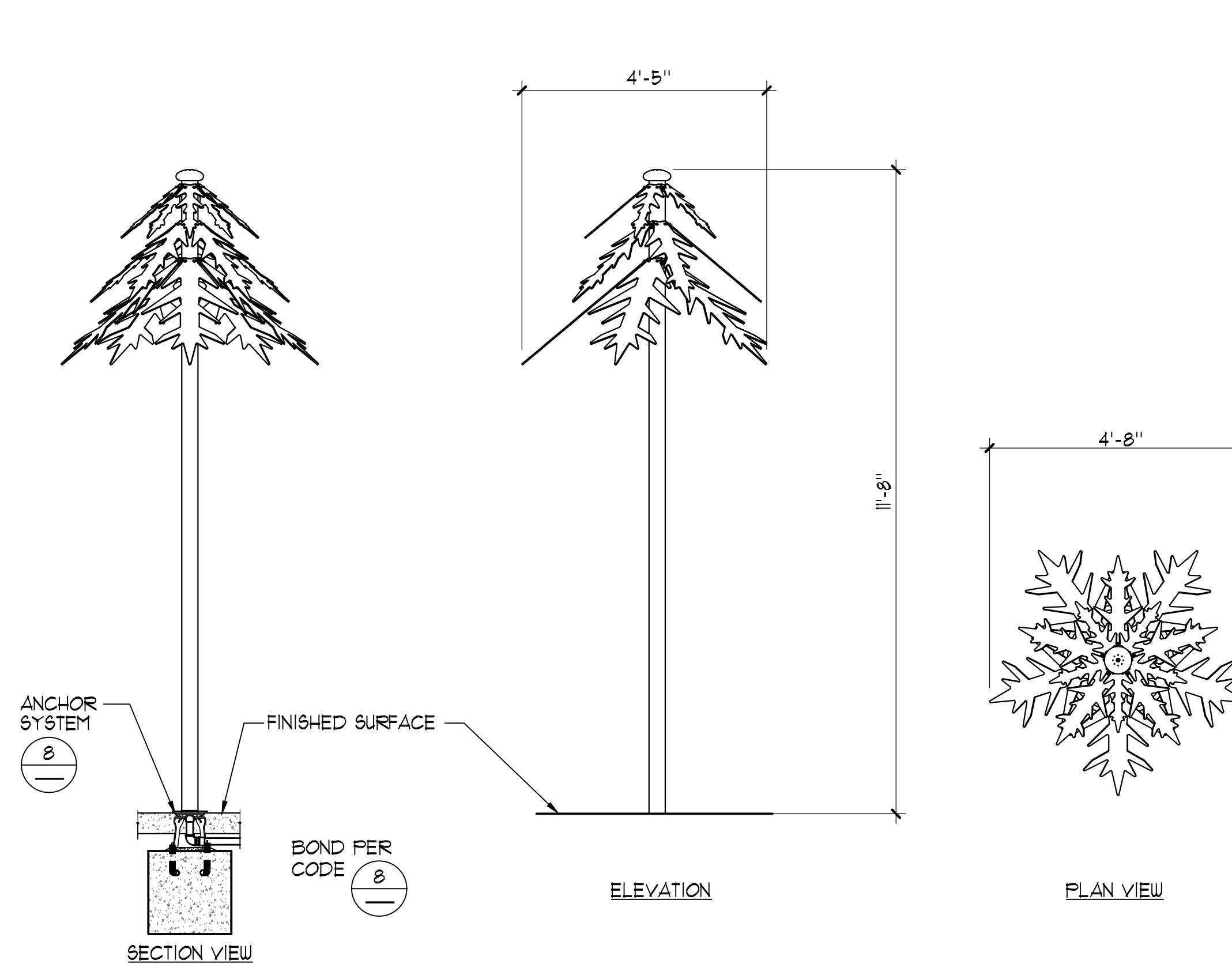
**4** TYPICAL POOL WALL @ 1'-6" DEPTH 3/4" x 1'-0"



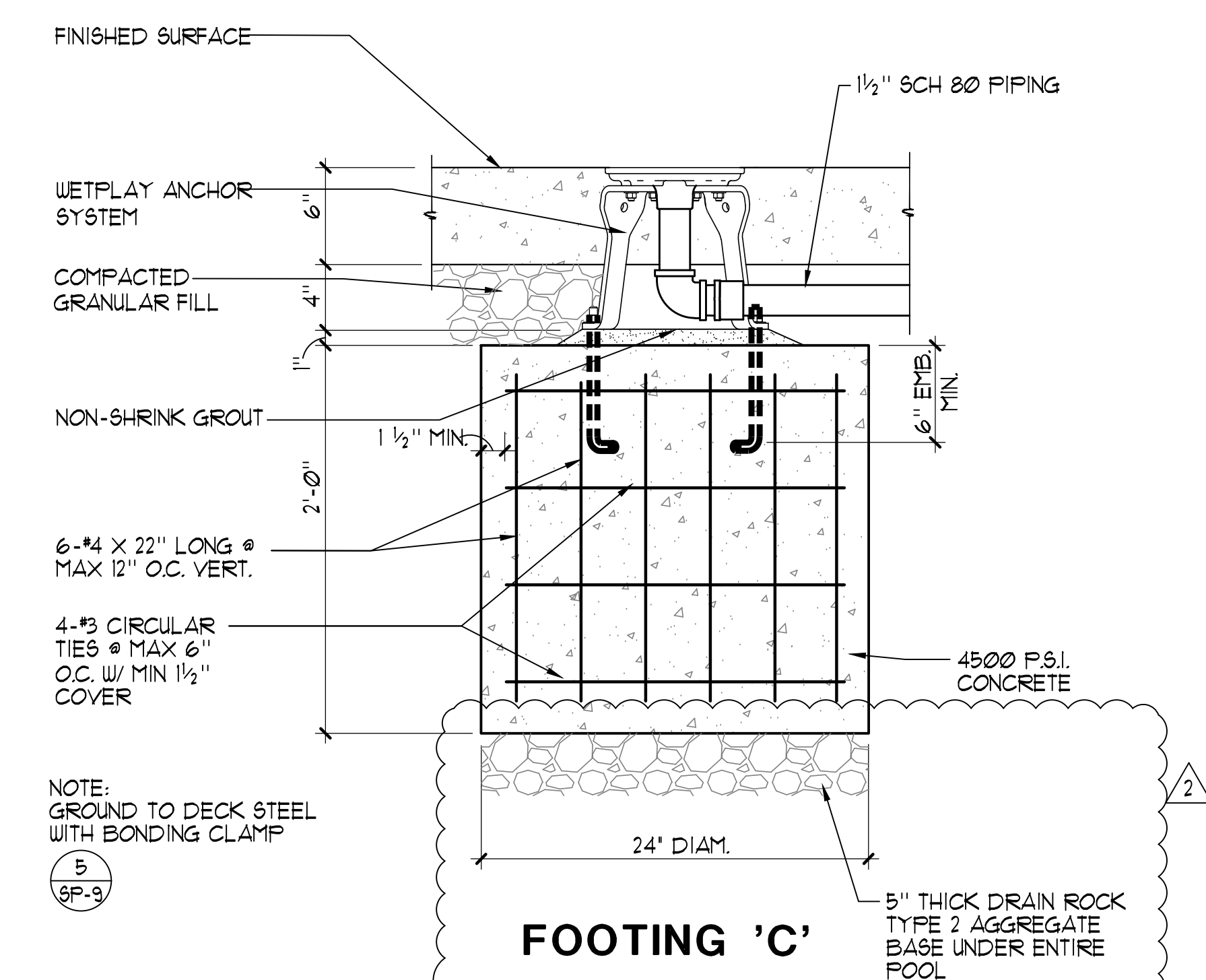
**5** ZERO DEPTH ENTRY GUTTER DETAIL 1 1/2" x 1'-0"



**6** CUP ANCHOR 1/2" x 1"



**7** ADDITIVE ALTERNATE #1 RAIN FOREST 1/2" x 1'-0"



**8** ADDITIVE ALTERNATE #1 PLAYPHASE ANCHOR SYSTEM 1 1/2" x 1'-0"

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89451

Job No: 20-018.10

Owner  
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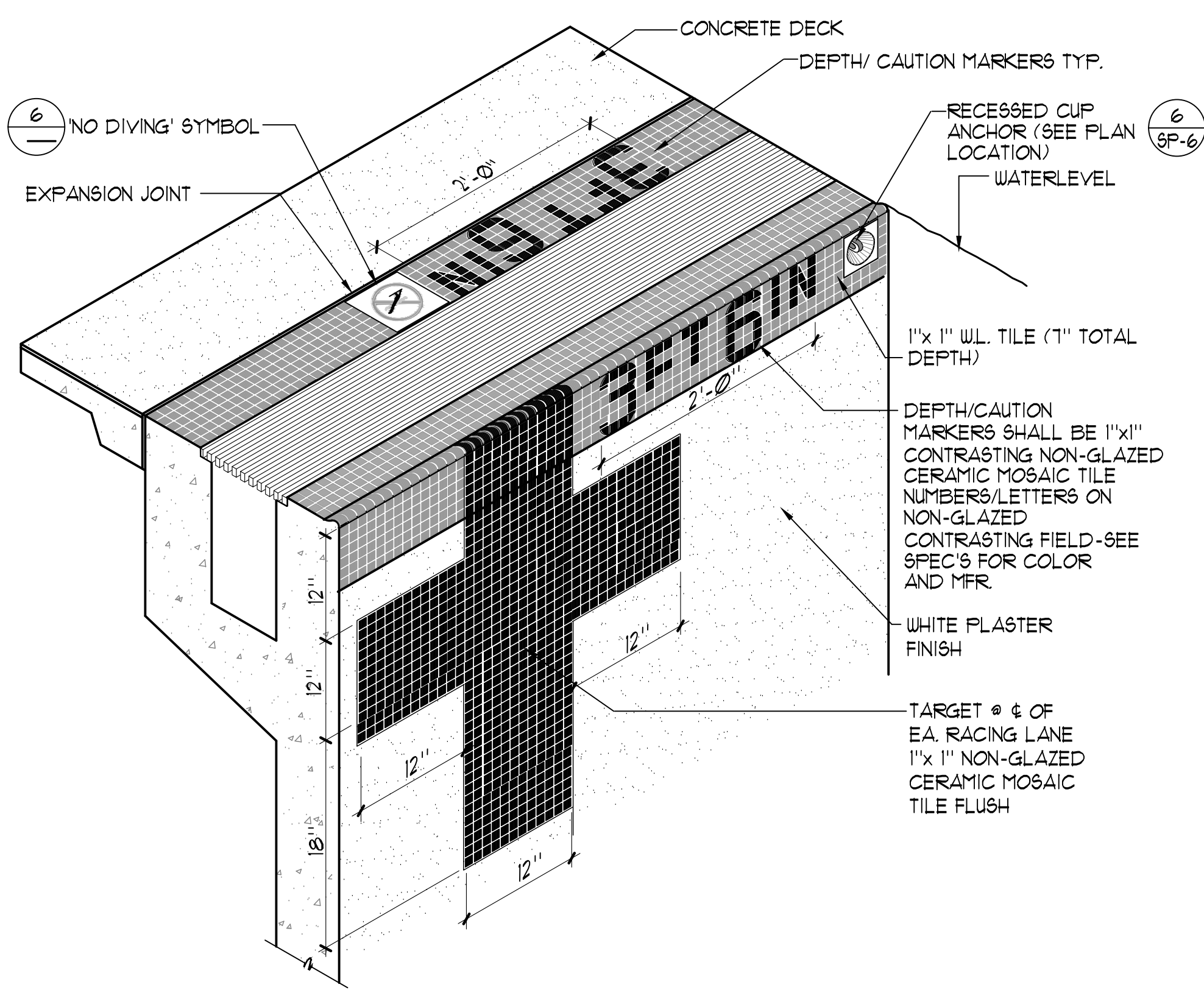
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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

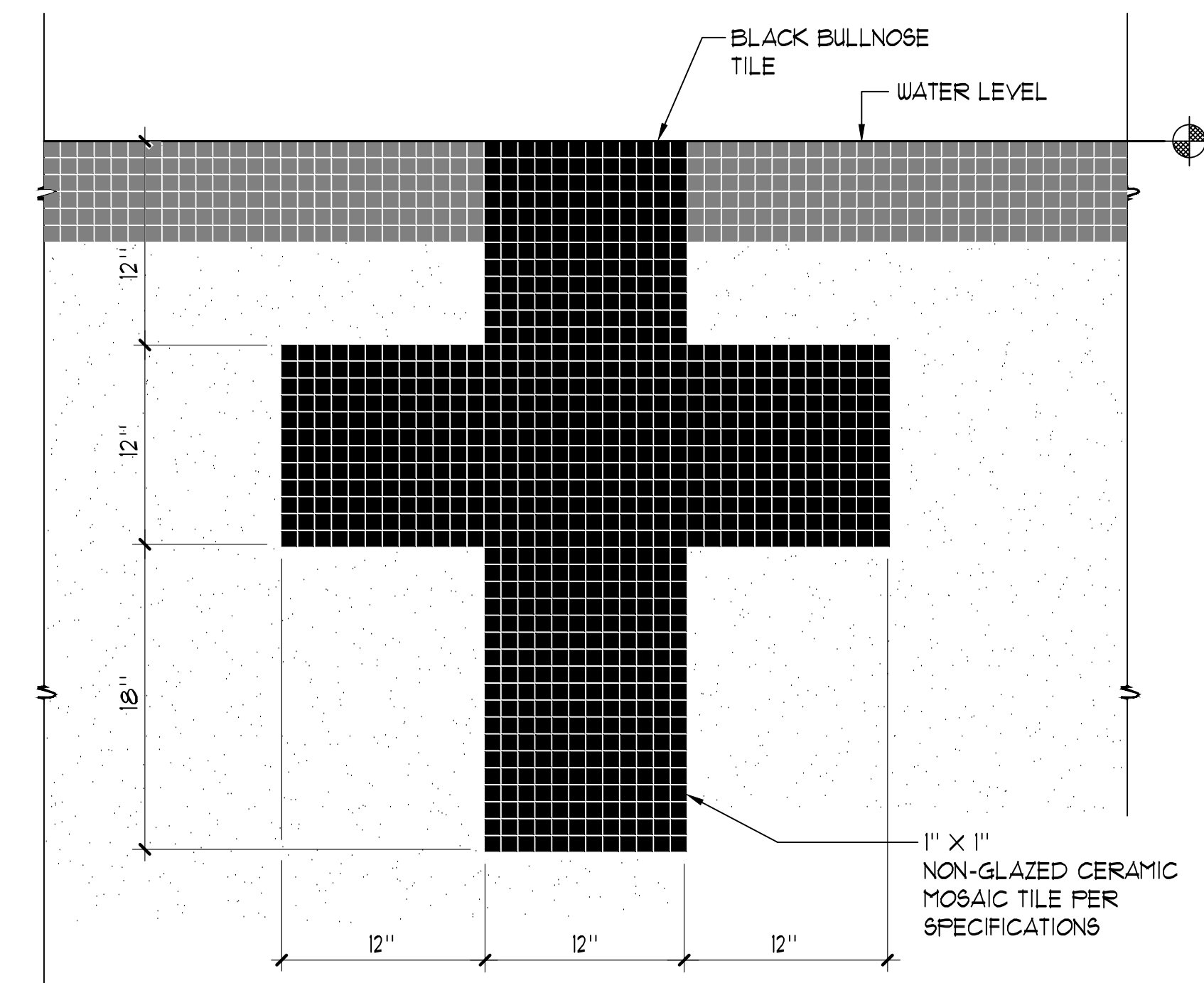
Sheet Title  
**DETAILS**

Date: February 10, 2021  
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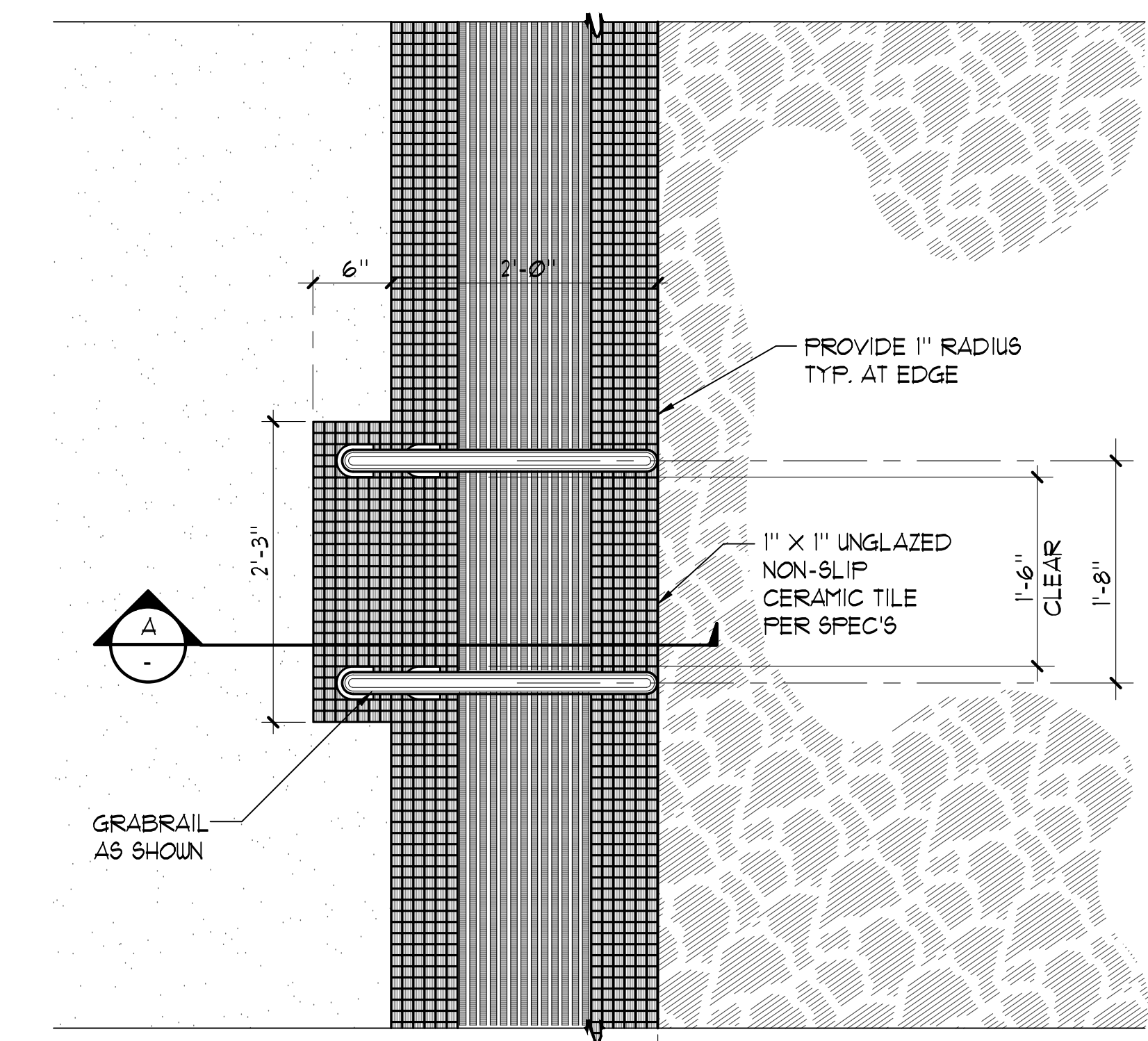
**SP-7**



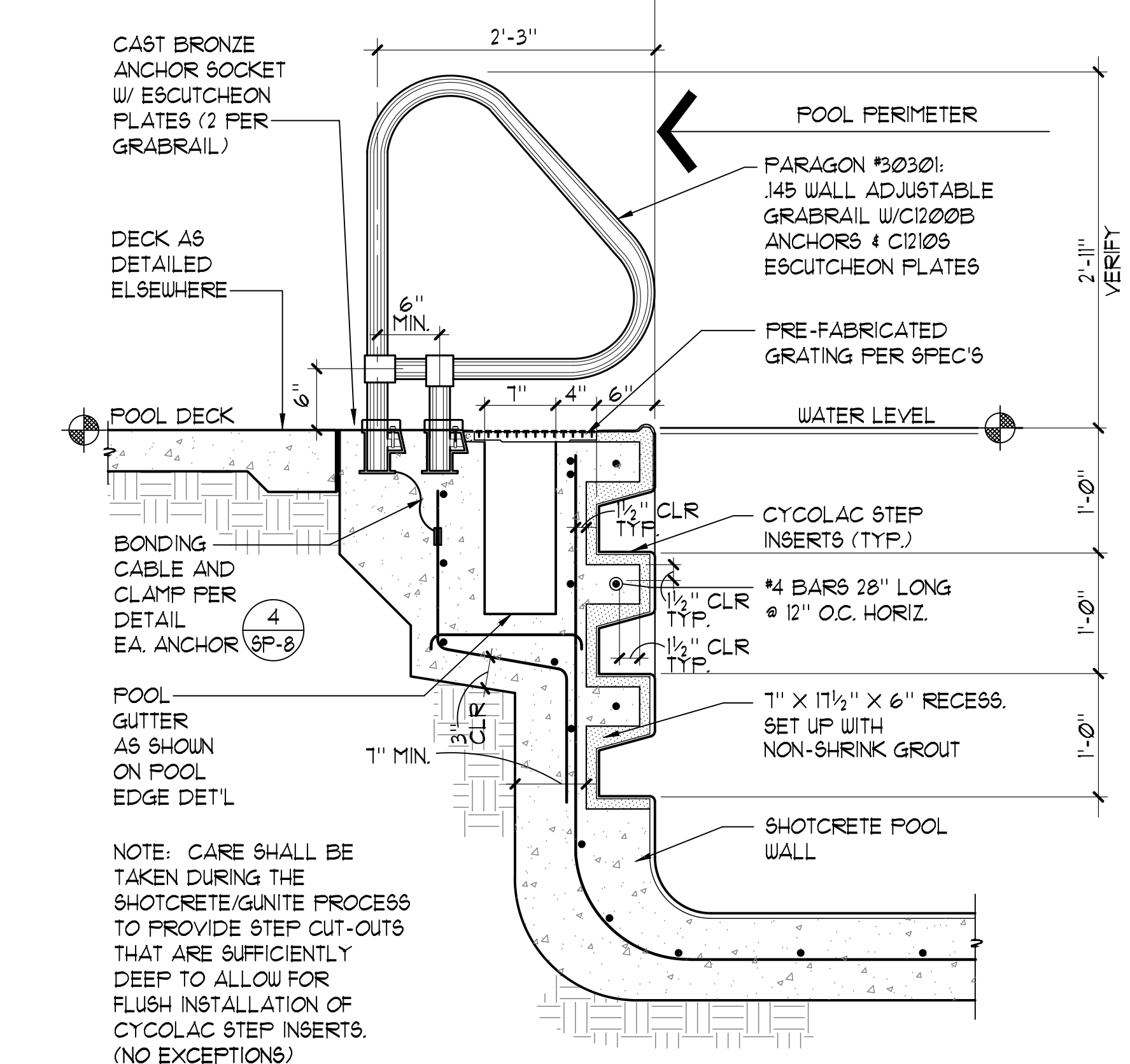
1 TYPICAL RIM FLOW GUTTER PERSPECTIVE NO SCALE



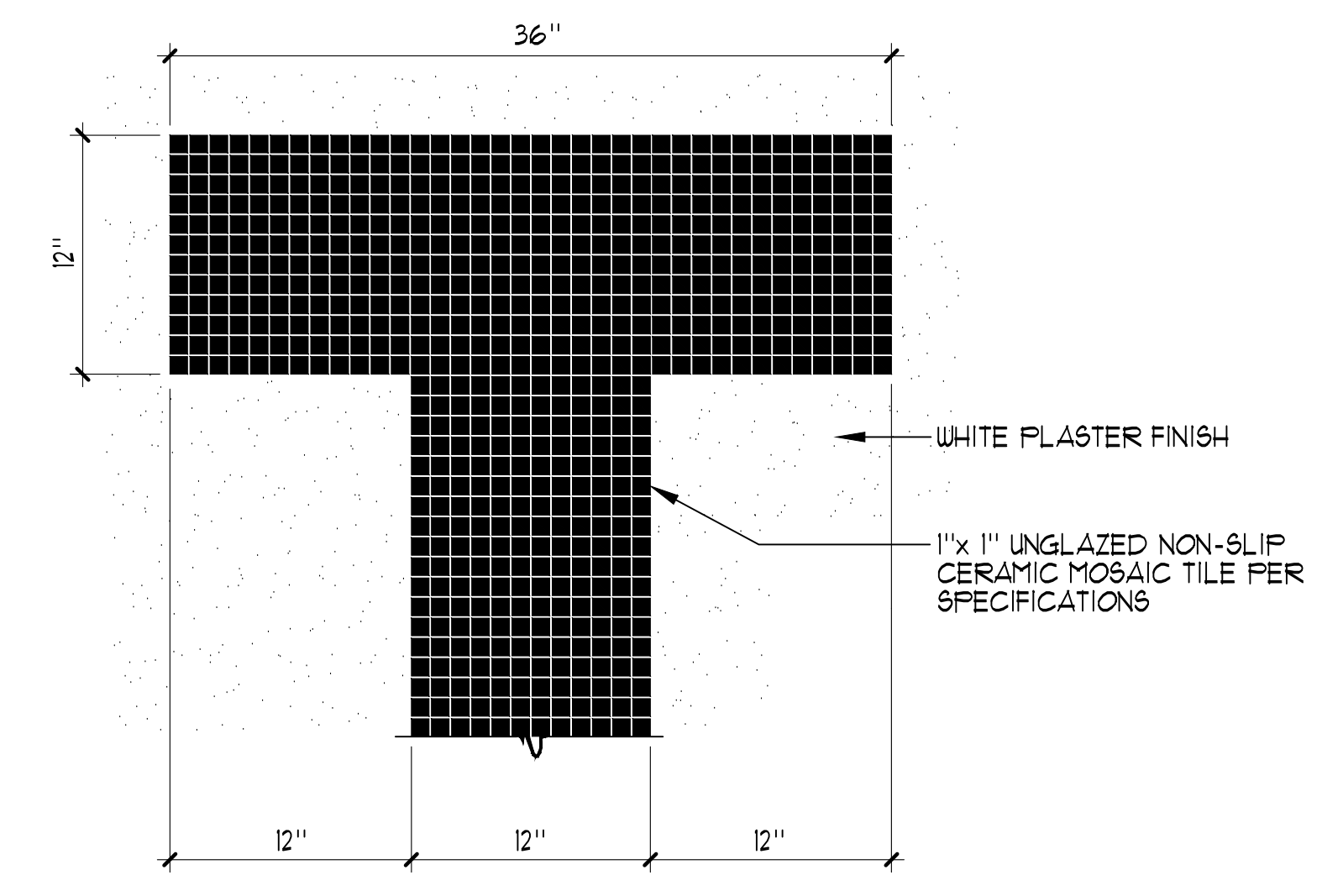
2 ACTIVITY POOL END WALL TARGET 1/2" = 1'-0"



PLAN

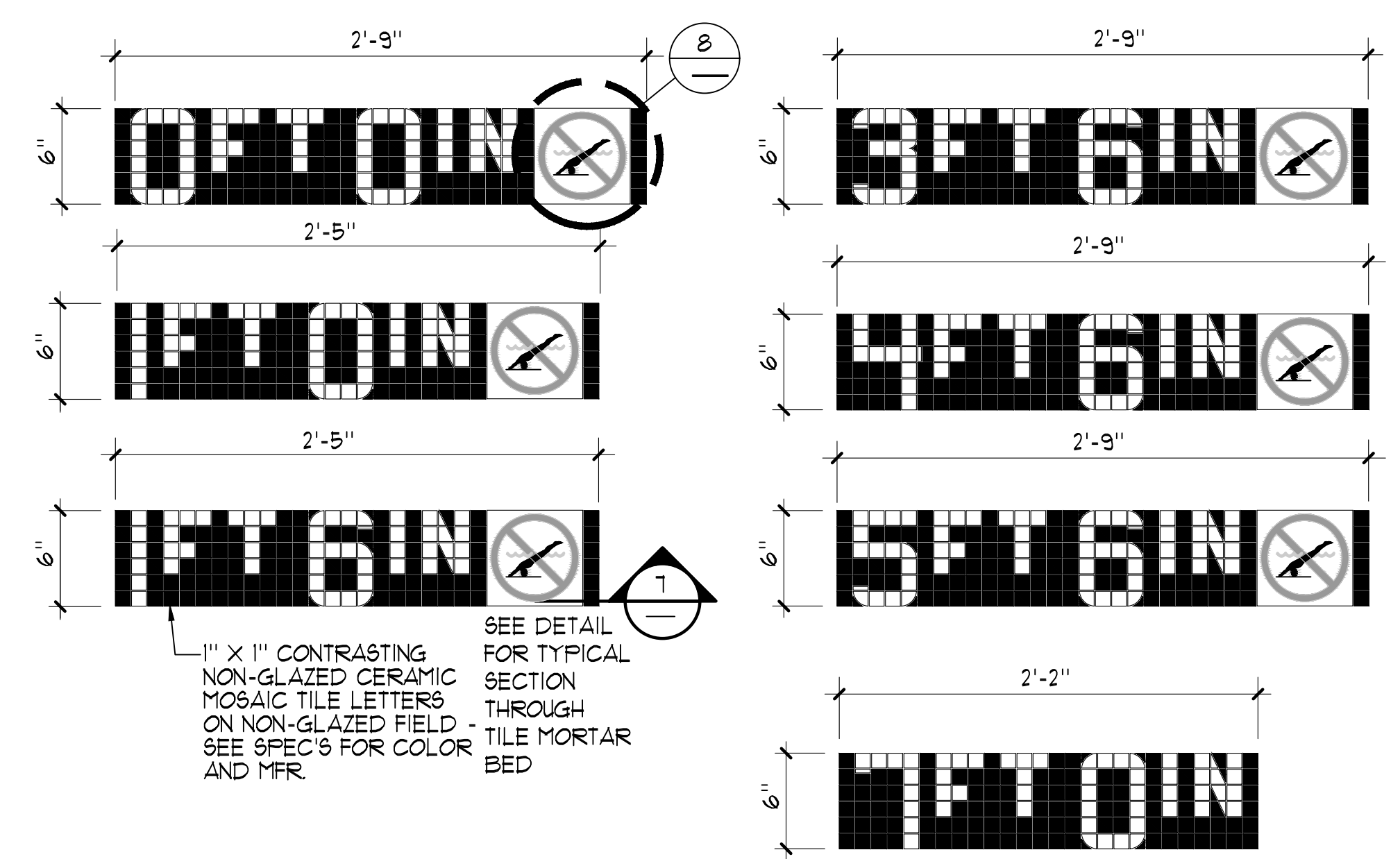


SECTION A

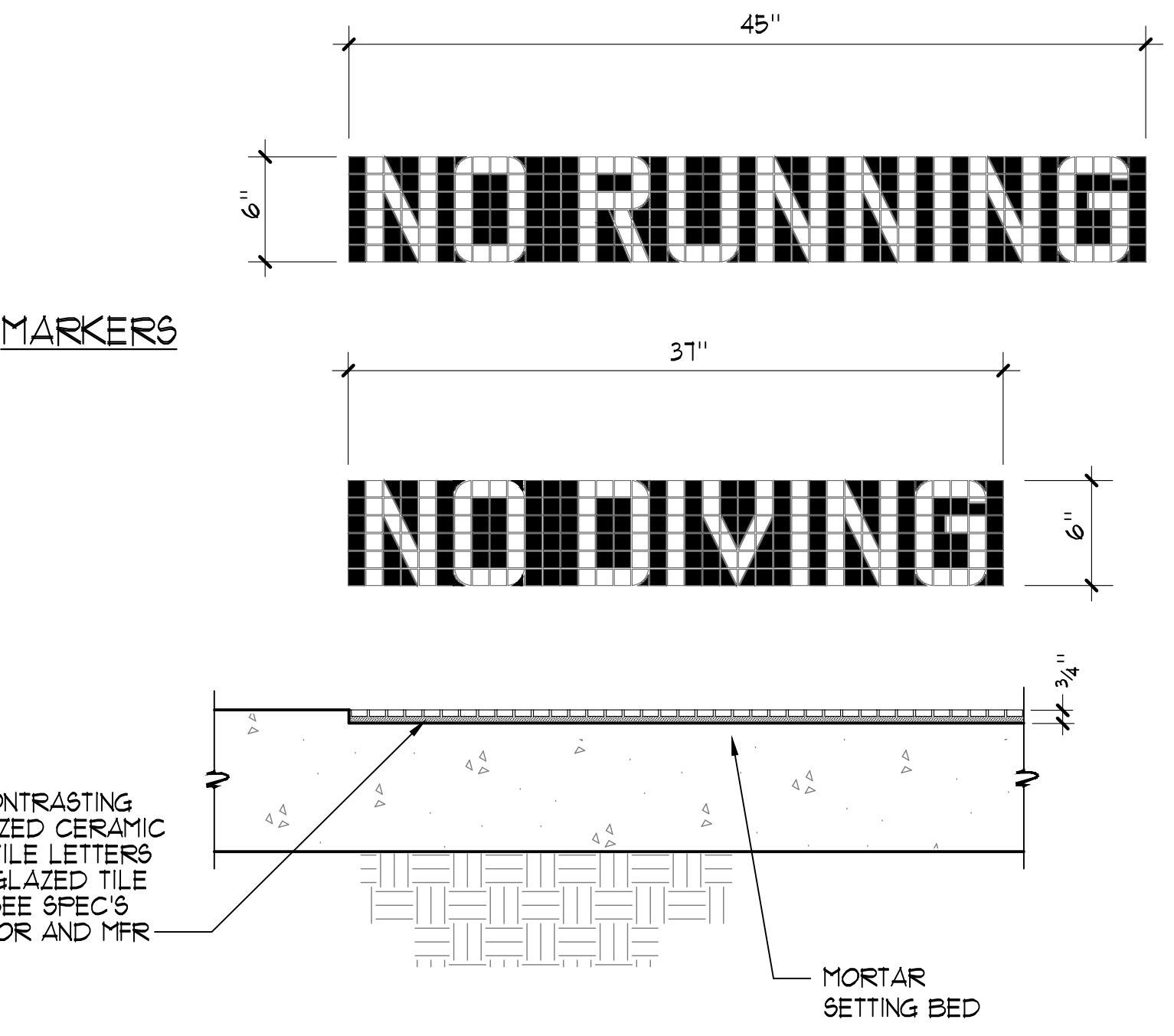


PLAN VIEW

3 RACING LANE LINE 1/2" = 1'-0"

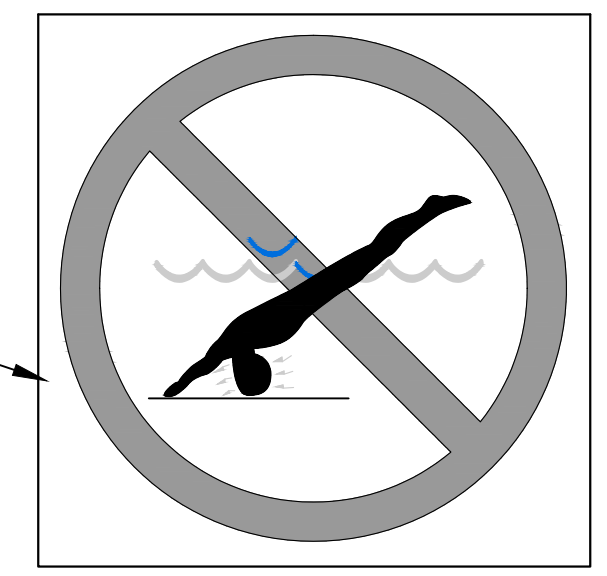


4 DEPTH MARKERS 1/2" = 1'-0"



SECTION THROUGH TILE 1/2" = 1'-0"

5 'NO RUNNING' / 'NO DIVING' MARKERS 1/2" = 1'-0"



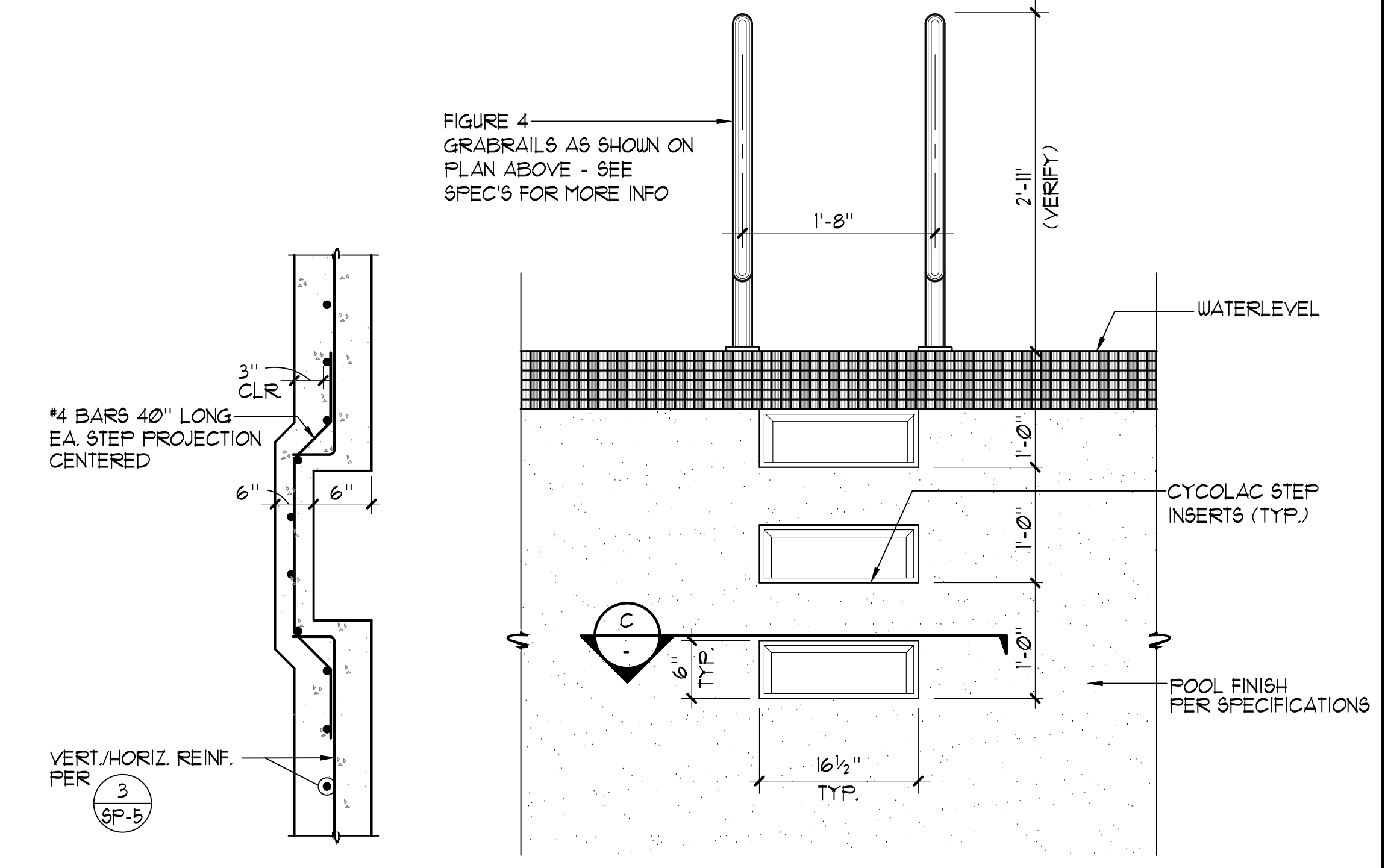
REFERS TO DEPTH MARKERS DETAIL FOR DIMENSIONS & LOCATIONS.

NOTE: PLACE IN DECK AT ALL DEPTH MARKER LOCATIONS 6'-0" AND SHALLOWER

SILK SCREEN

1. INLAYS DOUBLE GLAZED WHITE SLIP RESISTANT TILE TYP. OF (1) PIECE OVER 1/2" MORTAR BED WITH 1/8" GROUT JOINTS. SEE PLAN FOR LOCATION.
2. 1" WIDE RED CIRCLE WITH 1" WIDE RED DIAGONAL LINE.
3. 1/8" BLUE WATER.
4. 1/8" RED TICKS ABOUT THE HEAD.
5. TAN COLOR BODY WITH BLACK OUTLINE, HAIR AND TRUNKS.
6. 1/8" BLACK POOL FLOOR.

6 INTERNATIONAL 'NO DIVING' MARKER 3" = 1'-0"

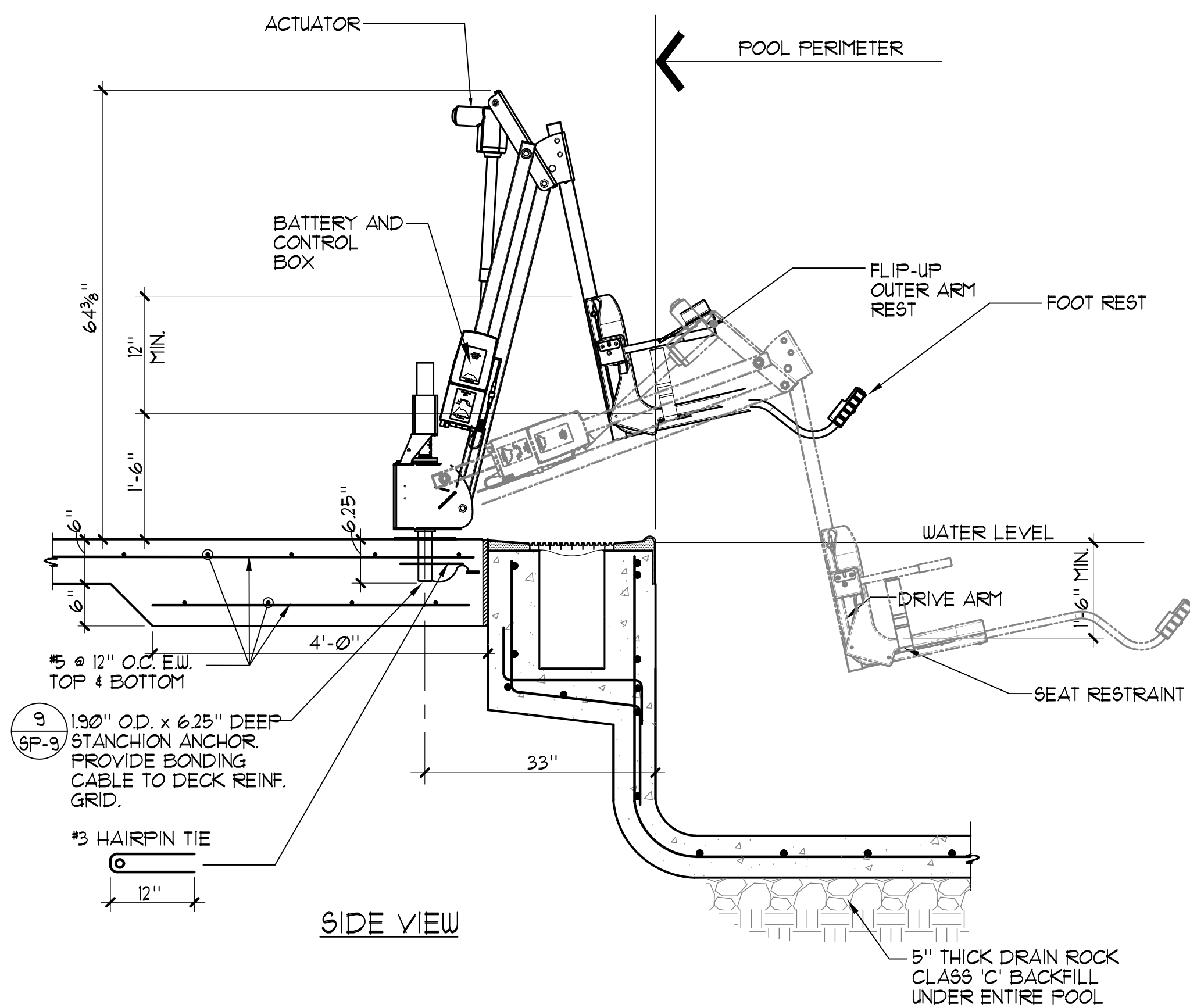
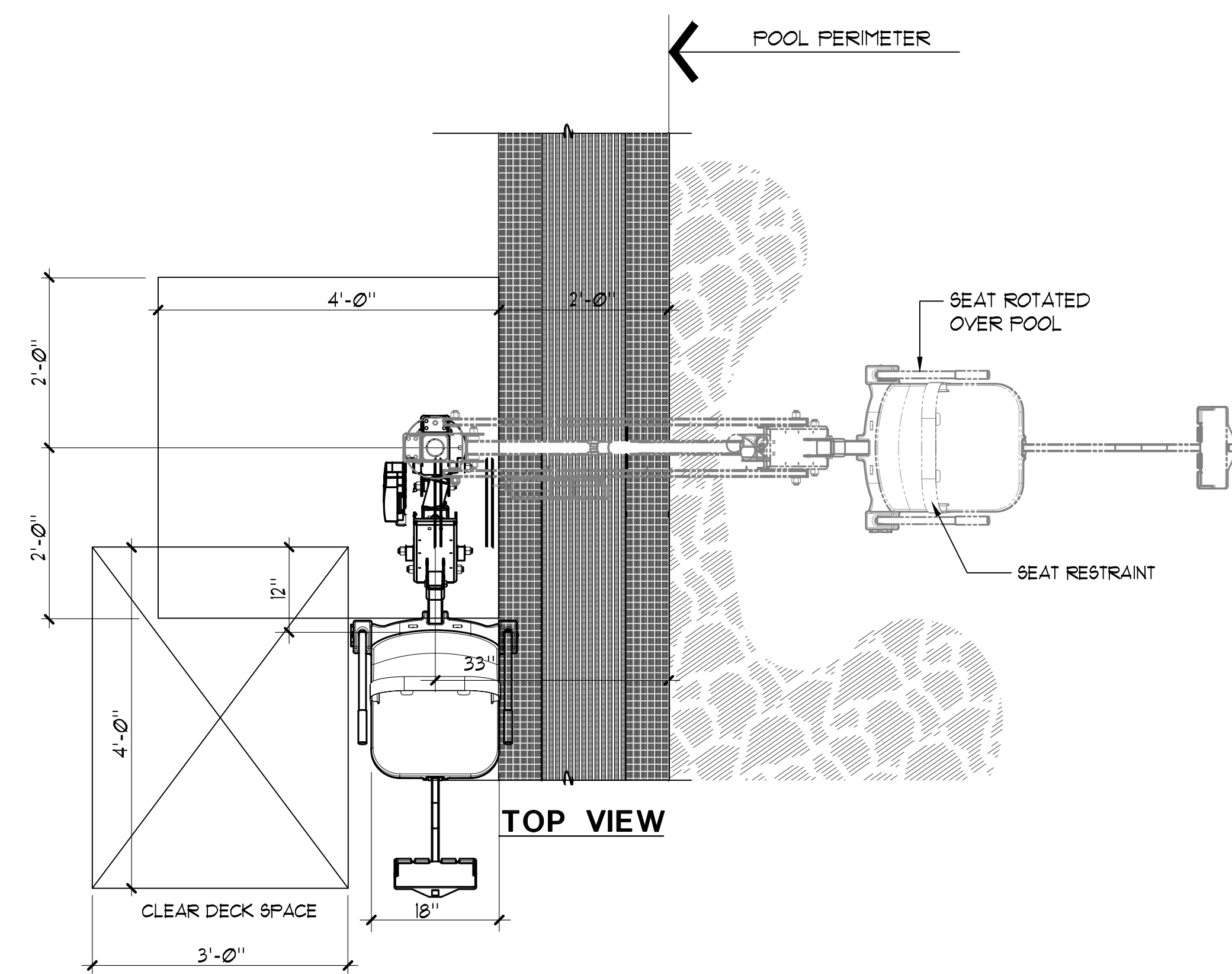


SECTION C

ELEVATION B

7 GRABRAIL WITH STEPS 1" = 1'-0"

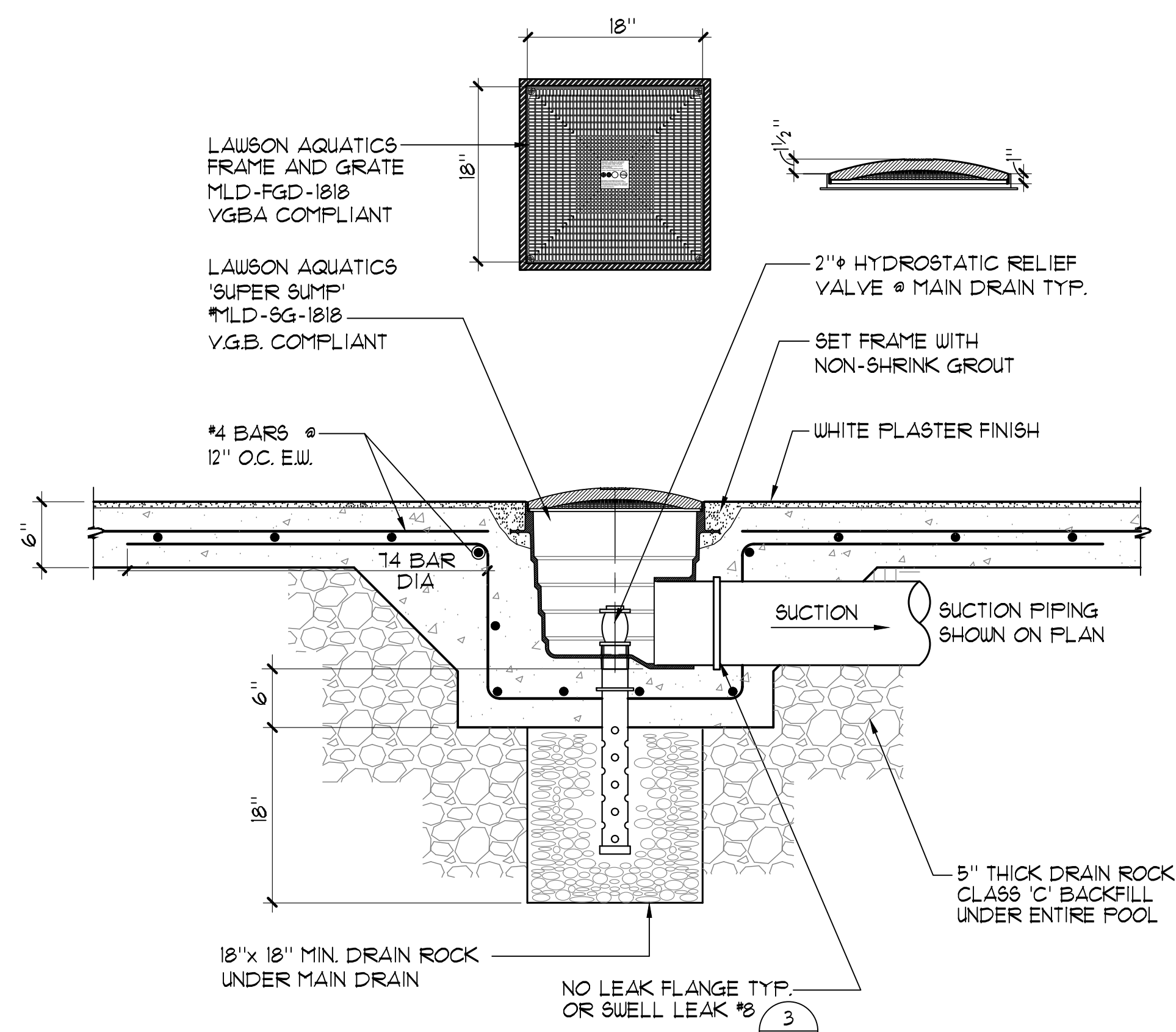




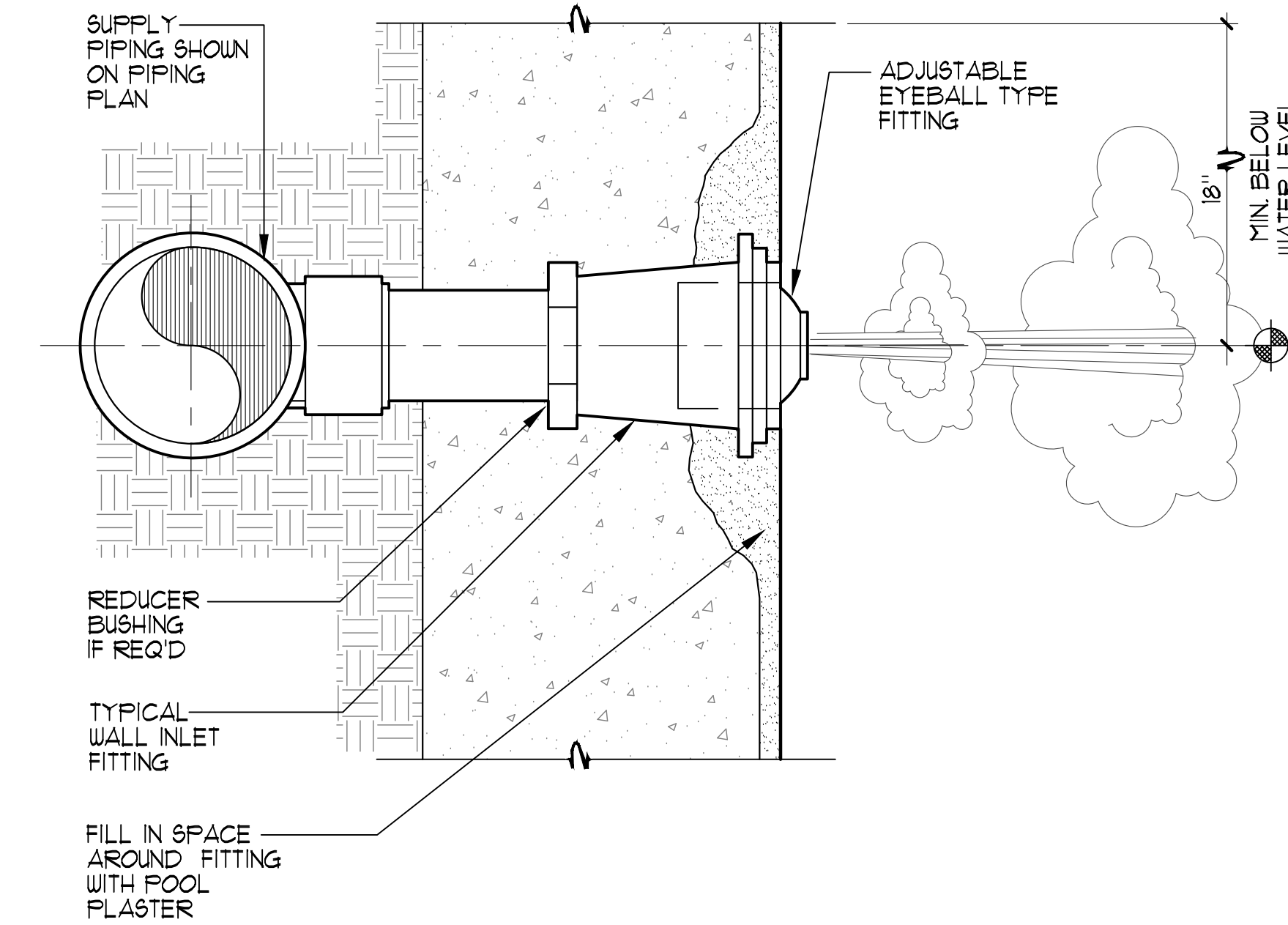
**NOTES:**

- 'AQUA CREEK' MIGHTY 400 F-MTY400 (350 lb. MIN. AND 400 lb. MAX. LIFTING CAPACITY)
- GUSSET COVER PLATE TO BE ATTACHED REQUIRING A TOOL FOR REMOVAL.
- CONTRACTOR SHALL PROVIDE COVER FOR LIFT 'AQUA CREEK', EXTRA BATTERY PACK 'AQUA CREEK' F-044B, AND TRANSPORTER CART 'AQUA CREEK' F-MTC.
- REFER TO ARCH. PLANS FOR LOCATION OF DISABLED LIFT BATTERY CHARGE STATION PROVIDE 'AQUA CREEK' CHARGER F-044CH.
- POOL LIFT SHALL BE LOCATED WHERE THE WATER LEVEL IS AT LEAST 36" AND DOES NOT EXCEED 48" DEEP, UNLESS ENTIRE POOL IS GREATER THAN 48" DEEP. (CBC SECTION 11B-1009.2.1)
- ON THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MINIMUM FROM THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL HAVE A 2% MAX. SLOPE. (CBC SECTION 11B-1009.2.2)
- CLEAR DECK SPACE SHALL BE PROVIDED ON SIDE OF SEAT OPPOSITE THE WATER PARALLEL TO THE WATER 36" WIDE X 48" MINIMUM FROM 4" LINE LOCATED 12" BEHIND THE REAR EDGE OF THE SEAT. THE CLEAR SPACE SHALL HAVE A 2% MAX. SLOPE. (CBC SECTION 11B-1009.2.3)
- THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 17" MIN. TO 19" MAX. MEASURED FROM THE DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED POSITION. (CBC SECTION 11B-1009.2.4)
- THE SEAT SHALL BE RIGID AND 17" MIN. TO 19" MAX. WIDE. THE LIFT SEAT SHALL HAVE A BACK SUPPORT 12" MIN. TALL. (CBC SECTION 11B-1009.2.4)
- FOOTRESTS SHALL BE PROVIDED, EXCEPT FOR SPA LIFTS, AND SHALL MOVE WITH THE SEAT. LIFT SEAT SHALL HAVE TWO ARMRESTS. THE ARMREST POSITIONED OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE RAISED POSITION. (CBC SECTION 11B-1009.2.6)
- THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN USE (CBC SECTION 11B-309.4) LIFT MUST BE STABLE AND NOT PERMIT UNINTENDED MOVEMENT WHEN A PERSON IS GETTING INTO OR OUT OF THE SEAT. (CBC SECTION 11B-1009.2.1)
- THE LIFT SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MIN. BELOW THE STATIONARY WATER LEVEL. (CBC SECTION 11B-1009.2.8)
- LIFT SEAT MUST HAVE AN OCCUPANT RESTRAINT FOR USE BY THE OCCUPANT OF THE SEAT AND THE RESTRAINT MUST MEET THE STANDARDS FOR OPERABLE CONTROLS IN COMPLIANCE WITH CBC SECTION 11B-1009.2.4 AND SECTION 11B-309.

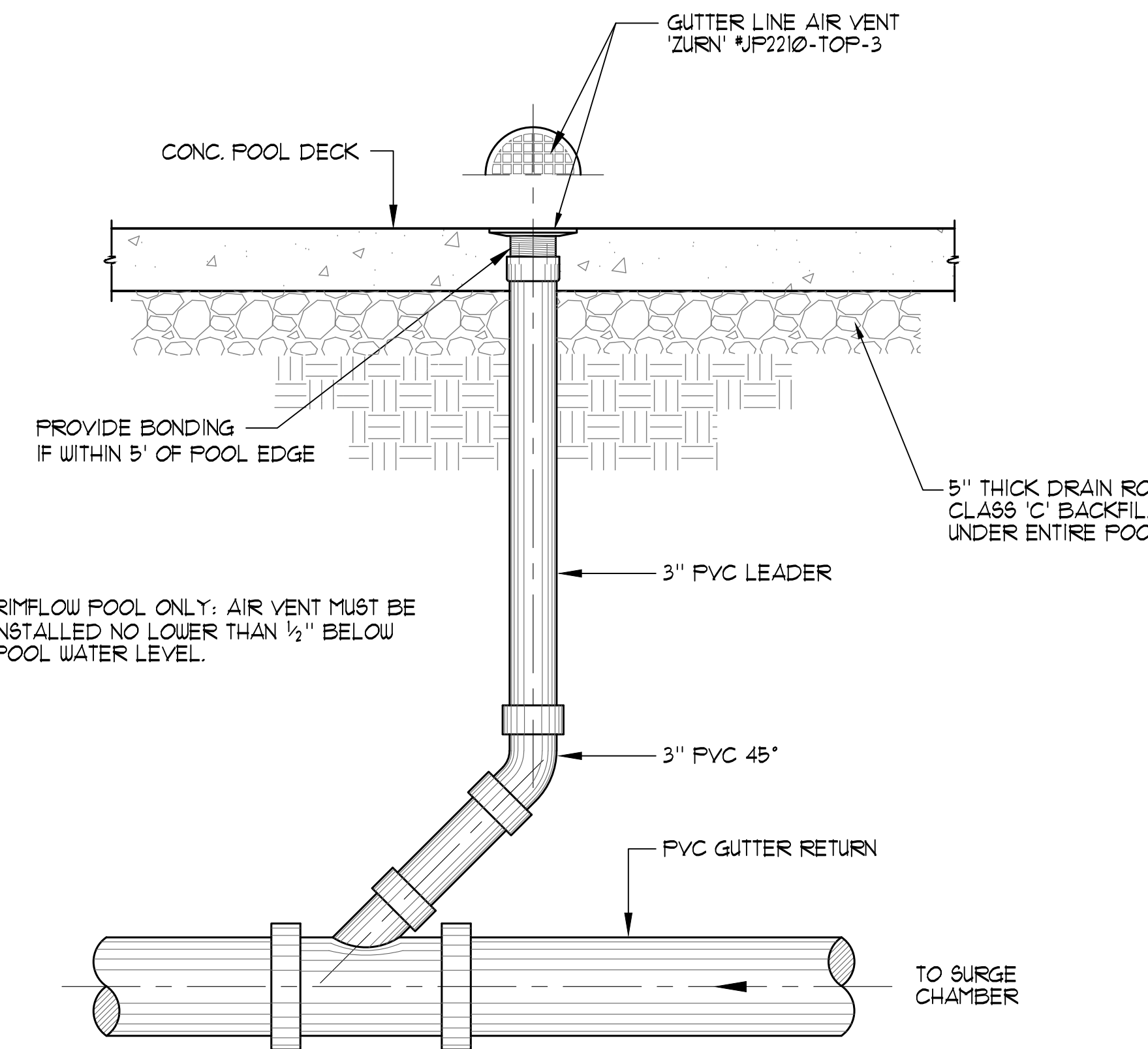
**ACCESSIBLE LIFT** 3/4" = 1'-0"



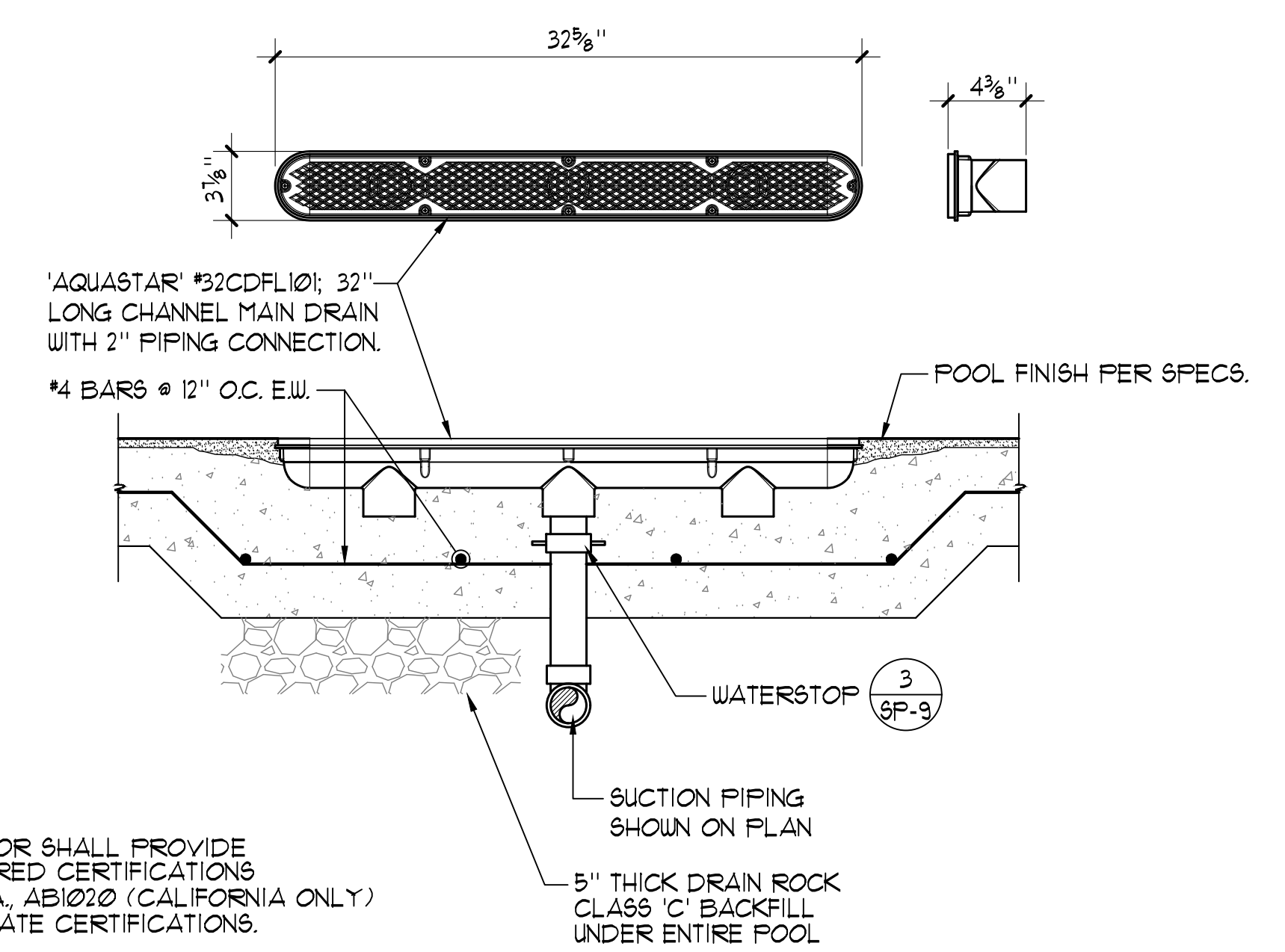
**MAIN DRAIN** 1" = 1'-0"



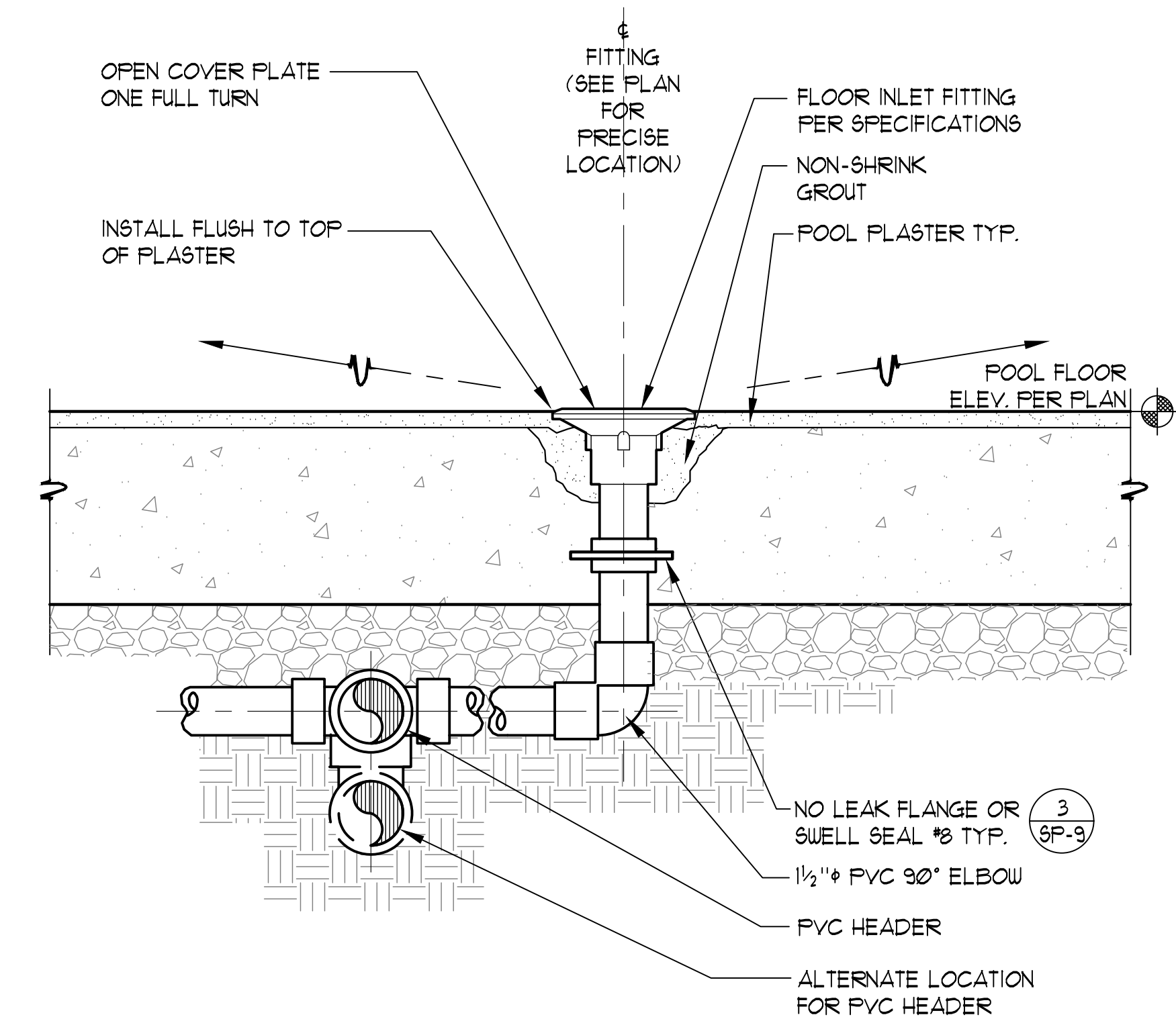
**WALL INLET** NO SCALE



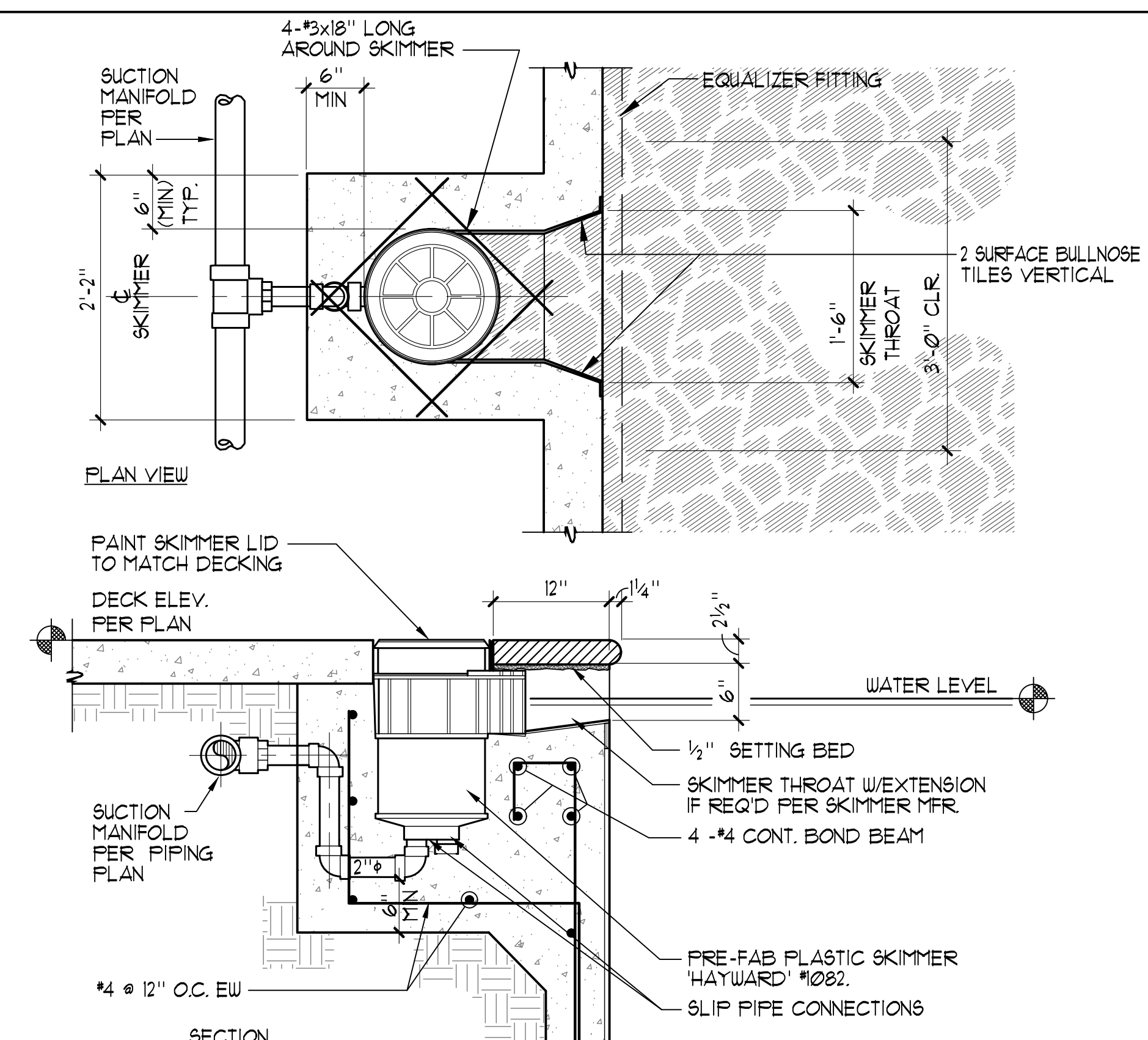
**AIR VENT** 1" = 1'-0"



**MAIN DRAIN** 1 1/2" = 1'-0"



**FLOOR INLET** 3" = 1'-0"



**SURFACE SKIMMER** 1" = 1'-0"

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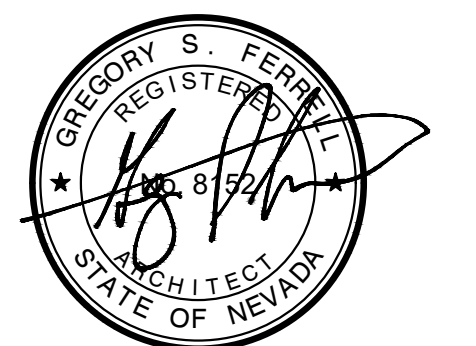
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Project  
**BURNED CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20-018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



100% CD

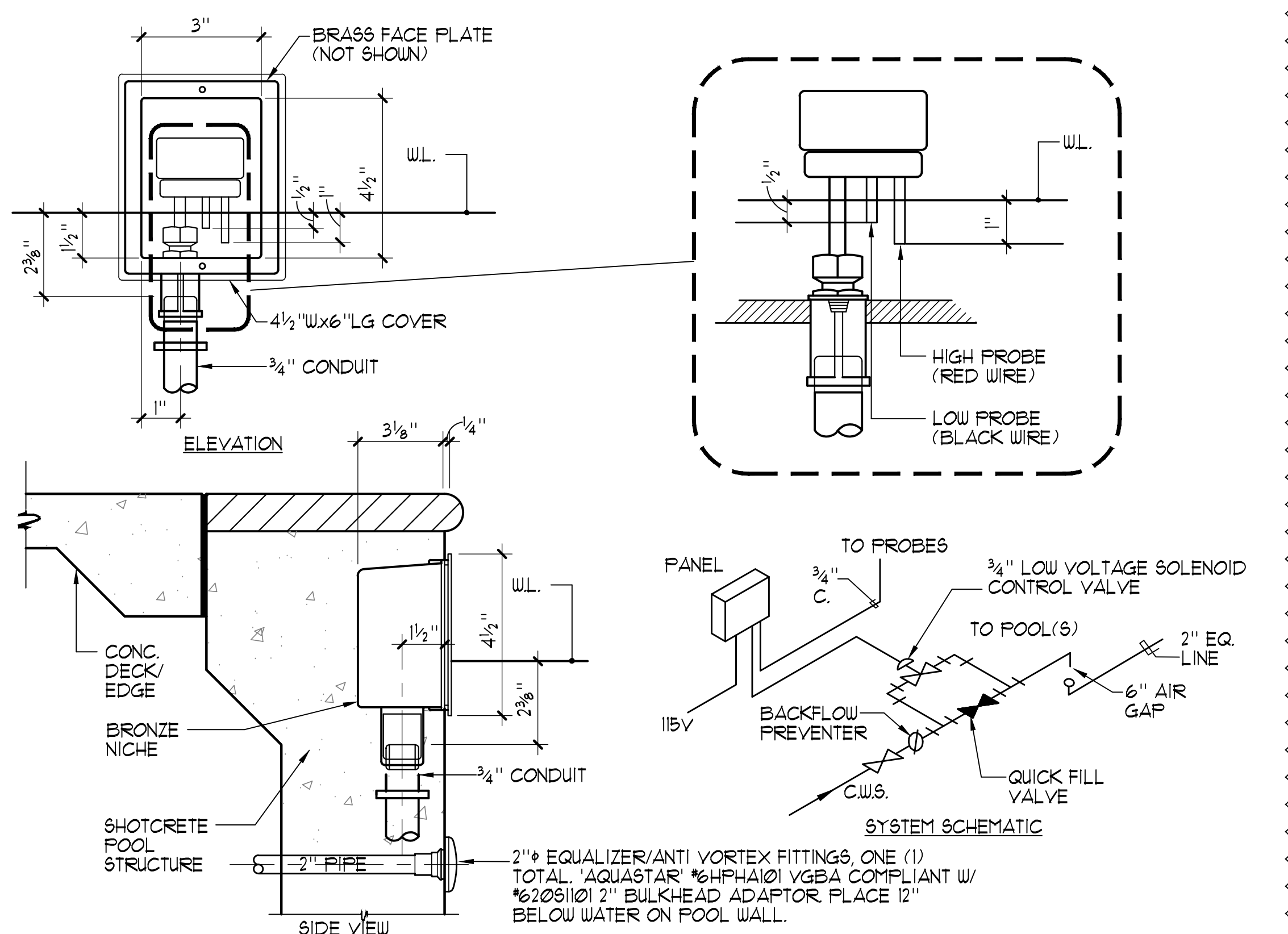
REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

Sheet Title

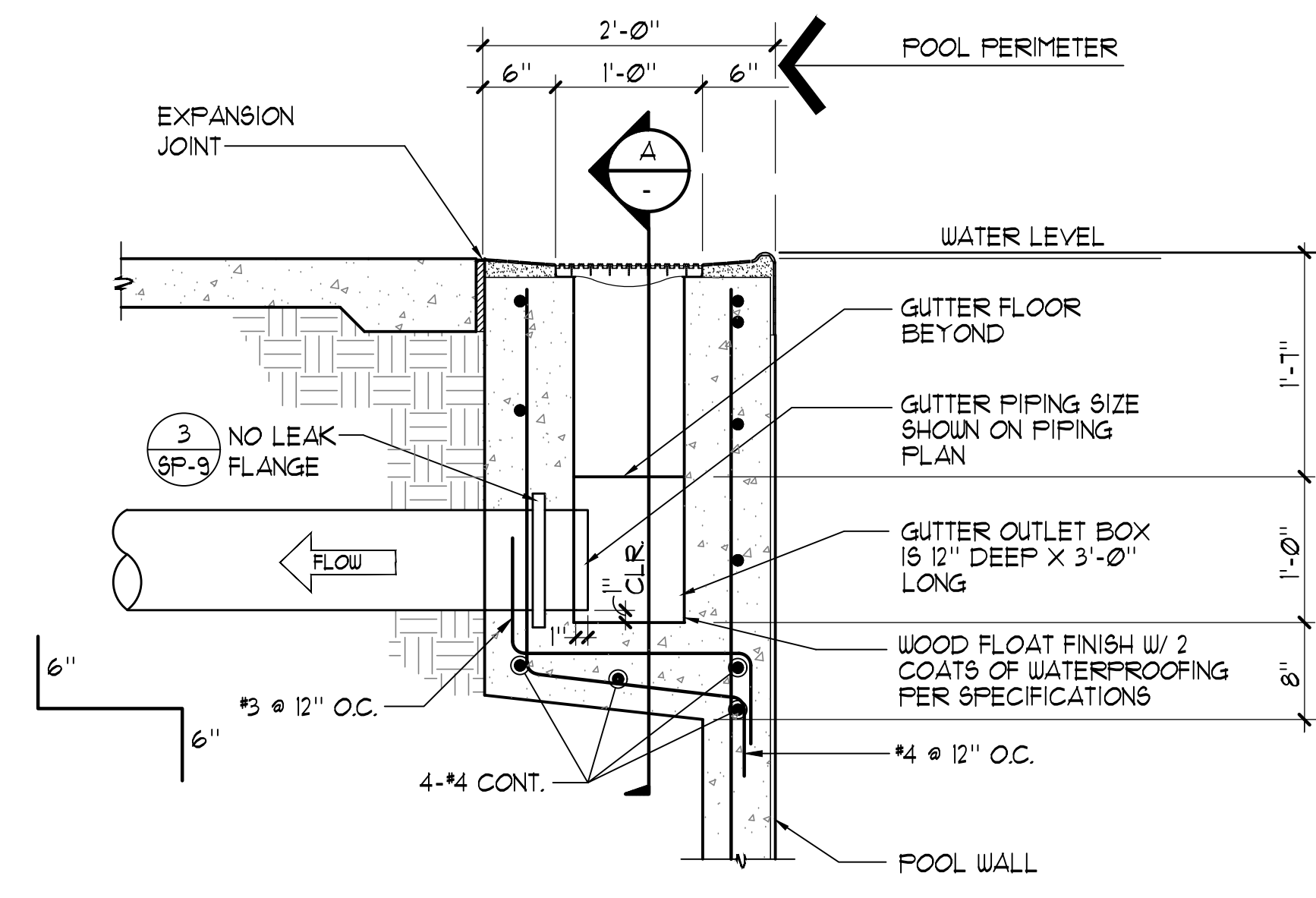
**DETAILS**

Date: February 10, 2021

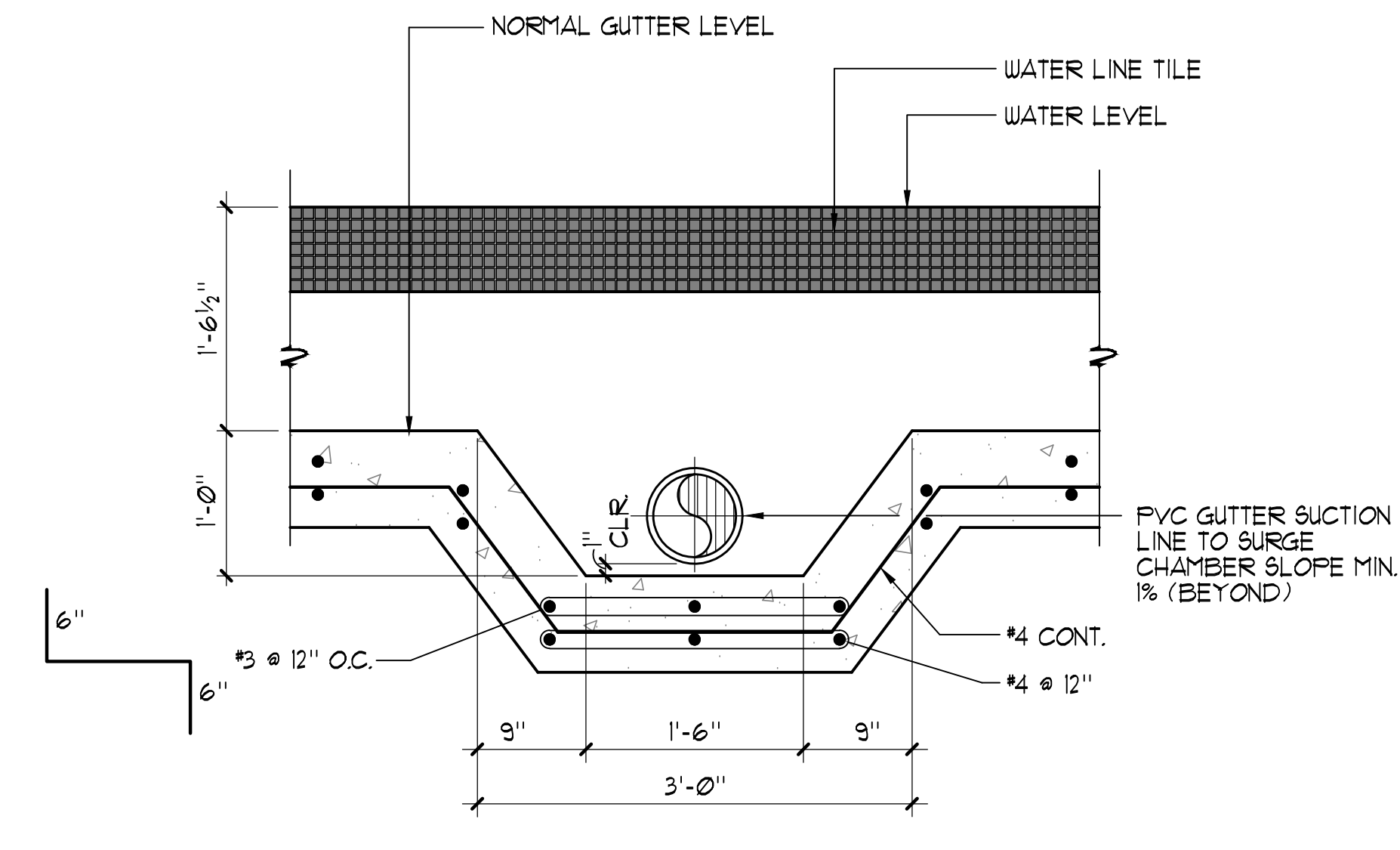
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**1 NICHE MOUNTED WATER LEVEL CONTROL** 3'-1'-0"

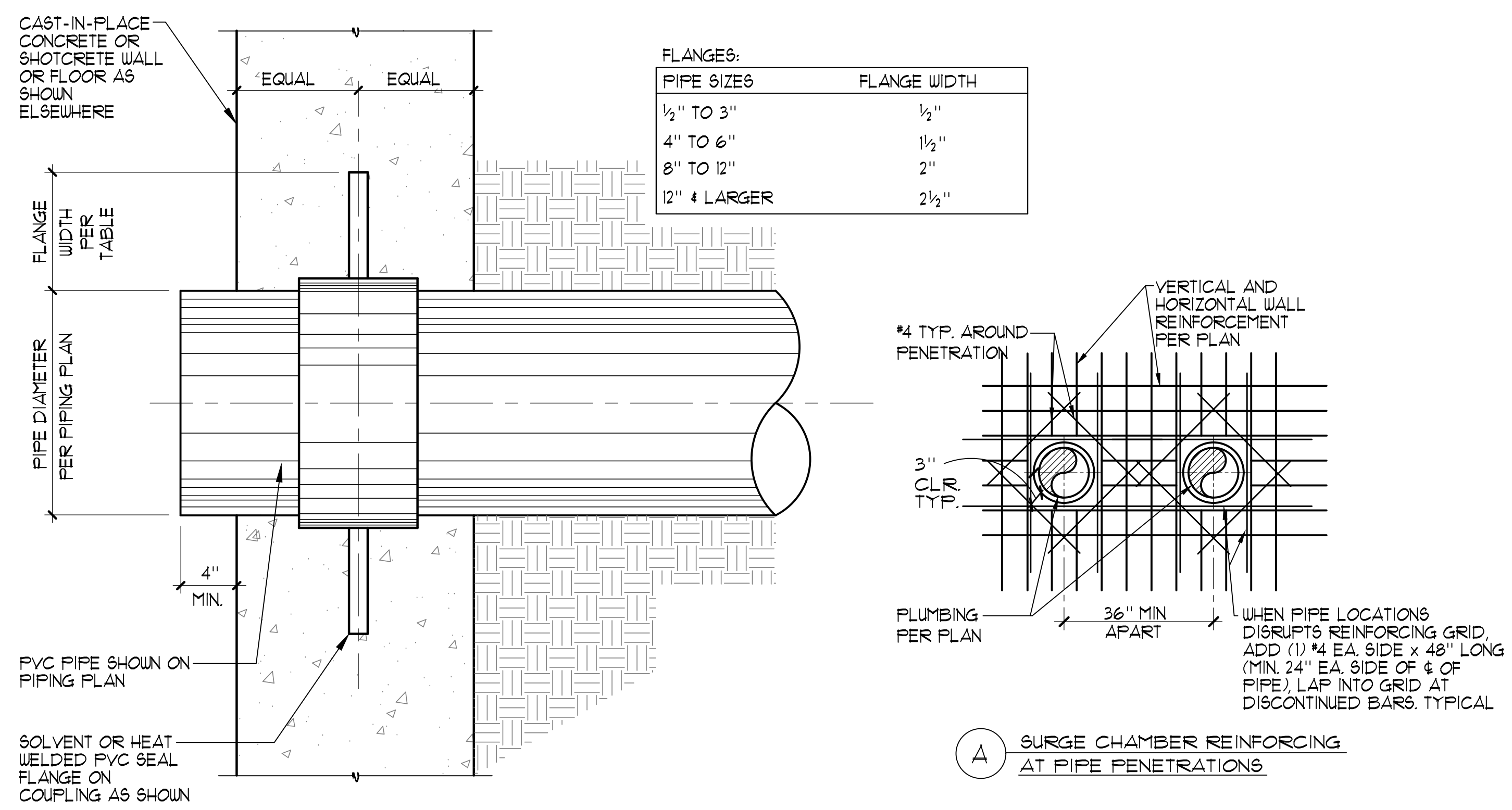


**SECTION**

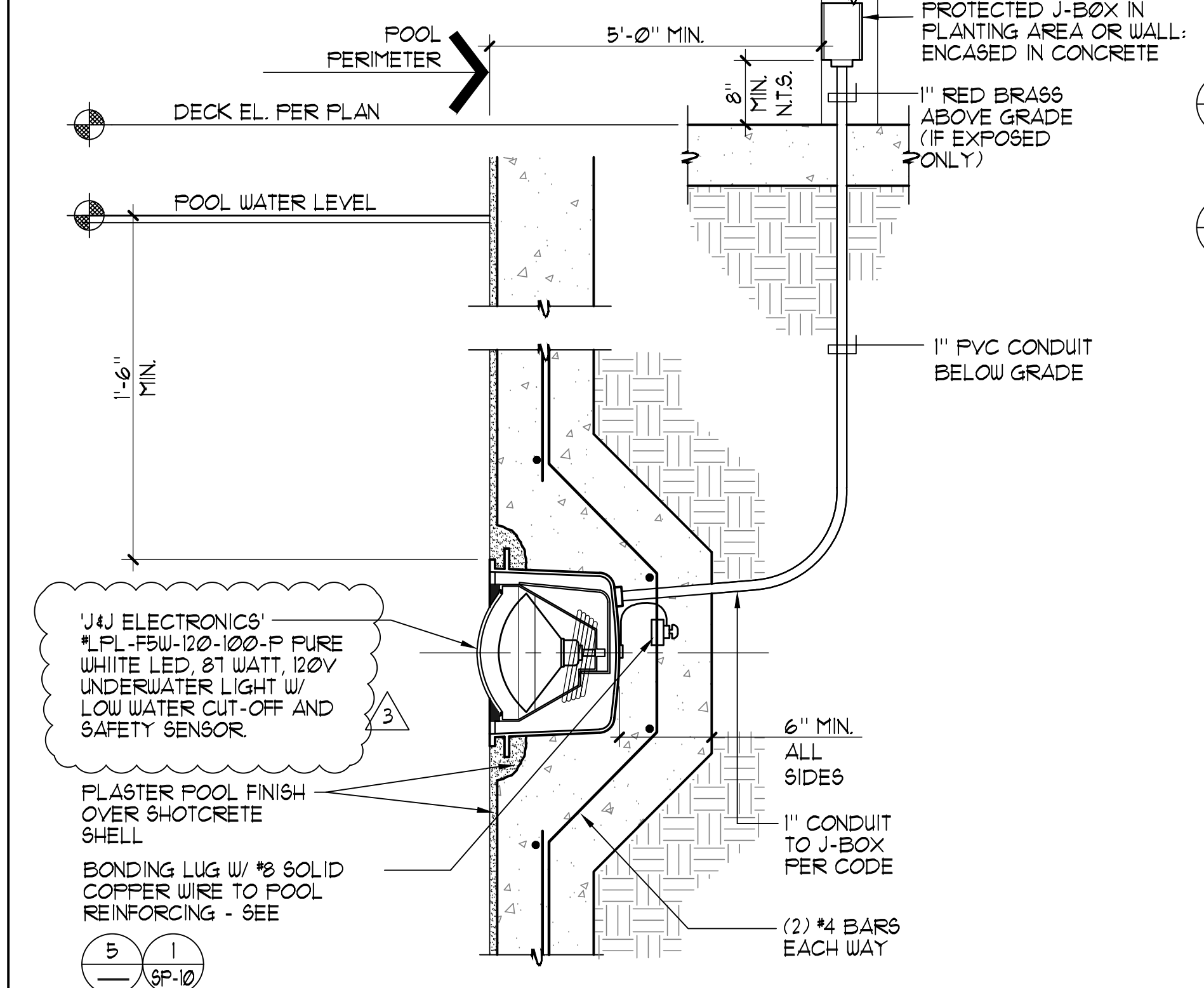


**A ELEVATION**

**GUTTER OUTLET** 1'-1'-0"

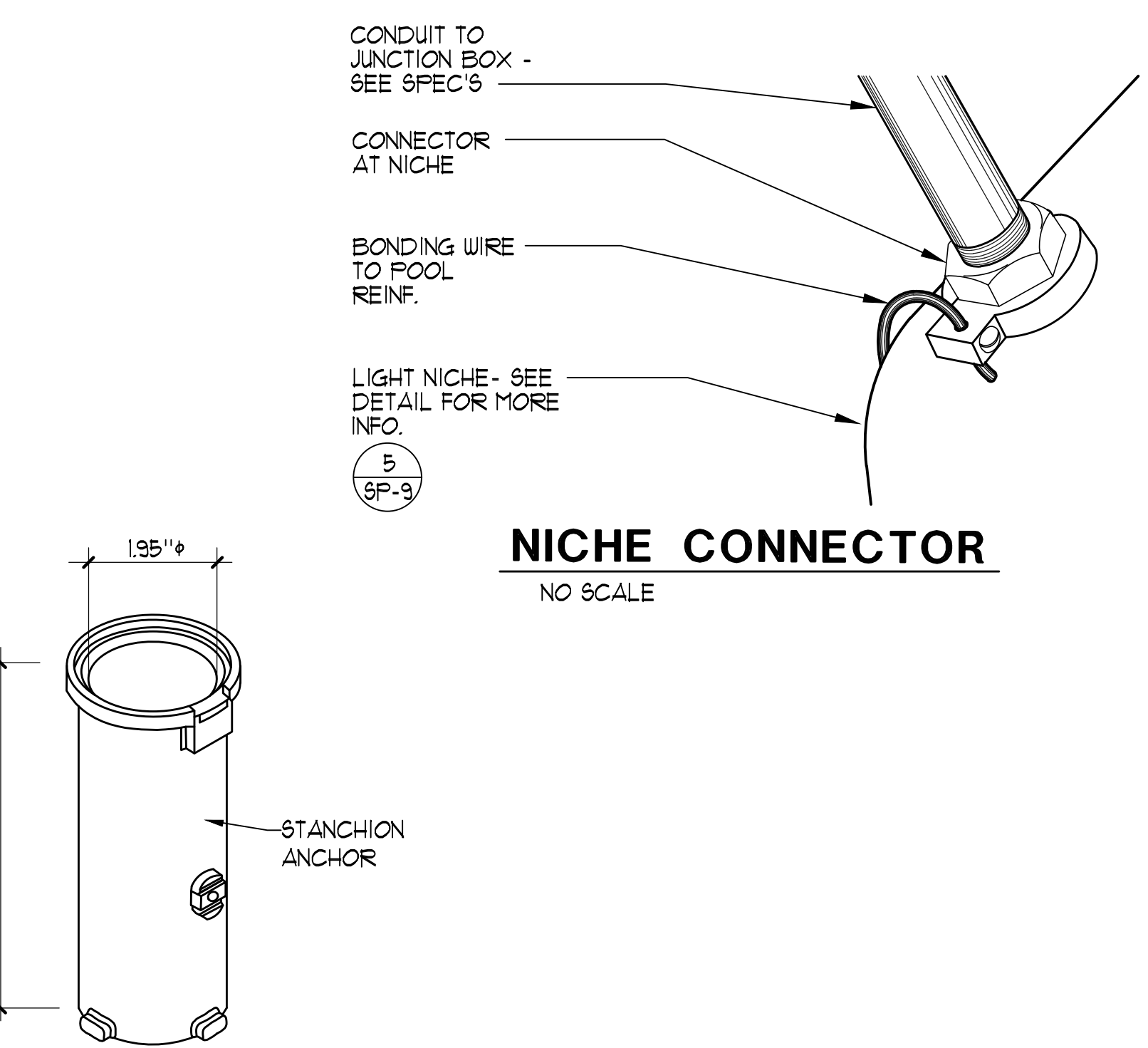


**3 WATER STOP DETAIL** NO SCALE

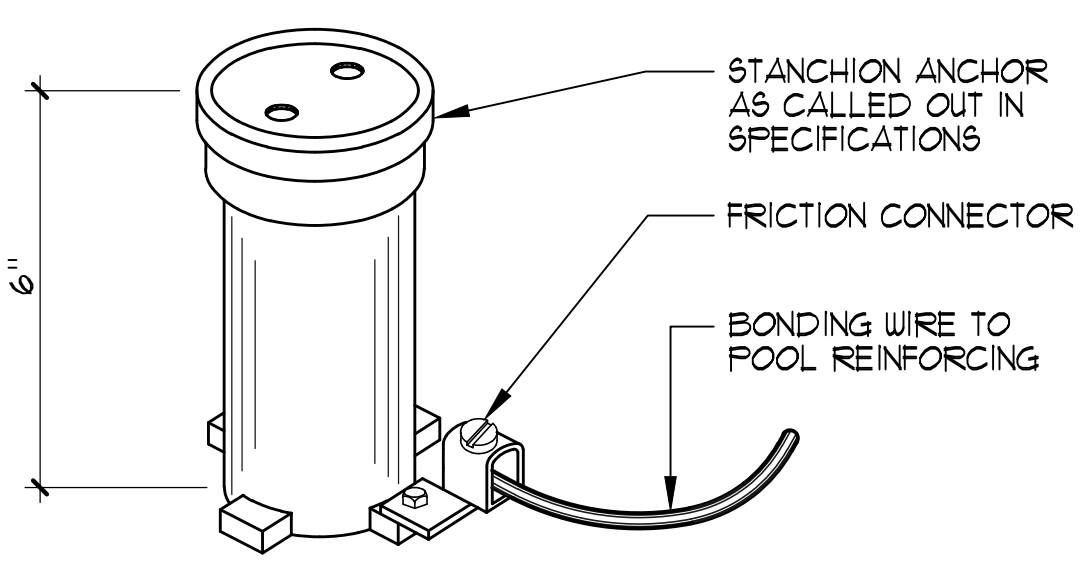


**4 UNDERWATER LED LIGHT** 1 1/2'-1'-0"

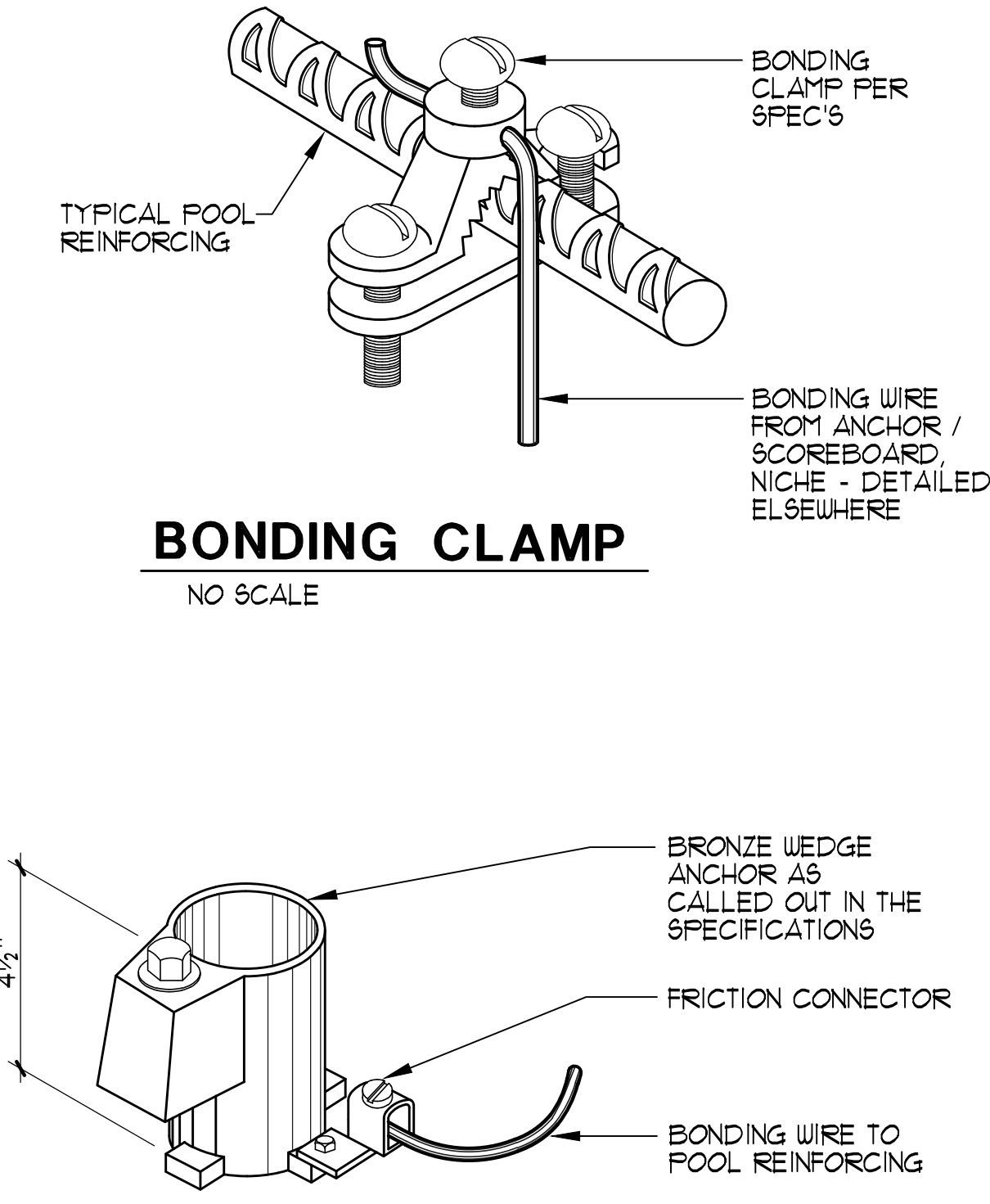
- UNDERWATER LIGHT NOTES:**
- ALL CONDUITS IN POOL LIGHTING SYSTEM TO BE A MINIMUM OF 1".
  - CONDUCTORS TO POOL J-BOXES SHALL BE MINIMUM 2-#8 (SEE UNDERWATER LIGHT PLAN) SOLID UNBROKEN TO MAIN PANEL ISOLATED GROUND BUS. THIS BUS IS TO BE CONNECTED WITH SOLID INSULATED #8 COPPER WIRE TO UPER 1 COL WATER GROUNDING LUG ON GROUNDING BUS. UPSIZE CONDUCTORS AS REQUIRED FOR HOMERUNS EXCEEDING 100'.
  - ALL BRASS POOL J-BOXES SHALL BE FLUSH MOUNTED IN WALLS. IF FLUSH MOUNTING IS NOT POSSIBLE THEN MOUNTING SHALL BE SURFACE MOUNTED AND CONCRETE ENCASED.
  - CONDUITS WHERE ALLOWED BY CODE SHALL BE PVC (POLYVINYL CHLORIDE) FROM LIET NICHE TO BRASS J-BOXES TO LIGHTING PANEL. ALL CONDUITS IN FREE AIR SPACE AND ALL RISERS SHALL BE RED BRASS TYPICAL. PVC CONDUITS SHALL BE SOLVENT WELDED WITH P-10 PURPLE PRIMER AND 2111 GRAY HEAVY BODIED GLUE.
  - LIGHTING CONTACTORS SHALL BE 'ALLEN-BRADLEY' 500 L4 OR EQUAL MOUNTED IN A NEMA 12 HINGED COVER - LOCKABLE ENCLOSURE. CONTACTORS TO BE SWITCHED BY 'MOMENTARY' SWITCH EQUAL TO 'HUBBELL' #B51 MOUNTED IN J-BOX IN MECHANICAL EQUIPMENT ROOM PROVIDE REMOTE UNDERWATER LIGHT SWITCH IN POOL BUILDING CONTROL ROOM.
  - BRASS POOL J-BOXES SHALL BE 'HYDREL' #118 1/2 W/1 HUBS OR EQUAL. (NO DIE CAST BOXES).
  - STRINGS SHALL BE FULLED IN ALL CONDUITS PRIOR TO PLACEMENT OF CONCRETE.
  - LOCAL COUNTY OR CITY CODES SHALL BE ADHERED TO. SPECIFICATIONS TO BE IN ACCORDANCE WITH SECTION 680 OF LATEST N.E.C. BOOK.
  - PROVIDE PULL BOXES AS MAY BE REQUIRED FOR RUNS EXCEEDING 150 FT. OR DUE TO CHANGES IN GRADE OR DIRECTION.
  - CONTRACTOR SHALL TEST UNDERWATER POOL LIGHT GFCI CIRCUITS AND PROVIDE LETTER TO ARCHITECT AND OWNER UPON SUCCESSFUL TEST.
  - SEAL CONDUIT OPENING IN LIGHT NICHE WITH SILICON CAULKING AFTER LIGHT IS INSTALLED.
  - PRIOR TO LIGHT INSTALLATION, PROVIDE MINIMUM 10 PSI PRESSURE TEST ON ALL POOL LIGHT CONDUITS FOR FOUR (4) HOURS OBSERVED BY INSPECTOR OF RECORD. MAINTAIN PRESSURE UNTIL ALL DECKS ARE POURED.



**NICHE CONNECTOR** NO SCALE



**STANCHION ANCHOR** NO SCALE

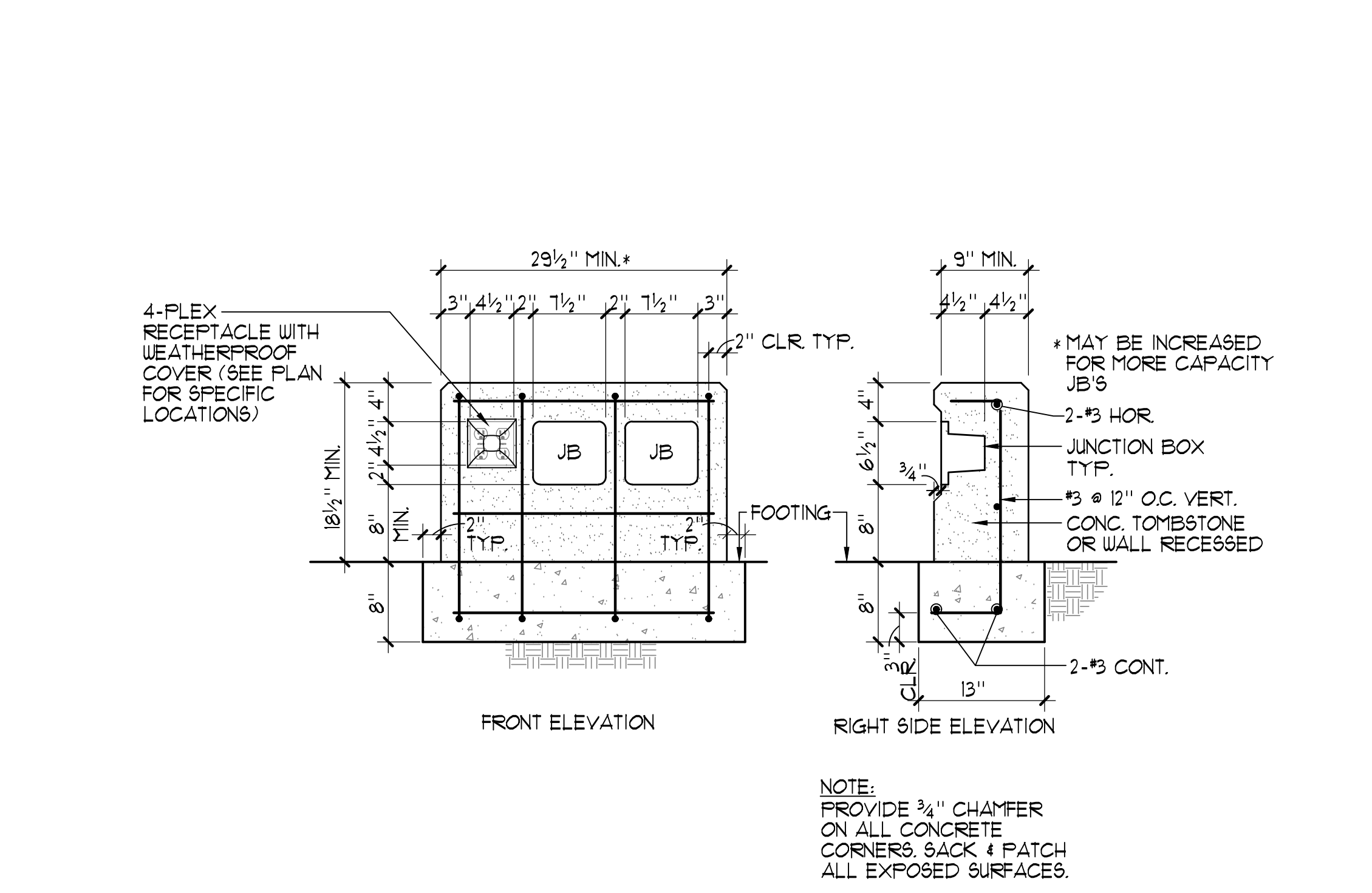


**BONDING CLAMP** NO SCALE

**WEDGE ANCHOR** NO SCALE

**5 ACCESSIBLE LIFT STANCHION ANCHOR** NO SCALE

**BONDING DETAILS** AS NOTED



**6 UNDERWATER LIGHT JUNCTION BOX CONCRETE SURROUND DETAIL** 1'-1'-0"

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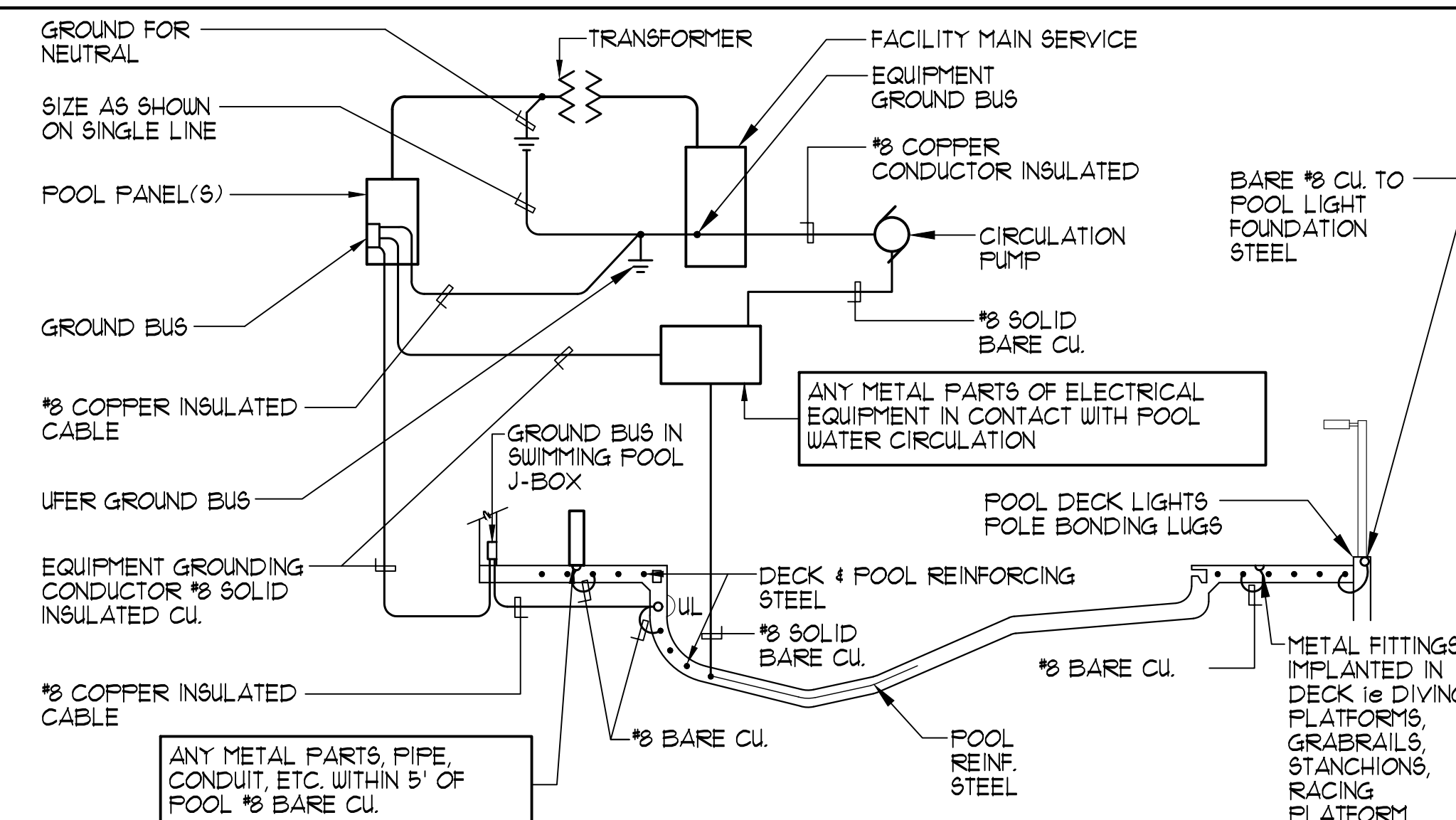
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Project  
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665 Lakeshore Blvd,  
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89451

Job No: 20-018.10  
Owner  
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REV. DATE REVISIONS DESCRIPTION  
2 3/30/21 ADDENDUM 2  
3 4/6/21 ADDENDUM 3  
4 4/20/21 PLAN CHECK CORRECTIONS

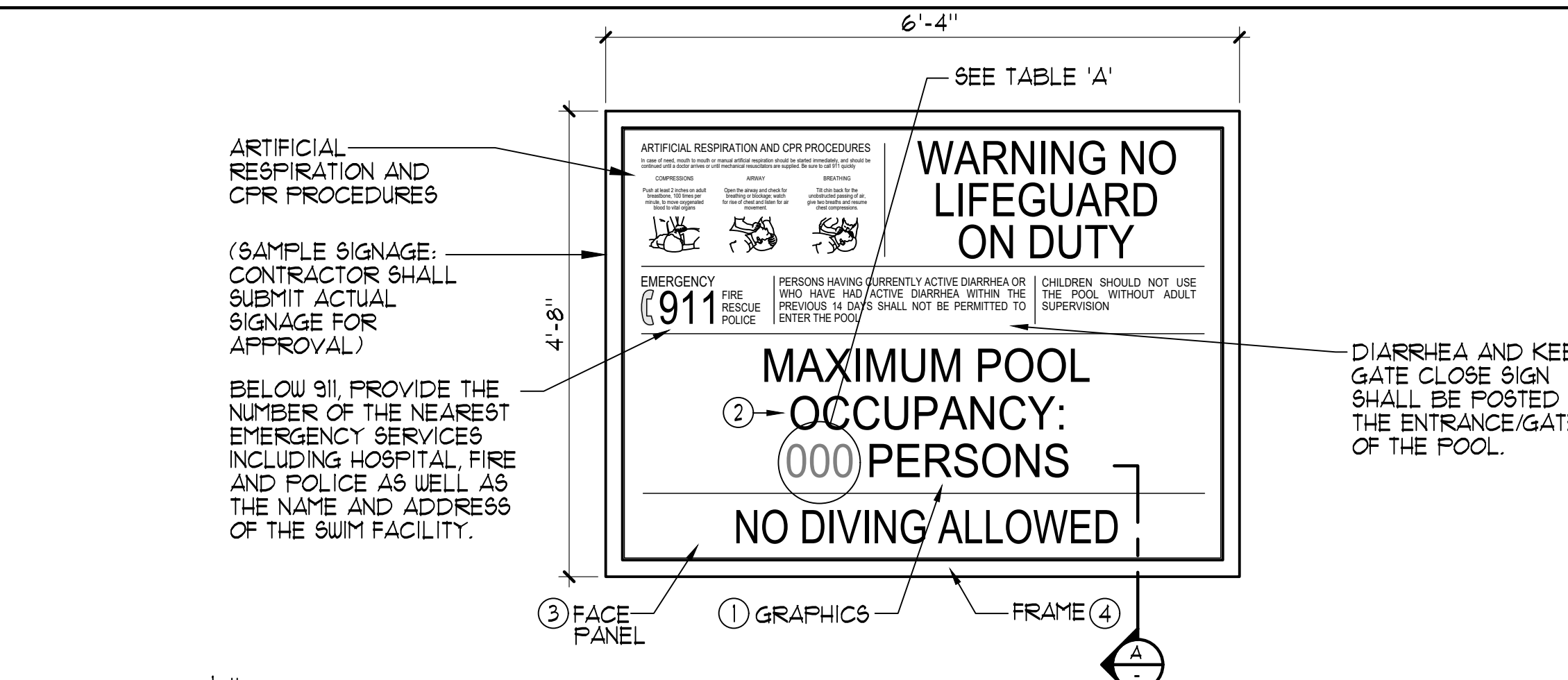
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Sheet Title  
**DETAILS**

Date: February 10, 2021  
Sheet No:



- NOTE:
- STRUCTURAL STEEL IN POOL DECK AND POOL SHALL BE BONDED TOGETHER (TIGHTLY MADE STEEL TIE WIRES ARE APPROVED FOR BONDING STRUCTURAL ELEMENTS).
  - BONDING CONNECTOR TO COMMON GRID. (POOL STEEL MAY BE USED FOR THAT PURPOSE) SHALL BE MADE BY PRESSURE CONNECTORS OR CLAMPS OF BRASS, COPPER, OR COPPER ALLOY.
  - ALL GROUND BUSES SHALL BE SIZED FOR CONNECTION TO AWG SIZE 8 WIRE PROVIDING ONE SPARE TERMINAL.
  - GROUND AND BOND IN ACCORDANCE WITH ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE. i.e. LADDERS, FENCING, POLE LIGHTS, DIVING & STARTING STANCHIONS, HANDICAP HOIST ETC.
  - PROVIDE BONDING OF AUTOMATIC POOL COVER MOTORS REGARDLESS OF PROXIMITY TO POOL.

**1** TYPICAL POOL BONDING AND GROUND DETAIL NO SCALE

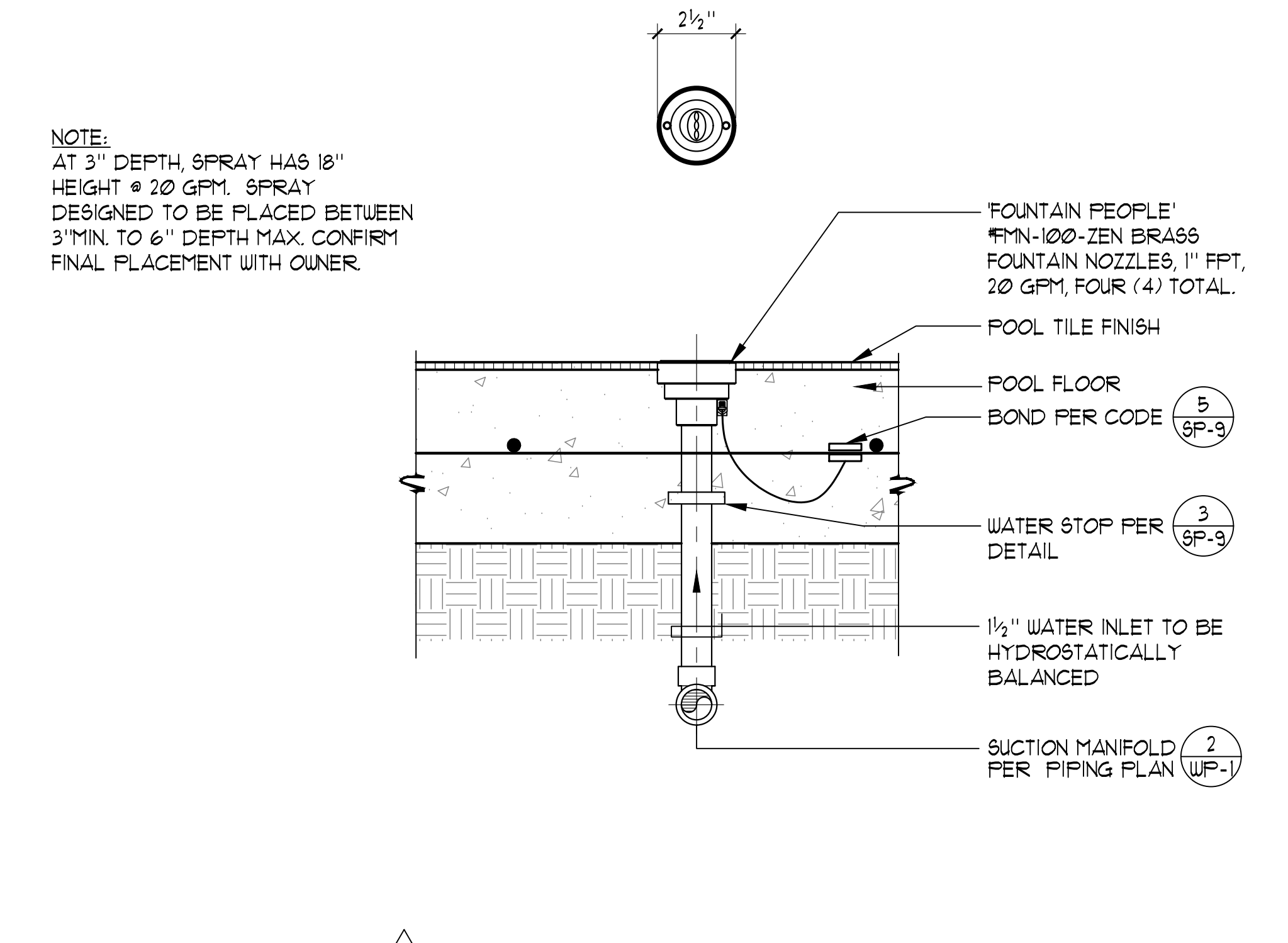


- SIGNAGE NOTES AND SPECIFICATIONS:**
- 1/8" THICK PAINTED ALUMINUM BACKER PANEL.
  - SILKSCREENED COPY/GRAPHICS WITH SATIN CLEAR COAT.
  - 1/4" THICK PAINTED ALUMINUM FACE PANEL WITH SILKSCREENED COPY/GRAPHICS. ATTACH TO 1/8" THICK PAINTED ALUMINUM BACKER PANEL USING 'VHB' TAPE AND SILICONE ADHESIVE.
  - 2" WIDE x 1/8" THICK PAINTED ALUMINUM SIGN FRAME ADHERED TO 1/8" THICK PAINTED ALUMINUM BACKER USING 'LODGE' ADHESIVE AS REQUIRED. VERTICAL SECTIONS OF FRAME TO BE RECTANGULAR TUBE. FILL AND SAND SEAM ALONG EDGE AND FACE PRIOR TO PAINTING.
- NOTES:
- COORDINATE SIGNAGE PLACEMENT AND COLOR SCHEME WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED SIGNAGE AND MOUNTING DETAIL FOR REVIEW.

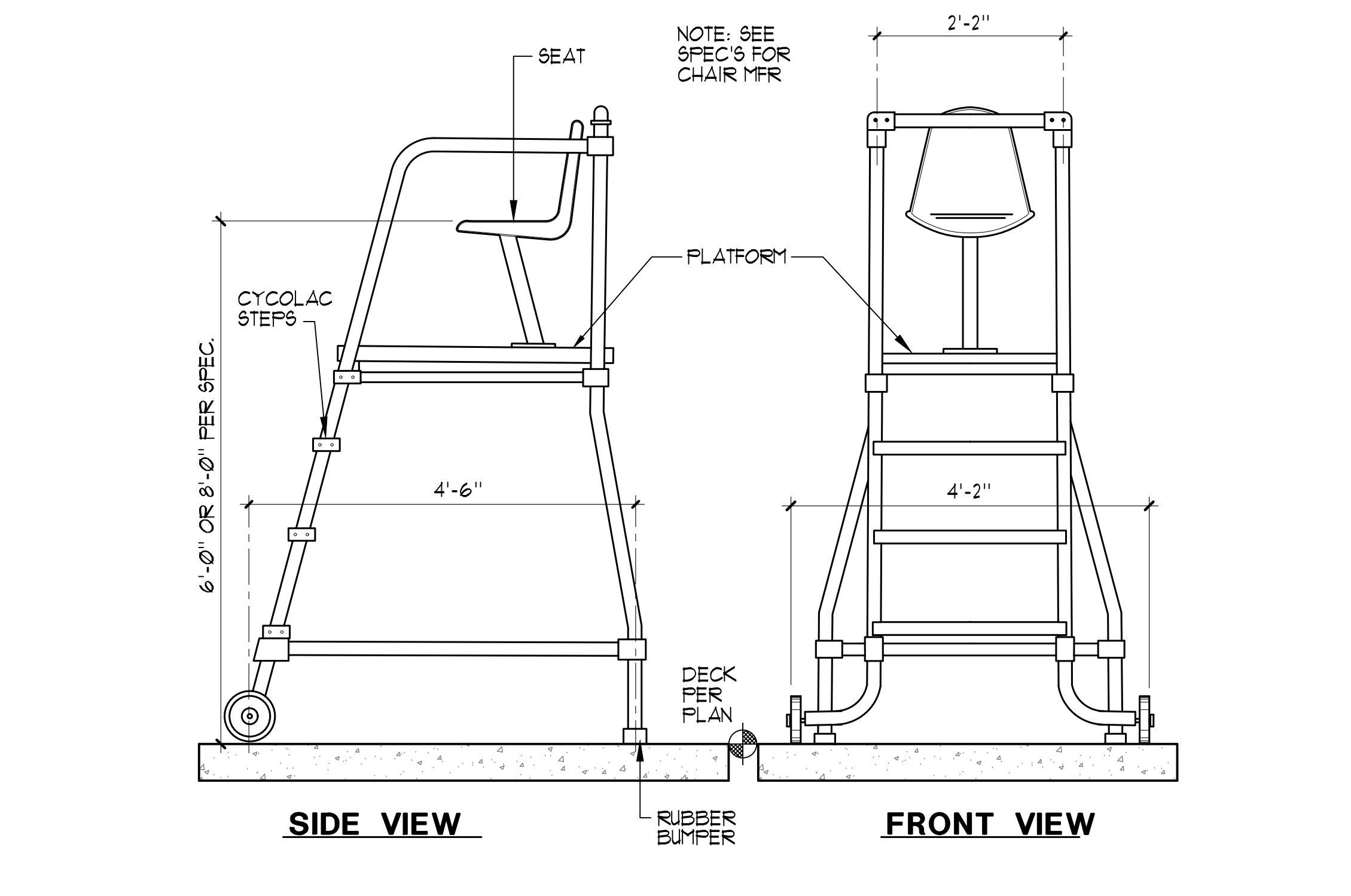
**2** POOL SIGNAGE DETAIL 3/4" = 1'-0"

**REQUIRED SIGNAGE:**

- ALL SIGNS SHALL HAVE CLEARLY LEGIBLE LETTERS OR NUMBERS NOT LESS THAN 4 INCHES HIGH UNLESS OTHERWISE NOTED; AFFIXED TO A WALL, POLE, GATE OR SIMILAR PERMANENT STRUCTURE IN A LOCATION VISIBLE TO ALL POOL USERS.
  - NO DIVING SIGN: SIGNS SHALL BE POSTED IN CONSPICUOUS PLACES AND SHALL STATE 'NO DIVING' AT POOLS WITH A MAXIMUM WATER DEPTH OF 6 FEET OR LESS.
  - NO LIFEGUARD SIGN: WHERE NO LIFEGUARD SERVICE IS PROVIDED, A WARNING SIGN SHALL BE POSTED STATING, 'NO LIFEGUARD ON DUTY.' THE SIGN ALSO SHALL STATE IN LETTERS AT LEAST 1 INCH HIGH, 'CHILDREN SHOULD NOT USE POOL WITHOUT ADULT SUPERVISION.'
  - ARTIFICIAL RESPIRATION AND CPR SIGN: AN ILLUSTRATED DIAGRAM WITH TEXT AT LEAST 1/4 INCH HIGH OF ARTIFICIAL RESPIRATION AND CPR PROCEDURES SHALL BE POSTED.
  - EMERGENCY SIGN: THE EMERGENCY TELEPHONE NUMBER 911, THE NUMBER OF THE NEAREST EMERGENCY SERVICES AND THE NAME AND STREET ADDRESS OF THE POOL FACILITY SHALL BE POSTED.
- WARNING SIGN FOR A SPA POOL: A WARNING SIGN FOR THE SPA POOLS SHALL BE POSTED STATING, 'CAUTION' AND SHALL INCLUDE THE FOLLOWING LANGUAGE IN LETTERS AT LEAST 1 INCH HIGH:
    - ELDERLY PERSONS, PREGNANT WOMEN, INFANTS AND THOSE WITH HEALTH CONDITIONS REQUIRING MEDICAL CARE SHOULD CONSULT WITH A PHYSICIAN BEFORE ENTERING THE SPA.
    - CHILDREN SHOULD NOT USE SPA WITHOUT ADULT SUPERVISION.
    - HOT WATER IMMERSION WHILE UNDER THE INFLUENCE OF ALCOHOL, NARCOTICS, DRUGS, OR MEDICINES MAY LEAD TO SERIOUS CONSEQUENCES AND IS NOT RECOMMENDED.
    - DO NOT USE ALONE.
    - LONG EXPOSURE MAY RESULT IN HYPERTHERMIA, NAUSEA, DIZZINESS OR FAINTING.
- KEEP CLOSED: A SIGN SHALL BE POSTED ON THE EXTERIOR SIDE OF GATES AND DOORS LEADING INTO THE POOL ENCLOSURE AREA STATING, 'KEEP CLOSED.'
  - DIARRHEA: A SIGN IN LETTERS AT LEAST 1 INCH HIGH AND IN A LANGUAGE OR DIAGRAM THAT IS CLEARLY STATED SHALL BE POSTED AT THE ENTRANCE AREA OF A PUBLIC POOL WHICH STATES THAT PERSONS HAVING CURRENTLY ACTIVE DIARRHEA OR WHO HAVE HAD ACTIVE DIARRHEA WITHIN THE PREVIOUS 14 DAYS SHALL NOT BE ALLOWED TO ENTER THE POOL WATER.
- DIRECTION OF FLOW SIGNAGE AND LABELS.
    - THE DIRECTION OF FLOW FOR THE RECIRCULATION EQUIPMENT SHALL BE LABELED CLEARLY WITH DIRECTIONAL SYMBOLS SUCH AS ARROWS ON ALL PIPING IN THE EQUIPMENT AREA.
    - WHERE THE RECIRCULATION EQUIPMENT FOR MORE THAN ONE POOL IS LOCATED ON SITE, THE EQUIPMENT SHALL BE MARKED AS TO WHICH POOL THE SYSTEM SERVES.
  - VALVES AND PLUMBING LINES SHALL BE LABELED CLEARLY WITH THE SOURCE OR DESTINATION DESCRIPTIONS.



**3** BUBBLER FEATURE 3" = 1'-0"



**4** MOVEABLE LIFEGUARD CHAIR 3/4" = 1'-0"

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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

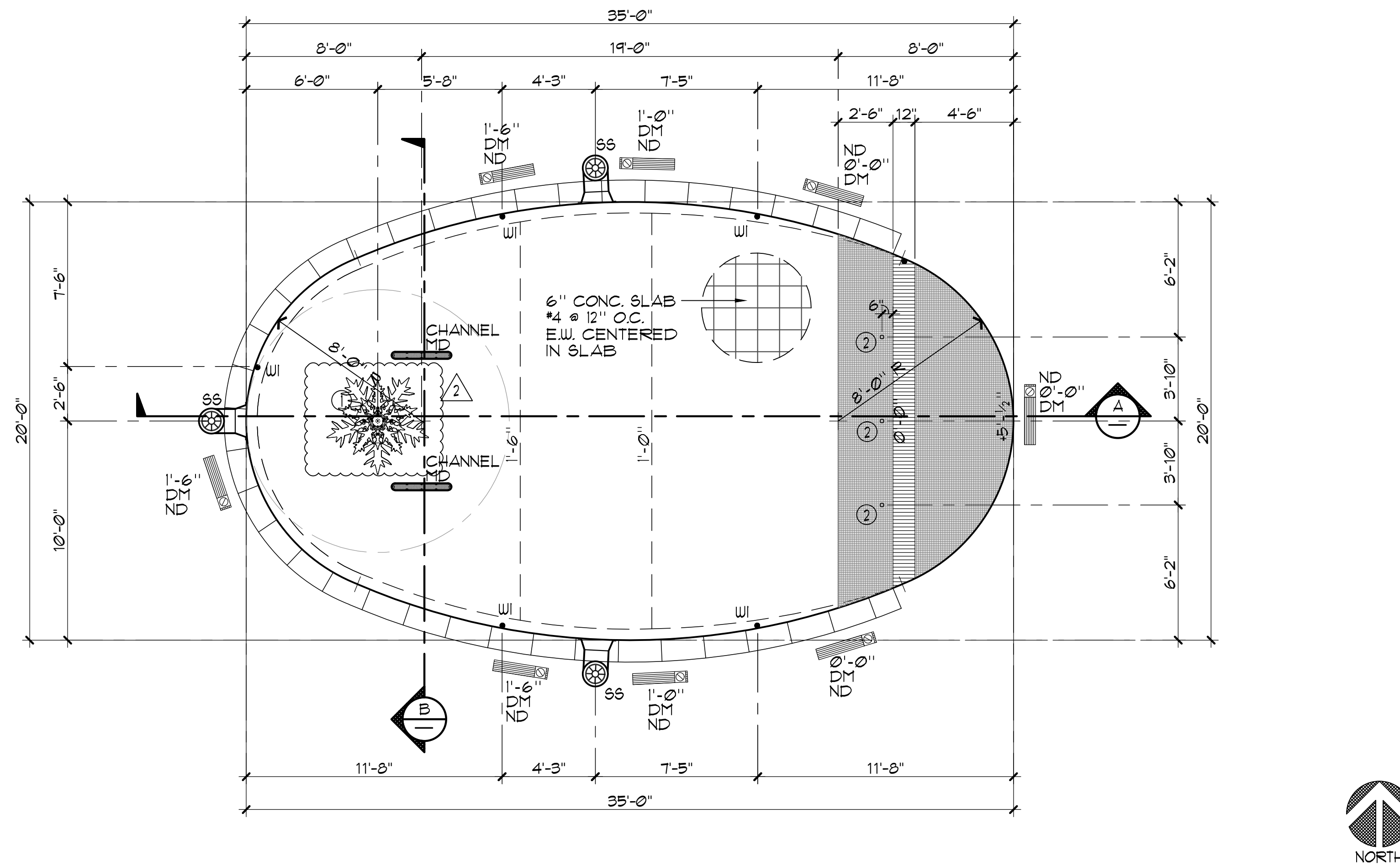
**WADING POOL DATA**

SURFACE AREA	=	565 SQ. FT.
PERIMETER	=	89 FT.
DEPTH	=	0'-0" TO 1'-6"
VOLUME	=	4,912 GAL.
30 MIN. TURNOVER	=	164 GPM

**LEGEND**

DM	=	DEPTH MARKER	
ND	=	NO DIVING SYMBOL	
MD	=	MAIN DRAIN	
WI	=	WALL INLET	
SS	=	SURFACE SKIMMER	

PRODUCT LEGEND (ADDITIVE ALTERNATE #)			
PRODUCT CODE	QTY.	TOTAL FLOW	
① RAIN FOREST WATERPLAY #20010-1103	1	10 GPM	
② BUBBLERS CRYSTAL FOUNTAINS	3	60 GPM	



**WADING POOL LAYOUT PLAN**

1/4" = 1'-0"

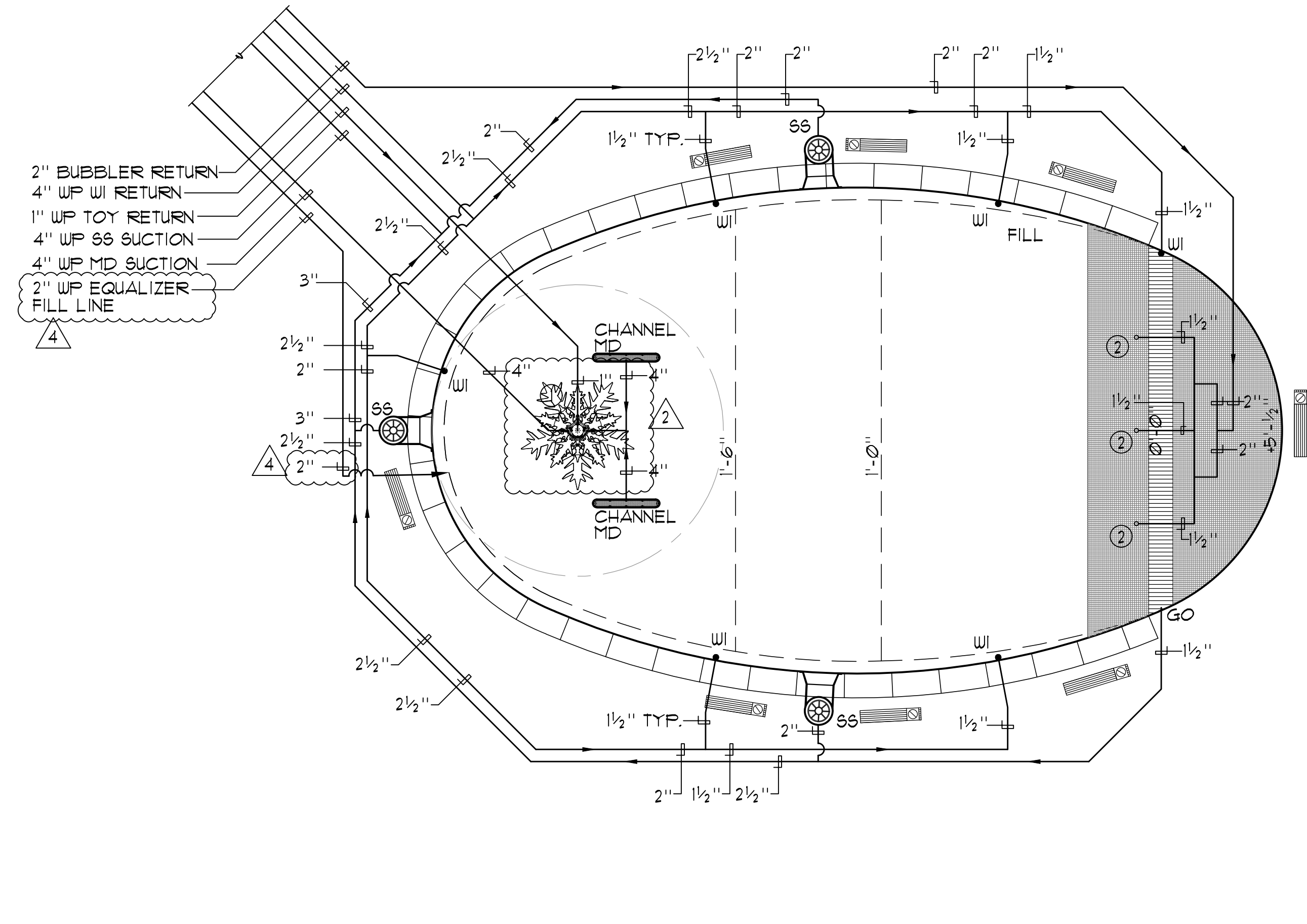
**WADING POOL DATA**

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PERIMETER	=	89 FT.
DEPTH	=	0'-0" TO 1'-6"
VOLUME	=	4,912 GAL.
30 MIN. TURNOVER	=	164 GPM

**LEGEND**

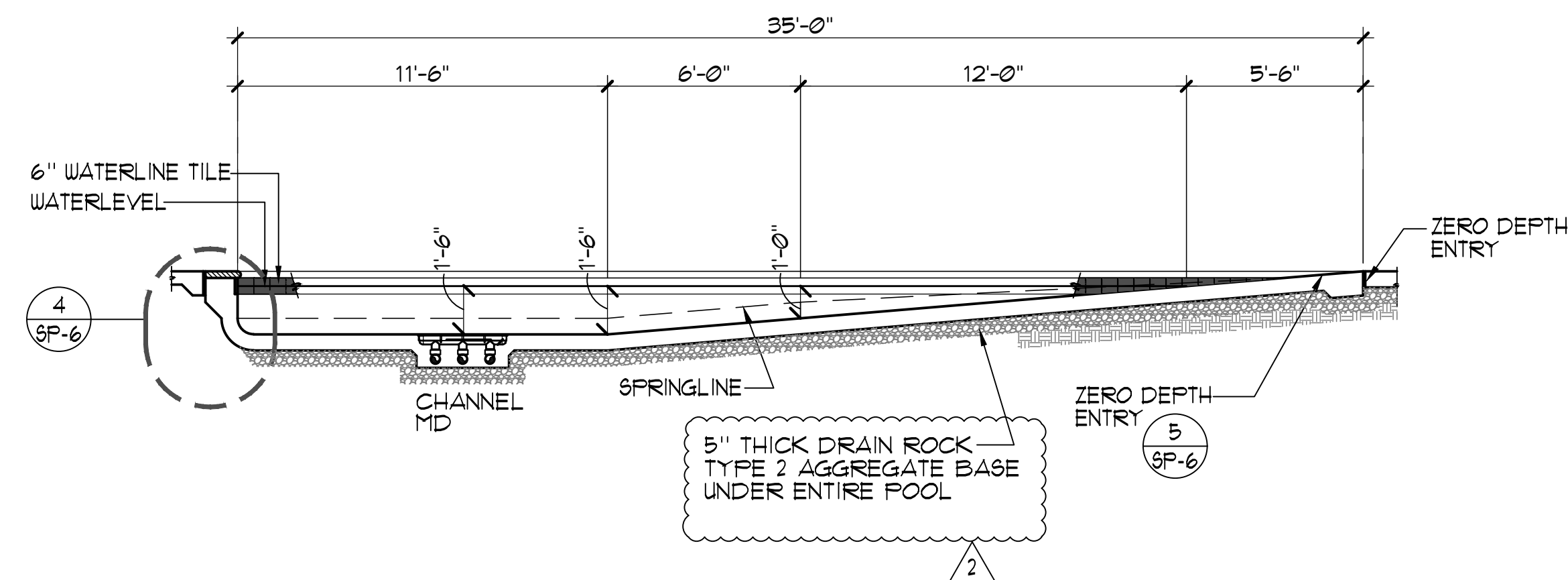
MD	=	MAIN DRAIN	
WI	=	WALL INLET	
SS	=	SURFACE SKIMMER	

PRODUCT LEGEND (ADDITIVE ALTERNATE #)			
PRODUCT CODE	QTY.	TOTAL FLOW	
① RAIN FOREST WATERPLAY #20010-1103	1	10 GPM	
② BUBBLERS CRYSTAL FOUNTAINS	3	60 GPM	



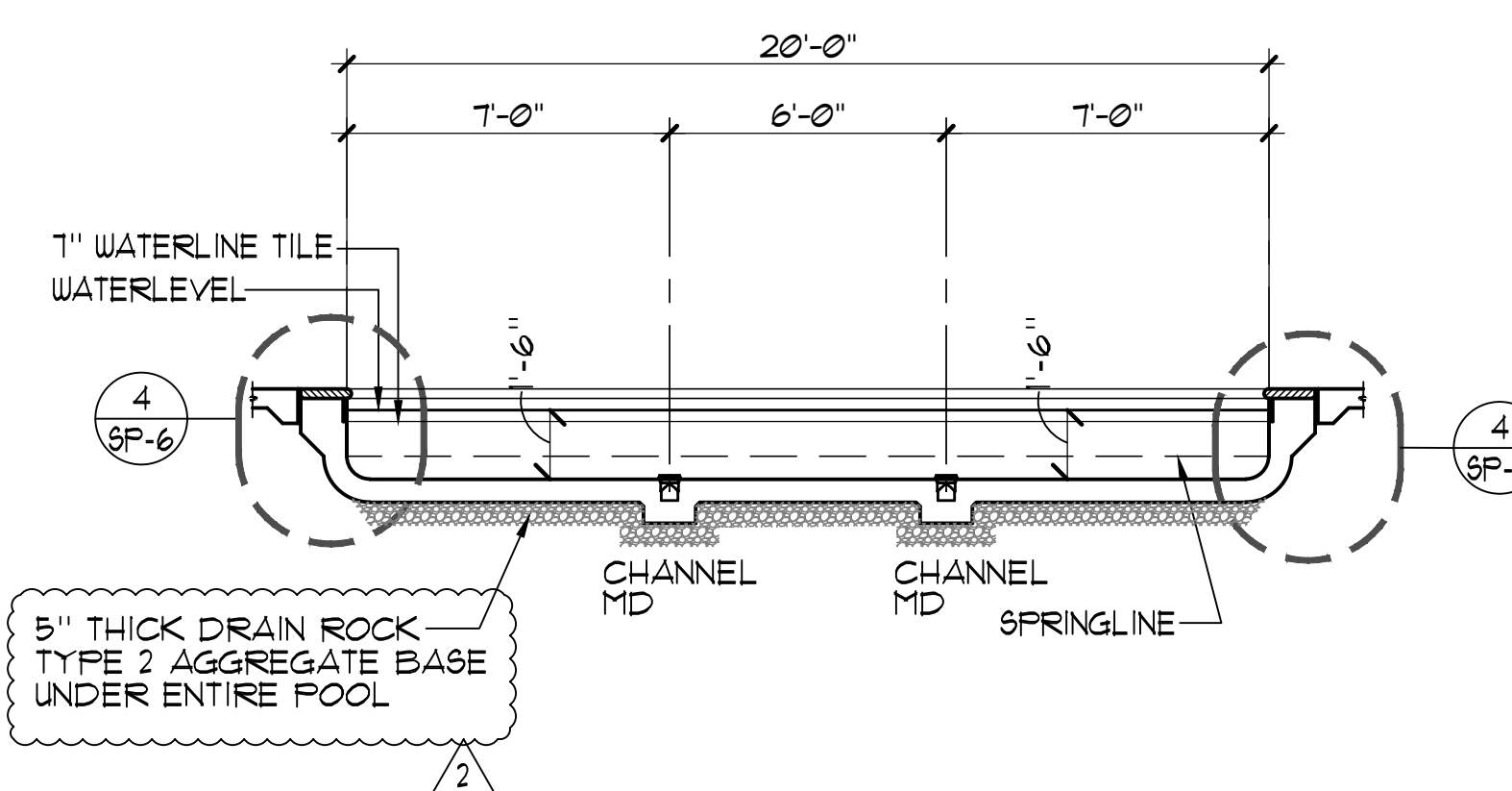
**WADING POOL ENLARGED PIPING PLAN**

1/4" = 1'-0"



**WADING POOL SECTION**

1/4" = 1'-0"



**WADING POOL SECTION**

1/4" = 1'-0"

REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2
3	4/6/21	ADDENDUM 3
4	4/20/21	PLAN CHECK CORRECTIONS

**EQUIPMENT LIST**

- 1 6  
MR-2 MR-3 ① SWIMMING POOL CIRCULATION PUMP, 'PACO' #4095-1, 4"x5"x3 1/2" TYPE 'LC' END SUCTION CENTRIFUGAL PUMP, 1160 RPM 208V, 3PH, 15HP, RATED AT 630 GPM @ 60 FT. TDH; 82.45% EFFICIENT, PREMIUM EFFICIENCY TEFC MOTOR, EPOXY COAT ALL WET SURFACES, 'PACO', 'AURORA' OR EQUAL, (160 lbs.) 'FRODO' #5904, S.S. HEAT EXCHANGER WITH CPVC CONNECTIONS, FACTORY ASSEMBLED SKID MOUNTED PACKAGE, CALIFORNIA CODE CONTROLS, 1" NATURAL GAS CONNECTION, 2" WATER CONNECTIONS, 5" FLUE TO ATMOSPHERE, 1260000 BTU PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 260 LBS. EACH, TWO (2) TOTAL.
- 2 6  
MR-2 MR-3 ② WADING POOL CIRCULATION PUMP, 'PENTAIR' 'XFK-20' 'WHISPERFLOX' PUMP, 208-230V 3PH 5HP, SELF PRIMING PUMP 3450 RPM RATED AT 150 GPM AT 60 FT. TDH WITH INTEGRAL STRAINER ONE (1) TOTAL, (72 lbs.) TDH, 82.45% EFFICIENT, PREMIUM EFFICIENCY TEFC MOTOR, EPOXY COAT ALL WET SURFACES, 'PACO', 'AURORA' OR EQUAL, (160 lbs.) 'FRODO' #5904, S.S. HEAT EXCHANGER WITH CPVC CONNECTIONS, FACTORY ASSEMBLED SKID MOUNTED PACKAGE, CALIFORNIA CODE CONTROLS, 1" NATURAL GAS CONNECTION, 2" WATER CONNECTIONS, 5" FLUE TO ATMOSPHERE, 1260000 BTU PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 260 LBS. EACH, TWO (2) TOTAL.
- 3 2  
MR-2 MR-3 ③ SWIMMING POOL FILTERS, 'EKO' SYSTEMS' GEN 2 #42210-0006-T-2 AUTOMATIC FILTER CONTROL (AFC) FULLY AUTOMATIC HI-RATE PERMANENT MEDIA FILTER WITH 42 SQ. FT. OF FILTER AREA RATED AT 630 GPM AT 15 GPM/SQ. FT. COMPLETE WITH 8" FACE PIPING, 6" BACKWASH, SEISMIC ANCHORAGE, PROVIDE ALL UTILITIES, PIPING, VALVING, ETC. (7400 lbs. EA. TANK) 'EKO', 'STARK' 'SS SERIES, OR EQUAL, PROVIDE SIGNALER, MK-55, FLOSENSOR WITH DIGITAL READ-OUT, ONE (1) SYSTEMS TOTAL.
- 4 2  
MR-2 ④ WADING POOL FILTER, 'FLUIDRA' 'ASTRAL 06681' HI-RATE PERMANENT MEDIA FILTERS WITH 16.58 SQ. FT. OF FILTER AREA RATED AT 265 GPM AT 16 GPM/SQ. FT. COMPLETE WITH 4" PRE-MANUFACTURED MULTI-PORT VALVE, AND 4" BACKWASH, PROVIDE ALL UTILITIES, PIPING, VALVING, ETC. ONE (1) TOTAL. (3,130 lbs.)
- 5 ⑤ (E) SWIMMING POOL HEATERS, 'HAMILTON ENGINEERING' 'EVO #4118' DOUBLE INDIRECT FIRED POOL HEATING PACKAGE SYSTEM, WITH DIGITAL CONTROL, CONDENSING MODULATING BOILER, 316L S.S. HEAT EXCHANGER WITH CPVC CONNECTIONS, FACTORY ASSEMBLED SKID MOUNTED PACKAGE, CALIFORNIA CODE CONTROLS, 3/4" NATURAL GAS CONNECTION, 1" WATER CONNECTIONS, 3" FLUE TO ATMOSPHERE, 180000 BTU PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 75 LBS. EACH, ONE (1) TOTAL.
- 6 ⑥ (E) WADING POOL HEATER, 'HAMILTON ENGINEERING' 'EVO #4118' DOUBLE INDIRECT FIRED POOL HEATING PACKAGE SYSTEM, WITH DIGITAL CONTROL, CONDENSING MODULATING BOILER, 316L S.S. HEAT EXCHANGER WITH CPVC CONNECTIONS, FACTORY ASSEMBLED SKID MOUNTED PACKAGE, CALIFORNIA CODE CONTROLS, 3/4" NATURAL GAS CONNECTION, 1" WATER CONNECTIONS, 3" FLUE TO ATMOSPHERE, 180000 BTU PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 75 LBS. EACH, ONE (1) TOTAL.
- 7 6  
MR-2 MR-3 ⑦ SWIMMING POOL / WADING POOL CHLORINE STORAGE/FEED SYSTEM(S), PROVIDE 'PFG' 'ACCU-TAB' POWERBASE CHLORINATION UNIT MODEL 1030 SFA WITH 84LBS/DAY OUTPUT COMPLETE WITH 1HP BOOSTER PUMP, PIPING, VALVING AND VENTURI INJECTION, TWO (2) SYSTEMS TOTAL.
- 8 6  
MR-2 MR-2 ⑧ CARBON DIOXIDE STORAGE/FEED SYSTEM(S), (E) NOVO-600, 600lb. CRYOGENIC LIQUID CO2 STORAGE TANK 594 LIQUID LBS. (5195 CUBIC FEET OF GASEOUS CO2 AT NTP) ONE (1) TOTAL, PROVIDE 'EKO' CO2 FEED SYSTEMS WITH INJECTION/CHECK VALVE DIFFUSER ASSEMBLY AND 3/8" TUBING, SWIMMING POOL: MODEL #20-200 8CFH, WADING POOL: MODEL #4-30 8CFH, TWO (2) SYSTEMS TOTAL, PROVIDE HARD WIRED CO2 DETECTOR ANALOG SENSOR TECHNOLOGY MODEL #API KIT SENSOR AND STROBE UNITS (20V HARD WIRED W/ STROBE LIGHT AND AUDIBLE ALARM SENSOR MOUNTED 12 INCHES AFF AND ALARM LEVEL BETWEEN 10-16 INCHES AND WITHIN VISIBLE EYESIGHT OF DOOR TO BE SET TO DETECT CO2 GAS IN LEVELS IN EXCESS OF THE FELL, PROVIDE IN EACH ROOM CONTAINING CO2.
- 1 445  
MR-3 MR-3 ⑨ SWIMMING POOL WATER CHEMISTRY CONTROLLER, PROVIDE ONE (1) DEDICATED ETHERNET LINE FOR 'BEC'S' 'BEC581' 'K5-BEC581-XSIP16C' WATER CHEMISTRY CONTROLLER, PROVIDE COMPLETE SYSTEM CONTROL PACKAGE, 'BEC581' OR APPROVED EQUAL, ONE (1) TOTAL.
- 8 9  
MR-2 MR-2 ⑩ WADING POOL WATER CHEMISTRY CONTROLLER, PROVIDE ONE (1) DEDICATED ETHERNET LINE FOR 'BEC'S' 'BEC581' 'K5-BEC581-XSIP16C' WATER CHEMISTRY CONTROLLER, PROVIDE COMPLETE SYSTEM CONTROL PACKAGE, 'BEC581' OR APPROVED EQUAL, ONE (1) TOTAL.
- 7 ⑪ SWIMMING POOL FILL SYSTEM, 3" 'CLA-VAL' FILL SYSTEM TO INCLUDE 3" 'CLA-VAL' SOLENOID CONTROL VALVE #36-01BY, 3" DUCT IRON EPOXY COATED BODY WITH CAST IRON DISC RETAINER AND DIAPHRAGM WASHER, BRONZE TRIM, FLANGED GLOBE PATTERN, 120V AT 60HZ, SOLENOID WIRING SHALL BE WIRED TO WATER CHEMISTRY CONTROLLER, PROVIDE 6" AIR GAP AT FILL POINT.
- 1 9  
MR-3 ⑫ WADING POOL FILL SYSTEM, NICHE MOUNTED 'PEM' MODEL L104-46 WALL MOUNTED SENSOR UNIT WITH 'PEM' L104-100A, 15V UL LISTED CONTROL PANEL, SOLENOID VALVES, ETC. WADING POOL = 3/4" FILL INTO 2" EQUALIZER LINE WITH 6" AIR GAP IN MECH. ROOM, ONE (1) TOTAL.
- 15 ⑬ PUMP PIT, 8'-6" X 5'-6" X 2'-0" DEEP, PROVIDE WATERPROOFING PER SPECIFICATIONS, MODIFY EXISTING PUMP PIT TO NEW DIMENSIONS.
- 14 ⑭ BACKWASH, PROVIDE CONNECTION TO EXISTING BACKWASH PIPE WITH CONNECTIONS TO 6" P-TRAP OUTLET TO WASTE, CONTRACTOR SHALL VERIFY AIR GAP IN SYSTEM TO ENSURE NO BACKWATER OR DIRECT CONNECTION TO SEWER.
- 6 ⑮ (E) ELECTRICAL, ALL ELECTRICAL WIRING, CONDUIT, PANEL(S) STARTER/DISCONNECT, INTERCONNECT(S) ETC. AS REQUIRED FOR PROPER EQUIPMENT INSTALLATION PER MANUFACTURERS' RECOMMENDATIONS BY ELECTRICAL CONTRACTOR, COORDINATE ALL WORK WITH OTHER TRADES, PANELS SHALL BE STAINLESS STEEL.
- 6 ⑯ (E) EYEWASH/SHOWER, TO REMAIN.
- 6 ⑰ LIGHTING CONTACTOR PANEL, 'ALLEN BRADLEY' #500L, OR APPROVED EQUAL, PANEL SHALL BE MOUNTED IN A NEMA 12 RINGED COVER - LOCKABLE ENCLOSURE, CONTRACTORS TO BE SUITCHED BY MOMENTARY SWITCH EQUAL TO HUBBELL #1551 MOUNTED IN J-BOX IN MECHANICAL EQUIPMENT ROOM, REFER TO ELECTRICAL PLANS FOR LOCATION OF OWNER COORDINATED REMOTE UNDERWATER LIGHT SWITCH, PANEL SHALL BE STAINLESS STEEL.
- 5 ⑱ FLOW METER, 'BLUE/WHITE' #F-300, WADING POOL = 4", NSF 50 LISTED, ONE (1) TOTAL.

**MECHANICAL ANCHORAGE (TESTING BY OWNER)**

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (ICC ESR-1911) OR SIMPSON STRONG BOLT (ICC ESR-1111) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
2. EXPANSION OR WEDGE ANCHORS INTO MASONRY: HILTI KB 3 (ICC ESR-1385) OR SIMPSON WEDGE-ALL (ICC ESR-1386) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
3. UNDERCUT ANCHORS INTO CONCRETE: HILTI HDA (ICC ESR-1546) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
4. HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE: HILTI HSL-3 (ICC ESR-1545) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
5. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER, PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
6. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT, PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOUCEL AND THE ABANDONED HOLE, FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT, IF THE ANCHOR OR DOUCEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.
7. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
8. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
9. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION TESTING WILL BE DONE BY OWNER AS NEEDED.
10. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION OF THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING LOADING DEVICES, ETC.
11. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE, IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING.
12. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN TABLES BELOW.
13. TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SHOWN IN THE TABLE (TESTING WILL BE DONE BY OWNER AS NEEDED):
  - A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT, IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE LOAD, ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD, MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
  - B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE WITH ONE-HALF TURN OF THE NUT.
14. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

**LEGEND**

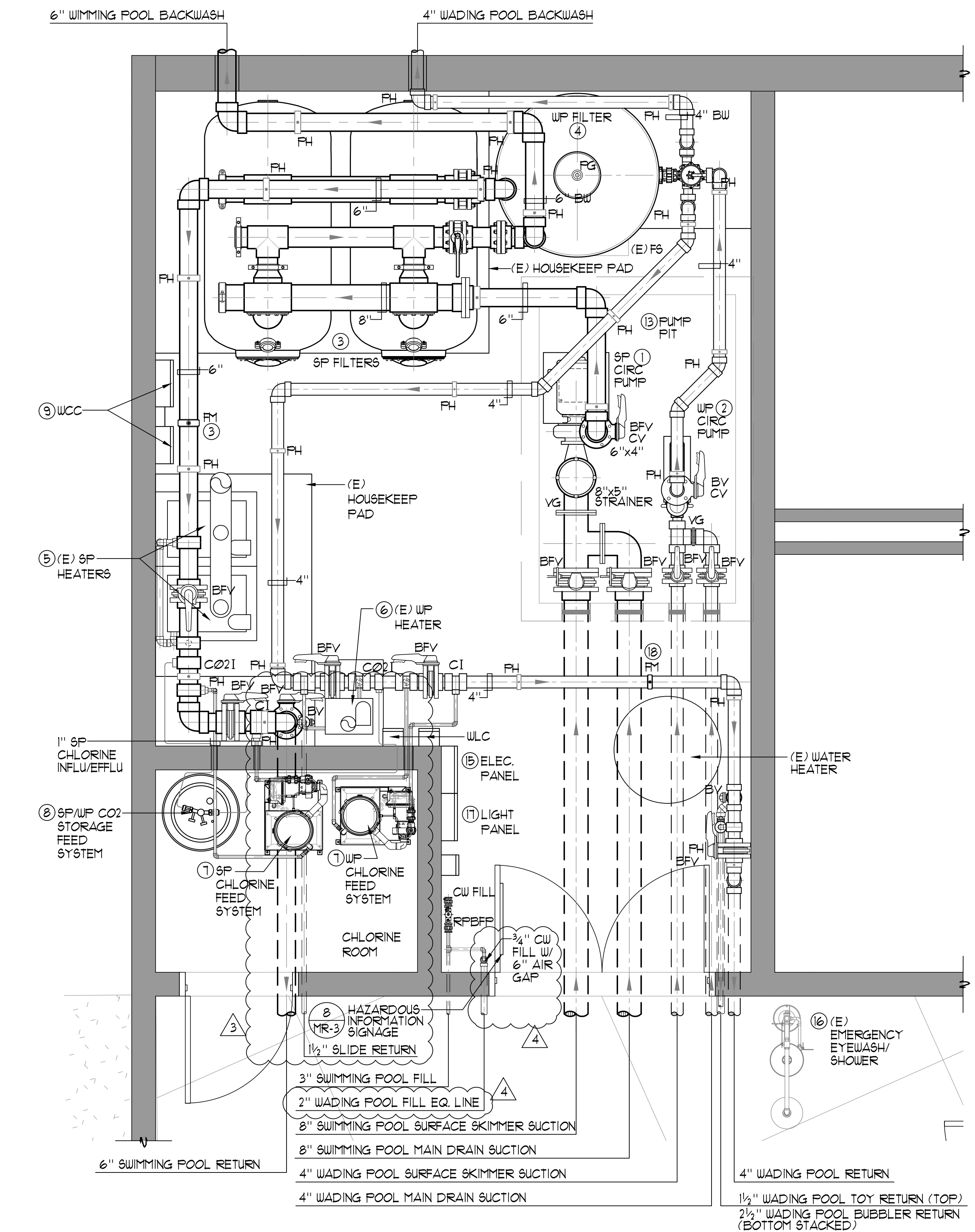
- BV = BALL VALVE
- BFV = BUTTERFLY VALVE
- CV = CHECK VALVE
- FM = FLOWMETER
- BW = BACKWASH
- CI = CHLORINE INJECTION
- PH = PIPE HANGER
- FG/VG = VACUUM / PRESSURE GAUGE
- FD = FLOOR DRAIN
- WLC = WATER LEVEL CONTROLLER
- SP = SWIMMING POOL
- WP = WADING POOL

**THREE PHASE MOTOR LOADS AT 208V**

SWIMMING POOL CIRCULATION PUMP: 15 HP @ 208V = 46.2 AMPS  
 WADING POOL CIRCULATION PUMP: 5 HP @ 208V = 16.7 AMPS  
 TOTAL AMPS = 62.9 AMPS

**NOTES**

1. MECHANICAL ROOM IS DRAWN TO BE SCHEMATIC IN NATURE, CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING EQUIPMENT, FITS, DRAINS AND PIPING PENETRATIONS.



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Project  
**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
 665 Lakeshore Blvd,  
 Incline Village, NV  
 89451

Job No: 20-018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



**100% CD**

REVISIONS	
REV	DESCRIPTION
2	3/30/21 ADDENDUM 2
3	4/6/21 ADDENDUM 3
4	4/20/21 PLAN CHECK CORRECTIONS

Sheet Title  
**MECHANICAL ROOM LAYOUT PLAN**

Date: February 10, 2021  
 Sheet No:

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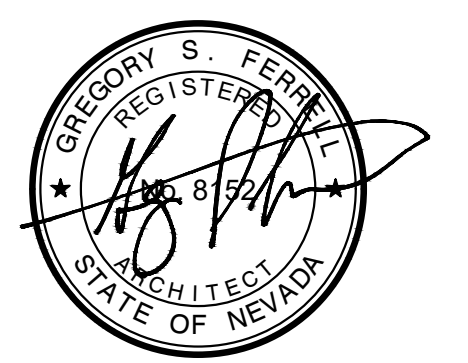
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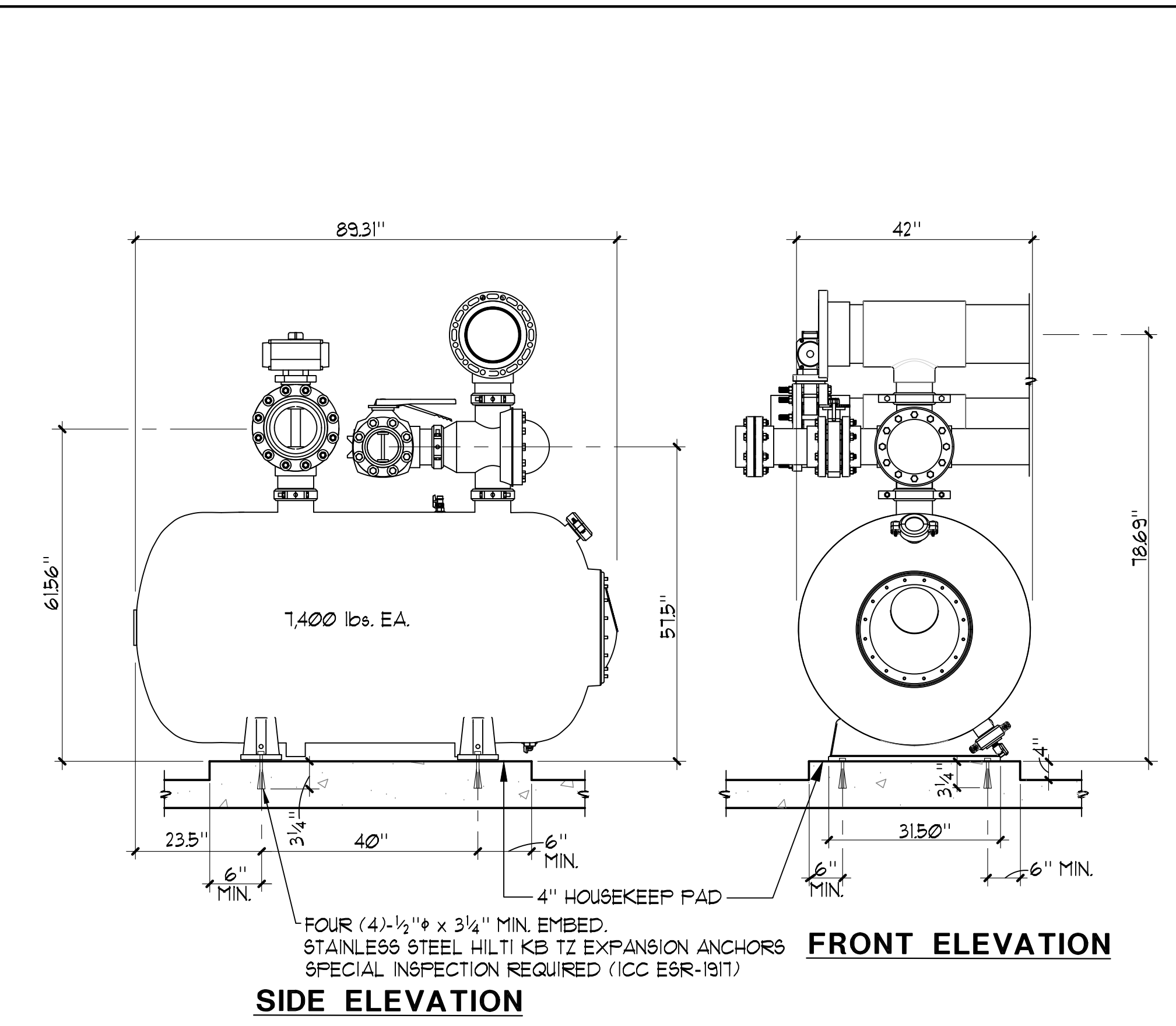
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REV	DATE	REVISIONS DESCRIPTION
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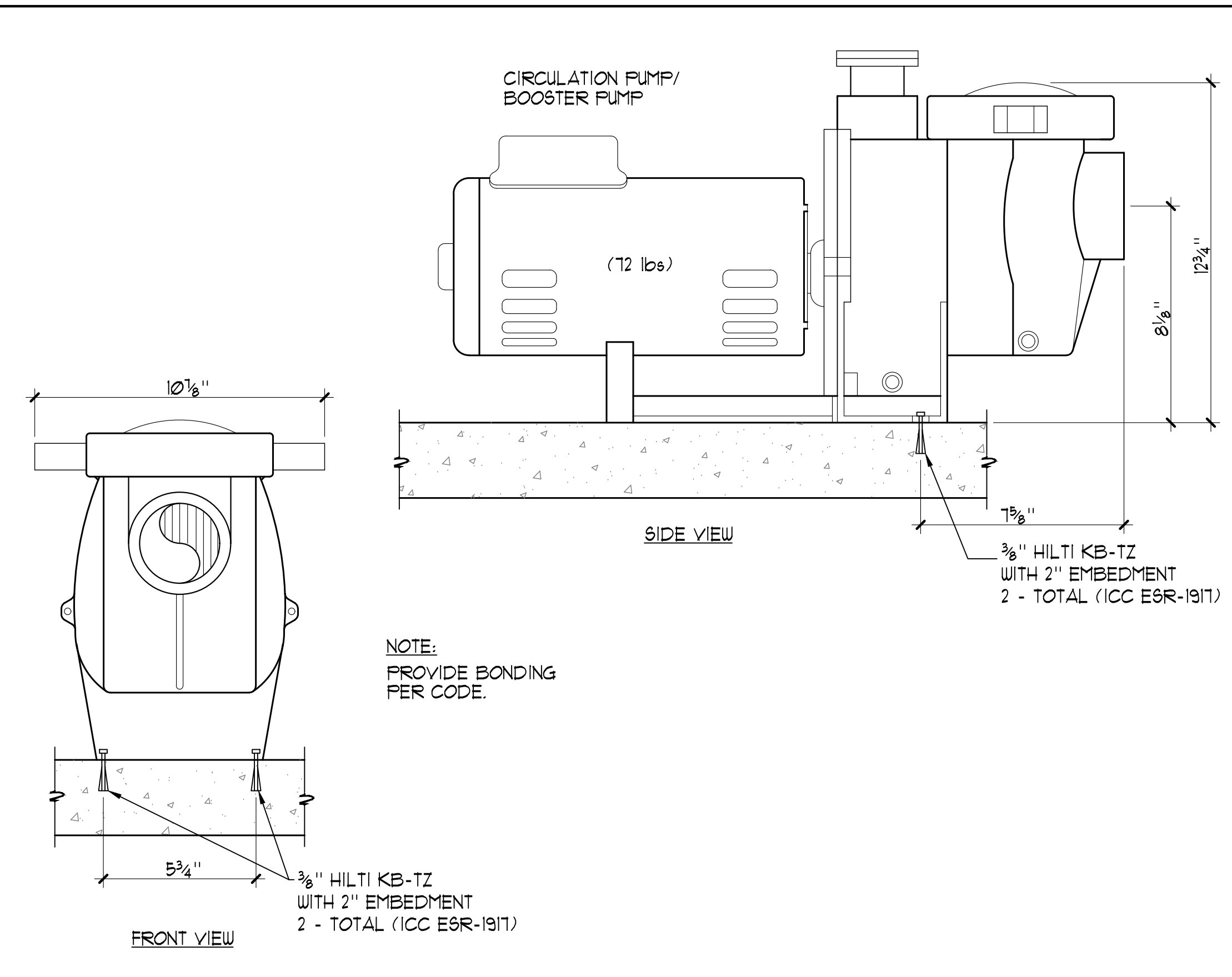
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Date: February 10, 2021  
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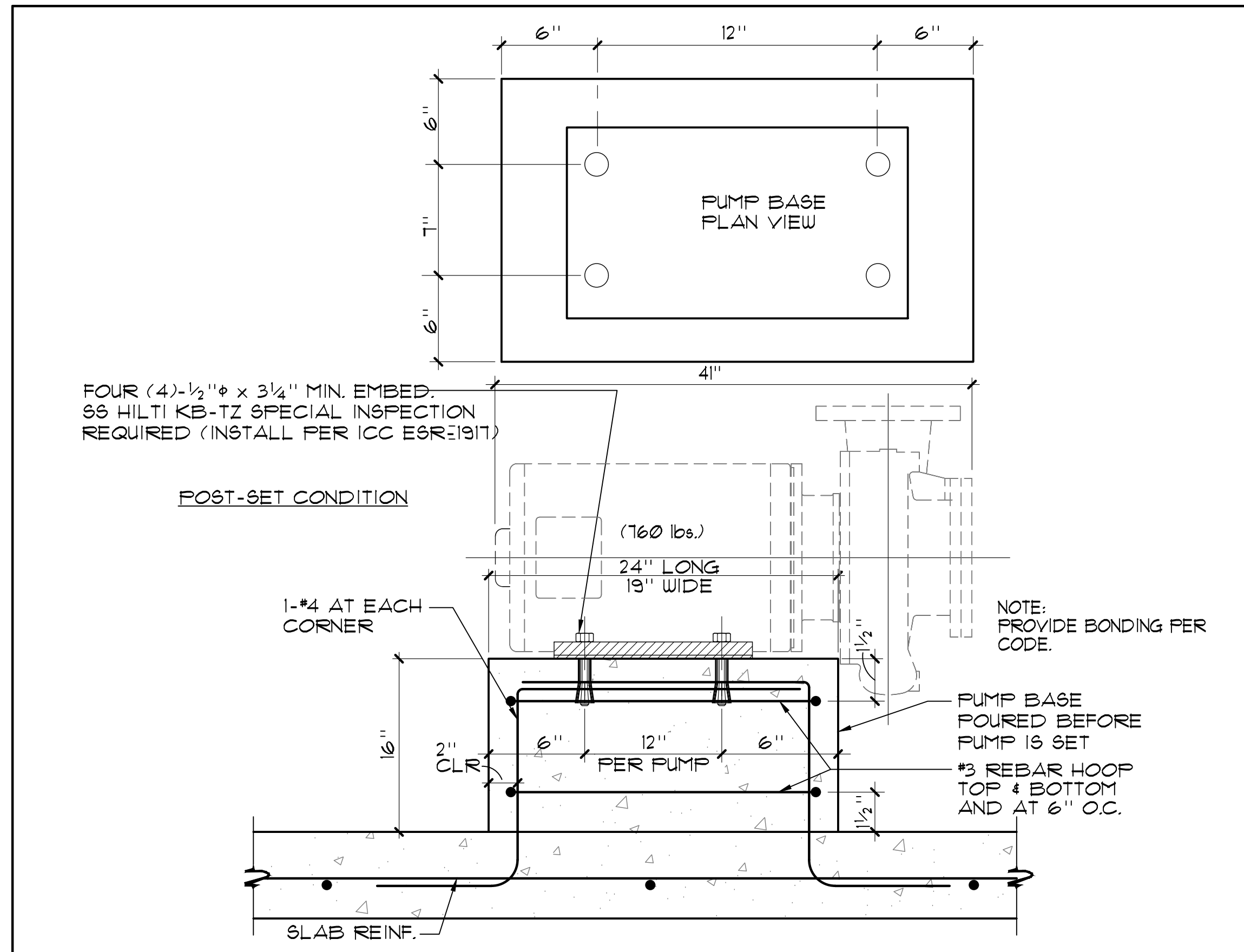
**MR-2**



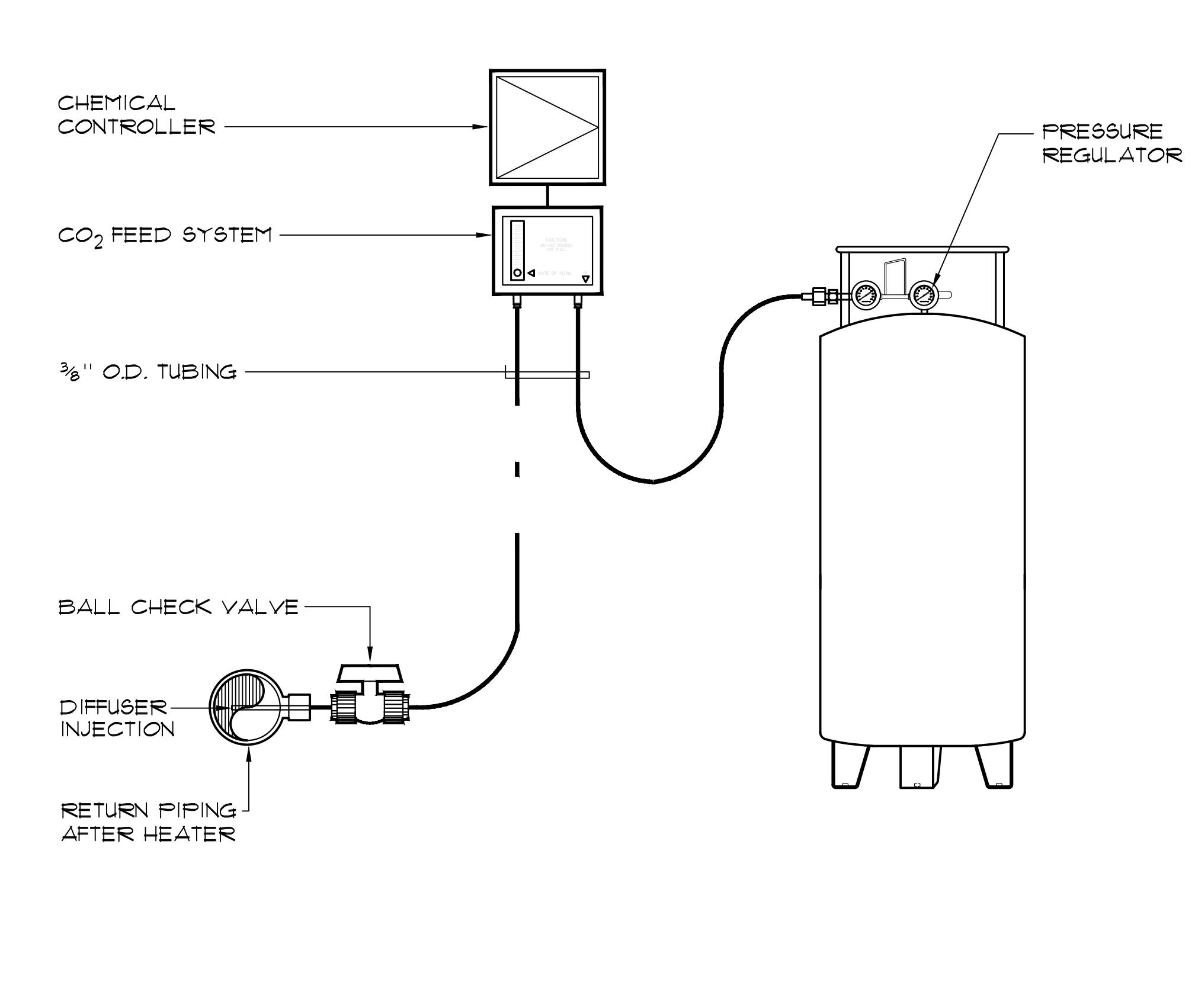
**3 FILTER ANCHORAGE** NO SCALE



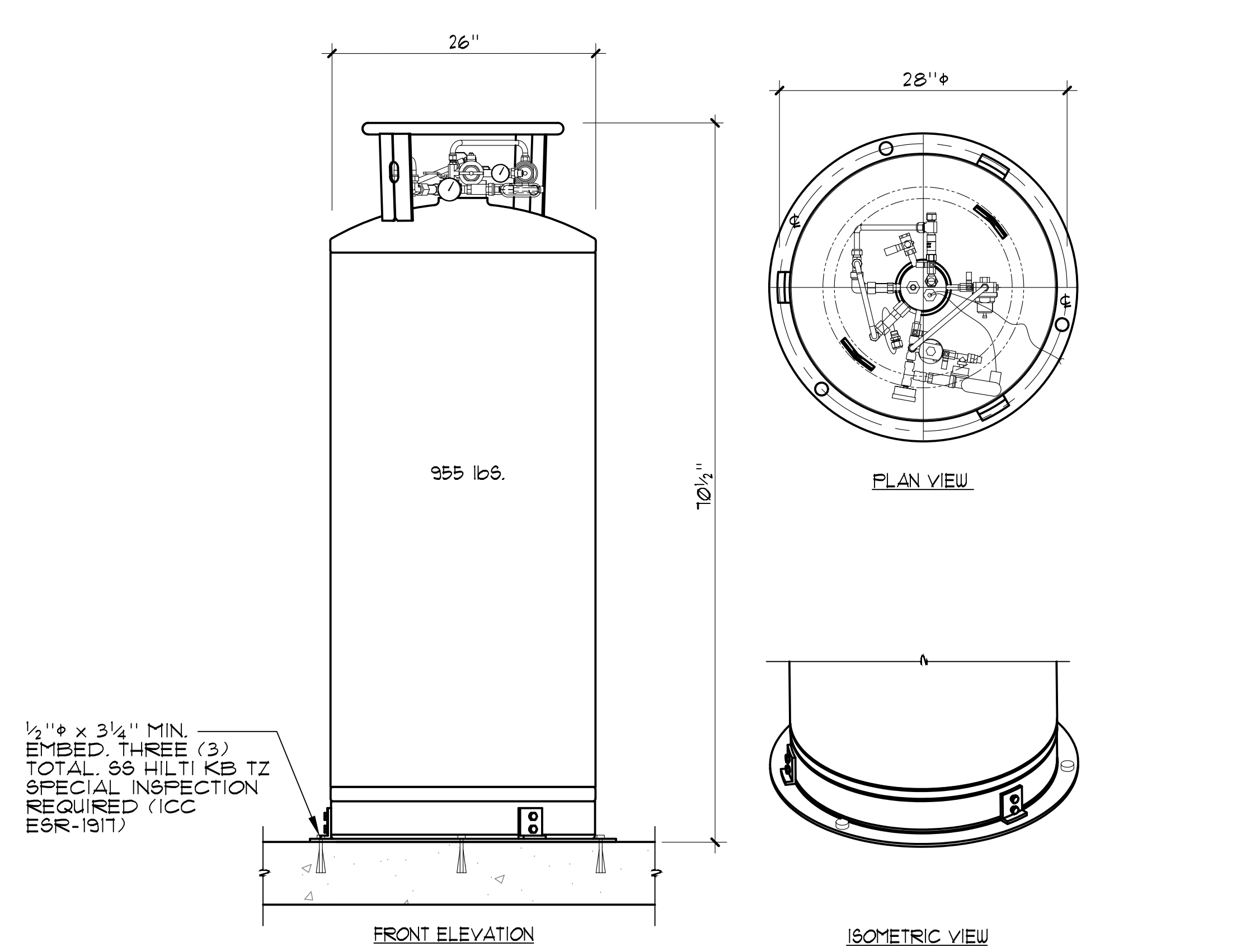
**2 PUMP ANCHORAGE** NO SCALE



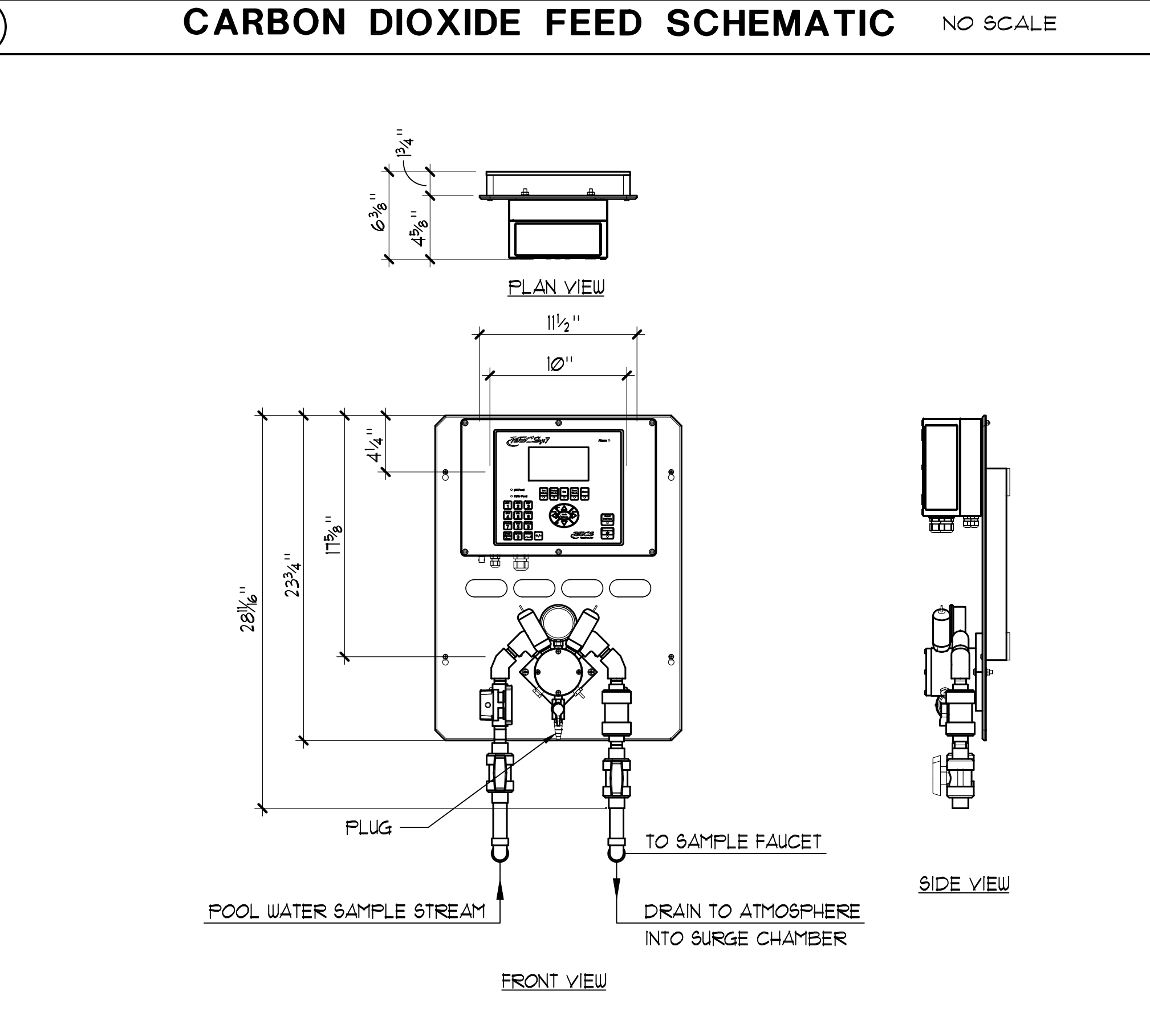
**1 PUMP ANCHORAGE** NO SCALE



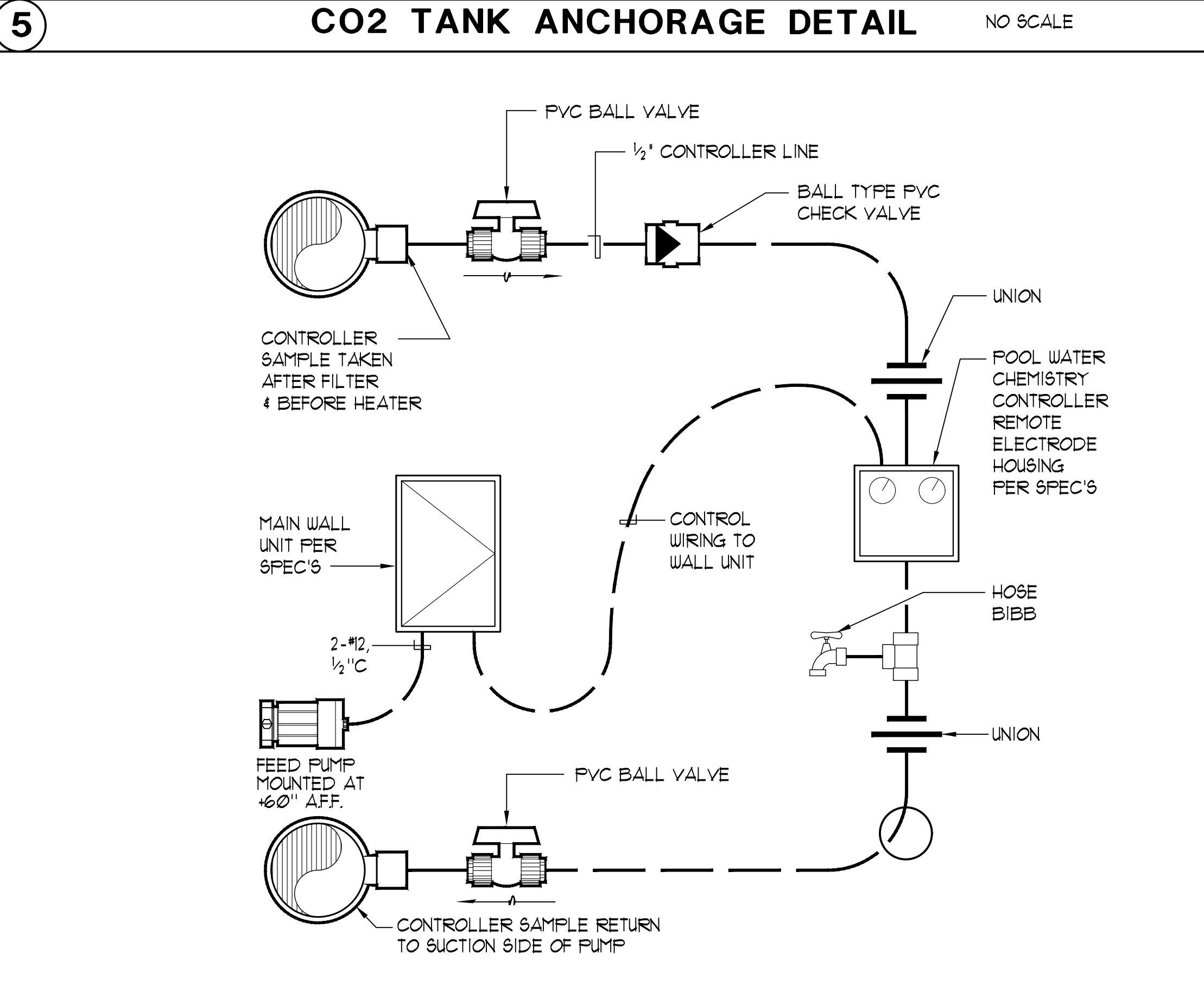
**6 CARBON DIOXIDE FEED SCHEMATIC** NO SCALE



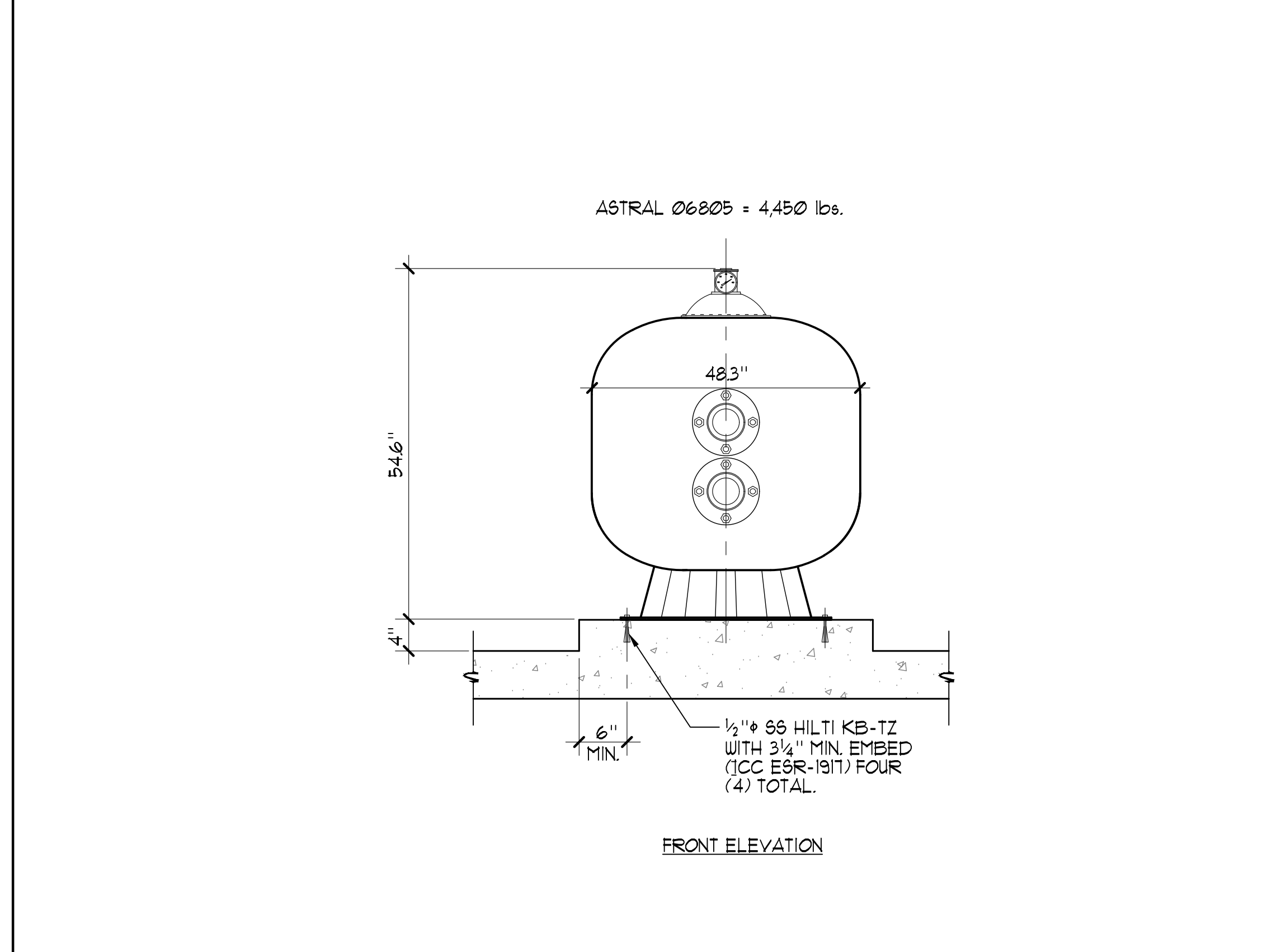
**5 CO2 TANK ANCHORAGE DETAIL** NO SCALE



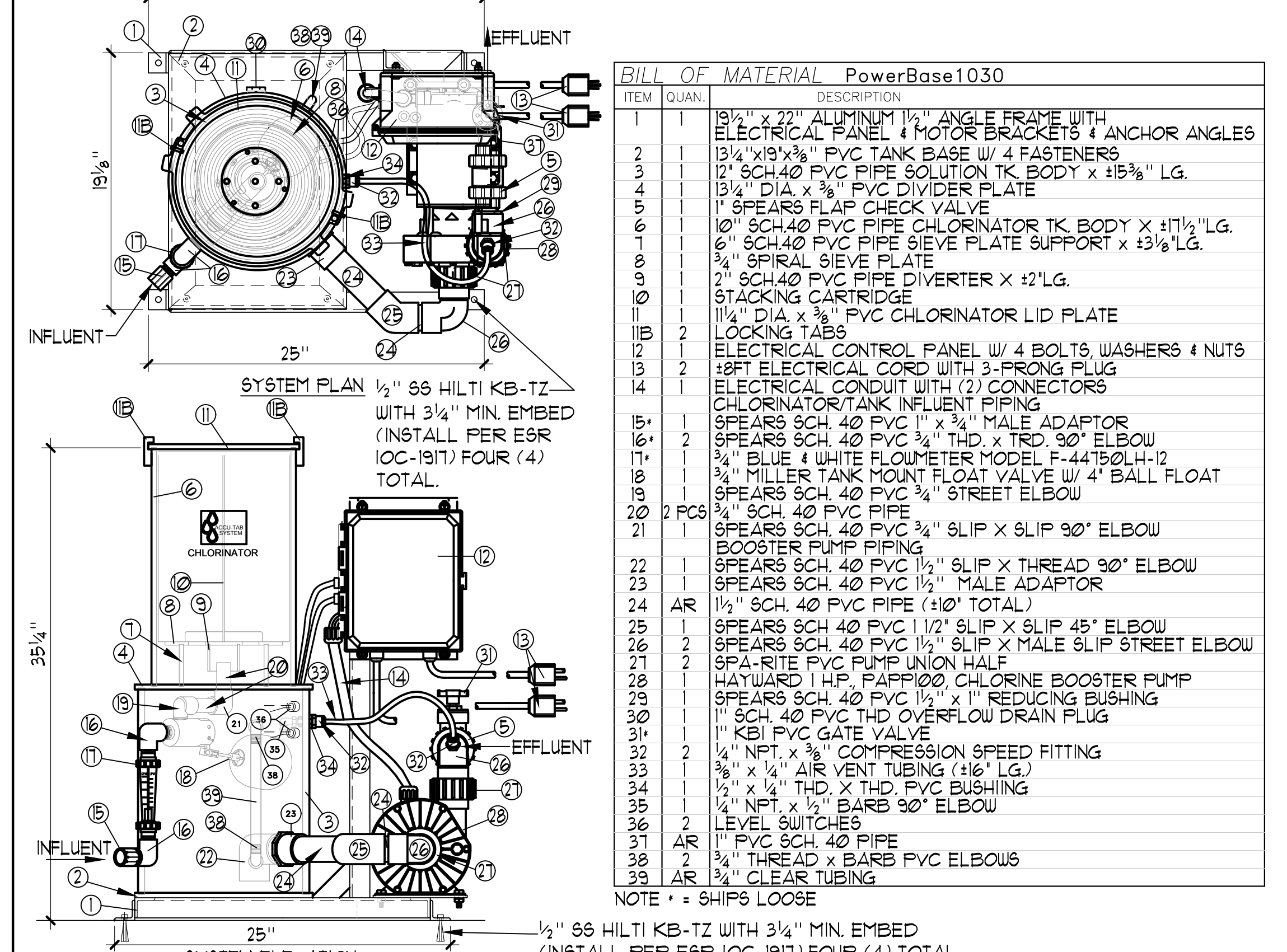
**9 BECSYS 3 WATER CHEMISTRY CONTROLLER** 1 1/2" x 1'-0"



**8 WATER CHEMISTRY CONTROLLER SCHEMATIC** NO SCALE



**4 FILTER ANCHORAGE** NO SCALE

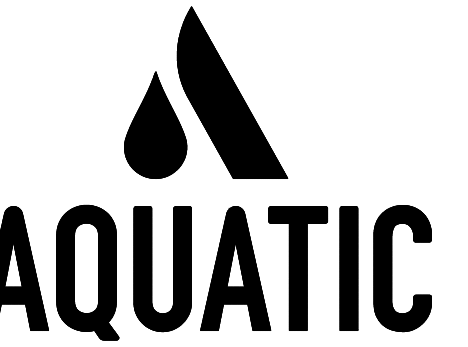


**7 ACCU-TAB POWERBASE 1030 CHLORINATION SYSTEM** 1 1/2" x 1'-0"

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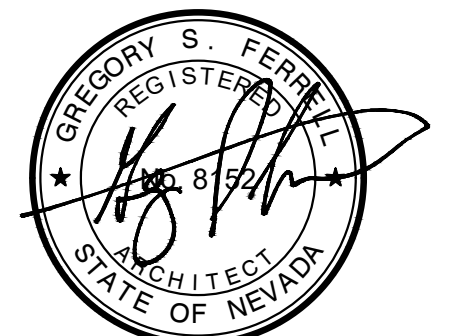
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Job No: 20-018.10

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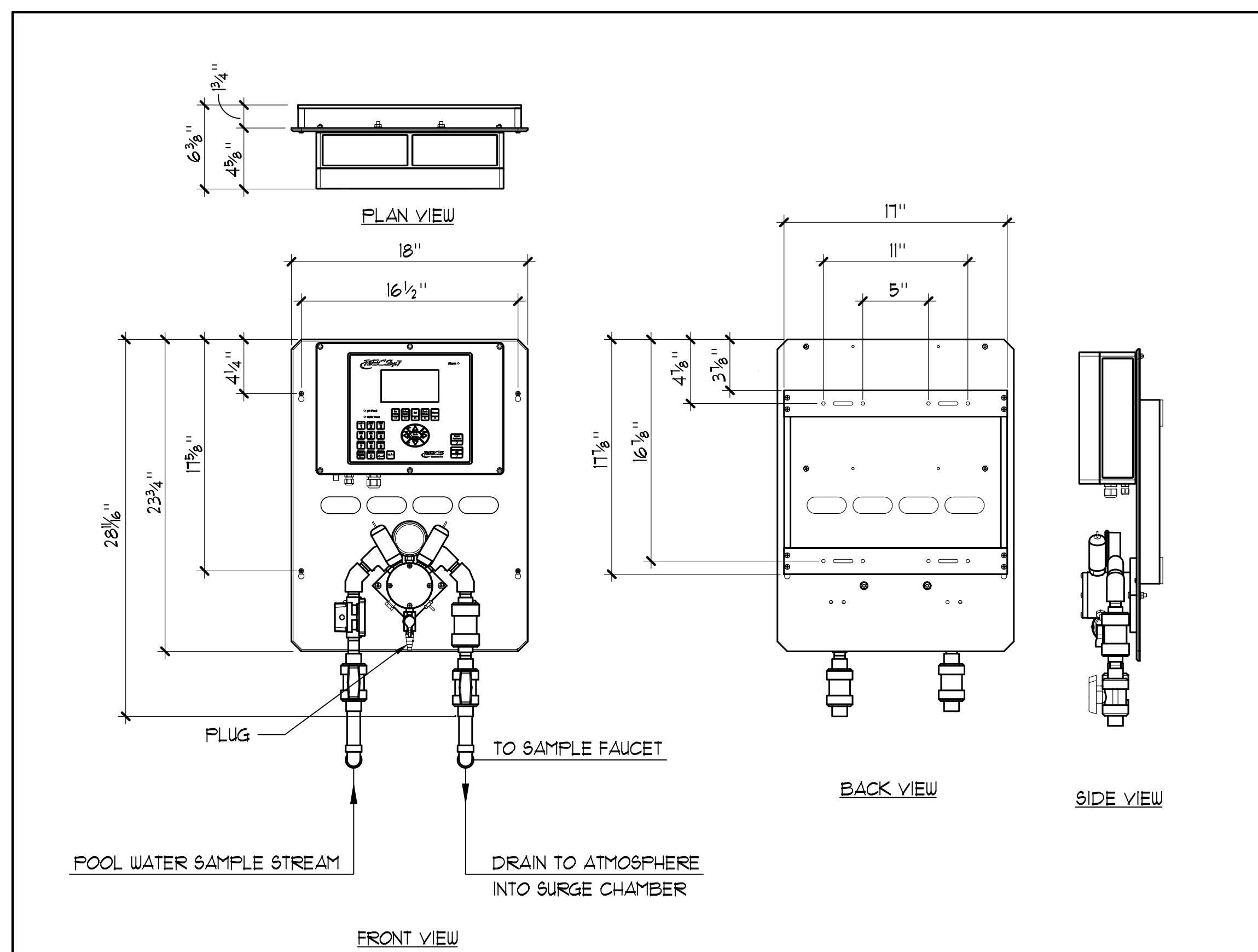
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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

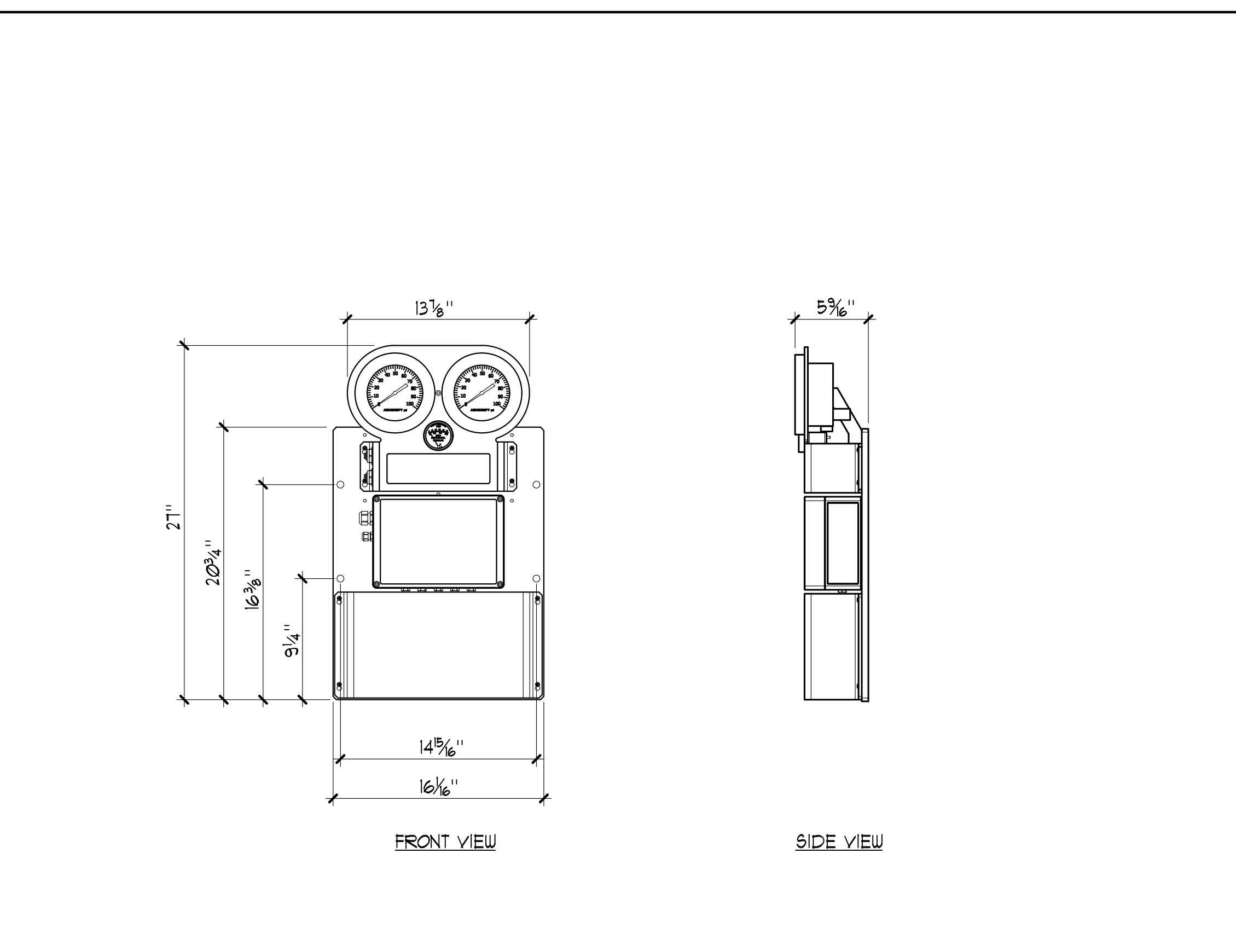
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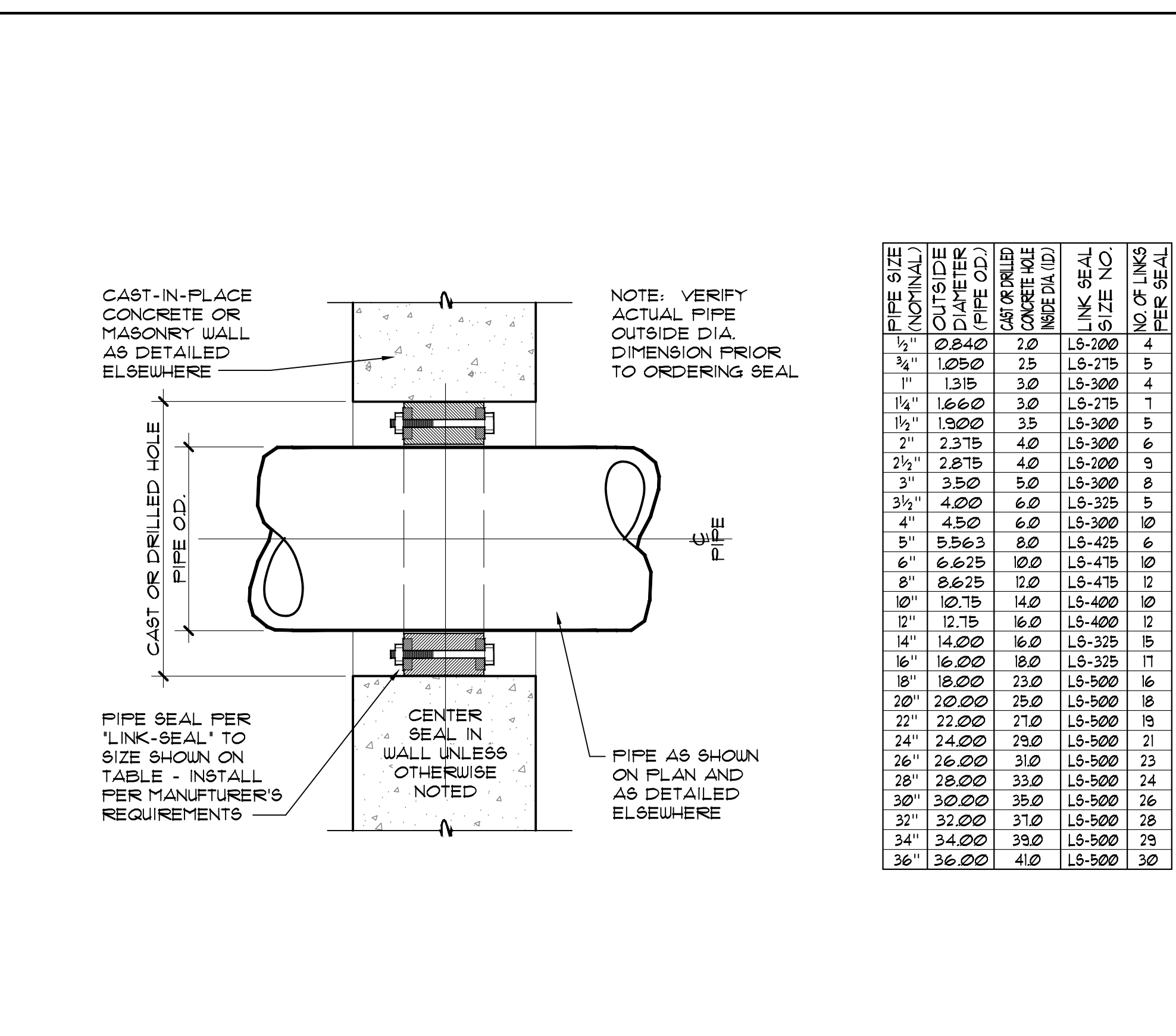
**MR-3**



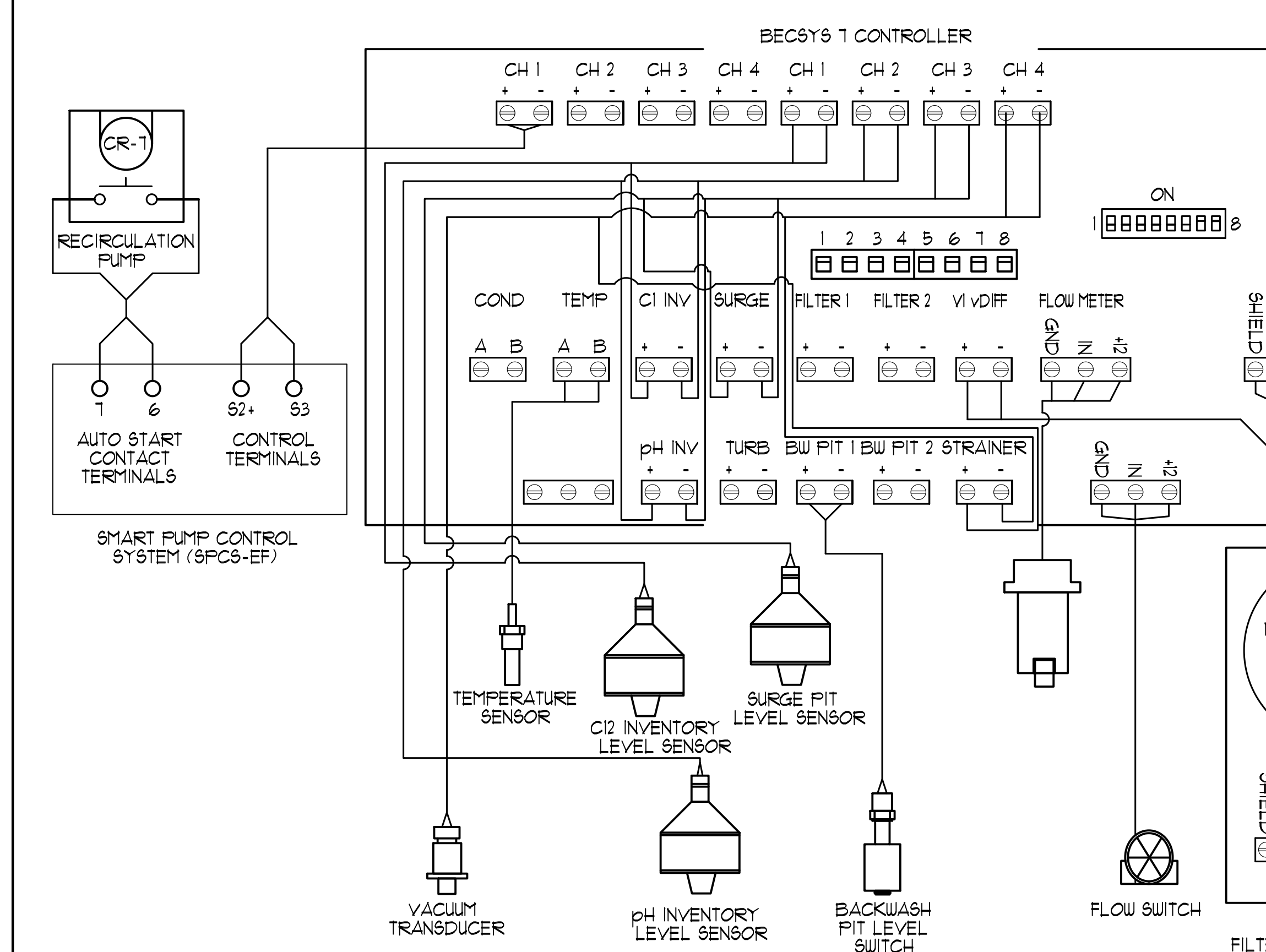
**1 WATER CHEMISTRY CONTROLLER** 1 1/2"=1'-0"



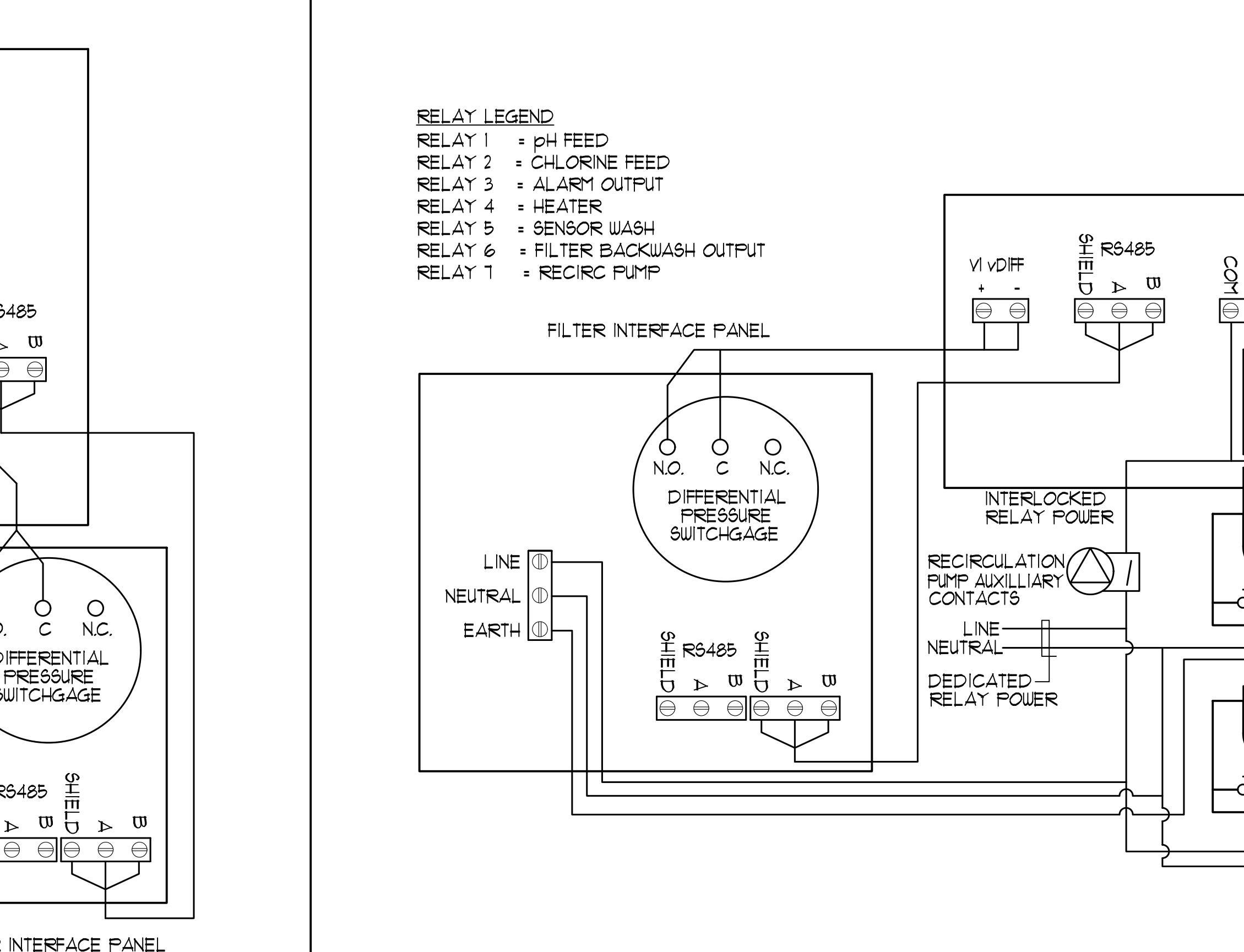
**2 FILTER INTERFACE SYSTEM** 1 1/2"=1'-0"



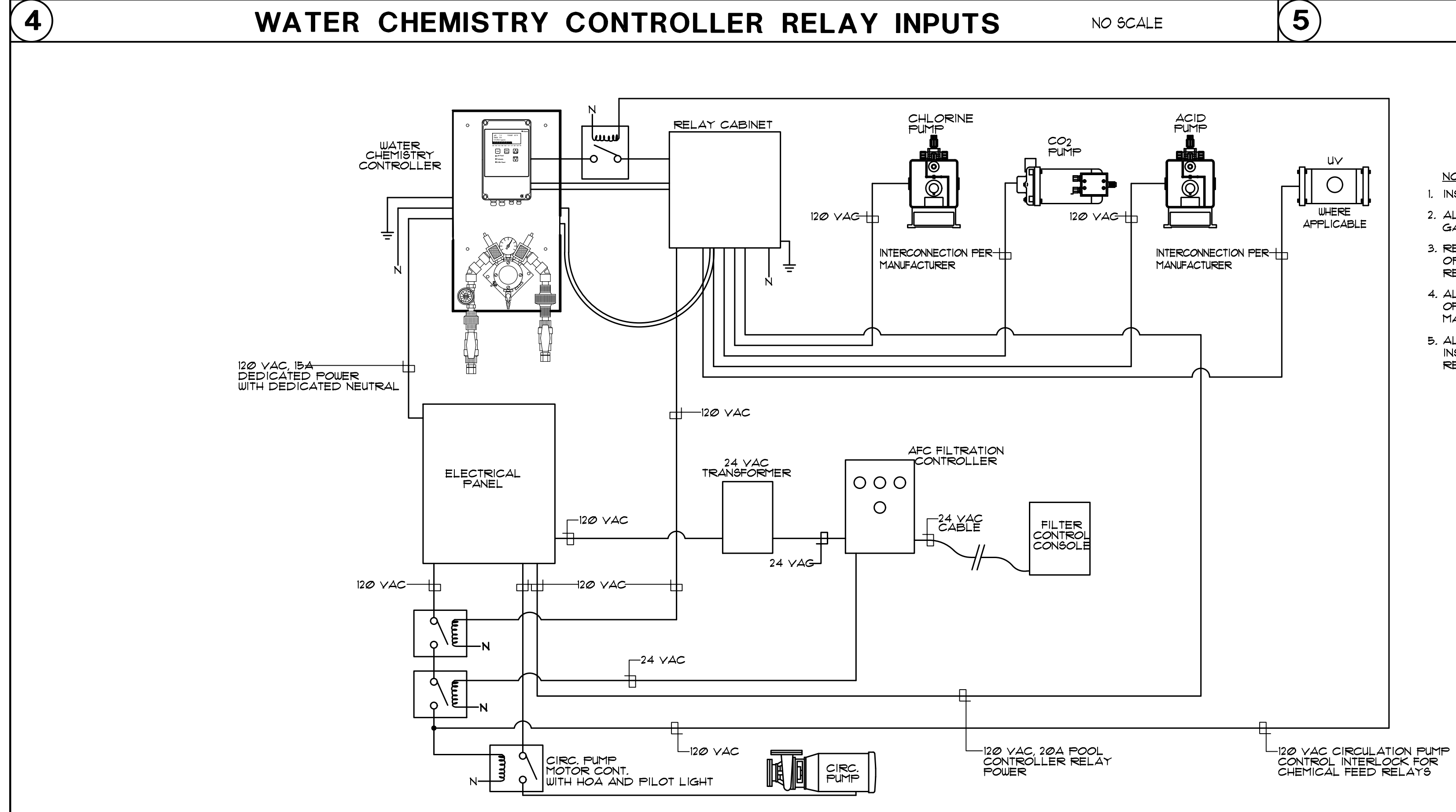
**3 PIPE SEAL TO WALL / FLOOR** NO SCALE



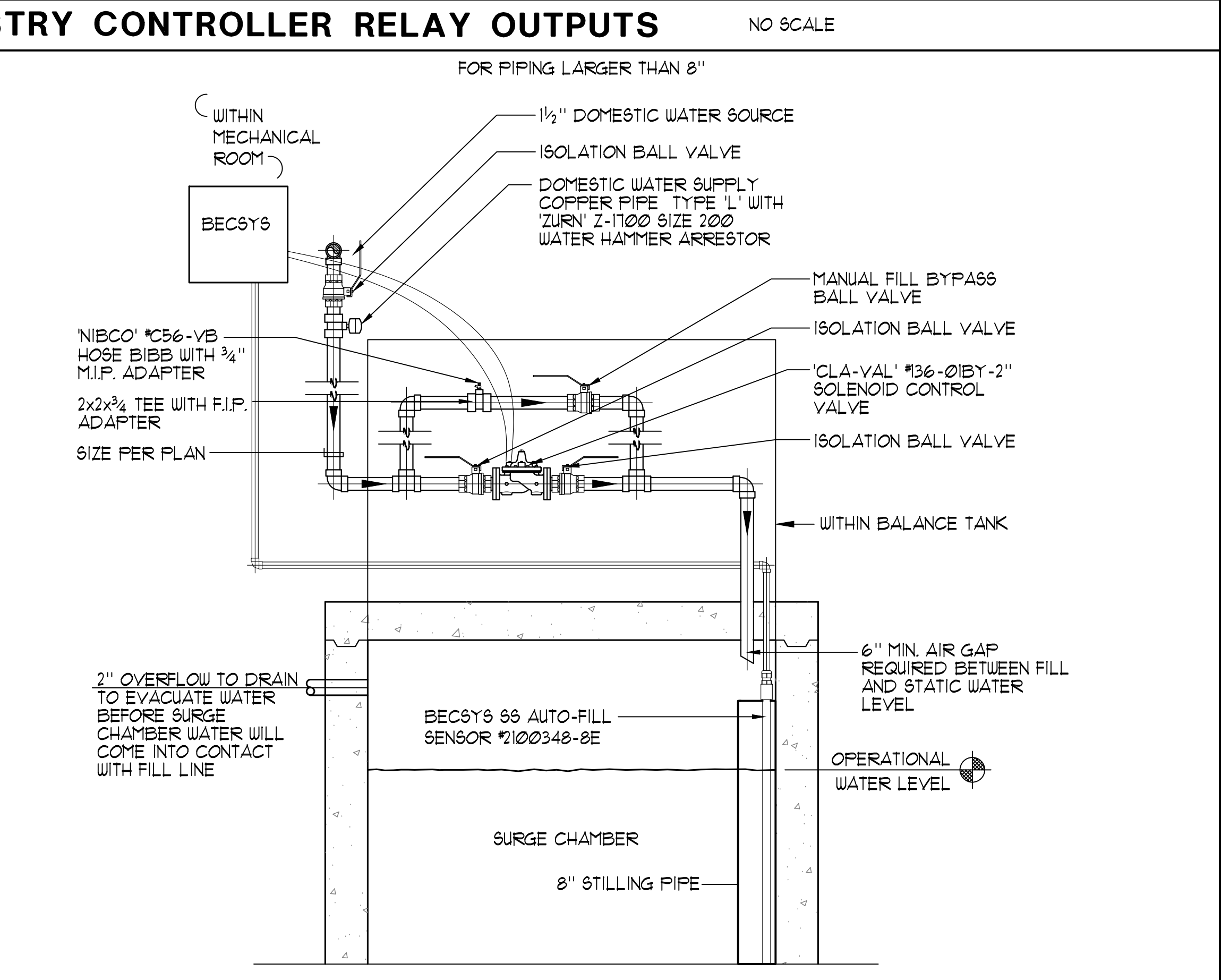
**4 WATER CHEMISTRY CONTROLLER RELAY INPUTS** NO SCALE



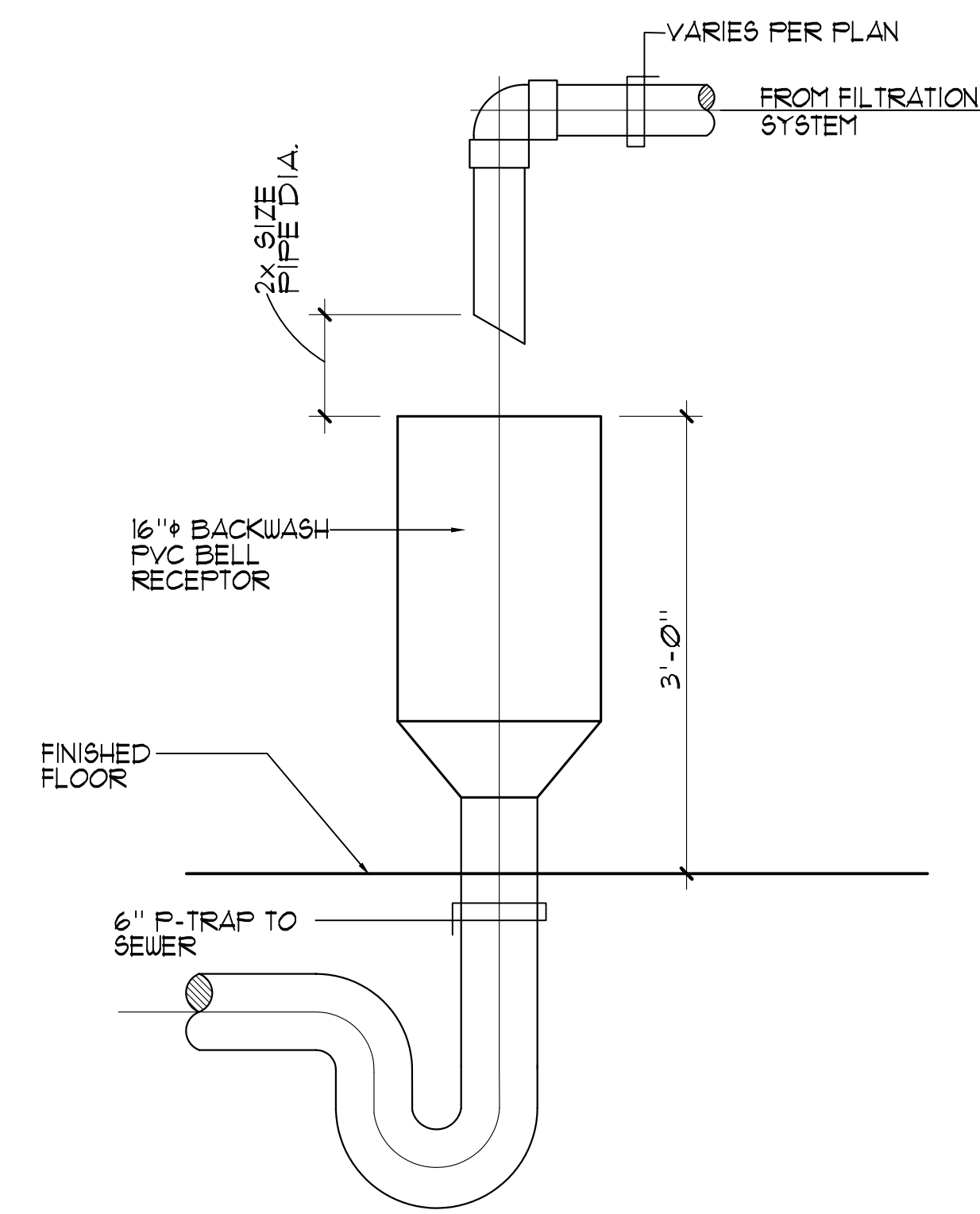
**5 WATER CHEMISTRY CONTROLLER RELAY OUTPUTS** NO SCALE



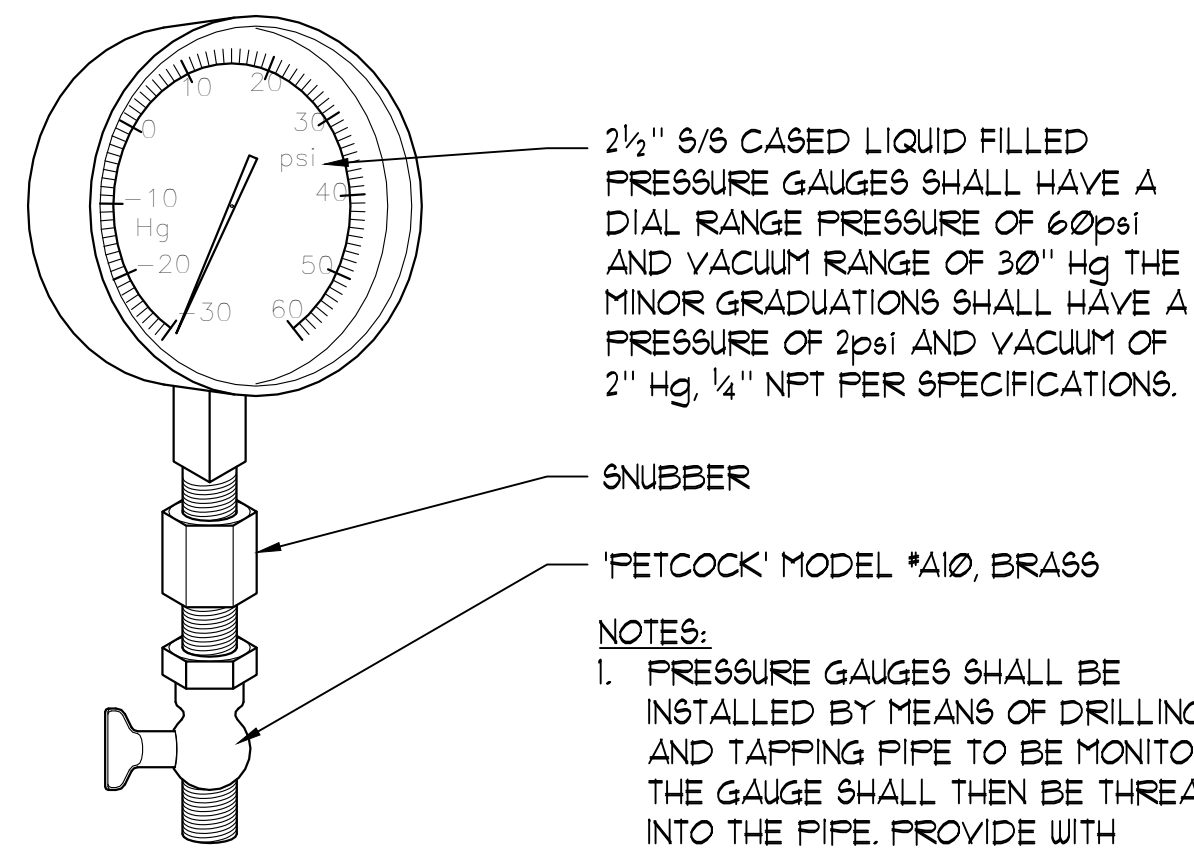
**6 POOL MECHANICAL ELECTRICAL INTERCONNECTION DIAGRAM** NO SCALE



**7 AUTOMATIC/MANUAL WATER MAKE-UP SCHEMATIC** NO SCALE



**1 BELL RECEPTOR DETAIL** 1" = 1'-0"

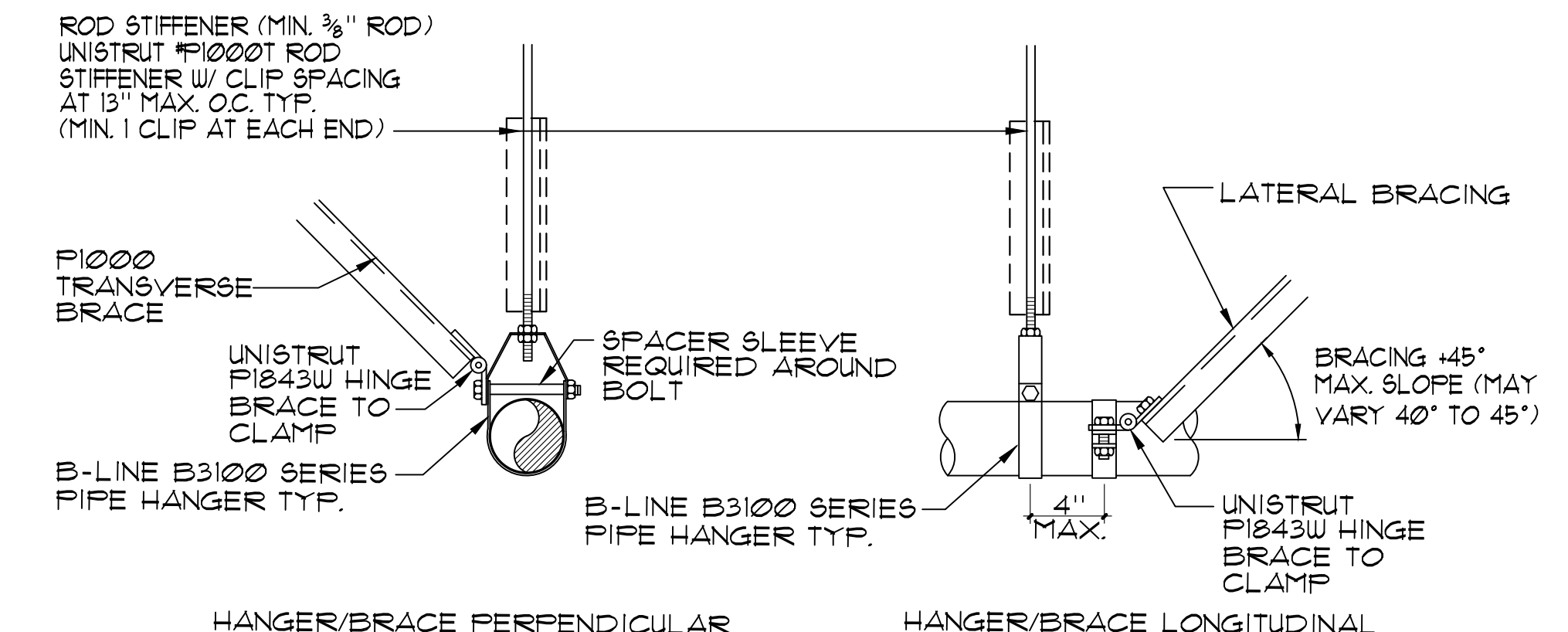


2 1/2" 5/8" CASED LIQUID FILLED PRESSURE GAUGES SHALL HAVE A DIAL RANGE PRESSURE OF 0-100psi AND VACUUM RANGE OF 30" HG. THE MINOR GRADUATIONS SHALL HAVE A PRESSURE OF 2psi AND VACUUM OF 2" HG. 1/4" NPT PER SPECIFICATIONS.

SNUBBER  
'PETCOCK' MODEL #410, BRASS

NOTES:  
1. PRESSURE GAUGES SHALL BE INSTALLED BY MEANS OF DRILLING AND TAPPING PIPE TO BE MONITORED. THE GAUGE SHALL THEN BE THREADED INTO THE PIPE. PROVIDE WITH SNUBBER AND PET COCK.  
2. GAUGE MAY BE USED WHEREVER CRUCIAL VACUUM OR PRESSURE READINGS ARE ESSENTIAL.

**2 PRESSURE/ VACUUM GAUGE** 6" = 1'-0"



ROD STIFFENER (MIN. 3/8" ROD)  
UNISTRUT #1000 ROD STIFFENER W/ CLIP SPACING AT 15" MAX. O.C. TYP. (MIN. 1 CLIP AT EACH END)

F1000 TRANSVERSE BRACE

UNISTRUT #1843W HINGE BRACE TO CLAMP

B-LINE B3100 SERIES PIPE HANGER TYP.

SPACER SLEEVE REQUIRED AROUND BOLT

LATERAL BRACING

BRACING 45° MAX. SLOPE (MAY VARY 40° TO 45°)

UNISTRUT #1843W HINGE BRACE TO CLAMP

4" MAX.

HANGER/BRACE PERPENDICULAR

HANGER/BRACE LONGITUDINAL

NOTE:  
REFER TO STRUCTURAL DRAWING FOR CONNECTIONS TO ROOF STRUCTURAL SYSTEMS.

HANGER ROD SIZES/TABLE

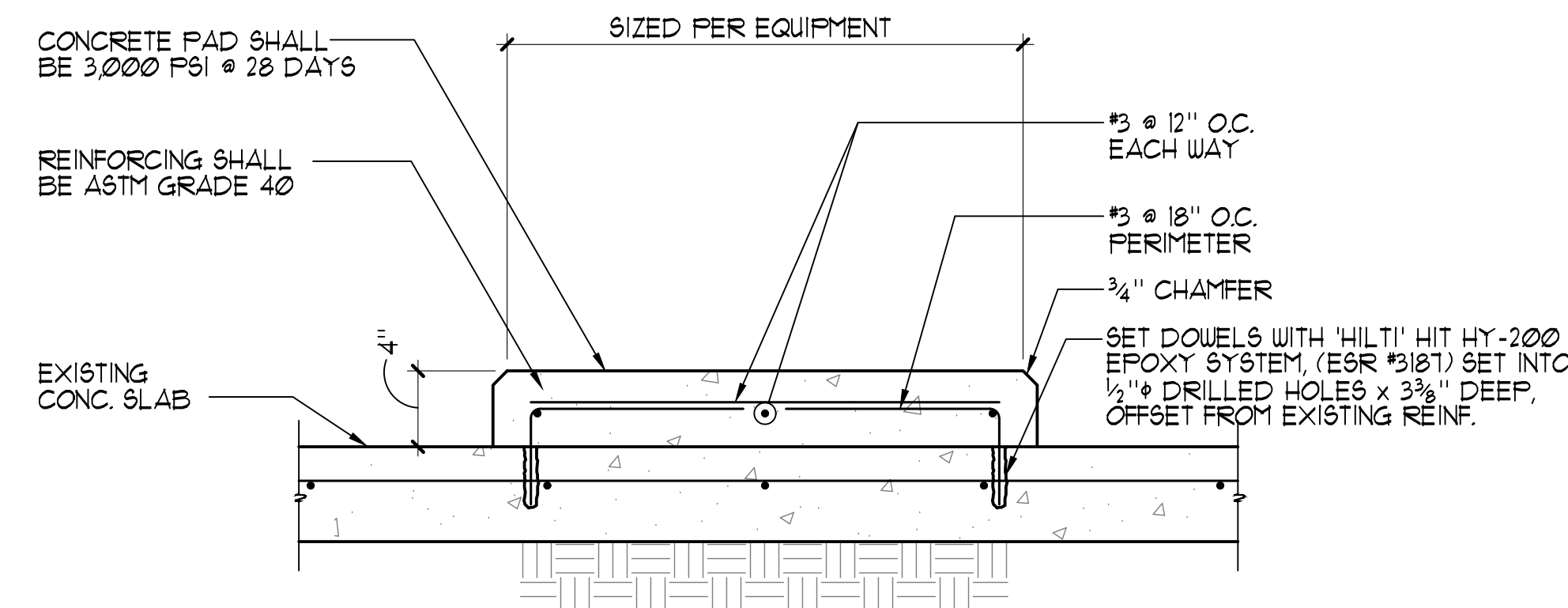
3/8" @ 4" PIPING MAX. ROD LENGTH = 30"
3/4" @ 6" PIPING MAX. ROD LENGTH = 30"
3/4" @ 8" PIPING MAX. ROD LENGTH = 30"
1/8" @ 12" PIPING MAX. ROD LENGTH = 30"

MAX. PIPE HANGER SPACING

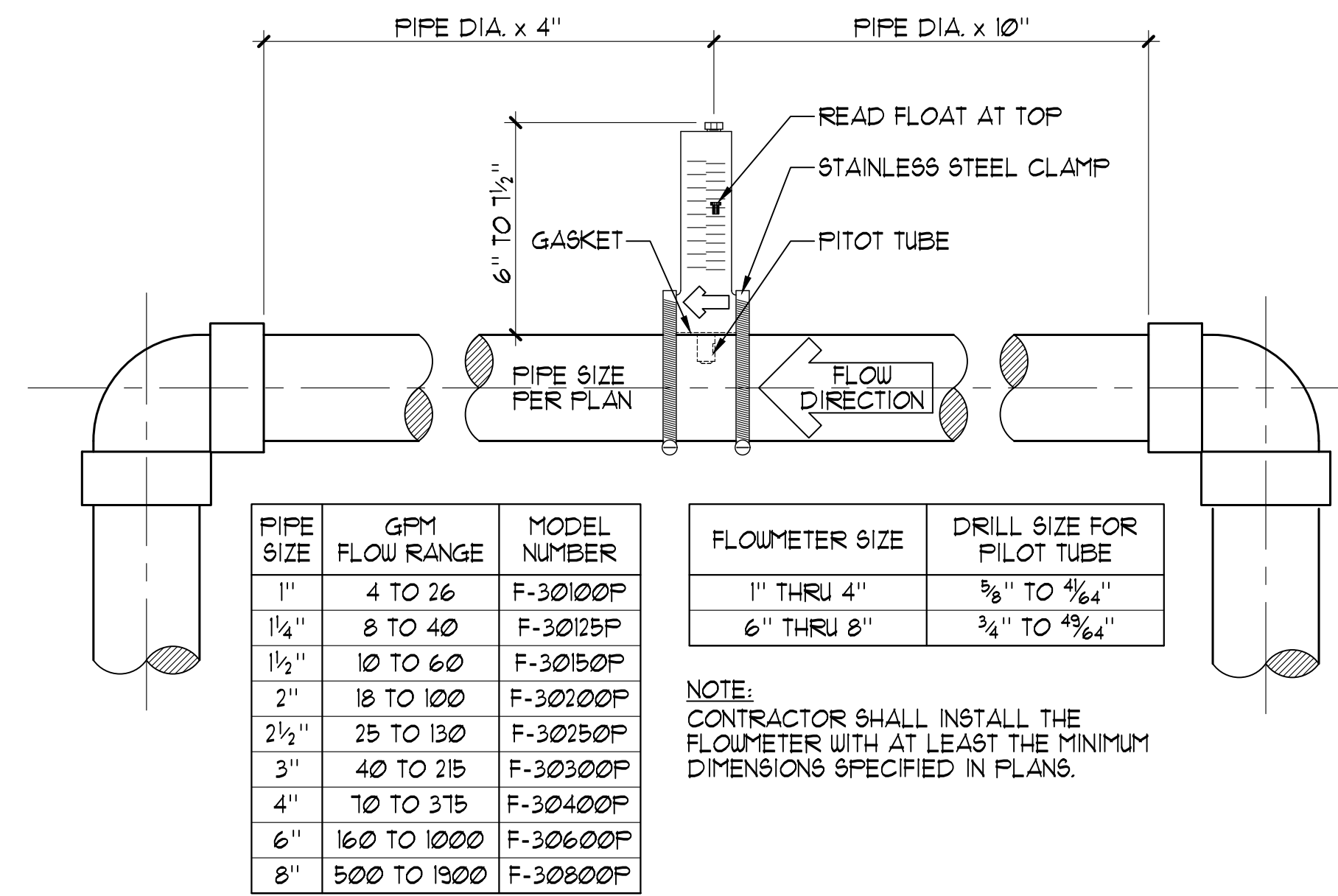
4" PIPING OR SMALLER = 8'-0" O.C.
6" PIPING = 6'-0" O.C.
8" PIPING = 6'-0" O.C.
12" PIPING = 4'-0" O.C.

NOTE:  
1. FOR COPPER TUBING USE COPPER PLATED OR PAINTED B3104CT, FELT LINED B3100F, OR PLASTIC COATED B3100C.  
2. PROVIDE BRACING FOR EACH PIPE RUN IN TWO DIRECTIONS.  
3. REFER TO MRI FOR PIPE HANGER LOCATIONS.

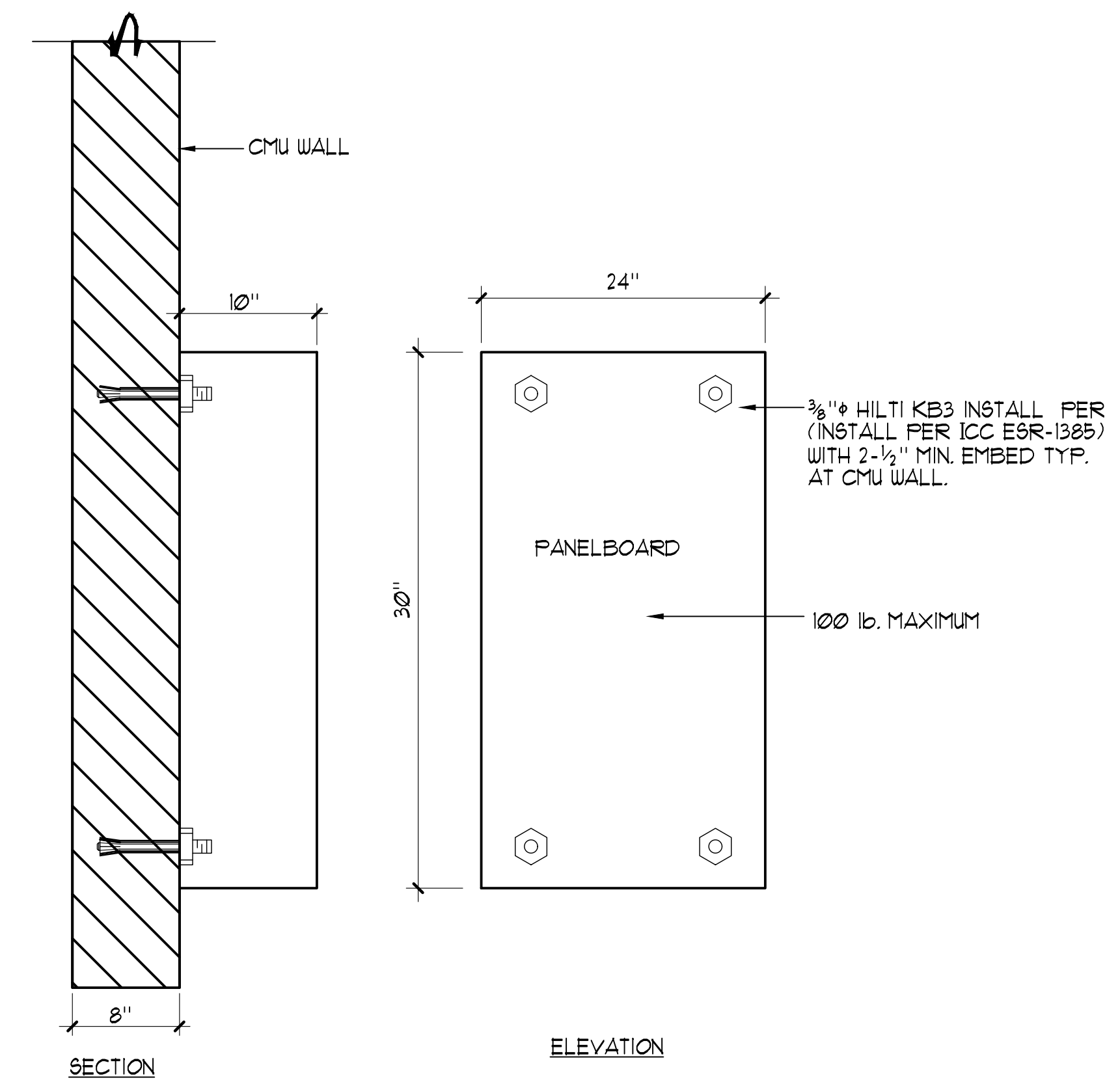
**3 'UNISTRUT' PIPING HANGER / SUPPORT DETAILS** NO SCALE



**4 RETROFIT MECHANICAL PAD** 1/2" = 1'-0"



**5 BLUE-WHITE FLOWMETER** 3" = 1'-0"



**6 PANELBOARD MOUNTING DETAIL** NO SCALE

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REV	DATE	REVISIONS DESCRIPTION
2	3/30/21	ADDENDUM 2

Sheet Title  
**DETAILS**

Date: February 10, 2021  
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### PLUMBING SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.

<p>---X---X--- ITEM TO BE REMOVED</p> <p>⊕ ⊖ POINT OF CONNECTION/DISCONNECTION</p> <p>⬆ SHEET NOTE</p> <p>⬆ REVISION NUMBER</p> <p>⬆ EQUIPMENT MARK</p> <p>⬆ ACCESS PANEL</p> <p>⬆ CLEAN OUT</p> <p>⬆ WALL CLEAN OUT</p> <p>⬆ FLOOR CLEAN OUT</p> <p>⬆ GRADE CLEAN OUT</p> <p>⬆ FLOOR DRAIN</p> <p>⬆ FLOOR SINK</p> <p>⬆ FLOOR SINK W/ GRATE</p> <p>⬆ ROOF DRAIN</p> <p>⬆ OVERFLOW ROOF DRAIN</p> <p>⬆ VENT THRU ROOF</p> <p>⬆ GAS METER</p> <p>⬆ WATER METER</p> <p>⬆ WATER HAMMER ARRESTOR</p> <p>⬆ SHUT-OFF VALVE IN IRRIGATION BOX</p> <p>⬆ BACKFLOW PREVENTION STATION</p> <p>⬆ BACKFLOW PREVENTION STATION (RPPA)</p> <p>⬆ BACKFLOW PREVENTER (RPPA) WITH STRAINER</p> <p>⬆ HOSE BIBB</p> <p>⬆ COMPRESSED AIR LINES</p> <p>⬆ CONDENSATE DRAIN PIPING</p> <p>⬆ PUMPED CONDENSATE DRAIN PIPING</p> <p>⬆ STEAM CONDENSATE PIPING</p> <p>⬆ DRAIN PIPING</p> <p>⬆ COLD WATER PIPING</p> <p>⬆ NON-POTABLE COLD WATER PIPING</p> <p>⬆ NON-POTABLE SOFT COLD WATER PIPING</p> <p>⬆ SOFTENED COLD WATER PIPING</p> <p>⬆ SOFTENED HOT WATER PIPING</p> <p>⬆ DEIONIZED WATER</p> <p>⬆ FILTERED COLD WATER</p> <p>⬆ REVERSE OSMOSIS WATER</p> <p>⬆ FIRE PROTECTION PIPING</p> <p>⬆ GAS PIPING (&gt;14" WC)</p> <p>⬆ (X PSIG) GAS PIPING AT "X" PSIG</p> <p>⬆ GAS VENT PIPING</p> <p>⬆ GAS REGULATOR (LOCK-UP)</p> <p>⬆ HOT WATER PIPING</p> <p>⬆ 140° HOT WATER PIPING</p> <p>⬆ HOT WATER RETURN PIPING</p> <p>⬆ 140° HOT WATER RETURN PIPING</p> <p>⬆ TEMPERED WATER PIPING</p> <p>⬆ PUMP SUCTION DIFFUSER</p> <p>⬆ PUMP &amp; PUMP WITH VFD</p> <p>⬆ OVERFLOW ROOF DRAIN PIPING</p> <p>⬆ ROOF DRAIN PIPING</p>	<p>---AV--- ACID VENT PIPING</p> <p>---AW--- ABOVE GROUND ACID WASTE PIPING</p> <p>---AW--- UNDERGROUND ACID WASTE PIPING</p> <p>--- VENT PIPING</p> <p>--- ABOVE GROUND WASTE PIPING</p> <p>--- UNDERGROUND WASTE PIPING</p> <p>---GW--- ABOVE GROUND GREASE WASTE PIPING</p> <p>---GW--- UNDERGROUND GREASE WASTE PIPING</p> <p>---GW--- ABOVE GROUND GW PIPING W/HEAT TRACE</p> <p>---GW--- UNDERGROUND GW PIPING W/HEAT TRACE</p> <p>⊕ CALIBRATED BALANCING VALVE</p> <p>⊕ DYNAMIC BALANCING VALVE</p> <p>⊕ 2-WAY TWO POSITION CONTROL VALVE</p> <p>⊕ 3-WAY TWO POSITION CONTROL VALVE</p> <p>⊕ 2-WAY MODULATING CONTROL VALVE</p> <p>⊕ 3-WAY MODULATING CONTROL VALVE</p> <p>⊕ SOLENOID VALVE</p> <p>⊕ TEMPERING VALVE</p> <p>⊕ BUTTERFLY VALVE</p> <p>⊕ PLUG VALVE</p> <p>⊕ GAS COCK</p> <p>⊕ BALL VALVE</p> <p>⊕ SWING CHECK VALVE</p> <p>⊕ GATE VALVE</p> <p>⊕ GATE VALVE, NON-RISING STEM</p> <p>⊕ GATE VALVE, OS&amp;Y</p> <p>⊕ GLOBE VALVE</p> <p>⊕ GLOBE BODY CHECK VALVE</p> <p>⊕ HOSE END DRAIN VALVE</p> <p>⊕ PRESSURE REDUCING VALVE</p> <p>⊕ RELIEF VALVE</p> <p>⊕ TEMPERATURE PRESSURE RELIEF VALVE</p> <p>⊕ CONCENTRIC REDUCER</p> <p>⊕ ECCENTRIC REDUCER, TOP OR BOTTOM FLAT</p> <p>⊕ CHANGE IN PIPE SIZE</p> <p>⊕ THERMOMETER</p> <p>⊕ PRESSURE GAUGE WITH BALL VALVE</p> <p>⊕ MANUAL AIR VENT</p> <p>⊕ PRESSURE TEMPERATURE PORT</p> <p>⊕ Y-STRAINER</p> <p>⊕ Y-STRAINER WITH BLOWDOWN</p> <p>⊕ PIPE GUIDE</p> <p>⊕ UNION</p> <p>⊕ PIPE ANCHOR</p> <p>⊕ FLEXIBLE CONNECTOR</p> <p>⊕ PIPE CAP/STUB-OUT</p> <p>⊕ DIRECTION OF FLOW</p> <p>⊕ PIPE DOWN</p> <p>⊕ PIPE UP</p> <p>⊕ PIPE TEE UP</p> <p>⊕ PIPE TEE DOWN</p> <p>⊕ ULTRASONIC FLOW METER</p> <p>⊕ MAGNETIC FLOW METER</p> <p>⊕ INSERTION FLOW METER</p>
--	--

### PLUMBING ABBREVIATIONS

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.

AFF ABOVE FINISHED FLOOR	HP HORSEPOWER	RPM REVOLUTIONS PER MINUTE	SOI SAND OIL INTERCEPTOR
AP ACCESS PANEL	HPG HIGH PRESSURE GAS	SOI SAND OIL INTERCEPTOR	SPECS SPECIFICATIONS
ASHRAE AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS	HR HOUR	SQ SQUARE	SQFT SQUARE FEET
ASPE AMERICAN SOCIETY OF PLUMBING ENGINEERS	HWR HEATING HOT WATER RETURN	T TEMPERATURE	TPR TEMPERATURE AND PRESSURE RELIEF
AV ACID VENT	IBC INTERNATIONAL BUILDING CODE	TW TEMPERED WATER	TYP TYPICAL
AW ACID WASTE	IE INVERT ELEVATION	UBC UNIFORM BUILDING CODE	UMC UNIFORM MECHANICAL CODE
BFD BACKFLOW PREVENTION DEVICE	IMC INTERNATIONAL MECHANICAL CODE	UON UNLESS OTHERWISE NOTED	UPC UNIFORM PLUMBING CODE
BFF BELOW FINISHED FLOOR	IN INCHES	V VENT	V/PH/Hz VOLTAGE/PHASE/HERTZ
BHP BRAKE HORSE POWER	IPC INTERNATIONAL PLUMBING CODE	VFD VARIABLE FREQUENCY DRIVE	VTR VENT THROUGH ROOF
BTUH BRITISH THERMAL UNIT PER HOUR	KW KILOWATT	WCO WALL CLEAN OUT	WG WATER GAUGE
CD CONDENSATE DRAIN	LBS POUNDS	WV WATER GAUGE	(X) EXISTING TO BE REMOVED
CFM CUBIC FEET PER MINUTE	LWT LEAVING WATER TEMPERATURE		
CHAR CHARACTERISTICS	MAX MAXIMUM		
CO CLEANOUT	MCA MINIMUM CIRCUIIT AMPS		
CW COLD WATER	MIN MINIMUM		
D DRAIN	MOCP MAXIMUM OVER CURRENT PROTECTION		
DIA DIAMETER	MPG MEDIUM PRESSURE GAS		
DN DOWN	N/A NOT APPLICABLE		
(E) EXISTING TO REMAIN	NC NORMALLY CLOSED		
EFF EFFICIENCY	NEC NATIONAL ELECTRIC CODE		
ELEC ELECTRICAL	NFPA NATIONAL FIRE PROTECTION ASSOCIATION		
EWT ENTERING WATER TEMPERATURE	NIC NOT IN CONTRACT		
F FARENHEIT	NO NORMALLY OPEN		
FCO FLOOR CLEANOUT	NTS NOT TO SCALE		
FPM FEET PER MINUTE	OFCI OWNER FURNISHED, CONTRACTOR INSTALLED		
FT FEET	PD PRESSURE DROP		
G GAS	PRV PRESSURE REDUCING VALVE		
GA GAGE OR GAUGE	PSI POUNDS PER SQUARE INCH		
GAL GALLONS	PSIA POUNDS PER SQUARE INCH ABSOLUTE		
GCO GRADE CLEANOUT	PSID POUNDS PER SQUARE INCH DIFFERENTIAL		
GI GREASE INTERCEPTOR	PSIG POUNDS PER SQUARE INCH GAUGE		
GPF GALLONS PER FLUSH	(R) EXISTING TO BE RELOCATED		
GPM GALLONS PER MINUTE	RD ROOF DRAIN		
GW GREASE WASTE			
HD HEAD			

### 23-00-DRAWING INDEX

SHEET NUMBER	SHEET NAME	02.12.2021 - PERMIT ISSUE	MM.DD.YYYY	MM.DD.YYYY	MM.DD.YYYY
P0.00	PLUMBING SYMBOLS AND ABBREVIATIONS	X			
P0.01	PLUMBING SPECIFICATIONS	X			
P0.02	PLUMBING DIAGRAMS	X			
P1.01	OVERALL PLUMBING PLAN	X			
P1.02	ENLARGED PLUMBING PLAN	X			
PS1.01	PLUMBING SITE PLAN	X			
Grand total: 6					

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Project

### BURNT CEDAR BEACH - POOL RECONSTRUCTION

665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

### INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

100% CD

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REV	DATE	DESCRIPTION

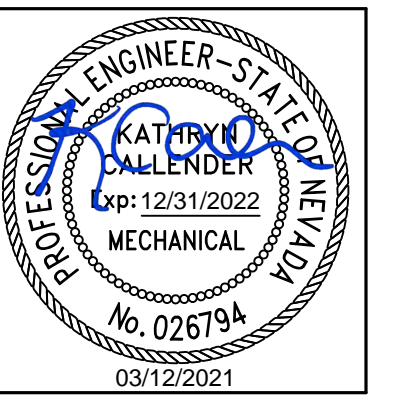
Sheet Title

### PLUMBING SYMBOLS AND ABBREVIATIONS

Date: March 12, 2021  
Sheet No:

## P0.00





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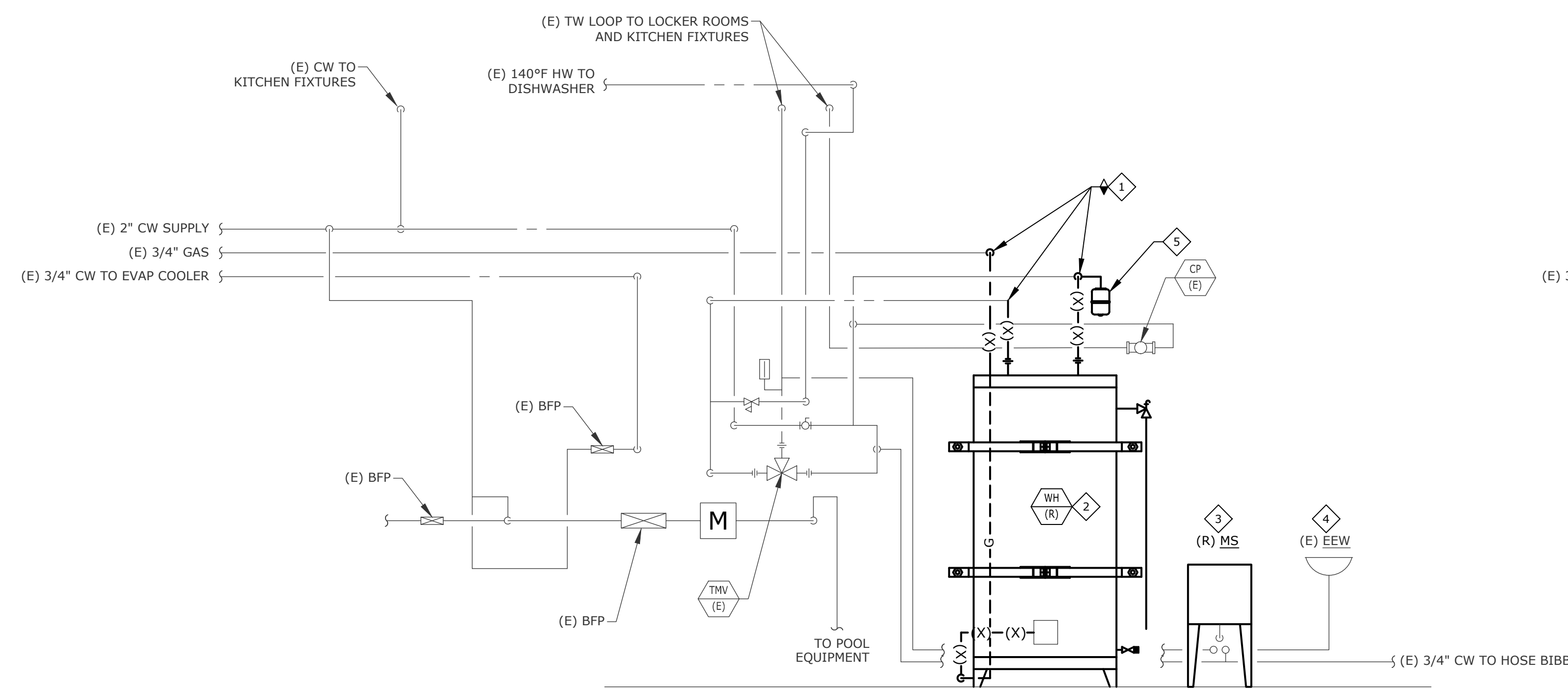
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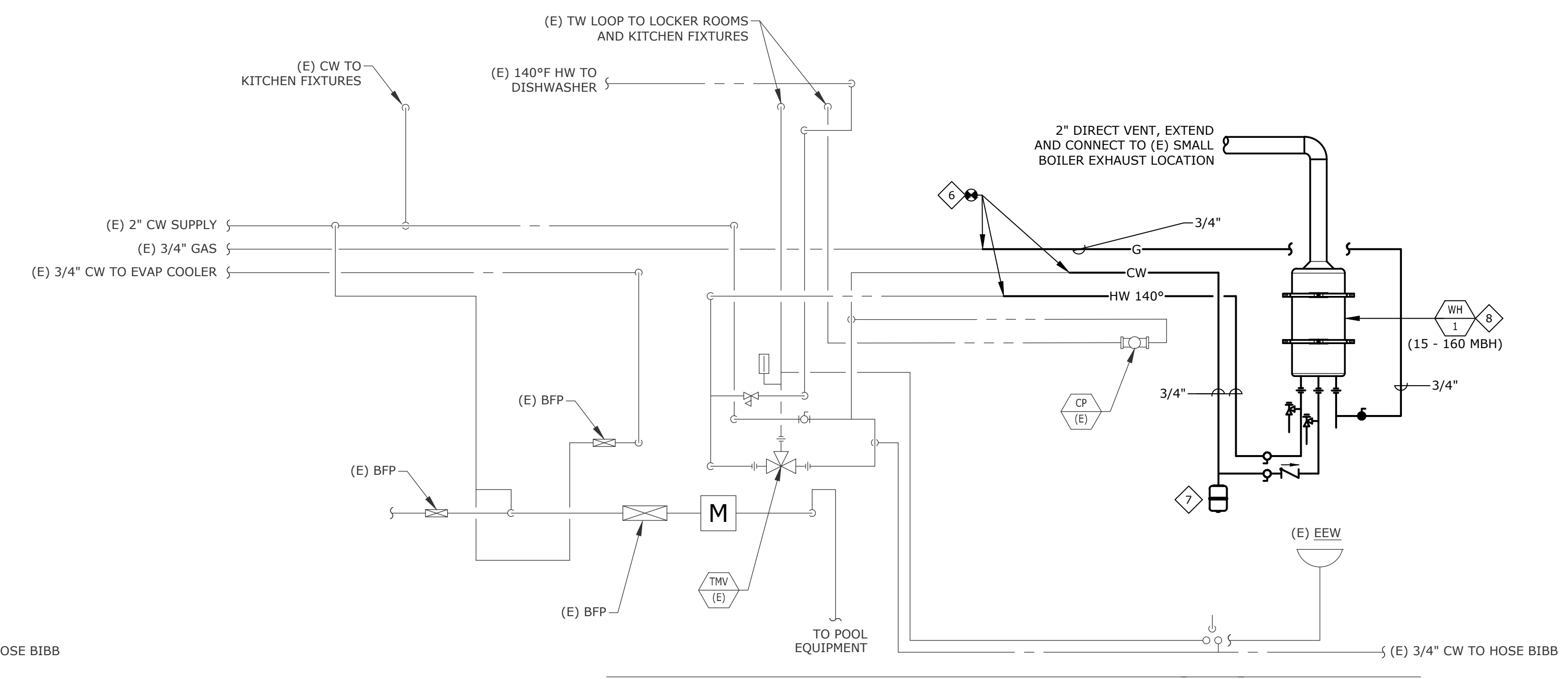
**INCLINE VILLAGE  
GENERAL  
IMPROVEMENT  
DISTRICT**

### ◆ SHEET NOTES:

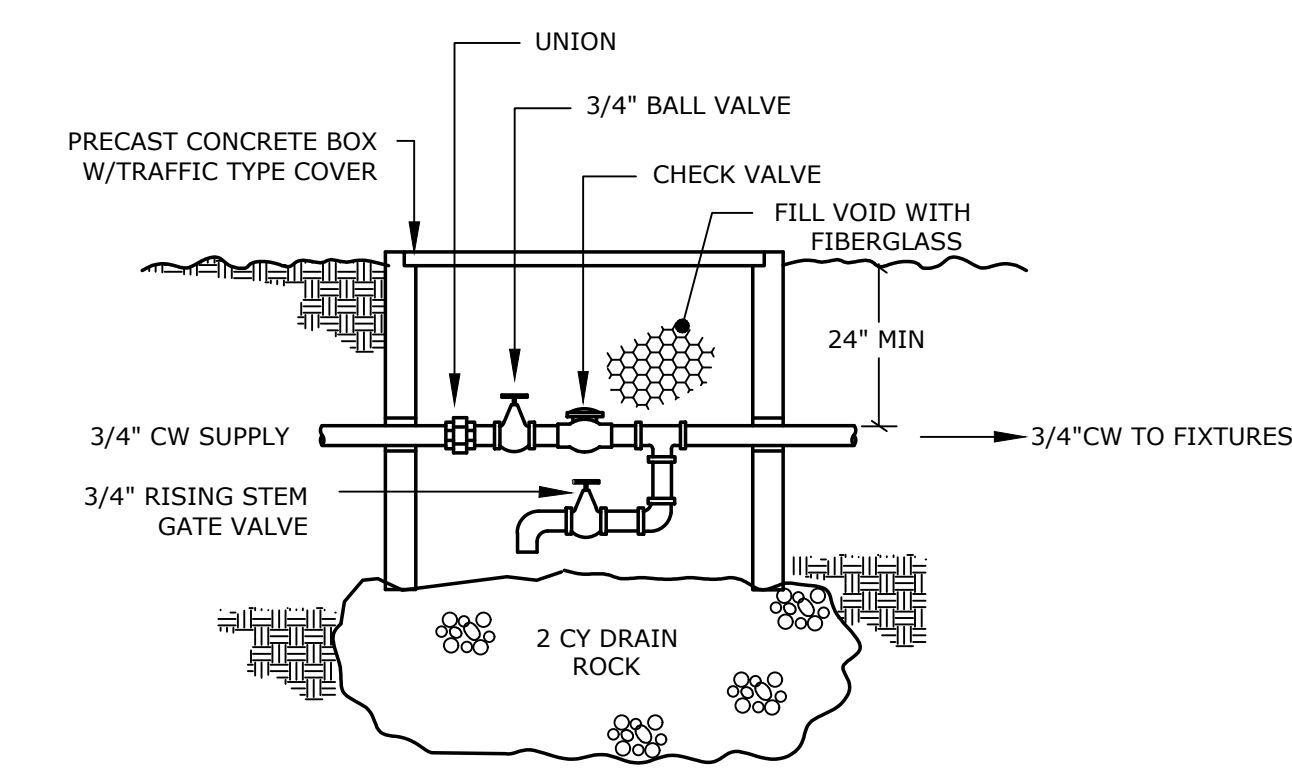
1. DISCONNECT PIPING AT LOCATION INDICATED.
2. EXISTING WATER HEATER. DISCONNECT ASSOCIATED CW, HW AND GAS SUPPLIES. STORE WATER HEATER SAFELY ON SITE FOR RE-INSTALLATION.
3. EXISTING UTILITY SINK. DISCONNECT ASSOCIATED CW AND HW SUPPLIES. STORE UTILITY SINK SAFELY ON SITE FOR RE-INSTALLATION.
4. EXISTING EMERGENCY EWASH TO REMAIN.
5. EXISTING EXPANSION TANK. DISCONNECT AND PREPARE FOR RE-USE ON TEMPORARY WATER HEATER INSTALLATION. REFER TO DIAGRAM 2/P0.02.
6. CONNECT NEW PIPING TO EXISTING PIPING AT LOCATION INDICATED. CONTRACTOR SHALL VERIFY EXACT SIZE, TYPE AND LOCATION OF POINT OF CONNECTION PRIOR TO COMMENCING WORK.
7. RELOCATED EXPANSION TANK.
8. MOUNT WATER HEATER TO WALL PER MANUFACTURER'S RECOMMENDATIONS.



**1**  
EXISTING WATER HEATER PIPING DIAGRAM  
P0.02  
NTS



**2**  
TEMPORARY WATER HEATER PIPING DIAGRAM  
P0.02  
NTS



**3**  
SHUT-OFF AND DRAIN  
P0.02  
NTS

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Sheet Title

**PLUMBING  
DIAGRAMS**

Date: March 12, 2021

Sheet No:

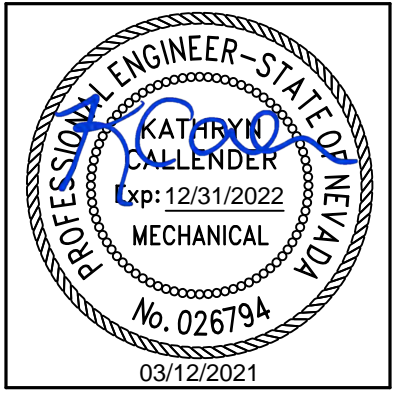
**P0.02**

◆ SHEET NOTES:

1. REMOVE AND REPLACE EXISTING SHOWER HEAD AND CONTROLS WITH NEW SH-1. REMOVE EXISTING PIPING SHROUD AND STORE SAFELY ON SITE FOR RE-USE.
2. REMOVE AND REPLACE EXISTING DRAIN WITH NEW AD-1. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.

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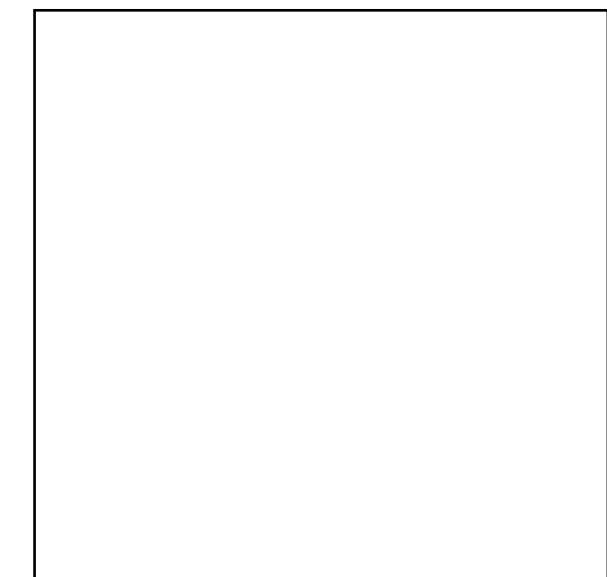
Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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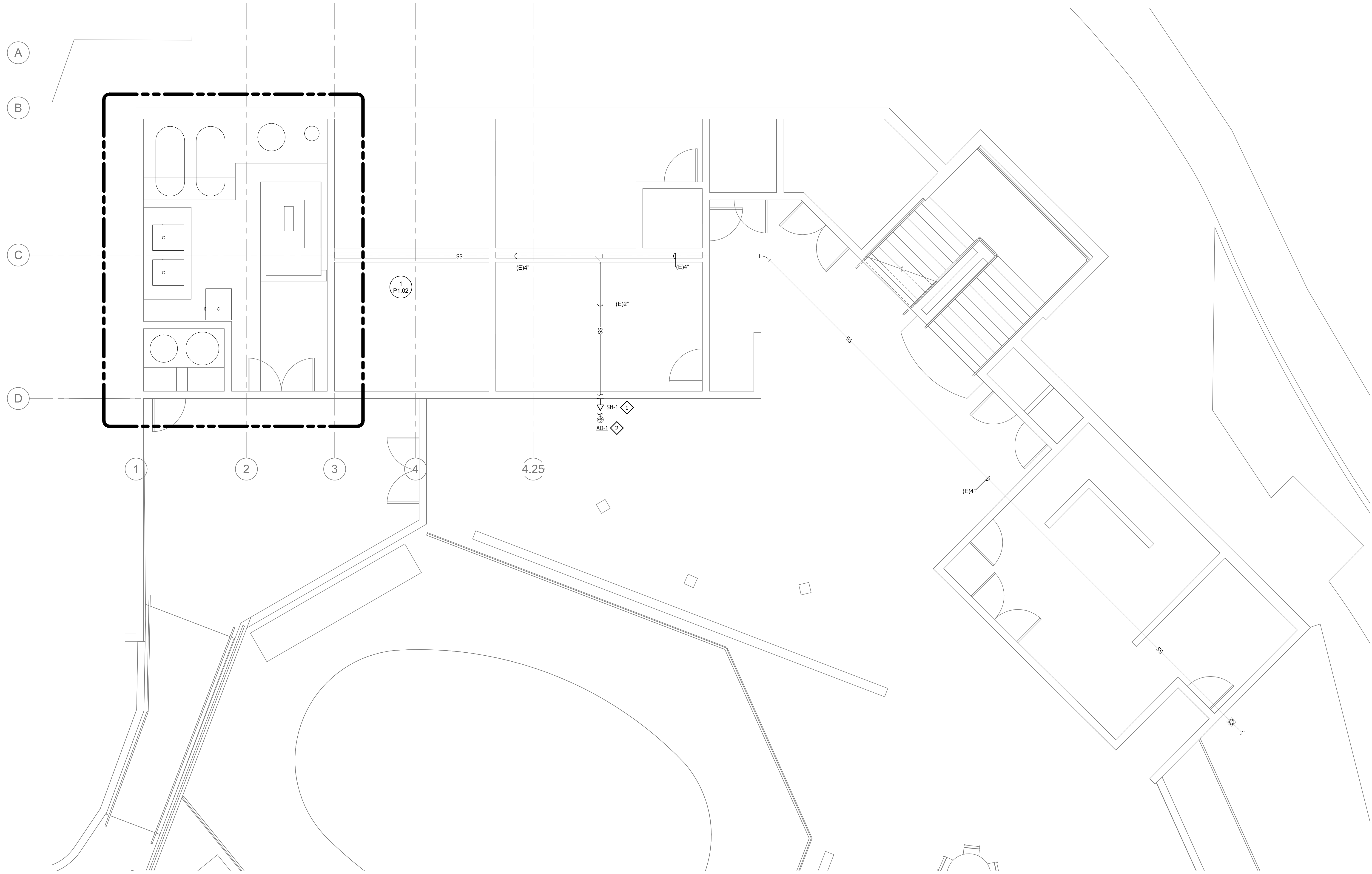
Sheet Title

**OVERALL PLUMBING PLAN**

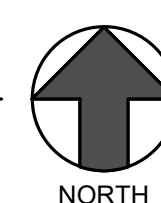
Date: March 12, 2021

Sheet No:

**P1.01**



1 MECHANICAL / PLUMBING PLAN  
P1.01 1/4" = 1'-0"

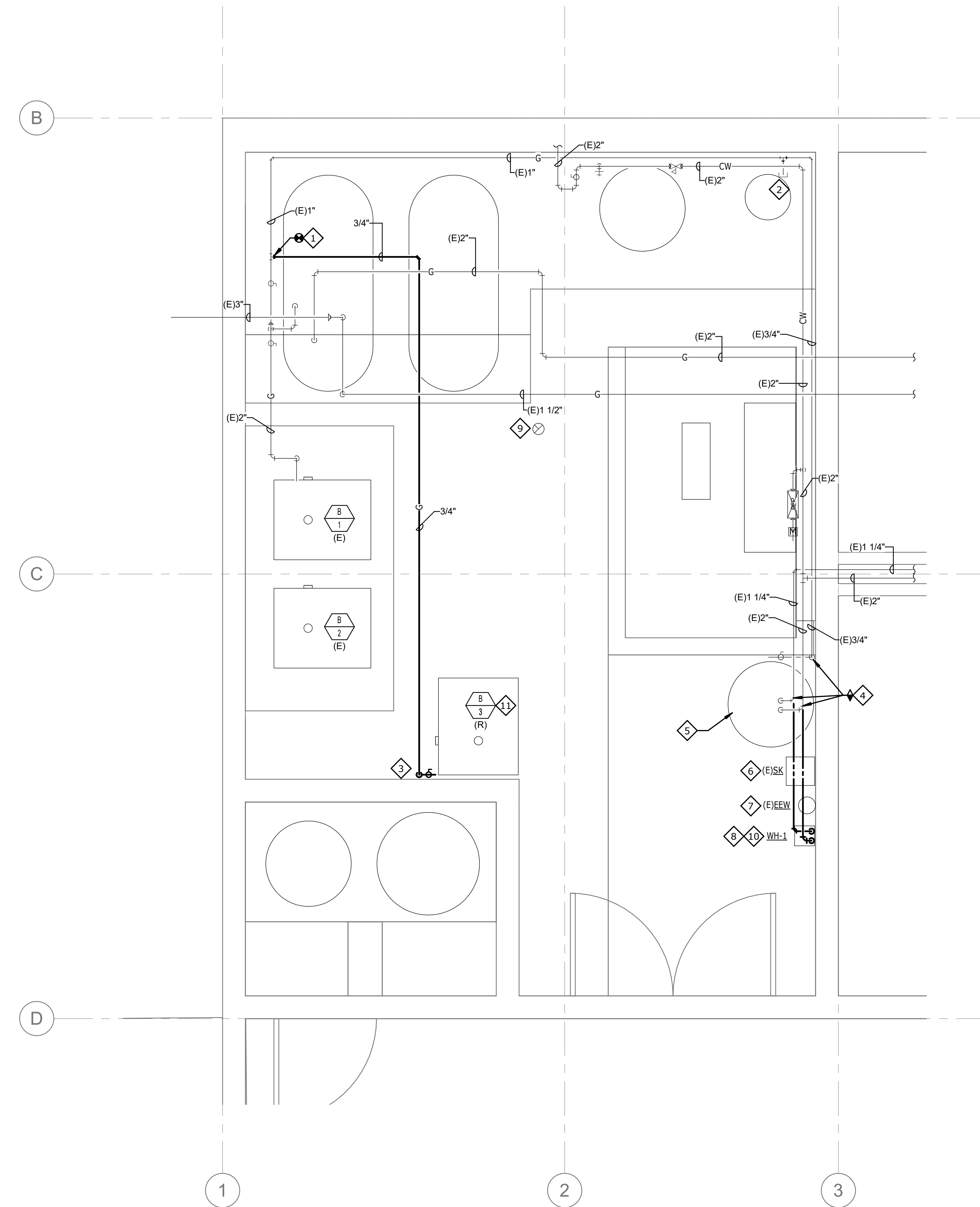


**GENERAL NOTES:**

- REFER TO PLUMBING PLANS FOR SIZES AND ROUTING OF CONDENSATE DRAINS.
- ALL WATER PIPING SHALL BE INSTALLED ON THE INTERIOR SIDE OF THE BUILDING UNLESS PROTECTED BY A HEAT SOURCE.
- THE CUTTING, NOTCHING AND BORING OF HOLES IN FLOOR JOIST AND WALL STUDS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL PLUMBING ROUGH-IN LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURES AND EQUIPMENT LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AS REQUIRED TO ACCOMMODATE HIS WORK.
- ALL SANITARY DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT.
- PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PIPING WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK. ALL PLUMBING FIXTURES SHALL BE WATER CONSERVATION TYPE AS MANDATED BY LOCAL BUILDING DEPARTMENT.
- REFER TO THE PLUMBING DIAGRAMS THAT APPLY TO THE WORK ON THIS DRAWING. THESE DIAGRAMS PROVIDE GUIDANCE AS TO INSTALLATION INTENT AND DO NOT NECESSARILY SHOW ALL COMPONENTS REQUIRED.

**SHEET NOTES:**

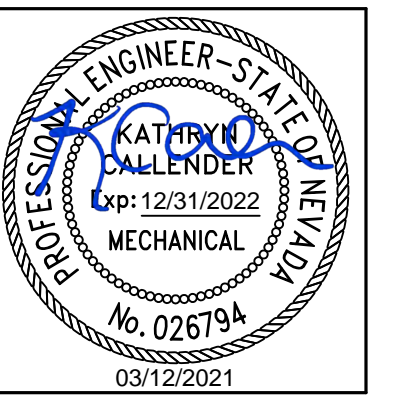
- CONNECT NEW PIPING TO EXISTING AT LOCATION INDICATED. CONTRACTOR SHALL VERIFY EXACT SIZE, TYPE AND LOCATION OF POINT OF CONNECTION PRIOR TO COMMENCING WORK.
- DISCONNECT EXISTING GAS PIPING FROM EQUIPMENT (B-3), CAP AND ABANDON IN PLACE. DISCONNECT EXISTING 3" PVC VENT.
- 3/4" GAS DOWN TO B-1 WITH SHUT-OFF VALVE AND DIRT LEG.
- DISCONNECT PIPING AT LOCATION INDICATED. REFER ALSO TO DIAGRAMS 1/P0.02 & 2/P0.02.
- DISCONNECT EXISTING WATER HEATER AND STORE SAFELY ON SITE FOR RE-USE. REFER ALSO TO DIAGRAMS 1/P0.02 & 2/P0.02.
- DISCONNECT EXISTING UTILITY SINK AND STORE SAFELY ON SITE FOR RE-USE. REFER TO DIAGRAMS 1/P0.02 & 2/P0.02.
- EXISTING EMERGENCY EYE WASH TO REMAIN.
- INSTALL TEMPORARY WATER HEATER (WH-1) ON WALL AND CONNECT TO EXISTING GAS AND WATER SUPPLIES. REFER TO DIAGRAMS 1/P0.02 & 2/P0.02. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
- EXISTING 3" PVC EXHAUST UP.
- EXTEND AND CONNECT 2" PVC EXHAUST TO EXISTING 3" PVC EXHAUST UP. FOR TEMPORARY USE.
- RELOCATED B-3. RECONNECT AND EXTEND 3" PVC VENT TO EXISTING VENT LOCATION.



**1 ENLARGED PLUMBING PLAN**  
1/2\" = 1'-0"

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**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner  
**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

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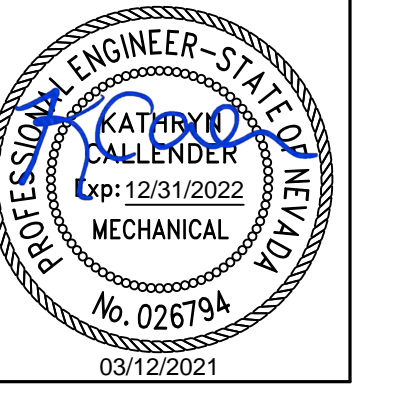
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Sheet Title  
**ENLARGED PLUMBING PLAN**

Date: March 12, 2021

Sheet No:

**P1.02**



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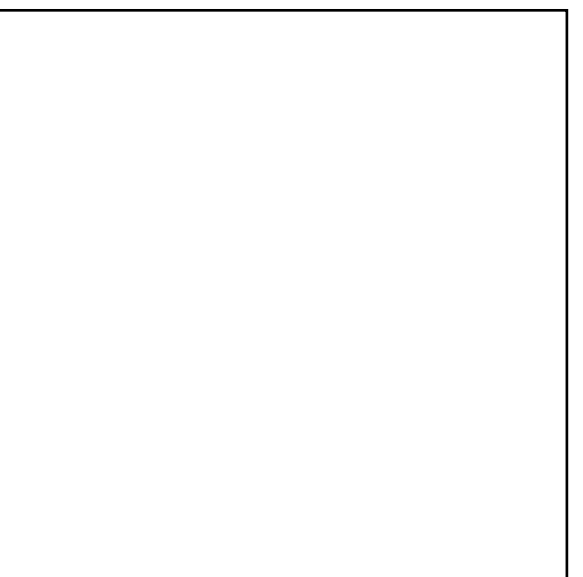
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RECONSTRUCTION**  
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Incline Village, NV  
89451

Job No: 20.018.10

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Sheet Title

**PLUMBING SITE  
PLAN**

Date: March 12, 2021

Sheet No:

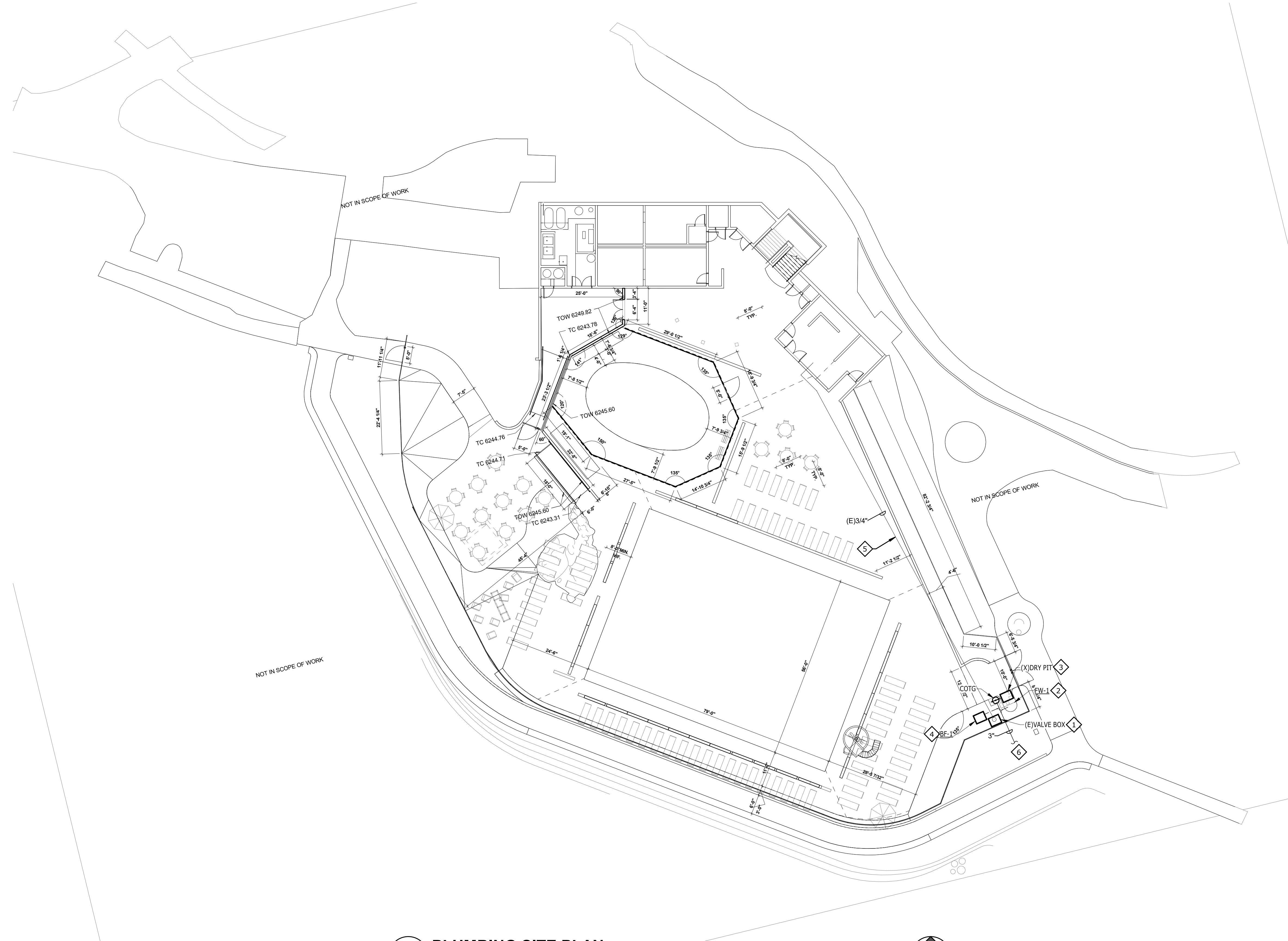
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**GENERAL NOTES:**

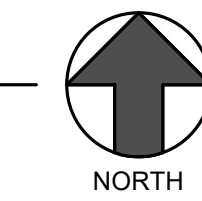
- 1 REFER TO PLUMBING PLANS FOR SIZES AND ROUTING OF CONDENSATE DRAINS.
- 2 ALL WATER PIPING SHALL BE INSTALLED ON THE INTERIOR SIDE OF THE BUILDING UNLESS PROTECTED BY A HEAT SOURCE.
- 3 THE CUTTING, NOTCHING AND BORING OF HOLES IN FLOOR JOIST AND WALL STUDS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE INTERNATIONAL BUILDING CODE.
- 4 CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL PLUMBING ROUGH-IN LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURES AND EQUIPMENT LOCATIONS.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AS REQUIRED TO ACCOMMODATE HIS WORK.
- 6 ALL SANITARY DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT.
- 7 PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PIPING WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK. ALL PLUMBING FIXTURES SHALL BE WATER CONSERVATION TYPE AS MANDATED BY LOCAL BUILDING DEPARTMENT.
- 8 REFER TO THE PLUMBING DIAGRAMS THAT APPLY TO THE WORK ON THIS DRAWING. THESE DIAGRAMS PROVIDE GUIDANCE AS TO INSTALLATION INTENT AND DO NOT NECESSARILY SHOW ALL COMPONENTS REQUIRED.

**SHEET NOTES:**

1. REMOVE EXISTING VALVE BOX. PROVIDE NEW VALVE BOX WITH SHUT-OFF AND DRAIN CONFIGURATION FOR WINTERIZING. REFER TO DIAGRAM 3/P0.02. EXTEND NEW 1/2" CW TO F.W.L. EXTEND 1/2" CW TO B.E.L. PROVIDE CONNECTIONS PER MANUFACTURER'S INSTALLATION GUIDES.
2. REMOVE EXISTING COMBINATION DRINKING FOUNTAIN/FOOT WASH. INSTALL NEW F.W.-1 ON MINIMUM 30"x30"x6" CONCRETE PAD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
3. REMOVE EXISTING FOOT WASH DRY PIT.
4. INSTALL NEW BOTTLE FILLER STATION ON MINIMUM 30"x30"x6" CONCRETE PAD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
5. EXISTING PIPING BELOW GRADE. SHOWN FOR REFERENCE. EXACT DEPTH AND ROUTING UNKNOWN.
6. COMBINE NEW 3" FOOT WASH DRAIN AND 2" BOTTLE FILLER DRAIN. EXTEND 3" DRAIN TO STORM CHAMBERS. COORDINATE EXACT ROUTING AND POINT OF CONNECTION WITH CIVIL.



**1 PLUMBING SITE PLAN**  
PS1.01 1/16" = 1'-0"





ELECTRICAL SPECIFICATIONS

PART ONE - GENERAL

- 1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR THEIR INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.
2. RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTIONS OF ITS PERSONNEL, SUPPLIERS, AND SUB-CONTRACTORS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AS MAY BE REQUIRED TO ACCOMMODATE OR SUPPORT THE ELECTRICAL WORK.
3. MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM REQUIREMENTS FOR THE WORK AND THE MATERIALS, EQUIPMENT AND METHODS TO BE PROVIDED.
4. GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY REPRODUCED.
5. DEFINITIONS: A. AHJ: AUTHORITY HAVING JURISDICTION. B. ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS REQUIRING MULTIPLE CONNECTIONS. C. EQUAL: ACCEPTED BY THE ENGINEER AS EQUAL. D. FREE: FURNISHINGS, FIXTURES AND EQUIPMENT - PROVIDED BY OTHERS AT JOBSITE. E. PROVIDE: FURNISH, INSTALL, ACTIVATE, AND COMMISSION.

- 17. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER.
18. SITE VISIT: THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
19. BASIS OF PROPOSAL: PROPOSAL SHALL BE BASED ON MANUFACTURER NAMES AS LISTED UNLESS "OR EQUAL" IS INDICATED.
20. BIDDING: THE CIVIL, ARCHITECTURAL, MECHANICAL, AND POOL CONSULTANT DRAWINGS CONTAIN DETAIL DESCRIPTIONS, CIRCUITING, AND CONNECTION REQUIREMENTS WHICH ARE PART OF THIS CONTRACTOR'S RESPONSIBILITIES. THIS CONTRACTOR SHALL NOT SUBMIT BIDS ON THIS PROJECT BEFORE REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS, AND ADDENDA.

PART TWO - PRODUCTS

- 1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE").
2. ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE NOT SPECIFIED BY NAME THEY ARE DEEMED TO BE GENERIC.
3. CIRCUITING: ALL WIRING SHALL BE IN CONDUIT, CONCEALED EXCEPT WHERE NOTED.
4. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE SIZED PER ACTUAL RESPECTIVE APPLICATION.
5. SAFETY SWITCHES: SWITCHES SHALL BE GENERAL DUTY UP TO 250 VOLTS.
6. MOTOR STARTERS: STARTERS SHALL BE MINIMUM NEMA SIZE 1 WITH INTEGRAL CONTROL TRANSFORMER.
7. CONTACTORS: CONTACTORS SHALL BE ELECTRICALLY HELD WITH ON-OFF-AUTO SELECTOR SWITCH ON COVER.
8. RATINGS: ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED IN EXCESS OF THE MAXIMUM AVAILABLE FAULT CURRENT.
9. WIRING DEVICES: WIRING DEVICES (SWITCHES, RECEPTACLES, ETC.) SHALL BE SPECIFICATION GRADE.
10. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES.
11. TAMPERPROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE DEMONSTRATED TO BE TAMPERPROOF AND VANDAL RESISTANT.

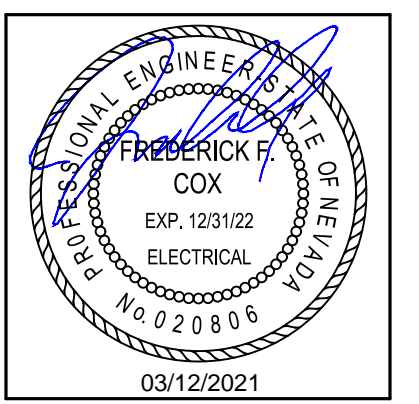
PART THREE - EXECUTION

- 1. GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH ARTICLE 250 OF THE NEC.
2. TEMPORARY CONSTRUCTION POWER: PROVIDE TEMPORARY ELECTRICAL POWER DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT IN COMPLIANCE WITH ALL NEC AND OSHA REQUIREMENTS.

- 3. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE/SHIFT/LOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER AT NO ADDED COST.
4. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL, AND PLUMB.
5. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED UL LISTED SEALANTS AS LISTED WITH ARCHITECTURAL DRAWINGS.
6. SUPPORTS AND HANGERS: PROVIDE 3" HIGH HOUSEKEEPING CONCRETE PADS FOR FLOOR MOUNTED EQUIPMENT.
7. SLEEVES AND PENETRATIONS: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLEEVES THAT SHALL BE SEALED WITH LIKE MATERIALS.
8. EXPANSION AND CONTRACTION: RACEWAYS PASSING THROUGH BUILDING EXPANSION JOINTS, OR ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30°F SHALL BE INSTALLED WITH EXPANSION FITTINGS.
9. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES.
10. ELECTRICALLY-OPERATED EQUIPMENT: VERIFICATION AND SUBSTITUTION: FEEDERS AND OVER-CURRENT DEVICES (INCLUDING STARTERS, DISCONNECTS, ETC.) HAVE BEEN DESIGNED BASED ON INFORMATION PROVIDED BY THE RESPONSIBLE CONSULTANT AND/OR DESIGNATED SUPPLIER.
11. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION WITH OWNER, ARCHITECT, OTHER TRADES, VENDORS, AND SPECIALTY CONTRACTORS.
12. ADDITIONAL SYSTEMS AND EQUIPMENT CONNECTIONS: IN ADDITION TO EQUIPMENT POWER FEEDERS AND CONNECTIONS INDICATED ON THE ELECTRICAL DRAWINGS, PROVIDE 120V CONTROL POWER CONNECTIONS TO SMOKE/FIRE DAMPERS, VAV BOXES, TEMPERATURE CONTROL, AND FIRE ALARM PANELS.
13. 24-HOUR OPERATION: CONDUCT WORK TO MINIMIZE DISRUPTION OF OWNER'S ON-GOING 24-HOUR OPERATIONS.



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Project

BURNT CEDAR BEACH - POOL RECONSTRUCTION, 665 Lakeshore Blvd, Incline Village, NV 89451

Job No: 20.018.10

Owner

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

100% CD

Table with 3 columns: REV, DATE, DESCRIPTION. Includes a section for REVISIONS.

Sheet Title

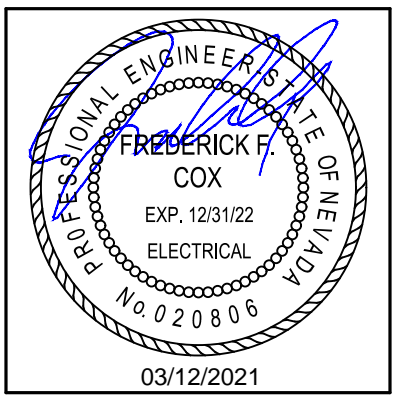
ELECTRICAL SPECIFICATIONS

Date: March 12, 2021

Sheet No:

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Project

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665 Lakeshore Blvd,  
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REVISIONS		
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**PARTIAL SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND LOAD CALC**

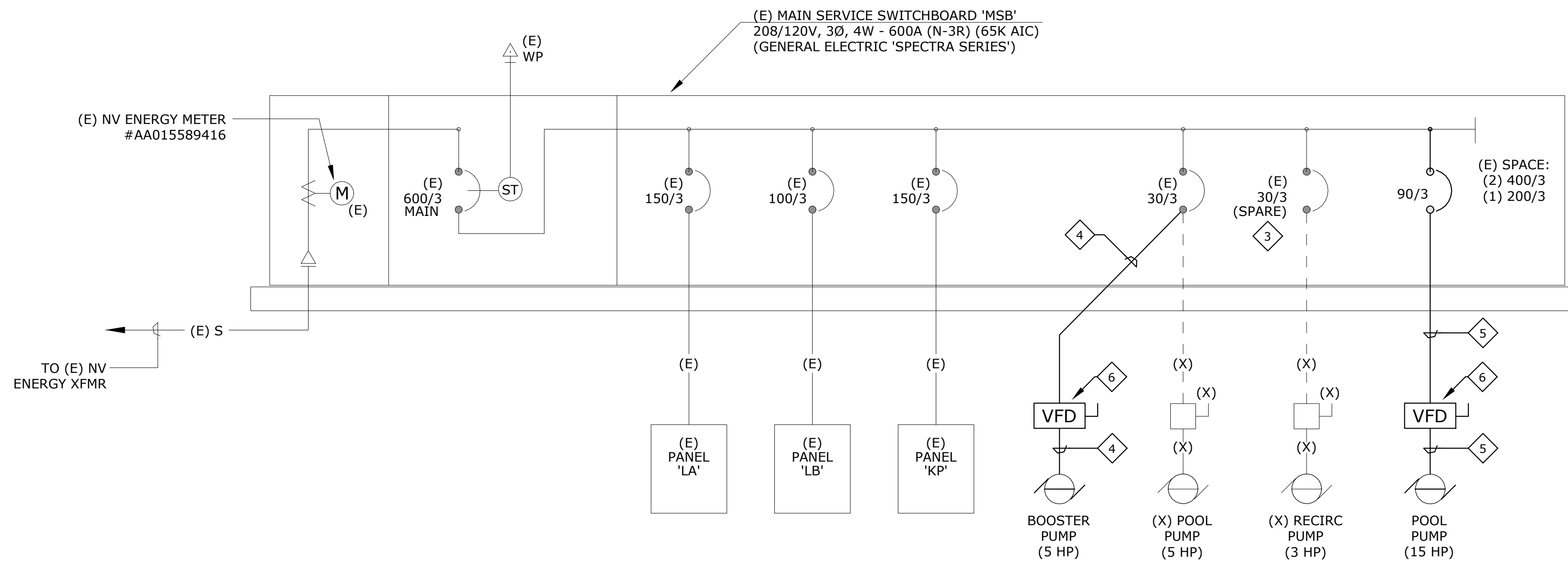
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**SHEET NOTES:**

- REMOVE BRANCH CIRCUITING ASSOCIATED WITH ALL POOL EQUIPMENT BEING REMOVED. LABEL (E) CIRCUIT BREAKER AS 'SPARE' AND TURNED IN THE 'OFF' POSITION. PROVIDE TYPEWRITTEN PANEL DIRECTORY TO REFLECT ACTUAL FIELD CONDITIONS UPON COMPLETION OF PROJECT.
- REFER TO POOL CONSULTANT'S DRAWINGS FOR REQUIRED BRANCH CIRCUITS/CIRCUIT BREAKERS AND ASSOCIATED LOADS.
- LABEL UNUSED DISTRIBUTION AS 'SPARE' AND TURNED IN THE 'OFF' POSITION.
- (3)#10, (1)#10 GND, 3/4" (OVERHEAD).
- (3)#2, (1)#8 GND, 1-1/4" (OVERHEAD).
- CONNECT UNIT SUPPLIED VFD/DISCONNECT SWITCH.



1 PARTIAL SINGLE LINE DIAGRAM  
12" = 1'-0"

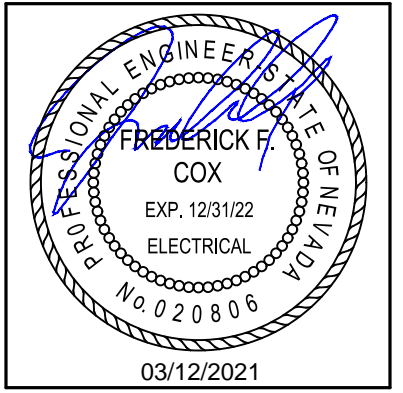
**(E) PANEL: LA**

Location: POOL EQUIPMENT 101  
Supply From: SURFACE  
Mounting: SURFACE  
Enclosure: NEMA 1

Volts: 120/208V Wye  
Phases: 3  
Wires: 4  
Bus Rating (A): 225 A

A.I.C. Rating: 10,000 AIC  
Main Type: MLO  
Main Rating (A): 225 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	(E) LOADS	20 A	1	860...	860...		1	20 A	(E) LOADS	2	
3	(E) LOADS	20 A	1			860...	1	20 A	(E) LOADS	4	
5	(E) LOADS	20 A	1			860...	1	20 A	(E) LOADS	6	
7	(E) LOADS	20 A	1	860...	860...		1	20 A	(E) LOADS	8	
9	(E) LOADS	20 A	1	860...	860...		1	20 A	(E) LOADS	10	
11	(E) LOADS	20 A	1			860...	1	20 A	(E) LOADS	12	
13	(E) LOADS	40 A	2	0 VA	0 VA		2	20 A	(E) LOADS	14	
15	(E) LOADS	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	16	
17	(E) LOADS	20 A	1	0 VA	0 VA	0 VA	0 VA	1	20 A	(E) LOADS	18
19	(E) LOADS	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	20	
21	SPARE	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	22	
23	SPARE	20 A	1			0 VA	0 VA	2	20 A	(E) LOADS	24
25	(E) LOADS	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	26	
27	(E) LOADS	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	28	
29	SPARE	20 A	1	0 VA	0 VA	0 VA	0 VA	1	20 A	(E) LOADS	30
31	SPARE	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	32	
33	(E) LOADS	20 A	1	0 VA	0 VA		1	20 A	(E) LOADS	34	
35	(E) LOADS	20 A	1	0 VA	0 VA	0 VA	0 VA	1	20 A	(E) LOADS	36
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41	(E) LOADS	20 A	1	0 VA	0 VA	0 VA	0 VA	1	20 A	SPARE	42
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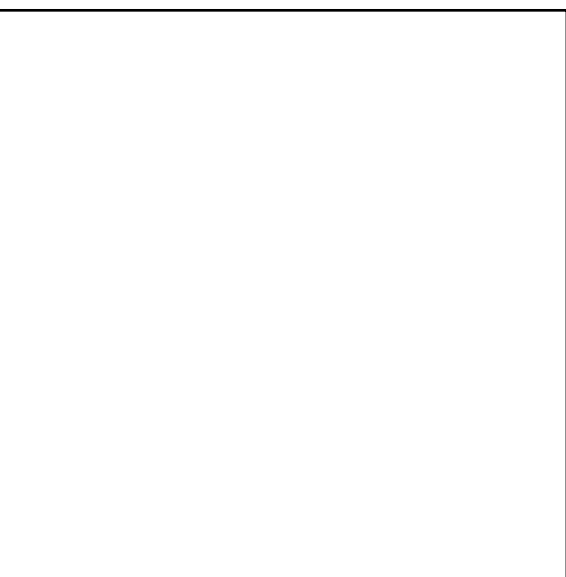
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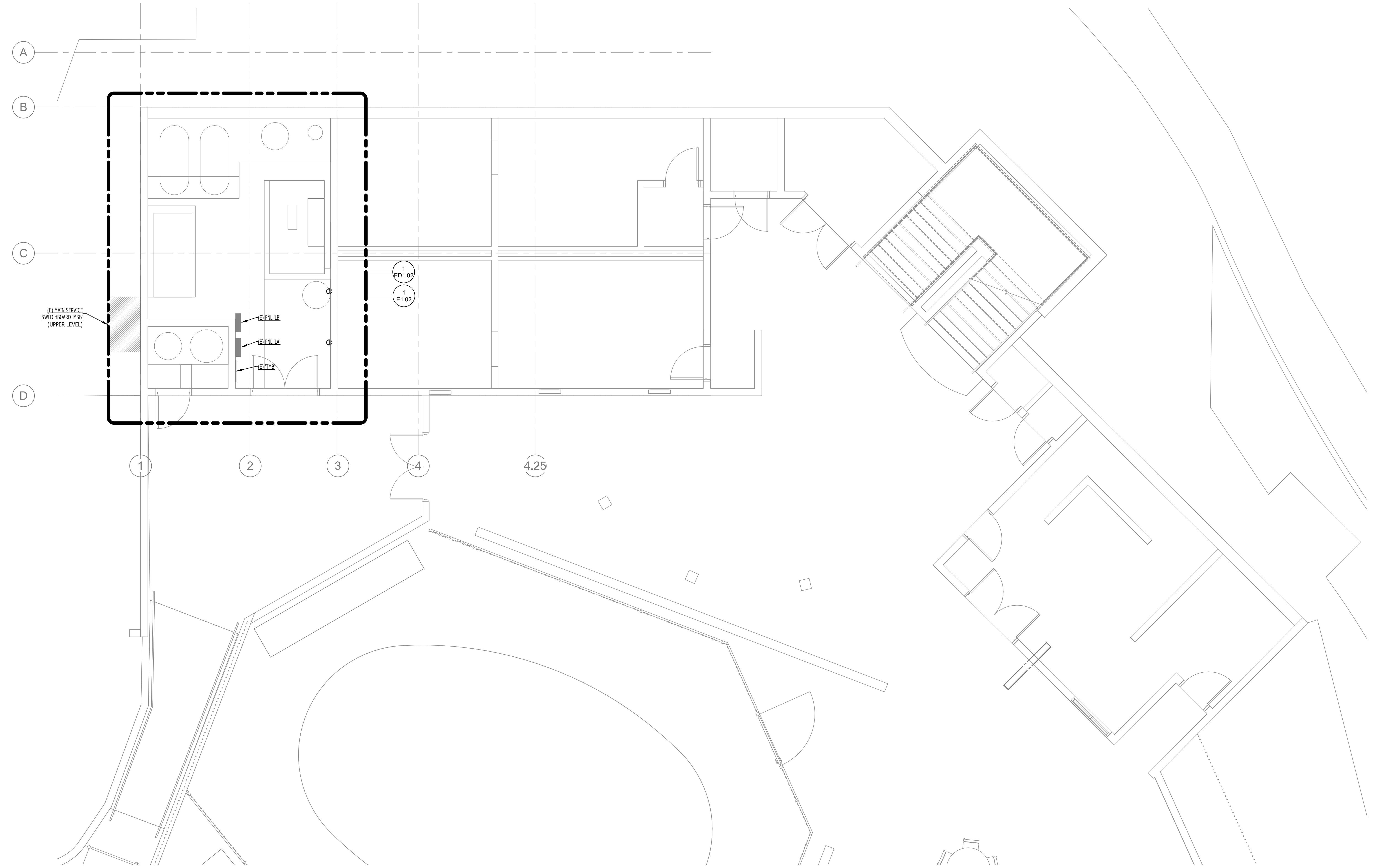
Sheet Title

**OVERALL LOWER  
LEVEL ELECTRICAL  
PLAN**

Date: March 12, 2021

Sheet No:

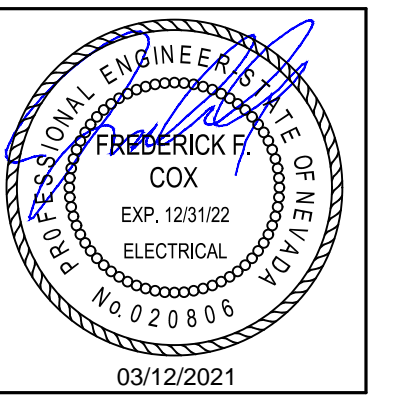
**E1.01**



**1 OVERALL LOWER LEVEL ELECTRICAL PLAN**  
E1.01 1/4" = 1'-0"



NORTH



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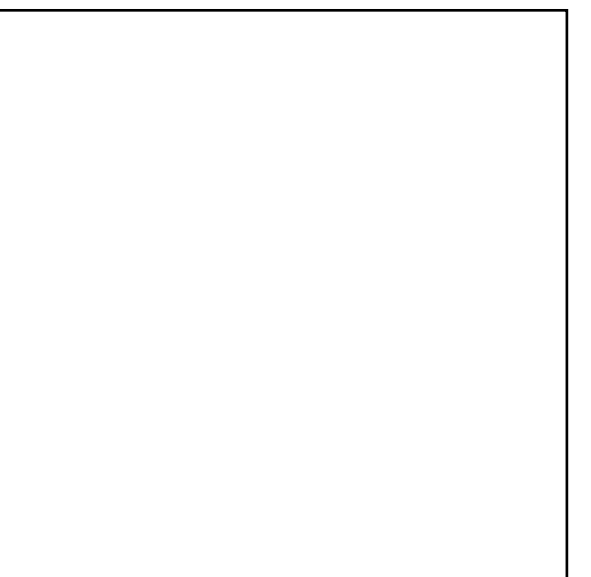
Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
Incline Village, NV  
89451

Job No: 20.018.10

Owner

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



**100% CD**

REV		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION

Sheet Title

**ENLARGED LOWER LEVEL ELECTRICAL PLAN**

Date: March 12, 2021

Sheet No:

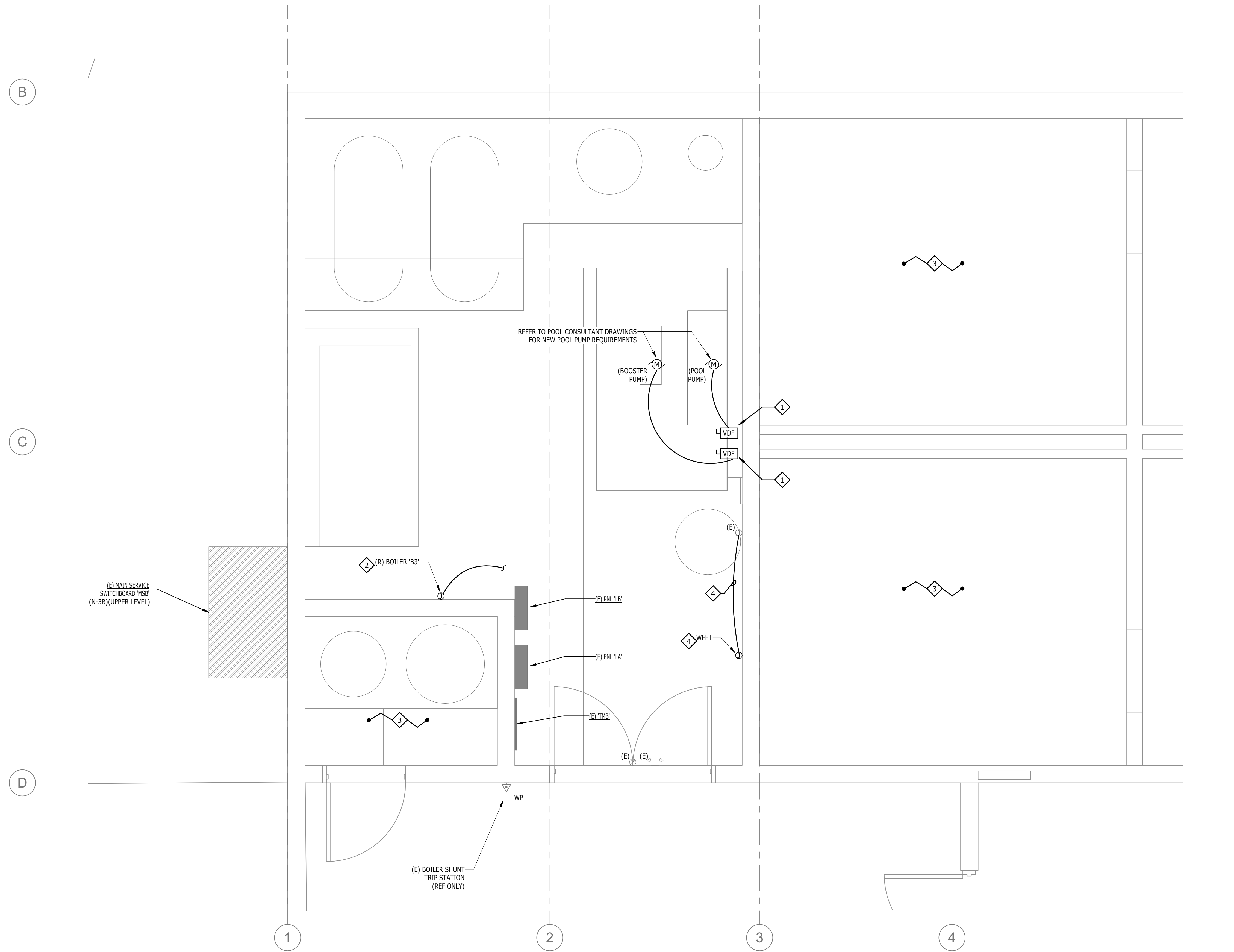
**E1.02**

**GENERAL NOTES:**

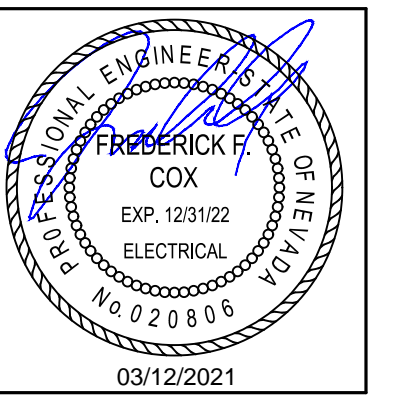
1. REFER TO POOL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL DEMO AND NEW WORK RELATED TO ELECTRICAL SYSTEMS. REMOVE ALL ELECTRICAL SYSTEMS RELATED TO REMOVED POOL SYSTEMS.
2. ENSURE ALL REMAINING ELECTRICAL IS IN GOOD WORKING CONDITION UPON COMPLETION OF PROJECT.

**SHEET NOTES:**

1. CONNECT POOL PUMP EQUIPMENT'S SUPPLIED/INSTALLED VDF/FUSED DISCONNECT SWITCH.
2. EXTEND AND RECONNECT BRANCH CIRCUITING SERVING RECONNECTED BOILER 'B-3'.
3. NO NEW WORK, THIS ROOM.
4. EXTEND LOCAL 120V BRANCH CIRCUIT SERVING REMOVED GAS WATER AND EXTEND TO TEMPORARY WATER HEATER 'WH-1'. ONCE PROJECT IS NEAR COMPLETION, DISCONNECT TEMPORARY 'WH-1' AND RECONNECT ORIGINAL WATER HEATER. REFER TO PLUMBING PLANS FOR ADDITIONAL INFO.



**1 ENLARGED LOWER LEVEL ELECTRICAL PLAN**  
E1.02 1/2" = 1'-0"  
NORTH



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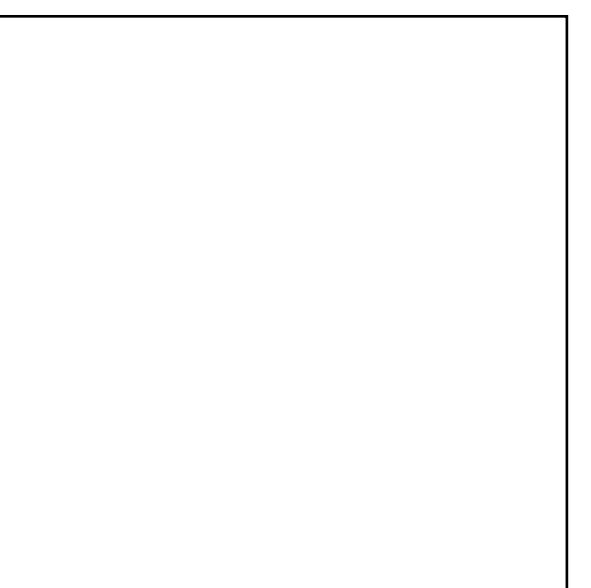
Project

**BURNT CEDAR BEACH - POOL RECONSTRUCTION**  
665 Lakeshore Blvd,  
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89451

Job No: 20.018.10

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**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**



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REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title

**ENLARGED LOWER LEVEL ELECTRICAL DEMOLITION PLAN**

Date: March 12, 2021

Sheet No:

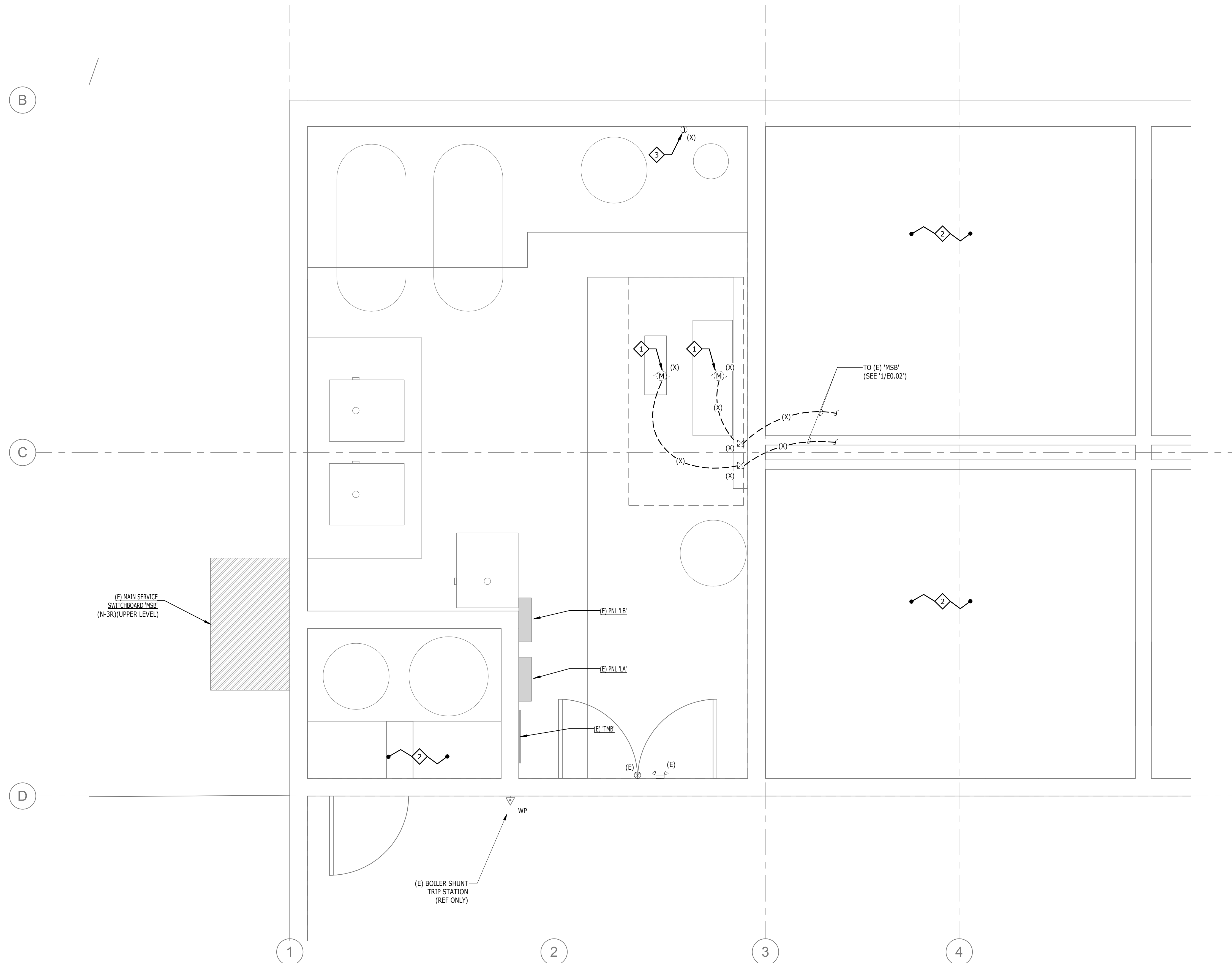
**ED1.02**

**GENERAL NOTES:**

1. REFER TO POOL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL DEMO AND NEW WORK RELATED TO ELECTRICAL SYSTEMS. REMOVE ALL ELECTRICAL SYSTEMS RELATED TO REMOVED POOL SYSTEMS.
2. ENSURE ALL REMAINING ELECTRICAL IS IN GOOD WORKING CONDITION UPON COMPLETION OF PROJECT.

**SHEET NOTES:**

1. (X) ALL ELECTRICAL INCLUDING DISCONNECT SWITCHES, BRANCH CIRCUITING, ETC. ASSOCIATED WITH (X) POOL PUMPS. REFER TO POOL CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
2. NO NEW WORK, THIS ROOM.
3. (X) ALL ELECTRICAL ASSOCIATED WITH RELOCATED BOILER 'B-3'. REFER TO 'A/E1.02' FOR ADDITIONAL INFORMATION.



**1**  
**ED1.02**  
**ENLARGED LOWER LEVEL ELECTRICAL DEMOLITION PLAN**  
1/2" = 1'-0"

