

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
District General Manager

FROM: Nathan Chorey, P.E.
Engineering Manager

SUBJECT: Review, discuss, and provide feedback on the Schematic Design Package for the Burnt Cedar Swimming Pool Improvement Project – Fund: Beaches; Project 3970BD2601.

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

DATE: November 10, 2020

I. RECOMMENDATION

The Board of Trustees review, discuss, and provide feedback on the Schematic Design Package for the Burnt Cedar Swimming Pool Improvement Project.

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 activities.

- 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

The Burnt Cedar swimming pool has been identified for replacement in the 5-year capital improvement plan. Recently, significant efforts have been undertaken to advance the project towards construction. Below is a list of recent project milestones:

- May 20, 2020, Conceptual design contract with TSK Architects is authorized.
- June/July 2020, Community Group and IVGID staff worked with TSK Architects to develop alternative conceptual designs.

- August 12, 2020, Board of Trustees selected a preferred conceptual design for the Burnt Cedar Swimming Pool Improvement Project (Agenda Item I.2.).
- September 9, 2020, Board of Trustees authorized a schematic design contract to TSK Architects (Agenda Item G.1.).
- September 30, 2020, Board of Trustees provided feedback on a project delivery method (Agenda Item G.1).
- October 16, 2020, CORE Construction is selected to provide Construction Manager-At-Risk pre-construction services.

Most recently, the Design Team, IVGID Staff, and select members of the Community Group have collaborated on preparation of the schematic design package attached to this memorandum.

IV. SCHEMATIC DESIGN

At the August 12, 2020 Board of Trustee Meeting, the Trustees unanimously selected Option #1 with the wading pool play equipment and no fixed shade structures. Based on this direction, the Design Team, IVGID staff, and the community group worked together to advance the design. By confirming initial assumptions and refining details, we were able to reduce the estimated cost while maintaining the overall design concept that the Board approved.

- The mechanical and electrical engineers confirmed that the existing utility service lines are adequate to meet the needs of the proposed pool.
- The wading pool was changed to a skimmer filtration system instead of a rim system. After further discussions with the design team and IVGID pool staff, it was determined that a skimmer filtration system would provide the necessary filtration.
- The wading pool shape and size were studied further. Ultimately, we decided on a 565-SF oval shape pool. The existing wading pool is 481-SF, so expanding the wading pool to 800-SF seemed excessive. The oval shape also better fits the site given the constraints of the pool mechanical room, upper deck columns, and raised pool deck.
- Site lighting was removed from the project.
- A number of the existing pieces of pool equipment can be reused.
- The pool deck was reduced in size in order to include landscape islands and soften the overall feel.
- The retaining wall between the two deck areas (just west of the main pool) was rotated to improve the lake views on the upper deck.
- A simple fence/barrier (think split rail fence) has been added at the top of the rock line slope above Lake Tahoe on the East/West connector path.

Based on the initial estimate these plan revisions will reduce the overall project cost by nearly \$800,000. We are continuing to work through the design processes and, as a group, are challenging assumptions and looking to reduce costs wherever possible. That being said, we understand this will be a signature project for the District so we are taking care to not cut too many of the nice features.

The table below compares the Option #1 at Conceptual Design to the present Schematic Design.

Engineer’s Estimate	Conceptual Design Option #1	Schematic Design
Construction Costs	\$4,553,425	\$3,907,214
Soft Costs	\$1,070,055	\$918,195
Total Project Costs	\$5,623,480	\$4,825,410

Attached to this memo is a line item comparison of the two the conceptual design estimate and the schematic design estimate.

V. FINANCIAL IMPACT AND BUDGET

The Burnt Cedar Swimming Pool Improvement Project (3970BD2601) is currently included in the approved Five-Year CIP plan as an FY2020/21 and FY2021/22 capital improvement project with a total project budget of \$2,925,000. (See project data sheet attached to this memorandum).

Completion of design in Fiscal Year 2020/2021.

The project budget within Fiscal Year 2020/2021 CIP includes \$225,000 for design. Project-to-date expenditures and encumbrances through October 31, 2020 include:

Description	Cost
Conceptual Design	\$29,713.75
Schematic Design	\$66,204
Topographic Survey	\$5,897.50
Geotechnical Report	\$20,700
IVGID Staff Time	\$27,500
CMAR Pre-Con Services*	\$37,500
Total	\$187,515.25

*The District has received the proposal but execution of the contract is pending review by District Council. Cost shown is based on proposal amount.

A proposal to complete final design will be presented for authorization at the December 9, 2020 Board of Trustee Meeting. Based on the revised scope of the project, staff anticipates the need to modify the current year project budget to complete the construction documents this fiscal year. A budget amendment will be presented to the Board to authorize funding needed in the current year to award the design contract, from funding available within the estimated fund balance of the Beach fund.

Construction of Project in Fiscal Year 2021/2022.

The construction costs stated above are estimated costs based on the schematic design package. As we proceed through final design, the actual project costs will be provided by the Construction Manager at Risk Contractor (CMAR) Contractor. CMAR project delivery method (NRS 338.1685) was chosen to provide greater insight in to the construction costs during the design phase and obtain the best possible project value.

Construction of the Burnt Cedar Swimming Pool Project will require additional funding, beyond what is currently provided for in the Beach Capital Improvement Plan. The current plan, including the one-year flip of Facility Fee from Community Services Fund to Beach Fund is now estimated to result in an estimated year-end excess fund balance within the Beach Fund of \$4.5 million, available to support priority Beach capital projects (including \$2.85 million currently programmed in the FY2021/22 Beach CIP plan).

Funding to support construction require additional resources through either a) an increase in the Beach Facility Fee beyond the \$125 projected for FY2021/22, or b) pursue debt financing for all or a portion of the cost of the pool renovation project.

A typical funding plan for projects such as the Burnt Cedar Pool Improvement Project would include a debt financing component that spreads the cost of the capital improvement over the useful life of the asset. However, any debt financial plan should also consider other Board-approved priority Beach capital projects anticipated over the next 2-3 years.

To inform the Board's consideration of appropriate scope relative to affordability, it should be noted that:

- The District has the ability to finance all or a portion of the project through debt financing.
- The District has ample debt capacity to incur additional debt for this project (as well as other Beach or Community Services capital project priorities).

VI. ALTERNATIVES

This memo is requesting the Board to provide feedback to Staff on the schematic design the Burnt Cedar Swimming Pool Improvement Project.

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.

Burnt Cedar Swimming Pool Improvement Project
Preliminary Opinion of Probable Costs - Schematic Design Level
Option #1 - Schematic Design Update

ITEM	DESCRIPTION	SCHEMATIC DESIGN			CONCEPTUAL DESIGN	
		QTY	UNIT	UNIT PRICE	Item (Fully Burdened) November 10, 2020	Item (Fully Burdened) August 12, 2020
BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	\$ 154,800
1.3	Utility Allowance	1	LS	\$ 10,000	\$ 10,000	\$ 64,500
1.4	Earthwork	1	LS	\$ 103,200	\$ 103,200	\$ 103,200
1.5	Terrace Retaining Walls	90	LF	\$ 150	\$ 13,500	\$ 25,800
1.6	New Swimming Pool (2-4 Hour TOR)	3,900	SF	\$ 322.5	\$ 1,257,750	\$ 1,257,750
1.7	Swimming Pool Surge Tank	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.8	New Wading Pool	565	SF	\$ 260	\$ 146,900	\$ 309,600
1.9	Wading Pool Surge Tank	0	LS	\$ 51,600	\$ -	\$ 51,600
1.10	Wading Pool Interactive Play Equipment	1	LS	\$ 96,750	\$ 96,750	\$ 96,750
1.11	Wading Pool Splash/Spouts	1	LS	\$ 25,800	\$ 25,800	\$ 25,800
1.12	Wading Pool Fence Barrier	123	LF	\$ 160	\$ 19,680	\$ -
1.12a	Wading Pool Gate (self close/latch)	1	ea	\$ 4,000	\$ 4,000	\$ 64,500
1.13	Drainage/BMPs	1	LS	\$ 129,000	\$ 129,000	\$ 129,000
1.14	Pool Decks	14,566	SF	\$ 45	\$ 656,927	\$ 677,250
1.15	Deck Equipment ¹	1	LS	\$ 96,776	\$ 96,776	\$ 89,500
1.16	Pool Area Perimeter Fencing (283 l.f.)	283	LF	\$ 225	\$ 63,675	\$ -
1.16a	Pool Perimeter Low Curb at Fence	283	LF	\$ 40	\$ 11,320	\$ -
1.16b	Pool Area Perimeter Access Gates	2	ea	\$ 4,000	\$ 8,000	\$ 129,000
1.16c	Relocated Wrought Iron Perimeter Fence	100	LF	\$ 100	\$ 10,000	\$ -
1.17	Pool Equip Rm. Upgrades & Equipment	1	Allowance	\$ 79,000	\$ 79,000	\$ 129,000
1.18	Landscape/Site (Inside The Pool Fence)	3,000	SF	\$ 20	\$ 60,000	\$ 64,500
1.19	Tree and Rock/Juniper Removal	1	LS	\$ 64,500	\$ 64,500	\$ 64,500
1.20	Site Lighting	0	Allowance	\$ -	\$ -	\$ 64,500
1.21	Recreation Pool Slide (New)	1	LS	\$ 30,000	\$ 30,000	\$ 25,800
1.22	Shade Structure (Fixed)	0	LS	\$ 32,250	\$ -	\$ 32,250
1.23a	Park Connector Walk-Way (6'wide Asphalt inc. base)	2,220	SF	\$ 50	\$ 111,000	\$ -
1.23b	Park Connector Retaining Wall	90	LF	\$ 200	\$ 18,000	\$ -
1.23c	Park Connector Rip-Rap stabilization	250	SY	\$ 50	\$ 12,500	\$ 206,400
1.23d	Park Connector Wood Guard Rail	220	LF	\$ 50	\$ 11,000	\$ -
1.24	Existing Sidewalk Repair	1	Allowance	\$ 10,000	\$ 10,000	\$ -
1.25	Base Construction Subtotal				\$ 3,397,578	\$ 3,959,500
1.26	Estimating Contingency	15%			\$ 509,637	\$ 593,925
1.27	Base Construction + Estimating Contingency				\$ 3,907,214	\$ 4,553,425
ADD ALTERNATES						
2.1	None Noted at this time.	0	LF	\$ -	\$ -	\$ -
3.0	TOTAL CONSTRUCTION COSTS				\$ 3,907,214	\$ 4,553,425
SOFT COSTS						
4.1	Location Multiplier (Tahoe)	0%			\$ -	\$ -
4.2	IVGID Contingency	10%			\$ 390,721	\$ 455,343
4.3	Permits & Fees	0.5%			\$ 19,536	\$ 22,767
4.4	IVGID Management Cost	3%			\$ 117,216	\$ 136,603
4.4	Architecture & Engineering	10%			\$ 390,721	\$ 455,343
4.6	TOTAL SOFT COSTS	23.5%			\$ 918,195	\$ 1,070,055
5.0	TOTAL ESTIMATED PROJECT COST				\$ 4,825,410	\$ 5,623,480
The Total Estimated Project Cost change from Conceptual to Schematic Design = \$ (798,070)						
Notes						
1. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Total Estimated Project Cost Excludes: FF&E						



Project Summary

Project Number:	3970BD2601
Title:	Burnt Cedar Swimming Pool Improvements
Project Type:	D - Capital Improvement - Existing Facilities
Division:	70 - Beach Aquatics
Budget Year:	2021
Finance Options:	
Asset Type:	BD - Buildings & Structures
Active:	Yes

Project Description				
<p>The Burnt Cedar Swimming Pool and Toddler pool fiberglass surfaces require periodic replacement. Over time, discoloration, cracking and surface failure will create health and safety impacts to continued use of the pools. Breakdown of the pool surface will allow materials to cloud the water and make it unsanitary and cloudy water will not meet health dept safety code requirements. It has been determined the pool has reached the end of its service life. This project is for full swimming and toddler pool replacement, associated mechanical systems improvements, and pool deck replacement.</p> <p>A consultant will be selected to complete an alternative layout analysis and evaluate existing mechanical systems. Consideration will be given to reducing the maximum depth of the pool, providing a zero-entry pool edge for improved ADA access, maintaining a water slide, and a second toddler pool or splash pad.</p>				
Project Internal Staff				
<p>Engineering will manage the project. The Director of Parks and Recreation will determine the needs for the project and coordinate project timing because the pool will need to be out of service during the summer season to complete the work. A community interest committee will be convened by the General Manager.</p>				
Project Justification				
<p>This project will reconstruct the swimming and toddler pool, mechanical equipment and pool deck. The cost estimate is a placeholder at this time because the exact scope of work has not been identified for the replacement Burnt Cedar pool facility. The General Manager will lead a community group to received input on community desires and needs for a new pool facility. It is anticipated at this time that construction will occur in the summer of 2021. The impact to the facility will be substantial during the summer operation period. Construction will require the closing of the pool facility for the whole summer or a portion of the summer.</p>				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2021				
Design	225,000	0	225,000	
Year Total	225,000	0	225,000	
2022				
Construction Management	225,000	0	225,000	
Construction Reserves	225,000	0	225,000	
Placeholder - Construction	2,250,000	0	2,250,000	
Year Total	2,700,000	0	2,700,000	
	2,925,000	0	2,925,000	
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2012	Jul 1, 2019	Jun 30, 2022	Engineering Manager	

BURNT CEDAR

SWIMMING POOL IMPROVEMENT PROJECT



AQUATIC & ARCHITECTURAL SCHEMATIC DESIGN REPORT

OCTOBER 30, 2020



INTRODUCTION

PROJECT LOCATION

665 Lakeshore Boulevard
Incline Village, NV 89451

CLIENT

Incline Village General Improvement District (IVGID)

Nathan Chorey - Engineering Manager
893 Southwood Blvd.
Incline Village, NV 8945

Core Team Members

Incline Village General Improvement District

General Manager	Indra Winquest
Engineering Manager	Nathan Chorey, PE
Aquatics Director	Gwynne Cunningham
Aquatics Assistant Director	Meagan Ballew
Building Superintendent	Justin Bluhm
Aquatics Facilities Manager	Dan Vargas

IVGID Citizen Stakeholders Representatives

Mr. Hal Paris
Mr. Cliff Dobler

CONSULTING TEAM

AQUATIC DESIGNER

Aquatic Design Group (ADG)
2226 Faraday Avenue, Carlsbad, CA 92008

ARCHITECT

TSK Architects (TSK)
225 South Arlington Avenue, Suite A, Reno, NV 89501

CIVIL ENGINEER

Resource Concepts Inc. (RCI)
340 N. Minnesota Street, Carson City, NV 89703

LANDSCAPE ARCHITECT

Design Workshop
128 Market Street, Suite 3e, Stateline, NV, 89449

MECHANICAL PLUMBING & ELECTRICAL ENGINEER

MSA Engineering (MSA)
4590 Longley Lane, Reno, NV, 89502

STRUCTURAL ENGINEER

Nelson-Wilcox Structural Engineers (NWSE)
225 South Arlington Avenue, Suite B, Reno, NV 89501

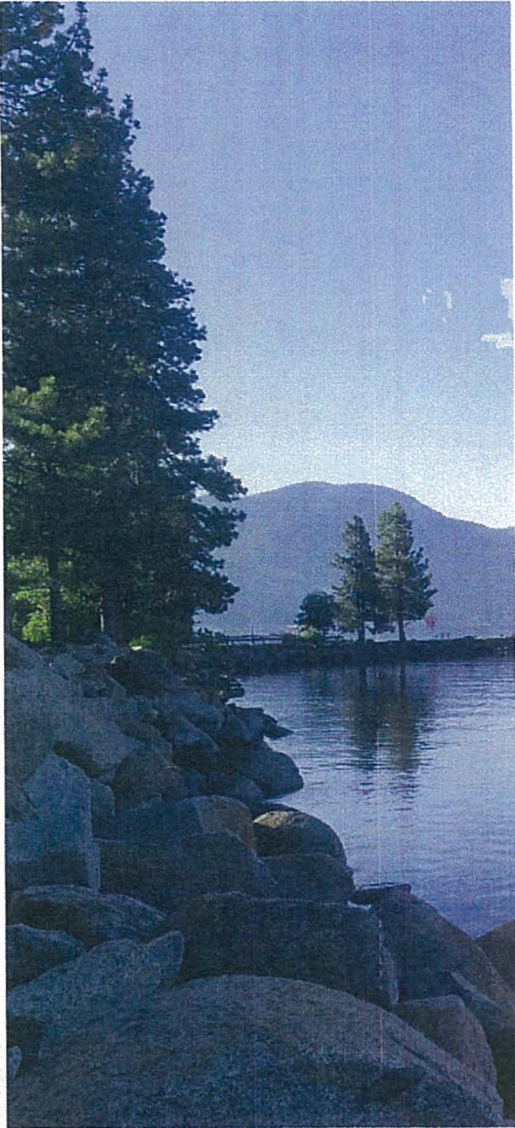


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PROJECT

BACKGROUND

HISTORY & CURRENT SCHEMATIC DESIGN CONTEXT

The Burnt Cedar Beach Pool Complex is a recreational facility located on the shoreline of Lake Tahoe within Incline Village, Nevada and operates seasonally from June to September. The pools are approaching 60 years old and have had a number of limited repairs during this time. The complex is well maintained, operated, and highly used by the Incline Village Residents & Guests. The Pools (shell, equipment, and decks) are in need of significant repairs and as a result, the Incline Village General Improvement District (IVGID) has proceeded with facility and pool shell investigative reports and initiated consultants to study new designs and solutions.

Concept Design: In May of 2020, IVGID selected TSK Architects (TSK) and Aquatic Design Group (ADG) to provide concept design and associated estimates for designs that reflect the requests for updated functions and amenities.

From June through August of 2020, TSK/ADG met with IVGID and Stakeholders with a series of On-Site & Zoom Meetings. The outcome of this process was two design options and associated costs. At the conclusion of the Concept Design Phase it was determined to proceed with Option #1 and further develop this scheme in the Schematic Design Phase, while being aware of costs and explore options to reduce the project costs where possible.

Schematic Design: Upon the approval of the Concept Design Submittal, Schematic Design Phase kicked off on 18 September 2020 with the design team reviewing and developing the project documents in greater depth. Decisions during Schematic Design include selecting an oval shaped wading pool that fits the site constraints better than the circular, crescent, or trapezoid shapes. The proposed pathway has been refined in terms of location, width, and elevation. With direction from IVGID and Stakeholders, the pathway and the pool complex will not be illuminated. Cost savings can be realized but will affect operations after dusk. Lighting can be added later if so desired. The pool locations were finalized after review of required and preferred clearances, furniture layouts and circulation paths as well as location of swimming pool surge tanks.

Existing utilities (Water, Gas, and Electric Service) were reviewed along with expected loads of the new pool equipment. Upon review, the Engineering Team determined the existing utilities are of sufficient size and no increases are necessary. The capacity of the relatively new boilers and water heaters were also analyzed and they can be repurposed as a part of the new pool equipment design. Both of these findings do add significant cost savings.

SCHEMATIC DESIGN DEFINED

Schematic Design is the first phase of basic services for project design. At this stage in a project, the design professionals describe the project three-dimensionally. A range of alternative design concepts is explored to define the character of the completed project and an optimum realization of the project program. The project overall scope, budget and schedule are initially defined.

Architectural Drawings define the overall project scope. Including the limits of demolition and new plan layouts. Code Criteria is defined and space provided to accommodate the various systems that comprise the building or project.

Civil Drawings define the project area and respond to the site boundary limits, site topography, and utility locations as they enter the site. Drainage analysis is typically part of the Design Development Phase.

Landscape Architecture Drawings are typically not a part of Schematic Design and are typically integrated during Design Development. The Burnt Cedar Pool Project is a unique site and it was requested to accelerate the development of the Landscape Drawings for Schematic Design. The landscape drawings are to provide a conceptual design, identify limits of landscaping as well as to provide a direction and enhance the interaction with the natural surroundings.

Mechanical Plumbing and Electrical Engineering Drawings at Schematic Design are conceptual and often single line diagrams. To establish the base systems need for space and utility requirements.

Aquatics Design Drawings indicate the requirements for the aquatic/pool requirement for the project, including size, depth, construction type, appurtenances, gutter systems, and mechanical/plumbing/filtering system requirements. Aquatic Design Documents are typically more advanced at the Schematic Design milestone to allow the balance of the engineering team to provide quality documents in parallel.

Structural Engineering drawings are typically not a part of Schematic Design. Structural systems are defined in narrative format as the design is developed. Structural Engineering commences during the Design Development Phase.

SCHEMATIC DESIGN CRITERIA SUMMARY

Design Summary

- New 75 feet x 52 feet (3,900 SF total) Rec Pool in new location (oriented NW/SE) 4-Hour Turn Over
- Continuous stairs on north edge
- Six (6) 8-foot wide laplanes
- Rim Flow Gutter System
- Southern two (2) lap lanes are 7'-0" depth to allow diving
- New Slide at west corner
- ADA Lift Access at east end (Battery Powered and portable)
- ADA secondary handrail access at east end
- New Oval Shaped Wading Pool in new location (565 SF) 30-Minute Turn Over
- Zero Entry Wading Pool
- Skimmer Water Collection System at Wading Pool
- Includes a Water Feature and Play Equipment at Wading Pool
- Barrier/Fence between Wading Pool & Recreation Pool (6' tall w/ self-closing & latching gates)
- All new/expanded exterior concrete pool deck Elevated Terrace - removing trees and rock
- Perimeter Fence/Barrier around pool complex. (6' tall w/ self-closing & latching gates)
- New Pathway connecting parking to Burnt Cedar Beach

AQUATICS NARRATIVE

POOL DESIGN CRITERIA

- Swimming Pool Surface Area 3,900 square feet
- Swimming Pool Perimeter 254 linear feet
- Swimming Pool Depths 3'-6" to 7'-3"
- Swimming Pool Volume 146,668 gallons
- Swimming Pool Turnover 4 hours
- Swimming Pool Flow Rate 611 GPM

- Wading Pool Surface Area 565 square feet
- Wading Pool Perimeter 89 linear feet
- Wading Pool Depths 0'-0" - 1'-6"
- Wading Pool Volume 4,912 gallons
- Wading Pool Turnover 30 minute
- Wading Pool Turnover 164 GPM

POOL DESIGN NARRATIVE

To provide better water quality the swimming pool will be designed to have a 4-hour turnover rate through the filtration system, which is 33% increase from the existing pool. This faster turnover combined with a continuous perimeter pool gutter will provide better water quality and reduce staff maintenance requirements. The new wading pool will be designed to have a 30-minute turnover rate, which is a 50% increase from the existing wading pool to provide better water quality and reduced maintenance.

The pool mechanical equipment will be located in the existing pool mechanical space. Both pools will be designed with new equipment to facilitate the faster flow rates and turnovers. The existing condensing pool heaters will be re-used for the two new pools. The pool chemicals will be stored in the existing chemical room. A new fence will enclose the pool service space to create a barrier from small children during service times.

POOL PROGRAMMING

The two pools are designed to support the following programs:

- Swim lessons (Up to 50 students at a time)
- Typical 4 students per class
- Aqua exercising (both shallow and deep-water classes)
- Recreation swim
- Dive instruction (from pool deck only)
- Pool use by residents and pass holders only
- Expected pool occupancy to remain the same as current uses

The pool shall feature six 25-yard lanes. The 25-yard lanes shall be 8'-0" wide to allow for multiple lap swimmers at a time. Pool water shall be designed to be maintained in the 83°- 84°. Permanent tile lane markings on the bottom and ends of the pool shall be provided with black ceramic to designate the lanes and targets. Anchors shall be provided at both ends of the pool for floating lane dividers.

The pool depth graduation shall run side to side. The shallow side of the pool shall have walk-out stairs running the entire length of the pool. Pool water depth shall be 3'-6" at stair side of the pool and a constant 7'-0" at the opposite side. There shall be three lanes in shallow water depths ranging from 3'-6" to 5'-0". A fourth lane depth will transition from 5'-0" to 7'-0" and the two remaining lanes will feature 7'-0" water depth. The perimeter overflow system shall be a deck-level or rim-flow perimeter gutter.

The pool will have a fixed battery-operated accessible lift as the primary means of ADA access and ADA complaint double handrails at the walkout stairs as the secondary means of ADA access. Recessed steps and grab rails will provide egress points at both ends of the deep side of the pool. The existing small waterslide will be re-used at the end of the deep lanes of the pool.

WADING POOL

The wading pool shall feature a zero-depth beach type entry. This entry ramp will have a plaster and tile finish. The pool will feature interactive play/spray equipment. Pool water shall be designed to be maintained in the 84°- 88°. Pool water depth shall range from 0'-0" to 1'-6". Surface water collection will be managed with a skimmer surface water collection system.

The pool ramp will provide a primary means of ADA access and the walkout stairs serve as the secondary means of handicapped access. All features will be universally accessible for children of every ability level.

POOL CONSTRUCTION METHODS

All pools shall be machine excavated and hand trimmed, where permitted by soil conditions. If soil conditions are not suitable for using machine excavation as a form, pool shall be over-excavated and formed (one-sided formwork). Upon completion of pool structure curing period, forms shall be stripped, and engineered backfill shall be compacted to 95% maximum density provided to pool deck sub-grade elevation.

Pool structures shall be steel reinforced, pneumatically applied concrete (shotcrete) with a minimum compressive strength of 3,000 pounds per square inch. Shotcrete finish shall be compatible with installation of pool interior waterproof finishes.

Pool finishes shall consist of a 6" band of ceramic tile below waterline on both pools, 12" wide unglazed ceramic mosaic tile lane lines and targets on the swimming pool floor and walls, and white marble or quartz-based pool plaster for all other interior pool finishes for both pools.

POOL EQUIPMENT

Pool safety equipment, maintenance equipment, fittings, and deck equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations, anchoring firmly and securely for long life under hard use.

Pool mechanical equipment shall conform to the following design criteria:

- Circulation pumps shall be horizontally mounted end suction centrifugal pumps, bronze fitted, stainless steel shaft, with fuse coat epoxy on all wetted surfaces. Motors shall be totally enclosed, fan cooled, premium efficiency. The circulation pumps shall be controlled by variable speed controls to allow for energy savings when the water quality and pool usage allows. By reducing the pump speed 25% at night the pool motor electrical draw can be reduced by 50%.
- Filtration systems shall be hi-rate sand with a flow rate not to exceed 15 gallons per minute / square foot of filter area. Filtration system shall be furnished complete with influent piping manifold, effluent piping manifold, backwash piping manifold, and all necessary valves and fittings as required for normal filtration and automated backwash operations. Influent and effluent pressure gauges, pool water temperature gauges and flow meter with paddlewheel flow sensor shall also be provided as part of a fully integrated system.
- Pool water heating systems will use the existing natural gas fired pool heaters piped to dedicated pool heat exchangers with minimum 97% thermal efficiency.
- Chemical treatment systems shall utilize calcium hypochlorite (tablet Chlorine). The oxidant feed system shall be capable of providing a constant in-tank chlorine residual of 1-15 parts per million. The pH shall be maintained between 7.2 - 7.8 with the use of carbon dioxide CO₂. Both chemical feed systems shall be automatically controlled by an independent chemical controller with the capacity of monitoring and continually adjusting ORP, PPM, and pH for each pool. This same controller will control the pool filtration and circulation pump operations.

POOL MECHANICAL

All pool mechanical piping shall consist of Schedule 40 PVC for all below grade piping and Schedule 80 PVC for all above grade piping. Piping shall be sized for velocities not to exceed 6 feet per second (1.8 meters per second) for suction (return) piping and 8 feet per second (2.4 meters per second) for discharge (supply) piping. All underground piping shall have a minimum of 18" (450 millimeters) of earth cover. Provisions shall be made for automated filling of pool to compensate for water loss due to filter backwash operations and evaporation.

POOL ELECTRICAL

All pool electrical work shall include: conduit, conductors and breakers for all single phase electrical equipment; conduit, conductors and motor starters for all three phase electrical equipment; and control circuitry and interface between circulation pump(s), filtration microprocessor, pool water heater recirculating pumps, water chemistry controller and water level controller. LED lighting fixtures shall be utilized for underwater lighting of the pool, which shall provide an 85% reduction in installed underwater lighting watts (one 70-watt LED fixture takes the place of one 450-watt incandescent fixture). In addition, the LED fixtures are rated for 50,000 hours of service, versus 3,000 hours for incandescent fixtures.

OUTLINE SPECIFICATIONS

1.0 Section 131100- Swimming Pool General Information:

In addition to complying with all local codes and regulations, this section sets forth the scope, responsibilities and qualifications of the swimming pool contractor.

2.0 Section 131101- Swimming Pool Excavation:

Swimming pool shall be machine excavated and hand trimmed, where permitted by soil conditions. If soil conditions are not suitable for using the excavation as a form, pool shall be over excavated and formed (refer to requirements of Section 131102, Swimming Pool Concrete). All excavation, trenching and backfilling shall conform to OSHA and applicable local safety requirements.

3.0 Section 131102- Swimming Pool Concrete:

- 3.1 In addition to complying with all local codes and regulations, concrete formwork will comply with pertinent recommendations contained in "Recommended Practice for Concrete Formwork," Publication ACI 347-78 of the American Concrete Institute.
- 3.2 In addition to complying with all local codes and regulations, concrete reinforcement will comply with pertinent recommendations contained in "Manual of Standard Practice for Detailing Reinforced Concrete Structures," Publication ACI 315-74 of the American Concrete Institute.
- 3.3 In addition to complying with all local codes and regulations, cast-in-place concrete will comply with pertinent recommendations contained in "Structural Concrete for Buildings," Publication ACI 301-72 of the American Concrete Institute. Compressive strength shall be 4,000-PSI minimum at 28 days.

4.0 Section 131103- Swimming Pool Shotcrete:

In addition to complying with all local codes and regulations, pneumatically placed concrete will comply with American Concrete Institute Standard ACI 506 and recommendations contained in "Gunite and Shotcrete," brochure G-84 as published by the Gunite Contractors Association, Sylmar, CA. Compressive strength shall be 4,000-PSI minimum at 28 days.

5.0 Section 131104- Swimming Pool Ceramic Tile:

In addition to complying with all local codes and regulations, installation of ceramic tile will comply with pertinent recommendations contained in "2017 Handbook for Ceramic Tile Installation," of the Tile Council of America.

6.0 Section 131105- Swimming Pool Plaster:

In Swimming pool plaster shall be designed to comply with the published standards of State and Local Health Departments, as well as conforming with requirements of applicable portions of most current edition of the "Technical Manual," National Plasterers Council, Mission Viejo, California.

6.1 Cement/Aggregate

6.1.1 Luna Quartz® tiny pebble finish by Wet Edge Technologies. Altima® quartz finish by Wet Edge Technologies. Pebble-Fina® pool finish by Pebble Technologies.

6.2 Color

6.2.1 All swimming pool plaster shall be white in color. Wet Edge Technologies shall be Luna Quartz® "Polar White". Wet Edge Technologies shall be Altima® "White". Pebble Technology shall be Pebble-Fina® "Classico". Contractor to obtain written approval on selected pebble color from the local Health Department prior to installation. Submit cut sheet, color sample and written approval for review by Architect and Owner

6.3 Water

6.3.1 Water for swimming pool plaster shall be clean and free from injurious amounts of acid, alkali, and organics.

7.0 Section 131106- Swimming Pool Equipment:

7.1 Safety equipment, maintenance equipment, pool fittings, decks and recreation equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations, anchoring firmly and securely for long life under hard use.

7.2 Swimming pool mechanical equipment shall be installed in strict accordance with pertinent codes and regulations and the manufacturer's published recommendations. Mechanical equipment shall conform to the

following design criteria:

- 7.2.1 Circulation pump shall be horizontally mounted end suction centrifugal pumps, bronze fitted, stainless steel shaft, fuse coat epoxy on all wetted surfaces. Motors shall be open drip proof, high efficiency (75-80% minimum), 1,750 or 1,150 RPM.
- 7.2.2 Filtration system shall be hi-rate sand with a flow rate not to exceed 15 GPM per square foot of filter area. Filtration systems shall be sized to meet or exceed local health department requirements for turnover of pool volume. Filtration systems shall incorporate the use of microprocessor control for automated backwashing based upon pressure differential, with digital readouts for water temperature and flow rate.
- 7.2.3 Pool water heating system shall incorporate the use of a natural gas fired pool heater, sized to provide a 25° Fahrenheit temperature rise within twenty-four hours, and shall be furnished with electronic ignition, integral recirculating pump, and cupro-nickel heat exchanger.
- 7.2.4 Chemical treatment system shall utilize sodium hypochlorite as the primary oxidant. The oxidant feed system shall be capable of providing a constant in-pool chlorine residual of 1 - 15 PPM. The pH shall be controlled to a reading of 7.2 - 7.4 through the utilization of carbon dioxide and muriatic acid. Both chemical feed systems shall be automatically controlled by a single chemical controller with the capacity of monitoring and continually adjusting ORP, PPM, and pH. Chemicals shall be stored in double-contained polyethylene tanks with vapor-proof connections and seismic restraints.

8.0 Section 131107 – Swimming Pool Mechanical:

Mechanical piping work shall be performed in accordance with the applicable editions of all National, State and local codes, laws, regulations and ordinances, including the following: International Building Code (IBC); Uniform Plumbing Code (UPC); Uniform Mechanical Code (UMC); Occupational Safety and Health Administration (OSHA); American National Standards Institute (ANSI); American Society for Testing and Materials (ASTM); American Waterworks Association (AWWA); and the American Welding Society (AWS).

9.0 Section 131108- Swimming Pool Electrical:

Electrical work shall be performed in accordance with the applicable editions of all National, State and local codes, laws, regulations and ordinances, including International Building Code (IBC); National Electrical Code (NEC), National Fire Protection Association (NFPA), and the Occupational Safety and Health Administration (OSHA).

10.0 Section 131109- Swimming Pool Start-up and Commissioning:

This Section instructs the Contractor on how to provide start-up and operation instructions to the Owner and properly balance pool chemistry, as well as specifying initial maintenance period procedures.

ARCHITECTURAL SCHEMATIC DESIGN NARRATIVE

The Burnt Cedar Pool Project has progressed smoothly through the Schematic Design Process. Additional site investigation of the site utilities and refined pool equipment room criteria as well as pathway location have established the current Burnt Cedar Pool Configuration.

TSK was provided existing pool furnishing list quantities/sizes and provided a number of furnishing layouts to help establish primary and secondary circulation paths around the pool. Maintaining minimum 4' clearances around the swimming pool. The Swimming Pool final location was also influenced by the proposed location of the proposed connecting pathway.

With the location of the swimming pool and wading pools established, TSK and the Consulting Team progressed through the Schematic Design Phase. Locating fences and gate per code requirements and coordinating new equipment layouts for the existing pool equipment room.

Architectural Drawings include:

1. Cover Sheet
2. Index and Code Summary
3. Accessibility Requirements (1)
4. Accessibility Requirements (2)
5. Site Plan - Demolition
6. Site Overlay Plan – Existing Pools and Proposed Pools
7. Site Plan – Proposed
8. Site Plan – Dimensioned
9. Site Furnishings Plan
10. Enlarged Partial Plan at Pool Equipment Room/Yard & Wading Pool

CIVIL ENGINEERING NARRATIVE

GENERAL DESCRIPTION

Resource Concepts, Inc. (RCI) was retained as a part of the design consulting team to lend expertise associated with the civil site improvements. The role of RCI is to ensure grading associated with the new walking surfaces and pool deck comply with the Americans with Disabilities Act (ADA), Washoe County, and Tahoe Regional Planning Agency regulations, as well as ensure site drainage meets jurisdictional requirements and does not adversely impact lake quality.

GRADING

The current pool area configuration allows for pedestrian ingress and egress from the north, west and east sides of the facility. Walkways are mildly sloped and on the same level. The proposed plan is to create a re-oriented pool to maximize views of the lake, and to maintain the main deck as well as create a smaller raised deck in an effort to better blend with the existing grade changes. The raised deck will be approximately 18 inches above the main deck with an ADA accessible ramp connecting the two. An enlarged wading pool is proposed in place of the existing wading pool. Both decks and all exterior areas within the facility will be resurfaced and are intended to have walking surfaces that do not exceed a 2% slope. Ideal slopes will range from 0.6% to 1.2%.

The proposed grading of the existing pool area walking surface will not deviate much from that of the existing surface. Based on the new pool location and alignment, and in an attempt to minimize the slopes between the pool area, perimeter walking path and existing beach, the proposed grading within the pool area is anticipated to decrease in elevation from the existing along the perimeter by approximately four to eight inches. As such earthwork in the pool area is anticipated to include approximately 500 cubic yards of excavation plus an equal amount of fill. The fill will include existing subgrade as well as Type 2 aggregate base. Actual earthwork volumes will be determined as the design progresses.

To further comply with ADA requirements and because construction equipment is anticipated to stage in areas immediately outside the pool facility, in the parking lot, a portion of the east parking lot at the closest ADA parking space will be regrading and repaved. In addition, the concrete walkway from that parking area to the west gate of the pool facility will be analyzed for ADA compliance and is intended to be regraded and replaced.

DRAINAGE

Site drainage within the facility will aim to route flows away from the existing buildings, as well as away from the pools. Similar to the current drainage system, the intent will be to minimize the length of any sheet flow lengths by capturing flows from the various regions within the facility via shallow trench drains. Trench drains will then route flows to collection points that will allow for controlled discharge in a manner that complies with Washoe County and TRPA requirements.

As a part of this work, the existing drainage system within the pool area will be removed and replaced with a new system. While

details will be added as the design progresses, RCI anticipates approximately 320 linear feet of trench drain within the pool area. This will be a subsurface channel that has a grate that is flush with the concrete surface. The channels will have a sloping bottom. The channels are anticipated to be a minimum of four inches and maximum of eight inches in width with a minimum depth of three inches that will increase in depth due to the sloping bottoms to a maximum depth of fifteen inches. The grates will comply with the Americans with Disabilities Act (ADA) so as to not create a hazard for pool users. Flows will be collected at the south end of the swimming pool and routed to treatment areas, not yet determined, prior to discharge.

Temporary and permanent BMPs will be installed. Temporary BMPs will consist of fiber rolls and silt fencing to protect the lake and surrounding areas during construction. Permanent BMPs are not yet designed, but will include the trench drains, treatment area, rip-rap along the side slopes of the proposed perimeter walking path, and landscape areas within the pool area. As part of the final design phase, BMP calculations will be performed in accordance with the TRPA spreadsheet. This will quantify treatment flows and size treatment areas, based on existing soils and corresponding percolation rates.

BMP Treatment areas are anticipated to include underground infiltration and subsurface retention areas such as Stormceptors or equivalent. Open detention or retention basins are not anticipated at this time due to safety and maintenance issues, but could potentially be considered depending on available areas and space constraints.

VEHICULAR ACCESS

The Burnt Cedar Pool facility is accessed from Lakeshore Boulevard. This access will not be impacted by the proposed pool improvement project. As such, no improvements to access are anticipated as a part of this project.

PARKING AND ADA ACCESS

The Burnt Cedar Pool and beach share two parking lots, one on the east side of the pool facility and one on the west. They are connected via a paved access lane with one point of access from Lakeshore Boulevard, at the west end of the west parking lot. The parking lots are not intended to be disturbed, with the exception of the ADA parking space and adjacent paved access aisle immediately adjacent to the pool facility's west entrance. As discussed, construction equipment is anticipated to stage in this immediate area. As such, this small portion of the east parking lot, approximately 1,700 square feet of asphalt paving will be regraded and repaved. In addition, the 400 square-foot concrete walkway from that parking area to the west gate of the pool facility will be analyzed for ADA compliance and is intended to be regraded and replaced.

No other improvements outside the pool facility are intended. All surface areas within the pool facility will be graded to ensure ADA compliance.

SITE UTILITIES

Existing site utilities will be incorporated into the design plans from existing as-built mapping provided to RCI by IVGID Public Works staff. Spot verifications of existing utility lids and other surface improvements were verified by an RCI site survey conducted in advance of the Schematic Design work. The purpose of this information is to minimize the potential for damage to existing utilities during construction. In the event existing utilities are impacted by the new pool orientation or other improvements, said utilities will be realigned to accommodate the improvements.

Water, sanitary sewer, plumbing and electrical utilities specific to the pool design will be designed by other members of the design consulting team. While quantities have not yet been accurately determined, RCI anticipates approximately seventy-five feet each of water and 8" sanitary sewer to be relocated. Irrigation lines will be determined by the landscape architect.

LIGHTING

There is no site lighting associated with this project.

TRPA COVERAGE

Tahoe Regional Planning Agency (TRPA) coverage will be included in later phases of design and is not specifically addressed during Schematic Design. However, RCI has initiated coordination with TRPA to verify their coverage and submittal requirements. The intent during the later design phases will be to confirm the amount of existing coverage compared to that proposed. In the event of additional coverage, RCI will assist IVGID in determining whether existing coverage is allowed and if so, how to mitigate it. While relatively minimal within the pool area, RCI anticipates additional coverage to include the perimeter walking path at approximately 2,250 square feet.

SCHEMATIC DESIGN

The site civil component of the Schematic Design will consist of a draft grading and drainage plan that will also include three cross sections. Key existing tie in grades will be identified where new surface improvements meet existing. Proposed spot elevations and slope designations will also be provided on the plan at angle points and other key locations. The purpose of the Schematic Design is to ensure there are no critical issues that could delay or otherwise jeopardize the successful completion of the project. In the event challenges are encountered, the Schematic Design phase allows the ability to discuss and address these issues before getting into the major design phases (Design Development and Construction Drawings).

The Schematic Design grading plan will also show the alignment of the proposed perimeter path. To avoid the cost of retaining walls, the landscape architect during this phase is softening the grade transition from the pool deck to the path to the beach below. RCI will verify these transitions and provide the same preliminary grading and spot elevations, during the Design Development phase of design.

Between the Schematic Design and Design Development, RCI will be using the line work provided to RCI by others, and regenerating the base map to ensure line work is calculated and consistent. This is important to ensure base mapping is as intended, and is accurate for construction staking purposes. At that time, RCI will prepare civil site plans that separate existing improvements that are intended to be removed from the proposed site plan. This will ensure plan sheets that are easy to follow, accurate and provide a clear picture of the intended site work. Upon completion, civil site plans are expected to include a Title Sheet, Existing Site Plan, Demolition Plan, Horizontal Control Plan, Site Grading & Drainage Plan, and Details. Additional sheets might be required.

The Schematic Design grading plan will also show and provide preliminary grading on the proposed perimeter path. To avoid the cost of retaining walls, the landscape architect during this phase is softening the grade transition from the pool deck to the path to the beach below. RCI will verify these transitions, provide the same preliminary grading, and spot elevations.

Civil Engineering Drawings include:

1. Civil Title Sheet
2. Civil Site Plan
3. Civil Cross Sections

LANDSCAPE ARCHITECTURE NARRATIVE

The landscape vision for the Burnt Cedar Beach - Pool Reconstruction focuses on the following elements:

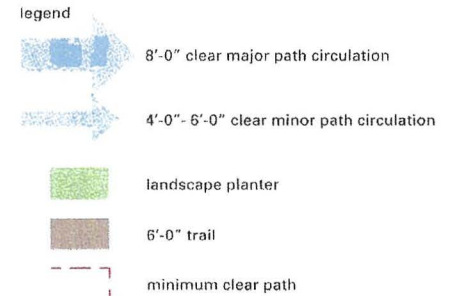
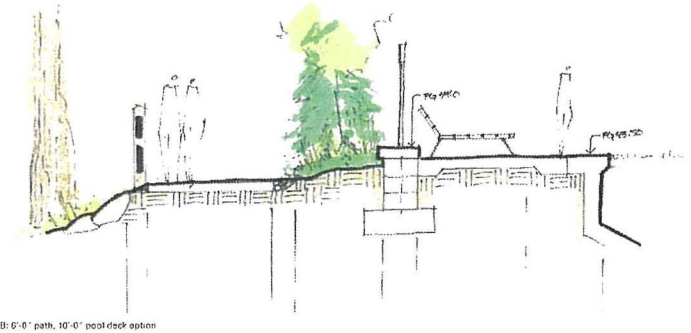
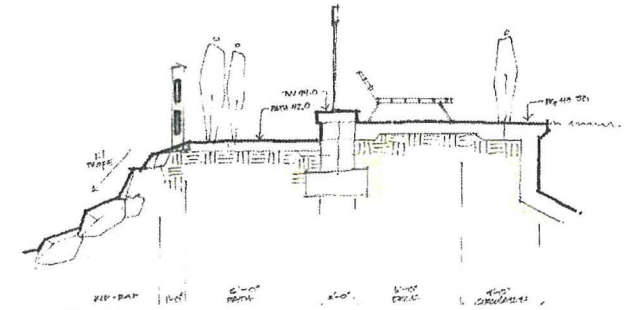
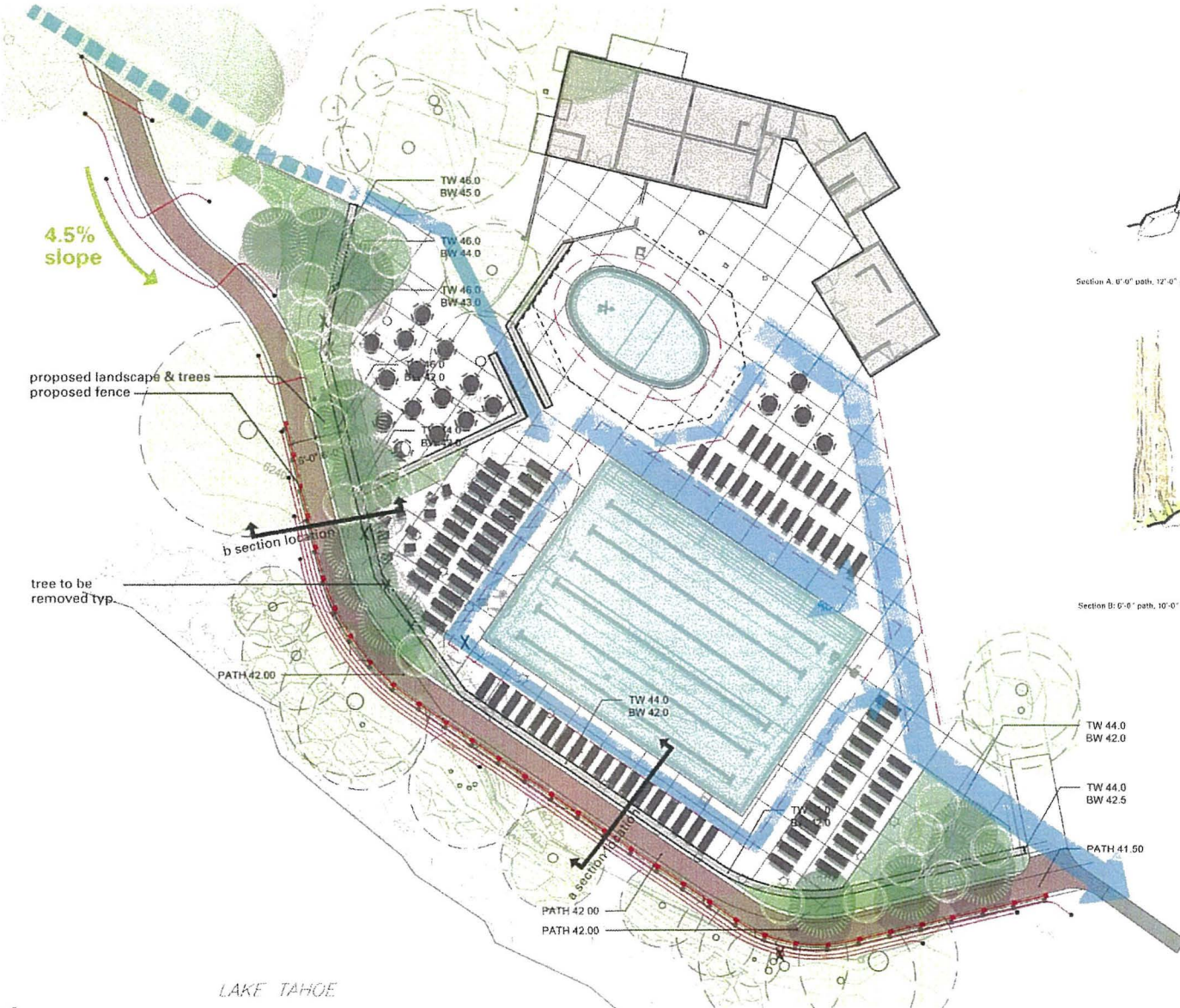
1. Utilizing landscape-planting zones within the fenced pool area to aid in breaking up and reducing the area of concrete on the pool deck.
2. Landscape zones will be appropriate to the climate, using low maintenance planting design and limiting as much as possible any landscape debris that could potentially blow into the pool.
3. Landscape design will intend to remove the existing junipers due to their nuisance and safety concerns.
4. The existing east wrought iron fence will be relocated where possible, new wrought iron fence to fill remaining gaps. The area that was juniper and lawn, will now be an extended grassy park area.
5. Any sidewalks that are impacted by the removal of junipers will be repaired.

Landscape Architecture Drawings include:

1. Landscape Plan
2. Illustrative Plan
3. Perspective A
4. Perspective B

PATHWAY STUDIES

In order to reduce the size and number of walls required for the new trail alignment, the new path was pulled away from the pool deck retaining wall by a minimum of 6'-0". This allows the use of rip-rap and landscape treatments to grade from pool deck to path. The Plan alignment below represents a 6'-0" wide path and 6'-0" wide buffer between path and pool deck. The sections highlight different tail widths and buffer options.



MECHANICAL PLUMBING ELECTRICAL NARRATIVE

At this time, the pool equipment for these renovations have been designed to be located within the existing pool equipment room. These renovations will have mechanical, plumbing, and electrical impacts. We have outlined these impacts from a Schematic Design level standpoint as follows:

MECHANICAL

The current pool equipment layout will include re-using the same two (2) swimming pool boilers at 599 MBH each as well as one (1) wading pool boiler at 179 MBH. There is an existing 88 MBH water heater for domestic water service located within this space. At this time, there are two (2) 24"x12" louvers located in each of the two (2) entry doors to this space (for a total of two high, two low). These louvers should be adequately sized for this gas load. The space additionally has heated air and exhaust air, both sized at 500 CFM according to As-Built documents. The heated air will ensure proper freeze protection and the exhaust air will prevent over pressurization of the space.

In addition to the heating equipment in this space, there will be carbon dioxide (CO₂) containers located in an adjacent storage room. There is an existing exhaust fan within this space. It is our understanding that this exhaust fan is currently controlled via a 7-day timer. We recommend replacing this existing exhaust fan with a new fan interlocked with a CO₂ sensor to ensure proper exhaust from the space if CO₂ levels begin to rise to unhealthy levels.

PLUMBING

In the existing pool equipment room, the two (2) existing large boilers serving the swimming pool, along with its associated water and gas piping, shall remain in place. The existing small boiler serving the wading pool shall be relocated per the pool consultant (ADG) plans. New water and gas lines matching existing sizes shall be extended to the new boiler location. The existing domestic hot water heater and associated water and gas piping serving the adjacent locker rooms shall remain in place.

The existing outdoor wall shower shall have the controls, showerhead and drain replaced at existing location(s). The existing outdoor foot wash fixture shall be replaced at the existing location.

ELECTRICAL

The extent of Electrical work on this project consists of power connections to two new pumps as follows: a new 15 HP (horsepower) swimming pool circulation pump with VFD (variable frequency drive) control and to a new 5 HP wading pool circulation pump with VFD control. The pumps and associated VFD control are both to be provided and installed by the pool contractor. Both pumps will be fed from the existing service switchboard "MSB". The existing switchboard had circuits for two existing pumps, which are being replaced with the two pumps notated above. A new 90 amp, 208 volt, 3-phase circuit breaker will need to be installed to replace the existing 60 amp, 208 volt, 3-phase circuit breaker feeding one of the existing circulation pumps. New branch circuitry will also be required to feed the new 15 HP circulation pump. The existing 30 amp, 3-phase circuit breaker in "MSB" that had previously been serving the other circulation pump will be adequate to feed the new 5 HP pump.

It is our understanding that no new pool deck lighting, or new pathway lighting, is preferred at this time.

Mechanical/Plumbing/Electrical Drawings include:

1. Mechanical /Plumbing Plans Symbols and Abbreviations
2. Mechanical/Plumbing Specifications
3. Mechanical HVAC Plan
4. Electrical Symbols and Abbreviations
5. Electrical Specifications
6. Single Line Diagram
7. Lower Level Electrical Power Plan

STRUCTURAL ENGINEERING NARRATIVE

Structural elements to be designed as a part of Design Development and Construction Documents Phase.

1. Perimeter site (lake side) retaining wall to be concrete masonry units over continuous strip footing. Wall is relatively short and will have limited forces acting on it.
2. Perimeter fencing vertical supports to be concrete sona tubes at approximately 8'-0" on center and will support a 6' tall wrought iron fence. Portion of fence will be secured to perimeter retaining wall. Fence designed at Design Development Phase.
3. Wading Pool Fencing to be anchored to swim deck concrete slab by drill and epoxy anchors at typical intervals. Predrill holes to prevent chipping/cracking and clean holes of debris prior to installation. Wading pool demising fence to be 6' tall (Minimum) with supporting posts at approx. 6' to 8' on center.
4. Terrace area retaining wall to also be concrete masonry units over a continuous strip footing. Footing depth to be 24" minimum to conform to Lake Tahoe Frost Depths. Height is limited to less than 24" in height and will have limited forces acting upon it.
5. Pool Equipment Yard Screen wall to be concrete masonry units with a continuous strip footing. Wall Height is noted at approximately 6'-0" in height, will have a continuous strip footing support, and be placed at 24" depth.

Structural Engineering Design and Documents to begin in the Design Development Phase.

SPECIAL SYSTEMS

- Concrete Pools:** Bottom of Pools are proposed to be cast in place concrete, with the vertical walls being Shotcrete troweled concrete. Thicknesses and steel reinforcing as depicted on drawings, schedules, and details. Upon curing of the concrete, a finish plaster finish will be applied to the pool shells. Surge Tank for swimming pool to be formed and cast in place.
- Concrete Pool Deck:** To be 6" in depth with reinforcing bar at 12" each direction to limit freeze/thaw cracking and movement. Joint Pattern to be finalized during Design Development. Currently showing 8' o.c. All portions of deck to slope to drain and no standing water permitted.
- (Pavers are not recommended due to the anticipated movement with the freeze/thaw conditions of Lake Tahoe.)
- Exterior CMU:** 8" Concrete Masonry Units non-load bearing walls. Match or complement existing CMU block in color and texture.
- Fencing/Barriers:** At Pools: Washoe County Environmental Health Department Regulations require the Wading Pool be separated from the Swimming Pool by a minimum 6' in height fence or barrier. With no openings greater than 4" and self-closing & self-latching gates.
- At Pool Facility Perimeter: The Washoe County fencing requirement applies to the fencing surrounding the wading pool as well as the swimming complex. Min. 6 in height, 4" max openings and self-closing & self-latching gate.

APPLICABLE BUILDING CODES FOR WASHOE COUNTY

The new Incline Village General Improvement District – Burnt Cedar Pool Complex will be designed to conform to the following Building Codes:

- 2018 International Building Code as amended by Washoe County
- 2018 International Energy Code
- 2018 International Fire Code as amended by Washoe County
- 2018 International Urban-Wildlife Interface Code
- 2018 International Electrical Code as amended by Washoe County
- 2018 Uniform Mechanical Code as amended by Washoe County
- 2018 Uniform Plumbing Code as amended by Washoe County
- 2018 National Electrical Code as amended by Washoe County
- ANSI – A117.1 2009 Edition
- ADAAG – September 2009
- Local Ordinances and State Laws

APPLICABLE BUILDING CODES FOR WASHOE COUNTY (Continued)

Washoe County Fencing/Barrier Code Requirements:

1) A Wading Pool does require a barrier to separate it from a Main Pool. NAC 444 is the code used for our review and it can be referenced for full construction detail. Here is the specific code reference for wading pools from NAC 444:

NAC 444.204 General requirements for wading pools; location of spray pools. (NRS 439.200, 444.070)

1. Adequate sanitary toilet facilities, as determined by the health authority, must be available in the vicinity of the pool.
2. A sanitary drinking fountain must be provided at one side or end of the area with a raised step to enable children of all sizes to drink without assistance.
3. Wading pools and spray pools must be located at the shallow end of the main pool and must be separated from it by a separate fence or barrier as described in [NAC 444.136](#).
4. Underwater lights are prohibited in wading pools.
5. Wading pools, by the nature of their usage, are likely to become polluted and a public hazard. Where installed, they must be operated very carefully to minimize the danger to public health. [Bd. of Health, Public Bathing Places Reg. Art. 43 §§ 43.5-43.8, eff. 5-12-74] — (NAC A 11-1-88)

2) The perimeter fence around the entire pool must have no larger than 4" gaps between vertical openings and there must be no larger than a 4" gap at the bottom of the barrier. The perimeter fence at this location must also be 6' in height with no hand or foot holds. The timber fence proposed in the attached plans is not likely a design that can be approved for perimeter fencing. Please note that barrier fencing is a significant safety concern to prevent unauthorized access (particularly from children) and we cannot deviate from these requirements. Here is the code reference from NAC 444:

NAC 444.136 Barriers; exclusion of unauthorized persons. (NRS 439.200, 444.070)

1. Provision must be made to exclude unauthorized persons from any pool or pool area. A pool must be surrounded by a fence, wall, building or other barrier that completely encloses the pool area and otherwise complies with the requirements of this section. No part of a pool enclosure may be used for common foot traffic.
2. The barrier must be impenetrable for small children and must not offer any external handholds or footholds.
3. In the case of a swimming pool operated solely for and in conjunction with a hotel, motel or other place of lodging, or a trailer park, apartment, condominium or other facility containing multiple dwellings, the barrier must be not less than 5 feet (1.5 meters) in height. Courtyard-type concepts in which gates or doors open directly into a pool enclosure from a dwelling unit or hotel or motel room are not permitted. In any other case, the barrier must be not less than 6 feet (1.8 meters) in height.
4. Any vertical members in the barrier must not be more than 4 inches (10.16 centimeters) apart.
5. Any opening at the bottom of the barrier must not be more than 4 inches (10.16 centimeters) in height.
6. Any gate or door that opens into the pool area:
 - (a) Must be equipped with permanent locking devices and self-closing and positive self-latching mechanisms. Self-closing and self-latching mechanisms must be located not less than 3 1/2 feet above the ground.
 - (b) Must self-close and positively self-latch from any open position.
 - (c) Must not be blocked open or otherwise disabled to prevent closing and latching.
 - (d) Must, in the case of an indoor pool, be made of metal and installed in a metal frame.
7. The operator of the pool shall periodically inspect each such gate or door to ensure that it is operating properly.
8. Facilities, such as large resort hotels, which have continuous, 24-hour-a-day security of the pool area may be exempt from the requirements of this section.
9. Where existing construction prohibits compliance with the requirements of this section, the owner shall file with the health authority an operation procedure which will serve to ensure the exclusion of unattended small children from the pool. [Bd. of Health, Public Bathing Places Reg. Art. 16, eff. 5-21-74] — (NAC A 11-1-88)

Permitting Time Frames for Washoe County District Health Department | Environmental Health Division

Our pool permit reviews tend to take longer than the ordinary commercial review project, but we still attempt to get a response out within 10 business days of plan submission. If revisions are required, it can take up to 10 additional business days. Please note that we make every attempt to get permit responses out sooner, but this 10-business day review can be used as the worst-case scenario for your planning purposes. Please let me know if you require any additional information. Thanks.

Nicholas Florey, REHS, BS Senior Environmental Health Specialist | Environmental Health Services | Washoe County Health District
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CURRENT PROJECT

DOCUMENTS

BURNT CEDAR BEACH - POOL RECONSTRUCTION

90% SCHEMATIC DESIGN

October 30, 2020

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
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tsk

225 South Arlington Avenue
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www.tsk.com



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TSM ARCHITECTS
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POOL DESIGNER

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CIVIL ENGINEER

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MPE ENGINEER

MSA ENGINEERING
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PLEASE RECYCLE

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

ISSUE: 05/02/20

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN
October 30, 2020



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DATE: 08/11/05

PROJECT INFORMATION

**BURNT CEDAR
 BEACH - POOL
 RECONSTRUCTION**
 608 Lakeshore Blvd,
 Buffalo Village, NY
 14111

PROJECT NAME

**INCLINE VILLAGE
 GENERAL
 IMPROVEMENT
 DISTRICT**

DATE

08/11/05

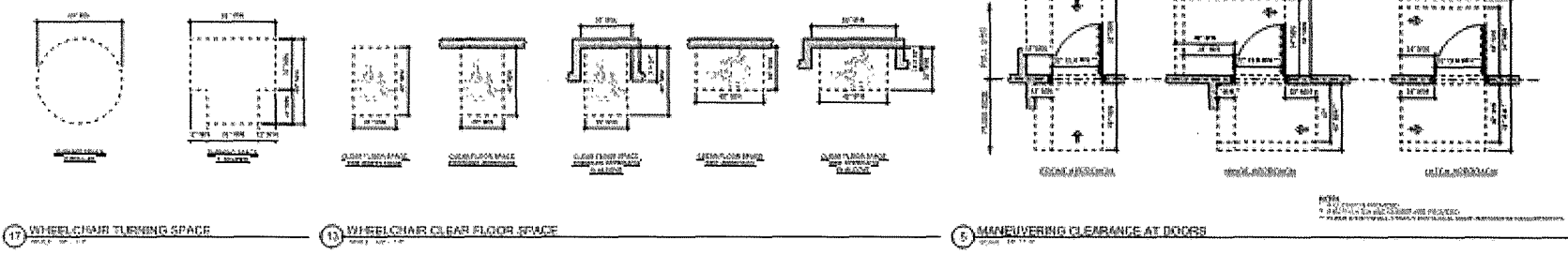
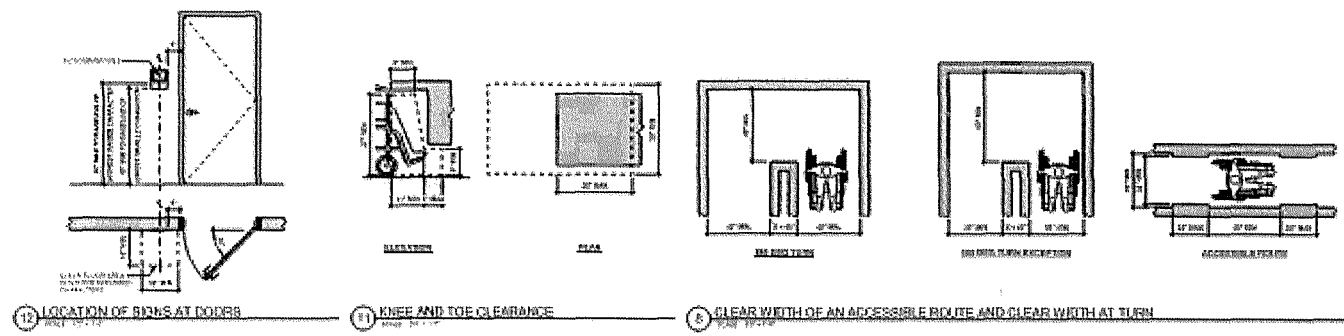
**90% SCHEMATIC
 DESIGN**

NO.	DESCRIPTION	DATE

**GENERAL
 ACCESSIBILITY
 DETAILS**

DATE: 08/11/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]

G1.01



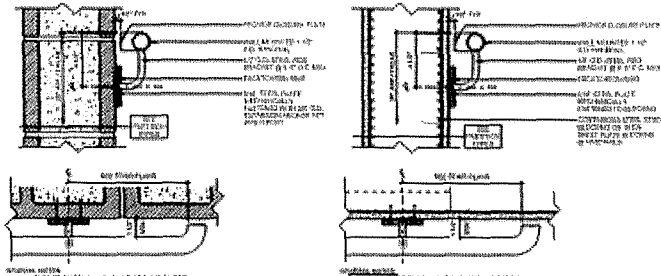
NOTE:
 1. ALL CLEARANCES SHOWN ARE MINIMUMS.
 2. CLEARANCES FOR RAMP AND PLATFORM SHALL BE IN ACCORDANCE WITH CURRENT CODES.



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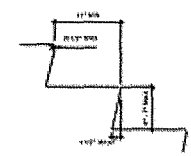
06/2020



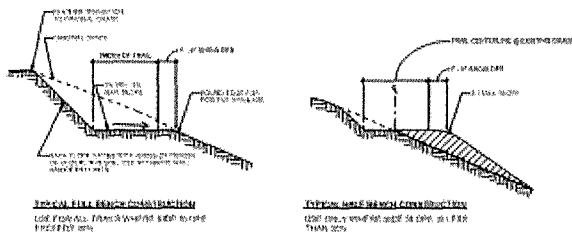
12 WALL MOUNTED HANDRAIL - CAVITY WALL
SCALE: 1/2" = 1'-0"

13 WALL MOUNTED HANDRAIL - STUD WALL
SCALE: 1/2" = 1'-0"

4 TREAD AND RISERS
SCALE: 1/2" = 1'-0"

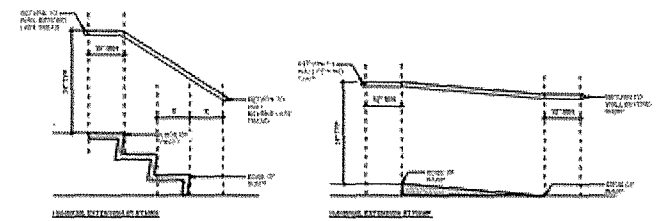


GENERAL NOTES:
1. ALL SURFACES SHALL BE FINISHED TO THE FINISH SURFACE OF THE CONCRETE OR CURB.
2. ALL DIMENSIONS SHALL BE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
3. SEE SECTION 05100 FOR TREAD AND RISER INSTALLATION.

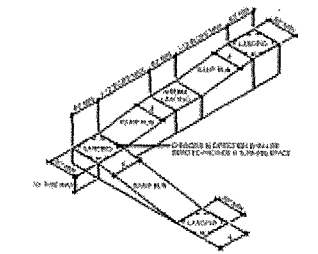


SPECIAL SILL BEARING CONSTRUCTION
USE FOR ALL FOUNDATIONS WITH SLOPE
PROCEEDING UP

TOPPING OVER WALL CONSTRUCTION
USE FOR ALL FOUNDATIONS ON LEVEL
PROCEEDING UP

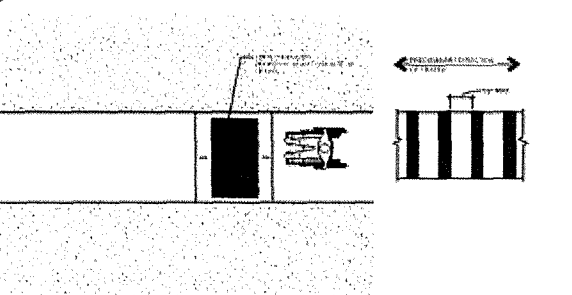


14 HANDRAIL EXTENSIONS
SCALE: 1/2" = 1'-0"



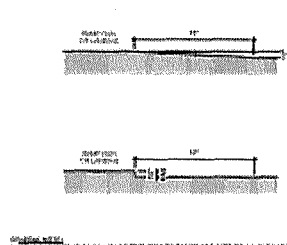
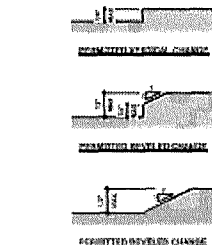
HANDRAIL EXTENSION BEYOND

15 ACCESSIBLE ROUTE ON SITE - TRAIL SLOPE
SCALE: 1/2" = 1'-0"

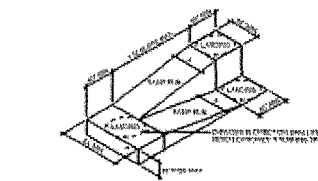


10 CHANGES IN LEVEL
SCALE: 1/2" = 1'-0"

6 RAMP EDGE PROTECTION EXCEPTION
SCALE: 1/2" = 1'-0"

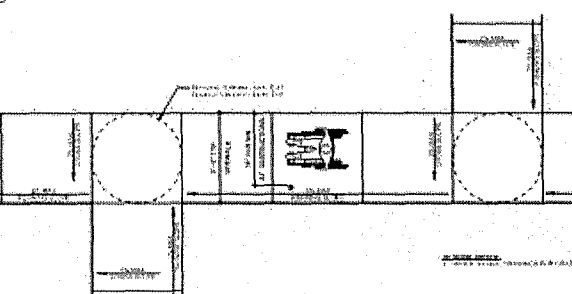


GENERAL NOTES:
1. RAMP EDGE PROTECTION SHALL BE INSTALLED ON RAMP OR LANDINGS AT EACH 12" STAIR, OR EACH 12" CHANGE IN LEVEL OR CHANGE IN SURFACE OF THE RAMP OR LANDING AREA.



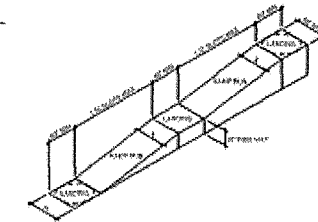
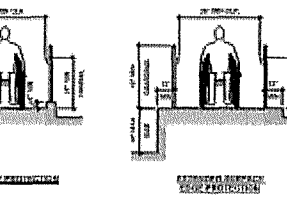
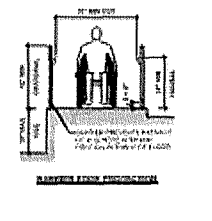
BASE WITH IN PROGRESS WITH RAMP STATION

16 ACCESSIBLE ROUTE ON SITE - GRATE SPACING
SCALE: 1/2" = 1'-0"



8 RAMP EDGE PROTECTION
SCALE: 1/2" = 1'-0"

1 RAMP DETAILS
SCALE: 1/2" = 1'-0"



BASE WITH IN PROGRESS WITH RAMP STATION

GENERAL NOTES:
1. ALL DIMENSIONS SHALL BE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
2. SEE SECTION 05100 FOR TREAD AND RISER INSTALLATION.
3. SEE SECTION 05100 FOR TREAD AND RISER INSTALLATION.

2020-03-03 11

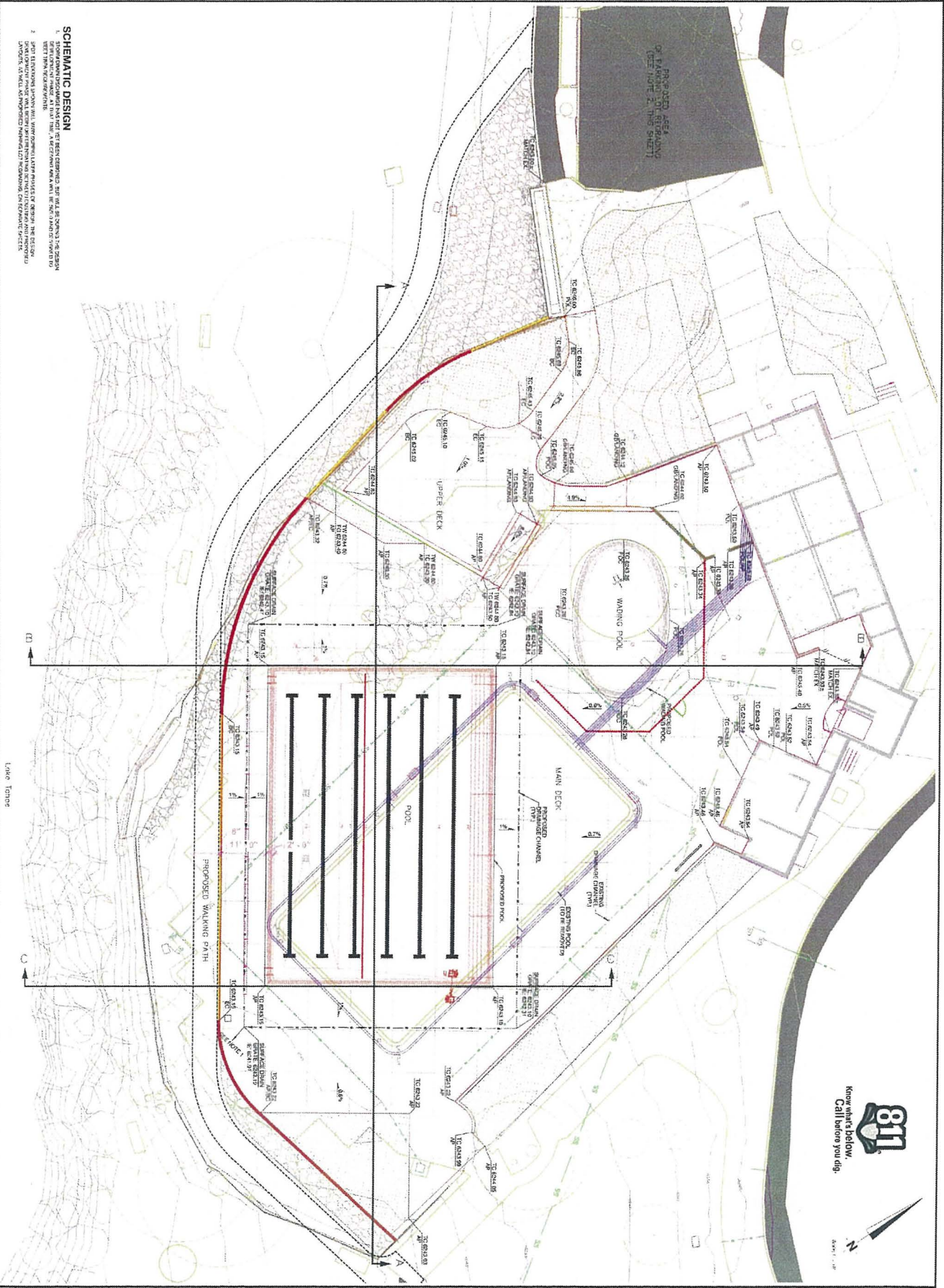
**INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT**

**90% SCHEMATIC
DESIGN**

NO.	DESCRIPTION	DATE

**GENERAL
ACCESSIBILITY
DETAILS**

Date: October 30, 2020
Sheet No:



SCHEMATIC DESIGN

1. SHOW OWNERS PROPOSED LAYOUT OF POOL AND DECK AREAS. THIS DESIGN IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED A FINAL DESIGN. THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.
2. POOL DIMENSIONS AND LAYOUT WILL BE BASED ON THE LATEST AVAILABLE DATA AND THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

DATE: 06/24/21
 DRAWN: J. L. BROWN
 CHECKED: J. L. BROWN
 SHEET 02 OF 1

DRAFT
 Schematic Design
 (Not for Construction)

SCHEMATIC DESIGN
 BURNT CEDAR POOL REPLACEMENT
 Incline Village General Improvement District
 Incline Village, Nevada

SITE PLAN

REVISION	DATE

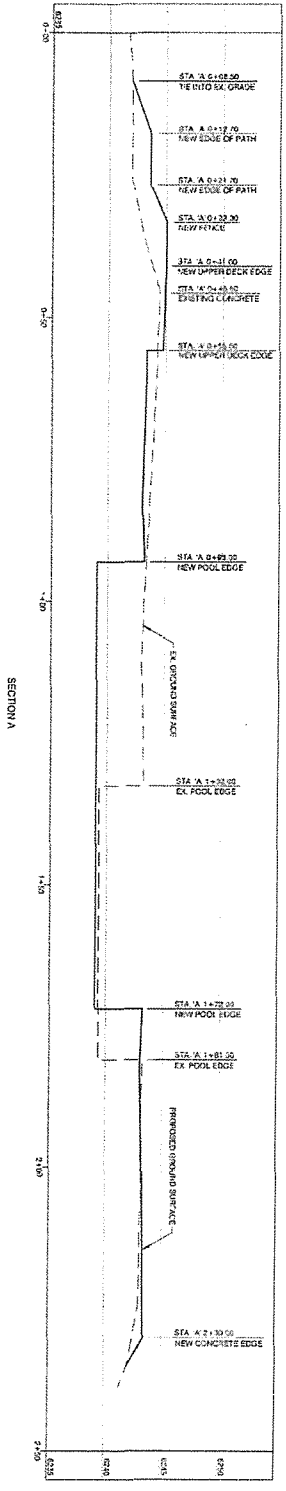
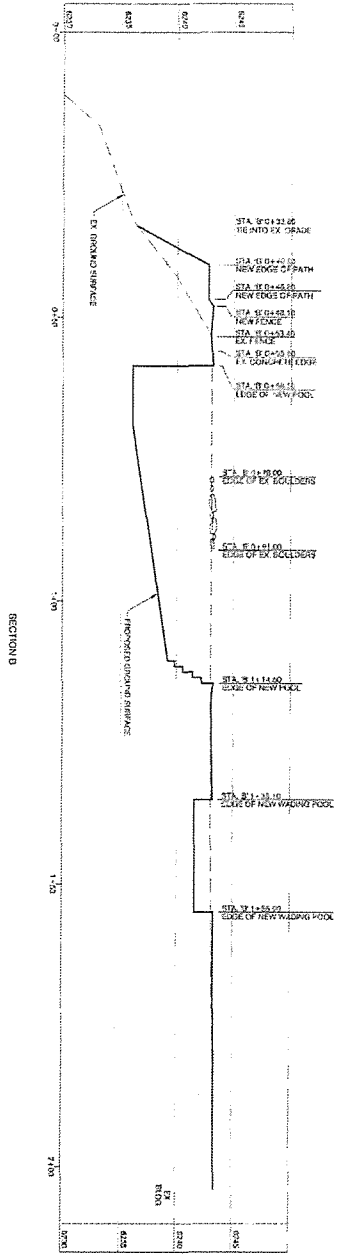
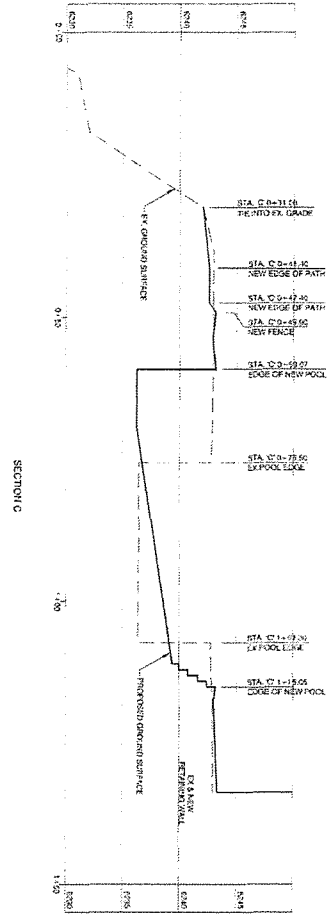


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Lake Tahoe 276 Kingsbury Grass, Ste. 206 Starbuck, NV 89443 775-585-7500

NOTE: GRADE CHANGES SHOWN ARE PER PLAN, AND SHOULD BE MAINTAINED.



Know what's below.
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811
CALL BEFORE YOU DIG

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Schematic Design
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SCHMATIC DESIGN
BURNT CEDAR POOL REPLACEMENT
Indine Village General Improvement District
Indine Village, Nevada

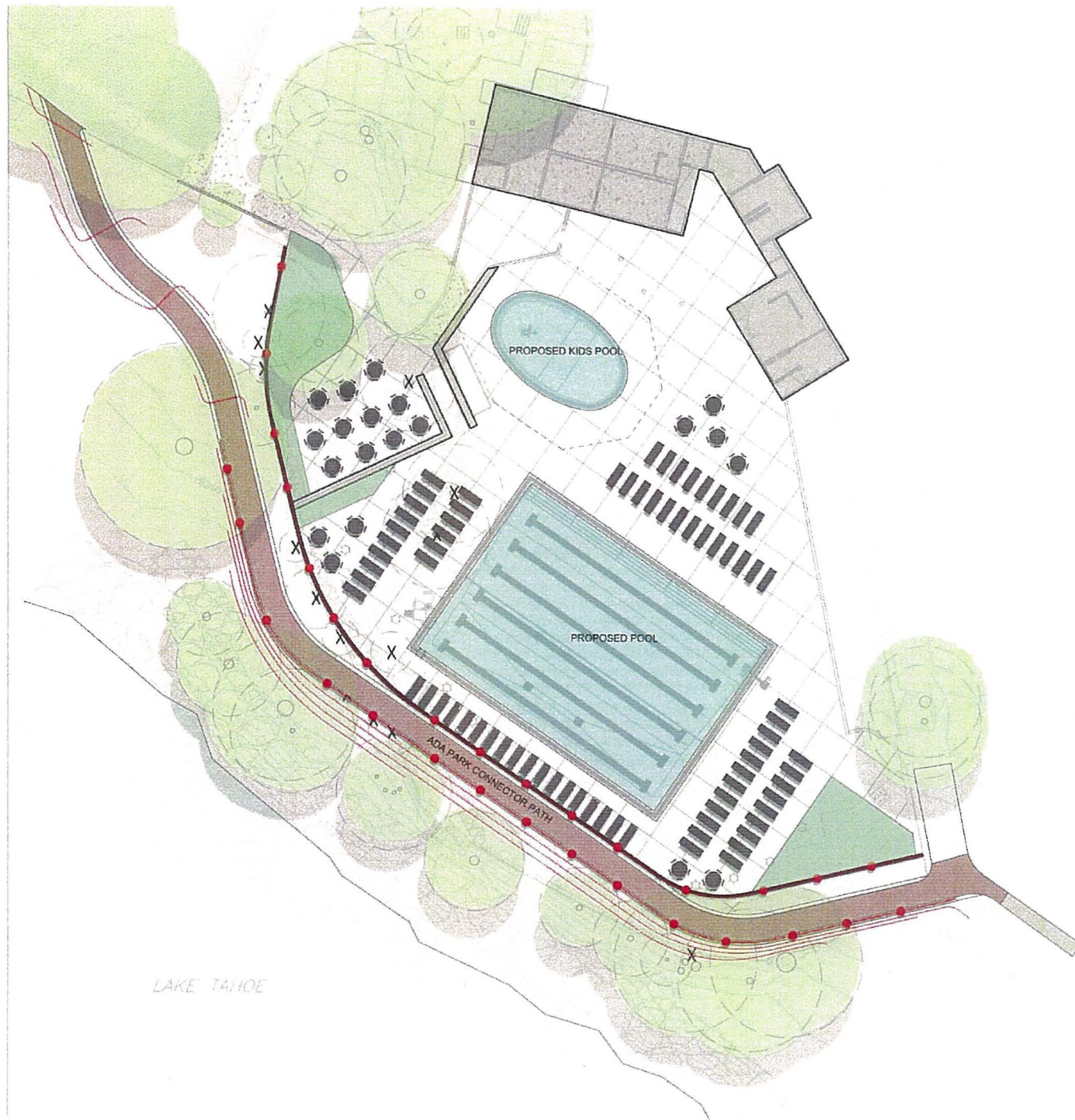
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REVISION	DATE

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

Job No: 20-016-10

Owner
**INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT**

**90% SCHEMATIC
DESIGN**

REV.	DATE	REVISIONS	DESCRIPTION

Sheet Title
**ILLUSTRATIVE
PLAN**

Date: OCTOBER 30, 2020
Sheet No:

LS.00





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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**

**90% SCHEMATIC
DESIGN**

REV.	DATE	REVISION	DESCRIPTION

Sheet Title

**PERSPECTIVE
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

LS.00



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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**

**90% SCHEMATIC
DESIGN**

REV	DATE	REVISION	DESCRIPTION

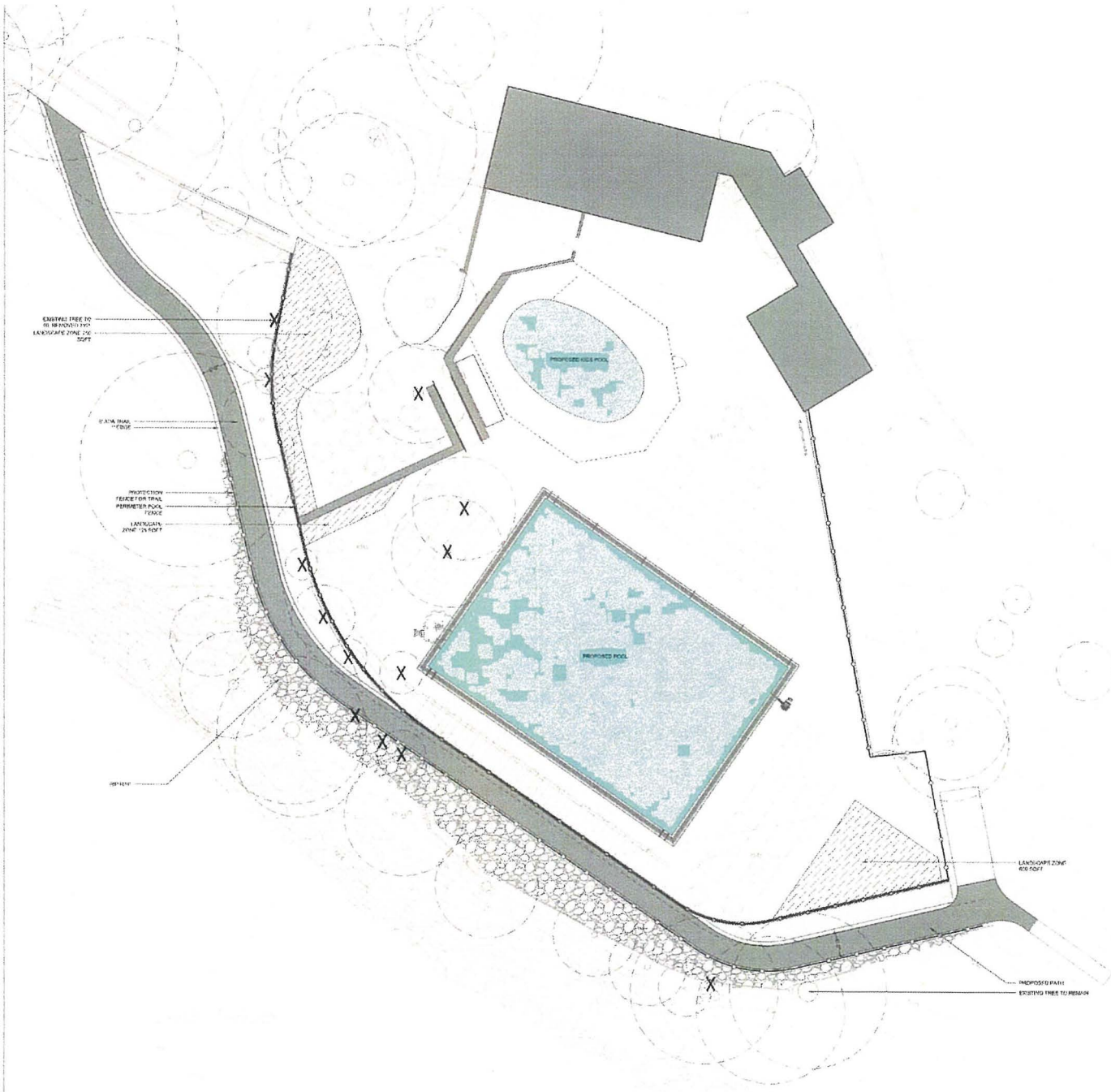
Sheet Title:

**PERSPECTIVE
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

LS.00



LANDSCAPE LEGEND

- PROPOSED PLANTING AREA
- PROPOSED RAMP FOR DECK SURFACE
- PROPOSED DECK
- PROPOSED FENCE



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

Job No: 20 018 10
Client
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

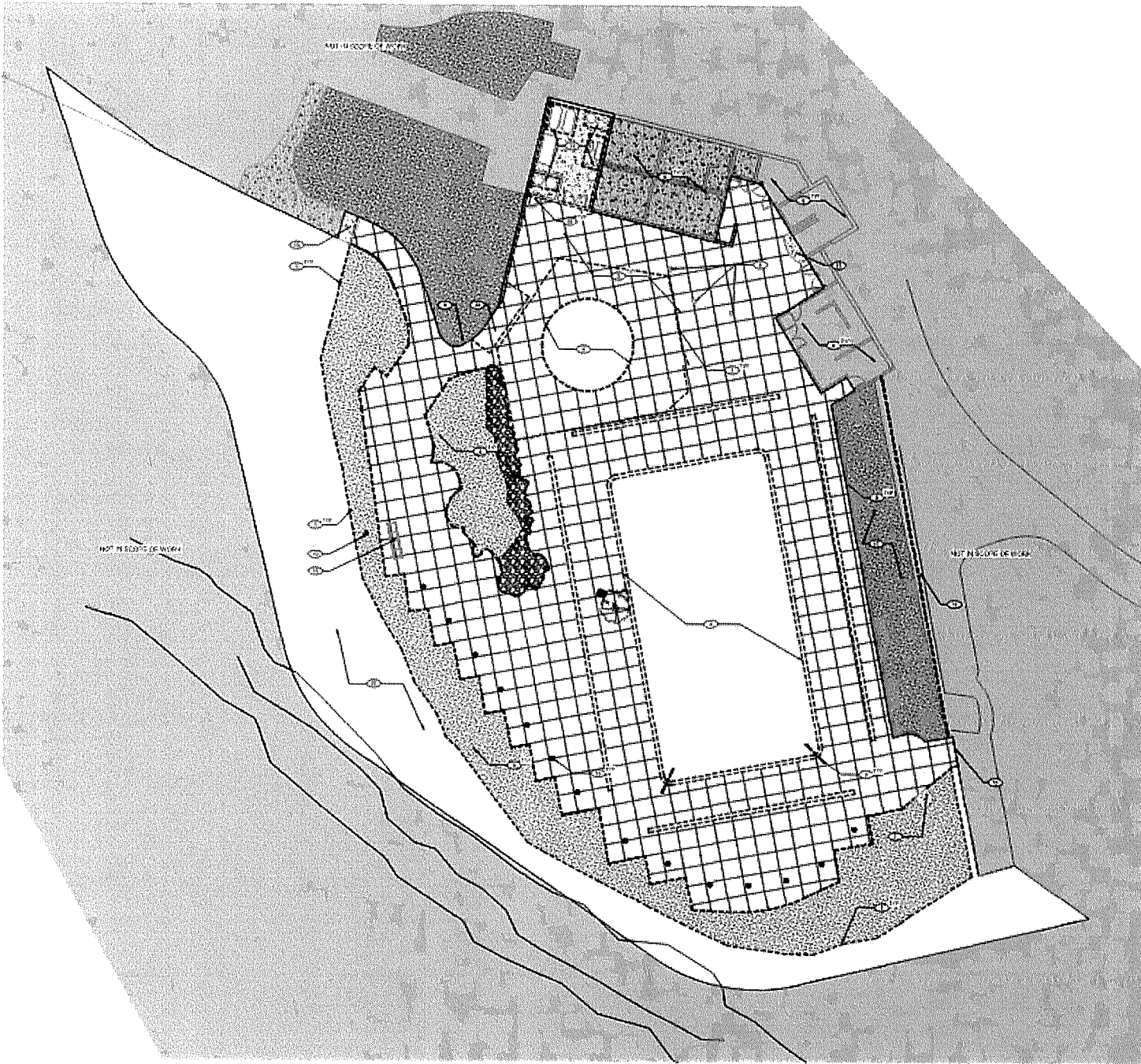
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REV	DATE	REVISIONS	DESIGNER/CHECKER

Sheet Title

Date: OCTOBER 30, 2023
Sheet No:

LS.01



OVERALL SITE DEMO PLAN

GENERAL NOTES

1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS CONSTRUCTION CODE.
2. DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIALS FROM THE SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REDEMPTION OF THE SITE TO THE ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS AND SIDEWALKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIOS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS AND SIDEWALKS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIOS.

REVISIONS

1. REVISION 1: CORRECTED THE GRID LAYOUT TO MATCH THE EXISTING BUILDING FOOTPRINT.
2. REVISION 2: ADDED THE DEMOLITION SEQUENCE AND TIMELINE.
3. REVISION 3: REVISED THE MATERIALS REMOVAL SCHEDULE.
4. REVISION 4: ADDED THE PROTECTION OF ADJACENT PROPERTIES AND UTILITIES.
5. REVISION 5: REVISED THE REDEMPTION OF THE SITE TO THE ORIGINAL CONDITION OR BETTER.
6. REVISION 6: ADDED THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. REVISION 7: REVISED THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
8. REVISION 8: ADDED THE PROTECTION OF ALL EXISTING CURBS AND SIDEWALKS.
9. REVISION 9: REVISED THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIOS.
10. REVISION 10: ADDED THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES.
11. REVISION 11: REVISED THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
12. REVISION 12: ADDED THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
13. REVISION 13: REVISED THE PROTECTION OF ALL EXISTING CURBS AND SIDEWALKS.
14. REVISION 14: ADDED THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATIOS.
15. REVISION 15: REVISED THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES.

LEGEND

- Grid Lines
- Existing Building Footprint
- Demolition Sequence
- Materials Removal Schedule
- Protection of Adjacent Properties and Utilities
- Redemption of the Site to the Original Condition or Better
- Protection of All Existing Utilities and Structures
- Protection of All Existing Trees and Landscape
- Protection of All Existing Curbs and Sidewalks
- Protection of All Existing Driveways and Patios
- Protection of All Existing Foundations and Structures
- Protection of All Existing Utilities and Structures
- Protection of All Existing Trees and Landscape
- Protection of All Existing Curbs and Sidewalks
- Protection of All Existing Driveways and Patios
- Protection of All Existing Foundations and Structures

NOTES

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

DATE
2020-10-23/2020-10-23

PROJECT
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

DATE
2020-10-23/2020-10-23

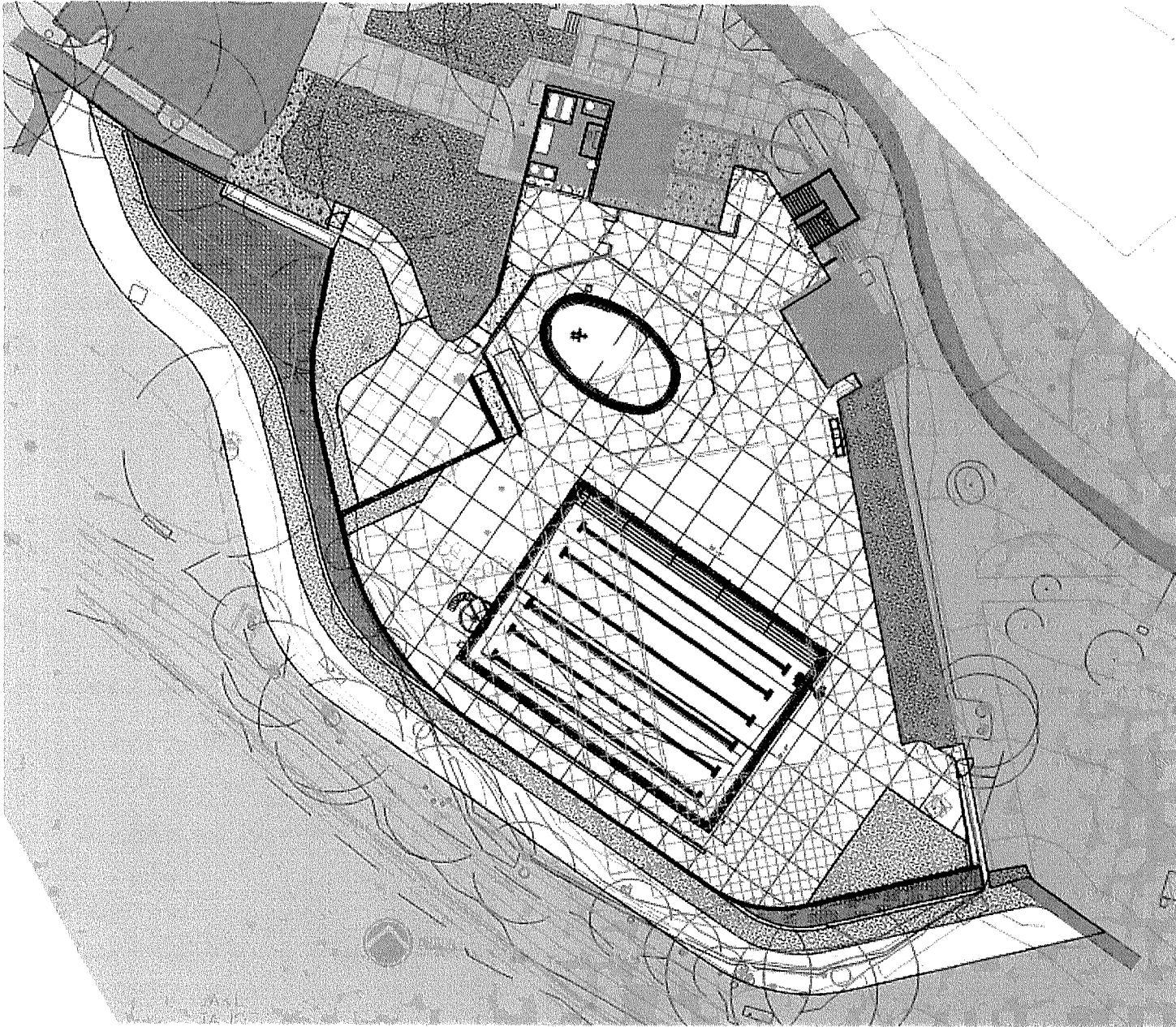
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NO.	DATE	DESCRIPTION
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2	10/23/20	90% SCHEMATIC DESIGN
3	10/23/20	90% SCHEMATIC DESIGN
4	10/23/20	90% SCHEMATIC DESIGN
5	10/23/20	90% SCHEMATIC DESIGN
6	10/23/20	90% SCHEMATIC DESIGN
7	10/23/20	90% SCHEMATIC DESIGN
8	10/23/20	90% SCHEMATIC DESIGN
9	10/23/20	90% SCHEMATIC DESIGN
10	10/23/20	90% SCHEMATIC DESIGN

ARCHITECTURAL SITE DEMO PLAN

DATE: 2020-10-23
SCALE: 1/8" = 1'-0"

ASD1.01



Ⓐ EXISTING SITE OVERLAY
SCALE 1" = 30'



GENERAL NOTES

1. CONSULT THE APPROPRIATE AGENCIES FOR ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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REVISIONS

01/10/10

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

Job No: 20101010
Client
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

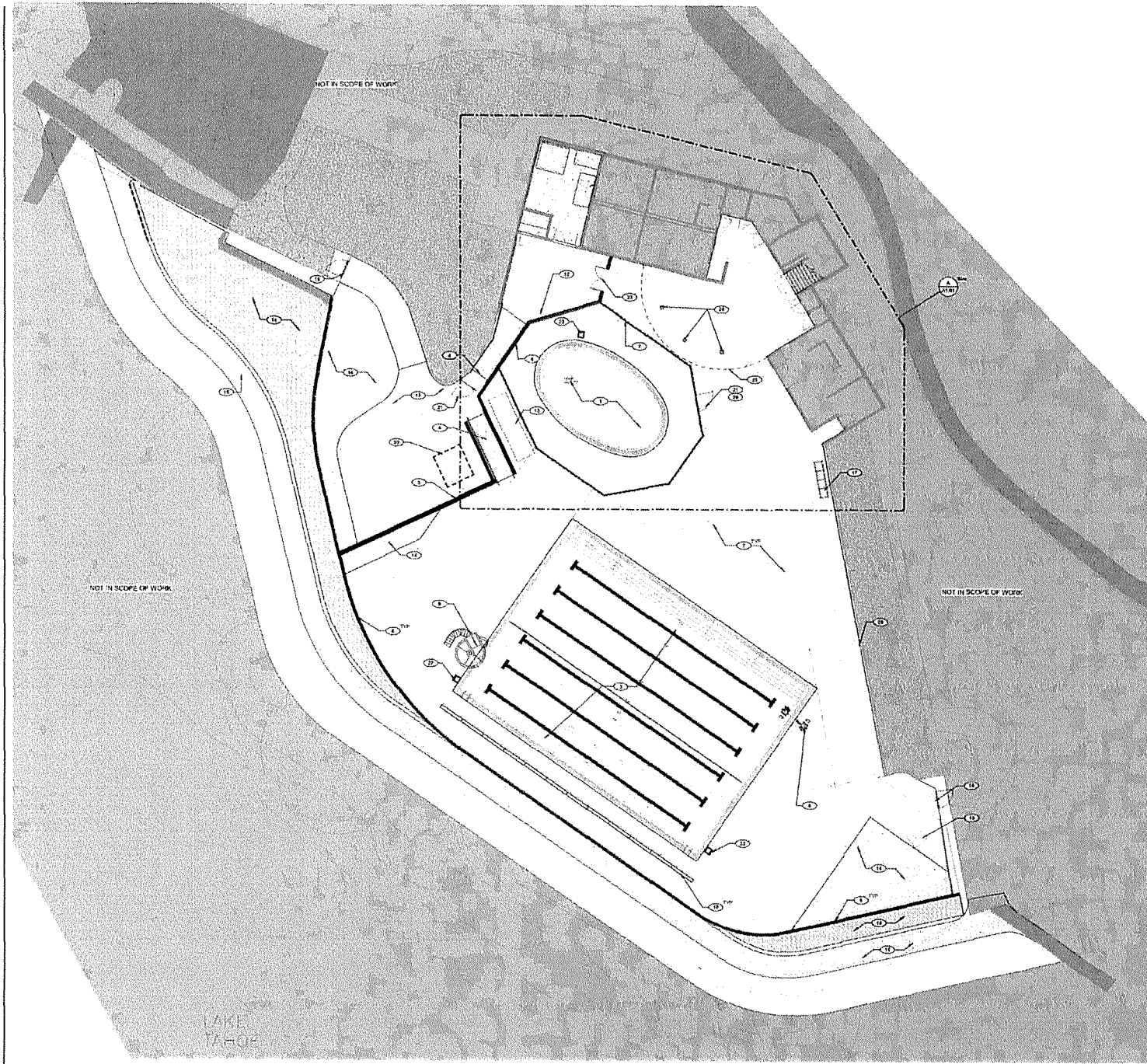
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NO.	DATE	DESCRIPTION

EXISTING SITE OVERLAY

Date: February 20, 2010
Scale: 1" = 30'

ASP1.01



(A) OVERALL SITE PLAN
Scale: 1"=20'



GENERAL NOTES

- 1 REFER TO CONTRACTOR TO VERIFY DIMENSIONS AND TO PROVIDE THE FOUNDATION OF ANY CIVIL WORK, INCLUDING FOUNDATION, AND OTHER STRUCTURES.
- 2 REFER TO CIVIL ENGINEER FOR FOUNDATION, UTILITY, AND OTHER STRUCTURES.
- 3 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 4 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 5 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 6 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 7 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 8 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 9 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.
- 10 REFER TO CIVIL ENGINEER FOR ALL UTILITIES.

- KEYNOTES**
- 1 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 2 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 3 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 4 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 5 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 6 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 7 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 8 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 9 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 10 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 11 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 12 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 13 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 14 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 15 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 16 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 17 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 18 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 19 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 20 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 21 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 22 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 23 NEW CONCRETE POOL, SEE POOL DRAWINGS.
 - 24 NEW CONCRETE POOL, SEE POOL DRAWINGS.

KEYPLAN

REV	DATE	DESCRIPTION

tsk

226 South Arlington Avenue, Suite A
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 Phone: 775.827.2649
 Fax: 775.827.2403
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 665 Lakeshore Blvd, Incline Village, NV 89451

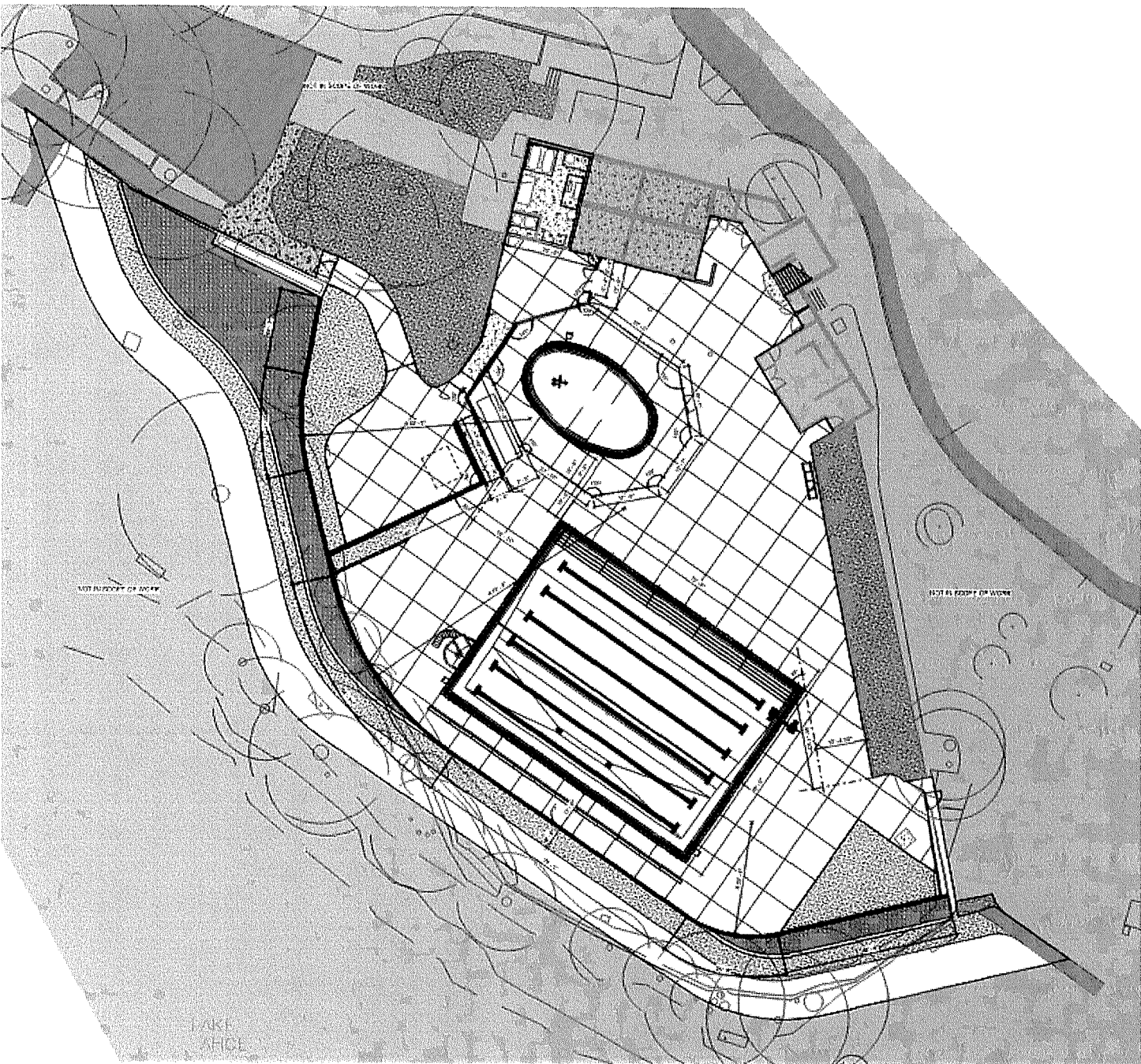
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INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

OVERALL SITE PLAN

Date: October 30, 2020
 Sheet No.
AS1.01



A OVERALL SITE DIMENSION PLAN
DATE: 7.9.20



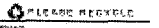
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 Consultant



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

Job No: 23070-13
 Owner:

**INCLINE VILLAGE
 GENERAL
 IMPROVEMENT
 DISTRICT**

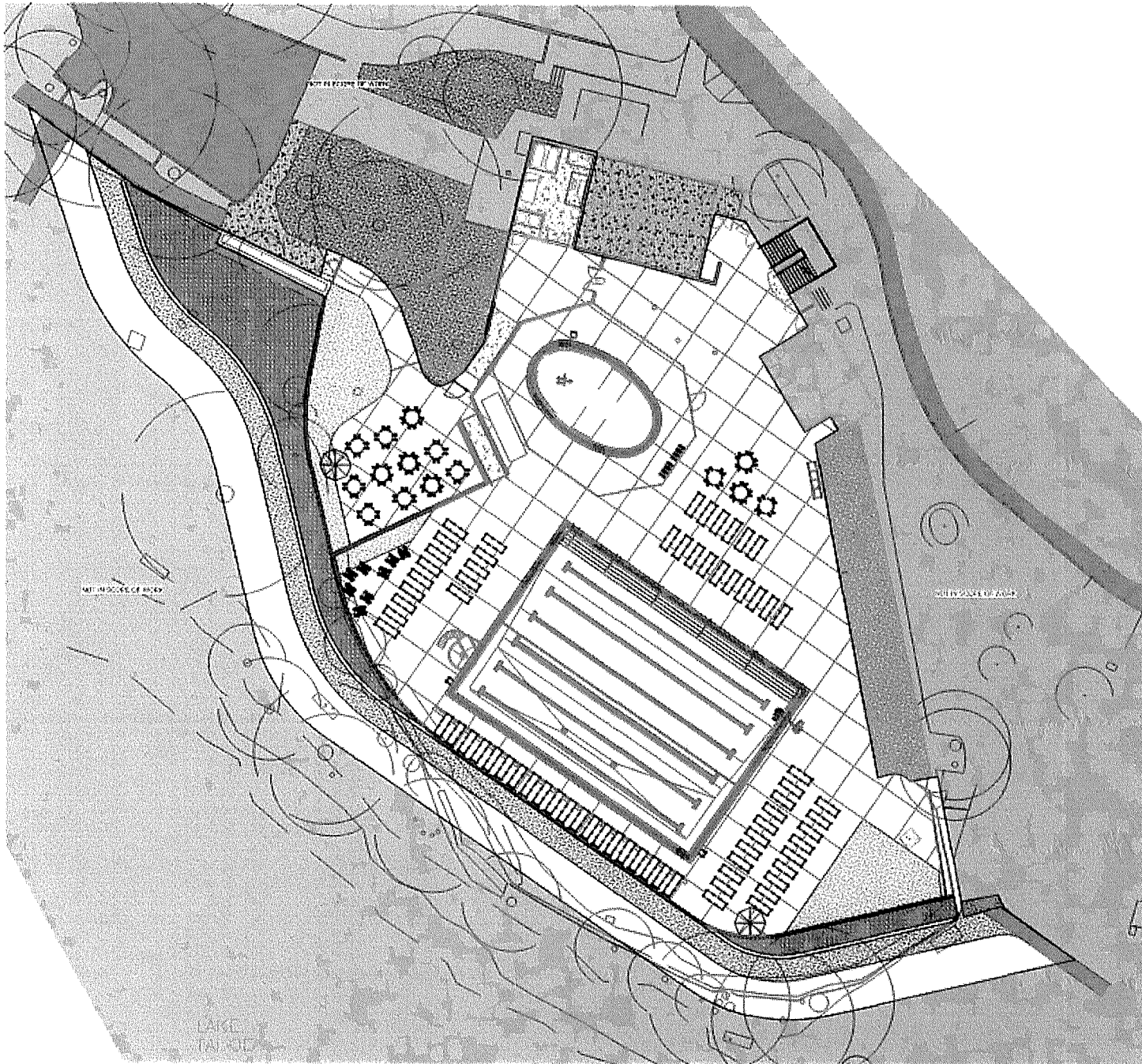
**90% SCHEMATIC
 DESIGN**

NO.	DESCRIPTION	DATE

Sheet Title
**OVERALL SITE
 DIMENSION PLAN**

Date: October 01, 2020
 Sheet No:

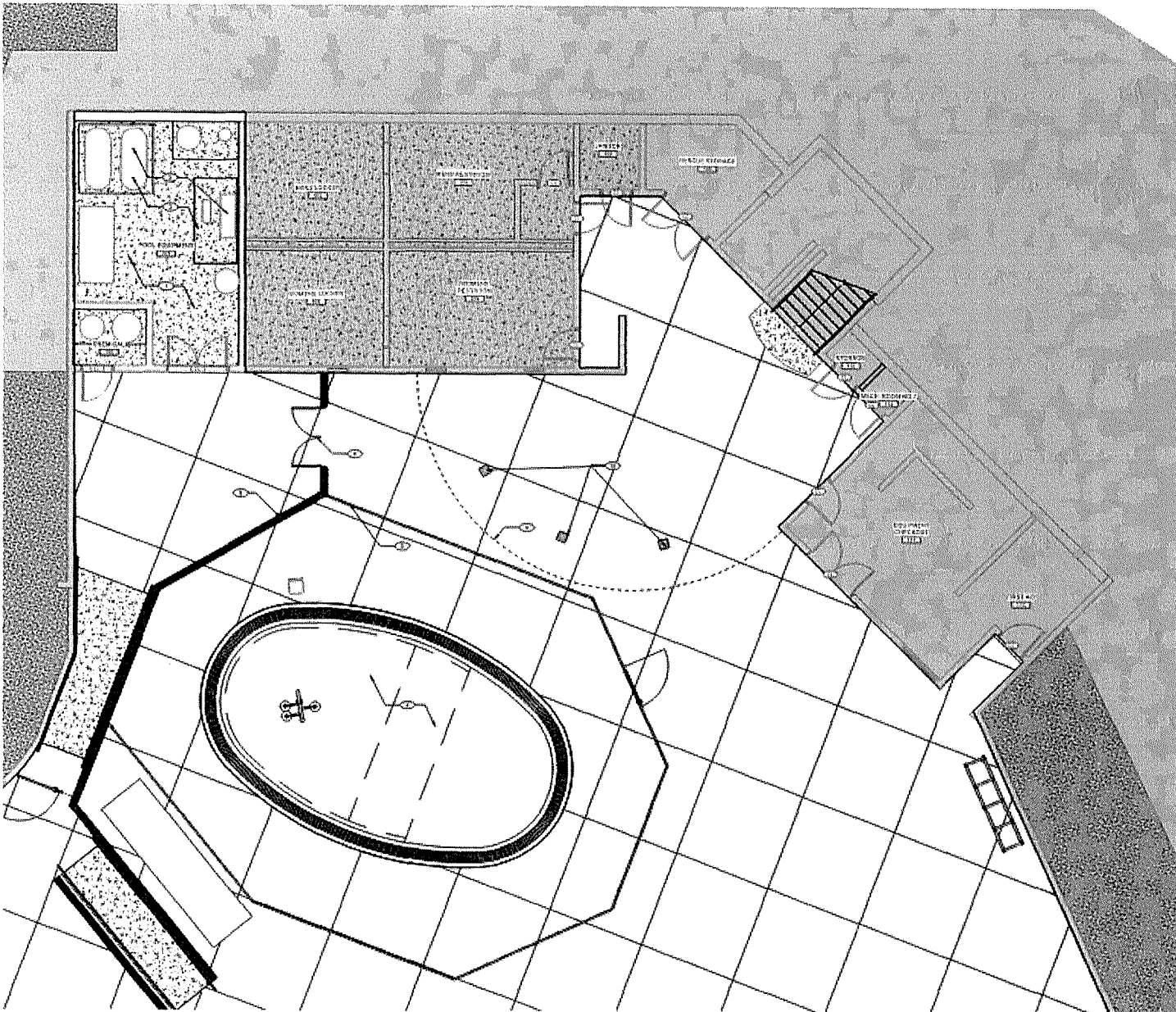
AS1.11



1 OVERALL SITE PLAN Copy 1



<p style="font-size: small; margin: 0;">GENERAL NOTES</p> <p style="font-size: x-small; margin: 0;">1. SEE THE GENERAL NOTES FOR THE BURNT CEDAR BEACH - POOL RECONSTRUCTION PROJECT.</p>	<p style="font-size: 2em; font-weight: bold; margin: 0;">tsk</p> <p style="font-size: x-small; margin: 0;">314 South West Street Suite 310 Henderson, NV 89015 Phone: 702.945.0000 Fax: 702.945.0000 www.tsk.com</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px auto;"></div> <p style="font-size: x-small; margin: 0;">THIS DRAWING AND SPECIFICATIONS CALL FOR THE CONSTRUCTION OF THE BURNT CEDAR BEACH - POOL RECONSTRUCTION PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE DESIGN AND SPECIFICATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER HAS REVIEWED THE PERMITS AND APPROVALS AND HAS CONFIRMED THAT THE DESIGN AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE DESIGNER HAS REVIEWED THE PERMITS AND APPROVALS AND HAS CONFIRMED THAT THE DESIGN AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.</p> <p style="font-size: x-small; margin: 0;">DESIGNED BY: TSK DRAWN BY: TSK</p>
<p style="font-size: small; margin: 0;">REVISIONS</p>	<p style="font-size: small; margin: 0;">PROJECT</p> <p style="font-size: small; margin: 0;">BURNT CEDAR BEACH - POOL RECONSTRUCTION</p> <p style="font-size: small; margin: 0;">955 Lakeshore Blvd, Incline Village, NV 89451</p> <p style="font-size: small; margin: 0;">JOB NO: 230100-10</p> <p style="font-size: x-small; margin: 0;">OWNER</p> <p style="font-size: small; margin: 0;">INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT</p> <p style="font-size: small; margin: 0;">DATE</p> <p style="font-size: small; margin: 0;">10/20/2023</p> <p style="font-size: small; margin: 0;">SCALE</p> <p style="font-size: small; margin: 0;">AS1.21</p>

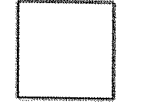


A LOWER LEVEL FLOOR PLAN
DATE: 12-11-22



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Drawings

CLEAR RECYCLE
Project
BURNT CEDAR BEACH - POOL RECONSTRUCTION
685 Lakeshore Blvd,
Incline Village, NV
89451

Job No: 22016 F3

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

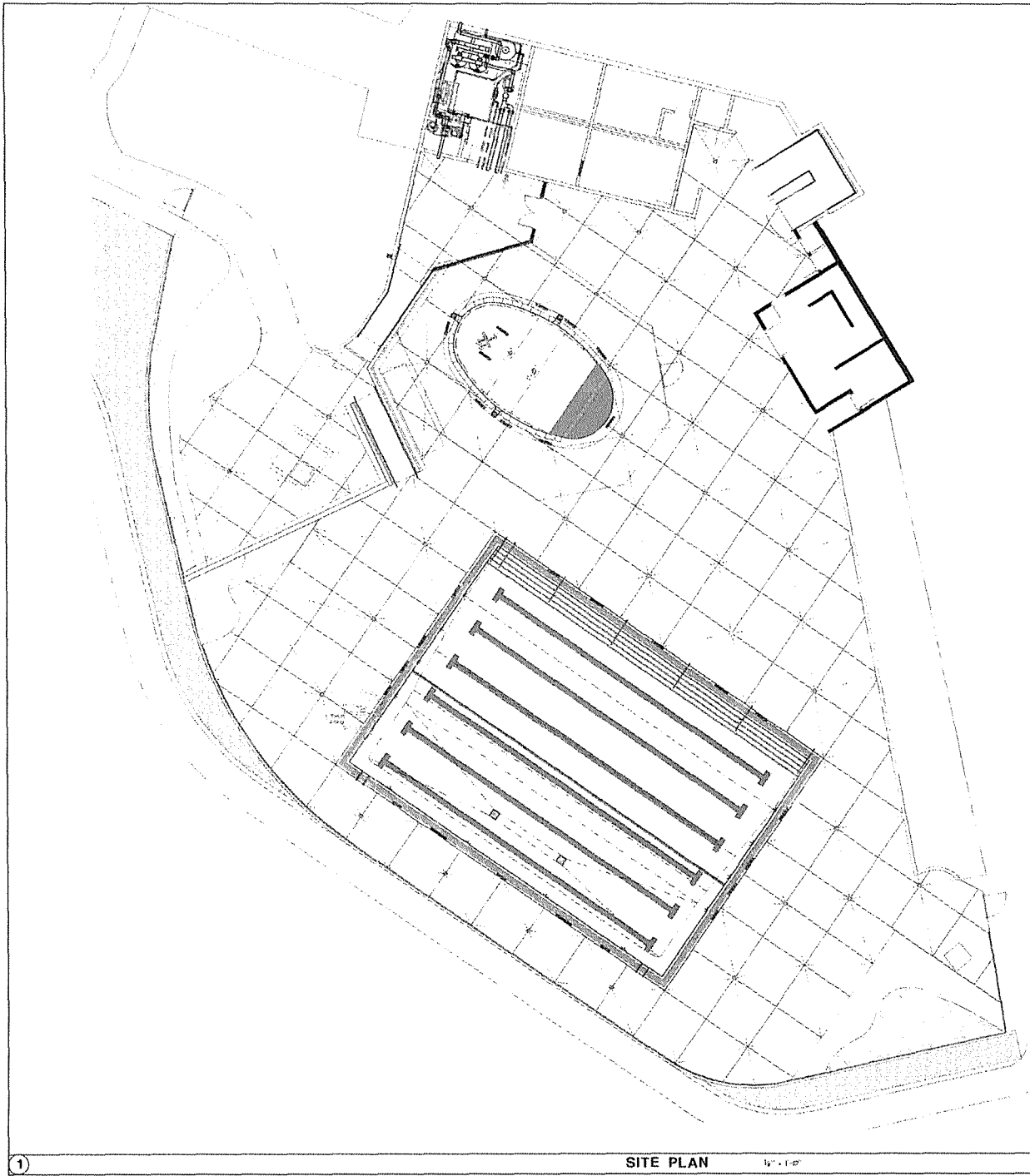
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NO.	DATE	DESCRIPTION

Sheet Title
LOWER LEVEL FLOOR PLAN

Date: October 20, 2022
Sheet No:

A1.01



SWIMMING POOL DATA

SURFACE AREA	*	3'000 SQ. FT.
PERIMETER	*	234 FT.
DEPTH	*	3'-6" TO 7'-3"
VOLUME	*	140,640 GAL.
4 HR TURNOVER	*	64 GPM

WADING POOL DATA

SURFACE AREA	*	909 SQ. FT.
PERIMETER	*	83 FT.
DEPTH	*	0'-0" TO 1'-6"
VOLUME	*	492 GAL.
30 MIN TURNOVER	*	84 GPM



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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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NO.	REVISIONS

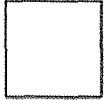
Sheet Title
SITE PLAN

Date: OCTOBER 30, 2020
 Drawn by:

SP-0

1

SITE PLAN 1/4" = 1'-0"



Field drawings are for informational purposes only. They are not to be used for construction. All dimensions are in feet and inches. All dimensions are rounded to the nearest 1/4 inch. All dimensions are subject to change without notice. All dimensions are subject to change without notice. All dimensions are subject to change without notice.

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Project
**BURNT CEDAR
BEACH - POOL
RECONSTRUCTION**
683 Lakeshore Blvd.
Incline Village, NV
89411

Job No. 20-018.15

Client
**INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT**



**90% SCHEMATIC
DESIGN**

NO.	DATE	DESCRIPTION

Sheet Title
**SWIMMING POOL
LAYOUT PLAN**

Drawn by
Checked by

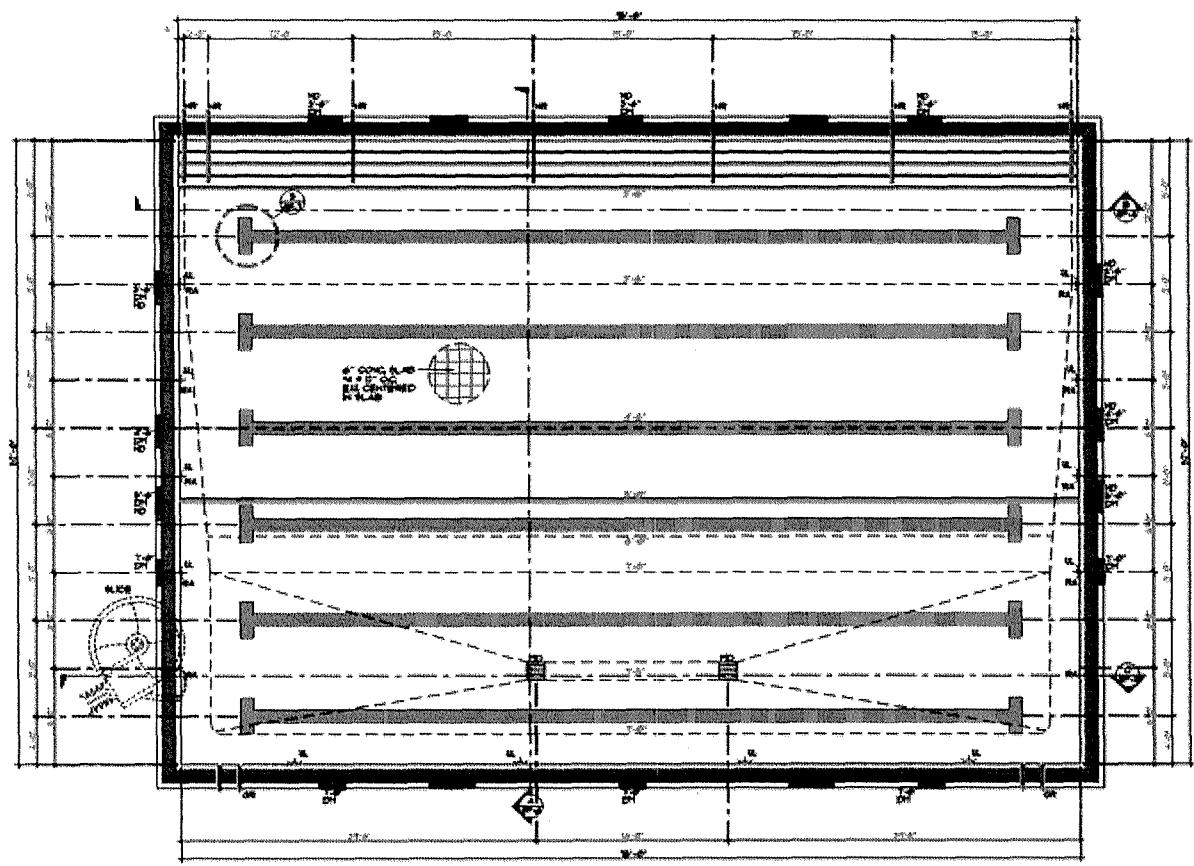
SP-1

SWIMMING POOL DATA

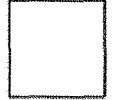
SURFACE AREA	=	1900 SQ. FT.
PERIMETER	=	264 FT.
DEPTH	=	5'-0" TO 7'-0"
VOLUME	=	148,668 GAL.
4 HR. TURNOVER	=	63 GPM

LEGEND

- NR = HANDRAIL
- DM = DEPTH MARKER
- ND = NO DIVING SYMBOL
- NR = NO FENCING
- OR = OVERHANG
- AL = ACCESSIBLE LIFT
- RA = ROPE ANCHOR
- FD = MAIN DRAIN
- LL = UNDERLAYER LIGHT



SWIMMING POOL LAYOUT PLAN



Field Inspection Report (FIR) is a tool used by the contractor to document the construction process. It is a record of the construction process and is used to document the construction process. It is a record of the construction process and is used to document the construction process. It is a record of the construction process and is used to document the construction process.

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

Job No. 20061418

**INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT**



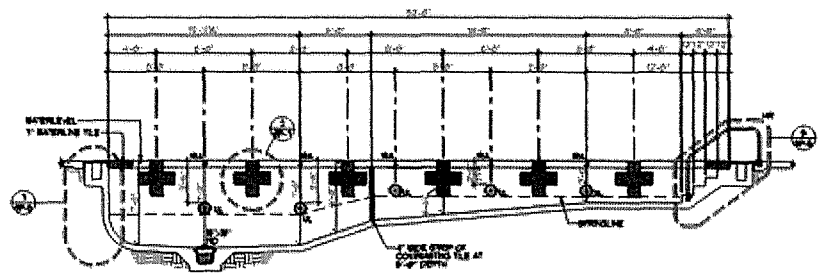
**90% SCHEMATIC
DESIGN**

NO.	DATE	DESCRIPTION

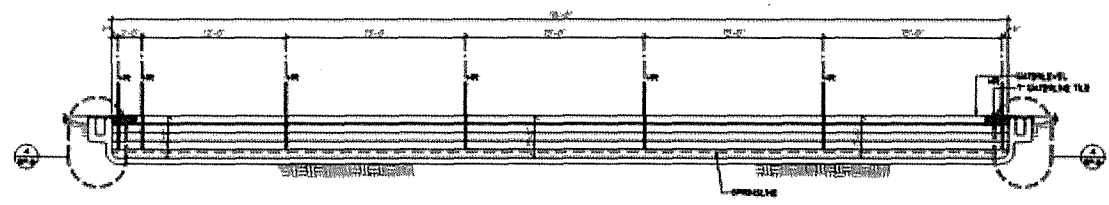
Sheet Title
**SWIMMING POOL
SECTIONS**

Date: OCTOBER 30, 2010
Sheet No.

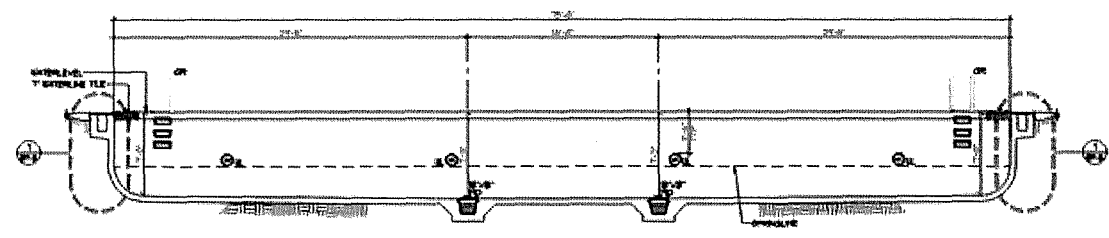
SP-4



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



PLEASE RECYCLE
BURNT CEDAR
BEACH - POOL
RECONSTRUCTION
885 Lakeshore Blvd.
Incline Village, NV
89451

90% SCHEMATIC
DESIGN

DATE: OCTOBER 20, 2010
DRAWN BY:



90% SCHEMATIC DESIGN

NO.	DESCRIPTION	DATE

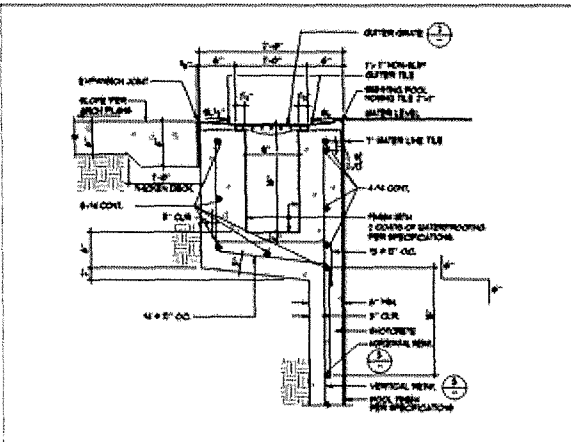
Sheet Title
DETAILS

Date: OCTOBER 20, 2010
Drawn By:

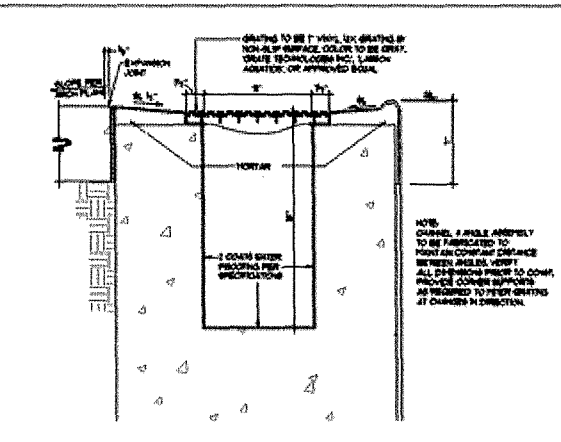
SP-5

REINFORCEMENT TABLE						
WALL DEPTH	V	H	RACE	VERTICAL REIN.	HORIZONTAL REIN.	MINIMUM WALL THICKNESS (MIN. WALL DEPTH)
0'-0" TO 1'-0"	4"	3"	8" TO 12"	4 # 8 @ 18"	4 # 8 @ 18"	12"
1'-0" TO 4'-0"	6"	3"	8" TO 12"	4 # 8 @ 18"	4 # 8 @ 18"	12"
4'-0" TO 7'-0"	8"	3"	8" TO 12"	4 # 8 @ 18"	4 # 8 @ 18"	12"

- CONCRETE NOTES**
- THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI. (AS PER ACI 308.2M)
 - CONCRETE PROTECTION BY AN APPROVED METHOD SHALL BE PROVIDED FOR ALL CONCRETE PLACEMENTS.
 - ALL CONCRETE SHALL BE TYPE II.
 - THE MAXIMUM ALLOWABLE CRACK WIDTH SHALL BE 0.015" FOR ALL TYPES OF CONCRETE.
 - CONCRETE FINISHES SHALL BE AS NOTED.
 - CONCRETE SHALL BE CURED AND PROTECTED PER ACI 308.10.1.
 - REMOVAL OF FORMS SHALL BE DONE AS NOTED.
 - ALL REINFORCING SHALL BE 60,000 PSI YIELD STRENGTH UNLESS OTHERWISE NOTED.
 - ALL REINFORCING SHALL BE 4" DIA. UNLESS OTHERWISE NOTED.
- ANCHOR NOTES**
- ANCHORS SHALL HAVE A TENSILE CAPACITY OF 20,000 LBS. (AS PER ACI 308.4C)
 - CONCRETE PROTECTION BY AN APPROVED METHOD SHALL BE PROVIDED FOR ALL ANCHOR PLACEMENTS.
 - ALL ANCHORS SHALL CONFORM TO ASTM A307 TYPE 2.
 - ANCHORS SHALL BE SET AND PROTECTED PER ACI 308.10.1.
 - ANCHORS SHALL BE SET AND PROTECTED PER ACI 308.10.1.
 - ANCHORS SHALL BE SET AND PROTECTED PER ACI 308.10.1.
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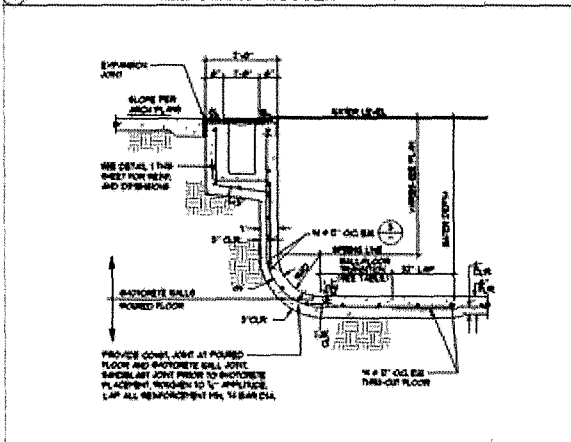


1 RIM FLOW GUTTER 4'-0" x 6"

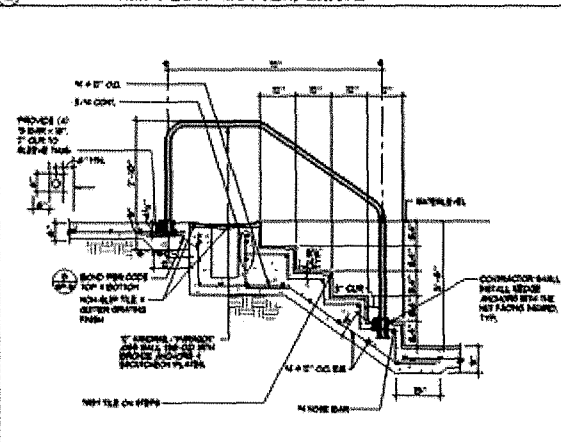


2 RIM FLOW GUTTER/GRATE 5'-0" x 6"

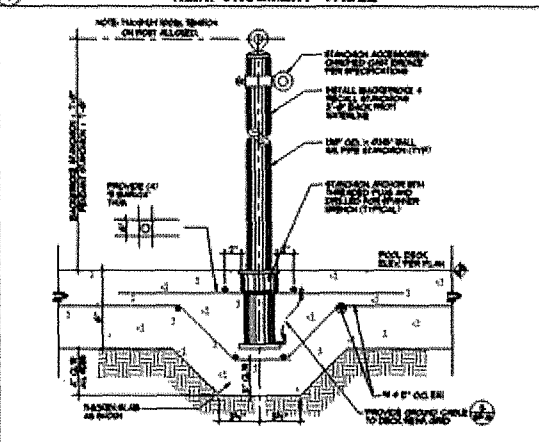
3 REINFORCEMENT TABLE



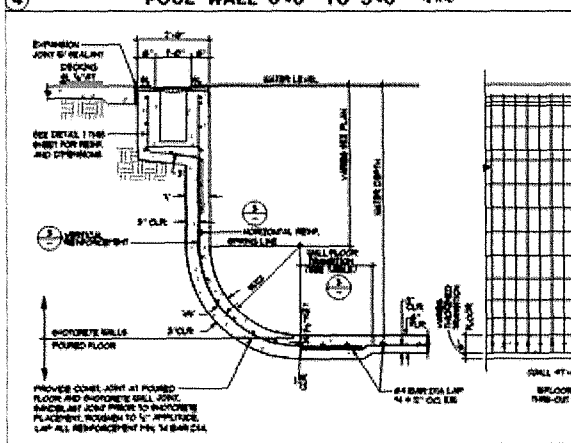
4 POOL WALL 0'-0" TO 5'-0" 4'-0" x 6"



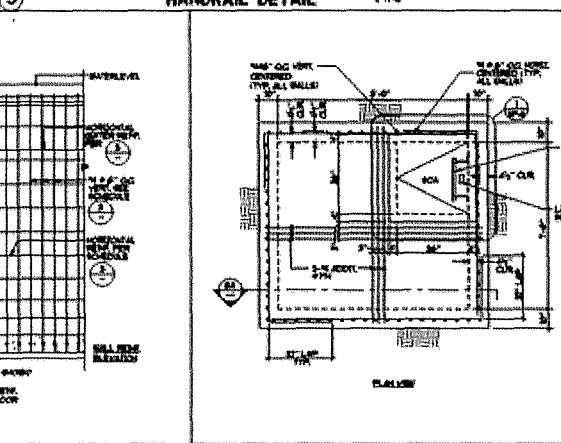
5 HANDRAIL DETAIL 4'-0" x 6"



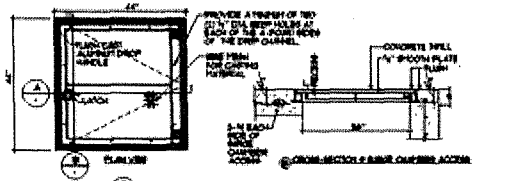
6 STANCHION POST/ANCHOR 3'-0" x 6"



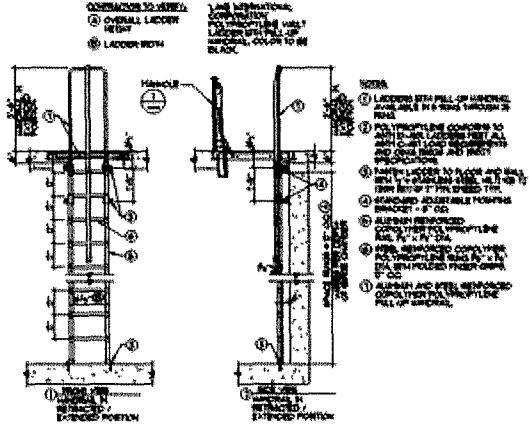
7 POOL WALL 5'-1" TO 7'-3" 4'-0" x 6"



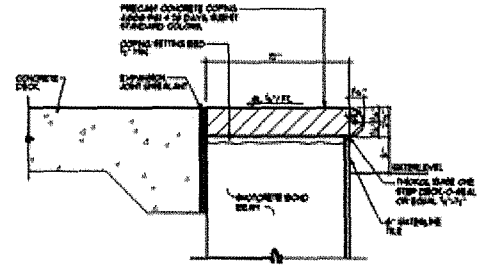
8 SURGE CHAMBER 4'-0" x 6"



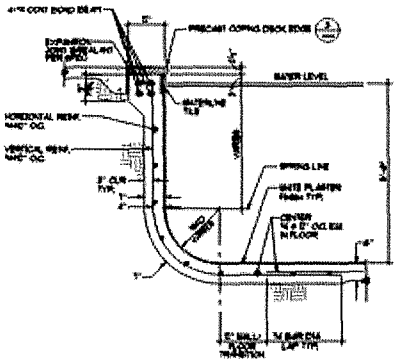
- NOTE:**
1. MATERIALS: ALUMINUM ANGLE 1 1/2\"/>



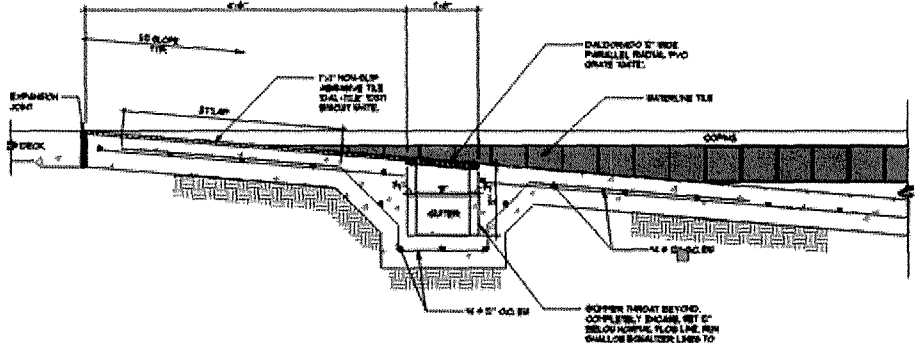
2 SURGE CHAMBER ACCESS LADDER 1'-11 1/2"



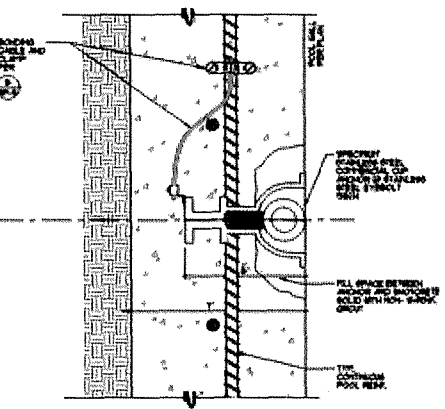
3 TYPICAL COPING EDGE DETAIL 3'-11 1/2"



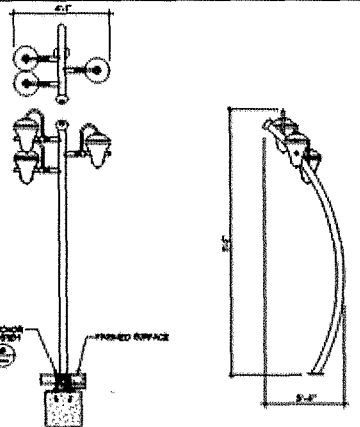
4 TYPICAL POOL WALL @ 5'-0" DEPTH



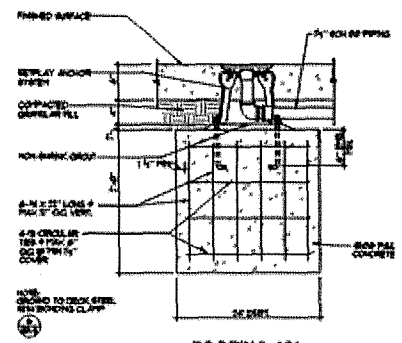
5 ZERO DEPTH ENTRY GUTTER DETAIL 1'-11 1/2"



6 CUP ANCHOR 1'-1"



7 SNEAKY SOAKER 3 1'-11 1/2"



8 PLAYPHASE ANCHOR SYSTEM 1'-11 1/2"

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Burnt Cedar Beach - Pool Reconstruction
605 Lakeshore Blvd.
Incline Village, NV
89451

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



90% SCHEMATIC DESIGN

NO.	DESCRIPTION	DATE

Sheet No. **DETAILS**

Date: 02/28/2013
Sheet No. **SP-6**

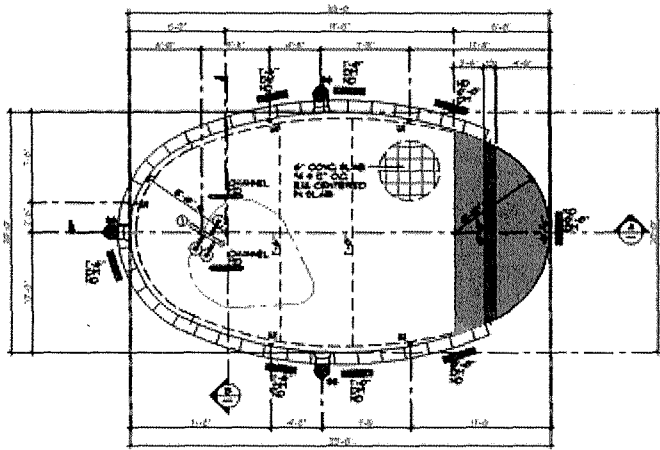
WADING POOL DATA

SURFACE AREA	=	848 SQ. FT.
PERIMETER	=	98 FT.
DEPTH	=	0'-0" TO 7'-6"
VOLUME	=	430 GAL.
SP. PHL. TURNOVER	=	34 QPM

LEGEND

DM	=	DEPTH MARKER	
ND	=	NO DRAIN SYMBOL	
MD	=	MAN DRAIN	
UI	=	WALL INLET	
SS	=	SURFACE SCOPER	

PRODUCT LEGEND			
PRODUCT CODE	QTY	TOTAL FLOOR	
① ENLARGED SCOPER'S 3.000-145 WATERPLAY	1	150PH	



1) SWIMMING POOL LAYOUT PLAN 1/2" = 1'-0"

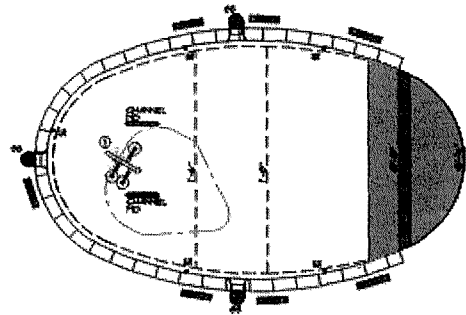
WADING POOL DATA

SURFACE AREA	=	848 SQ. FT.
PERIMETER	=	98 FT.
DEPTH	=	0'-0" TO 7'-6"
VOLUME	=	430 GAL.
SP. PHL. TURNOVER	=	34 QPM

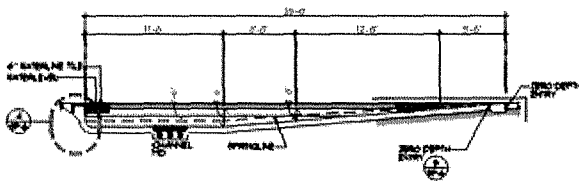
LEGEND

MD	=	MAN DRAIN	
UI	=	WALL INLET	
SS	=	SURFACE SCOPER	

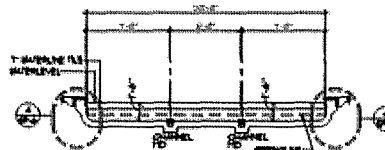
PRODUCT LEGEND			
PRODUCT CODE	QTY	TOTAL FLOOR	
① ENLARGED SCOPER'S 3.000-145 WATERPLAY	1	150PH	



2) SWIMMING POOL ENLARGED PIPING PLAN 1/2" = 1'-0"



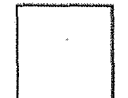
A) WADING POOL SECTION 1/2" = 1'-0"



B) WADING POOL SECTION 1/2" = 1'-0"



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 Suite 100
 Reading, MA 01061
 phone 781.667.2288
 www.tsk.com



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

ISSUE NO. 00-01A.16
 INCLINE VILLAGE
 GENERAL
 IMPROVEMENT
 DISTRICT



90% SCHEMATIC DESIGN

NO.	DATE	DESCRIPTION

WADING POOL
 LAYING POOL,
 LAYOUT PLAN,
 PIPING PLAN AND
 SECTIONS
 Date: 03/12/2020 TO 2/20/20
 Sheet No.

WP-1

EQUIPMENT LIST

- ① **SPRING POOL CIRCULATION SYSTEM** SHALL BE 1. CIRCULATED THROUGH CIRCUMFERENTIAL PIPING AND SUPPLY AND RETURN TO EACH SPACER UNIT. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS.
- ② **SPRING POOL CIRCULATION SYSTEM** SHALL BE 1. CIRCULATED THROUGH CIRCUMFERENTIAL PIPING AND SUPPLY AND RETURN TO EACH SPACER UNIT. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS. ALL PIPING SHALL BE 2" DIA. (1" DIA. FOR RETURN) WITH 150 LBS. WELDED JOINTS.
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MECHANICAL ANCHORAGE

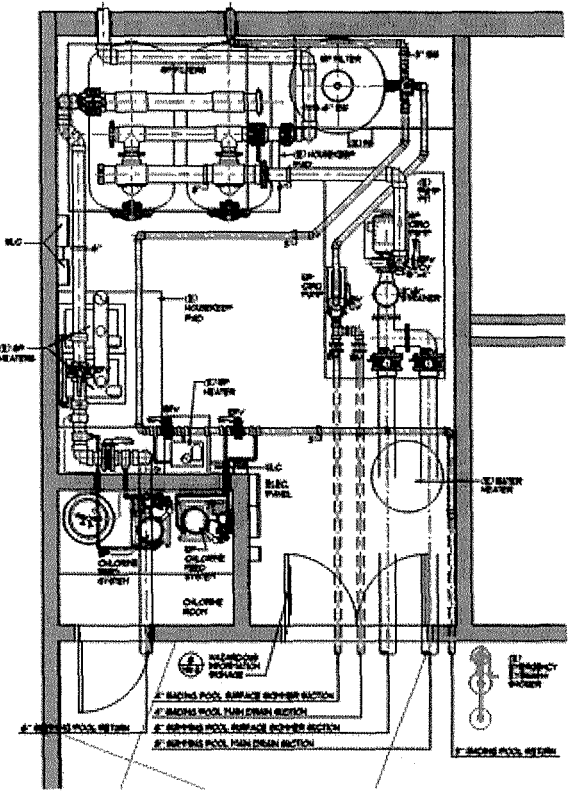
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LEGEND

- BV - BALL VALVE
- BV - BUTTERFLY VALVE
- CV - CHECK VALVE
- FI - FLOOR TIE
- SE - SAUCISSIN
- CE - CHLORINE INJECTION
- PI - PIPE HANGER
- PGVG - VACUUM / PRESSURE GAUGE
- FD - FLOOR DRAIN
- MC - WATER LEVEL CONTROLLER
- SP - SPRING POOL

THREE PHASE MOTOR LOADS AT 208V

SPRING POOL CIRCULATION PUMP 3" HP @ 208V	1	485	AMP
SPRING POOL PUMP 3" HP @ 208V	1	513	AMP
TOTAL		998	AMP



MECHANICAL ROOM LAYOUT PLAN



255 South Jackson Avenue
 Suite A
 Grand Rapids, MI 49504
 Phone: 616.465.6666
 www.tskcorp.com



PLEASE RECYCLE
 Project
**BURNT CEDAR
 BEACH - POOL
 RECONSTRUCTION**
 683 Lakeshore Blvd,
 Indian Village, NV
 89451

Job No. 20-016-18
 Owner
**INCLINE VILLAGE
 GENERAL
 IMPROVEMENT
 DISTRICT**

90% SCHEMATIC DESIGN

NO.	DESCRIPTION

Sheet No.
**MECHANICAL ROOM
 LAYOUT PLAN**

Date: 05/01/2020
 Sheet No.

MR-1

MECHANICAL / PLUMBING SPECIFICATIONS

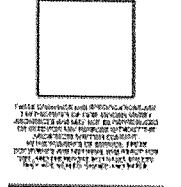
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES...



255 South Alhambra Avenue
Suite A
Orange, CA 92668
Phone: 714.261.2848
www.tsk.com



MSA
BURNT CEDAR POOL
683 LAKEHORE BLVD.
INCLINE VILLAGE, NV

683 LAKEHORE BLVD.
INCLINE VILLAGE, NV

IVGID

SCHEMATIC

Table with 4 columns and 10 rows, likely a schedule of materials or quantities.

MECHANICAL / PLUMBING SPECIFICATIONS - NEW-30x42
MP0.01

SHEET NOTES:

1. ALL WORK SHALL BE ACCORDING TO THE CITY OF ALBANY PLUMBING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

tsk
225 South Broadway Avenue
Rochester, NY 14620
Phone: 716.243.2448
Fax: 716.243.2448
www.tsk.com



FIELD CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

msa
ENGINEERING CONSULTANTS
1000 Lakeside Blvd.
Rochester, NY 14620
716.243.2448
www.msa.com
MSA009

PLEASE RECYCLE
Project
BURNT CEDAR POOL

601 LAKESHORE BLVD.
INCLUE VILLAGE, NY

Job No: 2024-001
Client
TVGID

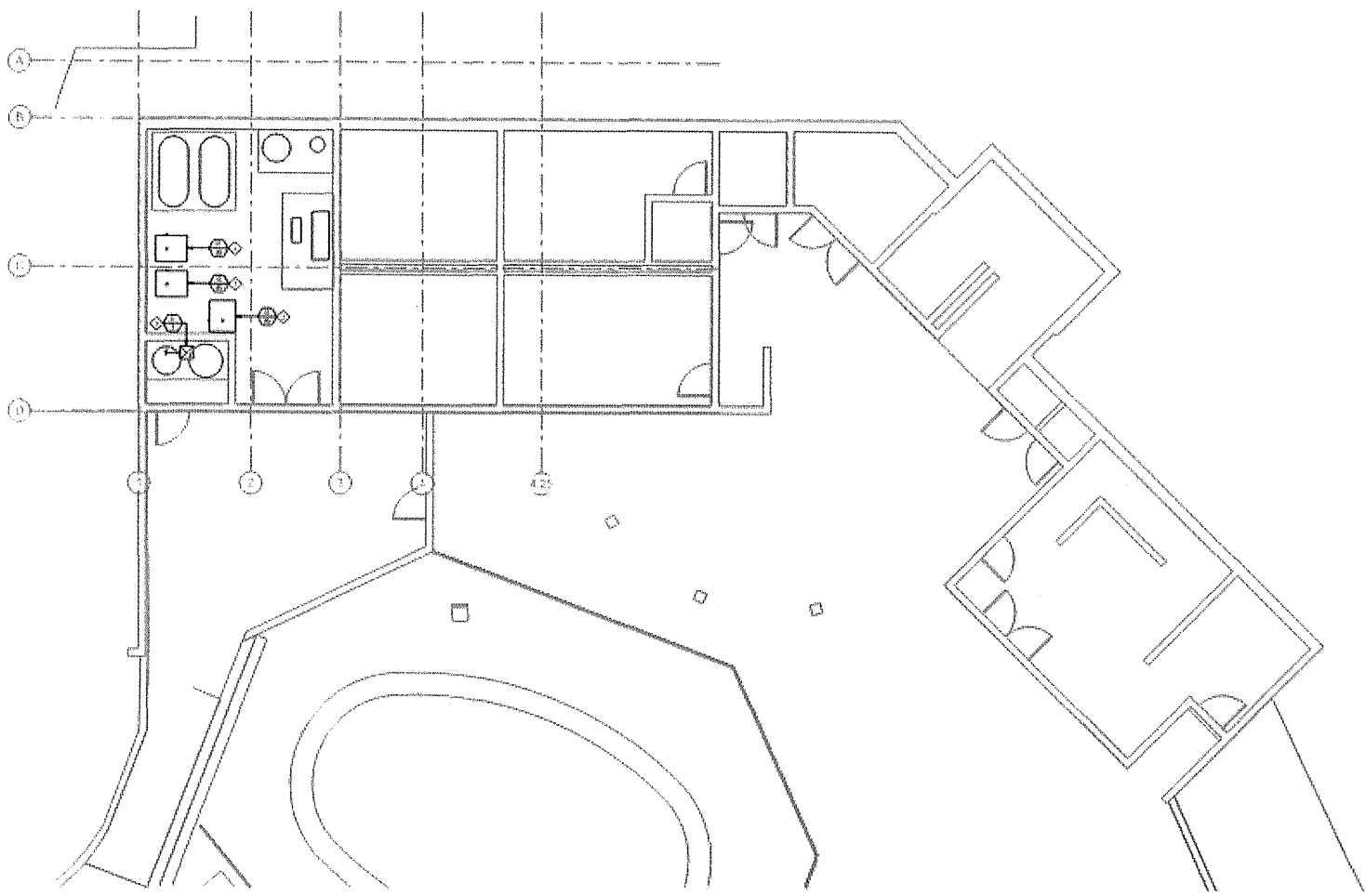
SCHEMATIC

NO.	DATE	DESCRIPTION

Client/Title
MECHANICAL / PLUMBING PLAN

Date: 10/27/2023
Drawn by:

MP1.01



MECHANICAL HVAC PLAN



ELECTRICAL SPECIFICATIONS - NEW WORK

COMMERCIAL GRADE

Table with 3 columns: SECTION, DESCRIPTION, and MATERIALS, EQUIPMENT. Contains detailed electrical specifications for various systems including lighting, power, and communication.



205 South Arlington Avenue, Suite A, Dallas, TX 75244, Phone: 972.835.2449, Fax: 972.835.2454, www.tsk.com



MSA ENGINEERING CONSULTANTS, 8000 Lakeshore Blvd, Suite 100, Dallas, TX 75244, Phone: 972.835.2449, Fax: 972.835.2454, www.msa.com

BURONT CEDAR POOL, 903 LAKESHORE BLVD, INCLINE VILLAGE, NV

Job No. 00000000

IVGID

SCHEMATIC

Table with 2 columns: Item No. and Description. Contains a list of items for the schematic.

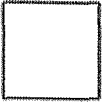
Electrical Specifications

Date: 03/20/03 Sheet No:

E0.01

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225 South Arlington Avenue
 Suite A
 Reno, NV 89501
 Phone: 775.851.5448
 Fax: 775.857.3900
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Contract:

msa
 ENGINEERING CONSULTANTS

EDWIN LOUGHEY, Esq.
 EDWIN LOUGHEY, Esq.
 775.856.4888
 ELOUGHEY@MSA.COM
 MSA/002

PLEASE RECYCLE

BURNT CEDAR POOL

688 LAKESHORE BLVD.
 INCLINE VILLAGE, NV

JOB NO. 0000-02

Client:
IVGID

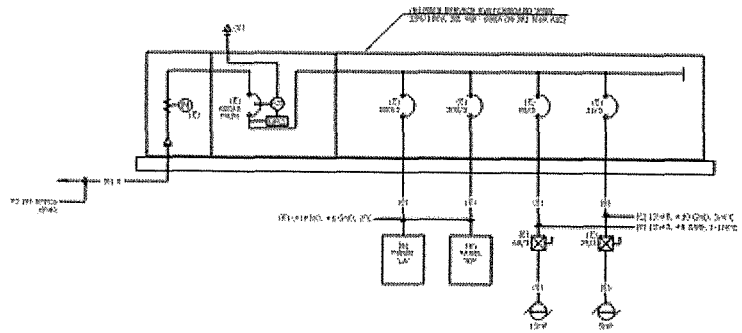
SCHEMATIC

NO.	DATE	DESCRIPTION

Sheet Title:
**SINGLE LINE
 DIAGRAM, PANEL
 SCHEDULES, AND
 LOAD CALCS**

Date: 03/20/02
 Sheet No:

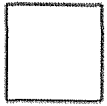
E0.02



SINGLE LINE DIAGRAM

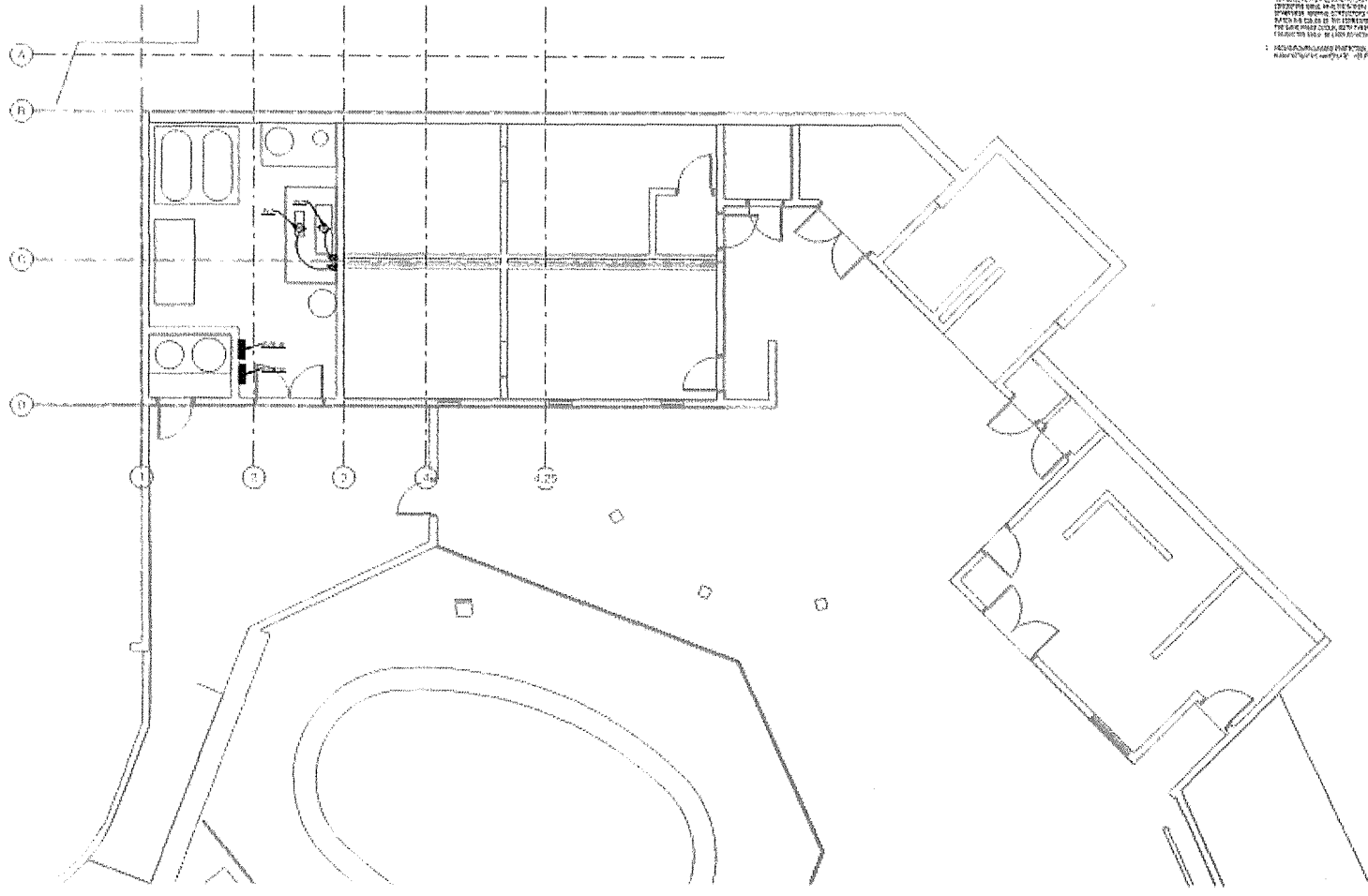
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225 South Arlington Avenue
 Suite A
 Cary, NC 27513
 Phone: 770.850.0400
 Fax: 770.850.2803
 www.tsk.com



TSK CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ELECTRICAL SYSTEMS SHOWN ON THIS DRAWING. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE EXISTING UTILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES.

- GENERAL NOTES:**
1. THE ELECTRICAL SYSTEMS SHOWN ON THIS DRAWING ARE THE PROPERTY OF TSK CONSULTANTS AND SHALL BE KEPT AS SUCH.
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LOWER LEVEL ELECTRICAL POWER PLAN

msa
 ENGINEERING CONSULTANTS
 8000 LITTLE ROCK ROAD
 SUITE 100
 DALLAS, TEXAS 75243
 (972) 412-1000
 WWW.MSA-INC.COM

WILKINS REDFIELD
 PROJECT
BURNT CEDAR POOL

**883 LAKESHORE BLVD.
 INCLINE VILLAGE, NV**

JOB NO. 2009-00
 SHEET
IVGID

SCHEMATIC

NO.	DESCRIPTION	DATE

Sheet Title:
**LOWER LEVEL
 ELECTRICAL POWER
 PLAN**

Date: 10/21/09
 Drawn By:

E1.01

CURRENT PROJECT

COST ESTIMATE

Option 1 at completion of Concept Design. (8/6/2020)

\$4,553,425	Total Construction Costs (Construction + Estimating Contingency)
<u>\$1,070,055</u>	<u>Total Soft Costs</u>
\$5,623,480	Total Estimated Project Cost

Option 1 at completion of Schematic Design (11/10/2020)

\$3,907,214	Total Construction Costs (Construction + Estimating Contingency)
<u>\$918,195</u>	<u>Total Soft Costs</u>
\$4,825,410	Total Estimated Project Cost

Cost reduction items from Concept Design Option include:

- Reduced Deck Size
- Reduced Wading Pool Size
- Revised Wading Pool skimmer system
- Existing utilities are of adequate size for new pool equipment
- Number of existing pieces of pool equipment can be reused.
- Deleted lighting and shade structures.
- Revised unit cost for various items upon discussion with Consulting Team

OPINION OF PROBABLE COSTS

Updated 11/10/2020

Burnt Cedar Swimming Pool Improvement Project
Preliminary Opinion of Probable Costs - Schematic Design Level
Option #1 - Schematic Design Update

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	Item (Fully Burdened)	Notes
BASE IMPROVEMENTS (include Contractor Percentages O/P, GC, Bonds, etc... of 23%)						
1.1	Mobilization/Demobilization	1	LS	\$ 129,000	\$ 129,000	
1.2	Site Preparation/Demolition	1	LS	\$ 154,800	\$ 154,800	Site, pools, deck, pool eq. room
1.3	Utility Allowance	1	LS	\$ 10,000	\$ 10,000	Ex. Service is Acceptable (N) tie in's
1.4	Earthwork	1	LS	\$ 103,200	\$ 103,200	
1.5	Terrace Retaining Walls	90	LF	\$ 150	\$ 13,500	Was \$290 lf (Lower height)
1.6	New Swimming Pool (2-4 Hour TOR)	3,900	SF	\$ 322.5	\$ 1,257,750	
1.7	Swimming Pool Surge Tank	1	LS	\$ 64,500	\$ 64,500	
1.8	New Wading Pool	565	SF	\$ 260	\$ 146,900	Was 800 s.f.
1.9	Wading Pool Surge Tank	0	LS	\$ 51,600	\$ -	N/A (now skimmer system)
1.10	Wading Pool Interactive Play Equipment	1	LS	\$ 96,750	\$ 96,750	
1.11	Wading Pool Splash/Spouts	1	LS	\$ 25,800	\$ 25,800	
1.12	Wading Pool Fence Barrier	123	LF	\$ 160	\$ 19,680	Was 176 lf. (TSK-confirmed)
1.12a	Wading Pool Gate (self close/latch)	1	ea	\$ 4,000	\$ 4,000	broken out cost
1.13	Drainage/BMPs	1	LS	\$ 129,000	\$ 129,000	
1.14	Pool Decks	14,566	SF	\$ 45	\$ 656,927	
1.15	Deck Equipment ¹	1	LS	\$ 96,776	\$ 96,776	
1.16	Pool Area Perimeter Fencing (283 LF)	283	LF	\$ 225	\$ 63,675	Was 320 lf
1.16a	Pool Perimeter Low Curb at Fence	283	LF	\$ 40	\$ 11,320	broken out cost
1.16b	Pool Area Perimeter Access Gates	2	ea	\$ 4,000	\$ 8,000	broken out cost
1.16c	Relocated Wrought Iron Perimeter Fence	100	LF	\$ 100	\$ 10,000	at East CMU Wall
1.17	Pool Equip Rm. Upgrades & Equipment	1	Allowance	\$ 79,000	\$ 79,000	Eq. & New Slab
1.18	Landscape/Site (Inside The Pool Fence)	3,000	SF	\$ 20	\$ 60,000	Was \$64,500 allowance
1.19	Tree and Rock/Juniper Removal	1	LS	\$ 64,500	\$ 64,500	1500/tree + rock & Juniper removal
1.20	Site Lighting	0	Allowance	\$ -	\$ -	Removed
1.21	Recreation Pool Slide (New)	1	LS	\$ 30,000	\$ 30,000	Updated per 3/15 invoice (21K)
1.22	Shade Structure (Fixed)	0	LS	\$ 32,250	\$ -	Removed
1.23a	Park Connector Walk-Way (6'wide Asphalt inc. base)	2,220	SF	\$ 50	\$ 111,000	Was 150K, includes earthwork cost
1.23b	Park Connector Retaining Wall	90	LF	\$ 200	\$ 18,000	Was 320 lf
1.23c	Park Connector Rip-Rap stabilization	250	SY	\$ 50	\$ 12,500	New item
1.23d	Park Connector Wood Guard Rail	220	LF	\$ 50	\$ 11,000	Was 320 lf
1.24	Existing Sidewalk Repair	1	Allowance	\$ 10,000	\$ 10,000	New Item - for east edge
1.25	Base Construction Subtotal				\$ 3,397,578	
1.26	Estimating Contingency	15%			\$ 509,637	
1.27	Base Construction + Estimating Contingency				\$ 3,907,214	
ADD ALTERNATES						
2.1	None Noted at this time.	0	LF	\$ -	\$ -	All above
3.0	TOTAL CONSTRUCTION COSTS				\$ 3,907,214	
SOFT COSTS						
4.1	Location Multiplier (Tahoe)	0%			\$ -	no change
4.2	IVGID Contingency	10%			\$ 390,721	
4.3	Permits & Fees	0.5%			\$ 19,536	
4.4	IVGID Management Cost	3%			\$ 117,216	
4.4	Architecture & Engineering	10%			\$ 390,721	
4.6	TOTAL SOFT COSTS	23.5%			\$ 918,195	
5.0	TOTAL ESTIMATED PROJECT COST				\$ 4,825,410	
Notes						
1. Deck Equipment includes pool covers, pool cover reels, lifeguard chairs, lane line, lane line reels, safety signs, safety equipment etc...						
Excludes: FF&E						

SCHEDULE

TIMING OF SERVICES & DEVELOPMENT

Project Schedules will be reviewed at the completion of each successful project documentation phase.

CURRENT PROJECT SCHEDULE:

Task	Duration	Start	Complete
<u>Schematic Design</u>	60 days	9/11/2020	12/9/2020
IVGID Review	2 days	11/2/2020	11/3/2020
Final SD Documents	3 days	11/4/2020	11/6/2020
IVGID Board Meeting	1 day	11/18/2020	
CMAR Cost Estimate	16 days	11/9/2020	11/30/2020
IVGID Board Meeting	1 day	12/9/2020	
<u>Design & Permitting</u>	100 days	12/10/2020	4/28/2021
<u>Design Development</u>	25 days	12/10/2020	1/13/2021
IVGID Review	10 days	1/14/2021	1/27/2021
WC & TRPA Permitting	*50 days	1/28/2021	4/7/2021
<u>Construction Docs</u>	40 days	1/28/2021	3/24/2021
Prepare GMP	10 days	3/25/2021	4/14/2021
IVGID Authorize GMP	1 day	4/28/2021	
Construction Phase Start		5/1/2021	Completes per CMAR Schedule



A N N I V E R S A R Y

Reno - Tahoe Office

225 S. Arlington Ave., Suite A
Reno, NV 89501

tsk

A R C H I T E C T S

T: +1 (775) 857-2949

BURNT CEDAR BEACH - POOL RECONSTRUCTION

90% SCHEMATIC DESIGN

October 30, 2020

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

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Consultant

DESIGN TEAM

ARCHITECT

TSK ARCHITECTS
225 SOUTH ARLINGTON AVENUE, SUITE A,
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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**

**90% SCHEMATIC
DESIGN**
October 30, 2020



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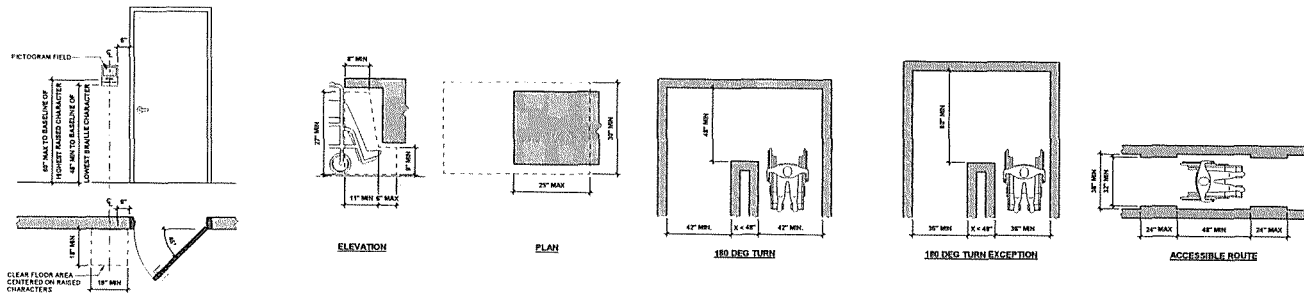
PLEASE RECYCLE

Project:

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

Job No. 20-018-10

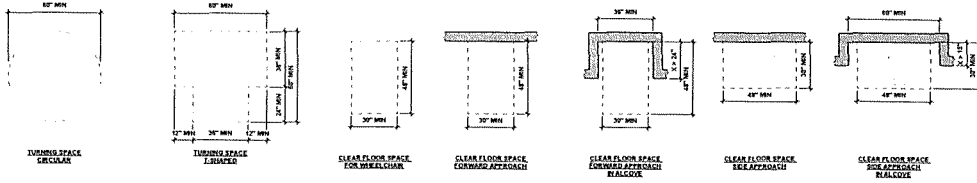
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



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

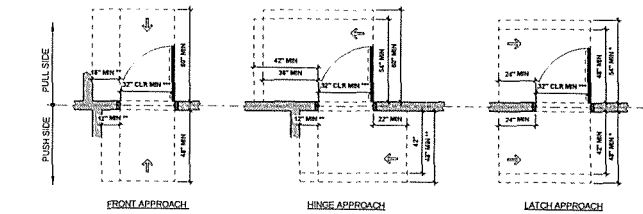
11 KNEE AND TOE CLEARANCE
 SCALE: 3/4" = 1'-0"

8 CLEAR WIDTH OF AN ACCESSIBLE ROUTE AND CLEAR WIDTH AT TURN
 SCALE: 3/4" = 1'-0"



17 WHEELCHAIR TURNING SPACE
 SCALE: 3/4" = 1'-0"

13 WHEELCHAIR CLEAR FLOOR SPACE
 SCALE: 3/4" = 1'-0"



5 MANEUVERING CLEARANCE AT DOORS
 SCALE: 3/4" = 1'-0"

NOTES:
 - IF CLOSET IS PROVIDED
 - IF CLOSET AND CLOSER ARE PROVIDED
 - CLEAR WIDTH SHALL COMPLY WITH LOCAL CODE AMENDMENT REQUIREMENTS

90% SCHEMATIC DESIGN

REVISIONS	
REV. DATE	DESCRIPTION

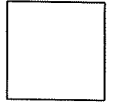
Sheet Title:

GENERAL ACCESSIBILITY DETAILS

Date: October 30, 2020

Sheet No:

G1.01



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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

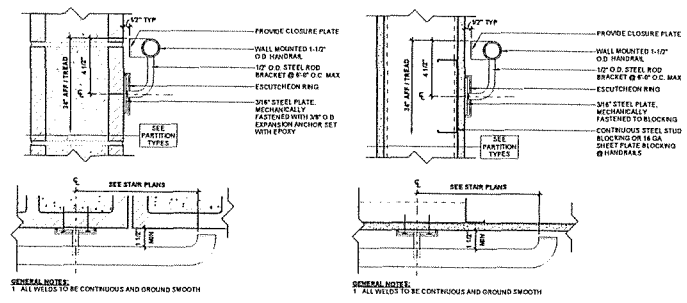
90% SCHEMATIC DESIGN

REV	DATE	DESCRIPTION

Sheet Title
GENERAL ACCESSIBILITY DETAILS

Date: October 30, 2020
Sheet No:

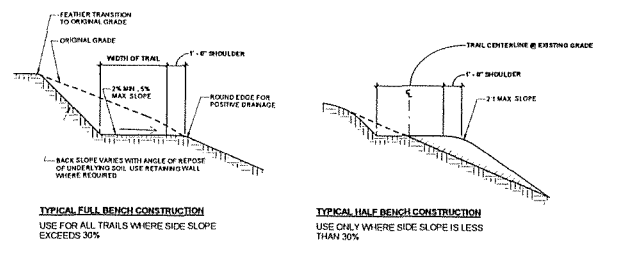
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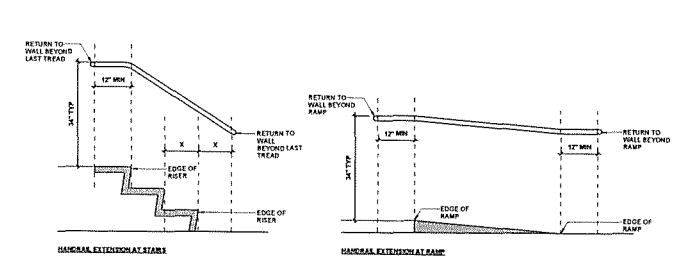
12 WALL MOUNTED HANDRAIL - CMU WALL
SCALE: 3/4" = 1'-0"

8 WALL MOUNTED HANDRAIL - STUD WALL
SCALE: 3/4" = 1'-0"

4 TREAD AND RISERS
SCALE: 1/16" = 1'-0"

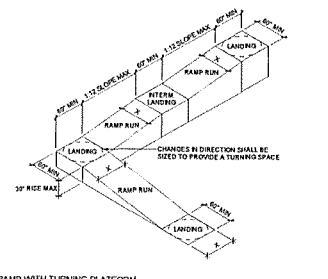


10 ACCESSIBLE ROUTE ON SITE - TRAIL SLOPE
SCALE: 3/8" = 1'-0"

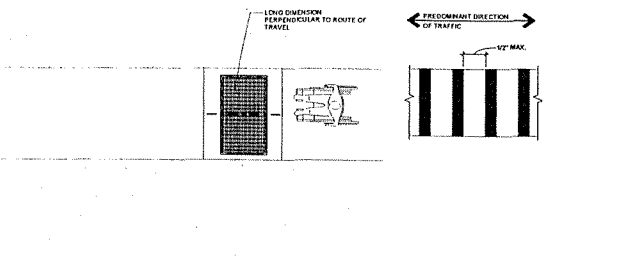


11 HANDRAIL EXTENSIONS
SCALE: 3/4" = 1'-0"

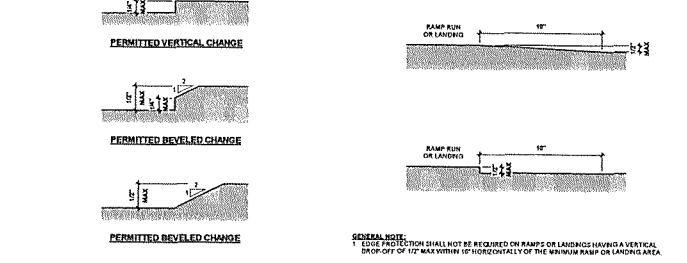
6 RAMP EDGE PROTECTION EXCEPTION
SCALE: 3/4" = 1'-0"



RAMP WITH TURNING PLATFORM

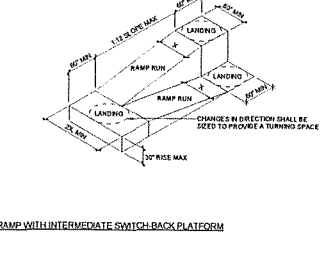


18 ACCESSIBLE ROUTE ON SITE - GRATE SPACING
SCALE: 3/8" = 1'-0"

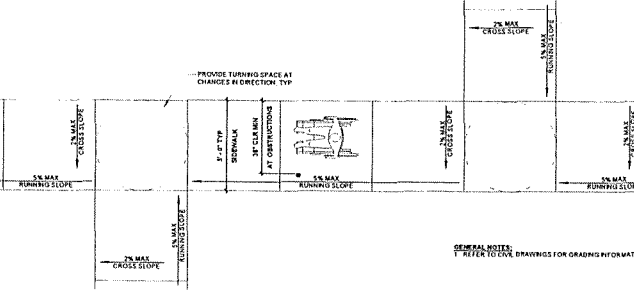


10 CHANGES IN LEVEL
SCALE: 1/2" = 1'-0"

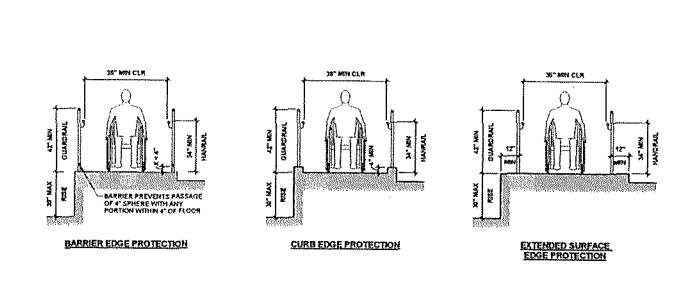
6 RAMP EDGE PROTECTION EXCEPTION
SCALE: 3/4" = 1'-0"



RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

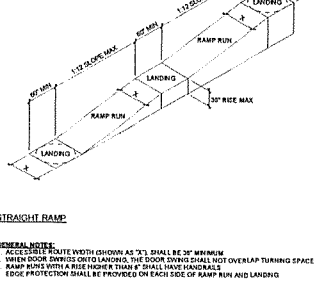


17 ACCESSIBLE ROUTE ON SITE
SCALE: 3/8" = 1'-0"



9 RAMP EDGE PROTECTION
SCALE: 3/4" = 1'-0"

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



1 RAMP DETAILS
SCALE: 1/8" = 1'-0"

BURNT CEDAR POOL REPLACEMENT

for

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

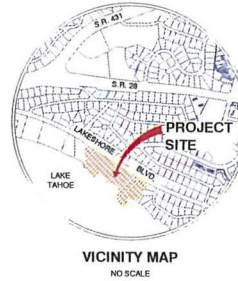
665 LAKESHORE BOULEVARD
INCLINE VILLAGE, NEVADA 89451

ABBREVIATIONS:

AP ANGLE POINT
BC BEGIN CURVE
BLDG BUILDING
E EASTING
EC END OF CURVE
EX EXISTING
FG FINISHED GRADE
GB GRADE BREAK
HE INVERT ELEVATION
PDC POINT ON CURVE
POL POINT ON LINE
TC TOP OF CONCRETE
TW TOP OF WALL

LEGEND:

CONCRETE SURFACING
RIP-RAP
LANDSCAPING



SHEET INDEX:

SHEET C1 - TITLE SHEET
SHEET C2 - SITE PLAN
SHEET C3 - CROSS SECTIONS

OWNER:

INGID
CONTACT: NATHAN CHOREY
893 SOUTHWOOD BLVD
INCLINE VILLAGE, NV 89451

ENGINEER:

RESOURCE CONCEPTS, INC.
CONTACT: JOE CACCIOPPO, P.E.
340 NORTH MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1600

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83, NEVADA COORDINATE SYSTEM 1983/94, WEST ZONE, MODIFIED TO GROUND USING THE COMBINED SCALE FACTOR OF 1.000218. AS OBSERVED FROM WADSWORTH COUNTY CONTROL POINT T1153M1056.

BASIS OF ELEVATION

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE DATUM OF LAKE TAHOE AS PUBLISHED BY THE USGS FOR THE LAKE TAHOE GAUGE ON SEPTEMBER 02, 2020 (6226.9).

Engineering, Surveying, Water Rights Resources & Environmental Services
Carson City, NV 89401
Lake Tahoe, NV 89419
276 Squawacreek, NV 89419
775-883-1600
775-588-1500



REVISION	DATE

Schematic Design
BURNT CEDAR POOL REPLACEMENT
Incline Village General Improvement District
Incline Village, Nevada

TITLE SHEET

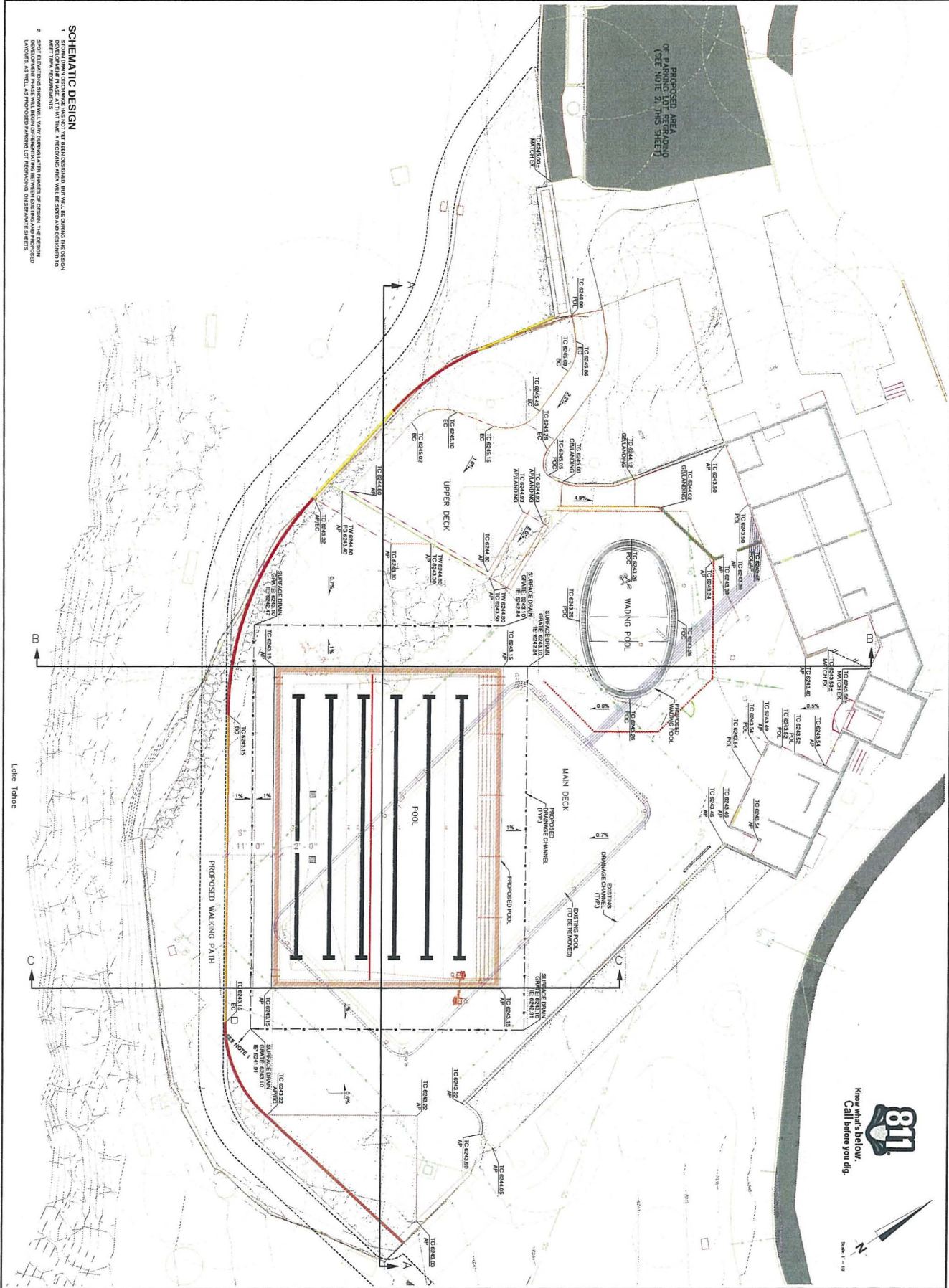
DRAFT
Schematic Design
(Not for Construction)

JOB NO.:	20-250.1
DATE:	OCT. 30, 2020
DESIGNED:	JEC
DRAWN:	JEC
CHECKED:	JEC

SHEET C1 OF 5



SCHEMATIC DESIGN



- SCHEMATIC DESIGN**
1. SHOW OWN PROPOSED LAYOUT OF AREA DESIGNATED, BUT WILL BE DURING THE DESIGN PHASE. ANY CHANGES WILL BE INDICATED BY A DASHED LINE.
 2. SHOW ELEVATIONS SHOWN WILL VARY FROM LATER PHASES OF DESIGN. THE DESIGN LAYOUTS, AS WELL AS PROPOSED FINISHES, FOR REQUIREMENTS, OR SHOWN ELEMENTS.



DRAFT
Schematic Design
(Not for construction)

DATE: OCT. 30, 2022
DESIGNED: JEC
DRAWN: JEC
CHECKED: JEC

SHEET C2 OF 5

SCHEMATIC DESIGN
BURNT CEDAR POOL REPLACEMENT
Incline Village General Improvement District
Incline Village, Nevada

SITE PLAN

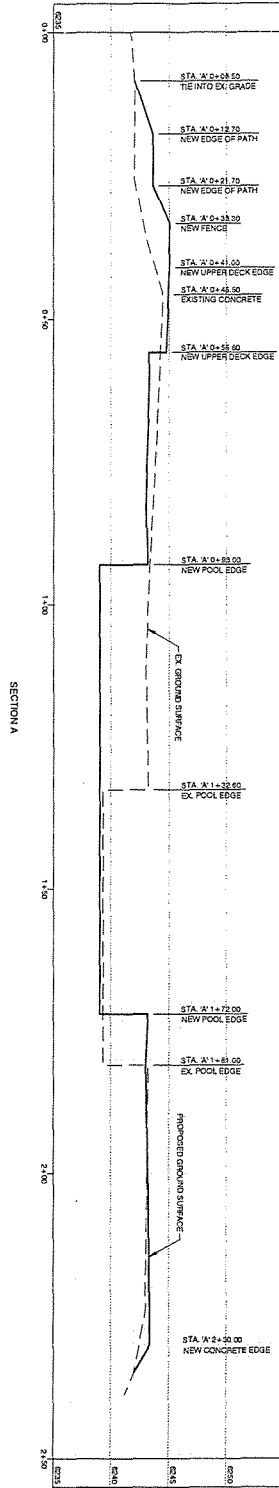
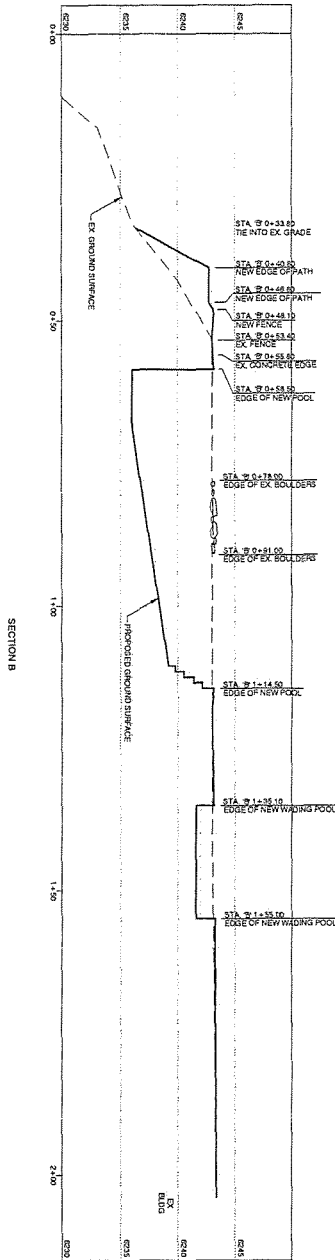
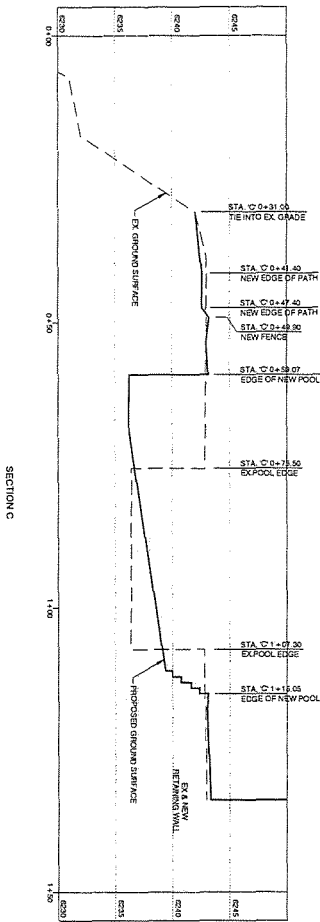
REVISION	DATE

RCI Engineering • Surveying Water Rights
Resources & Environmental Services
www.rci-nv.com

Carson City 340 N. Minnesota St. Carson City, NV 89703-4152 775-883-1600

Lake Tahoe 276 Kingsbury Grade, Ste. 206 Stateline, NV 89449 775-588-7500

NOTE: GROUND SURFACES SHOWN ARE PRELIMINARY BASED ON SCHEMATIC DESIGN



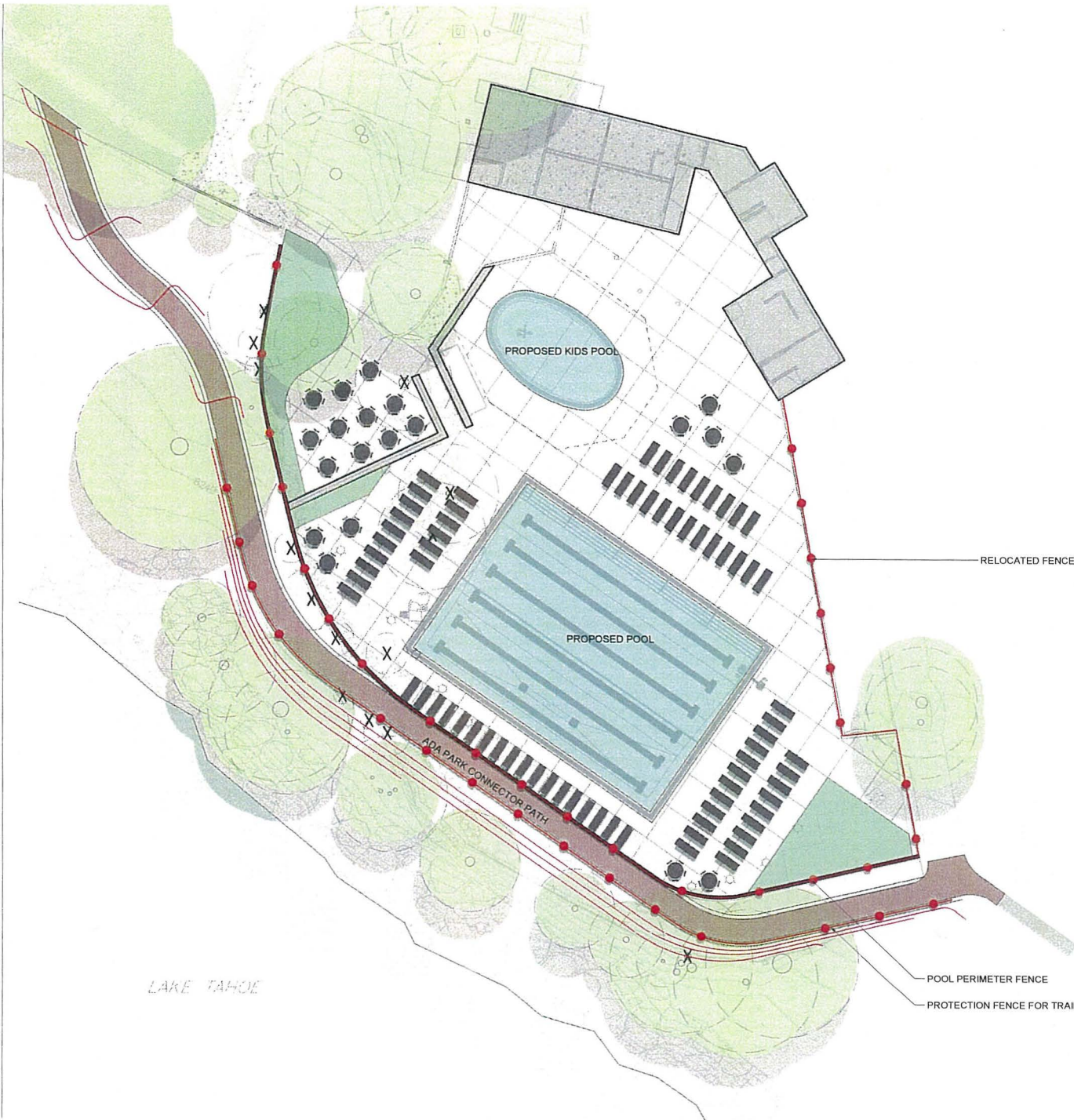
Know what's below.
Call before you dig.
811
SCALE: 1" = 5' VERTICAL

DRAFT
Schematic Design
(Not for Construction)

SHEET C3 OF 5
SCHEMATIC DESIGN
BURNT CEDAR POOL REPLACEMENT
Incline Village General Improvement District
Incline Village, Nevada
CROSS SECTIONS

REVISION	DATE

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Lake Tahoe 276 Kingsbury Grade, Ste. 206 Stateline, NV 89449 775-588-7500



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DESIGNWORKSHOP

Landscape Architecture - Land Planning
Urban Design - Tourism Planning
PO Box 5666
128 Market Street
Suite 202
Stateline, Nevada 89449
(775) 588-9929

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

90% SCHEMATIC DESIGN

REV	DATE	REVISIONS	DESCRIPTION

Sheet Title
ILLUSTRATIVE PLAN

Date: OCTOBER 30, 2020
Sheet No:

LS.00





VIEW LOOKING EAST

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128 Market Street
Suite 3E
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(775) 588-9929

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**

**90% SCHEMATIC
DESIGN**

REV.	DATE	REVISIONS	DESCRIPTION

Sheet Title

**PERSPECTIVE
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

LS.00



VIEW LOOKING WEST

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Urban Design - Tourism Planning
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Suite 2E
Stateline, Nevada 89449
(775) 588-9929

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**

**90% SCHEMATIC
DESIGN**

REV.	DATE	REVISIONS	DESCRIPTION

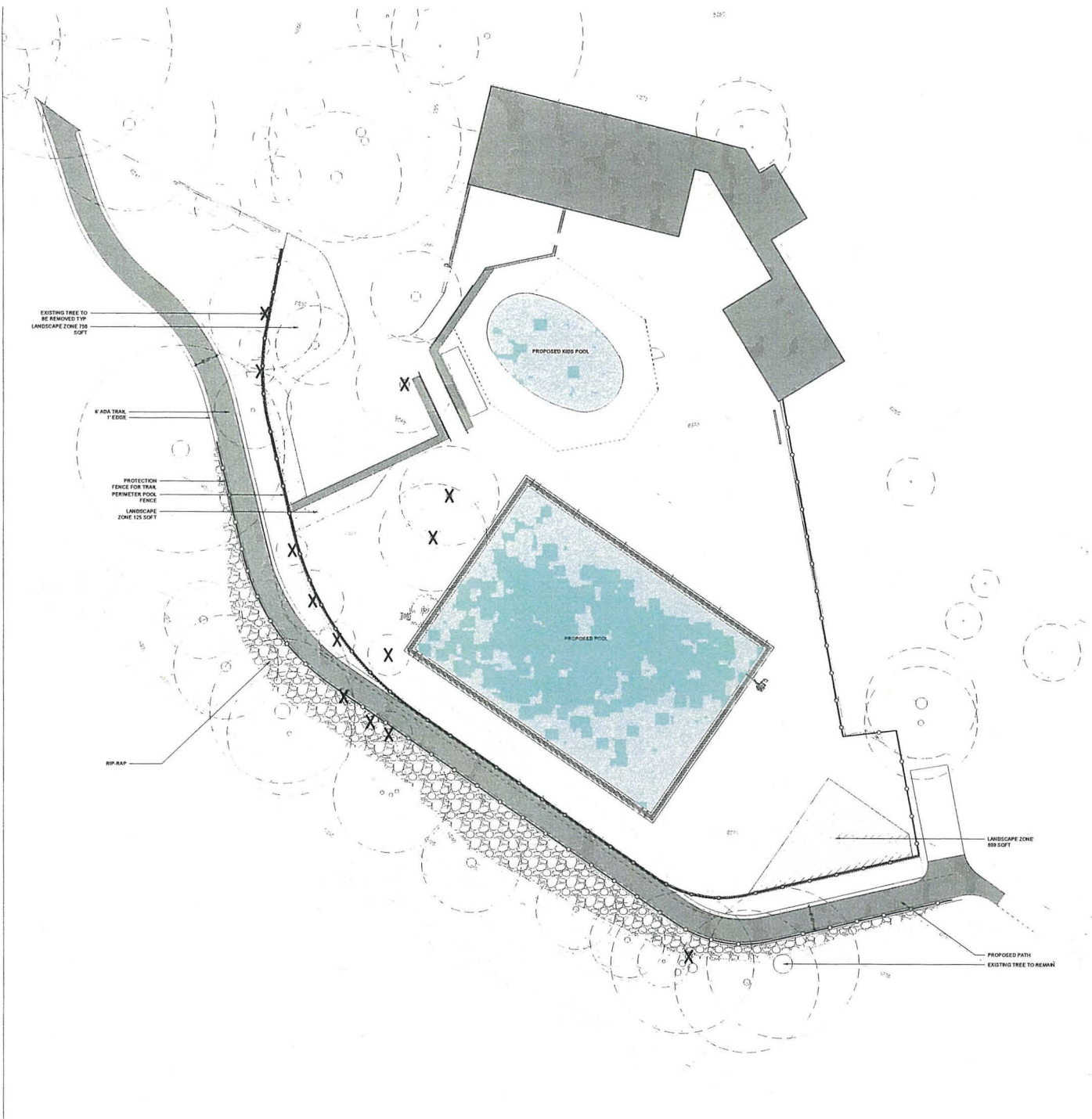
Sheet Title

**PERSPECTIVE
RENDERING**

Date: OCTOBER 30, 2020

Sheet No:

LS.00



EXISTING TREE TO
BE REMOVED TYP
LANDSCAPE ZONE 125
50FT

8 ADA TRAIL
EDGE

PROTECTION
FENCE FOR TRAIL
PERIMETER POOL
FENCE
LANDSCAPE
ZONE 125 50FT

RIP-RAP

PROPOSED KIDS POOL

PROPOSED POOL

LANDSCAPE ZONE
800 50FT

PROPOSED PATH
EXISTING TREE TO REMAIN

- LANDSCAPE LEGEND**
- PROPOSED PLANTING AREA
 - PROPOSED RIP-RAP FOR STABILIZATION
 - PROPOSED POOL
 - PROPOSED FENCE



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DESIGNWORKSHOP

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Urban Design - Facilities Planning
PO Box 5066
128 Market Street
Suite 3C
Stateville, Nevada 89449
(775) 588-5929

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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**

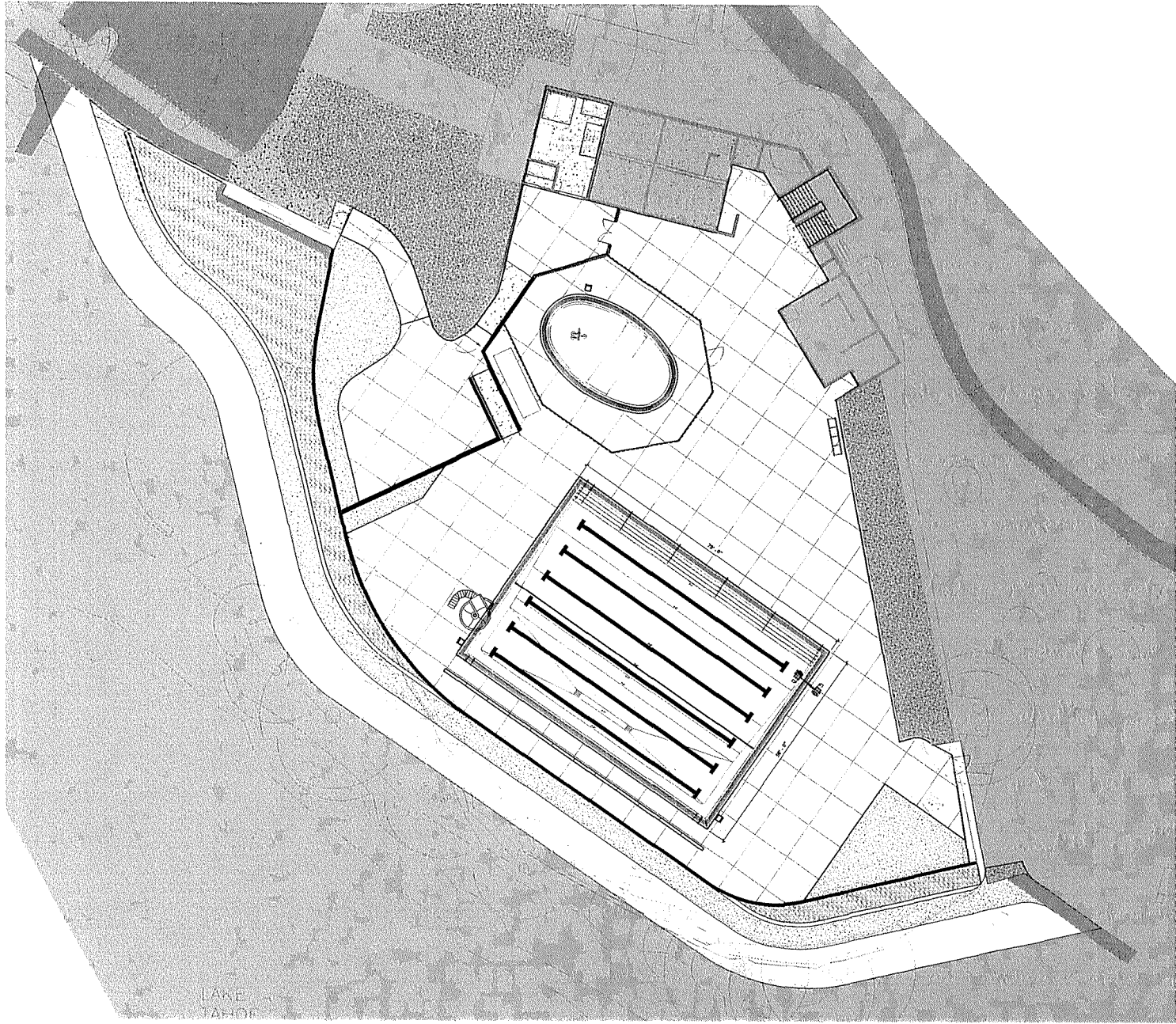
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DESIGN**

REV	DATE	REVISIONS	DESCRIPTION

Sheet Title

Date: OCTOBER 30, 2020
Sheet No:

LS.01



LAKE TAHOE

A EXISTING SITE OVERLAY
SCALE 1"=10'0"

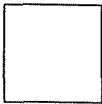


GENERAL NOTES

EXISTING OVERLAY SHOWN IN BLACK FOR REFERENCE ONLY AND TO PROVIDE DEMONSTRATION SHEETS AND ADDITIONAL DISCIPLINE SHEETS FOR ADDITIONAL INFORMATION.

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KEYNOTES

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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

90% SCHEMATIC DESIGN

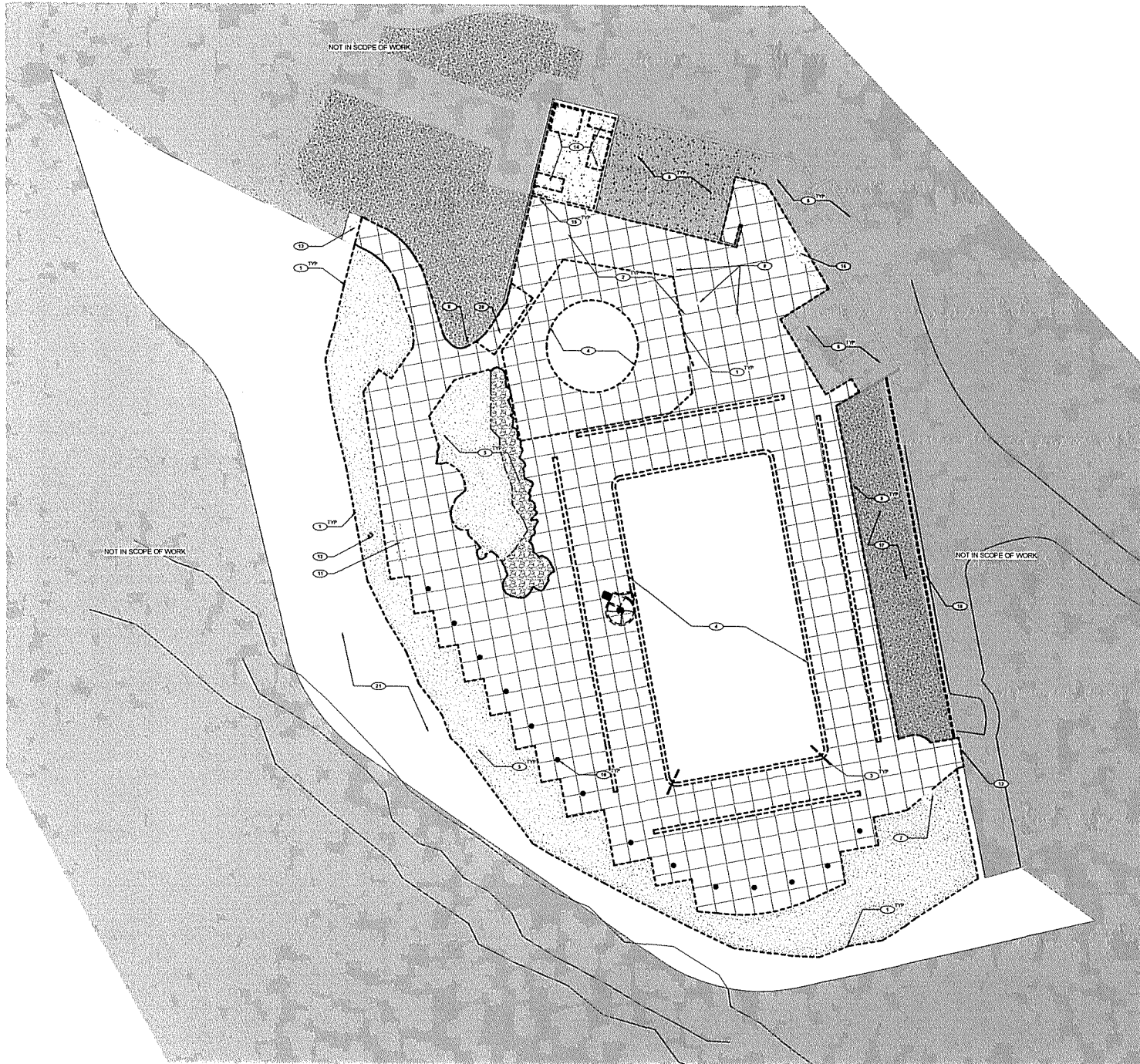
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
EXISTING SITE OVERLAY

KEYPLAN

Date: October 30, 2020
Sheet No:

ASP1.01



A OVERALL SITE DEMO PLAN
SCALE: 1"=19'0"



GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY DIMENSIONS IN FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. PROVIDE SCALE DRAWINGS.
2. REFER TO CIVIL DRAWINGS FOR DRAINAGE, STREET, AND CURB DIMENSIONS.
3. REFER TO CIVIL DRAWINGS FOR POTENTIAL CONTROL.
4. REFER TO CIVIL DRAWINGS FOR SITE DEVELOPMENT OUTSIDE OF RIGHT OF WAY.
5. REFER TO CIVIL DRAWINGS FOR STRENGTH INFORMATION.
6. REFER TO MEASUREMENTS FOR ADDITIONAL INFORMATION ON LIMIT OF WORK.
7. SEE CHANGED SITE PLANS FOR ALL SITE PLAN REVISIONS.
8. REFER TO CIVIL DRAWINGS FOR SITE USE ALTERNATE OPTIONS.
9. REFER TO DESIGN ANALYSIS FOR DESIGNATED (FOR ROOM) REGION DIMENSIONS.
10. CONTRACTOR TO PATCH AND REPAIR EXISTING CURBS/CEMENT IN RESULT OF NEW WORK.

- KEYNOTES**
1. REMOVE EXISTING WOOD ROOF GATE AND FENCE. OFFER TO OWNER.
 2. REMOVE EXISTING CONCRETE SLAB ON GRADE AND PREPARE FOR NEW GRADE AND CONCRETE SLAB.
 3. REMOVE EXISTING POOL HANDRAILS.
 4. REMOVE EXISTING POOL IN ALL ITS ENTIRETY AND PREPARE NEW POOL FOR NEW WORK PLANS.
 5. REMOVE EXISTING LANDSCAPE INCLUDING CORSE STONE AND PATIENES FOR NEW CONCRETE DECK.
 6. EXISTING FLOORING TO REMAIN. PROTECT IN PLACE.
 7. EXISTING FOOT WASHING STATION AND DRAIN TO REMAIN. PROTECT IN PLACE.
 8. EXISTING STRUCTURAL COLUMNS TO REMAIN. PROTECT IN PLACE.
 9. EXISTING RETAINMENT WALL TO REMAIN. PROTECT IN PLACE.
 10. REMOVE EXISTING SLAB ELECTRICAL LIGHTING AND CONDUIT SYSTEM AND GCP AT SOURCE.
 11. EXISTING BIKE RACK. SALVAGE FOR REUSE.
 12. EXISTING FRONT PORCH HOUSE BB. PROTECT IN PLACE.
 13. EXISTING GATE TO REMAIN. PROTECT IN PLACE. VERIFY CONNECTIONS TO ACCEPT NEW FENCING.
 14. REMOVE SLAB AND NOTES. SALVAGE BOULDER AND WATER FEATURES. SEE MOVE EQUIPMENT PLANS.
 15. REMOVE EXISTING BRICE OFF EXISTING AND ASSOCIATED AREA. DRAIN AND REPLACE WITH NEW. SEE PLUMBING DRAWINGS.
 16. EXISTING CONCRETE STOOD TO REMAIN. PROTECT IN PLACE.
 17. REMOVE EXISTING JAMBERS AND ASSOCIATED BRICKWORK AND PREPARE AREA FOR FUTURE LIGHT LAWN WORK. IS NOT IN CONTRACT.
 18. REMOVE AND RELOCATE EXISTING FENCING FOR FENCE AND PLACE APPROXIMATELY 1' OFF FACE OF EXISTING CMU WALL.
 19. EXISTING DOOR TO REMAIN. PROTECT IN PLACE.
 20. REMOVE EXISTING RAMP AND HANDRAILS AND PREPARE FOR NEW RAMP AND HANDRAILS.
 21. PREPARE FOR NEW PERIMETER PATH. SEE CIVIL AND LANDSCAPE DRAWINGS.

LEGEND

NOTE:
 DARK BOLD DASHED LINES ARE ITEMS TO BE REMOVED.
 HALF THICK SOLID LINES ARE ITEMS TO REMAIN.

REVISIONS

REV.	DATE	DESCRIPTION

KEYPLAN

Sheet Title: **ARCHITECTURAL SITE DEMO PLAN**

Date: October 30, 2020
Sheet No: **ASD1.01**

tsk

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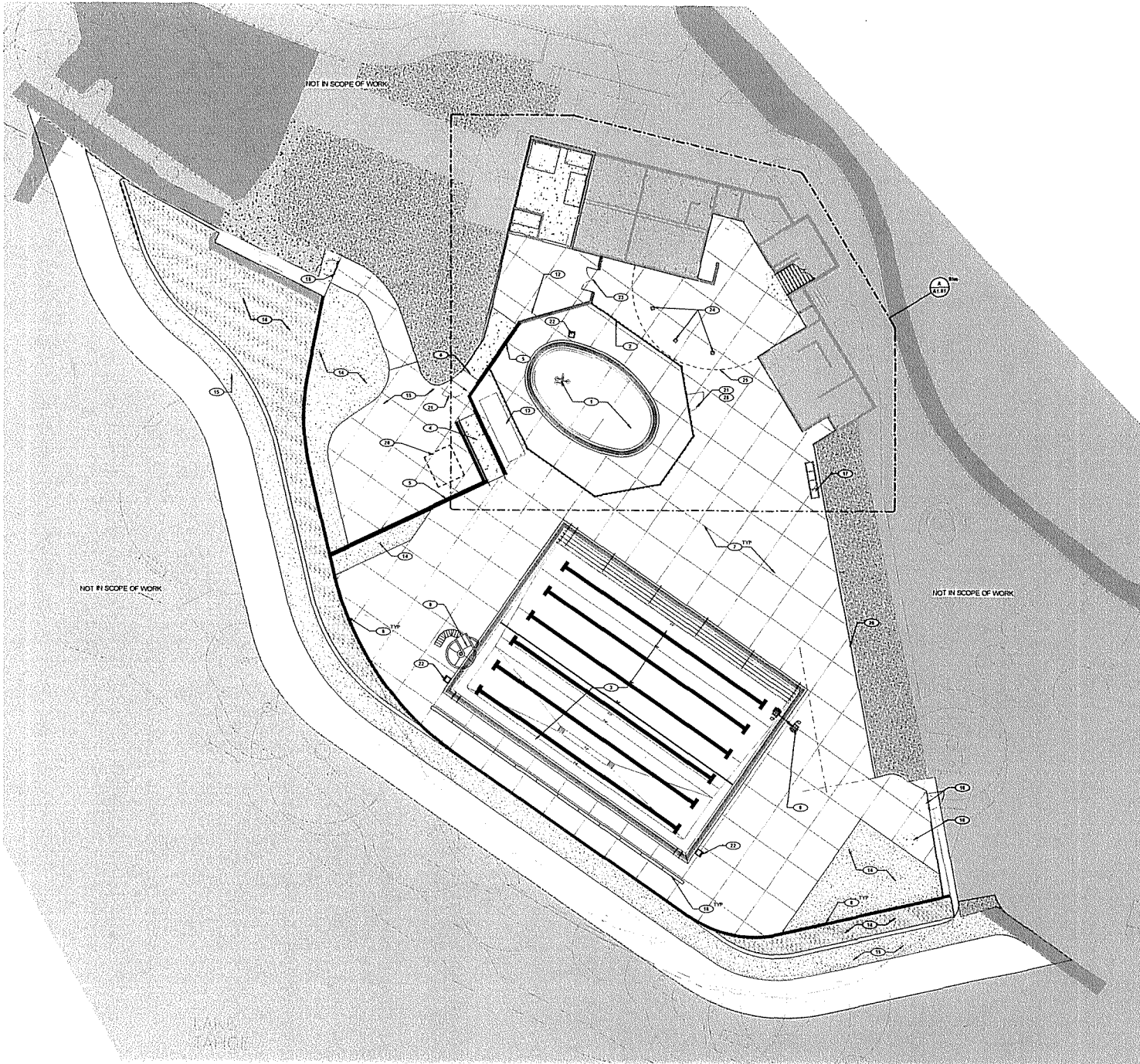
PLEASE RECYCLE

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

Job No: 20.018.10

Owner: **INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT**

90% SCHEMATIC DESIGN



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



GENERAL NOTES

- 1 MAXIMUM LIMITATION OF LIABILITY SHALL BE COMMENCED IN FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. DO NOT SCALE DRAWINGS.
- 2 REFER TO CIVIL DRAWINGS FOR PARKING, STREET, AND CURB FINISHES.
- 3 REFER TO CIVIL DRAWINGS FOR ADDITIONAL CONTRACT.
- 4 REFER TO CIVIL DRAWINGS FOR STREET DEVELOPMENT OUTSIDE OF BUILDING LINE.
- 5 REFER TO CIVIL DRAWINGS FOR STRIPPING INFORMATION.
- 6 REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON LIMIT OF WORK.
- 7 SEE ENLARGED SITE PLANS FOR ALL SITE PLAN KEYNOTES.
- 8 REFER TO CIVIL DRAWINGS FOR SITE AND ALTERNATE OPTIONS.
- 9 REFER TO DESIGN ANALYSIS FOR THE MANUFACTURER FOR ROOF DESIGN DRAWINGS.
- 10 CONTRACTOR TO PATCH AND REPAIR EXISTING CANOPY CEILING IN RESULT OF NEW WORK.

KEYNOTES

- 1 NEW WADING POOL. SEE POOL DESIGN DRAWINGS.
- 2 NEW WADING POOL SECURE FENCE/DRUMMER. SEE ENLARGED PLAN AND DETAILS.
- 3 NEW SWIMMING POOL. SEE POOL DESIGN DRAWINGS.
- 4 NEW RAMP AND HANDRAILS TO TERRACE. SEE DETAILS.
- 5 NEW TERRACE RETAINING WALL. SEE DETAILS.
- 6 NEW PERMITTER FENCE AT POOL EDGE. SEE MANHOLE COLLECTIONS.
- 7 CAST IN PLACE POOL DECK. SEE TYPICAL SECTION FOR CONCRETE AND FINISH.
- 8 ADA POOL SEAT (DO POWER AND REMOVABLE) SEE POOL DESIGN DRAWINGS.
- 9 POOL SLICE. SEE POOL DESIGN DRAWINGS.
- 10 NEW POOL FOOT WASH. SEE PLUMBING DRAWINGS.
- 11 NEW WREST OFF SHOWER. SEE PLUMBING DRAWINGS.
- 12 NEW CMU SCREEN WALL (4'-8" FINISH HEIGHT). SEE STRUCTURAL DRAWINGS.
- 13 LOCATION OF POOL TAMP RACK. SEE POOL DESIGN DRAWINGS.
- 14 LANDSCAPE. SEE LANDSCAPE DRAWINGS.
- 15 CONNECTOR PATHWAY AND ALTERNATE #100. SEE CIVIL AND LANDSCAPE DRAWINGS.
- 16 EXISTING GATES.
- 17 EXISTING BIKE RACK RELOCATED. COORDINATE WITH OWNER ON LOCATION.
- 18 NEW BENCH DRAIN. SEE POOL DESIGN DRAWINGS.
- 19 EXISTING FOOTWASH AND DRAIN.
- 20 SURGE TANK BELOW TERRACE DECK. SEE POOL DESIGN DRAWINGS.
- 21 NEW 4'-0" x 4'-0" GATE TO MATCH NEW PERIMETER FENCE.
- 22 NEW LIFE GUARD STAND. COORDINATE WITH OWNER ON EXACT LOCATION.
- 23 NEW 4'-0" x 4'-0" DOUBLE GATE TO MATCH NEW PERIMETER FENCE.
- 24 EXISTING COLUMNS.
- 25 AREA OF DECK ABOVE.
- 26 EXISTING ROOF FENCE TO BE REUSED WHERE POSSIBLE.

KEYPLAN



225 South Arlington Avenue,
Suite A
Reno NV, 89501
PHONE: 775.837.2340
FAX: 775.857.2403
WWW.TSK.COM



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

Job No: 201018.10

Owner
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

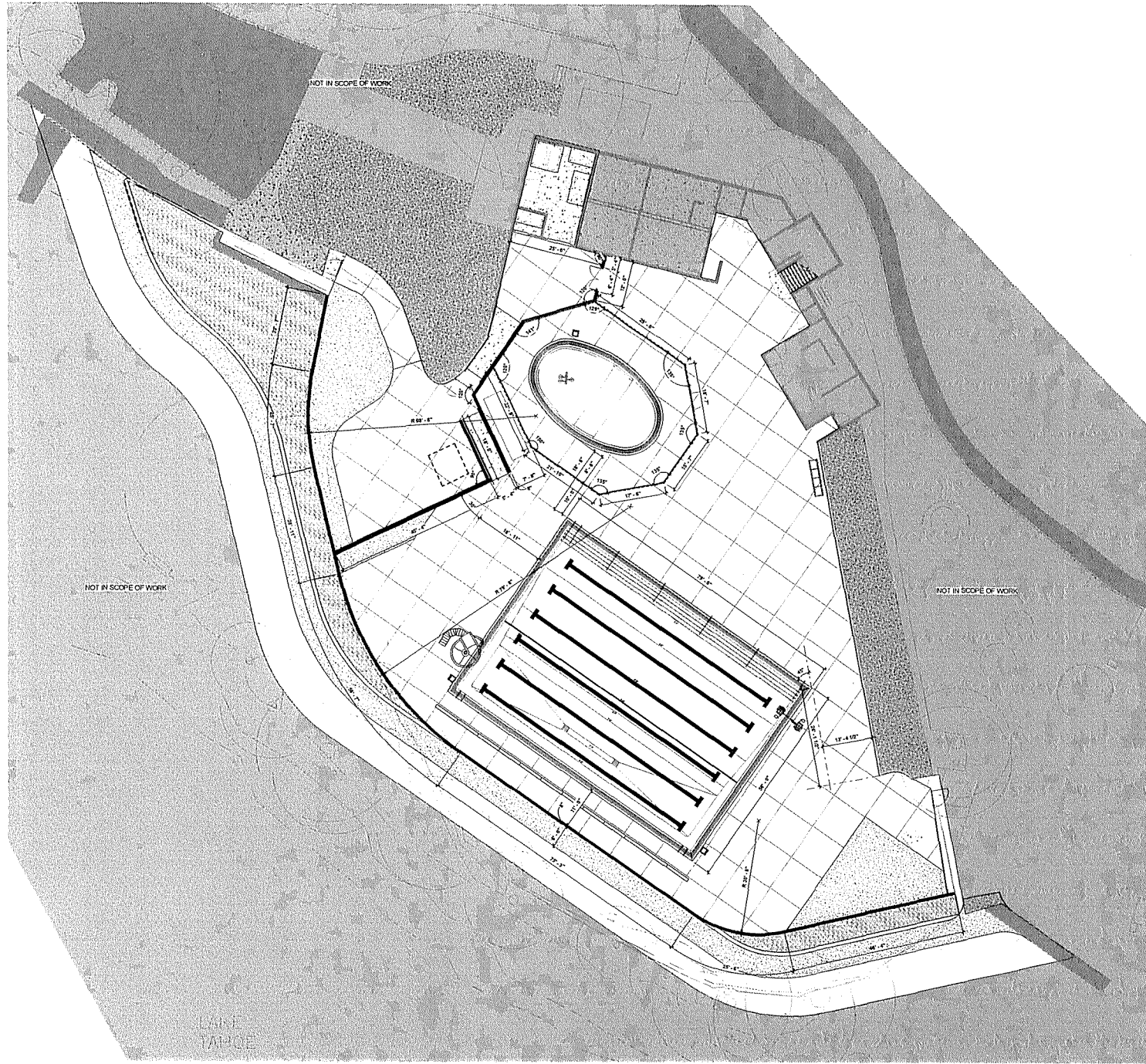
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REV	DATE	REVISION	DESCRIPTION

Sheet Title
OVERALL SITE PLAN

Date: October 30, 2020
Sheet No.

AS1.01



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



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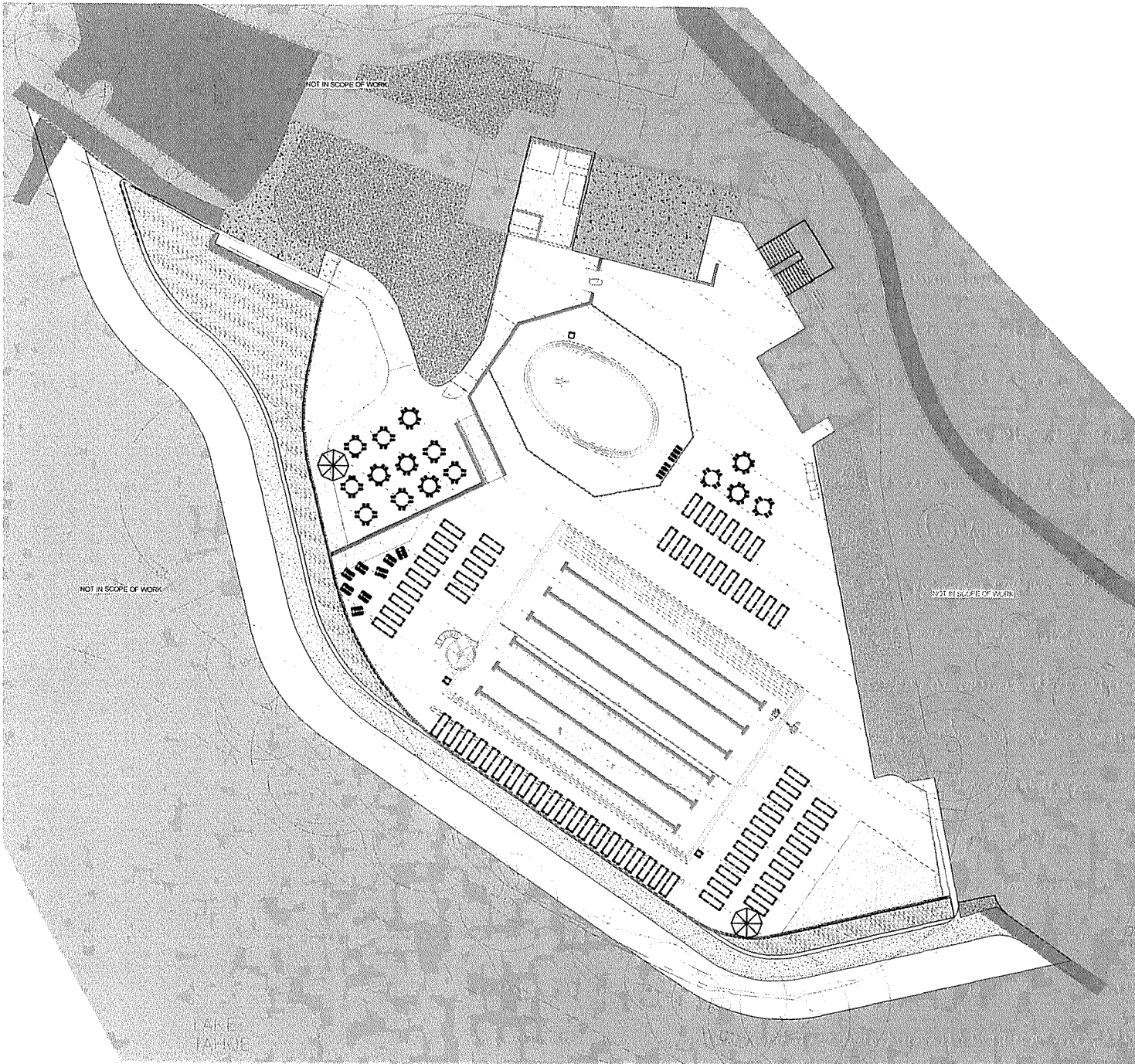
Sheet Title

OVERALL SITE DIMENSION PLAN

Date: October 30, 2020

Sheet No:

AS1.11



NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

NOT IN SCOPE OF WORK

LAKE
TAYLOR

1 OVERALL SITE PLAN Copy 1
SCALE: 1"=10'-0"



GENERAL NOTES

1. DIMENSIONS SHOWN BY DIMENSION LINES FOR REFERENCE ONLY N.E.C.

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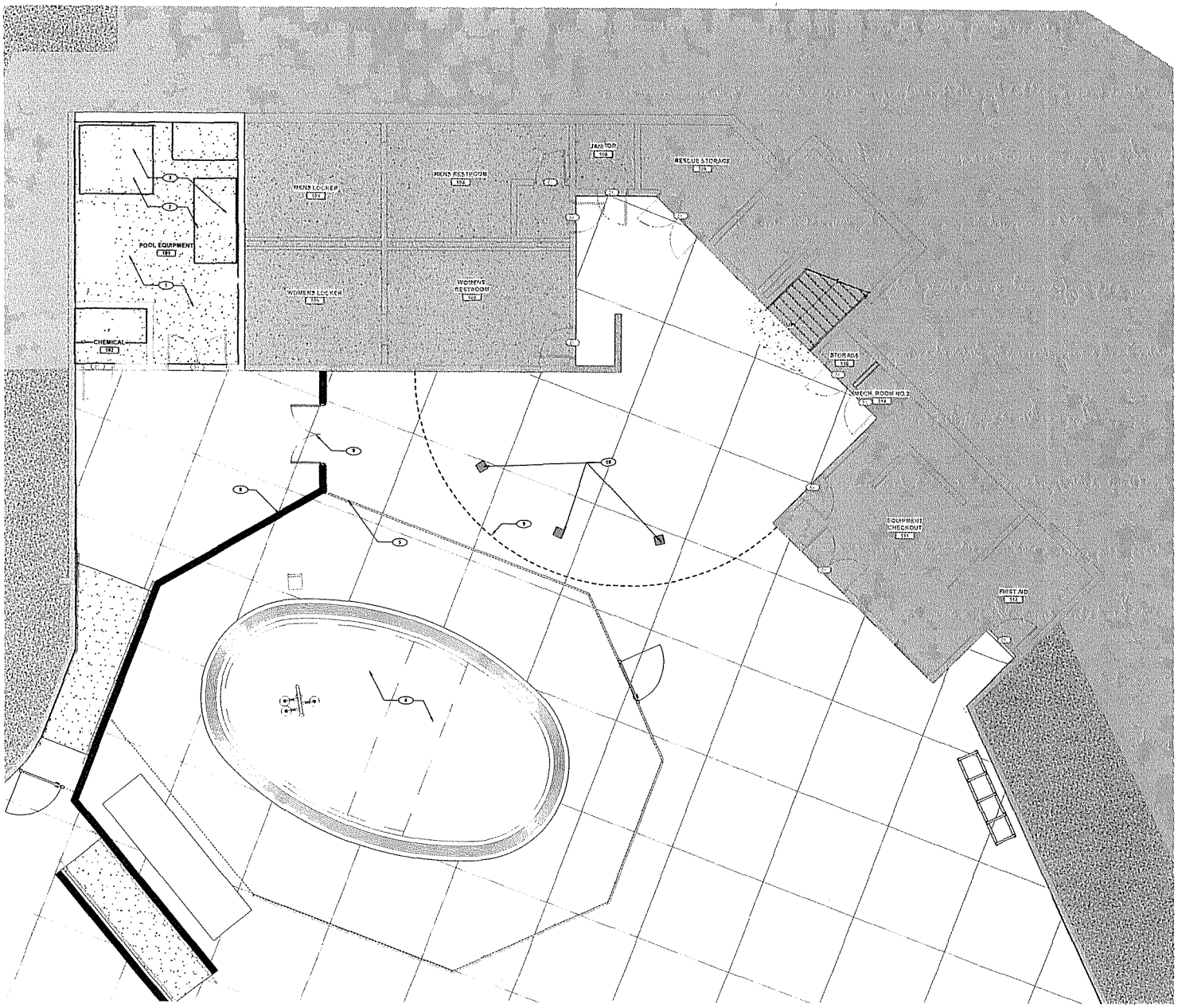
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DATE	DESCRIPTION	DATE	DESCRIPTION

Sheet Title
SITE FURNITURE PLAN

Date: October 30, 2020
Sheet No.

AS1.21



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



GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDY, WALLS, OR CONCRETE CURB.
2. SEE POOL DESIGN, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL WORK NOT SHOWN ON THIS DRAWING.
3. ALL EQUIPMENT (P.F. 01 AND C.F. 01) SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS.

KEYNOTES

1. NEW CONCRETE FLOOR.
2. NEW CONCRETE EQUIPMENT PAD AND RECESSED PIT. SEE STRUCTURAL DRAWINGS.
3. SALVAGED EQUIPMENT. SEE MECHANICAL AND POOL DESIGN DRAWINGS.
4. NEW WADING POOL. SEE POOL DESIGN DRAWINGS.
5. NEW WADING POOL. SECURE FENCE/GARMENT. SEE ENLARGED PLAN AND DETAILS.
6. NEW RAMP AND HANDRAILS TO TERRACE. SEE DETAILS.
7. NEW CURB SCREEN WALL (4'-0" HIGH). SEE STRUCTURAL DRAWINGS.
8. NEW 6'-0" x 8'-0" DOUBLE GATE TO MATCH NEW FORMER FENCE.
9. LINE OF DECK ABOVE.
10. EXISTING COLUMNS.

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REV.	DESCRIPTION

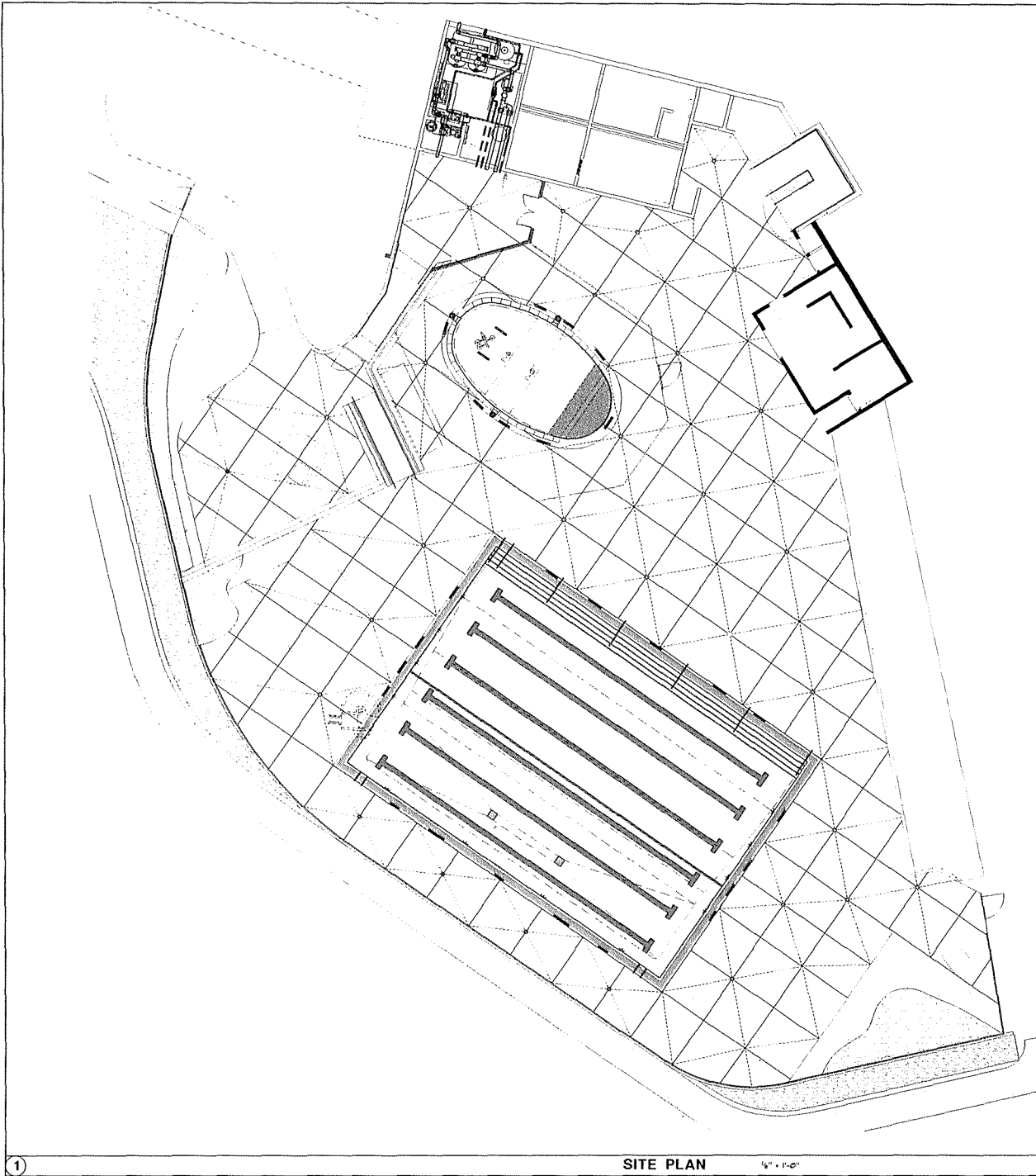
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LOWER LEVEL FLOOR PLAN

Date: October 30, 2020
Sheet No.
A1.01



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SWIMMING POOL DATA

SURFACE AREA	•	3,900 SQ. FT.
PERIMETER	•	254 FT.
DEPTH	•	3'-6" TO 7'-3"
VOLUME	•	146,648 GAL.
4 HR. TURNOVER	•	611 GPM

WADING POOL DATA

SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	83 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	437 GAL.
30 MIN TURNOVER	•	164 GPM

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760.438.8600

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

Job No. 20-018.10

Owner

**INCLINE VILLAGE
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Sheet Title

SITE PLAN

Date: OCTOBER 30, 2020

Sheet No:

SP-0

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



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665 Lakeshore Blvd,
Incline Village, NV
89451

Job No. 20-018.10

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REV	DATE	REVISIONS	DESCRIPTION

Sheet Title
SWIMMING POOL LAYOUT PLAN

Date: OCTOBER 30, 2020
Sheet No:

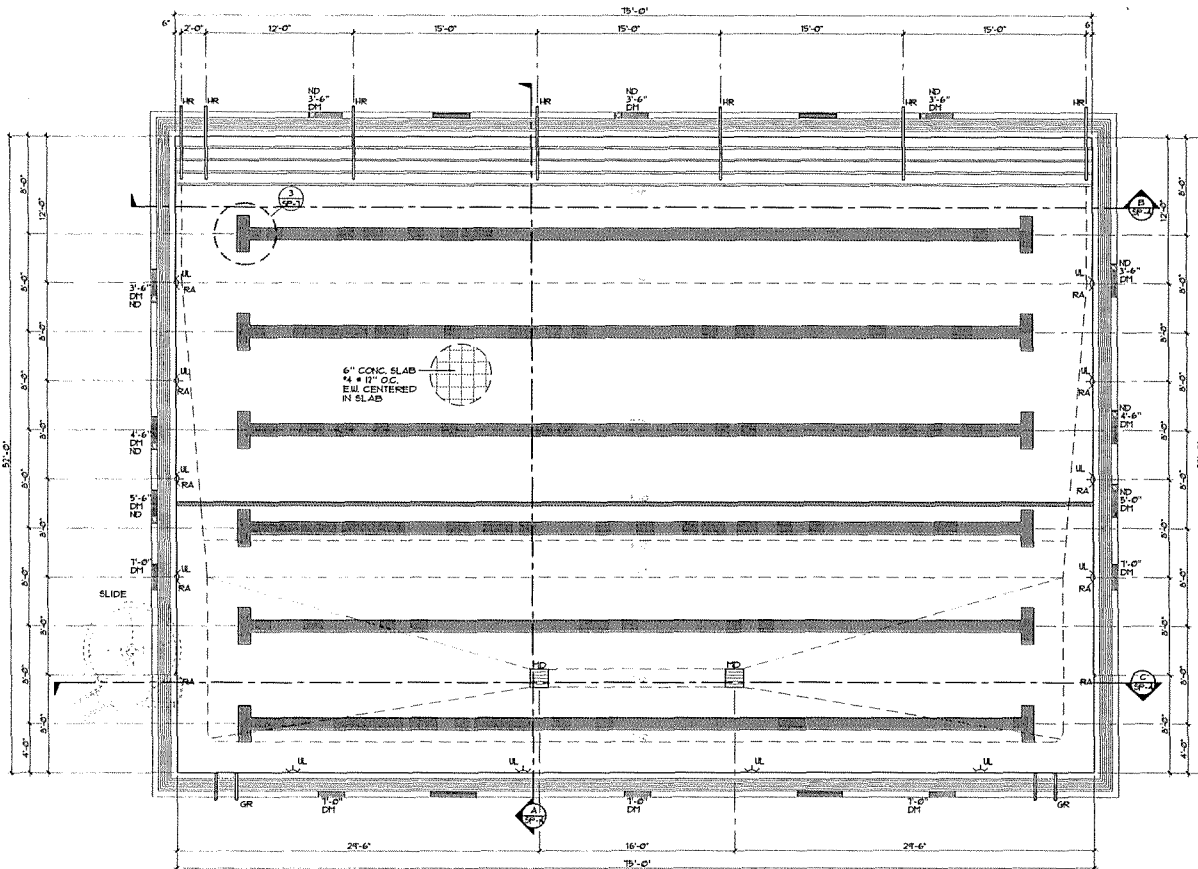
SP-1

SWIMMING POOL DATA

SURFACE AREA	•	3,900 ⁰ SQ. FT.
PERIMETER	•	294 FT.
DEPTH	•	0'-0" TO 1'-3"
VOLUME	•	146,668 GAL.
4 HR. TURNOVER	•	611 GPM

LEGEND

HR	•	HANDRAIL	⑤
DM	•	DEPTH MARKER	④
ND	•	NO DIVING SYMBOL	⑥
NR	•	NO RINNING	②
GR	•	GRABRAIL	①
AL	•	ACCESSIBLE LIFT	①
RA	•	ROPE ANCHOR	⑥
MD	•	MAN DRAIN	④
UL	•	UNDERWATER LIGHT	④



SWIMMING POOL LAYOUT PLAN 1/4" = 1'-0"





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665 Lakeshore Blvd,
Incline Village, NV
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Job No: 20-018.10

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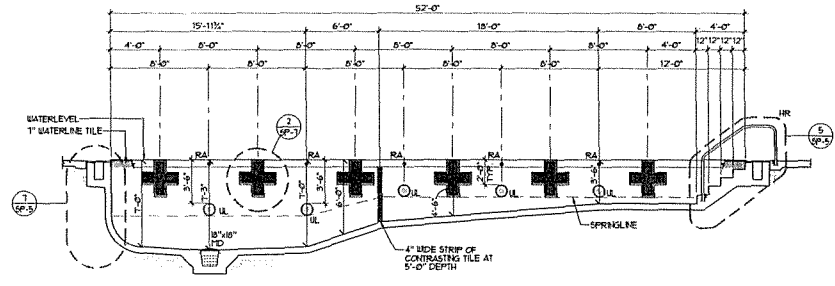
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REV	DESCRIPTION

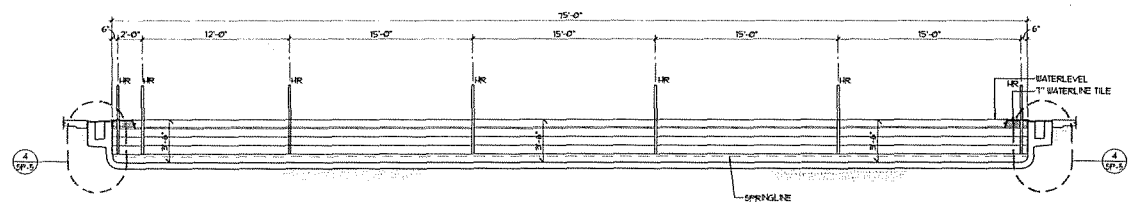
Sheet Title
**SWIMMING POOL
SECTIONS**

Date: OCTOBER 30, 2020
Sheet No:

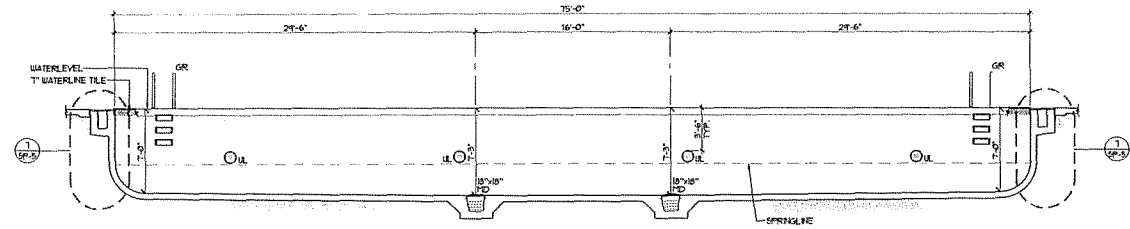
SP-4



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"



SWIMMING POOL SECTION 1/4" = 1'-0"

REINFORCEMENT TABLE					
WATER DEPTH	1' dia'	RADIUS	VERTICAL REIN.	HORIZONTAL REIN.	TRANSITION TO FLOOR REIN. BEYOND END RADIUS
0'-0" TO 1'-6"	6" 3"	0" TO 6"	4 # 10' O.C.	4 # 10' O.C.	24"
3'-6" TO 5'-0"	6" 3"	6" TO 24"	4 # 10' O.C.	4 # 10' O.C.	24"
5'-1" TO 7'-3"	8" 5"	24" TO 30"	4 # 6" O.C.	4 # 8" O.C.	24"

- CONCRETE NOTES:**
- THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS WITH A 0.40-0.50 WATER/CEMENT RATIO
 POOL = 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 ASTM C-150 TYPE II.
 - FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 HAVING A MAXIMUM SIZE OF AGGREGATE TO BE 1/4".
 - CONCRETE MIX DESIGNS SHALL BE PER CBC SECTION 1002.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
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 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
 - CONCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005.
- 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 308R CHAPTER 6. PROPORTIONS AND PRECONSTRUCTION TESTING SECTION 6.3.3. BE-T-PRX PROCESS.
 - CONTINUOUS INSPECTION BY AN APPROVED INSPECTOR IS REQUIRED OF ALL SHOTCRETE PLACEMENT.
 - ALL CEMENT USED SHALL CONFORM TO ASTM C-150 TYPE II.
 - FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C-33 HAVING A MAXIMUM SIZE OF AGGREGATE TO BE 1/4".
 - SHOTCRETE MIX DESIGNS SHALL BE PER CBC SECTION 1002.
 - SHOTCRETE SHALL BE TESTED AND INSPECTED PER CBC SECTION 1003 AND 1005 AND 1005.
 - ANCHOR BOLTS, ANCHORS, DOUELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING OF SHOTCRETE.
 - ALL REINFORCEMENT WITHIN SHOTCRETE SHALL MAINTAIN MINIMUM 1" CLEAR NON-CONTACT SPACES.
 - THE FILM OF LATHING OR FORMS ON THE SURFACE OF THE SHOTCRETE SHALL BE REMOVED WITHIN APPROXIMATELY TWO HOURS AFTER PLACEMENT BY BRUSHING WITH A STIFF BRUSH. THIS IS NOT TO BE 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.

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 665 Lakeshore Blvd,
 Incline Village, NV 89451

Job No: 20-D18.10
 Owner
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



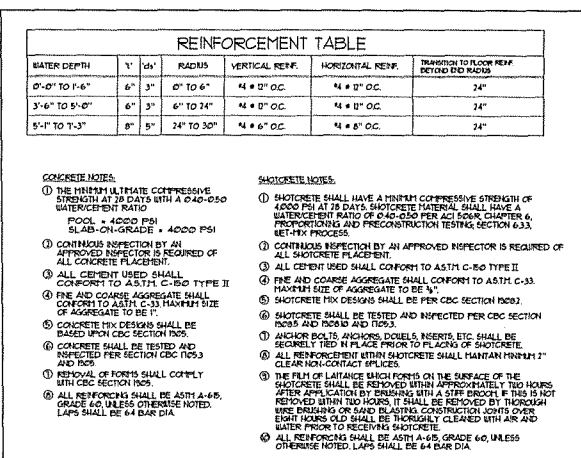
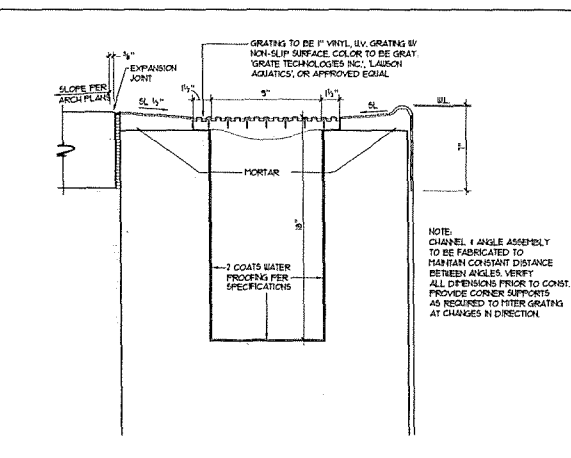
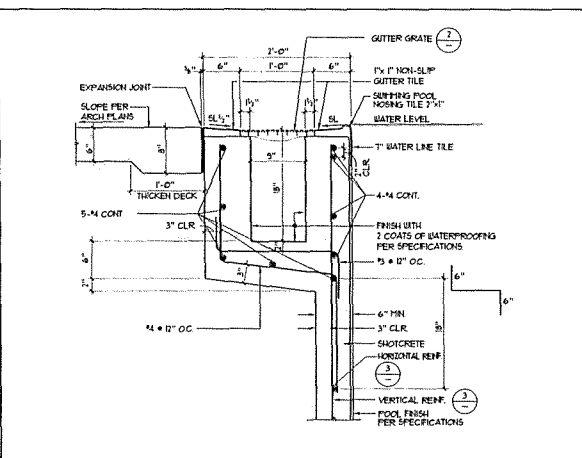
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Sheet Title
DETAILS

Date: OCTOBER 30, 2020
 Sheet No:

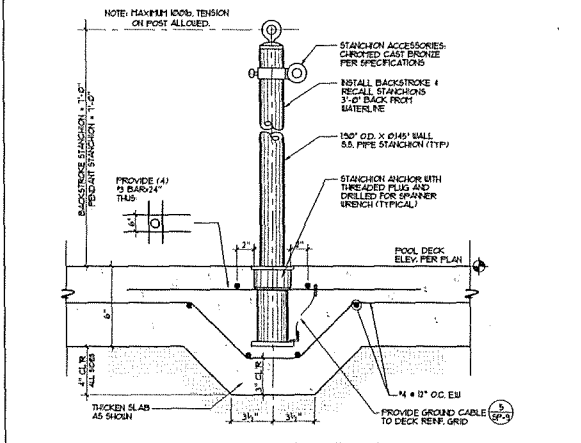
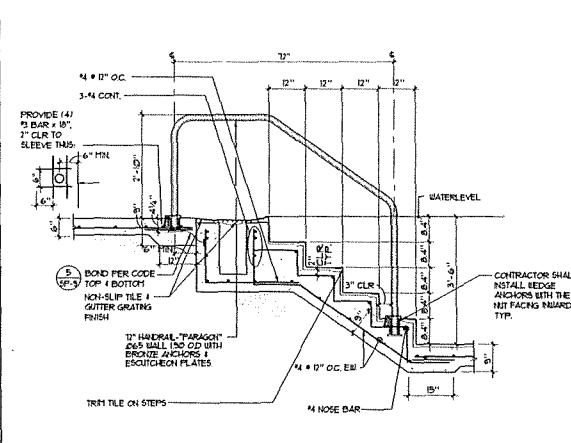
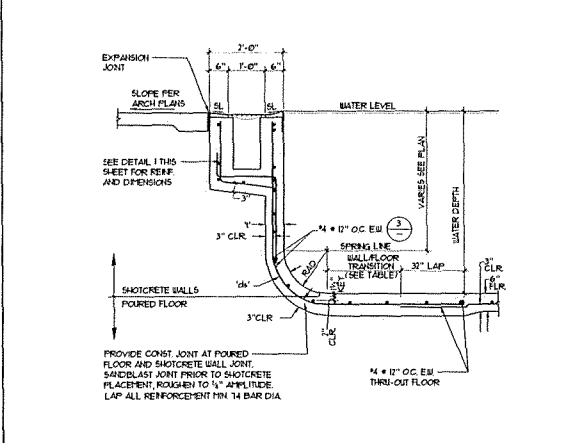
SP-5



1 RIM FLOW GUTTER 1 1/2" x 7'-0"

2 RIM FLOW GUTTER/GRATE 3" x 7'-0"

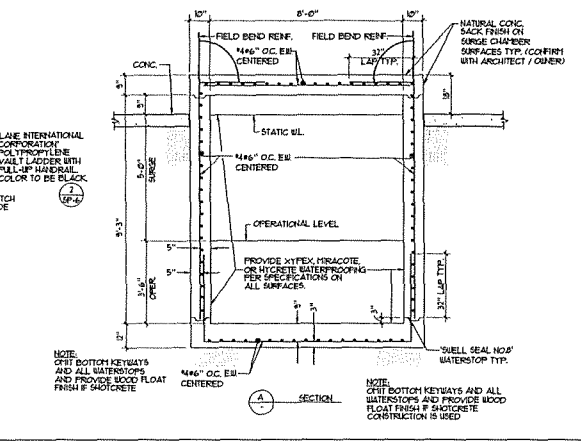
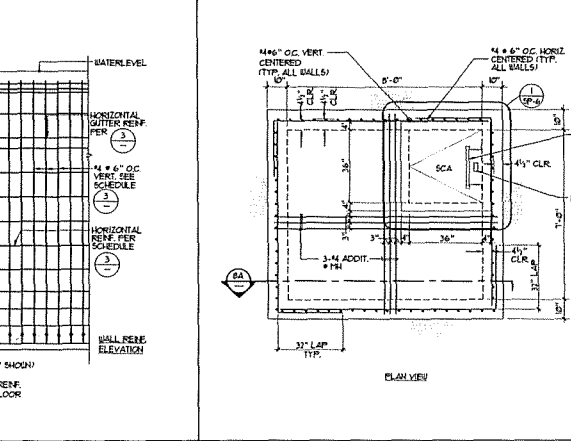
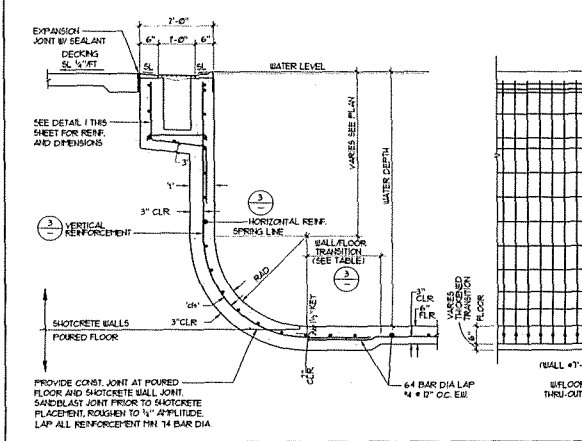
3 REINFORCEMENT TABLE



4 POOL WALL 0'-0" TO 5'-0" 1 1/2" x 7'-0"

5 HANDRAIL DETAIL 1 1/2" x 7'-0"

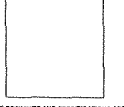
6 STANCHION POST/ANCHOR 3" x 7'-0"



7 POOL WALL 5'-1" TO 7'-3" 1 1/2" x 7'-0"

8 SURGE CHAMBER 1 1/2" x 7'-0"

9 SURGE CHAMBER 1 1/2" x 7'-0"



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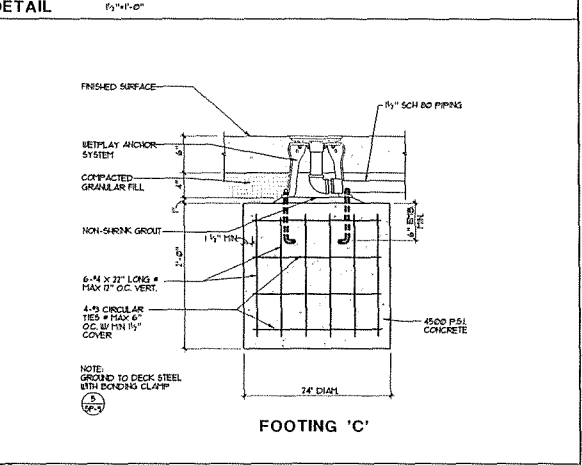
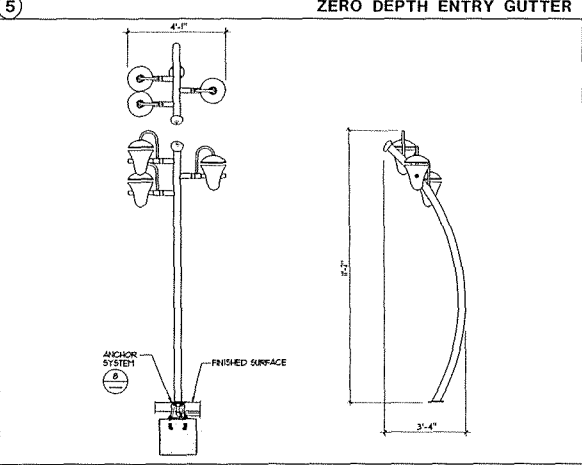
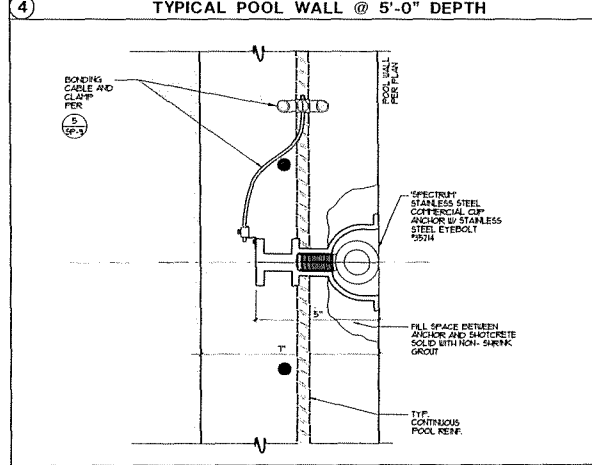
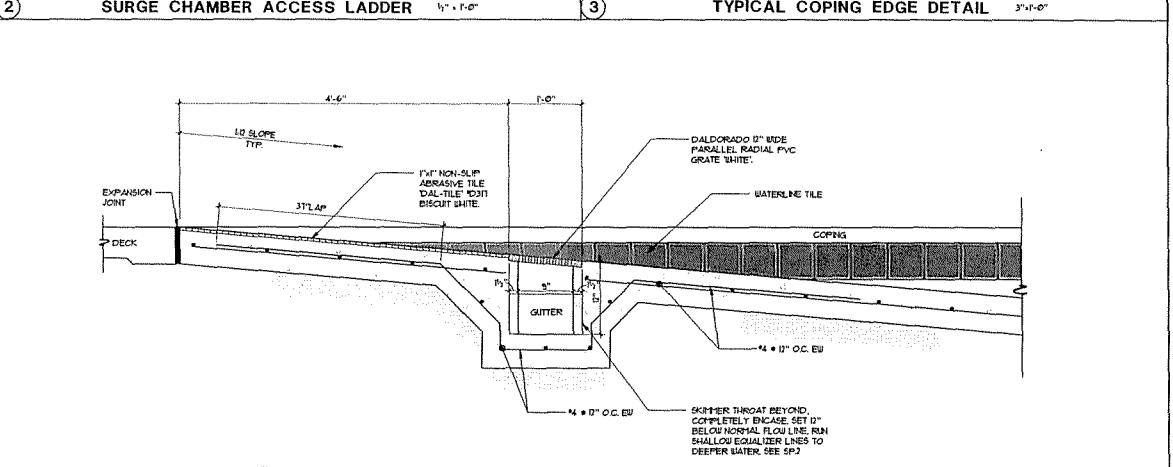
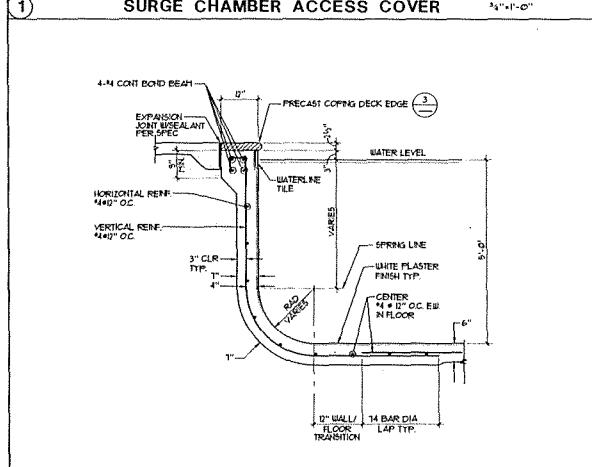
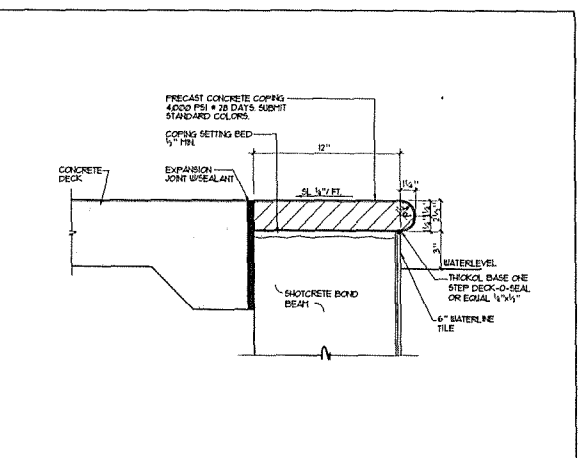
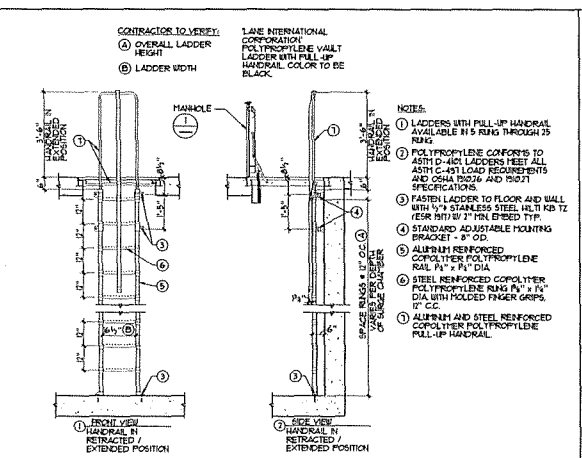
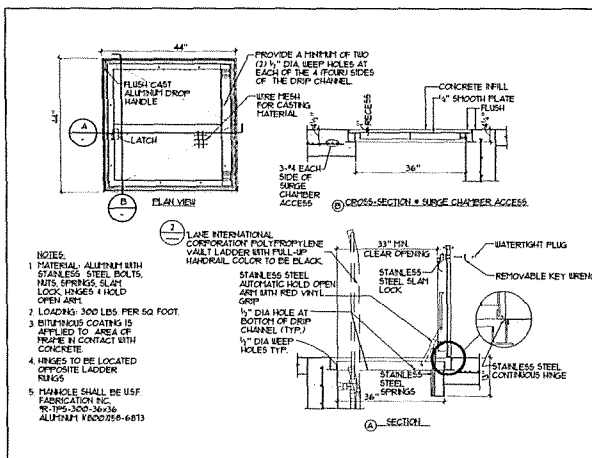
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Sheet No.

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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

Sheet Title
WADING POOL LAYOUT PLAN, PIPING PLAN AND SECTIONS

Date: OCTOBER 30, 2020
Sheet No:

WP-1

WADING POOL DATA

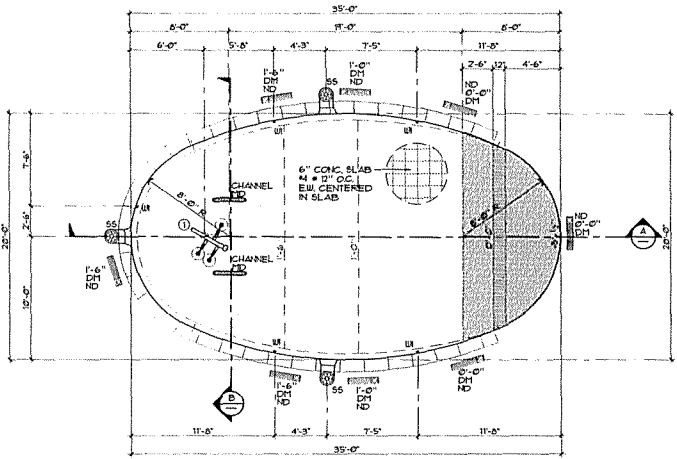
SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	89 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	492 GAL.
30 MIN. TURNOVER	•	16.4 GPM

LEGEND

DM	•	DEPTH MARKER	①	SP-3
ND	•	NO DIVING SYMBOL	②	SP-3
MD	•	MAIN DRAIN	③	SP-5
WI	•	WALL INLET	④	SP-5
SS	•	SURFACE SKIFFER	⑤	SP-5

PRODUCT LEGEND

PRODUCT CODE	QTY	TOTAL FLOW
① SNEAKER SOAKER 3 COLO-HBT WATERFLAY	1	16GPM



1 SWIMMING POOL LAYOUT PLAN 1/4" = 1'-0"

WADING POOL DATA

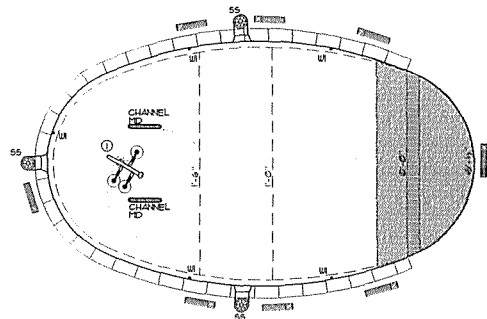
SURFACE AREA	•	565 SQ. FT.
PERIMETER	•	89 FT.
DEPTH	•	0'-0" TO 1'-6"
VOLUME	•	492 GAL.
30 MIN. TURNOVER	•	16.4 GPM

LEGEND

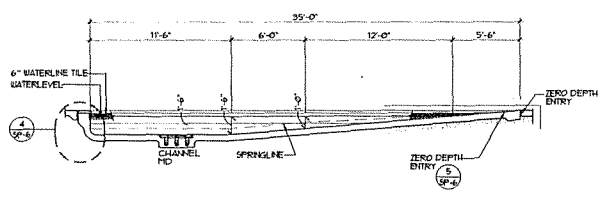
MD	•	MAIN DRAIN	①	SP-5
WI	•	WALL INLET	②	SP-5
SS	•	SURFACE SKIFFER	③	SP-5

PRODUCT LEGEND

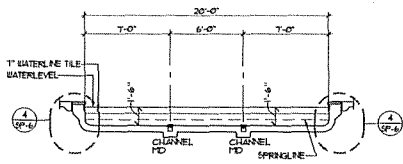
PRODUCT CODE	QTY	TOTAL FLOW
① SNEAKER SOAKER 3 COLO-HBT WATERFLAY	1	16GPM



2 SWIMMING POOL ENLARGED PIPING PLAN 1/4" = 1'-0"



A WADING POOL SECTION 1/4" = 1'-0"



B WADING POOL SECTION 1/4" = 1'-0"

SHEET NOTES:

1. EXISTING ROOF AND ASSUMED FLOOR TO FINISH.
2. EXISTING H.V.C. CORRECT NEW WATER AND GAS PIPING TO RELOCATED ROOF.
3. NEW CONDENSATE PAN TO BE INTERLOCKED WITH CARBON DIOXIDE SENSING EXTERIOR NEW DUCTWORK TO EXISTING EXHAUST PIPER.

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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

90% SCHEMATIC DESIGN

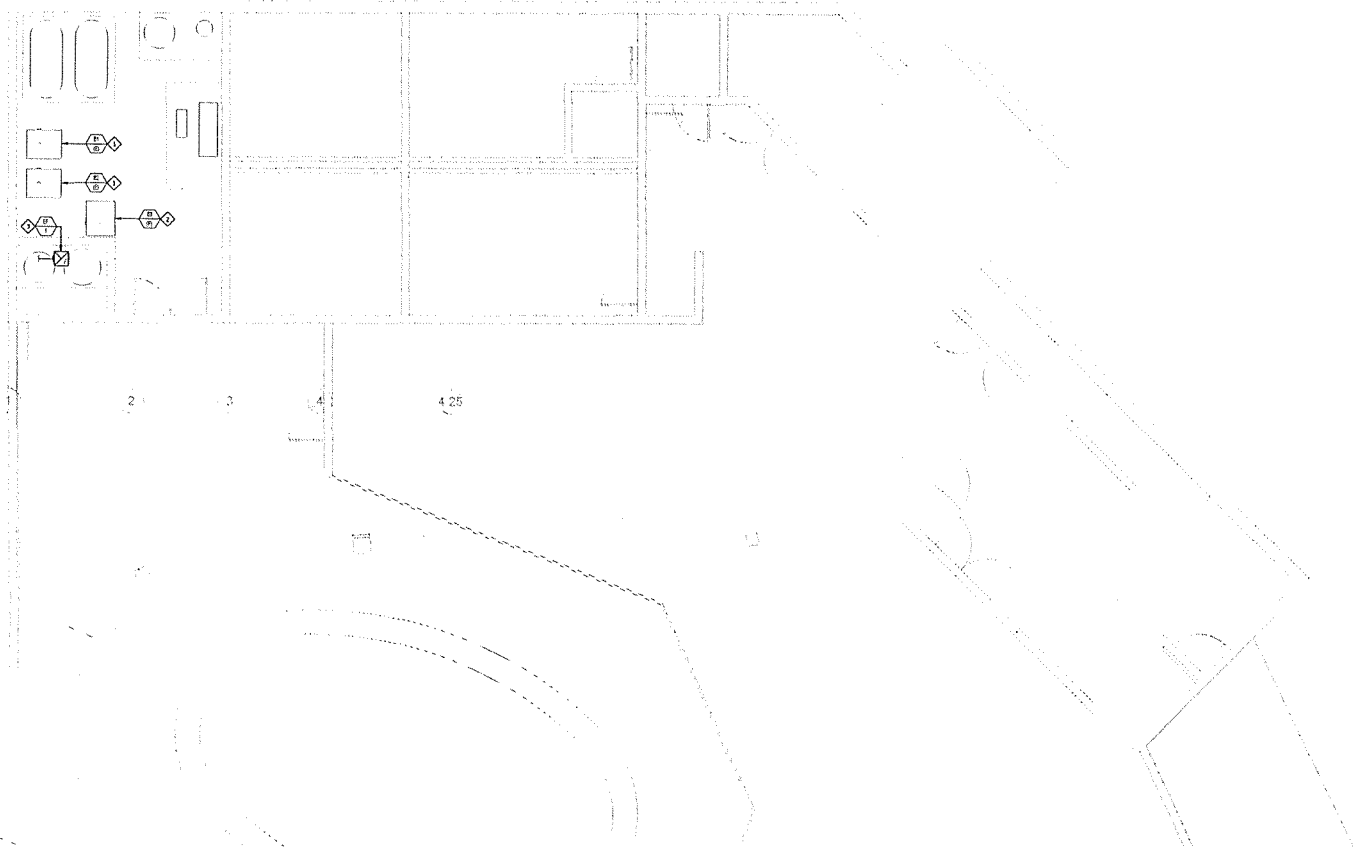
REVISIONS		
REV.	DATE	DESCRIPTION

Sheet Title
MECHANICAL / PLUMBING PLAN

Date: 10/09/2010
Sheet No:

MP1.01

A
B
C
D



1 MECHANICAL HVAC PLAN
MP1.01 1/8" = 1'-0"



ELECTRICAL SYMBOL LIST			
NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS CONTAINED HEREIN MAY APPEAR ON DRAWINGS. WHERE INDICATED, MOUNTING HEIGHTS SHALL BE MEASURED TO THE CENTER OF THE DEVICE UNLESS OTHERWISE INDICATED.			
ELECTRICAL TAGS	OCCUPANCY / VACUANCY SWITCHES @ 1/4" @ 1/4" UN	FLOOR AND CEILING	PRIMARY
SHEET NOTE DESIGNATION	NOTE: (ALL DUAL TECHNOLOGY WITH INTEGRAL OR ADJACENT POWER PACK)	AROUND FLOOR OR CEILING	SECONDARY
FEEDER DESIGNATION (SEE FEEDER SCHEDULE)	SWITCH - 1P	AROUND FLOOR OR CEILING	COMMUNICATIONS
FLOORBOY / FLOOR THROUGH DESIGNATION (SEE FLOORBOY / FLOOR THROUGH SCHEDULE)	M ¹ SWITCH - SPST CEILING MOUNTED	TURN UP	SERVICE GROUND POINT
MECHANICAL EQUIPMENT DESIGNATION	M ² SWITCH - SPST 2-CANAL IN LOW CONTROL	TURN DOWN	
LIGHT FIXTURES	M ³ SWITCH - SPST DIMMER @ 10V OR W/ 10V-ELV POWER PACK ADAPTER	STOP OUT & CAP	SEAL-OFF FITTING
LIGHT FIXTURE - CEILING SURFACE MOUNTED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)	M ⁴ SWITCH - SPST W/ AMBIENT LIGHT SENSOR (DAYLIGHT HARVESTING)	TYPE = NUMBER OF CIRCUIT WIRES (IF MORE THAN TWO /) = ISOLATED OR REDUNDANT GROUND WIRE ()	
LIGHT FIXTURE - CEILING RECESSED MOUNTED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)	M ⁵ SWITCH - SPST W/ AMBIENT LIGHT SENSOR (DAYLIGHT HARVESTING)	INDICATED: (2) #12 COPPER WIRE, (1) #12 GROUND WIRE IN MINIMUM 1/2" CONDUIT UNLESS OTHERWISE NOTED	
LIGHT FIXTURE - PENDANT, CHAIN, STEM OR CABLE SUSPENDED (DRAWN TO APPROPRIATE SHAPE AND SCALE OR ENLARGED FOR CLARITY)	M ⁶ SWITCH - SPST DIMMER W/ AMBIENT LIGHT SENSOR @ 10V OR W/ 10V-ELV POWER PACK ADAPTER LOCAL - ONLY PHOTOCELLS W/ INTEGRAL DIMMER @ 10V OR ELV W/ POWER PACK ADAPTER AS REQUIRED OR ENLARGED FOR CLARITY	POWER RECEPTACLES @ 1/2" UN (NEMA STYLE UNLESS OTHERWISE INDICATED)	
STEP LIGHT	LIGHTING CONTROL SYSTEMS @ 1/4" @ 1/4" UN	DUPLEX	
STRIP LIGHT FIXTURE - MOUNT PER LIGHTING FIXTURE SCHEDULE	RCPZ ROOM CONTROL PANEL	DUPLEX - INTEGRAL GFCI CIRCUITRY	
STRIP LIGHT FIXTURE - WALL MOUNTED CHANNEL, TUBE, ETC.	MCS MASTER LIGHTING CONTROL STATION	DUPLEX - HALF SWITCHED WITH "REPROGRAMMABLE" TEXT OR "D" SYMBOL ENGRAVING OR RECEPTACLE FACE	
TRACK LIGHT SYSTEM (SHOWN W/ END FEET). NUMBER OF HEADS AS INDICATED	SLS SYSTEM LIGHTING CONTROL STATION	DUPLEX - ISOLATED GROUND (ORANGE FACE & GREEN TRIANGLE) NEMA SCORING	
CHANDLER	SLS SYSTEM LIGHTING CONTROL STATION - CEILING DOWN	QUADPLEX	
DECORATIVE WALL SCENE	SLS SYSTEM LIGHTING CONTROL STATION - CEILING UP	QUADPLEX W/ INTEGRAL GFCI CIRCUITRY	
POLE OR POST - ARM MOUNTED LUMINAIRE	DISTRIBUTION EQUIPMENT AND DEVICES	QUADPLEX - ISOLATED GROUND (ORANGE FACE & GREEN TRIANGLE) NEMA SCORING	
POLE OR POST - TOP MOUNTED LUMINAIRE	SWITCHBOARD / SWITCHGEAR	DUPLEX WITH DUAL USB CHARGING PORTS	
POLE OR POST - TOP MOUNTED LUMINAIRE	PANELBOARD - FLUSH, SURFACE	DUPLEX - HOSPITAL GRADE (GREEN DOT) NEMA 5-20R/H/NG RECEPTACLE - SINGLE REGRESSED (CLOCK STYLE) HEIGHT AS INDICATED	
ROLLARD LUMINAIRE - ROUND OR SQUARE	TRANSFORMER	RECEPTACLE - SPECIAL (PAINING AS INDICATED)	
EXIT SIGN - FACED (FLEED IN), ARROWS, AND MOUNTING AS INDICATED ON PLANS	GROUNDING BUSBAR	RECEPTACLE - NEMA 12/250V, NEMA 14-30R (DOMESTIC PANEL TYPE) MOUNT @ 1/4" UN	
EMERGENCY LIGHTING UNIT - CEILING SURFACE OR RECESSED MOUNTED PER SCHEDULE	VARIABLE FREQUENCY DRIVE	RECEPTACLE - 1/4" @ 1/4" UN	
EMERGENCY LIGHTING UNIT - WALL MOUNTED, LOCATE 12" BELOW CEILING UNLESS NOTED	VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT OR CIRCUIT BREAKER	RECEPTACLE - SPECIAL (PAINING AS INDICATED)	
LIGHT FIXTURE TAGS AND MODIFIERS	ENCLOSED CIRCUIT BREAKER	RECEPTACLE - 1/4" @ 1/4" UN	
WALL WASH OR ACCENT	DISCONNECT SWITCH - 30V UN (4-POLE) (TYPE), UNMOUNTED	RECEPTACLE - 1/4" @ 1/4" UN	
ARROW = PRIMARY LIGHT DIRECTION	RELAY	RECEPTACLE - 1/4" @ 1/4" UN	
FIGURE, EQUIPMENT OR EMERGENCY POWER	CONTRACTOR WITH INTEGRAL HDA SELECTOR	RECEPTACLE - 1/4" @ 1/4" UN	
A = LIGHT FIXTURE TYPE, SEE SCHEDULE	MANUAL MOTOR STARTER	RECEPTACLE - 1/4" @ 1/4" UN	
1 = NUMBER INDICATES CIRCUIT NUMBER	MOTOR STARTER W/ INTEGRAL CONTROL TRANSFORMER, PRETIGHT & HON SELECTOR	RECEPTACLE - 1/4" @ 1/4" UN	
11 = LOWER CASE LETTER INDICATES SWITCH LEG	COMBINATION STARTER & FUSIBLE DISCONNECT, 3-POL, SIDE 1 UN	RECEPTACLE - 1/4" @ 1/4" UN	
12 = LOWER CASE LETTER INDICATES SWITCH LEG	SINGLE-PHASE MOTOR CONTROL ASSEMBLY, W/ ARMED SWITCH AND POWER RELAY - 20V UN	RECEPTACLE - 1/4" @ 1/4" UN	
	BACKBOARD - 3/4" THICK, TYPE AC FIRE-TREATED FLYWOOD FULL HEIGHT AND LENGTH AS INDICATED	RECEPTACLE - 1/4" @ 1/4" UN	
	FUNCTION BOX - SIZE PER NEC REQUIREMENTS	RECEPTACLE - 1/4" @ 1/4" UN	
	FUNCTION BOX - SIZE PER NEC REQUIREMENTS	RECEPTACLE - 1/4" @ 1/4" UN	
	CONTROL STATION - FUNCTION AS INDICATED MOUNTED @ 1/4" UN	RECEPTACLE - 1/4" @ 1/4" UN	
	SHUNT TRIP STATION - MOUNTED @ +72" AFF UN	RECEPTACLE - 1/4" @ 1/4" UN	
	MOTOR	RECEPTACLE - 1/4" @ 1/4" UN	
	SEIGN OUTLET	RECEPTACLE - 1/4" @ 1/4" UN	
	EQUIPMENT PACKAGE - TYPE AS INDICATED	RECEPTACLE - 1/4" @ 1/4" UN	
	CEILING FAN OUTLET	RECEPTACLE - 1/4" @ 1/4" UN	
	CEILING FAN OUTLET	RECEPTACLE - 1/4" @ 1/4" UN	
	CEILING FAN OUTLET	RECEPTACLE - 1/4" @ 1/4" UN	

ELECTRICAL ABBREVIATIONS	
NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.	
A AMP/S	AMP/RES
AKV	ARC OVERFLOW REDUCTION
AF	AROMATIC FINISHED CEILING
AF	AROMATIC FINISHED FLOOR
AFG	AROMATIC FINISHED GRADE
AFI	ARC FAULT CIRCUIT INTERRUPTER
AFI	AMP INTERRUPTING CAPACITY
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
BSB	BACKBOARD
C	CIRCUIT
C	CIRCUIT
COHM	COMMUNICATION
COI	CORNER ENDERING INDEX
CU	COPPER
DIS	DISTRIBUTION
DIS	EMERGENCY DISCONNECT
ELEV	ELEVATOR
EPD	EMERGENCY POWER OFF
EVES	ELECTRIC VEHICLE CHARGING STATION
EP	EMERGENCY PROOF
F	EXISTING TO REMAIN
F	FUSE (LOW-VOLTAGE; TIME DELAY UN)
FR	FURNISHED BY OTHERS
FRC	FLOOR CANOLE
FTE	FITTINGS, FURNISHINGS & EQUIPMENT
FLA	FULL LOAD AMP
FLA	FUSE PER EQUIPMENT MANUFACTURER
F	FEET
FC	FUTURE
FC	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
H	HAND-OFF AUTOMATIC
HSP	HORSHPOWER
IS	INSIDE DIMENSION
IS	ISOLATED GROUND
IS	ISOLATED INVERTER
K	KCHL (100 KCHL = 1000)
LED	LIGHT EMITTING DIODE
LRA	LOCKED ROTOR AMP/S
LV	LOW VOLTAGE
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCL	MAIN LUG ONLY
MOC	MAIN OVERCURRENT PROTECTIVE DEVICE
MOC	NORMALY CLOSED
NO	NORMALY OPEN
NO	NON-FUSED
NO	NOT IN CONTACT
NO	NOT LIGHT
NO	NOT TO SCALE
NO	NEW
NO	OUTSIDE DIAMETER
NO	POLES
NO	PANEL
NO	PANEL
NO	RIGID GALVANIZED STEEL
NO	ROUNDING LOAD AMP/S
NO	EXISTING - TO BE RELOCATED
NO	STAL OFF
NO	TELEPHONE TERMINAL BOARD
NO	TELEPHONE TERMINAL CABINET
NO	TYPICAL
NO	UNDERGROUND PULL SECTION
NO	UNNOTCHED
NO	UNLESS OTHERWISE NOTED
NO	UNINTERRUPTIBLE POWER SUPPLY
NO	VARIABLE FREQUENCY DRIVE
NO	WATERPROOF - IN USE
NO	TRANSFORMER
NO	EXTENDING - TO BE REMOVED
NO	ANY / POLES REPRESENTATIVE (EXAMPLE: 3P/3-30A/3P)

FIRE ALARM SYMBOLS	
NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.	
FIRE ALARM SYMBOLS	
FACP	FIRE ALARM CONTROL PANEL
ANN	FIRE ALARM ANNUNCIATOR
FAP	FIRE ALARM PHOTO PANEL
DMC	DIGITAL ALARM COMMUNICATOR
AMP	AUDIO AMPLIFIER
MAC	NOTIFICATION APPLIANCE CIRCUIT EXPANDER
RPS	ROOFER POWER SUPPLY
SFD	SMOKE FIRE DAMPER
FV	POST INDICATOR VALVE
MANP	MANUAL PULL STATION
MONH	MONITOR MODULE
CONH	CONTROL MODULE
R	RELAY MODULE
FWS	FLOW SWITCH MODULE
TSM	TAMPER SWITCH MODULE
MINH	MINI HORN
MDD	MAGNETIC DOOR HOLDER
NSH	NEON HORN STORE
X	CANDELA RATING
W	WALL MOUNT SPEAKER
X	CANDELA RATING
W	WALL MOUNT SPEAKER/STROBE
X	CANDELA RATING
W	CEILING MOUNT SPEAKER
X	CANDELA RATING
S	SMOKE DETECTOR
H	HEAT DETECTOR
D	DUCT SMOKE DETECTOR
F	FLAME DETECTOR
CO	CO DETECTOR
R	REAR DETECTOR TRANSMITTER
R	REAR DETECTOR RECEIVER
D	DUCT SMOKE DETECTOR W/INTEGRATED TEST SWITCH
---	END OF LINE DEVICE

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

Job No: 20.019.10
Owner
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

REV	DATE	DESCRIPTION

Sheet Title
ELECTRICAL SYMBOLS AND ABBREVIATIONS

Date: 10/02/2020
Sheet No:

E0.00

ELECTRICAL SPECIFICATIONS - NEW WORK

COMMERCIAL GRADE

PART ONE - GENERAL

- 1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED... 2. RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTS... 3. MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM... 4. GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS... 5. DEFENDERS: A. ALL APPLICABLE HAVING JURISDICTION... B. ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS... 6. CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED... 7. PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS... 8. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE... 9. COORDINATION: THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT... 10. IDENTICAL: ALL WORK REQUIRED FOR IDENTICAL ITEMS AND ASSEMBLIES SHOWN... 11. VERIFICATION: CONTRACTOR SHALL CHECK AND VERIFY ALL TYPES, DIMENSIONS... 12. CONNECTIONS: CONNECT ALL EQUIPMENT, SYSTEMS, AND ASSEMBLIES PROVIDED... 13. DOCUMENTATION: THE CONTRACTOR SHALL SUBMIT COMPLETE ELECTRONIC SETS... 14. SUBSTITUTION: BY THE ACT OF PROPOSING A SUBSTITUTION OR V.E. INITIATIVE... 15. OR EQUAL SUBSTITUTIONS: ALL PROPOSED "OR EQUAL" SUBSTITUTIONS SHALL... 16. AS BUILT: UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY... 17. SPECIAL INSPECTIONS: THE ELECTRICAL CONTRACTOR SHALL ENGAGE A QUALIFIED...

NOTES

- 19. SITE VISIT: THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO... 20. BIDDING PRICING: PROPOSAL SHALL BE BASED ON MANUFACTURER'S NAMES AS... 21. VALUE ENGINEERING (V.E.) INITIATIVES: IN ADDITION TO THE "AS SPECIFIED" WORK... 22. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES... 23. TANNER/BERRY: ALL EQUIPMENT AND CIRCUITRY ACCESSIBLE BY THE PUBLIC SHALL...

PART TWO - METHODS

- 1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST... 2. ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE CONSIDERED... 3. SWITCHGEAR: GENERAL ELECTRIC, SIEMENS, SQUARE D... 4. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT... 5. CEMENTING: ALL WIRING SHALL BE IN CONDUIT, CONCEALED EXCEPT WHERE NOTED... 6. WIRING: WIRE SHALL BE COPPER UNLESS OTHERWISE NOTED... 7. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE USED PER... 8. DISTRIBUTION SWITCHGEAR: SWITCHGEAR SHALL HAVE ALUMINUM BUS AND HEAVY GAUGE HOUSING... 9. SERVICE SWITCHGEAR: IN ADDITION TO THE ABOVE, SERVICE SWITCHGEAR SHALL MEET... 10. RACKS/ENCLOSURES: PANELS SHALL HAVE ALUMINUM BUS AND HARDWARE... 11. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT... 12. TANNER/BERRY: ALL EQUIPMENT AND CIRCUITRY ACCESSIBLE BY THE PUBLIC SHALL...

PART THREE - EXECUTION

- 1. GROUNDING: ON/OFF ALL EQUIPMENT AND SYSTEM MOUNTING IN ACCORDANCE WITH ARTICLE 250 OF THE NEC... 2. ILLUSTRATIONS: PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL UTILITIES... 3. TEMPORARY PROTECTION: PROVIDE TEMPORARY ELECTRICAL WORK DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES... 4. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE... 5. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL, AND PLUMB... 6. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED... 7. SUPPORTS AND HANGERS: PROVIDE 7/8" HIGH HUNG/STIFF CONCRETE PADS FOR... 8. SLOPES AND DRAINAGES: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLOPES... 9. EXPANSION AND CONTRACTION: BACKINGS PASSING THROUGH BUILDING EXTERIOR JOINTS, ON ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30-F... 10. IDENTIFICATION: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES... 11. ELECTRICAL ROOM CODE COMPLIANCE: DUE TO THE DIAGRAMMATIC NATURE OF THE DESIGN DOCUMENTS... 12. ELECTRICALLY OPERATED EQUIPMENT - VERIFICATION AND SUBSTITUTION: PERIODS AND OVER-CURRENT DEVICES INCLUDING STARTERS, DISCONNECTS, ETC. HAVE BEEN DESIGNED... 13. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION WITH OTHER ARCHITECT, OTHER TRADES, VENDOR, AND SPECIALTY CONTRACTORS... 14. ADDITIONAL SYSTEMS AND EQUIPMENT CONNECTIONS: IN ADDITION TO EQUIPMENT POWER FEEDERS AND CONNECTIONS INDICATED ON THE ELECTRICAL DRAWINGS... 15. 24 HOUR OPERATION: CONDUIT WORK TO MINIMIZE DISRUPTION OF OWNERS ON NIGHTS AND/OR OPERATIONS... 16. COMMUNICATIONS SYSTEMS: THE ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS AND WIRING FOR COMMUNICATION SYSTEMS AS INDICATED HEREIN...

PART FOUR - SPECIAL SYSTEMS

- 1. RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE SPECIAL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CLIENT... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND TESTING OF THE SPECIAL SYSTEMS...

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

Job No. 2010.10 Incline Village GENERAL IMPROVEMENT DISTRICT

90% SCHEMATIC DESIGN

Table with 2 columns: REV, DATE, DESCRIPTION

Sheet Title: ELECTRICAL SPECIFICATIONS Date: 10/02/2020 Date Plotted:

E0.01



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

Job No: 20018.10

Owner
**INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT**

**90% SCHEMATIC
DESIGN**

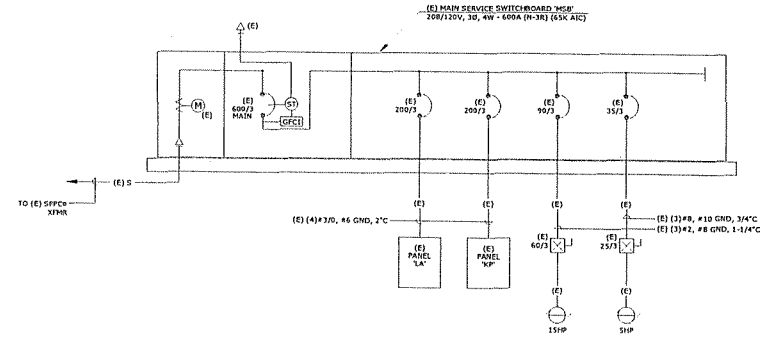
REVISIONS		
REV	DATE	DESCRIPTION

Sheet Title
**SINGLE LINE
DIAGRAM, PANEL
SCHEDULES, AND
LOAD CALCS**

Date: 10/30/2020

Sheet No:

E0.02



1 SINGLE LINE DIAGRAM
E0.02 n15

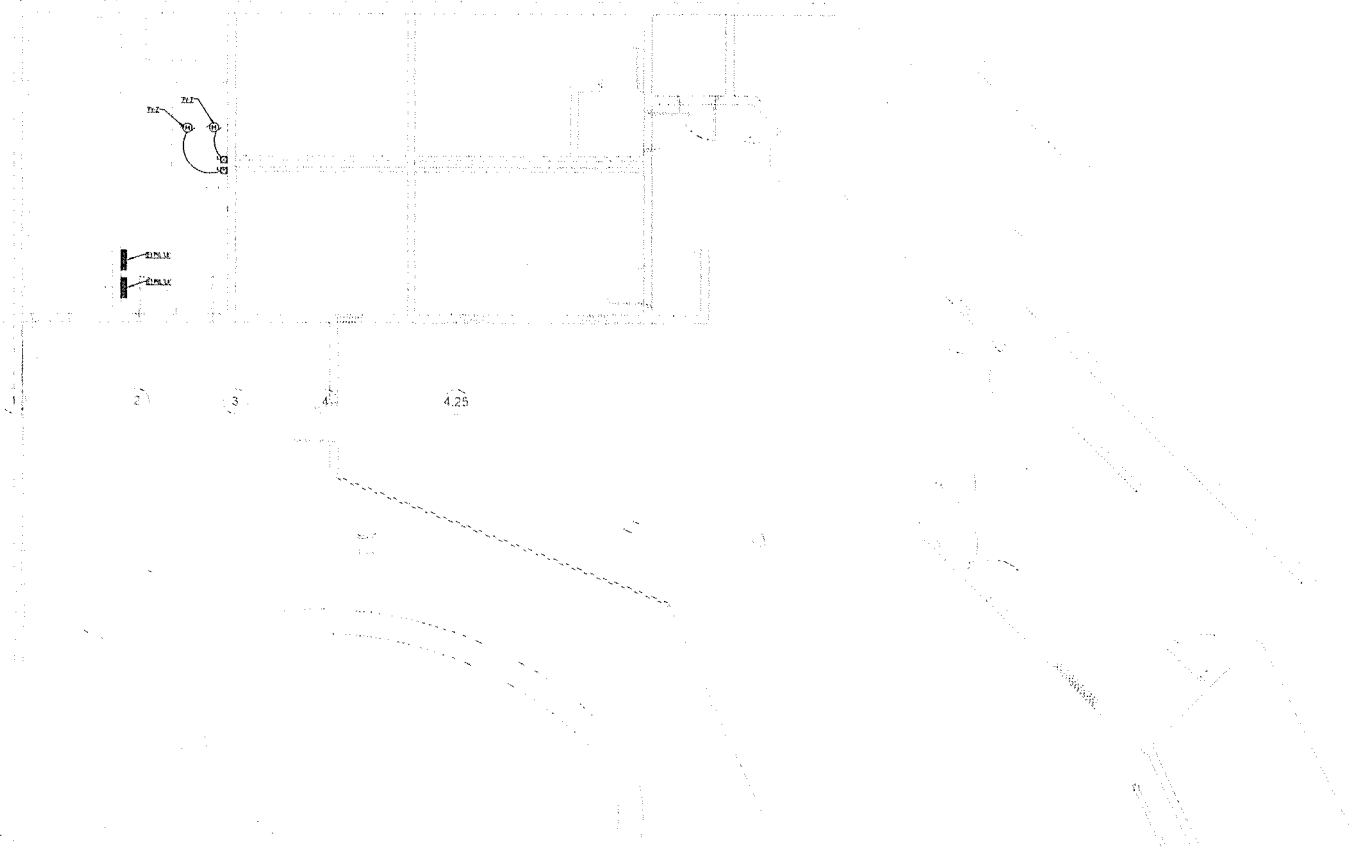
GENERAL NOTES:

1. CONFIRM ALL ROOM-TO-ROOM LOCATIONS FOR PANELS, SWITCHES, ETC. WITH OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, AND/OR ARCHITECT PRIOR TO FOLDING IN.
2. ALL CONDUIT SHALL BE MINIMUM 3/4" UNLESS OTHERWISE NOTED, AND CARRY A GREEN GROUND CONDUCTOR (GFC) PER CODE.
3. UNLESS OTHERWISE NOTED, CONDUIT SHALL BE POLYESTER CONDUIT FROM VENT SURFACE MOUNTING OF CONDUIT IS NOT PERMISSIBLE.
4. ARCHITECT SHALL PROVIDE DEVICE AND FACEPLATE COLOR FOR NON-ESSENTIAL OUTLETS. ESSENTIAL OUTLET DEVICES SHALL BE FED TO CORRELATE WITH NEC 705.23.
5. PROVIDE RALLESFING IN CONDUIT IF OTHERWISE EMPTY.
6. ALL SWITCH, OUTLET, AND FACEPLATE COLORS SHALL BE SELECTED BY AND COORDINATED WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
7. ALL EMT/EMT-R CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 200.4 AND RELATED SECTIONS.
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH THE ELECTRICAL WORK.
9. CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT FROM ELECTRIFIED DEVICES TO THEIR ASSOCIATED CONTROLS. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S VENDORS AS REQUIRED.

SHEET NOTES:

1. EXTEND AND CONNECT BRANCHING FROM MAIN BUS TO OUTLETS IN AREA WITH SAME CIRCUIT TRAVELERS. POWER FEED CONDUITS SHOULD BE THROUGHOUT UNLESS NOTED OTHERWISE. ALL CIRCUITING SHALL HAVE BEYOND NEUTRAL CONDUCTORS FOR EACH CIRCUIT UNLESS NOTED OTHERWISE. NEUTRAL CONDUCTORS SHALL BE COLOR-CODED OVER WITH COLOR TAGS TO MATCH THE COLOR OF THE CORRESPONDING PHASE CONDUCTORS. WHERE TAGS OR HOSE CLIPS OF THE SAME PHASE OCCUR, BOTH THE MAIN CONDUCTOR AND THE CORRESPONDING NEUTRAL CONDUCTOR SHALL BE LABELED WITH THE CIRCUIT NUMBER.
2. PROVIDE EQUIPMENT PROTECTION STARTER, WHICH CORRESPONDS TO MEAG PER MANUFACTURER'S SPECIFICATIONS, KEEP FROM TO BE AVAILABLE.

A
B
C
D



1 LOWER LEVEL ELECTRICAL POWER PLAN
E1.01 1/8" = 1'-0"



tsk
225 South Arlington Avenue,
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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

90% SCHEMATIC DESIGN

REVISES	
REV	DESCRIPTION

Sheet Title
LOWER LEVEL ELECTRICAL POWER PLAN

Date: 10/20/2020
Sheet No:
E1.01