<u>MEMORANDUM</u>

TO:

Board of Trustees

THROUGH:

Indra Winquest

District General Manager

FROM:

Brad Underwood, P.E.

Director of Public Works

Kate Nelson, P.E.

Engineering Manager

SUBJECT:

Review and Discuss the project update for the Burnt

Cedar Swimming Pool and Site Improvement Project -

Fund: Beaches; Project # 3970BD2601.

STRATEGIC PLAN:

Long Range Principle 5 – Assets and Infrastructure

DATE:

January 31, 2022

I. RECOMMENDATION

That the Board of Trustees provides feedback regarding:

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

II. <u>DISTRICT STRATEGIC PLAN</u>

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

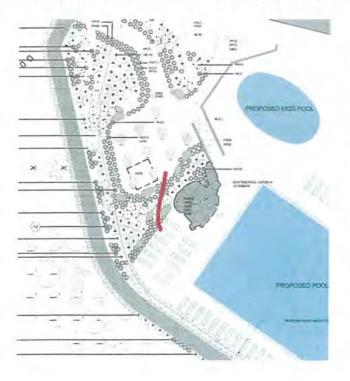
• The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.

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

III. BACKGROUND

As you are aware, the Burnt Cedar Swimming Pool and Site Improvement Project is a multi-year construction project. Currently the CMAR Contractor, CORE Construction, has secured the site for winter. Following is a brief summary of the proposed schedule and remaining work to be completed. Work within the mechanical room is occurring periodically between January 11, 2022 and February 25, 2022. Full return to the construction site is currently planned for March 1, 2022 (weather permitting). Planned activities include completion of the CMU walls, tuning up the pool deck subgrade, placing rebar and pool embed anchors, and pouring the concrete deck. The concrete pours are scheduled April 11, 2022 through April 29, 2022 (weather permitting). Final landscaping and fencing is planned for April 25, 2022 through May 6, 2022. Finishing the pool will begin May 2, 2002 and be complete by May 20, 2022. CORE's target for substantial completion is May 23, 2022 and final completion per the contract is June 8, 2022.

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





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

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

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

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

IV. BID RESULTS

Not applicable.

V. FINANCIAL IMPACT AND BUDGET

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

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

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

Project Contingencies and Allowances Remaining:

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

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

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

VI. ALTERNATIVES

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

VII. BUSINESS IMPACT

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

Attachment:

Conformed Construction Plan Set

BURNT CEDAR BEACH - POOL RECONSTRUCTION

ISSUED FOR CONSTRUCTION May 3, 2021

PROJECT ADDRESS:

665 Lakeshore Blvd, Incline Village, NV 89451



CLIENT:

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

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

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



25 South Arlington Avenu Suite A Reno NV, 89501 phone: 775.857.2949



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THEY ARE SEALED, SIGNED AND DATED.

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Consultant

DESIGN TEAM

<u>ARCHITECT</u>

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

POOL DESIGNER

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

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

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

STRUCTURAL ENGINEER

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

MPE ENGINEER

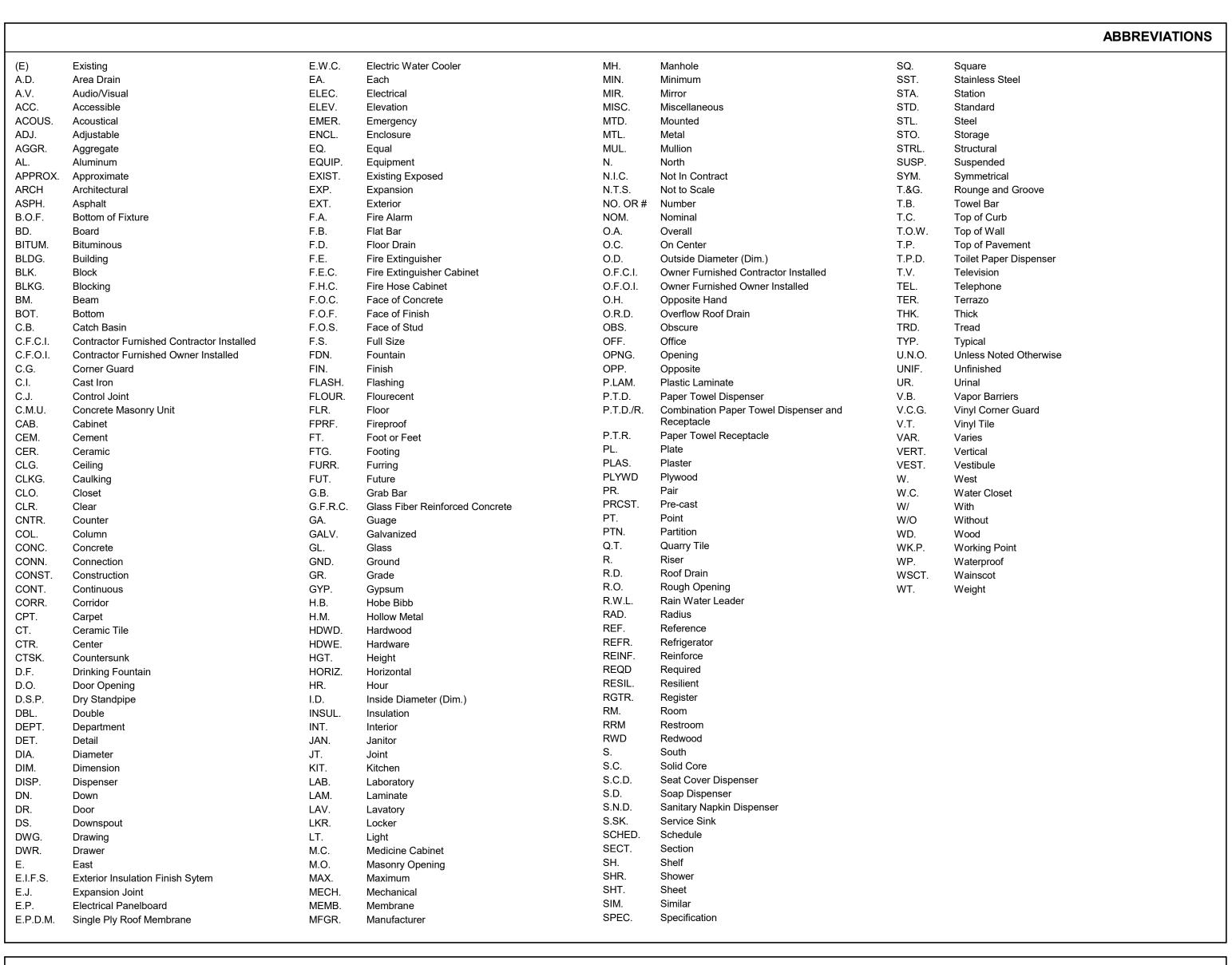
MSA ENGINEERING 4599 LONGLEY LANE, RENO, NV, 89502 P. 775-848-3166 PLEASE RECYCLE

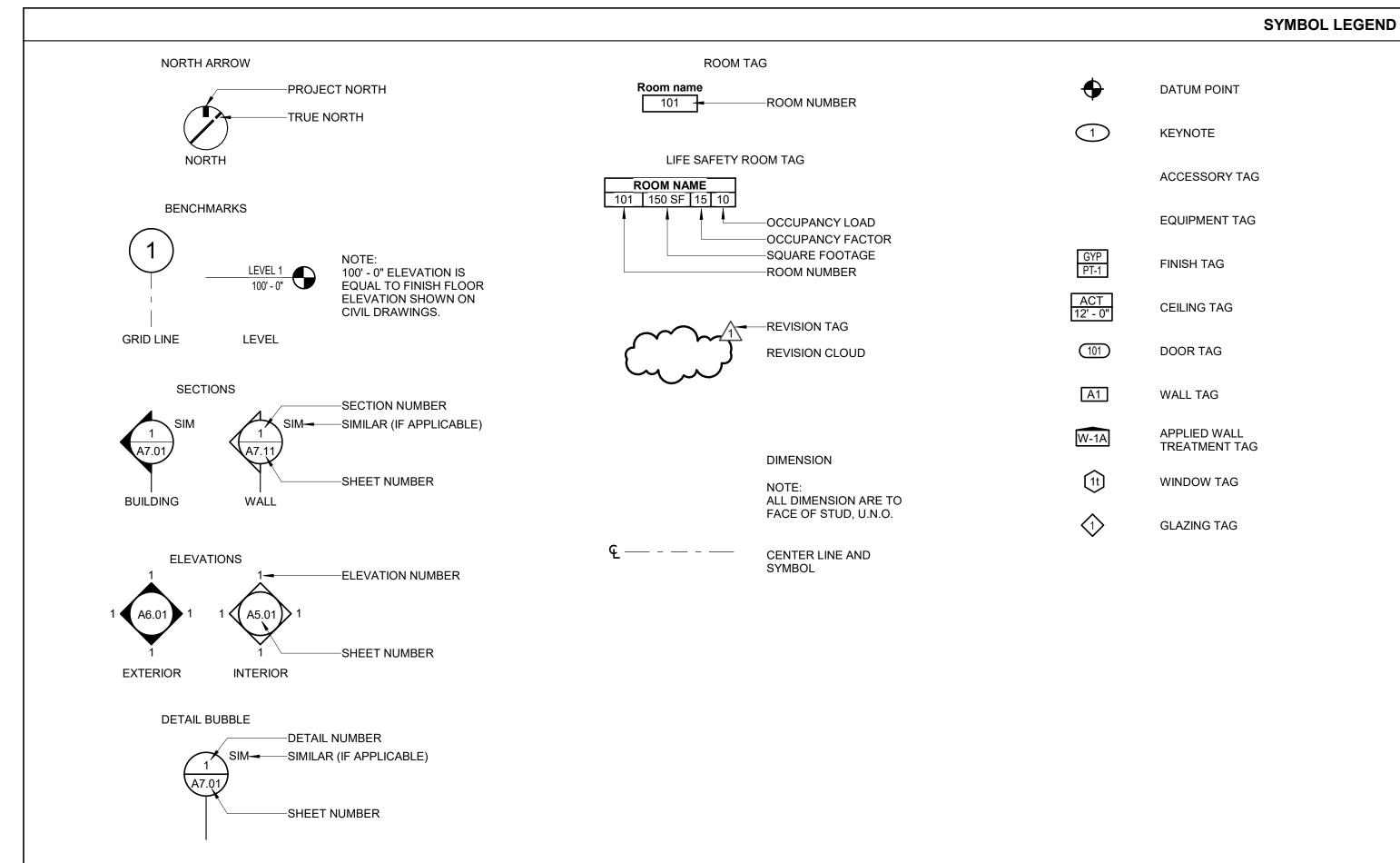
BURNT CEDAR
BEACH - POOL
RECONSTRUCTION
665 Lakeshore Blvd,
Incline Village, NV
89451

Job No: 20.018.1

INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT

ISSUED FOR CONSTRUCTION May 3, 2021







CODE ANALYSIS CODE ANALYSIS **Applicable Codes:** • **IBC** – 2018 **IECC** – 2018 ICC/ANSI 117.1 – 2009 **ADA** 2010 **IFC** – 2018 **NFPA -** 2013 13 & 72 **NEC** – 2011 **UMC** – 2018 UPC - 2018 (Uniform Codes) **NAC** – 477 **Existing Areas** 13,450 SF **Concrete Deck-**4,870 SF Landscape -3,420 SF Large Pool -464 SF Wading Pool -305 LF Perimeter Fence -162 LF Wading Pool Fence -New Areas: 14,566 SF **Concrete Deck** 1.469 SF Landscape -3.900 SF Large Pool -565 SF Wading Pool -280 LF Perimeter Fence -

Scenic Path Landscape -

CODE ANALYSIS

Scenic Path -

Wading Pool Fence -

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

353 LF or 2,129 SF @ 6'- 0" wide path

123 LF

2,164 SF

Perimeter Retaining wall - 280 LF (8" CMU

Terrace Retaining wall - 62 LF (8" CMU)

Wading Pool Retaining wall - 47 LF (8" CMU)

Pool Egress Existing Provided = Max Occupancy based on exit width = 1,280 West Gate (Existing) = 60" = 400 cc. (60"/.15)

East Gate (Existing) = 60" = 400 occ. (60"/.15)

Central Stair (Existing) = 72" = 480 occ. (72"/.15)

Total Exit Width provided = 192" = 1,280 Max Occupants

Occupancy for Pool and Deck:

Existing Equipment Checkout Occupancy = 7occ.

Back of House: 1 per 300 s.f. gross = (434/300 = 2 occ.)

Deck Occupancy: 1 per 15 s.f. gross = (9,739 / 15 = 650 occ.)

Pool Occupancy: 1 per 50 s.f. gross = (757+3,900 / 50 = 94 occ.)

Total Deck & Pool Occupancy: 659 (Deck) + 94 (Pool) = 753 Total.

Restroom Fixtures Provided:

Men = 2 WC + 2 Ur (one each is ADA) + 3 Lavs.

(WC) 1 per 75 = 4 x 75 = 300 max occ. per WC

(Lav) 1 per 200 = 3 x 200 = 600 max occ. per Lav

Women = 6 WC (one is ADA) & 3 Lavs.

(WC) 1 per 40 = 6 x 40 = 240 max occ. per WC

Total Occupant Load based on fixtures: 300 Men + 240 Female

(Lav) 1 per 150 = 3 per 150 = 450 max per Lav

<u>Existing Parking Spaces:</u>
Building occupancy and space use remain unchanged.

88 parking spaces in the east lot
44 parking spaces in the west lot
Total number of parking spaces: 126 + 5 ADA spaces

Defensible Space Inspections:

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

NLTFPD Inspector at (775) 833-8107 to schedule an appointment.

DRAWING INDEX SHEET NAME COVER COVER G0.00 GENERAL SHEET | • | • | • | • | • | • | • GENERAL ACCESSIBILITY DETAILS NOTES & SPECIFICATIONS | • | • | | • | • | • | • EXISTING SITE & DEMOLITION PLAN CONSTRUCTION STACKING/ ACCESS & COVERAGE SUMMARY PLAN AS-BUILT ÖVERALL SITE PLAN | = | = | = | = | = | : PROPOSED SITE PLAN PROPOSED GRADING & DRAINAGE PLAN PROPOSED OVERALL SITE PLAN | - | - | - | - | - | - | HORIZONTAL CONTROL PLAN IRRIGATION PLAN IRRIGATION DETAILS PLANTING PLAN PLANTING DETAILS ILLUSTRATIVE PLAN LANDSCAPE NARRATIVE ILLISTRATIVE PLAN PERSPECTIVE RENDERING PERSPECTIVE RENDERING LIFE SAFETY PLAN |-|-|-|-|-| AS1.02 CONTROL JOINT PLAN

AS1.01 OVERALL SITE PLAN OVERALL SITE DIMENSION PLAN AS2.11 SITE DETAILS 05_ARCHITECTURAL A1.01 LOWER LEVEL FLOOR PLAN STRUCTURAL GENERAL NOTES & SPECIAL INSPECTION | - | - | - | - | - | -TYP. STRUCTURAL DETAILS STRUCTURAL SITE PLAN | - | - | - | - | - | -ENLARGED STRUCTURAL SITE PLAN STRUCTURAL DETAILS 07 POOL DESIGN SITE PLAN SWIMMING POOL LAYOUT PLAN SWIMMING POOL LAYOUT PLAN SWIMMING POOL LAYOUT PLAN SWIMMING POOL SECTIONS SP-5 DETAILS SP-6 DETAILS DETAILS SP-8 DETAILS SP-9 DETAILS DETAILS WADING POOL LAYOUT PLAN, PIPING PLAN AND SECTIONS MECHANICAL ROOM LAYOUT PLAN DETAILS MR-3 DETAILS MR-4 DETAILS 08 MECHANICAL MP0.00 MECHANICAL / PLUMBING SYMBOLS AND ABBREVIATIONS | = | = | MECHANICAL / PLUMBING SPECIFICATIONS MP1.01 MECHANICAL / PLUMBING PLAN MP1.02 ENLARGED MECHANICAL / PLUMBING PLANS MPS1.01 | MECHANICAL / PLUMBING SITE PLAN PLUMBING SYMBOLS AND ABBREVIATIONS PLUMBING SPECIFICATIONS PLUMBING DIAGRAMS OVERALL PLUMBING PLAN ENLARGED PLUMBING PLANS PS1.01 PLUMBING SITE PLAN E0.00 ELELCTRICAL SYMBOLS AND ABBREVIATIONS ELECTRICAL SPECIFICATIONS PARTIAL SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND LOAD OVERALL LOWER LEVEL ELECTRICAL PLAN ENLARGED LOWER LEVEL ELECTRICAL PLAN ED1.01 LOWER LEVEL ELECTRICAL DEMOLITION PLAN ED1.02 ENLARGED LOWER LEVEL ELECTRICAL DEMOLITION PLAN ES1.01 ELECTRICAL OVERALL SITE PLAN ESD1.01 ELECTRICAL SITE DEMO PLAN **PROJECT SCOPE OF WORK:** DEMOLISH EXISTING WADING POOL AND SWIMMING POOL, INCLUSIVE OF ENTIRE CONCRETE DECK AND REPLACE WITH NEW PER PLANS & SPECIFICATIONS. RECONSTRUCT EXISTING POOL EQUIPMENT ROOM AND POOL EQUIPMENT STORAGE ROOM PER PLANS & SPECIFICATIONS. SALVAGE AND RE-USE EXISTING BOILERS AND WATER HEATER. REMOVE EXISTING EAST JUNIPERS AND LAWN AND RELOCATE FENCE ADJACENT TO EXISTING CMU WALL. SALVAGE EXISTING SLIDE, REPLACE EXISTING GASKETS, AND RE-INSTALL AT LOCATION SHOWN ON CONSTRUCTION DRAWINGS. REMOVE EXISTING ROCK/BOULDERS WITHIN POOL AREA PER PLAN TO ACCEPT NEW WORK CONSTRUCT NEW ELEVATED TERRACE DECK AREAS. PROVIDE NEW PEDESTRIAN PATHWAY AND FENCING PER LANDSCAPE DRAWINGS. PATHWAY TO BE BID ALTERNATE SEE CIVIL AND LANDSCAPE DRAWINGS. SEE PLANS AND SPECIFICATIONS FOR COMPLETE SCOPE OF



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

Job No: 20.018.10

INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT

ISSUED FOR CONSTRUCTION

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

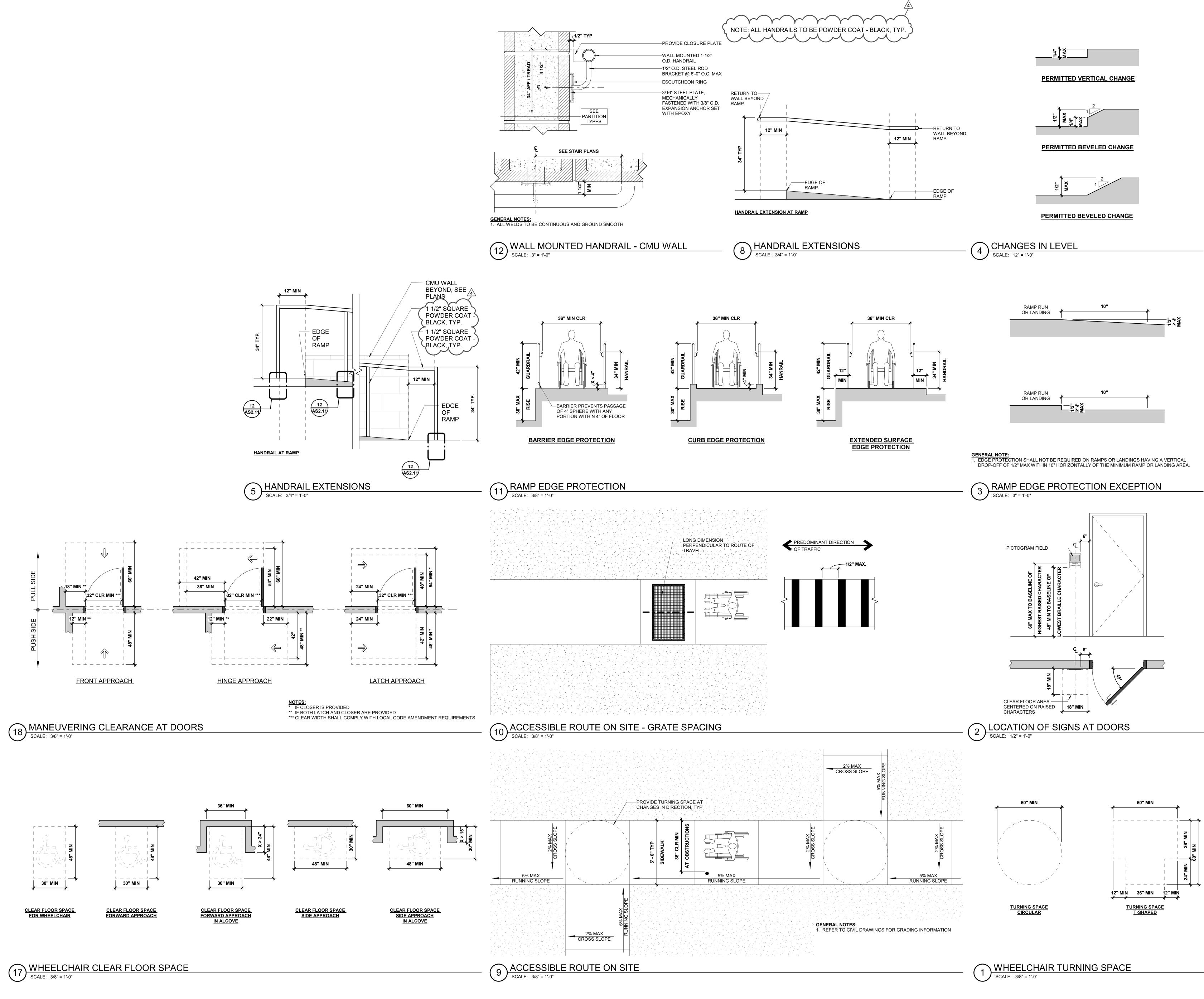
Sheet Title

GENERAL SHEET

Date: May 3, 2021

Sheet No:

G0.00



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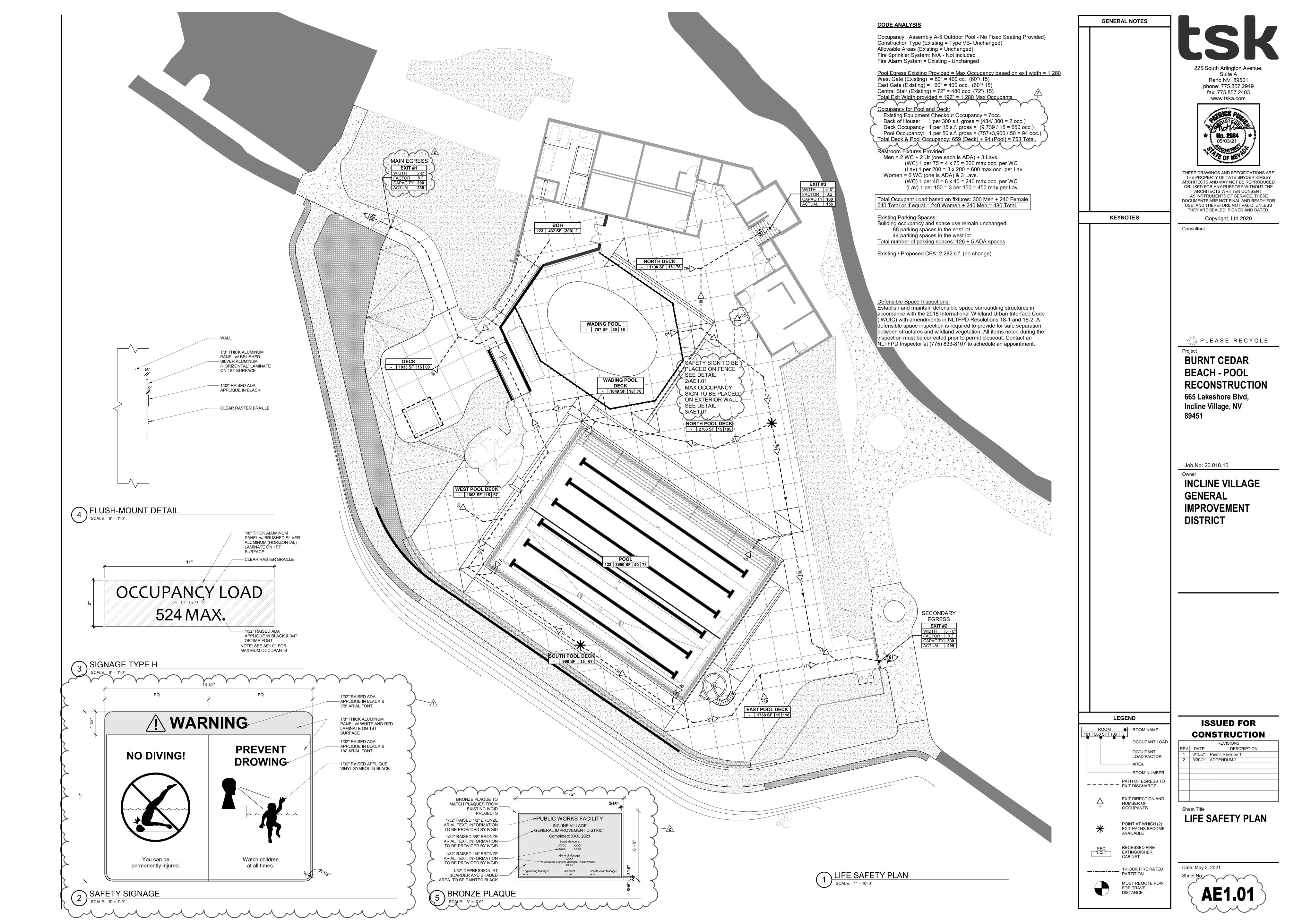
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GENERAL
ACCESSIBILITY
DETAILS

Date: May 3, 2021 Sheet No:

G1.01



ARREVIATIONS

(SOME ABBREVIATIONS LISTED BELOW MAY NOT BE INCLUDED IN THIS PLAN SET)

A.C.	APHALTIC CONCRETE	I.E.	INVERT ELEVATION
@	AT	IMPROV.	IMPROVEMENT
AP	ANGLE POINT	INT.	INTERSECTION
APPROX.	APPROXIAMTE	IVGID	INCLINE VILLAGE GENERAL IMPROVEMENT DISTRIC
AVE	AVENUE	JT	JOINT
BC	BEGIN CURVE	L 	LENGTH
BCR	BEGIN CURVE RETURN	L.F.	LINEAR FEET
BF	BLIND FLANGE	LAT.	LATERAL
BLDG. BLVD.	BUILDING BOULEVARD	M.H. MAX.	MANHOLE MAXIMUM
BM	BENCH MARK	MAX. MFG.	MANUFACTURER
BW	BACK OF SIDEWALK	MIN.	MINIMUM
C	CHORD OF CURVE	MON.	MONUMENT
C.B.	CATCH BASIN	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
C & G	CURB & GUTTER	NO.	NUMBER
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR	O.C.	ON CENTER
CMAP	CORRUGATED METAL ARCHED PIPE	O.D.	OUTER DIAMETER
CMP	CORRUGATED METAL PIPE	O.G.	ORIGINAL GROUND
СО	CLEAN OUT	ОН	OVERHEAD
COMP.	COMPACT	ORIG.	ORIGINAL
CONC.	CONCRETE	P.C.C.	PORTLAND CONCRETE CEMENT
CONST.	CONSTRUCT	PE	POLYETHYLENE
COR.	CORNER	P.I.	POINT OF INTESECTION
CP	CONCRETE PIPE	PIV	POST INDICATOR VALVE
CT	COURT	PL	PROPERTY LINE
CTR.	CENTER	PP	POWER POLE
CULV.	CULVERT	PSI	POUNDS PER SQUARE INCH
C.Y.	CUBIC YARDS	PT	POINT
DOC. NO.	DOCUMENT NUMBER	PUE	PUBLIC UTILITY EASEMENT
D.I.	DROP INLET	PVC	POINT OF VERTICAL CURVE
DIA.	DIAMETER	PVMT	PAVEMENT
DIP	DUCTILE IRON PIPE	R	RADIUS
DR	DRIVE	RCP	REINFORCED CONCRETE PIPE
DRWY	DRIVEWAY	R/W S	RIGHT-OF-WAY
DW DWG	DOMESTIC WATER DRAWING	S.F.	SLOPE SQUARE FEET
E	ELECTRIC	SCH.	SCHEDULE
EA.	EACH	SD	STORM DRAIN
EASE	EASEMENT	SDMH	STORM DRAIN MANHOLE
EC	END CURVE	SHT.	SHEET
ECR	END CURVE RETURN	SPECS	SPECIFICATIONS
EL., ELEV	ELEVATION	SQ. FT.	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EVC	END VERTICAL CURVE	SSCO	SANITARY SEWER CLEAN OUT
EXIST., EX.	EXISTING	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	STA.	STATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	STD.	STANDARD
FG	FINISH GRADE	SWGAS	SOUTH WEST GAS CORP.
F.H.	FIRE HYDRANT	Т	TANGENT
FIRM	FLOOD INSURANCE RATE MAP	ТВ	TOP OF BANK
FL	FLOWLINE	TBC	TOP BACK OF CURB
FND.	FOUND	TC	TOP OF CONCRETE
FT.	FEET, FOOT	TELE.	TELEPHONE
FW	FIRE WATER	TP	TOP OF PIPE, TOP OF PAVEMENT
G	GAS	TYP. UTIL	TYPICAL UTILITY
GA.	GAUGE	VC	
GB GV	GRADE BREAK GATE VALVE	V.G.	VERTICAL CURVE VALLEY GUTTER
GALV	GALVANIZED	v.g. VERT.	VERTICAL
GRD.	GROUND	W	WATER
HORIZ.	HORIZONTAL	W /	WITH
H.P.	HIGH POINT	WM	WATER METER
HWY	HIGHWAY	W.W.F.	WELDED WIRE FENCE
I.D.	INSIDE DIAMETER	W.V.	WATER VALVE

BASIS OF BEARING

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 WASHOE COUNTY CONTROL POINT T11SM01056.

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').

FLOOD ZONE NOTE

THIS PROJECT IS LOCATED IN FEMA ZONE X (UNSHADED), AREA OUTSIDE THE 500-YEAR FLOOD ZONE, ON FIRM MAP NO. 32031C3A25G, EFFECTIVE MARCH 16, 2009.

GENERAL NOTES

COMPLY WITH TRPA GRADING REQUIREMENTS.

- 1. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE PLANS AND THE CONDITIONS EXISTING IN THE FIELD. UPON NOTIFICATION OF ANY DISCREPANCIES, THE PROJECT ENGINEER SHALL INSTRUCT THE CONTRACTOR ON HOW TO PROCEED. ANY REQUIRED CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR PROJECT ENGINEER, IN ADVANCE OF SAID CHANGES. ANY SUBSEQUENT CHANGES DUE TO THE CONTRACTOR PROCEEDING WITHOUT INSTRUCTION AND WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S EXPENSE.
- 2. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE WITH ALL UTILITIES, TRPA, THE PROJECT ENGINEER, AND THE OWNER. ALL PARTIES SHALL BE CONTACTED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS DIFFER FROM THESE PLANS, THE CONTRACT DOCUMENTS SHALL GOVERN.
- 3. ALL WORK SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK), STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, TRPA STANDARDS, WASHOE COUNTY, IVGID THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS FOR EXCAVATION, SPECIAL REQUIREMENTS OF THE PROJECT
- AND AS SHOWN ON THE PLANS. VIOLATIONS WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.

 4. ALL WORK SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT TITLED, "GEOTECHNICAL INVESTIGATION REPORT, BURNT CEDAR BEACH POOL RECONSTRUCTION" DATED
- DECEMBER 1, 2020, PREPARED BY TAHOE RENO GEO. ASSOCIATES, INC.
- 5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO PROCURE ALL PERMITS AS MAY BE NECESSARY PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL COMPLY WITH THE REQUIREMENTS OF SAID PERMITS.

 6. ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH THE AIR QUALITY PERMIT (IF REQUIRED) CONCERNING AIR POLLUTION CONTROL REGULATIONS. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING DUST SUPPRESSION PROGRAM USING THE APPLICATION OF WATER. FUGITIVE DUST AND OTHER FINE SEDIMENTS ARE A SIGNIFICANT POLLUTANT TO LAKE

TAHOE. FOR THIS REASON, ONSITE DUST CONTROL MEASURES WILL BE IMPLEMENTED AT ALL TIMES WHEN ANY FUGITIVE DUST IS GENERATED AT THE CONSTRUCTION SITE FROM EITHER

OTHER LOOSE SOIL AREAS, AND SOIL TRANSPORTED FOR OFFSITE DISPOSAL SHALL BE COVERED WITH TARPAULINS OR OTHER DUST-CONTROL COVERINGS TO PREVENT DUST GENERATION.

7. DETAILS NOT SHOWN ON THESE PLANS ARE PER ORANGE BOOK STANDARDS. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE PUBLIC SAFETY AT AND AROUND

EQUIPMENT, WIND, OR OTHER SITE CONDITIONS. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES. SOIL STOCKPILES,

- THE PROJECT SITE IS MAINTAINED, TO INCLUDE OFF-SITE TRANSPORTATION ROUTES.

 8. THE CONTRACTOR SHALL SUPPORT TRENCH SIDEWALLS IN ACCORDANCE WITH ALL APPLICABLE LAWS AND GOVERNING SAFETY REGULATIONS. SHEETING, SHORING, BRACING, AND
- SLOPING SHALL BE USED TO PROTECT WORKERS AND ADJACENT STRUCTURES, AND SHALL CONFORM TO APPROPRIATE SPECIFICATIONS OF THE OSHA STANDARDS 29 CFR PART 1926,
- 9. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND OWNER/OWNER'S REPRESENTATIVE DURING CONSTRUCTION TO MAINTAIN ACCURATE FIELD NOTES SHOWING ALL "AS-BUILT" INFORMATION OF THE PROJECT. SAID INFORMATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, ANY AND ALL CHANGES TO THE PLANS, ANY UTILITY CONNECTIONS, AND ANY EXISTING UTILITIES OR STRUCTURES ENCOUNTERED DURING CONSTRUCTION. BURIED CONNECTIONS/UTILITIES AND CHANGES SHALL BE MEASURED FROM AT
- LEAST TWO PHYSICALLY LOCATABLE FEATURES (I.E. PROPERTY OR BUILDING CORNER, MANHOLE LID, ETC.) AND INCLUDE THE DEPTH TO SAID BURIED CONNECTION/UTILITY OR CHANGE.

 10. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, TO INCLUDE ADJACENT STREETS, PROPERTIES AND STORM DRAIN SYSTEMS, REMOVING OR NEATLY STOCKPILING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY DAY. ALL FACILITIES SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL
- 11. TEMPORARY EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJACENT WATERWAYS, BUILDINGS, LANDSCAPING, AND PROPERTIES DURING CONSTRUCTION, AND COMPLY W/ TRPA STANDARDS.
- 12. ANY WORK REQUIRING CHANGES TO THE PLANS, ADDENDUMS, OR OTHER WORK SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. THE PROJECT ENGINEER
- WILL REQUIRE NO LESS THAN THREE (3) WORKING DAYS TO PREPARE MODIFICATIONS.
- 13. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM WASHOE COUNTY PRIOR TO THE START OF CONSTRUCTION.
- 14. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (811 OR 1-800-227-2600) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS OF NRS AND NAC 455 THROUGHOUT THE COURSE OF THE WORK.

15. THE CONTRACTOR SHALL CALL THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT (IVGID) ENGINEERING DIVISION (775-832-1372) TWO (2) WORKING DAYS PRIOR TO THE START OF

CONSTRUCTION AND/OR INSPECTIONS AND TESTING, UNLESS OTHERWISE REQUIRED BY CONTRACT DOCUMENTS. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE

- INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING.

 16. FINAL INSPECTIONS WILL BE PERFORMED BY THE IVGID ENGINEERING DIVISION ACCORDING TO THE COUNTY AND IVGID INSPECTIONS AND TESTING PROCEDURES, UNLESS OTHERWISE
- REQUIRED BY CONTRACT DOCUMENTS. THESE PROCEDURES REQUIRE SUBMITTAL OF RECORD DRAWING PRINTS BY THE CONTRACTOR AND TEN (10) WORKING DAYS TO PREPARE A FINAL PUNCH LIST. ALL CONDITIONS OF THE FINAL INSPECTION MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OR ANY APPROVAL OF A CERTIFICATE OF OCCUPANCY BY WASHOE COUNTY.
- 17. MODIFICATIONS TO THE APPROVED PLANS REQUIRE REVIEW AND APPROVAL BY THE IVGID ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY IVGID WILL REQUIRE REMOVAL AT THE CONTRACTORS EXPENSE.
- 18. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.

- 19. THE PROJECT AREA IS APPROXIMATELY 0.71 ACRES, SO A STORM WATER DISCHARGE PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) WILL NOT BE REQUIRED. THE CONTRACTOR SHALL PLACE AND MAINTAIN EROSION CONTROL INFRASTRUCTURE AS SHOWN ON THESE PLANS AND AS REQUIRED BY TRPA.
- 20. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR LOCATING EXISTING UTILITIES. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. POTHOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- 21. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE.
- 22. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY, PRIOR TO PROCEEDING. ERRORS DUE TO PROCEEDING WITHOUT
- WRITTEN DIRECTION WILL BE REMOVED AND REPLACED AT CONTRACTOR'S SOLE EXPENSE.

 23. THE CONTRACTOR SHALL VERIFY IN FIELD ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION. ANY DISCREPANCIES SHALL BE
- CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OR STRUCTURES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE
- CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES & IVGID FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
- 25. THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
 26. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, IVGID, WASHOE COUNTY, AND UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

SUBMITTAL REQUIREMENTS

1. AS-BUILT MAPPING: THE CONTRACTOR SHALL TRANSFER ALL FIELD NOTES ONTO ONE APPROVED 24-INCH BY 36-INCH CLEAN PLAN SET FOR SUBMITTAL TO THE PROJECT ENGINEER, WITHIN TWO-WEEKS AFTER THE COMPLETION OF CONSTRUCTION. INFORMATION SUPPLIED BY THE CONTRACTOR SHALL NCLUDE THE CONTRACTOR'S NAME, ADDRESS, PHONE NUMBER, PERSON RESPONSIBLE FOR MAINTAINING AS-BUILT INFORMATION, PERIOD OF CONSTRUCTION, AND ALL CHANGES FROM THE APPROVED PLANS. AS-BUILT INFORMATION SHALL BE CLEARLY LABELED ON THE APPROPRIATE SHEET OF THE CLEAN PLAN SET. ADDITIONAL SHEETS OR DETAILS PREPARED BY THE CONTRACTOR MAY BE ATTACHED IF REQUIRED FOR CLARITY.

UTILITY NOTES

- 1. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF
- 2. UTILITIES SHOWN ARE BASED ON PRESENT USA-DIGS MARKINGS DURING RESOURCE CONCEPTS, INC'S FIELD SURVEY. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS WITHIN AND NEAR THE CONSTRUCTION LIMITS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE AND ARRANGE FOR THE NECESSARY RELOCATION OF ANY UTILITY AT LEAST FORTY EIGHT (48) HOURS PRIOR TO BEGINNING WORK
- 3. ALL UTILITIES IMPACTED BY IMPROVEMENTS SHALL BE RAISED/LOWERED, REMOVED, OR RELOCATED, AS APPLICABLE TO ACCOMMODATE INTENDED IMPROVEMENTS. DAMAGE TO ANY EXISTING STRUCTURES OR UTILITIES DUE TO CONSTRUCTION RELATED ACTIVITIES, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REPAIRS AND REPLACEMENTS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, AND SHALL BE SUBJECT TO INSPECTION AND FINAL APPROVAL BY THE PROJECT ENGINEER.
- 4. CONSTRUCTION OR OTHER TRAFFIC SHALL NOT BE PERMITTED TO CROSS IN-PLACE UTILITIES OR STRUCTURES UNTIL A SAFE MINIMUM DEPTH OF FILL IS APPLIED. FILL SHALL BE AT THE CONTRACTOR'S DISCRETION AND IN ACCORDANCE WITH ORANGE BOOK STANDARDS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- 5. LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES ARE BASED ON FIELD INVESTIGATION AND INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL POTHOLE TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND SIZES PRIOR TO CONSTRUCTION, AND WILL NOTIFY THE ENGINEER SHOULD THERE BE ANY DIFFERENCE FROM THAT SHOWN ON THE PLANS.

SURVEYING

- 1. INITIAL CONSTRUCTION STAKING SHALL BE COORDINATED BY THE CONTRACTOR AND OWNER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADE CHECKING OF SUBGRADE, BASE, AND OTHER STRUCTURES DEPICTED ON THESE PLANS.
- 3. IN THE EVENT OF A SURVEY DISCREPANCY, THE PROJECT ENGINEER SHALL BE NOTIFIED AND BE ON-SITE TO VIEW SAID DISCREPANCY PRIOR TO THE CONTRACTOR OR THE OWNER REMOVING STAKES OR MAKING FIELD MODIFICATIONS.
- 4. THE OWNER AND OR PROJECT ENGINEER MAY SPOT CHECK SUBGRADE, BASE, AND PAVEMENT SECTIONS TO VERIFY ELEVATIONS AND THICKNESSES. THIS DOES NOT HOWEVER ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SUBGRADE, BASE, AND PAVEMENT ELEVATIONS AND THICKNESSES ARE ESTABLISHED PER THE

GRADING NOTE

1. INCLUDED IN THIS WORK SHALL BE THE PRESERVATION FROM INJURY OR DEFACEMENT, AND THE REPLACEMENT, IN KIND, TO THE SATISFACTION OF THE OWNER AND PROJECT ENGINEER, ANY SUCH INJURED OR DEFACED VEGETATION OR OTHER OBJECTS NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL INJURED OR DEFACED STRUCTURES, UTILITIES, OR ANY OTHER OBJECTS INTENDED TO REMAIN.

SHEETING, SHORING BRACING, AND SLOPING

- 1. SHORING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 305 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK). SHORING SHALL BE REQUIRED ON ALL STRUCTURE AND TRENCH EXCAVATIONS GREATER THAN FOUR (4) FEET UNLESS OTHER SAFE AND ALLOWABLE MEANS, IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, ARE IMPLEMENTED FOR EXCAVATION.
- 2. THE CONTRACTOR IS REMINDED THAT THE OWNER HAS NOT SO DELEGATED, AND THE PROJECT ENGINEER DOES NOT CLAIM TO BE A TRENCH OR EXCAVATION SYSTEM SAFETY EXPERT, NOR IS THE PROJECT ENGINEER SO ENGAGED IN THAT CAPACITY UNDER THIS CONTRACT. AS SUCH, THE PROJECT ENGINEER HAS NEITHER THE AUTHORITY NOR THE RESPONSIBILITY TO ENFORCE CONSTRUCTION SAFETY LAWS, RULES, REGULATIONS, PROCEDURES, OR TO ORDER THE STOPPAGE OF WORK FOR CLAIMED VIOLATIONS OF TRENCH OR EXCAVATION SAFETY. THE FURNISHING BY THE PROJECT ENGINEER OF RESIDENT REPRESENTATION AND INSPECTION PERSONNEL SHALL NOT MAKE THE PROJECT ENGINEER RESPONSIBLE FOR THE ENFORCEMENT OF SUCH LAWS, RULES, REGULATIONS, OR PROCEDURES, NOR SHALL SUCH MAKE THE PROJECT ENGINEER RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR THE CONTRACTOR'S FAILURE TO PROPERLY PERFORM THE WORK NECESSARY FOR TRENCH AND EXCAVATION SAFETY.

SITE GRADING, TRENCH EXCAVATION, BACKFILL AND EMBANKMENT FILL

- 1. CONSTRUCT ONLY WHEN THE WEATHER CONDITIONS WILL NOT DETRIMENTALLY AFFECT THE QUALITY OF THE FINISHED WORK. ANY PORTION OF EMBANKMENTS, FILLS OR SUBGRADES THAT ARE DAMAGED BY THE EFFECTS OF RAIN, WIND, OR OTHER WEATHER CONDITIONS DURING ANY PHASE OF CONSTRUCTION SHALL BE AERATED IF EXCESSIVELY WET, MOISTENED IF EXCESSIVELY DRY, AND RESHAPED AND RECOMPACTED BY THE CONTRACTOR TO CONFORM TO THE REQUIREMENTS OF THE
- SITE GRADING SHALL BE COMPLETED IN CONFORMANCE WITH THE LINES AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IN ACCORDANCE WITH THESE SPECIFICATIONS, OR AS DIRECTED BY THE PROJECT ENGINEER.
- 3. ALL AC OR PCC SURFACES SHALL BE GRADED TO A TOLERANCE OF PLUS OR MINUS 0.04 FEET (0.10 FEET FOR ALL OTHER SURFACES).
- 4. IN THE EVENT OF AN ERROR ON THESE PLANS, OR FIELD CONDITIONS THAT REQUIRE A CHANGE FROM THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER TO DISCUSS THE ISSUE AND DETERMINE THE APPROPRIATE COURSE OF ACTION.
- 5. BACKFILL ALL DEPRESSIONS AND HOLES BELOW THE GROUND SURFACE WITH FILL MATERIAL, WHETHER CAUSED BY STRIPPING OR OTHERWISE, TO THE GROUND SURFACE PRIOR TO CONSTRUCTION OF THE FILL. BLADING AND ROLLING SHALL CONTINUE UNTIL THE SURFACE IS SMOOTH, FREE FROM WAVES AND IRREGULARITIES, AND IN CONFORMANCE WITH THE ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS. IF AT ANY TIME THE MATERIAL IS EXCESSIVELY WET, IT SHALL BE AERATED BY MEANS OF BLADE GRADERS, HARROWS, OR OTHER SUITABLE EQUIPMENT UNTIL THE MOISTURE CONTENT IS SATISFACTORY. THE SURFACE SHALL THEN BE COMPACTED AND FINISHED AS SPECIFIED IN THESE PLANS.

SUBGRADE PREPARATION

- ACTIVITIES INCLUDE CONDITIONING THE EXISTING SUBGRADE MATERIAL FOLLOWING CLEARING, GRUBBING, AND STRIPPING OPERATIONS; DEMOLITION; AND EXCAVATION
 ACTIVITIES. SUBGRADE PREPARATION SHALL TAKE PLACE PRIOR TO SITE GRADING AND FILL, STRUCTURAL FILL AND BACKFILL, AND TRENCH BACKFILL. THE CONTRACTOR
 SHALL DRAIN ANY STANDING WATER. THE EXPOSED SURFACE SHALL BE PRE-ROLLED TO PROVIDE A DEGREE OF COMPACTION TO NEAR SURFACE SOILS AND TO DELINEATE
 ANY SOFT AREAS THAT MAY BE PRESENT.
- 2. THE CONTRACTOR SHALL REMOVE AND WASTE ALL ROOTS, DEBRIS, LARGE STONES AND OTHER OBJECTIONABLE MATERIAL THAT WOULD CAUSE INTERFERENCE WITH COMPACTION OF SUBSEQUENT FILL MATERIALS. A THIN LAYER OF SUITABLE FILL MATERIAL SHALL BE SPREAD OVER THE SCARIFIED FOUNDATION. COMPACT THE WHOLE AREA, AS REQUIRED.
- 3. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY OF ENSURING SUBGRADE ELEVATIONS ARE ESTABLISHED. THE CONTRACTOR SHALL VERIFY SUBGRADE ELEVATIONS BEFORE BASE MATERIAL IS PLACED. FAILURE TO MEET SPECIFIED GRADES AND THICKNESSES WILL REQUIRE REMOVAL OF MATERIAL AND REGRADING AT THE CONTRACTORS SOLE EXPENSE.

STRUCTURAL EXCAVATION, FILL AND BACKFILL

- 1. STRUCTURAL BACKFILL SHALL BE SUITABLE NATIVE MATERIAL OR CLASS E BACKFILL IN ACCORDANCE WITH SECTION 200.03.06 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK). ON-SITE NATIVE BACKFILL MATERIAL SHALL BE FREE FROM ALL ROOTS, DEBRIS, LARGE STONES, ORGANIC MATERIAL AND ANY OTHER DELETERIOUS MATERIAL AS DETERMINED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER OR GEOTECHNICAL ENGINEER SHALL MAKE THE DETERMINATION REGARDING SUITABILITY OF THE NATIVE MATERIAL.
- IF THE NATIVE MATERIAL IS DETERMINED TO BE UNSUITABLE FOR USE AS STRUCTURAL BACKFILL, OR IF THERE IS AN INADEQUATE QUANTITY OF SUITABLE NATIVE MATERIAL, IMPORT FILL MATERIAL SHALL BE USED. IMPORT STRUCTURAL BACKFILL SHALL MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.
- 3. EXCAVATION OF EVERY DESCRIPTION, CLASSIFICATION, AND OF WHATEVER SUBSTANCES ENCOUNTERED WITHIN THE GRADING LIMITS OF THE PROJECT SHALL BE PERFORMED TO THE LINES AND GRADES INDICATED ON THE CONTRACT DRAWINGS, IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY STANDARDS.
- 4. THE CONTRACTOR SHALL INFORM THE PROJECT ENGINEER AND SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND DISTRIBUTION OF ALL MATERIAL TO BE EXCAVATED. SHOULD THE CONTRACTOR EXCAVATE BELOW THE DESIGNATED LINES AND GRADES WITHOUT PRIOR PERMISSION, HE SHALL REPLACE SUCH EXCAVATION WITH SUITABLE MATERIALS, IN A SATISFACTORY MANNER AND CONDITION, AT HIS OWN EXPENSE.
- 5. THE CONTRACTOR SHALL EXCAVATE SUFFICIENTLY TO PROVIDE ADEQUATE, SAFE WORKING AREAS BETWEEN OUTSIDE STRUCTURES AND THE EARTH BANKS.
- 6. DURING THE PROCESS OF EXCAVATION, THE CONTRACTOR SHALL MAINTAIN THE GRADE IN SUCH CONDITION THAT IT WILL BE DRAINED AT ALL TIMES, AND INSTALL TEMPORARY DRAINS AND DRAINAGE DITCHES TO INTERCEPT OR DIRECT SURFACE WATER WHICH MAY AFFECT THE PROMOTION OR CONDITION OF THE WORK.
- 7. ALL UNSUITABLE AND EXCESS EXCAVATED MATERIAL SHALL BE WASTED, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS
- 8. THE CONTRACTOR SHALL SEPARATE EXCAVATED MATERIAL THAT IS DEEMED SUITABLE AS BACKFILL BY THE GEOTECHNICAL ENGINEER AT THE TIME OF EXCAVATION FROM THE UNSUITABLE MATERIAL. THE EXCAVATED SOIL SHALL BE STOCKPILED AND PROTECTED FROM WEATHER. IF THE CONTRACTOR DOES NOT PROTECT THE EXCAVATED MATERIALS, THE CONTRACTOR SHALL REPLACE MATERIAL THAT BECOMES UNSUITABLE AT NO ADDITIONAL COST TO THE OWNER.
- 9. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE EQUIPMENT TO REMOVE AND DISPOSE OF ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND SHALL KEEP SAID EXCAVATION DRY AND FREE OF FROST OR ICE UNTIL THE STRUCTURE TO BE BUILT THEREIN IS COMPLETED AND BACKFILLED. IF WATER IS NOT REMOVED AND DISPOSED OF AND THE EXCAVATION NOT KEPT DRY, OVER-EXCAVATION AND BACKFILL WITH SELECTED MATERIALS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CONDITIONS OF ANY SEWERS, DRAINS, OR OTHER CONDUITS OR PIPELINES, RELATED TO CONSTRUCTION OPERATIONS, WHICH MAY BE USED FOR DRAINAGE PURPOSES. SUCH PIPES OR CONDUITS SHALL BE CLEANED AND FREE FROM SEDIMENT AFTER USE.
- 10. STRUCTURAL FILL SHALL BE PLACED UNDER STRUCTURES OVER THE PREPARED SUBGRADE, AS NECESSARY TO BRING THE SUBGRADE TO ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS. THE ENTIRE STRUCTURE BEARING PRISM, DEFINED AS THE VOLUME DIRECTLY BENEATH THE STRUCTURE AND EXTENDING DOWNWARD AND OUTWARD AT A 1:1 SLOPE FROM THE OUTSIDE BASE PERIMETER OF THE STRUCTURE TO UNDISTURBED SUITABLE OR PREPARED SUBGRADE, SHALL BE STRUCTURAL FILL.
- NO BACKFILL SHALL BE PLACED AGAINST ANY CAST-IN PLACE CONCRETE STRUCTURE UNTIL PERMISSION IS GIVEN BY THE PROJECT ENGINEER AND PREFERABLY NOT UNTIL
 THE CAST-IN PLACE CONCRETE STRUCTURE HAS MET 70 PERCENT OF THE MINIMUM TWENTY-EIGHT (28) DAY STRENGTH REQUIREMENTS.
 THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ENSURING BASE ELEVATIONS ARE ESTABLISHED. THE CONTRACTOR SHALL VERIFY BASE ELEVATIONS AND THICKNESS.
- 12. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ENSURING BASE ELEVATIONS ARE ESTABLISHED. THE CONTRACTOR SHALL VERIFY BASE ELEVATIONS AND THICKNESS BEFORE ASPHALTIC OR PORTLAND CEMENT CONCRETE IS PLACED. FAILURE TO MEET SPECIFIED GRADES AND THICKNESS WILL REQUIRE REMOVAL OF MATERIAL AND REGRADING AT THE CONTRACTOR'S SOLE EXPENSE.

13. THE CONTRACTOR SHALL COMPACT THE BOTTOM OF THE EXCAVATED TRENCH TO PROVIDE A FIRM BASE. AREAS THAT DO NOT READILY COMPACT SHOULD BE EXCAVATED

- AND REPLACED WITH COMPACTED TRENCH BACKFILL AS DIRECTED BY THE PROJECT ENGINEER.

 14. BEDDING SHALL BE PLACED IN LEVEL LIFTS NOT MORE THAN SIX (6) INCHES IN LOOSE THICKNESS UP TO SPRING LINE, AND SHALL BE CAREFULLY WORKED UNDER THE PIPE
- HAUNCHES WITH A SHOVEL, VIBRATION, OR OTHER APPROVED PROCEDURES.

COMPACTION CONTROL AND TESTING

- 1. COMPACTION CONTROL, SAMPLING, AND TESTING WILL BE COORDINATED BY THE OWNER, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK), EXCEPT AS MODIFIED HEREIN. THE FIRM PERFORMING COMPACTION CONTROL, SAMPLING, AND/OR TESTING SHALL BE CONTACTED FORTY-EIGHT (48) WEEKDAY HOURS IN ADVANCE OF NEEDED TESTS.
- 2. IF THE MATERIAL BEING PLACED SHOULD REQUIRE MOISTURE CONDITIONING IN ORDER TO COMPACT PROPERLY, THE CONTRACTOR SHALL BEAR ALL COSTS OF WATER.
- 3. CONTROL TESTS: FOR DETERMINING MAXIMUM DRY DENSITY (MDD), THE PERCENT COMPACTION, AS USED IN THESE SPECIFICATIONS, SHALL BE DEFINED PURSUANT TO LABORATORY TEST METHOD ASTM D1557. IN-PLACE DENSITY OF COMPACTED BACKFILL SHALL BE DETERMINED BY ASTM D1556 AND ASTM D2216, OR BY NUCLEAR DENSITY TEST PROCEDURES PER ASTM D2922 AND ASTM D3017.
- 4. FREQUENCY OF TESTING: TESTING SHALL BE PERFORMED TO CONFIRM COMPLIANCE WITH THESE SPECIFICATIONS AT A FREQUENCY DETERMINED BY THE PROJECT ENGINEER, IN ACCORDANCE WITH ORANGE BOOK STANDARDS.
- 5. RETESTING: IF COMPACTION FAILS TO MEET THE SPECIFIED REQUIREMENTS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE MATERIAL AT PROPER DENSITY, OR SHALL BRING THE DENSITY UP TO SPECIFIED LEVELS BY OTHER MEANS ACCEPTABLE TO THE PROJECT ENGINEER AT NO ADDITIONAL COST TO THE OWNER. SUBSEQUENT CONFIRMATION TESTS REQUIRED TO CONFIRM THAT THE RECONSTRUCTED BACKFILL HAS BEEN BROUGHT UP TO SPECIFIED DENSITY SHALL BE PAID FOR BY THE CONTRACTOR. FREQUENCY OF CONFIRMATION TESTS FOR REMEDIAL WORK SHALL BE GENERALLY DOUBLED OF THAT SPECIFIED FOR INITIAL CONFIRMATION TESTS.
- 6. ACCESS TO WORK AND MATERIALS: THE CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO MATERIALS FOR TESTING. COMPACTION CONTROL TESTING MAY REQUIRE STOPPAGE OF WORK WHILE TESTING IS BEING PERFORMED.

CONSTRUCTION MATERIALS

DEWATERING

CONCRETE

- 1. ALL TRENCH EXCAVATIONS SHALL BE DEWATERED TO KEEP THEM DRY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH THE OWNER TO ENSURE REGULATIONS ARE ADHERED TO. REQUIRED PERMITS SHALL BE ADDRESSED IN THE CONTRACTOR'S DEWATERING PLAN.
- 2. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL RECEIVING WATER QUALITY REQUIREMENTS THAT MAY BE APPLICABLE.

THE CONTRACTOR SHALL COMPLY WITH ALL ORANGE BOOK STANDARDS.

- 2. MATERIALS SHALL COMPLY WITH THE FOLLOWING QUALITY ASSURANCE REGULATIONS: RECOMMENDED PRACTICE FOR CONCRETE FORMWORK, ACI 437; UNIFORM BUILDING CODE, MOST CURRENT COUNTY-ACCEPTED EDITION; AND THE U.S. PRODUCT STANDARD PD1 FOR PLYWOOD.
- 3. FORMWORK SHALL BE READILY REMOVABLE WITHOUT IMPACT, SHOCK, OR DAMAGE TO CAST-IN-PLACE CONCRETE SURFACES REQUIRING BOND WITH CONCRETE.
- 4. BEFORE CONCRETE IS PLACED IN ANY FORM, THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL FORM POSITION, AND CORRECT ALL INACCURACIES. ALL WEDGING AND BRACING SHALL BE COMPLETED IN ADVANCE OF PLACING ON CONCRETE.
- 5. ALL DIRT, CHIPS, SAWDUST, MUD, WATER AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM WITHIN THE FORMS OR WITHIN THE EXCAVATION AREAS BEFORE ANY CONCRETE IS DEPOSITED THEREIN.

6. ANY FORM MOVEMENT OR DEFLECTION DURING CONSTRUCTION OR FINISHED SURFACE VARIATIONS IN EXCESS OF 0.1 INCH WILL BE A BASIS FOR REJECTION, AT THE

- CONTRACTOR'S EXPENSE.

 7. DO NOT REMOVE FORMS AND SUPPORTS UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ANTICIPATED LOADS. 70% OF THE 28-DAY STRENGTH IS THE MINIMUM STRENGTH REQUIREMENT, AND MAY BE INCREASED BASED ON THE ANTICIPATED LOADS.
- HOT-MIX ASPHALT PAVING

 1. ASPHALT CONCRETE SHALL BE A PG64-28NV TYPE 3 (POLYMER) ASPHALT-CONCRETE MIX WITH LIME, OR EQUIVALENT, IN ACCORDANCE WITH ORANGE BOOK STANDARDS.
- 2. WORK COVERED IN THIS SECTION SHALL CONSIST OF, BUT NOT BE LIMITED TO, ONE (1) OR MORE COURSES OF BITUMINOUS MIXTURE CONSTRUCTED ON THE PREPARED FOUNDATION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE CONTRACT DRAWINGS. THIS WORK SHALL CONSIST OF ADDING MINERAL FILLER (HYDRATED LIME OR PORTLAND CEMENT) TO BITUMINOUS MIXTURES, AS NECESSARY, AND INCLUDE GENERAL REQUIREMENTS THAT ARE APPLICABLE TO ALL TYPES OF BITUMINOUS PAVEMENTS OF THE PLANTMIX TYPE IRRESPECTIVE OF GRADATION OF AGGREGATE, KIND AND AMOUNT OF BITUMINOUS MATERIAL, OR PAVEMENT USE. WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DRAWINGS, THESE SPECIFICATIONS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK), AND IVGID STANDARDS.
- 3. THE FOLLOWING ORANGE BOOK SPECIFICATION SECTIONS CONTAIN REQUIREMENTS THAT RELATE TO THIS SECTION. ADDITIONAL SECTIONS, NOT NECESSARILY LISTED BELOW MAY CONTAIN REQUIREMENTS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE SECTIONS OF THE ORANGE BOOK AND IVGID STANDARDS.
- SECTION 201 BITUMINOUS MATERIAL SECTION 321 - PLANTMIX BITUMINOUS OPEN-ROAD PAVEMENT SECTION 322 - HOT PLANTMIX RECYCLED BITUMINOUS PAVEMENT

UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

- I. THE BITUMINOUS PLANTMIX SHALL BE COMPOSED OF A MIXTURE OF AGGREGATE AND BITUMINOUS MATERIAL. THE SEVERAL AGGREGATE FRACTIONS SHALL BE SIZED,
 UNIFORMLY GRADED, AND COMBINED IN SUCH PROPORTIONS THAT THE RESULTING MIXTURE MEETS THE GRADING REQUIREMENTS OF THE JOB MIX FORMULA, WHICH WILL BE
 BASED UPON THE APPROVED MIX DESIGN. THE PROPOSED FORMULA SUBMITTED SHALL INCLUDE DEFINITE SINGLE VALUES FOR:
- THE PERCENTAGE OF AGGREGATE PASSING INTO EACH SPECIFIED SIEVE. THE PERCENTAGE OF BITUMEN TO BE ADDED (TO ONE-TENTH (0.1) PERCENT).

INSTALLATION OF NEW FACILITIES OR TRAIL AND ROAD CONSTRUCTION SHALL BE ALLOWED.

THE USE OF LAND MATS (OR APPROVED ALTERNATIVE) IN ORDER TO MINIMIZE LAND DISTURBANCE.

- THE PERCENTAGE OF BITUMEN TO BE ADDED (TO ONE-TENTH (0.1) PERCENT).

 THE TEMPERATURE OF THE MIXTURE LEAVING THE MIXER.

 THE TEMPERATURE OF THE MIXTURE IN THE HOPPER OF THE PAVING MACHINE
- 5. PLANTMIX BITUMINOUS PAVEMENTS CONSISTING OF MATERIALS AS SPECIFIED IN SECTION 321 OF THE ORANGE BOOK SHALL BE USED IN THE CONSTRUCTION OF THE AREAS TO BE PAVED. IF CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND THE ORANGE BOOK SPECIFICATIONS, THE ORANGE BOOK SPECIFICATIONS SHALL HAVE JURISDICTION.

EROSION CONTROL NOTES

- 1. AN ONSITE INSPECTION BY TRPA STAFF IS REQUIRED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITY. TRPA STAFF SHALL DETERMINE IF THE ONSITE CONSTRUCTION TEMPORARY CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED. NO GRADING OR CONSTRUCTION SHALL COMMENCE UNTIL TRPA PRE-GRADE CONDITIONS OF APPROVAL ARE MET.
- 2. SEDIMENT BARRIERS AND CONSTRUCTION LIMIT FENCING WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR FOR DAMAGE AND APPROPRIATE PLACEMENT. SEDIMENT BARRIERS SHALL BE REPAIRED AND/OR RELOCATED AS NEEDED ON A DAILY BASIS.
- 3. DISTURBED AREAS, ROADWAYS, AND STAGING AREAS USED DURING CONSTRUCTION SHALL BE SWEPT AND PROVIDED WITH DUST ABATEMENT SUCH AS WATER TRUCK AS NEEDED.
- 4. FOR ALL NATIVE TREES TO REMAIN, TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED AROUND THE DRIPLINE OF ALL TREES ADJACENT TO THE ROAD AND WORK AREAS, WHERE FEASIBLE, OR OTHER MEASURES DEEMED APPROPRIATE BY THE TRPA INSPECTOR.
- 5. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES.
 APPLICATION OF A MULCH MAY ENHANCE A VEGETATIVE ESTABLISHMENT.
 6. ALL AREAS OF TEMPORARY SOIL STOCKPILE SHALL BE CONTAINED BY TEMPORARY EROSION CONTROL WIRE BACKED FENCING (OR APPROVED ALTERNATIVE) AND COIR LOGS

8. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE ROADS, ROAD SHOULDER FOUNDATION OR FACILITY FOOTPRINTS OR PREVIOUSLY DISTURBED AREAS OR SHALL EMPLOY

- ANCHORED BY CLEAN, WASHED GRAVEL BAGS.

 7. ALL EXCAVATED MATERIALS SHALL BE HAULED AWAY FROM THE SITE TO A TRPA ACCEPTABLE LOCATION. NO FILLS, OR RECONTOURING, OTHER THAN BACKFILL FOR THE
 - PROJECT SITE

VICINITY MAP

NO SCALE

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

Job No: 20.018.10

INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT

ISSUED FOR

REVISIONS
REV DATE DESCRIPTION

3/30/21 ADDENDUM 2

4/6/21 ADDENDUM 3

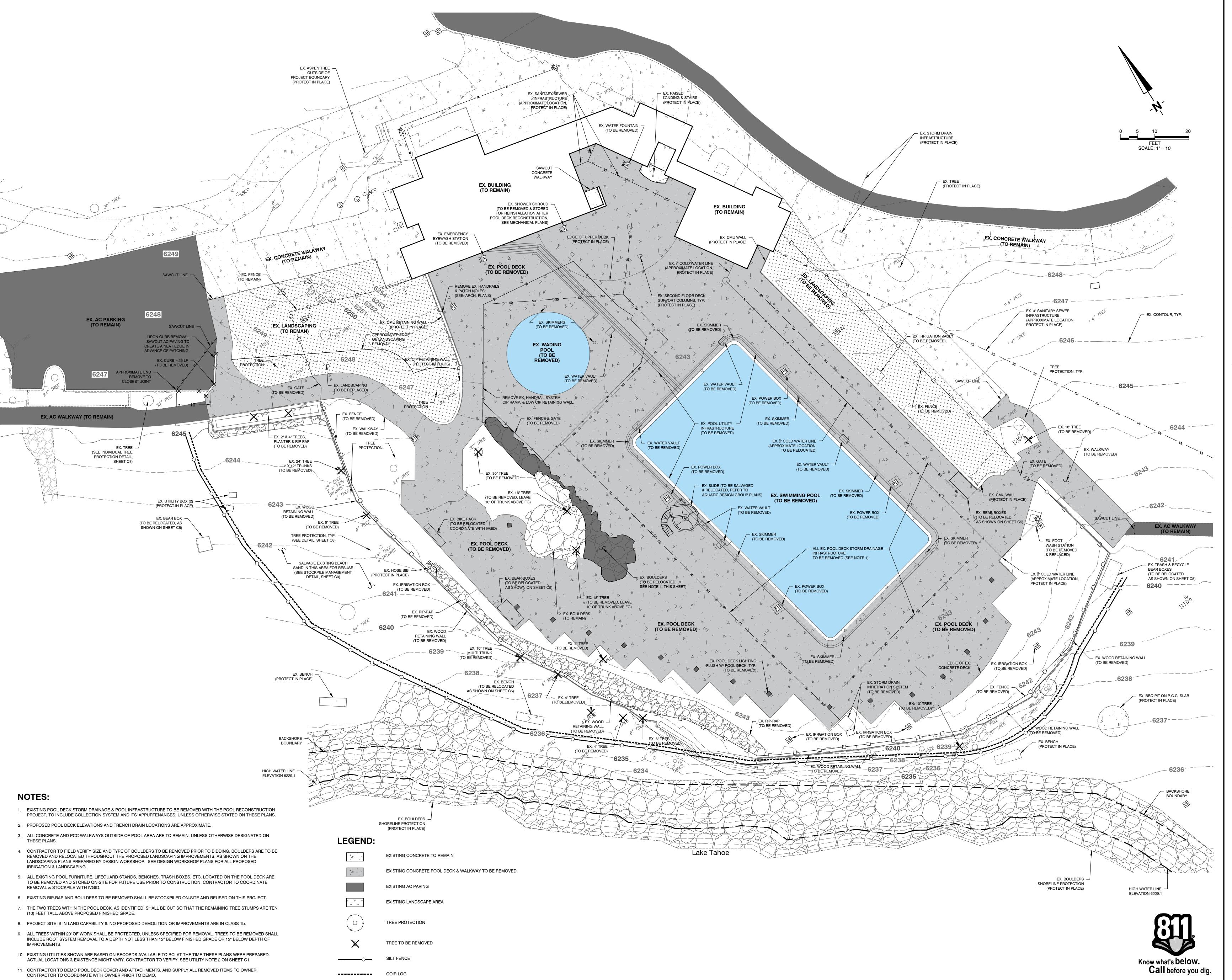
5/3/21 ADDENDUM 4

Notes &
Specification

Date: April 30, 2021

Sheet No:

C,



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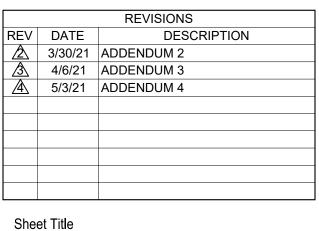
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89451

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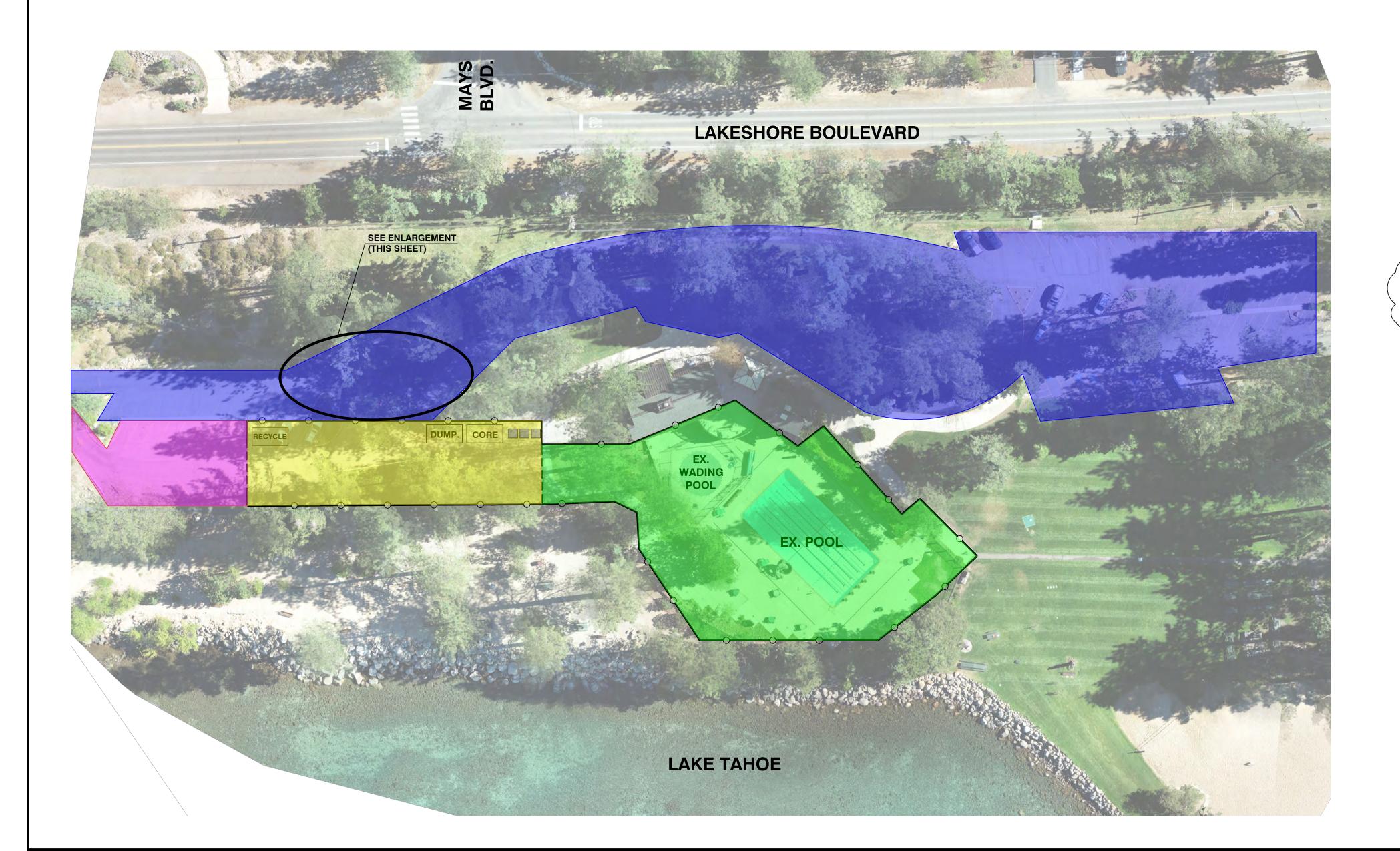
Existing Site & Demolition Plan

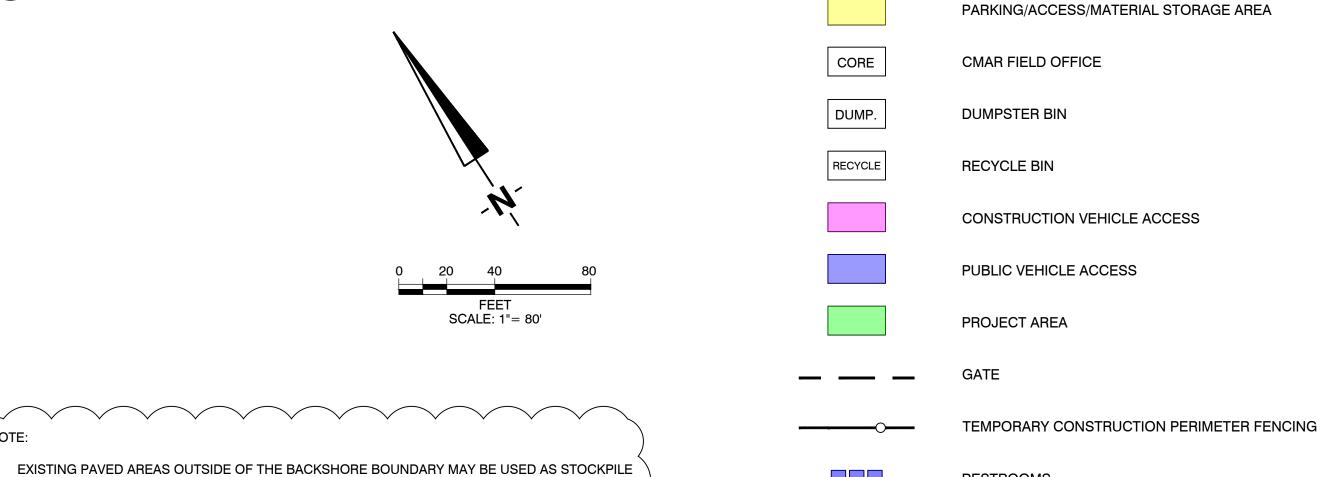
Date: April 30, 2021

Sheet No:

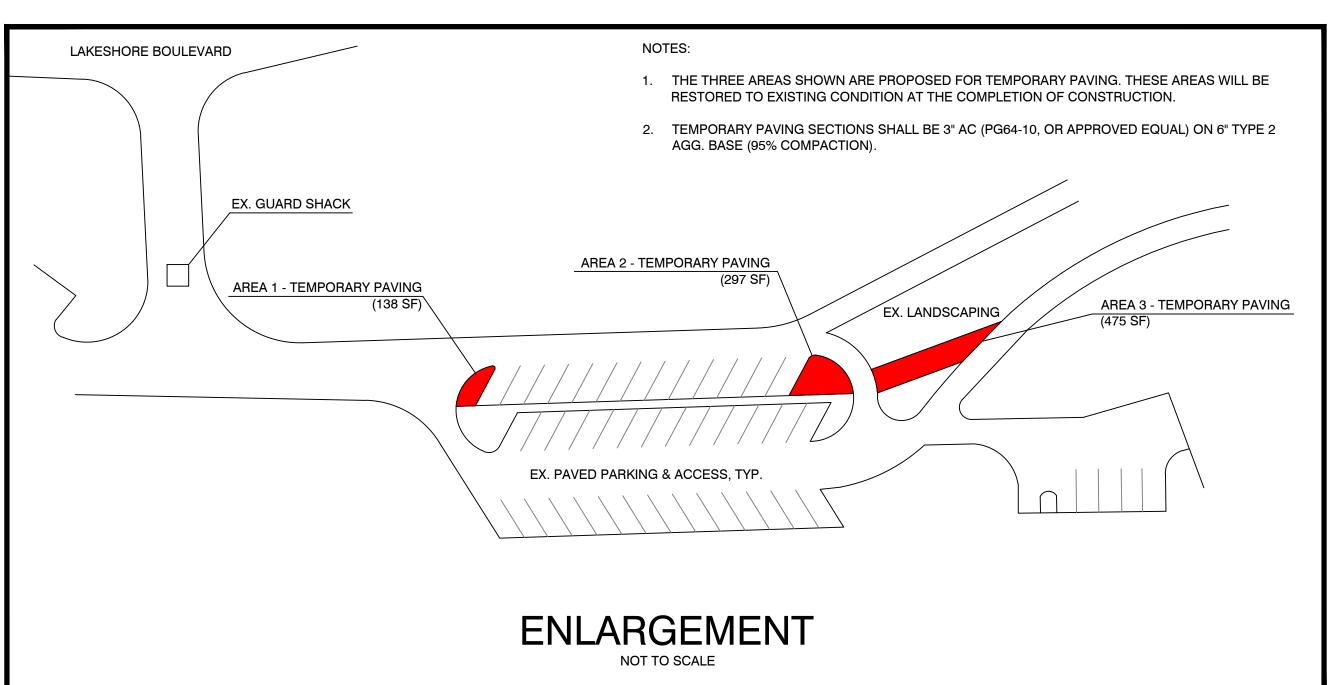
CZ

CONSTRUCTION STAGING/ACCESS PLAN



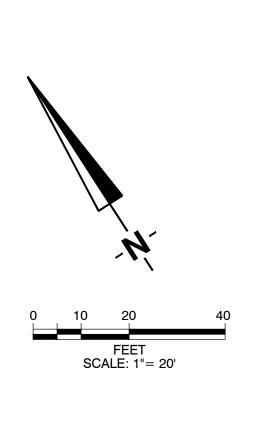


LEGEND:



LOCATIONS. ALL STOCKPILE LOCATIONS SHALL BE PROTECTED USING THE STOCKPILE

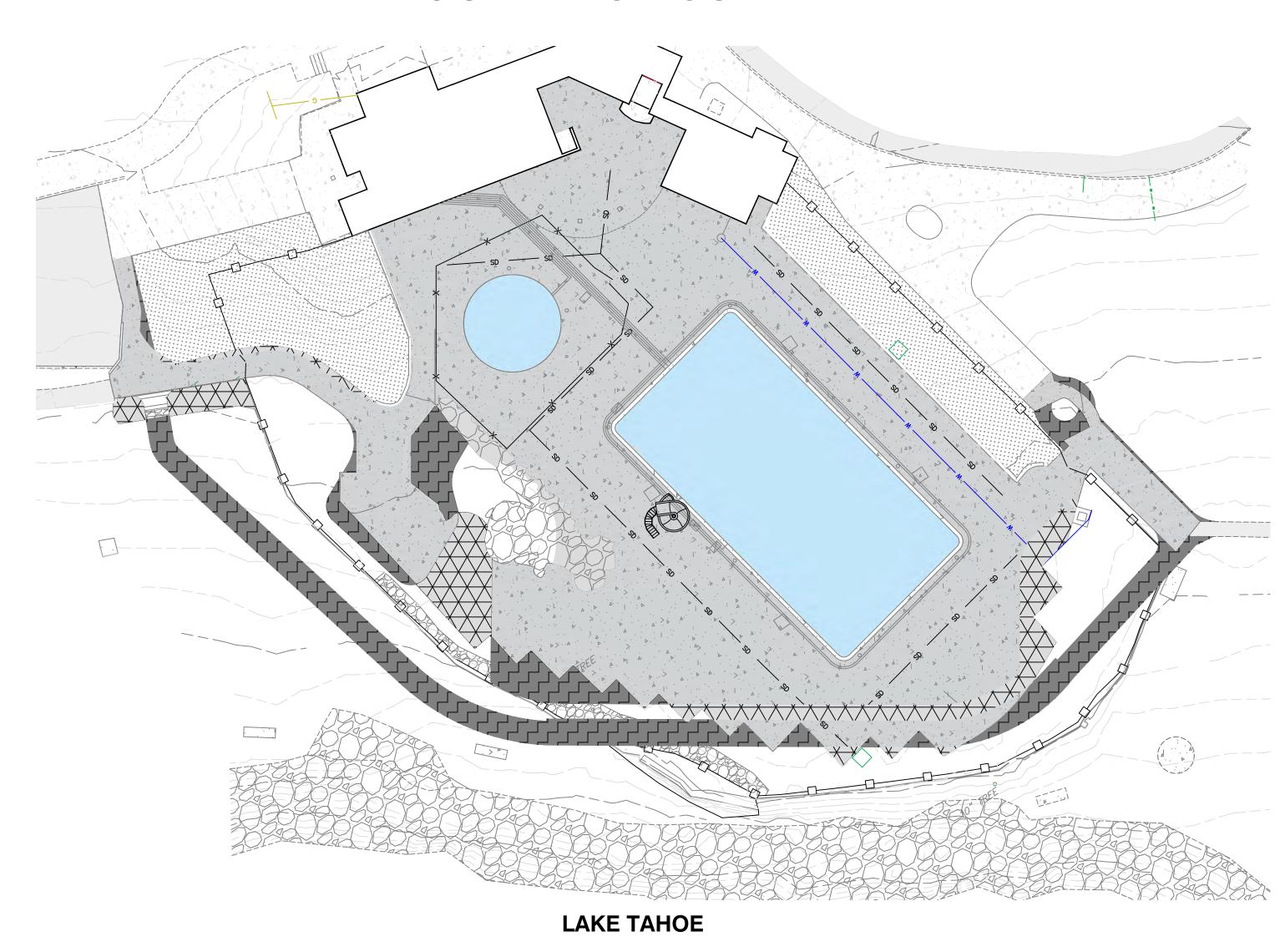
COVERAGE SUMMARY PLAN



EXISTING COVERAGE TO BE REMOVED

PROPOSED COVERAGE TO BE ADDED

LEGEND:



	Plan Area Statem Parcel	Area: 424,274 sf	<u></u>			
LAND CAPABILITY	AREA ABOVE HWL (SF)	% ALLOWABLE COVERAGE	TOTAL ALLOWABLE (SF)			
CAPABILITY 6	403,358.00	30.00%	121,007.4			
CAPABILITY 1b	20,916.00	1.00%	209.16			
TOTAL	424,274.00		121,216.56			
DESCRIPTION			QUANTITY (SF)			
EXISTING COVERA	GE - LAND CAPABILITY 6	3				
CONCRETES	SLAB		512.00			
PAVING			79,997.00			
WALKS			21,861.50			
BUILDINGS			9,118.00			
POOL DECK			6,009.00			
		TOTAL	117,497.50			
UNDER / (OVER) C	OVERAGE - CLASS 6		3,509.90			
OFF-SITE		90.00				
EXISTING COVERA	1b					
NO COVERA		0.00				
PROPOSED COVER	RAGE - LAND CAPABILIT	Y 6				
CONCRETES	SLAB		512.00			
PAVING			79,824.00			
WALKS			22,279.38			
BUILDINGS			9,118.00			
POOL DECK			5,244.19			
PERIMETER I	PATH		1,982.29			
		TOTAL	118,959.86			
UNDER / (OVER) C	OVERAGE		2,047.54			
OFF-SITE			90.00			
PROPOSED COVER	RAGE - LAND CAPABILIT	Y 1b				
NO COVERA	GE		0.00			
NET CHANGE IN C	OVERAGE		1,462.36			
REMAINING AVAILA	ABLE COVERAGE (CLASS	S 1b & 6)	2,137.54			

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

Job No: 20.018.10

INCLINE VILLAGE
GENERAL
IMPROVEMENT
DISTRICT

ISSUED FOR CONSTRUCTION

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

Sheet Title

Construction Staging/ Access & Coverage Summary Plan

Date: April 30, 2021 Sheet No:

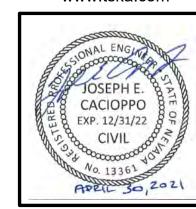


NOTES:

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



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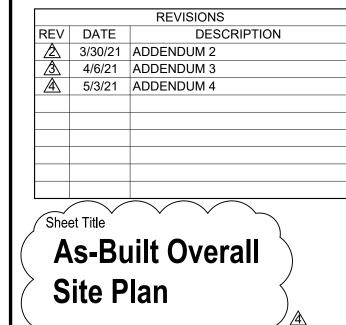
PLEASE RECYCLE

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

Job No: 20.018.10

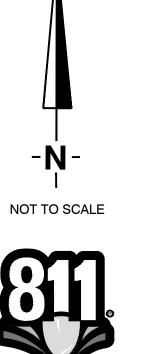
INCLINE VILLAGE
GENERAL
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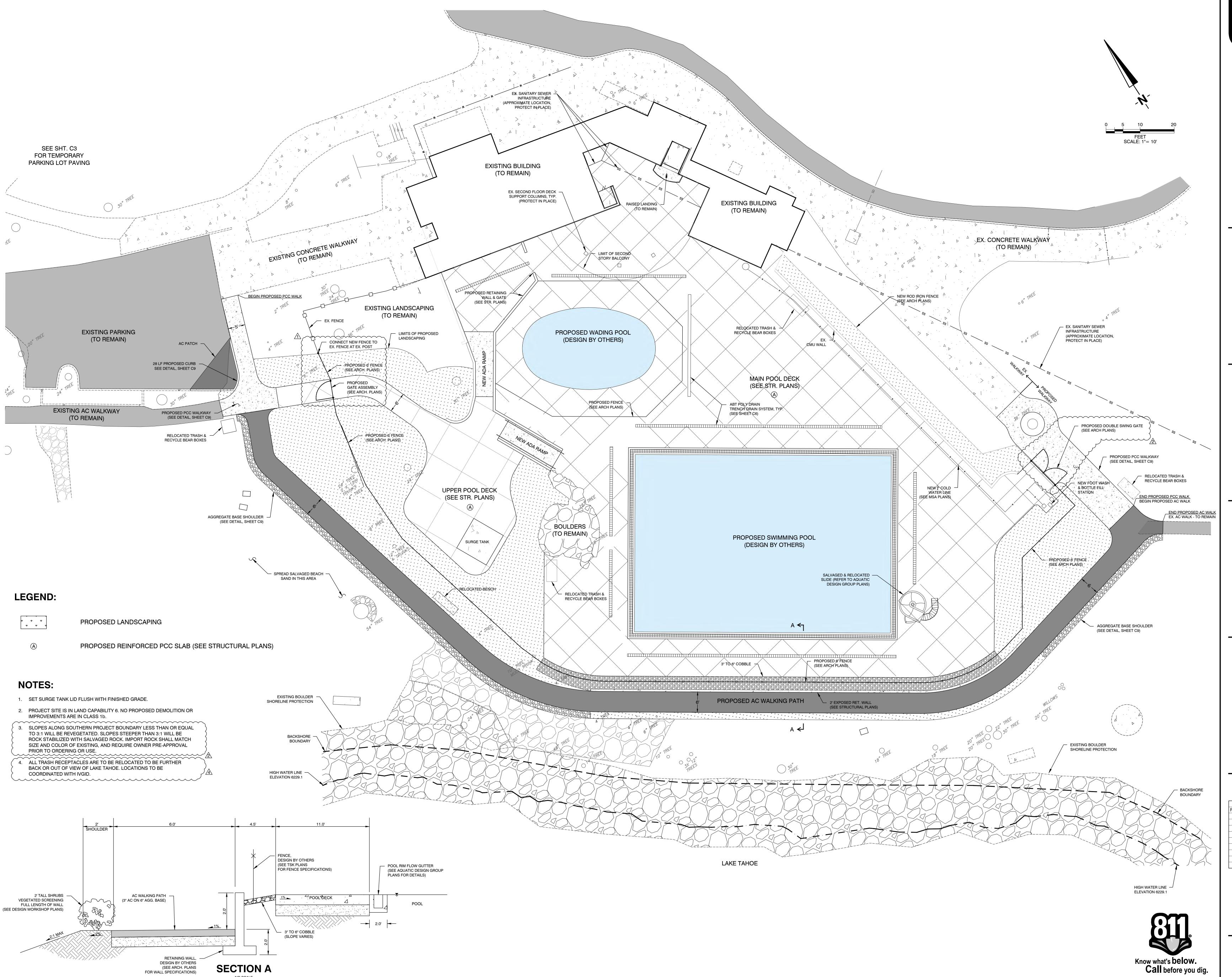




Date: April 30, 2021 Sheet No:

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89451

Job No: 20.018.10

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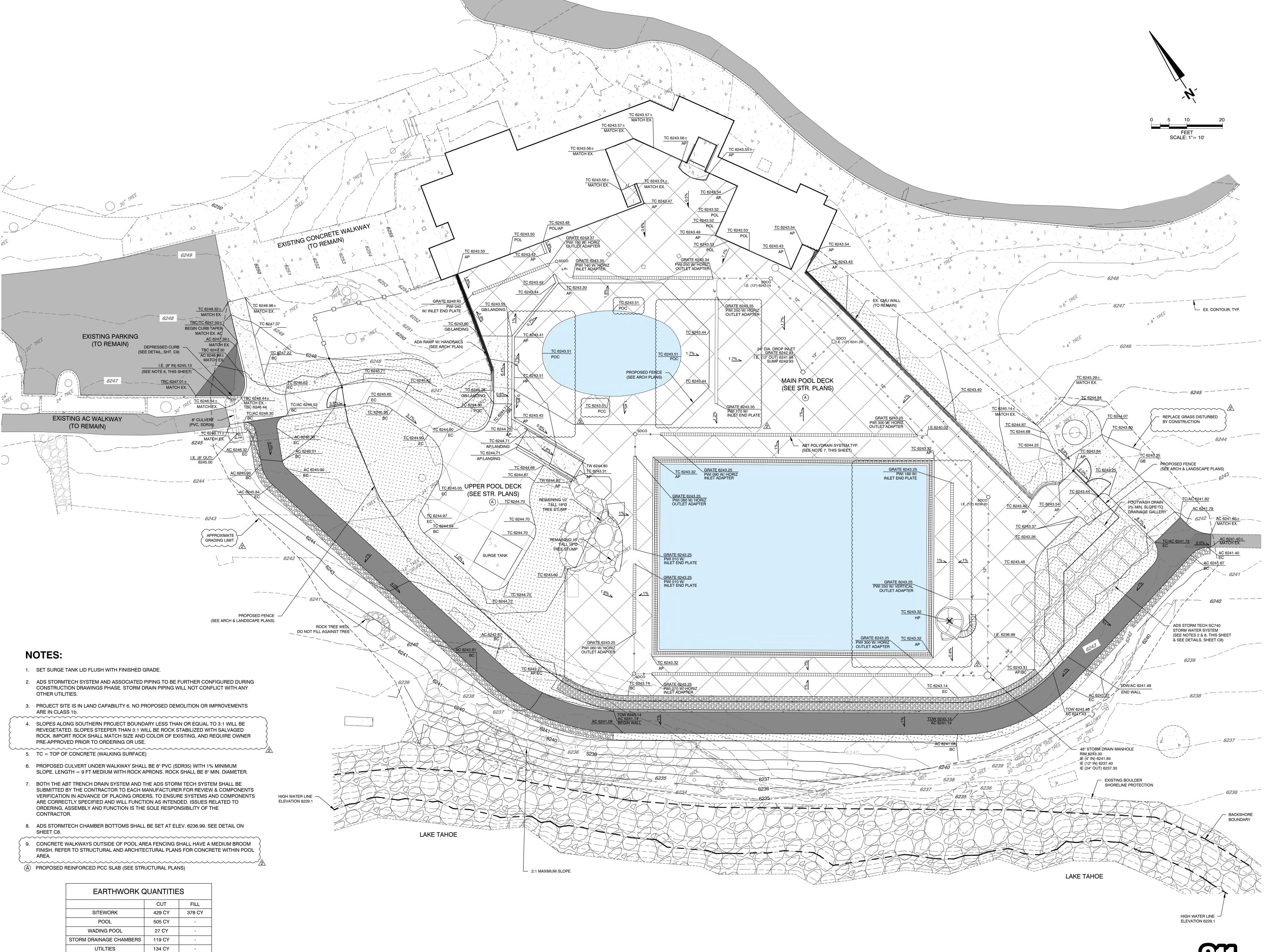
ISSUED FOR CONSTRUCTION

REVISIONS									
REV	DATE	DESCRIPTION							
<u> </u>	3/30/21	ADDENDUM 2							
<u> </u>	4/6/21	ADDENDUM 3							
4	5/3/21	ADDENDUM 4							

Title

Proposed Project
Site Plan

Date: April 30, 2021 Sheet No:



NET

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

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INCLINE VILLAGE
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IMPROVEMENT
DISTRICT

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1	REVISIONS								
	REV	DATE	DESCRIPTION						
	2	3/30/21	ADDENDUM 2						
ſ	<u> </u>	4/6/21	ADDENDUM 3						
ſ	A	5/3/21	ADDENDUM 4						
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Sheet Title

Proposed Grading & Drainage Plan

Date: April 30, 2021

Sheet No:



1. IMAGERY & LINE WORK SHOWN ON THIS PAGE IS DIRECTLY FROM THE "INCLINE VILLAGE GENERAL

6-28-10.

IMPROVEMENT DISTRICT 2010 BURNT CEDAR BEACH ADA PATHWAY PLAN SET, APPROVED BY TRPA ON

2. FOR DETAILED AREAS OF REMOVED AND ADDED COVERAGE, PLEASE REFER TO THE CONSTRUCTION

STAGING/ACCESS & COVERAGE SUMMARY PLAN (SHEET C3).

	IVGID BURNT CEDAR 663 & 665 Lakeshor Plan Area Statem	RAGE CALCULATIONS POOL REPLACEMENT PR Boulevard, Incline Village Boulevard, Subdivision: Nor Area: 424,274 sf	e, NV
LAND CAPABILITY	AREA ABOVE HWL (SF)	% ALLOWABLE COVERAG	E TOTAL ALLOWABLE (
CAPABILITY 6	403,358.00	30.00%	121,007.4
CAPABILITY 1b	20,916.00	1.00%	209.16
TOTAL	424,274.00		121,216.56
DESCRIPTION			QUANTITY (SF)
EXISTING COVERA	GE - LAND CAPABILITY 6	3	
CONCRETES	SLAB		512.00
PAVING			79,997.00
WALKS			21,861.50
BUILDINGS			9,118.00
POOL DECK			6,009.00
		TOTAL	117,497.50
UNDER / (OVER) C		3,509.90	
OFF-SITE		90.00	
EXISTING COVER	AGE - LAND CAPABILITY	1b	
NO COVERA	GE		0.00
PROPOSED COVE	RAGE - LAND CAPABILIT	Y 6	
CONCRETE	SLAB		512.00
PAVING			79,824.00
WALKS			22,279.38
BUILDINGS			9,118.00
POOL DECK			5,244.19
PERIMETER	PATH		1,982.29
		TOTAL	118,959.86
UNDER / (OVER) C	OVERAGE		2,047.54
OFF-SITE			90.00
PROPOSED COVE	RAGE - LAND CAPABILIT	Y 1b	
NO COVERA	GE		0.00
NET CHANGE IN C	OVERAGE		1,462.36
REMAINING AVAILA	ABLE COVERAGE (CLAS	S 1b & 6)	2,137.54

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BURNT CEDAR

BEACH - POOL

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Job No: 20.018.10

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 ★
 3/30/21
 ADDENDUM 2

 ★
 4/6/21
 ADDENDUM 3

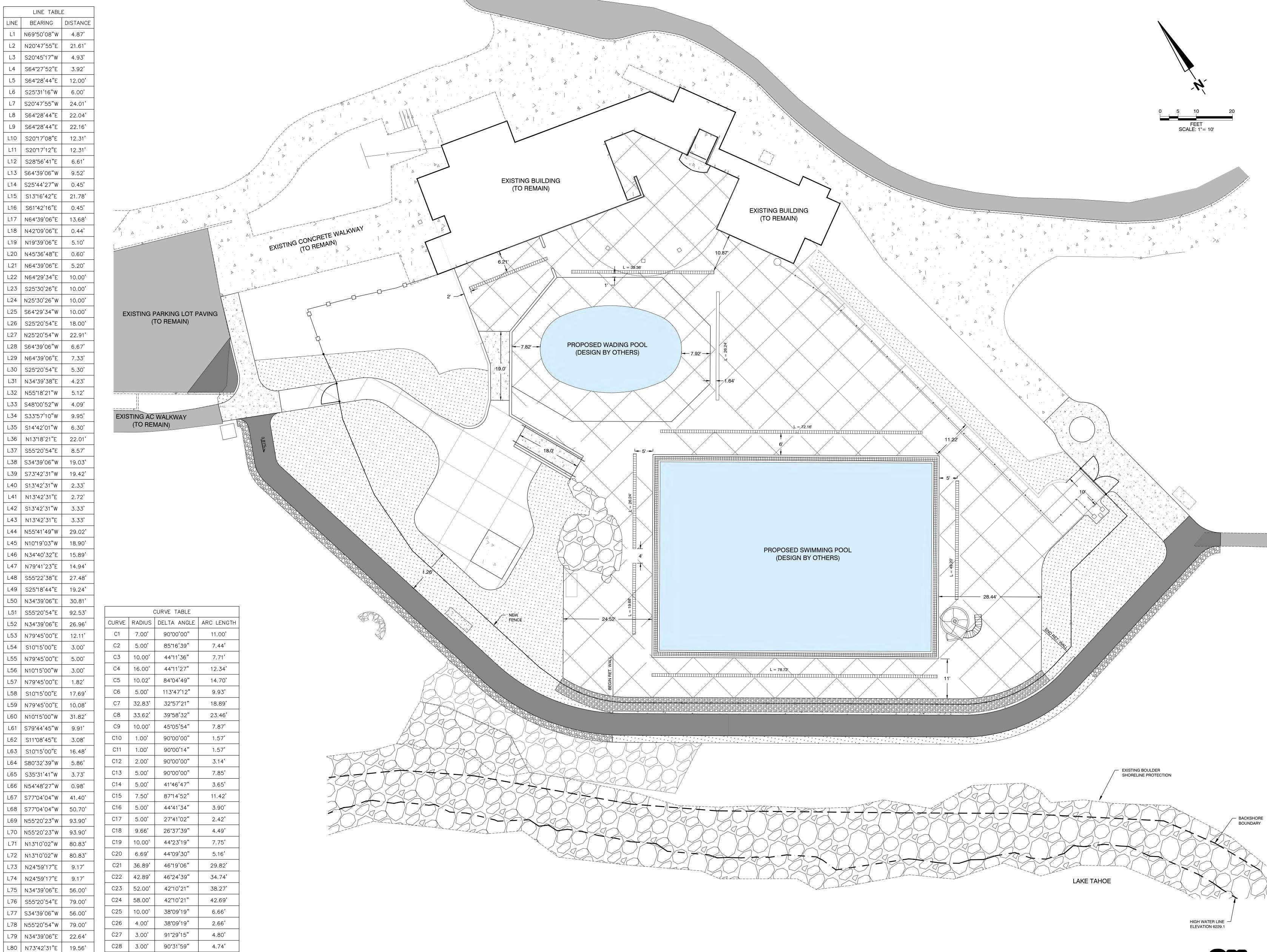
 ★
 5/3/21
 ADDENDUM 4

Proposed Overall Site Plan

Date: April 30, 2021 Sheet No:

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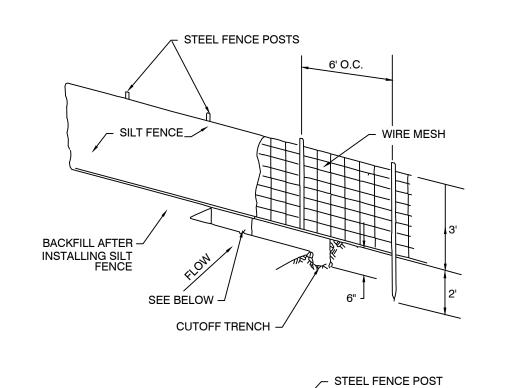
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REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2
<u> </u>	4/6/21	ADDENDUM 3
4	5/3/21	ADDENDUM 4

Horizontal Control
Plan

Date: April 30, 2021 Sheet No:



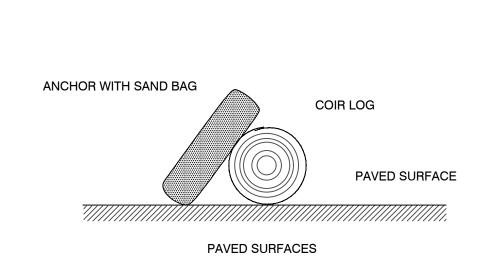
WIRE MESH -

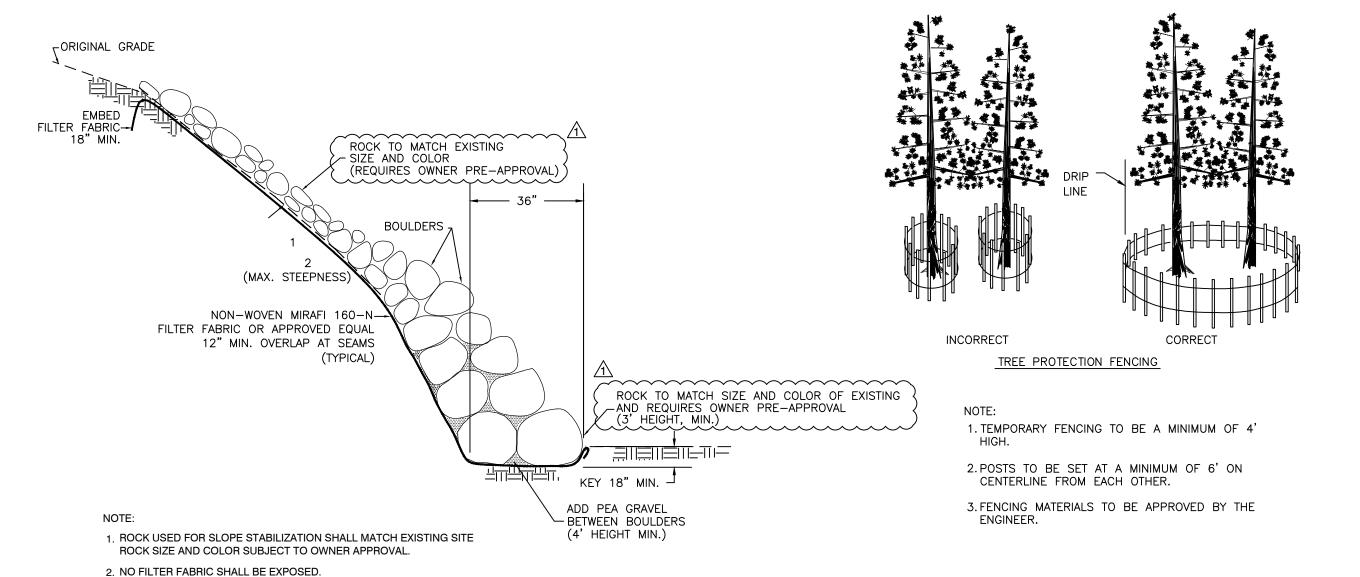
SILT FENCE -

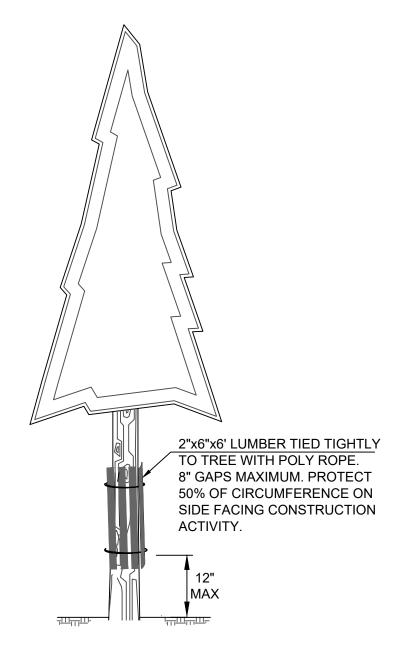
BACKFILL-

FLOW_

EARTHSAVER[™] OR APPROVED EQUAL 12"Ø COIR LOG 18" (1"x2") WOODEN STAKE (TEL.# 530-795-4751) 5'± O.C. (TYP.) 1/8" NYLON TWINE OR EQUAL EX. GROUND & VEGETATION **UNPAVED SURFACES**







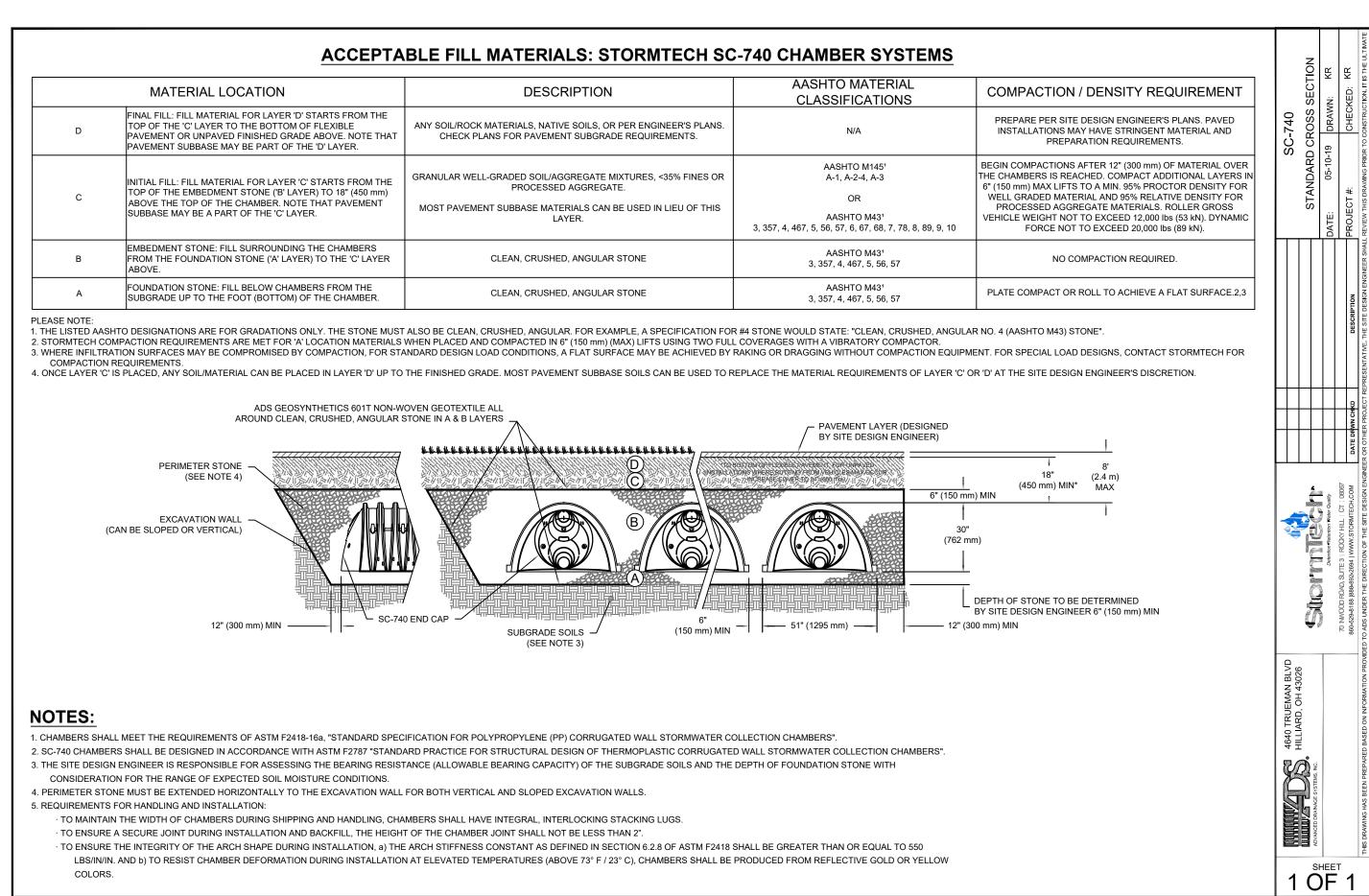
NOTE: THE CONTRACTOR MAY USE MANUFACTURED SILT FENCING IN LIEU OF THE ABOVE, SUBJECT TO SUBMITTAL OF MANUFACTURER'S DATA SHEETS TO THE ENGINEER FOR APPROVAL, PROVIDED IT COMPLIES WITH TRPA REQUIREMENTS.

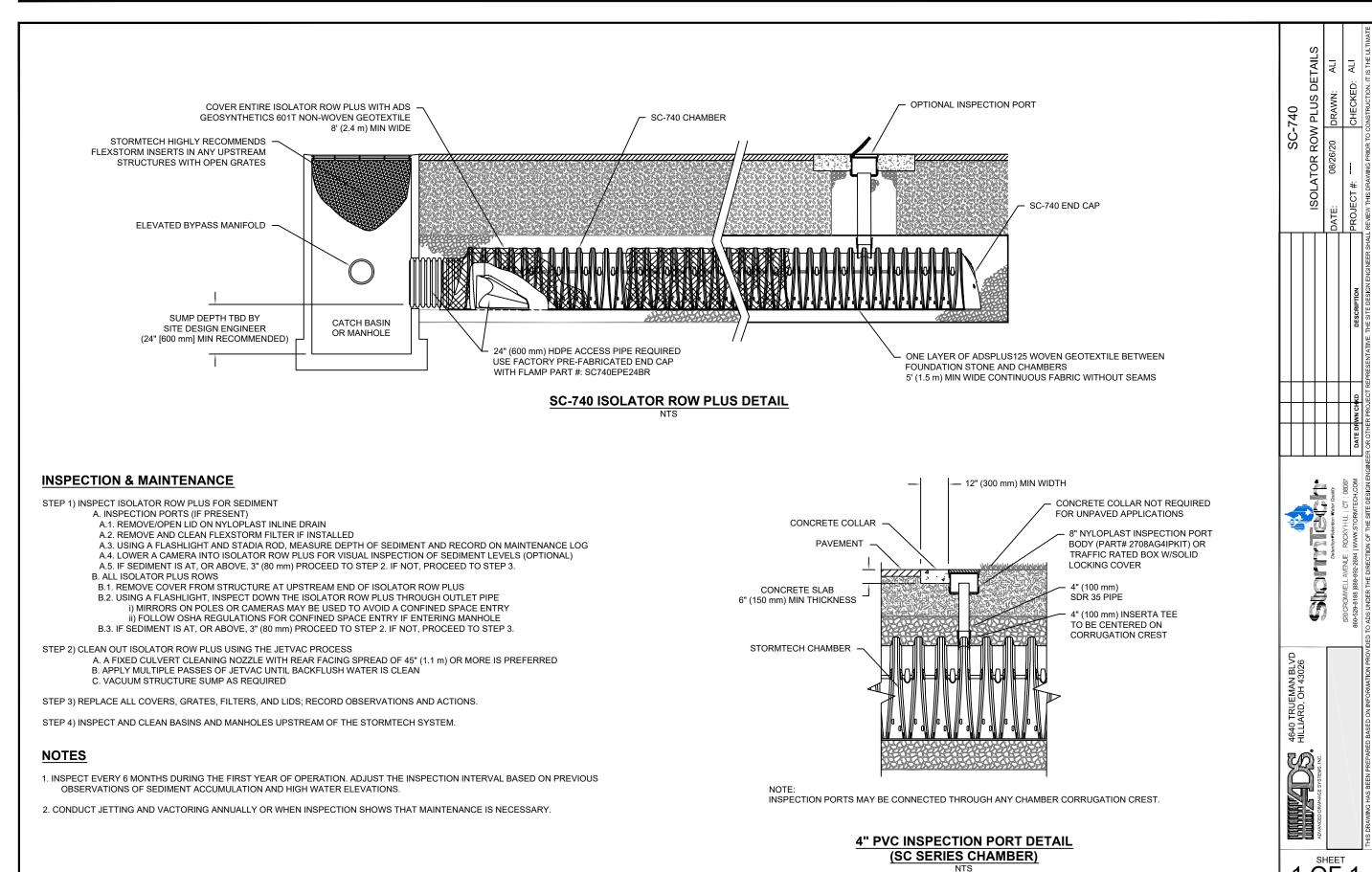
> SILT FENCE NOT TO SCALE

FIBER ROLLS NOT TO SCALE

SLOPE STABILIZATION SHORT SLOPE ROCK CONSTRUCTION TEMPORARY EROSION CONTROL TREE PROTECTION DETAIL

INDIVIDUAL TREE PROTECTION





Estimat	ed Soil Ero	sion Savi	ings of 1	130.4 po	unds per year by doin	ng your BMPs.		Soil eros	sion is es			tement vol						us contrib	ution
Property Address:		ORE BLVD							DATA		E DEPTHS	_ and dot	9411						
(Start here) APN:	122-162-23				APN lookup	Water 7	able:	>	5ft			- 41		T	otal Dra	in Rock	Quanti	ty (yd ³)	7
Date:	1/18/21					Restri	ction:	None	noted			Tota	Runc	off (ft ³)	1089.	5 Ar	nount 1	reated	108
Designed By:		0				Max. Depth of Ir					Unit:		2,512,612	, ,		Total Ex	cavatio	n (yd³)	7
		-	ì	-								-	-			Y			
Contributing Surface # of Stories												-			Т				1
Length (ft.)															0				0
Width (ft.)															a				a
Area (ft2)															- 1				- 1
Area (ft²) Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0			0.0	0.0	
Treatment Label:		0.0	0.0	0.0	0.0	0,0	0.0	0.0	0.0	0.0	0.0	/ I	0.0	0.0	0.0	-	0.0	0.0	0.
Length (ft.)												-							
Width (in.)												()							
Depth (in.)				4								1							
On-Site Ksat (in/ _{hr}) mapped Ksat (in/ _{hr})		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	, l	4.0	4.0			4.0	4.0	
Prefab Void Space (%)		,,,,		1			1					1 0	3.8						
Average Void Space (%)				1															
Effective Volume (yd³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	12.42		0.0	0.0	
Treatment Capacity (ft ³) Drain Rock Quantity (yd ³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0		0.0	0.0	0.
Excess Runoff (ft ³)	0.0	0.0	0.0	0.0	0.0	0.0 0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.
Excess Capacity (ft ³)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				0.0				0.
Contribution Surface				1	Western Drainess	Factor Belliage			i					i i					
Contributing Surface # of Stories			т		Western Drainage	Eastern Drainage		Т					T	-					1
Length (ft.)			0					- 0					0						0
Width (ft.)			a					a					a						a
Area (ft2)		0	- 1		4087 4087	8987 8987	0	- 1		0	0	0	1	7	0	0	0	0	- 1
Area (ft²) Runoff (ft³)	0.0	0.0	0.0	-	340.6	748.9	0.0	1089.5		0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.
Treatment Label:		0.0	0.0	1	SC740 CHAMBERS	SC740 CHAMBERS	0.0	1003.3	10		0.0	0.0	0.0			0.0		0.0	0.
Length (ft.)					45.8	91.5													
Width (in.)					51	51	4												
Depth (in.) On-Site Ksat (in/hr)			-		42	43								-					-
mapped Ksat (in/hr)					4.0	4.0	4.0	1		4.0	4.0	4.0		-	4.0	4.0	4.0	4.0	
Prefab Void Space (%)																			
Average Void Space (%)				10	40%	40%									- 22		2.2		
Effective Volume (yd³)	0.0	0.0		-	25.2	51.6	0.0			0.0	0.0	0.0		-	0.0	0.0	0.0	0.0	
Treatment Capacity (ft ³)						2.22	2340				1						Ala.		
Drain Rock Quantity (yd³)	0.0	0.0	0.0		371.8 25.2	758.3 51.6	0.0	1130.1		0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.
Excess Runoff (ft ³)		0.0	0.0		25,2	51.0	0.0	76.8		0.0	0.0	0.0	0.0	1	0.0	0.0	0.0	0.0	0.
Excess Capacity (ft ³)			0.0				-	40.6					0.0						0.
				Bas	ein				í					N	otes				
	2:1 (ro	ck lined or	vegetate		SIII	5:1 (mowable)								- 11	otes				
Contributing Surface																			
Length (ft.) Width (ft.)																			
Area (ft2)																			
Area (ft²)	0	0	0	0	0	0	0	0											
Runoff (ft ³)		0.0	0.0	0.0	0.0	0.0	0.0	0.0											
Treatment Label: Top Length (ft.)				1															
Top Width (ft.)																			
Depth (in.)																			
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0											
Bottom Width (ft.) Volume (yd³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0											
On-Site Ksat	0.0	0.0	0.0	0.0	0.0	0,0	0.0	0.0											
Mapped Ksat	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0											
Treatment Capacity (ft ³)		0.0	0.0	0.0	0.0	0.0	0.0	0.0											
Excess Runoff (ft ³) Excess Capacity (ft ³)		0.0	0.0	0.0	0.0	0.0	0.0	0.0											
			0.0	0.0	0.0				1					F	Review	er Con	nment	s	
Deck Tr Deck Label	eatments	3				Source Control Tro		nts											
Area (ft2)				-		Area Label Area (ft2)													
Slope (%)						Slope (%)													
Slope Length (ft)						Slope Length (ft)						_							
Gravel Treatment Length (ft.)				4		% Cover % Canopy						-	Sheet:	1	Unite	d States Departm	ent of Agricultu	ire	
Gravel Treatment Width (#)						% Canopy							1.000				-		
Gravel Treatment Width (ft.) Additional Treatment See						Treatment							of:	1	1 1	305			

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





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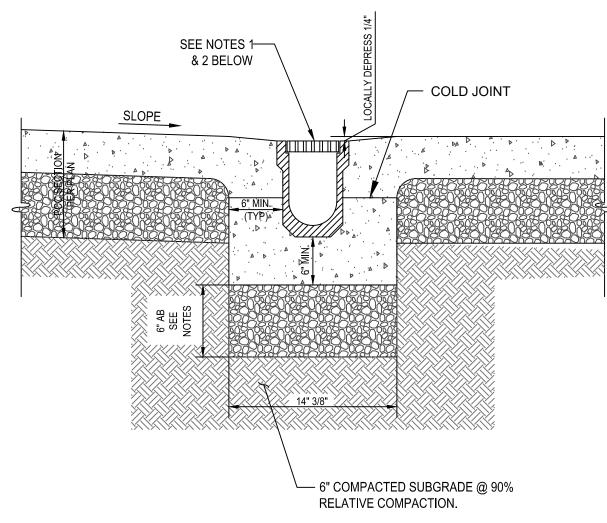
Job No: 20.018.10

INCLINE VILLAGE GENERAL IMPROVEMENT

ISSUED FOR

		REVISIONS
REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2
⅓	4/6/21	ADDENDUM 3
4	5/3/21	ADDENDUM 4

Date: April 30, 2021 Sheet No:



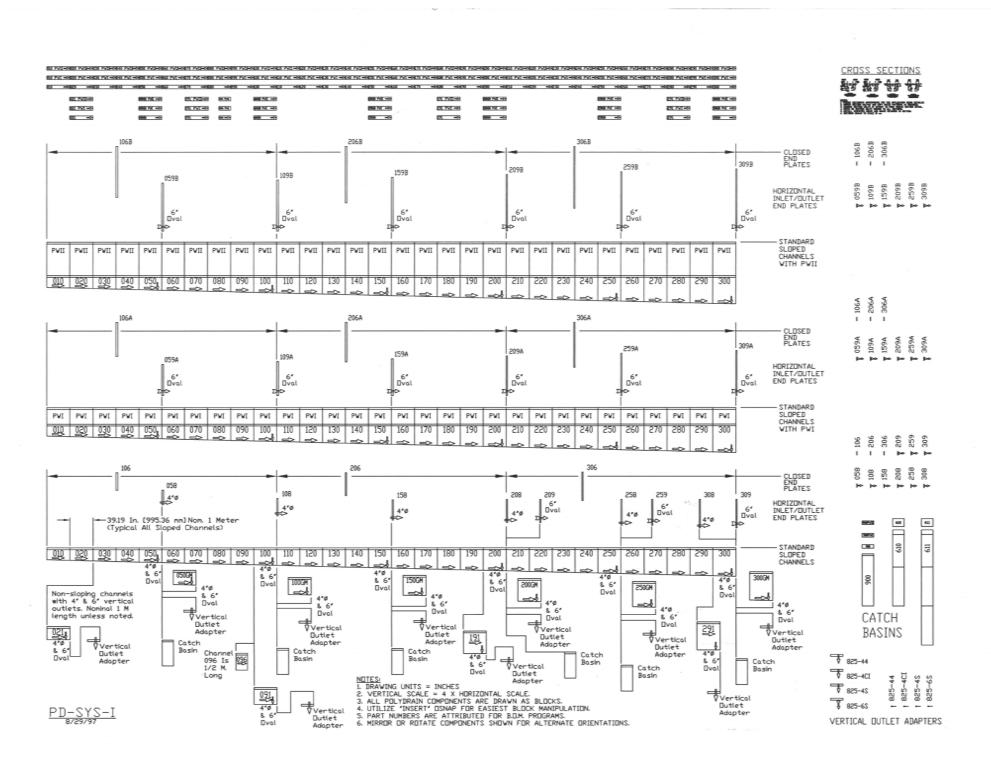
NOTES:

1. USE PRE-SLOPED SECTIONALIZED TRENCH DRAIN SYSTEM MANUFACTURED BY ABT (POLYDRAIN), ACO (S100K) OR APPROVED EQUAL, INSTALL PER MANUFACTURERS SPECIFICATIONS.

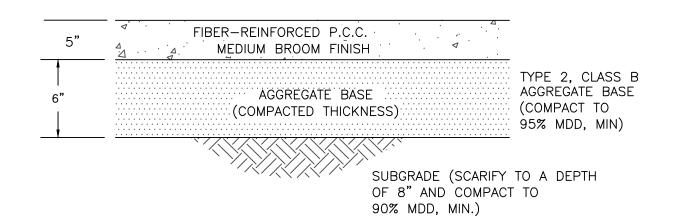
2. GRATE TO BE URBAN ACCESSORIES, TITLE WAVE 2, BRONZE FINISH OR OWNER APPROVED A. <u>HTTPS://URBANACCESSORIES.COM/PRODUCT/TITLE-WAVE-2/</u>

3. CLASS 2, 3/4" MAX, COMPACT TO 95% RELATIVE COMPACTION (ASTM 1557), NO CINDERS. 4. CONCRETE SURROUNDING TRENCH DRAIN SHALL INCLUDED REINFORCING BARS THAT TIE INTO THE CONCRETE POOL DECK. CONCRETE AT TRENCH DRAIN SHALL HAVE A COLD JOINT, AND SHALL BE SCORED PARALLEL TO AND 6" FROM THE TRENCH DRAIN. REFER TO STRUCTURAL PLANS.

TRENCH DRAIN



ABT POLY DRAIN PROFILES NOT TO SCALE

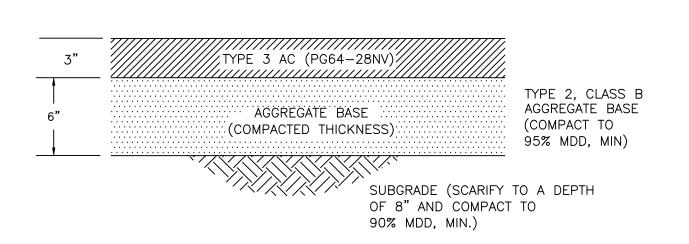


NOTE: 1. THIS DETAIL IS FOR WALKWAYS OUTSIDE OF THE POOL PERIMETER FENCING.

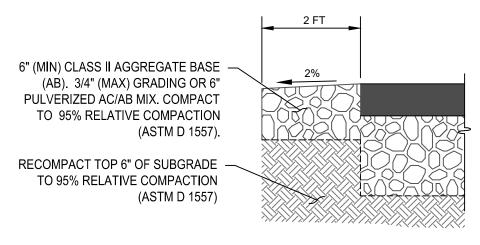
P.C.C. WALKWAY SECTION NOT TO SCALE

DEPRESSED CURB

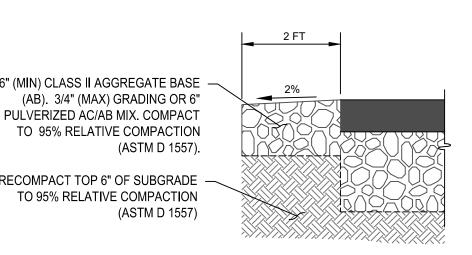
NOT TO SCALE



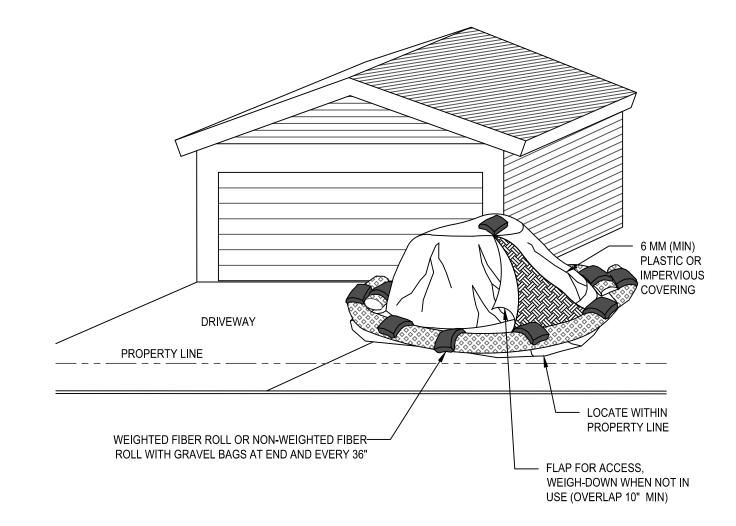
AC PATHWAY SECTION NOT TO SCALE



AGGREGATE BASE SHOULDER



VERTICAL BARRIER CURB

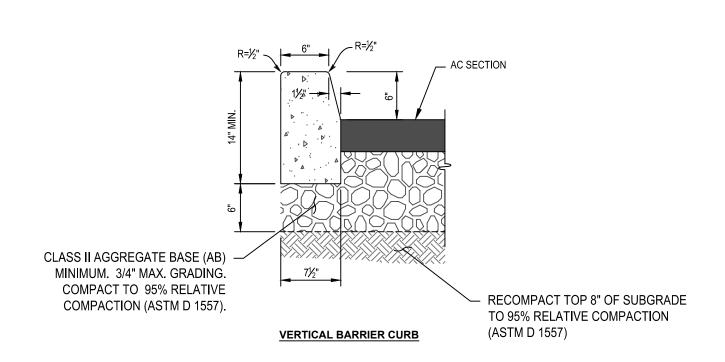


1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED

PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE

- 2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT 3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO
- DURING WIND. 4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS
- VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
- 7. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.

STOCKPILE MANAGEMENT



NOTES:

1. ALL CONCRETE PER TECHNICAL SPECIFICATION
2. STRUCTURAL THICKNESSES ARE MINIMUM. INCREASED SECTIONS MAY BE REQUIRED BASED ON ACTUAL SOIL CONDITIONS, OR PROJECT APPROVALS. 3. UNSUITABLE MATERIALS TO BE REMOVED & REPLACED W/SUITABLE MATERIAL

4. EXPANSION AND WEAKENED PLANE JOINTS PER ORANGE BOOK.

NOT TO SCALE

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Job No: 20.018.10

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

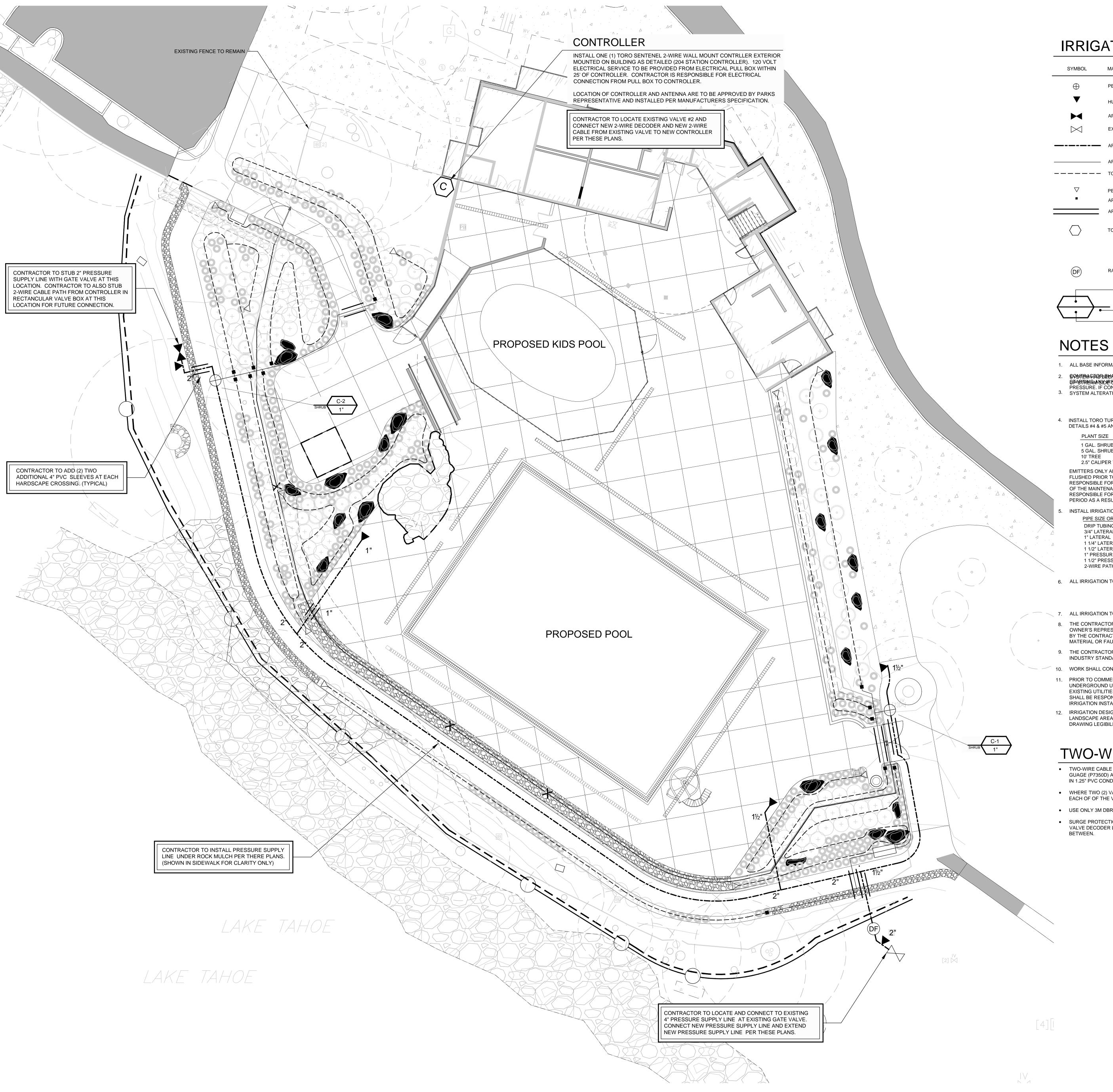
> **ISSUED FOR** CONSTRUCTION

REVISIONS							
REV	DATE	DESCRIPTION					
2	3/30/21	ADDENDUM 2					
<u>\$</u>	4/6/21	ADDENDUM 3					
A	5/3/21	ADDENDUM 4					

Details

Know what's **below. Call** before you dig.

Date: April 30, 2021



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DETAIL NUMBER
\oplus	PER DETAIL		DRIP VALVE ASSEMBLY	1
lacktriangle	HUNTER	HQ-44LRC-AW	QUICK COUPLING VALVE (ACME)	2
\bowtie	APPROVED		GATE VALVE (LINE SIZE)	3
\triangleright	EXISTING		GATE VALVE	
	APPROVED	SCH 40 BE	PVC PRESSURE SUPPLY LINE (SIZE PER PLAN)	9
	APPROVED	SCH 40 BE	3/4" PVC LATERAL LINE	9
	TORO	EHD-2057-050	3/4" DRIP TUBING (SEE NOTE #4 FOR EMITTER)	4,5
∇	PER DETAIL		DRIP LINE BLOW-OUT STUB	6
•	APPROVED		PVC/POLY ADAPTER	
	APPROVED		PVC IRRIGATION SLEEVE (SEE NOTE #5)	
\bigcirc	TORO	TOC-58-1576 SB-RAD-XTND-SAM / B-ANT-YAG12 / SB-CAB-ANT-MAST-50-8 / SBAWS1U	SENTINEL 2-WIRE CONTROLLER WITH YAGI ANTENNA (ORDERED FROM HORIZON, QUOTE NUMBER 1A009324)	7
DF	RAIN BIRD	LCRBY200D	LARGE CAPACITY DISC FILTER	8
			CONTROLLER STATION NO.	
$\langle \cdot \cdot \rangle$.			PLANT TYPE	
			ELECTRIC CONTROL VALVE SIZE	

- 1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PROVIDED BY DESIGN WORKSHOP.
- 2. SPONTEMACTION BELINL DESTICA DE LE BIES LE PROFASION MILLANTICA AS FANTAC VICAPIEN PRICES PREPONEGON PASIER MATAIRER
- SPASTING MEDICATION STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY 3. SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
- 4. INSTALL TORO TURBO-SC PRESSURE COMPENSATING DRIP EMITTERS TO PLANT MATERIAL PER DETAILS #4 & #5 AND THE FOLLOWING SCHEDULE:

PLANT SIZE	EMITTER NUMBER	QUANTITY	
1 GAL. SHRUB	T-DPJ-02-A	2 EACH	
5 GAL. SHRUB	T-DPJ-02-A	2 EACH	
10' TREE	T-DPJ-08-A	4 EACH	
2.5" CALIPER TREE	T-DP.I-08-A	4 FACH	

EMITTERS ONLY ARE TO BE INSTALLED ABOVE GRADE AND ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.

INSTALL IRRIGATION SLEEVES UNDER ALL PAVED SURFACES PER THE FOLLOWING SCHEDULE: PIPE SIZE OR WIRE QUANTITY REQUIRED SLEEVE(S)

DRIP TUBING	1-2" SCH 40 PV
3/4" LATERAL	1-2" SCH 40 PV
1" LATERAL	1-2" SCH 40 PV
1 1/4" LATERAL	1-2" SCH 40 PV
1 1/2" LATERAL	1-4" SCH 40 PV
1" PRESSURE SUPPLY LINE	1-2" SCH 40 PV
1 1/2" PRESSURE SUPPLY LINE	1-4" SCH 40 PV
2-WIRE PATH	1-2" SCH 40 PV

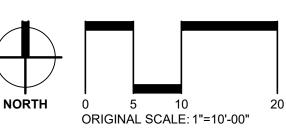
- 6. ALL IRRIGATION TO BE INSTALLED A MINIMUM 18" CLEAR OF BUILDINGS.
- 7. ALL IRRIGATION TO BE INSTALLED A MINIMUM 18" CLEAR OF BUILDINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- 9. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE INDUSTRY STANDARDS AND THE ATTACHED PLANS, SCHEDULES, NOTES, DETAILS.
- 10. WORK SHALL CONFORM TO ALL CONSTRUCTION GOVERNING CODES AND REGULATIONS.
- 11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- 12. IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVE, ETC.. SHALL BE LOCATED WITHIN LANDSCAPE AREAS. PIPING AND EQUIPMENT IS SHOWN OUTSIDE OF PLANTED AREAS FOR DRAWING LEGIBILITY ONLY.

TWO-WIRE NOTES:

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

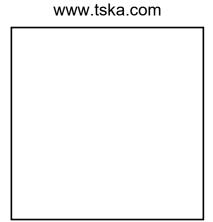
IRRIGATION PRESSURE SUPPLY LINE AND VALVES SHOWN WITHIN SIDEWALK AND PARKING AREA FOR DRAWING LEGIBILITY ONLY. SUPPLY LINE AND VALVES TO BE INSTALLED WITHIN ADJACENT PLANTING AREA.

Aqua Commercial Irrigation 810 Los Vallecitos Blvd., Suite 204 San Marcos, CA 92078 Ph: (760)750-1900 Fax: (760)750-1999





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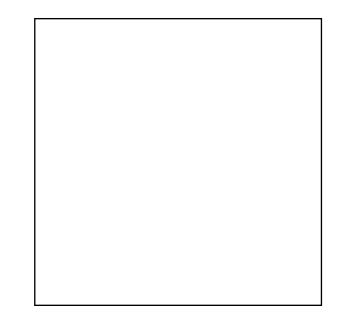
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Incline Village, NV 89451

Job No: 20.018.10

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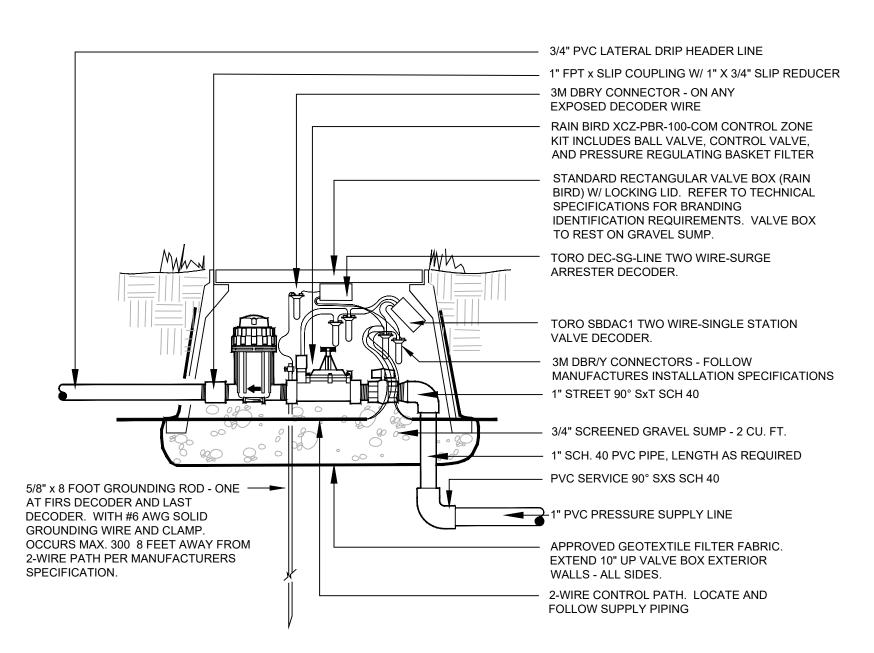
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	REVISIONS						
REV	DATE	DESCRIPTION					

Sheet Title **IRRIGATION PLAN**

Date: March 12, 2021 Sheet No:

LI.01



 VALVE INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. SUMP TO BE LINED WITH ONE CONTINUOUS PIECE OF GEOTEXTILE FILTER FABRIC EXTENDING FABRIC 10" UP ALL EXTERIOR SIDES OF VALVE BOX. VALVE BOX TO BE SET FLUSH WITH FINISH GRADE. VALVE ASSEMBLY TO BE CONTAINED AND CENTERED WITHIN VALVE BOX. NO

WALK OR CURB AND FROM EACH OTHER. BOLT HOLE IN BOX TO FACE CURB OR WALK.

 2-WIRE DECODER SURGE PROTEXTORS (DEG-SG-LINE) ARE REQUIRED AT FIRST VALVE AND LAST VALVE ON MAINLINE AND MAXIMUM EVERY 300 FEET IN-BETWEEN THOSE VALVES.

PART OF ASSEMBLY TO CONTACT BOX LID. DO NOT CUT BOX VALVE BOXES TO BE SPACED EVENLY FROM

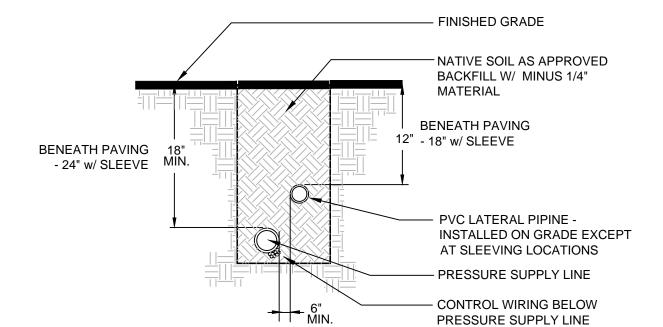
DRIP VALVE ASSEMBLY WILL REQUIRE A DC LATCHING SOLENOID.

DRIP VALVE ASSEMBLY

TREE TRUNK EMITTER - STAKE TO EDGE OF ROOTBALL _ MULCH LAYER — EMITTER TUBING 12" FOR DRIP AND EMITTER TUBING. DRIP TUBING RAIN BIRD TDS-050 GALVANIZED TIE-DOWN STAKE **EQUAL SPACING** — ROOTBALL - EMITTER - STAKE TO EDGE OF ROOTBALL — EMITTER TUBING - 72" MAXIMUM LENGTH

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

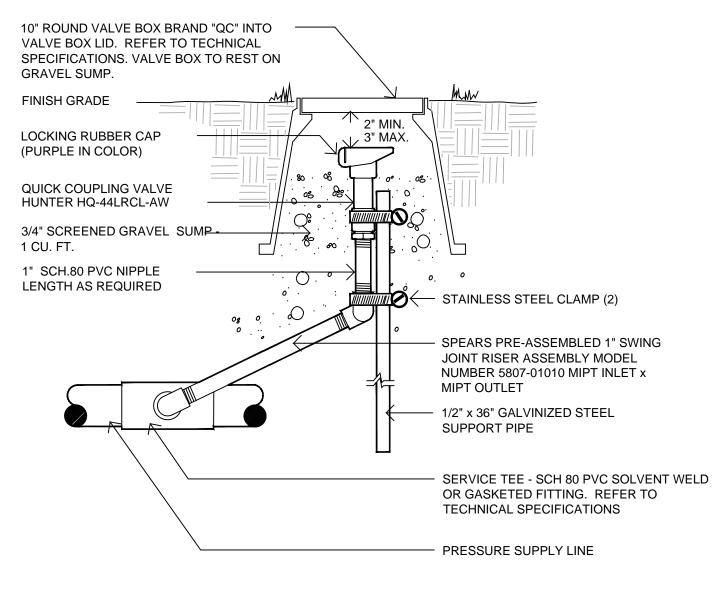
DRIP EMITTER - TREE



1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES

- 2. BUNDLE AND TAPE WIRING AT 10' INTERVALS.
- 3. INSTALL ALL CONTROL AND COMMON WIRING TO THE SIDE AND BELOW THE PRESSURE SUPPLY LINE.

TRENCHING



 FINISH GRADE - 10" ROUND VALVE BOX BRAND "GV" ON LID OF VALVE BOX. REFER TO TECHNICAL SPECIFICATIONS. VALVE BOX TO REST ON GRAVEL SUMP. _ 3/4" SCREENED GRAVEL SUMP 6" CLASS 160PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE PVC PRESSURE SUPPLY LINE — SLIPxMIPT SCH.40 PVC ADAPTOR (2) GATE VALVE W/BRASS CROSS HANDLE

QUICK COUPLING VALVE

10" ROUND VALVE BOX - BRAND

STATION NUMBER INTO VALVE

BOX LID. REFER TO TECHNICAL

"BO" AND CONTROLLER &

- 1/2" SxS PVC BALL VALVE

FINISH GRADE

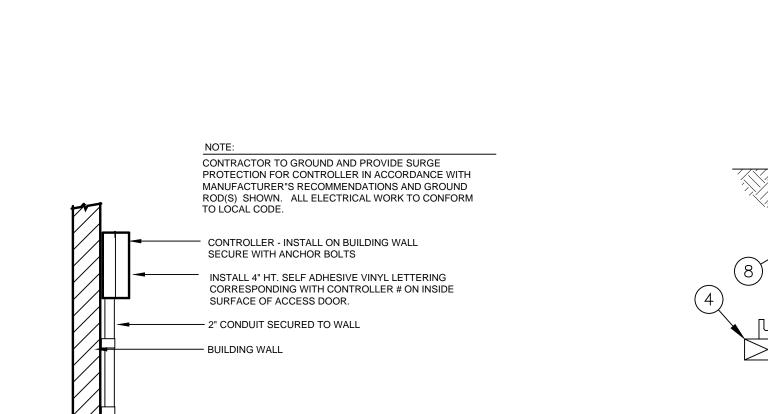
\" SALCO PVC FLEX HOSE -

EXTEND 6" OF TUBING THROUGH

GRAVEL, AND COIL 2' OF TUBING

SPECIFICATIONS.

GATE VALVE



- 5/8"x8 FT. COPPER-CLAD GROUNDING

ROD W/ BRONZE CLAMP & 10" ROUND VALVE BOX (TYPICAL). QUANTITY AS

- #4 BARE COPPER GROUNDING WIRE

— 2" SWEEP ELL - 2-WIRE PATH & GROUND WIRE

RECOMMENDED BY MANUFACTURER.

FINISH GRADE

(1) 2" RAIN BIRD LARGE CAPACITY FILTER DISC: LCRBY200D AND DETAIL #14. (3) FINISH GRADE/TOP OF 4) BRICK (1 OF 4) (5) PVC SCH 40 FEMALE ADAPTER 6) PVC SCH 40 MALE ADAPTER

1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN

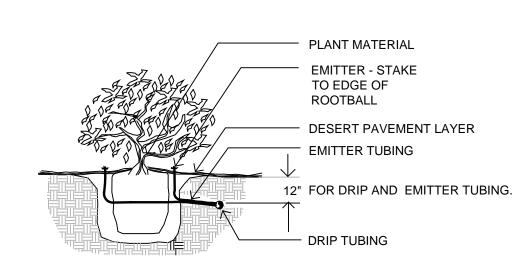
> Aqua Commercial Irrigation 810 Los Vallecitos Blvd., Suite 204 San Marcos, CA 92078 Ph: (760)750-1900 Fax: (760)750-1999

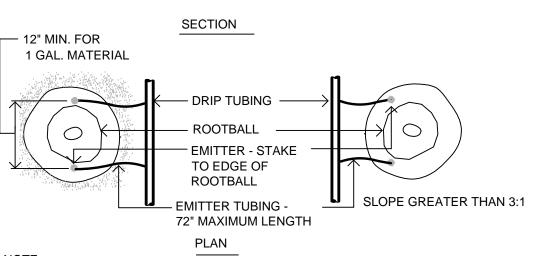
BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

INSIDE BOX. 10" VALVE BOX TO - [" SCREENED GRAVEL SUMP (1 **REST ON GRAVEL** CU. FT.) SUMP. ____ DRIP TUBING ELEVATION [" x \" SLIP SCH 40 PVC 90°

DRIP BLOW OUT STUB

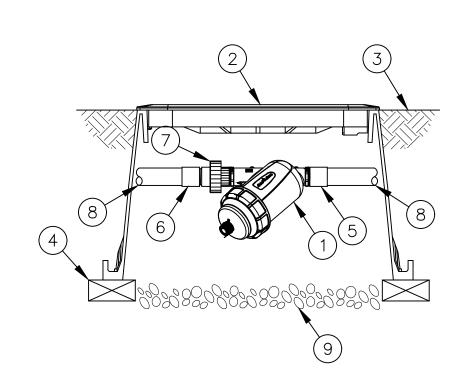






INSTALL EMITTERS ON OPPOSITE SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2". DETAIL REPRESENTS TYPICAL INSTALLATION. REFER TO CONSTRUCTION DRAWINGS FOR EMITTER QUANTITIES AND MODEL

DRIP EMITTER - SHRUB

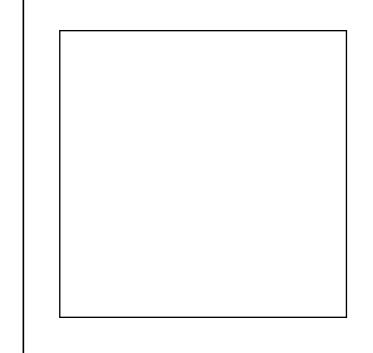


(2) JUMBO VALVE BOX WITH EXTENSIONS AS NECESSARY. VALVE BOX SHALL BE BLACK. BRAND "DF" INTO VALVE BOX LID, REFER TO TECHNICAL SPECIFICATIONS

7 PVC SCH 40 THREADED UNION 8 PVC LATERAL PIPE

9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

DISK FILTER



225 South Arlington Avenue,

Suite A

phone: 775.857.2949

fax: 775.857.2403

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RECONSTRUCTION

BURNT CEDAR

BEACH - POOL

665 Lakeshore Blvd.

Incline Village, NV

Job No: 20.018.10

GENERAL

DISTRICT

INCLINE VILLAGE

IMPROVEMENT

89451

Owner

Consultant

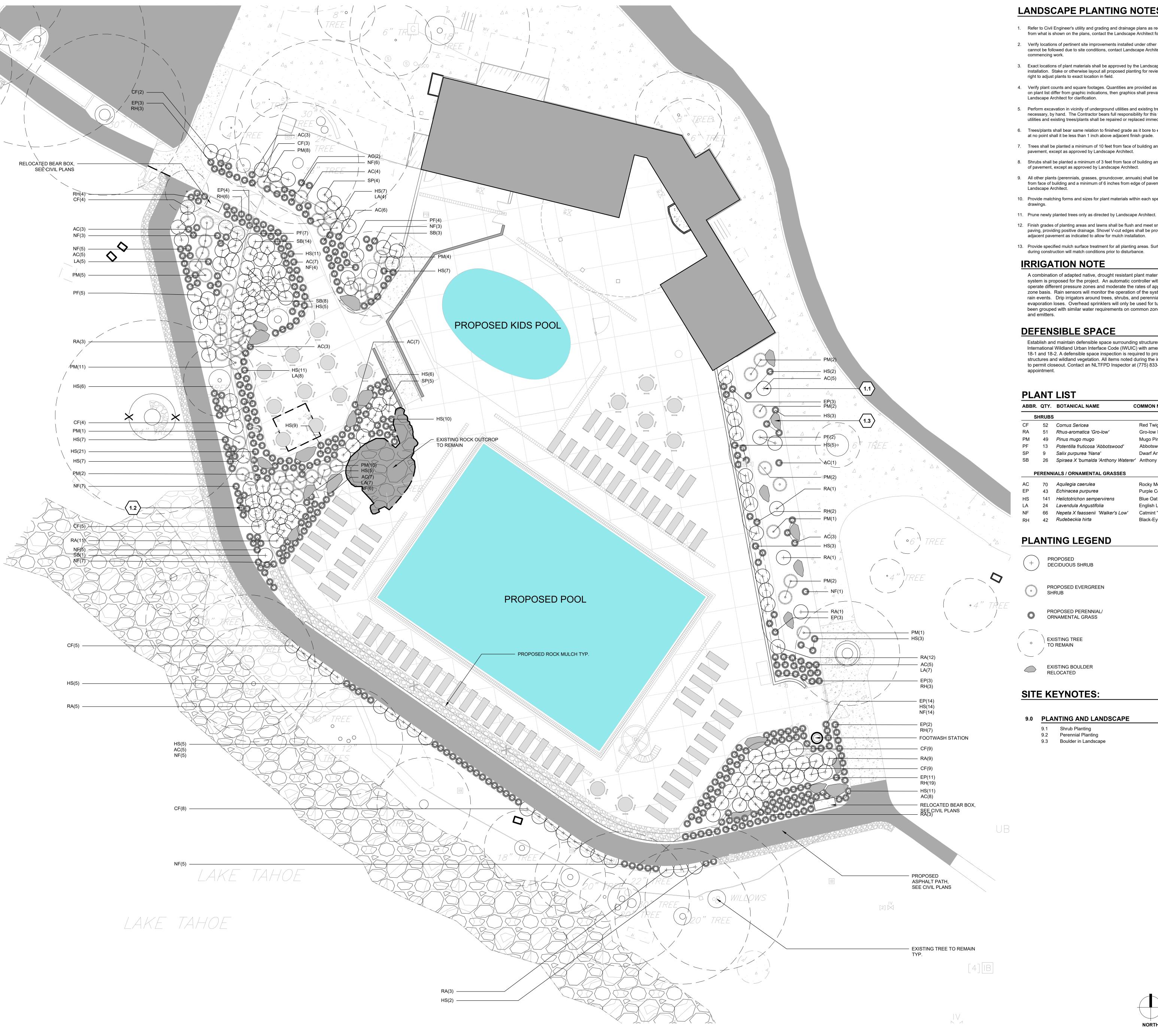
Reno NV, 89501

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REV	DATE	DESCRIPTION
IVEV	DAIL	DESCRIPTION

Sheet Title **IRRIGATIN DETAILS**

Date: March 12, 2021 Sheet No:



LANDSCAPE PLANTING NOTES

- 1. Refer to Civil Engineer's utility and grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
- 2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to
- 3. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
- 4. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
- 5. Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to
- utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner. 6. Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However,
- 7. Trees shall be planted a minimum of 10 feet from face of building and a minimum of 4 feet from edge of
- pavement, except as approved by Landscape Architect. 8. Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge
- of pavement, except as approved by Landscape Architect. 9. All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of 12 inches
- from face of building and a minimum of 6 inches from edge of pavement, except as approved by
- 10. Provide matching forms and sizes for plant materials within each species and size designated on the
- 11. Prune newly planted trees only as directed by Landscape Architect.
- 12. Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
- 13. Provide specified mulch surface treatment for all planting areas. Surface treatment for disturbed areas during construction will match conditions prior to disturbance.

IRRIGATION NOTE

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

DEFENSIBLE SPACE

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

PLANT LIST

			· · · · · · · · · · · · · · · · · · ·		0
	SHRUBS				
CF	52	Cornus Sericea	Red Twig Dogwood	5 gal.	48" O.C.
RA	51	Rhus-aromatica 'Gro-low'	Gro-low Sumac	5 gal.	36" O.C.
РМ	49	Pinus mugo mugo	Mugo Pine	5 gal.	36" O.C.
PF	13	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	5 gal.	36" O.C.
SP	9	Salix purpurea 'Nana'	Dwarf Artic Willow	5 gal.	48" O.C.
SB	26	Spiraea X 'bumalda 'Anthony Waterer	Anthony Waterer Spirea	5 gal.	48" O.C.
	PERENNI	ALS / ORNAMENTAL GRASSES			
AC	70	Aquilegia caerulea	Rocky Mountain Columbine	1 gal.	24" O.C.
ΕP	43	Echinacea purpurea	Purple Cone Flower	1 gal.	24" O.C.
HS	141	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	24" O.C.
LA	24	Lavendula Angustifolia	English Lavender	1 gal.	24" O.C.
NF	66	Nepeta X faassenii 'Walker's Low'	Catmint 'Walker's Low'	1 gal.	24" O.C.

COMMON NAME

Black-Eyed Susan

PLANTING LEGEND

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

PROPOSED PERENNIAL/ ORNAMENTAL GRASS

EXISTING TREE TO REMAIN

DETAIL / RELATED SPEC.
SHEET DETAILS SECTION **SITE KEYNOTES:**

9.0 PLANTING AND LANDSCAPE

9.1	Shrub Planting	1 / L0.02	3 / L0.02	00000
9.2	Perennial Planting	2 / L0.02	3 / L0.02	00000
9.3	Boulder in Landscape	3 / L0.02	1,2 / L0.02	00000



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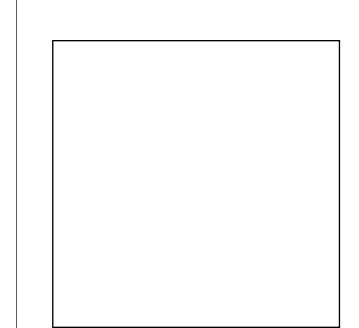
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Job No: 20.018.10

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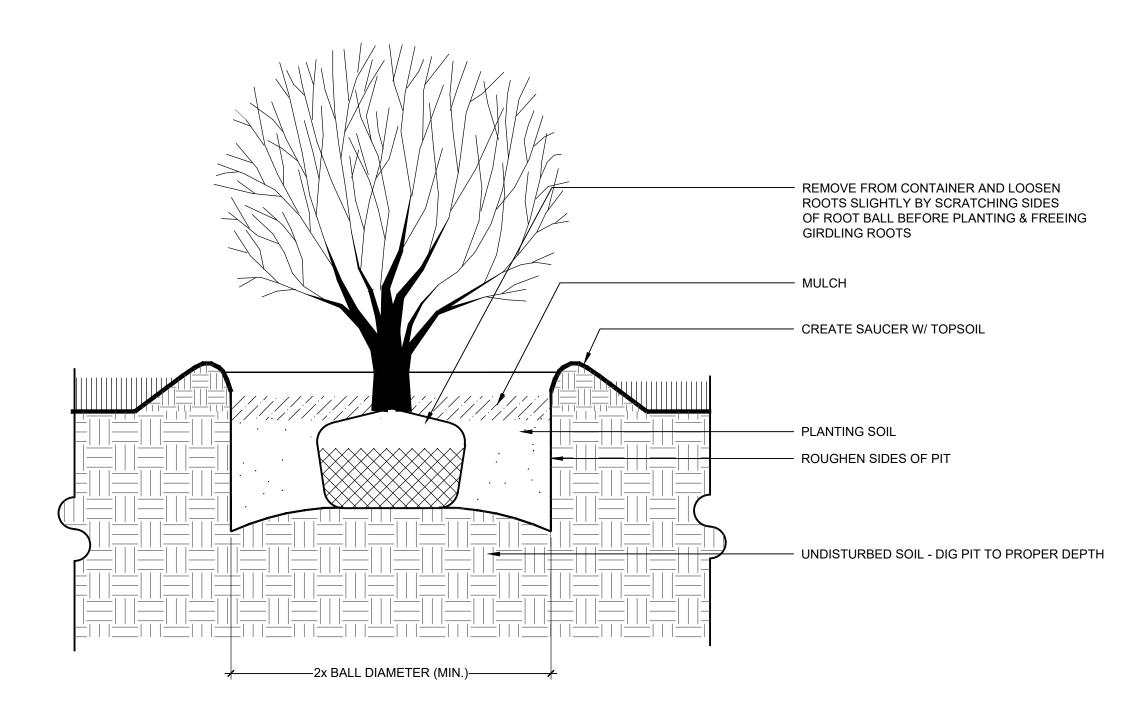
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REV	DATE	DESCRIPTION			

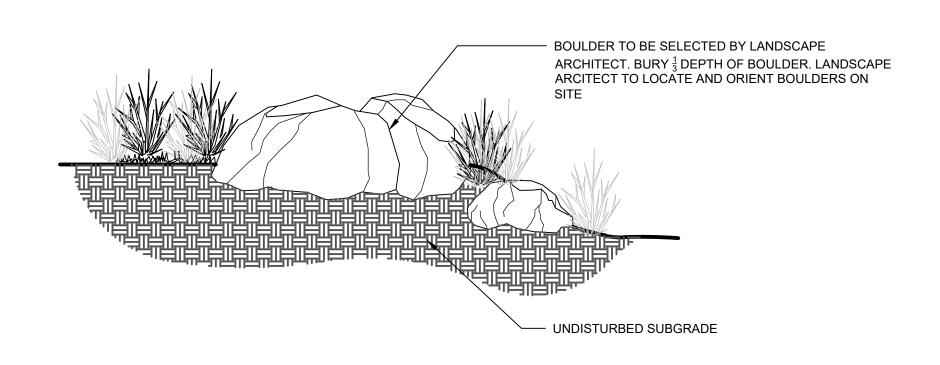
Sheet Title **PLANTING PLAN**

Date: March 12, 2021 Sheet No:

LP.01

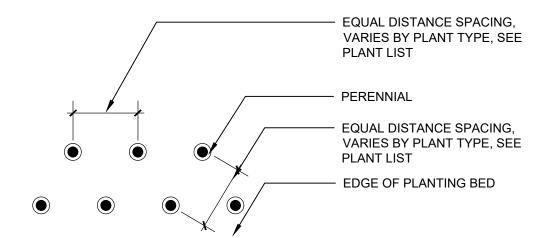


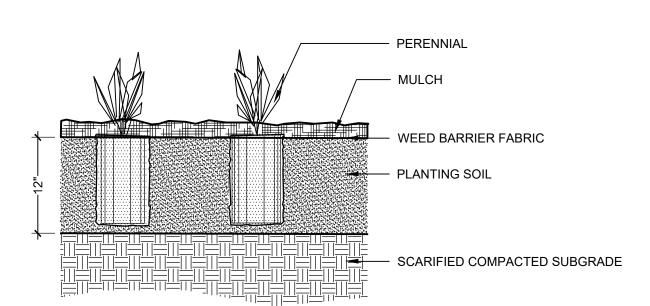




9.3







PERENNIAL GRASS PLANTING

NOT TO SCALE

9.2



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DESIGNWORKSHOP

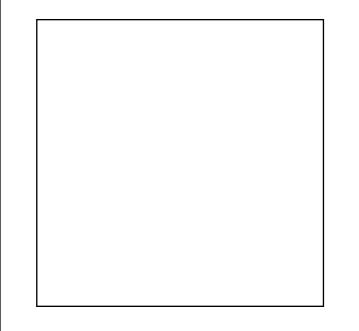


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BEACH - POOL
RECONSTRUCTION
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Incline Village, NV
89451

Job No: 20.018.10

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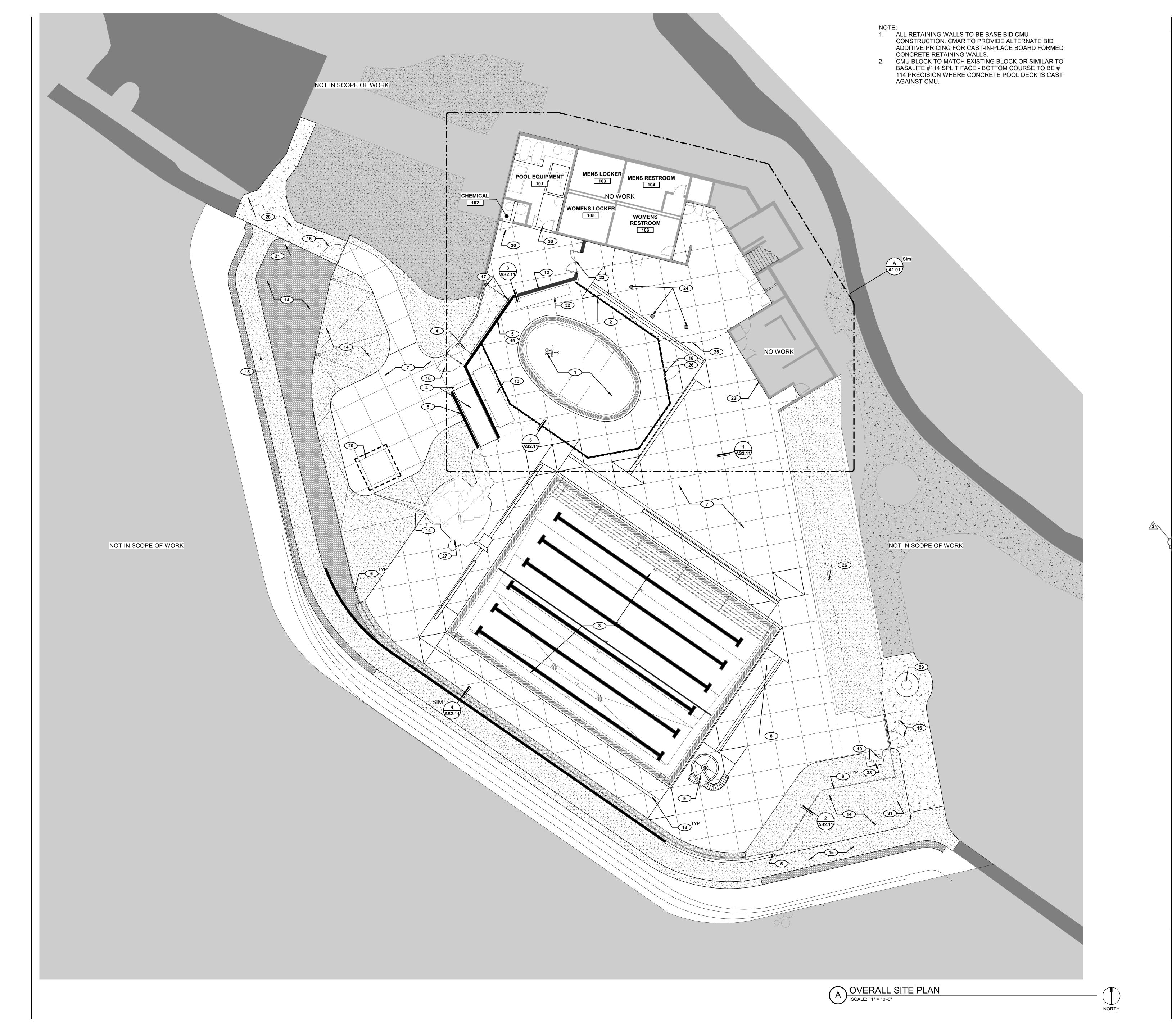
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REV	DATE	DESCRIPTION	

Sheet Title
PLANTING
DETAILS

Date: March 12, 2021

LP.02



GENERAL NOTES

- INFORMATION SEE LANDSCAPE DRAWINGS FOR
- ADDITIONAL INFORMATION SEE POOL CONSULTANT DRAWINGS
- FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION SEE MP&E DRAWINGS FOR ADDITIONAL

INFORMATION





Suite A



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KEYNOTES

- NEW WADING POOL, SEE POOL DESIGN NEW WADING POOL SECURE FENCE/BARRIER. SEE ENLARGED PLAN
- AND DETAILS NEW SWIMMING POOL. SEE POOL
- DESIGN DRAWINGS NEW RAMP AND HANDRAILS TO
- TERRACE (WHERE REQUIRED). SEE NEW RETAINING WALL SEE DETAILS
- NEW 6'-0" FENCE TO BE INSTALLED. SEE PLANS/DETAILS/SECTIONS CAST IN PLACE POOL DECK W/ MEDIUM

BROOM FINISH AND BEVELED SAW CU JOINTS. BID ALTERNATE DECK W/

- MEDIUM BROOM FINISH AND COLOR ADDITIVE. SEE TYPICAL SECTION FOR
- ADA POOL SEAT (DC POWER AND REMOVABLE) SEE POOL DESIGN
- POOL SLIDE SALVAGE IF POSSIBLE, SEE POOL DESIGN DRAWINGS NEW POOL FOOT WASH AND BOTTLE
- FILLER, SEE PLUMBING DRAIWNGS NEW RINSE OFF SHOWER, SEE PLUMBING DRAWINGS
- NEW CMU SCREEN WALL, BOARD FORM ADD ALTERNATE (+6'-0" FINISH HEIGHT) SEE STRUCTURAL DRAWINGS
- 3 LOCATION OF POOL TARP RACK, SEE POOL DESIGN DRAWINGS LANDSCAPE, SEE LANDSCAPE
- NEW AC CONNECTOR PATHWAY (BID ALTERNATE # TBD). SEE CIVIL AND
- LANDSCAPE DRAWINGS 5' - 0" GATE(S), SELF CLOSING AND
- REMOVE EXISTING AND REINSTALL TO NEW HEIGHTS.
- NEW TRENCH DRAIN, SEE POOL DESIGN DRAWINGS
- 9 NEW 4'-0" FENCE TO BE INSTALLED OVER CMU. SEE PLANS/DETAILS/SECTIONS SURGE TANK BELOW TERRACE DECK,
- SEE POOL DESIGN DRAWINGS 1 NEW 5'-0" y 6'-0" GATE TO MATCH NEW PERIMETER FENCE
- NEW COMMEMORATIVE PLAQUE, 5/AE1.01 INFORMATION ON PLAQUE PER VGID

 NEW 6"-6" x 6'-0" DOUBLE GATE TO
- MATCH NEW PERIMETER FENCE 4 EXISTING COLUMNS LINE OF DECK ABOVE
- NEW ROD IRON FENCE TO BE
- PROTECT IN PLACE PORTION OF BOULDER, AS DIRECTED BY OWNER CONCRETE SIDEWALK TO BE
- REPLACED 9 EXISTING TREE TO REMAIN, PROTECT
- EXISTING DOORS TO REMAIN,
- PROTECT IN PLACE AND REPAINT SALVAGE BEAR BOX AND MOVE
- LOCATION OF WADING POOL TARP RACK, SEE POOL DESIGN DRAWINGS SHUT OFF AND DRAIN YARD BOX, SEE PLUMBING DRAWINGS

KEYPLAN

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Job No: 20.018.10

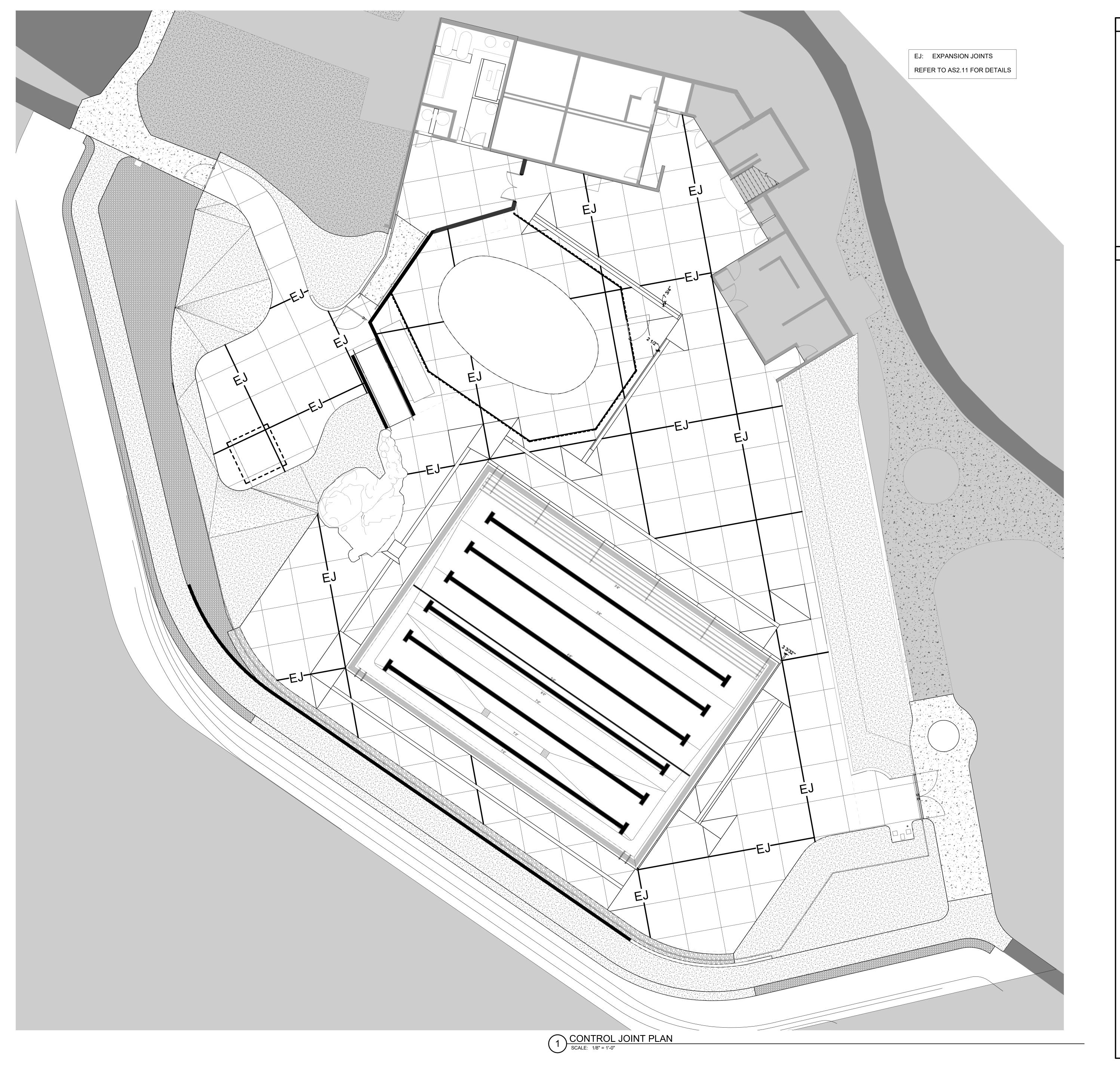
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REV	DATE	DESCRIPTION
2	3/30/21	ADDENDUM 2

OVERALL SITE PLAN

AS1.01



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Project
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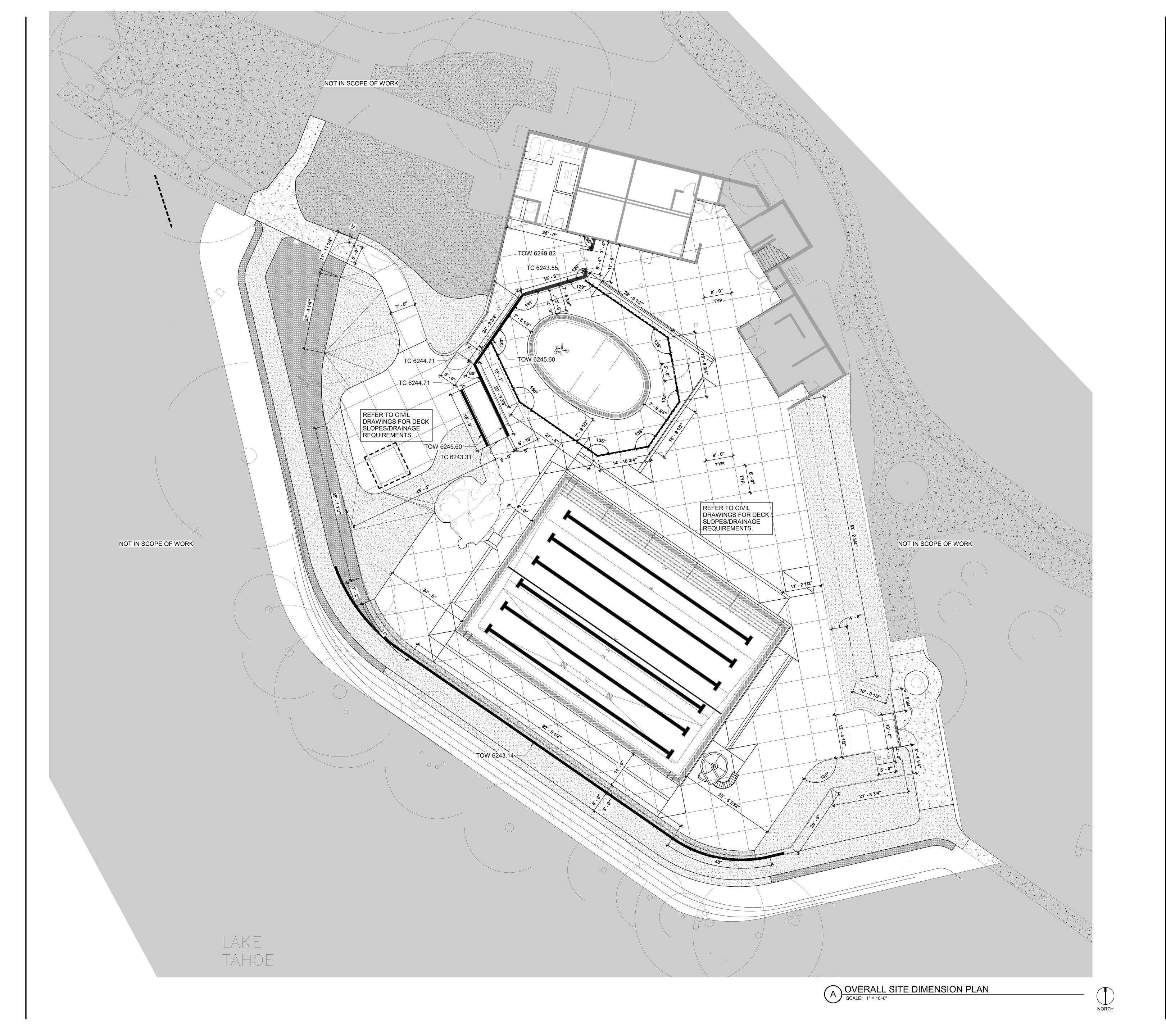
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> **ISSUED FOR** CONSTRUCTION

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

CONTROL JOINT PLAN



- INFORMATION SEE LANDSCAPE DRAWINGS FOR
- ADDITIONAL INFORMATION
- SEE POOL CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS FOR
- ADDITIONAL INFORMATION SEE MP&E DRAWINGS FOR ADDITIONAL INFORMATION

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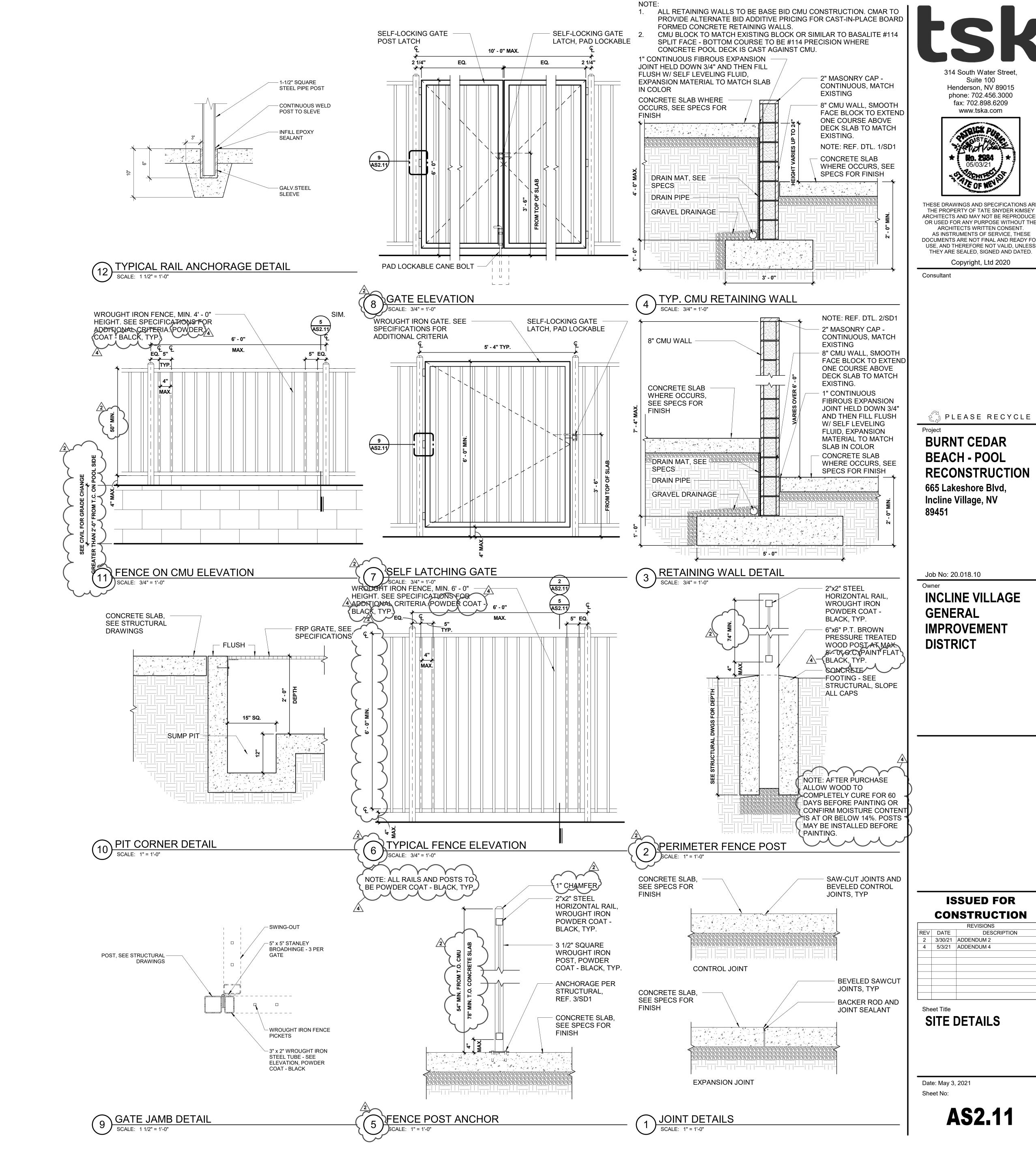
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REV	DATE	DESCRIPTION				

Sheet Title **OVERALL SITE DIMENSION PLAN**

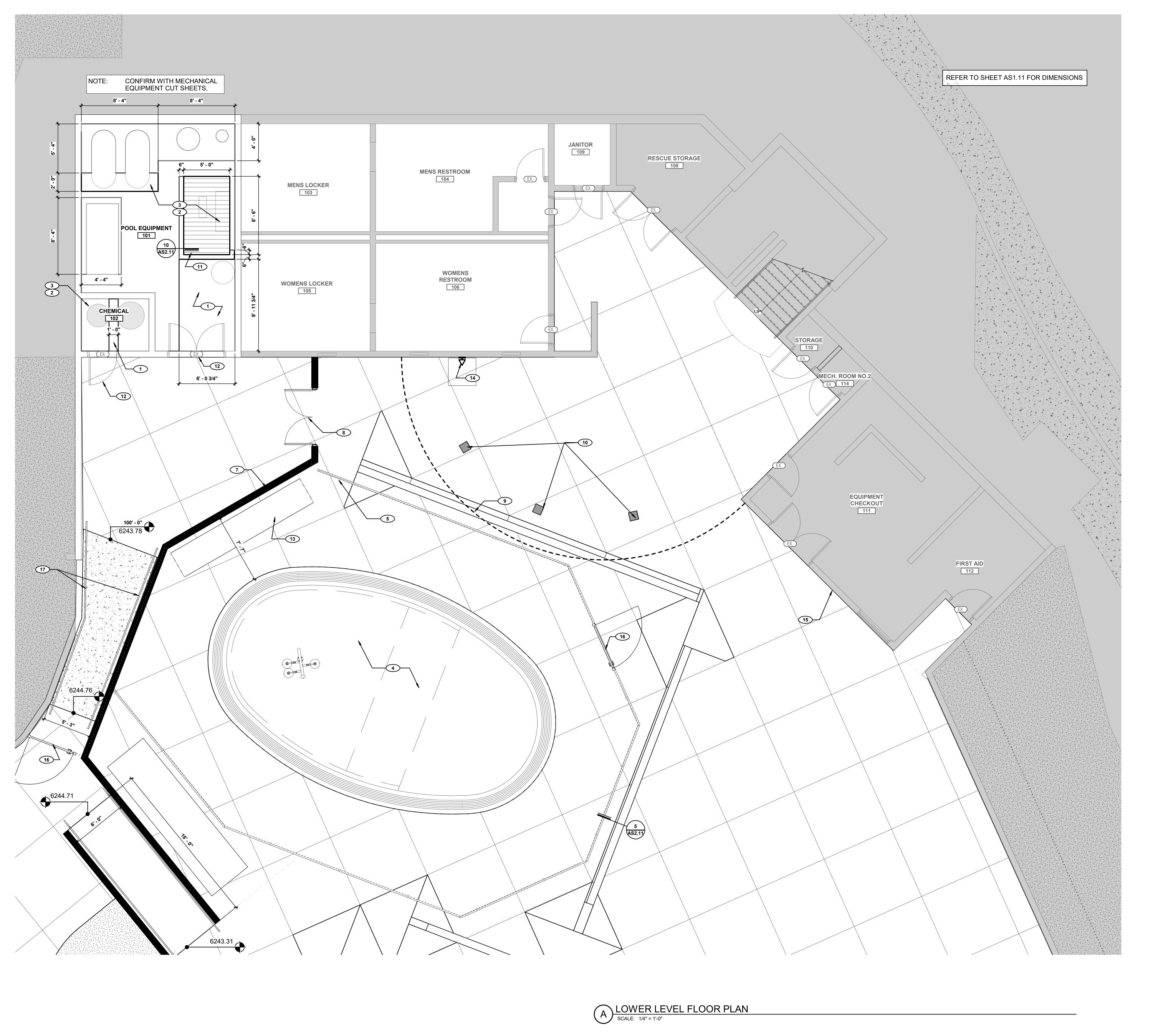
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RECONSTRUCTION

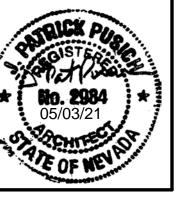


GENERAL NOTES

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



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KEYNOTES

NEW CONCRETE EQUIPMENT PAD AND RECESSED PIT, SEE STRUCTURAL DRAWINGS

1 NEW CONCRETE FLOOR

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

- LATCHING

 REMOVE EXISTING AND REINSTALL TO NEW HEIGHTS

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REV	DATE	DESCRIPTION		

Sheet Title **LOWER LEVEL FLOOR PLAN**

Date: May 3, 2021 Sheet No:

A1.01

AB ABV	ANCHOR BOLT
ABV ADJ	ABOVE ADJACENT
AFF AFG	ABOVE FINISHED FLOOR ABOVE FINISHED GRADE
AGGR ALT	AGGREGATE ALTERNATE
APPROX ARCH'L	APPROXIMATELY ARCHITECTURAL
BD BFG	BOARD BELOW FINISHED GRADE
BLDG BLK'G	BUILDING BLOCKING
BLW BM	BEAM
BN BO, B.O.	BOUNDARY NAIL BOTTOM OF
BOTT BRG	BOTTOM BEARING
BTWN CAM	BETWEEN CAMBER
CANT'L CTR	CANTILEVER CENTER
C , CL CLR	CENTERLINE CLEAR
CMU	CONC MASONRY UNIT
CONC	CONCRETE CONNECTION
CONST	CONSTRUCTION CONTINUOUS
d D, DIA	PENNY DIAMETER
DBL DFL	DOUGLAS FIR LARCH
DIAG DTL	DIAGONAL DETAIL
DIM DN	DIMENSION DOWN
DWG DWL	DRAWING DOWEL
EA EF	EACH FACE
EJ ELEV	EXPANSION JOINT ELEVATION
ELEC EN	ELECTRICAL EDGE NAILING
ENCL EOR	ENCLOSE ENGINEER OF RECORD
EQUIP	EQUAL EQUIPMENT
EXIST, (E)	EACH WAY EXISTING
EXT EXT	EXPANSION EXTERIOR EXTENDED
FND, FDN FF	EXTENDED FOUNDATION FINISH FLOOR
FG	FINISH FLOOR FINISH GRADE
FIN FLR	FLOOR FRANKING
FRMG FT FTG	FRAMING FEET OR FOOT FOOTING
FURR GA	FURRING GAUGE
GLB GRND	GLUE LAMINATED BEAM GROUND
GT GYP	GIRDER TRUSS GYPSUM WALLBOARD
HDR HGR	HEADER HANGER
HGT HORIZ	HEIGHT HORIZONTAL
HT INSUL	HIP TRUSS INSULATION
JT T	INTERIOR JOINT
KS LAM	KING STUD LAMINATE
LAT LBS, #	LATERAL POUNDS
LSL LT	LIGHT
MAS	LAM VENEER LUMBER MASONRY
MAX MECH	MAXIMUM MECHANICAL
MFR'D	MANUFACTURER MANUFACTURED
MIN MISC	MINIMUM MISCELLANEOUS
(N)	NEW COMMON NAIL
NO NTS	NUMBER NOT TO SCALE
o/ OC	OVER ON CENTER OPPOSITE HAND
OH OPN'G	OPENING OPEN WER LOIST
OWJ PFA	OPEN WEB JOIST POST FROM ABOVE
P , PL	PLATE PLYWOOD
PLYWD PNL PSI	PANEL POLINDS PER SQUARE INCH
PSI PT PREEAR	POUNDS PER SQUARE INCH POST-TENSIONED PREFABRICATED
r, RAD REF	RADIUS REFERENCE
REINF REQ'D	REINFORCING REQUIRED
S SCHED	SINKER NAIL SCHEDULE
SF SECT	SQUARE FEET SECTION
SHTH'G SIM	SHEATHING SIMILAR
SPEC SQ	SPECIFICATIONS SQUARE
STD STG'D	STANDARD STAGGERED
STL STRUCT	STEEL STRUCTURAL
SYM SWL	SYMMETRICAL SHEAR WALL
T&G T&B	TONGUE AND GROOVE TOP AND BOTTOM
THK TO, T.O.	THICK TOP OF
TRIM TR	TRIMMER TRUSS
TS TYP	TUBE STEEL TYPICAL
UNO VERT	UNLESS NOTED OTHERWISE VERTICAL
VLKI	

A. GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE INTERNATIONAL BUILDING CODE, 2018 EDITION, OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
- 2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE ABOVE
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN ON DRAWINGS. NOTES AND DETAILS ON PLANS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND
- TYPICAL DETAILS. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST REVISION.
- THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS,

ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL

B. DESIGN CRITERIA

WIND			
BASIC WIND SPEE	ED .	130 MPH	
WIND RISK CATE	GORY	II	
WIND EXPOSURE	D		
INTERNAL PRESSU	NA		
COMPONENT & CLADDING			
WALL +38.0 PSF OR -38.0 PSF			
* HIGHER LOADING USED AT CORNERS AND EDGES			

SEISMIC	2
SEISMIC RISK CATEGORY	II
SEISMIC IMPORTANCE, I _E	1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS	S _S =1.746 & S ₁ =0.596
SPECTRAL RESPONSE COEFFICIENTS	S _{DS} =1.164 & S _{D1} =0.677
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D

C. FOUNDATION

- 1. THE FOUNDATION DEPICTED HEREIN HAS BEEN DESIGNED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRACTICE FOR SOIL CONDITIONS AS CLASSIFIED BY THE PROJECT GEOTECHNICAL REPORT, (THE GEOTECHNICAL REPORT); CONSULTANT: RENO TAHOE GEO ASSOCIATES, INC. PROJECT NO: 20112.001
- DATED: DECEMBER 2020 FOOTINGS ARE DESIGNED BASED ON AN ALLOWABLE SOIL PRESSURE OF 2000 PSF PER THE GEOTECHNICAL REPORT. ALLOWABLE SOIL PRESSURE MAY BE INCREASED BY 1/3 FOR TOTAL LOADS INCLUDING WIND OR SEISMIC. FRICTION COEFFICIENT = 0.40. ACTIVE AND PASSIVE EQUIVALENT FLUID PRESSURES = 30 AND 350 PCF RESPECTIVELY.
- 4. SOILS PREPARATION AND FOUNDATION CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. FOUNDATION SUPPORT SHALL BE PROVIDED BY EXCAVATING THE TOP 4 FEET (2 FEET BELOW DEPTH OF FOOTINGS), RECOMPACTING THE EXCAVATED SURFACE AND RECOMPACTING THE TOP 2 FEET OF LOOSE NATIVE SOIL AS STRUCTURAL FILL. SLABS ON GRADE SHALL BE SUPPORTED ON 8 INCHES OF RECOMPACTED SCARIFIED NATIVE SOIL AND 5 INCHES OF COMPACTED TYPE II AGGREGATE BASE. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE GRADING SECTION OF THE GEOTECHNICAL REPORT. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FOR EACH PREPARED SURFACE PRIOR TO PROCEEDING WITH PLACEMENT OF ANY NEW FILL AND FOR MAINTAINING THE RECOMMENDED MOISTURE CONTENT DURING CONSTRUCTION. STRUCTURAL FILL SHALL

SITE PREPARATION SHALL CONFORM TO THE REQUIREMENTS IN THE GEOTECHNICAL

- BE PER THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC. (FOOTINGS SHALL NOT BE PLACED UNDER WATER).
- 6. FOOTINGS SHALL BE PLACED ACCORDING TO DEPTHS SHOWN ON THE STRUCTURAL PLANS. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. 7. CONCRETE PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE
- SPECIFIED AND SLAB SURFACE SHALL BE CURED WITH HUNTS COMPOUND OR EQUAL. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. FLOODING WILL NOT BE

D. CONCRETE

- 1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST ADOPTED EDITION), WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-14. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY COMPRESSIVE STRENGTH AND

LOCATION IN STRUCTURE	STRENGTH	AGGREGATE	ENTRAINED AIR %	
FOOTINGS	3500 PSI	3/4" STONE	5% +/- 1%	
MECH. ROOM PIT	3/500 PSI	3/4" STONE	5% √/- 1%	1
POOL DECK SLAB ON GRADE ^(a,b)	5000 PSI	3/4" STONE	6% +/- 1%	
a. INCLUDE 1.5 LB/CY OF F EQUAL AND 2 GAL/CY (APPROVED EQUAL.				~
b. ALTERNATE SLAB DESIGN ADDITIONAL INFORMAT		DESIGN GROUP DR	AWINGS FOR	Г

- 4. A MINIMUM OF THREE (3) CYLINDERS FOR EVERY 100 YARDS OF CONCRETE SHALL BE TAKEN TO DETERMINE CONCRETE STRENGTH.
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
- COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE. AGGREGATE SUBMITTAL: 3/4" MAXIMUM SIZE CONFORMING TO ASTM C-33. CEMENT: ASTM C-150, TYPE II PORTLAND CEMENT.
- MAXIMUM SLUMP: 3 INCHES, ADDITIONAL WORKABILITY MAY BE ACHIEVED WITH AN APPROVED ADMIXTURE THAT DOES NOT PROMOTE SHRINKAGE OF THE CONCRETE.
- NO ADMIXTURES, EXCEPT FOR ENTRAINED AIR, OR AS SPECIFIED OR APPROVED BY THE STRUCTURAL ENGINEER. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.40.
- CONCRETE SHALL BE 142 +/- 7 LBS/CU. FT.
- CONCRETE MIXING OPERATIONS, ETC, SHALL CONFORM TO ASTM C-94. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS, UNO:
- CONCRETE POURED DIRECTLY AGAINST EARTH: 3 INCHES CLEAR STRUCTURAL SLABS: 3/4 INCHES CLEAR (TOP AND BOTTOM) FORMED CONCRETE WITH EARTH BACKFILL: 2 INCHES CLEAR
- 9. ALL REINFORCING BARS, HOLD DOWN BOLTS AND STRAPS, AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN
- CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. 11. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- 12. MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI
- 318 FOR THE SPECIFIED 28-DAY STRENGTH. 13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00040 INCHES/INCH.

E. REINFORCING STEEL

REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60. WELDED REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706 GRADE 60.

- 3. ALL REINFORCING BARS SHALL BE MADE COLD.
- MINIMUM LAP OF THE WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE AND ONE HALF SQUARES WHICHEVER IS GREATER.
- IN-PLACE INSPECTION IS MADE. REBAR SPLICES ARE TO BE CLASS "B" (UNO). MAINTAIN 2 BAR DIA CLEAR SPACE BETWEEN ADJACENT SPLICES

5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL

REBAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10
MINIMUM LAP LENGTH, INCHES, CONCRETE	22	29	36	43	68	78	88	98
MINIMUM LAP LENGTH, INCHES, MASONRY	16	26	40	74	101	151	NA	NA
STD. HOOK LENGTH, INCHES	4 1/2	6	7 1/2	9	10 1/2	12	13 1/2	15 1/2
LAP LEN				<u></u>	НО	OK	<u> </u>	
		•						

REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS. 8. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

F. CONCRETE MASONRY (CONCRETE BLOCK)

- 1. MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS, 1500 PSI, CONFORMING TO THE LATEST ASTM DESIGNATION C-90 AND THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION OF CALIFORNIA AND NEVADA.
- DESIGN STRENGTH SHALL BE F'm = 1500 PSI. MASONRY UNITS SHALL BE CONSTRUCTED USING TYPE II CEMENT. PORTLAND CEMENT SHALL CONFORM TO ASTM DESIGNATION C-150 AND BE AS SPECIFIED FOR CONCRETE.
- MORTAR SHALL CONFORM TO THE REQUIREMENTS OF TMS-602 TABLE SC-1, TYPE M OR S. GROUT SHALL CONFORM TO REQUIREMENTS OF ASTM C476 FOR COARSE GROUT. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL VOIDS OF THE MASONRY WITHOUT SEGREGATION. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS AND NOT LESS THAN SPECIFIED MASONRY STRENGTH F'M PER ITEM 1 (ONE)
- 7. PROVIDE A MINIMUM OF 1/2" GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS. MORTAR FIN PROJECTIONS LARGER THAN 1/4" FROM INTERIOR FACE OF CMU
- BLOCK TO BE KNOCKED OFF PRIOR TO GROUTING. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 5'-4" U.N.O. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL MASONRY BLOCK TO BE BASALITE PRICE LEVEL 2, RUNNING BOND, U.N.O. CONFIRM
- ARCHITECTURAL DRAWINGS. PROVIDE LEVEL B SPECIAL INSPECTION IN ACCORDANCE WITH TMS 402-16 SECTION 3.1.2.

SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPES AND COLORS WITH

NO SPECIAL INSPECTION REQUIRED FOR RETAINING WALLS EXCEPT AS NOTED IN THE STRUCTURAL DETAILS.

MASONRY LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS OR THE VALUE SHOWN IN SECTION F, WHICHEVER IS LARGER.

R. JOINT SEALANT

- 1. ALL JOINTS TO RECEIVE SEALANT SHALL BE THOROUGHLY CLEANED WITH CLEAN POTABLE WATER AND COMPRESSED AIR SUCH THAT THE CLEANED SURFACE IS FREE OF CONCRETE
- SLURRY, DUST, DIRT AND OTHER CONTAMINANTS. 2. UNLESS OTHERWISE SPECIFIED BY ARCH'L, JOINT SEALANT SHALL BE SIKAFLEX-2C NS AS
- WITH SIKAFLEX PRIMER 492/202. 3. SEALANT SHALL NOT BE APPLIED UNTIL CONNCRETE OR GROUT HAS CURED FOR 45 DAYS, MIN.

MANUFACTURED BY SIKA CORPORATION. ALL JOINTS TO RECEIVE SEALANT SHALL BE PRIMED

TMS 402/602-16 TABLE 3 MINIMUM VERIFICATION REQUIREMENTS

MINIMUM VERIFICATION

PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.

REQUIRED FOR

QUALITY ASSURANCE

LEVEL 2

REFERENCE FOR

CRITERIA

TMS 602

1.	PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.			R	R	R	ART. 1.5
2.	PRIOR TO CONSTRUCTION, VERIFICATION OF f'_m and f'_{AAC} , EXCEPT WHERE SPECBY THE CODE.	MPTED	NR	R	R	ART. 1.4 B	
3.	DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILIT SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE.	WHEN	NR	R	R	ART. 1.5 & 1.6.3	
4.	DURING CONSTRUCTION, VERIFICATION OF f'_m and f'_{AAC} FOR EVERY 5,000 SQ.	.)	NR	NR	R	ART. 1.4 B	
5.	DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS D PROJECT SITE FOR PREMIXED OR PREBLENDED MOTOR, PRESTRESSING GROUT, A THAN SELF-CONSOLIDATING GROUT.		NR	NR	R	ART. 1.4 B	
	TABLE 4 - MININ	NUM SPECIAL I	NSPECTION				
	INSPECTION TASK		FREQUENCY	a)			RENCE FOR RITERIA
		LEVEL 1	LEVEL 2	LEVEL	3	TMS 402	TMS 602
1.	AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:						
	A. PROPORTION OF THE SITE-PREPARED MORTAR	NR	P	Р			ART. 2.1, 2.6 A, & 2.6 C
	B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	Р			ART. 2.4 B, & 2.4 H
	C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	NR	P	Р			ART. 3.4 & 3.6A
	D. PRESTRESSING TECHNIQUE	NR	P	Р			ART. 3.6B
	E. PROPERTIES OF THIN BED MORTAR FOR AAC MASONRY	NR	C(b)/P(c)	С			ART. 2.1 C.1
	F. SAMPLE PANEL CONSTRUCTION	NR	P	С			ART. 1.6 D
2.	PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:				'		
	A. GROUT SPACE	NR	P	С			ART. 3.2 D & 3.2 F
	B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	NR	P	Р		SEC. 10.8 & 10.9	ART. 2.4 & 3.6
	C. PLACEMENT OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS	NR	P	С		EC. 6.1, 6.3.1, 6.3.6, & 6.3.7	ART. 3.2 E & 3.4
	D. PROPORTIONS OF SITE -PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	NR	P	Р			ART. 2.6 E & 2.4 G.1.B
3.	VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION.						
	A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	NR	P	Р			ART. 1.5
	B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	NR	P	Р			ART. 3.3 B
	C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	NR	P	Р			ART. 3.3 F
	D. GRADE, TYPE AND SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	NR	P	С	SE	C. 1.2.1(E), 6.2.1, & 6.3.1	
	E. WELDING OF REINFORCEMENT	NR	С	С		SEC. 6.1.6.1.2	
	F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F (32.2°C))	NR	P	Р			ART. 1.8 C, 18.D
	G. APPLICATION AND MEASUREMENT OF THE PRESTRESSING FORCE	NR	С	С			ART. 3.6 B
	H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	NR	С	С			ART. 3.5 & 3.6 C
	I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THE THIN-BED MORTAR JOINTS.	NR	C(b)/P(c)	С			ART. 3.3.B.9 & 3.3 F.1.B
4.	OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS.	NR	P	С			ART. 1.4 B.2.A.3, 1.4.B 2.B.3, 1.4.B 2.C.3 1.4. B.3, & 1.4 B.4

2018 IBC TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

FREQUENCY REFERS TO THE FREQUENCE OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE LISTED TASK OR PERIODICALLY DURING THE LISTED TASK, AS DEFINED

IN THE TABLE. R=REQUIRED, NR=NOT REQUIRED, P=PERIODIC, C=CONTINUOUS

REQUIRED FOR THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY. REQUIRE AFTER THE FRIST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.

	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1.	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.			ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2.	REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM 706;		X	AWS D1.4	
	B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS.	X	X X	ACI 318: 26.6.4	
3.	INSPECT ANCHORS CAST IN CONCRETE.		X	ACI 318: 17.8.2	
4.	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	
5.	VERIFY USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.: 1908.3
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	Х		ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7.	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		X	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318:26.5.3-26.5.5	1908.9
9.	INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS.	X X		ACI 318: 26.10	
10.	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		X	ACI 318: 26.9	
11.	VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF THE SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		Х	ACI 318: 26.11.2	
12.	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.2 (b)	-

2018 IBC TABLE 1705.6 **REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS**

	TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1.	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		Х
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		Х

SHEET INDEX	
SHEET NAME	SHEET NUMBER
STRUCTURAL GENERAL NOTES & SPECIAL INSPECTION	SO
TYP. STRUCTURAL DETAILS	SO.1
STRUCTURAL SITE PLAN	\$1
ENLARGED STRUCTURAL SITE PLAN	\$2

QUALITY ASSURANCE

I. QUALITY ASSURANCE PLAN

STRUCTURAL DETAILS

- A. THE INTENT OF THIS QUALITY ASSURANCE PLAN IS TO IDENTIFY STRUCTURAL SYSTEMS OR ELEMENTS THAT ARE CRITICALLY IMPORTANT TO THE STRUCTURE'S ABILITY TO SAFELY RESIST CODE REQUIRED LOADS. QUALITY ASSURANCE FOR THE ITEMS LISTED BELOW WILL BE ACCOMPLISHED THROUGH THE USE OF SPECIAL INSPECTION & MATERIALS TESTING AND STRUCTURAL OBSERVATION. IN ADDITION, THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER IN ACCORDANCE WITH THE 2018 IBC SECTION 1704.4.
- B. COMPONENTS & ELEMENTS: MASONRY RETAINING WALLS AND THEIR REINFORCEMENT AND FOOTINGS.

II. SPECIAL INSPECTION AND MATERIAL TESTING

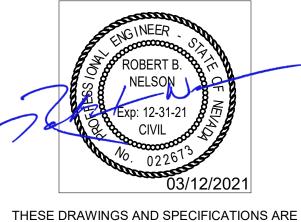
- A. SPECIAL INSPECTION AND ASSOCIATED MATERIALS TESTING SHALL BE PERFORMED FOR THE PROCESSES AND MATERIALS REQUIRED FOR CONSTRUCTION. THE TYPE AND FREQUENCY OF SPECIAL INSPECTIONS AND MATERIALS TESTING AS WELL AS THE FREQUENCY AND DISTRIBUTION OF RELATED REPORTS SHALL BE AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND AS REQUIRED BY ALL APPLICABLE CODES.
- B. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE ARCHITECT, OWNER AND BUILDING OFFICIAL. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE ARCHITECT, OWNER AND BUILDING OFFICIAL. AT THE CONCLUSION OF WORK, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT TO THE ARCHITECT, OWNER AND BUILDING OFFICIAL INDICATING THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.
- C. SPECIAL INSPECTIONS IN ACCORDANCE WITH 2018 IBC CHAPTER 17 SHALL BE REQUIRED FOR THE FOLLOWING STRUCTURAL ITEMS:
- 1. CONCRETE CONSTRUCTION IN ACCORDANCE WITH 2018 IBC TABLE
- 2. MASONRY CONSTRUCTION IN ACCORDANCE WITH TMS 402/602-16 TABLE 3 AND 4.

3. SOILS IN ACCORDANCE WITH 2018 IBC TABLE 1705.6.

- D. THE SPECIAL INSPECTIONS LISTED ABOVE ARE NOT INTENDED TO BE ALL INCLUSIVE AND ONLY REPRESENT SPECIAL INSPECTIONS FOR STRUCTURAL PORTIONS OF THE WORK. ADDITIONAL SPECIAL INSPECTIONS OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS MAY BE REQUIRED. REFER TO THE APPROPRIATE DESIGN DISCIPLINES FOR ADDITIONAL INFORMATION.
- WHERE PERIODICAL INSPECTIONS ARE REQUIRED, THE FIRST INSPECTION SHALL OCCUR AT THE START OF THE CONSTRUCTION TASK BEING INSPECTED.



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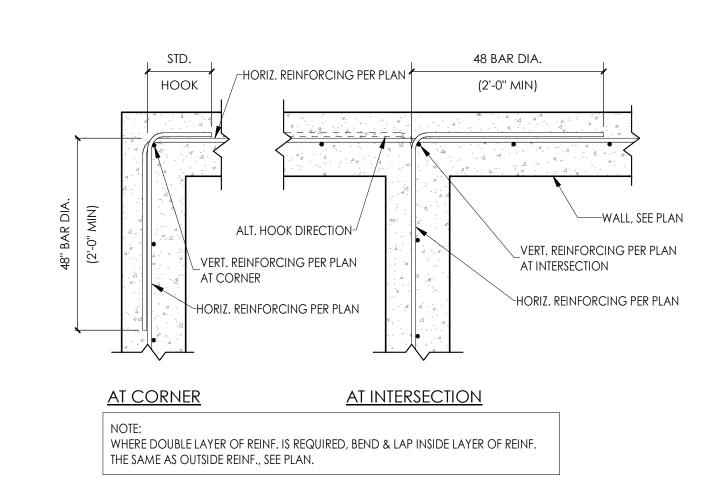
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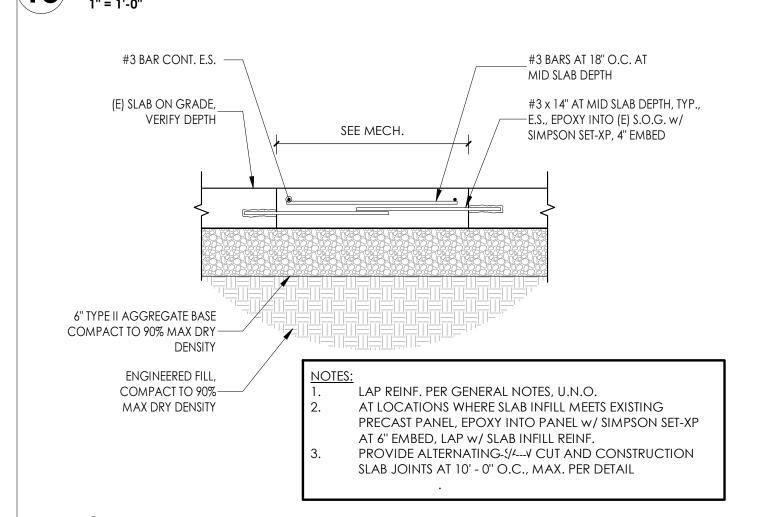
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Sheet Title **STRUCTURAL GENERAL NOTES & SPECIAL INSPECTION**

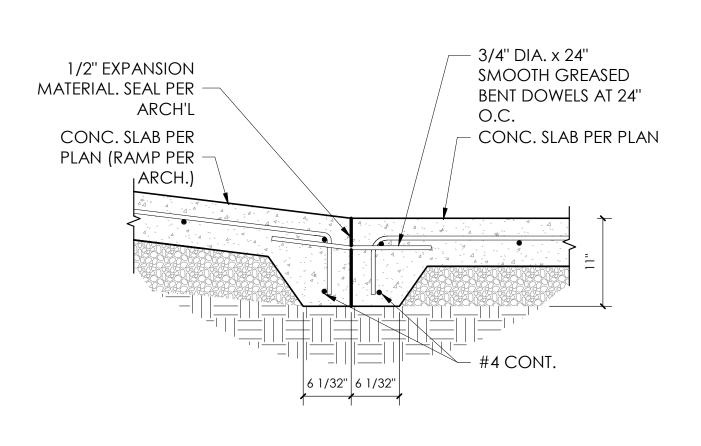
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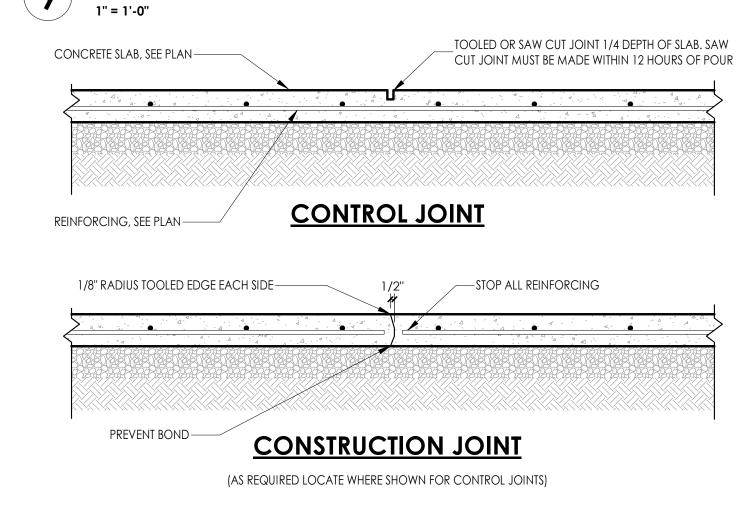
TYP. CORNER REINFORCING



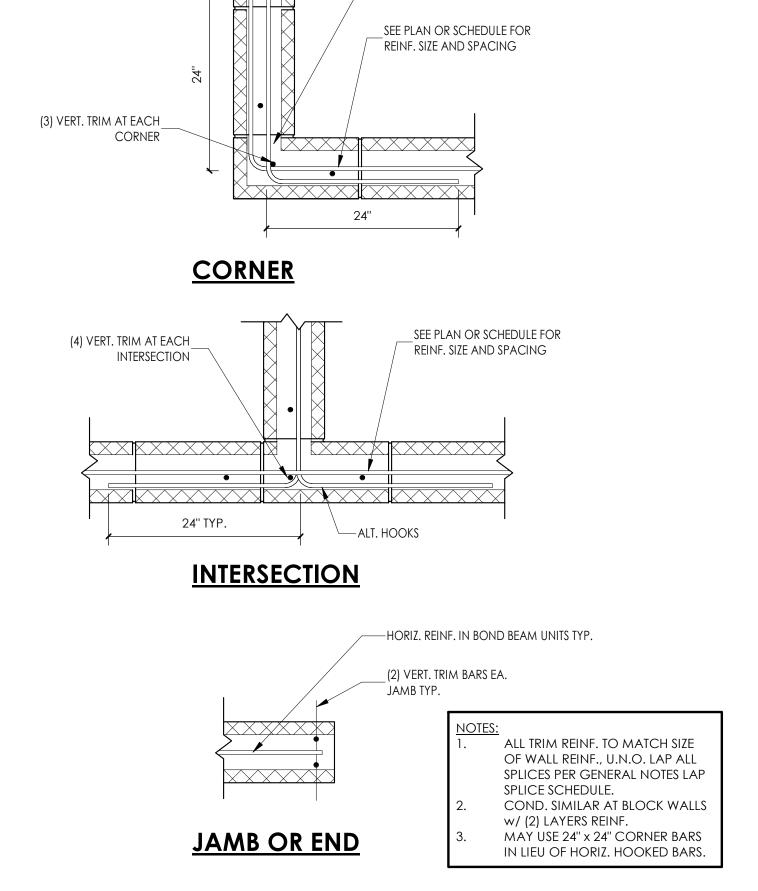
14 SLAB INFILL 1" = 1'-0"



RAMP TOP & BOT. SECTION



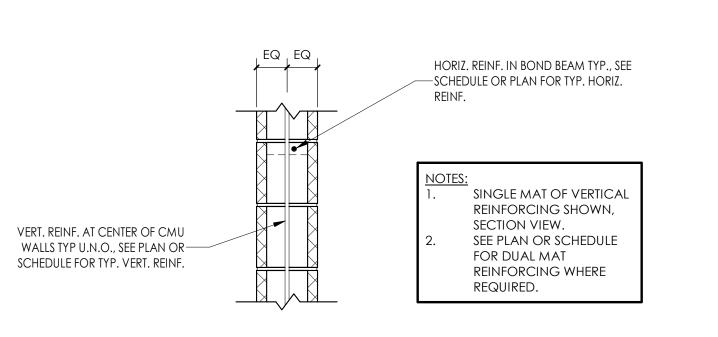
CONCRETE SLAB JOINT



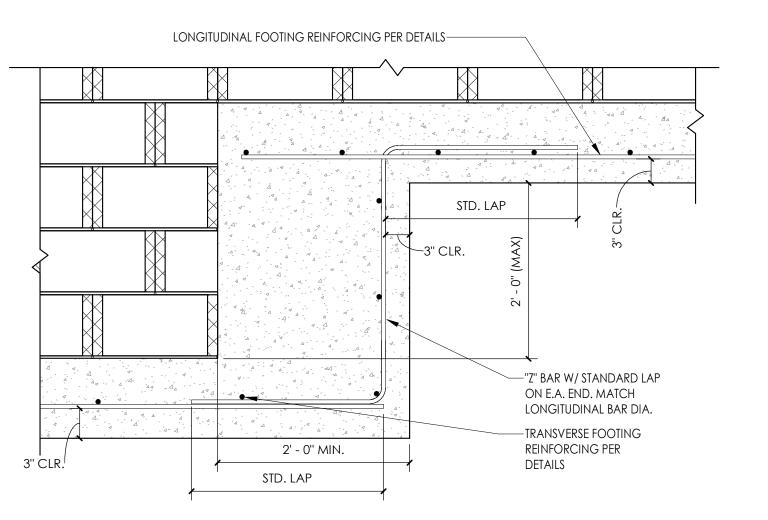
CUT BLOCK TO MATCH BOND

BEAM UNIT, TYP.

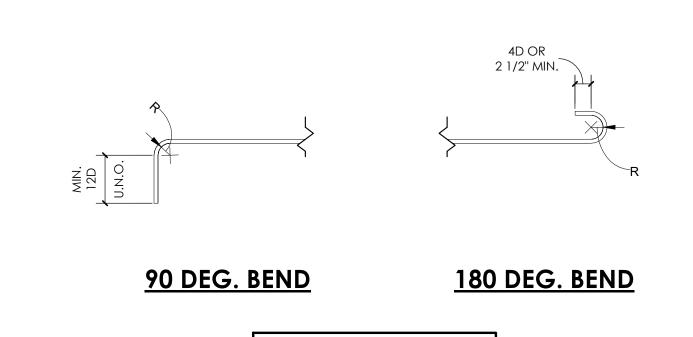
CMU TYP. CORNER AND JAMB REINF.



CMU TYP. PLACEMENT OF REINFORCING



TYP. FOUNDATION STEP w/ CMU

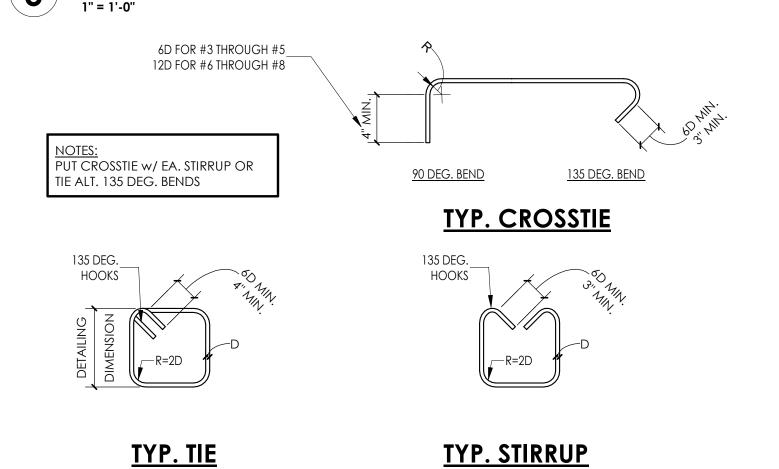


REINFORCING TYPICAL HOOKS AND BENDS

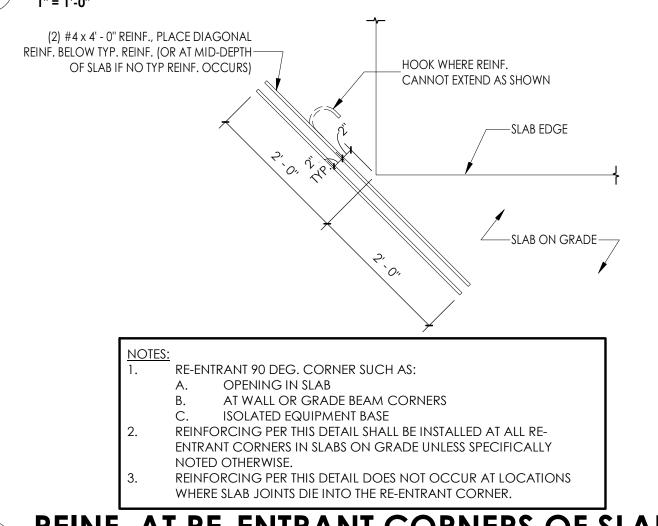
R=3D FOR #3 THROUGH #8

R=4D FOR #9 THROUGH #11

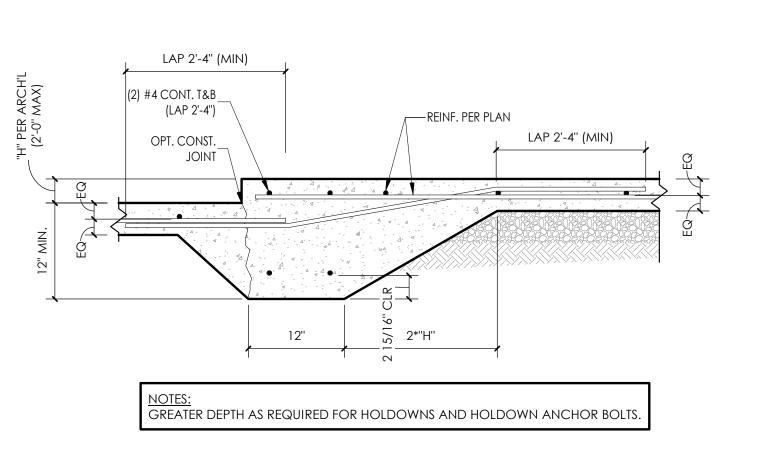
R=5D FOR #14 THROUGH #18



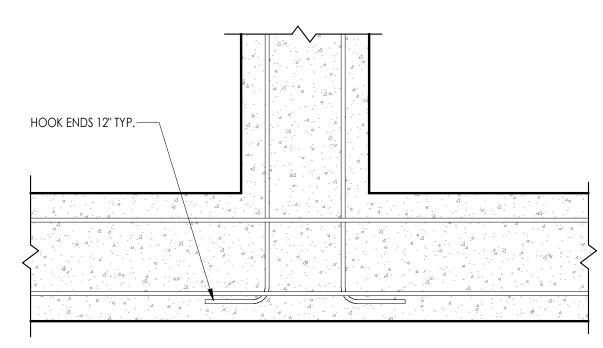
REINFORCING HOOKS & BENDS FOR TIES

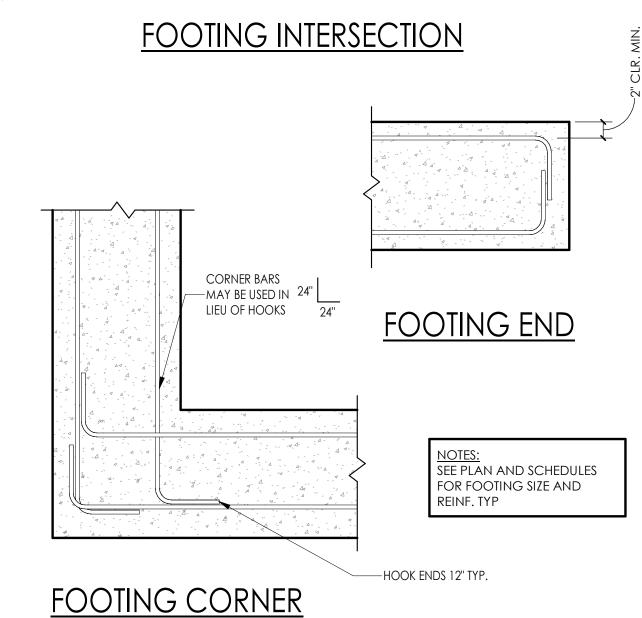


7 REINF. AT RE-ENTRANT CORNERS OF SLAB

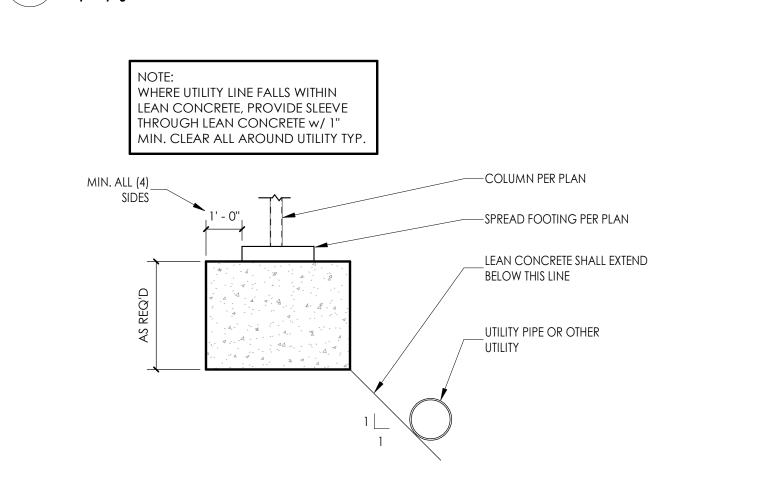


8 STEP IN SLAB 1" = 1'-0"

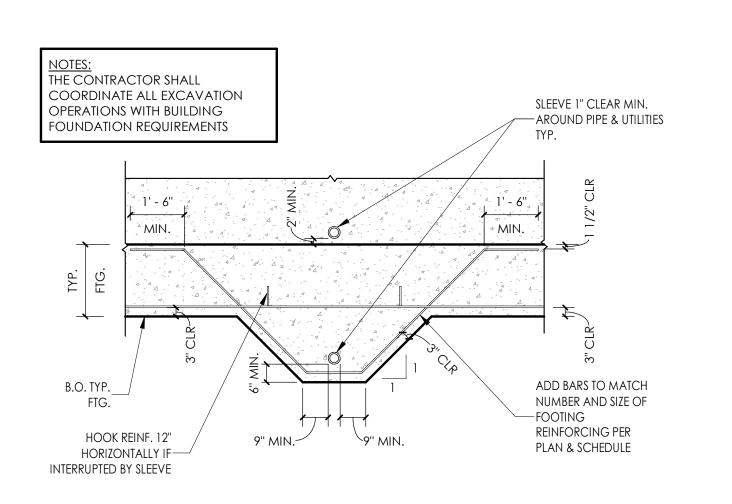




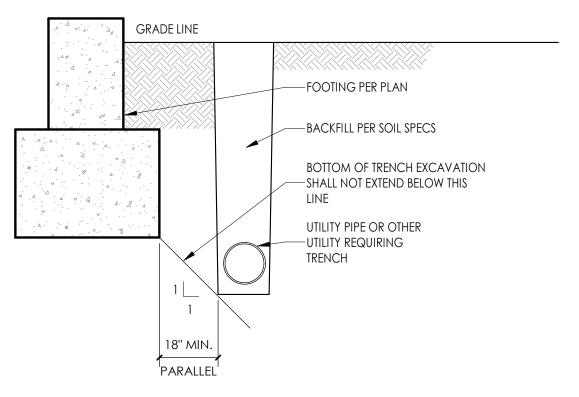
1 CONC. FTG. TYP. REINF. LAP



POUNDATION UTILITIES ADJACENT 3/8" = 1'-0"



PERPENDICULAR ELEVATION

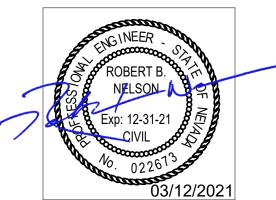


PARALLEL

FOUNDATION UTILITIES PARALLEL AND PERP.

3/8" = 1'-0"





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BEACH - POOL
RECONSTRUCTION
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89451

Job No: 20.018.10

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GENERAL
IMPROVEMENT
DISTRICT

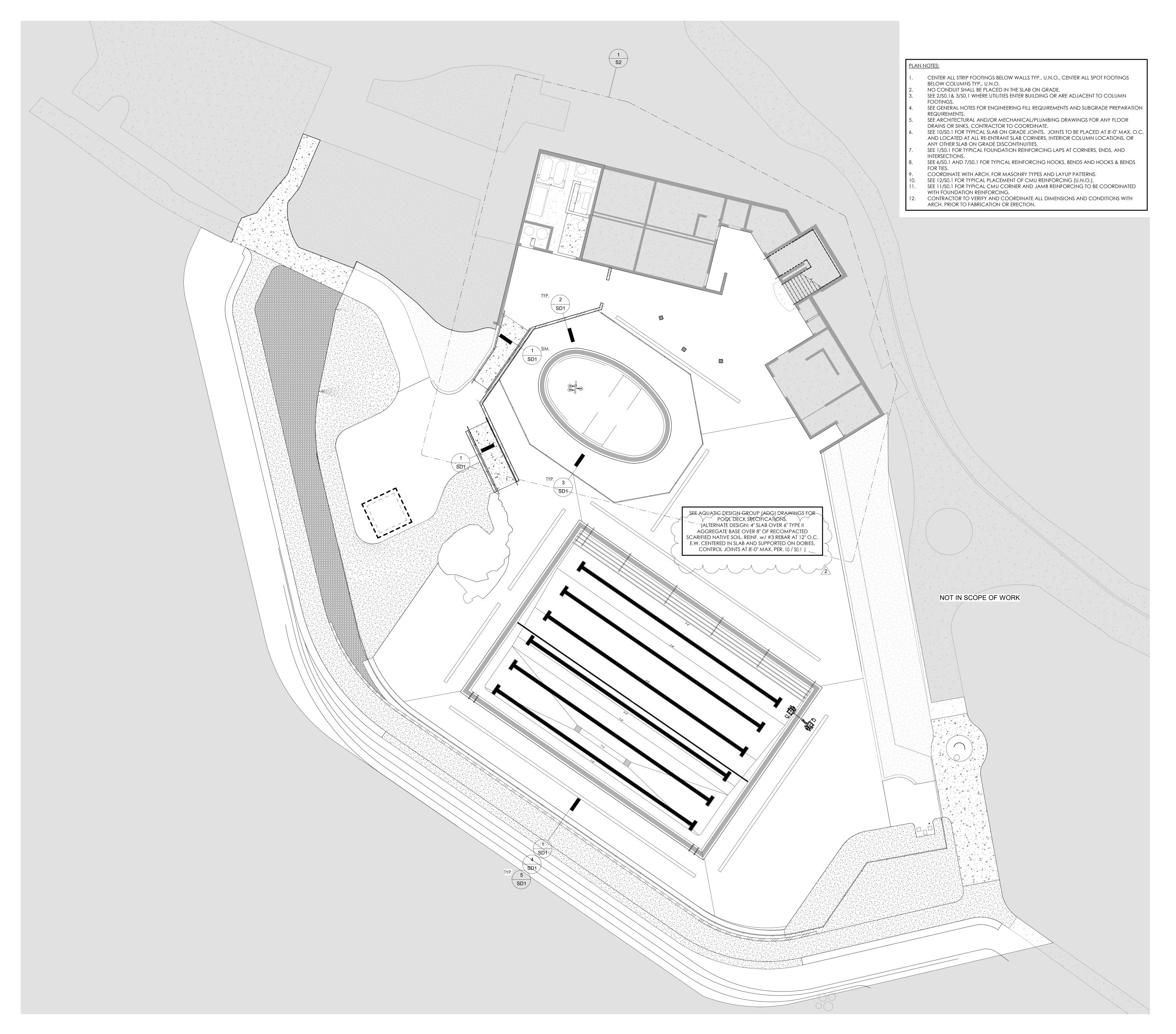
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REV	DATE	DESCRIPTION			

TYP. STRUCTURAL DETAILS

Date: March 12, 2021 Sheet No:

S0.1





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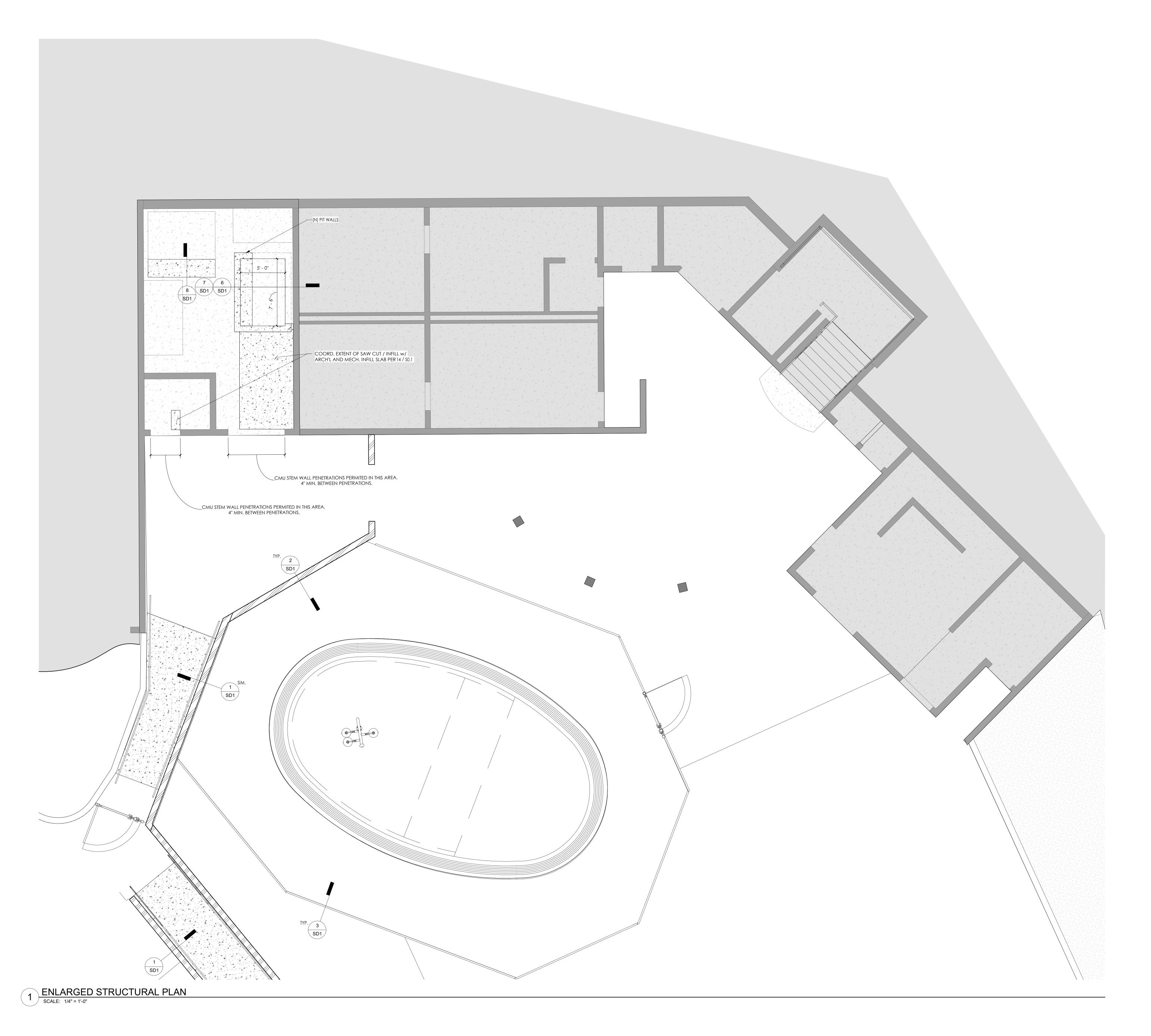
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	REVISIONS					
REV	DATE	DESCRIPTION				
2	3/30/31	ADDENDUM 2				

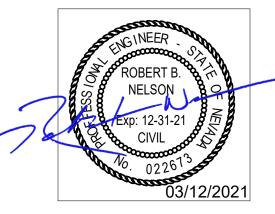
STRUCTURAL SITE **PLAN**

Date: March 12, 2021





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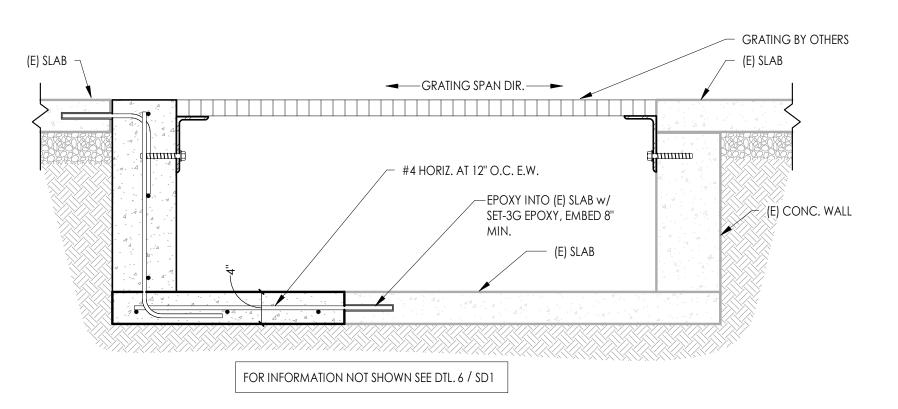
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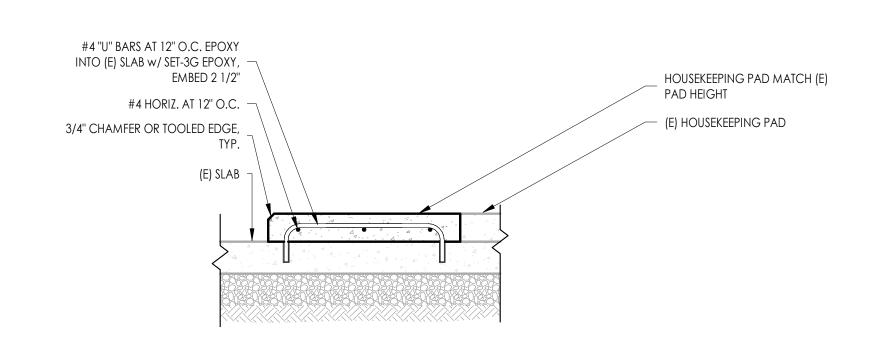
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Sheet Title ENLARGED STRUCTURAL SITE **PLAN**

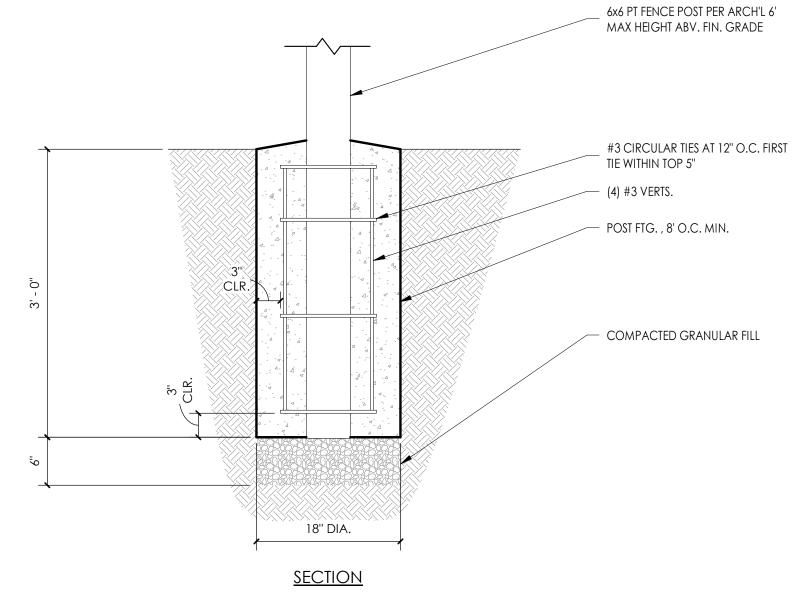
Date: March 12, 2021 Sheet No:

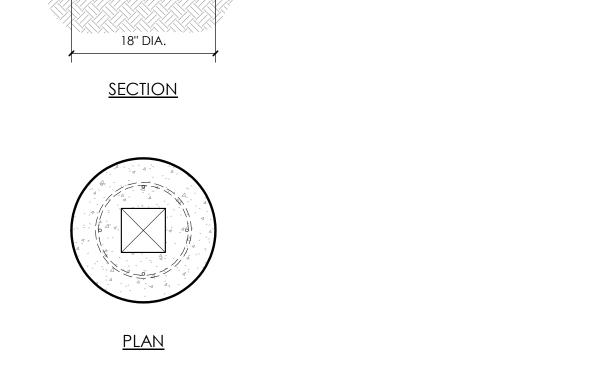


7 MECH. PIT

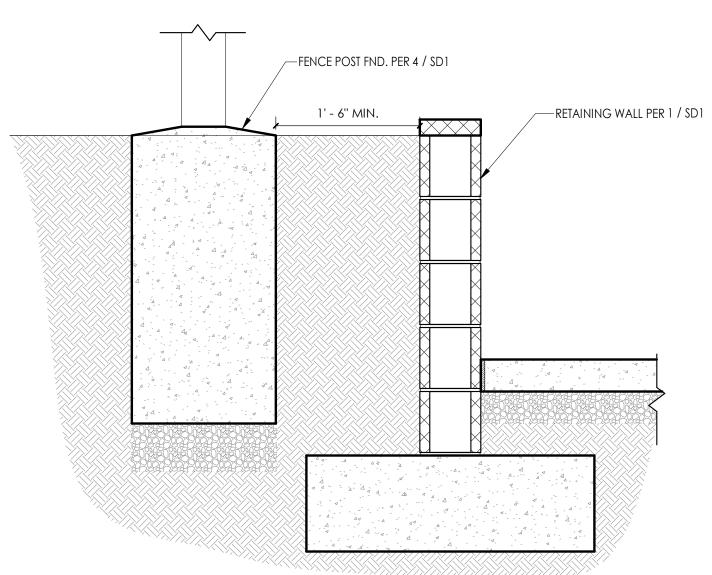


8 HOUSEKEEPING PAD
1" = 1'-0"



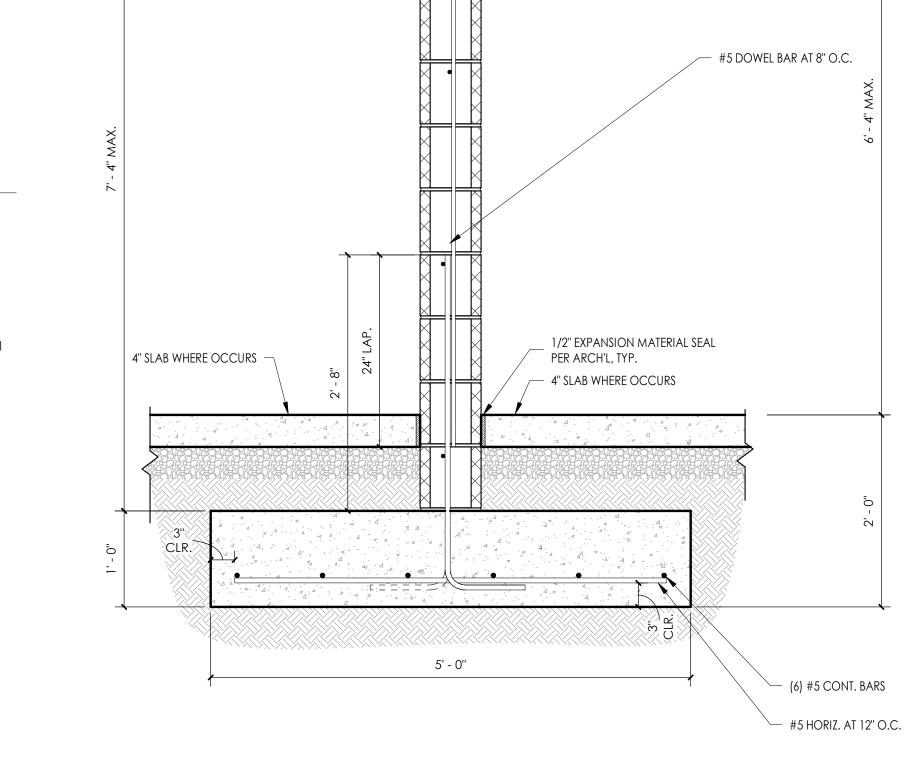






5 FENCE AT RETAINING WALL

1" = 1'-0"



2 CMU SCREEN WALL

1" = 1'-0"

1/2" EXPANSION MATERIAL SEAL

SLAB / AC / FIN. GRADE WHERE

PER ARCH'L

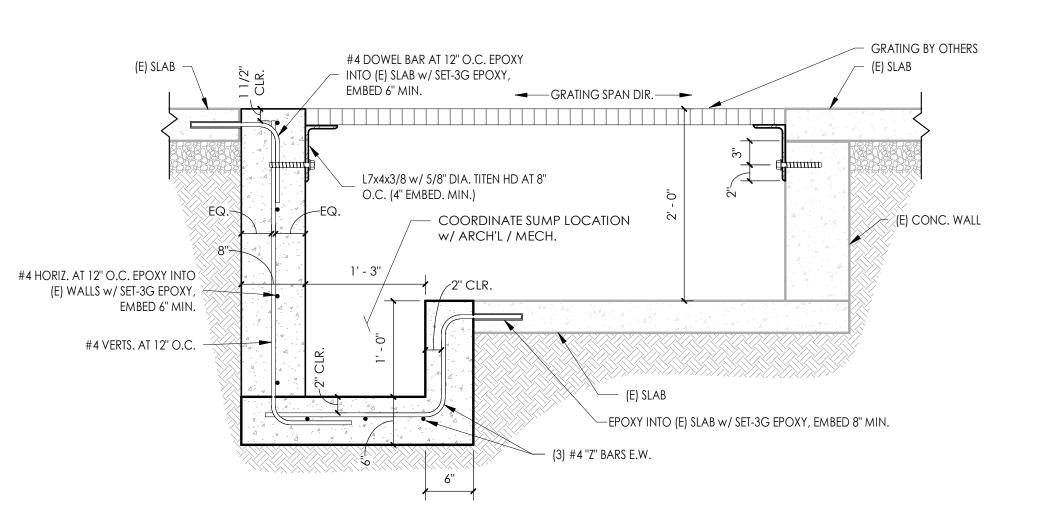
OCCURS

WATERPROOFING BY ARCH'L

DRAIN BY OTHERS 2" CLR.

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

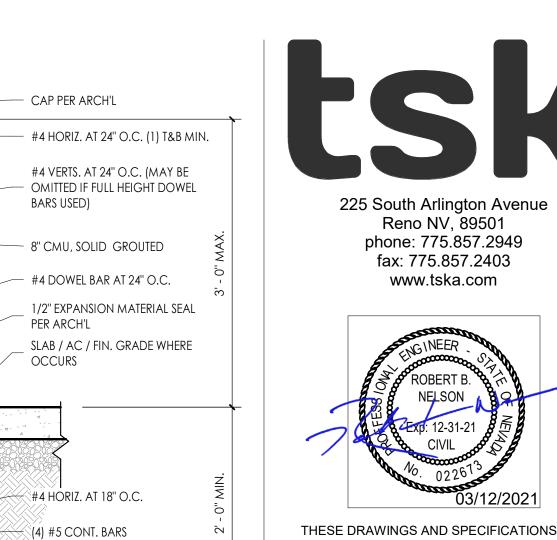
3' - 0''



6 MECH. PIT

1" = 1'-0"





CAP PER ARCH'L

- (2) #4 CONT. BARS

#4 VERTS. AT 16" O.C.

#4 HORIZ. AT 24" O.C.

POST PER ARCH'L AT 6' O.C. MAX. 6' MAX HEIGHT

_ 1/2" DIA. F1554, GR. 36 THREADED ROD w/ SET-3G EPOXY

- 1/4" BASE PLATE

8" CMU, SOLID GROUTED

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Job No: 20.018.10

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DISTRICT

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REV	DATE	DESCRIPTION
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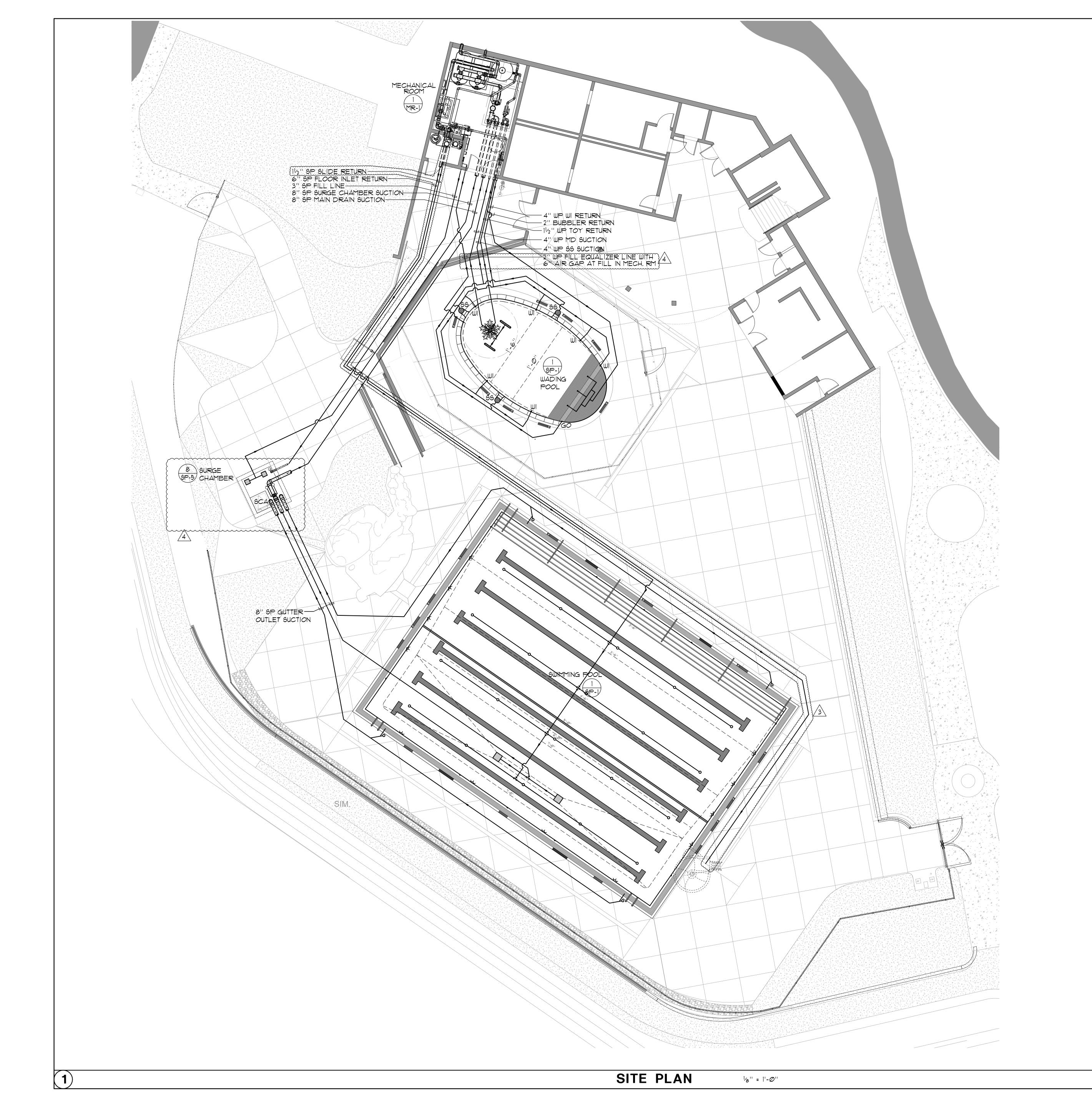
Sheet Title

STRUCTURAL

DETAILS

Date: March 12, 2021 Sheet No:

SD1



SWIMMING POOL DATA

 SURFACE AREA
 =
 3,900 SQ. FT.

 PERIMETER
 =
 254 FT.

 DEPTH
 =
 3'-6" TO T'-3"

 VOLUME
 =
 146,668 GAL.

 4 HR TURNOVER
 =
 611 GPM

WADING POOL DATA

 SURFACE AREA
 =
 565 SQ. FT.

 PERIMETER
 =
 89 FT.

 DEPTH
 =
 0'-0" TO 1'-6"

 VOLUME
 =
 4,912 GAL.

 30 MIN TURNOVER
 =
 164 GPM



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

Sheet Title
SITE PLAN

Date: February 10, 2021 Sheet No:

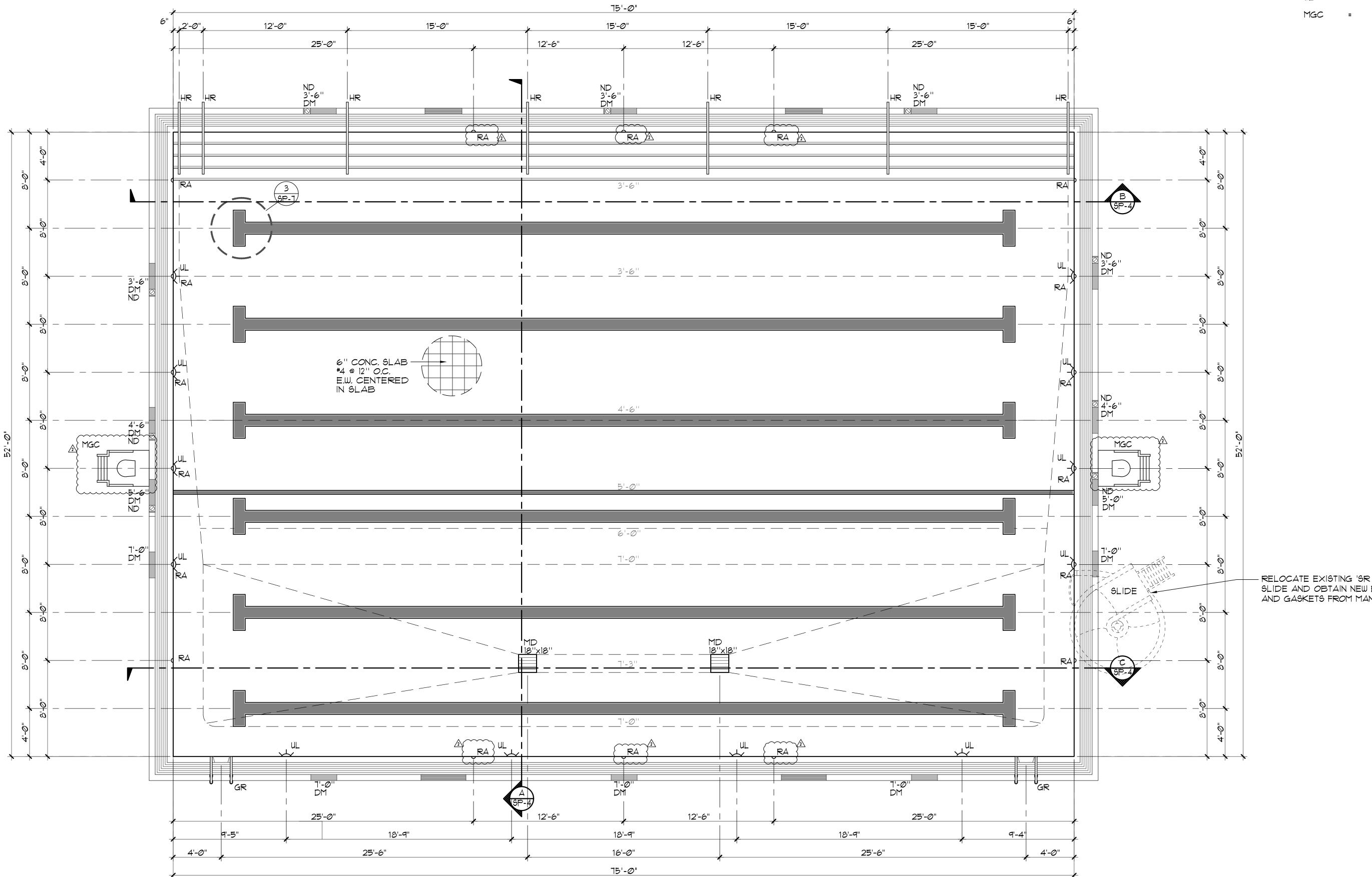
SP-0

SWIMMING POOL DATA

SURFACE AREA 3,900 SQ. FT. PERIMETER 254 FT. DEPTH Ø'-Ø'' TO 7'-3'' VOLUME 146,668 GAL. 4 HR TURNOVER 611 GPM

LEGEND

HR	=	HANDRAIL —	5 SP-5
DM	=	DEPTH MARKER-	4 (SP-1)
ND	=	NO DIVING SYMBOL —	(5-6) (5P-1)
NR	=	NO RUNNING-	5 SP-1
GR	=	GRABRAIL ——————	5P-7
AL	=	ACCESSIBLE LIFT	\$P-8
RA	=	ROPE ANCHOR	6 5P-6
MD	=	MAIN DRAIN-	2 SP-8
UL	=	UNDERWATER LIGHT	4 5P-9
MGC	=	MOVEABLE GUARD CHAIR —	\$P-10



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



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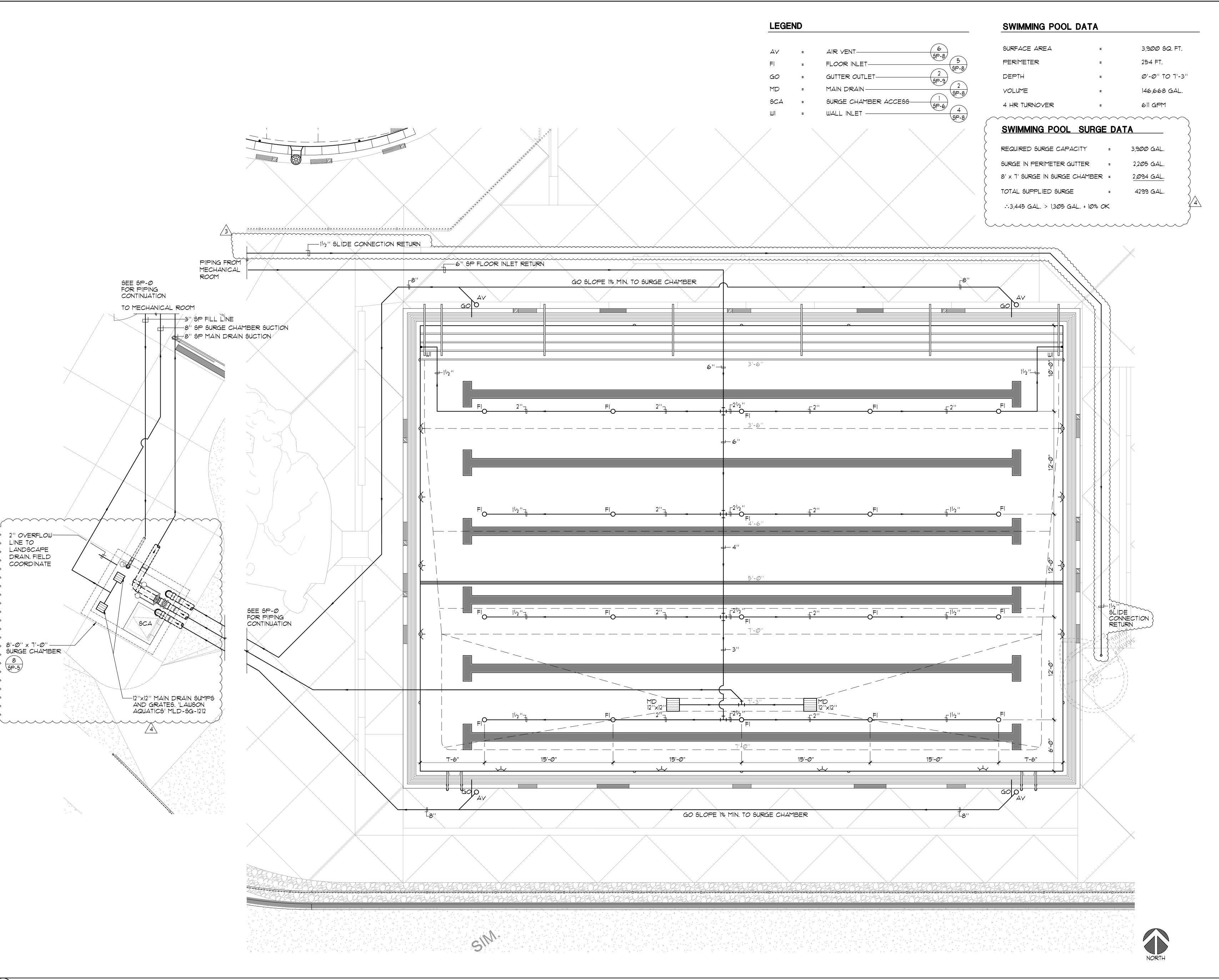
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Sheet Title
SWIMMING POOL LAYOUT PLAN

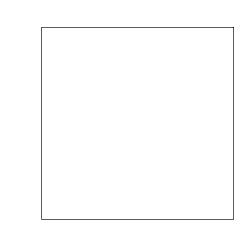
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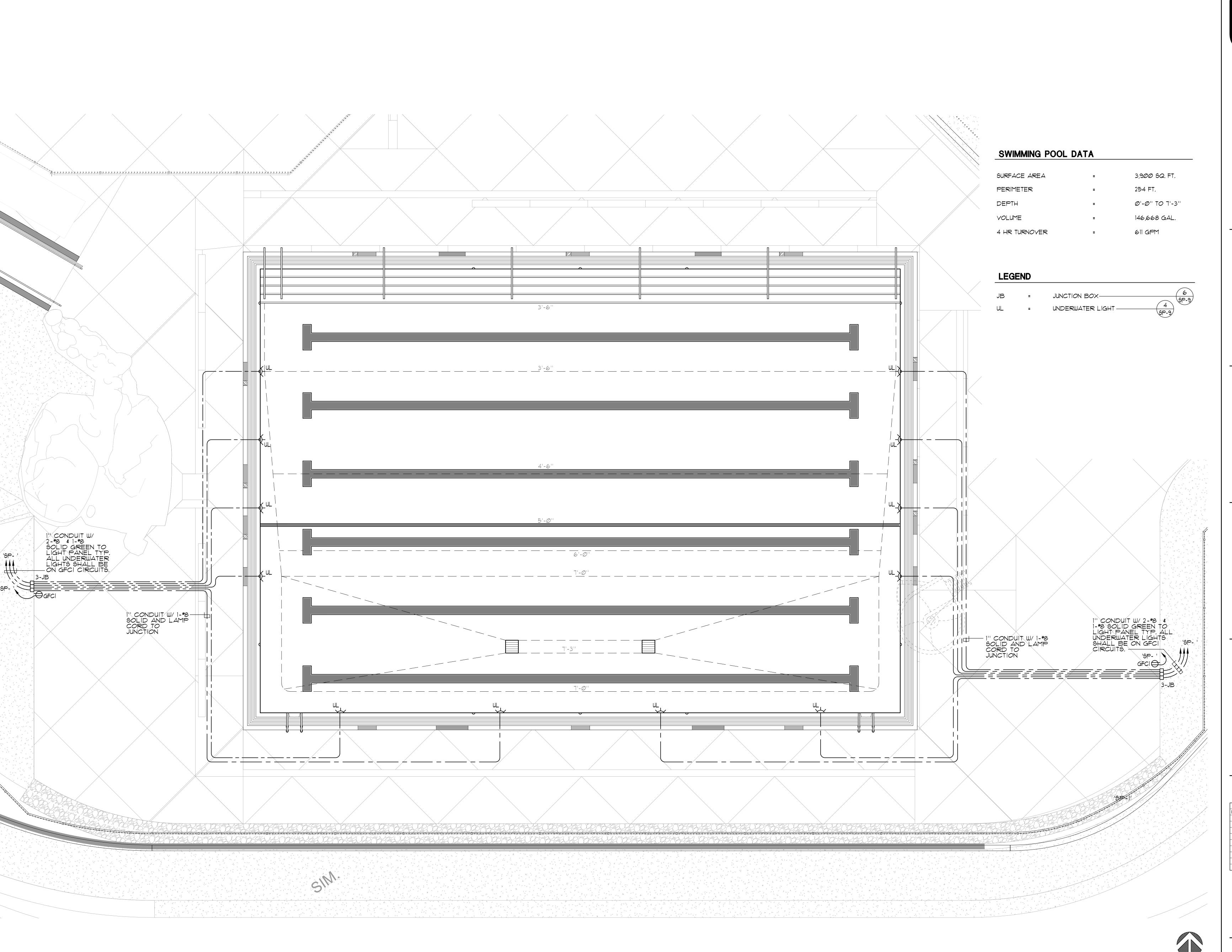
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3	4/6/21	ADDENDUM 3
4	4/20/21	PLAN CHECK CORRECTIONS
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Sheet Title
SWIMMING POOL
LAYOUT PLAN

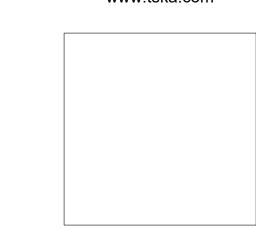
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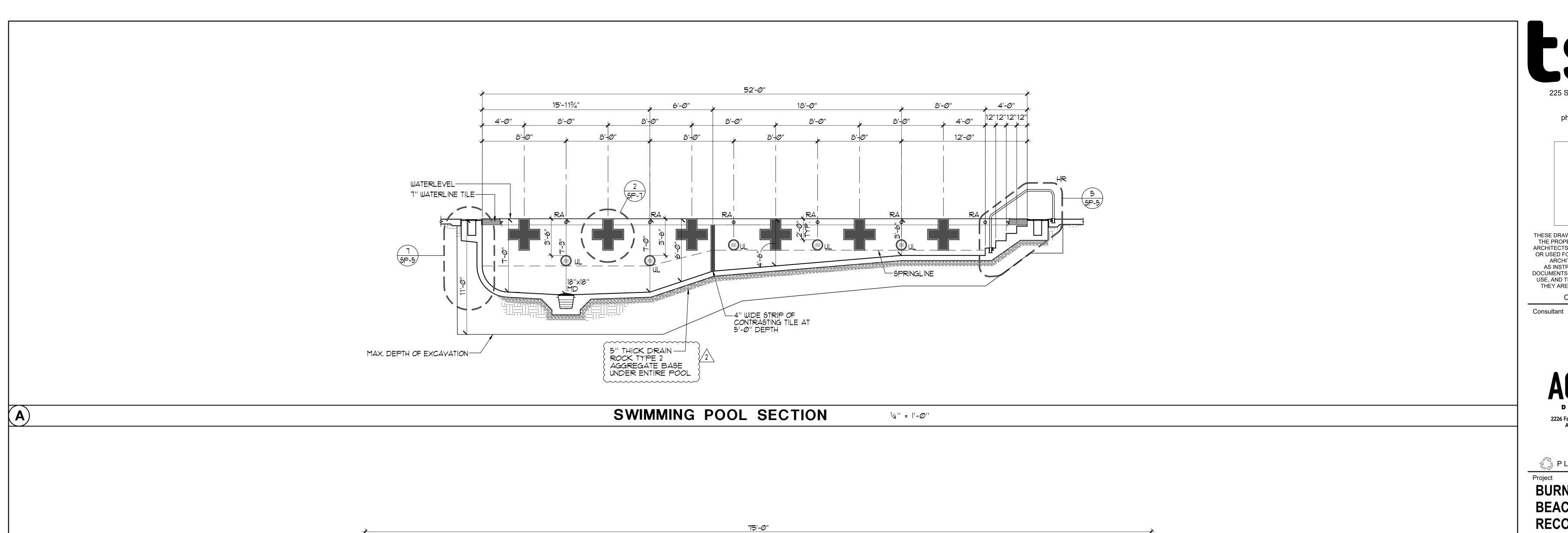
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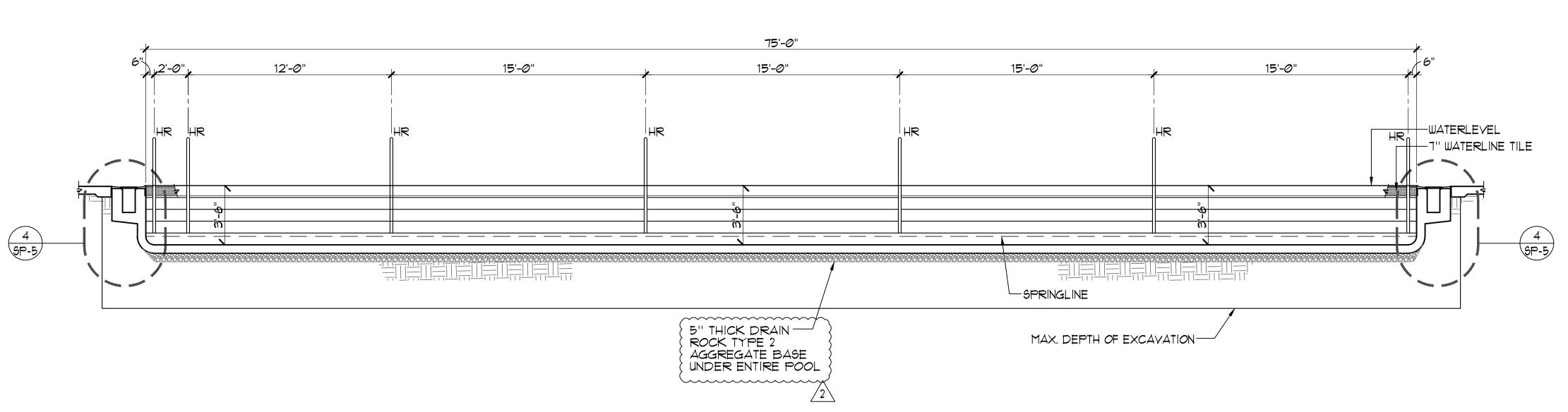
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SWIMMING POOL LAYOUT PLAN

Date: February 10, 2021

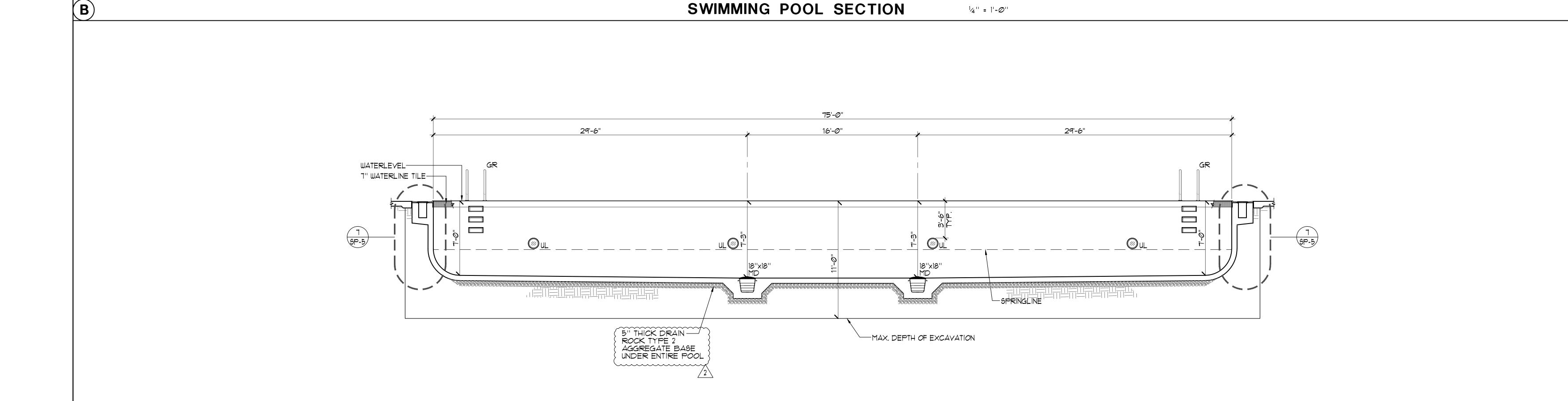






1/4" = 1'-0"

1/4" = 1'-0"



SWIMMING POOL SECTION

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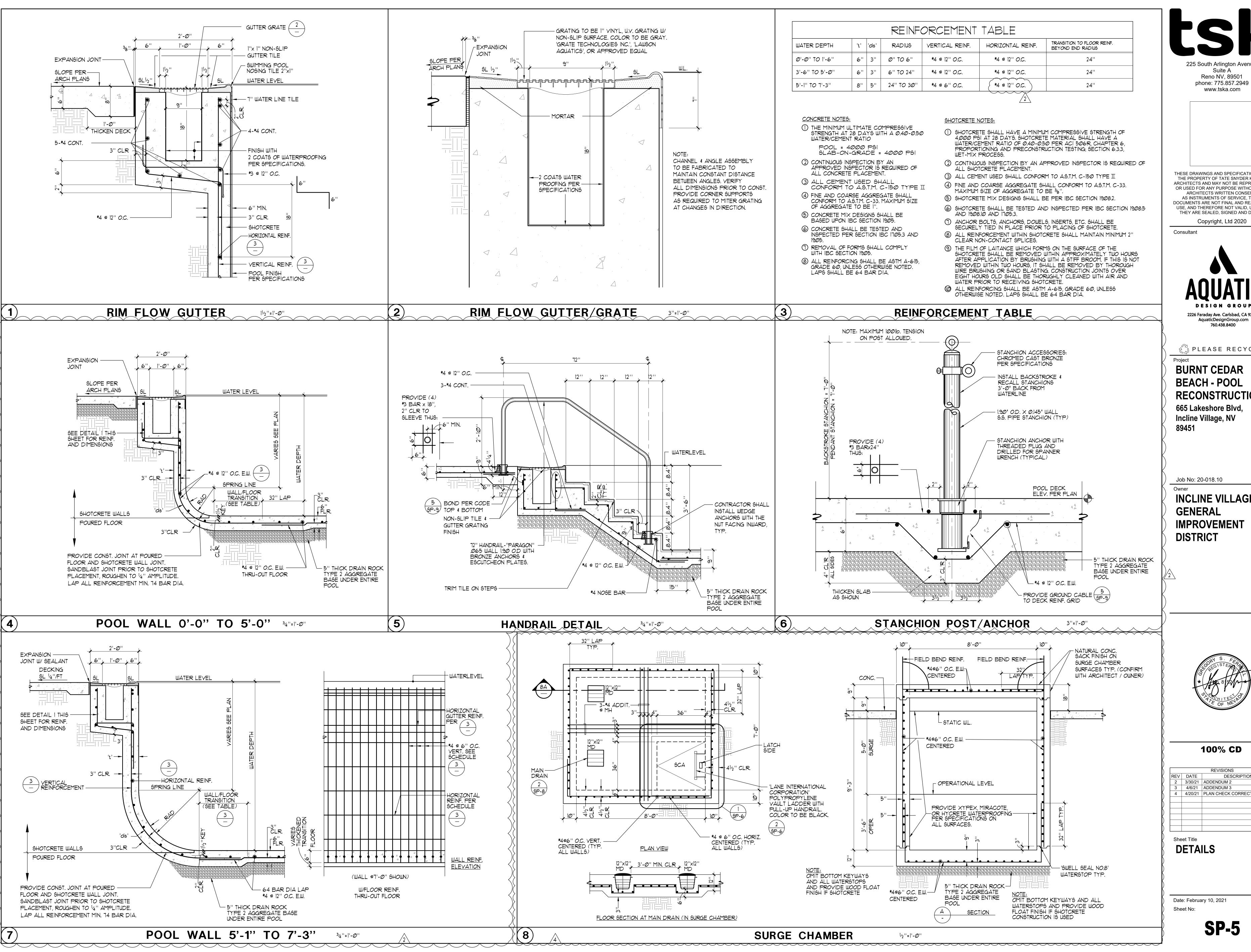
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	2	3/30/21	ADDENDUM 2
	3	4/6/21	ADDENDUM 3
	4	4/20/21	PLAN CHECK CORRECTIONS
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Sheet Title **SWIMMING POOL SECTIONS**

Date: February 10, 2021

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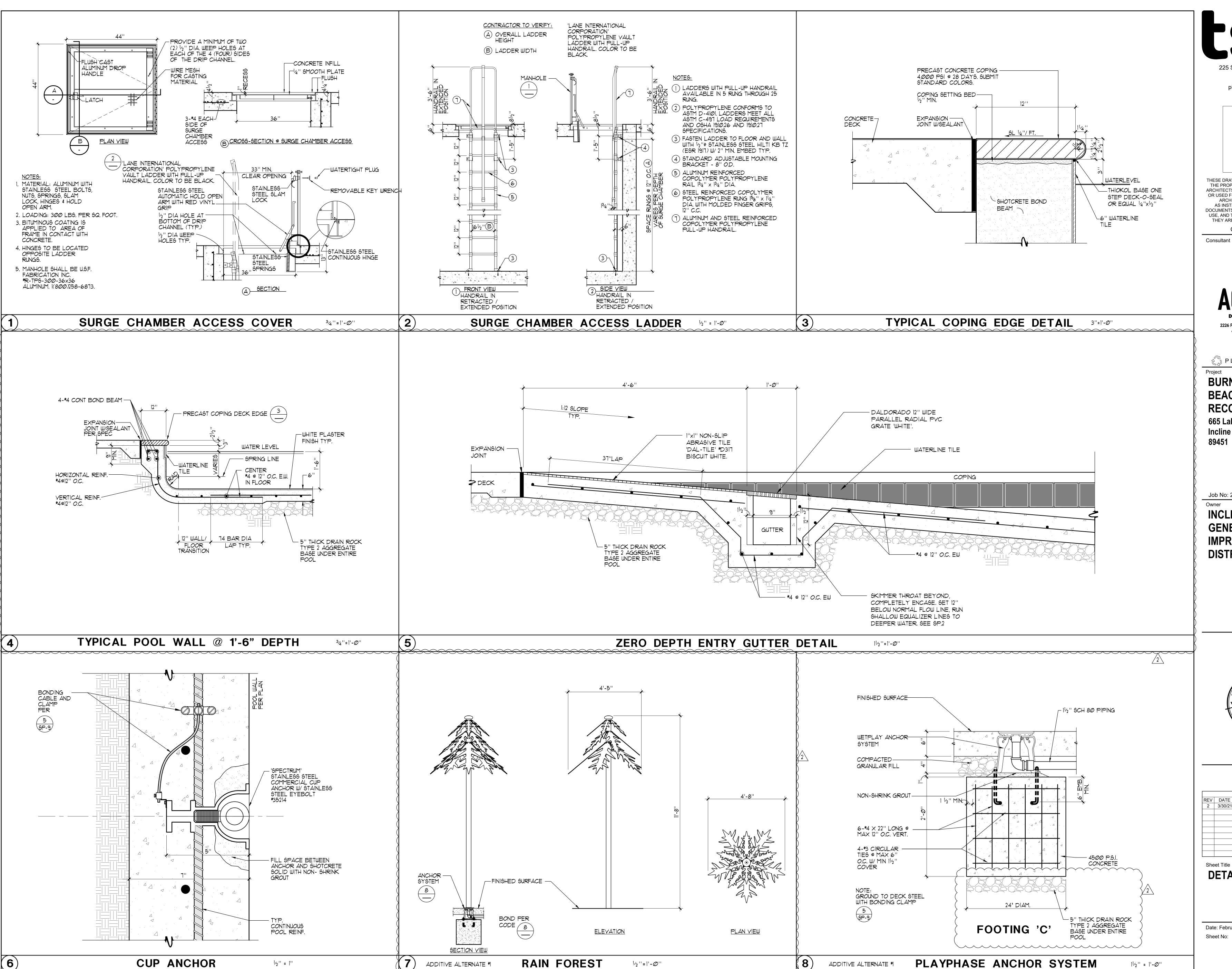
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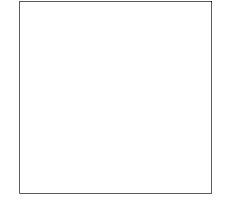
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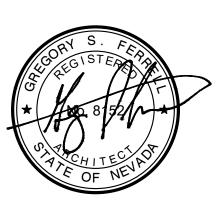
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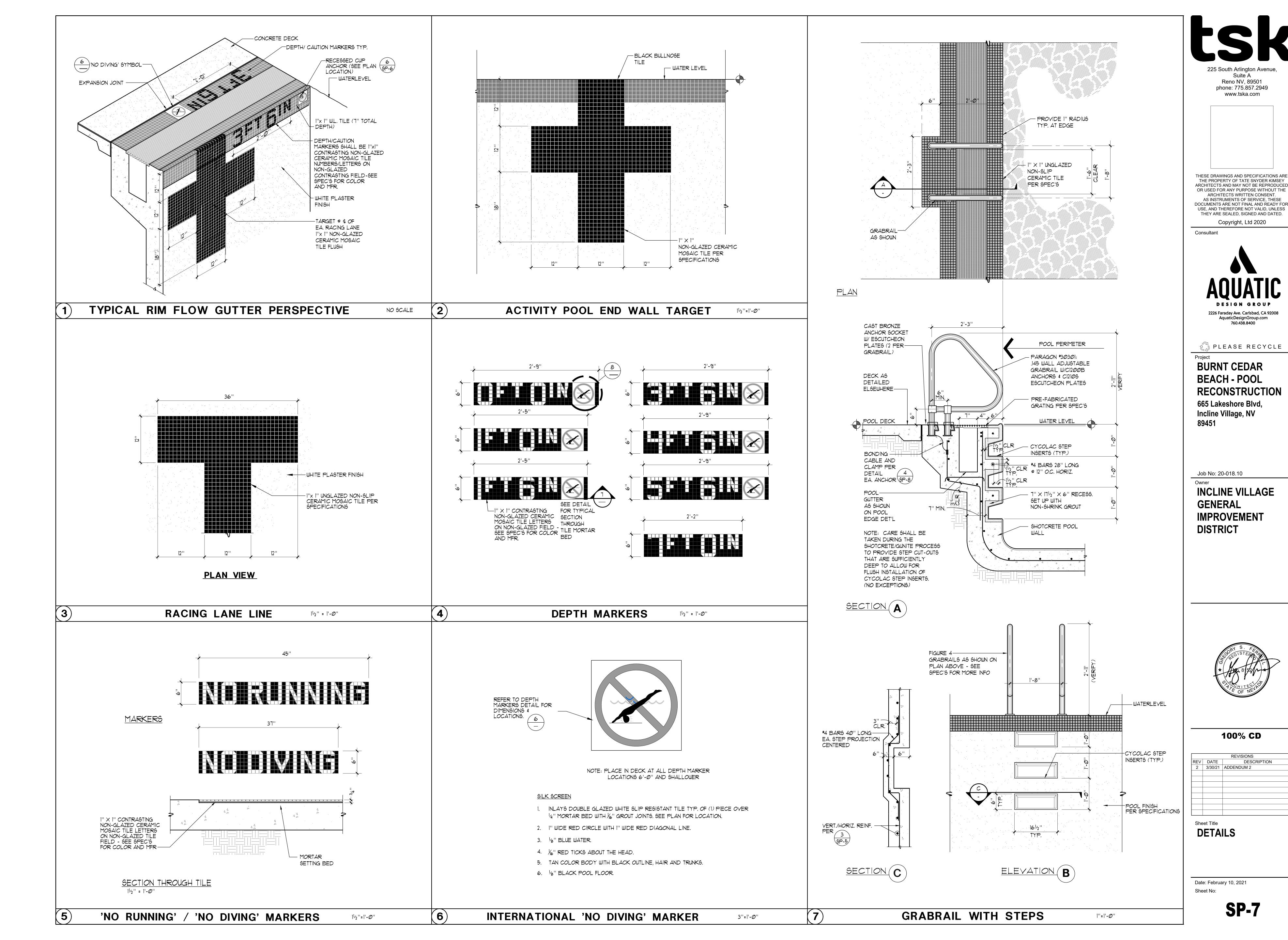


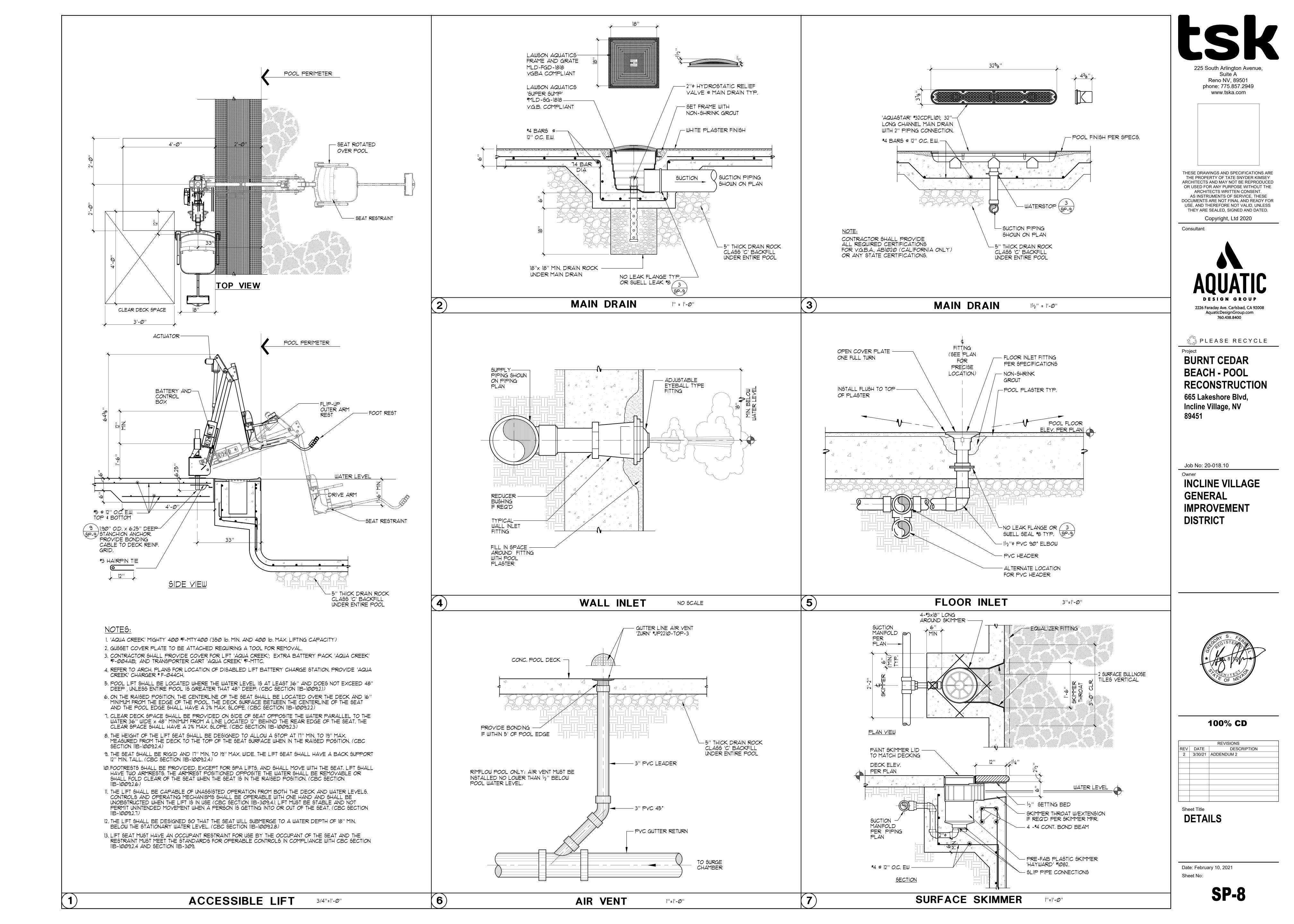
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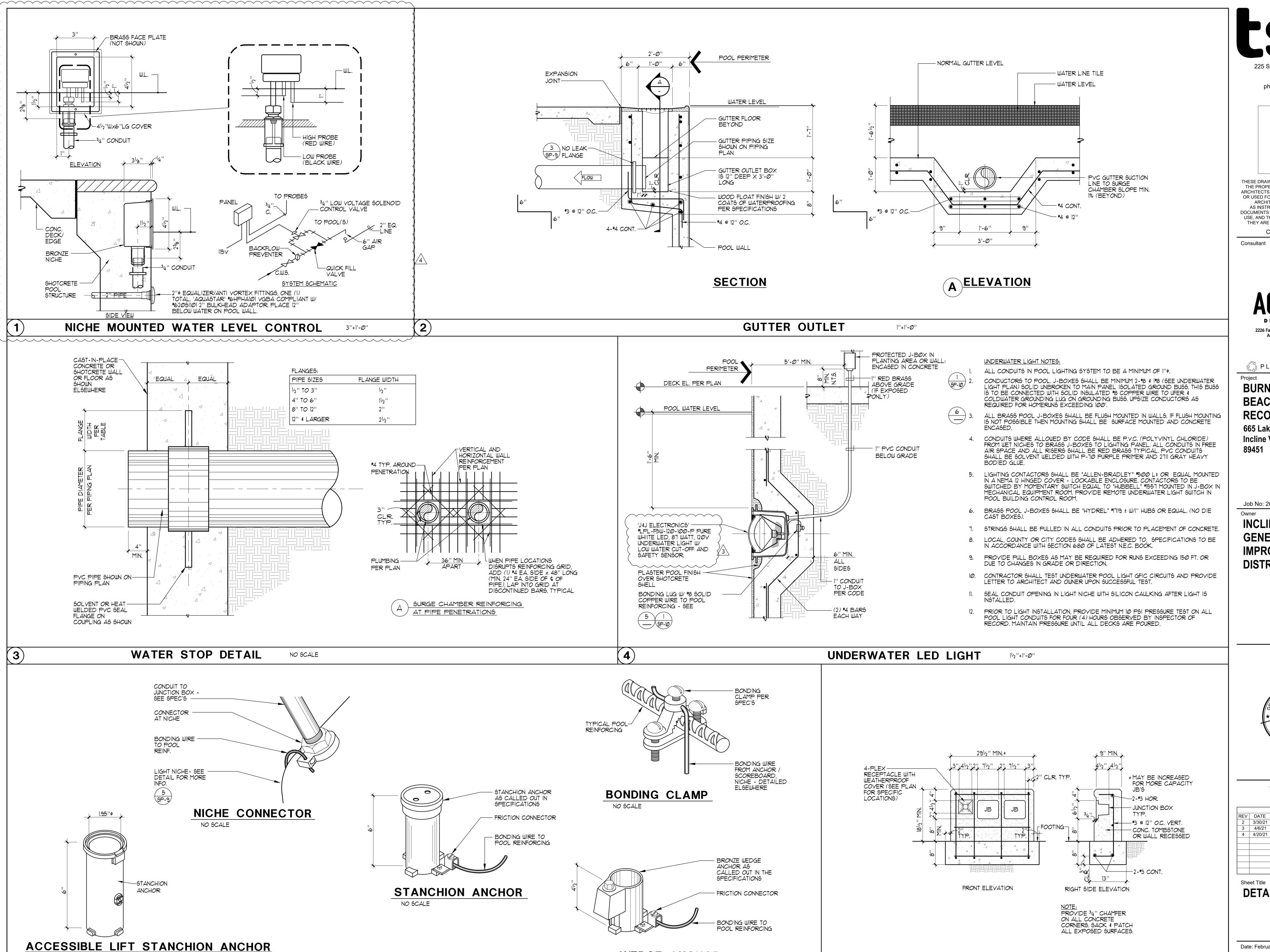
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Date: February 10, 2021







WEDGE ANCHOR

NO SCALE

BONDING DETAILS

AS NOTED

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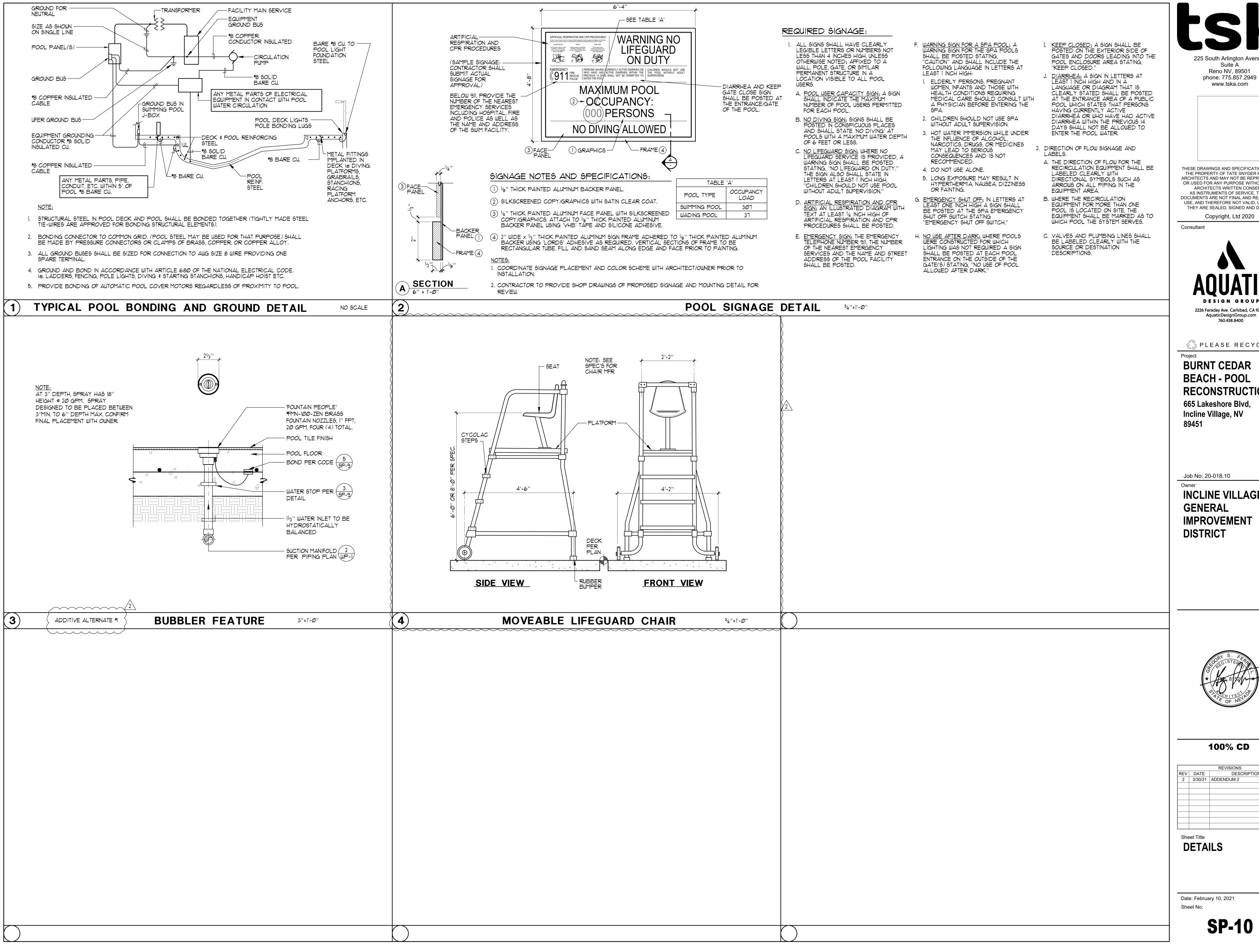
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2	3/30/21	ADDENDUM 2						
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Date: February 10, 2021 Sheet No:

UNDERWATER LIGHT JUNCTION BOX CONCRETE SURROUND DETAIL 1"=1"-0"



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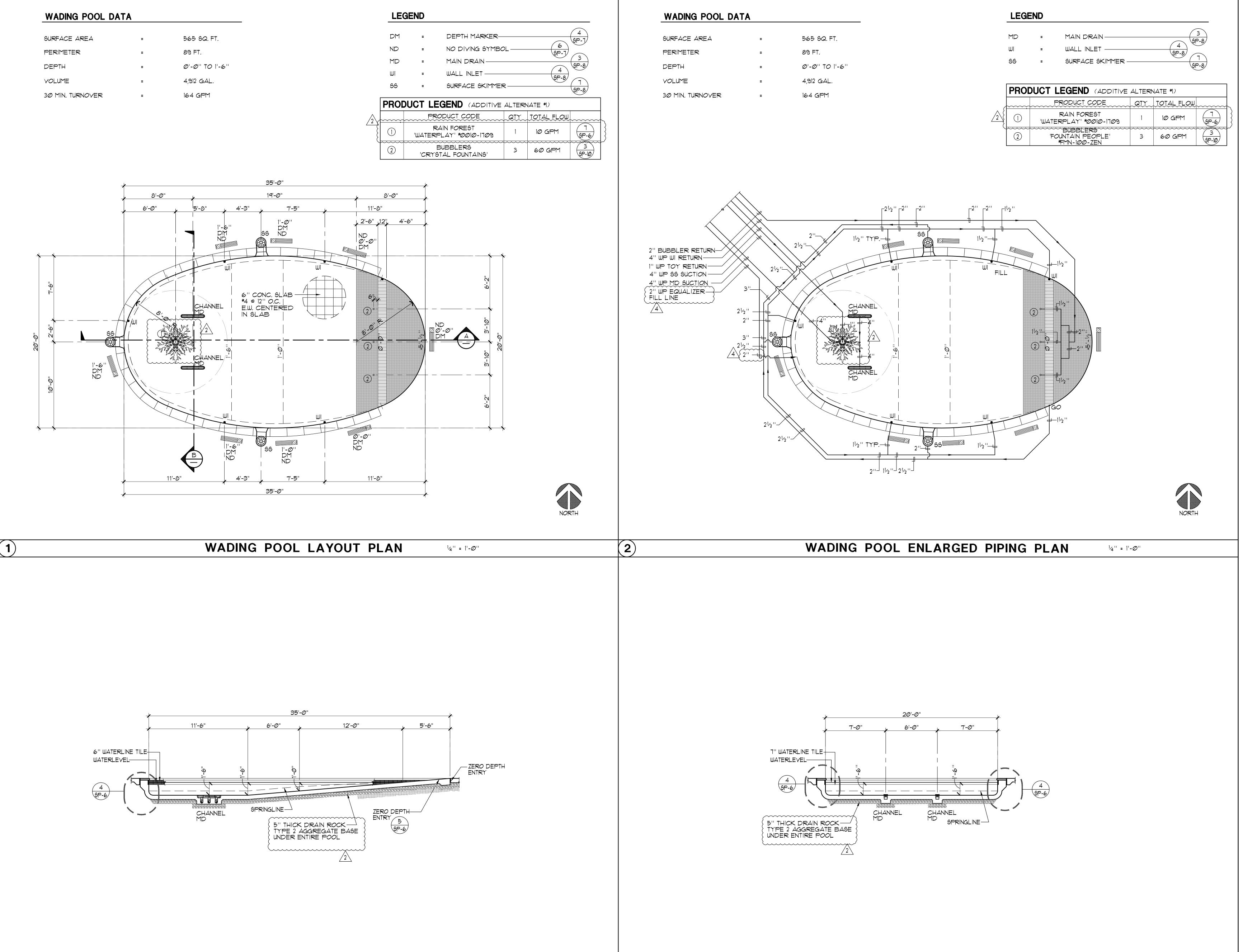
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(B)

WADING POOL SECTION

¹⁄₄'' = 1'-Ø''

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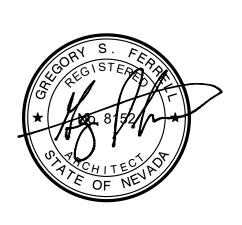


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4	4/20/21	PLAN CHECK CORRECTIONS					

WADING POOL
LAYOUT PLAN,
PIPING PLAN AND
SECTIONS

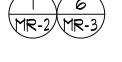
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WADING POOL SECTION

1/4" = 1'-0"

WP-1

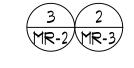
EQUIPMENT LIST



SWIMMING POOL CIRCULATION PUMP: 'PACO' *4095-7; 4"x5"x91/2" TYPE 'LC' END SUCTION CENTRIFUGAL PUMP; 1760 RPM 208V, 3PH; 15HP; RATED AT 630 GPM @ 60 FT. TDH; 82.45% EFFICIENT; PREMIUM EFFICIENCY TEFC MOTOR; EPOXY COAT ALL WET SURFACES. 'PACO', 'AURORA' OR EQUAL. (760 lbs.) PROVIDE 'SPCS EKO FLEX' SMART PUMP CONTROL SYSTEM VARIABLE SPEED DRIVE MODEL SPCSØ15EF4 SYSTEM 20.5"x41"x13.9" DEEP. COORDINATE MOUNTING LOCATION TO MAINTAIN DESIRED CLEARANCES, 460Y



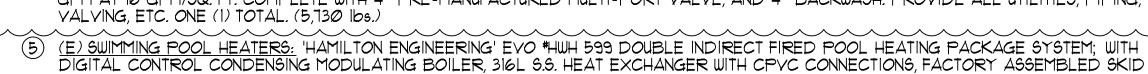
) <u>WADING POOL CIRCULATION PUMP:</u> 'PENTAIR' *XFK-20 'WHISPERFLOXF' PUMP; 208-230V 3PH, 5HP; SELF PRIMING PUMP, 3450 RPM RATED AT 190 GPM AT 60 FT. TDH, WITH INTEGRAL STRAINER. ONE (1) TOTAL. (72 lbs.) TDH; 82.45% EFFICIENT; PREMIUM EFFICIENCY TEFC MOTOR; EPOXY COAT ALL WET SURFACES. 'PACO', 'AURORA' OR EQUAL. (160 lbs.) PROVIDE 'SPCS EKO FLEX' SMART PUMP CONTROL SYSTEM VARIABLE SPEED DRIVE MODEL SPCSØØ5EF8 SYSTEM 14.8''x35''x13.9'' DEEP. 5HP, 3PH, 2Ø8V COORDINATE MOUNTING LOCATION TO MAINTAIN DESIRED CLEARANCES.



<u>SWIMMING POOL FILTERS:</u> 'EKO' SYSTEMS' GEN 2 *42210-0806-T-2 AUTOMATIC FILTER CONTROL (AFC) FULLY AUTOMATIC HI-RATE PERMANENT MEDIA FILTER WITH 42 SQ. FT. OF FILTER AREA RATED AT 630 GPM AT 15 GPM/SQ. FT. COMPLETE WITH 8" FACE PIPING, 6" BACKWASH, SEISMIC ANCHORAGE. PROVIDE ALL UTILITES, PIPING, VALVING, ETC. (7,400 lbs EA. TANK) 'EKO3', 'STARK' SS SERIES, OR EQUAL PROVIDE SIGNET MK-515-FLOSENSOR-WITH DIGITAL READ-OUT, ONE (1) SYSTEMS TOTAL



4 <u>WADING POOL FILTER:</u> 'FLUIDRA' ASTRAL 06681 HI-RATE PERMANENT MEDIA FILTERS WITH 16.58 SQ. FT. OF FILTER AREA RATED AT 265 GPM AT 16 GPM/SQ. FT. COMPLETE WITH 4" PRE-MANUFACTURED MULTI-PORT VALVE, AND 4" BACKWASH. PROVIDE ALL UTILITIES, PIPING, VALVING, ETC. ONE (1) TOTAL. (5,730 lbs.)



MOUNTED PACKAGE, CALIFORNIA CODE CONTROLS, I' NATURAL GAS CONNECTION, 2" WATER CONNECTIONS, 5" FLUE TO ATMOSPHERE, 1,260,000 BTU PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 260 lbs. EACH. TWO (2) TOTAL. (E) WADING POOL HEATER: 'HAMILTON ENGINEERING' EVO *HWH 179 INDIRECT FIRED POOL HEATING PACKAGE SYSTEM; WITH DIGITAL CONTROL CONDENSING MODULATING BOILER, 316L S.S. HEAT EXCHANGER WITH CPVC CONNECTIONS, FACTORY ASSEMBLED SKID MOUNTED

PACKAGE, CALIFORNIA CODE CONTROLS, 34" NATURAL GAS CONNECTION, 1" WATER CONNECTIONS, 3" FLUE TO ATMOSPHERE, 180,000 BTU



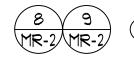
PER HOUR INPUT, 95% EFFICIENT, WEIGHT = 75 lbs. EACH. ONE (1) TOTAL. (1) <u>SWIMMING POOL / WADING POOL CHLORINE STORAGE/FEED SYSTEM(S)</u>: PROVIDE 'PPG' ACCU-TAB POWERBASE CHLORINATION UNIT MODEL 1030 SPA WITH 841bs/DAY OUTPUT COMPLETE WITH 1 HP BOOSTER PUMP, PIPING, VALVING AND VENTURI INJECTION. TWO (2)



) <u>CARBON DIOXIDE STORAGE/FEED SYSTEM(S):</u> (E) 'NOVO-600', 600Ib. CRYOGENIC LIQUID CO2 STORAGE TANK. 594 LIQUID Ibs., (5,195 CUBIC FEET OF GASEOUS CO2 AT NTP) ONE (1) TOTAL. PROVIDE 'EKO³' CO2 FEED SYSTEMS WITH INJECTION/CHECK VALVE DIFFUSER ASSEMBLY AND 3%'' TUBING; SWIMMING POOL: MODEL # 20-200 SCFH, WADING POOL: MODEL #4-30 SCFH. TWO (2) SYSTEM TOTAL. PROVIDE HARD WIRED CO2 DETECTOR 'ANALOX SENSOR TECHNOLOGY' MODEL *API KIT SENSOR AND STROBE UNITS 120Y HARD WIRED W/ STROBE LIGHT AND AUDIBLE ALARM. SENSOR MOUNTED 18 INCHES A.F.F. AND ALARM LEVEL BETWEEN 10-16 INCHES AND WITHIN VISIBLE EYESIGHT OF DOOR. TO BE SET TO DETECT CO2 GAS IN LEVELS IN EXCESS OF THE PEL. PROVIDE IN EACH ROOM CONTAINING CO2.



9 <u>SWIMMING POOL WATER CHEMISTRY CONTROLLER:</u> PROVIDE ONE (1) DEDICATED ETHERNET LINE FOR 'BECS' 'BECSYST' *CS-BECSYST-XSIGPIXOXLXF WATER CHEMISTRY CONTROLLER. PROVIDE COMPLETE SYSTEM CONTROL PACKAGE. 'BECSYS' OR APPROVED EQUAL, ONE (1) TOTAL.



<u>WADING POOL WATER CHEMISTRY CONTROLLER:</u> PROVIDE ONE (1) DEDICATED ETHERNET LINE FOR 'BECS' 'BECSys3' *CS-BECSys3-XSIPIPIBC WATER CHEMISTRY CONTROLLER. PROVIDE COMPLETE SYSTEM CONTROL PACKAGE. 'BECSys' OR APPROVED SWIMMING POOL FILL SYSTEM: 3" 'CLA-VAL' FILL SYSTEM TO INCLUDE 3" 'CLA-VAL' SOLENOID CONTROL VALVE #136-Ø1BY, 3" DUCT IRON, EPOXY COATED BODY WITH CAST IRON DISC RETAINER AND DIAPHRAGM WASHER, BRONZE TRIM, FLANGED



GLOBE PATTERN, 120Y AT 60HZ. SOLENOID WIRING SHALL BE WIRED TO WATER CHEMISTRY CONTROLLER. PROVIDE 6" AIR



12 WADING POOL FILL SYSTEM: NICHE MOUNTED 'PEM' MODEL LIØ4-46 WALL MOUNTED SENSOR UNIT WITH 'PEM' LIØ4-100A, 115V U.L. LISTED CONTROL PANEL, SOLENOID VALVES, ETC. WADING POOL = 34" FILL INTO 2" EQUALIZER LINE WITH 6" AIR GAP IN MECH. ROOM... ONE (1) TOTAL. (B) PUMP PIT: 8-6" x5-6" x 2-0" DEEP. PROVIDE WATERPROOFING PER SPECIFICATIONS. MODIFY EXISTING PUMP PIT TO NEW DIMENSIONS



BACKWASH: PROVIDE CONNECTION TO EXISTING BACKWASH PIPE WITH CONNECTIONS TO 6" P-TRAP OUTLET TO WASTE. CONTRACTOR SHALL VERIFY AIR GAP IN SYSTEM TO ENSURE NO BACKWATER OR DIRECT CONNECTION TO SEWER.



(E) ELECTRICAL: ALL ELECTRICAL WIRING, CONDUIT, PANEL(S), STARTER/DISCONNECT INTERCONNECT(S) ETC. AS REQUIRED FOR PROPER EQUIPMENT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS BY ELECTRICAL CONTRACTOR. COORDINATE ALL WORK WITH OTHER TRADES. PANELS SHALL BE STAINLESS STEEL



<u>LIGHTING CONTACTOR PANEL:</u> 'ALLEN BRADLEY' #500L; OR APPROVED EQUAL. PANEL SHALL BE MOUNTED IN A NEMA 12 HINGED COVER - LOCKABLE ENCLOSURE. CONTACTORS TO BE SWITCHED BY MOMENTARY SWITCH EQUAL TO 'HUBBELL' #1557 MOUNTED IN J-BOX IN MECHANICAL EQUIPMENT ROOM, REFER TO ELECTRICAL PLANS FOR LOCATION OF OWNER COORDINATED REMOTE UNDERWATER LIGHT SWITCH, PANEL SHALL BE STAINLESS STEEL



(8) FLOW METER: 'BLUE/WHITE' #F-300, WADING POOL = 4". NSF 50 LISTED. ONE (1) TOTAL

MECHANICAL ANCHORAGE (TESTING BY OWNER)

(6) (E) EYEWASH/SHOWER: TO REMAIN.

- I. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (ICC ESSR-1917) OR SIMPSON STRONG BOLT (ICC ESR-1771) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- 2. EXPANSION OR WEDGE ANCHORS INTO MASONRY: HILTI KB 3 (ICC ESR-1385) OR SIMPSON WEDGE-ALL (ICC ESR-1396) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. 3. UNDERCUT ANCHORS INTO CONCRETE: HILTI HDA (ICC ESR-1546) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT
- AND MANUFACTURER'S RECOMMENDATIONS. 4. HEAVY DUTY SLEEVE ANCHORS INTO CONCRETE: HILTI HSL-3 (ICC ESR-1545) TO BE INSTALLED IN ACCORDANCE WITH
- ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. 5. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- 6. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.
- 1. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR
- OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- 8. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
- 9. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION, TESTING WILL BE DONE BY OWNER AS NEEDED. 10. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION OF THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING LOADING DEVICES, ETC. II. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND,
- LOOSEN AND SHIM OR REMOVE THE FIXTURE PRIOR TO TESTING. 12. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN TABLES BELOW.
- 13. TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES SHOWN IN THE TABLE (TESTING WILL BE DONE BY OWNER AS NEEDED):
- A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
- B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE TORQUE LOAD INDICATED IN THE TABLE WITH ONE-HALF TURN
- 14. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

LEGEND

BALL VALVE

BUTTERFLY VALVE

CHECK VALVE

CHLORINE INJECTION

PIPE HANGER YACUUM / PRESSURE GAUGE-

FLOOR DRAIN

WATER LEVEL CONTROLLER

SWIMMING POOL

WADING POOL

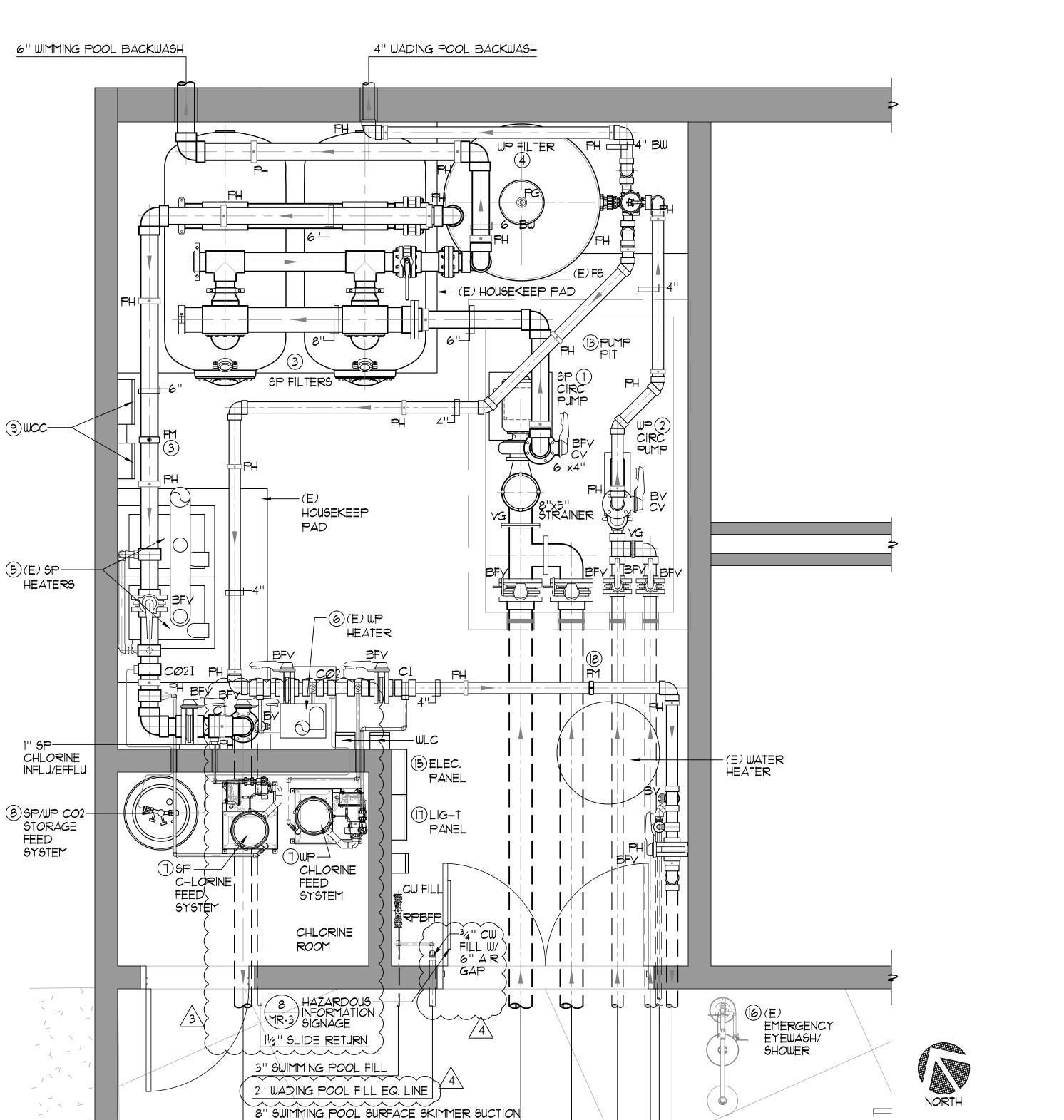
THREE PHASE MOTOR LOADS AT 208V

SWIMMING POOL CIRCULATION PUMP: 15 HP @ 2087 = 46.2 AMPS WADING POOL CIRCULATION PUMP: 5 HP @ 208Y = 16.7 AMPS

TOTAL AMPS = 62.9 AMPS

 MECHANICAL ROOM IS DRAWN TO BE SCHEMATIC IN NATURE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND

LOCATIONS OF EXISTING EQUIPMENT, PITS, DRAINS AND PIPING PENETRATIONS.



4" WADING POOL RETURN

 $1\frac{1}{2}$ " WADING POOL TOY RETURN (TOP)

 $2\frac{1}{2}$ " WADING POOL BUBBLER RETURN (BOTTOM STACKED)



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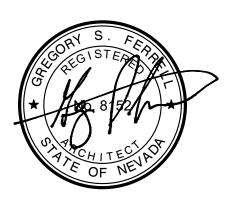
€ D PLEASE RECYCLE

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

Job No: 20-018.10

89451

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



100% CD

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

MECHANICAL ROOM LAYOUT PLAN

Date: February 10, 2021

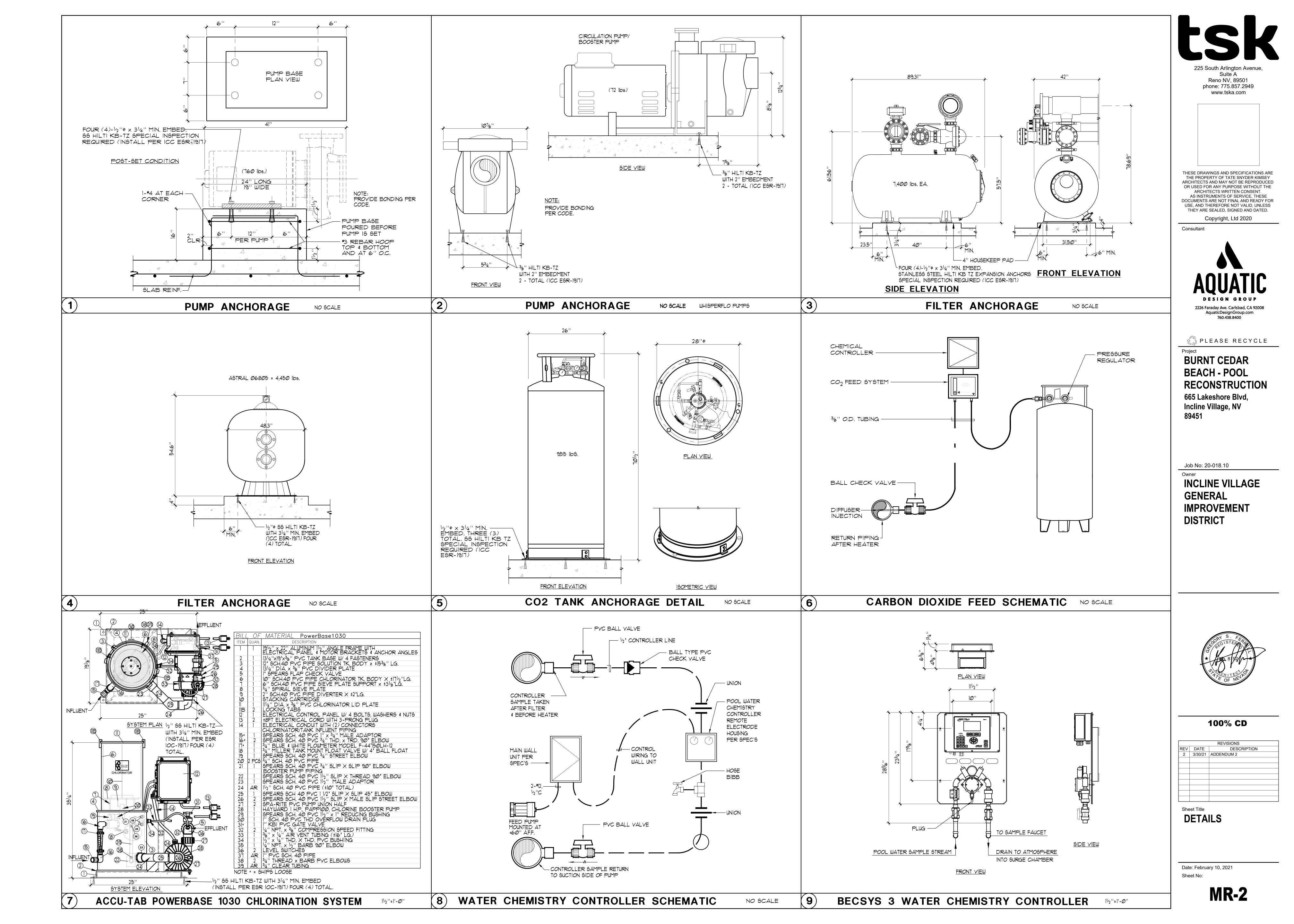
MR-1

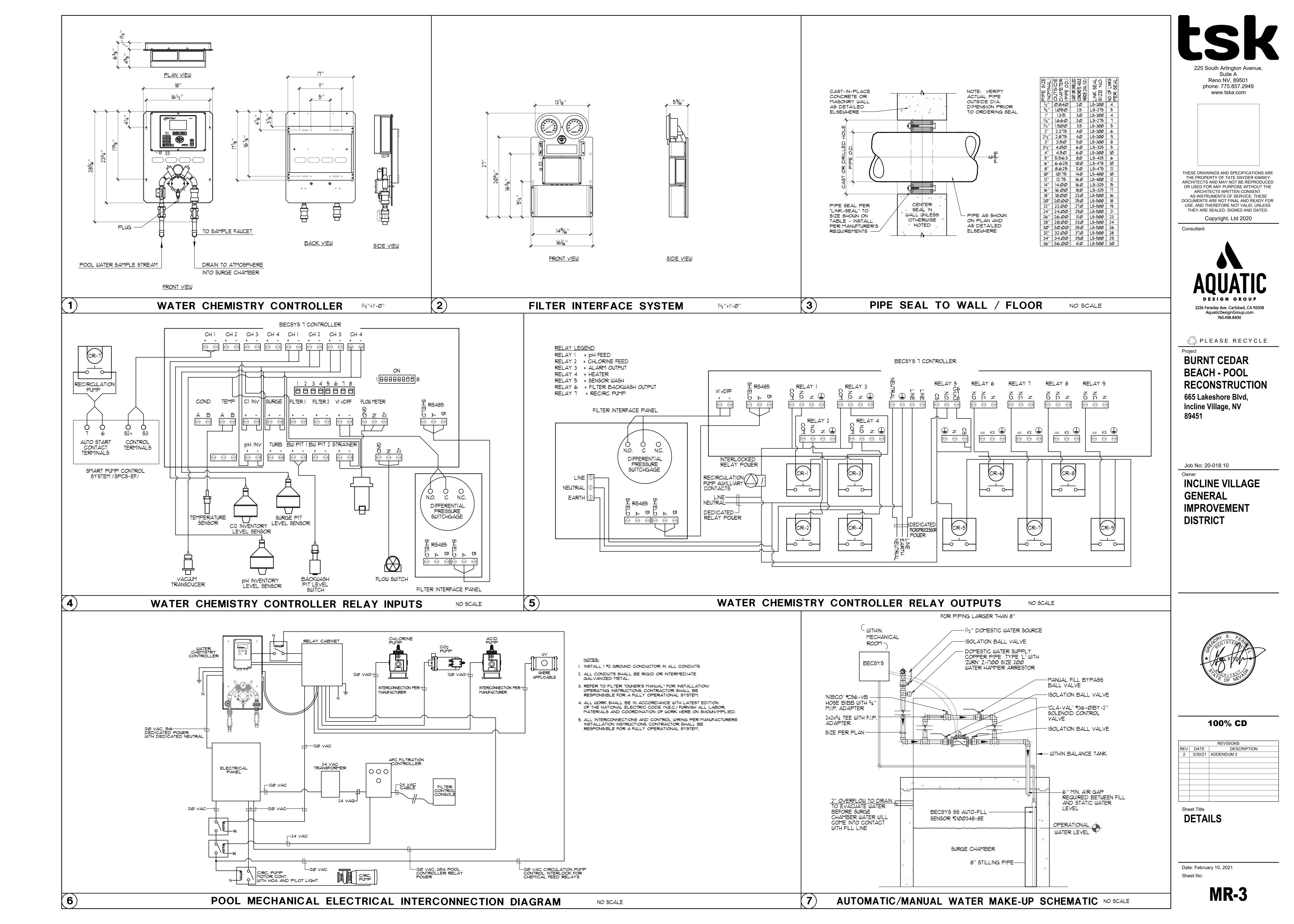
6" SWIMMING POOL RETURN

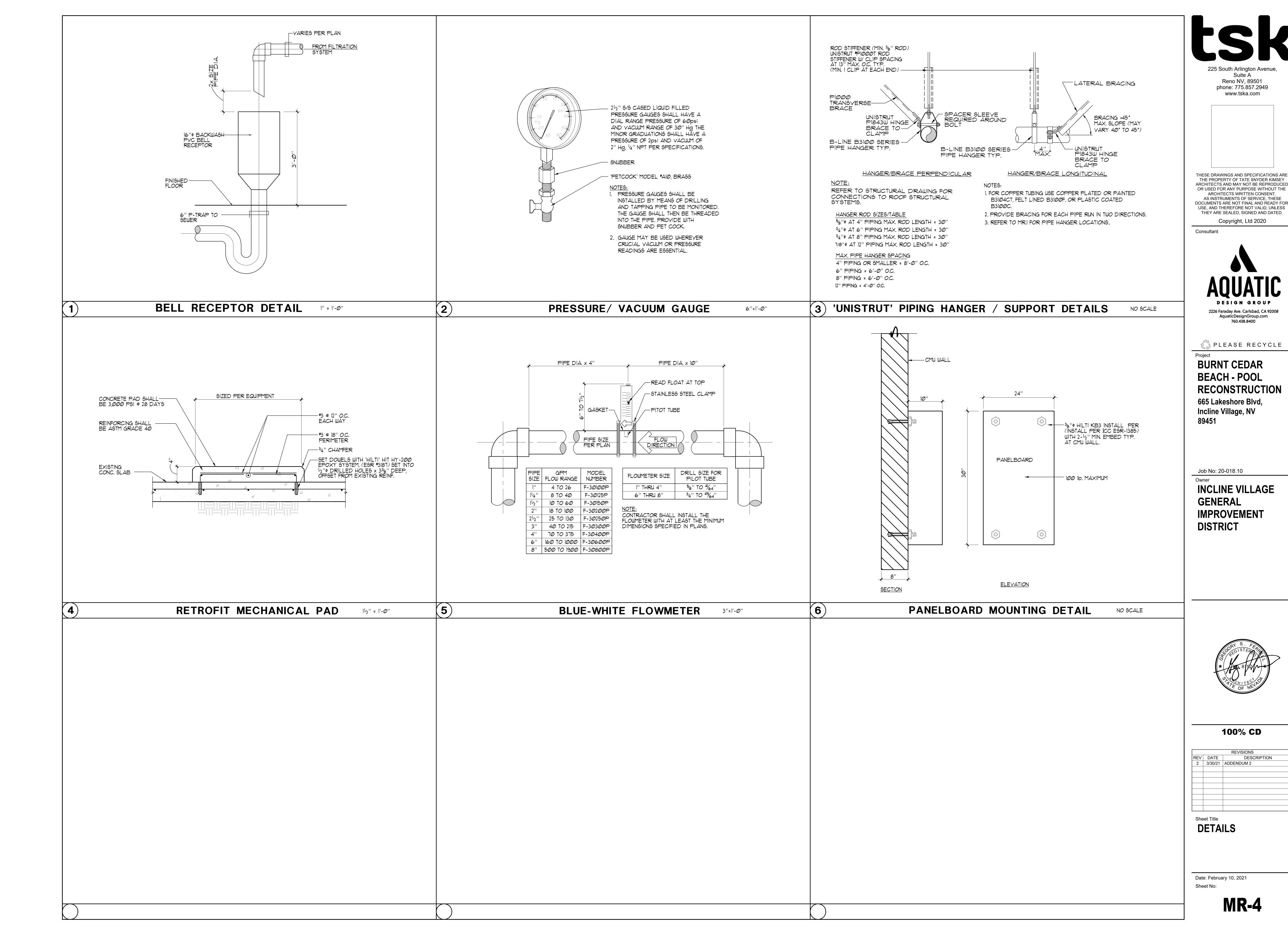
8" SWIMMING POOL MAIN DRAIN SUCTION

4" WADING POOL MAIN DRAIN SUCTION

4" WADING POOL SURFACE SKIMMER SUCTION







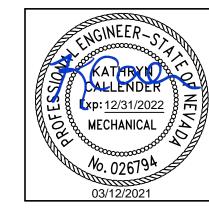
	PLUMBING S	SYMBOL LIS				
NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.						
xx_	ITEM TO BE REMOVED	^\	ACID VENT PIPING			
		^\\/	ABOVE GROUND ACID WASTE PIPING			
^	POINT OF CONNECTION/DISCONNECTION	——AW——				
#>	SHEET NOTE	— —AW— —	UNDERGROUND ACID WASTE PIPING			
#	REVISION NUMBER		VENT PIPING			
TAG	EQUIPMENT MARK		ABOVE GROUND WASTE PIPING			
	ACCESS PANEL		UNDERGROUND WASTE PIPING			
_		——GW——	ABOVE GROUND GREASE WASTE PIPING			
4	CLEAN OUT	– – GW – –	UNDERGROUND GREASE WASTE PIPING			
પા બા	WALL CLEAN OUT	—— GW ——	ABOVE GROUND GW PIPING W/HEAT TRACE			
O	FLOOR CLEAN OUT	— — GW — —	UNDERGROUND GW PIPING W/HEAT TRACE			
	GRADE CLEAN OUT	──⊠	CALIBRATED BALANCING VALVE			
	FLOOR DRAIN	──\>├	DYNAMIC BALANCING VALVE			
	FLOOR SINK	~_	2-WAY TWO POSITION CONTROL VALVE			
	FLOOR SINK W/ GRATE	五十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十十	3-WAY TWO POSITION CONTROL VALVE			
•	ROOF DRAIN	—— Ş —	2-WAY MODULATING CONTROL VALVE			
©	OVERFLOW ROOF DRAIN	70				
•	VENT THRU ROOF		3-WAY MODULATING CONTROL VALVE			
G	GAS METER	— ▼	SOLENOID VALVE			
М	WATER METER		TEMPERING VALVE			
_ •	WATER HAMMER ARRESTOR	— <u>/</u> —	BUTTERFLY VALVE			
· •	SHUT-OFF VALVE IN IRRIGATION BOX		PLUG VALVE			
	BACKFLOW PREVENTION STATION		GAS COCK			
	BACKFLOW PREVENTION STATION (RPPA)	—-δ—	BALL VALVE			
	BACKFLOW PREVENTER (RPPA) WITH STRAINER	— 5 —	SWING CHECK VALVE			
G I	HOSE BIBB		GATE VALVE			
	COMPRESSED AIR LINES	————	GATE VALVE, NON-RISING STEM			
——CD——	CONDENSATE DRAIN PIPING	—	GATE VALVE, OS&Y			
—— PC ——	PUMPED CONDENSATE DRAIN PIPING	──	GLOBE VALVE			
——sc—	STEAM CONDENSATE PIPING		GLOBE BODY CHECK VALVE			
	DRAIN PIPING	—— ⋈ I	HOSE END DRAIN VALVE			
D		——————————————————————————————————————	PRESSURE REDUCING VALVE			
	COLD WATER PIPING	*	RELIEF VALVE			
——NPCW——	NON-POTABLE COLD WATER PIPING	r ^a k.	TEMPERATURE PRESSURE RELIEF VALVE			
─NPSCW ─	NON-POTABLE SOFT COLD WATER PIPING		CONCENTRIC REDUCER			
——SCW——	SOFTENED COLD WATER PIPING		ECCENTRIC REDUCER, TOP OR BOTTOM FLAT			
——SHW——	SOFTENED HOT WATER PIPING	—— > ■	CHANGE IN PIPE SIZE			
— DI —	DEIONIZED WATER	—— <u>Ψ</u>	THERMOMETER			
——FCW——	FILTERED COLD WATER	<u> </u>	PRESSURE GAUGE WITH BALL VALVE			
—RO	REVERSE OSMOSIS WATER	<u> </u>	MANUAL AIR VENT			
 F 	FIRE PROTECTION PIPING	<u></u> _	PRESSURE TEMPERATURE PORT			
——G—	GAS PIPING (>14" WC)		Y-STRAINER			
─G (X PSIG)─	GAS PIPING AT "X" PSIG		Y-STRAINER WITH BLOWDOWN			
GV	GAS VENT PIPING		PIPE GUIDE			
©	GAS REGULATOR (LOCK-UP)		UNION			
——	HOT WATER PIPING		PIPE ANCHOR			
——140°——	140° HOT WATER PIPING		FLEXIBLE CONNECTOR			
	HOT WATER RETURN PIPING	 =	PIPE CAP/STUB-OUT			
140°	140° HOT WATER RETURN PIPING		DIRECTION OF FLOW			
─ TW (110°) 	TEMPERED WATER PIPING	 ə	PIPE DOWN			
PSD	PUMP SUCTION DIFFUSER	 0	PIPE UP			
	PUMP & PUMP WITH VFD		PIPE TEE UP			
—ORD—	OVERFLOW ROOF DRAIN PIPING		PIPE TEE DOWN			
—	ROOF DRAIN PIPING	<u> </u>	ULTRASONIC FLOW METER			
1	-		MAGNETIC FLOW METER			
		<u> </u>				
		<u> </u>	INSERTION FLOW METER			

PLUMBING ABBREVIATIONS NOTE: THIS IS A MASTER SCHEDULE. NOT ALL ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS. ABOVE FINISHED FLOOR HORSEPOWER REVOLUTIONS PER MINUTE ACCESS PANEL HIGH PRESSURE GAS SOI SAND OIL INTERCEPTOR AMERICAN SOCIETY OF HEATING, HOUR SPECS SPECIFICATIONS HR REFRIGERATION, AND AIR HOT WATER HEATING HOT WATER RETURN SQUARE FEET CONDITIONING ENGINEERS AMERICAN SOCIETY OF PLUMBING INTERNATIONAL BUILDING CODE TEMPERATURE TEMPERATURE AND PRESSURE RELIEF INVERT ELEVATION **ENGINEERS** INTERNATIONAL MECHANICAL CODE ACID VENT TW TEMPERED WATER ACID WASTE TYPICAL INCHES INTERNATIONAL PLUMBING CODE BACKFLOW PREVENTION DEVICE UNIFORM BUILDING CODE UNIFORM MECHANICAL CODE BELOW FINISHED FLOOR KILOWATT UON POUNDS UNLESS OTHERWISE NOTED BRAKE HORSE POWER LEAVING WATER TEMPERATURE BRITISH THERMAL UNIT PER HOUR UPC LWT UNIFORM PLUMBING CODE CONDENSATE DRAIN MAXIMUM VENT CUBIC FEET PER MINUTE ONE THOUSAND BTUH V/PH/HZ VOLTAGE/PHASE/HERTZ CHARACTERISTICS MINIMUM CIRCUIT AMPS VFD VTR VARIABLE FREQUENCY DRIVE CLEANOUT MIN MINIMUM VENT THROUGH ROOF MAXIMUM OVER CURRENT PROTECTION WCO MOCP WALL CLEAN OUT COLD WATER MPG MEDIUM PRESSURE GAS WATER GAUGE DRAIN DIAMETER N/A NOT APPLICABLE (X) EXISTING TO BE REMOVED NORMALLY CLOSED EXISTING TO REMAIN NATIONAL ELECTRIC CODE NATIONAL FIRE PROTECTION EFFICIENCY NFPA ELECTRICAL ASSOCIATION NIC ENTERING WATER TEMPERATURE NOT IN CONTRACT **FAHRENHEIT** NORMALLY OPEN NTS FLOOR CLEANOUT NOT TO SCALE OWNER FURNISHED, CONTRACTOR OFCI FEET PER MINUTE INSTALLED PD PRESSURE DROP GAGE OR GAUGE PRV PRESSURE REDUCING VALVE POUNDS PER SQUARE INCH PSI GALLONS **GRADE CLEANOUT** POUNDS PER SQUARE INCH ABSOLUTE PSIA POUNDS PER SQUARE INCH GREASE INTERCEPTOR PSID GALLONS PER FLUSH DIFFERENTIAL POUNDS PER SQUARE INCH GAUGE GALLONS PER MINUTE **GREASE WASTE** EXISTING TO BE RELOCATED HEAD ROOF DRAIN

	23-00-DRAWING INDEX					
SHEET NUMBER	SHEET NAME	02.12.2021 - PERMIT ISSUE	1.DD.YYYY	MM.DD.YYYY	MM.DD.YYYY	MM.DD.YYYY
P0.00	PLUMBING SYMBOLS AND ABBREVIATIONS	X				
P0.01	PLUMBING SPECIFICATIONS	X				
P0.02	PLUMBING DIAGRAMS	Х				
P1.01	OVERALL PLUMBING PLAN	X				
P1.02	ENLARGED PLUMBING PLAN	X				
PS1.01	PLUMBING SITE PLAN	X				
Grand total: 6						



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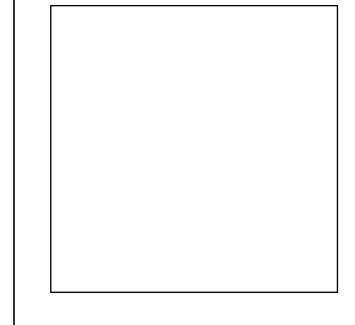
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BURNT CEDAR BEACH - POOL RECONSTRUCTION 665 Lakeshore Blvd, Incline Village, NV 89451

Job No: 20.018.10

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



100% CD

	REVISIONS						
REV	DATE	DESCRIPTION					

PLUMBING SYMBOLS AND ABBREVIATIONS

Date: March 12, 2021

P0.00



PLUMBING SPECIFICATIONS

PART ONE - GENERAL

1. CODE USED IN DESIGN: IBC 2018, IMC 2018, IPC-2018, UMC-2018, UPC-2018,

- IECC-2018, IFGC 2018 2. THE OWNER HAS CONTRACT LANGUAGE THAT NEEDS TO BE READ PRIOR TO BID SUBMISSION AS THERE ARE ITEMS THAT MAY SUPPLEMENT OR SUPERSEDE ITEMS NOTED HEREIN. THE OWNER'S CONTRACT DOCUMENTS HAS INFORMATION ON HOW WORK IS TO BE PERFORMED, HOW DOCUMENT SUBMITTALS ARE PROVIDED, RECORD DOCUMENTS ARE SUBMITTED, ETC. SEE THE ARCHITECTURAL DOCUMENTS FOR ADDITIONAL DIVISION 1 INFORMATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC), LOCAL MECHANICAL CODE (UMC, IMC, ETC.), LOCAL PLUMBING CODE (UPC, IPC, ETC.), NATIONAL ELECTRIC CODES (NEC) AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- 4. THE CONTRACTOR MUST ARRANGE A VISIT TO THE WORK SITE PRIOR TO BID SUBMISSION TO FULLY UNDERSTAND THE EXISTING CONDITIONS. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE WORK INTENT BUT NOT NECESSARILY ALL EXISTING OBSTRUCTIONS, PIPE OR DUCT BENDS. DETERMINING SITE CONDITIONS AND ADJUSTING THE INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR THEIR INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.
- 6. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF 2. DOMESTIC WATER PIPING: THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY REPRODUCED. 7. THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL, MAKE ALL FINAL
- CONNECTIONS AND LEAVE IN AN APPROVED COMPLETE OPERATING CONDITION. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL
- PERMITS AND INSPECTIONS REQUIRED FOR THE WORK. 9. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL OTHER TRADES INCLUDING. BUT NOT LIMITED TO, THE CONTRACT DOCUMENTS, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, ELECTRICAL AND SPECIALTY CONTRACTOR WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED, WITHOUT INTERFERENCE WITH OTHER WORK, AND SHALL MAKE REASONABLE MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICT WITH OTHER TRADES, TO PROVIDE ACCESS AND FOR THE PROPER EXECUTION OF THE WORK.
- 10. DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, AND INDICATE THE TYPE, SIZE, ARRANGEMENT AND LOCATION OF MATERIALS AND EQUIPMENT. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. CONTRACTOR SHALL PROVIDE ALL NECESSARY ITEMS TO COMPLETE THE WORK ACCORDING TO INDUSTRY STANDARDS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL OUT FOR FINISHED WORK, TESTED AND READY FOR OPERATION. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND ROUTING OF PIPES AND DUCTWORK, ETC. INDICATED ON DRAWINGS SHALL BE ROUTED PLUMB AND AT RIGHT ANGLES TO BUILDING CONSTRUCTION AND MAY REQUIRE MODIFICATION DUE TO UNFORESEEN CONDITIONS AND REQUIRE ON SITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING"). WITH THE DRAWINGS BEING DIAGRAMMATIC THEY DO NOT ILLUSTRATE POTENTIAL WORKING PLATFORMS FOR EQUIPMENT SERVICE THAT MAY BE REQUIRED TO SATISFY OSHA COMPLIANCE -
- THESE PLATFORMS ARE TO BE PROVIDED BY THE CONTRACTOR. 11. ALL WORK REQUIRED FOR IDENTICAL/SIMILAR ITEMS SHOWN ON THE DRAWINGS SHALL BE PROVIDED, ALTHOUGH EACH SPECIFIC IDENTICAL/SIMILAR ITEM MAY NOT
- BE SHOWN IN DETAIL. 12. THE CONTRACTOR SHALL SUBMIT ELECTRONIC PDF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL EOUIPMENT AND MATERIALS SPECIFIED HEREIN TO THE ENGINEER. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ISSUE A WRITTEN 4. GAS PIPING: ABOVE GRADE SCHEDULE 40 BLACK IRON(ASME A-53), THREADED ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PERMIT DOCUMENTS BASED ON ALTERNATE SUBMITTAL PACKAGES/EQUIPMENT SUBSTITUTIONS.
- 13. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO BIDDING. THE OWNER'S REPRESENTATIVE SHALL PREAPPROVE ANY PROPOSED SUBSTITUTION IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIREMENTS ASSOCIATED WITH SUBSTITUTED EQUIPMENT OR MATERIALS WITH OTHER BUILDING TRADES, INCLUDING ALL ELECTRICAL, STRUCTURAL, OR ARCHITECTURAL ELEMENTS. (SHOP DRAWING REVIEW DOES NOT RELIEVE THE CONTRACTOR FROM SUBSTITUTE EQUIPMENT COORDINATION REQUIREMENTS.) SUBSTITUTED EQUIPMENT, ANYTHING DIFFERENT FROM SPECIFIED ON THE DOCUMENTS, MUST BE IDENTIFIED AS SUCH DURING THE SUBMITTAL PROCESS. THE CONTRACTOR SHALL IDENTIFY AND ANNOTATE ALL REVISED REQUIREMENTS PER BUILDING TRADE ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO IDENTIFY ALL COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED 6. PIPE HANGERS: PIPE SIZES 1/2" TO 1 1/2": MALLEABLE IRON, CARBON STEEL, CHANGES PER BUILDING TRADE.
- 14.1. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH AN ELECTRONIC CAD AND PDF SET OF AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EQUIPMENT AS INSTALLED.
- 14.2. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH AN ELECTRONIC (PDF) MANUAL WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT PROVIDED, WITH CONTENT MEETING THE REQUIREMENTS NOTED BELOW:

14. UPON COMPLETION OF CONSTRUCTION

- 14.2.1. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS. 14.2.2. MANUFACTURER'S OPERATION MANUALS AND MAINTENANCE MANUALS. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
- 14.2.3. NAME, ADDRESS AND CONTACT NUMBER FOR AT LEAST ONE SERVICE AGENCY. 14.2.4. HVAC AND SERVICE HOT WATER CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON A CONTROLS DRAWING AT CONTROL DEVICES OR IN SYSTEM PROGRAMMING INSTRUCTIONS.
- 14.2.5. A NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING RECOMMENDED SET-POINTS.
- 14.2.6. COPIES OF GUARANTIES AND/OR WARRANTIES. 15. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. REFRIGERATION COMPRESSORS SHALL BE GUARANTEED FOR A MINIMUM OF FIVE (5) YEARS FROM DATE OF OWNER'S ACCEPTANCE. IN ADDITION, THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS WILL DEVELOP CAPACITY AND CHARACTERISTICS AS SPECIFIED AND WILL FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS. SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO CORRECT THE DEFICIENCY AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
- 16. CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATIONS OR PROBLEMS SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW. 17. ALL WORK SHOWN IS NEW UNLESS NOTED OTHERWISE

GENERAL DATA

GAS

(IN)

3/4

160

INPUT | CONNECTION | EFFICIENCY

MINIMUM

FLOW RATE

(GPM)

0.3-9.0

18. MAINTAIN OCCUPANCY AND FIRE WALL SEPARATION INTEGRITY AS REQUIRED. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL OCCUPANCY/FIREWALL SEPARATIONS AND SPECIFIC DETAILS FOR CONSTRUCTION. PROVIDE ALL NECESSARY FIRE AND SMOKE FIRE DAMPERS, ACCESS DOORS, CAULKING, ETC. FOR APPROVED INSTALLATION.

LOCATION

EQUIPMENT ROOM

MARK

MANUFACTURER

MODEL

RINNAI

WALL MOUNTING BRACKET.

T&PR VALVE.

RU160I

3. 2" PVC EXHAUST/INTAKE VENTING.

- 1. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL COMPARE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL IDENTIFY AND NOTATE ALL WORK OR CONDITIONS THAT ARE DIFFERENT FROM THE CONTRACT DOCUMENTS OR THEIR INTENT. THE CONTRACTOR SHALL, UPON DISCOVERY, IMMEDIATELY NOTIFY AND REPORT, IN WRITING, ANY DISCREPANCIES TO THE ENGINEER. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO PERFORM THE PRE-BID SITE VISIT. . BASE PROPOSAL ON MANUFACTURER NAMES LISTED UNLESS "OR EQUAL" IS INDICATED.
- PROVIDE SUBSTITUTION REQUESTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO BID DATE CLOSING TO ALLOW TIME FOR DUE CONSIDERATION OF PROPOSED ALTERNATE. DETERMINATION OF SUBSTITUTION OF EQUALITY RESTS SOLELY WITH THE ENGINEER. <u> PART TWO - PRODUCTS</u> 1. PROVIDE PLUMBING EQUIPMENT AS SPECIFIED AND/OR SCHEDULED HEREIN AND IN
- ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. EQUIPMENT SHALL OPERATE ACCORDING TO THE MANUFACTURER'S "OWNER'S OPERATING AND MAINTENANCE MANUAL" TROUBLE FREE AND CONFORMING TO THE ONE-YEAR WARRANTFF
- PLUMBING PRODUCTS PRODUCTS THAT CONTACT DRINKING WATER: 1.1. DRINKING WATER SYSTEM COMPONENTS SHALL COMPLY WITH THE REQUIREMENTS OF
- MATERIALS 2.1. ABOVE GROUND: TYPE "L" COPPER (ASTM B-88), WROUGHT FITTINGS (ASME B16.22), JOINTS: ANSI/ASTM B32, SOLDER: 95/5 TIN/ANTIMONY, 0.2% MAX LEAD OR OTHER CLASSIFIED LEAD FREE SOLDERS THAT ARE TIN/ 3 TO 5% SILVER OR Cu-Ag BLEND CERTIFIED FOR POTABLE WATER. (SADDLE TAPS, SHARKBITE, PROPRESS, EXTRUDED OUTLETS ("PULLED TEES") OR SIMILAR FITTINGS NOT PERMITTED UNLESS

SPECIFICALLY APPROVED. (SADDLE TAPS WHEN APPROVED UNDER EXTREME

CIRCUMSTANCES TO BE POWERSTOP SADDLE BY POWERSEAL PIPELINE PRODUCTS

NSF/ANSI 61 AND NSF/ANSI 372 RESTRICTING THE USE OF LEAD CONTAINING

- CORP., MODEL 3425) 2.2. UNDER GROUND/BELOW GRADE: PROTECTED FROM SOIL, TYPE "K" COPPER (ASTM B-88), HARD DRAWN, WROUGHT FITTINGS (ASME B16.22) JOINTS: AWS A5.8, BCuP 3. DOMESTIC WASTE & VENT PIPING MATERIALS:
- 3.1. ABOVE GROUND AND BELOW GRADE NO-HUB CAST IRON 3.1.1. PIPE AND FITTINGS: SHALL BE MARKED WITH CISP INSTITUTE AND LISTED BY NSF. NO-HUB COUPLINGS SHALL CONFORM TO CISPI STD 310 AND MARKED NSF. COUPLINGS SHALL BE HUSKY HIGH PERFORMANCE HEAVY DUTY SD-4000 OR
- NEWAGE EXTRA HEAVY DUTY (ASTM C1540, ASTM C564). 3.1.2. CAST IRON PIPE SHALL CONFORM TO ASTM-A-888 OR CISPI 30. 3.1.3. ALTERNATE ACCEPTABLE MATERIAL: PVC SCH. 40 SOLID WALL PIPE AND PVC DWV FITTINGS: PIPE TO CONFORM TO ASTM D 1784. PVC PIPE TO BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D 1785 AND D 2665. PVC FITTINGS TO ASTM D
- 2665. BURIED PIPE SHALL BE INSTALLED PER LOCAL CODE AND ASTM D 2321 AND F 1668. SOLVENT CEMENT JOINTS TO BE PRIMER (PER ASTM F 656) AND SOLVENT CEMENT (PER ASTM D 2564) (FOAM CORE PIPE NOT APPROVED) PVC SCH. 40 SOLID WALL PIPE AND PVC DWV FITTINGS: PIPE TO CONFORM TO ASTM D 1784. PVC PIPE TO BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D 1785 AND D 2665. PVC FITTINGS TO ASTM D 2665. BURIED PIPE SHALL BE INSTALLED PER LOCAL CODE AND ASTM D 2321 AND F 1668. SOLVENT CEMENT JOINTS TO BE PRIMER (PER
- 3.2.1. PVC MAY ONLY BE USED BELOW GRADE WHERE ACCEPTABLE SOIL CONDITIONS ARE CONFIRMED TO EXIST.

ASTM F 656) AND SOLVENT CEMENT (PER ASTM D 2564) (FOAM CORE PIPE NOT

- CPVC: FOR USE, ABOVE GRADE, IN PLENUM SPACES TO BE SCH 40 CPVC THAT MEETS FLAME & SMOKE SPREAD OF <25/<50 WITHOUT THE AID OF INSULATION OR ANY OTHER SUPPLEMENT. MALLEABLE FITTINGS INSIDE AND GALVANIZED FITTINGS AND PIPE WHERE EXPOSED, JOINT COMPOUND. PROVIDE ISOLATION VALVES AT ALL EQUIPMENT. BELOW GRADE GAS PIPING SHALL BE POLYETHYLENE (PE) GAS PIPING WITH BUTT FUSION JOINTS. PIPING
- SHALL BE LABELED GAS. GAS VALVE SHALL BE BRONZE BODY, BRONZE TAPERED PLUG, NON-LUBRICATED, TEFLON PACKING, THREADED ENDS. 5. PIPE INSULATION: DOMESTIC COLD WATER PIPING IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1" THICK FIBERGLASS PIPE INSULATION WITH ALL-SERVICE JACKET. DOMESTIC HOT WATER AND HOT WATER RETURN PIPING USING FIBERGLASS INSULATION (WITH ASJ). WALL THICKNESS SHALL BE NOT LESS THAN THE NOMINAL DIAMETER OF THE PIPE UP TO 2". >2"Ø USE 2" THICK INSULATION. INSULATION MAXIMUM K VALUE OF 0.27 AT 75°F. WHERE CLEARANCE LIMITATIONS PREVENT THE USE OF FIBERGLASS INSULATION, A MINIMUM 3/4" THICK CLOSED CELL NEOPRENE PIPE INSULATION MAY BE USED.
- PROVIDE METAL SADDLES AND RIGID INSULATION AT HANGERS WHERE SYSTEM WEIGHT COMPRESSES INSULATION. ADJUSTABLE SWIVEL, SPLIT RING. PIPE SIZES 2" TO 4": CARBON STEEL, ADJUSTABLE

CLEVIS. PIPE SIZES 6" AND OVER THAT ARE SUBJECT TO EXPANSION & CONTRACTION: ADJUSTABLE STEEL YOKE, CAST IRON ROLL, DOUBLE HANGER. SYSTEM LOAD (PIPE FULI

OF DESIGN LIQUID OR GAS) ON HANGER MUST NOT EXCEED MORE THAN 85% OF HANGER

- DIELECTRIC FITTINGS SHALL BE USED WHEREVER DISSIMILAR METALS ARE JOINED. PROVIDE ACCESS PANELS IN CEILINGS & WALLS TO ACCESS MECHANICAL/PLUMBING EQUIPMENT AND APPURTENANCES WHERE REQUIRED. DRYWALL CEILINGS: GFRG OR BAUCO.PLUS II. DRYWALL WALLS: BAUCO.PLUS II. RATED DRYWALL WALLS OR CEILINGS ACUDOR FW-5050-DW. MINIMUM SIZE FOR ACCESS OF EQUIPMENT: 24"x24" OR PER
- . PLUMBING FIXTURES: PROVIDE CHROME PLATED ANGLE STOPS (LOOSE KEY FOR PUBLIC SPACES, HAND-WHEEL FOR BOH SPACE) WITH ESCUTCHEON PLATES AT PLUMBING FIXTURES. ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL REGULATIONS AND ADOPTED WATER CONSERVATION CODES.

LOCAL CODE, WHICH EVER IS LARGER.

4. DISINFECT ALL POTABLE WATER SYSTEMS IN ACCORDANCE WITH PLUMBING CODE AND/OR, AWWA STANDARD. PROVIDE WRITTEN CONFIRMATION TO OWNERS REPRESENTATIVE THAT THIS WORK HAS BEEN COMPLETED.

TANKLESS GAS FIRED WATER HEATER SCHEDULE

TEMP RISE

(°F)

100

ELECTRICAL

V/PH/HZ

120/1/60

STEEL FLUSH.

BRONZE ROUND STRAINER.

OPERATING

WEIGHT

(LBS)

65

PART THREE - EXECUTION

- 1. THE CONTRACTOR SHALL PROVIDE ALL SLEEVES, OPENINGS, CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF THE WORK. CUTTING AND PATCHING SHALL BE DONE BY WORKMEN SKILLED IN THE TRADES REQUIRED AND PAID BY THE CONTRACTOR REQUIRING THE WORK COMPLETED. SYSTEMS PASSING THROUGH WATER PROOFING OR DAMP PROOFING SHALL BE WATER TIGHT. SYSTEMS PASSING THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE PROOFED WITHER MATERIAL APPROVED FOR THE FIRE AND TEMPERATURE RATING OF THE ASSEMBLY AND U.L. LISTED. (IF THE ARCHITECT HAS NOT PROVIDED A STANDARD DRAWING/ASSEMBLY FOR AN APPLICATION AND ONE IS NOT AVALIABLE, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN AN "ENGINEERING JUDGEMENT" AND ASSOCIATED DRAWING FOR THE APPLICATION.)
- 3. THE CONTRACTOR SHALL PROVIDE ALL RIGGING, HANDLING OF MATERIALS AND EQUIPMENT, AND THE NECESSARY PROTECTION FOR MATERIALS AND EQUIPMENT. 4. THE CONTRACTOR WILL PROTECT THE WORK AND MATERIAL AGAINST DIRT, THEFT,
- INJURY OR DAMAGE UNTIL ACCEPTED BY OWNER. ALL WORK SHALL BE TURNED OVER TO OWNER CLEAN AND IN NEW CONDITION. 6. PROVIDE TRAP PRIMERS (OR TRAP GUARDS WHERE APPROVED) FOR FLOOR DRAINS,
- FLOOR SINKS AND OTHER DEVICES WHERE TRAP SEALS EXIST. 8. EACH CONTRACTOR SHALL PROVIDE ALL FOUNDATIONS, HANGERS, AND SUPPORTS FOR ALL EQUIPMENT SUPPLIED AND/OR INSTALLED UNDER THEIR WORK. ANY EQUIPMENT WITH MOVING PARTS SHALL BE PROVIDED WITH VIBRATION ISOLATION AND FLEXIBLE CONNECTIONS TO PIPING AND OR DUCTWORK IF APPLICABLE. MISCELLANEOUS STEEL AND ANCHORS REQUIRED FOR THE INSTALLATION OF THE CONTRACTORS EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE RETENTION OF A STRUCTURAL ENGINEER OR OTHER DESIGN DISCIPLINE TO COMPLETE THE WORK IS THE
- CONTRACTOR. 9. WHERE PIPES OR CONDUITS PASS THROUGH WALLS, FLOORS, OR CEILINGS IN FINISHED AREAS, THEY SHALL BE FURNISHED WITH ESCUTCHEON PLATES (COLOR PER ARCHITECT AND/OR INTERIOR DESIGNER).

REQUIRE DOCUMENTATION APPROVAL FROM A STRUCTURAL ENGINEER RETAINED BY THE

RESPONSIBILITY OF THE CONTRACTOR. EG: THE USE OF CONCRETE ANCHORS WILL

- 12. PIPES AND/OR CONDUITS PASSING THROUGH WALL, FLOORS AND PARTITIONS SHALL BE PROVIDED WITH SLEEVES. SLEEVES PASSING THROUGH WATER PROOFING OR DAMP PROOFING SHALL BE WATER TIGHT. SLEEVES/PIPES PASSING THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE PROOFED WITH MATERIAL APPROVED FOR THE FIRE AND TEMPERATURE RATING OF THE ASSEMBLY AND U.L. LISTED. (IF THE ARCHITECT HAS NOT PROVIDED A STANDARD DRAWING/ASSEMBLY FOR AN APPLICATION AND ONE IS NOT AVAILABLE, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN AN "ENGINEERING
- JUDGEMENT" AND ASSOCIATED DRAWING FOR THE APPLICATION.) 14. AT THE CONCLUSION OF THE WORK, ALL EQUIPMENT AND SYSTEMS SHALL BE BALANCED, ADJUSTED, AND TESTED TO PROVIDE A QUIET-OPERATING, STABLE, AND SAFELY OPERATING SYSTEM(S). DEMONSTRATE OPERATION OF ALL SYSTEMS TO THE OWNER'S DESIGNATED REPRESENTATIVE. THE TEST AND BALANCE WORK SHALL BE PERFORMED IN ACCORDANCE WITH NEBB OR AABC STANDARDS, BY INDEPENDENT, APPROVED, AND CERTIFIED TEST AND BALANCE PERSONNEL. THE TEST AND BALANCE SUBCONTRACTOR IS TO PROVIDE INSTRUMENT TEST PORT COVERS AT ALL TEST LOCATIONS ON OUTDOOR AIR HANDLING UNITS AND AT ALL OTHER OUTDOOR AIR HANDLING EQUIPMENT. TEST PORT COVERS SHALL BE VENTLOK MODEL #699, OR APPROVED EQUAL.
- 15. IN LOCATIONS WHERE SEISMIC DESIGN REQUIREMENTS EXIST, THE MECHANICAL/PLUMBING CONTRACTOR IS RESPONSIBLE FOR RETAINING AND PAYING FOR THE DESIGN SERVICES OF A STRUCTURAL ENGINEER TO CREATE THE DESIGN AND INSTALLATION DRAWINGS FOR MECHANICAL/PLUMBING SYSTEMS SEISMIC RESTRAINT SUPPORT, PER THE PROJECT BUILDING CODE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT MECHANICAL SYSTEMS SHOP DRAWINGS BASED UPON MULTI DISCIPLINE COORDINATION. INCLUDED WITH THE SHOP DRAWING SUBMISSION SHALL BE SEISMIC RESTRAINT DRAWINGS NOTING WHERE SEISMIC SUPPORT IS REQUIRED. FOR EACH AREA NOTED NEEDING SEISMIC SUPPORT FOR THE MECHANICAL SYSTEMS, THERE SHALL BE A SEISMIC DRAWING DETAILING THE REQUIRED SUPPORT. THE SEISMIC SUPPORT DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER IN THE SAME STATE AS THE PROJECT. IN ADDITION TO THE PROJECT DESIGN TEAM REVIEW, THE SEISMIC SUPPORT DRAWINGS WILL BE ISSUED TO THE LOCAL BUILDING DEPARTMENT FOR REVIEW AS PART OF A DEFERRED SUBMITTAL FOR THE BUILDING DOCUMENTS. COMMENCEMENT OF CONSTRUCTION PRIOR TO BUILDING DEPARTMENT REVIEW IS AT THE CONTRACTOR'S RISK. 16. PIPE HANGERS: PIPE SIZES 1/2" TO 1 1/2" - 5'-0" MAX SPACING, 3/8" MIN. ROD DIAMETER; PIPE SIZES 2" TO 3" - 8'-0" MAX SPACING, 1/2" MIN. ROD DIAMETER; PIPE SIZES 4 TO 6"-10'-0" MAX SPACING, 5/8" MIN, ROD DIAMETER. 18. CONTRACTOR SHALL OBTAIN FROM THE ARCHITECT THE EXACT LOCATION OF EQUIPMENT,
- PLUMBING FIXTURES, FLOOR DRAINS AND ANY OTHER APPARATUS SPECIFIED IN THESE DRAWINGS. 19. PROVIDE CLEAN OUTS IN SANITARY, WASTE AND DRAIN LINES AS SHOWN AND AS REOUIRED BY LOCAL CODE. ALL CLEANOUTS SHALL BE READILY ACCESSIBLE. PROVIDE TWO WAY CLEANOUTS IN GREASE WASTE LINES AT 50 FOOT INTERVALS OR LESS.

REMARKS

1, 2, 3

PLUMBING FIXTURE SPECIFICATIONS

FW-1 FOOT WASH (ACCESSIBLE) - STERN - WILLIAMS MODEL 6000-SS, OURTDOOR, PEDESTAL TYPE

WITH HEAVY DUTY VANDAL RESISTANT SPRAY HEAD, PUSH BUTTONO OPERATION, STAINLESS

OUTDOOR SHOWER (ACCESSIBLE) - SHOWERHEAD AND PRESSURE BALANCE CONTROL VALVE KINGSTON BRASS MODEL GKB635SO (1.5 GPM) OIL RUBBED BRONZE FINISH. DRAIN: JONES STEPHENS CORP. MODEL D5001RBTP. 2'X3' PVC FLOOR DRAIN WITH 2" SPUD AND 4" OIL RUBBED

BF-1 ADA STAINLESS STEEL, FREEZE RESISTANT BOTTLE FILLER. HAWS MODEL 3610 FR (OUTDOOR)

PEDESTAL TYPE. HEAVY DUTY VANDAL RESISTANT, PUSH BUTTON OPERATION.

DESCRIPTION

20. PROVIDE BALANCE VALVE FOR HOT WATER RETURN SYSTEM AS REQUIRED.

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#R20089

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BURNT CEDAR RECONSTRUCTION 665 Lakeshore Blvd Incline Village, NV 89451

Job No: 20.018.10

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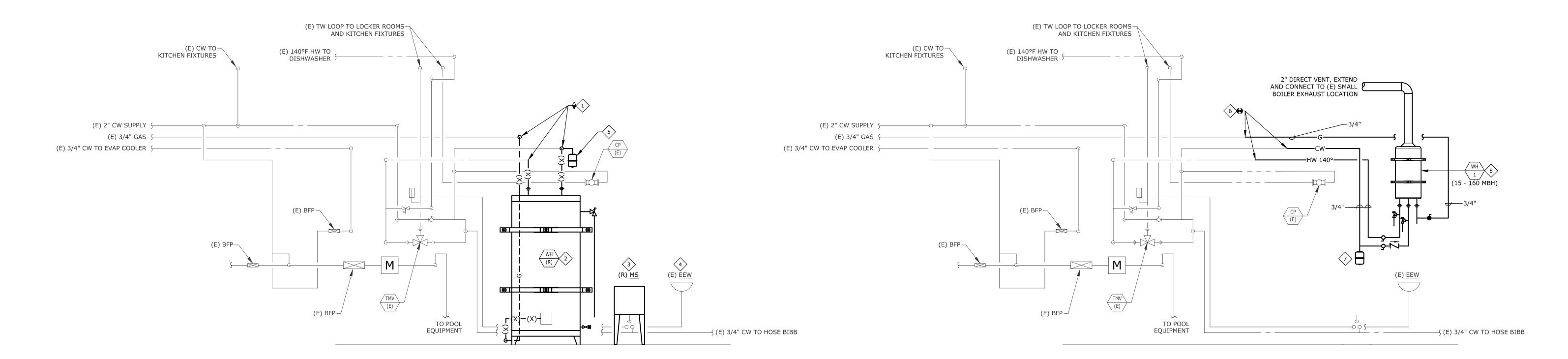
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Sheet Title **PLUMBING SPECIFICATIONS**

Date: March 12, 2021 Sheet No:

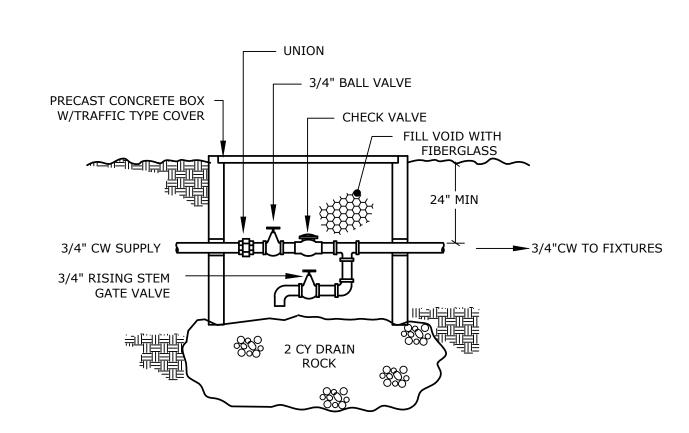
SHEET NOTES:

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



EXISTING WATER HEATER PIPING DIAGRAM

TEMPORARY WATER HEATER PIPING DIAGRAM



SHUT-OFF AND DRAIN



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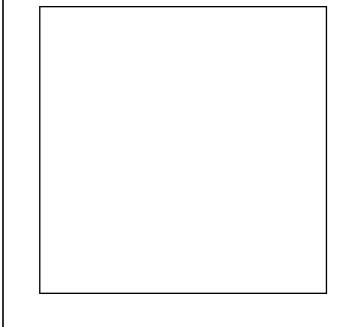
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BURNT CEDAR BEACH - POOL RECONSTRUCTION 665 Lakeshore Blvd, Incline Village, NV 89451

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Sheet Title **PLUMBING DIAGRAMS**

Date: March 12, 2021 Sheet No:

P0.02

- REMOVE AND REPLACE EXISTING SHOWER HEAD AND CONTROLS WITH NEW <u>SH-1</u>. REMOVE EXISTING PIPING SHROUD AND STORE SAFELY ON SITE FOR RE-USE.
 REMOVE AND REPLACE EXISTING DRAIN WITH NEW <u>AD-1</u>. COORDINATE INSTALLATION WITH GERNERAL CONTRACTOR.



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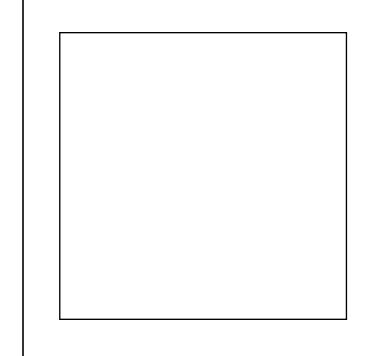
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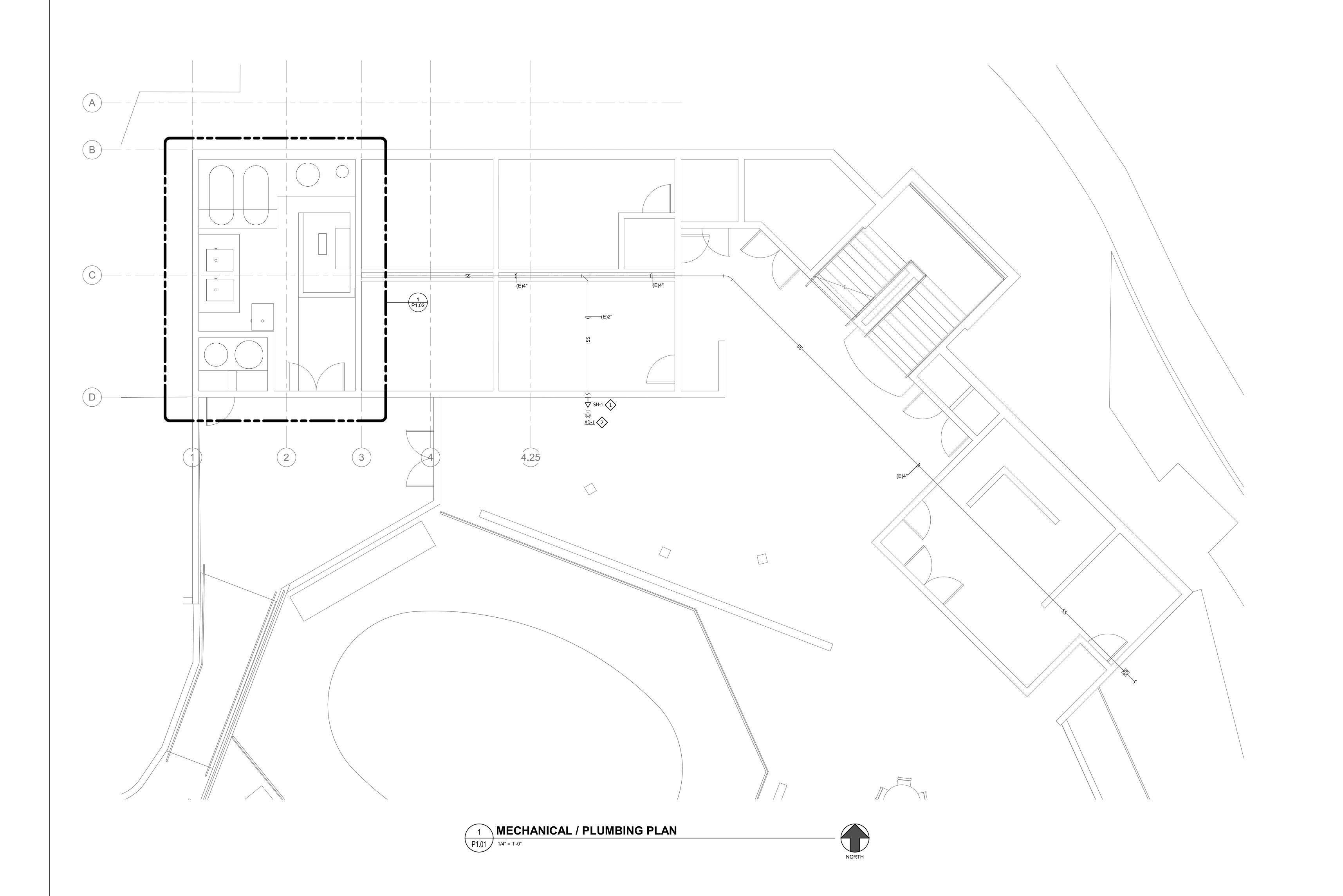
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Sheet Title **OVERALL PLUMBING PLAN**

Date: March 12, 2021

P1.01



- 1 REFER TO PLUMBING PLANS FOR SIZES AND ROUTING OF CONDENSATE DRAINS.
- ALL WATER PIPING SHALL BE INSTALLED ON THE INTERIOR SIDE OF THE BUILDING UNLESS PROTECTED BY A HEAT SOURCE.
 THE CUTTING, NOTCHING AND BORING OF HOLES IN FLOOR JOIST AND WALL STUDS

SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE

- INTERNATIONAL BUILDING CODE.

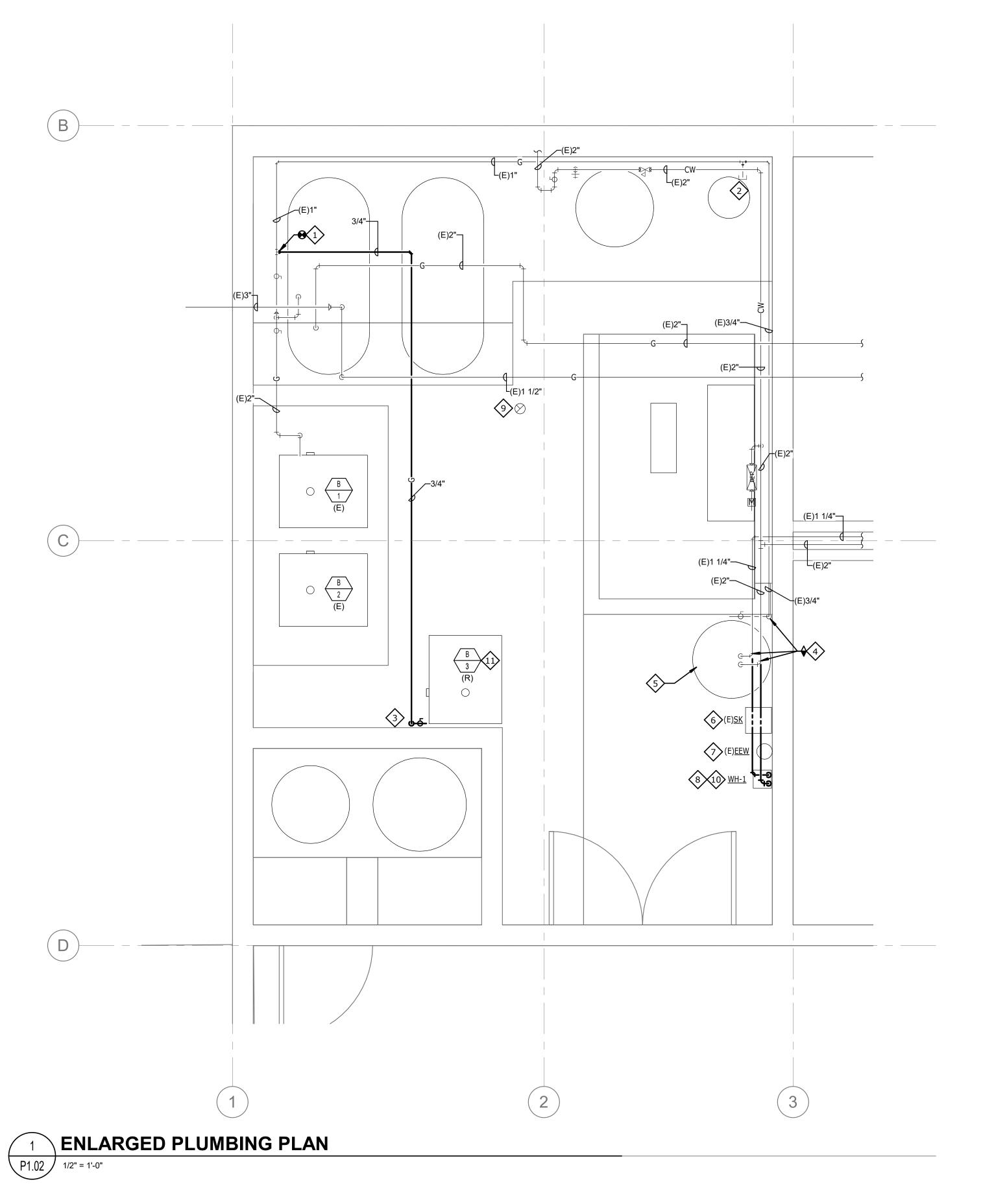
 4 CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL PLUMBING ROUGH-IN LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURES AND
- EQUIPMENT LOCATIONS.

 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING AS REQUIRED TO ACCOMMODATE HIS WORK.
- 6 ALL SANITARY DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT.
- 7 PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PIPING WITH ALL OTHER TRADES PRIOR TO COMMENCING WORK. ALL PLUMBING FIXTURES SHALL BE WATER
- CONSERVATION TYPE AS MANDATED BY LOCAL BUILDING DEPARTMENT.

 8 REFER TO THE PLUMBING DIAGRAMS THAT APPLY TO THE WORK ON THIS DRAWING.
 THESE DIAGRAMS PROVIDE GUIDANCE AS TO INSTALLATION INTENT AND DO NOT
 NECESSARILY SHOW ALL COMPONENTS REQUIRED.

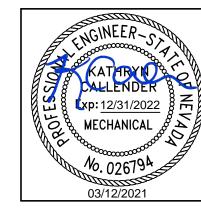
SHEET NOTES:

- 1. CONNECT NEW PIPING TO EXISTING AT LOCATION INDICATED. CONTRACTOR SHALL VERIFY EXACT SIZE, TYPE AND LOCATION OF POINT OF CONNECTION PRIOR TO COMMENCING WORK.
- 2. DICONNECT EXISTING GAS PIPING FROM EQUIPMENT (<u>B-3</u>), CAP AND ABANDON IN PLACE. DISCONNECT EXISTING 3" PVC VENT.
- 3/4' GAS DOWN TO <u>B-3</u> WITH SHUT-OFF VAVLE AND DIRT LEG.
 DISCONNECT PIPING AT LOCATION INDICATED. REFER ALSO TO DIAGRAMS 1/P0.02 & 2/P0.02.
- 5. DISCONNECT EXISTING WATER HEATER AND STORE SAFELY ON SITE FOR RE-USE. REFER ALSO TO DIAGRAMS 1/P0.02 & 2/P0.02.
- 6. DISCONNECT EXISTING UTILITY SINK AND STORE SAFELY ON SITE FOR RE-USE. REFER TO DIAGRAMS 1/P0.02 & 2/P0.02.
 7. EXISTING EMERGENCY EYE WASH TO REMAIN.
- EXISTING EMERGENCY EYE WASH TO REMAIN.
 INSTALL TEMPORARY WATER HEATER (WH-1) ON WALL AND CONNECT TO EXISTING GAS AND WATER SUPPLIES. REFER TO DIAGRAMS 1/P0.02 & 2/P0.02. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR
- CONTRACTOR.
 9. EXISTING 3" PVC EXHAUST UP.
- 10. EXTEND AND CONNECT 2" PVC EXHAUST TO EXISTING 3" PVC EXHAUST UP. FOR TEMPORARY USE. 11. RELOCATED <u>B-3</u>. RECONNECT AND EXTEND 3" PVC VENT TO EXISTING VENT LOCATION.





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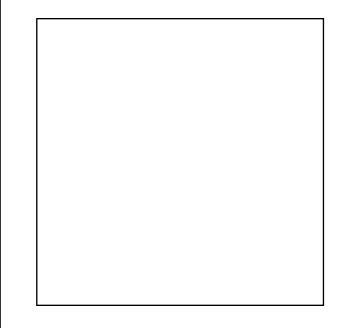


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BEACH - POOL
RECONSTRUCTION
665 Lakeshore Blvd,
Incline Village, NV
89451

Job No: 20.018.10

Owner

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ENLARGED
PLUMBING PLAN

Date: March 12, 2021

P1.02

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

1. REMOVE EXISTING VALVE BOX. PROVIDE NEW VALVE BOX WITH SHUT-OFF AND DRAIN CONFIGURATION FOR WINTERIZING. REFER TO DIAGRAM 3/PO.02. EXTEND NEW 1/2" CW TO FW-1, EXTEND 1/2" CW TO

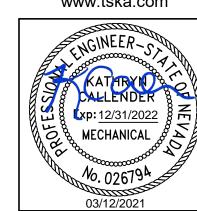
SHEET NOTES:

- BF-1. PROVIDE CONNECTIONS PER MANUFACTURER'S INSTALLATION GUIDE(S). 2. REMOVE EXISTING COMBINATION DRINKING FOUNTAIN/FOOT WASH. INSTALL NEW <u>FW-1</u> ON MINIMUM
- 30"X30"X6" CONCRETE PAD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.

 3. REMOVE EXISTING FOOT WASH DRY PIT.
- 4. INSTALL NEW BOTTLE FILLER STATION ON MINIMUM 30"X30"X6" CONCRETE PAD. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR.
- 5. EXSTING PIPING BELOW GRADE. SHOWN FOR REFERENCE, EXACT DEPTH AND ROUTING UNKNOWN. 6. COMBINE NEW 3" FOOT WASH DRAIN AND 2" BOTTLE FILLER DRAIN. EXTEND 3" DRAIN TO STORM CHAMBERS. COORDINATE EXACT ROUTING AND POINT OF CONNECTION WITH CIVIL.



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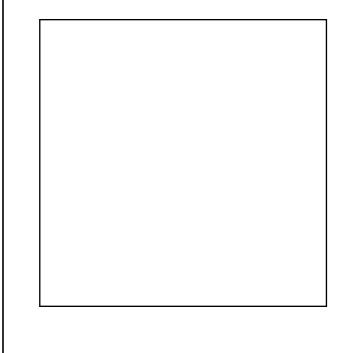
#R20089

PLEASE RECYCLE

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

Job No: 20.018.10

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT



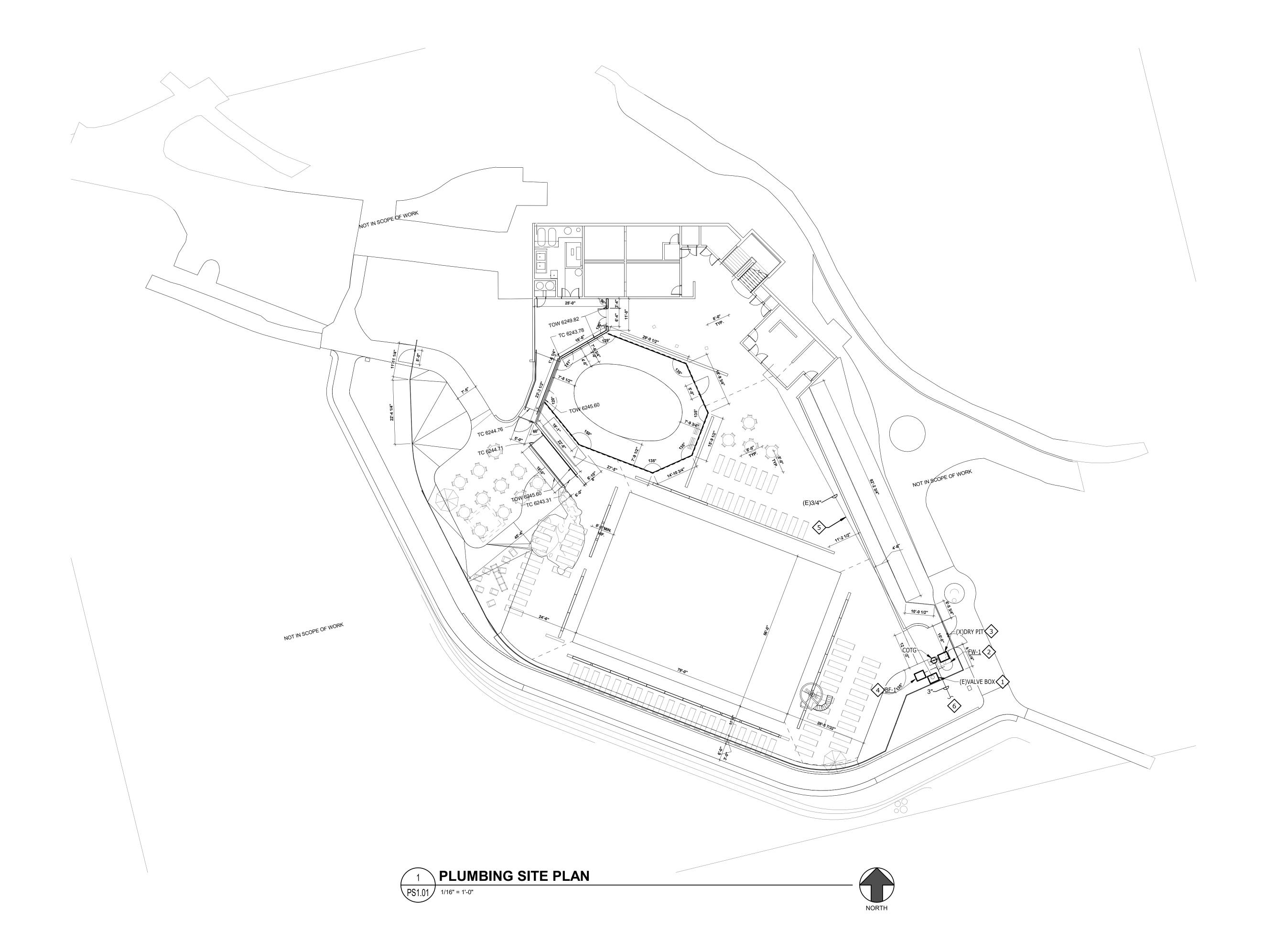
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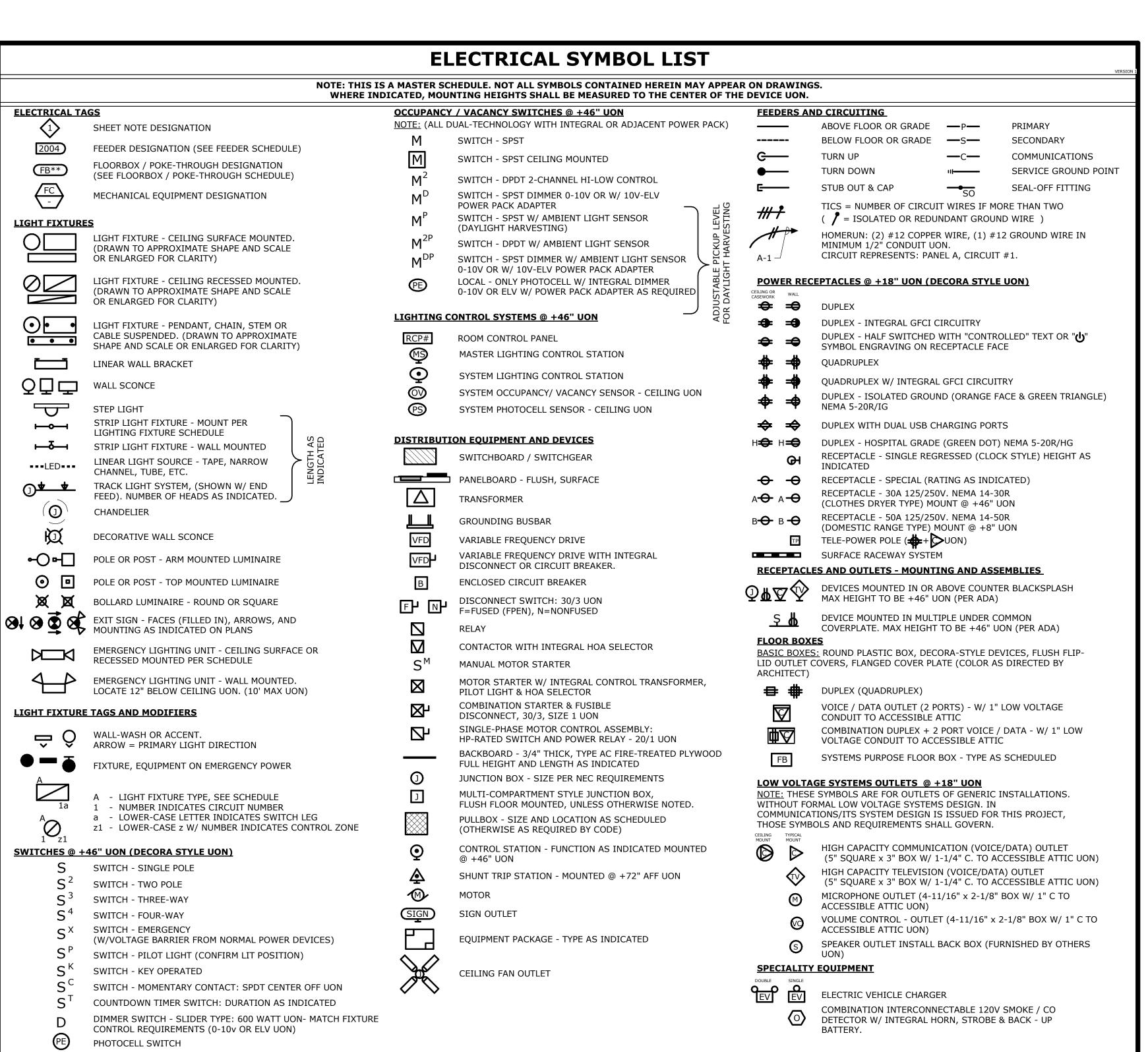
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Sheet Title
PLUMBING SITE **PLAN**

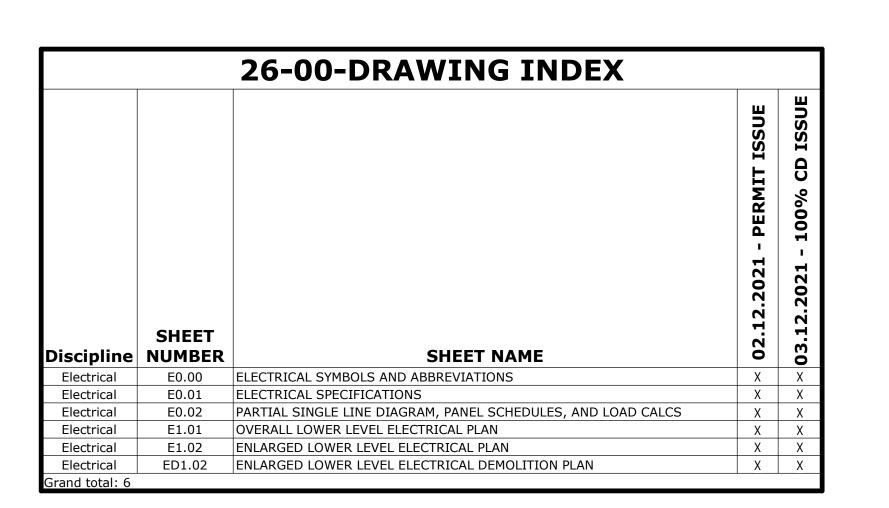
Date: March 12, 2021

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	IS A MASTER SCHEDULE. NOT ALL ABBREV	IATIONS CON	TAINED HEREIN MAY APPEAR ON THE DRAWING
A, AMPS	AMPERES	K	KCMIL (300 KCMIL = 300K)
AER	ARC ENERGY REDUCTION	LED	LIGHT EMITTING DIODE
AFC	ABOVE FINISHED CEILING	LRA	LOCKED ROTOR AMPS
AFF	ABOVE FINISHED FLOOR	LV	LOW VOLTAGE
AFG	ABOVE FINISHED GRADE	MCA	MINIMUM CIRCUIT AMPACITY
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
AIC	AMP INTERRUPTING CAPACITY	MLO	MAIN LUG ONLY
AL	ALUMINUM	MOCP	MAXIMUM OVERCURRENT PROTECTIVE DEVICE
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED
BKBD	BACKBOARD	NO	NORMALLY OPEN
C, C.	CONDUIT	NF	NON-FUSED
CĹG	CEILING	NIC	NOT IN CONTRACT
COMM	COMMUNICATION	NL	NIGHT LIGHT
CRI	COLOR RENDERING INDEX	NTS	NOT TO SCALE
CU	COPPER	(N)	NEW
DIA	DIAMETER	OD OD	OUTSIDE DIAMETER
DIST	DISTRIBUTION	P	POLES
EC	EMPTY CONDUIT	PNL	PANEL
ELEV	ELEVATOR	PH	PHASE
EPO	EMERGENCY POWER OFF	RGS	RIGID GALVANIZED STEEL
EVCS	ELECTRIC VEHICLE CHARGING STATION	RLA	RUNNING LOAD AMPS
EXP	EXPLOSION PROOF	(R)	EXISTING - TO BE RELOCATED
	EXISTING TO REMAIN	SO	SEAL OFF
(E) F		SPD	SURGE PROTECTIVE DEVICE
г FBO	FUSE (DUAL-ELEMENT, TIME DELAY UON) FURNISHED BY OTHERS	SWBD	SWITCHBOARD
FC			TELEPHONE TERMINAL BOARD
	FOOTCANDLE	TMB	
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	TTC	TELEPHONE TERMINAL CABINET
FLA	FULL LOAD AMPS	TYP	TYPICAL
FPEN	FUSE PER EQUIPMENT NAMEPLATE	UGPS	UNDERGROUND PULL SECTION
FT (E)	FEET	UNSW	UNSWITCHED
(F)	FUTURE	UON	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UPS	UNINTERRUPTIBLE POWER SUPPLY
GFP	GROUND FAULT PROTECTION	VFD	VARIABLE FREQUENCY DRIVE
G, GND	GROUND	WP	WEATHERPROOF - IN USE
HOA	HAND-OFF-AUTOMATIC	XFMR	TRANSFORMER
HP	HORSEPOWER	(X)	EXISTING - TO BE REMOVED
ID	INSIDE DIMENSION	30/3	AMPS / POLES REPRESENTATIVE
IG	ISOLATED GROUND		(EXAMPLE: 30/3=30A,3P)





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PLEASE RECYCLE

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

Job No: 20.018.10

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

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		REVISIONS
REV	DATE	DESCRIPTION

Sheet Title **ELECTRICAL** SYMBOLS AND **ABBREVIATIONS**

Date: March 12, 2021

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<u> PART ONE - GENERAL</u>

- 1. THE WORK: ALL WORK SHALL BE NEW UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE THE WORK SHOWN ON THE DRAWINGS AND SPECIFIED FOR THEIR INDIVIDUAL SECTIONS OF WORK. THE WORD "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE COMPLETE SYSTEMS, WHICH SHALL BE PROVIDED WHETHER OR NOT SPECIFICALLY INDICATED OR NOTED.
- RESPONSIBILITY: THIS CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACTIONS OF ITS PERSONNEL, SUPPLIERS, AND SUB-CONTRACTORS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AS MAY BE REQUIRED TO ACCOMMODATE OR SUPPORT THE ELECTRICAL WORK. EXAMPLES: PAINTING, STRUCTURAL SUPPORTS, CUTTING AND PATCHING, EXCAVATION AND BACKFILL, CONCRETE PADS, ROOF JACKS, ETC. THIS CONTRACTOR SHALL ENGAGE THE APPROPRIATE TRADES TO PERFORM SUCH WORK.
- MINIMUM REQUIREMENTS: THESE SPECIFICATIONS ESTABLISH THE MINIMUM PROVIDED. THE DRAWINGS MAY INDICATE REQUIREMENTS WHICH EXCEED THESE
- GENERAL CONDITIONS: ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME FORCE AND EFFECT AS IF COMPLETELY

DEFINITIONS:

- A. AHJ: AUTHORITY HAVING JURISDICTION. B. ASSEMBLY: AN INSTALLATION OR SYSTEM OF MULTIPLE COMPONENTS REQUIRING MULTIPLE CONNECTIONS. (EXAMPLES: TRASH COMPACTOR, MOTORIZED DOOR, HVAC SPLIT SYSTEM, ETC.). C. EQUAL: ACCEPTED BY THE ENGINEER AS EQUAL
- D. FF&E: FURNISHINGS, FIXTURES AND EQUIPMENT PROVIDED BY OTHERS AT JOBSITE. CONTRACTOR SHALL RECEIVE, PROTECT, STORE, ASSEMBLE, INSTALL AND CONNECT. PROVIDE 5x STRUCTURAL BACKING. (EXAMPLES: CHANDELIERS, PROJECTORS, ETC.). E. PROVIDE: FURNISH, INSTALL, ACTIVATE, AND COMMISSION.
- CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC) AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- <u>DRAWINGS</u>: DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, AND INDICATE THE TYPE, SIZE, ARRANGEMENT AND LOCATIONS OF MATERIALS AND EQUIPMENT. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES, AND RELATED 2. SPECIALTIES THAT MAY NOT BE SHOWN. CONTRACTOR SHALL PROVIDE ALL NECESSARY ITEMS TO COMPLETE THE WORK ACCORDING TO INDUSTRY STANDARDS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE FINISHED WORK, TESTED AND READY FOR OPERATION. DO NOT SCALE DRAWINGS. ARRANGEMENT OF EQUIPMENT AND ROUTING OF FEEDERS AND BRANCH CIRCUITING SHALL BE ROUTED PLUMB AND AT RIGHT ANGLES TO BUILDING CONSTRUCTION AND MAY REQUIRE MODIFICATION DUE TO UNFORESEEN CONDITIONS AND REQUIRE ON SITE REVISIONS DURING CONSTRUCTION. (SEE ALSO "BIDDING").
- **COORDINATION:** THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL OTHER TRADES INCLUDING, BUT NOT LIMITED TO, THE CONTRACT DOCUMENTS, SHOP DRAWINGS, ETC. FOR ALL GENERAL CONSTRUCTION, STRUCTURAL, MECHANICAL, ELECTRICAL, AND SPECIALTY CONTRACTOR WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF MATERIAL INTO THE BUILDING AS PLANNED, WITHOUT INTERFERENCE WITH OTHER WORK, AND SHALL MAKE REASONABLE MODIFICATIONS IN THE LAYOUTS NEEDED TO PREVENT CONFLICT WITH OTHER TRADES, TO PROVIDE ACCESS AND FOR THE PROPER EXECUTION OF THE WORK.
- THE DRAWINGS SHALL BE PROVIDED, ALTHOUGH EACH SPECIFIC IDENTICAL ITEM MAY NOT BE SHOWN IN DETAIL.
- 11. VERIFICATION: CONTRACTOR SHALL CHECK AND VERIFY ALL SIZES, DIMENSIONS, AND CONDITIONS BEFORE STARTING ANY WORK. ANY DEVIATIONS OR PROBLEMS SHALL BE TRANSMITTED TO THE ENGINEER FOR REVIEW.
- 12. CONNECTIONS: CONNECT ALL EQUIPMENT, SYSTEMS, AND ASSEMBLIES PROVIDED BY OTHERS INCLUDING CONTROLS, SAFETY DEVICES AND INTERCONNECTIONS. EXCEPTION: DO NOT INTERCONNECT THE CONTROL SYSTEMS OF THOSE MECHANICAL AND PLUMBING SYSTEMS WHICH ARE SPECIFICALLY NOTED TO BE THE RESPONSIBILITY OF THOSE TRADES. PROVIDE FUSIBLE DISCONNECT SWITCHES AND MOTOR STARTERS FOR ALL EQUIPMENT EXCEPT THOSE ITEMS WHICH ARE SPECIFICALLY LISTED WITH EITHER INTEGRAL STARTERS/DISCONNECT SWITCHES. WHERE STARTERS AND/OR DISCONNECT SWITCHES ARE FURNISHED TOGETHER WITH EQUIPMENT, RECEIVE, INSTALL, AND CONNECT THOSE ITEMS.
- 13. <u>SUBMITTAL</u>: THE CONTRACTOR SHALL SUBMIT COMPLETE ELECTRONIC SETS OF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL EQUIPMENT AND MATERIALS SPECIFIED HEREIN TO THE ENGINEER. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ISSUE A WRITTEN ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER'S FAILURE TO CORRECT ERRORS IN THE SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK AS SHOWN AND/OR SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PERMIT DOCUMENTS BASED ON ALTERNATE SUBMITTAL PACKAGES/EQUIPMENT SUBSTITUTIONS.
- 14. SUBSTITUTION: BY THE ACT OF PROPOSING A SUBSTITUTION OR V.E. INITIATIVE, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR FIT AND FINISH, INSTALLATION AND CLEARANCES, SUITABILITY FOR THE INTENDED TASK, AND COORDINATION WITH AND CHARGES OF ALL OTHER TRADES AFFECTED BY SAID SUBSTITUTION OR V.E. INITIATIVE.
- 15. OR-EQUAL SUBSTITUTIONS: ALL PROPOSED "OR EQUAL" SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO BIDDING. THE OWNER'S REPRESENTATIVE SHALL PRE-APPROVE ANY PROPOSED SUBSTITUTION IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIREMENTS ASSOCIATED WITH SUBSTITUTED EQUIPMENT AND/OR MATERIALS WITH OTHER BUILDING TRADES, INCLUDING ALL MECHANICAL, STRUCTURAL, AND/OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL IDENTIFY AND ANNOTATE ALL

 PART THREE - EXECUTION REVISED REQUIREMENTS PER BUILDING TRADE ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO IDENTIFY ALL COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED CHANGES PER BUILDING TRADE AND SHALL SUMMARIZE THESE AS A TOTAL NET-TO-OWNER CHARGE OR CREDIT.
- 16. AS-BUILT: UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH AS-BUILT DOCUMENTS ACCURATELY SHOWING THE MATERIALS AND EOUIPMENT AS INSTALLED. PROVIDE OPERATION AND MAINTENANCE MANUAL CONTAINING APPROVED SHOP DRAWINGS, OPERATING AND MAINTENANCE INSTRUCTION FOR SWITCHGEAR, LIGHT FIXTURES, CONTROLS, AND SPECIALTY EQUIPMENT.

17. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER (LONGER IF REQUIRED BY GENERAL AND/OR SPECIAL CONDITIONS). IN ADDITION, THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION, WHEN OPERATED IN ACCORDANCE WITH THE CONTRACTOR'S INSTRUCTIONS, WILL PERFORM AS SPECIFIED AND WILL FULFILL EACH AND EVERY REQUIREMENT OF THE DRAWINGS AND SPECIFICATIONS. SHOULD THE INSTALLATION IN ANY WAY FAIL TO DO SO, THE CONTRACTOR WILL, WITHOUT DELAY AND WITHOUT COST TO THE OWNER, PROVIDE WHATEVER ADDITIONAL EQUIPMENT, MATERIAL, AND LABOR REQUIRED TO CORRECT THE DEFICIENCY AND COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. WHERE SPECIFIED EQUIPMENT HAS A LONGER GUARANTEE PERIOD, CONTRACTOR SHALL FULFILL THE TERMS OF THAT GUARANTEE (EXAMPLE: LED SYSTEM

WITH 5 YEAR GUARANTEE). INCANDESCENT LAMPS ARE EXEMPT BUT SHALL BE NEW

AND UNUSED AT THE TIME OF FINAL ACCEPTANCE.

ELECTRICAL SPECIFICATIONS

- REQUIREMENTS FOR THE WORK AND THE MATERIALS, EQUIPMENT AND METHODS TO BE 18. <u>SITE VISIT</u>: THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL COMPARE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL IDENTIFY AND ANNOTATE ALL WORK OR CONDITIONS THAT ARE DIFFERENT FROM THE CONTRACT DOCUMENTS OR THEIR INTENT. THE CONTRACTOR SHALL, UPON DISCOVERY, IMMEDIATELY NOTIFY AND REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER. NO EXTRAS OR CHANGE ORDERS WILL BE ALLOWED FOR FAILURE TO PERFORM THE PRE-BID SITE VISIT.
 - 19. BASIS OF PROPOSAL: PROPOSAL SHALL BE BASED ON MANUFACTURER NAMES AS LISTED UNLESS "OR EQUAL" IS INDICATED. PROVIDE SUBSTITUTION REQUESTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO BID DATE CLOSING TO ALLOW TIME FOR DUE CONSIDERATION OF PROPOSED ALTERNATE. DETERMINATION OF SUBSTITUTION EQUALITY RESTS SOLELY WITH THE ENGINEER.
 - 20. BIDDING: THE CIVIL, ARCHITECTURAL, MECHANICAL, AND POOL CONSULTANT DRAWINGS CONTAIN DETAIL DESCRIPTIONS, CIRCUITING, AND CONNECTION REQUIREMENTS WHICH ARE PART OF THIS CONTRACTOR'S RESPONSIBILITIES. THIS CONTRACTOR SHALL NOT SUBMIT BIDS ON THIS PROJECT BEFORE REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS, AND ADDENDA.

PART TWO - PRODUCTS

- 1. EQUIPMENT STANDARDS: ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). EQUIPMENT SHALL BE CONSTRUCTED TO NEMA STANDARDS AND SHALL BE LABELED FOR THEIR INTENDED PURPOSE BY A RECOGNIZED TESTING AGENCY ACCEPTABLE TO THE AHJ (U.L., CSA,
- ACCEPTABLE MANUFACTURERS AND SUPPLIERS: WHERE EQUIPMENT AND MATERIALS ARE NOT SPECIFIED BY NAME THEY ARE DEEMED TO GENERIC, SUBJECT TO THE REQUIREMENTS LISTED HEREIN. THESE MANUFACTURERS ARE CONSIDERED CAPABLE OF OFFERING EQUIVALENT PRODUCTS. MINIMUM STANDARD IN ALL INSTANCES IS COMMERCIAL GRADE: A. <u>SWITCHGEAR</u>: GENERAL ELECTRIC
- 3. <u>CIRCUITING</u>: ALL WIRING SHALL BE IN CONDUIT, CONCEALED EXCEPT WHERE NOTED. EMT WITH STEEL INSULATED THROAT SET SCREW FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM -24". WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. IMC OR RIGID CONDUIT BELOW GRADE SHALL BE HALF-LAP WRAPPED WITH 20 MIL PVC TAPE. METAL-CLAD CABLE (TYPE MC) MAY BE USED ONLY WITH THE SPECIFIC APPROVAL OF THE ENGINEER. TYPE ENT RACEWAY IS NOT ALLOWED. CONNECT RECESSED LIGHT FIXTURES, SUSPENDED LIGHT FIXTURES, MOTORIZED EQUIPMENT, AND VIBRATING EQUIPMENT WITH STEEL FLEX. ALL CONDUIT SHALL HAVE PULL CORD IF OTHERWISE EMPTY.
- 10. IDENTICAL: ALL WORK REQUIRED FOR IDENTICAL ITEMS AND ASSEMBLIES SHOWN ON 4. FUSES AND CIRCUIT BREAKERS: FUSES AND CIRCUIT BREAKERS SHALL BE SIZED PER ACTUAL RESPECTIVE APPLICATION (i.e., MOTOR CIRCUIT PROTECTOR, GROUND FAULT CIRCUIT INTERRUPTER, ARC FAULT CIRCUIT INTERRUPTER, ETC.). FUSES SHALL BE DUAL ELEMENT, CURRENT-LIMITING, AND SHALL BE INTERCHANGEABLE BETWEEN FRAME SIZES WITH STANDARD FACTORY FUSE REDUCERS. PROVIDE LOCKABLE SPARE FUSE CABINET WITH (3) SPARE FUSES OF EACH SIZE USED.
 - 5. SAFETY SWITCHES: SWITCHES SHALL BE GENERAL DUTY UP TO 250 VOLTS, HEAVY DUTY ABOVE 250 VOLTS. FUSED SWITCHES SHALL BE FUSED PER THE NAMEPLATE REQUIREMENTS OF THE EQUIPMENT BEING CONNECTED.
 - 6. MOTOR STARTERS: STARTERS SHALL BE MINIMUM NEMA SIZE I WITH INTEGRAL CONTROL TRANSFORMER, RED NEON "RUN" PILOT LIGHT AND ON-OFF-AUTO SELECTOR SWITCH ON COVER. OVERLOAD DEVICES SHALL BE SIZED PER THE NAMEPLATE AMPS OF THE EQUIPMENT BEING CONTROLLED.
 - 7. <u>CONTACTORS</u>: CONTACTORS SHALL BE ELECTRICALLY HELD WITH ON-OFF-AUTO SELECTOR SWITCH ON COVER.
 - 8. RATINGS: ALL ELECTRICAL EQUIPMENT SHALL BE FULLY RATED IN EXCESS OF THE MAXIMUM AVAILABLE FAULT CURRENT. MINIMUM RATING SHALL BE 10 KAIC. SERIES-RATING WITH FULL DOCUMENTATION IS ACCEPTABLE.
 - WIRING DEVICES: WIRING DEVICES (SWITCHES, RECEPTACLES, ETC.) SHALL BE SPECIFICATION GRADE, MINIMUM 20 AMP RATED. COVER PLATES SHALL BE NYLON. WIRING DEVICES EXPOSED TO THE ELEMENTS SHALL HAVE WEATHERPROOF-IN-USE LOCKABLE COVERS. DEVICE AND PLATE COLOR SHALL MATCH THE ADJACENT SURFACE. COLORS SHALL BE SELECTED FROM INDUSTRY STANDARD WHITE, ALMOND, IVORY, BROWN, GRAY, AND BLACK.
 - 10. <u>IDENTIFICATION</u>: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS, AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES. NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. PANEL DIRECTORIES SHALL BE TYPED. IDENTIFY WIRING DEVICES WITH SELF ADHESIVE CLEAR SATIN FINISH LABELS WITH SOURCE AND CIRCUIT NUMBER.
 - 11. TAMPERPROOF: ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE DEMONSTRATED TO BE TAMPERPROOF AND VANDAL RESISTANT. OPENABLE DEVICES AND EQUIPMENT SHALL BE PAD LOCKABLE.

- 1. GROUNDING: GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH ARTICLE 250 OF THE NEC. PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDERS AND BRANCH CIRCUIT RACEWAYS. WHERE ISOLATED GROUNDS ARE INDICATED, PROVIDE INSULATED CONDUCTOR (GREEN WITH YELLOW STRIPE).
- 2. <u>TEMPORARY CONSTRUCTION POWER</u>: PROVIDE TEMPORARY ELECTRICAL POWER DISTRIBUTION AND LIGHTING AS REQUIRED FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT IN COMPLIANCE WITH ALL NEC AND OSHA REQUIREMENTS. (ENERGY COSTS BY OTHERS).

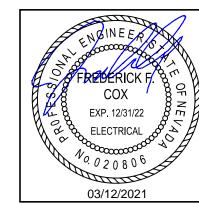
- 3. LOCATIONS: INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER AT NO ADDED COST.
- 4. WORKMANSHIP: THE WORK SHALL BE INSTALLED PARALLEL AND AT RIGHT ANGLES TO THE BUILDING LINES, LEVEL, AND PLUMB. THE WORK SHALL BE WELL SUPPORTED AND SOLIDLY MOUNTED. DRESS AND TIE WIRING IN PANELBOARDS AND SWITCHGEAR. THE WORK SHALL BE LEFT CLEAN WITH NO DIRT, DENTS, ABRASIONS, PAINT SPLATTERS, OR OTHER IRREGULARITIES.
- 5. FIRE STOPPING: ALL PENETRATED FIRE RATED SURFACES SHALL BE FIRE SEALED WITH APPROVED U.L. LISTED SEALANTS AS LISTED WITHIN ARCHITECTURAL SPECIFICATIONS. DO NOT EXCEED MAXIMUM ALLOWABLE SURFACE PENETRATIONS DEPENDENT ON RATING OF SURFACES. REFER TO ARCHITECTURAL DRAWINGS FOR DETERMINATION OF PENETRATION LOCATIONS THROUGH FIRE RATED ASSEMBLIES.
- 6. <u>SUPPORTS AND HANGERS</u>: PROVIDE 3" HIGH HOUSEKEEPING CONCRETE PADS FOR FLOOR MOUNTED EQUIPMENT. SUPPORT AND ALIGN ALL RACEWAYS, CABINETS, BOXES, BACK BOXES, FIXTURES, AND EQUIPMENT FROM STRUCTURE. SECURE ALL SUPPORTING METHODS BY MEANS OF TOGGLE BOLTS IN HOLLOW MASONRY, EXPANSION BOLTS IN SOLID MASONRY, CONCRETE PRESET INSERTS OR EXPANSION BOLTS IN CONCRETE, MACHINE SCREWS OR BOLTS IN METAL, AND WOOD SCREWS IN WOOD CONSTRUCTION. ALL SUPPORTING SYSTEMS AND COMPONENTS SHALL BE RATED FOR FIVE (5) TIMES THE ACTUAL LOAD.
- 7. <u>SLEEVES AND PENETRATIONS</u>: PENETRATIONS OF ALL SURFACES SHALL BE PROVIDED WITH SLEEVES THAT SHALL BE SEALED WITH LIKE MATERIALS AND SHALL BE FINISHED WITH ESCUTCHEON PLATES. PENETRATIONS BELOW GRADE LEVEL SHALL BE WATERTIGHT. PENETRATIONS AT EXTERIOR WALLS SHALL BE WEATHERPROOF. ROOF PENETRATIONS SHALL BE FLASHED AND COUNTER FLASHED.
- 8. EXPANSION AND CONTRACTION: RACEWAYS PASSING THROUGH BUILDING EXPANSION JOINTS, ON ROOF, AND IN AREAS OF TEMPERATURE VARIATIONS GREATER THAN 30^F SHALL BE INSTALLED WITH EXPANSION FITTINGS.
- 9. <u>IDENTIFICATION</u>: IDENTIFY ALL EQUIPMENT, SWITCHBOARD CIRCUITS AND ELECTRICALLY CONNECTED EQUIPMENT WITH ENGRAVED NAMEPLATES. NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. PANEL DIRECTORIES SHALL BE TYPED. BOXES SHALL BE MARKED WITH PANEL AND CIRCUIT NUMBERS (PERMANENT PEN ACCEPTABLE ABOVE CEILING). CONDUCTORS SHALL BE TAGGED WITH CIRCUIT NUMBERS AT SOURCE, JUNCTION BOXES, AND ALL OUTLET BOXES WITH PERMANENT ADHESIVE MARKER STRIP.
- 10. <u>ELECTRICALLY-OPERATED EQUIPMENT: VERIFICATION AND SUBSTITUTION</u>: FEEDERS AND OVER-CURRENT DEVICES (INCLUDING STARTERS, DISCONNECTS, ETC.) HAVE BEEN DESIGNED BASED ON INFORMATION PROVIDED BY THE RESPONSIBLE CONSULTANT AND/OR DESIGNATED SUPPLIER. PRIOR TO ROUGH-IN, COORDINATE WITH THE APPROPRIATE TRADE AND/OR INSTALLER TO DETERMINE THAT THE ACTUAL NAMEPLATE ELECTRICAL REQUIREMENTS MATCH THIS DESIGN. ALL COST REDUCTION, VALUE ENGINEERING, SUBSTITUTION PROPOSALS, ETC. CONCERNING ELECTRICALLY POWERED EQUIPMENT AND SYSTEMS WHICH IMPACT THE ELECTRICAL SYSTEMS OF THIS PROJECT SHALL INCLUDE ALL ELECTRICAL COSTS AND/OR CREDITS ASSOCIATED WITH SUCH PROPOSALS AND SHALL BE COORDINATED AMONGST THE GENERAL CONTRACTOR AND THE SEVERAL AFFECTED TRADES PRIOR TO SUBMISSION FOR RFVIFW.
- 11. COORDINATION: THIS PROJECT REQUIRES A HIGH LEVEL OF COORDINATION AND COOPERATION WITH OWNER, ARCHITECT, OTHER TRADES, VENDORS, AND SPECIALTY CONTRACTORS. THIS CONTRACTOR SHALL OBTAIN AND STUDY SHOP DRAWINGS OF ALL ELECTRICALLY CONNECTED EQUIPMENT AND SHALL ADJUST POINTS OF CONNECTION, LOCATIONS, AND MOUNTING HEIGHTS AS NECESSARY PRIOR TO ROUGH-
- 12. ADDITIONAL SYSTEMS AND EQUIPMENT CONNECTIONS: IN ADDITION TO EQUIPMENT POWER FEEDERS AND CONNECTIONS INDICATED ON THE ELECTRICAL DRAWINGS, PROVIDE 120V CONTROL POWER CONNECTIONS TO SMOKE/FIRE DAMPERS, VAV BOXES, TEMPERATURE CONTROL, AND FIRE ALARM PANELS, DOOR HOLDING/LATCHING DEVICES, ETC. AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS AS WELL AS ALL DESIGN-BUILD SYSTEM DRAWING.
- A. FIRE/SMOKE DAMPER: CONNECT TO EMERGENCY CIRUCIT AND PROVIDE WITH SMOKE DETECTOR, MAXIMUM OF 10 DEVICES PER CIRCUIT.
- B. VAV TERMINAL (NO FAN): CONNECT TO NORMAL POWER CIRCUIT (VERIFY). MAXIMUM OF 10 DEVICES PER CIRCUIT.
- C. TEMPERATURE CONTROL PANEL: CONNECT TO EMERGENCY POWER CIRCUIT (VERIFY). MAXIMUM OF 1 DEVICE PER CIRCUIT. D. FIRE ALARM PANEL: CONNECT TO EMERGENCY POWER CIRCUIT. MAXIMUM OF 1
- DEVICES PER CIRCUIT. E. DOOR HOLDING/LATCHING DEVICES: CONNECT TO EMERGENCY POWER CIRCUIT.

MAXIMUM OF 10 DEVICES PER CIRCUIT.

13. 24-HOUR OPERATION: CONDUCT WORK TO MINIMIZE DISRUPTION OF OWNER'S ON GOING 24-HOUR OPERATIONS. PROVIDE BARRICADES, NOISE ABATEMENT, AND DUST CONTAINMENT MEASURES TO ENSURE THE SAFETY AND COMFORT OF PATRONS, STAFF, AND WORKERS. INTERRUPTIONS OF EXISTING POWER, COMMUNICATIONS, AND/OR FIRE ALARM SYSTEMS SHALL BE PERFORMED ONLY AT SUCH TIMES AS DIRECTED BY RESIDENT ENGINEER. OUTAGES SHALL BE MOMENTARY IN NATURE, EACH SUCH OUTAGE (OR OPERATION WHICH MAY POSE RISK OF AN ACCIDENTAL OUTAGE) SHALL BE SCHEDULED 48 HOURS IN ADVANCE.



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BURNT CEDAR RECONSTRUCTION 665 Lakeshore Blvd Incline Village, NV

Job No: 20.018.10

89451

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

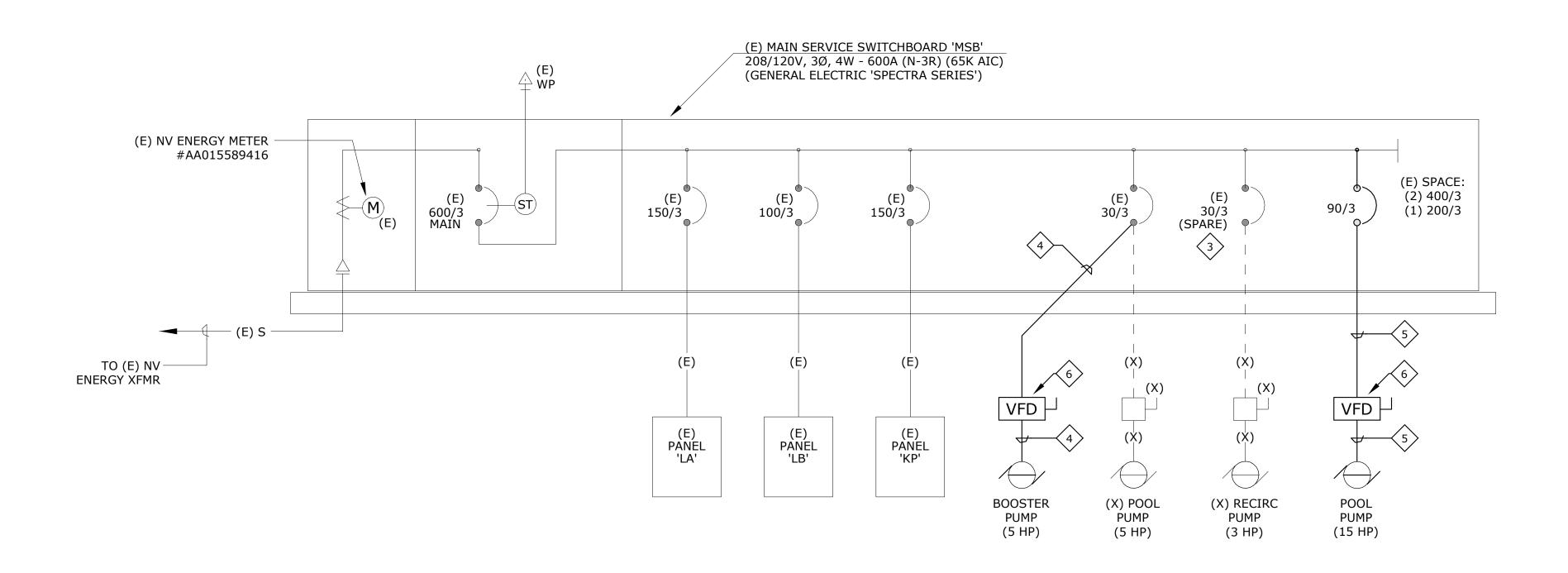
100% CD

REV DATE DESCRIPTION

ELECTRICAL SPECIFICATIONS

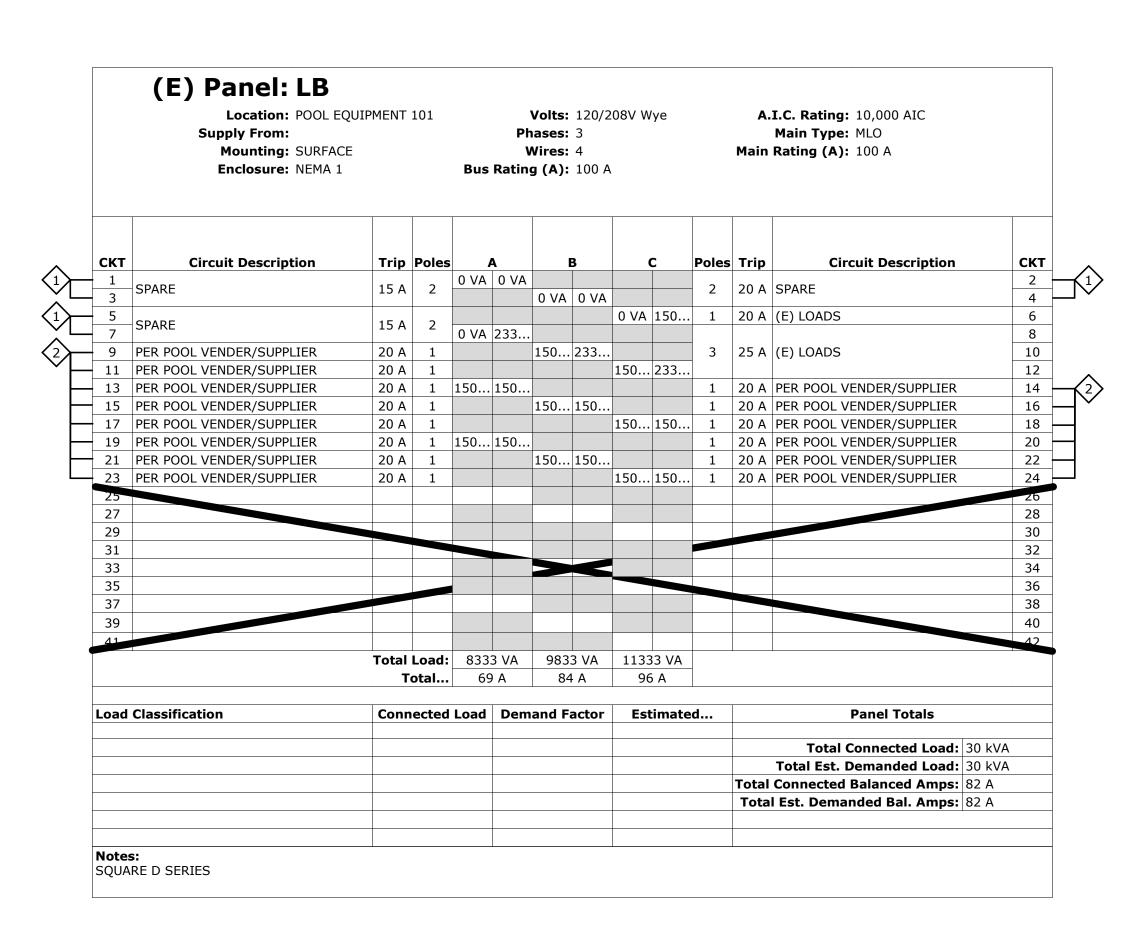
Date: March 12, 2021

E0.01



1 (E) LOADS		Location: POOL EC Supply From: Mounting: SURFAC		101		Pł \	Volts: nases: Wires:	3		ye			I.C. Rating: 10,000 AIC Main Type: MLO Rating (A): 225 A	
1		Enclosure: NEMA 1			Bus	Ratin	g (A):	225 A	1					
1	СКТ	Circuit Description	Trip	Poles		Δ		B			Poles	Trin	Circuit Description	СК
S C DADS		-												2
7				+			860	860						4
9 (E) LOADS					960	960			860	860				6 8
11 (E) LOADS					860	860	860	860						10
13 15 (E) LOADS	_						000	000	860	860				12
17 (E) LOADS					0 VA	0 VA								14
19 (E) LOADS		(E) LUADS	40 A				0 VA	0 VA				20 A	(E) LUADS	16
21 SPARE		1							0 VA	0 VA				18
23 SPARE		1 1		+	0 VA	0 VA	0.175	0.11						20
22 (E) LOADS							υVA	υVA	0.1/4	0.1/4	1	20 A	(E) LUADS	22
22 CE LOADS					0 \/^	0 1/4			UVA	UVA	2	20 A	(E) LOADS	24 26
29 SPARE 20 A 1				1	JVA	JVA	0 VA	0 VA			1	20 A	(E) LOADS	28
33 E LOADS 20 A 1 20 A E LOADS 20 A E LOADS 20 A E LOADS 20 A 20 A E LOADS 20 A		1 1		+					0 VA	0 VA				30
35 (E) LOADS	31	SPARE	20 A	1	0 VA	0 VA					1	20 A	(E) LOADS	32
37 (E) LOADS							0 VA	0 VA						34
Company Comp				+	0.140	0.1/4			0 VA	0 VA				36
41 (E) LOADS 20 A 1					U VA	U VA	0.1/4	0.1/4						38 40
43 (E) LOADS							UVA	UVA	0.1/4	0 \/A				42
45		1 1		+	0 VA	0 VA			UVA	UVA				44
49					0 171	0 171		0 VA						46
STORY STOR	47	UNUSABLE SPACE							0 VA	0 VA			UNUSABLE SPACE	48
Total Load: 3440 VA 3440 VA 3440 VA Total Est. Demanded Load: 10 kVA Total Est. 10 kVA T					0 VA	0 VA								50
Total Load: 3440 VA							0 VA	0 VA	0.144	0.140				52
S7 S9 S9 S9 S9 S9 S9 S9		UNUSABLE SPACE							U VA	UVA			UNUSABLE SPACE	54
Solution													58	
63 65 67 69 71 73 75 77 79 81 81 82 Total Load: 3440 VA 3440 VA 3440 VA														60
65 67 69 71 73 75 77 79 81 81 82 840 VA 3440 VA 3440 VA 3440 VA Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA Total Est. Demanded Load: 10 kVA 61													62	
67 69 71 73 75 77 79 81 Total Load: 3440 VA 3440 VA 3440 VA Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA														64
Total Load: 3440 VA 3440 VA 3440 VA 29 A 29 A 29 A														66
Total Load: 3440 VA 3440 VA 3440 VA 3440 VA 3440 VA 3440 VA 29 A 29 A 29 A 29 A														68
Total Load: 3440 VA 3440 VA														72
77 79 81 Paril Load: 3440 VA 3440 VA 3440 VA Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA														74
Total Load: 3440 VA 3440 VA 3440 VA Total Panel Totals Connected Load Demand Factor Estimated Panel Totals Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA														76
Total Load: 3440 VA 3440 VA 3440 VA Total 29 A 29 A 29 A Load Classification Connected Load Demand Factor Estimated Panel Totals Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA			-											78
Total Load: 3440 VA 3440 VA 3440 VA Total 29 A 29 A 29 A Load Classification Connected Load Demand Factor Estimated Panel Totals Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA														80
Total 29 A 29 A 29 A Load Classification	81													82
Load Classification Connected Load Demand Factor Estimated Panel Totals Total Connected Load: 10 kVA Total Est. Demanded Load: 10 kVA														
Total Est. Demanded Load: 10 kVA	Load	Classification									d		Panel Totals	
Total Est. Demanded Load: 10 kVA														
Total Conficute Balanceu Amps. 29 A												Total		
Total Est. Demanded Bal. Amps: 29 A														

12" = 1'-0"



SHEET NOTES:

- REMOVE BRANCH CIRCUITING ASSOCIATED WITH ALL POOL EQUIPMENT BEING REMOVED. LABEL (E)
 CIRCUIT BREAKER AS 'SPARE' AND TURNED IN THE 'OFF' POSITION. PROVIDE TYPEWRITTEN PANEL
 DIRECTORY TO REFLECT ACTUAL FIELD CONDITIONS UPON COMPLETION OF PROJECT.
- REFER TO POOL CONSULTANT'S DRAWINGS FOR REQUIRED BRANCH CIRCUITS/CIRCUIT BREAKERS AND ASSOCIATED LOADS.
- 3. LABEL UNUSED DISTRIBUTION AS 'SPARE' AND TURNED IN THE 'OFF' POSITION.
- 4. (3)#10, (1)#10 GND, 3/4"C (OVERHEAD).
- 5. (3)#2, (1)#8 GND, 1-1/4"C (OVERHEAD).
- 6. CONNECT UNIT SUPPLIED VFD/DISCONNECT SWITCH.

ELECTRICAL LOAD SUMMARY

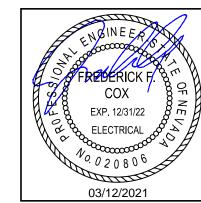
(E) PANEL 'LB' (E) LOADS @ 100% 10000 VA NEW LOAD (POOL EQUIPMENT) @ 100% 20000 VA = 30000 VA @ 208V, 3P = 83 AMPS (E) PANEL 'LA' *(E) LOADS @ 100% = 13125 VA (X) LOADS REMOVED @ 100% <u>-3000</u> VA TOTAL: = 10125 VA = 29 AMPS @ 208V, 3P (E) MAIN SERVICE SWITCHBOARD 'MSB' **(E) LOAD @ 100% = 39275 VA (X) PUMPS REMOVED @ 100% = -9000 VA POOL PUMP @ 125% = 20813 VA BOOSTER PUMP @ 100% = <u>6050</u> VA TOTAL: = 76038 VA @ 208V, 3P = 211 AMPS

*ASSUME 1/3 OF TOTAL MAIN SERVICE SWITCHBOARD 'MSB' PEAK DEMAND.

**PEAK DEMAND: 25.2KW (JULY 2019) X 0.8 POWER FACTOR X 125% SAFETY FACTOR = 39,375VA.



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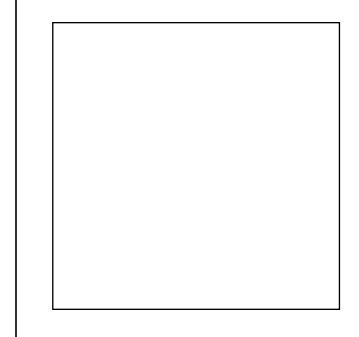
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89451

Job No: 20.018.10

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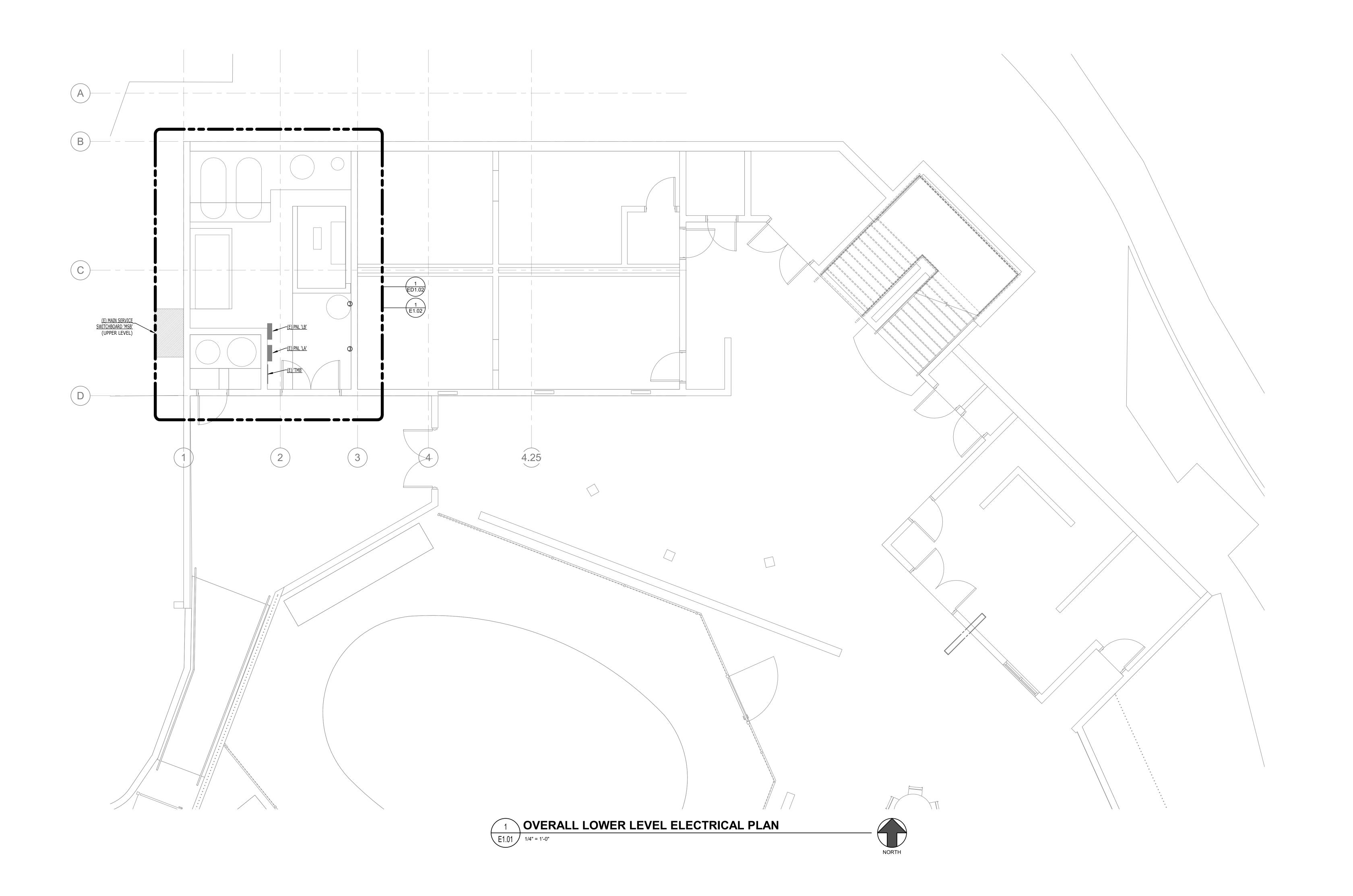
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REV	DATE	DESCRIPTION

Sheet Title
PART

PARTIAL SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND LOAD CALCS

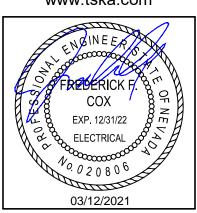
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E0.02





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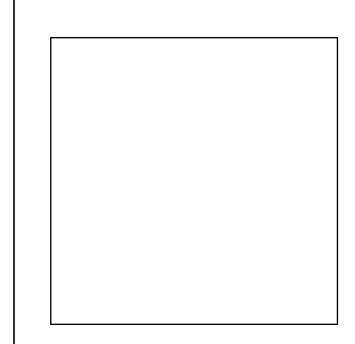
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OVERALL LOWER
LEVEL ELECTRICAL
PLAN

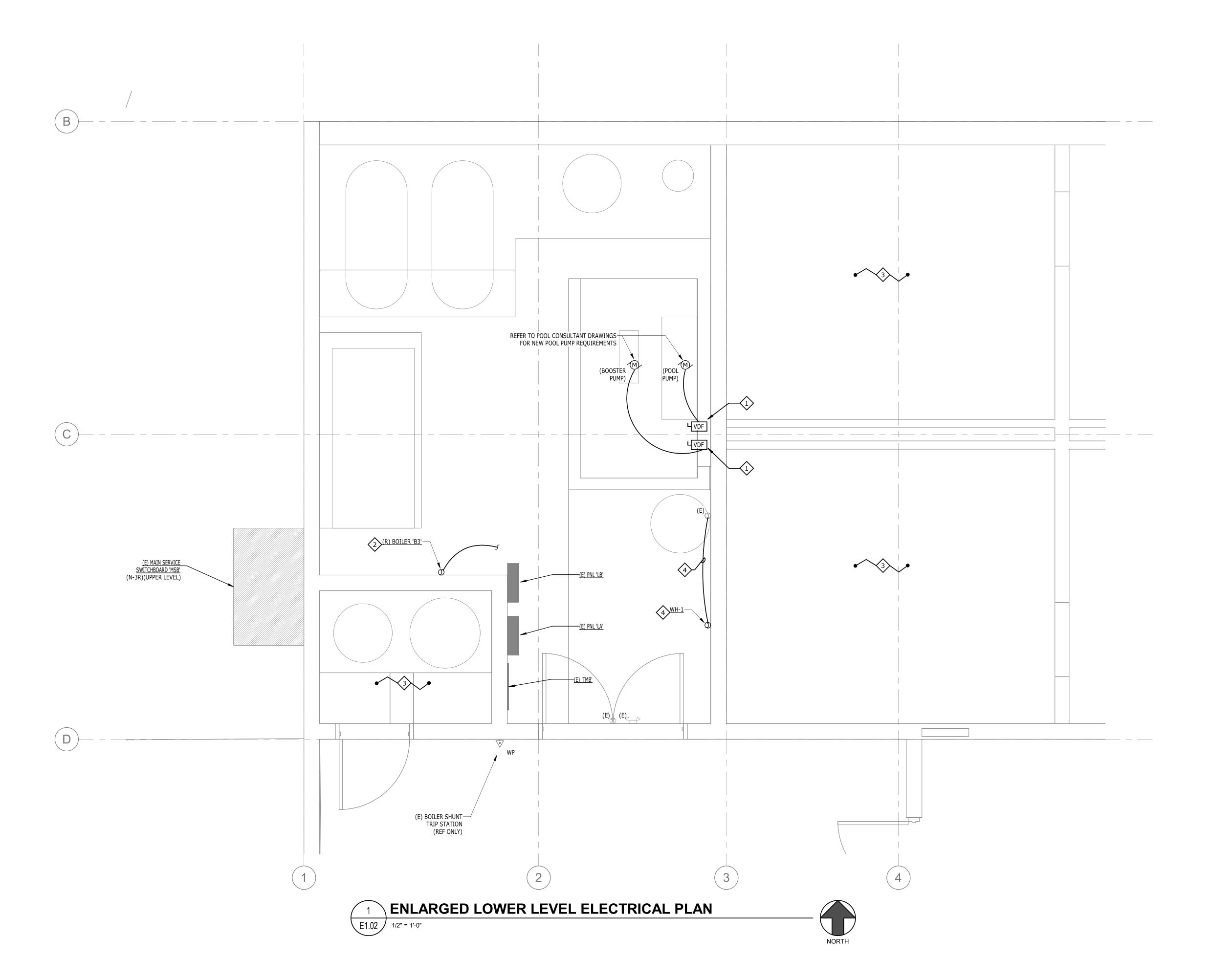
Date: March 12, 2021 Sheet No:

E1.01

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

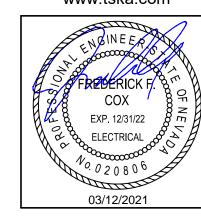
SHEET NOTES:

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





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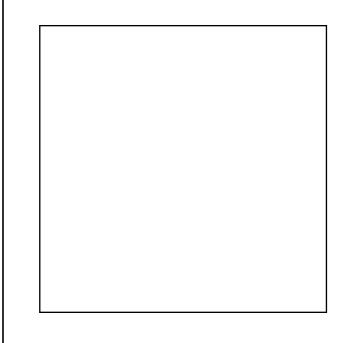
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ENLARGED LOWER LEVEL ELECTRICAL **PLAN**

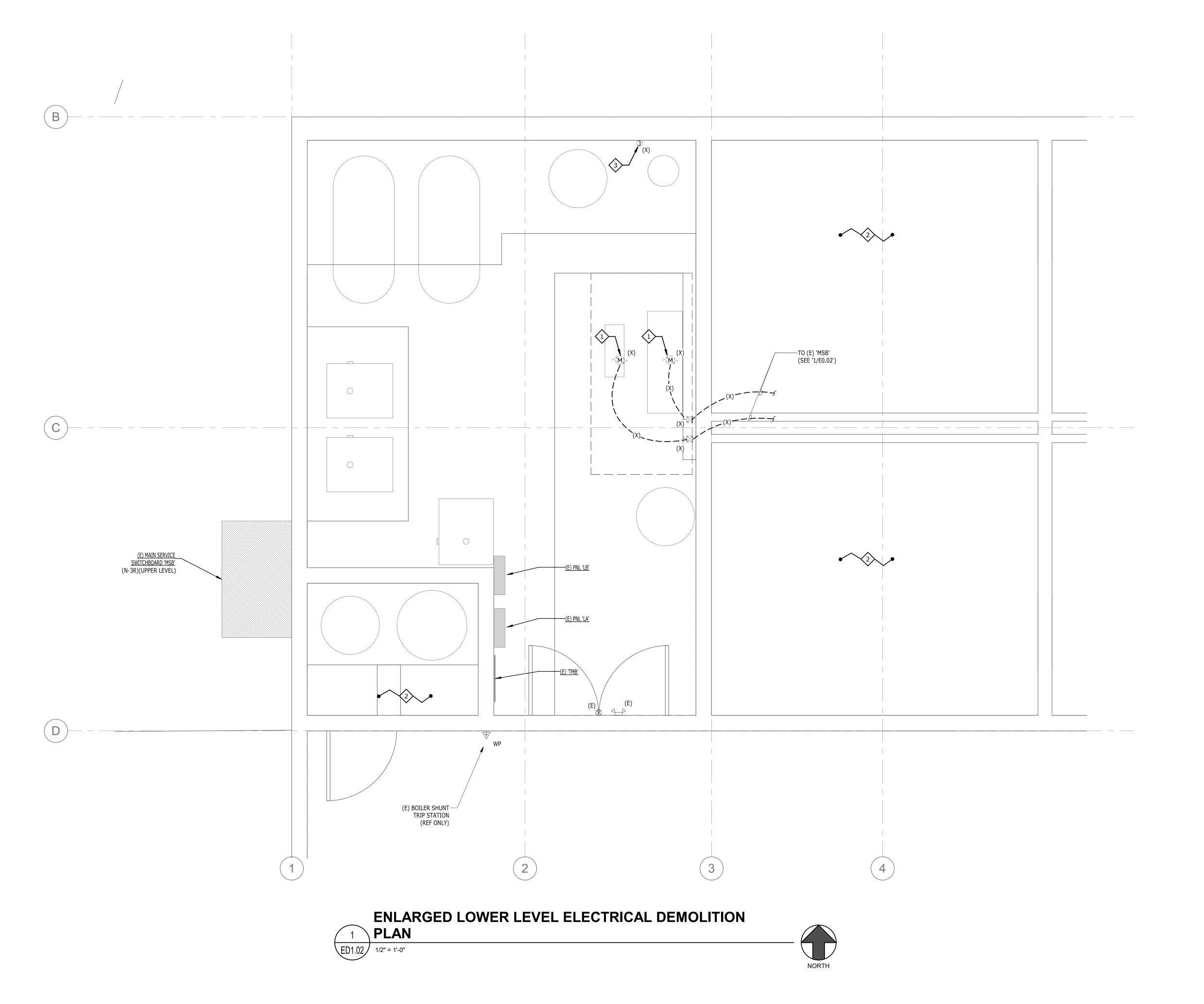
Date: March 12, 2021 Sheet No:

E1.02

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

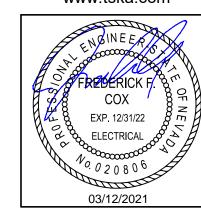
SHEET NOTES:

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





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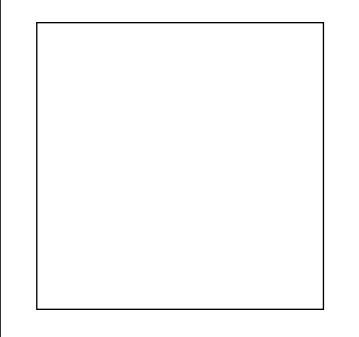
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ENLARGED LOWER LEVEL ELECTRICAL **DEMOLITION PLAN**

Date: March 12, 2021

ED1.02