

**CODE DATA**

CODE: 2006 INTERNATIONAL BUILDING CODE (I.B.C.)  
 2006 INTERNATIONAL ENERGY CONSERVATION CODE (06 IECC)  
 2006 INTERNATIONAL FIRE CODE (036 IFC)  
 2006 UNIFORM MECHANICAL CODE (06 UMC)  
 2006 UNIFORM PLUMBING CODE (06 UPC)  
 2005 NATIONAL ELECTRICAL CODE (05 NEC)  
 2007 NORTHERN NEVADA AMMENDMENT PACKAGE  
 ICC/ANSI A117.1-2003 ACCESSIBLE AND USEABLE BUILDINGS  
 AND FACILITIES

PROJECT ELEVATION 4,731  
 ROOF SNOW LOAD 30 LBS  
 LATERAL LOADS WIND 105 MPH BASIC WIND SPEED  
 EXPOSURE C  
 SEISMIC CATEGORY D

OCCUPANCY CLASSIFICATION: B-S2 SEPARATED USE  
 OCCUPANT LOAD: 177

CONSTRUCTION TYPE: V-B  
 FIRE ALARM YES  
 FIRE SPRINKLERS YES

BASIC ALLOWABLE FLOOR AREA: 9,000 S.F. ALLOWABLE AREA  
 FRONTAGE INCREASE  
 SPRINKLER INCREASE 18,000 S.F.  
 TOTAL ALLOWABLE FLOOR AREA: 27,000 S.F.

BUILDING A: 8401 SF  
 BUILDING B: 7200 SF  
 BUILDING C: 9120 SF  
 BUILDING C MEZZ: 1257 SF

TOTAL 25,978 SF

BUILDING HEIGHT 22'-0" (ONE STORY)  
 DISTANCE FROM PROPERTY LINES

NORTH 30'  
 SOUTH 210'  
 EAST 132'  
 WEST

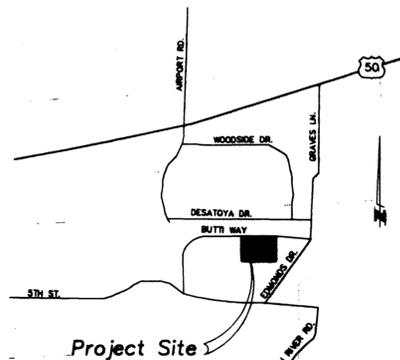
MIXED OCCUPANCY SEPARATION 1HR BETWEEN B-S2  
 EXTERIOR WALL AND OPENING PROTECTION:

BEARING NOT REQUIRED  
 NONBEARING SAME AS BEARING  
 OPENINGS NOT REQUIRED

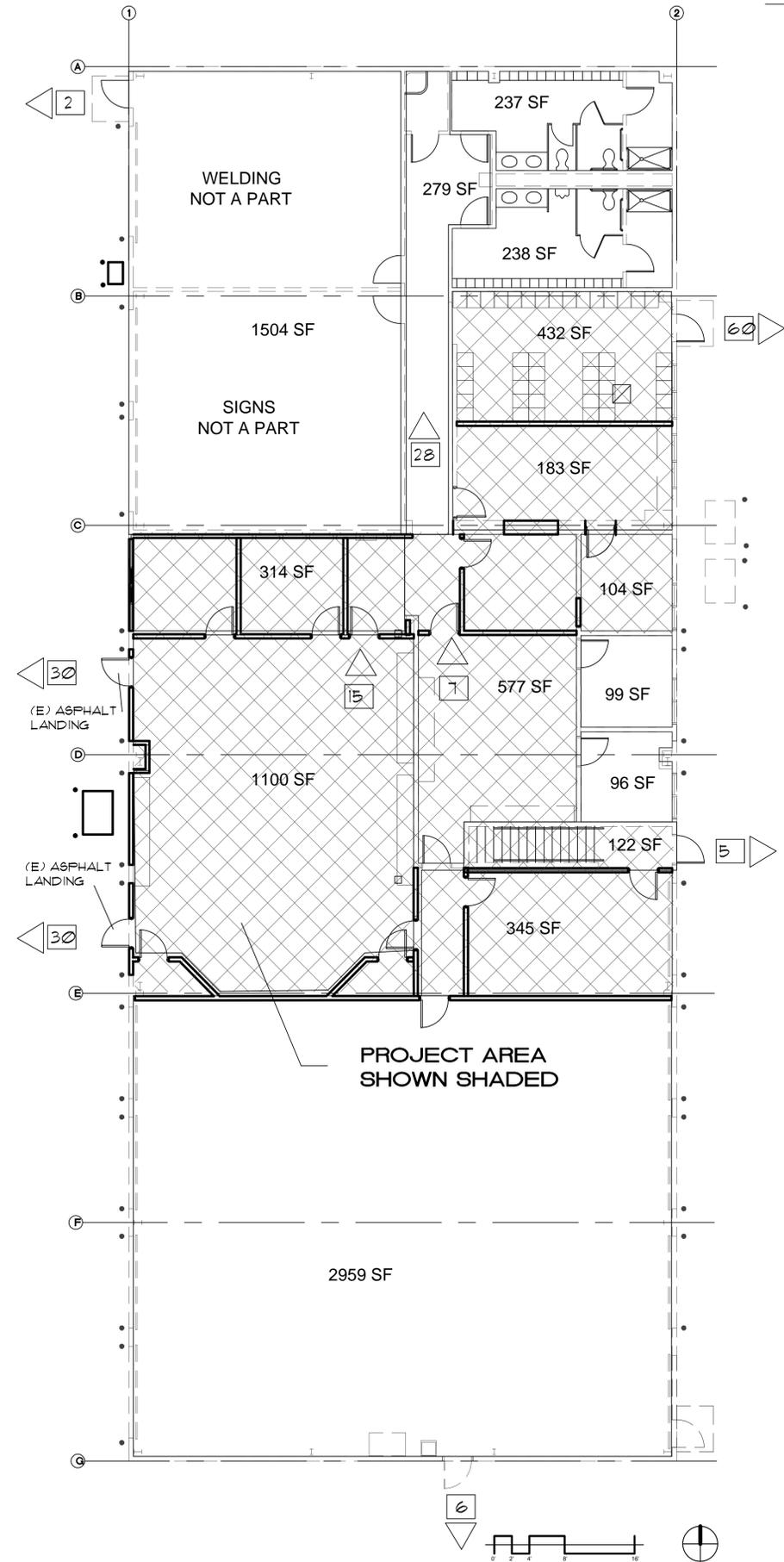
**PROJECT: PUBLIC WORKS BUILDING C**

AREA	ROOM NAME	SQ FT	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EXIT REQUIRED	EXIT PROVIDED	EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED
1	WELDING-SIGNS	1504	200	8	1	1	1.5	108
2	TOILETS	475	50	10	1	1	1.9	108
3	LOCKER	432	50	9	1	1	1.7	108
4	CONFERENCE	1100	15	73	2	2	14.7	72
5	OFFICE	1297	100	13	1	1	2.6	108
6	STORAGE	425	300	1	1	1	0.3	108
7	MEZZANINE	1257	300	4	1	1	0.8	108
8	WAREHOUSE	2959	500	6	1	1	1.2	72
9	TARE	928	100	9	1	2	1.9	108
TOTAL		10377		133				

\* POSTED OCCUPANT LOAD



**VICINITY MAP**  
N.T.S.



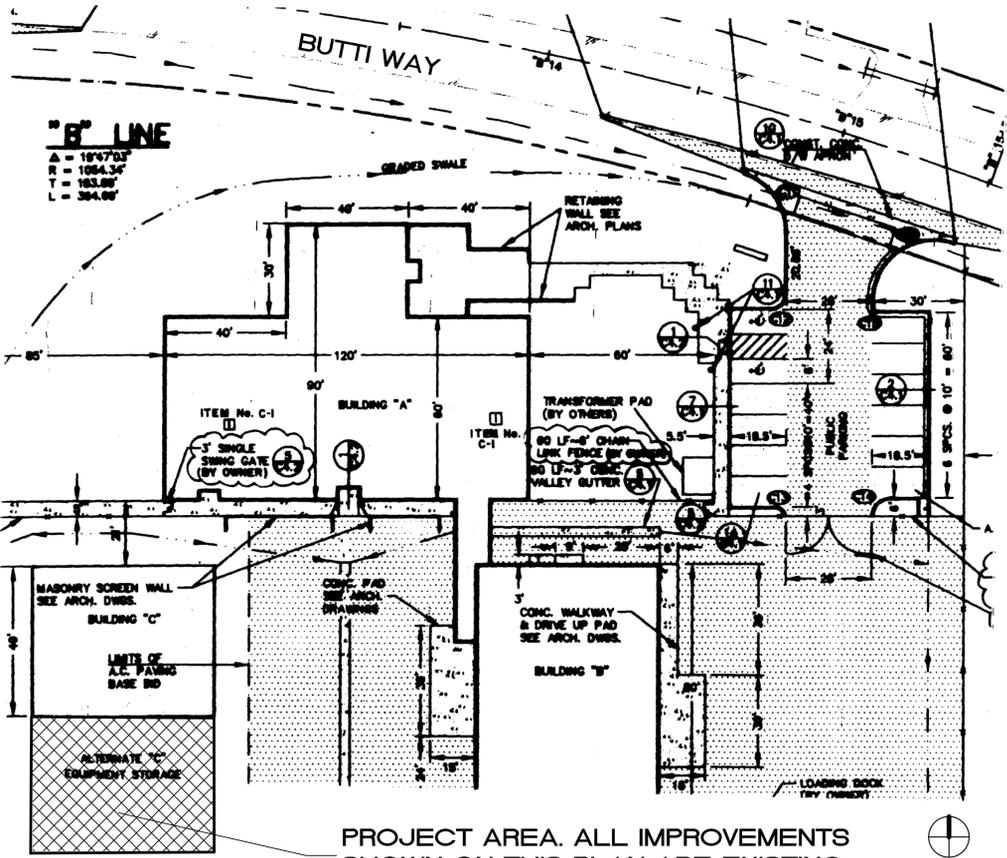
PROJECT AREA SHOWN SHADED

- A100 COVER SHEET
- A101 EXIT PLAN
- A200 FLOOR PLAN, SCHEDULES
- A201 MEZZANINE PLAN
- A202 REFLECTED CEILING PLAN
- A203 BUILDING DECTIONS, DETAILS
- A204 STANDARD DETAILS
- A205 SPECIFICATIONS
- S1 STRUCTURAL FRAMING
- MF101 MECHANICAL SPECIFICATION
- MF102 MECHANICAL SPECIFICATION
- M001 MECHANICAL DEMOLITION PLAN
- M101 MECHANICAL PLAN
- M200 MECHANICAL SCHEDULES & DETAILS
- FO01 PLUMBING DEMOLITION
- PI01 PLUMBING PLAN
- E0.1 ELECTRICAL LEGEND & DWG SCHEDULE
- E0.2 ELECTRICAL SPECIFICATION
- E0.3 ONE LINE & LOAD CALCS
- E0.4 FIXTURE & PANEL SCHEDULE
- E0.5 ELECTRICAL DETAILS
- E1.0 OVERALL ELECTRICAL PLAN
- E1.1 DEMOLITION ELECTRICAL PLAN
- E2.1 NEW ELECTRICAL PLANS
- E2.2 NEW ELECTRICAL MEZZANINE PLAN

INDEX TO DRAWINGS

EXIT PLAN

1/8" = 1'-0"



PROJECT AREA. ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING

PARTIAL SITE PLAN

NO SCALE

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 A.P.N. 10-031-04

No.	Description	Date
1	PLAN CHECK COMMENTS	12/29/11

**PUBLIC WORKS T.I. BLDG "C"**

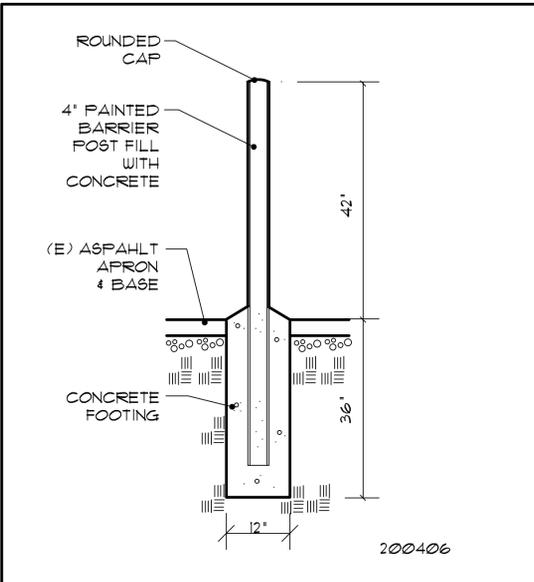
COVER SHEET

Project number  
 Date 6-3-11  
 Drawn by JPC  
 Checked by JPC

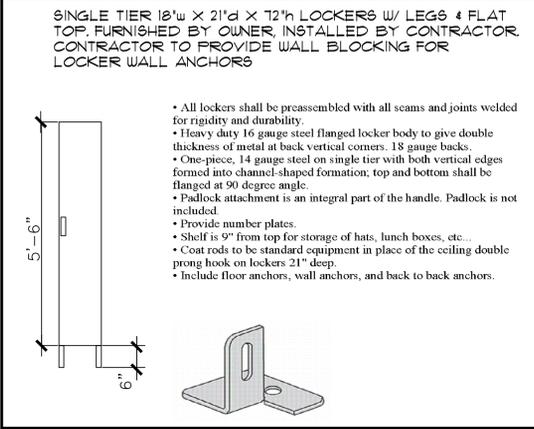
**A100**

Scale AS NOTED

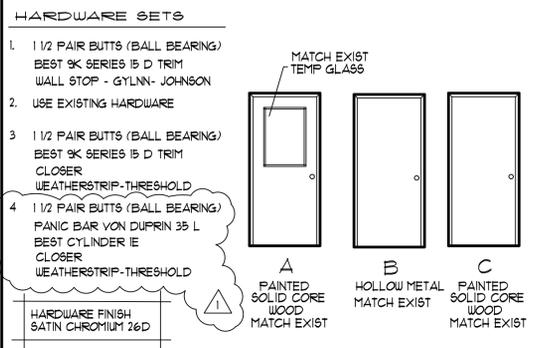




**BOLLARD** 3/4" = 1'-0" 15



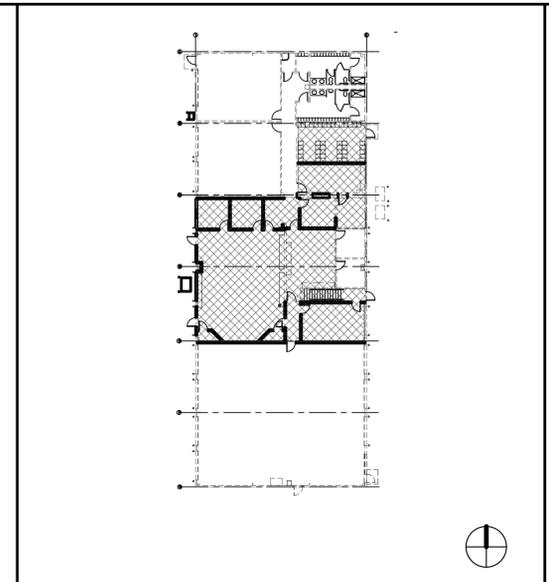
**LOCKER** 1/4" = 1'-0" 14



**DOOR SCHEDULE**

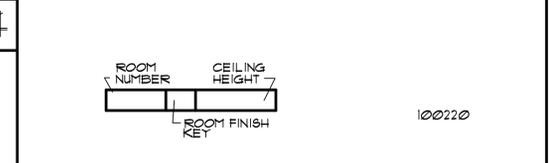
DOOR NO.	DOOR			DETAIL	FRAME	REMARKS	HARDWARE
	SIZE	TYPE	FRM				
1	3'0" x 6'8" x 1 3/4"	C	HM	1/A204	HM		1
2	3'0" x 6'8" x 1 3/4"	A	HM	1/A204	HM		1
3	3'0" x 6'8" x 1 3/4"	B	HM	6/A204	HM	1 HR DOOR & FRAME	3
4	3'0" x 6'8" x 1 3/4"	B	HM	6/A204	HM		4

**DOOR TYPES** 1/4" = 1'-0" 12

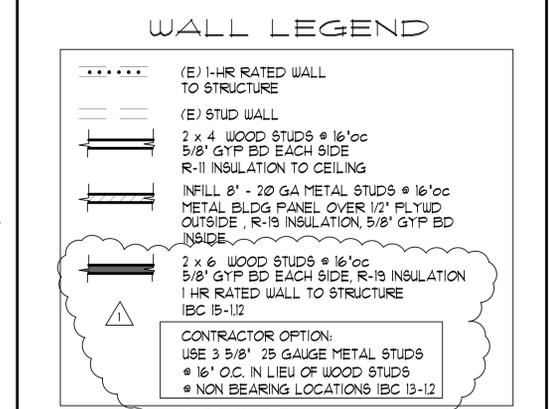


**KEY PLAN** 6

FINISH KEY	FLOOR	BASE	WALLS	CEILING	REMARKS
A	SEALED CONCRETE	4" RUBBER	GYPSUM BOARD	T-GRID	VINYL TILE ALTERNATE
B	EXIST VINYL TILE	4" RUBBER	GYPSUM BOARD	EXIST	
C	SEALED CONCRETE	4" RUBBER	GYPSUM BOARD	GYPSUM BOARD	VINYL TILE ALTERNATE

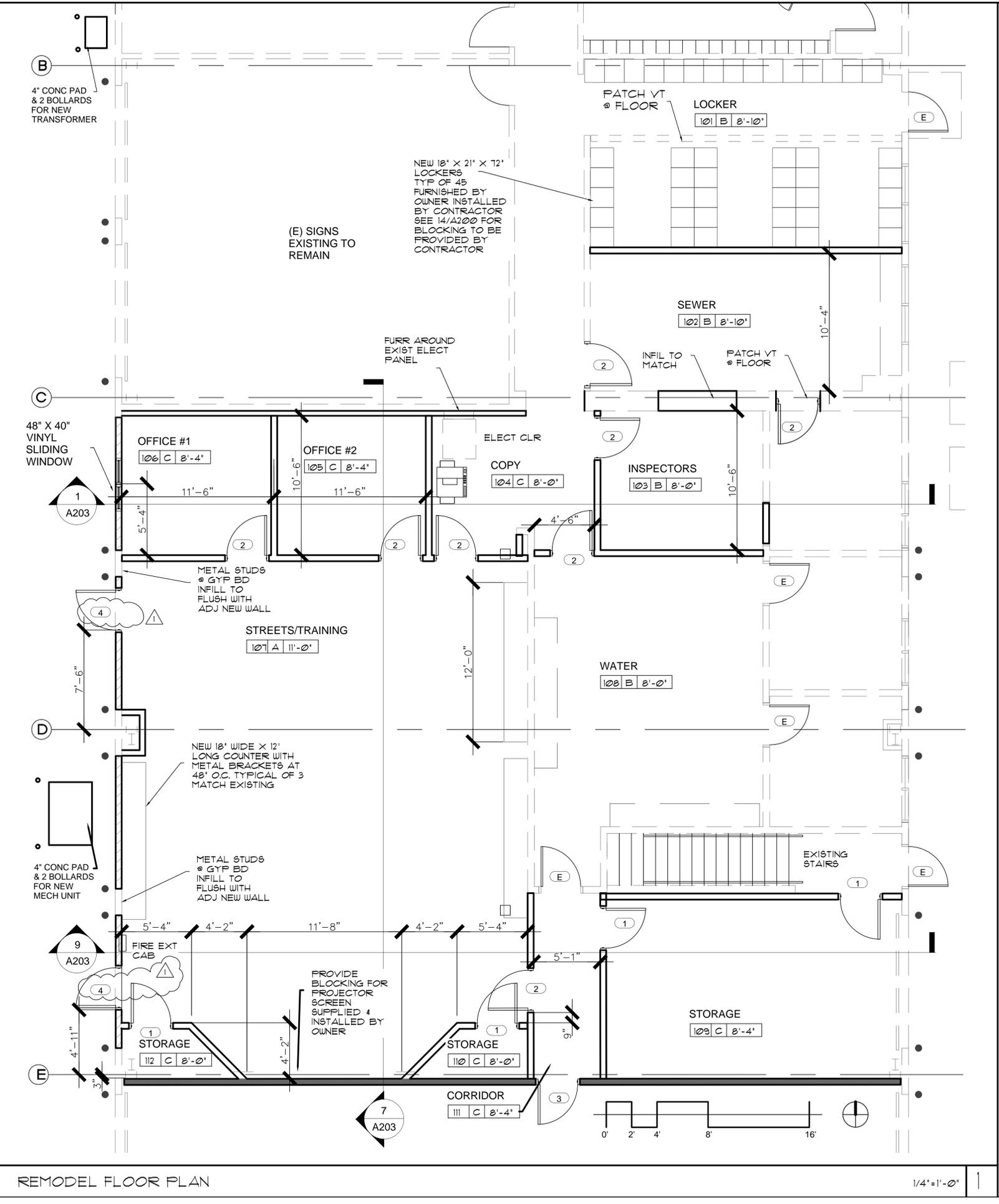


**ROOM FINISH LEGEND** 11



- GENERAL NOTES**
- PATCH TO MATCH ALL SURFACES DAMAGED FROM DEMOLITION AND REMODEL WORK TO PROVIDE FINISHED APPEARANCE.
  - VERIFY ALL DIMENSIONS, REPORT ANY DISCREPANCIES TO THE ARCHITECT.

**REMODEL FLOOR PLAN** 1/4" = 1'-0" 10



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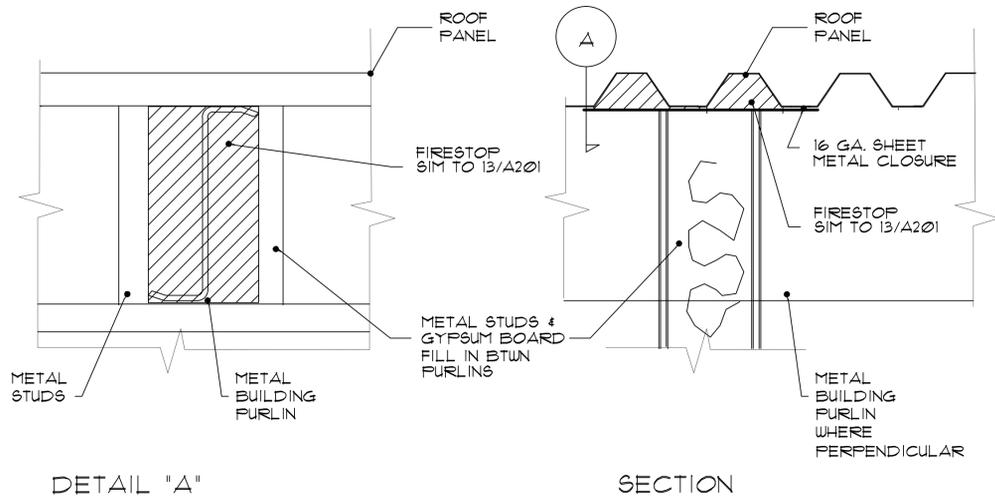
**PUBLIC WORKS T.I. BLDG "C"**

**REMODEL PLAN**

Project number  
Date 6-3-11  
Drawn by JPC  
Checked by JPC

**A200**

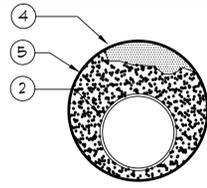
Scale 1/4" = 1'-0"



ROOF/WALL FIRE ASSEMBLY

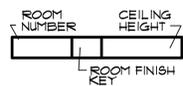
3" = 1'-0"

6



2. METALLIC PIPE - EITHER OF FOLLOWING MAY BE USED:  
-NOMINAL 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR GALVANIZED STEEL RIGID CONDUIT, OR SCHEDULE 5 (OR HEAVIER) STEEL PIPE. A MIN. 1/4" TO MAX. 2 1/4" ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS REQUIRED.
- NOMINAL 6" DIAMETER (OR SMALLER) TRADE SIZE COPPER PIPE. A NOMINAL 1 1/4" ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS REQ'D. A MAXIMUM OF ONE PIPE, TUBING OR CONDUIT MAY BE INSTALLED WITHIN THE THROUGH-OPENING
3. CABLE - AS AN OPTION TO No. 2, MIN. 10% TO MAX. 40% FILL OF MAX. 100 PAIR No. 24 AWG. TELEPHONE CABLES WITH POLYVINYL CHLORIDE INSULATION AND JACKET. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE ANNULAR SPACE BETWEEN THE CABLES AND THE PERIPHERY OF THE OPENING MAY RANGE FROM A MIN. 1/4" TO A MAX. 4 1/2"
4. FORMING MATERIAL - MIN. 3" OF THERMAFIBER MINERAL SAFING INSULATION WITH MIN. DENSITY OF 3.5 pcf U.L. R-10905 LABEL
5. FILL VOID OR CAVITY MATERIAL - MIN. 1" DEPTH OF FIRECODE COMPOUND.

FINISH KEY	FLOOR	BASE	WALLS	CEILING	REMARKS
A	SEALED CONCRETE	4" RUBBER	GYPSUM BOARD	T-GRID	VINYL TILE ALTERNATE
B	EXIST VINYL TILE	4" RUBBER	GYPSUM BOARD	EXIST	
C	SEALED CONCRETE	4" RUBBER	GYPSUM BOARD	GYPSUM BOARD	VINYL TILE ALTERNATE



100220

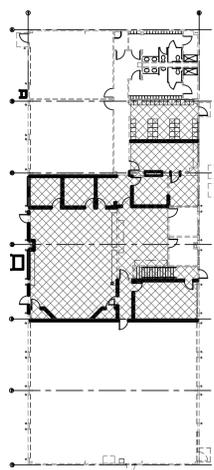
FIRE STOP SYSTEM

N.T.S.

13

ROOM FINISH LEGEND

11



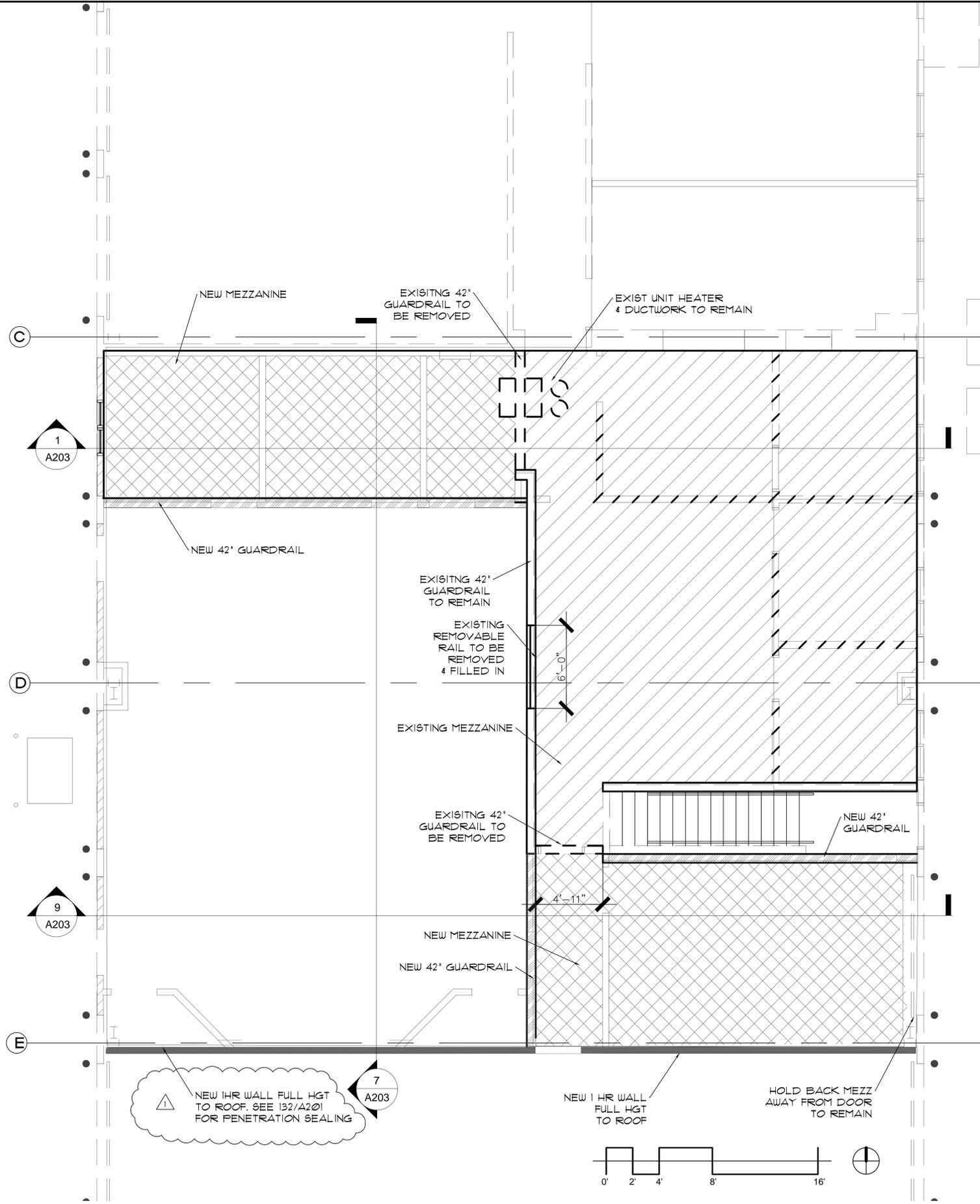
WALL LEGEND

- ..... (E) 1-HR RATED WALL TO STRUCTURE
- ==== (E) STUD WALL
- ===== 2 x 4 WOOD STUDS @ 16" OC  
5/8" GYP BD EACH SIDE  
R-11 INSULATION TO CEILING
- ===== INFILL 8' - 20 GA METAL STUDS @ 16" OC  
METAL BLDG PANEL OVER 1/2" FLYWD  
OUTSIDE, R-19 INSULATION, 5/8" GYP BD  
INSIDE
- ===== 2 x 6 WOOD STUDS @ 16" OC  
5/8" GYP BD EACH SIDE, R-19 INSULATION  
1 HR RATED WALL TO STRUCTURE  
IBC 15-112

CONTRACTOR OPTION:  
USE 3 5/8" 25 GAUGE METAL STUDS  
@ 16" OC. IN LIEU OF WOOD STUDS  
@ NON BEARING LOCATIONS IBC 13-12

GENERAL NOTES

1. PATCH TO MATCH ALL SURFACES DAMAGED FROM DEMOLITION AND REMODEL WORK TO PROVIDE FINISHED APPEARANCE.
2. VERIFY ALL DIMENSIONS, REPORT ANY DISCREPANCIES TO THE ARCHITECT.



KEY PLAN

12

REMODEL MEZZANINE PLAN

1/4" = 1'-0"

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No.	Description	Date
1	PLAN CHECK COMMENTS	12/29/11

PUBLIC WORKS  
T.I.  
BLDG "C"

REMODEL PLAN

Project number  
Date 6-3-11  
Drawn by JPC  
Checked by JPC

A201

Scale 1/4" = 1'-0"







ARCHITECTURAL SPECIFICATIONS

SITE WORK \*\*\*\*\*

General:  
 Maintain survey stakes, monuments, reference points; replace where disturbed or destroyed.  
 Contractor responsible for accuracy of layout of the work.

Excavation:  
 Allow ample space for form work.  
 Excavate to solid bearing leaving bearing surfaces undisturbed, level and true.  
 Keep earth under slabs dry and free from frost. Should bearing surfaces be softened by frost or water, re-excavate to solid bearing.

Filling:  
 Remove any debris and decayable matter from all areas before filling.  
 Use type II base for fills, minimum 4" thickness under slabs.  
 Make fills as early as practicable, compact thoroughly, especially under concrete slabs and other paved areas.  
 Fill material shall be placed in approximately 6" layers, compacted and wet down thoroughly between layers to 90% relative compaction.  
 Any excess fill material will be removed from the site.

CONCRETE\*\*\*\*\*

Materials:  
 - Ready-mix concrete, 4,000 psi, 28 day compressive strength, 4% air entrained  
 - Reinforcing Bars: ASTM A615, Grade 60  
 Forms:  
 Standard grade Douglas Fir shiplap or plywood.  
 Forms, wherever concrete is to be exposed, must have formboards of wood sheets set plumb and level.  
 Brace to be strong and unyielding.  
 Make sufficiently tight to prevent concrete leakage.

Concrete Work:  
 Protect from sun, wind, rain, freezing, and other disturbances until thoroughly hardened.  
 Set all anchors, bolts, etc., shown on the drawings or other items as are necessary for success of the work.  
 Deposit concrete as nearly as practical in its final position to avoid segregation. Once started, concreting shall be carried as a continuous operation until placing of a section is completed.  
 Repair voids, gravel pockets and other defects.

Slab Finishes:  
 Finish slabs level or to true slopes as shown on drawings. Achieve a tolerance of 1/8" in 10'-0".  
 Exterior exposed slabs to receive broom finish; Screed and tamp to bring fine particles to surface. Float with wood or carpet float to true surfaces.  
 Leave slightly roughened surface. Round edges to 1/4" radius.

METAL FRAMING\*\*\*\*\*

Exterior metal studs: roll-formed galvanized steel. 20 gauge, "C" shaped and of size shown on the drawings. Conform to ASTM C645-81.  
 Runners: roll-formed 20 gauge.  
 Interior metal studs: roll-formed galvanized steel. 25 gauge, "C" shaped and of size shown on the drawings. Conform to ASTM C645-81.  
 Runners: roll-formed 25 gauge.  
 Finish: Factory applied rust inhibitive primer or galvanized finish.  
 Fasteners: Cadmium plated screws or bolts as recommended by the m'gr.  
 Powder driven fasteners: 1/4" or 3/8" diameter. Use washer with inserts.  
 Powder driven fasteners will not be permitted at rough openings or edge of concrete.  
 Expansion bolts: Wej-It or equal for use at rough openings and edges of concrete. Use washers under all bolt heads.  
 Secure tracks to structure at 48" o.c. maximum and 6" from ends typical. Attach studs securely to track and provide seismic bracing in compliance with code requirements and m'grs recommendations.  
 Frame openings and secure to structure as per m'grs recommendations.

Frame openings and secure to structure as per m'grs recommendations.

ROUGH CARPENTRY \*\*\*\*\*

General:  
 Grading rules of association having jurisdiction shall apply.  
 All lumber and plywood to be grade stamped.  
 Storage and protection: Protect lumber and millwork from weather. See that building is thoroughly dry before finished woods are placed in it.  
 Rough hardware: Provide all necessary nails, spikes, screws, bolts, hangers, and connectors in necessary amounts for proper installation of carpentry and millwork, sizes and quantities sufficient to meet the requirements of the IBC to hold and draw members rigidly and permanently in place.  
 Hardware and fasteners exposed to the weather and moisture to be hot dipped galvanized.  
 - Wood in contact with concrete to be heavily painted with two coats of

"Woodlife", "Fungiseal", or other toxic repellent solution.

Rough Framing:  
 Lay out, fir, and erect all framing true, plumb, and level to minimum 1/4" in 8'-0".  
 Provide for installation and support of plumbing and heating work. Furr out as shown on drawings or as required for enclosing of mechanical, plumbing, and electrical work in finished areas, unless otherwise noted. Verify location of all recessed lighting fixtures, laying out joists to fit.  
 In finished areas, keep piping in joist spaces, boring through joists only where necessary. Follow the IBC requirements for boring and notching of joists in all instances.  
 Nailing: (2) 16d nails minimum at all framing connections unless otherwise noted. Consult with the IBC for special conditions.  
 Floors: Stagger sheathing joints with face ply perpendicular to joists under. Solid blocking over bearing walls and beams. Use Simpson joist hangers at all conditions where joists and beams or headers are joined in the same plane. Provide bridging at floor joist spans over 8'-0" or as recommended by joist m'gr.  
 Construct with 2x plates at head and firestop at 8'- 0" from the floor minimum. Support all beams and headers at bearing points with two or more studs nailed together, same width as beam unless otherwise noted.  
 Beams and headers: Minimum header over interior and exterior openings to be (2) 2 x 6, except as noted otherwise. Provide solid blocking 2" less than rafter size over all beams and bearing walls, except where indicated otherwise.

Materials and Installation:  
 Plates (mud sills) in contact with concrete shall be pressure treated Construction grade Douglas Fir or Redwood.  
 Studs: Standard and better Douglas Fir or Hemlock unless noted on the plans otherwise.  
 Rafters, joists, and headers: See structural specs.  
 Posts and beams: See structural specs.

Floor sheathing: See structural specs. Nail with 8d ring shank nails at 6" o.c. at all edges and intermediate bearing points unless otherwise noted.

SEALANT\*\*\*\*\*

Butyl, silicone or one part polysulfide caulking at windows, doors, flashings, and elsewhere as necessary to make entire building envelope watertight.

Provide back up material per manufacturer's recommendations  
 Apply continuous bead 1/2 to 1 times the joint width by not less than 1/4" or more than 1/2".

DOORS & FRAMES\*\*\*\*\*

Furnish and install hollow metal frames as shown on the drawings equal to Timely prefinished "C" series frames. Color to be selected by owner. Provide accessories as required for hardware specified.  
 - Doors to be flush interior doors for opaque finish, solid core particle board core, meeting the grade of "1-L-1" per ANSI-A208.1.  
 Install all doors true and level.  
 Check operation so that all components operate freely.

WINDOWS \*\*\*\*\*

-Provide horizontal sliding vinyl windows equal to Milgard vinyl Montecito series, color white, with insulated glass and screen.  
 See Plans for sizes required.  
 Install all windows true and level.  
 Check operation so that all components operate freely.

FINISH HARDWARE \*\*\*\*\*

- Finishes: Satin chrome, 626.  
 - Hardware Schedule: Hardware supplier shall submit two copies of proposed finish hardware schedule for owner's approval prior to delivery of any finish hardware to site:  
 All hinged doors will have Glynn Johnson 65 silencers or equal, two per door at the 1/4 points.  
 Butts: Stanley or equivalent, 1 1/2 pair on interior and exterior doors.  
 Locksets: Best, 9K commercial series with 15D trim, storeroom function.  
 -- All doors to be keyed alike.  
 - Door Stops: Wall mounted Trimco 1270WX.  
 - Closer: LCN 1460 series parallel arm  
 - Hardware sets: See 12/A200 on plans.

DRYWALL FINISH \*\*\*\*\*

General:  
 Contractor must be a specialist in this type of work employing experienced personnel. Contractor must be able to show similar installations in good condition after approximately three years service.  
 Provide adequate heat and ventilation for proper drying.

Materials and installation:  
 5/8" thick gypsum wallboard, recess edge type, taped and spackled. 5/8" thick gypsum board at ceilings.  
 Where fire rated wallboard is required on the drawings, USG 5/8" Firecode "C" gypsum wallboard or equal.  
 Bent or rusty materials not acceptable.  
 Nailing or screws in strict accordance with manufacturer's recommendations.  
 All electrical boxes and all other rough in openings must be cleaned of excess spackle before painter starts.  
 Spackled areas shall be sanded to smooth even surfaces. Paint will have no texture additives to hide defects.  
 Backblock all unsupported wallboard joints where wallboard is applied to ceiling joists and rafters with extra layer of board set in cement.

ACOUSTICAL CEILING SYSTEM \*\*\*\*\*

Suspension system to be equal to Armstrong prelude 15/16" system in a 24" x 48" grid. See drawings for locations. See drawings for seismic bracing detail.  
 Lay-in tile to be equal to Armstrong 24" x 48" x 5/8", Cortega pattern. Color to be white.

FLOORING \*\*\*\*\*

Vinyl Tile Flooring:  
 Congoleum Alternatives or equal, 12" x 12", color as selected by owner from color group one.  
 - Concrete subfloor preparation: Remove loose dirt and dust from the subfloor by sweeping or vacuuming. Smooth all rough or depressed areas, cracks, and score marks with a latex modified portland cement patching compound.  
 - Lay all floor material to manufacturer's recommendations and specifications. Use AD42 adhesive or equal.  
 Install bronze edge strip at edges where resilient floors abut other materials. No checkerboarding of the pattern. All "grain" to run in the same direction.  
 Rubber Base: Burke rubber Type TS or equal, 1/8" cove, 2 1/2" height, color to match existing.  
 Installation: Follow manufacturers instructions for glue application.

PAINTING AND FINISHING\*\*\*\*\*

General:  
 Use tarpaulins or drop cloths when working above finished work. Clean paint splatters, etc. from finished surfaces. Take extraordinary care to prevent fire.  
 Do no work when dust or insects are present or during unfavorable weather.  
 Deliver materials in unbroken containers.  
 Application of first coat constitutes acceptance of surfaces by Painting Sub Contractor.  
 Colors: Owner will submit color schedule to Painting Sub Contractor who, if requested, will prepare samples of each color on same base as materials are to be applied. Allow ample time for selection of colors. Do no work until colors are approved by the owner.

Schedule:  
 Surfaces to receive no finish: unless specifically noted otherwise, apply no finish to the following: Aluminum, brass, bronze, stainless steel, copper, brick, concrete, ceramic tile, glass, resilient flooring, and metal roofs.  
 Exposed metal surfaces: Two coats oil based enamel, first coat gloss and second coat semi-gloss. Apply appropriate primer where metal is galvanized.  
 Interior wood: Doors: 1 coat primer sealer, two coats semi gloss latex paint.  
 Gypsum wallboard: No texture additives in paint. One coat of primer sealer. Two coats of flat latex paint.

MISCELLANEOUS ACCESSORIES\*\*\*\*\*

Other Accessories:  
 Fire extinguisher cabinet to be equal to J.L. Industries semi-recessed clear VU series #1516-F-25 with 2 1/2 lb. fire extinguisher and bracket. Top of cabinet to be 5'- 4" AFF.  
 Provide solid backing for projection screen accessory supplied and installed by the owner for secure installation.

\*\*\*\*\*END OF SPECIFICATIONS\*\*\*\*\*



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No.	Description	Date

PUBLIC WORKS  
 T.I.  
 BLDG "C"

Specifications

Project number	
Date	6-3-11
Drawn by	JPC
Checked by	JPC

A205  
 Scale no scale