

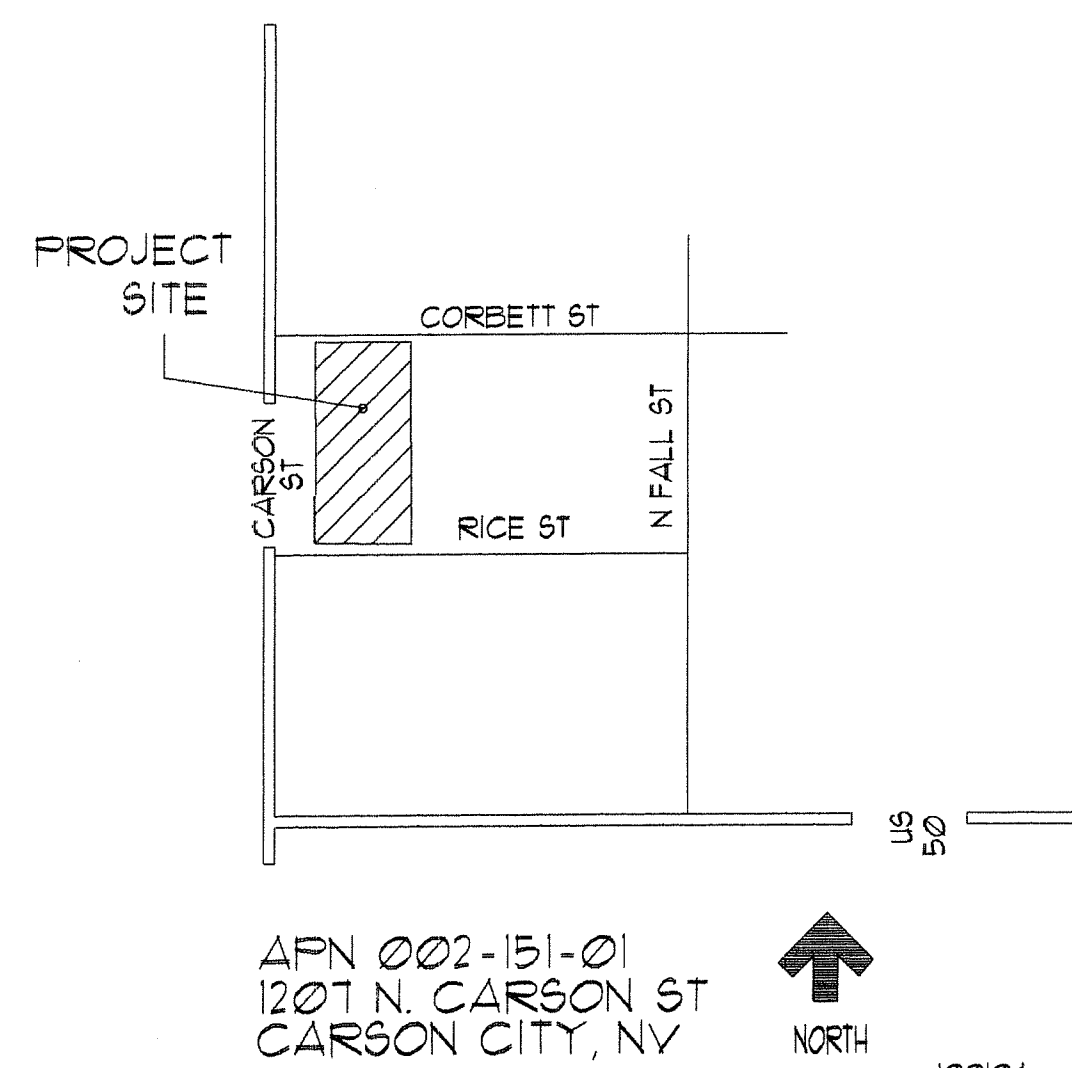
15

14

PERSPECTIVE VIEW

NO SCALE

5



LOCATION MAP

NO SCALE

13

FORMAN - ROBERTS HOUSE CARRIAGE HOUSE

for
Carson City

1207 N. Carson Street
Carson City, Nevada

CIVIL ENGINEER

MECHANICAL

STRUCTURAL

ARCHITECT

ELECTRICAL

LUMOS & ASSOCIATES
800 EAST COLLEGE PKWY
CARSON CITY, NEVADA
(775) 883-7114

SEED
P.O. Box 6071
INCLINE VILLAGE, NEVADA
(775) 831-2532

THREE CASTLE ENGINEERING, LLC
2516 BUSINESS PKWY, STE. F1
MINDEN, NEVADA
(775) 267-6762

J.P. COPOULOS, ARCHITECT
P.O. BOX 2511
CARSON CITY, NEVADA
(775) 885-1307

JENSEN ENGINEERING, INC
9655 GATAWAY DR, STE. A
RENO, NEVADA
(775) 852-2288

CODE DATA

CODE: 2006 INTERNATIONAL BUILDING CODE (I.B.C.)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (06 IECC)
2006 INTERNATIONAL FIRE CODE (06 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
GUST EXPOSURE C
SEISMIC CATEGORY D

OCCUPANCY CLASSIFICATION: A-3
OCCUPANT LOAD:
MEETING 43
OFFICE 1
TOTAL OCCUPANT LOAD: 44
MIXED OCCUPANCY SEPARATION NONE
CONSTRUCTION TYPE: V-B
FIRE ALARM NO
FIRE SPRINKLERS NO

BASIC ALLOWABLE FLOOR AREA: 6,000 S.F. ALLOWABLE AREA
FRONTAGE INCREASE

TOTAL ALLOWABLE FLOOR AREA: 6,000 S.F.

ACTUAL FLOOR AREA: 907 S.F.

BUILDING HEIGHT 18'-6"
(ONE STORY)
DISTANCE FROM PROPERTY LINES
NORTH 0'
SOUTH 57'
EAST 5'
WEST 85'

EXTERIOR WALL AND OPENING PROTECTION:

BEARING ONE-HOUR LESS THAN
10 FEET
NONBEARING SAME AS BEARING

2

- A0 COVER SHEET
- A0.1 DEMOLITION PLAN
- A0.2 ARCHITECTURAL SITE PLAN - ACCESS PLAN
- A1 FLOOR PLAN
- A1.1 DOOR SCHEDULE
- A1.1 ENLARGED TOILET PLAN
- A2 REFLECTED CEILING PLAN
- A3 ROOF PLAN
- A4 ELEVATIONS
- A5 BUILDING SECTIONS
- A6 WALL SECTIONS
- A7 SPECIFICATIONS

- C1 CIVIL COVER SHEET
- C2 DEMOLITION PLAN
- C3 SITE UTILITIES
- C4 GRADING PLAN
- D1 CIVIL DETAILS

- S1 FOUNDATION FLOOR FRAMING PLAN
- S2 ROOF STRUCTURAL FLOOR PLAN
- S3.0 STRUCTURAL NOTES
- S3.1 STANDARD DETAILS
- S3.2 STRUCTURAL DETAILS

- M1 MECHANICAL PLAN
- P1 PLUMBING PLAN
- D1 MECHANICAL DETAILS

- E1.0 NOTES & SCHEDULES
- E2.0 SITE DEMOLITION PLAN
- E.2.1 SITE ELECTRICAL PLAN
- E3.0 POWER & LIGHTING PLAN

DEFERRED SUBMITTAL

EXISTING SHED DEMOLITION
TO BE DEFERED SUBMITTAL WITH
A SEPARATE PERMIT

J.P. COPOULOS
ARCHITECT ©

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Nevada
89702

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F 775-885-6806

ioannis@edurus.com

Owner:
Carson City Parks & Rec.
Dept.
3303 Butti Way, Bldg #9
Carson City, NV 89701
Phone: (775) 887-2115
Fax: (775) 887-2145

Project Address:
1207 N. Carson St.
Carson City, NV 89701
A.P.N. 002-151-01

Structural Engineer:
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800 East College Parkway
Carson City, NV 89706
Phone: (775) 883-7077
Fax: (775) 883-7114

No	Description	Date
1	PLAN CHECK COMMENTS	4/24/08

Carson City

Carriage House

Cover Sheet

Project number	
Date	6-9-08
Drawn by	MEC
Checked by	JPC

A0

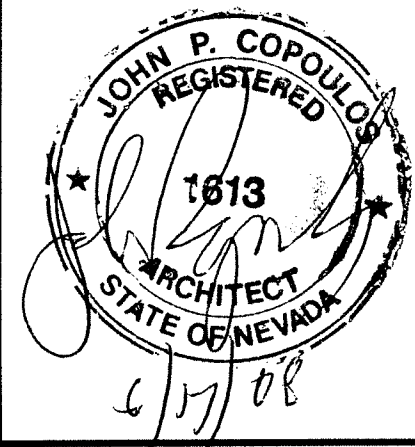
Scale

4

INDEX TO DRAWINGS

1

4/27/08 Corrections to 08-1575 1207 N Carson St



Owner:
Carson City Parks & Rec.
Dept.
3305 Butti Way, Bldg #9
Carson City, NV 89701
Phone: (775) 887-2115
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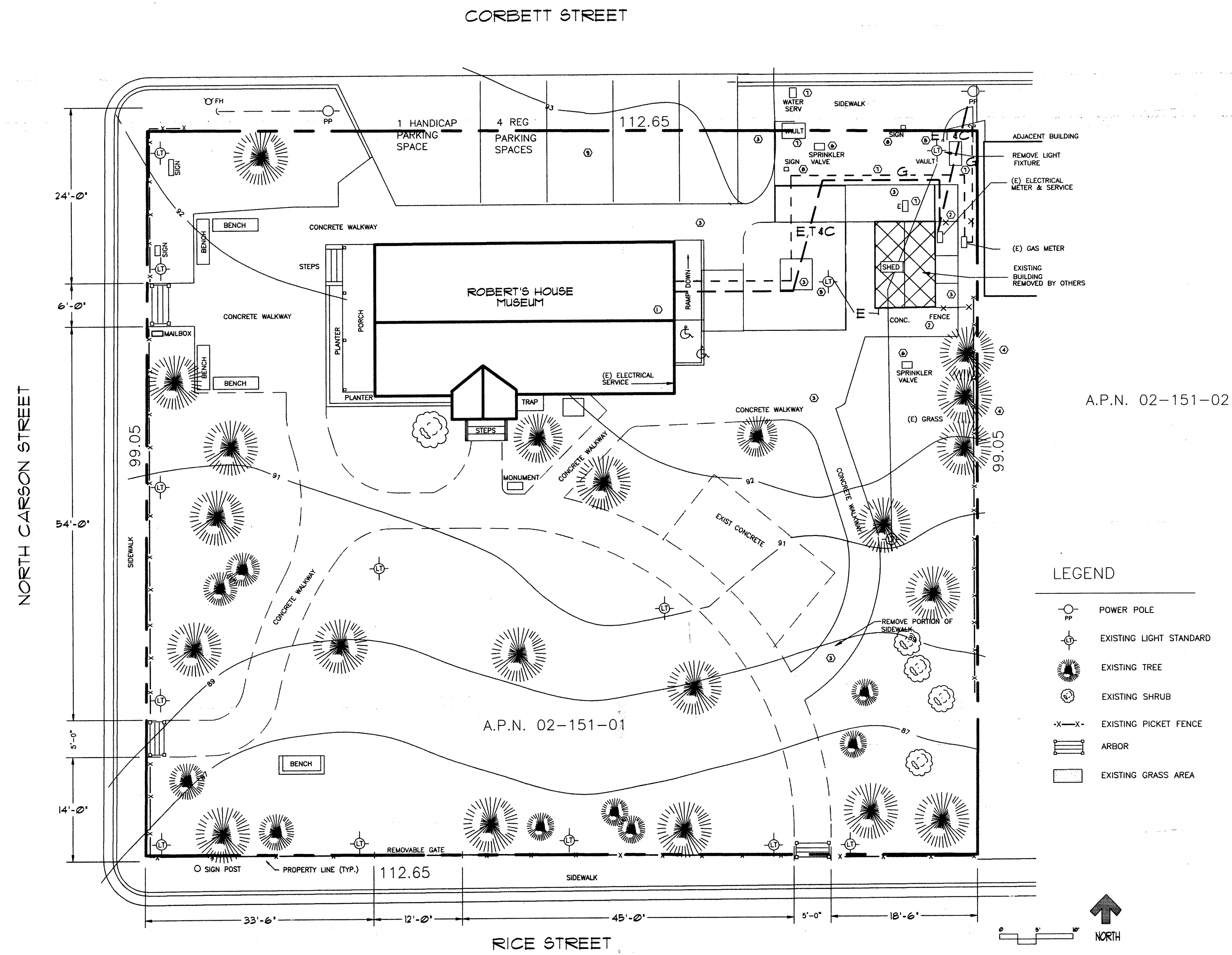
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15

3

14 SITE DEMOLITION PLAN

1"=10'-0" 5

2

DEMOLITION SCHEDULE

ITEM	CONTRACTOR	REMOVAL BY			
		OWNER	REMOVE FROM SITE	REUSE IN REMODEL	ITEM TO REMAIN IN PLACE PROTECT FROM DAMAGE
① RAMP/RAILING	///	///			
② FENCE	///				
③ CONCRETE	///	///			
④ TREE	///	///			
⑤ LAMP POST	///		///		
⑥ IRRIGATION	///	///			
⑦ UTILITIES (SEE MEP & CIVIL PLANS)	///	///			
⑧ SIGN	///			///	
⑨ PAVERS	///			///	
⑩					

No.	Description	Date

Carson City
Carriage House
Site Demolition Plan

Project number
Date 6-9-08
Drawn by JPC
Checked by JPC

A0.1
Scale

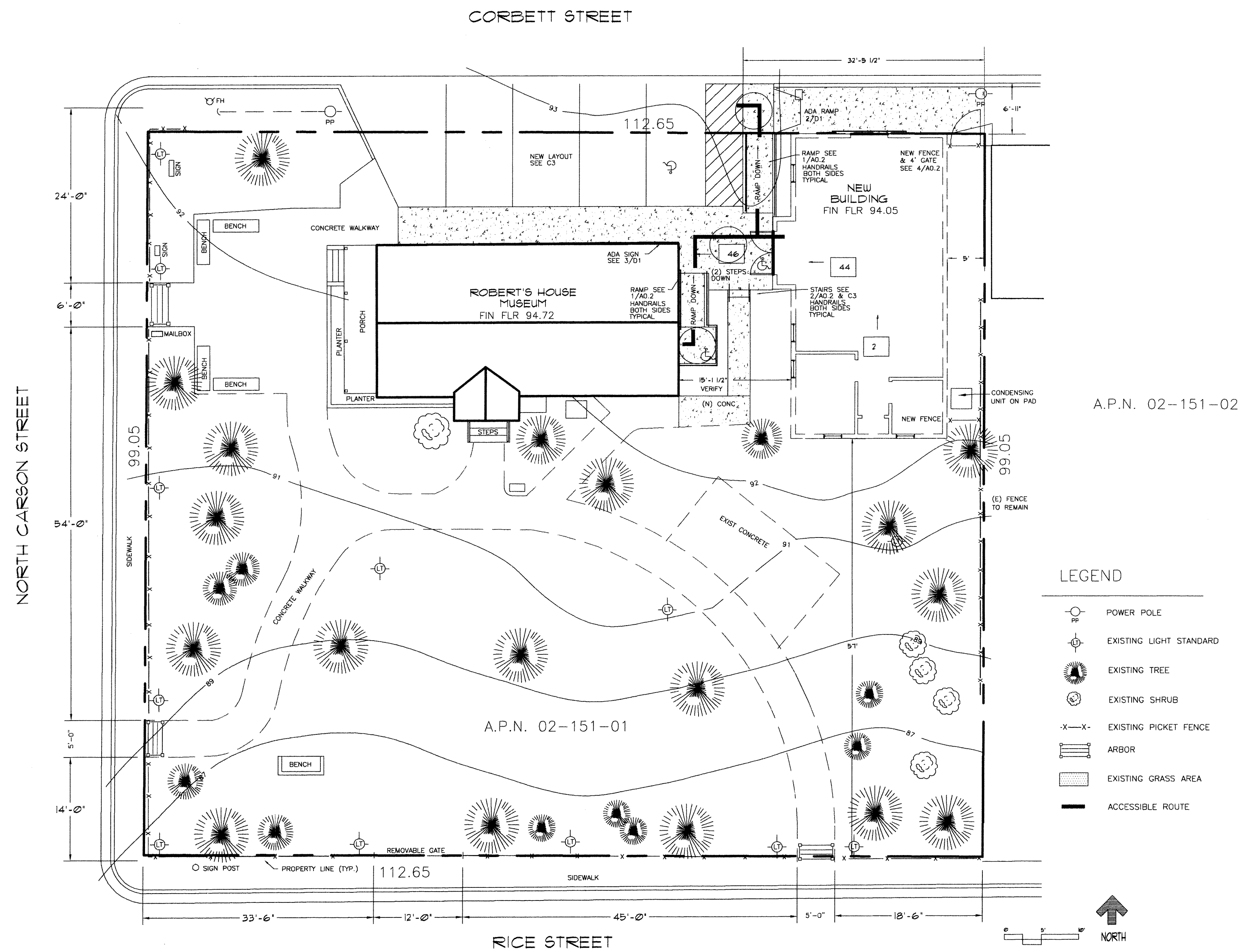
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10

7

4

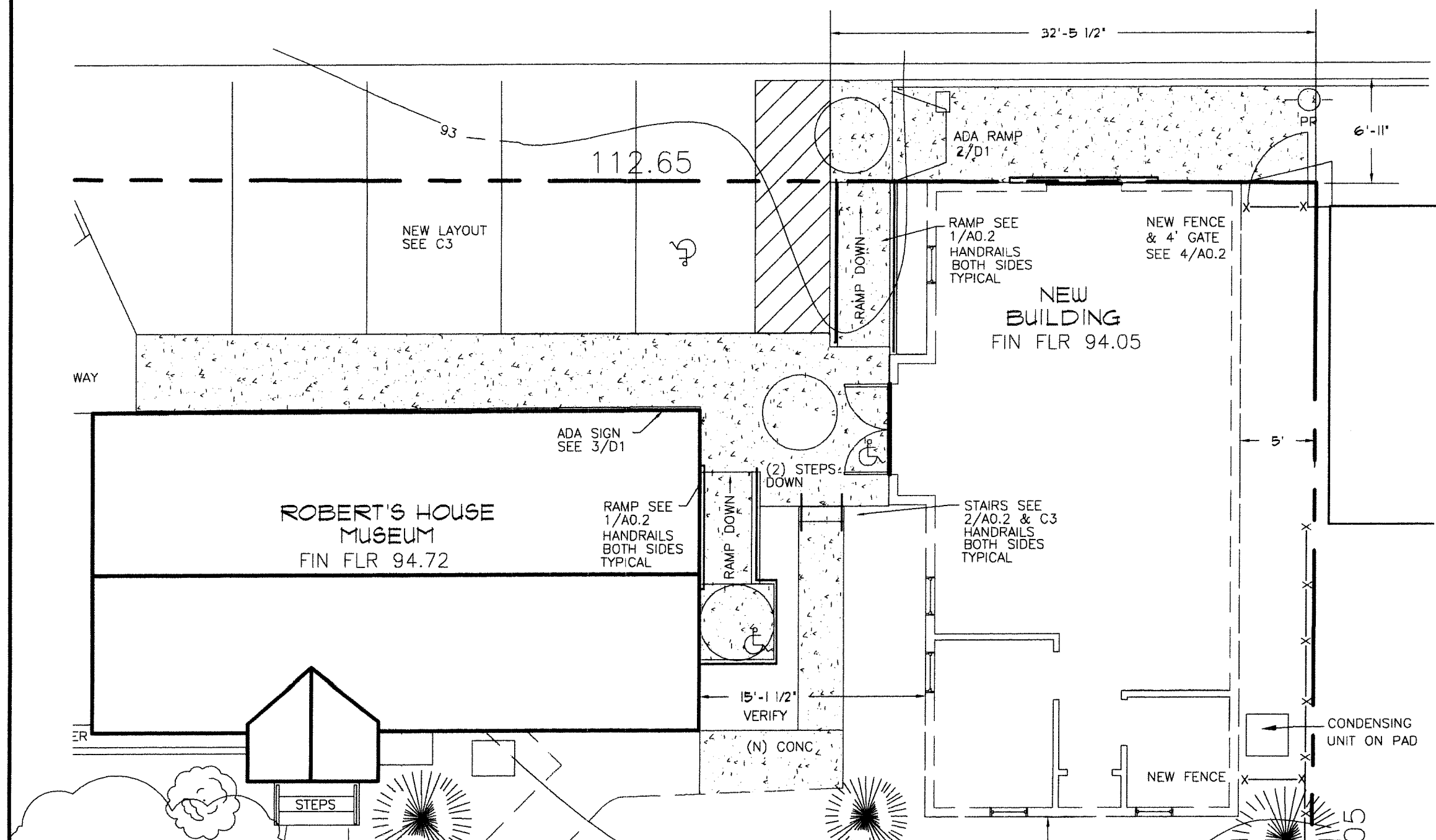
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14 ARCHITECTURAL SITE PLAN-ACCESS PLAN

1"=10'-0"

5



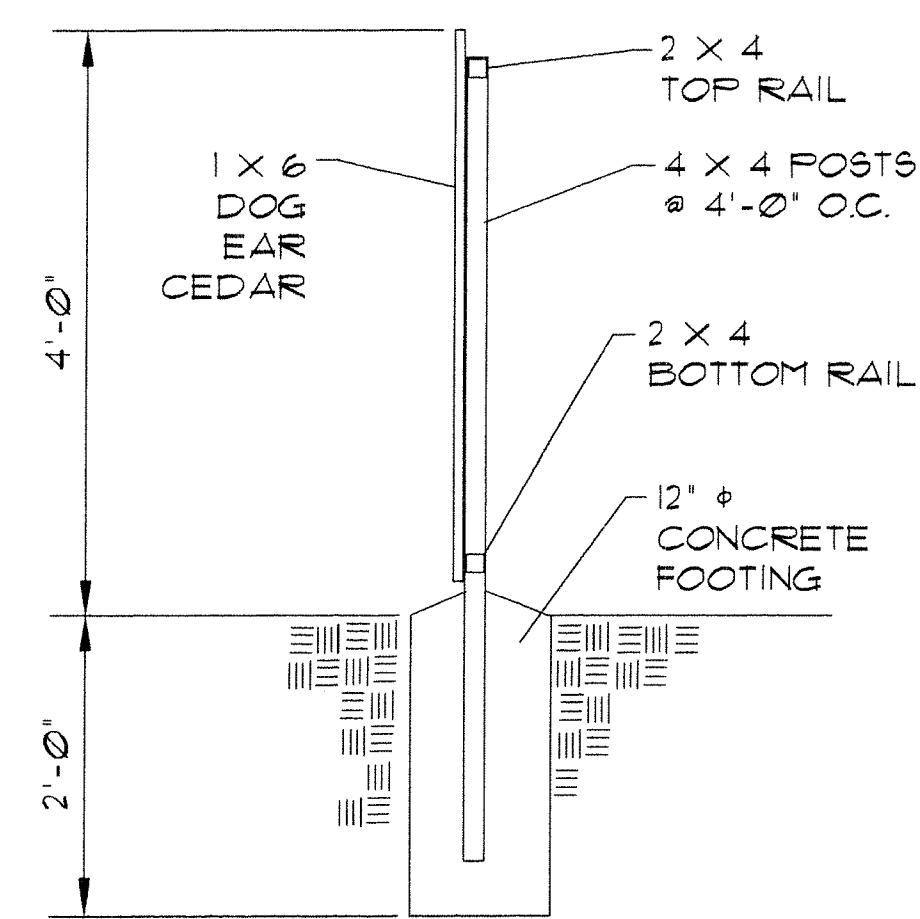
13 RAMP PLAN

1/8"=1'-0"

WOOD FENCE

3/4"=1'-0"

4

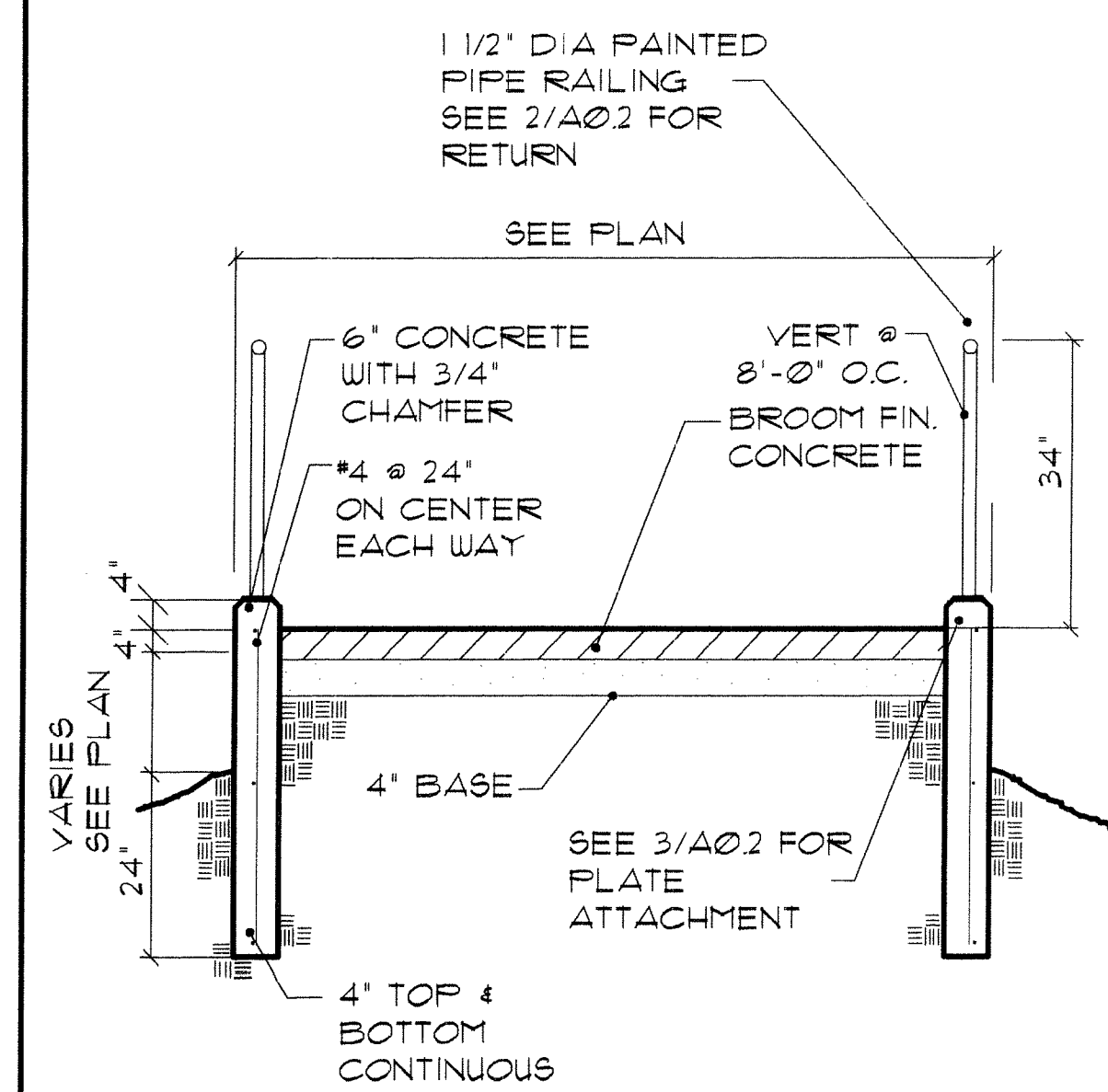


271016

CONC. STAIRS

1"=1'-0"

2



200103

RAMP DETAIL

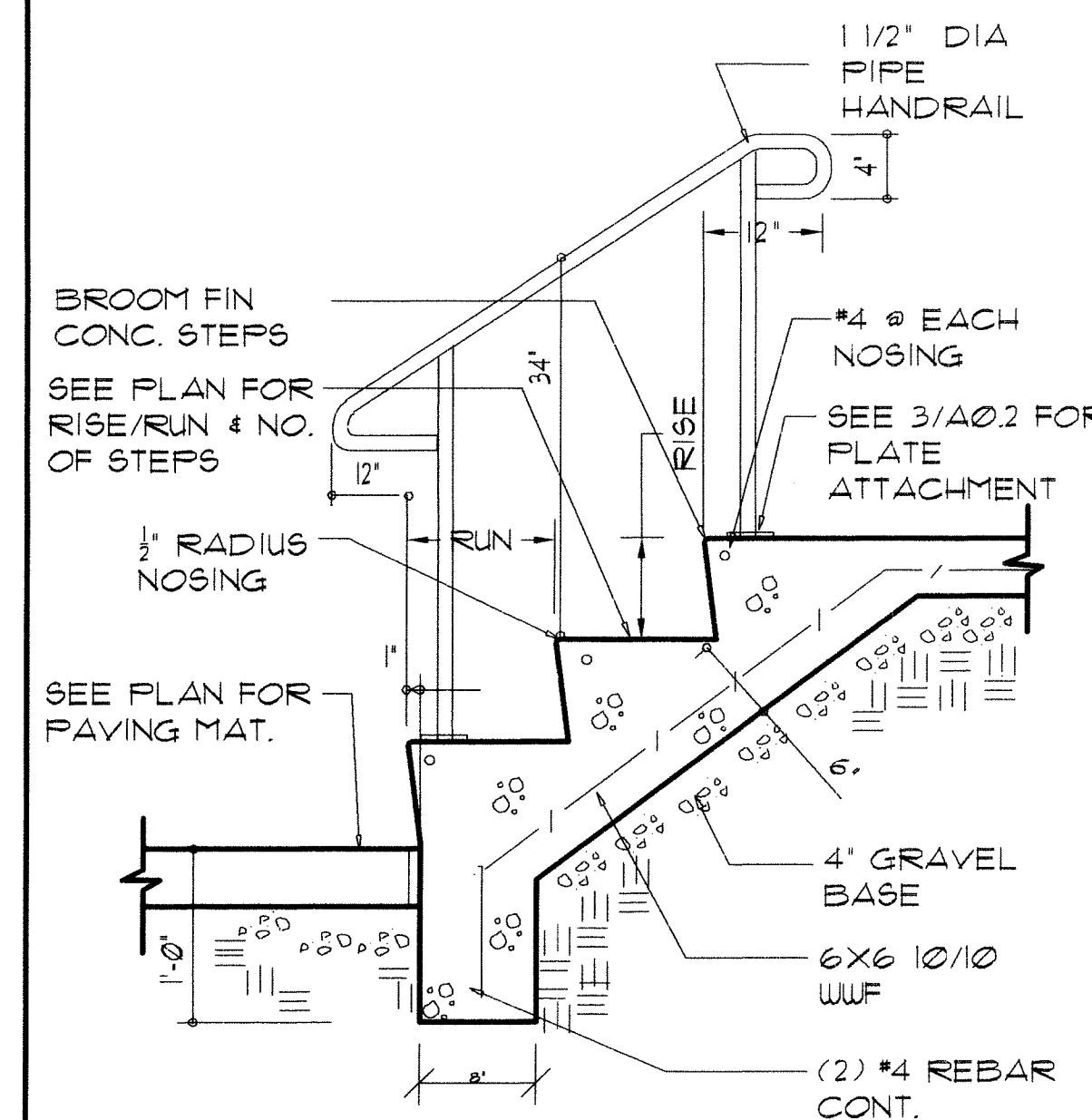
1/2"=1'-0"

1

PLATE DETAIL

3"=1'-0"

3



200001

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Civil Engineer Lumos & Associates 800 East College Parkway Carson City, NV 89706 Phone: (775) 883-7077 Fax: (775) 883-7114

No.	Description	Date
1	PLAN CHECK COMMENTS	4/24/09

Carson City Carriage House

Site Plan / Exit Plan

Project number: 6-9-08
Date: JPC
Drawn by: JPC
Checked by: JPC

A0.2

Scale

Door Schedule										
Door Number	Door Type	Door Size	Manufacturer	Frame Type	Fire Rating	Hardware	Details			Comments
							Head	Jamb	Sill	
1	8	72" x 80"		HM		3	14/A1.1	12/A1.1	11/A1.1	
2	34	36" x 84"		WD		1		15/A1.1		
3	34	36" x 84"		WD		2		15/A1.1		
4	34	36" x 84"		WD		1		15/A1.1		
5	57	76" X 100"		WD		--		6/A2		

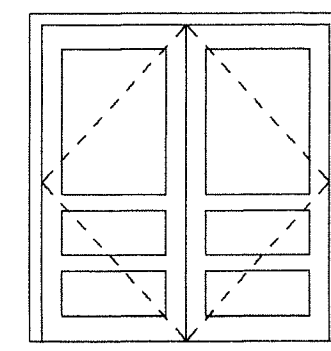
Window Schedule												
Type Mark	Rough Opening		Type	Manufacturer	Model	Detail			Glazing		Head Height	Comments
	Width	Height				Head	Jamb	Sill	Thickness	Type		
55	2'-0"	3'-0"	Single Hung with Trim	Jeld-Wen	8650V		3/A2		1/2"	INSUL	SEE ELEV	
56	2'-6"	5'-0"	Single Hung with Trim	Jeld-Wen	8650V	10/A1.1	7/A1.1	13/A1.1	1/2"	INSUL	7'-0"	
57	2'-11"	1'-0"	Fixed with Trim	Jeld-Wen	8630V	10/A1.1	7/A1.1	14/A1.1	1/2"	INSUL	SEE ELEV	

DOOR AND WINDOW SCHEDULE

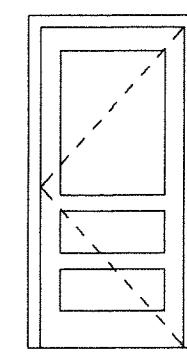
HARDWARE SETS

- 1 1/2 FAIR BUTTS (BALL BEARING)
BEST 9K-R LATCHSET - CLASSROOM
WALL STOP
- 1 1/2 FAIR BUTTS (PER LEAF)
BEST 9K-L LATCHSET - PRIVACY
WALL STOP
- 1 1/2 FAIR BUTTS (BALL BEARING) PER LEAF
CLOSER
BEST 9K-R LATCHSET - CLASSROOM
FLOOR STOP
FLUSH BOLTS - ONE SIDE
ASTRAGAL
WEATHERSTRIP PEMKO 319DN & 434AR
THRESHOLD PEMKO 113D

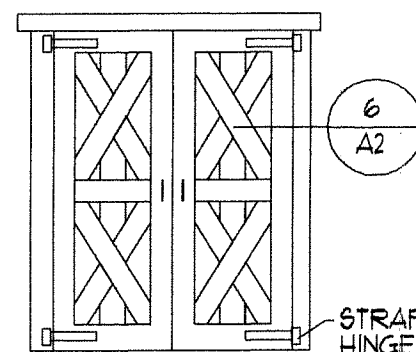
LATCHSETS TO BE BEST 9K SERIES - 14K TRIM
HARDWARE FINISH SATIN BRASS 609



8 DOUBLE FLUSH

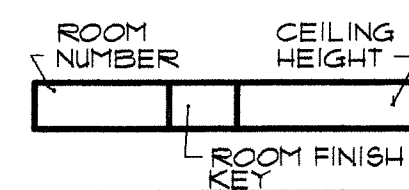


34 SINGLE FLUSH



57 DOUBLE CARRIAGE DOOR

FINISH KEY	FLOOR	BASE	WALLS	CEILING	REMARKS
A	CARPET	4" RUBBER	GYP SUM BOARD	T-GRID	
B	SHEET VINYL	6" SHEET VINYL COVE	GYP SUM BOARD	GYP SUM BOARD	48" HIGH FRP WAINGSCOTT
C	VINYL TILE	4" RUBBER	GYP SUM BOARD	T-GRID	
D	CERAMIC TILE	CERAMIC TILE	GYP SUM BOARD	GYP SUM BOARD	
E	CARPET	4" WOOD	GYP SUM BOARD	GYP SUM BOARD	



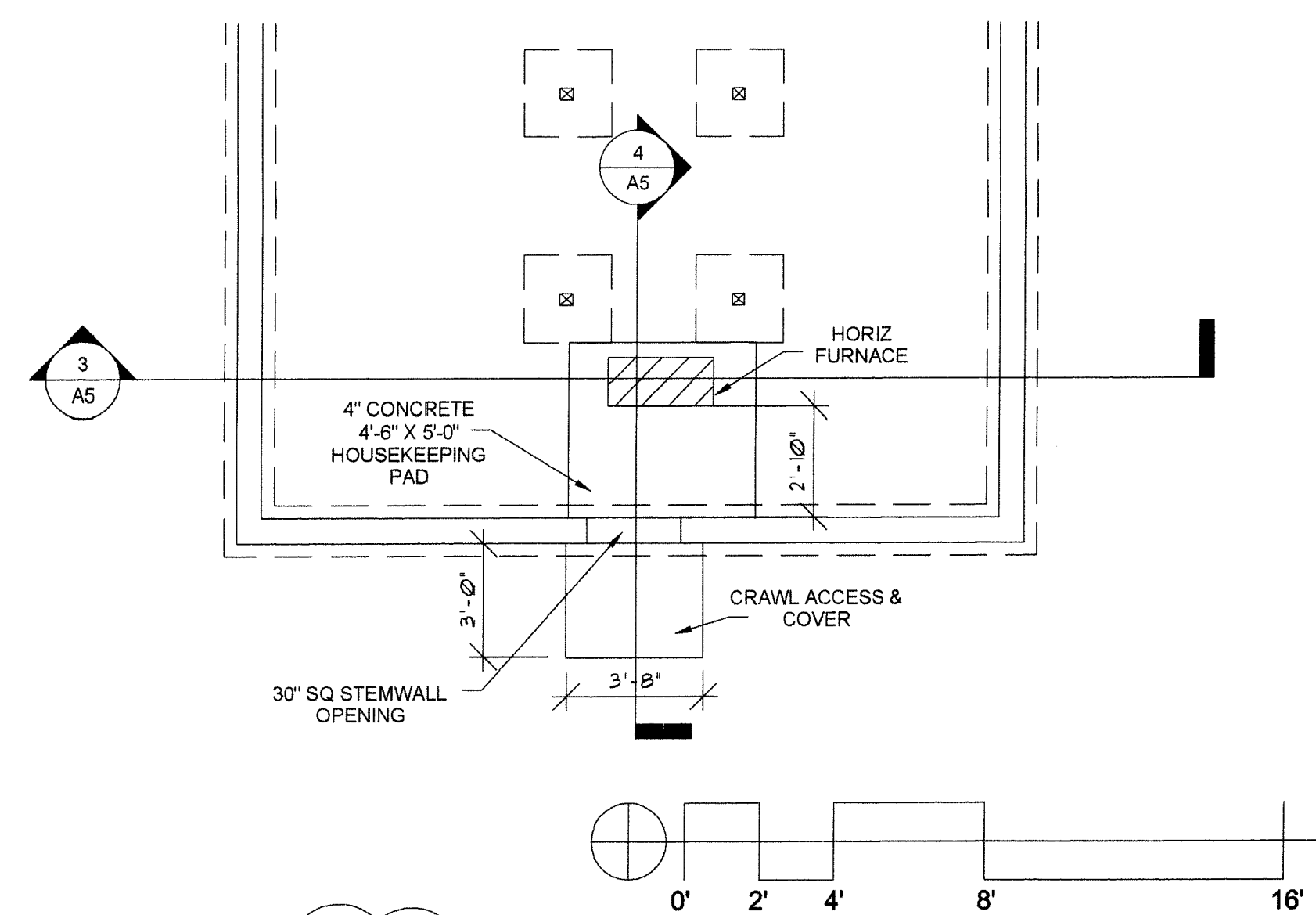
100220

14 DOOR TYPE NO SCALE

11 ROOM FINISH LEGEND

WALL LEGEND

- 2 X 6 WOOD STUDS @ 16" O.C.
R-19 INSULATION 1/2" PLYWOOD EXTERIOR
5/8" GYP SUM BOARD INTERIOR SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH
- 2 X 6 WOOD STUDS @ 16" O.C.
R-19 INSULATION 1/2" PLYWOOD SHEATHING & 1/2" GYP SUM SHEATHING EXTERIOR
5/8" GYP SUM BOARD INTERIOR 3/4" MIN DROP SIDING ONE HOUR WALL IBC 15-11 SEE EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR FINISH
- 2 X 4 WOOD STUDS @ 16" O.C.
R-11 ACOUSTIC INSULATION
5/8" GYP SUM BOARD EACH SIDE

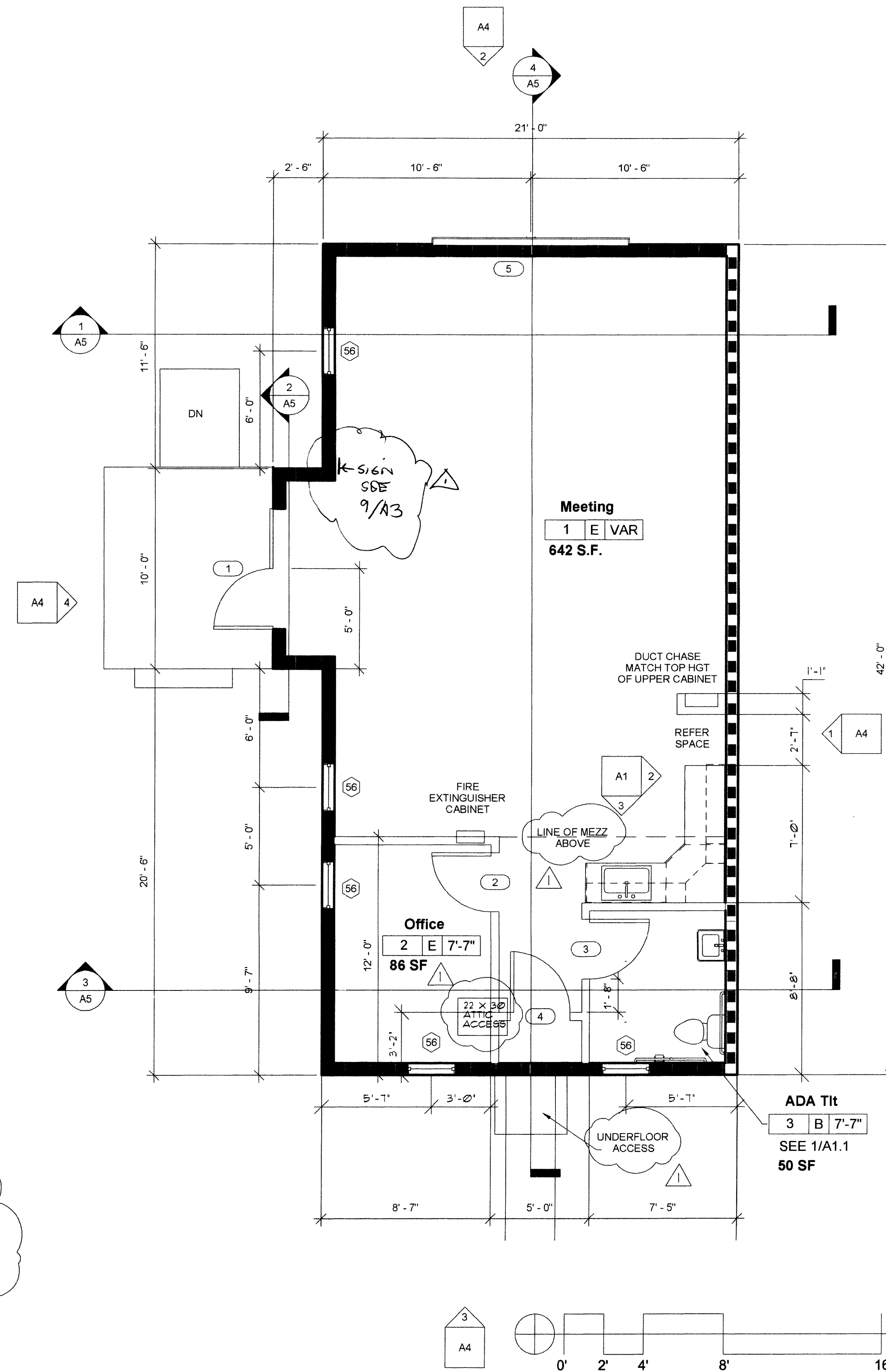


CRAWL SPACE/MECH PLAN

1/4" = 1'-0"

FLOOR PLAN

1/4" = 1'-0"



No.	Description	Date
1	PLAN CHECK COMMENTS	4/24/09

Carson City

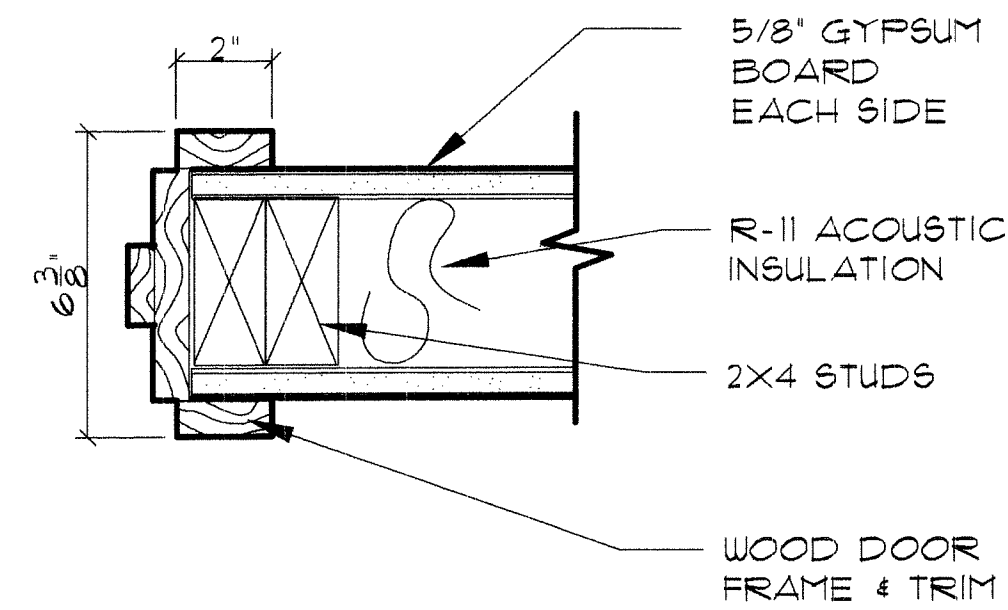
Carriage House

Floor Plan

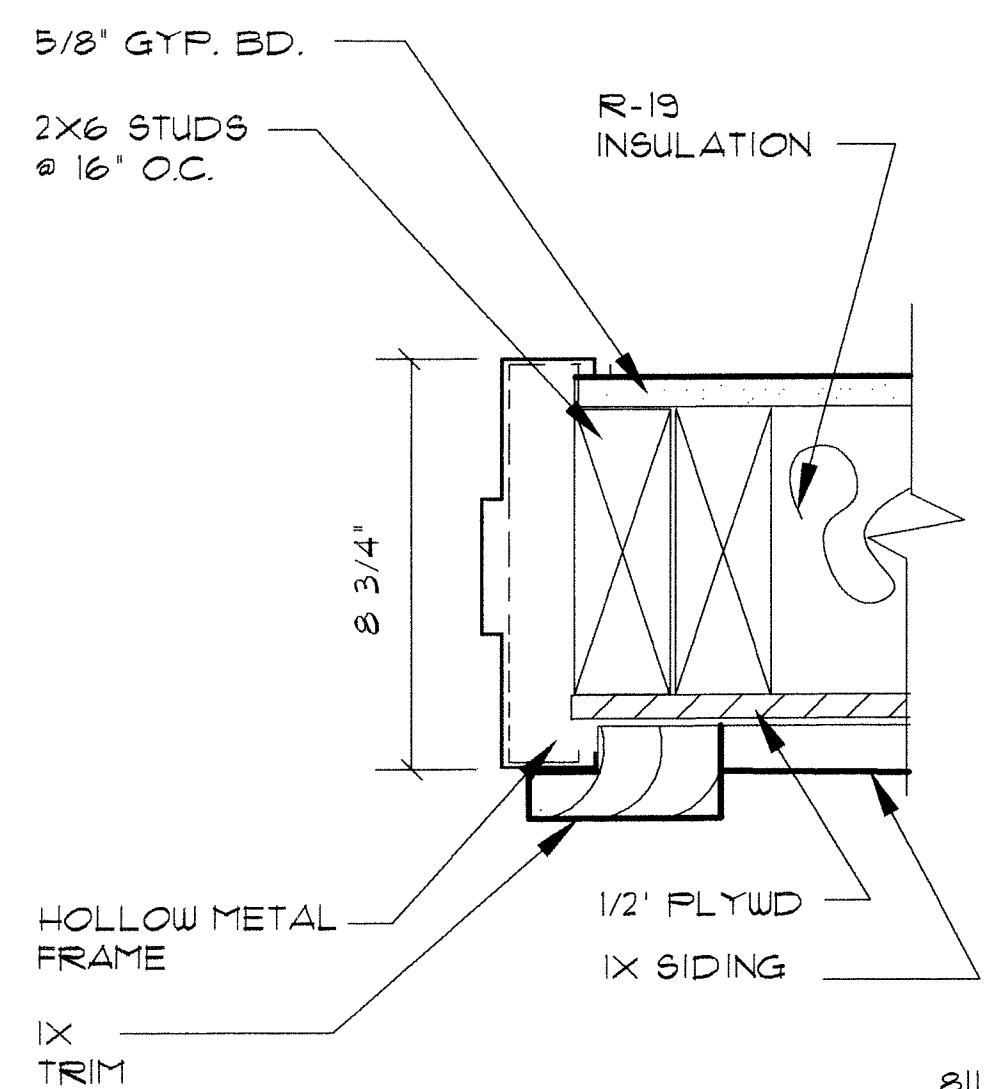
Project number	
Date	6-9-08
Drawn by	JPC
Checked by	JPC

A1

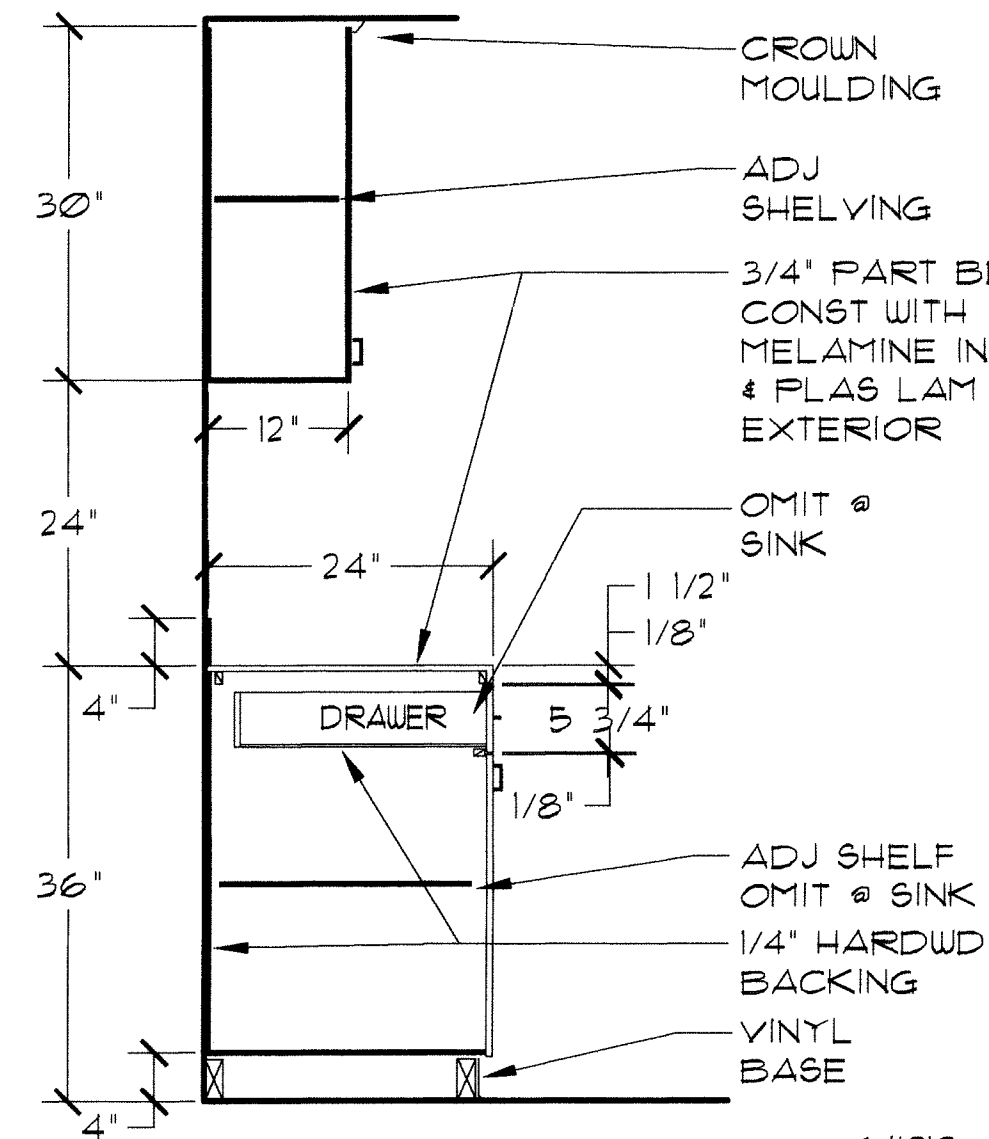
Scale 1/4" = 1'-0"



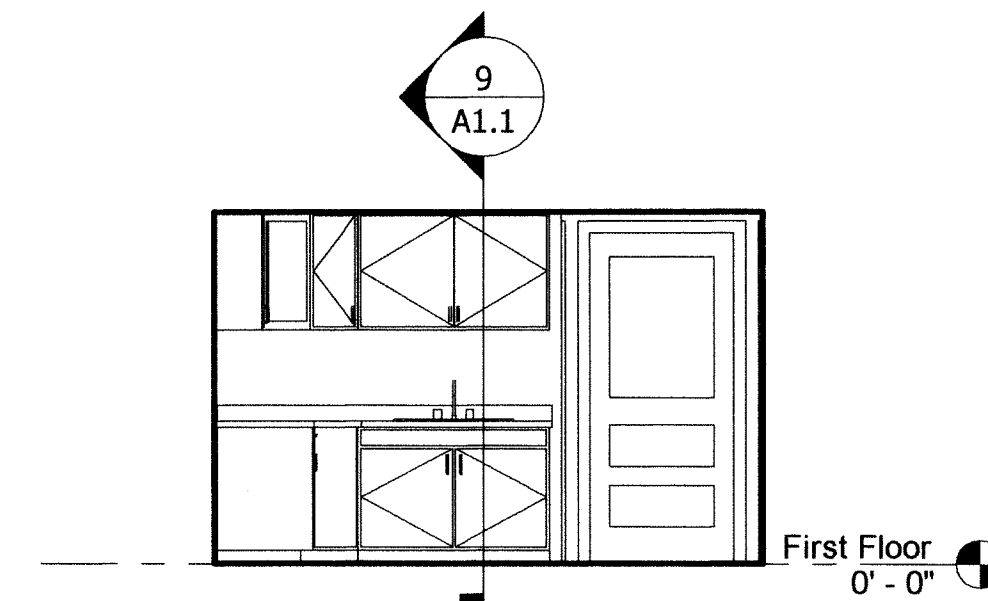
820011



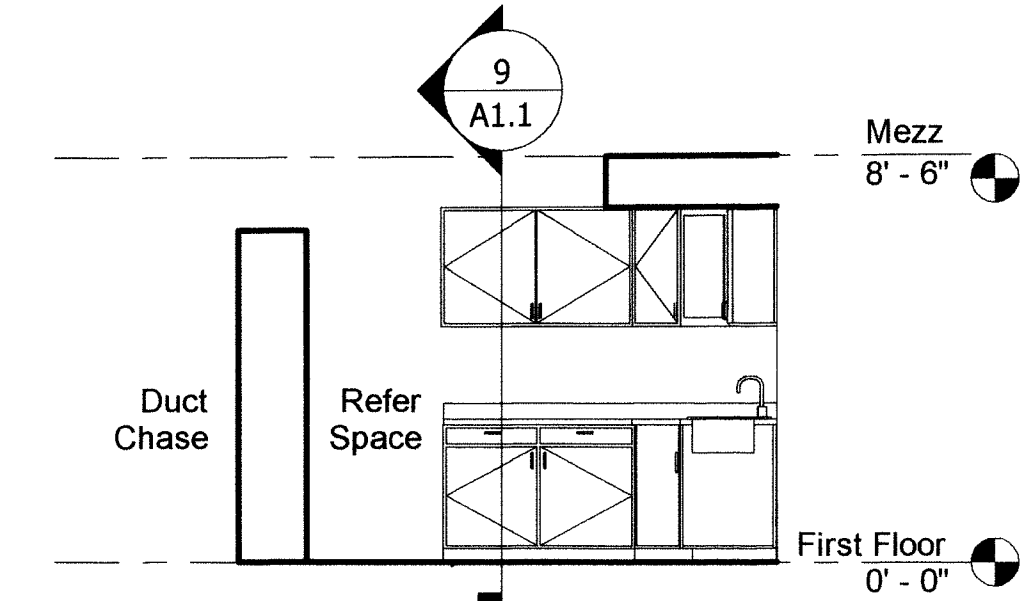
811118



641010



First Floor
0'-0"



Mezz
8'-6"

First Floor
0'-0"

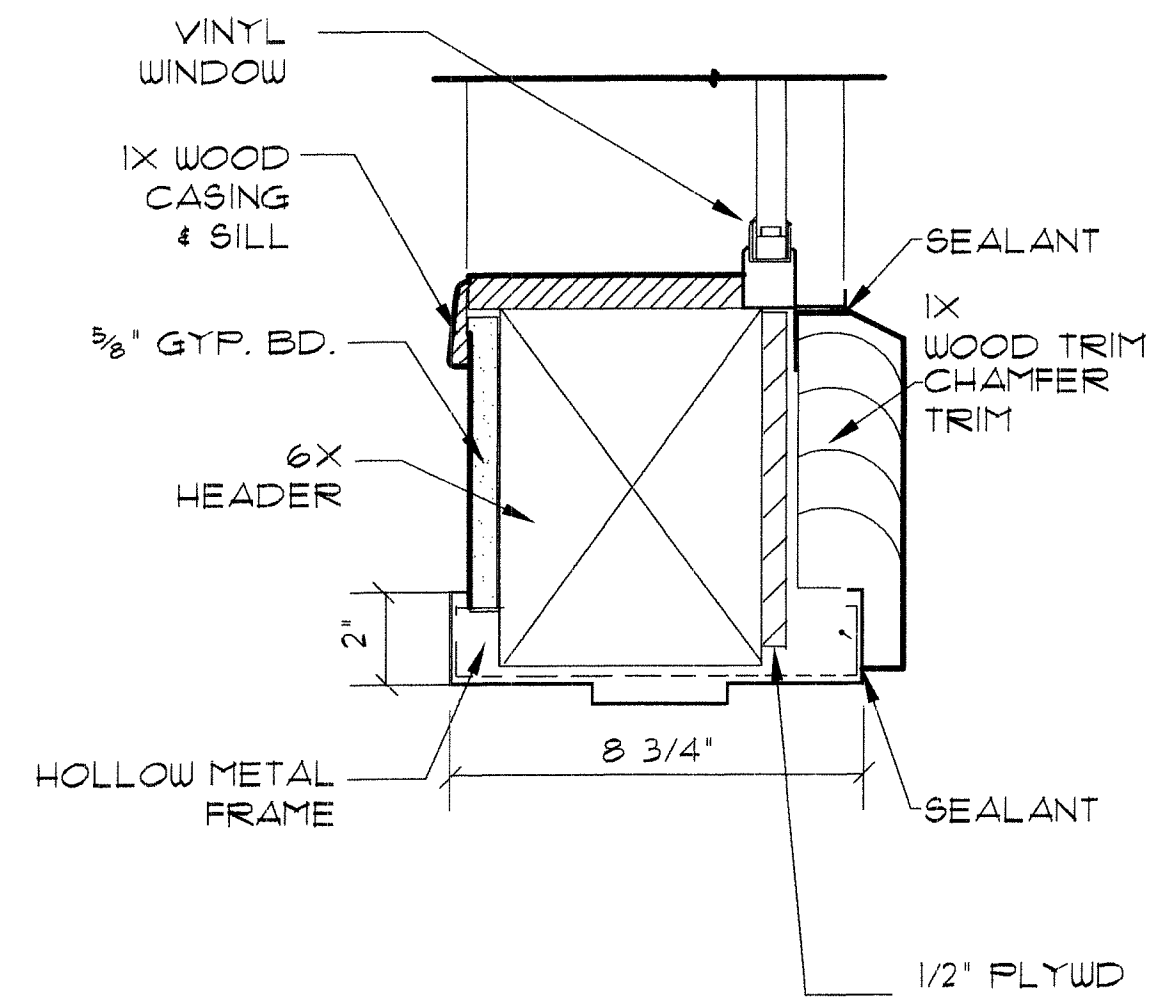
DOOR JAMB 3'-1'-0" 15

DOOR JAMB 3'-1'-0" 12

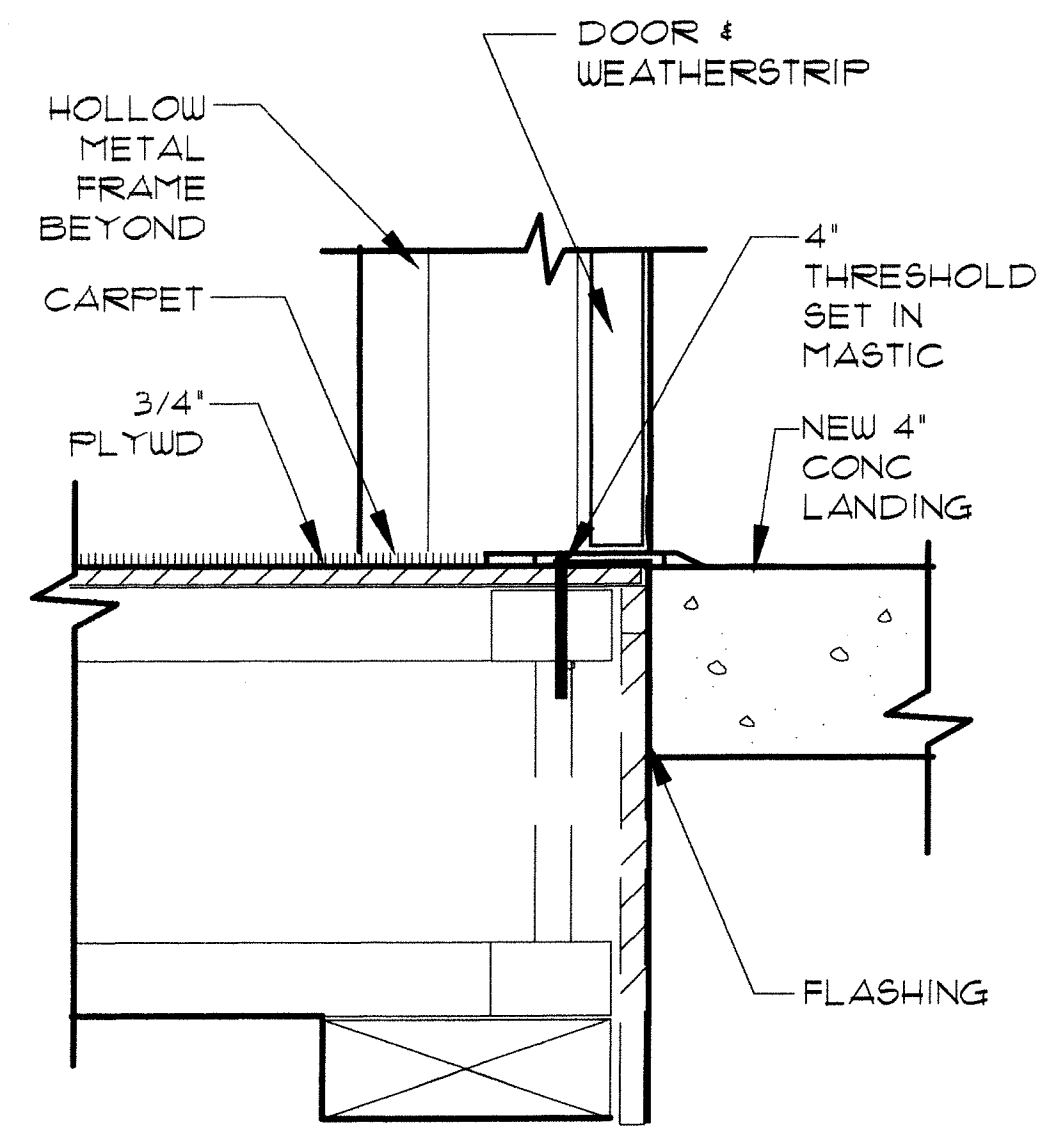
CABINET DETAIL 3/4"=1'-0" 9

CABINET DETAIL 1/4"=1'-0" 6

CABINET DETAIL 1/4"=1'-0" 3



811119

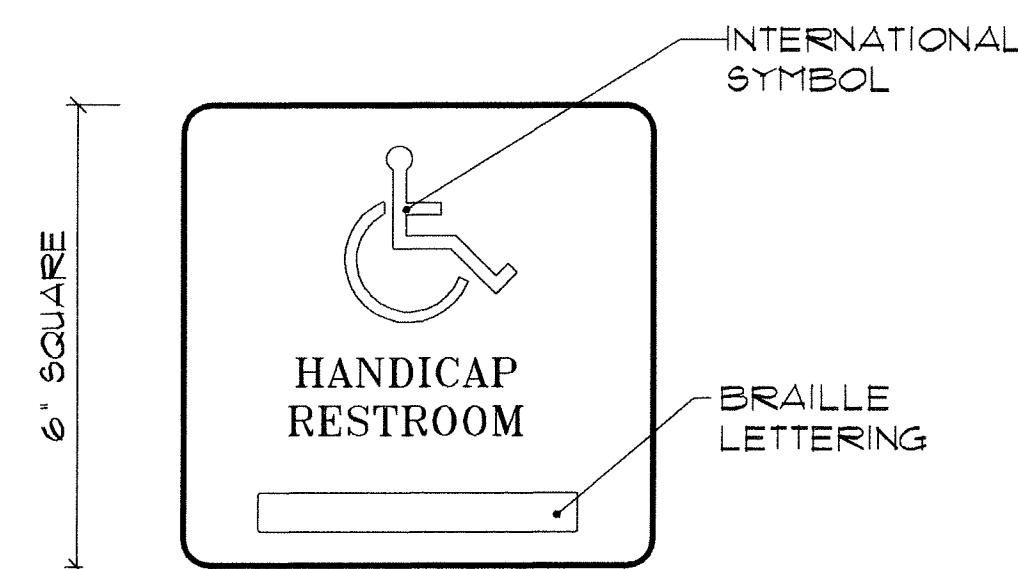


814001

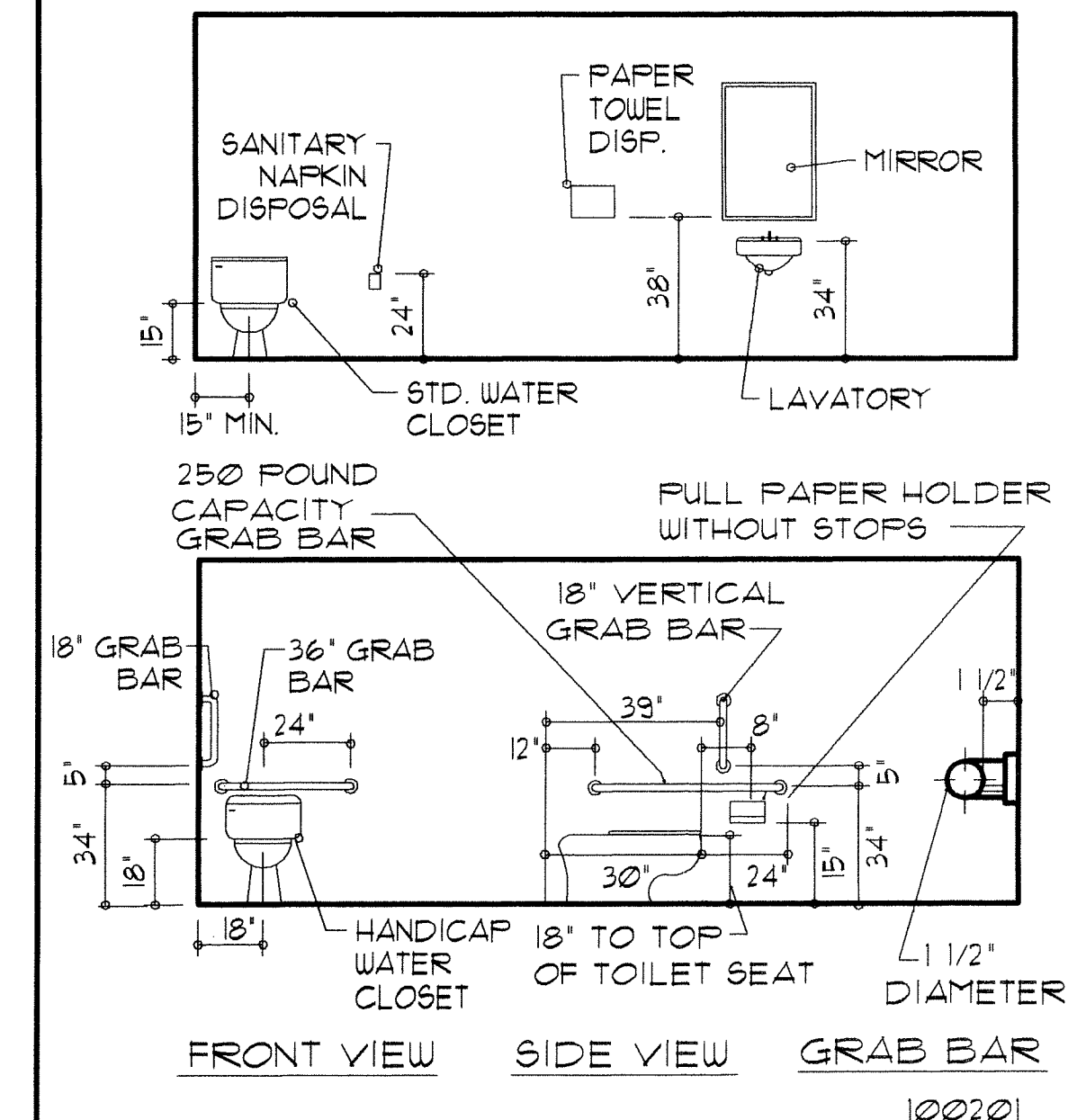
ACCESSORIES SCHEDULE
SEE 2/A1.1 FOR MOUNTING HEIGHTS

- 1 48" GRAB BAR
- 2 36" GRAB BAR
- 3 18" VERTICAL GRAB BAR
- 4 TOILET PAPER DISPENSER
- 5 SANITARY NAPKIN DISPOSAL
- 6 36" X WIDTH OF COUNTER - MIRROR
- 7 RECESSED TRASH & PAPER TOWEL DISPENSER
- 8 HANDICAP SIGN SEE 5/A1.1
- 9 SOAP DISPENSER

100016



100203



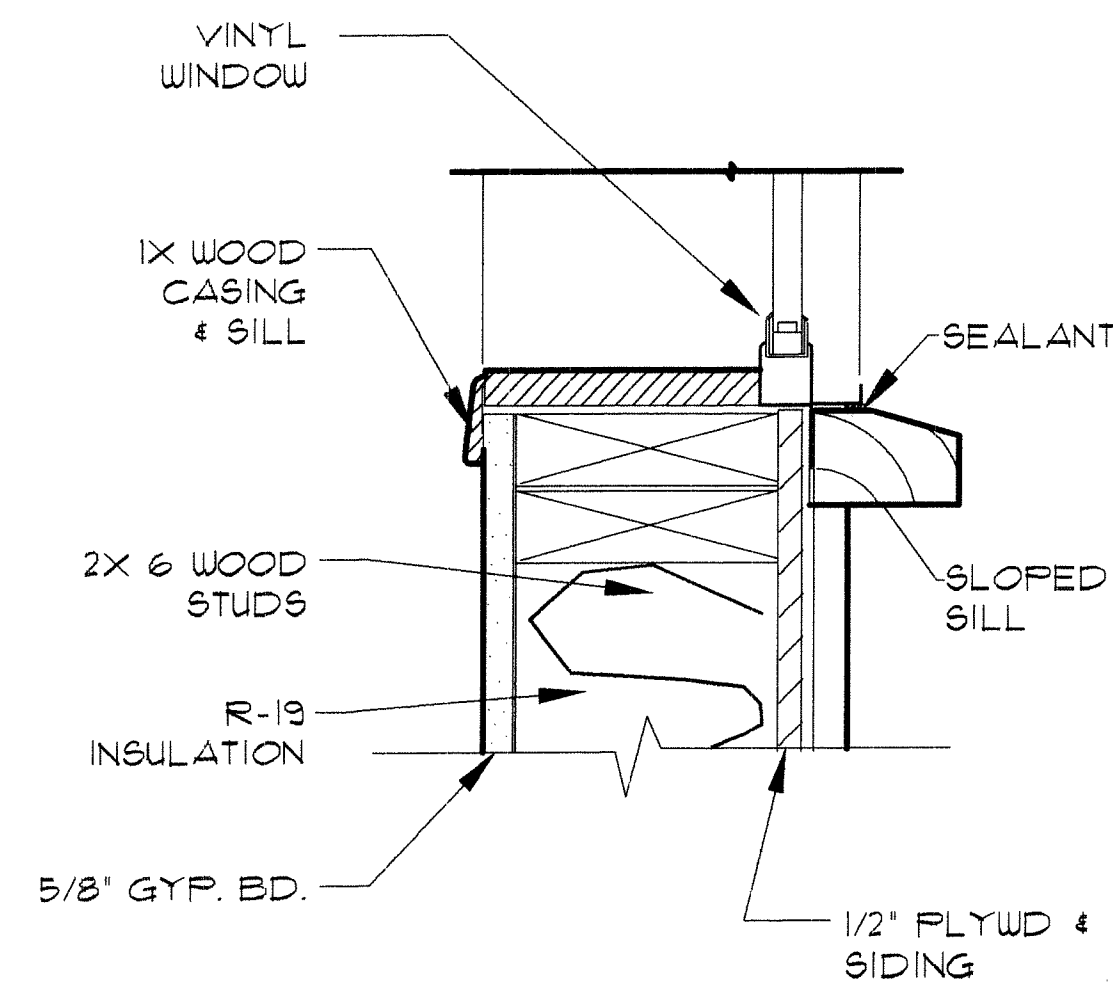
100201

DOOR HEAD 3'-1'-0" 14

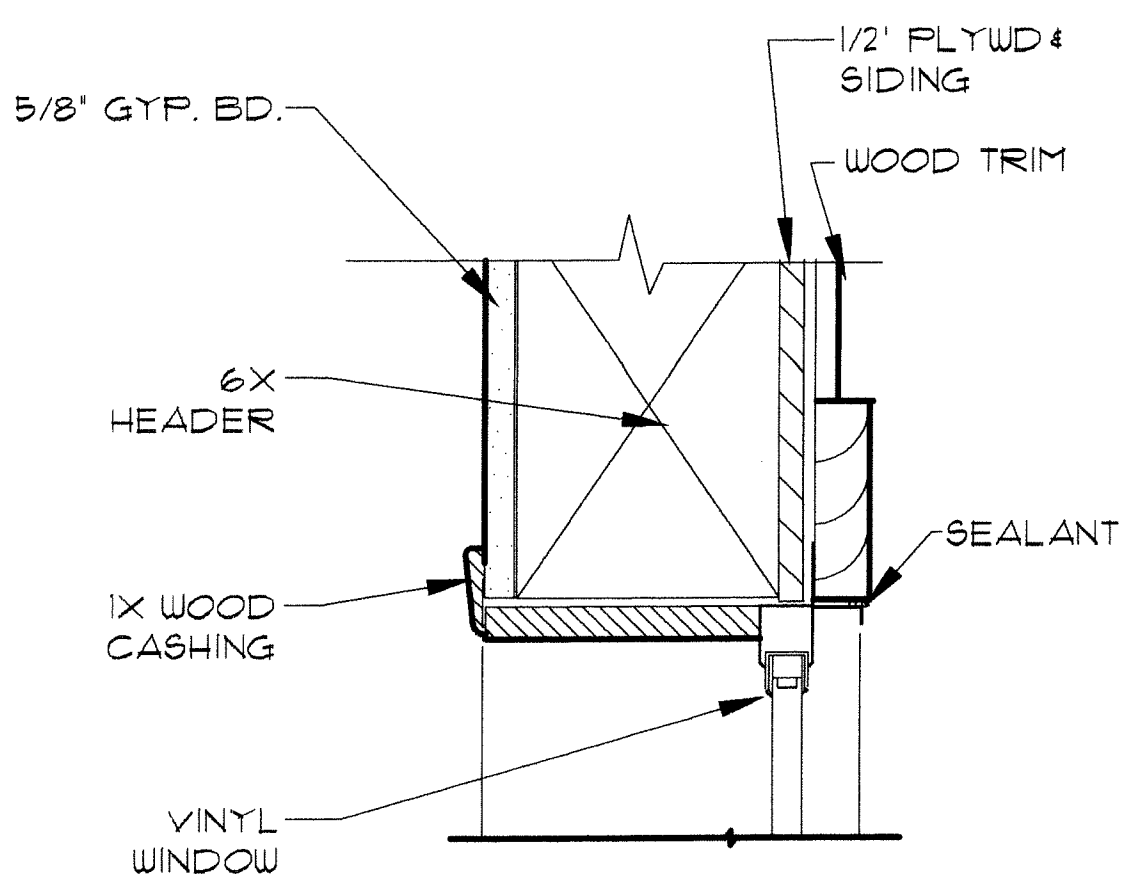
THRESHOLD 3'-1'-0" 11

HANDICAP SIGN 3'-1'-0" 5

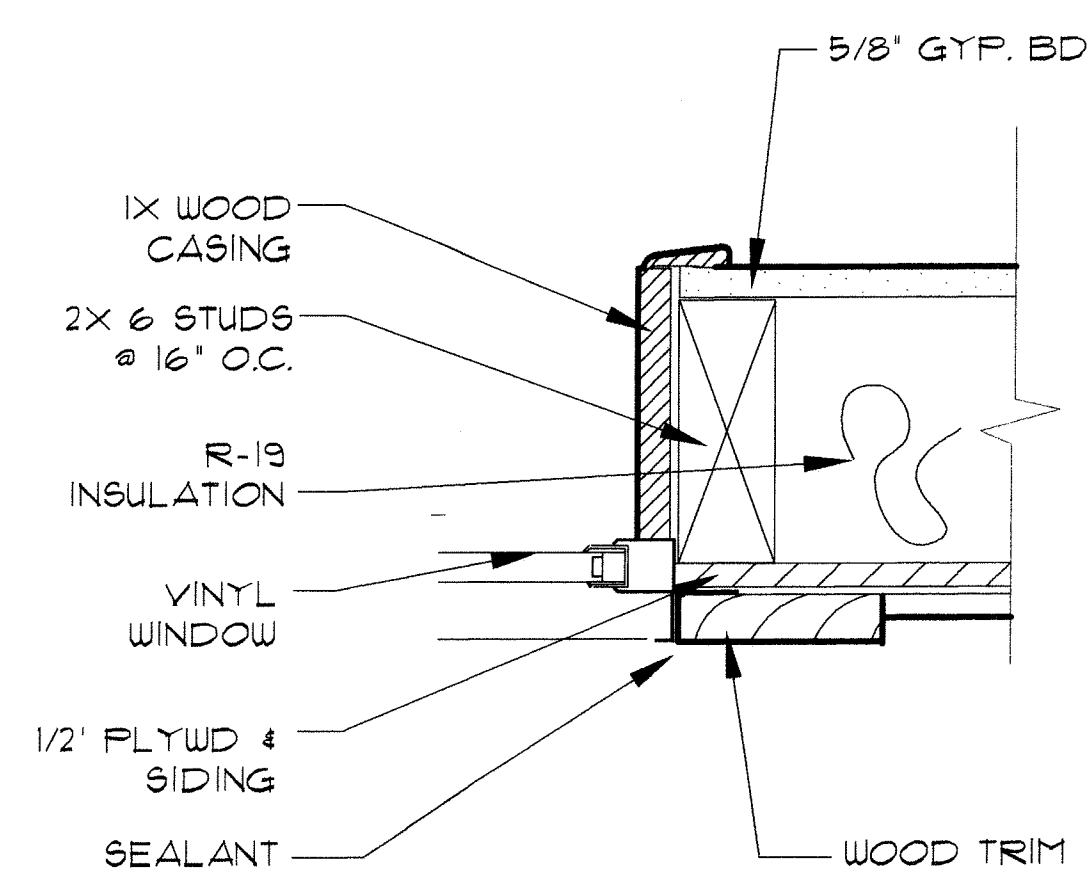
MTG. HGTS. 1/4"=1'-0" 2



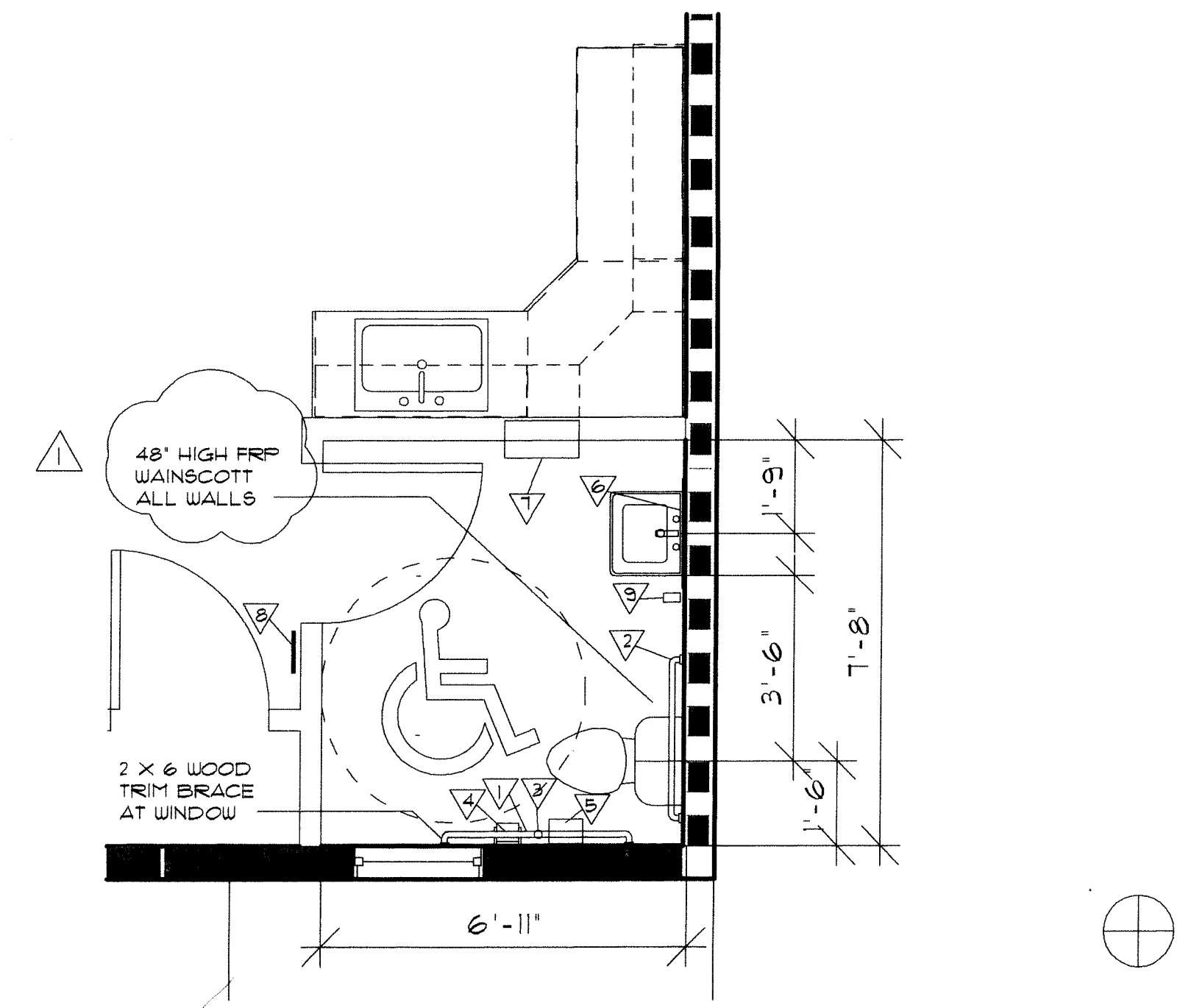
860101



860102



860103



3/8"=1'-0" 1

WINDOW SILL 3'-1'-0" 13

WINDOW HEAD 3'-1'-0" 10

WINDOW JAMB 3'-1'-0" 7

ENLARGED TOILET PLAN

No	Description	Date
1	PLAN CHECK COMMENTS	4/24/09

Carson City

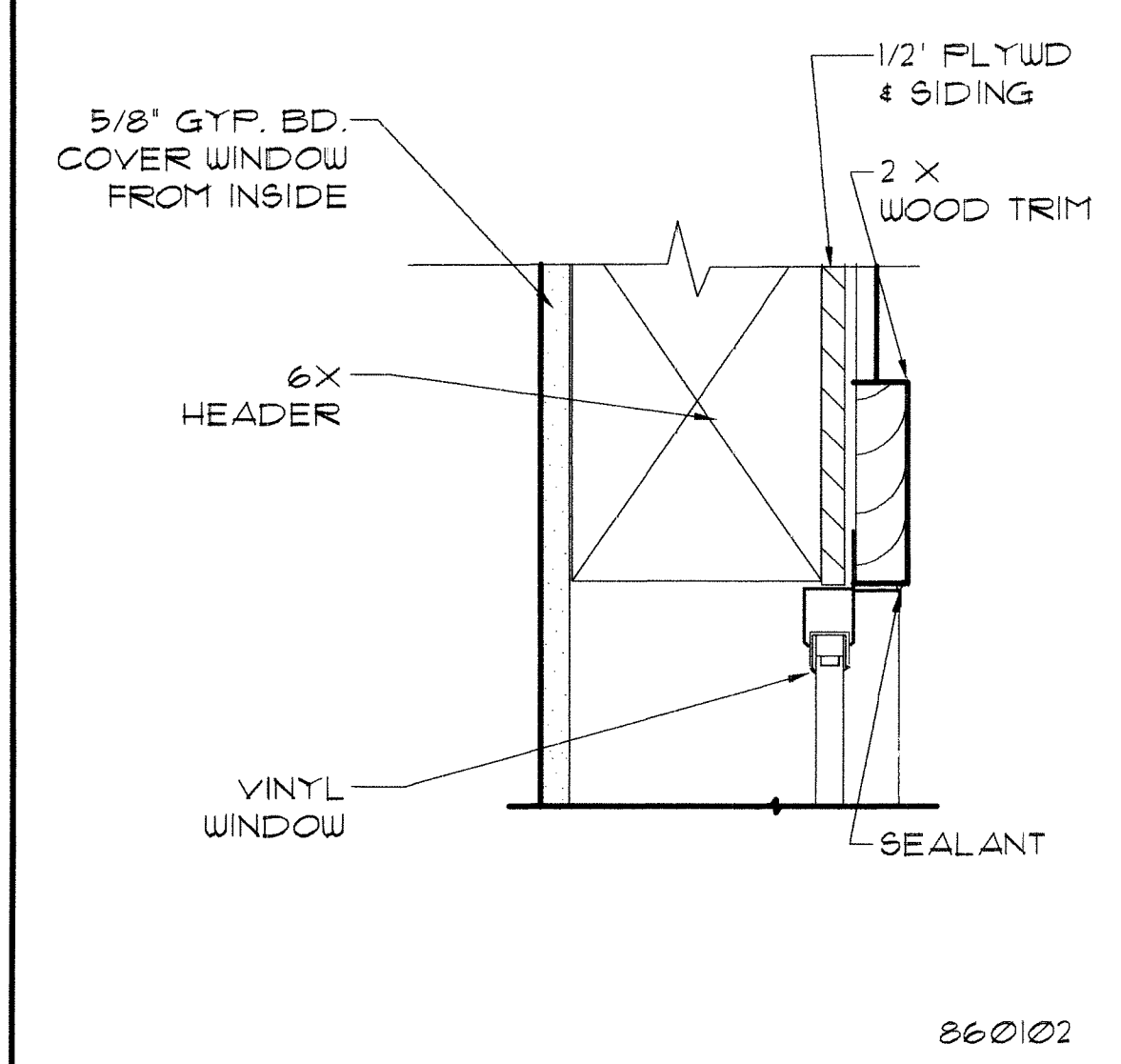
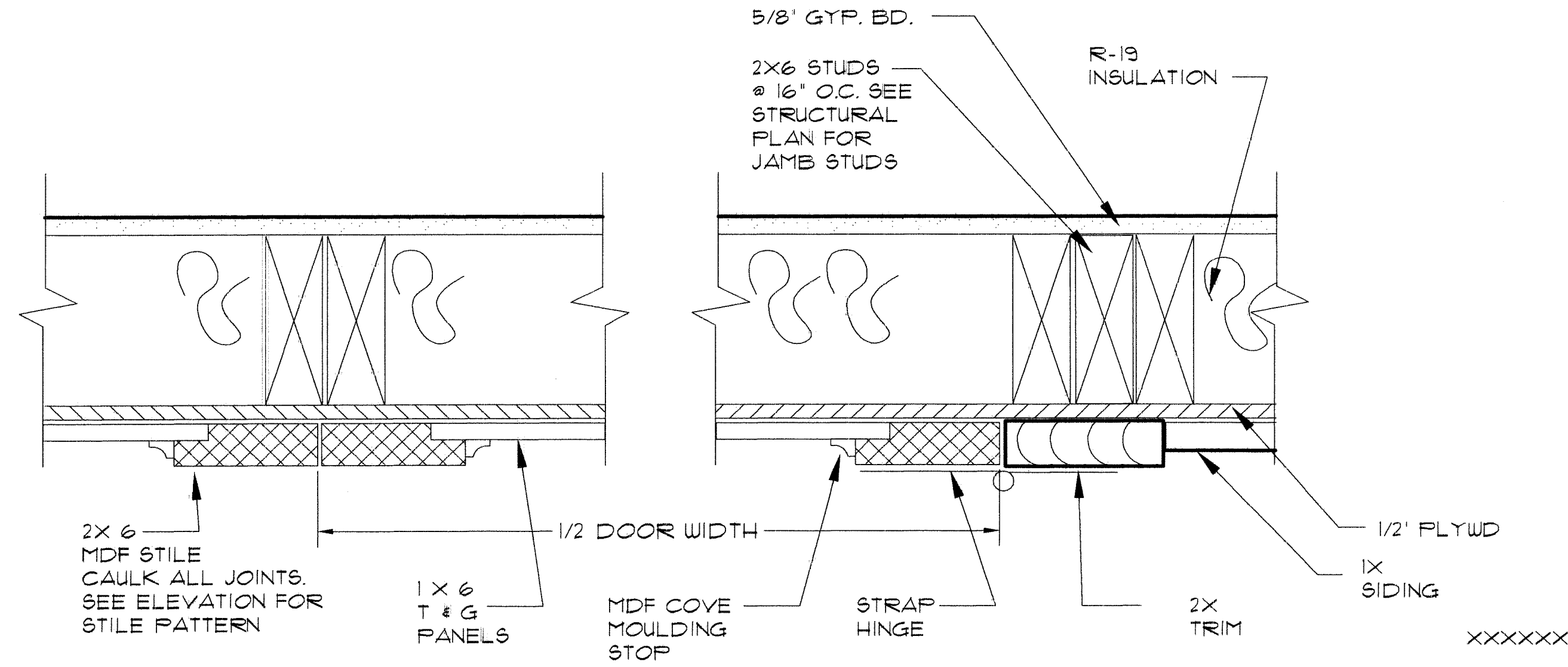
Carriage House

Enlarged
Toilet Plan

Project number	6-9-08
Date	MEC
Drawn by	JPC
Checked by	

A1.1

Scale AS NOTED



15

CARRIAGE DOOR DETAIL

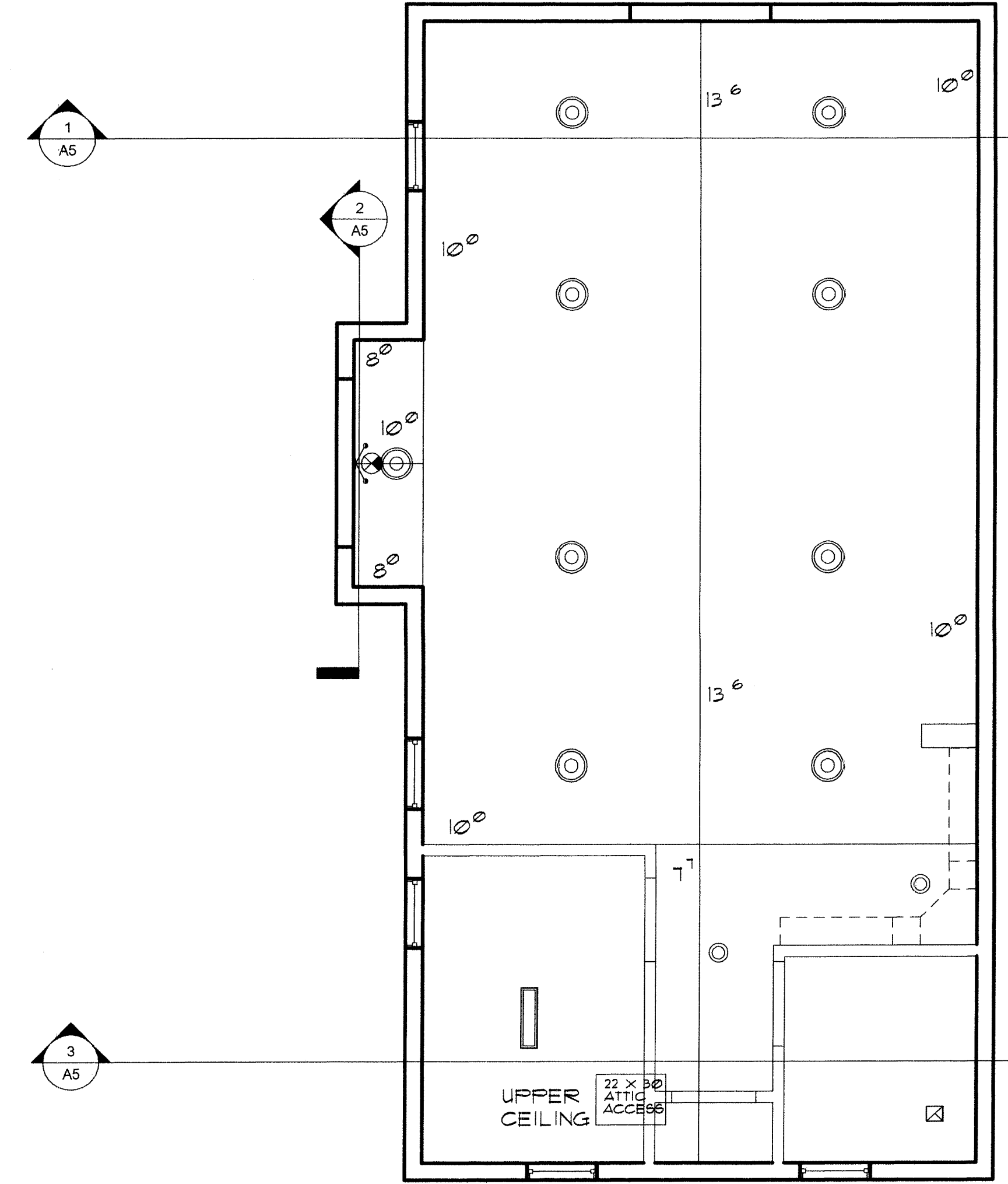
3'-1'-0"

6

WINDOW HEAD

3'-1'-0"

3



14

11

8

- ☒ CEILING DIFFUSER - SUPPLY
- ☒ CEILING DIFFUSER - RETURN
- ☉ LIGHT FIXTURES - SEE LIGHTING PLAN / FIXTURE SCHEDULE
- ⊕ SPEAKER / SMOKE DETECTOR
- ⊕ EXIT LIGHT W/ EMERGENCY LIGHT PACK
- ▨ 5/8" GYPSUM BOARD CEILING
- 13'0" CEILING HEIGHT ABOVE FINISHED FLOOR

100011

13

10

REFLECTED CEILING LEGEND

7

REFLECTED CEILING PLAN

1/4" = 1'-0"

Owner:
Carson City Parks & Rec. Dept.
3303 Butti Way, Bldg #9
Carson City, NV 89701
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No.	Description	Date

Carson City
Carriage House

Reflected Ceiling Plan

Project number
Date 6-9-08
Drawn by MEC
Checked by JPC

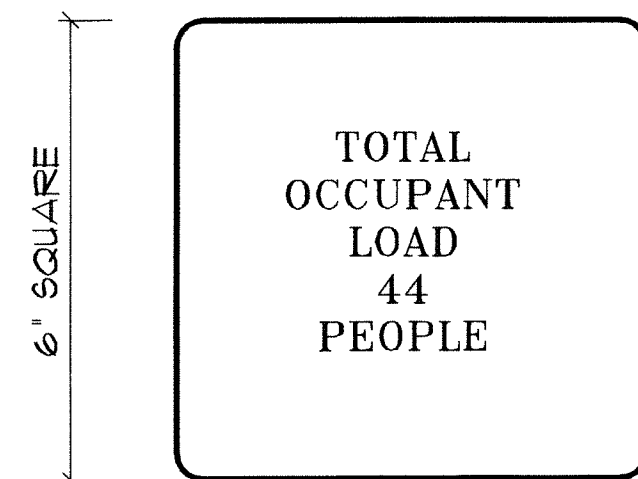
A2

Scale 1/4" = 1'-0"

PROJECT: Roberts House Carriage House

AREA	ROOM NAME	SQ FT	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EXIT REQUIRED	EXIT PROVIDED	EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED
1								
2	OFFICE/TLT	136	100	1	1	1	0.3	72
3	MEETING *	642	15	43	1	2	8.6	72
4								
5		0	15	0	1	1	0.0	0
6		0	200	0	1	1	0.0	0
7		0	300	0	1	1	0.0	0
TARE		129						
TOTAL		907		44				

* POSTED OCCUPANT LOAD



OCCUPANT LOAD TABLE

LOAD SIGN

CARRIAGE HOUSE - ATTIC VENTING REQUIREMENTS

4-Jun

AREA OF ROOF

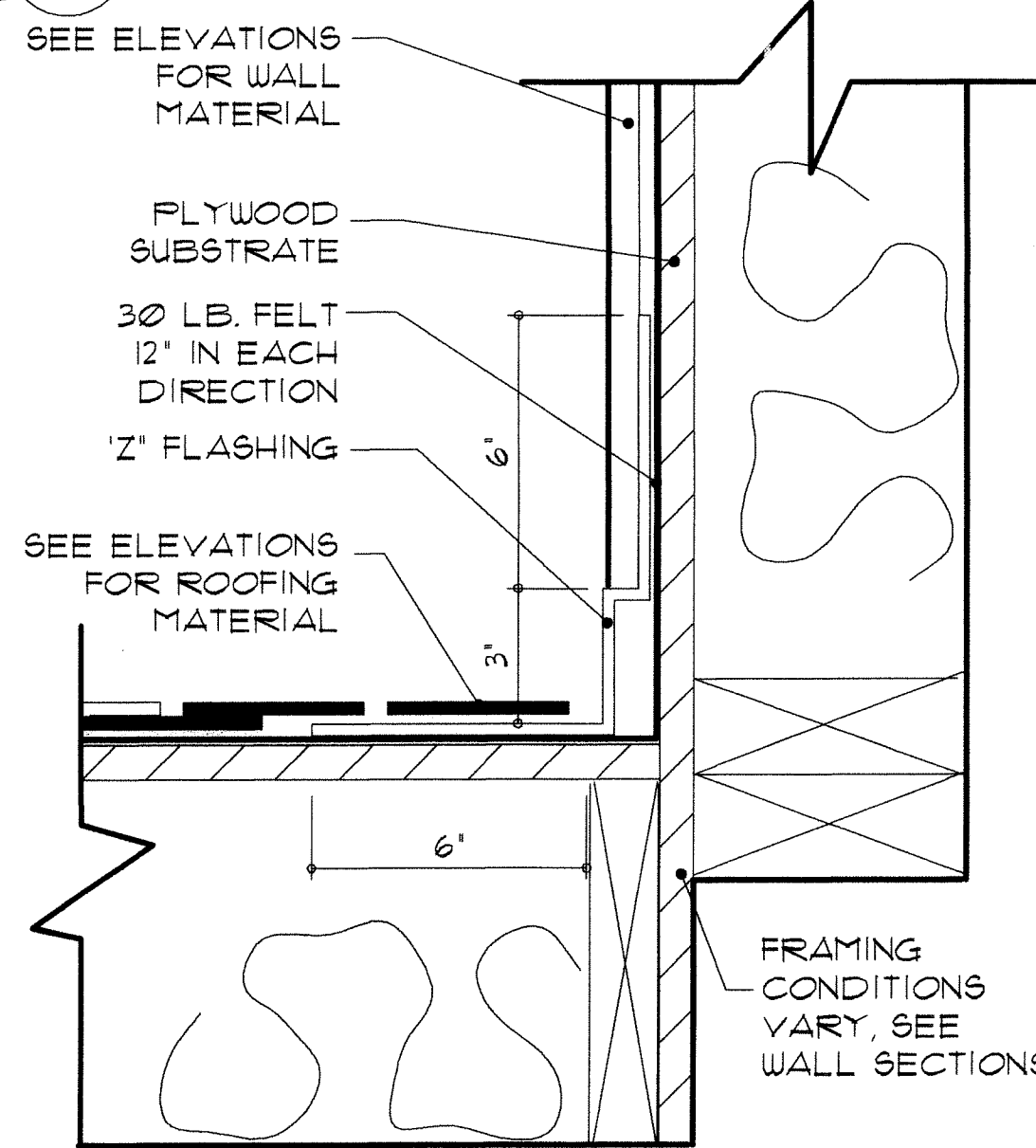
907 SQ FT / 300 3.02 S.F. OR 144 435.36 SQ.IN REQ'D

PERIMETER EAVE VENT

84 LF X 9 SQ IN/FT 756 SQ IN

RIDGE VENT

42 LF X 18 SQ IN/FT 756 SQ IN
1512 SQ.IN PROVIDED



'Z' FLASHING

CARRIAGE HOUSE FOUNDATION VENT CALCULATION

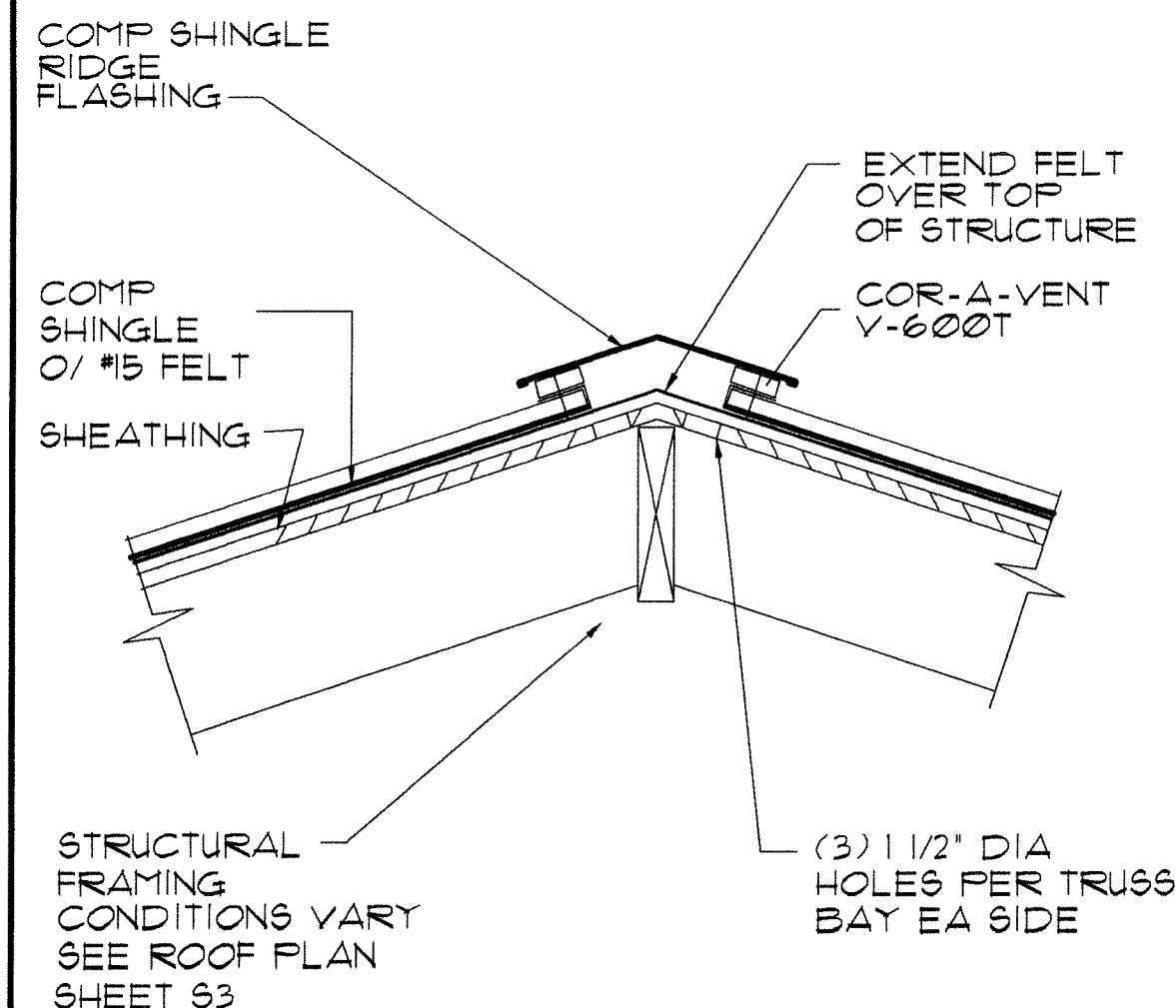
4-Jun

AREA OF UNDERFLOOR SPACE

907 SQ FT / 1500 0.60 S.F. OR 144 87.072 SQ.IN REQ'D

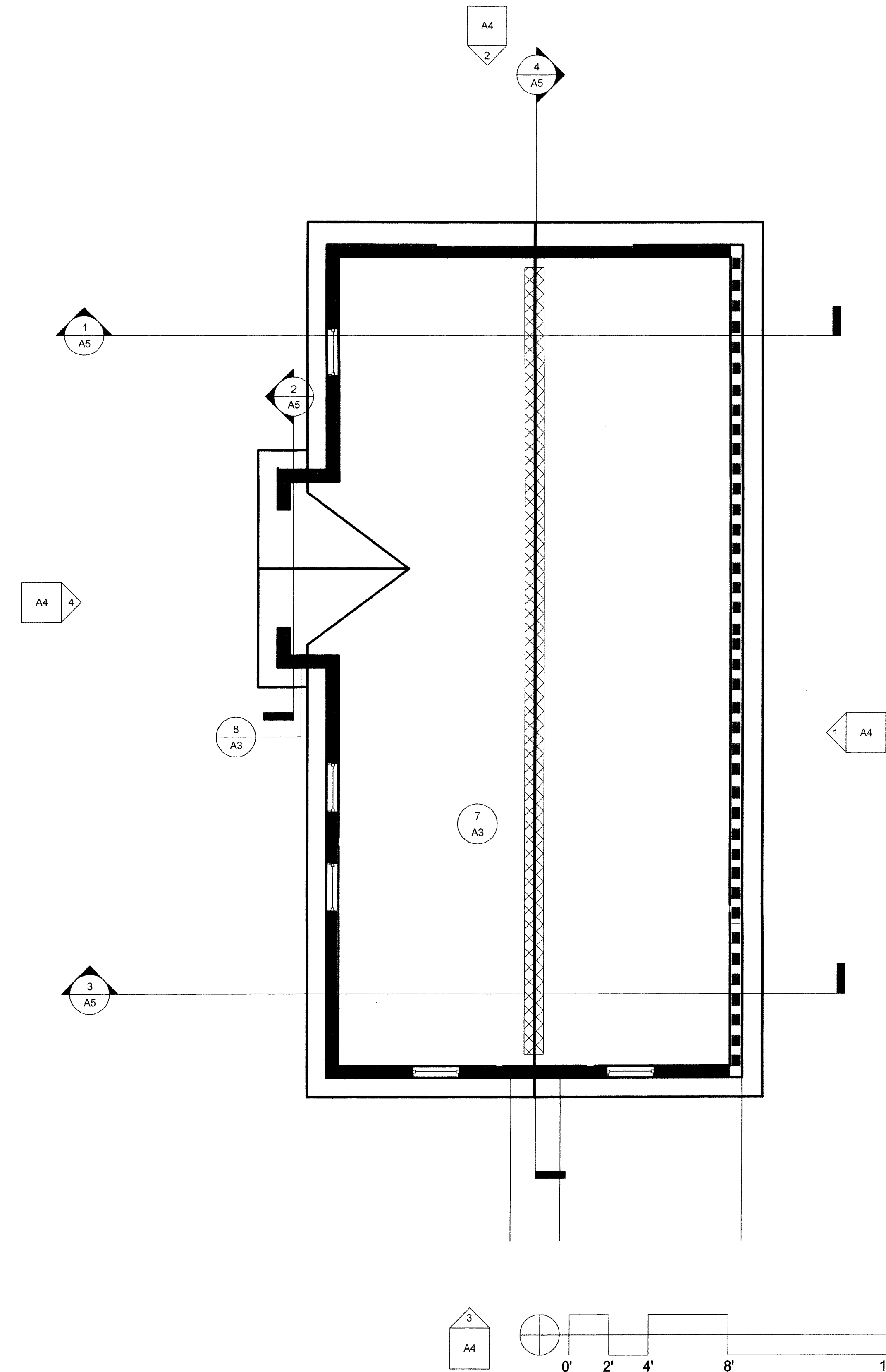
PERIMETER FOUNDATION VENTS

6 EACH X 65 SQ IN/FT 390 SQ IN SQ.IN PROVIDED



ROOF DETAIL

ROOF PLAN



J.P. COPOULOS ARCHITECT

P.O. Box 2517
Carson City
Nevada
89702

T 775-885-7907
F 775-885-6806

ioannis@edurus.com

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Carson City, NV 89701
Phone: (775) 887-2115
Fax: (775) 887-2145

Project Address:
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Carson City, NV 89701
A.P.N. 002-151-01

Structural Engineer:
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2516 Business Pkwy., Ste. F1
Minden, NV 89423
Phone: (775) 267-6762
Fax: (775) 267-6764

Electrical Engineer:
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9655 Gateway Dr. Suite A
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Phone: (775) 852-2288
Fax: (775) 852-3388
E-mail: jeneng@nrvbell.net

Mechanical Engineer
SEED
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Phone: (775) 831-2532
Fax: (866) 613-8245

Civil Engineer
Lumos & Associates
800 East College Parkway
Carson City, NV 89706
Phone: (775) 883-7077
Fax: (775) 883-7114

No.	Description	Date
1	PLAN CHECK COMMENTS	4/24/09

Carson City

Carriage House

Roof Plan

Project number
Date 6-9-08
Drawn by JPC
Checked by JPC

A3

Scale 1/4" = 1'-0"

No.	Description	Date
1	PLAN CHECK COMMENTS	4/24/09

Carson City

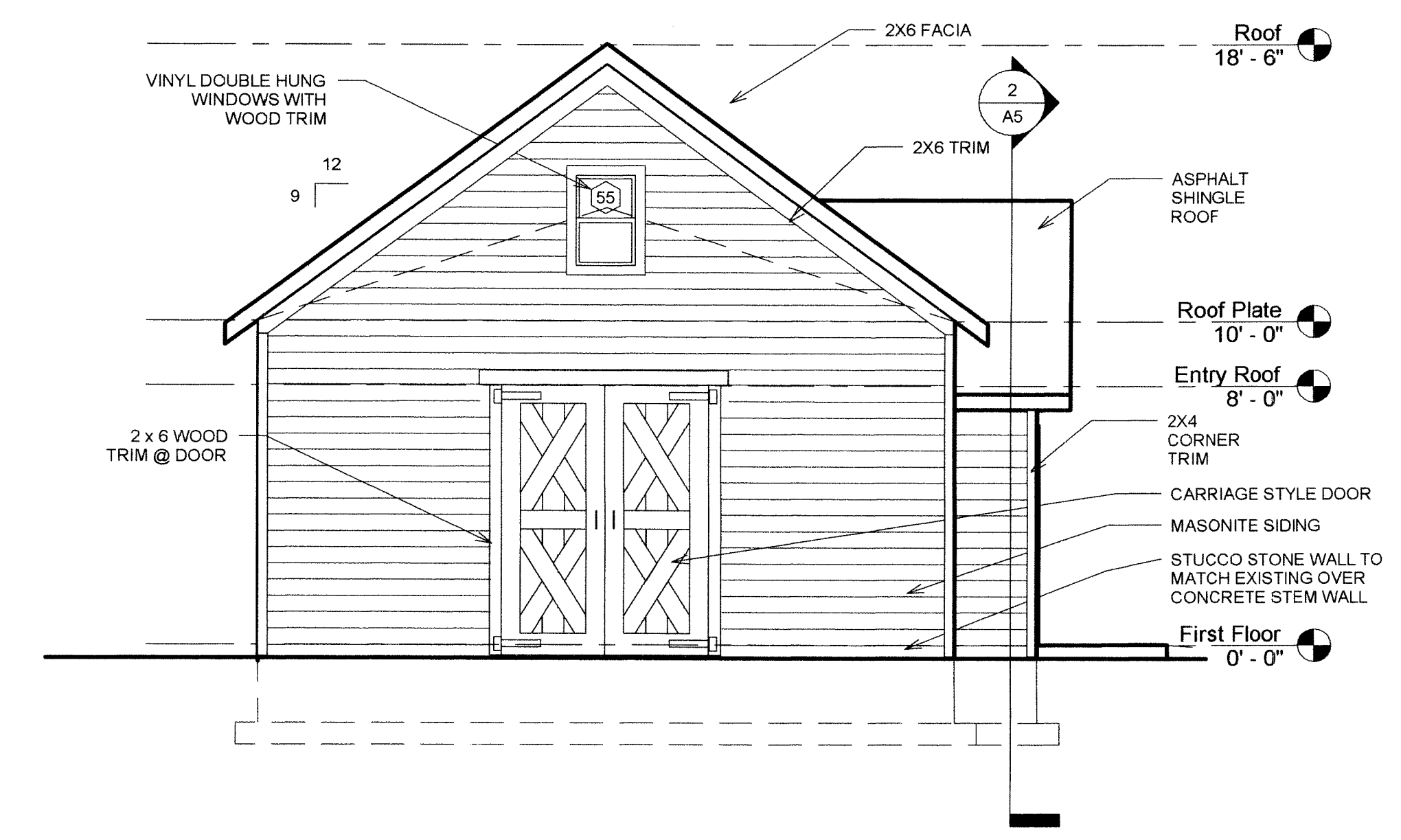
Carriage House

Elevations

Project number	
Date	6-9-08
Drawn by	MEC
Checked by	JPC

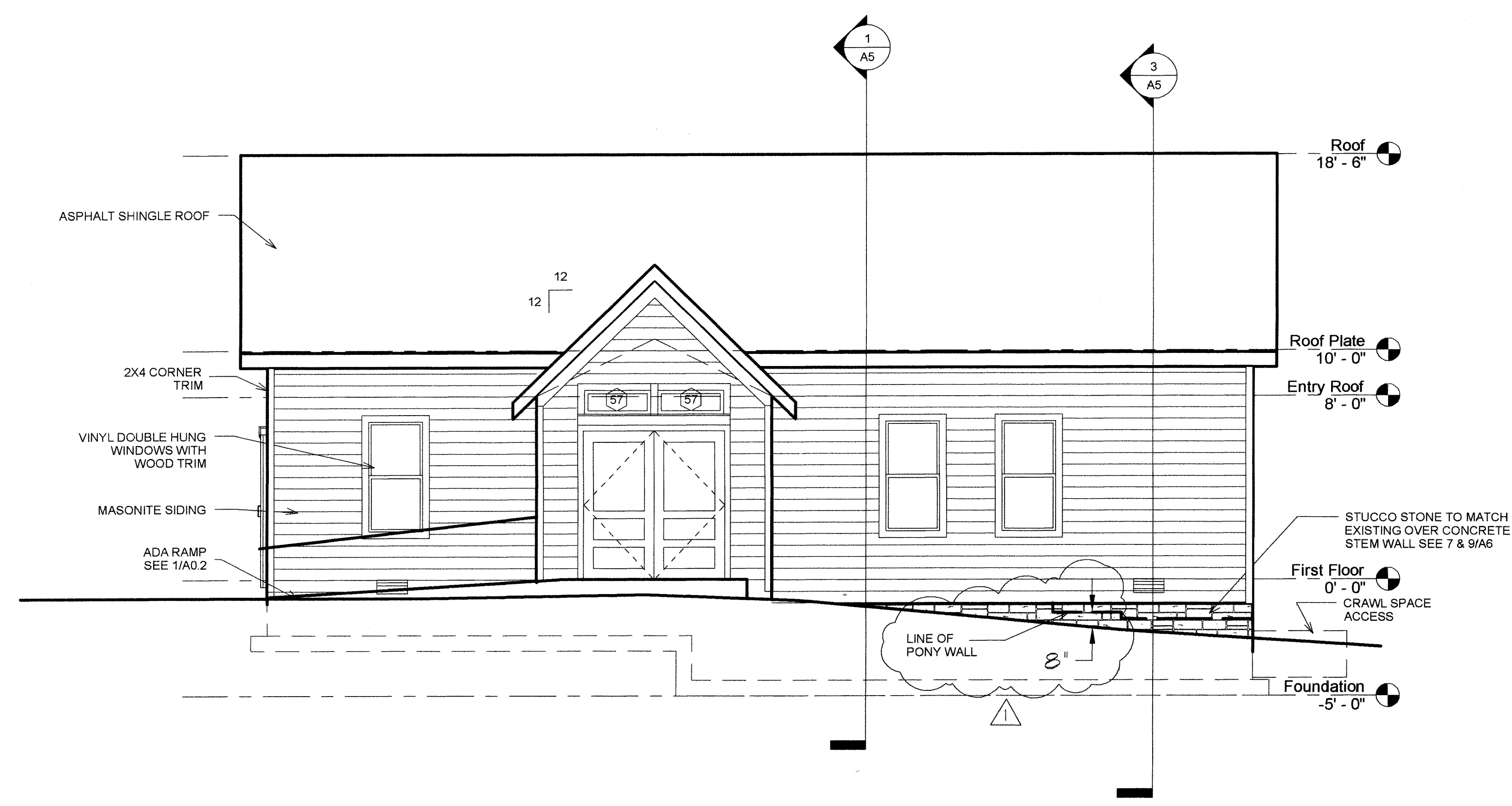
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Scale 1/4" = 1'-0"



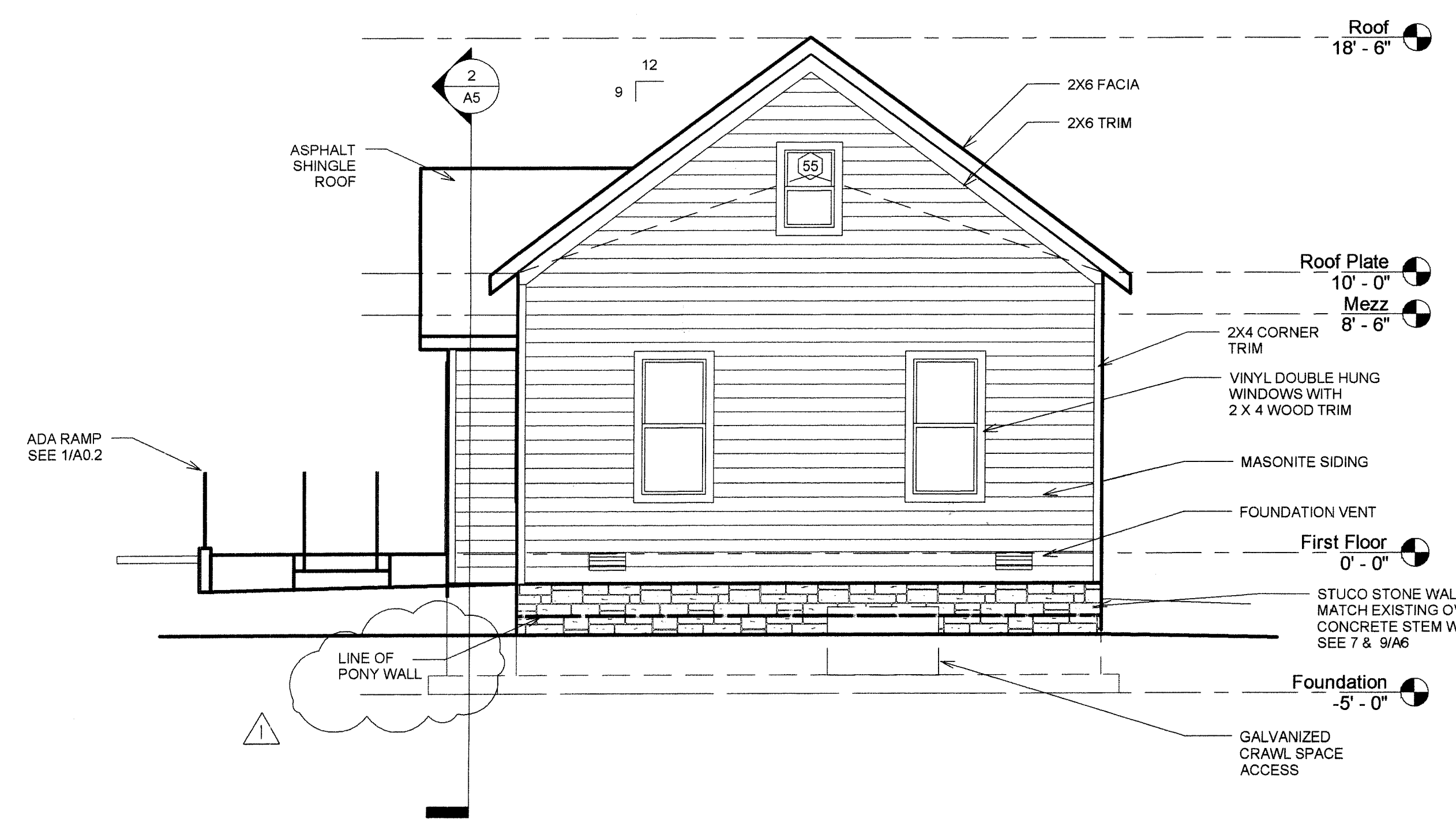
NORTH ELEVATION

1/4" = 1'-0" 2



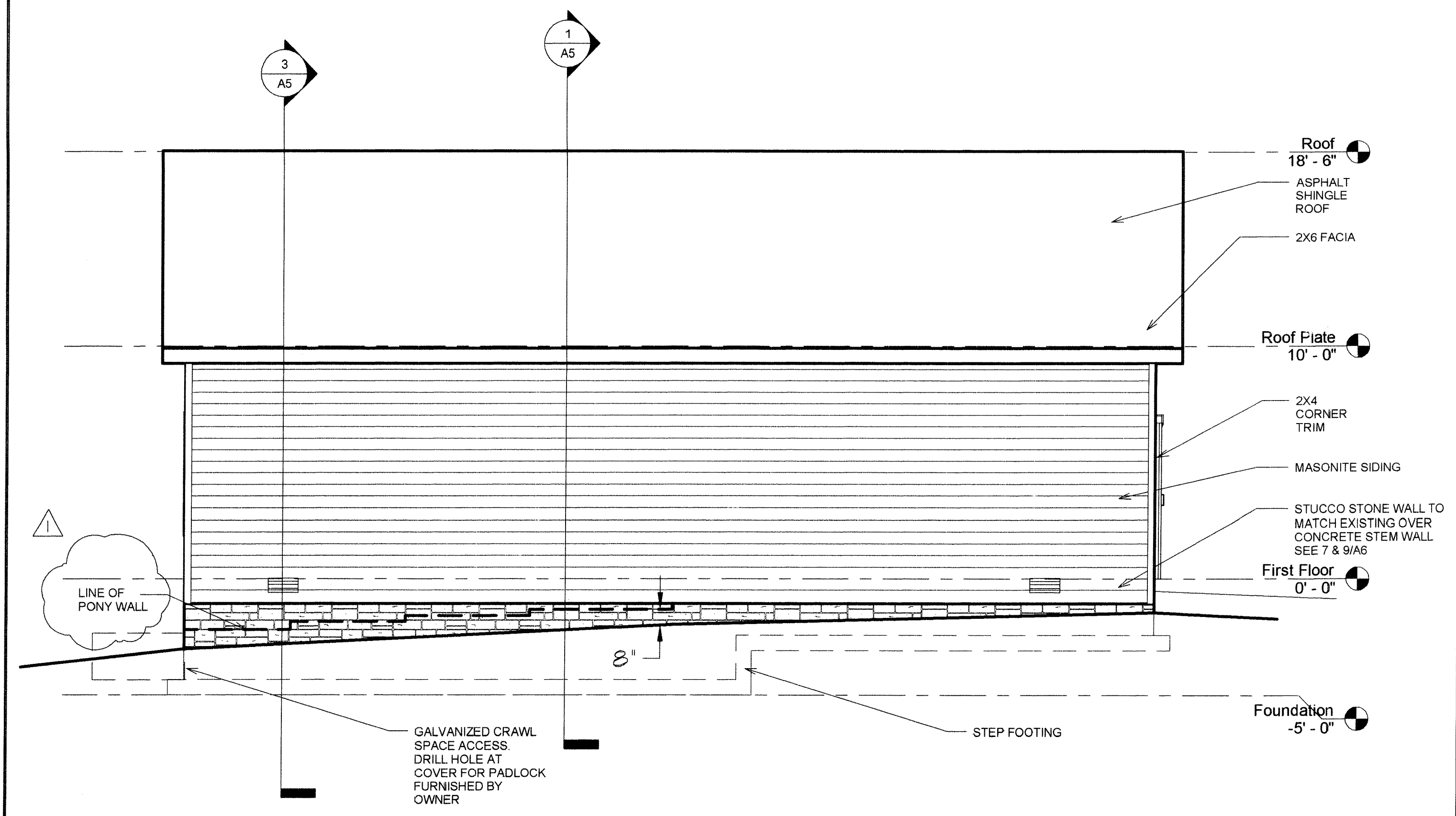
WEST ELEVATION

1/4" = 1'-0" 4



SOUTH ELEVATION

1/4" = 1'-0" 3



EAST ELEVATION

1/4" = 1'-0" 1

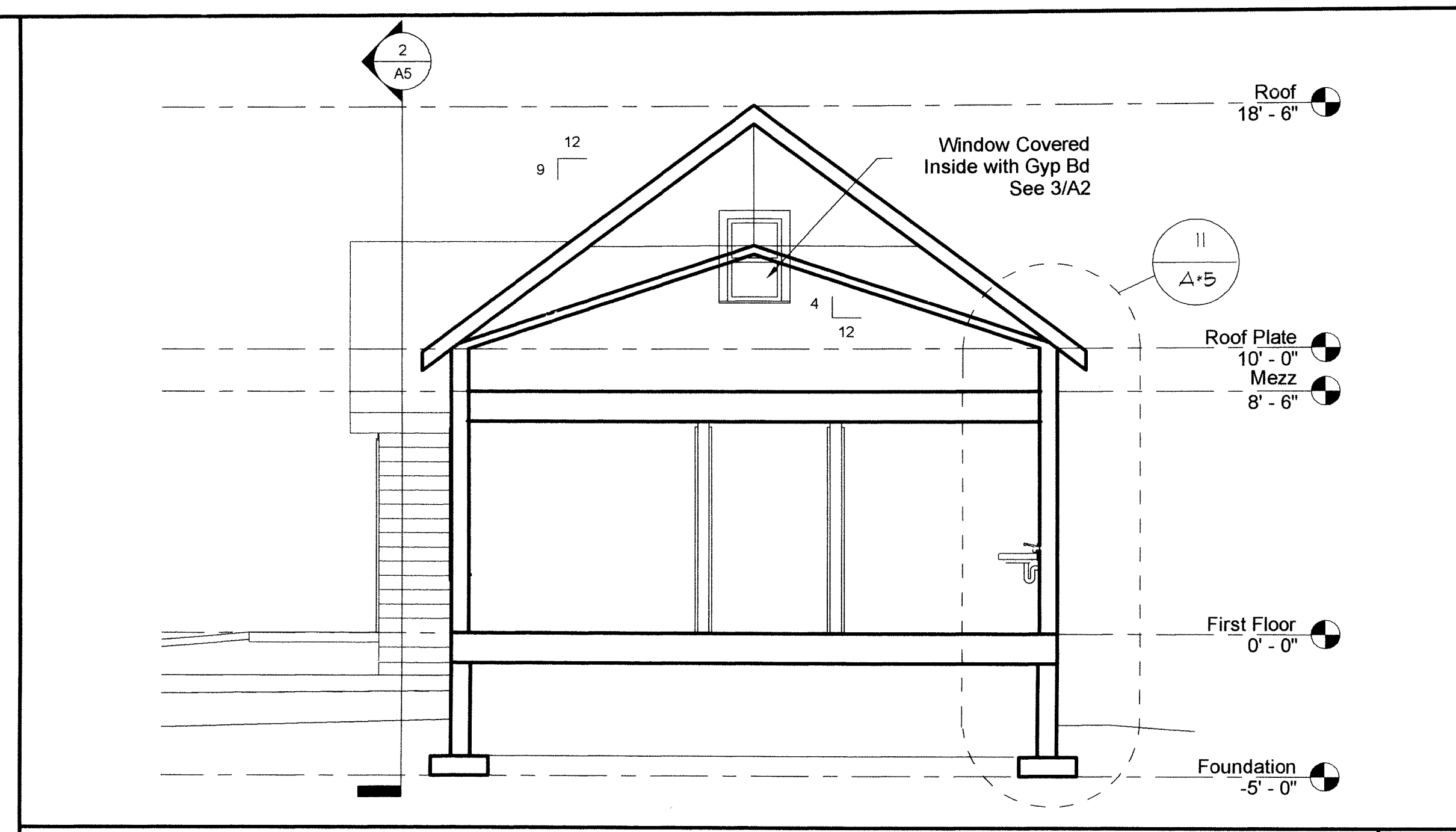
No.	Description	Date
1	PLAN CHECK COMMENTS	7/21/08

Carson City
Carriage House

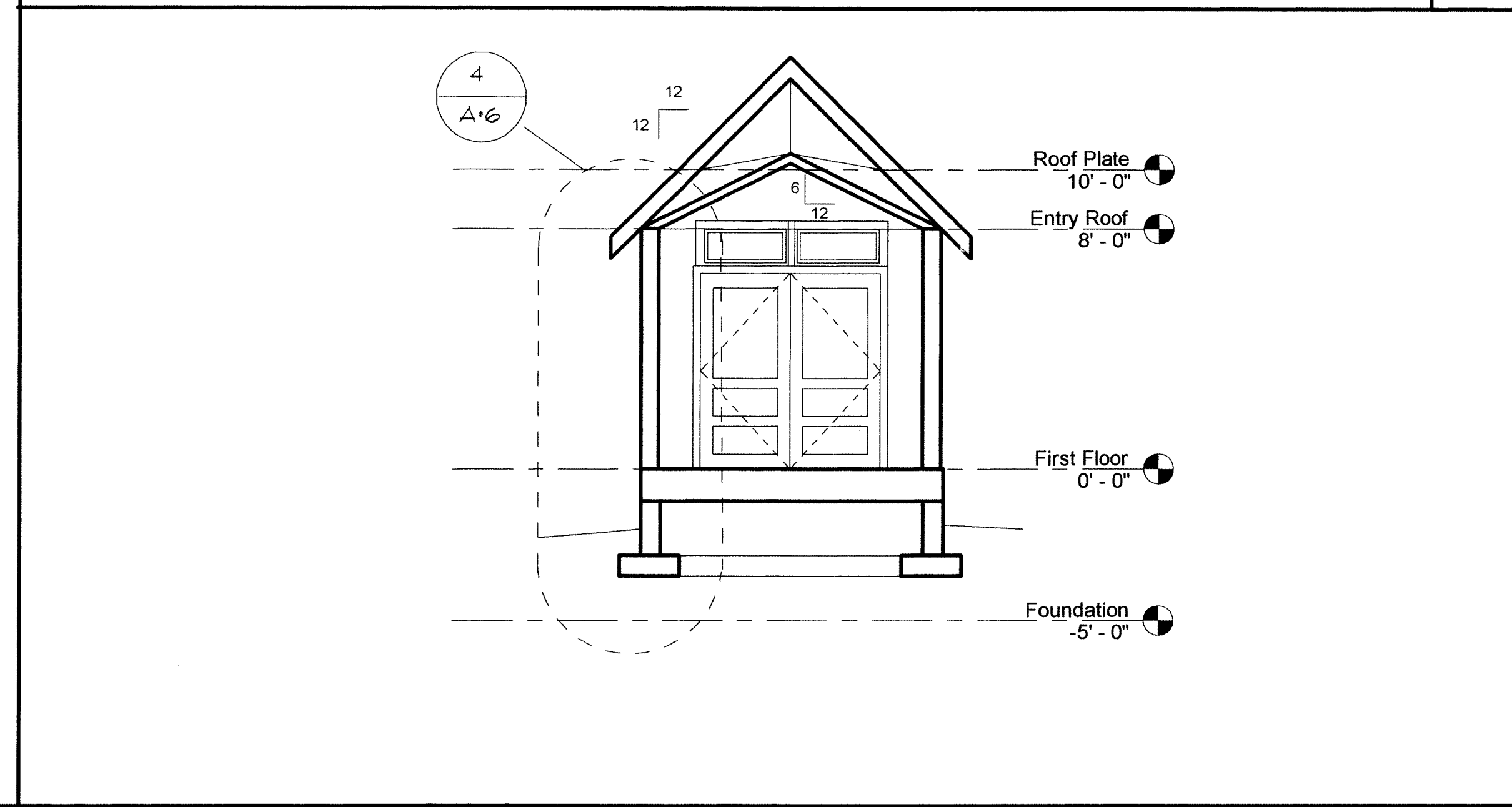
Building Sections

Project number	6-9-08
Date	6-9-08
Drawn by	MEC
Checked by	JPC

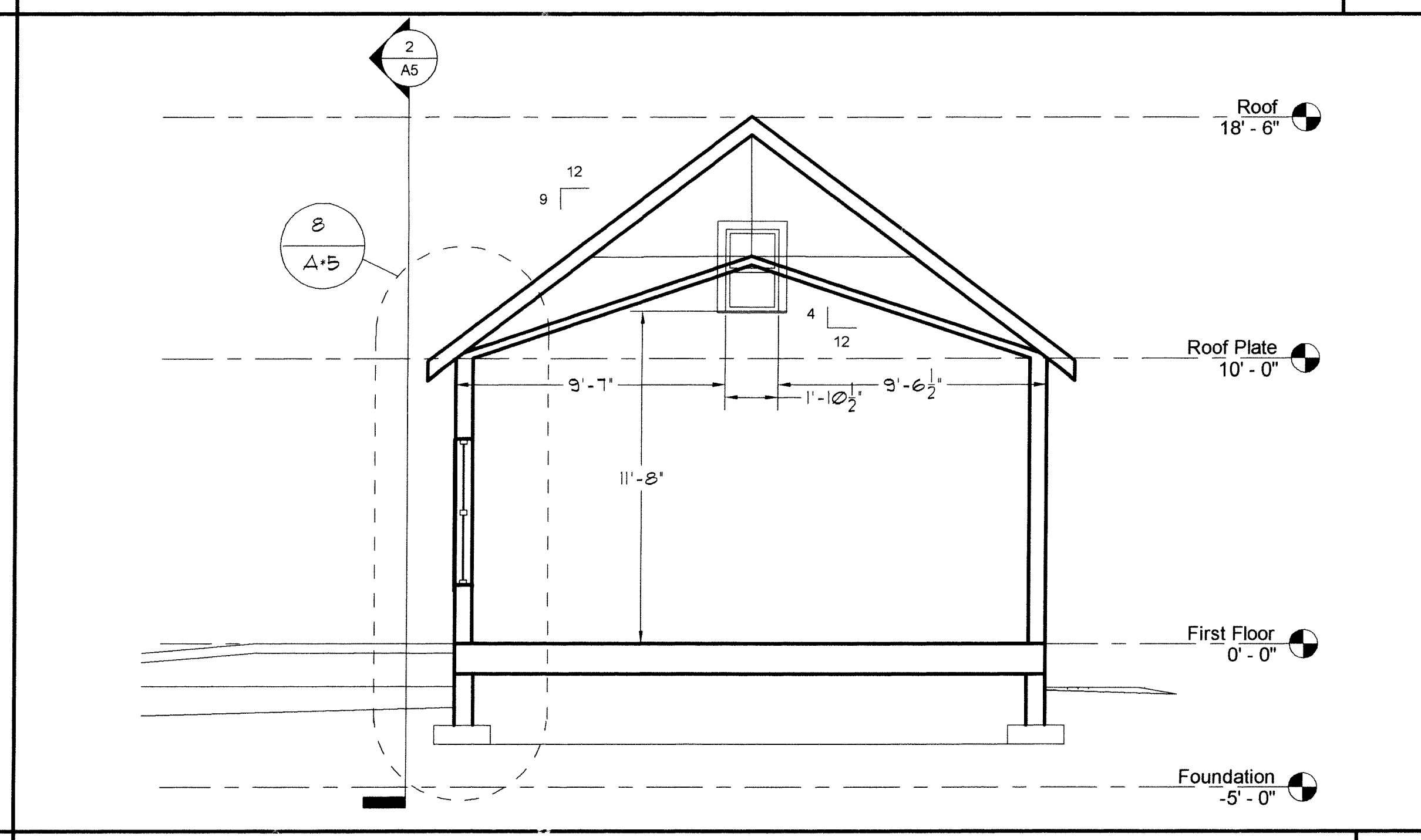
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Scale 1/4" = 1'-0"



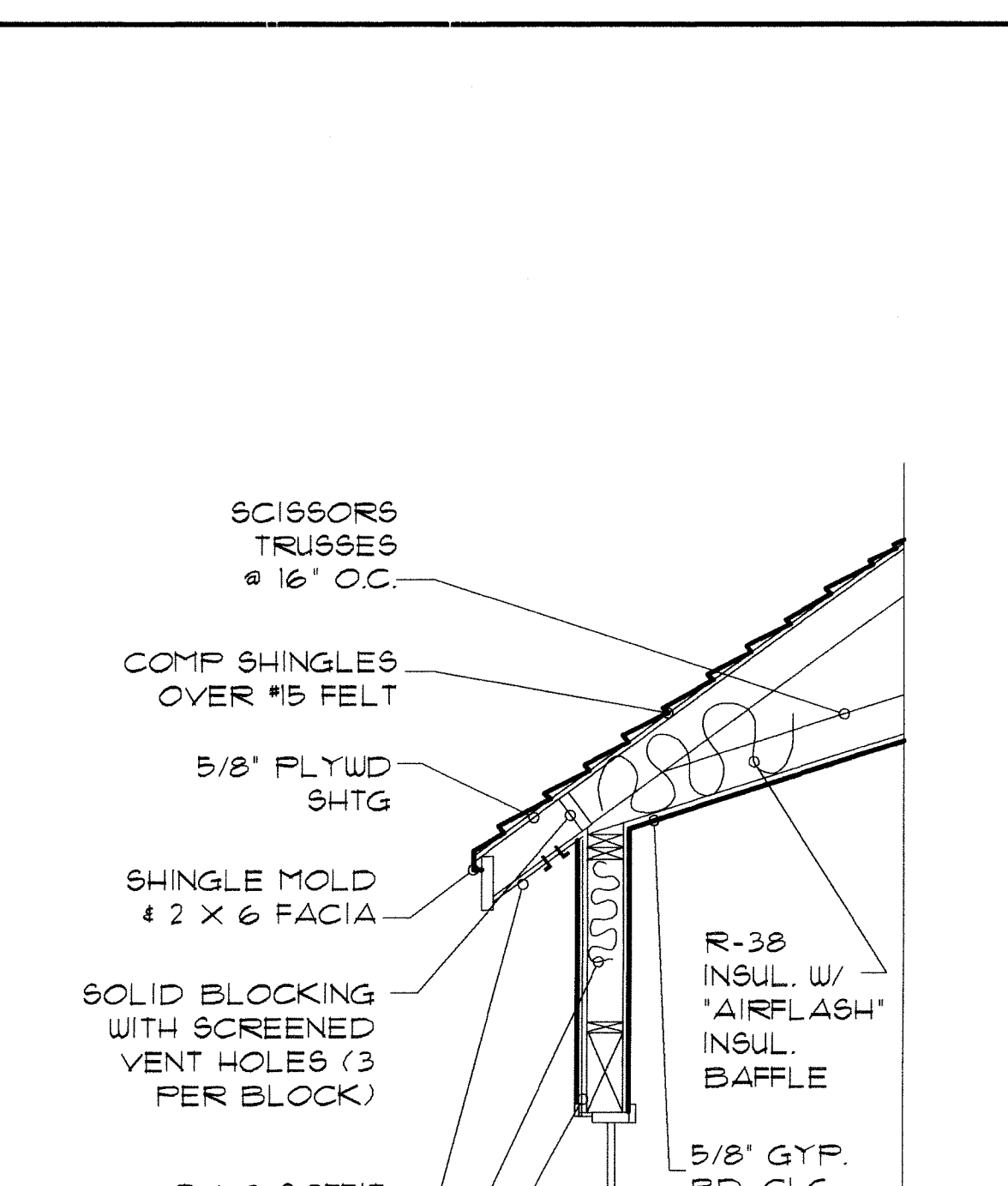
SECTION 3 1/4" = 1'-0" 3



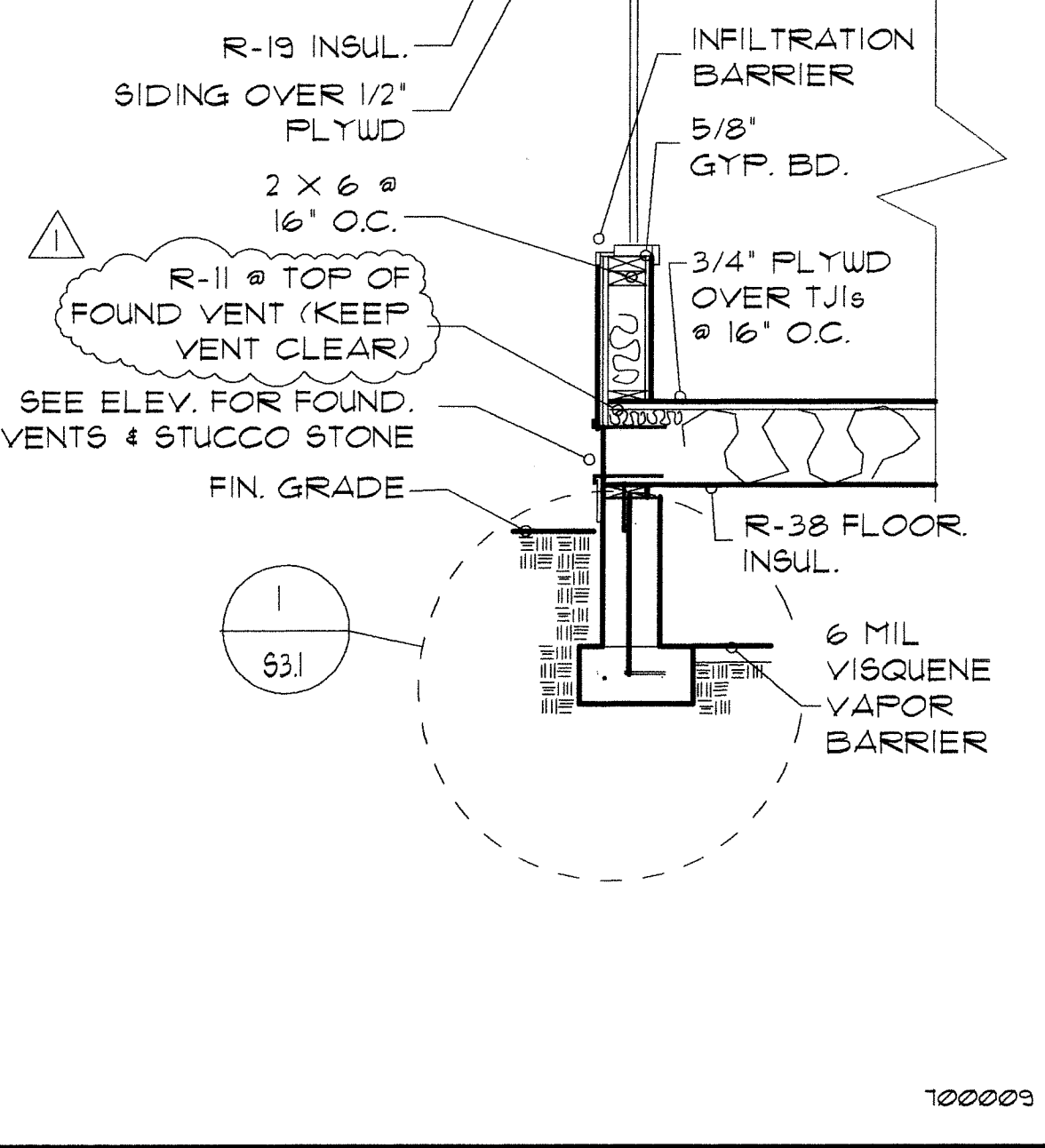
SECTION 2 1/4" = 1'-0" 2



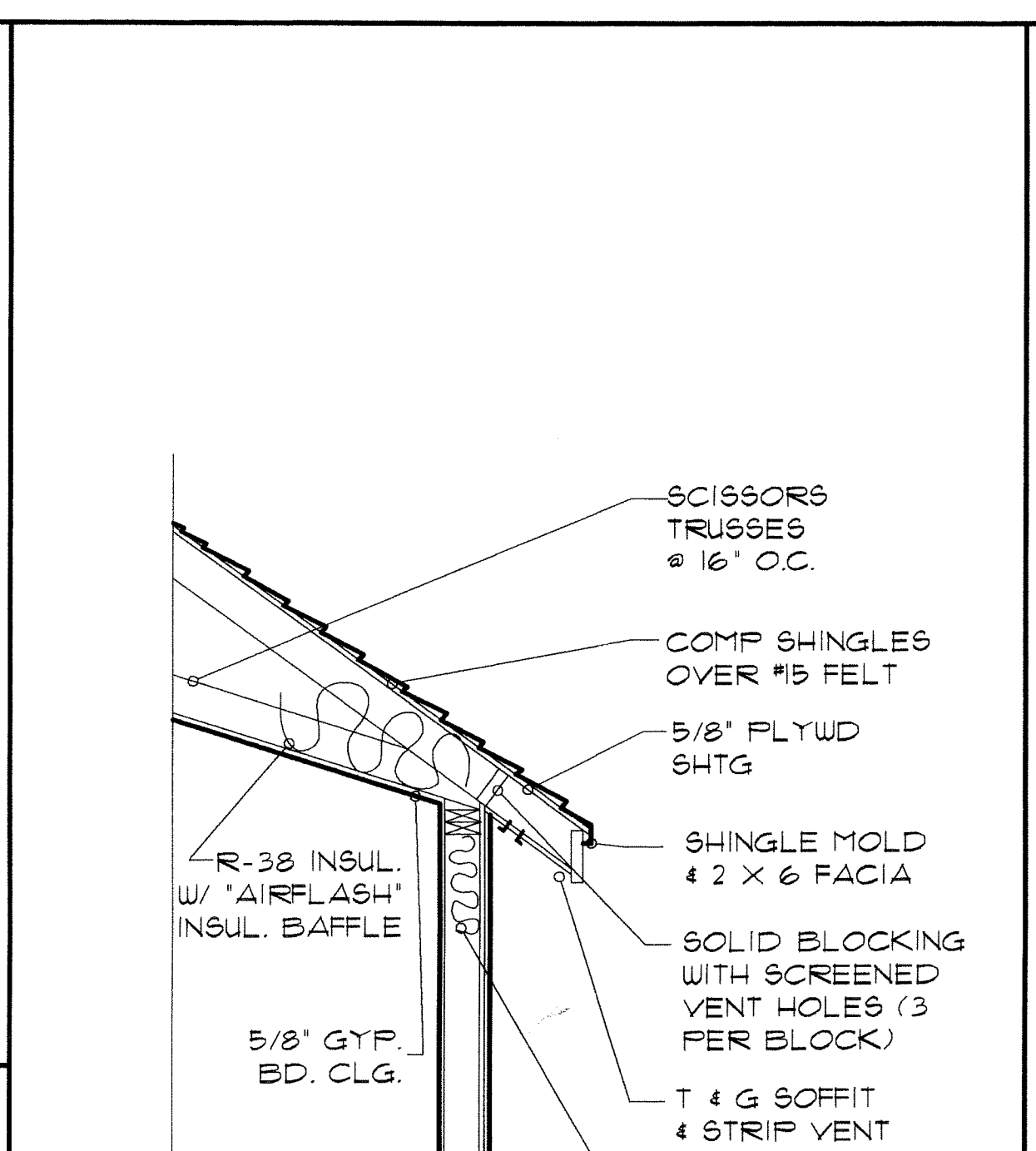
SECTION 1 1/4" = 1'-0" 1



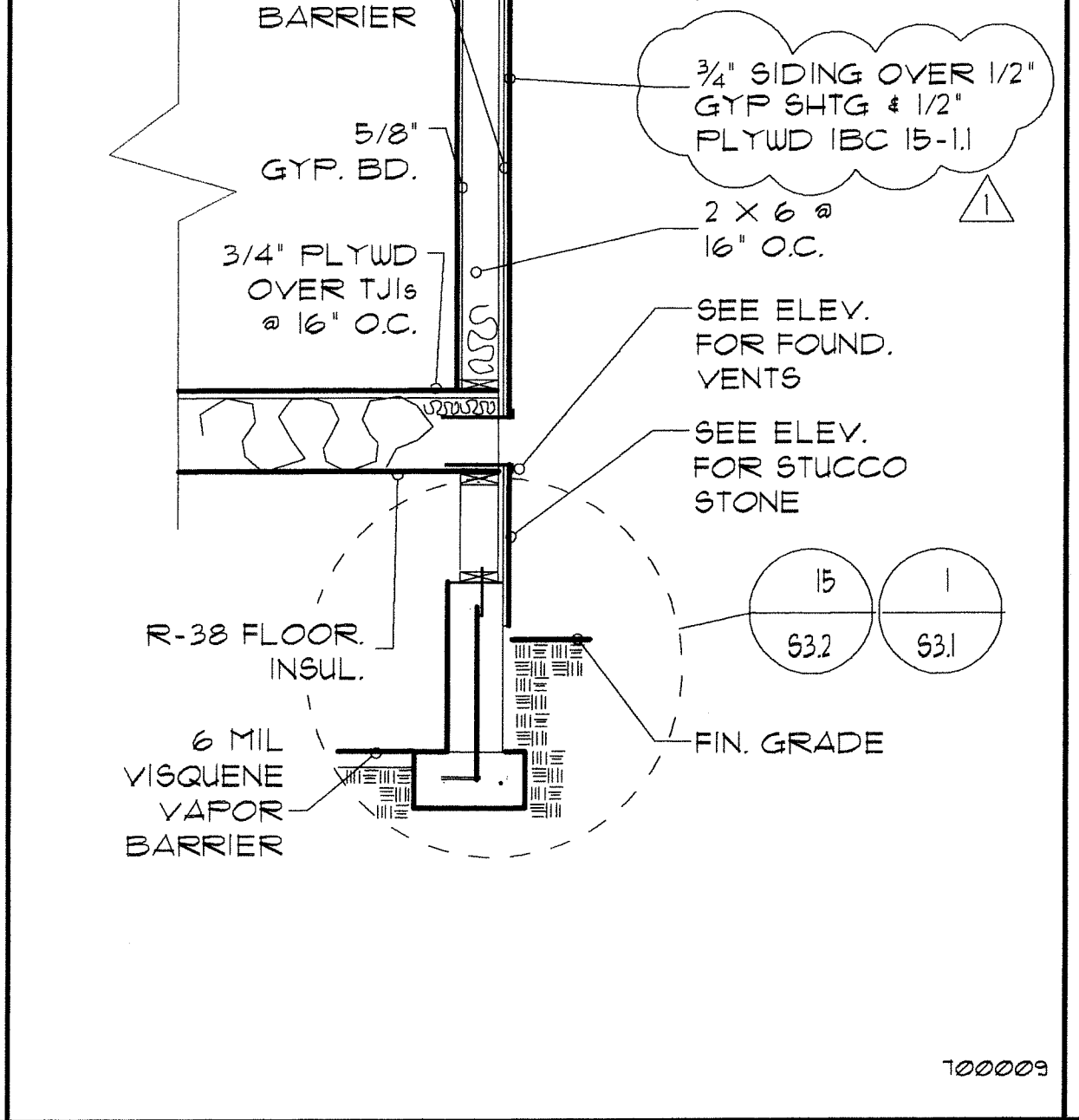
WALL SECTION 1/2" = 1'-0" 8



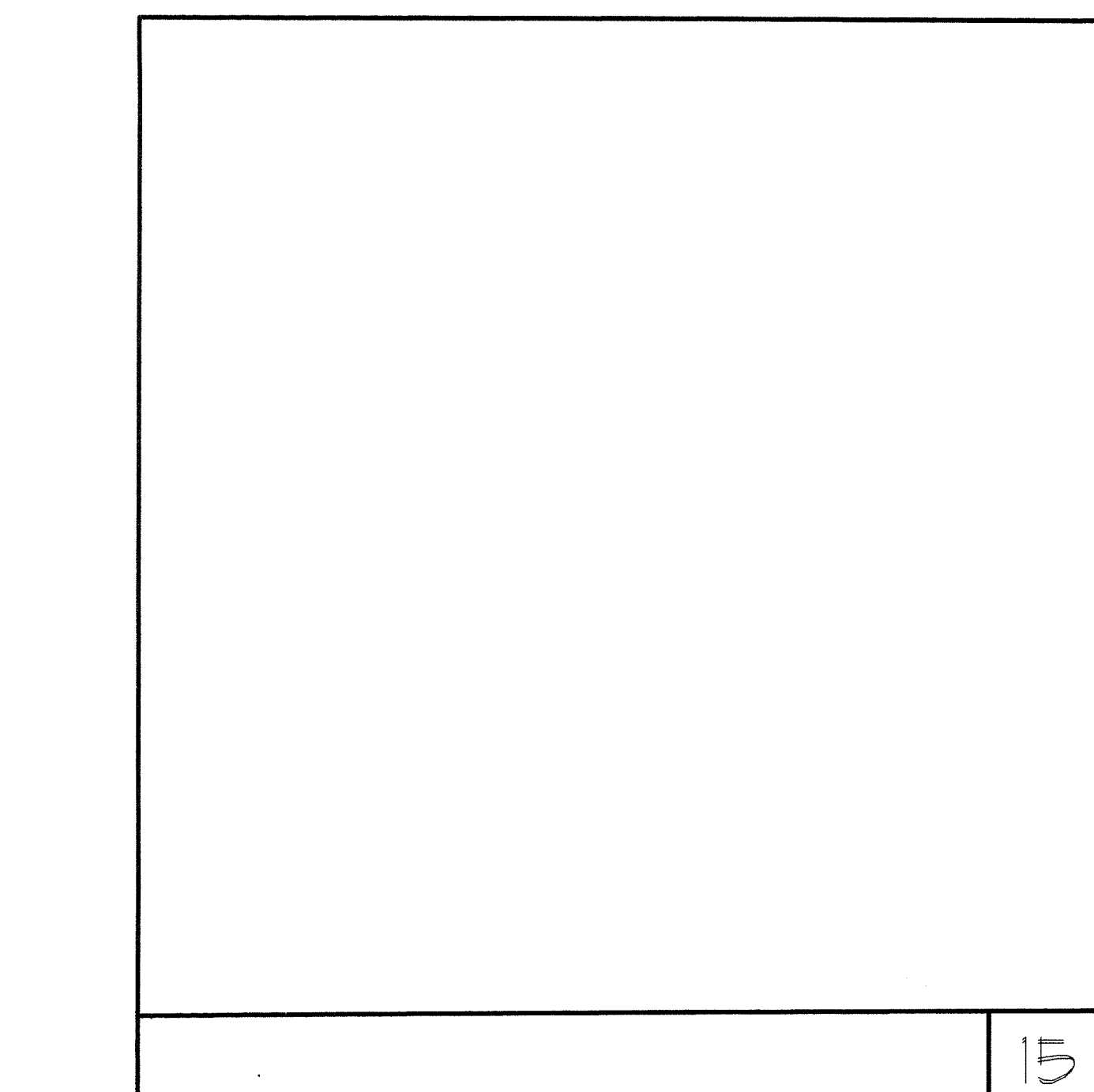
WALL SECTION 1/2" = 1'-0" 8



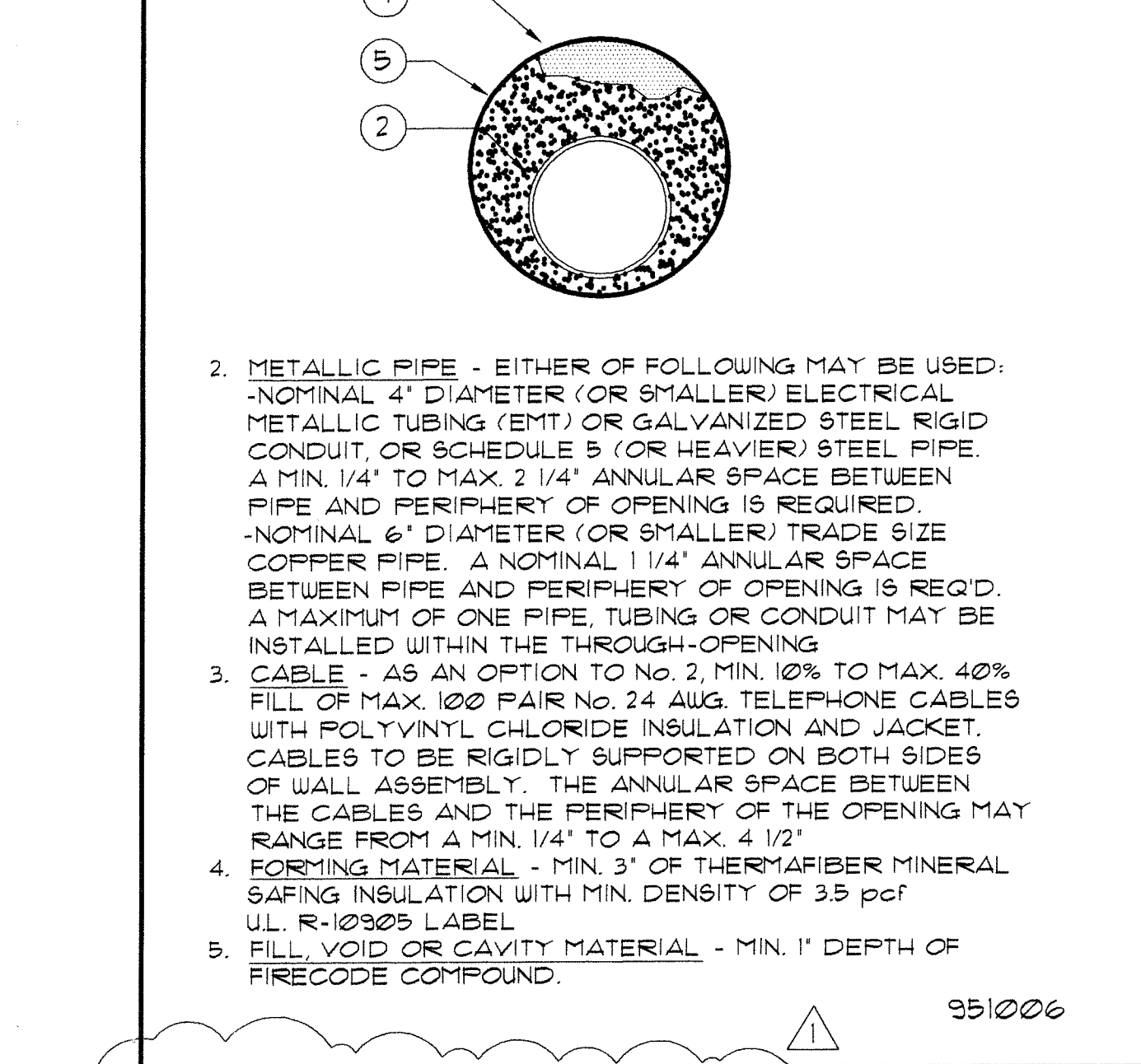
WALL SECTION 1/2" = 1'-0" 11



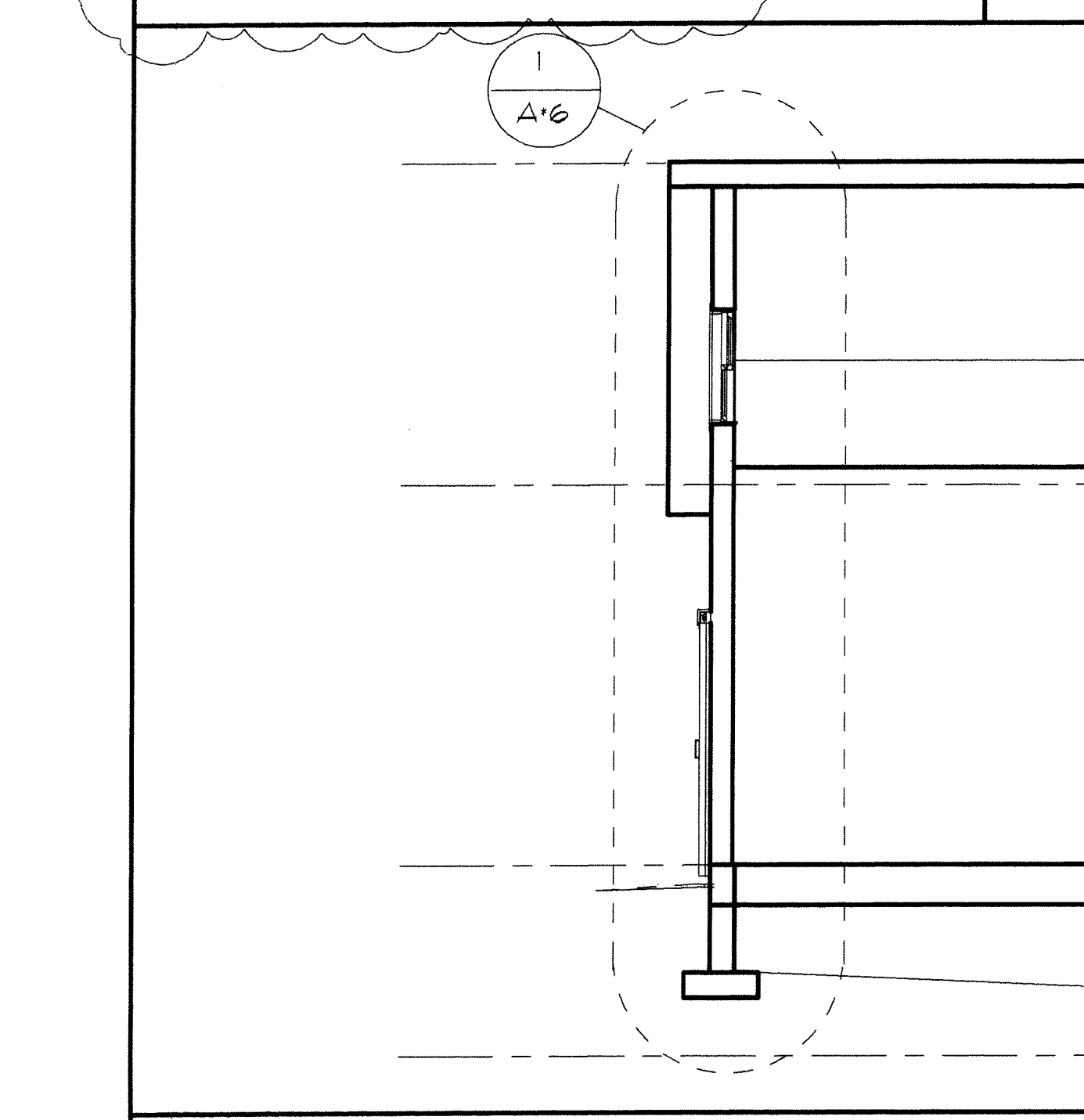
WALL SECTION 1/2" = 1'-0" 11



FIRE STOP SYSTEM N.T.S. 14



FIRE STOP SYSTEM N.T.S. 14



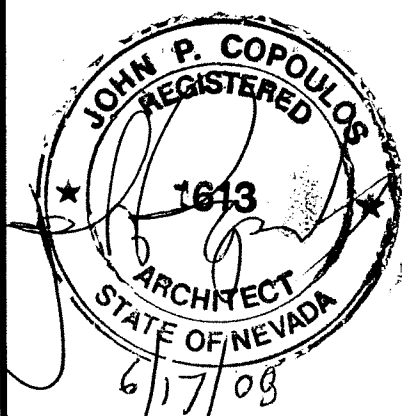
SECTION 4 1/4" = 1'-0" 4

- 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.
- METALLIC PIPE - EITHER OF FOLLOWING MAY BE USED:
-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.
- 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"
- FORMING MATERIAL - MIN. 3" OF THERMOFIBER MINERAL SAFING INSULATION WITH MIN. DENSITY OF 3.5 pcf U.L. R-10005 LABEL.
- FILL, VOID OR CAVITY MATERIAL - MIN. 1" DEPTH OF FIRECODE COMPOUND.

951006

100003

100003



Owner:
Carson City Parks & Rec.
Dept.
3303 Butt Way, Bldg #9
Carson City, NV 89701
Phone: (775) 887-2115
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Electrical Engineer:
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Civil Engineer
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Fax: (775) 883-7114

No.	Description	Date

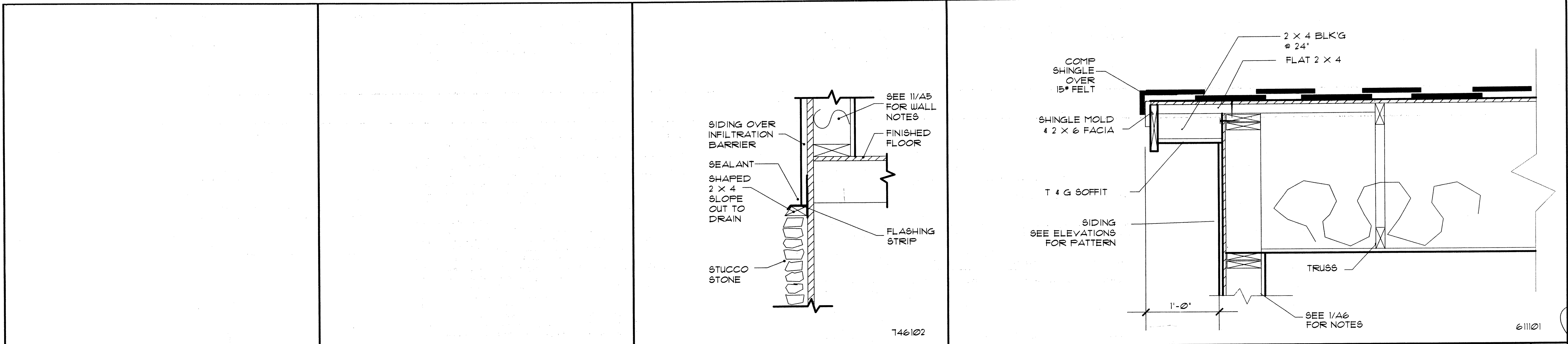
**Carson City
Carriage House**

Building Sections

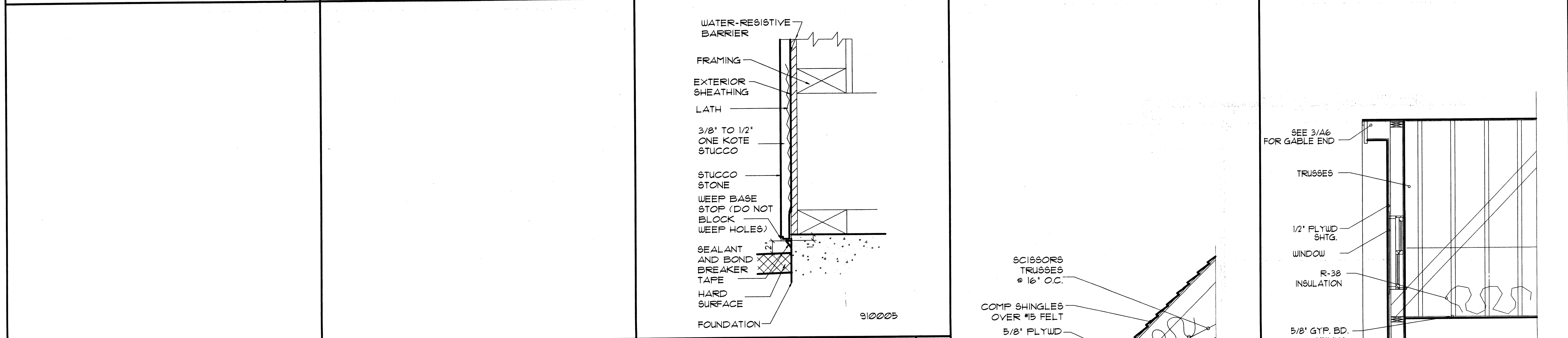
Project number
Date 6-9-08
Drawn by MEC
Checked by JPC

A6

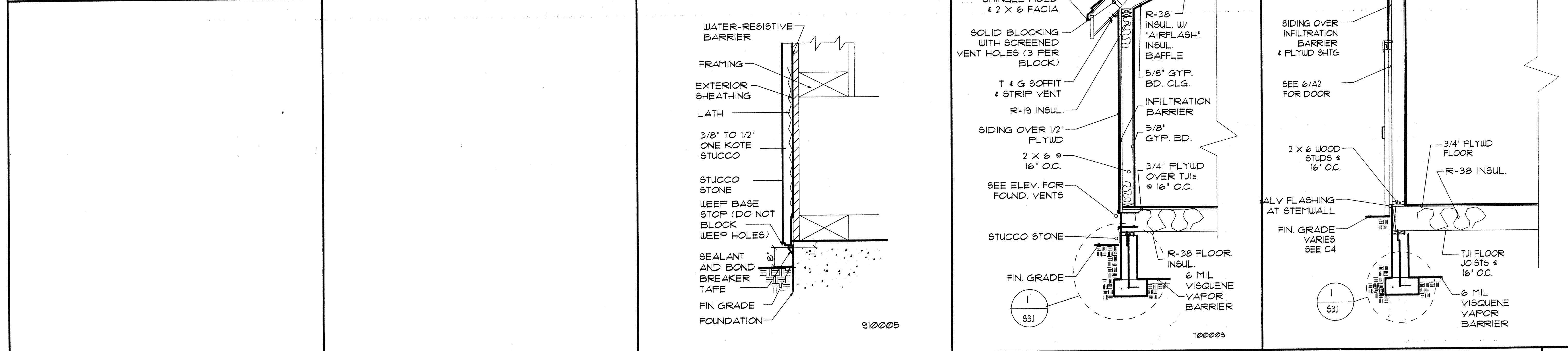
Scale 1/4" = 1'-0"



15 WOOD CAP 1 1/2" = 1'-0" 9 FRAMING DETAIL 1 1/2" = 1'-0" 3



14 WALL SECTION 1 1/2" = 1'-0" 8



13 WALL SECTION 1 1/2" = 1'-0" 7 WALL SECTION 1 1/2" = 1'-0" 4

GENERAL , SUPPLEMENTARY and SPECIAL CONDITIONS

General Conditions: The "General Conditions of the Contract for the Construction of Buildings", standard form prepared by Carson City Contracts Division, is hereby made a part of these specifications and is on file at the Architect's office. In case of conflict, the following paragraphs shall govern over the General Conditions.

Contract Documents: Include the drawings, specifications, general conditions, and agreement (building contract). They are complementary, and what is called for by any one shall be as binding as if called for by all. Their intention is to include all labor and materials necessary for the proper execution of the work except as may be specifically noted otherwise on the drawings or for which separate prices may be asked in the bid proposal.

Regulations, Taxes and Permits: The whole of the work is to be executed in strict accordance with applicable regulations and codes. The Contractor will provide all required permits, including building permit. The contract sum, and any agreed variations thereof, shall include all taxes imposed by law except taxes and assessments on the real property comprising the site of this project.

Subcontractors: Division of these specifications into trade headings conforms roughly to customary practice. They are for convenience only. The Architect is not bound to define the limits of any subcontractor. Note - The acceptance of a bid is contingent upon submission of a list of acceptable subcontractors whom the General Contractor proposes to use.

Number of Specified Items Required: Wherever in these specifications an article, device or piece of equipment is referred to in singular number, such reference shall apply to as many such articles as are shown in the drawings or required to complete the installation.

Claims for Extra Costs: If the Contractor claims that any instructions from the Architect involves extra cost under this contract, he shall give the Architect written notice thereof within a reasonable time after the receipt of such instructions, and in any event before proceeding to execute the work, except in emergency endangering life or property, and the procedure shall then be as provided for changes in the work. No such claim shall be valid unless so made.

Temporary Heat: Provide as necessary to protect the work, by methods approved by the Architect. Permanent heating plant may be used for this purpose when ready.

Contractor's Supervision: There shall be continuing superintendence throughout the job which can either be performed by the General Contractor himself or by someone in his employ.

Guarantee: The Contractor shall be responsible for and shall replace or remedy any faulty, improper of inferior materials or workmanship or any damage to other work resulting there from, without cost to the Owner, which shall appear within one year after the completion and acceptance of the work under this contract.

As-Built Record: The Contractor shall record on plan supplied by the Architect the exact location in elevation below grade of all buried utility lines (sewer, gas, water lines, electrical lines) outside the building.

SITE WORK *****

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

Clearing: - Remove only growth in actual building areas. Do no other clearing. - Remove stumps and roots to 2'-0" below finish grade. - Disturb no more native ground cover than absolutely required.

Excavation: - Allow ample space for form work. - Excavate to solid bearing leaving bearing surfaces undisturbed, level and true, to minimum of 24" below finish grade. - Keep earth under footings dry and free from frost. Should bearing surfaces be softened by frost or water, re-excavate to solid bearing. - Strip and stockpile topsoil separately, spread over graded areas after fills are completed.

Filling: - Remove any debris and decayable matter from all areas before filling. - Use approved materials for fills. - 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 site.

Grading: - Grade to smooth, even surfaces & slopes between building and natural grades that remain around the site. - Slope grades away from house to establish natural drainage all around.

Paving: - Soil sterilization: Sterilize soil under concrete, crushed rock and asphalt paved areas with "Chlorox 40" or "Polyborchlorate" at a rate of 4 Lbs per 100 square feet of area. Mix with water, apply evenly by power spray after finish grading. Apply to paved areas only; protect all other areas. - Driveway surface: Install concrete pavers to match existing over 2" sand over 6" Class II, Type B aggregate base over compacted subgrade. Compact each layer thoroughly. Contractor option to reuse existing pavers in good condition.

CONCRETE*****

Materials: - Ready-mix concrete, see structural specifications for requirements.

Forms: - Standard grade Douglas Fir shiplap, nominal 1" x 8" or plywood, round paper "Sonotube" forms for piers and columns. Alternative forming methods must be approved by the Architect. - Forms, wherever concrete is to be exposed, must have form boards of plywood sheets set plumb and level. - Brace to be strong and unyielding. - Make sufficiently tight to prevent concrete leakage. - Architect must approve forms and reinforcing steel placement before pouring of concrete.

Reinforcing Steel: See structural specifications.

Concrete Work:

Compressive Strength: See structural specifications. - 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. - Exposed concrete wall tops to be smooth troweled and straight with tooled edges. - Stub 5/8" reinforcing steel drift pins 6" out of piers for all columns. - Concrete surfaces will receive no further treatment when exposed so Contractor is expected to use the same quality standards as with carpentry.

Slab Finishes: - Finish slabs level or to true slopes as shown on drawings. Achieve a tolerance of 1/8" in 10'-0". - Underlayment to be 4" of washed gravel. - Slab finishes to be smooth troweled; bring sufficient mortar to top of slab for proper finishing. Float by hand or machine to insure true, compact surfaces. Trowel by hand or machines to hard, dense surfaces, free from trowel marks. Do not add cement to surface. Treat with hardener, Truscon "Tru-seal", Horn "Clear-Seal", Sonneborn "Kur-n-Seal", or equal. - Exterior slabs to receive broom finish; Slope 1/4" per foot for drainage. 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.

MISCELLANEOUS METALS *****

General: - Provide all screws, bolts and accessories shown and as necessary for complete installation. - Shop prime all exposed items after fabrication but before erection. One coat red lead of gray metal primer applied to clean surfaces. No paint shall be applied to steel parts embedded in concrete. - Steel and iron: Conform to the requirements of the IBC. Steel not otherwise specified to be best "Commercial" quality mill steel. Structural steel to be ASTM A-36. - Flashings and roof valleys: 26 ga. galvanized iron, shop primed with gray primer, where shown and detailed or as required for a watertight job.

Ventilation Accessories: - Wall jack for bath fans: Broan # 641 or 642 or equal. - Soffit vents: Air Vent strip vent #S202. - Foundation vents: Plyco model #3508 or equal.

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. Furn 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. - Maintain 1 1/2" Clearance between framing and flues. - 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. Double joists under all partitions (space joists 1 5/8" for wiring and piping). Solid blocking under entire area of bearing posts from above. 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. - Walls: 2" x 6" at 16" o.c. for exterior walls and 2" x 4" at 16" o.c. for interior walls unless otherwise noted. 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: See structural drawings. Provide solid blocking 2" less than rafter size over all beams and bearing walls, except where indicated otherwise. - Ventilation: All roof joist spaces to have through ventilation. No blocked air spaces allowed. Drill 1 1/2" round holes at center of joists or rafters where spaces blocked. - Ease saw cut edges of all exposed S4S framing 1/8". - Champher exposed edges of S4S beams 1/4".

Materials and Installation: - Building paper: #15 felt or Tyvek with lapped joints on all exterior walls between sheathing and exterior finished wall material. - Plates (mud sills) in contact with concrete shall be pressure treated Construction grade Douglas Fir or Redwood. - Wood cant strips: Construction grade Douglas Fir at roof edges, as shown. Note: Take particular care that roof edges for fascia details are straight and true. - 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. - Glu-laminated beams: See structural specs. Use architectural appearance grade, with water-resistant casein-type glue. Provide one coat of factory applied moisture sealer, ends coated with end sealer, to be shipped and wrapped in water resistant paper.

- 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. Where resilient type flooring is used over plywood set nails 1/16". - Wall and roof sheathing: CD structural #2 Douglas Fir plywood with exterior glue per APA standards, thickness as shown on the drawings. Nail with 6d galvanized nails at 6" o.c. at edges and 12" o.c. at intermediate points. Consult IBC for more stringent nailing requirements. Make all joints on studs or blocking. - Exterior wood trim, and fascias: 2 x primed MDF. - Exterior siding: Truwood primed lap siding 7/16" x 6" for 5" exposure maximum with Old Mill texture. www.collinswood.com. Provide caulked butt joints per manufacturers instructions. Use 3/4" minimum thickness siding at one hour wall, IBC 15-1.1. - Soffits: 1 x 6 paint grade T & G pine.

Roof Trusses: -Roof trusses shall be engineered, designed and fabricated by a firm licensed in Carson City, State of Nevada, and having not less than three (3) years experience in the total production of this type of material. Contractor option to use truss package prepared by Sierra Truss Inc, previously submitted for permit. -Designer/fabricator shall be required to furnish the Architect with five (5) sets of design calculations with his submittal: Two (2) sets for building Department. One (1) set for Architect's file. One (1) set for Structural Engineer's file. One (1) set for Contractor's file.

CASEWORK*****

- Comply with all applicable provisions of the Architectural Woodworking Institute (AWI). - Submit shop drawings, plastic laminate, and hardware for approval. - Materials: Plastic laminate: Formica, Wilson Art or equal. Cabinet liner: NEMA Cabinet_liner Type, nominal .020" thick. Backing sheets: M'fgrs standard, nominal .020" thick. Hardboard: American Hardboard Assoc. I.S. _ 71, tempered. - Hardware: US 26D finish Hinges: Jaybee Co. #6389 self_closing or equal. Pulls: Stanley #4484 or equal. Drawer slides: #1300 Knap & Vogt or equal. Shelf supports: #255/256 Knap & Vogt or equal. - Fabrication grade to be similar to AWI Section 400, custom grade. All exterior exposed surfaces to be plastic laminate. All door, drawer, edges and ends to be self edge plastic laminate. All tops, bottoms, ends, shelves, door and drawer faces to be 3/4" particle board. Drawer sides and backs to be 3/4" flakeboard with balance sheet each side. Drawer bottoms to be 1/4" tempered hardboard. Assemble all parts with m'fgrs standard fasteners and adhesive.

ROOFING *****

Composition Shingles: - Provide shingles equal to Duration Premium Architectural Series by Owens Corning Inc. - Installation shall conform to manufacturer's specifications technical bulletin latest edition. Use nailing schedule applicable for winds in excess of 80 mph. - Underlayment: One layer type 15 felt minimum. - Alignment: Insure horizontal and vertical alignment using Manufacturer's layout instructions. - Nailing: Use hot-dipped galvanized nails. Nail all tiles with 3/4" penetration into sheathing. - Valleys shall be as specified under Miscellaneous Metals and shall be exposed 4" minimum. - Flashing shall run 6" minimum up vertical surfaces with non-drying bituminous mastic backing.

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 & WINDOWS *****

- See Plans for types and sizes required. - Wood doors to be Douglas fir paneled doors for paint grade finish. - Install all windows and doors true and level. - Check operation so that all components operate freely.

FINISHED HARDWARE *****

Finishes: Satin brass, blackened (609). 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, "Lever" design, series "9K", with circular latch plates. - Door Stops, astragals, & flush bolts: Glynn-Johnson. - Weather strip: Pemko or equal. - Shelf bracket for closet: Stanley #7046, with 1 1/4" wood dowels and 1/2" painted pine shelves.

DRYWALL FINISH *****

General: - Subcontractor must be a specialist in this type of work employing experienced personnel, and be approved by the Architect. Subcontractor 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 firerated wallboard is required on the drawings, USG 5/8" Firecode "C" gypsum wallboard or equal. - Bent or rusty materials not acceptable. - Nailing in strict accordance with manufacturer's recommendations, using annular ring flathead nails. - All electrical boxes and all other rough-in openings must be cleaned of excess spackle before painter starts. - Spackle on finish wood to be stained will not be acceptable. - 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.

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 Subcontractor. - Colors: Owner will submit color schedule to Painting Subcontractor 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. - Brand names: where brand names are specifically called out, they cannot be substituted for without permission of the Architect. Where not otherwise called out, materials shall be of general quality and price range as Dutch Boy or Pratt

and Lambert products. - General Contractor shall coordinate with the Architect the amount and timing of work to be pre-stained before installation. - Fill all nail holes. Color to match finish in stained surfaces. Finish flush with adjacent surfaces.

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 shingle roofs. - Exposed metal surfaces: two coats oil based enamel, first coat gloss and second coat semi-gloss. Apply appropriate primer where metal is galvanized. - Exterior wood: Windows, floors, frames and decks, and other trim; two coats exterior latex paint over primer. - Interior wood: Doors and door trim: 1 coat primer followed by two coats interior latex. - Shelving, interior doors: One coat primer followed by two coats interior latex.

- Gypsum wallboard: No texture additives in paint. One coat of primer sealer. Two coats of flat latex paint except in bathrooms and kitchens use two coats of satin enamel.

FLOORING(ALLOWANCE)*****

- Sheet vinyl: Armstrong Vinyl Corlon - Brigantine, color as selected by owner. - Installation: - Lay all floor material to manufacturer's recommendations and specifications. - Install bronze edge strip at edges where resilient floors abut other materials. - No checker boarding of the pattern. All "grain" to run in the same direction.

- Carpet: Kraus - New Frontier 36 or equal Face construction: Cut pile frieze Face Fiber: Ultramel memory set solution dyed nylon Gauge: 1/10 Stitches: 10.3 spi Pile Height: .19" Surface Pile Weight: 36 oz/yd Total Weight: 68.2 oz/yd Primary Backing: woven synthetic Secondary Backing: tuftbac - woven synthetic Width: 12 feet Performance characteristics: Antistatic: Yes Anti microbial: Yes Warranty: 10 years - Color as selected by the owner. Provide carpet pad.

MISCELLANEOUS ACCESSORIES*****

Toilet Accessories: - Furnished and installed by the contractor. See plans for schedule. All numbers are by Bobrick or equal.

Table with 2 columns: Item Name, Item Number. Includes: 48" Grab Bar (B-6206), 36" Grab Bar (B-6206), Sanitary Napkin Disposal (B-270), Toilet Paper Dispenser (B-274), Mirror (B-290-36" high x width of counter), Paper Towel Dispenser (B-3944), Handicap Sign (see plan), Soap Dispenser (B-2112), 18" Vertical Grab Bar (B-6206).

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. - Crawl Space Access: Equal to Custom Covers, Inc. Crawl space Well & non-hinged cover package. 37" length, 24" width, 24" height. - Provide solid backing for all accessories for secure installation.

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

J.P. COPOULOS ARCHITECT P.O. Box 2517 Carson City Nevada 89702 T 775-885-7907 F 775-885-6806 ioannis@edurus.com

Owner: Carson City Parks & Rec. Dept. 3303 Butti Way, Bldg #9 Carson City, NV 89701 Phone: (775) 887-2115 Fax: (775) 887-2145 Project Address: 1207 N. Carson St. Carson City, NV 89701 A.P.N. 002-151-01 Structural Engineer: Three Castle Engineering, LLC 2516 Business Pkwy., Ste. F1 Minden, NV 89423 Phone: (775) 267-6762 Fax: (775) 267-6764 Electrical Engineer: Jensen Engineering Inc. 9855 Gateway Dr., Suite A Reno, NV 89521 Phone: (775) 852-2288 Fax: (775) 852-3388 E-mail: jeneng@nvvbell.net Mechanical Engineer SEED P.O. Box 6071 Incline Village, NV 89450 Phone: (775) 831-2532 Fax: (866) 613-8245 Civil Engineer Lumos & Associates 800 East College Parkway Carson City, NV 89706 Phone: (775) 883-7077 Fax: (775) 883-7114

Table with 3 columns: No, Description, Date.

Carson City Carriage House Specifications Project number Date 6-9-08 Drawn by JPC Checked by JPC A7 Scale no scale

CARSON CITY PARKS & RECREATION ROBERTS HOUSE MUSEUM CARRIAGE HOUSE

JUNE 2008

OWNER:
CARSON CITY PARKS & RECREATION
3303 BUTTI WAY, BLDG #9
CARSON CITY, NV 89701
PH.: (775) 887-2115
FAX: (775) 887-2145

ENGINEER



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH.: (775) 883-7077
FAX: (775) 883-7114

LEGEND

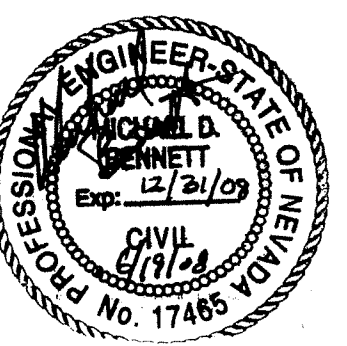
EXISTING	PROPOSED
XX	HYDRANT
○	UTILITY POLE
+99.28	SPOT ELEV.
—	A.C. PAVEMENT
—	P.C.C. SIDEWALK or GUTTER
—	AGG. BASE
—	RP-RAP
—	CONTOUR
—	UNDERGROUND UTILITY LINES
—	FENCE
—	PROPERTY LINE OR R/W LINE
—	SECTION LINE
—	CENTER LINE
—	EASEMENT LINE
—	FLOW LINE
△	CONTROL POINT
○	SOIL TEST PIT
○	WATER VALVE
○	GAS VALVE
○	SANITARY SEWER MANHOLE
○	TELEPHONE MANHOLE
○	TELEPHONE BOX
○	WATER METER
○	GAS METER
○	POWER VAULT
○	CATCH BASIN
○	EXISTING TREE
⊗	EXISTING TREE TO BE REMOVED
—	GRADEBREAK
—	ORANGE CONSTRUCTION FENCE
—	SILT FENCE / SEDIMENT ROLL
—	CHAIN LINK CONST. FENCE
○	DETAIL REFERENCE



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89708
TEL (775) 883-7077
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WWW.LUMOSENGINEERING.COM

CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING / GIS
CONSTRUCTION SERVICES
MATERIALS TESTING



CARSON CITY PARKS & RECREATION
ROBERTS HOUSE MUSEUM
CARRIAGE HOUSE
TITLE SHEET

BASIS OF BEARING:

THE BASIS OF BEARING FOR CONSTRUCTION ON THIS PROJECT IS MODIFIED NAD 83/94 (HARN).

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR CONSTRUCTION ON THIS PROJECT IS NAD83 STATE PLANE NEVADA WEST MODIFIED TO GROUND USING A FACTOR OF 1.000279329.

GENERAL NOTES:

- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM CARSON CITY DEVELOPMENT ENGINEERING PRIOR TO THE START OF CONSTRUCTION.
- THE OWNER/CONTRACTOR SHALL CALL THE CARSON CITY ENGINEERING DIVISION (887-2300) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. THE OWNER/CONTRACTOR SHALL CALL TWENTY-FOUR (24) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING. 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.
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY. THE OWNER/CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM THE CARSON CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.
- DETAILS NOT SHOWN ON THESE DRAWINGS SHALL BE AS CONTAINED IN THE BOOK OF STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S 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, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES 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 PROJECT CIVIL ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON OR NEAR THE CONSTRUCTION SITE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE OWNER/CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2800) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL CLEARING, GRADING OR FILLING OF LAND IS SUBJECT TO CHAPTER 33, OF THE UNIFORM BUILDING CODE AS ADOPTED BY CARSON CITY. ANY CLEARING, GRADING OR FILLING OF LAND OF FIVE ACRES OR MORE WILL ALSO REQUIRE A PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR AIR QUALITY AND STORM DISCHARGE PURPOSES.
- PIPE SHALL BE LAID IN THE UPHILL DIRECTION, WITH BELL ENDS UPHILL.
- ALL BOLTS AT THRUST BLOCKS AND VALVE SADDLES SHALL BE COVERED WITH VISQUEEN AND TAPED PRIOR TO CONCRETE PLACEMENT.
- ALL WATER PIPE SHALL BE TESTED AT 150 PSI FOR 1 HOUR UNTIL IT PASSES REQUIREMENTS PER STANDARD SPECIFICATION.
- ALL WATERLINE, AND RISERS SHALL BE DISINFECTED IN ACCORDANCE WITH STATE HEALTH DEPT. REQUIREMENTS AND AWWA C851 PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING ALL REQUIRED SAMPLES AND THE COST OF ANALYSIS AT A NEVADA-APPROVED LABORATORY.
- ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL CONFORM TO SECTION 330 OF THE STANDARD SPECIFICATIONS, PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, 1998 EDITION. NO STREET CLOSURES WILL BE ALLOWED WITHOUT APPROVAL OF A TRAFFIC CONTROL PLAN BY THE CARSON CITY ENGINEER.
- ALL OFF STREET PARKING AREAS SHALL BE DEVELOPED AND COMPLETED BEFORE AN OCCUPANCY PERMIT FOR BUILDING USE IS ISSUED. (C.C.M.C. 17.40.010)

ABBREVIATION

AC	ASPHALT CONCRETE	GD	GROUND	REF	REFERENCE
ACP	ASBESTOS CEMENT PIPE	GV	GATE VALVE	RET	CURB RETURN
AGG	AGGREGATE	H	HANDICAPPED	RP	RADIUS POINT
BC	BEGUN CURVE (HORIZONTAL)	HEL	HYDRAULIC GRADE LINE	RT	RIGHT
BCW	BACK OF WALK	HORIZ	HORIZONTAL	R/W, ROW	RIGHT-OF-WAY
BF, BOF	BOTTOM OF FOOTING	HP	HIGH POINT	S	SLOPE (FT./FT.)
BY	BUTTERFLY VALVE	ID	INSIDE DIAMETER	S-	SOUTH
BVC	BEGUN VERTICAL CURVE	IE	INVERT ELEVATION	SD	STORM DRAIN
BW	BOTH WAYS	INT	INTERSECTION	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	IRR	IRRIGATION	SL	STREET LIGHT
cfb	CUBIC FEET PER SECOND	LAT	LATERAL	SS	SANITARY SEWER
CAG	CURB AND GUTTER	LF	LINEAR FEET	SSC	SANITARY SEWER CLEAN OUT
C	CLASS	LT	LEFT	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM	SSPWC	STANDARD SPEC. for PUBLIC WORKS CONST.
COMP	COMPACTION	MDD	MAXIMUM DRY DENSITY	STA	STATION
CONC	CONCRETE	MH	MANHOLE	SW	SIDEWALK
CP	CONCRETE PAD	MIN	MINIMUM	TELE	TELEPHONE
CTV	CABLE TELEVISION	MMD	MAXIMUM MARSHALL DENSITY	TBO	TEMPORARY BLOW OFF VALVE
D.E.	DRAINAGE EASEMENT	MUTCD	MANUAL FOR TRAFFIC CONTROL DEVICES	TC	TOP OF CURB
DI	DROP INLET	N	NORTH	TG	TO GRADE
DIA	DIAMETER	NAP	NOT A PART	TOB	TOP OF BERM
DWY	DRYWEY	NIP	NOT IN PROJECT	TF, TOF	TOP OF FOOTING
E	EAST	NTS	NOT TO SCALE	TW, TOW	TOP OF WALL
EA	EACH	OC	ON CENTER	TS	TRAFFIC SIGNAL
EC	END CURVE (HORIZONTAL)	OD	OUTSIDE DIAMETER	TSCB	TRAFFIC SIGNAL CONTROL BOX
ELL	ELBOW	OH	OVERHEAD	TRANS	TRANSITION
ELEC	ELECTRICAL	PCC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
ELEV	ELEVATION	PG	PAD GRADE	UG/P	UNDER GROUND POWER
EV	END VERTICAL CURVE	PI	POINT OF INTERSECTION	U.M.O.	UNLESS NOTED OTHERWISE
EX	EXISTING	PIV	POINT OF INTERSECTION VERTICAL CURVE	V	VELOCITY AT 5 YEAR PEAK
EX, EXST	EXISTING	PL	PROPERTY LINE	VC	VERTICAL CURVE
EXT	EXTERIOR	POCC	POINT OF COMPOUND CURVATURE	VEL	VELOCITY
FE	FINISH ELEVATION	POT	POINT OF TANGENCY	VERT	VERTICAL
FF	FINISH FLOOR	PP	POWER POLE	VG	VALLEY GUTTER
FFC	FRONT FACE OF CURB	PRC	POINT OF REVERSE CURVE	W	WEST
FG	FINISH GRADE	PVC	POINT OF REVERSE VERTICAL CURVE	W/G	WATER AND GAS
FH	FINISH HYDRANT	PVC	POLYVINYL CHLORIDE	WL	WATER LINE
FL	FLOW LINE	PVT	PAVEMENT	WM	WATER METER
ft	FEET PER SECOND	P.U.E.	PUBLIC UTILITY EASEMENT	WS	WATER SURFACE
FTG	FOOTING	Q5	5 YEAR PEAK FLOW	WV	WATER VALVE
G	GAS	Q100	100 YEAR PEAK FLOW	WVF	WELDED WIRE FABRIC
GALV	GALVANIZED	R	RADIUS		
GB	GRADE BREAK	RCP	REINFORCED CONCRETE PIPE		

SHEET INDEX:

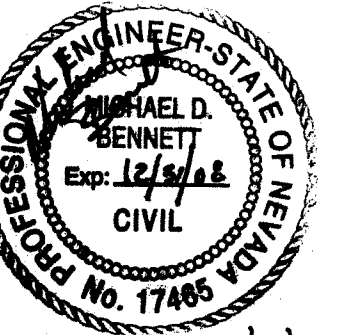
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DEMO PLAN	C2
SITE/UTILITY PLAN	C3
GRADING PLAN	C4
DETAILS	D1

REV	DATE	DESCRIPTION

C1

DATE: JUNE 2008
DRAWN BY: CW
DESIGNED BY: TS
CHECKED BY: MB
JOB NO.: 7324.000

19/2008 09:35 am, lamr@lumo.com



8/8/08

ROBERT'S HOUSE MUSEUM
CARRIAGE HOUSE
DEMO PLAN

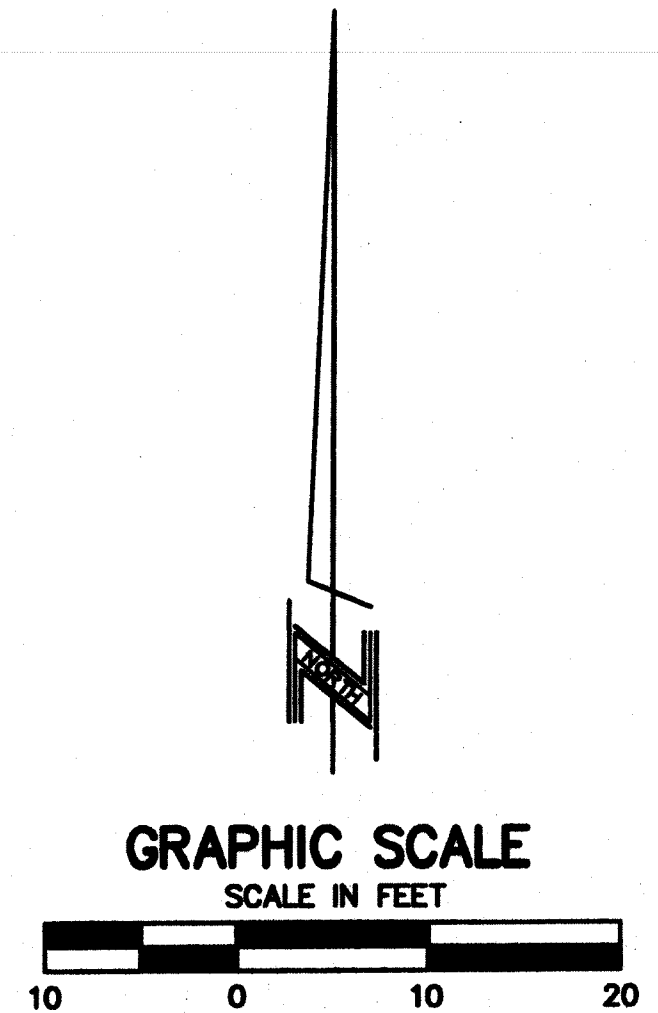
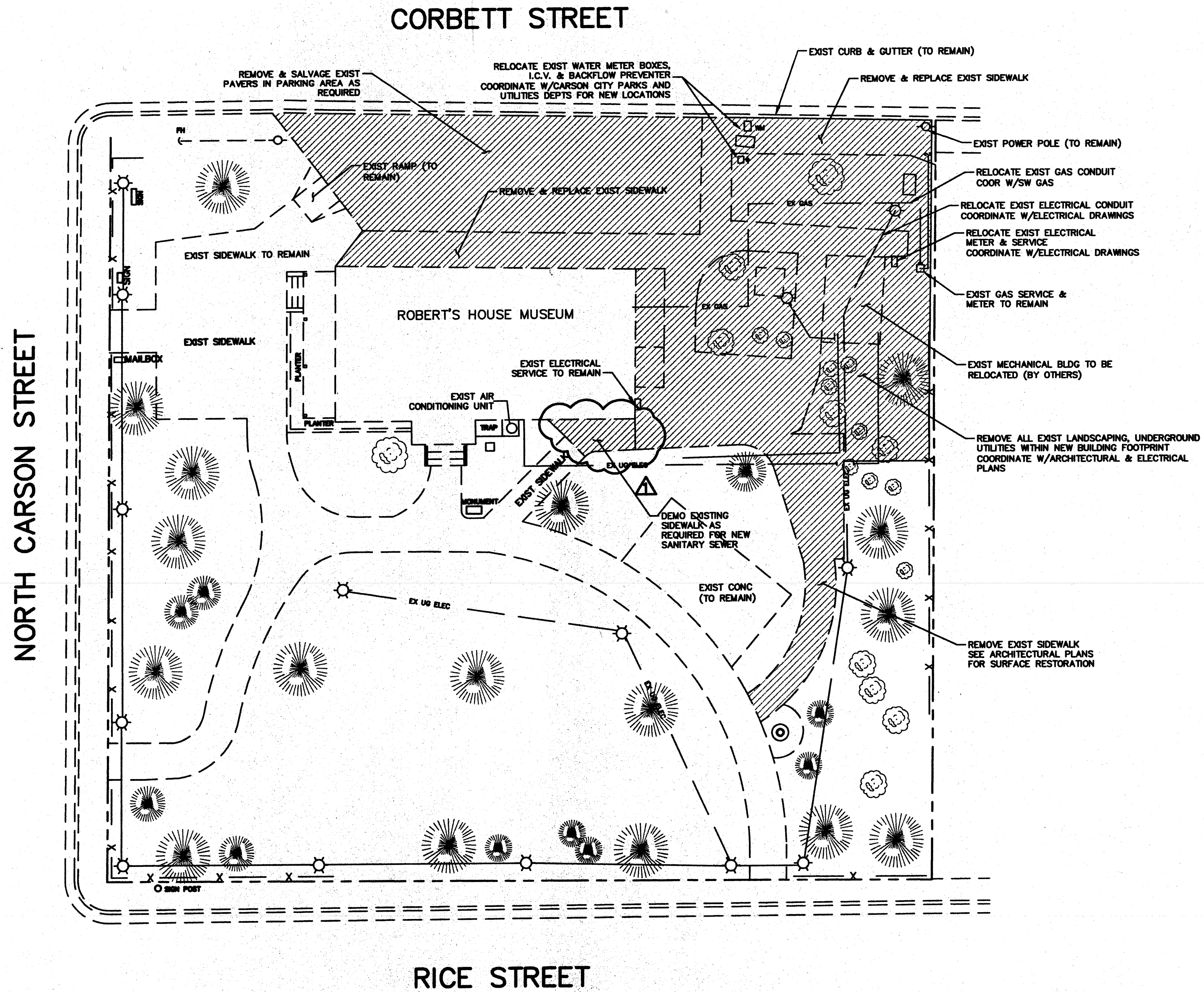
NEVADA

CARSON CITY

REV	DATE	DESCRIPTION
1	8/08	CARSON CITY COMMENTS

C2

DATE: JUNE 2008
DRAWN BY: CW
DESIGNED BY: TS
CHECKED BY: MB
JOB NO.: 7324.000





ROBERTS HOUSE MUSEUM
 CARRIAGE HOUSE
 SITE/UTILITY PLAN

REV	DATE	DESCRIPTION	BY
1	06/08	CARSON CITY REVIEW COMMENTS	TS

C3
 DATE: JUNE 2008
 DRAWN BY: CW
 DESIGNED BY: MB
 CHECKED BY: MB
 JOB NO.: 1734-000

WWW.LUMOSENGINEERING.COM
 4000 COLLEGE PARKWAY
 CARSON CITY, NV 89706
 TEL: (775) 882-1177
 FAX: (775) 882-1114

CARSON CITY PARKS & RECREATION
 ROBERTS HOUSE MUSEUM
 CARRIAGE HOUSE
 SITE/UTILITY PLAN



CONTRACTOR SHALL RELOCATE/REROUTE EXISTING UTILITIES AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITIES, MECHANICAL, AND ELECTRICAL PLANS.

WATER LOCATIONS ARE UNKNOWN BUT ARE BELIEVED TO BE ROUTED THROUGH THE EXISTING MECHANICAL BUILDING. CONTRACTOR SHALL LOCATE EXISTING WATER LINES AND REPORT AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER FOR WATER LINES.

EXISTING SEWER LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL VERIFY ELEVATIONS AND ADVISE ENGINEER IF 2% MIN. SLOPE ON NEW SEWER LATERAL CANNOT BE ACHIEVED.

APR 02-15-02

