

CARSON CITY ANIMAL SHELTER

CARSON CITY, NV

549 AIRPORT ROAD
CARSON CITY, NV 89701

JULY 23, 2015
ISSUED FOR BIDS
NOT FOR CONSTRUCTION

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CODES

2012 INTERNATIONAL BUILDING CODE	2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL MECHANICAL CODE	2009 INTERNATIONAL ENERGY CONSERV. CODE
2012 UNIFORM MECHANICAL CODE	2011 NORTHERN NEVADA ENERGY CODE AMEND.
2012 UNIFORM PLUMBING CODE	2012 NORTHERN NEVADA AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE	2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES.
- ALL PUBLIC UTILITY TIE INS TO COMPLY WITH LOCAL MUNICIPALITY REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITY LOCATIONS AND ASSOCIATED EXCAVATIONS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND EXAMINE THE SITE PRIOR TO PROPOSING OR WORKING ON THE PROJECT. PROPOSING OR WORKING ON THE PROJECT SHALL CONSTITUTE UNDERSTANDING AND ACCEPTANCE OF ALL CONDITIONS.
- BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
- ALL EXPOSED WOOD TRIM TO BE STAIN GRADE PINE OR FIR, UNLESS NOTED OTHERWISE.
- NON-BEARING PARTITIONS MAY BE CONSTRUCTED OF 2x4 WOOD OR 3 5/8" 26 GA. METAL STUDS AT CONTRACTORS OPTION.
- PARTITIONS DESIGNATED AS DEMISING OR SOUND ATTENUATING SHALL BE CONSTRUCTED AS INDICATED, FROM FLOOR TO STRUCTURE WITH CAULKING AT ENTIRE PERIMETER AND ANY PENETRATIONS TIGHTLY SEALED AND CAULKED. INSULATE ENTIRE CAVITY WITH FULL THICKNESS UNFACED BATT INSULATION.
- GENERAL PARTITIONS SHALL EXTEND TO ABOVE FINISH CEILING.
- ALL DOOR FRAMES TO RECEIVE SILENCERS.
- ALL ROOF PENETRATIONS SHALL BE FLASHED BY PROFESSIONAL ROOFER.
- ALL EXPOSED SURFACES TO BE FINISHED.
- ALL WALL SURFACES TO BE PRIME PAINTED PRIOR TO FINISH COAT OR VVC.
- ALL TRADES SHALL BE RESPONSIBLE FOR WORK IN THEIR RESPECTIVE TRADES REGARDLESS OF WHERE REFERENCES APPEAR. SHOULD ELECTRICAL WORK APPEAR ON AN ARCHITECTURAL DRAWING, THE ELECTRICAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR ITS COMPLETION. ETC. ALL CONTRACTORS SHOULD BE THOROUGHLY FAMILIAR WITH ALL PLANS AND SPECIFICATIONS SECTIONS AND THE WORK OF ALL OTHER TRADES TO ASSURE COMPLETE COVERAGE AND SYSTEM INTERFACE.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING PERMITS. A BUILDING PERMIT IS REQUIRED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS. GOVERNING THE PARTICULAR CLASS OF WORK INVOLVED. THE BUILDER IS RESPONSIBLE FOR ALL PLAN CHECK AND PERMIT SUBMITTALS, INCLUDING ENERGY CODE COMPLIANCE. THE ARCHITECT WILL FURNISH ALL MECH. AND ELECTRICAL CALCS FOR THE CONTRACTORS USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL EXECUTION OF THE WORK TO SUIT THESE REQUIREMENTS. ON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN AND DELIVER TO THE OWNER, FINAL CERTIFICATES OF ACCEPTANCE AND OCCUPANCY.
- EXCEPT AS OTHERWISE INDICATED, COMPLY WITH APPLICABLE PROVISIONS OF NEC AND STANDARDS BY NEMA, FOR ELECTRICAL COMPONENTS OF GENERAL WORK. PROVIDE UL LISTED AND LABELED PRODUCTS.

VICINITY MAP



REVIEWS	
INITIALS	REVISIONS
	BDA DESIGN REVIEW
	BDA TECHNICAL REVIEW

REVISIONS:		
REV. NO.	DATE	COMMENTS

LEGEND:

	DETAIL CUT SYMBOL
	SECTION CUT SYMBOL
	ELEVATION SYMBOL
	KEYED NOTE SYMBOL
	DOOR NUMBER SYMBOL
	WINDOW NUMBER SYMBOL
	STANDARD DIMENSION
	CLEAR DIMENSION

ABBREVIATIONS:

ADJ	ADJUSTABLE	GSF	GROSS SQUARE FOOT	PL	PROPERTY LINE
AFF	ABOVE FINISH FLOOR	GYP BD	GYP BOARD	PLF	PER LINEAR FOOT
ALT	ALTERNATE	HC	HOLLOW CORE or HANDICAPPED	PSF	POUNDS PER SQUARE FOOT
AT	ACOUSTICAL CEILING TILE	HM	HOLLOW METAL	PSI	POUNDS PER SQUARE INCH
CAB	CABINET	HT	HEIGHT	RD	ROOD DRAIN
CFM	CUBIC FOOT PER MINUTE	HVAC	HEATING VENTILATING AIR CONDITIONING	RE	REFER
CJ	CONTROL JOINT	HW	HOT WATER	RO	ROUGH OPENING
CL	CENTERLINE	INT	INTERIOR	SC	SOLID CORE or SEALED CONCRETE
CLG	CEILING	JAN	JANITOR	SHT	SHEET
CLR	CLEAR	MAX	MAXIMUM	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	SPEC	SPECIFICATION
CO	CLEAN OUT	MFG	MANUFACTURER	SS	SANITARY SEWER
CONT	CONTINUOUS	MH	MANHOLE	SST	STAINLESS STEEL
CW	COLD WATER	MIN	MINIMUM	STL	STEEL
DC	DROP CORD OUTLET	MO	MASONRY OPENING	SQ	SQUARE
DF	DRINKING FOUNTAIN	MT	METAL THRESHOLD	TOA	TOP OF ASPHALT
DIA	DIAMETER	NIC	NOT IN CONTRACT	TOC	TOP OF CURB/CONCRETE
DTL	DETAIL	NTS	NOT TO SCALE	TOP	TOP OF PARAPET
DWV	DRAIN WASTE VENT	O2	OXYGEN	TOW	TOP OF WALL
EA WAY	EACH WAY	OC	ON CENTER	TYP	TYPICAL
EWC	ELECTRIC WATER COOLER	OCP	OCCUPANTS	UNGD	UNDERGROUND
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EW	EYEWASH	OFICI	OWNER FURNISHED/CONTRACTOR INSTALLED	VBI	VIEW BOX ILLUMINATOR
EXT	EXTERIOR	OFOW	OWNER FURNISHED/OWNER INSTALLED	VTR	VENT THRU ROOF
FD	FLOOR DRAIN	OH	OVER HEAD or OVERHANG	WD	WOOD
FF	FINISH FLOOR	OR	OPERATING ROOM	WP	WATER PROOF/WEATHER PROOF
FIN FLR	FINISH FLOOR	P LAM	PLASTIC LAMINATE	WWF	WELDED WIRE FABRIC
GA	GAGE	PCF	PER CUBIC FOOT		
GB	GYP SUM BOARD	PGB	PAINTED GYPSUM BOARD		

CONSULTANTS

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STRUCTURAL:	JJK GROUP, INC. 3240 C JUAN TABO NE ALBUQUERQUE, NM 87111 PHONE: (505) 298-5706 FAX: (505) 298-1672 E-MAIL: jim@jkgroup.com
MECHANICAL ELECTRICAL PLUMBING:	THE RESPONSE GROUP, INC. 11930 MENAUL NE ALBUQUERQUE, NM 87112 PHONE: (505) 323-7529 FAX: E-MAIL: theresponsegroup@trg-inc.net

PROJECT DATA:

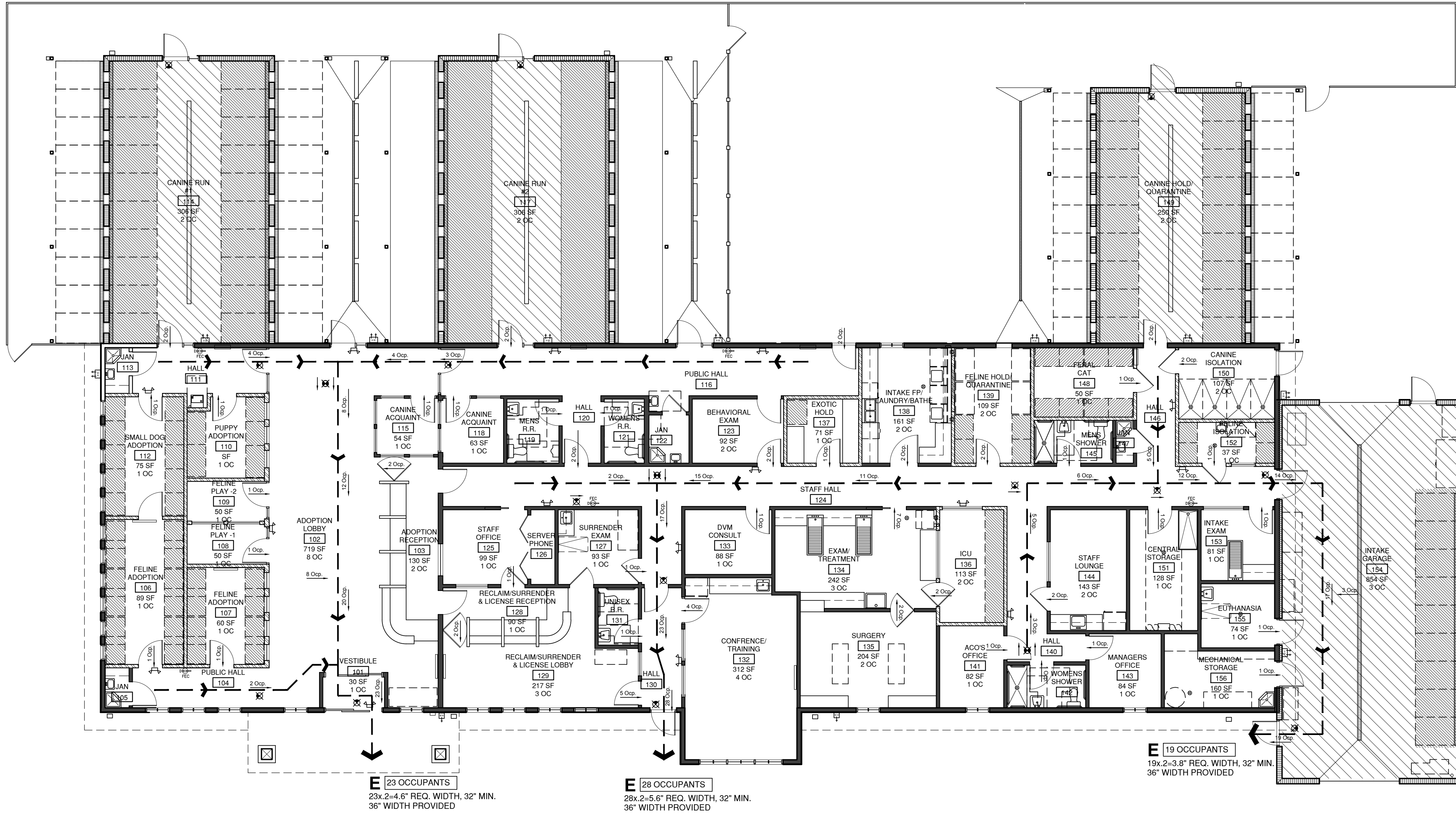
LEGAL DESCRIPTION:	A PORTION OF APN 010-031-04	RELEVANT CODE:	SEE ABOVE
SITE ADDRESS:	549 AIRPORT ROAD CARSON CITY, NEVADA 89701	BUILDING TYPE:	ANIMAL SHELTER and CLINIC
CURRENT ZONING:	PUBLIC REGIONAL (PR)	OCCUPANCY TYPE:	B
SITE AREA:	1.5 ACRES	CONSTRUCTION TYPE:	VB
		ALLOWABLE AREA: 9000 SF x2 (BUILDING SPRINKLED)	18,000 SF
		GROSS USABLE AREA (CURRENT): BUILDING: KENNELS & GARAGE: TOTAL:	10,326 SF 7,411 SF 3,315 SF 10,726 SF
		OCCUPANT LOAD (CURRENT): 11,547 FF BUSINESS - 1/100:	115
		EXITS: REQUIRED: CURRENT PROVIDED:	2 5
		WIDTHS: REQUIRED: CURRENT PROVIDED:	2 x 14 = 20.8 36



CARSON CITY ANIMAL SHELTER
549 Airport Road
Carson City, Nevada 89701
City of Carson City
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PROJECT NO. **1107**

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 Drawing Name: G:\Arch\2015\1107\Carson City Animal Services\BDA\DWGS\CDs\Carson City Animal Services\1107-G101 EGRESS PLAN.rvt



A1 EGRESS PLAN
 1/8"=1'-0"

BUILDING AREA = 7,411 SF
 KENNEL PODS = 2,195 SF
 INTAKE GARAGE = 1,120 SF



LEGEND

- OCCUPANT LOAD EXITING DIRECTION
- EGRESS PATHWAY
- EXIT DISCHARGE
- EMERGENCY EGRESS LIGHT FIXTURE, (WALL UP 7'-6")
SEE ELECTRICAL
- EMERGENCY EXIT LIGHT FIXTURE, WITH BATTERY BACK-UP (CEILING SURFACE)
SEE ELECTRICAL
- PORTABLE FIRE EXTINGUISHER IN CABINET.
LOCATIONS AS PER NFPA 10. MINIMUM SIZE TO BE 2_A_10_BC_2.
INSTALLED AT A MAXIMUM OF 48" A.F.F. TO THE TOP OF THE HANDLE.
EXTINGUISHERS SHALL BE LOCATED SO THAT NO TRAVEL DISTANCE
EXCEEDS 75'-0".

OCCUPANCY AND EGRESS TABLES

2012 INTERNATIONAL BUILDING CODE
 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

USE	OCCUPANT LOAD FACTOR (SF)	NUMBER OF OCCUPANTS
BUSINESS AREAS	100	22
STORAGE AND UTILITY	300	6
MINIMALLY OCCUPIED ANIMAL AREAS (CALCULATED AS "STORAGE AND UTILITY" USE)	300	42
ANIMAL HOUSING	n/a	n/a

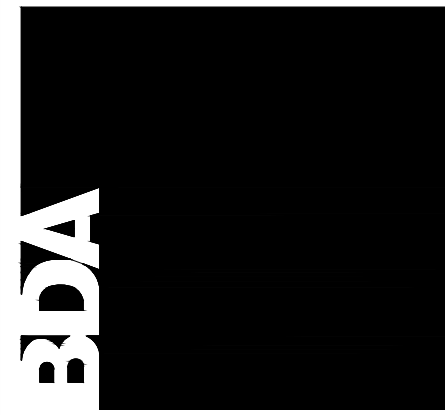
TOTAL NUMBER OF OCCUPANTS PER TABLE 1004.1.2 = 70

2012 INTERNATIONAL BUILDING CODE
 SECTION 1005.1 MEANS OF EGRESS SIZING PER OCCUPANT SERVED

EGRESS COMPONENTS WITH SPRINKLER SYSTEM (INCHES PER PERSON)	0.2
---	-----

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EGRESS PLAN

REV.#	DATE	COMMENTS
REVISION:		
REVISION:		
REVISION:		
REVISION:		

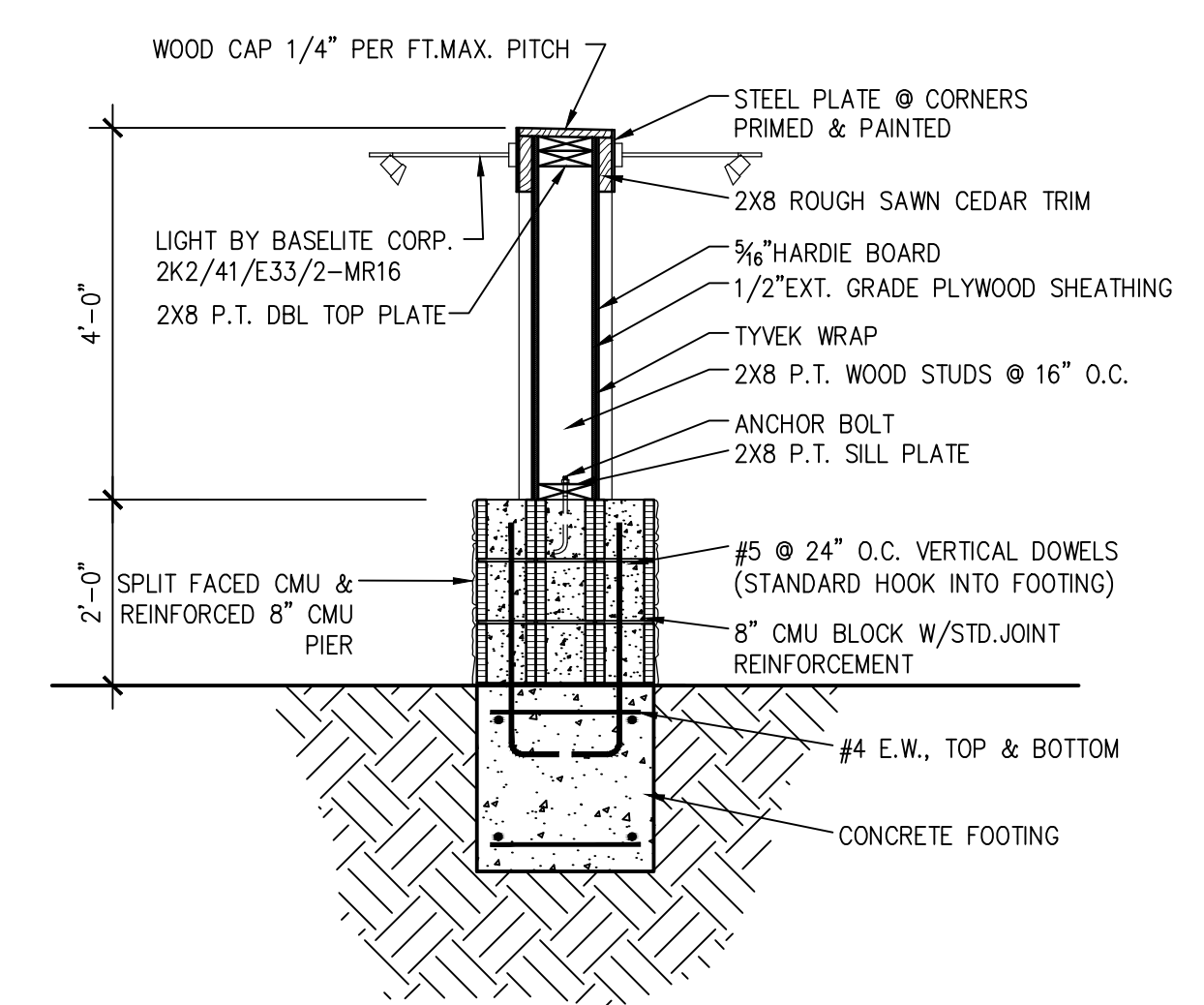
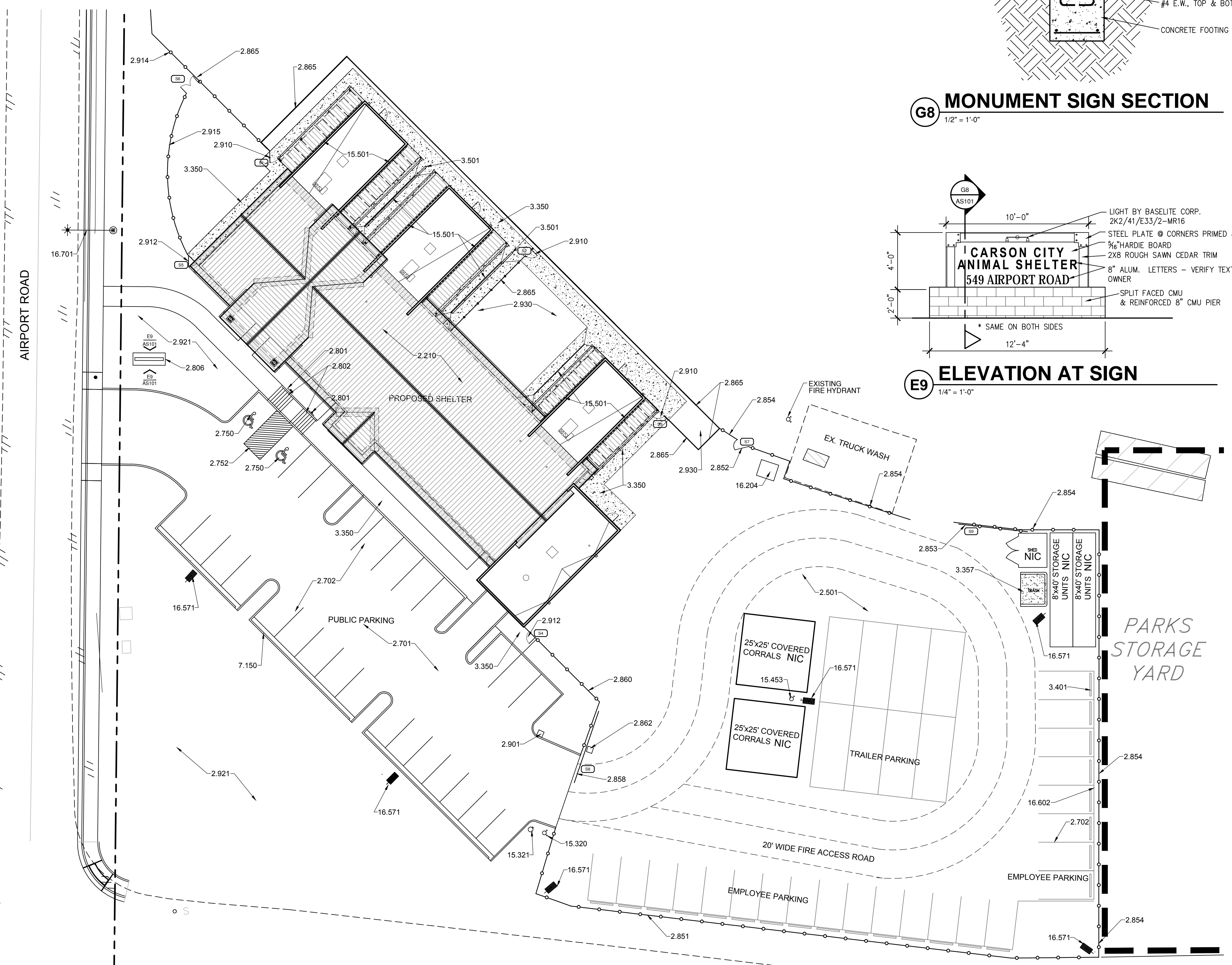
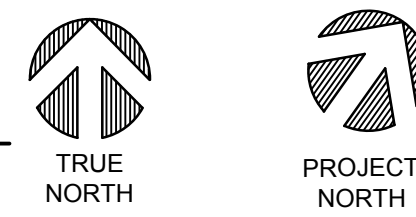
INITIALS	REV.
-	BDA DSGN. REV.
-	BDA TECH. REV.

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 DATE: 7/23/2015

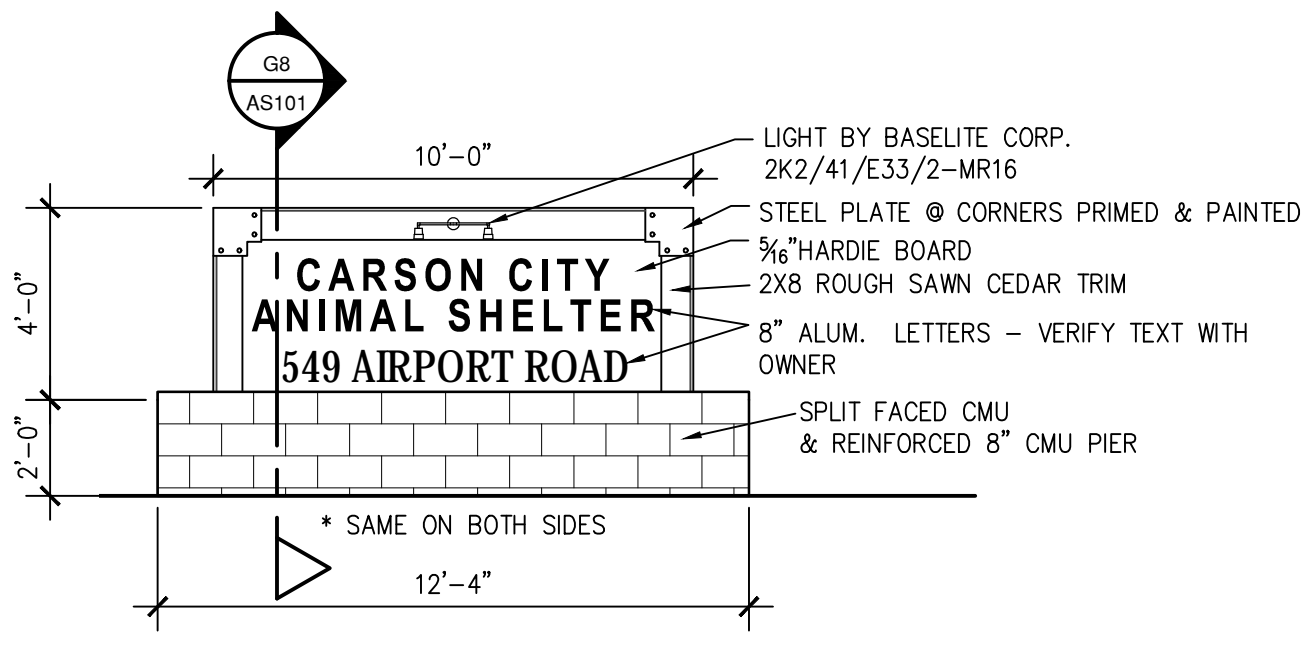
G101
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Save Date: July 28, 2015 - 1:42 PM - Julia
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A1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



G8 MONUMENT SIGN SECTION
 1/2" = 1'-0"



E9 ELEVATION AT SIGN
 1/4" = 1'-0"

GENERAL NOTES

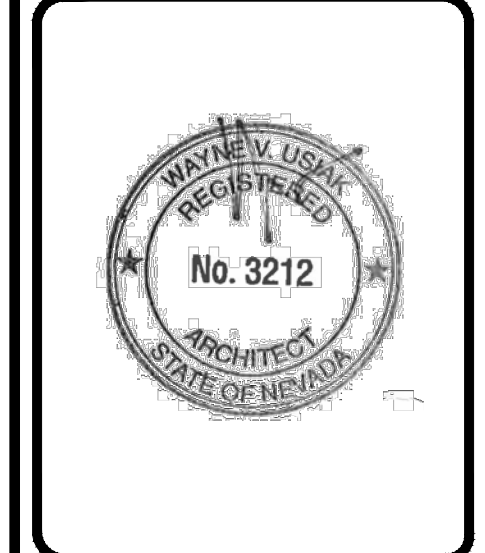
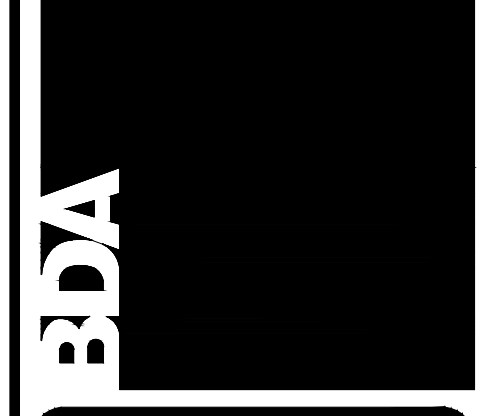
A. THIS IS NOT A SURVEY. INFORMATION TAKEN FROM A SURVEY PREPARED BY BOWLING MAMOLA GROUP, DATED 5-18-12. (INSERT SURVEYER'S JOB NUMBER, IF KNOWN) REFER TO THAT SURVEY FOR ALL BOUNDARY AND EXISTING CONDITIONS.

REFERENCE KEYNOTES

- DIVISION 01 - GENERAL REQUIREMENTS
- 1.005 - EXISTING STRUCTURE
- DIVISION 02 - SITE CONSTRUCTION
- 2.210 - PROPOSED BUILDING LOCATION
- 2.501 - EXISTING SURFACE TO REMAIN
- 2.701 - ASPHALT PAVING
- 2.702 - PARKING STRIPES
- 2.750 - ADA ACCESSIBLE PARKING
- 2.752 - ADA ACCESS ISLE
- 2.801 - ADA PARKING SIGN SEE CITY DETAIL C-5.4.2 FOR INSTALLATION
- 2.802 - ADA ACCESSIBLE RAMP
- 2.806 - MONUMENT SIGN: SEE DTLS C9 & G8/AS101
- ZE -
- 2.851 - EXISTING CHAIN LINK FENCE
- 2.852 - CHAIN LINK GATE - SEE GATE SCHEDULE SHEET A601
- 2.853 - RELOCATED CHAIN LINK SLIDING GATE
- 2.854 - RELOCATED CHAIN LINK FENCE
- 2.858 - ROLLING GATE: GUARDIAN STYLE, SEE SCHEDULE SHEET A601
- 2.860 - 7" TALL, GUARDIAN STYLE METAL FENCE
- 2.862 - GATE OPENER
- 2.865 - VINYL PRIVACY FENCE: 6' TALL
- 2.901 - GATE/ CARD READER, ON PEDESTAL
- 2.910 - VINYL GATE: 4' WIDE - SEE GATE SCHEDULE SHEET A601
- 2.912 - FABRICATED GATE: 4' WIDE - SEE GATE SCHEDULE SHEET A601
- 2.914 - FABRICATED GATE 6' WIDE: SEE GATE SCHEDULE, SHEET A601
- 2.915 - 6' TALL MAJESTIC STYLE METAL FENCE w/ PUPPY PANELS
- 2.921 - LANDSCAPE AREA
- 2.930 - DECOMPOSED GRANITE YARD
- DIVISION 03 - CONCRETE
- 3.350 - CONCRETE SIDEWALK
- 3.357 - CONCRETE PAD WITH RAISED CURB, 3 SDS
- 3.401 - CONCRETE WHEEL STOP
- 3.501 - C.M.U. WALL, 3'-4" AFF
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION
- 7.150 - CURB AND GUTTER
- DIVISION 15 - MECHANICAL
- 15.320 - FIRE HYDRANT
- 15.321 - FIRE DEPARTMENT CONNECTION
- 15.453 - YARD HYDRANT
- 15.501 - TRENCH DRAIN - O.F.C.I.
- DIVISION 16 - ELECTRICAL
- 16.204 - ELECTRICAL TRANSFORMER
- 16.571 - PARKING LOT LIGHT POLE
- 16.602 - CONDUIT FOR POWER
- 16.701 - NEW STREET LIGHT POWER, OFF BLDG

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ARCHITECTURAL SITE PLAN

REVISION:	DATE	COMMENTS

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH REV.

CCAS
 PROJECT NO.: 1107
 DRAWN: DG
 DATE: 7/23/2015
AS101
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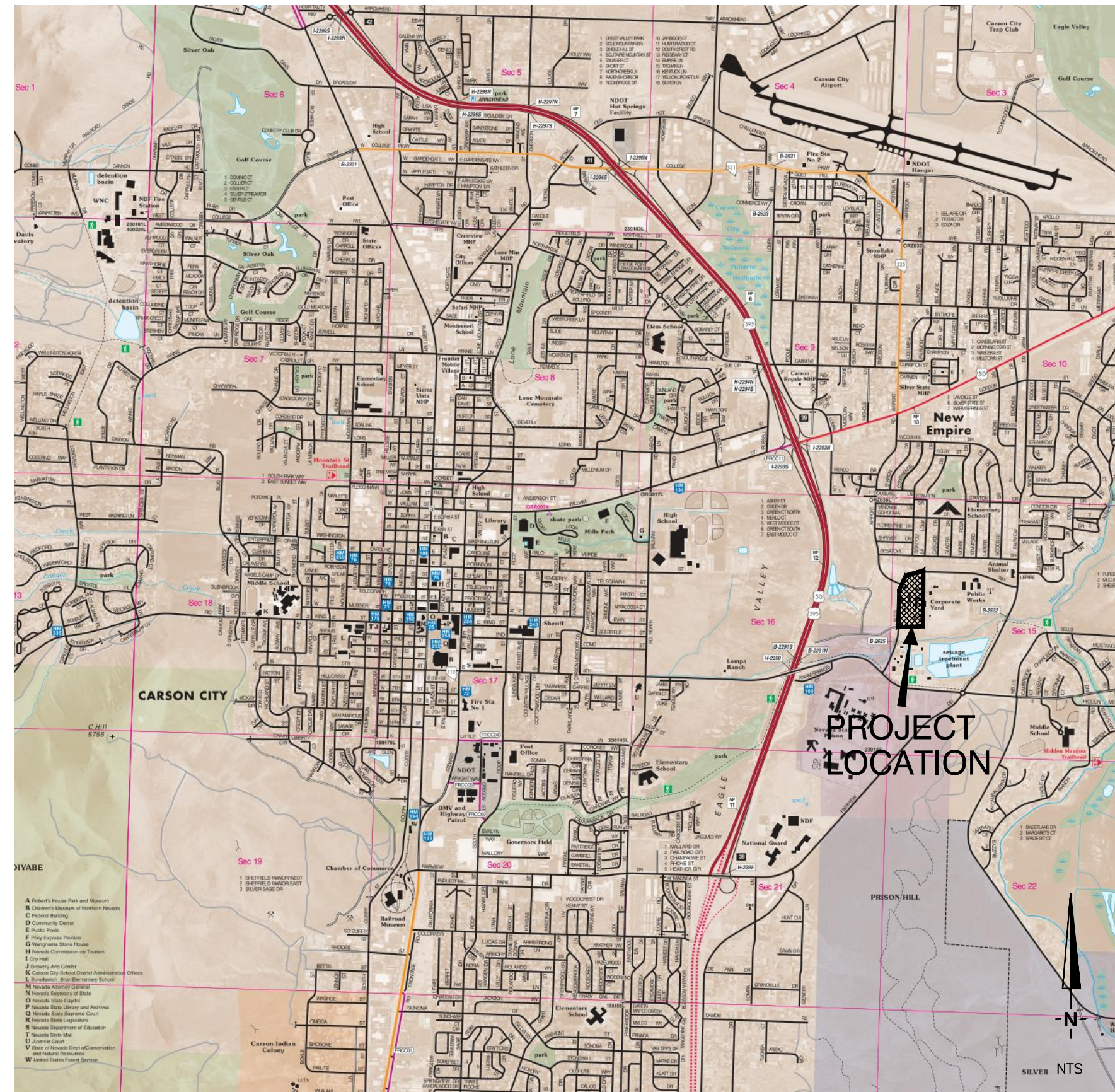
Carson City Animal Shelter

549 Airport Road
Carson City, Nevada 89701

ABBREVIATIONS:

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

AC	ASPHALTIC CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX.	APPROXIMATE
AP	ANGLE POINT
BC	BEGINNING OF CURVE
BF	BACKFLOW PREVENTOR
BLDG	BUILDING
BOS	BOTTOM OF STEP
BOW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
CL	CENTERLINE
COMP	COMPACTION
CONC	CONCRETE
CU YD	CUBIC YARD
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DS	DOWNSPOUT
DWG	DRAWING
EC	END OF CURVE
EL	ELECTRIC
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
FW	FIRE WATER
G	GAS LINE
GS	GROUND SHOT
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IE	INVERT ELEVATION
IRR	IRRIGATION
MAX	MAXIMUM
M.D.D.	MAXIMUM DRY DENSITY
MIN	MINIMUM
N	NORTH
NEC	NECESSARY
NIC	NOT IN CONTRACT
OHP	OVERHEAD POWER
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PIV	POST INDICATOR VALVE
POL	POINT ON LINE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RPBF	REDUCED PRESSURE BACKFLOW ASSEMBLY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TD	TRENCH DRAIN
TOB	TOP OF PCC BENCH
TOS	TOP OF STEP
TOW	TOP OF WALL
TS	TOP OF SLOPE
TYP.	TYPICAL
W	WATER
WV	WATER VALVE
W/	WITH
UGP	UNDERGROUND POWER
VG	VALLEY GUTTER
'	FEET
"	INCHES
%	PERCENT



VICINITY MAP

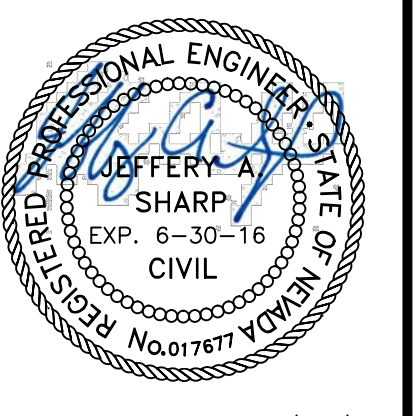
CIVIL SHEET INDEX

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- Sheet C103 - Civil Site Plan
- Sheet C104 - Grading and Drainage Plan
- Sheet C105 - Overall Utility Plan
- Sheet C106 - Detailed Utility Plan
- Sheet C107 - Frontage Improvements Plan
- Sheet C108 - Details
- Sheet C109 - Details
- Sheet C110 - Details
- Sheet C111 - Details

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7/29/15

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COVER SHEET

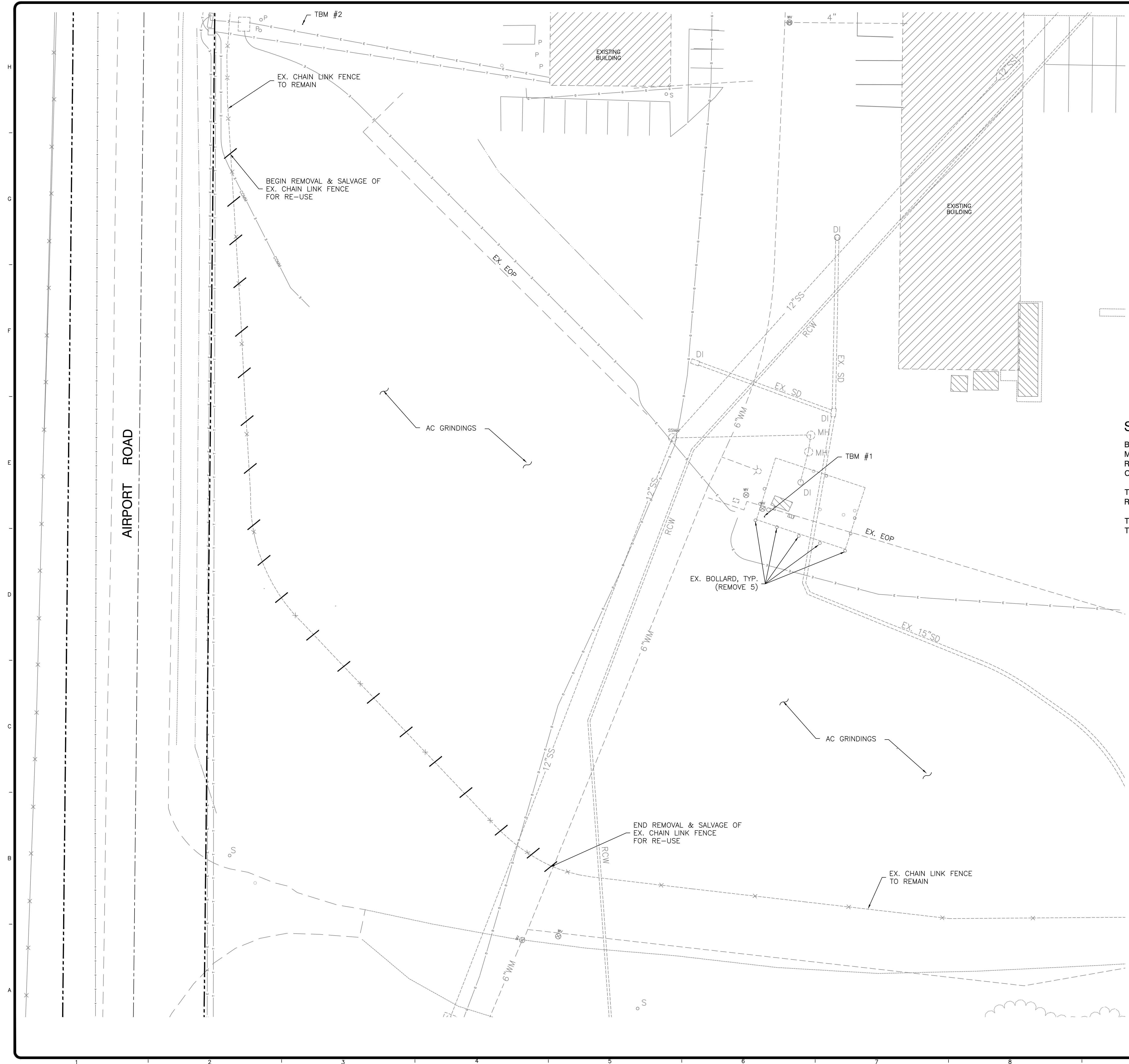
REV.#	DATE	COMMENTS

REVIEWS	
INITIALS	BDA DSGN. REV.
	BDA TECH REV.

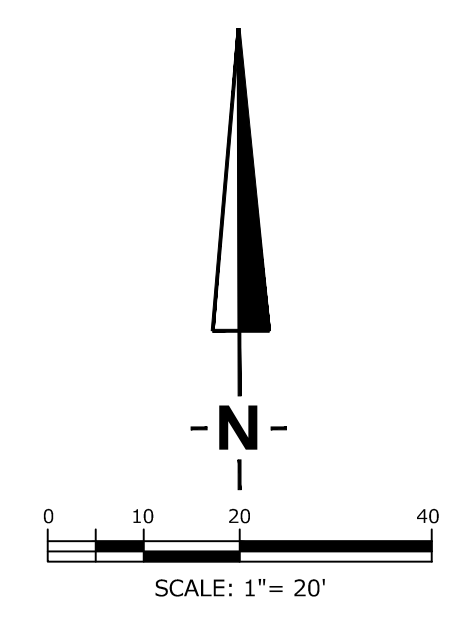


CCAS
PROJECT NO.: 14-227.1C
DRAWN: MLM
DATE: 7/29/15

C101



Avoid cutting underground utility lines. It's costly.
CALL BEFORE YOU DIG.
 1-800-227-2600
 UNDERGROUND SERVICE ALERT (USA)



SURVEY CONTROL:

BEARINGS AND ELEVATIONS ARE BASED ON GPS OBSERVATION OF SURVEY MONUMENT 433234M PER THE CARSON CITY PUBLIC WORKS SURVEY CONTROL RECORD, NEVADA WEST ZONE 2703, NAVD83, NAD83 (1994), GROUND COORDINATES SCALED BY GRID TO GROUND FACTOR 1.0002.

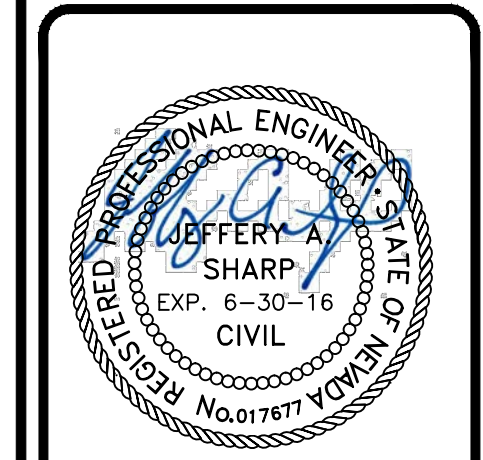
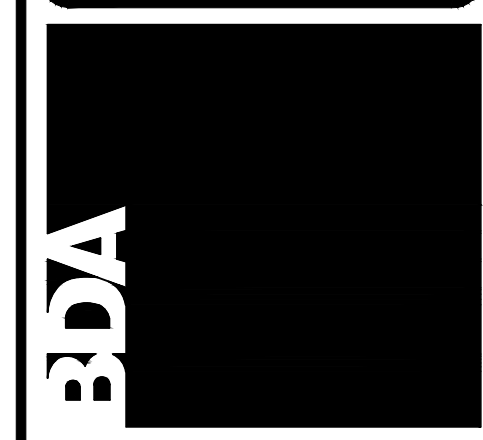
TWO TEMPORARY BENCHMARKS (TBM) WERE SET ON SITE FOR VERTICAL REFERENCE POINTS AS SHOWN HEREON.

TBM #1 "X" ON CONCRETE, EL=4631.79'
 TBM #2 PK NAIL IN ASPHALT EL=4635.04'

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DEMOLITION AND EXISTING SITE PLAN

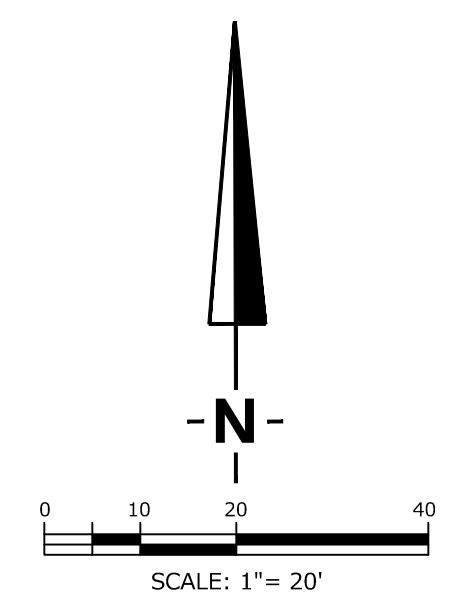
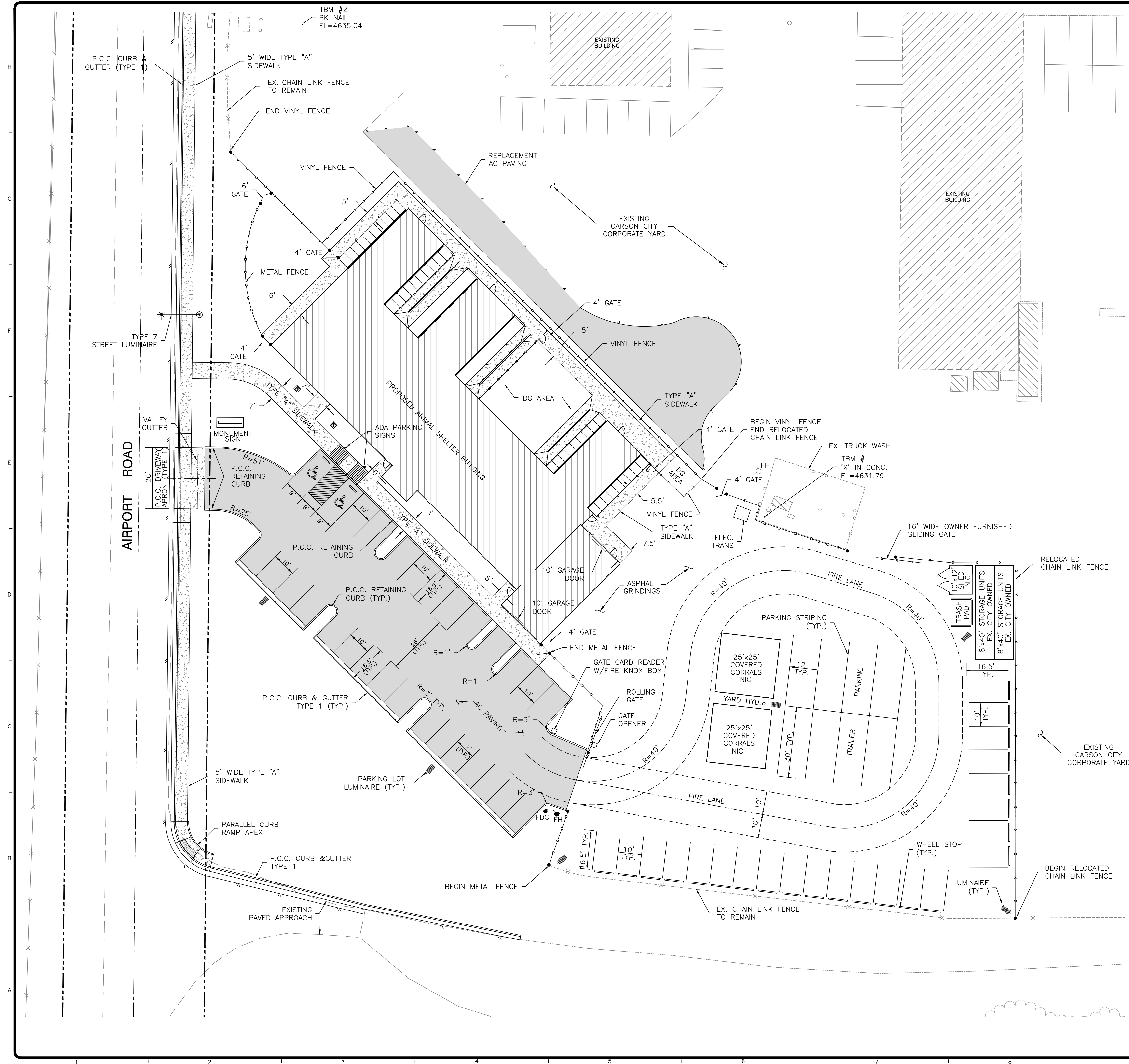
REV.#	DATE	COMMENTS

REVIEWS	
INITIALS	
BDA DSGN. REV.	
BDA TECH REV.	

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C102

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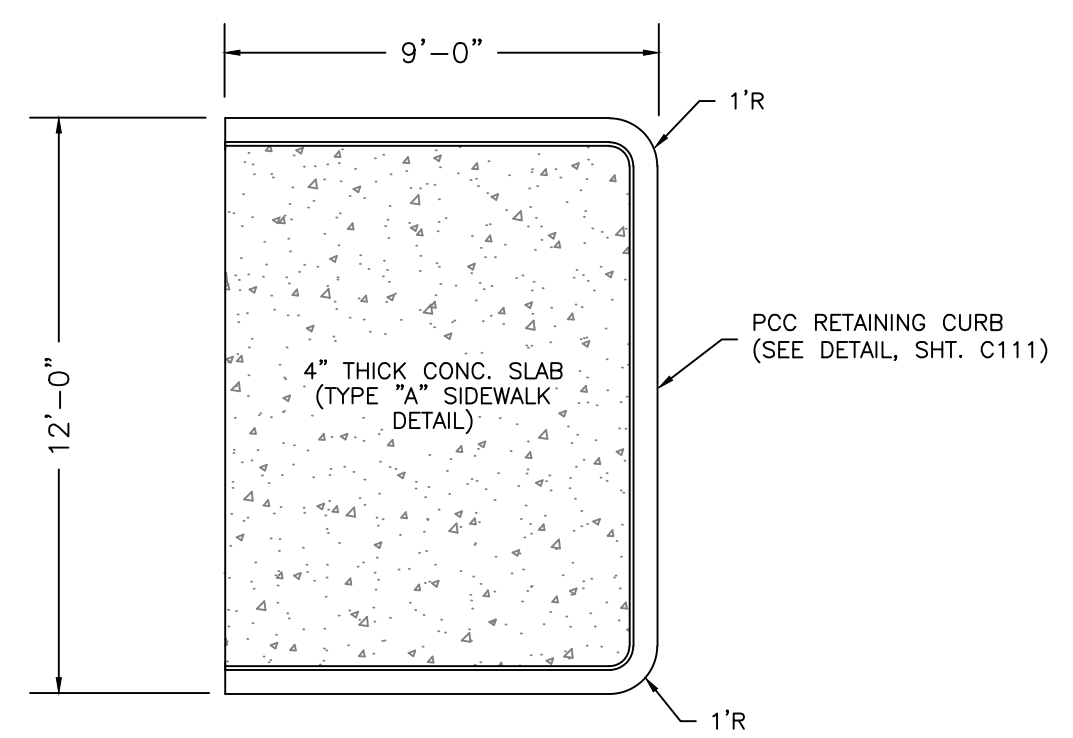
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PLAN
 TRASH PAD DETAIL
 SCALE: 1" = 4"



REFER TO CARSON CITY STD. DETAIL C-5.4.2 TRAFFIC SIGN INSTALLATION FOR MOUNTING HEIGHT, POLE, AND ANCHOR

ADA SIGN DETAIL
 NOT TO SCALE

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CIVIL SITE PLAN

REV.#	DATE	COMMENTS

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH REV.

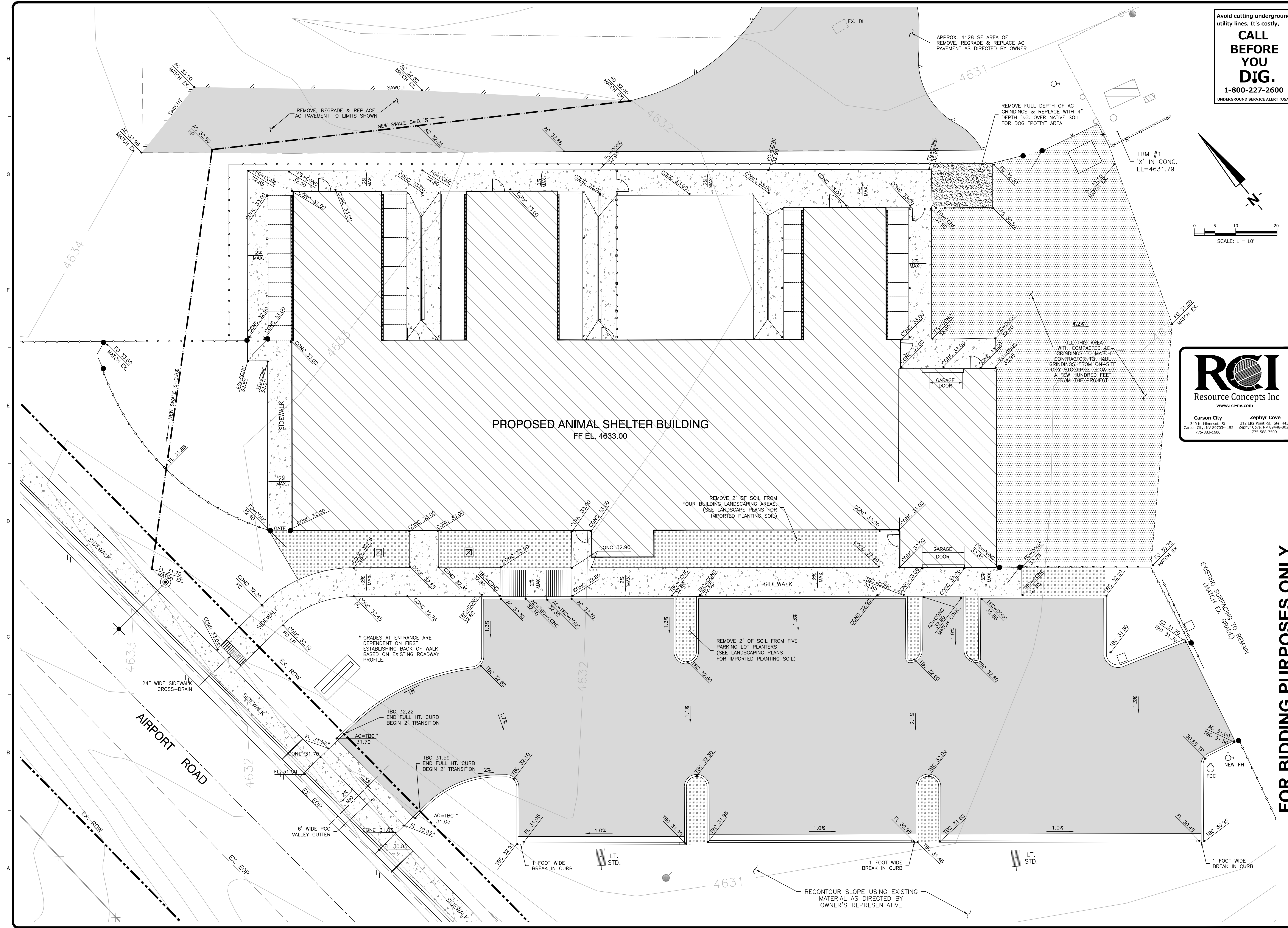
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 DRAWN: MLM
 DATE: 7/29/15

C103

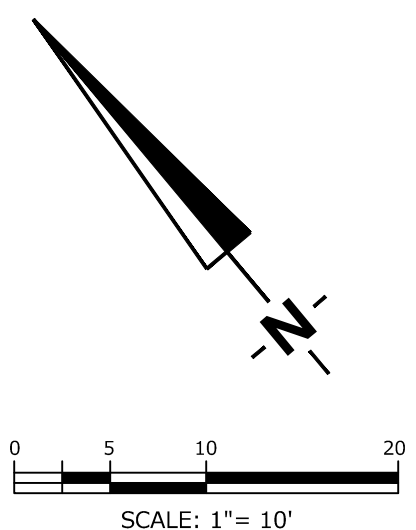
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REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEVADA
 JEFFERY A. SHARP
 EXP. 6-30-16
 CIVIL
 No. 017677

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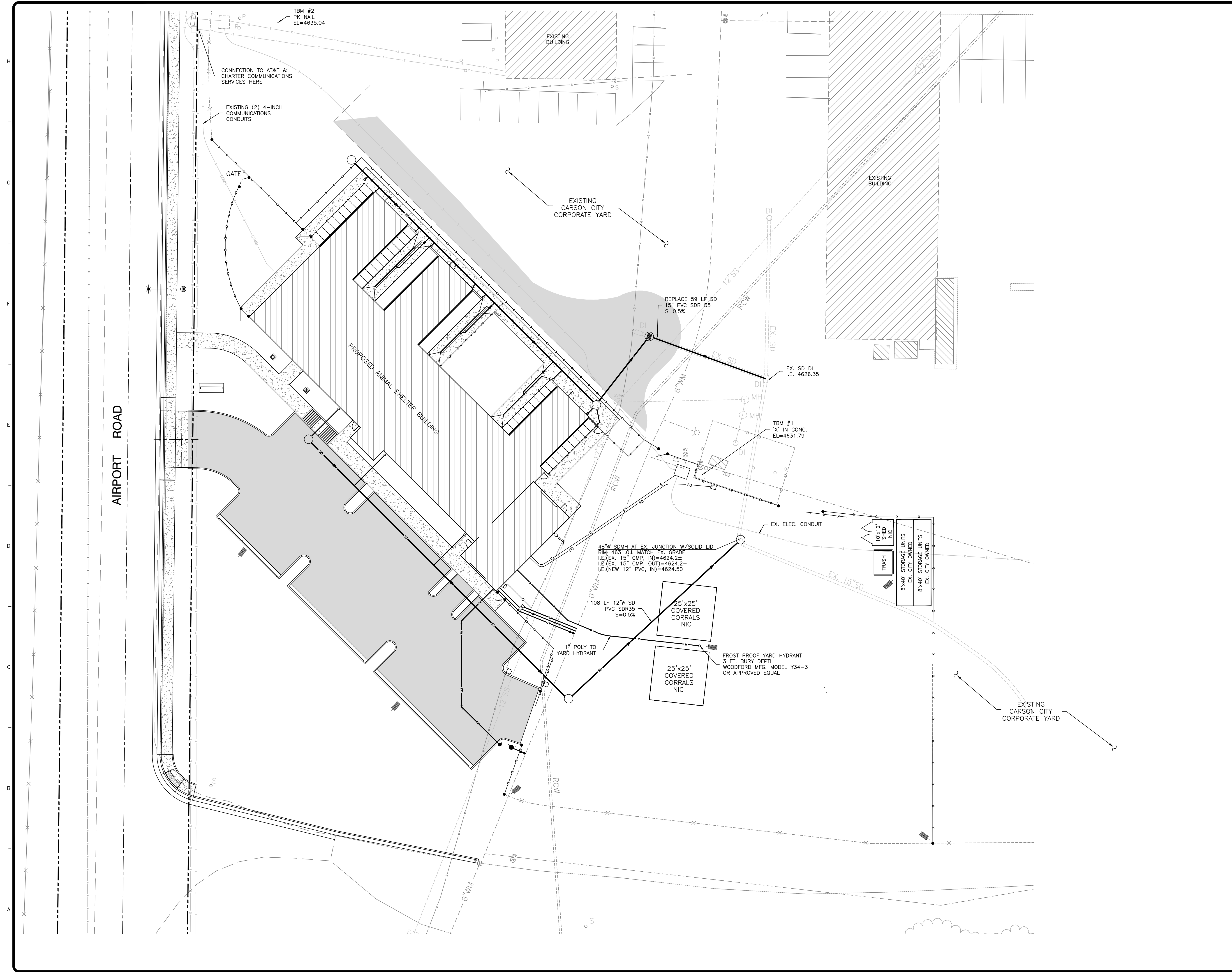
GRADING & DRAINAGE PLAN

REV.#	DATE	COMMENTS

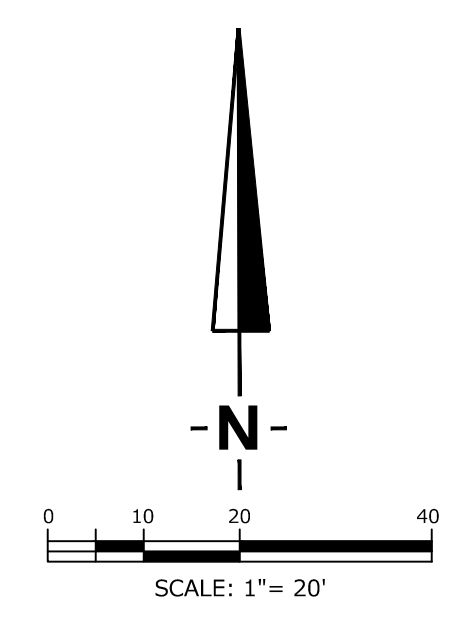
REVIEWS		
INITIALS	BDA DSGN. REV.	
	BDA TECH REV.	

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 DATE: 7/29/15

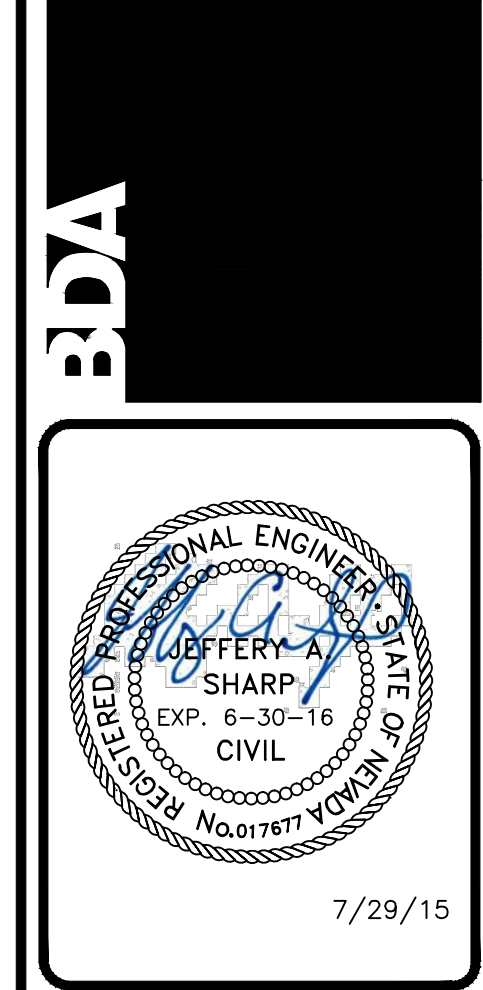
C104



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OVERALL UTILITY PLAN

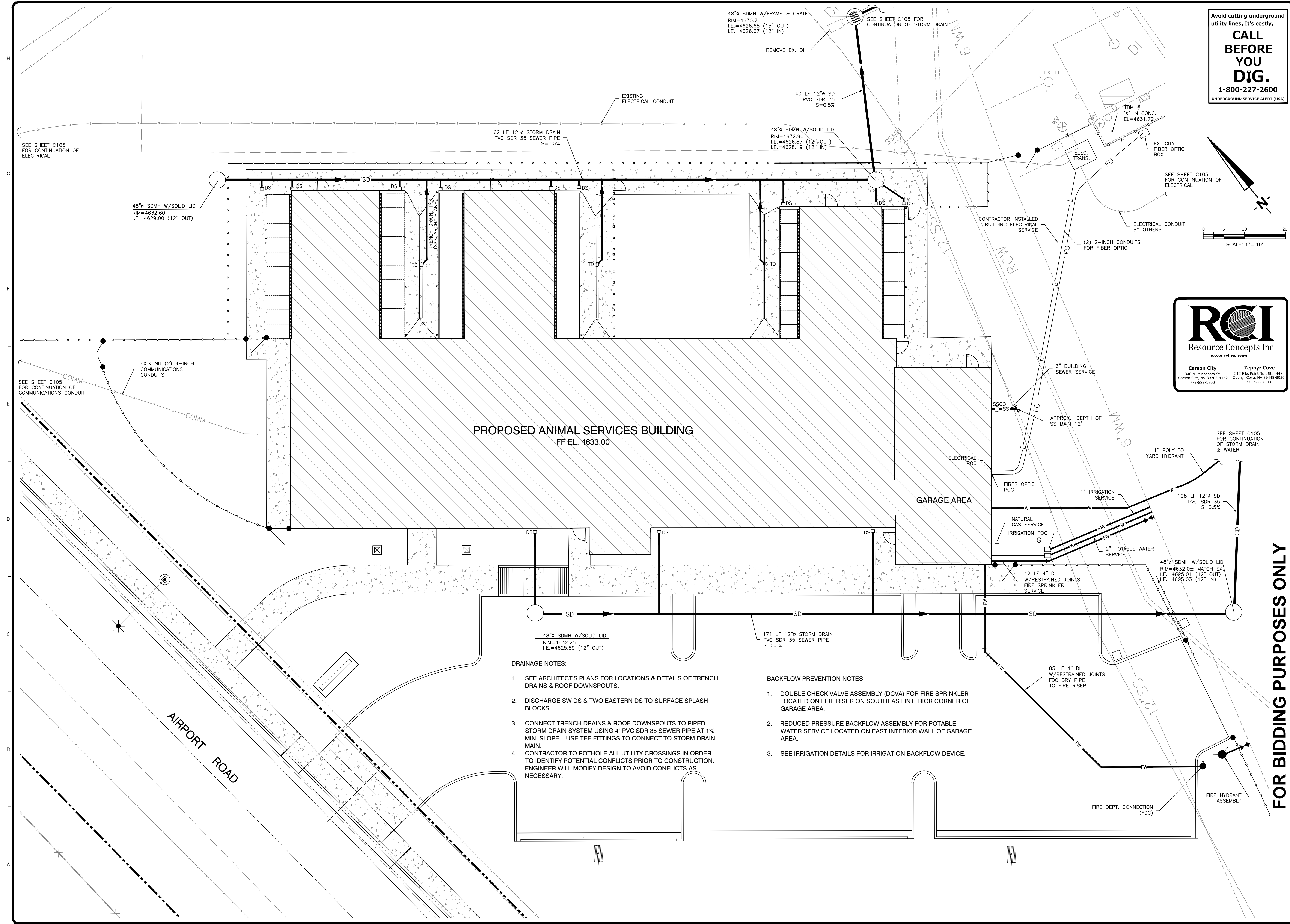
REV.#	DATE	COMMENTS

REVIEWS	
INITIALS	
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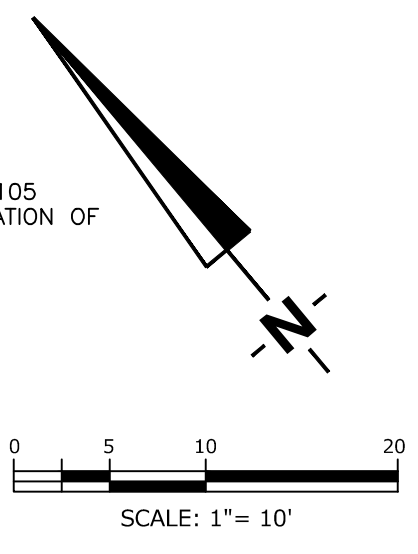
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- DRAINAGE NOTES:**
- SEE ARCHITECT'S PLANS FOR LOCATIONS & DETAILS OF TRENCH DRAINS & ROOF DOWNSPOUTS.
 - DISCHARGE SW DS & TWO EASTERN DS TO SURFACE SPLASH BLOCKS.
 - CONNECT TRENCH DRAINS & ROOF DOWNSPOUTS TO PIPED STORM DRAIN SYSTEM USING 4" PVC SDR 35 SEWER PIPE AT 1% MIN. SLOPE. USE TEE FITTINGS TO CONNECT TO STORM DRAIN MAIN.
 - CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS IN ORDER TO IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER WILL MODIFY DESIGN TO AVOID CONFLICTS AS NECESSARY.

- BACKFLOW PREVENTION NOTES:**
- DOUBLE CHECK VALVE ASSEMBLY (DCVA) FOR FIRE SPRINKLER LOCATED ON FIRE RISER ON SOUTHEAST INTERIOR CORNER OF GARAGE AREA.
 - REDUCED PRESSURE BACKFLOW ASSEMBLY FOR POTABLE WATER SERVICE LOCATED ON EAST INTERIOR WALL OF GARAGE AREA.
 - SEE IRRIGATION DETAILS FOR IRRIGATION BACKFLOW DEVICE.

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 STATE OF NEVADA
 JEFFERY A. SHARP
 EXP. 6-30-16
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 No. 017677

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DETAILED UTILITY PLAN

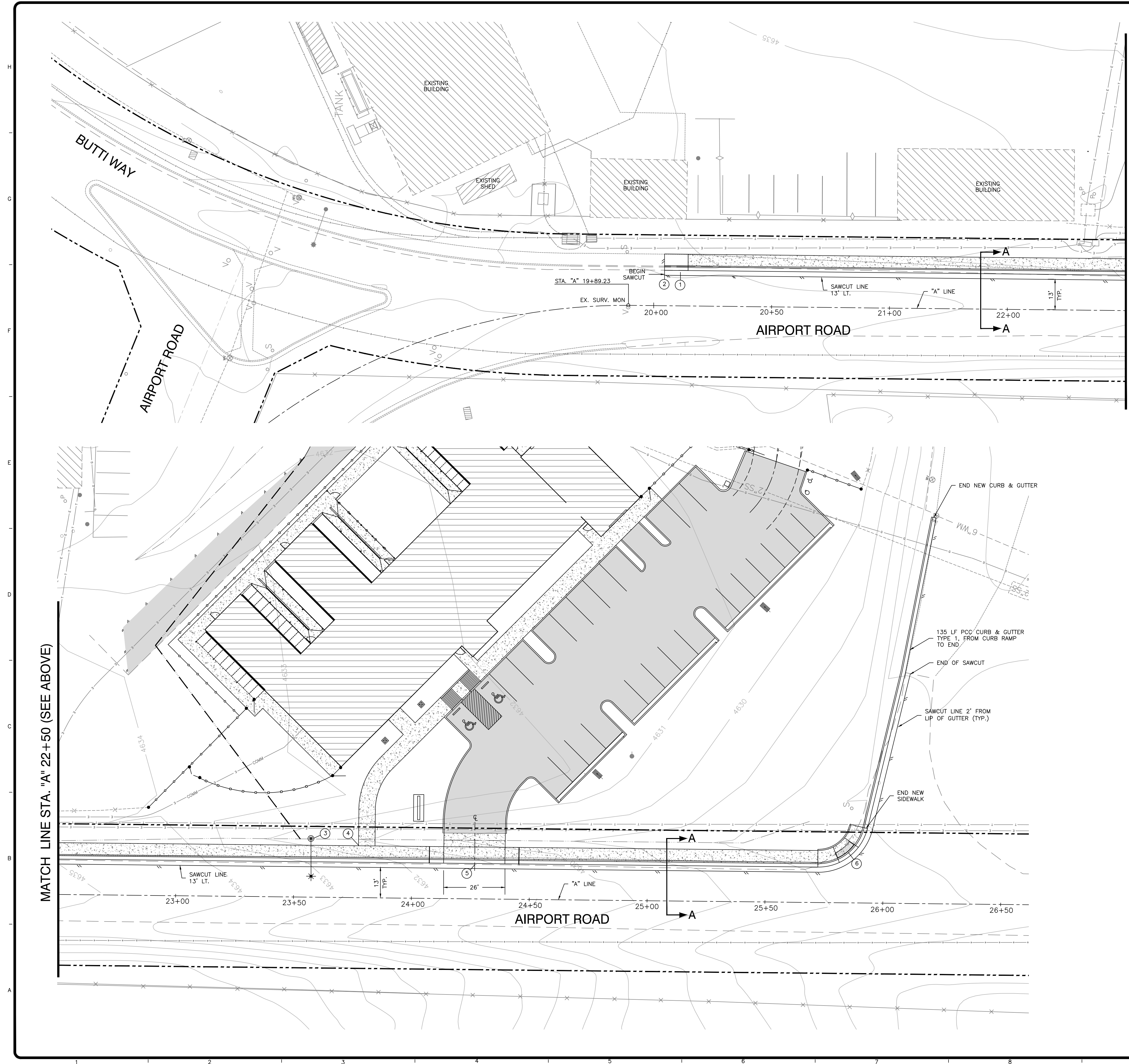
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REVIEWS

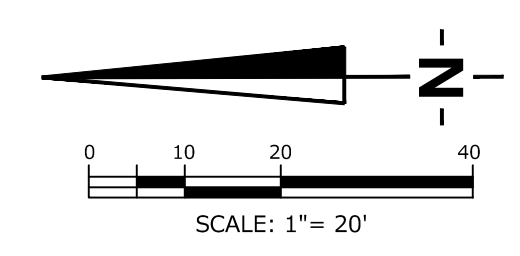
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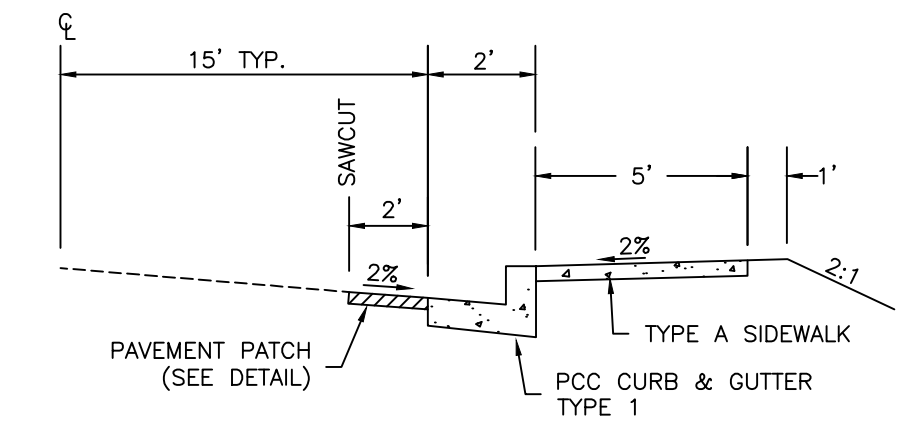


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MATCH LINE STA. "A" 22+50 (SEE BELOW)

MATCH LINE STA. "A" 22+50 (SEE ABOVE)



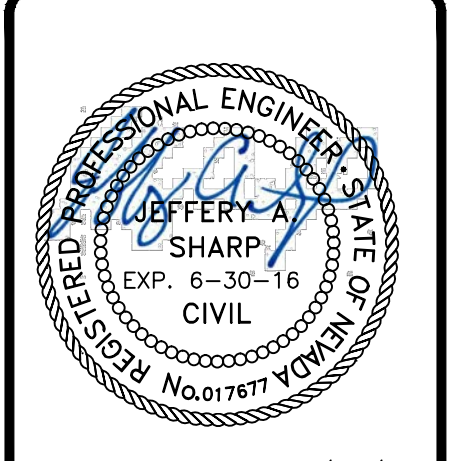
SECTION A - A
 NO SCALE

- CONSTRUCTION NOTES:
- ① REMOVE ±10' OF EXISTING CURB, GUTTER AND SIDEWALK BACK TO THE FIRST EXPANSION JOINT.
 - ② STA. "A" 20+04.42 BEGIN NEW PCC CURB AND GUTTER TYPE 1 AND 5' WIDE TYPE "A" SIDEWALK.
 - ③ STA. "A" 23+57.15 (24.85' LT.) TYPE 7 LIGHT POLE WITH 15' LUMINAIRE ARM, LED LIGHT FIXTURE.
 - ④ STA. "A" 23+77.35 (22' LT.) TIE-IN POINT FOR CONCRETE WALKWAY FROM BUILDING.
 - ⑤ STA. "A" 24+26.80 CENTERLINE 26' WIDE PCC DRIVEWAY APRON TYPE 1
 - ⑥ STA. "A" 25+85.23 (21.20' LT) TO FFC MIDPOINT OF PARALLEL CURB RAMP APEX, RADIUS=20'.

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FRONTAGE IMPROVEMENT PLAN		REV.#	DATE	COMMENTS

REVIEWS	
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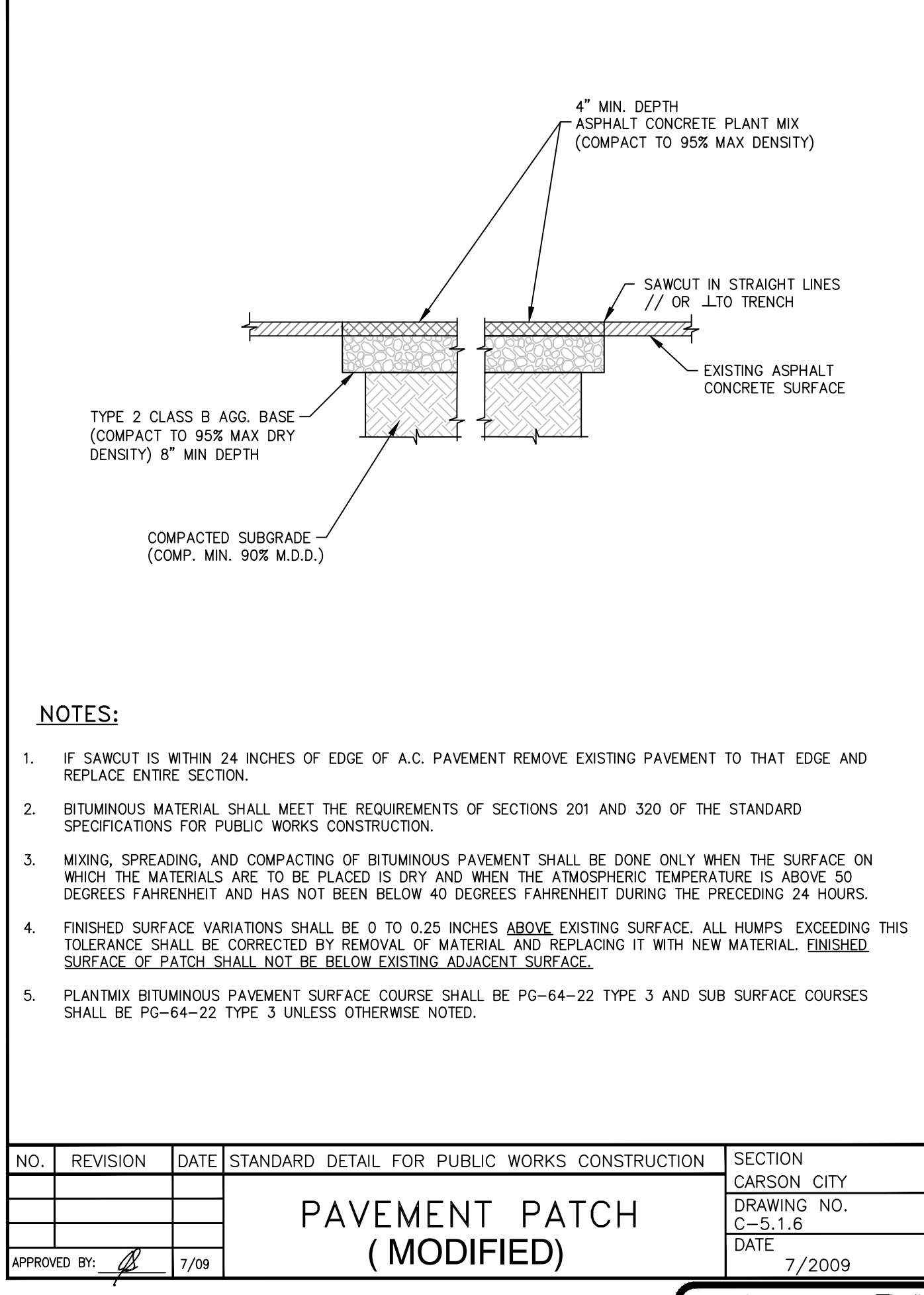
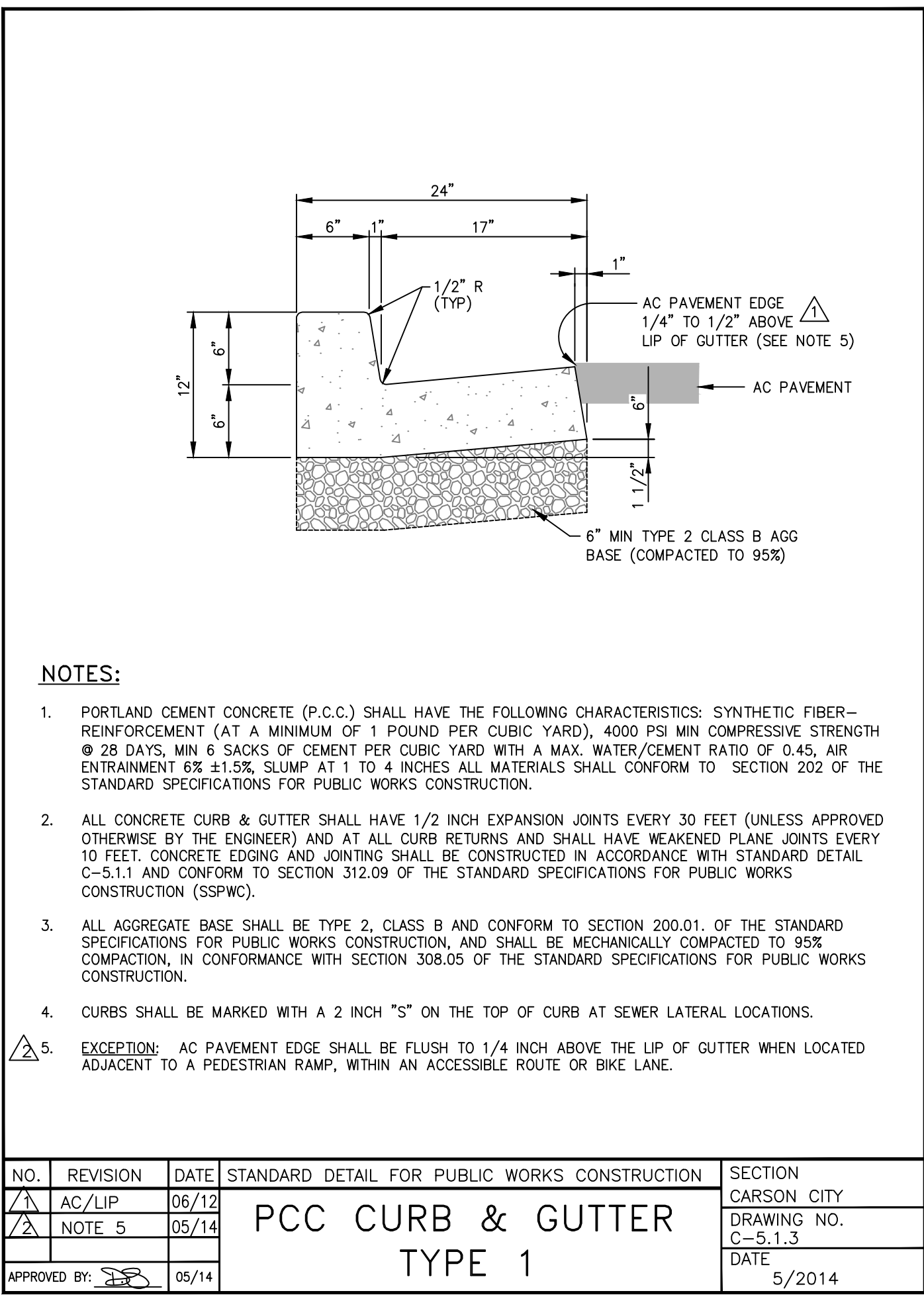
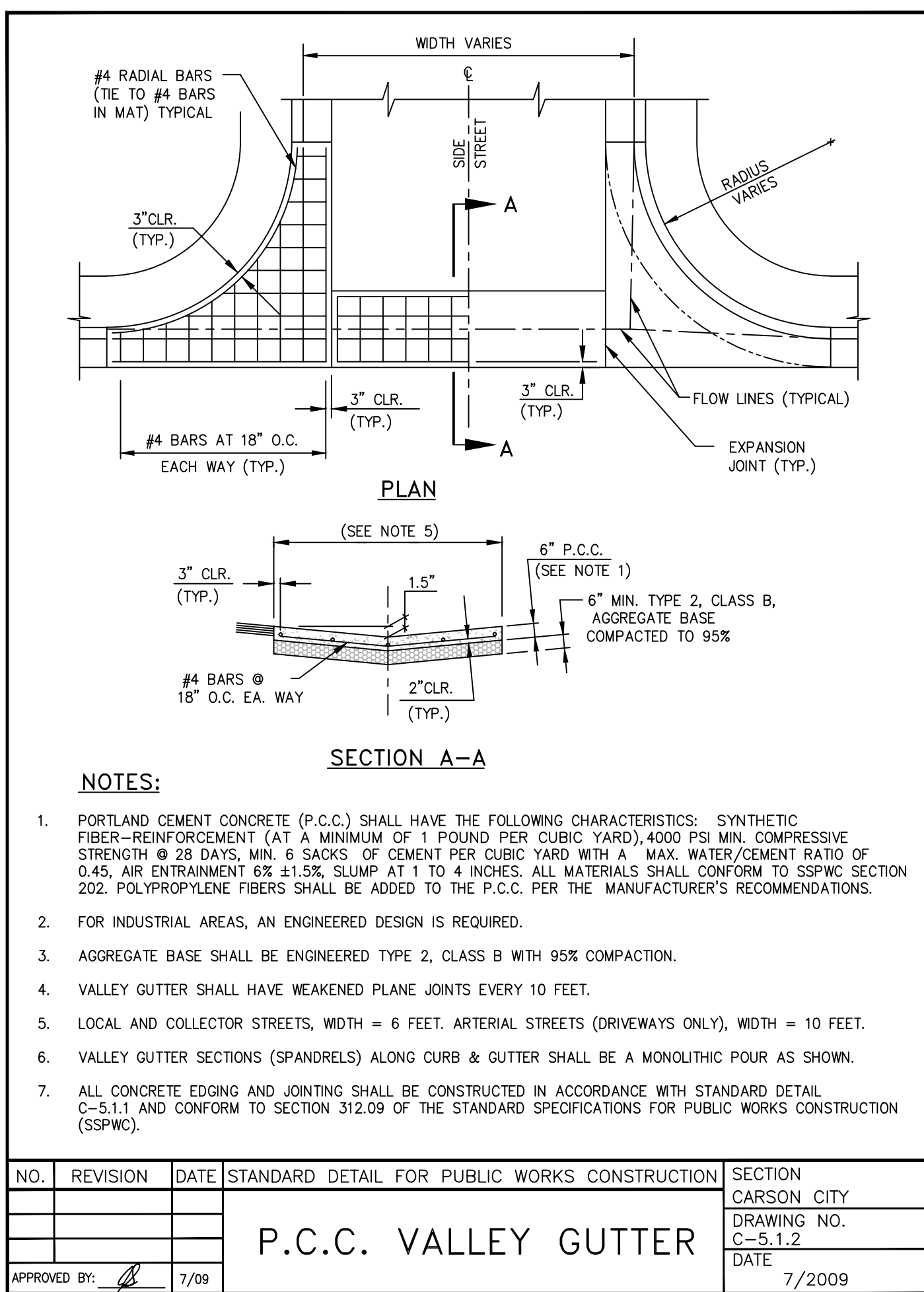
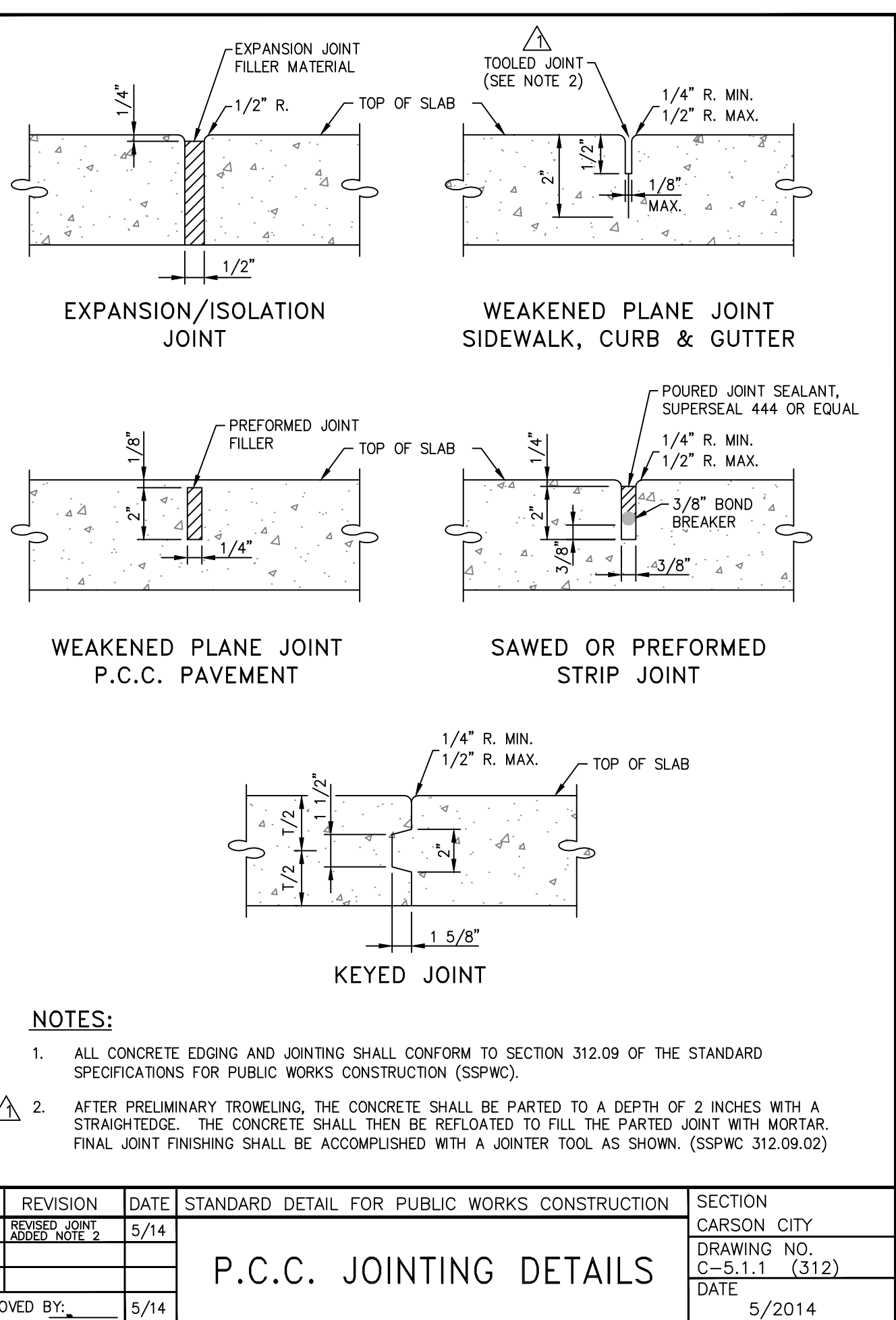
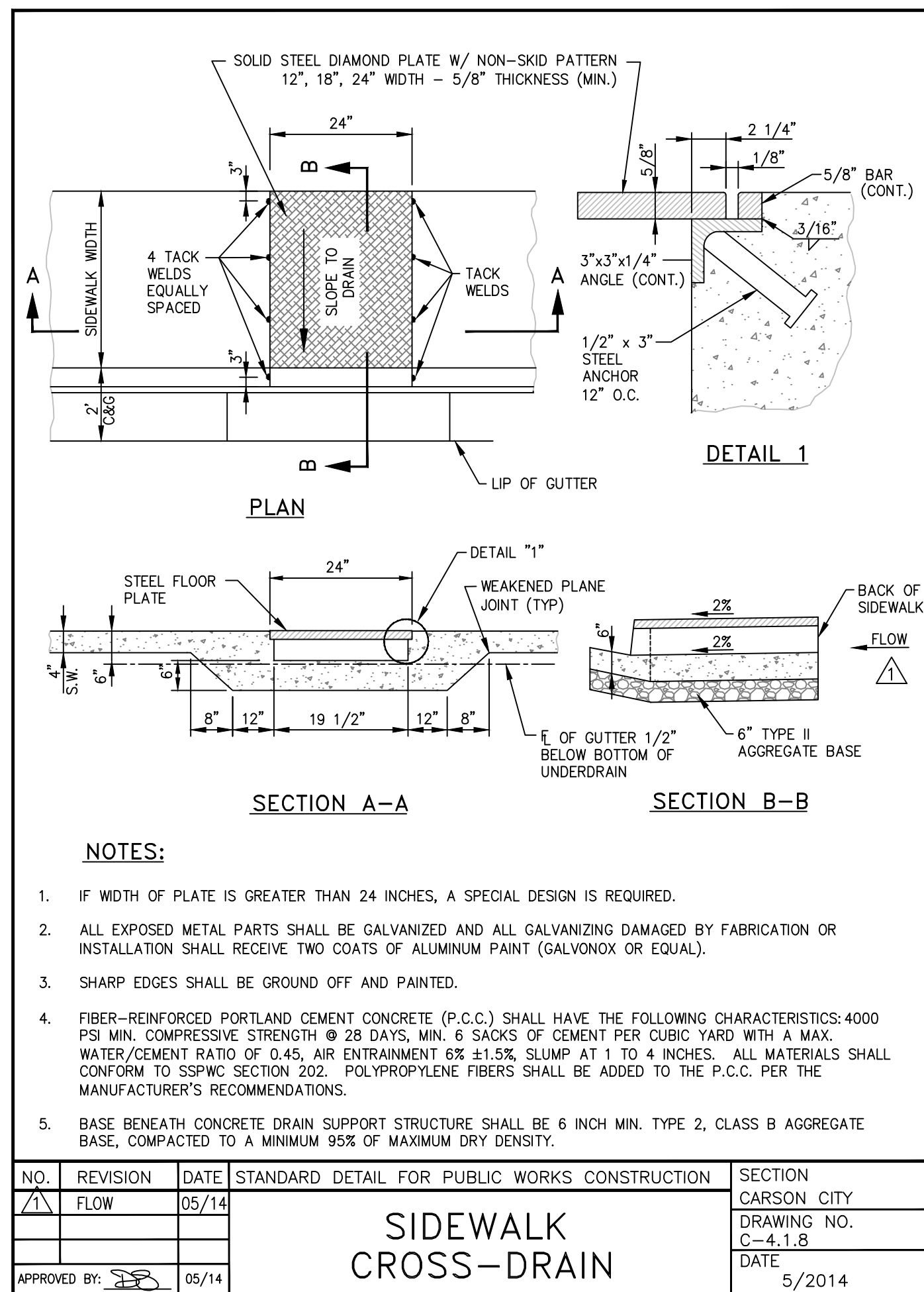
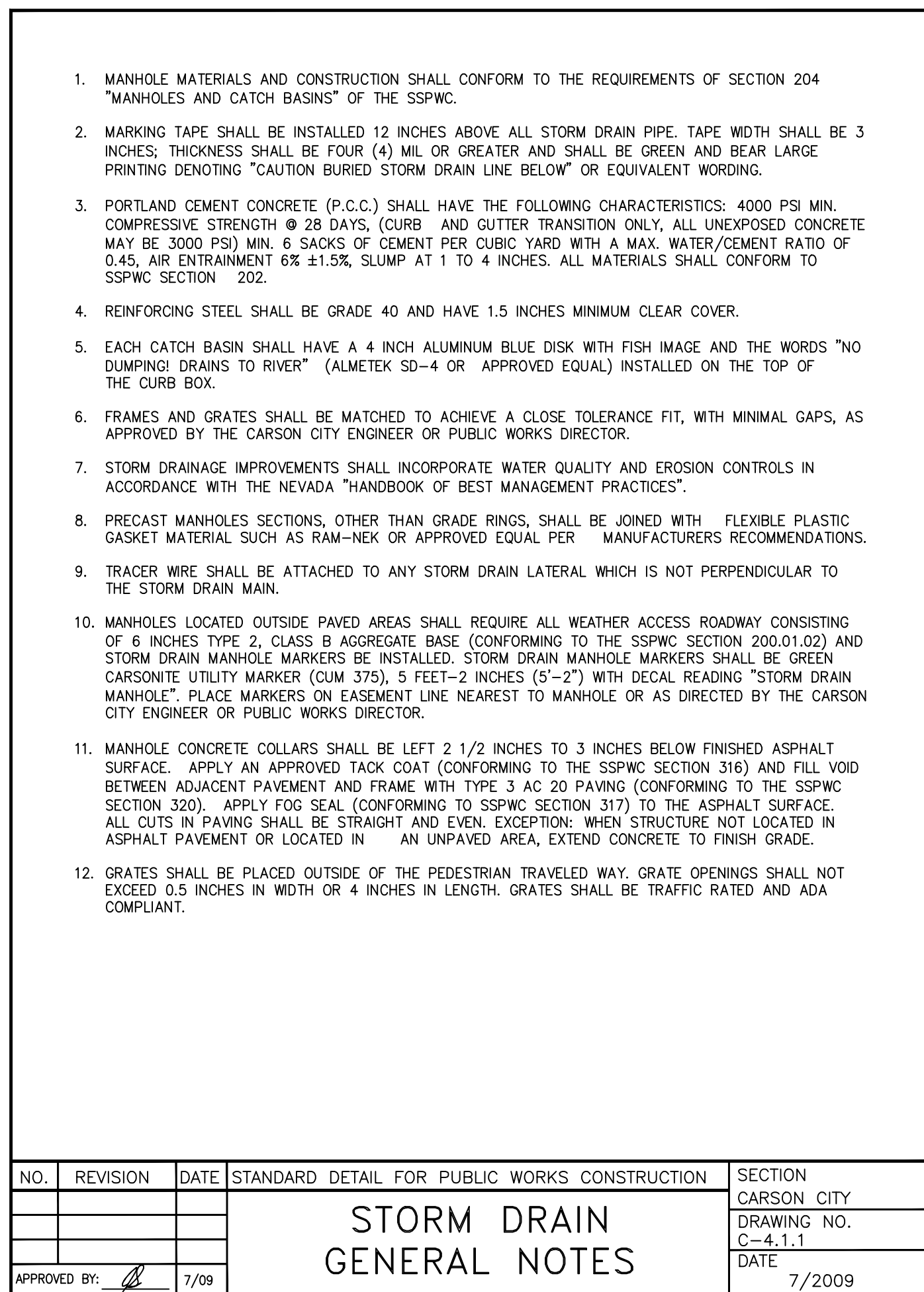
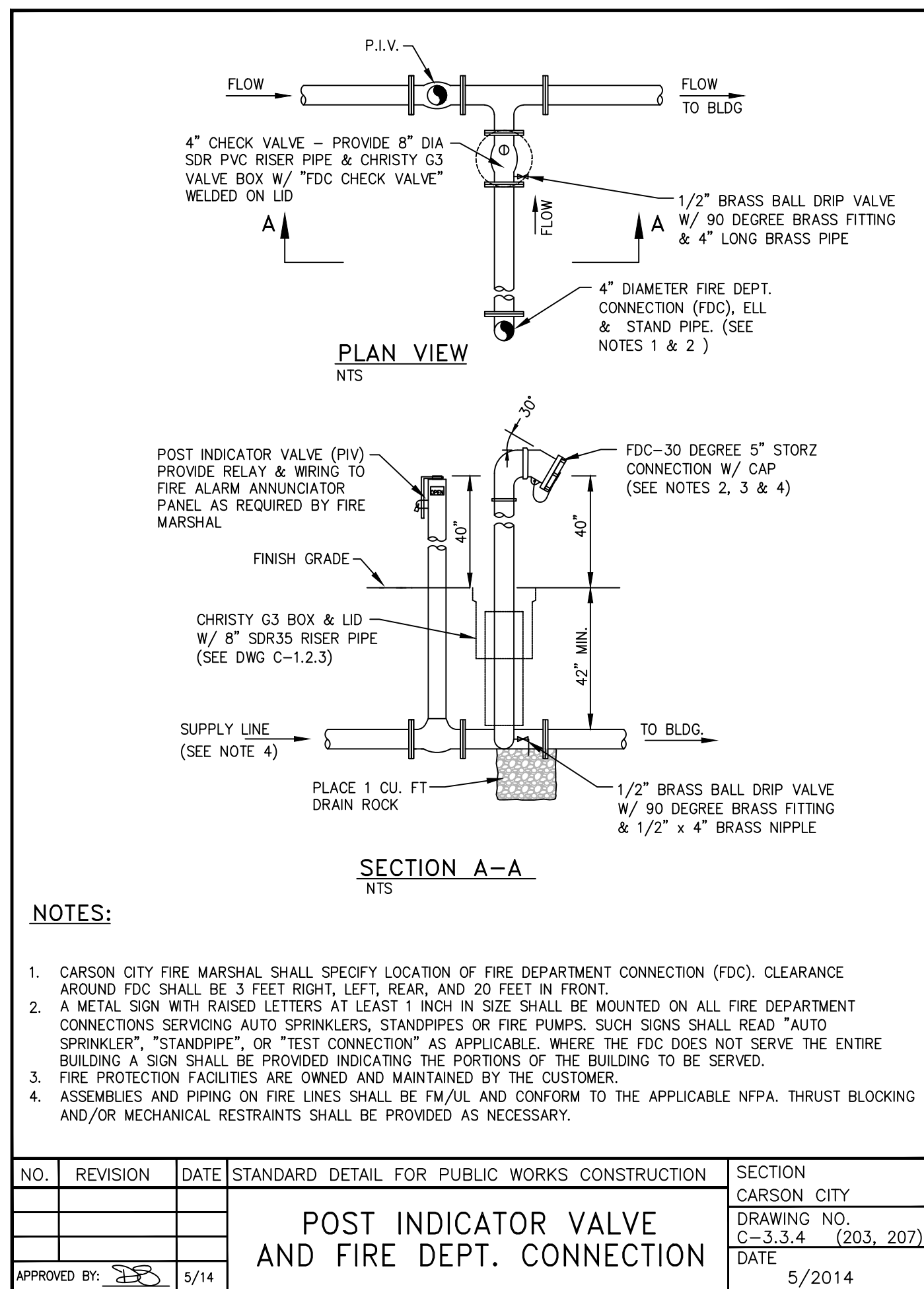
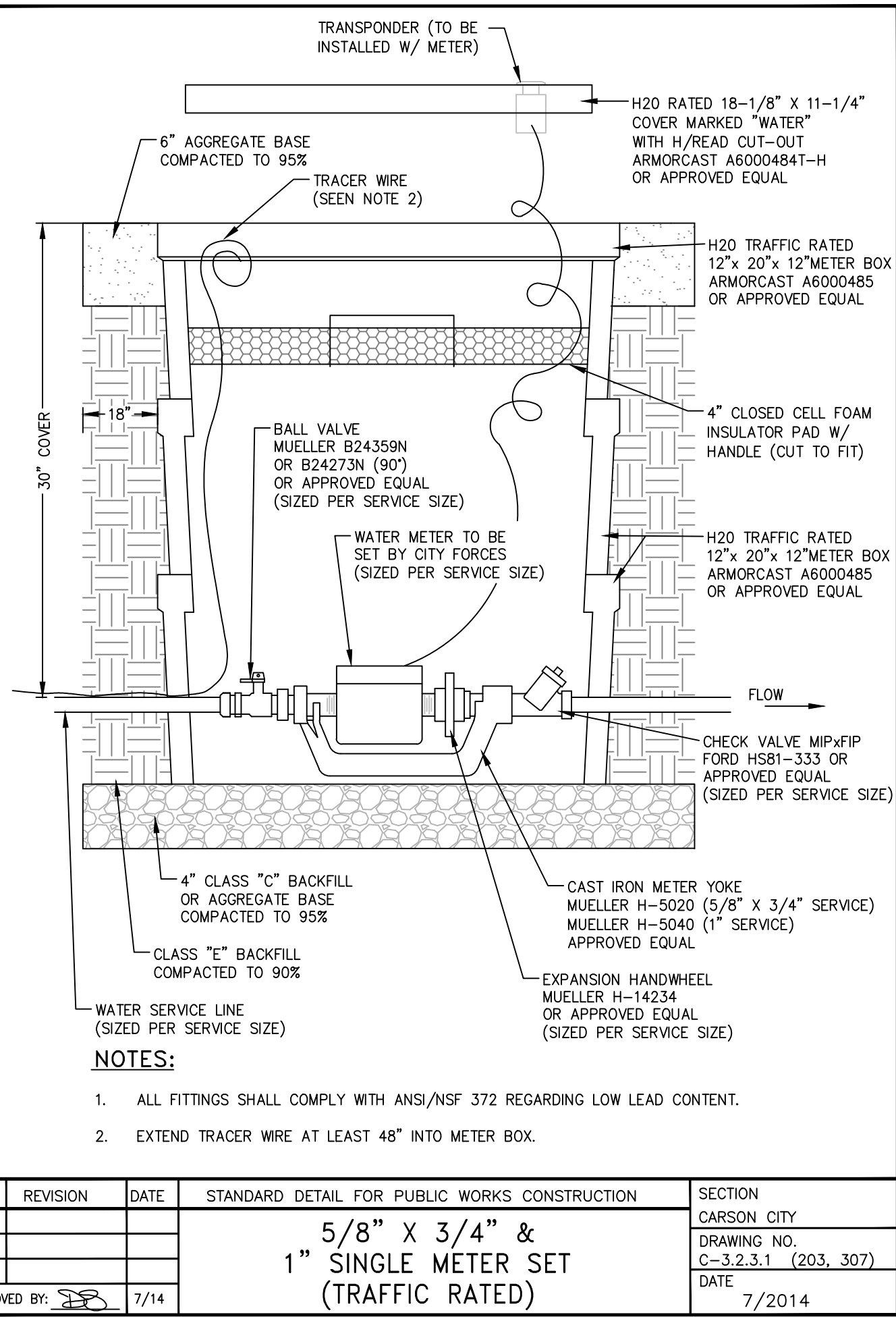
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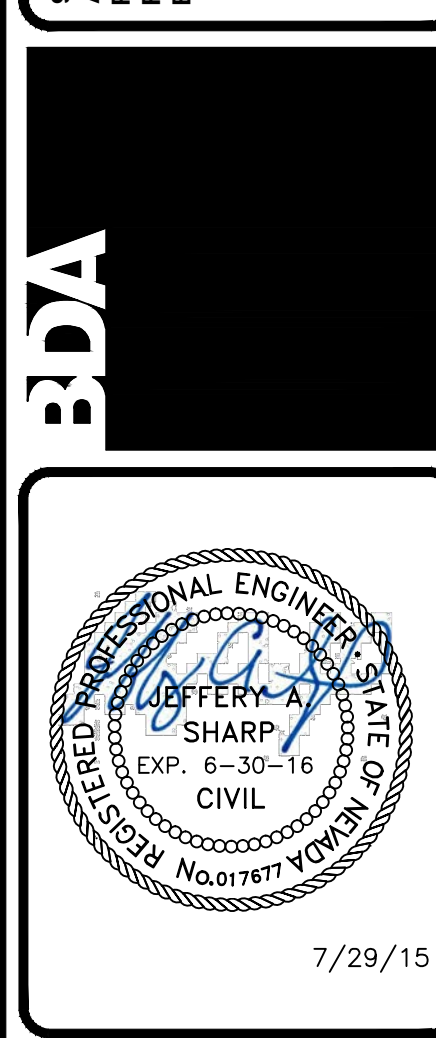
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DETAILS

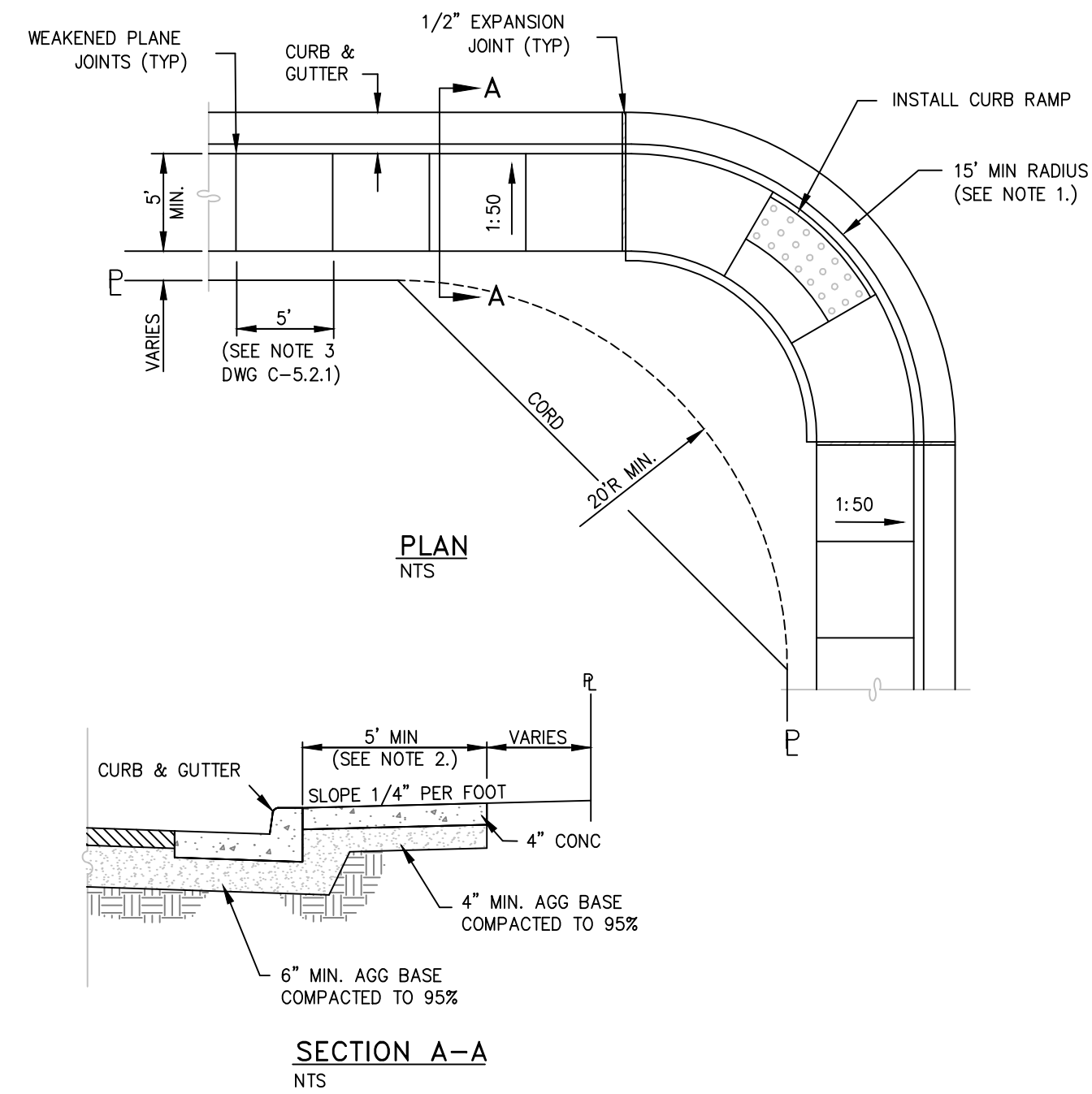
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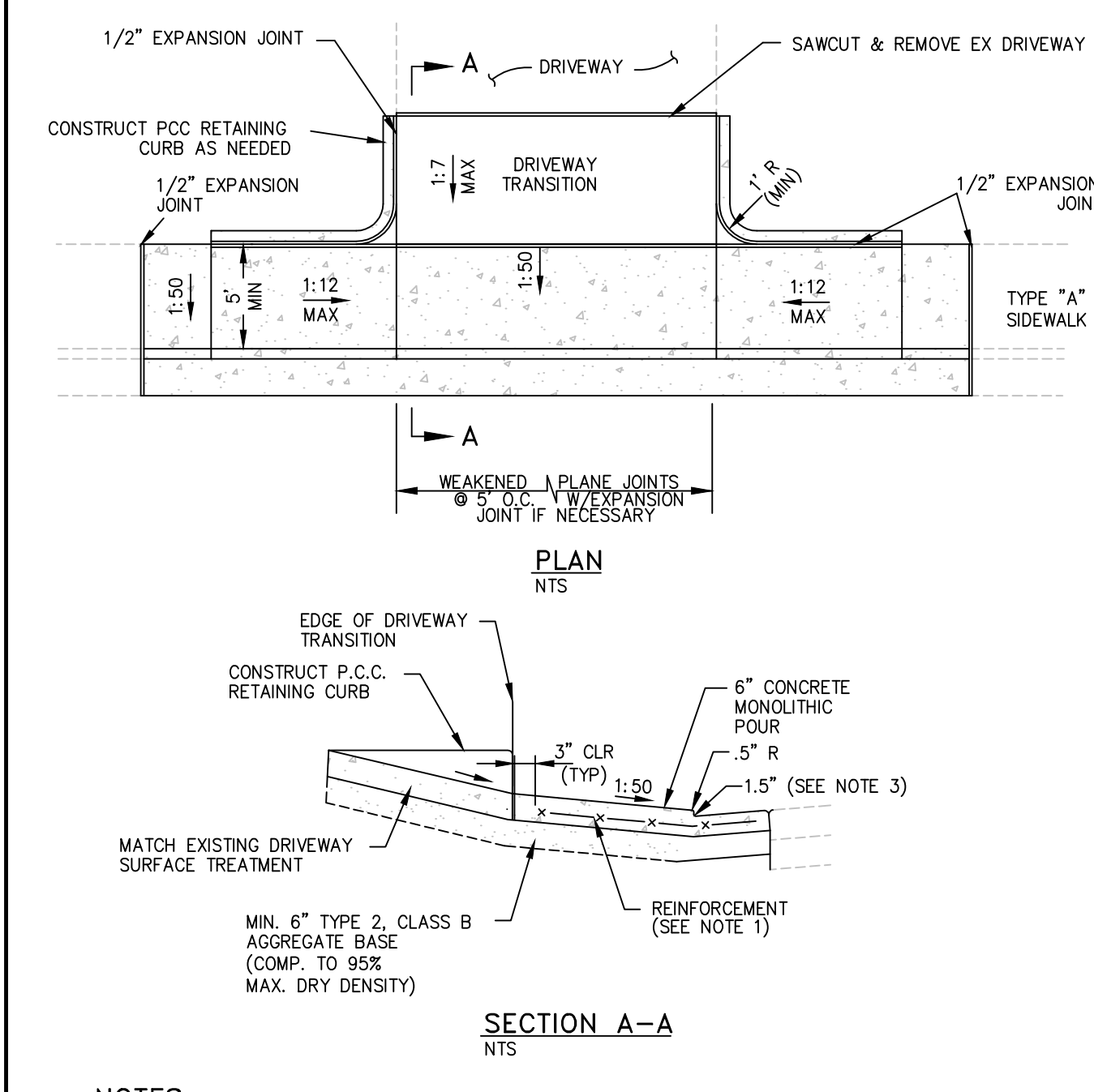


- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED AND APPROVED BY CARSON CITY PUBLIC WORKS.
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: SYNTHETIC FIBER-REINFORCEMENT (AT A MINIMUM OF 1 POUND PER CUBIC YARD), WITH COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67 PER SECTION 200.05.03 OF THE STANDARD SPECIFICATIONS, AND SHALL HAVE A 1 TO 4 INCH SLUMP, AND 4 TO 7 PERCENT ENTRAINED AIR. 4000 PSI MIN COMPRESSIVE STRENGTH @ 28 DAYS, MIN 6 SACKS OF TYPE II CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL CONCRETE EDGING AND JOINTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DETAIL C-5.1.1 AND CONFORM TO SEC. 312.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL BY CARSON CITY PUBLIC WORKS. A MINIMUM SURFACE OF 5 FEET X 5 FEET CLEAR IS REQUIRED WHEN DIRECTION OF TRAVEL MAY CHANGE AND A MINIMUM SURFACE OF 4 FEET CLEAR IS REQUIRED WHERE DIRECTION OF TRAVEL IS NOT EXPECTED TO CHANGE, UNLESS OTHERWISE APPROVED BY THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR.
- EXISTING CONCRETE SHALL BE REMOVED TO A NEAT SAWCUT LINE OR NEAREST EXPANSION JOINT.
- ALL AGGREGATE BASE SHALL BE TYPE 2, CLASS B AND SHALL CONFORM TO SEC.200.01. OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- NEW CONCRETE SHALL HAVE A HEAVY BROOM FINISH PERPENDICULAR TO SIDEWALK.
- AC PAVEMENT EDGE SHALL BE 1/4 INCH TO 1/2 INCH ABOVE THE LIP OF GUTTER. EXCEPTION: AC PAVEMENT EDGE SHALL BE FLUSH TO 1/4 INCH ABOVE THE LIP OF GUTTER WHEN LOCATED ADJACENT TO A PEDESTRIAN RAMP, WITHIN AN ACCESSIBLE ROUTE OR BIKE LANE.



- NOTES:**
- MINIMUM CURB RETURN RADIUS SHALL BE 15 FEET UNLESS OTHERWISE APPROVED BY THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR.
 - SOME STREETS MAY REQUIRE WIDER SIDEWALKS.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTE 8	05/14	SIDEWALK AND DRIVEWAY GENERAL NOTES	CARSON CITY DRAWING NO. C-5.2.1 DATE 5/2014

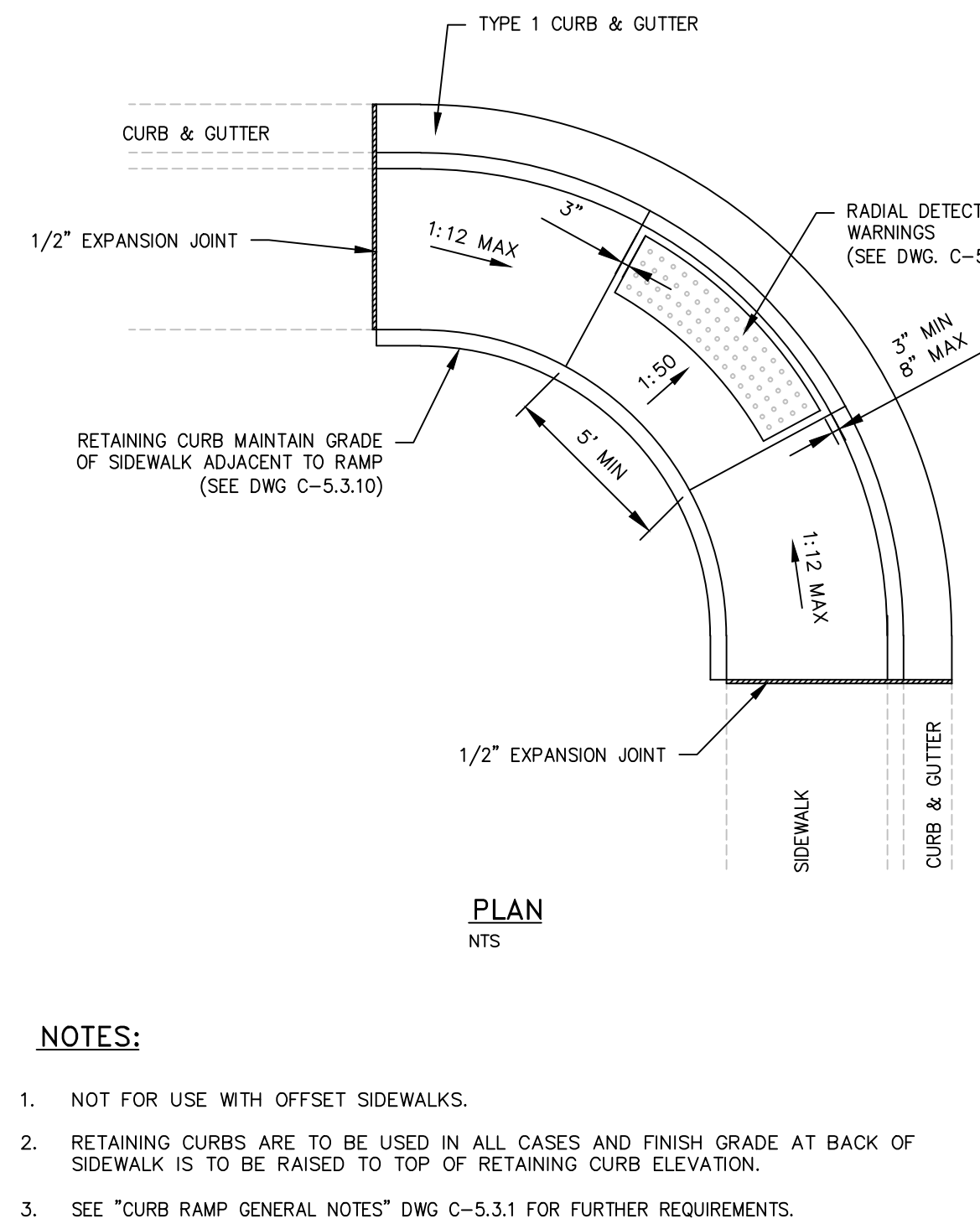


- NOTES:**
- COMMERCIAL DRIVEWAYS TO HAVE 6 INCH X 6 INCH 10/10 WIRE MESH EXTENDED INTO GUTTER PAN UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - DRIVEWAY LANDING, SIDEWALK, CURB & GUTTER TO BE MONOLITHIC POUR TO A.C. LANE.
 - CURB HEIGHT AT LANDING SHALL BE 1 INCH MINIMUM AND 2 INCH MAXIMUM (3 INCH MAX UPON CARSON CITY PUBLIC WORKS APPROVAL) 2 INCH RADIUS TO BE USED WHEN CURB HEIGHT AT LANDING IS GREATER THAN 2 INCHES.
 - DRIVEWAY APRONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH STANDARD DETAILS C-5.1.1 AND C-5.2.1.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTE 1	05/14	P.C.C. DRIVEWAY APRON TYPE 1	CARSON CITY DRAWING NO. C-5.2.3 DATE 5/2014

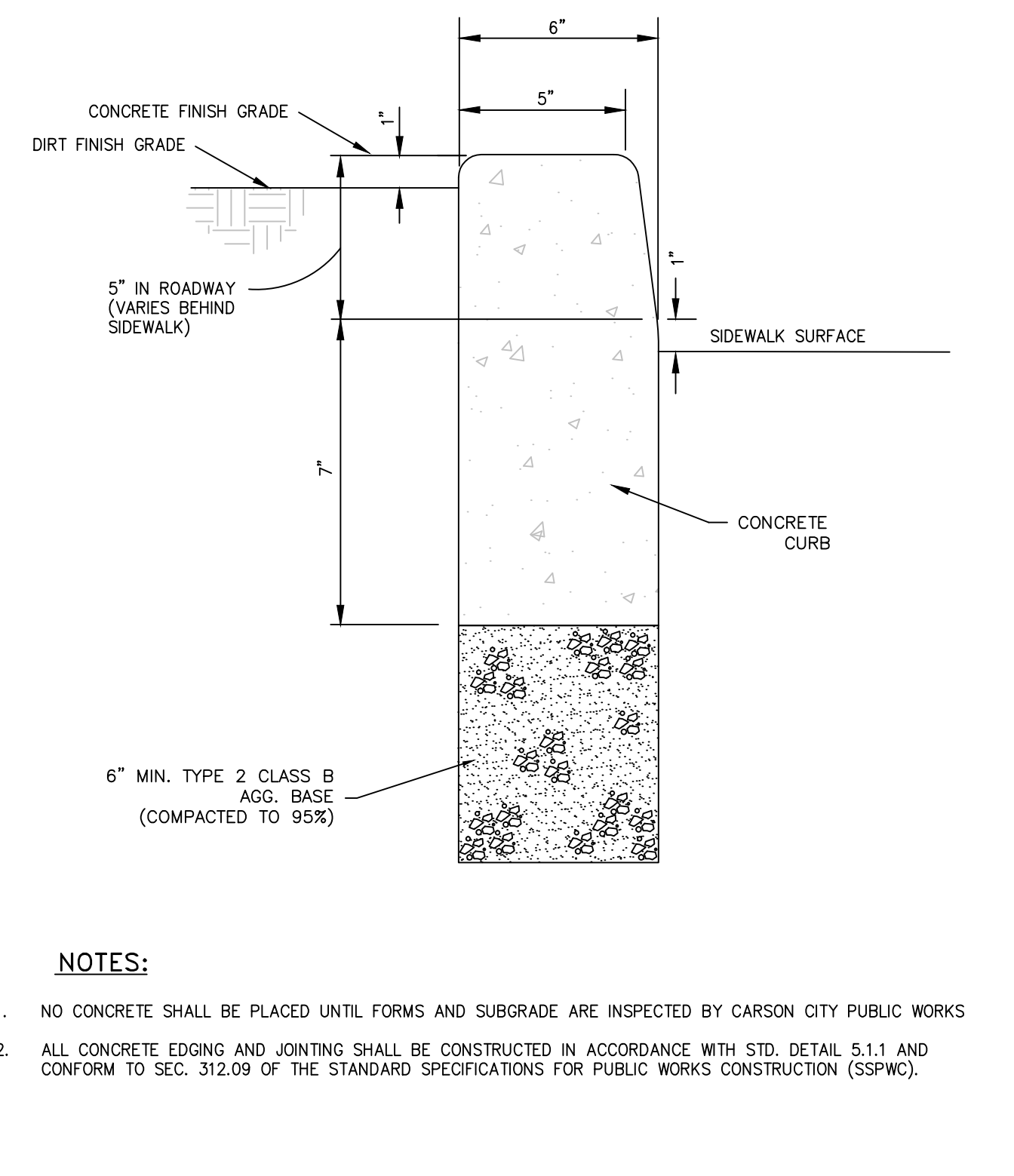
- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY CARSON CITY ENGINEERING DIVISION.
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: SYNTHETIC FIBER-REINFORCEMENT (AT A MINIMUM OF 1 POUND PER CUBIC YARD), 4000 PSI MIN COMPRESSIVE STRENGTH @ 28 DAYS, MIN 6 SACKS OF CEMENT PER CUBIC YARDS WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL CONCRETE EDGING AND JOINTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DETAIL C-5.1.1 AND CONFORM TO SEC. 312.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL BY CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR. A MINIMUM LANDING OF 5 FEET X 5 FEET CLEAR IS REQUIRED WHEN DIRECTION OF TRAVEL MAY CHANGE. A MINIMUM OF 4 FEET CLEAR IS MAY BE USED UPON APPROVAL OF THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR WHERE DIRECTION OF TRAVEL IS NOT EXPECTED TO CHANGE.
- WHEN A CROSSWALK IS SERVICED BY RAMP, LANDINGS SHALL BE CONTAINED WITHIN THE CROSSWALK AREA.
- EXISTING CONCRETE SHALL BE REMOVED TO A NEAT SAWCUT LINE OR NEAREST EXPANSION JOINT.
- PLANTMIX BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP. GUTTER SHALL MAINTAIN POSITIVE DRAINAGE TO PREVENT PONDING.
- ALL AGGREGATE BASE SHALL BE TYPE 2, CLASS B AND SHALL CONFORM TO SEC.200.01. OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- NEW CONCRETE SHALL HAVE A HEAVY BROOM FINISH PERPENDICULAR TO SIDEWALK.
- DETECTABLE WARNINGS SHALL BE EAST JORDAN IRON WORKS 7005 SERIES CAST IRON DETECTABLE WARNING PLATES OR APPROVED EQUAL. INSTALLED PER MANUFACTURERS INSTALLATION GUIDELINES AND CONFORM TO ADAAG (4.29) "DETECTABLE WARNINGS". COLOR: ASPHALT DIPPED UNLESS OTHERWISE APPROVED BY CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR. RADIAL DETECTABLE WARNINGS SHALL BE USED WHEN REQUIRED TO MAINTAIN MINIMUM CLEARANCE OF 3 INCHES AND MAXIMUM CLEARANCE OF 8 INCHES FROM DETECTABLE WARNINGS TO BACK FACE OF CURB. RADIAL DETECTABLE WARNINGS SHALL HAVE A RADIUS WITHIN 5 FEET OF BACK FACE OF CURB RADIUS.
- AC PAVEMENT EDGE SHALL BE 1/4 INCH TO 1/2 INCH ABOVE THE LIP OF GUTTER. EXCEPTION: AC PAVEMENT EDGE SHALL BE FLUSH TO 1/4 INCH ABOVE THE LIP OF GUTTER WHEN LOCATED ADJACENT TO A PEDESTRIAN RAMP OR WITHIN AN ACCESSIBLE ROUTE.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTE 11	6/12	CURB RAMP GENERAL NOTES	CARSON CITY DRAWING NO. C-5.3.1 DATE 6/2012



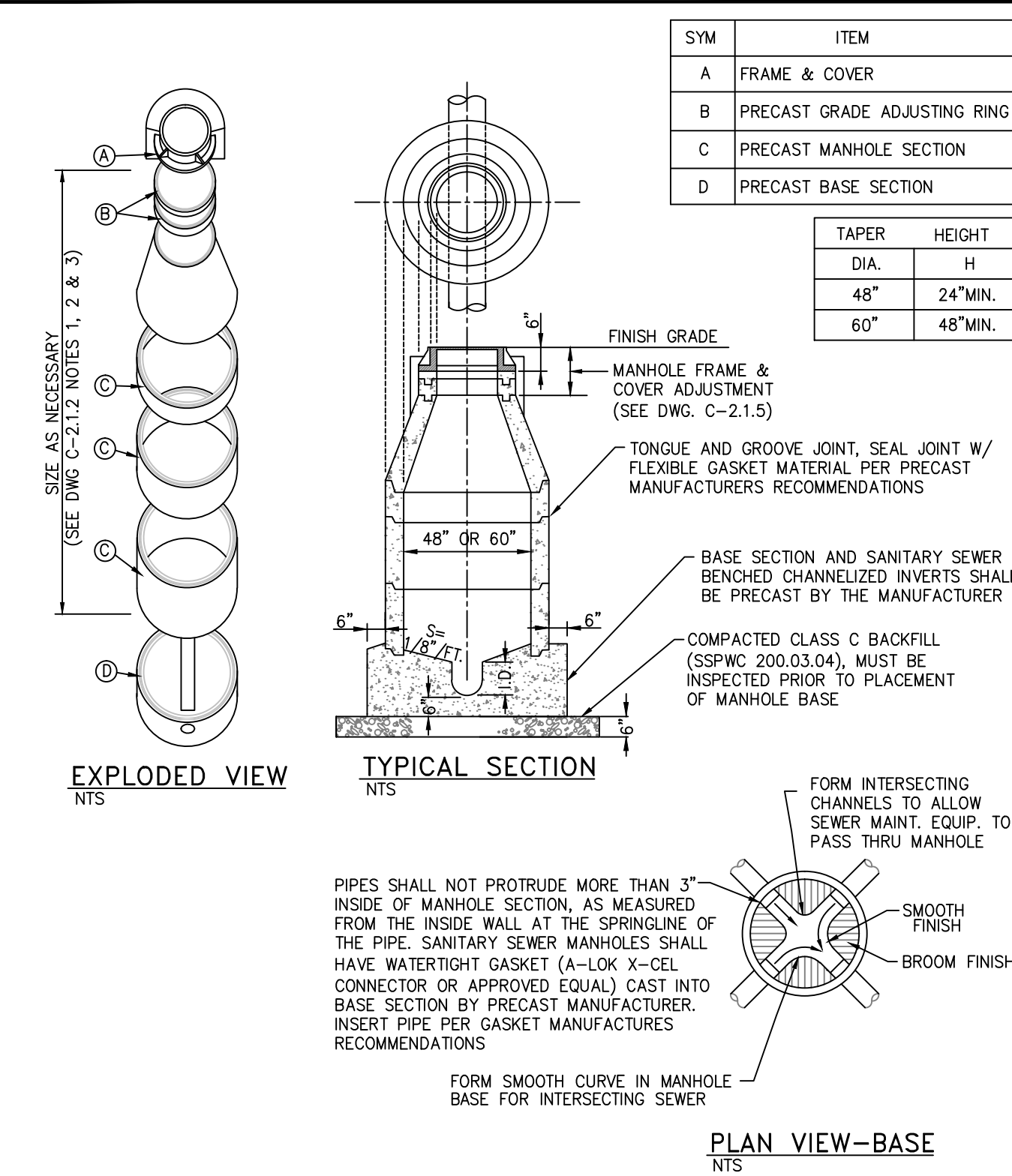
- NOTES:**
- NOT FOR USE WITH OFFSET SIDEWALKS.
 - RETAINING CURBS ARE TO BE USED IN ALL CASES AND FINISH GRADE AT BACK OF SIDEWALK IS TO BE RAISED TO TOP OF RETAINING CURB ELEVATION.
 - SEE "CURB RAMP GENERAL NOTES" DWG C-5.3.1 FOR FURTHER REQUIREMENTS.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/09	PARALLEL CURB RAMP APEX	CARSON CITY DRAWING NO. C-5.3.5 DATE 7/2009

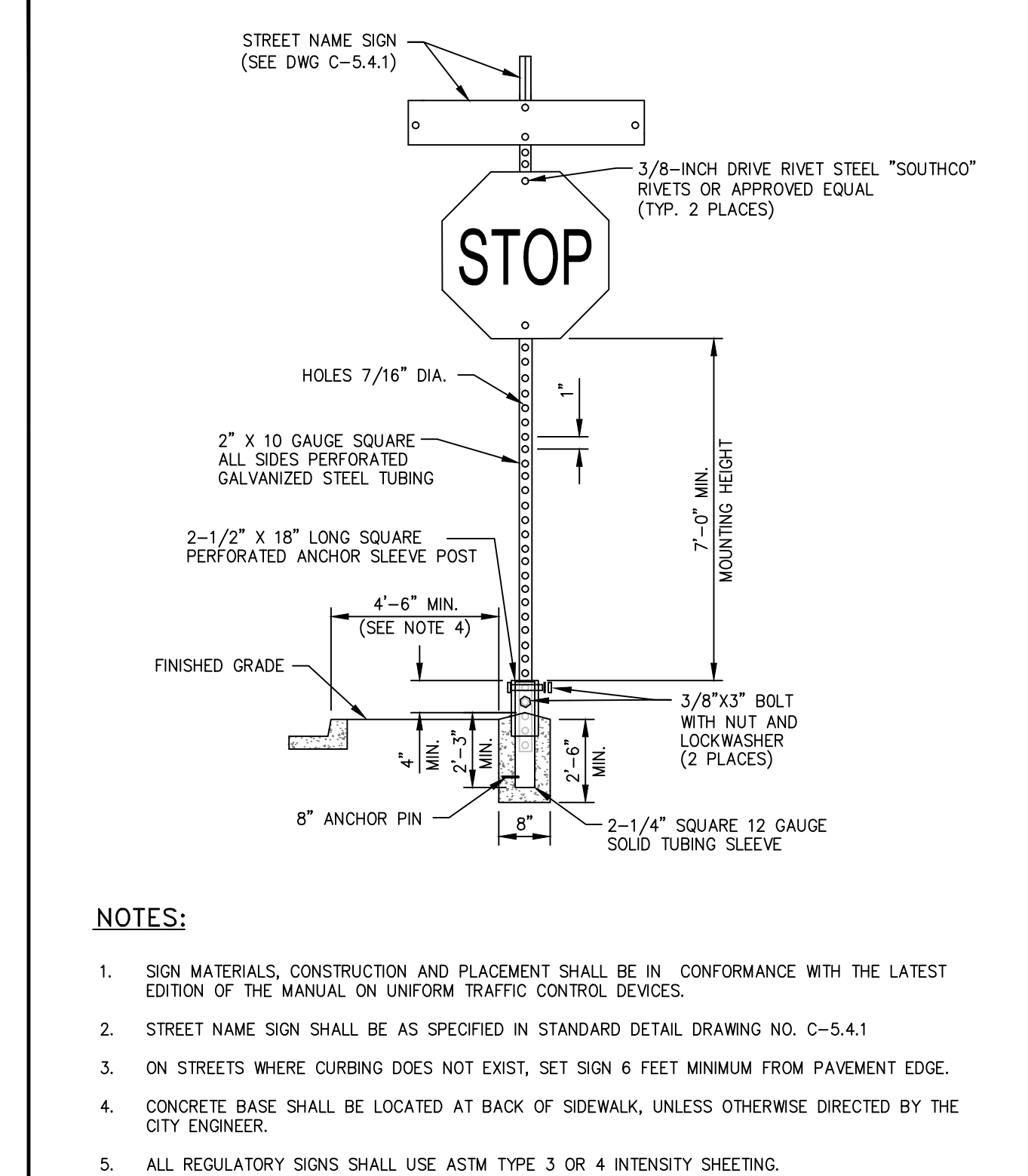


- NOTES:**
- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY CARSON CITY PUBLIC WORKS
 - ALL CONCRETE EDGING AND JOINTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DETAIL 5.1.1 AND CONFORM TO SEC. 312.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/09	P.C.C. RETAINING CURB	CARSON CITY DRAWING NO. C-5.3.10 DATE 7/2009



NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		07/09	STORM MANHOLE TYPE 1	CARSON CITY DRAWING NO. C-2.1.3 (204, 306) DATE 7/2009

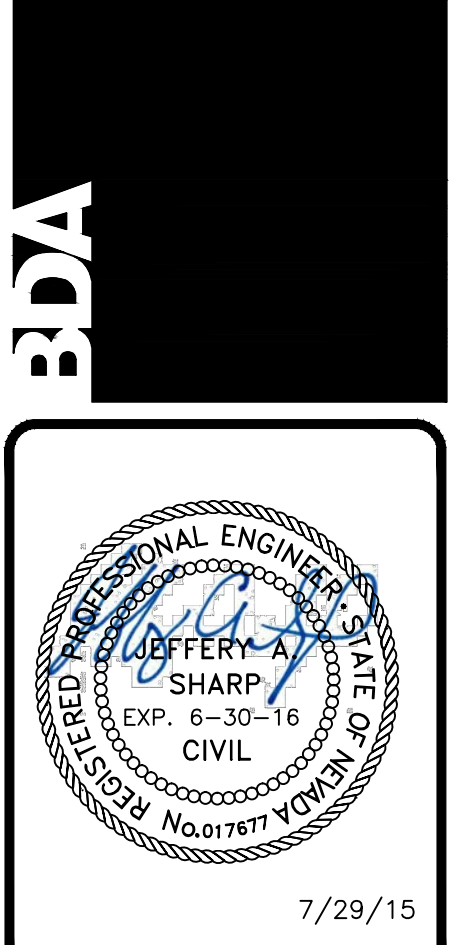


- NOTES:**
- SIGN MATERIALS, CONSTRUCTION AND PLACEMENT SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - STREET NAME SIGN SHALL BE AS SPECIFIED IN STANDARD DETAIL DRAWING NO. C-5.4.1
 - ON STREETS WHERE CURBING DOES NOT EXIST, SET SIGN 6 FEET MINIMUM FROM PAVEMENT EDGE.
 - CONCRETE BASE SHALL BE LOCATED AT BACK OF SIDEWALK, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
 - ALL REGULATORY SIGNS SHALL USE ASTM TYPE 3 OR 4 INTENSITY SHEETING.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/09	TRAFFIC SIGN INSTALLATION	CARSON CITY DRAWING NO. C-5.4.2 DATE 7/2009

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Carson City, Nevada 89701
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DETAILS

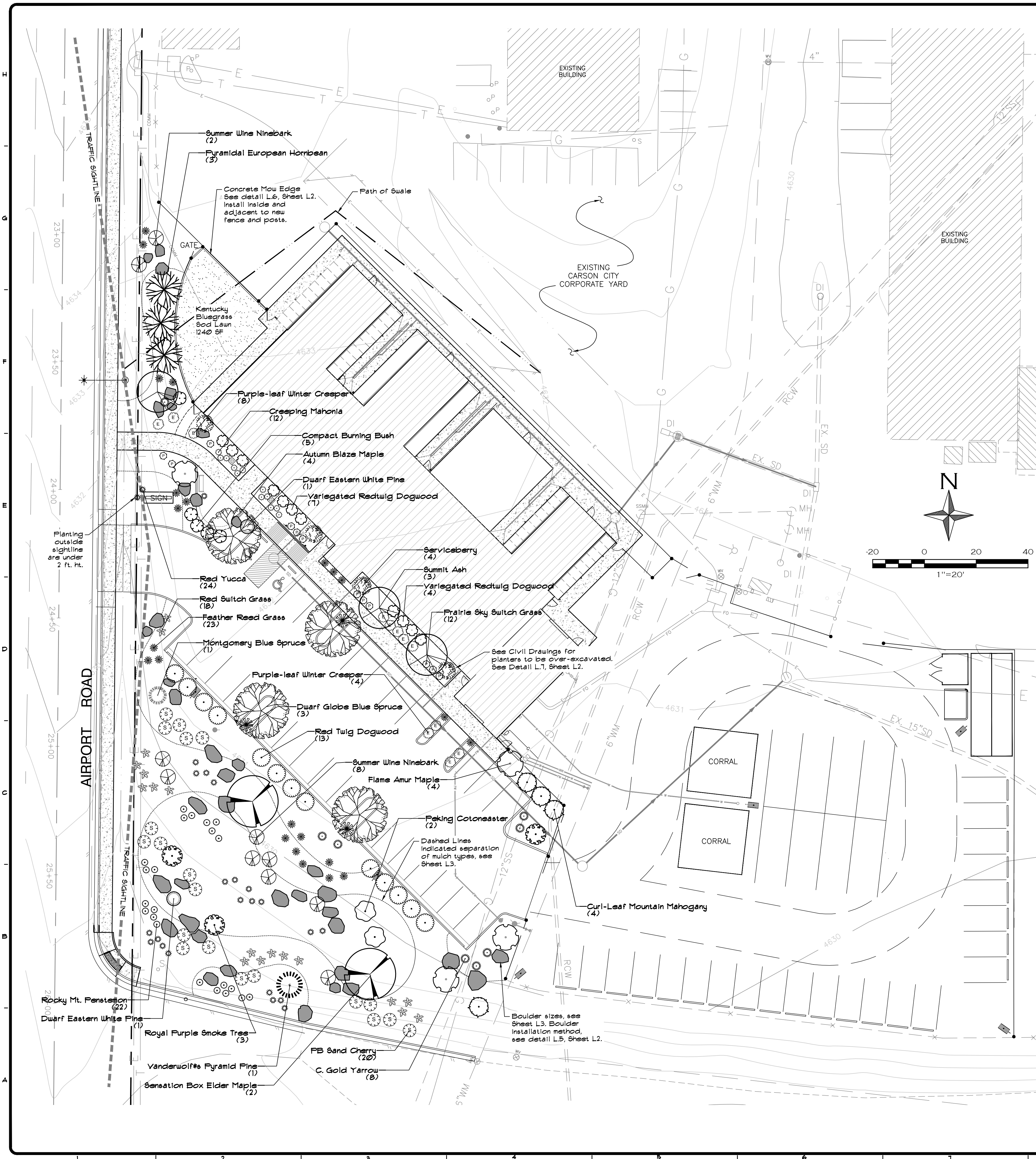
REV.#	DATE	COMMENTS

INITIALS	REV.
	BDA DSGN. REV.
	BDA TECH REV.

CCAS
PROJECT NO.: 14-227.1C
DRAWN: MLM
DATE: 7/29/15
C111



FOR BIDDING PURPOSES ONLY



TREE & LANDSCAPE AREA REQUIREMENTS

- A. Onsite Impervious Paving and Walks = 14,962 sq. ft. Required Landscape Area = 2992.4 sq. ft. (14,962 x 20%) Onsite Landscape Area provided = 19,670 sq. ft.
 - B. A minimum of (1) tree of required 2" caliper or 6' ht. evergreen size/400 sq. ft. required landscape area: 2992.4/400 = 7 trees (6 Trees have been provided).
 - C. Shrub requirement: Minimum (6) 5-gal. shrub/each (1) required tree. Required shrubs = 48 (8 trees x 6 shrubs).
- ** The Project is requesting a waiver to the Street Tree Requirement.

LANDSCAPE MAINTENANCE AGREEMENT

*Requirements are based on Carson City's Development Standards, Div. 3.
 *All landscaping, irrigation and screening shall be maintained at all times to conform to the regulations of Development Standards Division 3, Landscaping. Landscaping and related equipment including, but not limited to, trees, shrubs, plants, screens, walkways, benches, fountains and irrigation systems shall be maintained by the present or subsequent owner of the property. The owner of the property is responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Each owner shall be required at all times to keep all landscaping materials in good health, repair and maintenance. The City may require the immediate replacement of any and all dead or damaged plant materials at any time. If any portion of the landscaping material or irrigation equipment is dead, dying, damaged, destroyed or otherwise affected, the owner of the development project shall replace or repair the damaged or affected material within 30 days following notification from the Director. If the season of the year makes this repair or replacement impractical within the 30 day period, the person responsible for the landscaping shall submit a letter of request to the Director asking for a delay to replace materials and shall submit a time frame for the accomplishment of this work. If the repair or replacement is not accomplished in a timely fashion the Director may initiate proceedings to revoke the special use permit or business license for the subject use.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	4	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	-	2.5" Cal	-
	2	Acer negundo 'Sensation' / Sensation Box Elder Maple	-	2" Cal	-
	3	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	-	2.5" Cal	-
	3	Fraxinus pennsylvanica 'Summit' / Summit Ash	-	2" Cal	-
	1	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	-	-	8' HT.
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	4	Acer glabrala 'Flame' / Flame Amur Maple	15 gal, Multi-trunk		
	4	Amelanchier alnifolia / Serviceberry	15 gal, Multi-trunk		
	4	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany	5 gal		
	11	Cornus alba 'Elegantissima' / Variegated Redtwig Dogwood	5 gal		
	13	Cornus sericea / Red Twig Dogwood	5 gal		
	3	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	15 gal, Multi-trunk		
	2	Cotoneaster acutifolius / Peking Cotoneaster	5 gal		
	5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal		
	24	Hesperaloe parviflora / Red Yucca	5 gal		
	10	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal		
	3	Picea pungens glauca 'Globosa Nana' / Dwarf Globe Blue Spruce	24" Min.		
	1	Picea pungens 'Montgomery' / Montgomery Blue Spruce	3' HT.		
	2	Pinus strobus 'Nana' / Dwarf Eastern White Pine	24" Min.		
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	23	Calamagrostis x arundinacea 'Karl Foerster' / Feather Reed Grass	1 gal		
	12	Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass	1 gal		
	18	Panicum virgatum 'Rotstrahlbusch' / Red Switch Grass	1 gal		
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	12	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	5 gal		
	12	Mahonia repens / Creeping Mahonia	2 gal		
	20	Prunus besseyi 'Pannee Buttes' / PB Sand Cherry	5 gal		
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	8	Achillea x 'Coronation Gold' / C. Gold Yarrow	1 gal		
	22	Penstemon strictus / Rocky Mt. Penstemon	1 gal		

SEE NOTES SHEET L4



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 SANDRA@SWLSA.COM
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LANDSCAPE PLAN

REV.#	DATE	COMMENTS

REVIEWS	
INITIALS	
SW	SWA DSGN. REV.
SW	SWA TECH REV.

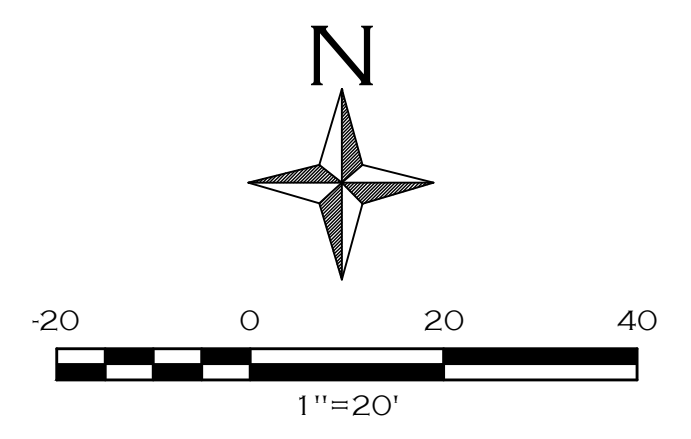
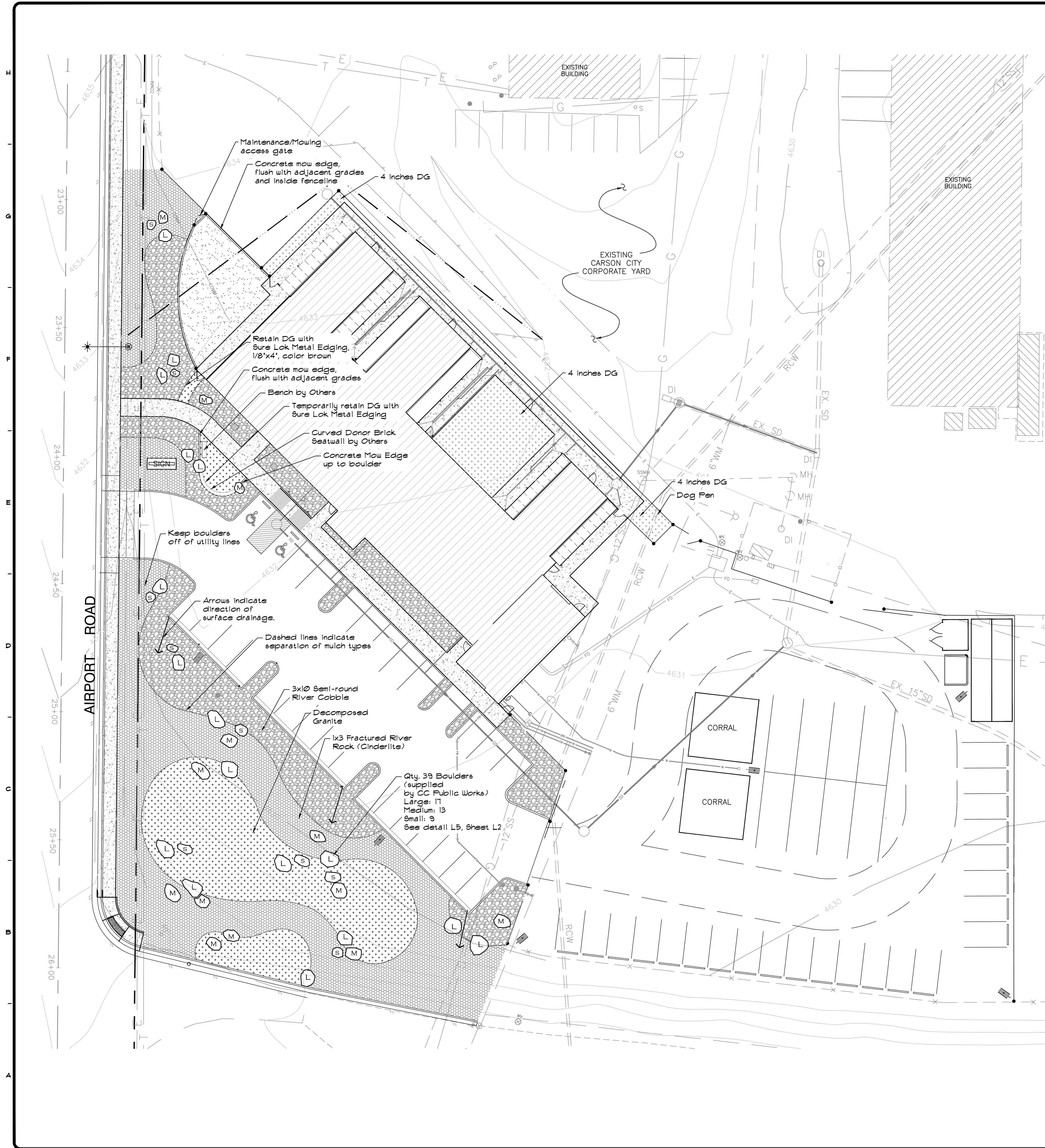
CCAS
 PROJECT NO: 14-227
 DRAWN: SW
 SCALE: 1"=20'-0"
 DATE: 07/23/15

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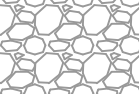
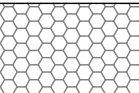
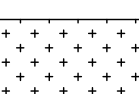
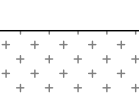
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MULCHING LEGEND

-  **2'x2' Rounded River Cobble**
5910 SF, or approx. 98.5 cubic yards
(1 cy/60 sf of area)
-  **1'x3' Fractured River Rock**
8530 SF, or approx. 85.5 cubic yards
(1 cy/100 sf of area)
-  **2 1/2 inches Coarse (3/8\") Decomposed Granite**
4655 SF, or approx. 36 cubic yards
(1 cy/130 sf of area at specified depth)
-  **4 inches Coarse (3/8\") Decomposed Granite**
1515 SF, or approx. 19 cubic yards
(1 cy/80 sf of area at specified depth)
for the dog pen and other designated areas behind the building.

- NOTES:**
1. Excavate soil min. 3 inches for DG and 3 1/2 inches for rock mulches adjacent to paved areas. Mulch shall not be allowed to mound up or spill over.
 2. Rock and DG quantities may be slightly reduced from amounts shown due to required bark mulch around individual plants. See below.
 3. Install Dewitt Pro-5 Weed Cloth under all rock mulch. Cut back fabric and pull back rock per direction below and install 3 inches of Walk-On Bark in basins.
 4. Rock mulch shall be washed and cleaned prior to delivery to the site.
 5. Rock mulches shall completely cover fabric.
 6. Any substitution of rock must be submitted and pre-approved by the Construction Manager prior to delivery and installation.
 7. The Contractor shall apply the approved pre-emergent herbicide throughout all planter areas and water in prior to placing mulch.

Required DG, Rock & Fabric Free Areas around plants:
Evergreens, Serviceberry, Dogwood spp, Cotoneaster, Physocarpus, ALL Grasses and Yarrow; 36\" diameter basins.

All other plants minimum 24\" diameter barked basins.
This is to insure for optimal plant growth and spread.

SEE ADDITIONAL NOTES SHEET L4

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MULCHING PLAN

REV.#	DATE	COMMENTS

REVIEWS	
INITIALS	
SW	SWA DSGN. REV.
SW	SWA TECH REV.

CCAS
PROJECT NO.: 14-227
DRAWN: SW
SCALE: 1"=20'-0"
DATE: 07/23/15

L3

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DRAWING ISSUE DATE 07/23/15