

Air Quality and Vapor Barrier Various Buildings Stewart Facility SPWD Project Number 21-S06-3

State Public Works Division
515 East Musser Street, Suite 102
Carson City, Nevada 89701-4263



Design Development Submittal
December 14, 2022

Paul Cavin
Architect LLC

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project

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Various Buildings Stewart Facility
State Public Works Division
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Carson City, Nevada 89701-4263

revisions

No.	Description	Date

drawn by MLM

reviewed by PAC

date 12/14/2022

project number 22042

drawing name

Cover Sheet

sheet number

A000

General Notes

1.	The General Notes and all other notes herein apply to all work described in the Contract Documents.	13.	The Contractor shall be responsible for the acts and omissions of the Contractor's employees, Sub-contractors, suppliers, vendors and their agents and employees and other persons or entities performing any portion of the Work under a Contract with the Contractor.	26.	The Contractor shall not employ (for the Project at hand) a proposed project manager and/or superintendent, to whom the Owner and/or Architect have made a reasonable and timely objection. The Contractor shall not change the Project Manager or Superintendent without the Owner's consent.
2.	The Contract Documents consist of the Agreement between the Owner and Contractor, the Conditions of the Contract (General, Supplementary, Invitation to Bid and other Conditions) , Drawings, Project Manual, Specifications and Addenda issued prior to execution and all modifications issued after execution of the Contract.	14.	The Contractor shall perform the Work in a continuous and diligent manner to ensure Substantial Completion of the Project within the Contract Time.	27.	The Contractor shall be responsible for initiating, maintaining and supervising all safety programs and precautions of the Project and Project site during the course of construction, all Work performed shall conform to applicable safety regulations.
3.	The Work includes the completed or partially completed construction required by the Contract Documents and includes all labor, materials, equipment, coordination, and services necessary to produce the Work described in the contract documents.	15.	The Contractor shall be responsible for the location and protection of all existing items and materials, all new construction items and materials, adjacent circulation paths (pedestrian and vehicular), and other improvements during the course of construction.	28.	The Contractor and/or Sub-Contractor shall promptly remedy damage to the Owner's property caused by the Contractor and/or Sub-Contractor to existing conditions and/or new construction.
4.	The Contract Documents are complementary, the intent is to include all items and materials necessary for the proper execution and completion of the Work by the Contractor and any necessary sub-contractors.	16.	Unless noted otherwise in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, machinery, water, heating, utilities, transportation and other facilities and services necessary for the proper execution and completion of the Work.	29.	The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by work operations. At the completion of the Work the Contractor shall remove all waste materials and rubbish associated with the Work as well as all tools, construction equipment, machinery and surplus materials.
5.	The Contractor shall carefully study and compare the Contract Documents and shall at once report to the Architect any error, inconsistency or omission that is discovered. The Contractor to submit a Request for Information (RFI) to the Architect prior to proceeding. The Contractor shall not perform any portion of the Work at any time without current and complete Contract Documents.	17.	Where conflicts are encountered within the Contract Documents that will effect the quality or extent of the work, such conflict shall be resolved to the satisfaction of the Owner and Architect before the affected items and materials are purchased, fabricated or installed.	30.	The Contractor shall provide the Owner and Architect access to the Project site and Work where ever located. The Contractor shall provide the necessary safety equipment to the Owner, Architect, Engineer or other design personnel visiting the site. Safety equipment shall include, but not be limited to: Hard hat, safety vest, safety glasses, face coverings, reading glasses, dust mask, and hearing protection.
6.	The Contractor is required to visit the site as part of pre-bid preparation to compare the Drawings and Specifications and become familiar with any work in place and be informed of all conditions of the work environment including the Work being performed. Failure to visit the site will in no way relieve the Contractor from necessity of furnishing any materials or performing any Work in accordance with the Contract Documents that may be required to complete the Work. The Contractor shall report inconsistencies in the drawings, specifications, and site conditions to the Owner and Architect during the bid period. Failure to report inconsistencies does not relieve the Contractor from furnishing or providing the necessary material and/or labor to complete the work described in the Contract Documents.	18.	Where variance occurs between the drawings, specifications, site, and design disciplines, the more stringent requirements shall govern.	31.	Existing conditions including material sizes, configurations and locations as shown in the Contract Documents may not be an exact illustration of existing conditions. The Contractor shall include in his bid the cost of furnishing, installing, modifying, existing and new materials required for a complete and professional installation that may be required by minor variation between existing conditions and actual conditions.
7.	Drawings are not to be scaled for information or disassembled for convenience.	19.	Where conflicts occur at the Project site, coordinate the necessary layouts and exact locations of all elements of work in conflicting areas with the Architect in the field before proceeding with the Work.	32.	The Contractor shall promptly correct Work rejected by the Architect that fails to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion.
8.	In the event certain features of the Work are not fully shown in the Contract Documents, then the construction shall be of the same character as for similar conditions that are shown or called for and shall be reviewed by the Architect prior to execution.	20.	Where pre-manufactured items and materials are to be installed, the Contractor shall verify all necessary dimensions in the field prior to the purchase and/or fabrication of the items and materials.	33.	Shop drawings, submittals, product data and samples are not a part of the Contract Documents. The Architect will review such materials, but only for conformance with the design concept of the Work and with the information given in the Contract Documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the Architect's or Engineer's review of shop drawings, submittals, product data or samples.
9.	All Work shall be performed within strict conformance to the minimum standards of the current edition of the International Building Code (IBC) and all applicable national, state and local laws, regulations and ordinances.	21.	The Contractor warrants that materials and equipment furnished under the Contract will be of good quality and new unless identified otherwise in the Contract Documents.	34.	The Architect has the authority to order minor changes in the Work not involving adjustment to the Contract Sum or extension of the Contract Time. Such orders shall not be inconsistent with the intent of the Contract Documents. Such minor changes will be issued in written format, signed by the Architect.
10.	The Contractor shall comply with notices given and required by lawful orders of public authorities applicable to the performance of the Work.	22.	The Contractor shall guarantee and warranty all work and materials to the project to be free from defects for a minimum of one year from the date of substantial completion and promptly remedy such defects and any subsequent damage caused by the defects or repair thereof at no expense to the Owner. Guarantee and warranty periods greater than one year may be required elsewhere in the Contract Documents.	35.	The existing building and the areas adjacent to the project scope of work will remain occupied during construction. Contractor to minimize disturbances, noise, dust and debris as much as reasonable in order for the building to remain an active and safe facility.
11.	The Contractor shall coordinate locations of any and all items, including but not limited to: existing conditions, civil, landscape, structural, mechanical, plumbing, electrical, lighting, data, voice and audio/visual; including, but not limited to all structure, equipment, ductwork, piping and conduit. Coordinate all required clearances for installation and maintenance of the above items.	23.	Where any item or material is indicated in the Contract Documents and not necessarily detailed in each specific case, but are required for a complete and professional installation, such item or material shall be provided as if shown and detailed in full. Contractor to provide all necessary labor, materials, means and methods to furnish and install.	36.	The Contract Documents (drawings, project manual, etc.) will be issued to the General Contractor in electronic portable document format (pdf). The General Contractor, sub-contractors, and all others shall be responsible for reproduction (printing) and reproduction costs of the Contract Documents for their use before, during, and after construction operations.
12.	The Contractor shall supervise and direct the Work, using the best skill and attention necessary and shall be solely responsible for all construction means, methods, techniques, sequences, procedures and for coordination of all portions of the Work described in the Contract Documents.	24.	The Contractor shall employ a competent Project Manager, Superintendent and necessary personnel for the Work. The Superintendent shall be in attendance at the Project site during execution of the Work.		
		25.	The Contractor shall comply with all sections of Chapter 33 of the 2018 I.B.C.		

@ # (e)	At Pound or Number Existing	In ID	Inches Inside Diameter
AC	Asphaltic Concrete	Lav	Lavatory
ACT	Acoustical Ceiling Tile	Lbs	Pounds
AFF	Above Finished Floor	LED	Light Emitting Diode
Alum	Aluminum	LF	Linear Feet (foot)
AV	Audio Visual	Max	Maximum
CF/CI	Contractor Furnished / Contractor Installed	Mfrs	Manufacturer's
CF/OI	Contractor Furnished / Owner Installed	Min	Minimum
CJ	Control Joint	Misc	Miscellaneous
CL	Center Line	MO	Masonry Opening
CMU	Concrete Masonry Unit	NIC	Not in Contract
Conc	Concrete	No	Number
Cont	Continuous	OC	On Center
CPT	Carpet	OD	Outside Diameter
CT	Ceramic Tile	OF/CI	Owner Furnished / Contractor Installed
CTV	Cable Television	OF/OI	Owner Furnished / Owner Installed
Deg	Degree	R	Radius
Demo	Demolition	RCP	Reflected Ceiling Plan
DF	Drinking Fountain	Rev	Revision
Dia	Diameter	RO	Rough Opening
Dim	Dimension	RWL	Rain Water Leader
Ea	Each	SS	Stainless Steel
EJ	Expansion Joint	T&G	Tongue and Groove
EWC	Electric Water Cooler	T	Tempered
FD	Floor Drain	TO	Top of
FDC	Fire Department Connection	TYP	Typical
FE	Fire Extinguisher	UNO	Unless Noted Otherwise
FEC	Fire Extinguisher	VCT	Vinyl Composition Tile
FF&E	Cabinet Furniture, Fixtures and Equipment	VIF	Verify in Field
FRP	Fiber Reinforced Plastic	WC	Water Closet
FT	Feet or Foot	WD	Wood
Ga	Gage	WH	Water Heater
Galv	Galvanized		
Gyp bd	Gypsum Board		
HB	Hose Bib		
HC	Hollow Core		
HM	Hollow Metal		
HW	Hot Water		

		North Arrow
Detail Number Sheet Number		Detail Indicator
		Detail Indicator
		Detail Indicator
		Detail Indicator
		Building Section Indicator
		Wall Section Indicator
		Exterior Elevation Indicators
		Interior Elevation Indicators
		Grid Line
		Room Tag
		Door Tag
		Window Tag
		Wall or Partition Type
		Accessory Tag

Project Team

Owner	Architecture
State Public Works Division	Paul Cavin Architect, LLC
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Contact: Dustin Cheney	Contact: Paul Cavin, AIA
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	Contact: Mike Maddox
	e-mail: mike@paulcavin.design.com

Scope of Work

The project consists of environmental abatement and installation of a plastic vapor barrier in the crawl spaces of each of the seven building.

Vicinity Map

The map shows the project location in Carson City, Nevada, near the intersection of Highway 395 and Highway 93. The project location is marked with a red pin and labeled 'Project Location'. Surrounding areas include Carson City, Sparks, and Reno. Key landmarks and roads are labeled, including Carson City Boulevard, Carson City, Sparks, Reno, and various highways. A north arrow and 'No Scale' indicator are also present.

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<u>General</u>	
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G100	General Information and Project Data
<u>Architectural</u>	
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A104	Foundation Plan - Building 57
A105	Foundation Plan - Building 65
A106	Foundation Plan - Building 67
A107	Foundation Plan - Building 107
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Design Criteria	
<u>Applicable Codes and Regulations:</u>	
2018 International Building Code	
2018 International Fire Code	
Current Northern Nevada Amendments	
2010 Americans with Disability Act Standards	
2009 ICC/ANSI A117.1	
<hr/>	
Basis of Design	
Project Address: 5500 Synder Ave.	
APN: Carson City, NV 89701	
Zoning: 00-924-119	
P	
<u>Building 3</u>	
Year Built: 1930	

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Applicable Codes and Regulations:


- 2018 International Building Code
- 2018 International Fire Code
- Current Northern Nevada Amendments
- 2010 Americans with Disability Act Standards
- 2009 ICC/ANSI A117.1

Project Address:	5500 Synder Ave. Carson City, NV 89701 00-924-119 P
APN:	
Zoning:	
<u>Building 3</u>	
Year Built:	1930
(e) Construction Type:	V-B
(e) Occupancy Group:	B
(e) Square Footage:	5,917
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 12</u>	
Year Built:	1941
(e) Construction Type:	V-B
(e) Occupancy Group:	R-2
(e) Square Footage:	14,572
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 13</u>	
Year Built:	1941
(e) Construction Type:	V-B
(e) Occupancy Group:	R-2
(e) Square Footage:	14,572
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 57</u>	
Year Built:	1939
(e) Construction Type:	V-B
(e) Occupancy Group:	B
(e) Square Footage:	3,000
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 65</u>	
Year Built:	1937
(e) Construction Type:	V-B
(e) Occupancy Group:	B
(e) Square Footage:	2,102
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 67</u>	
Year Built:	1939
(e) Construction Type:	V-B
(e) Occupancy Group:	B
(e) Square Footage:	4,862
Fire Sprinklers:	No
Fire Alarm:	No
<u>Building 107</u>	
Year Built:	1963
(e) Construction Type:	V-B
(e) Occupancy Group:	B
(e) Square Footage:	32,832
Fire Sprinklers:	No
Fire Alarm:	No

project

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drawn by	Author
reviewed by	PAC
date	12/14/2022
project number	22042
drawing name	

sheet number

G100



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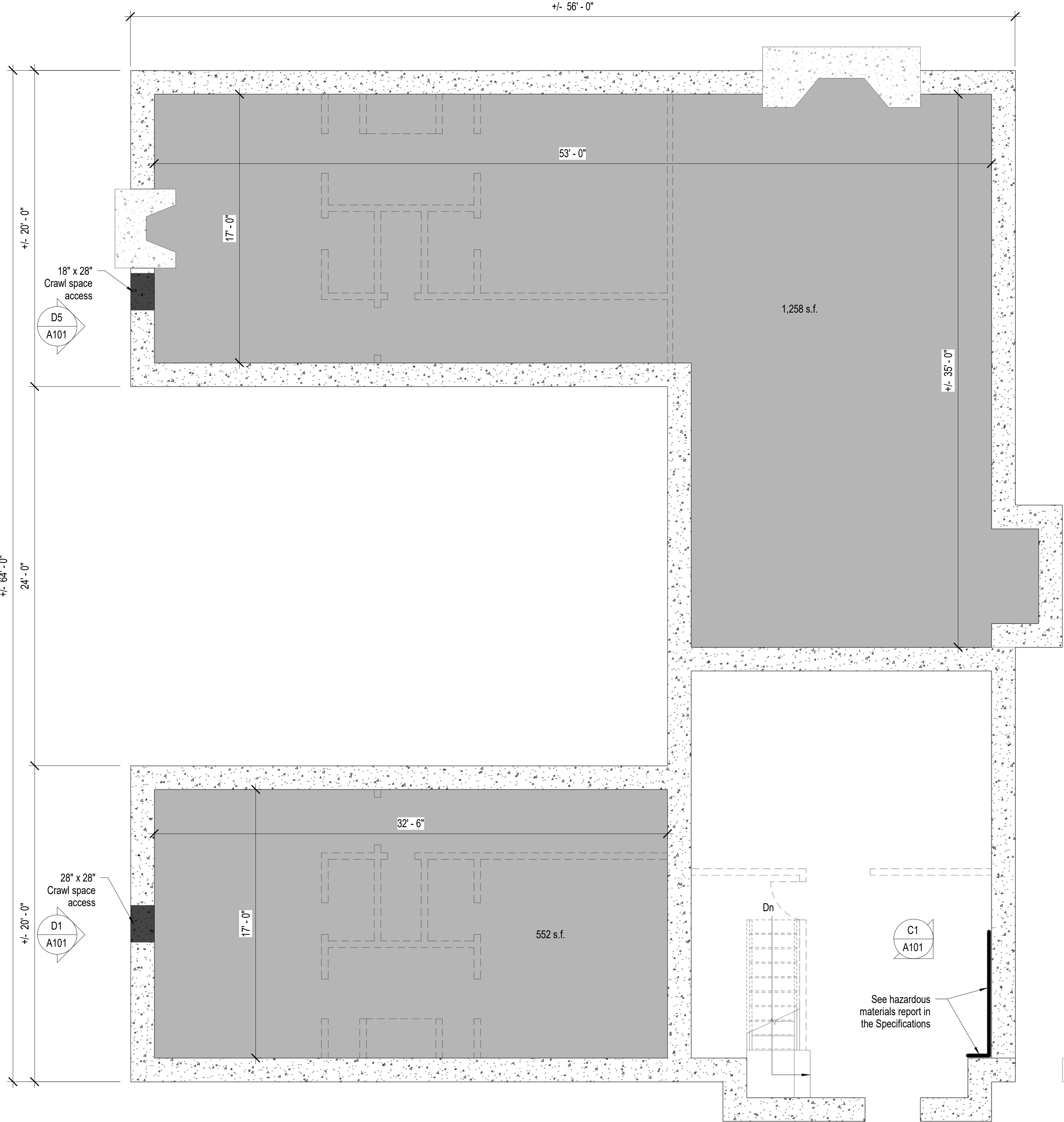
Facility Site Map

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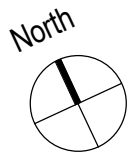
A001



D5 Photo of Existing Conditions



D4 Foundation Plan - Building 3
1/4" = 1'-0"



Foundation Plan Notes

1. Coordinate construction operations, schedule, and sequencing with State Public Works Project Manager and Stewart Facility staff.
2. A hazardous materials report has been completed under a separate contract with SPWD and a copy of the report and work performed is available in the specifications.
3. All dimensions are from face of finish, unless noted otherwise. Contractor to verify all necessary dimensions in order to execute the work.
4. The Contractor will be responsible for setting the exact limits of construction required in order to perform the work.
5. The Contractor shall maintain a clean environment during all constructions operations, and shall conduct a final cleaning of entire area of work at the conclusion of the project.
6. The Contractor shall protect existing finishes from construction traffic, cutting, and all construction activities.
7. See Project Manual and Specifications for additional information and requirements.
8. Contractor shall remove any miscellaneous debris not mentioned in the hazardous materials report and level out any soil mounds in the crawl space prior to installation of the new vapor.

Foundation Legend

- Existing foundation wall
- Existing walls above existing sub-floor
- Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 1,810 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
- Existing crawl space access



B1 Photo of Existing Conditions



C1 Photo of Existing Conditions



D1 Photo of Existing Conditions

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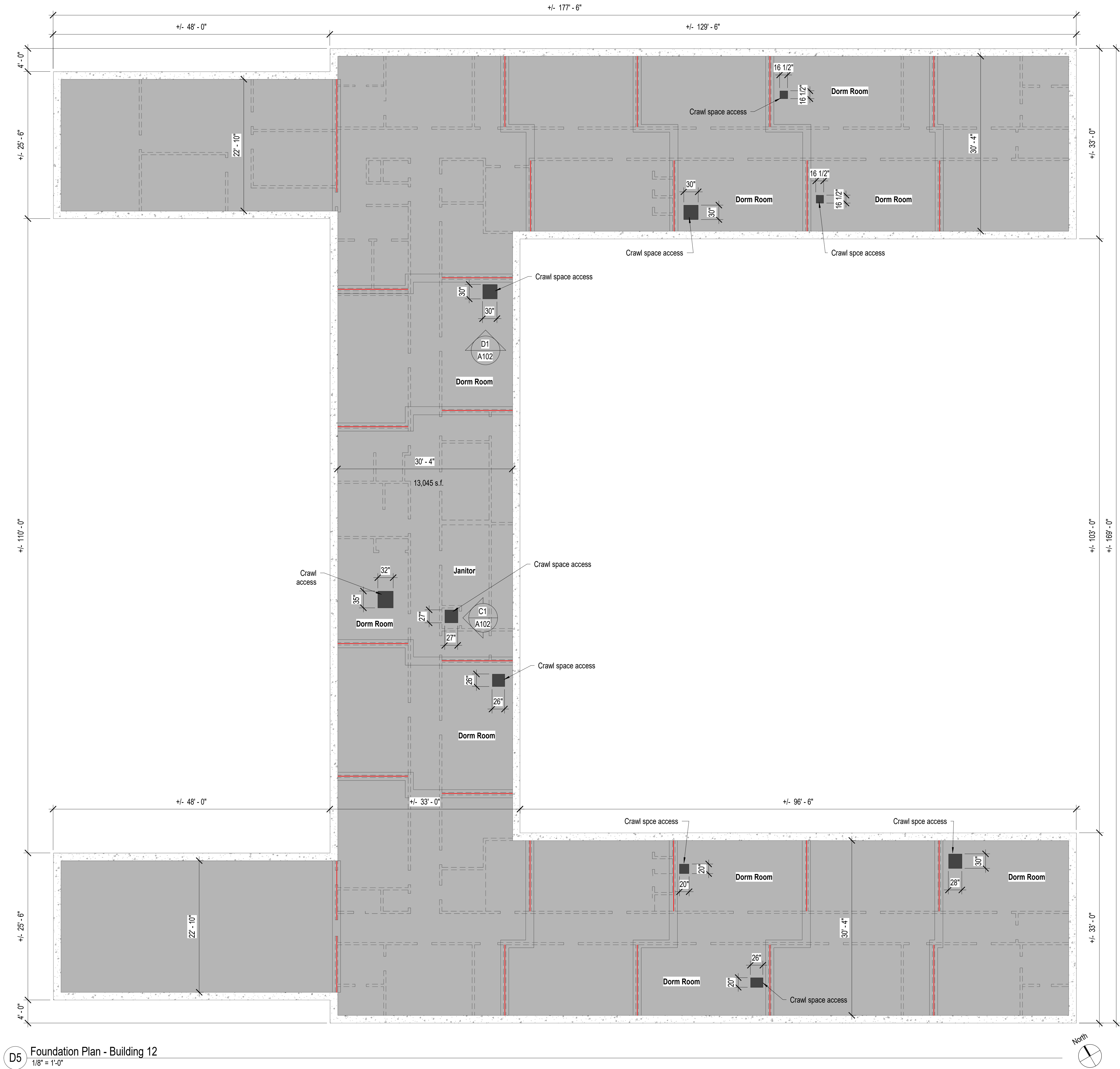
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drawing name	

Foundation Plan -
Building 3

sheet number

A101



Foundation Plan Notes

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Foundation Legend

- Existing foundation wall
- Existing walls above existing sub-floor
- Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 13,045 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
- Existing crawl space access
- Existing strip footing /sheer wall



B1 Photo of Existing Conditions



C1 Photo of Existing Conditions



D1 Photo of Existing Conditions

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No.	Description	Date

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date	12/14/2022
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drawing name	

Foundation Plan -
Building 12

sheet number

A102



Foundation Plan Notes

1. Coordinate construction operations, schedule, and sequencing with State Public Works Project Manager and Stewart Facility staff.
2. A hazardous materials report has been completed under a separate contract with SPWD and a copy of the report and work performed is available in the specifications.
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Foundation Legend

- Existing foundation wall
- Existing walls above existing sub-floor
- Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 13,045 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
- Existing crawl space access
- Existing strip footing /sheer wall



B1 Photo of Existing Conditions



C1 Photo of Existing Conditions

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drawing name	

Foundation Plan -
Building 13

sheet number

A103

1. Coordinate construction operations, schedule, and sequencing with State Public Works Project Manager and Stewart Facility staff.
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8. Contractor shall remove any miscellaneous debris not mentioned in the hazardous materials report and level out any soil mounds in the crawl space prior to installation of the new vapor.

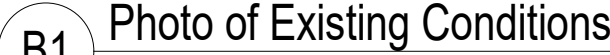
Existing foundation wall

Existing walls above existing sub-floor

Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space approximately 2,141 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.

Existing crawl space access

Assumed existing post and pair blocks



consultant

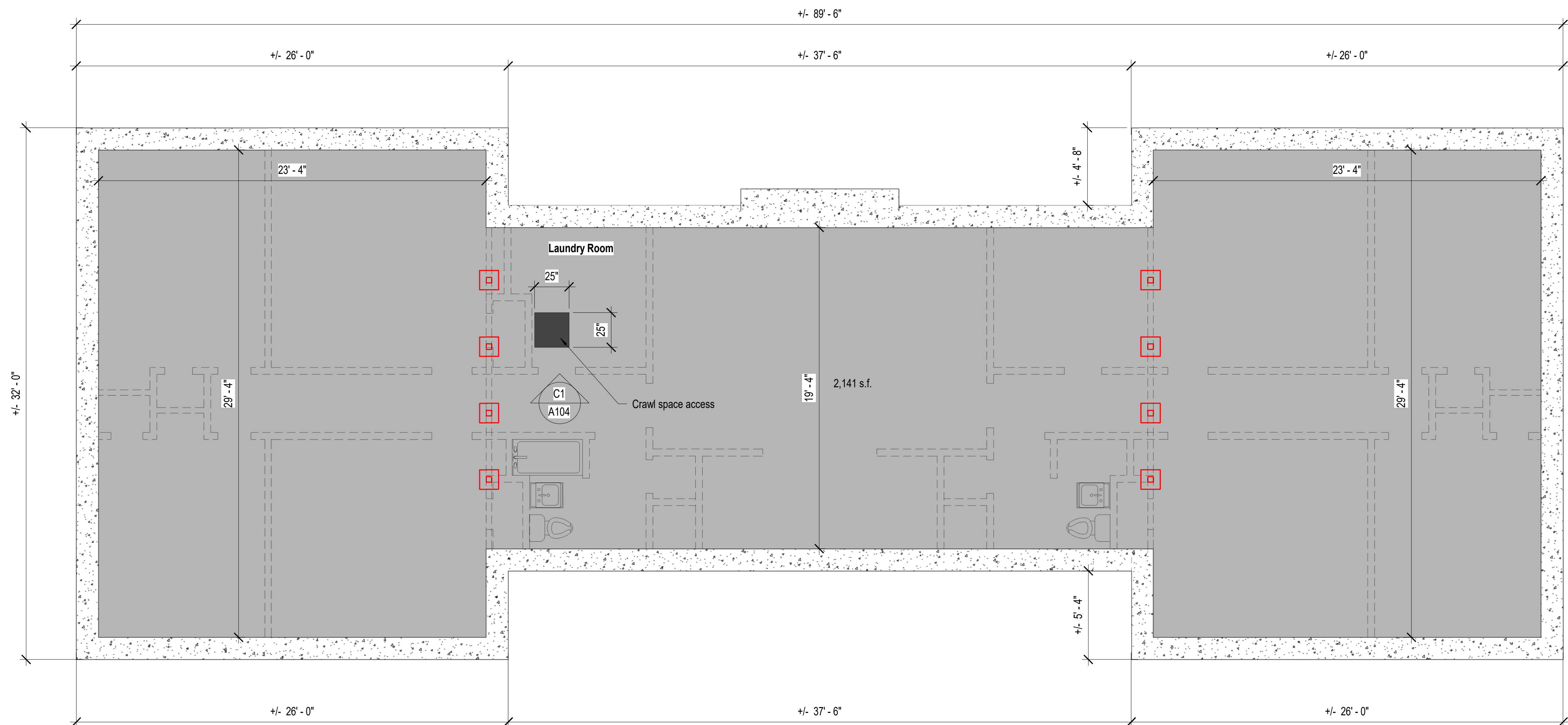
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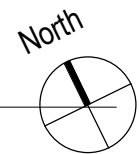
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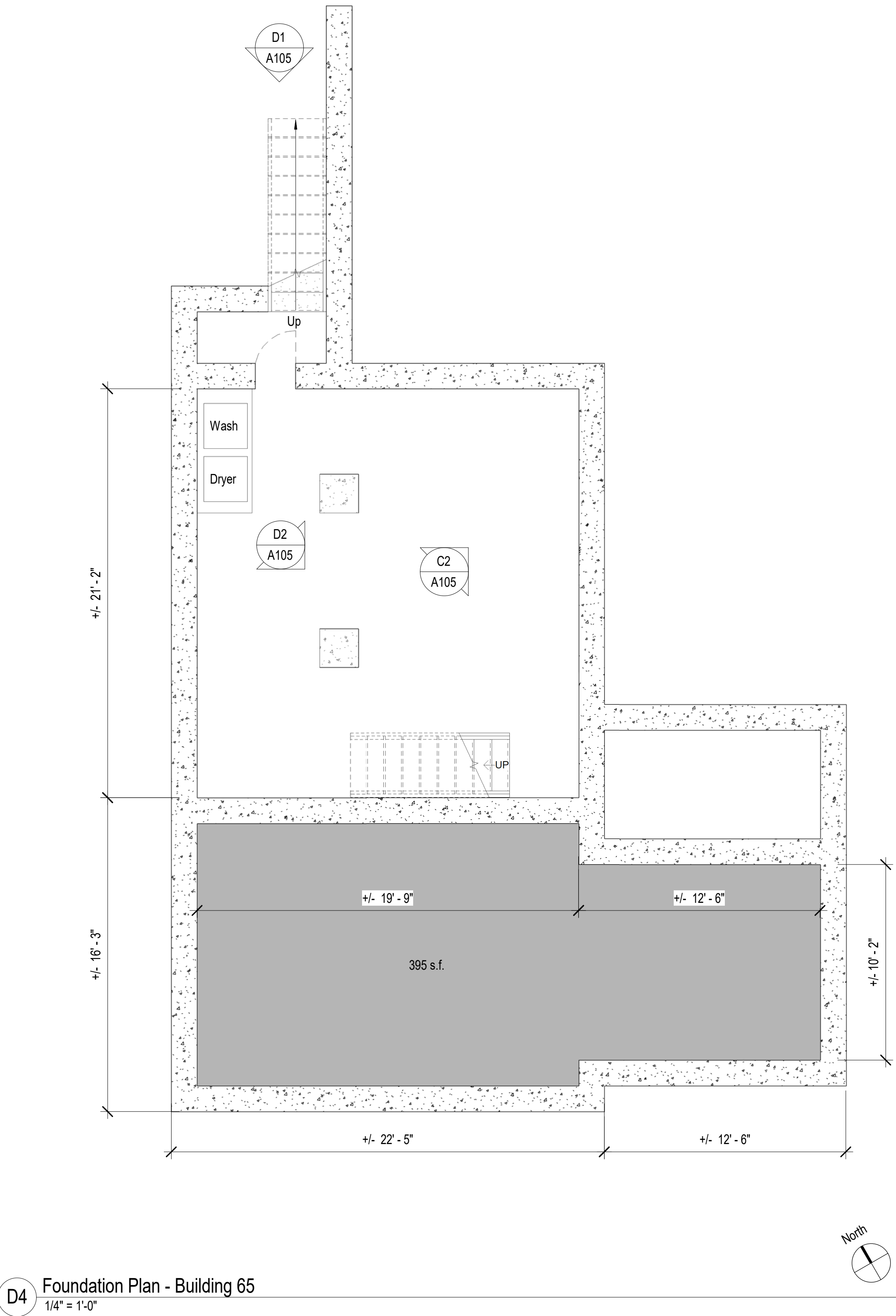
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A104



D5 Foundation Plan - Building 57
1/4" = 1'-0"





D4 Foundation Plan - Building 65
1/4" = 1'-0"



C2 Photo of Existing Conditions



D2 Photo of Existing Conditions



C1 Photo of Existing Conditions



D1 Photo of Existing Conditions

Foundation Plan Notes

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Foundation Legend

- Existing foundation wall
- Existing walls above existing sub-floor
- Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 395 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
- Existing crawl space access

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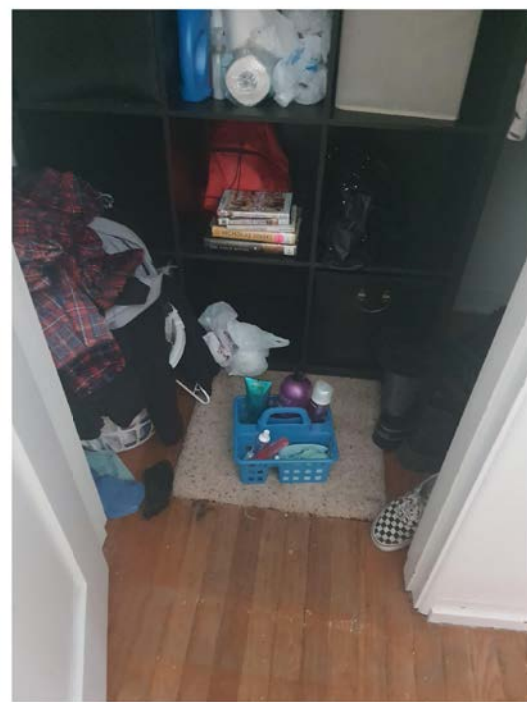
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Foundation Plan -
Building 65

sheet number

A105



A3 Photo of Existing Conditions



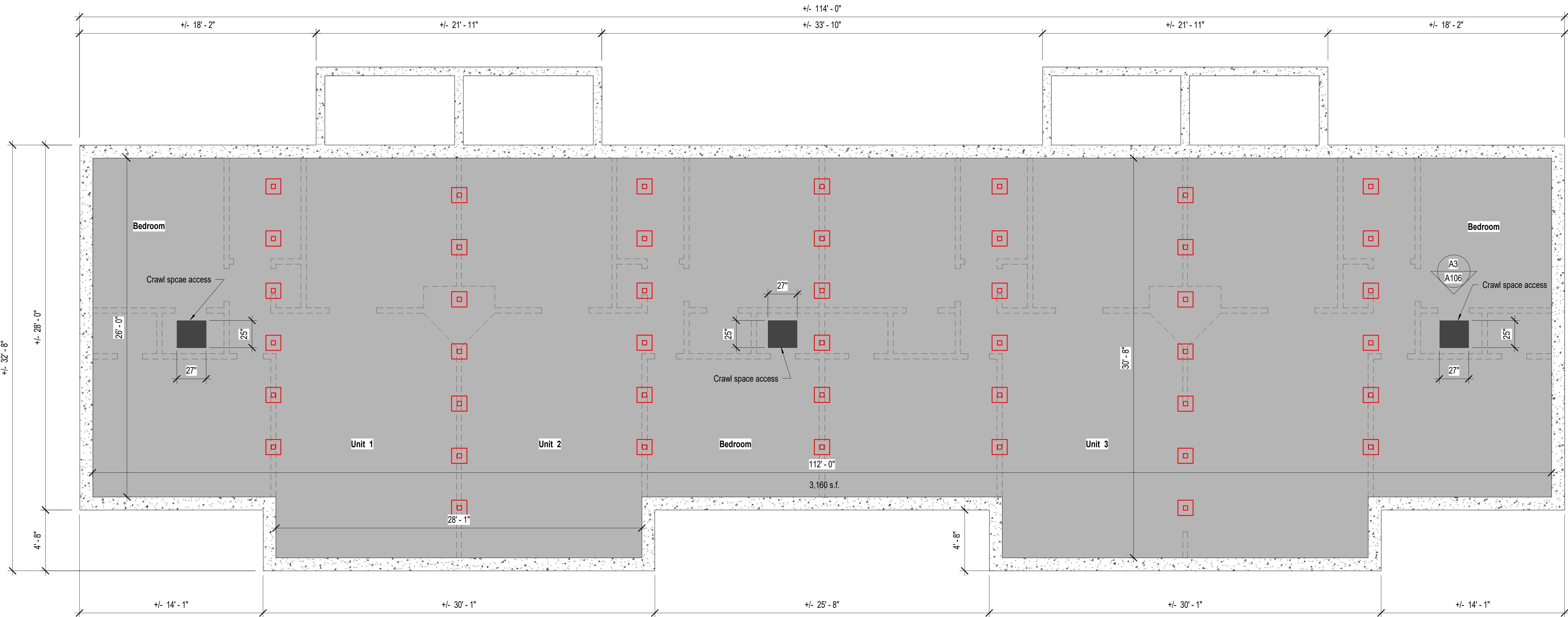
A2 Photo of Existing Conditions

Foundation Plan Notes

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Foundation Legend

- Existing foundation wall
- Existing walls above existing sub-floor
- Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 3,160 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
- Existing crawl space access
- Assumed existing post and pair blocks



D5 Foundation Plan - Building 67
1/4" = 1'-0"

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

consultant

project

**Air Quality and Vapor Barrier
Various Buildings Stewart Facility**

State Public Works Division
515 East Musser Street, Suite 102
Carson City, Nevada 89701-4263

revisions

No.	Description	Date

drawn by RBR/MLM
reviewed by PAC
date 12/14/2022
project number 22042
drawing name






Foundation Plan -
Building 67

sheet number

A106



Foundation Legend

-  Existing foundation wall
-  Existing walls above existing sub-floor
-  Clear heavy duty 10 mil. polyethylene vapor barrier in crawl space, approximately 30,355 s.f. All joints shall be sealed with a minimum 4" overlap. The vapor barrier shall be continuous applied to the perimeter concrete foundation walls 12" minimum, installed per manufactures recommendations.
-  Existing crawl space access
-  Assumed existing post and pair blocks

Foundation Plan Notes

1. Coordinate construction operations, schedule, and sequencing with State Public Works Project Manager and Stewart Facility staff.
2. A hazardous materials report has been completed under a separate contract with SPWD and a copy of the report and work performed is available in the specifications.
3. All dimensions are from face of finish, unless noted otherwise. Contractor to verify all necessary dimensions in order to execute the work.
4. The Contractor will be responsible for setting the exact limits of construction required in order to perform the work.
5. The Contractor shall maintain a clean environment during all constructions operations, and shall conduct a final cleaning of entire area of work at the conclusion of the project.
6. The Contractor shall protect existing finishes from construction traffic, cutting, and all construction activities.
7. See Project Manual and Specifications for additional information and requirements.
8. Contractor shall remove any miscellaneous debris not mentioned in the hazardous materials report and level out any soil mounds in the crawl space prior to installation of the new vapor.

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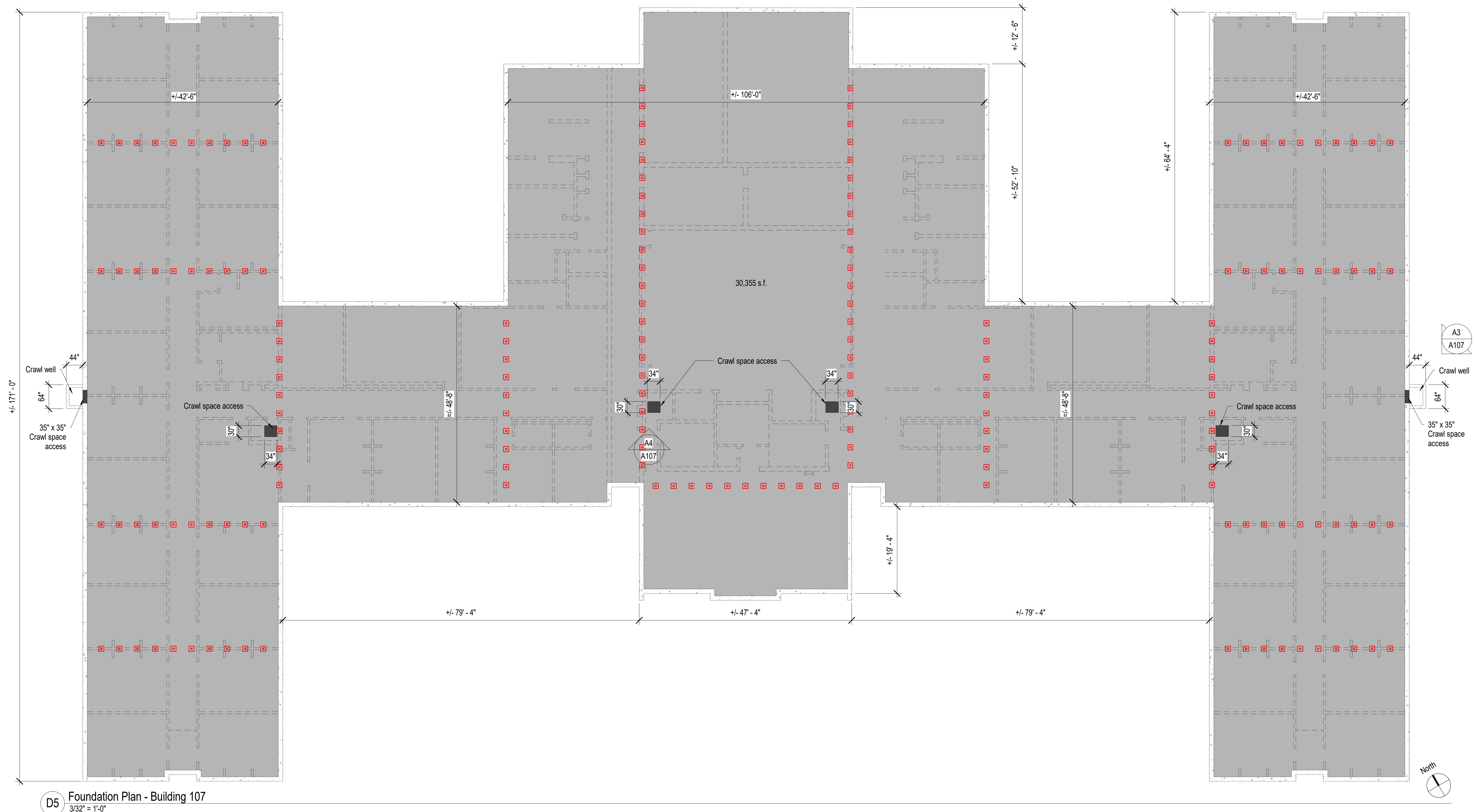
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project number	22042
drawing name	

Foundation Plan -
Building 107

sheet number

A107