Douglas County Community Services
Kahle Community Center Improvements
PWP - DO - 2018 - 043

Douglas County Community Services / Parks and Recreation
P.O. Box 218
Minden, Nevada 89423

Bid Documents
11/8/2017
Project Notes

1. Coordinate construction operations, schedules, and sequence with Douglas County Project Manager and Kahle Community Center staff.
2. Refer to the Project Manual and other Drawings for additional information and requirements.
3. Contractor is responsible for safety and security of the Contractor parking and staging area. Contractor shall maintain this area at all times.
4. Contractor parking and staging area is also utilized by emergency personnel.

Contractor parking and staging area

Parking area at this location is not available.

Patron parking keep clear

Patron drop off keep clear

Access drive to contractor staging and parking area

Access drive to parking garage, keep clear
Demolition Floor Plan Notes

1. Demolition Demolition: remove arches and columns in Kahle Community Center, tear down the south wall, and tear down the east wall. Draw new wall lines.
2. For purposes of reconstruction, all areas not shown to be removed will be remained.
3. The drawings reflect existing conditions and components as seen from the date of survey, January 2017.
4. The buildings are to be demolished and the site to be made suitable for future use.
5. Existing floor drain, existing epoxy floor coating, clean and prep for new floor.
6. Existing concrete slab on grade, remove and replace.
7. Remove existing carpet in areas shown, prep for new carpet.
8. Remove carpet on stair treads, risers, and landings from first floor to second floor.
9. Gymnasium floor to remain as is, protect in place, N.I.C.
10. Remove carpet in Gymnasium area, existing pad to remain.
11. Existing carpet in office to remain.
12. Gymnasium floor to remain, as is, protect in place, N.I.C.
13. Remove carpet in Gymnasium area, existing pad to remain.
14. Gymnasium floor to remain as is, protect in place, N.I.C.
15. Remove and re-use thresholds along the gym floor.
16. Remove and re-use thresholds along the gym floor.
17. Existing tile to remain.
18. Remove threshold at door.
19. Remove threshold at door.
20. Remove wall padding and return to Kahle Community Center staff.
21. Remove wall padding and return to Kahle Community Center staff.
22. Remove wall padding and return to Kahle Community Center staff.
23. Remove existing floor mats in entry vestibule.
24. Remove existing floor mats in entry vestibule.
25. Remove existing floor mats in entry vestibule.
26. Remove existing floor mats in entry vestibule.
27. All wall padding on west side of gym to remain.
28. All wall padding on west side of gym to remain.
29. All wall padding on west side of gym to remain.
30. All wall padding on west side of gym to remain.
31. Existing play structure in this area to remain, remove and re-install play structure floor padding as necessary.
32. Existing play structure in this area to remain, remove and re-install play structure floor padding as necessary.
Altering or modifying floor layouts is necessary for the installation of carpet. Install carpet on stair treads and landings from first floor to second floor. Remove and re-install marker as needed for installation of carpet. Install gymnasium wall padding on each door, adjust to ensure smooth operation of doors. Re-use existing transition strip.

Existing play structure in this area to remain, remove and re-install play structure floor padding as necessary.

Install carpet on stair treads and landings from first floor to second floor. Remove and re-install marker as needed for installation of carpet.

Install aluminum saddle thresholds. Remove and re-install threshold as needed for installation of carpet.

Remove and re-install threshold as needed for installation of carpet.

Remove and re-install threshold as needed for installation of carpet.

Remove and re-install threshold as needed for installation of carpet.
1. The new single-ply roof system is as follows:
   a. Single-ply roofing is over
   b. 1/8" waterproofing over
   c. Existingepoxy coating, over
   d. Existing roof drainage system, over
   e. Randoval drain and overflow drain, over
   f. Existing coping, over

2. The new revised net area is as follows:
   a. Existing sloped metal roofing to remain
   b. 1'-0" high resolution, over
   c. 1'-0" deep metal roofing, over
   d. Existing wood truss at 10'-0".

3. Coordination and construction details are in accordance with Douglas County Permit Management and Community Center.

4. In the event the alterations will cause a condition where existing criteria appear any open to the weather, the Contractor shall seal the openings from the effects of excessive exterior conditions. The building should be weather tight at the conclusion of work.

5. The Contractor shall remove all existing materials that have been deemed sound by the installation or removal of new materials. Floors, windows, or other items that are not in their proper place and or not in proper condition shall be removed before proceeding with new construction.

6. Operations科shall be closed, and filled, and all operations to prevent damage to the existing building.

7. Refer to Project Municipal specifications for standard locations and descriptions.

8. References and details from existing roof to incorporate new roof sections.

9. All dimensions are approximate. Contractor to verify all necessary dimensions.

10. Where existing and new roof membranes meet, those described on the details. Contractor shall detail each interface in each detail as required for working drawings.

11. Roof and similar construction is in accordance with roof manufacturer's recommendations as per drawings.

12. The Contractor shall coordinate the exterior roof to the threshold of exterior openings shall be of 1'-0". Contractor shall detail and cleaning necessary to protect roof from damage, exposure, weather, etc., and other criteria required.

13. The Contractor shall detail work to the existing roof to comply with the new roof membranes in accordance with the details.

14. The Contractor shall detail work to connect existing construction to the new single-ply roofing.

15. Roofing, valleys, or other areas required on the new roof membrane, the Contractor shall detail all necessary details to comply with the new roof membrane in accordance with the details.

16. The Contractor shall detail work to connect existing diaphragm to the new diaphragm in accordance with the details.

17. The Contractor shall detail all existing roof and new roof details to comply with the new roof membrane in accordance with the details.

18. Roofing, valleys, or other areas required on the new roof membrane, the Contractor shall detail all necessary details to comply with the new roof membrane in accordance with the details.
Exterior Elevation Notes

1. Existing exterior CMU wall system consists of 4" CMU face leaf over 3" CMU back leaf.
2. Existing exterior CMU is kashmir 1211.
3. Owner and/or exterior CMU, see specifications.
4. Contactor's copy to be reviewed by owner in lieu of notes and specifications; see drafts in C and D for the exterior elevation information.

Note: Powder coat ice dams to match existing building siding (dark green); verify color in the field; custom color as needed.

Use 9" or 10" masonry anchors at all brackets.

1/4" Plate steel

Note: Verify all dimensions in the field with existing ice dam brackets.

A301

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Exterior Elevations

West Elevation

South Elevation

Ice Dam Elevation

Ice Dam Section

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Douglas County Community Services
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1/8" = 1'-0"

1/8" = 1'-0"

1/8" = 1'-0"

4'-0" beyond roof edge, support with metal framing

5" Ice Dam Section

11/8/17

17016

11/8/2017

1/8" = 1'-0"

3/4" = 1'-0"

3" = 1'-0"

New metal siding to match existing metal siding, all roof trim and fastened as needed.

Existing metal siding to remain.

Repair and re-point CMU at this location.

Extend valley gutter 4"-6" beyond roof edge, support with metal framing.

Install a minimum of 12 snow retaining clips in roof valley.

Install a minimum of 12 snow retaining clips in roof valley.

Remove, repair, repaint, and re-install ice dam; Steel bars broken and connection to CMU has failed.

Mounting tab with two 9/16" holes for masonry anchors.

Repair and re-install ice dam; Steel bars are bent and connection to CMU is bent.

Repair and re-install ice dam; Steel bars are bent and connection to CMU is bent.

Remove, repair, repaint, and re-install ice dam; Steel bars are bent and connection to CMU is bent.

Install a minimum of 12 snow retaining clips in roof valley.

Removal, repair, repaint, and re-install ice dam; Steel bars are bent and connection to CMU is bent.

New metal roofing to match existing metal roofing, all edge flashing and detailing to match existing.

Repair damaged and bent metal edging at building corner.

Repair and re-point CMU at this location.

New metal roofing to match existing metal roofing, all edge flashing and detailing to match existing.

Repair damaged and bent metal edging at building corner.

Repair damaged and bent metal edging at building corner.

Install a minimum of 12 snow retaining clips in roof valley.

Repair damaged and bent metal edging at building corner.

Install a minimum of 12 snow retaining clips in roof valley.
**Exterior Elevation Notes**

1. Existing exterior CMU wall system consists of 8" CMU base and 6" CMU above slab.
2. Existing exterior CMU is to be repaired as needed.
3. Paint and exterior CMU as specified.
4. Contractor to provide all necessary labor and materials.

**Project: Kahle Community Center Improvements**
Douglas County Community Services
P.O. Box 218
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**Sheet Number:** A302

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**Sheets:**
- East Elevation
- North Elevation

**Exterior Elevation Notes:**

- **East Elevation**
  - Exterior CMU to remain
  - Steel bars are bent and connection to CMU is bent.
  - Repair and reconstruct damaged CMU at corner of building, re-point as needed.

- **North Elevation**
  - Metal roof system, see Specifications
  - Snow retaining clips half way up sloped roof, see Specifications
  - Existing wall vent, relocate to face of new metal siding
  - Existing exterior light (wall pack), relocate to face of new metal siding
  - Parapet and parapet coping

**Specifications:**

- Snow retaining clips half way up sloped roof, see Specifications
- Existing wall vent, relocate to face of new metal siding
- Existing exterior light (wall pack), relocate to face of new metal siding
- Parapet and parapet coping
Remove metal roofing down to wood roof sheathing

Existing 28" TJIs at 16" o.c. to remain

Existing 3/4" plywood roof sheathing to remain

Existing TJI blocking to remain

Existing wide flange and blocking to remain

Existing CMU wall beyond

Existing hollow metal framing and glazing to remain

Remove metal roofing and plywood roof sheathing at gable

Remove blocking

Remove 2x cripple wall

Remove 11-7/8" TJIs at 24" o.c.

Remove 2x6 framing at 16" o.c.

Remove 2x4 furring at 24" o.c.

Remove all associated blocking with gable

Remove metal siding

Remove plywood sheathing

Existing 3/4" plywood roof sheathing

Existing TJI blocking

Existing wide flange and blocking

Existing CMU wall beyond

New metal roofing system

North wall over-framing:
Attach to existing framing, new over-framing to match existing, adjacent framing:

2x4 studs at 24" o.c.

2x Kicker, attached to new over framing and existing TJI at 4'-0" o.c.

Metal siding system, profile, detailing, and color to match existing metal siding system

Metal soffit panel to match existing metal soffit panels

1'-0"
### Door Schedule

<table>
<thead>
<tr>
<th>Door Number</th>
<th>Door Frame</th>
<th>Details</th>
<th>Hardware Group</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>101A</td>
<td>Door Frame</td>
<td>Material</td>
<td>Material Size</td>
<td>Type</td>
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<tr>
<td>101A</td>
<td>Door Frame</td>
<td>Metal</td>
<td>Metal</td>
<td>3'-4&quot; x 7'-10&quot;</td>
</tr>
<tr>
<td>101B</td>
<td>Door Frame</td>
<td>Material</td>
<td>Material Size</td>
<td>Type</td>
</tr>
<tr>
<td>101B</td>
<td>Door Frame</td>
<td>Metal</td>
<td>Metal</td>
<td>3'-4&quot; x 7'-10&quot;</td>
</tr>
</tbody>
</table>

### Door Types

- **Full Glazed (FG)**

### Door Frame Types

- **3'-4" x 7'-10"**

### Door Hardware Groups

- **FG**

### Sheet Notes

1. See Project Specification for wall finishes.
2. Alumi... type and installation condition in the full plate to... modifications and installation of new hardware.
3. Undercut door to fit in door frame with threshold and door shoe.

### Door Schedule Legend

- **D**: Door
- **T**: Threshold
- **C**: Casing
- **V.C**: Vertical Casing
- **W.C**: Window Casing

### Door Types

- **Full Glazed (FG)**

### Door Frame Types

- **3'-4" x 7'-10"**

### Door Hardware Groups

- **FG**

### Exterior Threshold

- **3" = 1'-0"**

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Project Name: Kahle Community Center

Improvements

Douglas County Community Services

P.O. Box 218

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Project Number: A601

Sheet Number: A601

Date: 11/8/2017

Reviewed by: PC

Drawn by: PC

Project: Kahle Community Center Improvements

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Exterior Elevation Notes

1. Vertical wall carpet over 5/8" plywood sheathing over existing wall sheathing.

2. All dimensions are approximate, verify all dimensions in the field prior to fabrication and installation of materials.

3. See Project Manual for additional information and requirements.