

1. CONTRACT DOCUMENTS SHOW THE DESIGN INTENT OF THE ARCHITECT. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SHOW THE ARCHITECT'S INTENT IN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE DRAWINGS INDICATE OR DESCRIBE WORK REQUIRED FOR SELECTED PERFORMANCE AND COMPLETION OF THE WORK. THE SPECIFICATIONS DESCRIBE ALL STANDARDS OF QUALITY FOR ALL MATERIALS, SYSTEMS, AND PRODUCTS UTILIZED IN THIS PROJECT. THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. IN ALL MATTERS RELATED TO THE INTERPRETATION OF THESE VARIOUS DRAWINGS AND SPECIFICATIONS, THE ARCHITECT'S WRITTEN STATEMENT SHALL BE CONSIDERED FINAL.

2. ALL WORK SHALL MEET OR EXCEED THE LATEST APPLICABLE EDITIONS OF ADOPTED LOCAL, STATE AND FEDERAL CODES AND ORDINANCES. SUCH CODES SHALL INCLUDE BUT ARE NOT LIMITED TO THE NATIONAL BUILDING CODE (NBC) WITH SOUTHERN NEVADA AMENDMENTS, NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS, NATIONAL MECHANICAL CODE (MNC) WITH SOUTHERN NEVADA AMENDMENTS, NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE (NFPA 101), COUNCIL OF AMERICAN BUILDERS (CABO) ANSII 117.1 AND THE AMERICANS WITH DISABILITIES ACT. ALSO, ALL APPLICABLE LOCAL, STATE AND FEDERAL AMENDMENTS, LAWS, ORDINANCES, REGULATIONS, RULES, ORDINANCES, AND DECISIONS OF THE STATE OF NEVADA. THE CONTRACTOR SHALL HAVE JURISDICTION OVER THE PROJECT SHALL APPLY THROUGHOUT THE PROJECT AS THOUGH PRINTED HEREIN. ALL WORK REQUIRED BY THE CODES AND LAWS SHALL BE INCLUDED IN THE CONTRACT SUM.

3. CONTRACTOR TO EXAMINE PLANS AND SPECIFICATIONS THOROUGHLY. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL VERIFY THAT THE WORK IS BUILDABLE AS SHOWN. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY WORK RESULTING IN DAMAGE OR DEFECT.

4. CONTRACTOR TO VERIFY SITE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE PRIOR TO BID AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING CONDITIONS AND FIELD CONDITIONS AND FIELD CONDITIONS. ANY CONFLICTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY TO PROCEEDING WITH ANY WORK IN QUESTION.

5. CONTRACTOR TO INFORM ARCHITECT OF DISCREPANCIES IN CONTRACT DOCUMENTS: SHOULD A CONFLICT OR DISCREPANCY OCCUR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY EXISTING DAMAGE TO THE BUILDINGS, SITE IMPROVEMENTS, ETC. FAILURE TO DO SO SHALL PLACE THE CONTRACTOR WITH THE SOLE RESPONSIBILITY OF SUCH DAMAGE.

6. DO NOT SCALE DRAWINGS. ALL WRITTEN NOTES AND DIMENSIONS GOVERN.

7. SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT PRIOR TO ACCEPTANCE: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, FABRICATING OR INSTALLATION OF ANY MATERIALS, PRODUCTS, EQUIPMENT, OR SYSTEMS REQUIRED BY THE WORK. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE ARCHITECT HAS REVIEWED AND APPROVED THE SHOP DRAWING. ALL SHOP DRAWINGS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL MANUFACTURERS' INSTRUCTIONS AND/OR RECOMMENDATIONS. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

8. CONTRACTOR TO VERIFY EXISTING CONDITIONS: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF ANY EXISTING DAMAGE TO THE BUILDINGS, SITE IMPROVEMENTS, ETC. FAILURE TO DO SO SHALL PLACE THE CONTRACTOR WITH THE SOLE RESPONSIBILITY OF SUCH DAMAGE.

9. THE CONTRACTOR SHALL PRESERVE THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGE TO SITE: A) THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO AVOID DAMAGE TO EXISTING STRUCTURES, UTILITIES, OR EQUIPMENT. B) THE CONTRACTOR SHALL BE PAID TO THE EXISTING BUILDINGS, CURBS, PAVING, LANDSCAPING AND FENCES. C) THE CONTRACTOR SHALL PATCH, REPAIR (INCLUDING PAINT) OR REPLACE ANY OF THOSE ITEMS LISTED IN SUPPLEMENTARY (A) ABOVE, THAT HAVE BEEN DAMAGED, AND BE RESPONSIBLE FOR THE SATISFACTION OF THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS. D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE REPAIRED WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

10. CONTRACT SHALL NOT DISRUPT EXISTING UTILITIES. THE GENERAL CONTRACTOR SHALL TAKE CARE TO PROTECT AND MAINTAIN EXISTING UTILITIES, WHILE EXCAVATING, GRADING AND DRILLING OR DIGGING DURING OR DISRUPT EXISTING UTILITIES.

11. SITE OPERATIONS: THE CONTRACTOR SHALL CONFINED OPERATIONS AT THE SITE TO THE LIMIT OF WORK SHOWN HEREIN. SUCH OPERATIONS SHALL BE LIMITED TO THOSE PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND/OR EQUIPMENT. THE JOB SITE SHALL BE KEPT CLEAR OF OBSTRUCTIONS, DEBRIS, AND LITTER. ALL DEBRIS AND LITTER SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STORAGED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED.

12. CONTRACTOR TO MAINTAIN NEAT AND TIDY SITE: CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAR, ORDERLY AND SAFE MANNER. ALL DEBRIS AND LITTER SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.

13. CONTRACTOR TO STORE MATERIALS IN ORDERLY FASHION: THE CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT BY OWNERS' SPECIFICATIONS. ALL MATERIALS SHALL BE SPREAD OUT OR PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

14. COORDINATE ALL BLOCKING AND SUPPORT REQUIRED FOR FIXTURES, FURNISHINGS AND EQUIPMENT: THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL BLOCKING AND PENETRATIONS REQUIRED FOR THE INSTALLATION OF ALL FIXTURES, FURNISHINGS AND EQUIPMENT. ALL WORK NOT INDICATED OR NOT REQUIRED BY THE ARCHITECT SHALL BE INDICATED BY THE ARCHITECT. ALL WORK NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS. THIS REQUIREMENT INCLUDES ITEMS THAT ARE OWNER SUPPLIED.

15. DIMENSIONING IS AS FOLLOWS:
UNLESS OTHERWISE NOTED, DIMENSIONING IS AS FOLLOWS:
TO FACE OF STUDS (F.O.C.)
TO FACE OF CONCRETE (F.O.C.)
TO FACE OF MASONRY (F.O.M.)
TO TOP OF PARAPET (T.O.P.)
TO TOP OF PLATE (T.O.P.)
ALL DIMENSIONING MARKED 'CLEAR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.

16. CONTRACTOR RESPONSIBLE FOR DAMAGE OR LOSS ON SITE: WHEN THE CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS, WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS. ALL ITEMS NOTED ON PLANS, WHETHER IN CONTRACT OR NOT IN CONTRACT, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STORAGED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. ALL MATERIALS SHALL BE KEPT CLEAN TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.

17. ALL TRADES TO BE FAMILIAR WITH ALL DOCUMENTS: THE INFORMATION SHOWN ON DRAWINGS PREPARED BY ANY DISCIPLINE SHALL BE BINDING AS IF SHOWN ON ALL.

18. DISMISAL MATERIALS: PROVIDE SEALANT AND BACKER ROD AT TRANSITIONS OF ALL DISMISAL MATERIALS, UNLESS OTHERWISE SHOWN OR NOTED.

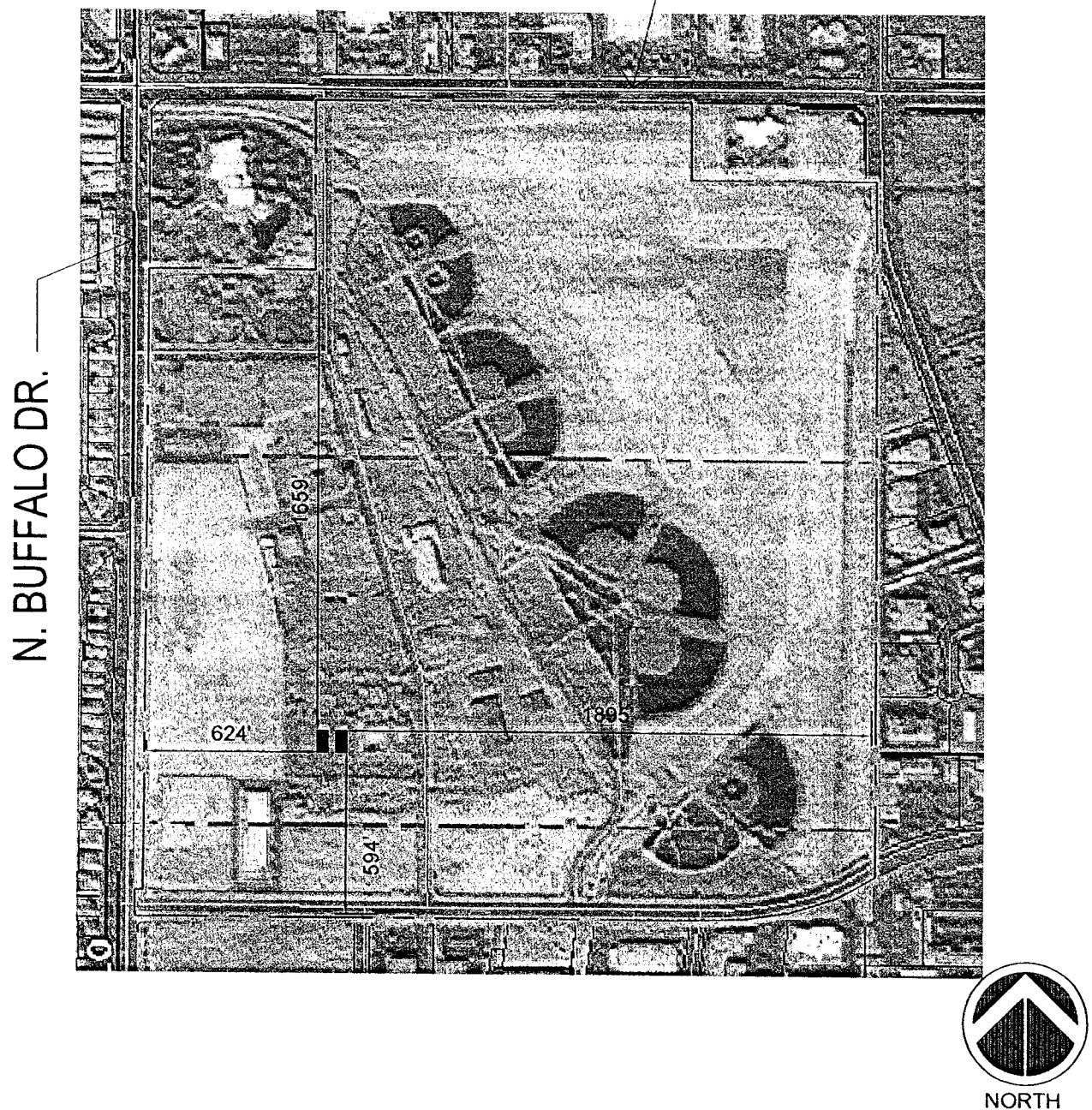
19. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT ALL WORK AND PRODUCTS WILL BE NEW AND OF HIGH QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME OF INSPECTION OR AT ANYTIME THEREAFTER. IF A DISCREPANCY OR DEFECT IS FOUND FOR ANY PRODUCT IS LISTED WITHIN THE CONTRACT DOCUMENTS, THE LONGER WARRANTY PERIOD SHALL GOVERN.

20. CONTRACTOR TO PROVIDE ACCESS PANELS: INSTALL AS REQUIRED PER DRAWINGS PREPARED BY ALL DISCIPLINES TO ENSURE SERVICEABILITY OF ALL EQUIPMENT. FINISH TO MATCH ADJACENT SURFACES. COORDINATE EXACT LOCATION WITH ARCHITECT IN THE FIELD.

21. ALL EXPOSED METALS SHALL BE OF FINISH QUALITY. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND NO PITS. ALL EXPOSED METALS THAT ARE TO RECEIVE PAINT SHALL BE PRIMED AND SMOOTH.

22. SHEET METAL: ALL SHEET METAL FLASHINGS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA).

23. TYP, SIM AND ALIGN: "TYP" IS AN ABBREVIATION FOR TYPICAL AND SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. "SIM" IS AN ABBREVIATION FOR SIMILAR AND SHALL MEAN THE CONDITION IS COMPARABLE TO THE OTHER CONDITION NOTED. VERIFY DIMENSIONS IN ALL PLANS AND ELEVATIONS. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.



ROOM NAME NAME RM #	ROOM NAME AND NUMBER		EQUIPMENT NUMBER
	KEYNOTE		GLASS TYPE
	DOOR NUMBER		FINISH TYPE
	WINDOW TYPE		CEILING HEIGHT
	WALL TYPE		DETAIL BUBBLE
	REVISION		GRID LINES
	INTERIOR ELEVATION		EXTERIOR ELEVATION
	BUILDING SECTION		NORTH ARROW
	WALL SECTION		

2006 INTERNATIONAL BUILDING	
2005 NATIONAL ELECTRICAL CODE	
2006 UNIFORM PLUMBING CODE	
2006 UNIFORM MECHANICAL CODE	
2006 INTERNATIONAL ENERGY CONSERVATION CODE	
2009 INTERNATIONAL FIRE CODE W/ SOUTHERN NEVADA AMENDMENT	
USE:	U OCCUPANCY
CARPOT IS OPEN ON ALL SIDES AND < 12" IN HEIGHT:	YES <i>2006 Amendment</i>
ALLOWABLE CONTINUOUS S.F.:	UNLIMITED <i>400 sq. ft.</i>
DISTANCE FROM PROPERTY LINE GREATER THAN 5'-0":	YES
CLEAR HEIGHT:	9'-6" MIN.
CONSTRUCTION MATERIAL:	NON COMBUSTIBLE

DIVISION 1 - GENERAL REQUIREMENTS	
01100	Summary
01200	Prior and Payment Procedures
01300	Administrative Requirements
01330	Submittal Procedures
01400	Quality Requirements
01500	Temporary Facilities and Controls
01600	Product Requirements
01700	Execution Requirements
DIVISION 2 - SITE WORK	
02050	Subsurface Conditions
02202	Rock/Caliche Removal
02220	Excavation, Back Filling, Compaction
02322	Dewatering
02560	Pavement Markings
02751	Cement Concrete Pavement
02752	Asphaltic Concrete Pavement
02811	Landscape, Irrigation Requirements for Replacement.
DIVISION 3 - CONCRETE	
03100	Concrete Formwork
03200	Reinforcement
03260	Epoxy Set Anchors in Concrete
03300	Cast in Place Concrete
DIVISION 4 - MASONRY - Not used	
DIVISION 5 - METALS	
05120	Structural Steel
DIVISION 6 - WOOD AND PLASTICS - Not Used	
DIVISION 7 - THERMAL AND MOISTURE PROTECTION - Not Used	
DIVISION 8 - DOORS AND WINDOWS - Not Used	
DIVISION 9 - FINISHES	
09000	Painting and Coatings
DIVISION 10 - SPECIALTIES - Not Used	
DIVISION 11 - EQUIPMENT - Not Used	
DIVISION 12 - FURNISHINGS - Not Used	
DIVISION 13 - SPECIAL CONSTRUCTION - Not Used	
DIVISION 14 - COMMUNITY SYSTEMS - Not Used	
DIVISION 15 - MECHANICAL - Not Used	
DIVISION 16 - ELECTRICAL	
16000	Basic Electrical Requirements
16050	Common Work Results for Electrical
16060	Grounding and Bonding for Electrical Systems
16070	Hangers and Supports for Electrical Systems
16075	Identification for Electrical Systems
16100	Low Voltage Electrical Power and Cables
16120	Reception and Isolation for Electrical Systems
16148	Vibration and Seismic Controls for Electrical Systems
16442	Panel Boards
16491	Fuses
16500	External Luminaires
16800	Photovoltaic System - Field Operation Center

OWNER / CLIENT

CITY OF LAS VEGAS
PAT BATTLE, PROJECT MANAGER
333 NORTH RANCHO DRIVE
LAS VEGAS, NV 89106
TEL: (702) 229-6251

DESIGN BUILD TEAM

GENERAL CONTRACTOR

CORE CONSTRUCTION
BRET MUR
7150 CASCADE VALLEY CT.
LAS VEGAS, NV 89128
TEL: (702) 794-0550
FAX: (702) 794-0953

ARCHITECT

CARPENTER SELLERS DEL GATTO ARCHITECTS
ROBERT GURDISON, PM
RICK SELLERS, PRINCIPAL
1919 SOUTH VEGAS, SUITE C
LAS VEGAS, NV 89146
TEL: (702) 251-8896
FAX: (702) 251-8876

STRUCTURAL ENGINEER (MAINFLOOR CONSULTANT)

KUBOTA & ASSOCIATES ENG. LIMITED
JOHN S. KUBOTA PE
5125 W. QUENDING RD., STE 4
LAS VEGAS, NV 89118
(702) 367-2800

FIELD OPERATIONS
CENTER
2880 RONEMUS DR.

APPROVED
Solar Home and Parking Structure
July

BY: *dlm* 6-7-11
SUGGESTED PLANNING DIVISION
CITY OF LAS VEGAS

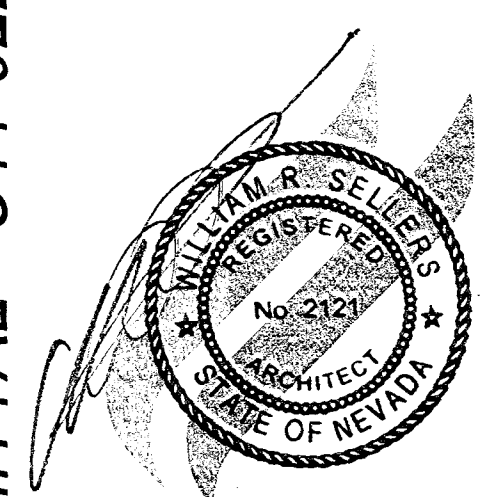
[illegible]

COVER SHEET

OPERATIONS CENTER
2880 RONEMUS DR.
LAS VEGAS, NV 89128

1919 S. JONES, SUITE C - LAS VEGAS, NV 89146
(702) 251-6886 • FAX (702) 251-6876 • WWW.CSDARCHITECTURE.COM

0



MAY 11 2011

NO	DESCRIPTION	DATE	IC REVIEW	PA REVIEW
1	PERMIT SUBMITTAL	05-11-11	LD	RJC

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CARBENTER BUILDERS, INC. (CARBENTER). CARBENTER'S USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REPRODUCTION OF THESE DRAWINGS, ANY USE OR REPRODUCTION IN WHOLE OR IN PART, BY ANY OTHER PARTY, WITHOUT THE WRITTEN PERMISSION OF CARBENTER BUILDERS, INC. OR ITS ARCHITECTS, IS PERMITTED.

PERMIT SUBMITTAL - C11-022

CORE

CONSTRUCTION

Building. Growing. Leading. ...Since 1937

CARPENTER SELLERS DEL GATTO ARCHITECTS

1919 S. JONES, SUITE 'C' - LAS VEGAS, NV 89146
(702) 251-8896 - FAX (702) 251-8876 - WWW.CSDARCHITECTURE.COM

BUILDING DEPARTMENT PERMIT SUBMITTAL
MAY 11, 2011

2880 RONEMUS DR.
LAS VEGAS, NV 89128

APN #: 138-15-201-002

CLV PROJECT #: 10.15341.14-DC

PUBLIC WORKS PROJECT #: CL-2011-82

CSD JOB #: C11-022

BUILDING DEPARTMENT PERMIT SUBMITTAL

MAY 11, 2011



DEPARTMENT OF PUBLIC WORKS
COVERED PARKING, PHASE II -
FIELD OPERATIONS CENTER

SOLAR COVERED PARKING, PHASE II - BID LOT 'F'
FIELD OPERATIONS CENTER