

TRUCKEE MEADOWS WATER AUTHORITY GLENDALE WATER TREATMENT PLANT CONTROL ROOM MODERNIZATION SPARKS, WASHOE COUNTY, NEVADA

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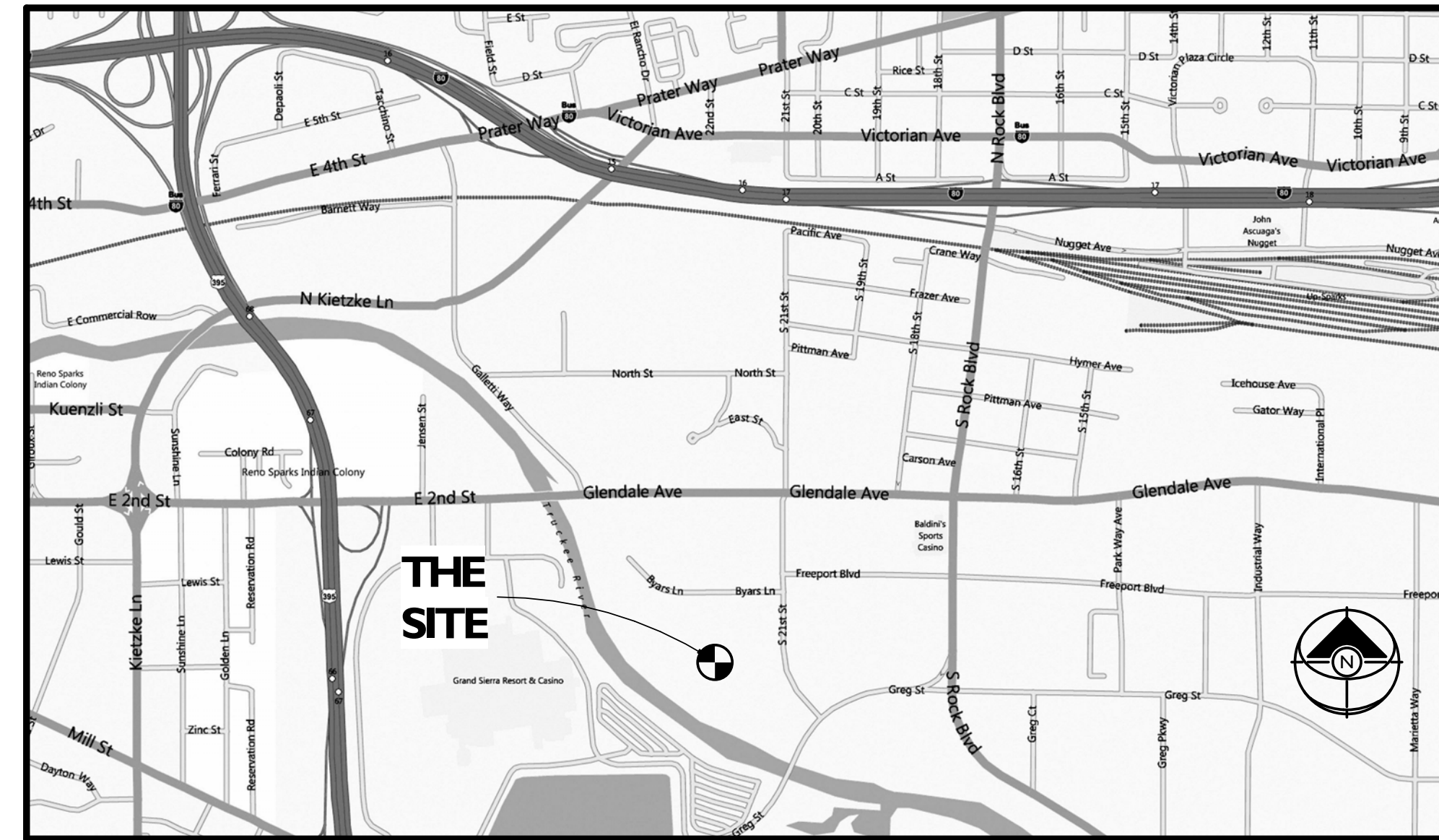
CONTRACT No.:
PWP No.: PWP#WA-2013-324
TMWA PROJECT No.: 11-0006



TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89520-3013
PH 775-834-8000 / FX 775-834-8003

MARK FOREE
GENERAL MANAGER

TMWA CONSTRUCTION MANAGEMENT ADMINISTRATOR



VICINITY MAP
NTS



LOCATION MAP
SCALE

APPLICABLE CODES

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AS APPLICABLE:

- CITY OF SPARKS -
- 2006 (IBC) INTERNATIONAL BUILDING CODE
- 2006 (IEBC) INTERNATIONAL EXISTING BUILDING CODE
- 2009 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 (IFC) INTERNATIONAL FIRE CODE
- 2006 (UMC) UNIFORM MECHANICAL CODE
- 2006 (UPC) UNIFORM PLUMBING CODE
- 2005 (NEC) NATIONAL ELECTRICAL CODE
- ICC / ANS I A17.1-2003


AND AS AMENDED BY THE 2007 NORTHERN NEVADA AMENDMENTS



ADDENDUM I, 9/4/13

FINAL - FOR PLAN REVIEW SUBMITTAL

PROJECT ARCHITECT



HOOF
ARCHITECTURE
LLC
3376 La Vega Court (775) 233-1222
Sparks, Nevada 89431 (775) 331-9484



811
Know what's below.
Call before you dig.

NOT REPRODUCIBLE
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TRUCKEE MEADOWS WATER AUTHORITY
RETURN UPON COMPLETION OF PROJECT
(Per Homeland Security Act)

GO.1

OCCUPANCY AND AREA

NOTE:
SEE BASEMENT PLAN AND PIPE CHASE / WATER RECLAMATION PLAN ON THE FOLLOWING SHEET.

OCCUPANCY :

EXISTING:
B OFFICE AND LABORATORY
F2 WATER FILTERING FACILITY
PROPOSED NEW:
B ADDITIONAL OFFICE AND LABORATORY

CONSTRUCTION TYPE: IIIB (NON FIRE SPRINKLED)

ALLOWABLE AREA AND HEIGHT:

BASIC ALLOWABLE AREA (TABLE 503)
B OCCUPANCY (FOR TYPE IIIB) 19,000 S.F. PER FLOOR / 55 FT. 4 STORIES ABOVE GRADE
F2 OCCUPANCY (FOR TYPE IIIB) 18,000 S.F. PER FLOOR / 55 FT. 3 STORIES ABOVE GRADE
FOR NON SEPARATED USES, USE MOST RESTRICTIVE BASIC AREA OF 18,000 S.F. FOR AREA CALCULATIONS
PER IBC 506.4, BUILDING WITH TWO STORIES ABOVE GRADE MULTIPLY BY 2.
18,000 S.F. X 2 = 36,000 S.F. BASIC TOTAL ALLOWABLE BUILDING AREA.
PER IBC 506.4.3, NO STORY SHALL EXCEED THE ALLOWABLE AREA PER STORY AS DETERMINED IN SECTION 506.1 FOR OCCUPANCIES ON THAT STORY, THEREFORE, MAXIMUM AREA ALLOWED PER FLOOR = 18,000 S.F.
(AREA INCREASE FOR FRONTAGE IS NOT USED FOR THIS PROJECT.)

ACTUAL BUILDING AREA (INCLUDING PROPOSED ADDITION)

FIRST FLOOR:
WATER FILTRATION GALLERY 6,163 S.F.
EXISTING OFFICE 4,181 S.F.
PROPOSED OFFICE ADDITION 6,707 S.F.
TOTAL MAIN LEVEL 17,051 S.F. OK (< BASIC ALLOWABLE PER FLOOR)

SECOND FLOOR:
EXISTING 1,276 SF
ADDITION 696 SF
TOTAL 2ND FLOOR 1,972 SF OK

BASEMENT FLOOR:
EXISTING 5,947 S.F.

PIPING CHASE & WATER RECLAMATION:
EXISTING 4,798 S.F.

TOTAL BUILDING AREA 29,768 S.F. OK (<BASIC ALLOWABLE OF 36,000 S.F.)

OVERALL OCCUPANT LOAD

FIRST FLOOR:
FIRST FLOOR OFFICE: 10,430 S.F. / 100 S.F. PER OCCUPANT = 104 OCCUPANTS
FIRST FLOOR CONFERENCE: 458 S.F. / 15 S.F. PER OCCUPANT = 29 OCCUPANTS
(NOTE: WITH PERIMETER CHAIRS AT CONFERENCE ROOM ALLOW 40 OCCUPANTS)
WATER FILTER GALLERY IS NOT OCCUPIED. THE BUILDING OCCUPANTS OCCASIONALLY NEED TO USE THE OVERRIDE CONTROLS ON THE FILTRATION GALLERY WALKWAY.

SECOND FLOOR OFFICE: 1,972 S.F. / 100 S.F. PER OCCUPANT = 20 OCCUPANTS
BASEMENT LAB OFFICE: 323 S.F. / 100 S.F. PER OCCUPANT = 3 OCCUPANTS
BASEMENT STORAGE AREAS: 538 S.F. / 300 S.F. PER OCCUPANT = 3 OCCUPANTS

TOTAL BUILDING OCCUPANT LOAD = 170 OCCUPANTS
(NOTE: ALL OTHER SPACES ARE ONLY OCCUPIED DURING MAINTENANCE.)
**DESIGN OCCUPANT LOAD = 85 MEN
85 WOMEN**

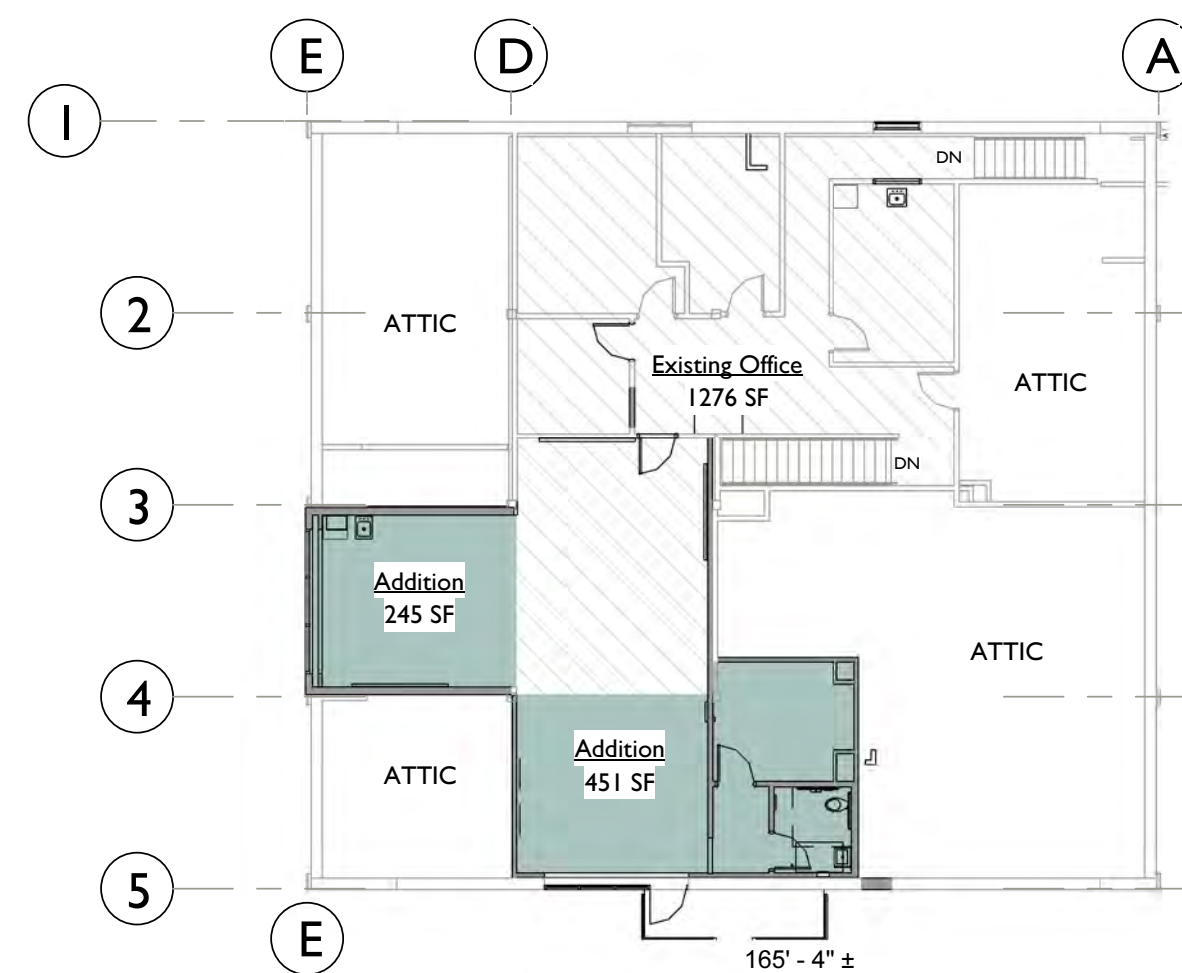
PLUMBING FIXTURE REQUIREMENTS

PLUMBING FIXTURE REQUIREMENTS
PER IBC TABLE 2902.1 (AS AMENDED BY CITY OF SPARKS)
WATER CLOSETS (1 PER 25 FOR THE FIRST 50 + 1 PER ADDITIONAL 50)
MEN 3 TOILETS (OR 2 TOILETS + 1 URINAL)*
WOMEN 3
*URINALS MAY BE SUBSTITUTED FOR NOT MORE THAN 50% OF WATER CLOSETS
PER IBC TABLE 2902.1 FOOTNOTE E.)
LAVATORIES (1 PER 40 FOR THE FIRST 80 + 1 per additional 80)
MEN 3 LAVATORIES
WOMEN 3 LAVATORIES
DRINKING FOUNTAINS (1 PER 100) REQUIRED 2

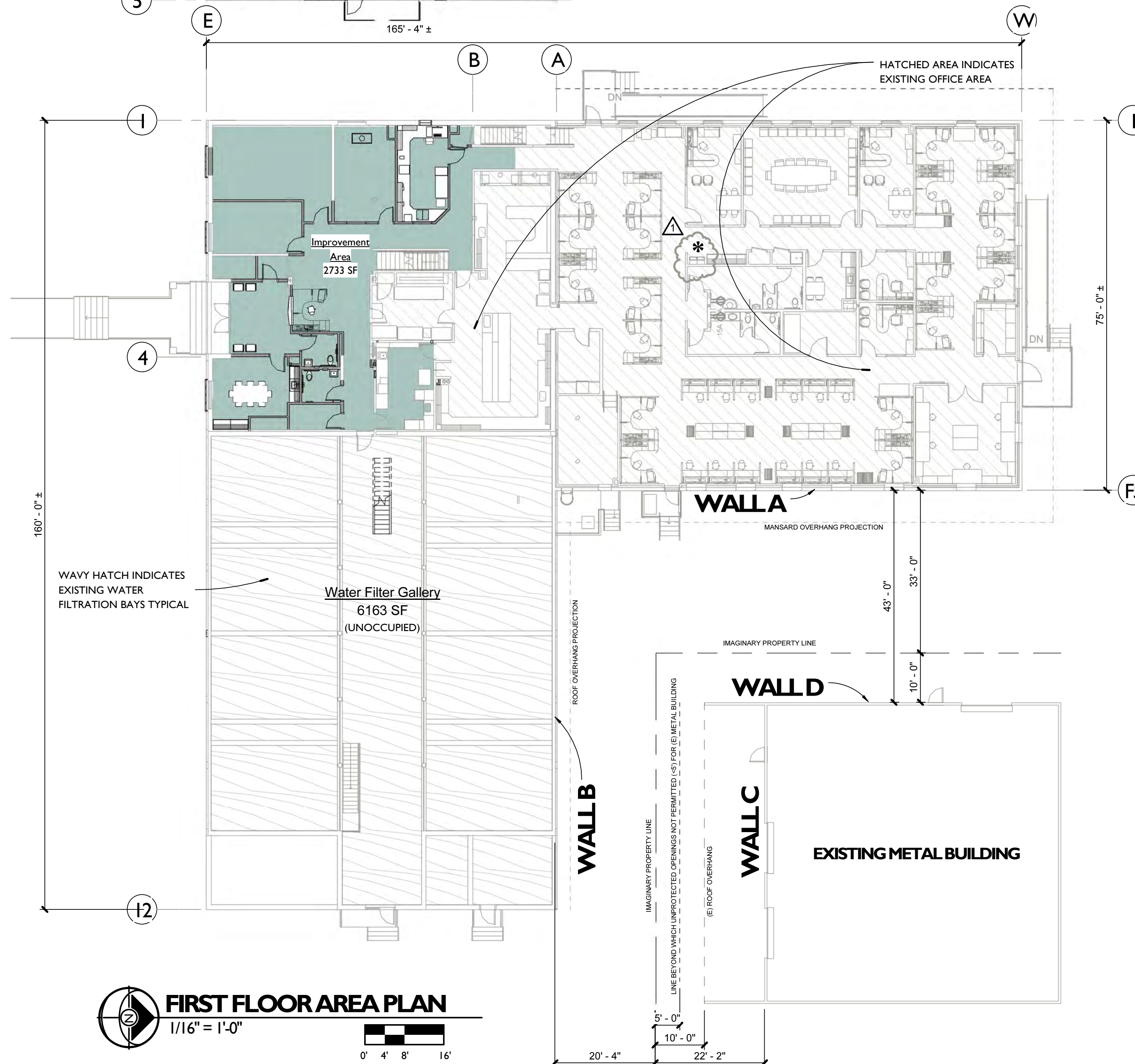
PLUMBING FIXTURE TOTALS

	WATER CLOSETS	LAVATORIES	URINALS
(E) MEN'S 1ST FLOOR NORTH	2	3	1
(E) WOMEN'S 1ST FLOOR NORTH	2	2	
REPLACEMENT UNISEX TOILET	1	1	
REPLACEMENT UNISEX TOILET	1	1	
NEW 2ND FLOOR UNISEX TOILET	1	1	
(E) UNISEX TOILET BASEMENT	1	1	
(ASSUME HALF OF UNISEX FIXTURES FOR MEN AND HALF FOR WOMEN)			
TOTAL FIXTURE COUNT MEN	4	5	1
TOTAL FIXTURE COUNT WOMEN	4	4	

* = DENOTES 2 (E) DRINKING FOUNTAINS PROVIDED AS MARKED ON THE PLAN
SPOUT HEIGHTS ARE 33" AT ACCESSIBLE DRINKING FOUNTAIN AND 38.5" AT STANDING FOUNTAIN



Second Floor
1/16" = 1'-0"



FIRST FLOOR AREA PLAN
1/16" = 1'-0"

EXTERIOR CODE REVIEW SLUMP BLOCK BUILDING

(EXISTING AND NEW)

CONSTRUCTION TYPE: IIIB
EXTERIOR WALL RATING BASED ON TYPE IIIB = 2 (TABLE 601)
WALL A: EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE = 0 (TABLE 602 X > 30)
WALL B: EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE = 1 (TABLE 602 10' <or= X <or= 30')

UNPROTECTED OPENINGS:
WALL A: (New) UNLIMITED PER 704.8 FOR FIRE SEPARATION DISTANCE > 30'
WALL B (Existing): 45% PER 704.8 FOR FIRE SEPARATION DISTANCE > 20' TO 25'

PARAPET: NOT REQUIRED PER 704.11 EXCEPTION 6: "WHERE THE WALL IS PERMITTED TO HAVE AT LEAST 25 PERCENT OF THE EXTERIOR WALL AREAS CONTAINING UNPROTECTED OPENINGS BASED ON FIRE SEPARATION DISTANCE DETERMINED IN ACCORDANCE WITH SECTION 704.8."

PROJECTIONS: PER 704.2 PROJECTIONS SHALL NOT EXTEND BEYOND THE DISTANCE DETERMINED BY THE FOLLOWING TWO METHODS, WHICHEVER RESULTS IN THE LESSER PROJECTION:

1. A POINT ONE-THIRD THE DISTANCE TO THE LOT LINE FROM AN ASSUMED VERTICAL PLANE LOCATED WHERE PROTECTED OPENINGS ARE REQUIRED IN ACCORDANCE WITH SECTION 704.8.
2. MORE THAN 12" INTO AREAS WHERE OPENINGS ARE PROHIBITED.

BOTH METHODS YIELD AN ALLOWABLE PROJECTION GREATER THAN THE EXISTING CONDITION FOR BOTH WALLS A AND B.

EXTERIOR CODE REVIEW EXISTING METAL BUILDING

CONSTRUCTION TYPE: IIB
EXTERIOR WALL RATING BASED ON TYPE IIB = 0 (TABLE 601)
EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE = 0 (TABLE 602 10' <or= X <or= 30')

UNPROTECTED OPENINGS:
WALLS C AND D - UNLIMITED PER 704.8 FOOTNOTE I:
"BUILDINGS WHOSE EXTERIOR BEARING WALL, EXTERIOR NONBEARING WALL AND EXTERIOR STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED BY TABLE 601 OR 602 SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS."

PROJECTIONS: PER 704.2 WALL C PROJECTION SHALL NOT EXTEND BEYOND THE DISTANCE DETERMINED BY THE FOLLOWING TWO METHODS, WHICHEVER RESULTS IN THE LESSER PROJECTION:

1. A POINT ONE-THIRD THE DISTANCE TO THE LOT LINE FROM AN ASSUMED VERTICAL PLANE LOCATED WHERE PROTECTED OPENINGS ARE REQUIRED IN ACCORDANCE WITH SECTION 704.8.
2. MORE THAN 12" INTO AREAS WHERE OPENINGS ARE PROHIBITED.

BOTH YIELD A PROJECTION GREATER THAN THE EXISTING CONDITION - OK
(NOTE: NO PROJECTION AT WALL D)

PARAPET: WALLS C AND D - NOT REQUIRED PER 704.11 EXCEPTION 6: "WHERE THE WALL IS PERMITTED TO HAVE AT LEAST 25 PERCENT OF THE EXTERIOR WALL AREAS CONTAINING UNPROTECTED OPENINGS BASED ON FIRE SEPARATION DISTANCE DETERMINED IN ACCORDANCE WITH SECTION 704.8."

REVISION	DESCRIPTION	BY	APP	DATE
1	Addendum 1			9/4/2013

WORK ORDER NO. 11-0006
DESIGNED H
DRAWN H
DATE 2AUG2013
CHECKED H
SUBMITTED
RECOMMENDED
APPROVED

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89520-3013
PH 775-834-8000 / FX 775-834-8003

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PROPERTY OF TRUCKEE MEADOWS WATER AUTHORITY-RETURN UPON COMPLETION OF PROJECT
(Per Homeland Security Act)

TRUCKEE MEADOWS WATER AUTHORITY GLENDALE WATER TREATMENT PLANT CONTROL ROOM MODERNIZATION

OCCUPANCY, AREA AND EXTERIOR CODE REVIEW

FINAL - FOR PLAN REVIEW SUBMITTAL



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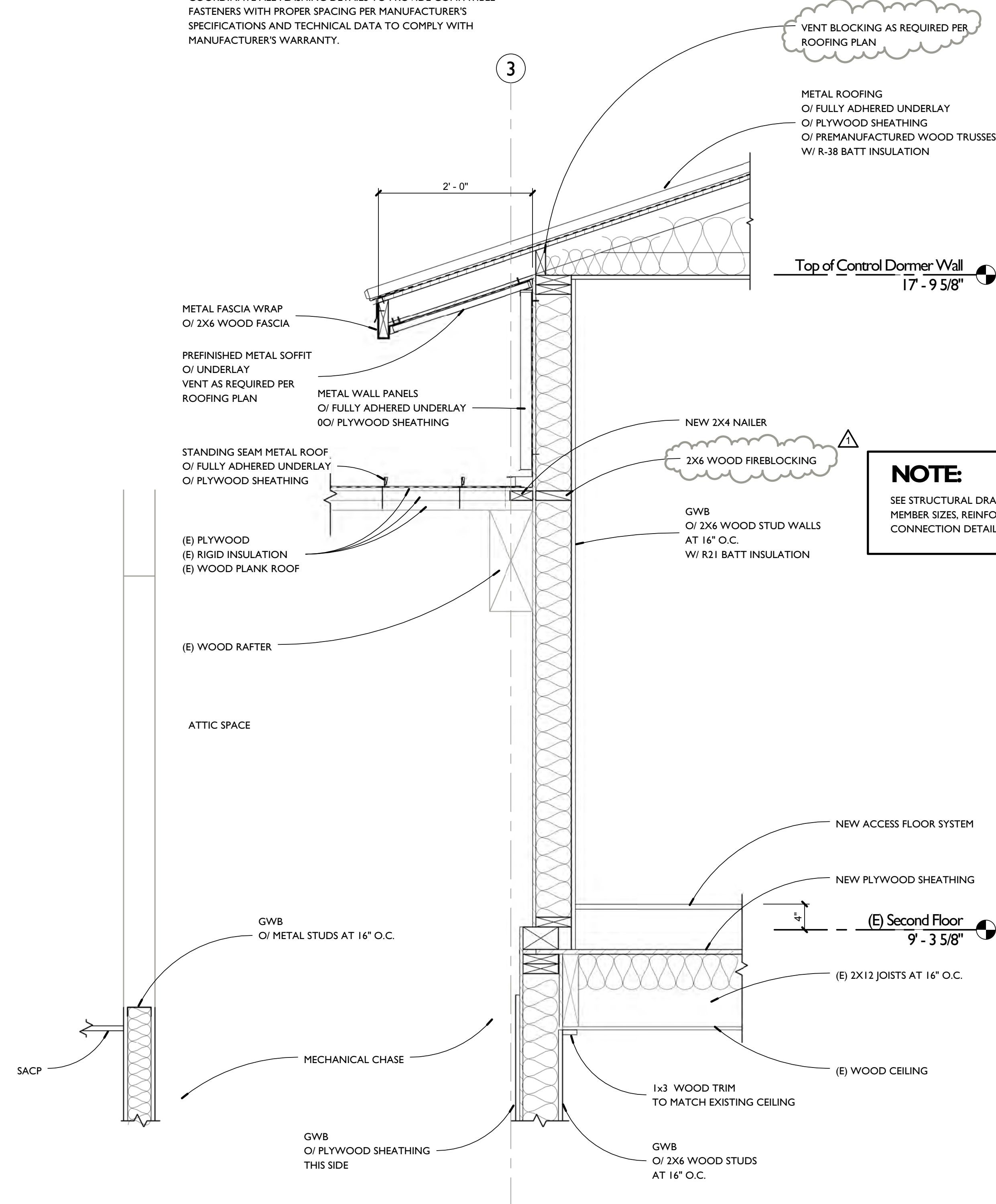
SHEET NUMBER

GO.5

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ROOFING NOTE

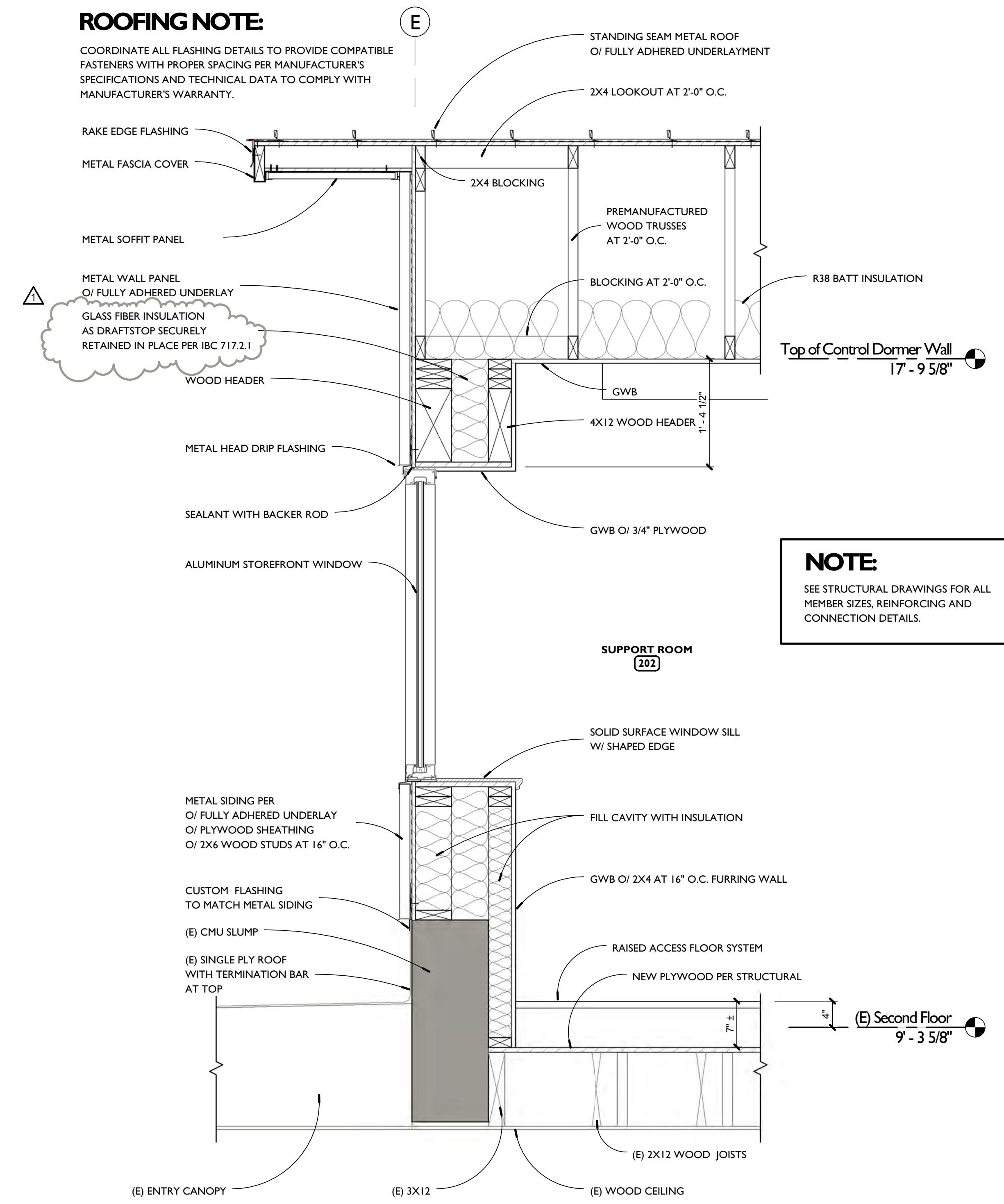
COORDINATE ALL FLASHING DETAILS TO PROVIDE COMPATIBLE FASTENERS WITH PROPER SPACING PER MANUFACTURER'S SPECIFICATIONS AND TECHNICAL DATA TO COMPLY WITH MANUFACTURER'S WARRANTY.



1 WALL SECTION
1" = 1'-0"

ROOFING NOTE

COORDINATE ALL FLASHING DETAILS TO PROVIDE COMPATIBLE FASTENERS WITH PROPER SPACING PER MANUFACTURER'S SPECIFICATIONS AND TECHNICAL DATA TO COMPLY WITH MANUFACTURER'S WARRANTY.



2 WALL SECTION AT NEW ADDITION
1" = 1'-0"

NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL MEMBER SIZES, REINFORCING AND CONNECTION DETAILS.

NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL MEMBER SIZES, REINFORCING AND CONNECTION DETAILS.

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REVISION	DESCRIPTION	BY	APP	DATE
1	Addendum 1			9/4/2013

WORK ORDER NO.	11-0006
DESIGNED	H
DRAWN	H
DATE	2AUG2013
CHECKED	H
SUBMITTED	
RECOMMENDED	
APPROVED	

TRUCKEE MEADOWS WATER AUTHORITY

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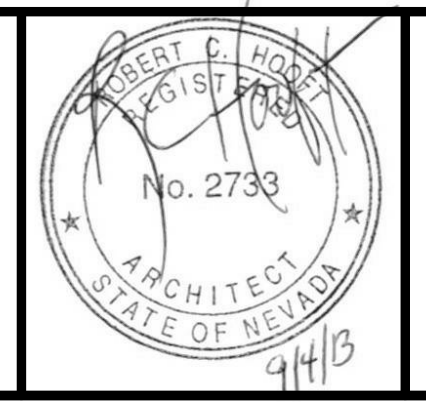
**TRUCKEE MEADOWS WATER AUTHORITY
GLENDALE WATER TREATMENT PLANT
CONTROL ROOM MODERNIZATION**

WALL SECTIONS

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SHEET NUMBER
A3.3
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