



LAKE TAHOE COMMUNITY COLLEGE
Student Housing Building Project
RFP #22-23-002
Addendum #1

PROJECT: RFP #22-23-002 – Student Housing Building Project

DATE: June 22, 2023

OWNER: LAKE TAHOE COMMUNITY COLLEGE
1 College Dr
South Lake Tahoe, CA 96150

Notice is hereby given to all prospective bidders that plans and specifications on the subject project are modified as hereinafter set forth. This Addendum shall be attached to and form a part of the plans and specifications. All bidders must acknowledge receipt of this addendum on the Bid Form. In case of difference with previous addenda or communications, this addendum takes precedence.

It is the responsibility of all bidders to notify all subcontractors from whom they request bids and from whom they accept bids of all changes contained in this addendum.

DOCUMENTS/SPECIFICATIONS:

1. **Reference:** Pre-bid Questions
Description: Added Pre-bid Question Sheet with Answers
2. **Reference:** Pre-bid Conference Agenda and Notes
Description: Added Pre-bid Conference Agenda and Notes (Notes Combined from June 8 and June 13 meetings)
3. **Reference:** Project Documents: Section 00 0110 Table of Contents
Description: Added Allowance Expenditure Directive and Force Account Directive under Project Forms.
4. **Reference:** Project Documents: Section 00 4113 Bid Form and Proposal
Description:
 - Added Allowance #3: \$50,000 Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more.
 - Removed Site-Visit Certification from required documents to be attached.
5. **Reference:** Project Documents: Section 00 5213 Agreement
Description: Added Allowance #3: \$50,000 Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more.
6. **Reference:** Project Documents: Section 00 6341 Force Account Directive Form
Description: Added Section 00 6341 Force Account Directive Form
7. **Reference:** Project Documents: Section 00 7213 General Conditions (17.5. Force Account Directives)
Description: Updated 17.5.6. Force Account Directives language.



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- 8. Reference:** Project Documents: Section 01 2100 Allowance
Description: Added Allowance #3: \$50,000 Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more.
- 9. Reference:** Project Documents: 32 33 00 Site Furnishings
Description: Bike rack mounting system updated.
- 10. Reference:** Project Documents: Section 32 92 00 Turf and Grasses
Description: Native restoration seed mix blend adjusted to have more lupine and mules ear flowers.

DRAWINGS:

- 11. Reference:** Project Drawings (REFER TO INCREMENT 1):

CIVIL

C1.1-1 General Site Plan
C1.2-1 TRPA Permanent BMPs Sizing
C2.0-1 Ex. Conditions & Demolition Plan
C2.0-1-E Ex. Conditions & Demolition Plan Exhibit
C3.0-1 Site Improvements & Utility Plan
C3.0-1-E Site Improvements Exhibit
C3.1-1-E Utility Plan Exhibit
C4.0-1 Grading and Drainage Plan
C4.0-1-E Grading and Drainage Plan Exhibit
C4.1-1-E Grading and Drainage Plan Exhibit
C4.2-1 Grading and Drainage Plan
C5.0-1 Temporary Sediment & Erosion Control Plan
C7.0-1 Snow Storage Plan

LANDSCAPE

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L3.0-1 Materials Plan
L4.01-1 Layout Plan
L7.03-1 Site Details
L8.01-1 Tree Planting Plan
L9.01-1 Shrub & Groundcover Planting Plan
L12.01-1 Irrigation Plan

ARCHITECTURAL

A0.0.1-1 Overall Site Plan - DSA Inc. 1

ELECTRICAL

E101-1 Site Plan - Power and Signal



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Description(s): Revised Increment 1 Drawings to show:

- Minor revisions to existing conditions.
- Relocation of the utility transformer based on direction from Liberty Utilities and associated work.
- Minor revision to a pedestrian path to accommodate mailboxes and associated work.
- Minor modifications to landscape plantings.

12. Reference: Project Drawings (REFER TO INCREMENT 2):

ARCHITECTURAL

A0.0.1-2 Overall Site Plan - DSA Inc. 2

A5.9.1-2 Mechanical / Trash Enclosure

Description: Revised Increment 2 Drawings to show:

- Sheet 1/A5.9.1-2, strike note "concrete curb" from room E-1.
- The line work illustrated is the continuous trash enclosure bin guard illustrated in typical detail 5/A5.9.2-2.

STRUCTURAL

S2.06-2 Mechanical / Trash Enclosure Plans & Details

Description: Revised Increment 2 Drawings to show:

- Removed footing step on Gridline U2.
- Added Electrical Conduit Penetration notes.
- Clarified CMU wall below the gates.
- Adjusted lean mix shown in Elevation 2/S2.06-2.

MECHANICAL

M0.2-2 HVAC Schedules

M4.1-2 HVAC Enlarged Plans

M5.1-2 HVAC Details

M5.4-2 HVAC Details

Description: Revised Increment 2 Drawings to show:

- Separation of snow melt boiler system venting from the heating hot water and water heater system venting.
- Draft control fan, combustion air fan, control panel, and accessories added.



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ELECTRICAL

E003-2 Schedules

E007-2 Panel Schedules

E008-2 Panel Schedules

E101-2 Site plan – Power and Signal

E305-2 Power and Telecomm Plan- Major Underground Feeders

E601-2 Enlarged Plans

Description: Revised Increment 2 Drawings to show:

- E003-2: Added mechanical equipment to schedule to match Capital's updates,
- E007-2: Revised panel schedules based on mechanical updates.
- E008-2: Revised panel schedules based on mechanical updates,
- E101-2: Revised site Power plan to match INC 1 DSA drawings and coordinated Liberty conduit routing.
- E305-2: Revised major conduit routing into generator/trash room,
- E601-2: Moved Panel SL1G in generator enclosure to accommodate changes to conduit routing; Rearranged MDF equipment to accommodate shift in MDF plan south wall and to maintain equipment clearances.

END OF ADDENDUM ITEMS



LAKE TAHOE COMMUNITY COLLEGE
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Pre-Bid Questions and Answers

Q1: The title-24 specifies 3# foam to the underside of the fluted metal roof. 3# foam is a rooftop foam and is completely unsuitable to spray in an interior attic. please advise.

Response: Please refer to Specification Sections 07 21 00, 07 21 13, and 07 21 19 for specifications on insulation types and applications. Refer to drawing A5.7.1-2 for roof assembly details. Do not refer to Title 24 documents for insulation specifications.

Q2: There is no shade-cloth listed for use in the finish schedule. Can you confirm the shade-cloth for the dorm rooms and if shades are required at any additional locations along with the shade-cloth that should be used?

Response: Refer to specification Section 12 24 13 for Roller Window Shade product and shade cloth type. Color to be selected by Architect from manufacturer full range.

Regarding location of the roller shades; Install them at all student rooms, the director's apartment, and the director's apartment office (exterior wall only).

Q3: Specification 22 10 00 page 5 3.3: May the underground sanitary & storm drainage systems be installed with PVC DWV schedule 40 in lieu of PVC-type couplings and rubber rings?

Response: All pipe and fittings inside buildings and below covered walks and corridors shall be Cast Iron Soil Pipe, per 22 10 00-2.2. PVC may be used for 'Piping and Fittings Outside Buildings and Beyond Covered Walks' for pipe sizes 4" and larger, per 22 10 00-2.3.

Q4: Drawing M3.0-1 increment 1, specification 23 21 13. 13 page 3 2.2 - heating-hot water piping (snowmelt mains): May this system be piped with pre-insulated copper pipe with brazed joints. Engineer to pick type I or type k. This copper pipe system would be a much cleaner system and will have less electrolysis problems.

Response: No Exception to use of Copper carrier pipe for pre-insulated underground piping system on Hot Water (Snowmelt) application. Basis of design manufacturer (Thermacor) product is 'CopperTherm' for this application. Type L copper shall be used for carrier pipe.

Q5: Plumbing drawing P1.0-1 has a reference to plumbing drawing p5.0-2 detail 6 Increment 2. I cannot find this drawing in the increment 2 set. Please advise.

Response: Referenced detail should be 5/P5.1-2.



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Pre-Bid Questions and Answers

Q6: Please clarify landscaping scope for increment 02. Plans and specifications seem to indicate landscaping occurring in increment 01, but there are alternates in this proposal which relate to landscape. Please advise.

Response: There is no Landscape work shown in Increment 2 drawings, all Landscape work is shown in Increment 1 drawings.

There is Landscape work in both Bid Package 1 and Bid Package 2. Bid Package 1 and Bid Package 2 documents identify scope of Landscape work in each package.

Q7: The finish schedule A9.0.1-2 indicates wall panels felt.01 and felt.02. Spec 09 84 11 only describes felt.01. Please add felt.02 to spec 09 84 11.

Response: FELT.01 and FELT.02 products and manufacturer are called out on A9.0.1-2 under finish code schedule.

Q8: Interior elevation 4 - living room south (sheet a 8.1.3-2) calls for felt panel and has areas marked the same as felt.02 (elevation 3 sheet a8.1.3-2). There is a keynote 09.113 that says: 1/2" thick acoustic felt wall panel - 09 84 11 (felt.01). Please clarify which wall panels (felt.01 or felt.02) will be installed in the living room (elevation 4, south).

Response: On sheet A8.1.3-2, FELT.01 occurs on elevations 1 and 4. FELT.02 occurs on elevation 3.

Q9: Will the District allow/consider offsite modular construction for the bulk of the structures?

Response: No, the project must be built in accordance with plans, specifications, and DSA requirements.

Q10: Is there a complete set of plans?

Response: Yes, Increment 1 drawings and Increment 2 drawings comprise a complete set of plans.



LTCC PRE-BID CONFERENCE
PROJECT: Student Housing Building Project
RFP #22-23-002

Meeting Agenda - Thursday, June 8th and Tuesday, June 13th, 2023
at 11:00am in the University Center

1. Introductions

LTCC – (530) 541-4660

Russi Egan ext 219

Ami Chilton ext 215

Darci Osika ext 163

Felix Chagoya ext 270

JKAE – (530) 883-0207

Mike Lehmberg

Carla Sammis

Construction Management – Cumming Group

Roy Bengé (408) 747-9358

2. **Project Description:** This project will include construction of the Student Housing building, inclusive of the conclusion of civil work, the building foundation and complete structure, the building envelope and interior build out, exterior improvements, and all associated work for the Student Housing Project.

3. **Project Schedule:** All work shall be completed within twenty (20) months from the District's issuance of the NTP.

4. **Critical Dates:**

- a) Pre-bid job Walks (**non-mandatory**) on Thursday, June 8th and Tuesday, June 13th
- b) Questions Due Thursday, June 15th, Response Due Thursday, June 22nd (addendum, if required) – questions to be directed to Ami Chilton (amchilton@ltcc.edu)
- c) Proposals due Thursday, June 29th at 2:00PM
- d) Projected District Board Approval by July 6th
- e) Projected Project start in late July or early August

5. **Project Details, Concerns, and Work Conditions:**

- a) Scheduling of Work is critical to this project and requires experienced personnel and proof of experience per section 01 3213
- b) Permits or other agency/utility interaction required – TRPA, State Water Board, Cal Fire, SLT Fire and Rescue, DSA, STPUD, Liberty Utilities, Southwest Gas, etc.
- c) Construction documents and availability: <http://www.ltcc.edu/purchasing> or PlanetBids
 - Design increments and bid document organization
- d) DIR and Prevailing Wage
- e) Temporary facilities
- f) BMPs and SWPPP requirements
- g) Work schedule, scheduling around academics/events
 - LTCC academic calendar
- h) Operating campus and service areas
- i) Parking, staging, and storage
- j) Weekly progress photos/videos
- k) Waste management/recycling
 - Dirt/trees are not removed from campus
 - Local recycling
- l) Weather conditions – contractors must have proper vehicle/transportation to get here year round
- m) Snow management – contractor vs. LTCC



LTCC PRE-BID CONFERENCE
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at 11:00am in the University Center

- n) Substitution deadlines – a request for a substitution shall be submitted as follows:
 - Prior to award of the Contract shall be submitted within ten (10) days prior to bid opening as indicated in the Instructions to Bidders. The District reserves the right to defer review of any request for substitution until after the Notice of Award or to reevaluate any request for substitution after the Notice of Award.
 - After award of the Contract shall be submitted within thirty-five (35) days of the date of the Notice of award as indicated in the Instructions to Bidders.
- 6. Meeting expectations
 - a) OAC meetings will be held remotely every week
 - b) Need internet access and ability to host virtual meetings with full participation from necessary team members
- 7. Invoicing and Payment
 - a) Required documents for submission
- 8. Site walk
 - a) Location of jobsite, discuss access and safety
 - b) Walk area of contractor lay-down/parking



LTCC PRE-BID CONFERENCE
PROJECT: Student Housing Building Project
RFP #22-23-002

Meeting Notes – Thursday, June 8th and Tuesday, June 13th, 2023
at 11:00am in the University Center

Agenda was reviewed in detail. Additional information discussed during bid meeting and site/building walk includes the following. By issuing with addendum, the agenda and notes become construction documents and are part of the project scope.

Meeting Notes:

- 1) Clarified all temporary BMPs (per C5.0-1 Temporary Sediment & Erosion Control Plan) will be installed and left in good condition by the Bid Package #1 Contractor performing the Student Housing Site Work Project (RFP #22-23-001) prior to mobilization of the Bid Package #2 Contractor for the Student Housing Building Project (RFP #22-23-002). Responsibility and maintenance of the temporary BMPs will be assumed by the Bid Package #2 Contractor performing the Student Housing Building Project and carried throughout the duration of the project, as needed.
- 2) Parking and staging anticipated within site boundary; likely will be along northwest of site, between stabilized construction entrances. Additional Contractor parking in main parking lot can be coordinated and approved via LTCC.
- 3) Confirmed virtual meeting hosting can be handled by Contractor's office as long as all on-site personnel can seamlessly join, manage, and contribute in meetings as needed.
- 4) Clarified snow management of new snow in and around the site will be responsibility of Contractor; LTCC removes snow on campus roadways and pathways.
- 5) Noted contractor is responsible for any winterization efforts necessary to perform work and protect/maintain the site over winter months, in accordance with TRPA guidelines. Examples may include, but are not limited to, temporary paving to access the building, if necessary.

These meeting notes represent the Construction Manager's understanding of the discussion and events of the meetings. Should there be any incomplete or inaccurate information contained herein, please notify the Construction Manager of any necessary modifications.

SECTION 01 0110

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SECTION 00 4113
BID FORM AND PROPOSAL

To: Lake Tahoe Community College District ("District" or "Owner")

From: _____
(Proper Name of Bidder)

The undersigned declares that the Contract Documents including, without limitation, the Notice to Bidders and the Instructions to Bidders have been read and agrees and proposes to furnish all necessary labor, materials, and equipment to perform and furnish all work in accordance with the terms and conditions of the Contract Documents, including, without limitation, the Drawings and Specifications of Bid No. 22-23-001.

PROJECT: **Student Housing Building Project**

and will accept in full payment for that Work the following total lump sum amount, all taxes included:

_____ dollars	
<i>TOTAL BASE BID</i> \$ _____	
Bidder acknowledges and agrees that the Base Bid includes any Allowance(s).	

Additive/Deductive Alternates:

Descriptions of alternates listed below are scope definitions and do not detail the full range of materials and processes needed to complete the construction of the Work. Alternates are defined in the drawings and specifications and are designated based on their location. See Alternates Scope on ALT1.0-E for more detail on the below alternates.

Bidders must provide a proposal price for each additive and deductive alternate as set forth below. The District reserves the right to accept none, all, or any combination of the alternates.

Additive Alternate #1: New Ramp and Stair to Existing Student Center
(Written in words and figures)

_____ dollars

Deductive Alternate #1: No Work in Lieu of Synthetic Turf
(Written in words and figures)

_____ dollars

Deductive Alternate #2: No Work in Lieu of Landscaped Mound to South of Building
(Written in words and figures)

_____ dollars

Allowances:

ALLOWANCE #1: Allowance to address unforeseen site conditions and underground utility work coordination.

Forty Thousand Dollars \$40,000
Allowance (To be included in Base Bid)

ALLOWANCE #2: Allowance for coordination of scopes arising from phased bid packages.

Eighty Thousand Dollars \$80,000
Allowance (To be included in Base Bid)

ALLOWANCE #3: Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more.

Fifty Thousand Dollars \$50,000
Allowance (To be included in Base Bid)

Addendum #1

The above allowance(s) shall only be allocated as solely determined by the District and for unforeseen items relating to the Work. Contractor shall not bill for or be due any portion of these allowance(s) unless the District has identified specific work, Contractor has submitted a price for that work or the District has proposed a price for that work, the District has accepted the cost for that work, and the District has prepared an Allowance Expenditure Directive incorporating that work. Contractor agrees no overhead or profit will be added to any allowance expenditure. Contractor hereby authorizes the District to execute a unilateral deductive change order at or near the end of the Project for all or any portion of the allowance(s) not allocated.

1. The undersigned has reviewed the Work outlined in the Contract Documents and fully understands the scope of Work required in this Proposal, understands the construction and project management function(s) as described in the Contract Documents, and that the Bidder who is awarded a contract shall be a prime contractor to the District, and agrees that its Proposal, if accepted by the District, will be the basis for the Bidder to enter into a contract with the District in accordance with the intent of the Contract Documents.
2. The undersigned has notified the District in writing of any discrepancies or omissions or of any doubt, questions, or ambiguities about the meaning of any of the Contract Documents, and has contacted the District before bid date to verify the issuance of any clarifying Addenda.
3. The undersigned agrees to commence work under this Contract on the date established in the Contract Documents and to complete all Work, including completion of each Phase as applicable, within the time specified in the Contract Documents.
4. The liquidated damages clause of the General Conditions and Agreement is hereby acknowledged.
5. It is understood that the District reserves the right to reject this bid and that the bid shall remain open to acceptance and is irrevocable for a period of ninety (90) days.

BID FORM AND PROPOSAL
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6. The following documents are attached hereto:

☐ Bid Bond on the District's form or other security

☐ Designated Subcontractors List

Addendum #1



☐ Non-collusion Declaration

☐ Iran Contracting Act Certification, if applicable

7. Receipt and acceptance of the following addenda is hereby acknowledged:

No.____, Dated _____	No.____, Dated _____
No.____, Dated _____	No.____, Dated _____
No.____, Dated _____	No.____, Dated _____
No.____, Dated _____	No.____, Dated _____

8. Bidder acknowledges that the license required for performance of the Work is a **B** license.

9. The undersigned hereby certifies that Bidder is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the Work.

10. Bidder specifically acknowledges and understands that if it is awarded the Contract, that it shall perform the Work of the Project while complying with all requirements of the Department of Industrial Relations.

11. The Bidder represents that it is competent, knowledgeable, and has special skills with respect to the nature, extent, and inherent conditions of the Work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the Work that may create, during the Work, unusual or peculiar unsafe conditions hazardous to persons and property.

12. Bidder expressly acknowledges that it is aware of such peculiar risks and that it has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the Work with respect to such hazards.

13. Bidder expressly acknowledges that it is aware that if a false claim is knowingly submitted (as the terms "claim" and "knowingly" are defined in the California False Claims Act, Cal. Gov. Code, §12650 et seq.), the District will be entitled to civil remedies set forth in the California False Claim Act. It may also be considered fraud and the Contractor may be subject to criminal prosecution.

14. The undersigned Bidder certifies that it is, at the time of bidding, and shall be throughout the period of the contract, licensed by the State of California to do the type of work required under the

terms of the Contract Documents. Bidder further certifies that it is regularly engaged in the general class and type of work called for in the Contract Documents.

Furthermore, Bidder hereby certifies to the District that all representations, certifications, and statements made by Bidder, as set forth in this bid form, are true and correct and are made under penalty of perjury.

Dated this _____ day of _____ 20 ____

Name of Bidder _____

Type of Organization _____

Signed by _____

Title of Signer _____

Address of Bidder _____

Taxpayer's Identification No. of Bidder _____

Telephone Number _____

Fax Number _____

E-mail _____ Web page _____

Contractor's License No(s): No.: _____ Class: _____ Expiration Date: _____

No.: _____ Class: _____ Expiration Date: _____

No.: _____ Class: _____ Expiration Date: _____

If Bidder is a corporation, affix corporate seal.

Name of Corporation: _____

President: _____

Secretary: _____

Treasurer: _____

Manager: _____

END OF DOCUMENT

BID FORM AND PROPOSAL
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SECTION 00 5213

AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO THIS _____ DAY OF _____, 20____, by and between the Lake Tahoe Community College District ("District") and _____ ("Contractor") ("Agreement").

WITNESSETH: That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

1. The Work: Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor, and material necessary to perform and complete in a good and workmanlike manner, the work of the following project:

PROJECT: 22-23-002 – Student Housing Building Project ("Project" or "Contract" or "Work")

It is understood and agreed that the Work shall be performed and completed as required in the Contract Documents including, without limitation, the Drawings and Specifications and submission of all documents required to secure funding or by the Division of the State Architect for close-out of the Project, under the direction and supervision of, and subject to, the approval of the District or its authorized representative.

2. The Contract Documents: The complete Contract consists of all Contract Documents as defined in the General Conditions and incorporated herein by this reference. Any and all obligations of the District and Contractor are fully set forth and described in the Contract Documents. All Contract Documents are intended to cooperate so that any Work called for in one and not mentioned in the other or vice versa is to be executed the same as if mentioned in all Contract Documents.
3. Interpretation of Contract Documents: Should any question arise concerning the intent or meaning of Contract Documents, including the Drawings or Specifications, the question shall be submitted to the District for interpretation. If a conflict exists in the Contract Documents, valid, written modifications, beginning with the most recent, shall control over this Agreement (if any), which shall control over the Special Conditions, which shall control over any Supplemental Conditions, which shall control over the General Conditions, which shall control over the remaining Division 0 documents, which shall control over Division 1 Documents which shall control over Division 2 through Division 33 documents, which shall control over figured dimensions, which shall control over large-scale drawings, which shall control over small-scale drawings. In no case shall a document calling for lower quality and/or quantity material or workmanship control. The decision of the District in the matter shall be final.

Time for Completion: It is hereby understood and agreed that the Work under this Contract shall be completed within twenty (20) months (six hundred nine (609) consecutive calendar days) from the date specified in the District's Notice to Proceed.

4. Completion-Extension of Time: Should the Contractor fail to complete this Contract, and the Work provided herein, within the time fixed for completion, including within the time fixed to compete each specific Phase as set forth in the Special Conditions, due allowance being made for the contingencies provided for herein, the Contractor shall become liable to the District for all loss and damage that the District may suffer on account thereof. The Contractor shall coordinate its work with the Work of all other contractors. The District shall not be liable for delays resulting from Contractor's failure to coordinate its Work with other contractors in a manner that will allow timely completion of Contractor's

AGREEMENT
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Work. Contractor shall be liable for delays to other contractors caused by Contractor's failure to coordinate its Work with the work of other contractors.

5. Liquidated Damages: Time is of the essence for all work under this Agreement. It is hereby understood and agreed that it is and will be difficult and/or impossible to ascertain and determine the actual damage that the District will sustain in the event of and by reason of Contractor's delay; therefore, Contractor agrees that it shall pay to the District the sum of **One Thousand Five Hundred dollars (\$1,500.00) per day** as liquidated damages for each and every day's delay beyond the time fixed to compete each specific Milestone or Phase as set forth in the Special Conditions and including as may be revised by the Contract Documents, and for each and every day's delay beyond the time herein prescribed in finishing the Work. For avoidance of doubt, if Contractor fails to complete each individual specific Milestone or Phase by its completion date as set forth in the Special Conditions, Contractor shall pay to the District the sum of **One Thousand Five Hundred dollars (\$1,500.00) per day** as liquidated damages for each and every day's delay beyond the time fixed to compete each specific Phase as set forth in the Special Conditions.

It is hereby understood and agreed that this amount is not a penalty.

At any time the District believes the Contractor may be liable for liquidated damages, the District may deduct that amount from any money due or that may become due the Contractor under this Agreement, and such deduction will not constitute a withholding or penalty. The District's right to assess liquidated damages is as indicated herein and in the General Conditions.

The time during which the Contract is delayed for cause as hereinafter specified may extend the time of completion for a reasonable time as the District may grant, provided that Contractor has complied with the claims procedure of the Contract Documents.

6. Loss Or Damage: The District and its authorized representatives shall not in any way or manner be answerable or suffer loss, damage, expense, or liability for any loss or damage that may happen to the Work, or any part thereof, or in or about the same during its construction and before acceptance, and the Contractor shall assume all liabilities of every kind or nature arising from the Work, either by accident, negligence, theft, vandalism, or any cause whatsoever; and shall hold the District and its agents and authorized representatives harmless from all liability of every kind and nature arising from accident, negligence, or any cause whatsoever.
7. Limitation of District Liability: District's financial obligations under this Contract shall be limited to the payment of the compensation provided in this Contract. Notwithstanding any other provision of this Contract, in no event shall District be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect, or incidental damages, including, but not limited to, lost profits or revenue or lost bonding capacity, arising out of or in connection with this Contract for the services performed in connection with this Contract.
8. Insurance and Bonds: Prior to issuance of the Notice to Proceed by the District, and within the timeframe set forth in the Notice of Award, Contractor shall provide the District all required certificates of insurance, and payment and performance bonds as evidence thereof.
9. Prosecution of Work: If the Contractor should neglect to prosecute the Work properly or in a good or workmanlike manner or fail to perform any provisions of this Contract, the District, may, pursuant to the General Conditions and without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor.
10. Authority of Architect, Project Inspector, and DSA: Contractor hereby acknowledges that the Architect(s), the Project Inspector(s), and the Division of the State Architect ("DSA") have authority to approve and/or suspend Work if the Contractor's Work does not comply with the requirements of the

Contract Documents, Title 24 of the California Code of Regulations, or any and all applicable laws and regulations. The Contractor shall be liable for any delay caused by its non-compliant Work.

11. Assignment of Contract: Neither the Contract, nor any part thereof, nor any moneys due or to become due thereunder, may be assigned by the Contractor without the prior written approval of the District, nor without the prior written consent of the Surety on the Contractor's Performance Bond ("Surety"), unless the Surety has waived in writing its right to notice of assignment.
12. Classification of Contractor's License: Contractor hereby acknowledges that it currently holds valid Type B Contractor's license(s) issued by the State of California, Contractor's State License Board, in accordance with division 3, chapter 9, of the Business and Professions Code and in the classification called for in the Contract Documents. Contractor's License Number is _____.
13. Registration as Public Works Contractor: The Contractor and all Subcontractors currently are registered as public works contractors with the Department of Industrial Relations, State of California, in accordance with Labor Code section 1771.1.
14. Payment of Prevailing Wages: The Contractor and all Subcontractors under the Contractor shall pay all workers on all Work performed pursuant to this Contract not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code.
15. This Project is subject to labor compliance monitoring and enforcement by the Department of Industrial Relations pursuant to Labor Code section 1771.4 and Title 8 of the California Code of Regulations. Contractor specifically acknowledges and understands that it shall perform the Work of this Agreement while complying with all the applicable provisions of Division 2, Part 7, Chapter 1, of the Labor Code, including, without limitation, the requirement that the Contractor and all of its Subcontractors shall timely submit complete and accurate electronic certified payroll records as required by the Contract Documents, or the District may not issue payment.
16. Contract Price: In consideration of the foregoing covenants, promises, and agreements on the part of the Contractor, and the strict and literal fulfillment of each and every covenant, promise, and agreement, and as compensation agreed upon for the Work and construction, erection, and completion provided pursuant to the Contract Documents, the District covenants, promises, and agrees that it will well and truly pay and cause to be paid to the Contractor in full, and as the full Contract Price and compensation for construction, erection, and completion of the Work hereinabove agreed to be performed by the Contractor, the following price:

Allowance #1 – Allowance to address unforeseen site conditions and underground utility work coordination.

Forty-thousand Dollars
(\$ 40,000)

Allowance #2 – Allowance for coordination of scopes arising from phased bid packages.

Eighty-thousand Dollars
(\$ 80,000)

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Allowance #3 – Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more.

Fifty-thousand

Dollars

(\$ 50,000)

TOTAL CONTRACT PRICE:

Dollars

(\$)

in lawful money of the United States, which sum is to be paid according to the schedule provided by the Contractor and accepted by the District and subject to additions and deductions as provided in the Contract. This amount supersedes any previously stated and/or agreed to amount(s). The Contract Price is based upon the Contractor's base bid proposal and the following Deductive Alternates, if any:

17. **Project Management Software:** Notwithstanding anything to the contrary in this Agreement, the Contractor agrees to utilize a construction project management software, such as Procore or an equivalent software approved by the District, for this Project. The Contractor must use the construction project management software for all purposes associated with the Project, including, without limitation, to upload Project information and to respond to RFI's, change order requests, payment requests, etc. Contractor agrees to authorize the District and its design team, project management team, and other authorized representatives access to the construction project management software at all times. The Contractor and Subcontractors shall designate representatives for purposes of the construction project management software who have knowledge and experience with respect to use of construction project management software. In the event of termination of this Agreement or Contractor's inability to complete the Project for any reason, the Contractor agrees to act in good faith to provide the District with access to all information and documents necessary for the District to continue with the Project.
18. **Severability:** If any term, covenant, condition, or provision in any of the Contract Documents is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions in the Contract Documents shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.
19. **No Representations:** No representations have been made other than as set forth in writing in the Contract Documents, including this Agreement. Each of the parties to this Agreement warrants that it has carefully read and understood the terms and conditions of this Agreement and all Contract Documents, and that it has not relied upon the representations or advice of any other Party or any attorney not its own.
20. **Entire Agreement:** The Contract Documents, including this Agreement, set forth the entire agreement between the parties hereto and fully supersede any and all prior agreements, understandings, written or oral, between the parties hereto pertaining to the subject matter thereof.
21. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. Signatures transmitted electronically shall be deemed as good as original signatures.

22. Authority to Execute: The individual(s) executing this Agreement on behalf of the Contractor is/are duly and fully authorized to execute this Agreement on behalf of Contractor and to bind the Contractor to each and every term, condition and covenant of the Contract Documents.

IN WITNESS WHEREOF, accepted and agreed on the date indicated above:

CONTRACTOR

DISTRICT

LAKE TAHOE COMMUNITY COLLEGE
DISTRICT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

NOTE: If the party executing this Contract is a corporation, a certified copy of the by-laws, or of the resolution of the Board of Directors, authorizing the officers of said corporation to execute the Contract and the bonds required thereby must be attached hereto.

END OF DOCUMENT

SECTION 00 6341

FORCE ACCOUNT DIRECTIVE FORM

Lake Tahoe Community College District
1 College Drive
South Lake Tahoe, CA 96150

**FORCE ACCOUNT
DIRECTIVE NO.:** _____

FORCE ACCOUNT DIRECTIVE FORM

Project: Student Housing Building Project

Date: _____

Bid No.: 22-23-002

DSA File No.: 9-C1

DSA Appl. No.: 02-120731

Contractor Name, Address, Telephone:

The District issued a Force Account Directive ("FAD") to proceed with the Work described below on a force account basis. Contractor acknowledges that all requirements for the Work, including but not limited to direct costs for labor, labor burden, material, equipment, and markups on direct costs for overhead and profit shall be within the not-to-exceed budget listed in this form. Contractor acknowledges that the District will only pay for actual costs verified in the field by the District or its authorized representative(s) on a daily basis.

Description	Budget Shall Not Exceed
[Description of unforeseen item relating to Work] [Requester] [Performer] [Reason]	\$

CONTRACTOR'S FAD WORK DAILY REPORT FOR DATE: _____

LABOR			
Names of Individuals Performing Labor	Hours	Rate	Total
			\$
			\$
			\$
			\$
TOTAL LABOR			\$
MATERIALS			
Description	Cost	Quantity	Total
			\$
			\$
			\$

FORCE ACCOUNT DIRECTIVE FORM

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		\$
TOTAL MATERIALS		\$
EQUIPMENT		
Description	Type / Model	\$
		\$
		\$
		\$
TOTAL EQUIPMENT		\$
TOTAL DAILY COST FOR FAD WORK		\$
HAS CONTRACTOR CONSUMED 80% OF THE BUDGET ALLOCATED BY DISTRICT?		<input type="checkbox"/> YES <input type="checkbox"/> NO

CONTRACTOR'S FAD WORK WEEKLY REPORT FOR DATES: _____

Percentage of Budget Consumed?	%
Estimated Percentage of Work Completed?	%

Signatures:

LAKE TAHOE COMMUNITY COLLEGE DISTRICT _____ Date: _____ By: _____ [Print Name and Title here]	CONTRACTOR: _____ Date: _____ By: _____ [Print Name and Title here]
PROJECT INSPECTOR: _____ Date: _____ By: _____ [Print Name and Title here]	ACKNOWLEDGMENT OF RECEIPT OF CONTRACTOR'S REPORT LAKE TAHOE COMMUNITY COLLEGE DISTRICT Date: _____ By: _____ [Print Name and Title here]

END OF DOCUMENT

FORCE ACCOUNT DIRECTIVE FORM
00 6341 - 2

the costs were actually incurred, Contractor waives any claim of additional compensation or time for that additional work. Under no circumstances shall Contractor be entitled to any claim of additional compensation or time not expressly requested by Contractor in a Proposed Change Order or approved by District in an executed Change Order.

17.1.4. Contractor understands, acknowledges, and agrees that the reason for District authorization is so that District may have an opportunity to analyze the Work and decide whether the District shall proceed with the Change Order or alter the Project so that a change in Work becomes unnecessary.

17.2. Architect Authority

The Architect will have authority to order minor changes in the Work not involving any adjustment in the Contract Price, or an extension of the Contract Time, or a change that is inconsistent with the intent of the Contract Documents. These changes shall be effected by written Change Order, Construction Change Directive, or by Architect's response(s) to RFI(s) or by Architect's Supplemental Instructions ("ASI").

17.3. Change Orders

17.3.1. A Change Order is a written instrument prepared and issued by the District and signed by the District (as authorized by the District's Board of Trustees), the Contractor, the Architect, and approved by the Project Inspector (if necessary) and DSA (if necessary), stating their agreement regarding all of the following:

17.3.1.1. A description of a change in the Work;

17.3.1.2. The amount of the adjustment in the Contract Price, if any; and

17.3.1.3. The extent of the adjustment in the Contract Time, if any.

17.4. Construction Change Directives

17.4.1. A Construction Change Directive is a written order prepared and issued by the District, the Construction Manager, and/or Architect and signed by the District and the Architect, directing a change in the Work. The District may as provided by law, by Construction Change Directive and without invalidating the Contract, order changes in the Work consisting of additions, deletions, or other revisions. The adjustment to the Contract Price or Time, if any, is subject to the provisions of this section regarding Changes in the Work. If all or a portion of the Project is being funded by funds requiring approval by the College Finance and Facilities Division of the California Community Colleges Chancellor's Office (Chancellor's Office), these revisions may be subject to compensation once approval of same is received and funded by the Chancellor's Office, and funds are released by the Chancellor's Office. Any dispute as to the adjustment in the Contract Price, if any, of the Construction Change Directive or timing of payment shall be resolved pursuant to the Payment and Claims and Disputes provisions herein.

17.4.2. The District may issue a Construction Change Directive in the absence of agreement on the terms of a Change Order.

17.5. Force Account Directives

17.5.1. When work, for which a definite price has not been agreed upon in advance, is to be paid for on a force account basis, all direct costs necessarily incurred and paid by the Contractor for labor, material, and equipment used in the performance of that Work, shall be subject to the approval of the District and compensation will be determined as set forth herein.

17.5.2. The District will issue a Force Account Directive to proceed with the Work on a force account basis. The District will establish a not-to-exceed budget.

17.5.3. All requirements regarding direct costs for labor, labor burden, material, equipment, and markups on direct costs for overhead and profit described in this section shall apply to Force Account Directives. However, the District will only pay for actual costs verified in the field by the District or its authorized representative(s) on a daily basis.

17.5.4. The Contractor shall be responsible for all costs related to the administration of Force Account Directives. The markup for overhead and profit for Contractor modifications shall be full compensation to the Contractor to administer Force Account Directive, and Contractor shall not be entitled to separately recover additional amounts for overhead and/or profit.

17.5.5. The Contractor shall notify the District or its authorized representative(s) at least twenty-four (24) hours prior to proceeding with any of the force account work. Furthermore, the Contractor shall notify the District when it has consumed eighty percent (80%) of the budget, and shall not exceed the budget unless specifically authorized in writing by the District. The Contractor will not be compensated for force account work in the event that the Contractor fails to timely notify the District regarding the commencement of force account work or exceeding the force account budget.

Addendum #1

17.5.6. The Contractor shall diligently proceed with the work, including any supporting documentation, and on a daily basis, submit a daily Force Account Directive report on a form supplied by the District no later than 5:00 p.m. each day. The report shall contain a detailed itemization of the daily labor, material, and equipment used on the force account work only. The names of the individuals performing the force account work shall be included on the daily Force Account Directive reports. The type and model of equipment shall be identified and listed. The District will review the information contained in the reports, and, if the District finds the reports are acceptable, sign the reports no later than the next work day, and return a copy of the report to the Contractor for their records. The District will not sign the reports, nor will the Contractor receive compensation for work, if the District cannot verify the work was completed and expenses were incurred by the Contractor. On the last day of the week, the Contractor shall also provide a weekly Force Account Directive report indicating the status of the Force Account Directive and providing the District with the percentage of the not-to-exceed budget that has been consumed and the estimated percent complete of Work completed.

17.5.7. In the event the Contractor and the District reach a written agreement on a set cost for the work while the work is proceeding based on a Force Account Directive, the Contractor's signed daily force account reports shall be discontinued and all previously signed reports shall be invalid.

17.6. Price Request

17.6.1. Definition of Price Request

A Price Request ("PR") is a written request prepared by the Architect requesting the Contractor to submit to the District and the Architect an estimate of the effect of a proposed change in the Work on the Contract Price and the Contract Time.

17.6.2. Scope of Price Request

A Price Request shall contain adequate information, including any necessary Drawings and Specifications, to enable Contractor to provide the cost breakdowns required herein. The Contractor shall not be entitled to any additional compensation for preparing a response to a Price Request, whether ultimately accepted or not.

SECTION 01 2100

ALLOWANCE

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. Non-specified work.

1.02 RELATED SECTIONS

- A. Drawings and general provisions of the Contract, including General and Special Conditions, Contract Documents, and other Division 00 & 01 Specification Sections applicable to this Section.

1.03 ALLOWANCES

Addendum #1

- A. Included in the Contract, a stipulated sum/price of Forty Thousand Dollars (\$40,000) as an Allowance to address unforeseen site conditions and underground utility work coordination, a stipulated sum/price of Eighty Thousand Dollars (\$80,000) as an Allowance for coordination of scopes arising from phased bid packages, and a stipulated sum/price of Fifty Thousand Dollars (\$50,000) as an Allowance for snow removal measures if total seasonal snow accumulation exceeds total seasonal average by 10% or more, within the limits set forth in the Contract Documents. Allowances shall not be utilized without prior written approval by the District.
- B. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding and equipment rental will be included in Allowance Expenditure Directive authorizing expenditure of funds from this Allowance. Contractor agrees no overhead or profit will be added to any allowance expenditure.
- C. Funds will be drawn from Allowance only with District approval evidenced by an Allowance Expenditure Directive.
- D. At or near Contract closeout, funds remaining in Allowance will be credited to District by Change Order.

PART 2 – PRODUCTS Not used.

PART 3 – EXECUTION Not used.

END OF DOCUMENT

SECTION 32 33 00
SITE FURNISHINGS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Bench
2. Bike Rack
3. Trash & Recycling Receptacle
4. Table With Connected Chairs

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Sustainable Design Submittals:
1. Conform to LEED requirements.
- C. Samples: For each exposed product and for each color and texture specified.
- D. Material Certificates: For site furnishings, signed by manufacture.
- E. Maintenance Data.

1.3 CLOSEOUT SUBMITTALS

- A. Maintenance data.

PART 2 - PRODUCTS

2.1 BENCH

- A. **Bench** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Durable metal bench with back, classic styling.
 2. Material: Fully welded commercial grade aluminum
 3. Color: Bronze
 4. Placement: As shown on materials plans.

DELTA 1
AD-1

5. Size: 72" long
6. Model: Everett Bench with back
7. Manufacturer: Keystone Ridge Design
724-284-1213 <https://www.keystoneridgedesigns.com/>

2.2 BIKE RACK

- A. **Bike Rack** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Durable metal bike rack that provides three points of contact on the bike.
 2. Material: Powder coated laser cut steel
 3. Color: Black
 4. Placement: As shown on materials plans.
 5. Installation: Modular Rail System
 6. Size: 2 bikes each, 36" distance between racks.
 7. Model: Varsity MBA Bike Rack DV215
 8. Manufacturer: Ground Control Systems
800-630-7225 <https://www.groundcontrolsystems.com>

2.3 TRASH & RECYCLING RECEPTACLE

- A. **Trash & Recycling Receptacle** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Bear proof metal double trash enclosure, ADA compliant
 2. Material: Powder coated corrosion resistant steel
 3. Color: Brown
 4. Placement: As shown on materials plans.
 5. Installation: Surface mounted
 6. Size: 40 gallons per side
 7. Model: HA Series Double Trash/Recycling Enclosure HA2-PX
 8. Manufacturer: BearSaver
1-800-851-3887

2.4 TABLE WITH CONNECTED CHAIRS

- A. **Table With Connected chairs** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Durable outdoor seating
 2. Material: Powder coated corrosion resistant steel
 3. Color: Bronze
 4. Placement: As shown on materials plans.

5. Installation: N/A
6. Size: L 96 3/8" W 96 3/8" H 33"
7. Model: Easton Table EA6-2RD Easton 40" Round Table and 4 seats with backs
8. Manufacturer: Keystone Ridge Designs
724-284-1213 <https://www.keystoneridgedesigns.com/>

2.5 FABRICATION

- A. Metal Components: Form to required shapes and sizes with true, consistent curves, lines, and angles. Separate metals from dissimilar materials to prevent electrolytic action.
- B. Welded Connections: Weld connections continuously. Weld solid members with full-length, full-penetration welds and hollow members with full-circumference welds. At exposed connections, finish surfaces smooth and blended, so no roughness or unevenness shows after finishing and welded surface matches contours of adjoining surfaces.
- C. Pipes and Tubes: Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of handrail and railing components.
- D. Preservative-Treated Wood Components: Complete fabrication of treated items before treatment if possible. If cut after treatment, apply field treatment complying with AWPA M4 to cut surfaces.
- E. Exposed Surfaces: Polished, sanded, or otherwise finished; all surfaces smooth, free of burrs, barbs, splinters, and sharpness; all edges and ends rolled, rounded, or capped.
- F. Factory Assembly: Factory assemble components to greatest extent possible to minimize field assembly. Clearly mark units for assembly in the field.

2.6 ALUMINUM FINISHES

- A. Powder-Coat Finish: Manufacturer's standard polyester powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

2.7 STEEL AND GALVANIZED-STEEL FINISHES

- A. Powder-Coat Finish: Manufacturer's standard polyester, powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

2.8 IRON FINISHES

- A. Powder-Coat Finish: Manufacturer's standard polyester powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

2.9 STAINLESS STEEL FINISHES

- A. Surface Preparation: Remove tool and die marks and stretch lines, or blend into finish.
- B. Polished Finishes: Grind and polish surfaces to produce uniform finish, free of cross scratches.
 - 1. Run directional finishes with long dimension of each piece.
 - 2. Directional Satin Finish: ASTM A480/A480M, No 4.
 - 3. Dull Satin Finish: ASTM A480/A480M, No. 6.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.
- B. Unless otherwise indicated, install site furnishings after landscaping and paving have been completed.
- C. Install site furnishings level, plumb, true, and **securely anchored** at locations indicated on Drawings.

END OF SECTION 323300

SECTION 32 92 00
TURF AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Hydroseeding.
 - 2. Erosion-control materials.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Data: For turf and seed mixes.
 - 1. Submit Native Restoration Seed mix to the Owner's Representative for approval a minimum 8 weeks prior to scheduled installation
- B. Product Certificates: For fertilizers and mulches, from manufacturer.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf and/or native restoration establishment.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Seed and Other Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of compliance with state and Federal laws, as applicable.
- B. Bulk Materials:
 - 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk materials with appropriate certificates.

1.7 FIELD CONDITIONS

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 NATIVE RESTORATION SEED

- A. Seed Species:
1. Quality, State Certified: State-certified seed suitable for restoration of upland full sun/dry sites in the Lake Tahoe Basin.
 2. Composition: Provide the following seed mix, or similar mix:

DELTA 1
AD-1

Botanical Name	Common Name	Application Rate (PLS lbs./acre)
Achillea millefolium	Yarrow	0.10
Bromus carinatus	California brome	4.00
Arctostaphylos patula	Green-leaf Manzanita	1.00
Artemisia tridentata 'Vaseyana'	Mountain Sagebrush	0.50
Balsamorhiza sagittata	Arrowleaf Balamroot	4.00
Chrysothamnus nauseosus	Rabbitbrush	1.00
Elymus elymoides	Squirreltail	4.00
Eriogonum umbellatum	Sulphur buckwheat	1.00
Linum lewisii	Lewis Flax	1.00
Lupinus argenteus	Silver Lupine	4.00
Poa secunda	Sandberg Grass	0.50
Purshia tridentata	Antelope Bitterbrush	1.00
Total		22.10

2.2 FERTILIZERS

- A. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorous, and potassium in the following composition:
1. Composition:
 - a. Composition: 27 percent nitrogen, 3 percent phosphorous, and 10 percent potassium, by weight.

2.3 MULCHES

- A. Wood Chip Mulch: Shredded wood chips, free of weeds.

- B. Pine Duff Mulch: Pine duff, free of weeds, supplied or harvested from approved sources.

2.4 EROSION-CONTROL MATERIALS

- A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches long.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
 - 1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
 - 2. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
 - 3. Uniformly moisten excessively dry soil that is not workable or which is dusty.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

3.2 PREPARATION

- A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
 - 1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.
 - 2. Protect grade stakes set by others until directed to remove them.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 TURF AREA PREPARATION

- A. General: Prepare planting area for soil placement and mix planting soil according to Section 329113 "Soil Preparation".
- B. Placing Planting Soil: Place amended planting soil in place over exposed subgrade.
 - 1. Reduce elevation of planting soil to allow for soil thickness of sod.

- C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- D. Before planting, obtain Owner's Representative's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 PREPARATION FOR EROSION-CONTROL MATERIALS

- A. Prepare area as specified in "Turf Area Preparation" Article.
- B. For erosion-control blanket or mesh, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer.
 - 1. Only install erosion control blanket if finish grades exceed 1(V):3(H).
- C. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.5 HYDROSEEDING

- A. General: Prepare Native Revegetation Area soils according to Section 329113 "Soil Preparation".
- B. Hydroseeding: Mix specified seed, slow-release fertilizer and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
 - 1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.
 - 2. Spray-apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre (15.6-kg/92.9 sq. m) dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3.6 SODDING

- A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 - 1. Lay sod across slopes exceeding 1:3.
 - 2. Anchor sod on slopes exceeding 1:6 with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.

- C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.7 TURF MAINTENANCE

- A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.
 - 1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
- B. Watering: Install and maintain temporary piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches.
 - 1. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.
- C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet.

3.8 SATISFACTORY TURF

- A. Turf installations shall meet the following criteria as determined by Architect:
 - 1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
- B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

3.9 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
- C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.
- D. Remove nondegradable erosion-control measures after grass establishment period.

3.10 MAINTENANCE SERVICE

- A. Turf Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in "Turf Maintenance" Article. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but for not less than the following periods:
 - 1. Sodded Turf: 30 days from date of planting completion.
- B. Native Revegetation Area Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required by weeding, watering, replacing dead plant material, and removing trash and debris. Include any adjustments needed to the irrigation system during the maintenance period as well as a process to "wean" plants off of irrigation by the end of the maintenance period. Provisions should include reapplication of mulches and amendments as needed. Begin maintenance immediately after each area is planted and continue until acceptable meadow is established, but for not less than maintenance period below.
 - 1. Maintenance Period: 90 days from date of planting completion.

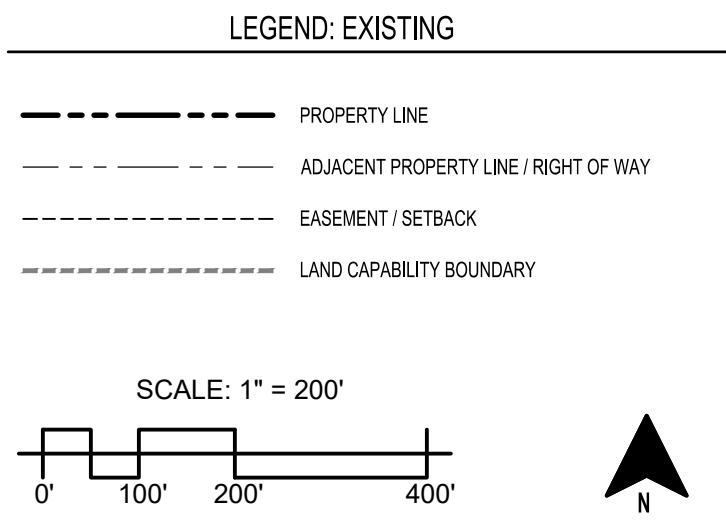
END OF SECTION 329200



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THIS DRAWING INDICATES
FULL DSA APPROVED
SCOPE.



SEAL



DSA SUBMISSION - INC. 1

Drawing Title
**GENERAL SITE
PLAN**

NO.	DATE	ISSUE
1	06/09/2023	AD-1

Drawn By
BD

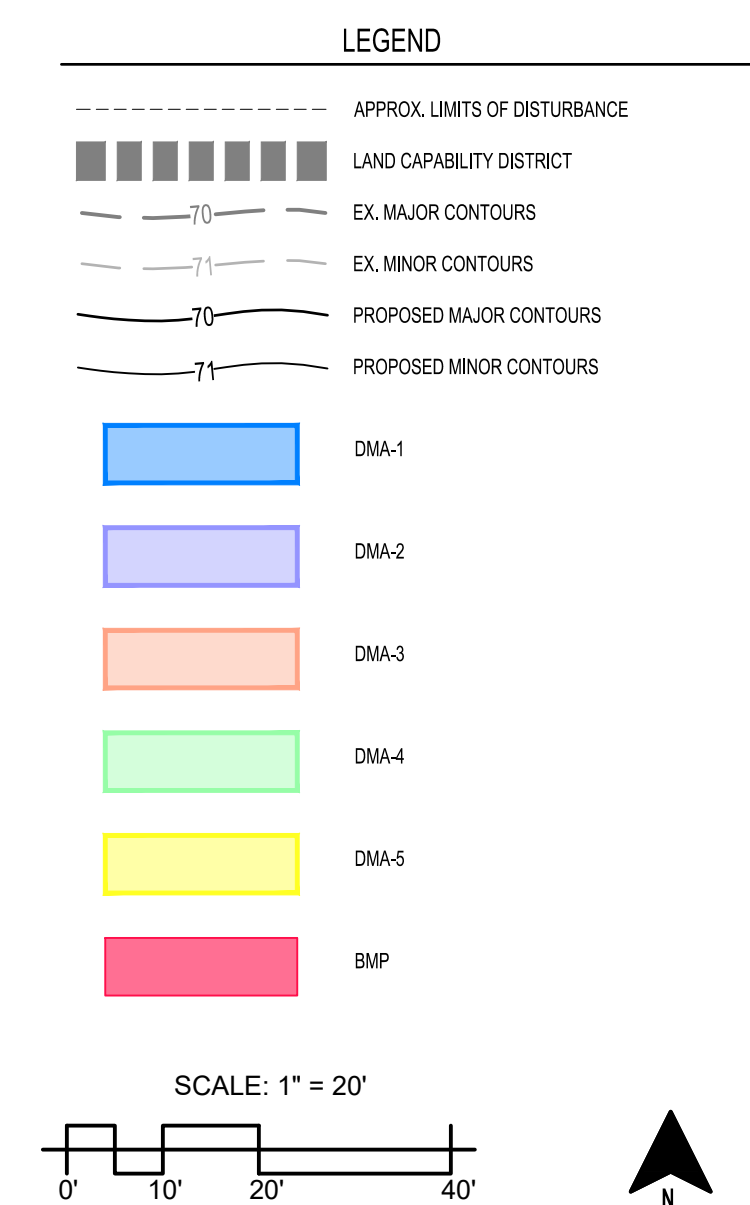
Checked By
CS

Project No.
22-100
©/Date
02/27/2023
DRAWING NO.

C1.1-1

				Land Capability Class 1b SEZ			Land Capability Class JwE (4)			Land Capability Class 7				
Parcel No.	Description	Total Parcel Area	Total Area (sq. ft.)	Allowed Coverage (sq. ft.)		Total Area (sq. ft.)	Allowed Coverage (sq. ft.)		Total Area (sq. ft.)	Allowed Coverage (sq. ft.)		Total Allowed Coverage		
025-041-010 et. al.	Equip. Storage Facility	5,265,005	1,135,228	11,352		873,004	174,601		3,256,773	977,032		1,162,985		
(Legal Lot/Project Area includes add'l APNs and excludes JPA)		ERSP2022-1149-01												
Proposed Project Coverage Changes		Facility	Existing Coverage ¹	Proposed Coverage	Net Change	Existing Coverage ¹	Proposed Coverage	Net Change	Existing Coverage	Proposed Coverage	Net Change	Total Change	Project Area Total Coverage	
ERSP2020-1334 Liberty Utilities has a new easement area to accommodate three loadbreak junction enclosures. A total of 63 sq. ft. of land coverage has been transferred into the easement area for this purpose. This transferred land coverage is available only for the Liberty Utility project and may not be relocated for any other purpose. This coverage is not a part of and does not affect the LTCC project area or total land coverage calculations.		Buildings		0	6,246	6,246	0	192,725	210,069	17,344	17,344	216,315		
		Parking		0	30,866	30,866	0	242,861	243,926	1,065	1,065	274,792		
		Road		0	14,130	14,130	0	140,363	154,091	13,728	13,728	168,221		
		Sidewalk		0	5,428	5,428	0	52,624	60,137	7,513	7,513	65,565		
		Bike Path		0	1,025	1,025	0	44,451	44,451	0	0	45,476		
		Dirt Path	6,388	6,388	0	27,547	27,547	0	24,468	21,266	(3,202)	(3,202)	55,201	
		Gravel Path		0	317	317	0	6,762	8,329	1,567	1,567	8,646		
		Conc. Pad/Sculptures/Pavers		0	79	79	0	9,638	10,602	974	974	10,681		
		AC Pad/Walk		0			0	4,509	4,509	0	0	4,509		
		Loading Dock		0			0	2,424	2,424	0	0	2,424		
		Deck/Bridge/Stairs		0	74	74	0	1,174	1,174	0	0	1,248		
		Portable Storage		0			0	951	951	0	0	951		
		Playground		0			0	2,940	2,940	0	0	2,940		
		Lights/Utilities/Boxes		0			0	293	293	0	0	293		
		Decomposed Granite Paving		0			0	1,049	2,786	1,737	1,737	2,786		
		Synthetic Turf		0			0	1,342	1,342	1,342	1,342	1,342		
		Banked Coverage		0	562	562	0	0	0	0	0	562		
Total Proposed Coverage			6,388	6,388	0	86,274	86,274	0	727,222	769,290	42,068	42,068	861,952	
The Liberty Utilities project (ERSP2020-1334) transferred 63 SF of coverage into the newly recorded Utility Easement. This coverage may not be used by LTCC for any other purpose and does not affect LTCC allowable or existing coverage amounts.														
¹ Existing here is the approved proposed coverage from TRPA File ERSP2020-1334														

COVERAGE TABLE

[illegible]

Project
LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

Drawn By
BD

Checked By
CS

Project No.
22-100

©Date
02/27/2023

DRAWING NO.
.2-1


Deck Treatments					Source Control Treatments					Reviewer Comments	
Deck Label					Area Label						
Area (ft ²)					Area (ft ²)						
Slope (%)					Slope (%)						
Slope Length (ft)					Slope Length (ft)						
Gravel Treatment Length (ft)					% Cover						
Gravel Treatment Width (ft)					% Comp						
Additional Treatment See					Treatment						
Drain Rock Quantity (yd ³)					Drain Rock Quantity(yd ³)						

Sheet: **1**

of: **1**

template 1/18/2021


United States Department of Agriculture



NIPCS
National Irrigation
Productivity Council

Notes
Excess capacity from existing ponds (TRPA File # ERSF2020-2105) are being used for DMA-1 treatment. A series of three ponds has a combined excess capacity of 1,658.5 CF (7,772.6 - 6,114.1).
Added capacity to pond #2 = 496.5 CF
Linear Basin capacity LB1 = 338.4 CF
Total DMA-1 treatment = 1658.5 + 496.5 + 338.4 = 2493.4 CF

Reviewer Comments

Sheet: 1	 United States Department of Agriculture Natural Resources Conservation Service
of: 1	
template 11/8/2021	



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THIS DRAWING INDICATES
FULL DSA APPROVED
SCOPE. SEE FOLLOWING
BID PACKAGE 2 (BP-2)
EXHIBIT SHEET(S) FOR
SCOPE DELINEATION FOR
BID PACKAGE 2.

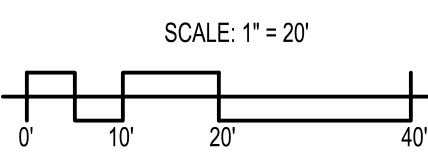
SUMMARY:

EX. TREES TO BE REMOVED

LESS THAN OR EQUAL TO 14" DIA.	3 TREES
15" DIA. TO 30" DIA.	44 TREES
GREATER THAN 30" DIA.	3 TREES
TOTAL:	50 TREES
TOTAL TREES GREATER THAN 14":	47 TREES

LEGEND: EXISTING

LAND CAPABILITY DISTRICT	
FIRE LINE (APPROX.)	---
UNDERGROUND ELECTRIC (APPROX.)	---
ELECTRIC (APPROX.)	---
SANITARY SEWER (APPROX.)	---
WATER (APPROX.)	---
GAS (APPROX.)	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
TREE TO REMAIN	○
TREE REMOVAL	⊗



SEAL



DSA SUBMISSION - INC. 1

Drawing Title
EX. CONDITIONS & DEMOLITION PLAN

NO.	DATE	AD-1	ISSUE
1	06/09/2023		

Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

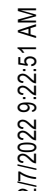
Drawn By
BD
Checked By
CS
Project No.
22-100
Date
02/27/2023
DRAWING NO.

C2.0-1

VIEWPORT CONTINUATION (THIS SHEET)

NOTES:

- UTILITIES SHOWN ON THESE PLANS, INCLUDING TYPES, LOCATIONS, SIZES AND DEPTHS ARE APPROXIMATE ONLY. INFORMATION WAS OBTAINED FROM SOURCES OF VARYING RELIABILITY, INCLUDING BUT NOT LIMITED TO COORDINATION WITH THE LAKE TAHOE COMMUNITY COLLEGE AND AVAILABLE RECORD DRAWINGS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UNDERGROUND UTILITIES INFORMATION BUT JK ARCHITECTURE ENGINEERING CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE INFORMATION PROVIDED HEREIN OR OF ANY EXISTING UNDERGROUND IMPROVEMENT INFORMATION NOT SHOWN. THE CONTRACTOR IS CAUTIONED AND REQUIRED TO, PRIOR TO CONSTRUCTION, LOCATE AND IDENTIFY ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED DEMOLITION AND IMPROVEMENTS. CONDUCT SITE INVESTIGATIONS, CONTACT UNDERGROUND SERVICE ALERT, AND OTHER QUALIFIED CABLE/PIPELINE LOCATOR SERVICES, AND IMPLEMENT ALL OTHER MEANS NECESSARY TO DEFINE THE TYPES, LOCATIONS, SIZES AND DEPTHS OF THE EXISTING UNDERGROUND SYSTEM.
- ALL EX. IMPROVEMENTS, INCLUDING UTILITIES, TO REMAIN & BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL COMPLY WITH ALL LAKE TAHOE COMMUNITY COLLEGE DISPOSAL AND RECYCLING STANDARDS.
- ALL ITEMS NOTED FOR REMOVAL, INCLUDING EXCESS EARTHWORK MATERIALS, SHALL BE OFFERED TO THE LAKE TAHOE COMMUNITY COLLEGE ON FIRST RIGHT OF REFUSAL BASIS.
- SEE SHEET C5.0-1 FOR BMP INFORMATION.



NOTES:

1. UTILITIES SHOWN ON THESE PLANS, INCLUDING TYPES, LOCATIONS, SIZES AND DEPTHS ARE APPROXIMATE ONLY. INFORMATION WAS OBTAINED FROM SOURCES OF VARYING RELIABILITY, INCLUDING BUT NOT LIMITED TO COORDINATION WITH THE LAKE TAHOE COMMUNITY COLLEGE AND AVAILABLE RECORD DRAWINGS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE UTILITIES AND PROVIDE UTILITIES INFORMATION BUT, IN ARCHITECTURE INFORMATION, CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE INFORMATION PROVIDED HEREIN OR OF ANY EXISTING UNDERGROUND IMPROVEMENT INFORMATION NOT SHOWN. THE CONTRACTOR IS CAUTIONED AND REQUIRED TO, PRIOR TO CONSTRUCTION, LOCATE AND IDENTIFY ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED DEMOLITION AND IMPROVEMENTS. CONDUCT SITE SURVEY, EXPOSE UNDERGROUND SERVICE LINE, AND OTHER QUALIFIED CONTRACTORS, PIPELINE LOCATOR SERVICES, AND IMPLEMENT ALL OTHER MEANS NECESSARY TO DEFINE THE TYPES, LOCATIONS, SIZES AND DEPTHS OF THE EXISTING UNDERGROUND SYSTEM.
2. ALL EX. IMPROVEMENTS, INCLUDING UTILITIES, TO REMAIN & BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR SHALL COMPLY WITH ALL LAKE TAHOE COMMUNITY COLLEGE DISPOSAL AND RECYCLING STANDARDS.
4. ALL ITEMS NOTED FOR REMOVAL, INCLUDING EXCESS EARTHWORK MATERIALS, SHALL BE OFFERED TO THE LAKE TAHOE COMMUNITY COLLEGE ON FIRST RIGHT OF REFUSAL BASIS.
5. SEE SHEET CS-01-FOR BMP INFORMATION. ALL CONSTRUCTION SEDIMENT AND EROSION CONTROL SHALL BE IN PLACE BEFORE CONSTRUCTION COMMENCEMENT.

JK ARCHITECTURE
ENGINEERING

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BID PACKAGE 2 NOTES:

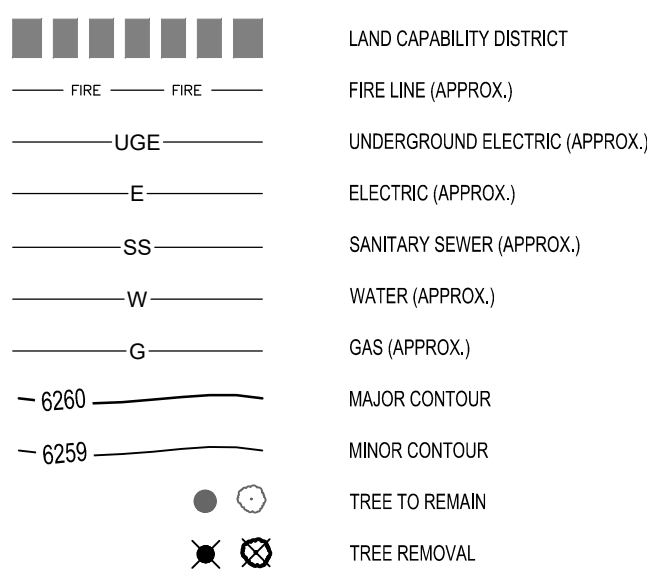
- ALL ITEMS UNDER BP-1 LABELED EXISTING WILL BE BUILT UNDER BP-1. BP-1 CONTRACTOR TO PROVIDE AS-BUILTS TO BE USED BY BP-2 CONTRACTOR ONCE BP-1 CONSTRUCTION IS COMPLETE. BP-2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND BP-1 IMPROVEMENTS AS NECESSARY FOR BP-2 CONSTRUCTION.

SUMMARY:

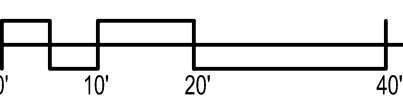
TREE DEMOLITION

LESS THAN OR EQUAL TO 14" DIA.	3 TREES (NOT A PART - REMOVED UNDER BP-1)
15" DIA. TO 30" DIA.	44 TREES (TOTAL)
<ul style="list-style-type: none"> • 40 TREES (NOT A PART - REMOVED UNDER BP-1) • 4 TREES (INCLUDED IN BP-2) 	
GREATER THAN 30" DIA.	3 TREES
<ul style="list-style-type: none"> • 1 TREES (NOT A PART - REMOVED UNDER BP-1) • 2 TREES (INCLUDED IN BP-2) 	
TOTAL:	50 TREES
<ul style="list-style-type: none"> • 44 TREES (NOT A PART - REMOVED UNDER BP-1) • 6 TREES (INCLUDED INCLUDED IN BP-2) 	
TOTAL TREES GREATER THAN 14":	47 TREES

LEGEND: EXISTING



SCALE: 1" = 20'



SEAL

EXHIBIT 2 SCOPE EXHIBIT
FOR REFERENCE ONLY - NOT
REVIEWED BY DSA

Project
LAKE TAHOE COMMUNITY COLLEGE
TCC STUDENT HOUSING

X. CONDITIONS & EMOLITION PLAN

[illegible]

Drawn By
BD

Checked By
CS

Project No.
22-100

©Date
05/18/2023

DRAWING NO.

C2.1-1-E

KEYNOTES:

- 1" CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
- 1" CURB TAPER TO TRANSITION FROM NEW TO OLD CURB
- CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
- TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP
- WATER LINE CROSSING UNDER SANITARY SEWER LINE - USE DUCTILE IRON WATER PIPE WITH M.R.L. JOINTS AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING, WITHOUT JOINTS FOR AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. MAINTAIN A MINIMUM 6 INCHES VERTICAL SEPARATION BETWEEN PIPES AS MEASURED VERTICALLY FROM THE EXTERIOR WALL OF THE PIPES. WATER LINE SHALL BE ENCASED IN CONCRETE SLURRY THROUGH THE LENGTH OF THE CROSSING.
- 4" X 4" X 4" TIE FITTING (SEE DETAIL 10C2-1)
- 4" TO 1/2" REDUCER
- 1/2" GATE VALVE (SEE DETAIL 10C2-1)
- 6" CWS (REF. MECHANICAL PLANS FOR DETAILS)
- 6" CWR (REF. MECHANICAL PLANS FOR DETAILS)
- SNOWMELT SYSTEM HYDRONICS PIPING (REF. MECHANICAL PLANS FOR DETAILS)
- 4" X 4" X 4" TIE FITTING (SEE DETAIL 10C2-1)
- 4" X 4" X 4" TIE FITTING (SEE DETAIL 10C2-1)
- 5 FEET TRANSITION FROM BATTERED CURB & GUTTER TO ROLLED CURB & GUTTER (SEE DETAIL 10C1-1)
- APPROX. LOCATION OF EX. 12" STORMDRAIN - EXACT DIRECTION OF PIPE, SLOPE AND CONNECTION TO THE SOUTH UNKNOWN - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH AND PROVIDE APPROPRIATE UTILITY CROSSINGS, INCLUDING WATER LINE PROTECTION (USING DUCTILE IRON PIPE, MECHANICALLY RESTRAINED JOINTS AND CONCRETE SLURRY, AS REQUIRED BY THE P.D. OF EXISTING STORMDRAIN PIPE CROSSING OVER NEW WATER LINES, MEETING ALL REQUIREMENTS OF KEYNOTE K5 ON THIS SHEET).

LEGEND: PROPOSED UTILITIES

- LAND CAPABILITY LINE
- ELECTRIC
- FIRE PROTECTION SERVICE
- GAS
- STORM DRAIN
- SANITARY SEWER
- WATER
- HYDRONICS SERVICE
- PIPE FITTINGS - TEE: 90°, 45°, 22.5° & 11.25°
PVC PIPE
THRUST BLOCK (SEE DETAIL 10C2-1)
DUCTILE IRON PIPE
MECHANICALLY RESTRAINED JOINTS (SEE DETAIL 10C2-1)
GATE VALVE (SEE DETAIL 10C2-1)
PIPE FITTING - REDUCER
BACKFLOW PREVENTER & ENCLOSURE (SEE DETAILS 1, 8 & 10C1-1)
FIRE HYDRANT ASSEMBLY (SEE DETAIL 10C3-1)
FIRE DEPARTMENT CONNECTION - FDC (SEE DETAIL 10C3-1)
POST INDICATOR VALVE - PIV (SEE DETAIL 10C3-1)
SIGN
APPROX. LENGTH OF FIRE PROTECTION LINE
- CONCRETE
- ASPHALT PAVING
- LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- GRAVEL PATH
- DECOMPOSED GRANITE (D/G) PATH
- PAVERS

SCALE: 1" = 20'

SEAL



DSA SUBMISSION - INC. 1

Drawing Title			Drawn By		
SITE IMPROVEMENTS & UTILITY PLAN			BD		
			Checked By		
			CS		
			Project No.		
			22-100		
			©/Date		
			02/27/2023		
			DRAWING NO.		
			C3.0-1		

Project
LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

NOTES:

1. UTILITIES SHOWN ON THESE PLANS, INCLUDING TYPES, LOCATIONS, SIZES AND DEPTHS ARE APPROXIMATE ONLY. INFORMATION WAS OBTAINED FROM SOURCES OF VARYING RELIABILITY, INCLUDING BUT NOT LIMITED TO COORDINATION WITH THE LAKE TAHOE COMMUNITY COLLEGE AND AVAILABLE RECORD DRAWINGS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UNDERGROUND UTILITIES INFORMATION BUT JK ARCHITECTURE ENGINEERING CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE INFORMATION PROVIDED HEREIN OR OF ANY EXISTING UNDERGROUND IMPROVEMENT INFORMATION NOT SHOWN. THE CONTRACTOR IS CAUTIONED AND RECOMMENDED, PRIOR TO CONSTRUCTION, TO LOCATE AND IDENTIFY ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED DEMOLITION AND IMPROVEMENTS, CONDUCT SITE INVESTIGATIONS, CONTACT UNDERGROUND SERVICE ALERT, AND OTHER QUALIFIED CABLE/Pipeline LOCATOR SERVICES, AND IMPLEMENT ALL OTHER MEANS NECESSARY TO DEFINE THE TYPES, LOCATIONS, SIZES AND DEPTHS OF THE EXISTING UNDERGROUND SYSTEM.
2. ALL FIRE HYDRANTS SHALL HAVE A 4" POST OR UNDEFINED OF CLEAR SPACE AND AN 18" MINIMUM CLEARANCE FROM THE CENTER OF THE 4" POST DISCHARGE TO FINISHED GRADE LEVEL. CFC 307.5.5.
3. THE POST INDICATOR VALVES (PIV) SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 32" TO 42" ABOVE FINISHED GRADE. NFPA 24, 6.3.1.
4. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
5. ALL MECHANICAL JOINTS ON FIRE SERVICE LINES AND FIRE SPRINKLER LATERALS SHALL BE CLEANED AND THOROUGHLY COATED WITH CORROSION RETARDING MATERIAL. NFPA 24, 10.4.1.1.
6. ALL EXISTING IMPROVEMENTS, INCLUDING UTILITIES, TO REMAIN & BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
7. SEE MECHANICAL PLANS FOR HYDRONIC HEATING SYSTEM LAYOUT AND INSTALLATION.
8. SEE ELECTRICAL PLANS FOR DETAILED DRY UTILITY INFORMATION, INCLUDING LIGHTING PLAN.
9. SEE PLUMBING PLANS FOR ADDITIONAL SEWER AND WATER INFORMATION.
10. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
11. TEMPORARY EROSION CONTROL MEASURES AND DETAILS AS SHOWN ON THIS PLAN ARE SUGGESTED MINIMUM METHODS OF CONTROLLING EROSION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY FIELD CONDITIONS TO CONTROL EROSION AND SEDIMENTATION. TPO, LANDFILL REGIONAL WATER QUALITY CONTROL BOARD AND/OR LAKE TAHOE COMMUNITY COLLEGE - ALL INCLUDED IN CONTRACT.
12. CONTRACTOR SHALL COMPLY WITH ALL LAKE TAHOE COMMUNITY COLLEGE DISPOSAL AND RECYCLING STANDARDS.
13. SANITARY SEWER SERVICE SHALL BE INSTALLED WITH 4" FEET MIN. COVER OVER PIPE AND SANITARY SEWER SERVICE CLEANOUT SHALL BE PLACED 5' OUTSIDE BUILDING FOOTPRINT.
14. SEE GRADING & DRAINAGE PLANS C4.3-1 & C4.1-1 FOR STORMDRAIN AND PERMANENT BMP INFORMATION.
15. SEE SEDIMENT AND EROSION CONTROL, SHEET C5.1-1 FOR BMP INFORMATION.
16. ALL FIRE HYDRANTS, FDCs AND PIVs SHALL HAVE A 6" FOOT TALL POST WITH APPLICABLE SIGN, AS LISTED BELOW AND DETAIL 10C3.0:
 - FIRE LANE: 12" X 18" MIN. HEAVY DUTY RUST PROOF ALUMINUM SIGN WITH 3" MIN. "NO PARKING" LETTERS & 2" "FIRE LANE" LETTERS - RED TEXT ON WHITE BACKGROUND
 - FIRE HYDRANT: 12" X 12" MIN. HEAVY DUTY RUST PROOF ALUMINUM SIGN WITH 3" MIN. "FIRE HYDRANT" LETTERS - WHITE TEXT ON RED BACKGROUND.
 - FIRE DEPARTMENT CONNECTION: 12" X 12" MIN. HEAVY DUTY RUST PROOF ALUMINUM SIGN WITH 3" MIN. "FIRE DEPT. CONN." LETTERS - WHITE TEXT ON RED BACKGROUND.
 - POST INDICATOR VALVE: 12" X 12" MIN. HEAVY DUTY RUST PROOF ALUMINUM SIGN WITH 3" MIN. "PIV" LETTERS - WHITE TEXT ON RED BACKGROUND.
 - SNOW STORAGE AREA: 12" X 12" MIN. HEAVY DUTY RUST PROOF ALUMINUM SIGN WITH 3" MIN. "SNOW STORAGE" LETTERS - BLACK TEXT ON WHITE BACKGROUND.

NOTES FOR UNDERGROUND PIPING FOR PRIVATE HYDRANTS & SPRINKLERS:

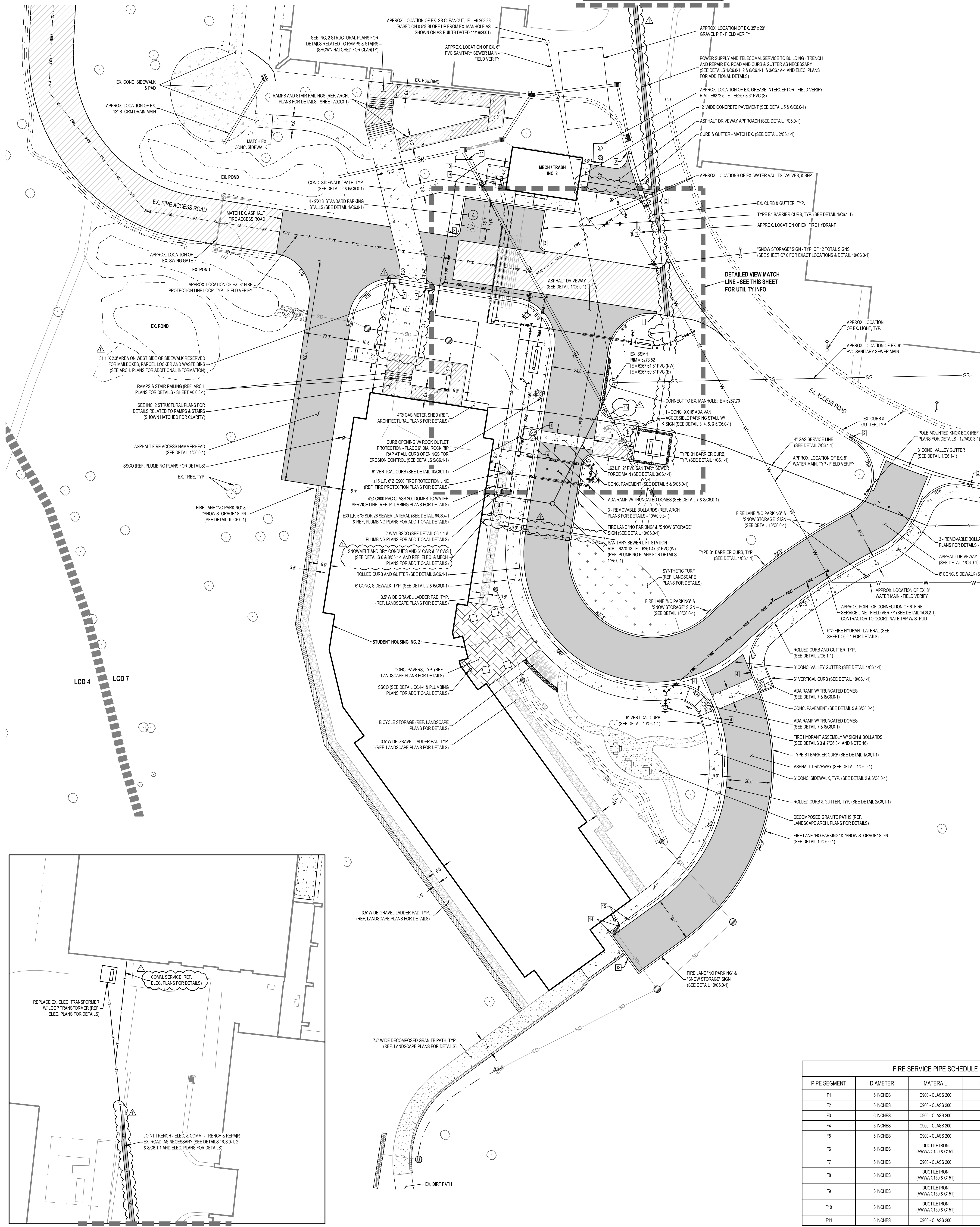
1. PRIOR TO INSTALLATION, ALL PLANS AND SPECIFICATIONS SHALL BE APPROVED BY DSA. REFER TO DSA IR A-25 FOR DESIGN, INSTALLATION AND MAINTENANCE GENERAL REQUIREMENTS.
2. INSPECTIONS ARE REQUIRED: 1) PRIOR TO POURING THRUST BLOCKS, 2) FOR HYDROSTATIC TESTING, AND 3) FOR FLUSH.
3. INSTALLATION, INSPECTION, AND TESTING SHALL CONFORM TO 2016 EDITIONS OF CFC, NFPA 1 & NFPA 24.
4. PRIVATE FIRE HYDRANTS SHALL BE APPROVED WITH A MINIMUM OF ONE 1/2" AND ONE 4" OUTLET. THE 4" OUTLET SHALL FACE THE FIRE DEPARTMENT ACCESS ROAD. ALL OUTLETS SHALL BE PROVIDED WITH NATIONAL STANDARD THREADS (NST). NFPA 24, 7.1.1.2.
5. FIRE HYDRANT SUPPLY PIPING SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER, THE CENTER OF THE HOSE OUTLET SHALL BE NOT LESS THAN 18" ABOVE FINAL GRADE OR, WHERE LOCATED IN A HOSE HOUSE, 12" ABOVE FLOOR. NFPA 24, 7.1.1 & 7.3.3.
6. FIRE HYDRANTS SHALL BE A MINIMUM OF 40 FEET FROM ALL STRUCTURES. NFPA 24, 7.3.3.
7. A 1/2" GATE VALVE SHALL BE PROVIDED FOR EACH HYDRANT IN AN ACCESSIBLE LOCATION. VALVES SHALL NOT BE LOCATED IN PARKING STALLS. NFPA 24, 10.1.1.1.
8. ALL PIPING SHALL BE LISTED FOR USE IN FIRE PROTECTION SERVICE AND COMPLY WITH ANSWA STANDARDS (CLASS 150 MINIMUM CLASS 350 FIRE SHALL BE USED WHERE PRESSURE MAY EXCEED 150 PSI). NFPA 24, 10.1.1.
9. ALL BOLTED JOINTS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION. NFPA 24, 10.4.1.1.
10. BACKFILL SHALL BE WELL TAMPED LAYERS TO CONSIST OF 6" MINIMUM BED OF CLEAN FILL SAND OR PEA GRAVEL BELOW AND 12" ABOVE THE PIPE (TOTAL 18" MINIMUM). NFPA 24, 10.5.1.
11. FITTINGS SHALL BE OF AN APPROVED TYPE. NFPA 24, 10.2.1.
12. A MINIMUM OF 30" OF COVER, FROM FINISH GRADE TO THE TOP OF THE PIPE, SHALL BE PROVIDED. WHEN SURFACE LOADS ARE EXPECTED, A MINIMUM OF 36" COVER SHALL BE PROVIDED. NFPA 24, 10.4.2.2 & 3.
13. THRUST BLOCKS, OR OTHER APPROVED METHOD OF THRUST RESTRAINT, SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION. BACKFILL BETWEEN THE JOINTS TO PREVENT MOVEMENT OF THE PIPE. PROVIDE DETAILS AND CALCULATIONS FOR SIZING THRUST BLOCKS BASED ON ACTUAL SOIL CONDITIONS. NFPA 24, 10.6.
14. A HYDROSTATIC TEST (200 PSI FOR TWO HOURS OR 50 PSIG OVER MAXIMUM STATIC PRESSURE, WHICHEVER IS GREATER) SHALL BE THROUGH A MINIMUM OF 4" HOSE PIPE. NFPA 24, 10.10.2.1.
15. THE SYSTEM SHALL BE THOROUGHLY FLUSHED BEFORE CONNECTION TO THE EXISTING PIPING. FLUSH SHALL BE THROUGH A MINIMUM OF 4" HOSE OF PIPE. NFPA 24, 10.10.2.1.
16. ALL CONTROL VALVES SHALL BE LOCATED IN THE OPEN POSITION. VALVES SHALL BE MONITORED IF THEY SERVE 6" OR MORE SPRINKLER HEADS. CFC 90.4.
17. ALL CONTROL VALVES SHALL BE LISTED INDICATING TYPE UNLESS A NON-INDICATING VALVE, SUCH AS AN UNDERGROUND GATE VALVE WITH APPROVED ROADWAY BOX COMPLETE WITH A WRENCH, IS ACCEPTABLE TO AUTHORITY HAVING JURISDICTION (AHJ). NFPA 24, 6.1.1.
18. POST INDICATING VALVES (PIV) SHALL BE TESTED TO INSURE THAT THE "TARGETS" (OPEN, CLOSED) ARE CLEARLY IDENTIFIED WHEN VALVES ARE OPENED AND CLOSED. NFPA 24, 10.1.1 & 14.1.
19. TESTS SHALL BE MADE BY THE INSTALLING CONTRACTOR IN THE PRESENCE OF THE (AHJ), PROVIDE A COMPLETED CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING TO DSA. NFPA 24, 10.1.1 & 14.1, CFC 90.1.5 & 8.

THIS DRAWING INDICATES
FULL DSA APPROVED
SCOPE. SEE FOLLOWING
BJD PACKAGE 2 (BP-2)
EXHIBIT SHEET(S) FOR
SCOPE DELINEATION FOR
BJD PACKAGE 2.

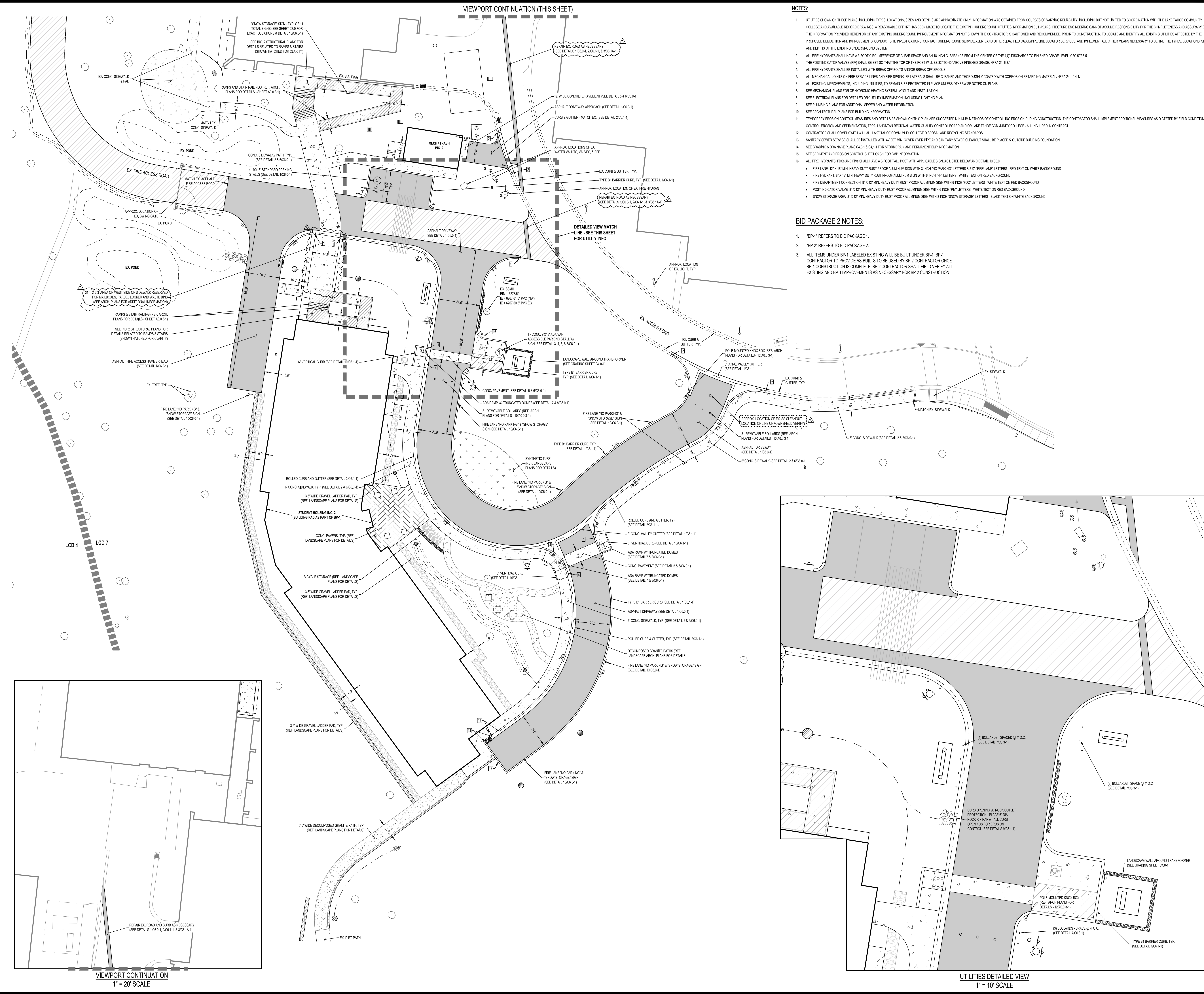
FIRE SERVICE PIPE SCHEDULE				
PIPE SEGMENT	DIAMETER	MATERIAL	LENGTH	DETAIL REFERENCE
F1	6 INCHES	C900 - CLASS 200	+11 L.F.	SHEET C3.1
F2	6 INCHES	C900 - CLASS 200	+39 L.F.	SHEET C3.1
F3	6 INCHES	C900 - CLASS 200	+9 L.F.	SHEET C3.1
F4	6 INCHES	C900 - CLASS 200	+7 L.F.	SHEET C3.1
F5	6 INCHES	C900 - CLASS 200	+22 L.F.	SHEET C3.1
F6	6 INCHES	DUCTILE IRON (AWWA C150 & C151)	+17 L.F.	SHEET C3.1
F7	6 INCHES	C900 - CLASS 200	+34 L.F.	SHEET C3.1
F8	6 INCHES	DUCTILE IRON (AWWA C150 & C151)	+18 L.F.	SHEET C3.1
F9	6 INCHES	DUCTILE IRON (AWWA C150 & C151)	+9 L.F.	SHEET C3.1
F10	6 INCHES	DUCTILE IRON (AWWA C150 & C151)	+21 L.F.	SHEET C3.1
F11	6 INCHES	C900 - CLASS 200	+24 L.F.	SHEET C3.1

UTILITIES DETAILED VIEW
1" = 10' SCALE

VIEWPORT CONTINUATION (THIS SHEET)



VIEWPORT CONTINUATION
1" = 20' SCALE



KEYNOTES:

- 1" CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
- 1" CURB TAPER TO TRANSITION FROM NEW TO EX. CURB
- CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
- TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP
- WATER LINE CROSSING UNDER SANITARY SEWER LINE - USE DUCTILE IRON WATER PIPE WITH W.R.J. JOINTS AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. WITHOUT JOINTS FOR AT LEAST 15 FEET ON EACH SIDE OF THE POINT OF CROSSING. MAINTAIN A MINIMUM 3 INCHES VERTICAL SEPARATION BETWEEN PIPES AS MEASURED VERTICALLY FROM THE EXTERIOR WALL OF THE PIPES. WATER LINE SHALL BE ENCASED IN CONCRETE SLURRY TOUGHENED TO THE LENGTH OF THE CROSSING.
- 4" X 4" X 4" TEE FITTING (SEE DETAIL 303.3-1)
- 4" TO 1/2" REDUCER
- 1/2" GATE VALVE (SEE DETAIL 203.2-1)
- 6" CWS (REF. MECHANICAL PLANS FOR DETAILS)
- 6" CWR (REF. MECHANICAL PLANS FOR DETAILS)
- SNOWMELT SYSTEM HYDROMICS PIPING (REF. MECHANICAL PLANS FOR DETAILS)
- 4" X 4" X 1/2" TEE FITTING (SEE DETAIL 303.3-1)
- TYPE B1 BARRIER CURB (SEE DETAIL 103.1-1)
- 5-FEET VERTICAL BATTERED CURB & GUTTER (SEE DETAIL 203.1-1)
- 5-FEET TRANSITION FROM BATTERED CURB & GUTTER TO ROLLED CURB & GUTTER (SEE DETAIL 203.1-1)

LEGEND: PROPOSED UTILITIES

- LAND CAPABILITY LINE**
- ELECTRIC**
- FIRE PROTECTION SERVICE**
- GAS**
- STORM DRAIN**
- SANITARY SEWER**
- WATER**
- HYDROMICS SERVICE**
- PIPE FITTINGS - TEE, 90°, 45°, 22.5°, & 11.25°**
- PIPE**
- THRUST BLOCK (SEE DETAIL 303.2-1)**
- CAST-IRON JUNCTION BOX**
- MECHANICAL RESTRAINED JOINTS (SEE DETAIL 903.2-1)**
- GATE VALVE (SEE DETAIL 203.2-1)**
- PIPE FITTING - REDUCER**
- BACKFLOW PREVENTER & ENCLOSURE (SEE DETAILS 1, 8, 9 & 103.3-1)**
- FIRE HYDRANT ASSEMBLY (SEE DETAIL 3 & 703.3-1)**
- FIRE DEPARTMENT CONNECTION - FDC (SEE DETAIL 503.3-1)**
- POST INDICATOR VALE - PIV (SEE DETAIL 403.3-1)**
- SIGN**
- APPROX. LENGTH OF FIRE PROTECTION LINE**
- CONCRETE**
- ASPHALT PAVING**
- LANDSCAPE AREA (SEE DETAIL 103.3-1)**
- GRAVEL PATH**
- DECOMPOSED GRANITE (DG) PATH**
- PAVERS**

SCALE: 1" = 20'

SEAL

BID PACKAGE 2 SCOPE EXHIBIT FOR REFERENCE ONLY - NOT REVIEWED BY DSA

SITE IMPROVEMENTS

NO. DATE ISSUE

1 06/22/2023 BROW ADD-1

Project: LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

Drawn By: BD
Checked By: CS
Project No: 22-100
Date: 05/18/2023
DRAWING NO.

C3.0-1-E

* EARTHWORK NUMBERS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE, AND IT DOES NOT INCLUDE UTILITY TRENCHING OR STRIPPING. SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.

* EARTHWORK NUMBERS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE, AND IT DOES NOT INCLUDE UTILITY TRENCHING OR STRIPPING. SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.



JK ARCHITECTURE
ENGINEERING

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THIS DRAWING INDICATES
FULL DSA APPROVED
SCOPE. SEE FOLLOWING
BID PACKAGE 2 (BP-2)
EXHIBIT SHEET(S) FOR
SCOPE DELINEATION FOR
BID PACKAGE 2.

NOTES:

1. ADD 6200 TO ALL SPOT ELEVATIONS.
2. SEE LANDSCAPE PLANS PLANTING AND REVEGETATION REQUIREMENTS

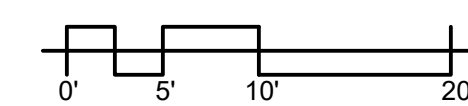
KEYNOTES:

- 1 1" CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
- 2 1" CURB TAPER TO TRANSITION FROM NEW TO EX. CURB
- 3 CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
- 4 TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP

LEGEND

-
- EX. EDGE OF PAVEMENT / CONCRETE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- GRADE BREAK
- LIMITS OF DISTURBANCE
- INFILTRATION TRENCH
- ASPHALT PAVING
- STORM DRAIN
- SD
- FLOWLINE
- AREA DRAIN / JUNCTION PORT

SCALE: 1" = 10'



SEAL



DSA SUBMISSION - INC. 1

Drawing Title

**GRADING &
DRAINAGE PLAN**

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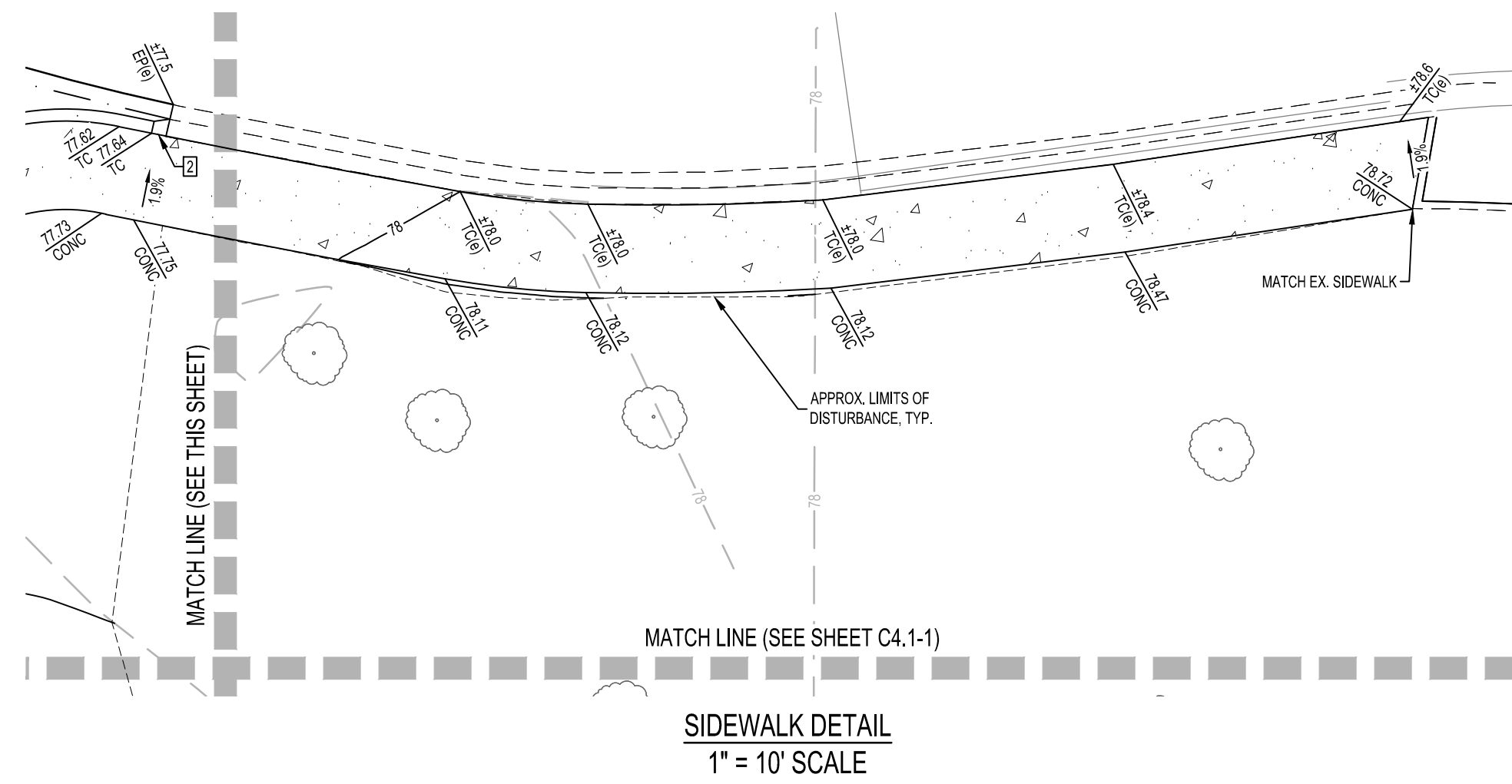
Project
LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

Drawn By
BD
Checked By
CS
Project No.
22-100
© Date
02/27/2023
DRAWING NO.

C4.0-1

BP-2 EARTHWORK SUMMARY:			
EARTHWORK	CUT	FILL	NET
AREA OF DISTURBANCE (LIMITS OF GRADING)	1700 YDS 11.6 AC	12,300 YDS	11,500 YDS (FILL)
TREE REMOVAL	6 TREES		

* EARTHWORK NUMBERS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK ESTIMATES. EARTHWORK NUMBERS DO NOT INCLUDE UTILITY TRENCHING OR STRAPPING, SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.



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BID PACKAGE 2 NOTES:

- "BP-1" REFERS TO BID PACKAGE 1.
- "BP-2" REFERS TO BID PACKAGE 2.
- ALL ITEMS UNDER BP-1 LABELED EXISTING WILL BE BUILT UNDER BP-1. BP-1 CONTRACTOR TO PROVIDE AS-BUILTS TO BE USED BY BP-2 CONTRACTOR ONCE BP-1 CONSTRUCTION IS COMPLETE. BP-2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND BP-1 IMPROVEMENTS AS NECESSARY FOR BP-2 CONSTRUCTION.

NOTES:

- ADD 6200 TO ALL SPOT ELEVATIONS.
- SEE LANDSCAPE PLANS PLANTING AND REVEGETATION REQUIREMENTS.
- SEE SHEET C5-4 FOR BMP INFORMATION. ALL CONSTRUCTION SEDIMENT AND EROSION CONTROL SHALL BE IN PLACE BEFORE CONSTRUCTION STARTS.

KEYNOTES:

- 1" CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
- 1" CURB TAPER TO TRANSITION FROM NEW TO EX. CURB
- CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
- TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP

LEGEND:

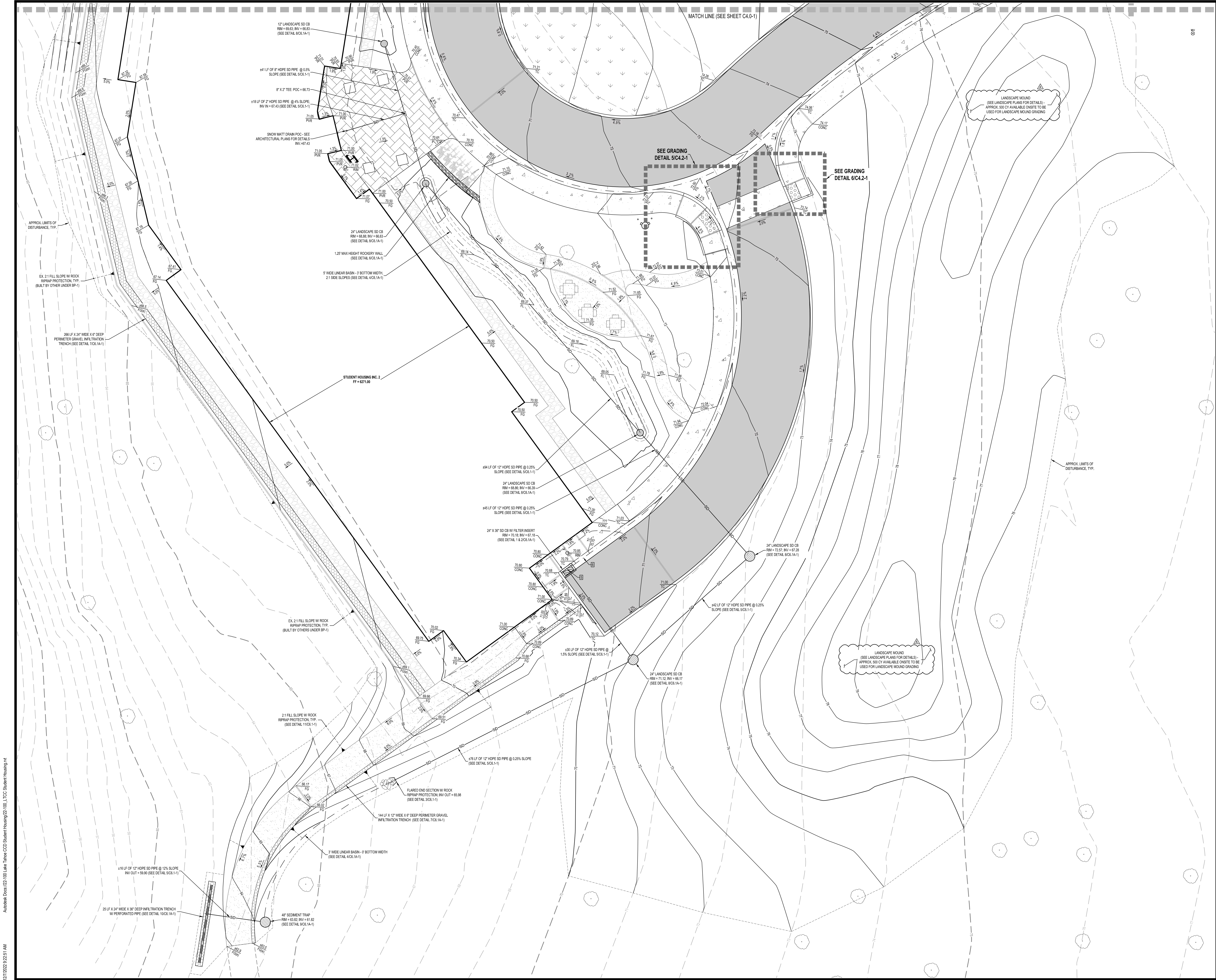
- EX. EDGE OF PAVEMENT / CONCRETE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- GRADE BREAK
- LIMITS OF DISTURBANCE
- INFILTRATION TRENCH
- ASPHALT PAVING
- STORM DRAIN
- FLOWLINE
- AREA DRAIN / JUNCTION PORT

SCALE: 1" = 10'

SEAL

Project: LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

Drawing Title GRADING & DRAINAGE PLAN				Drawn By BD
				Checked By CS
NO.	DATE	ISSUE	Project No. 22-100	
1	06/22/2023	BID#2 ADD-1	©/Date 05/18/2023	
			DRAWING NO. C4.0-1-E	



BID PACKAGE 2 NOTES:

- "BP-1" REFERS TO BID PACKAGE 1.
- "BP-2" REFERS TO BID PACKAGE 2.
- ALL ITEMS UNDER BP-1 LABELED EXISTING WILL BE BUILT UNDER BP-1. BP-1 CONTRACTOR TO PROVIDE AS-BUILTS TO BE USED BY BP-2 CONTRACTOR ONCE BP-1 CONSTRUCTION IS COMPLETE. BP-2 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND BP-1 IMPROVEMENTS AS NECESSARY FOR BP-2 CONSTRUCTION.

NOTES:

- ADD 0209 TO ALL SPOT ELEVATIONS.
- SEE LANDSCAPE PLANS PLANTING AND REVEGETATION REQUIREMENTS.
- SEE SHEET C5.1 FOR BMP INFORMATION. ALL CONSTRUCTION SEDIMENT AND EROSION CONTROL SHALL BE IN PLACE BEFORE CONSTRUCTION STARTS.

KEYNOTES:

- 1" CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
- 1" CURB TAPER TO TRANSITION FROM NEW TO EX. CURB
- CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
- TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP
- 5-FEET VERTICAL BATTERED CURB & GUTTER (SEE DETAIL DCA-1)
- 5-FEET TRANSITION FROM BATTERED CURB & GUTTER TO ROLLED CURB & GUTTER (SEE DETAIL DCA-1)

LEGEND:

- EX. EDGE OF PAVEMENT / CONCRETE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- GRADE BREAK
- LIMITS OF DISTURBANCE
- INFILTRATION TRENCH
- ASPHALT PAVING
- STORM DRAIN
- FLOWLINE
- AREA DRAIN / JUNCTION PORT

SCALE: 1" = 10'

SEAL

**BID PACKAGE 2 SCOPE EXHIBIT
FOR REFERENCE ONLY - NOT
REVIEWED BY DSA**

**GRADING &
DRAINAGE PLAN**

NO.	DATE	ISSUE
1	06/22/2023	BIDW/ADD-1

Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

Drawn By
BD
Checked By
CS
Project No.
22-100
©/Date
05/18/2023
DRAWING NO.
C4.1-1-E

THIS DRAWING INDICATES
FULL DSA APPROVED
SCOPE.

NOTES:

1. ADD 6200 TO ALL SPOT ELEVATIONS.
2. SEE LANDSCAPE PLANS PLANTING AND REVEGETATION REQUIREMENTS.

KEYNOTES:

1. CURB TAPER - FROM ZERO TO FULL HEIGHT CURB
1. CURB TAPER TO TRANSITION FROM NEW TO EX CURB
1. CURB TAPER ALONG THE RETURN - FROM ZERO TO FULL HEIGHT CURB
1. TAPER CURB FROM FULL HEIGHT TO FLUSH WITH ADA RAMP

LEGEND:

- EX. EDGE OF PAVEMENT / CONCRETE
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- GRADE BREAK
- LIMITS OF DISTURBANCE
- INFILTRATION TRENCH
- ASPHALT PAVING
- STORM DRAIN
- FLOWLINE
- AREA DRAIN / JUNCTION PORT

SCALE: 1" = 5'
0' 5' 10'

SEAL



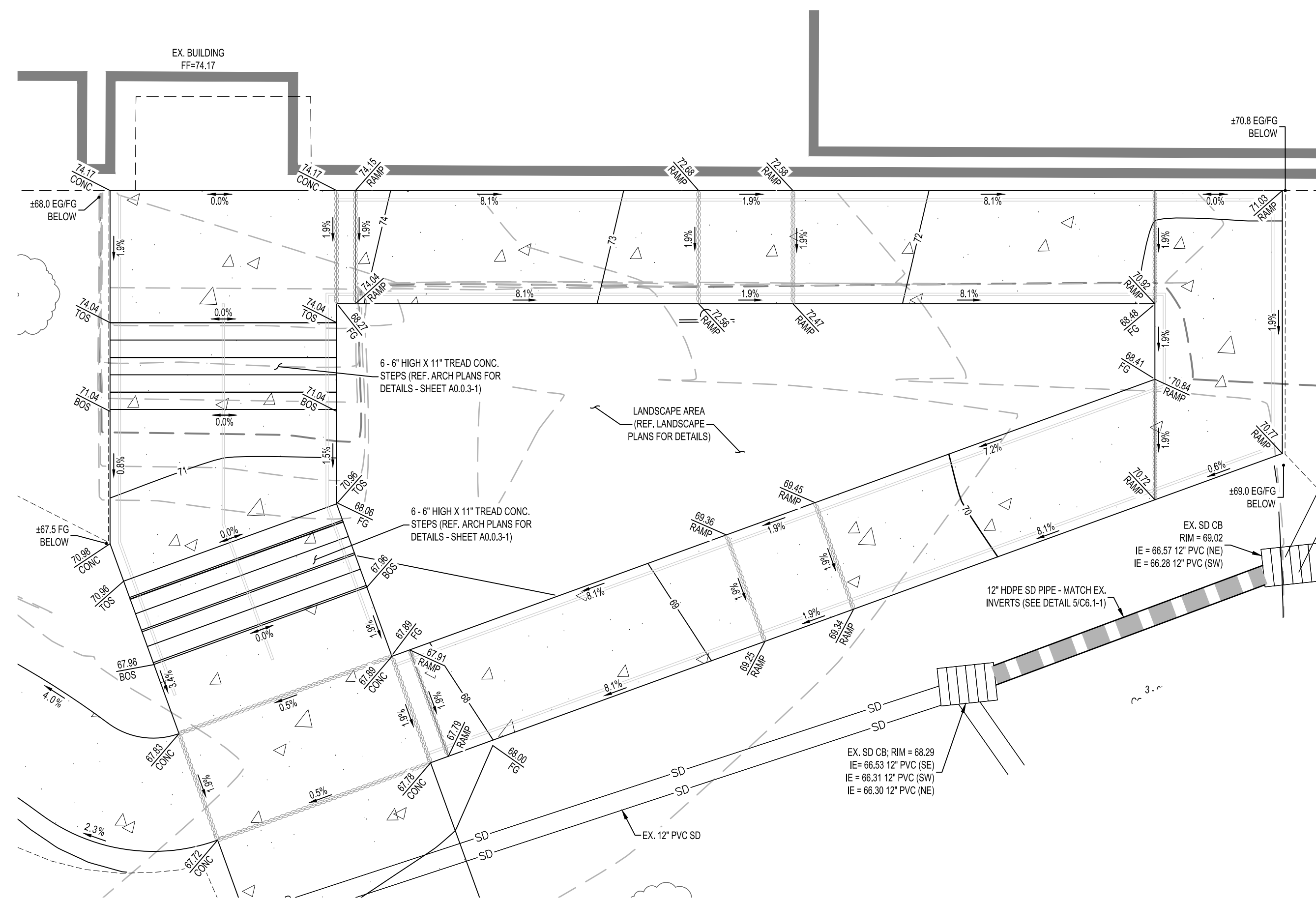
DSA SUBMISSION - INC. 1

Drawing Title
**GRADING &
DRAINAGE PLAN**

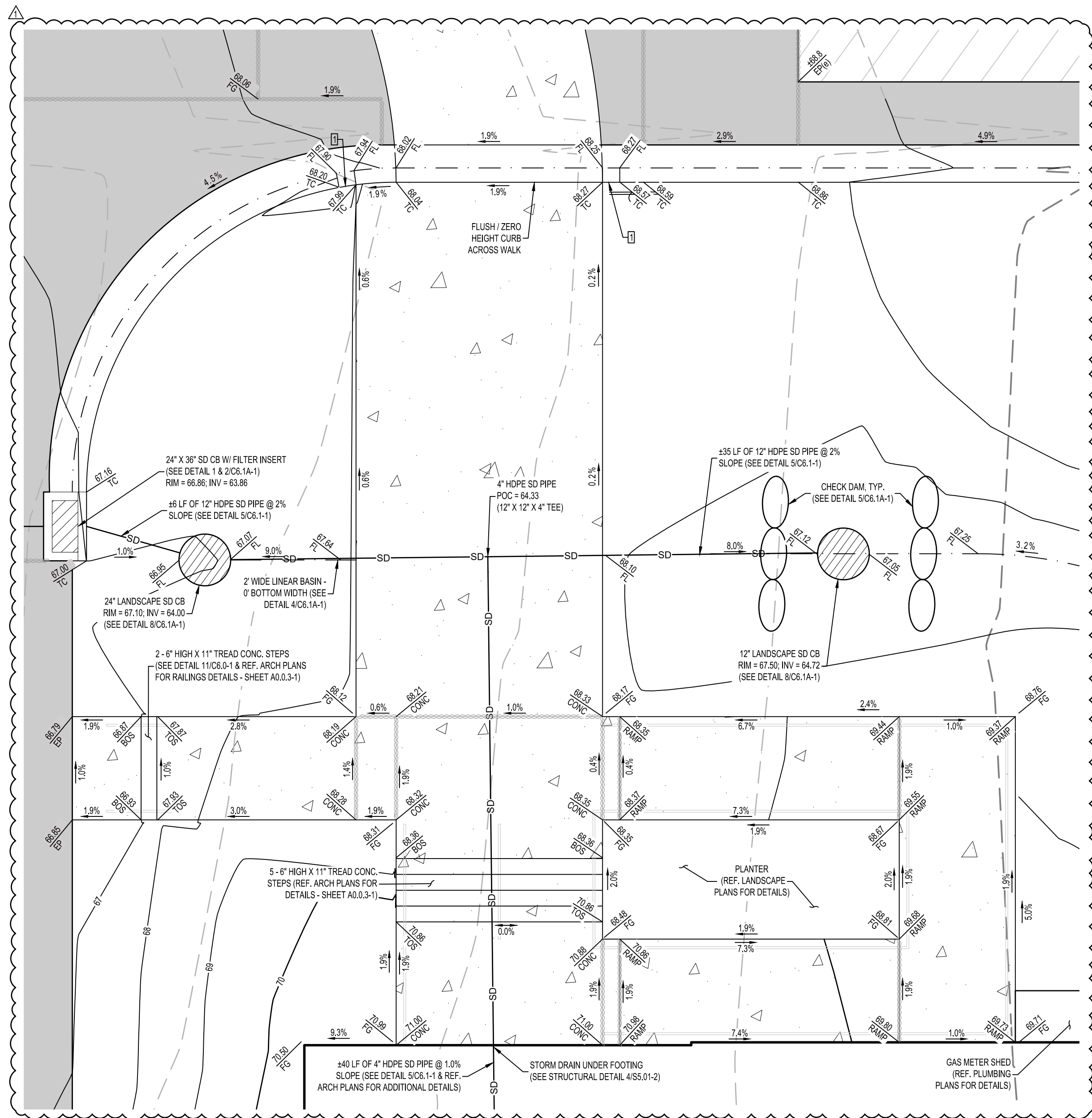
NO.	DATE	ISSUE
1	06/09/2023	AS-1

Project No.
22-100
©Date
02/27/2023
DRAWING NO.

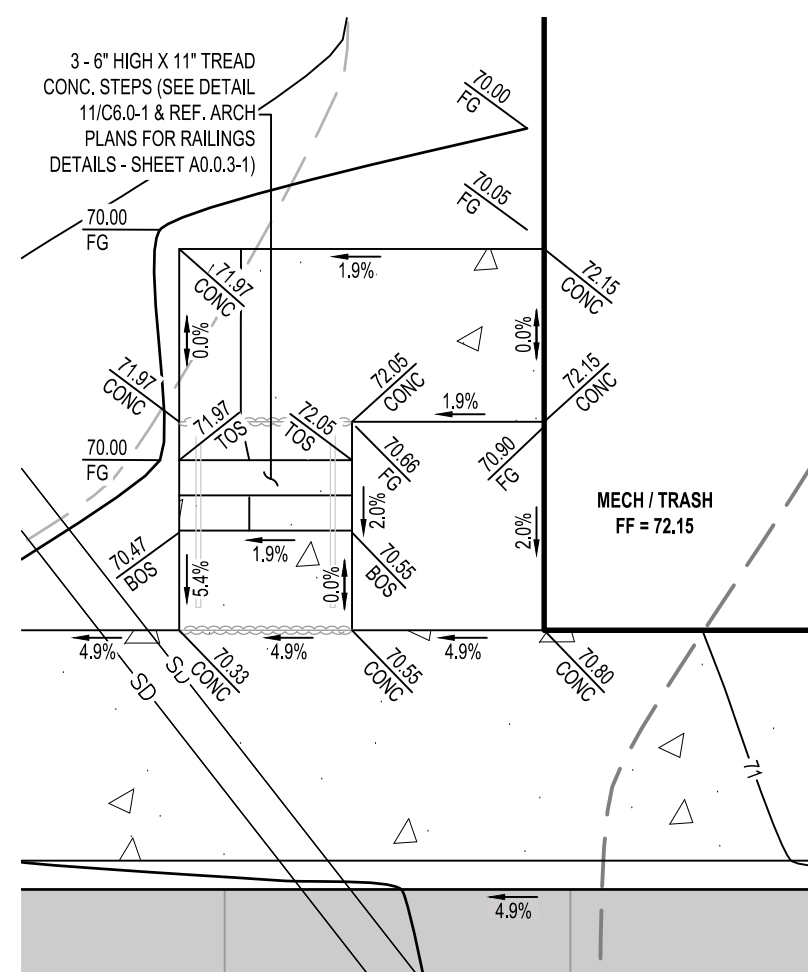
C4.2-1



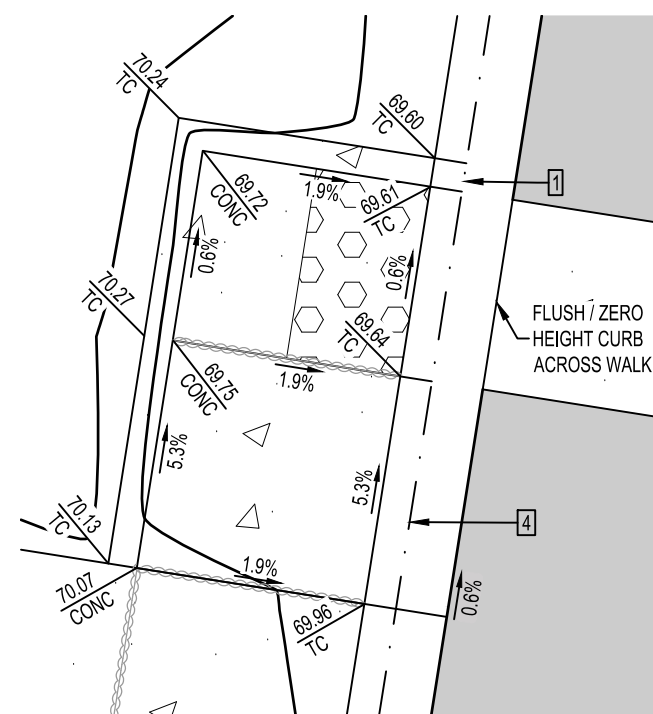
GRADING DETAIL 1
1" = 5' SCALE



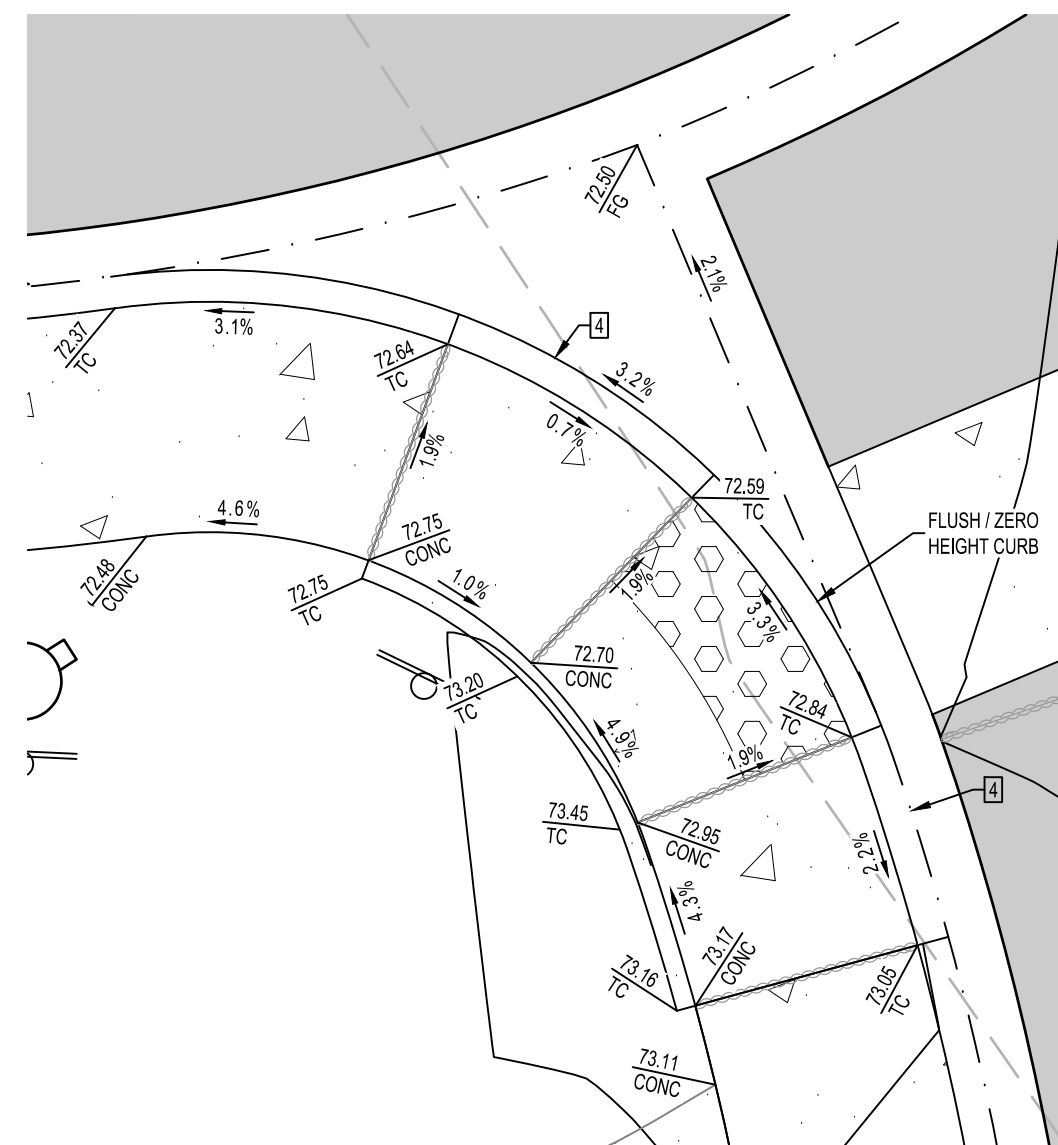
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1" = 5' SCALE



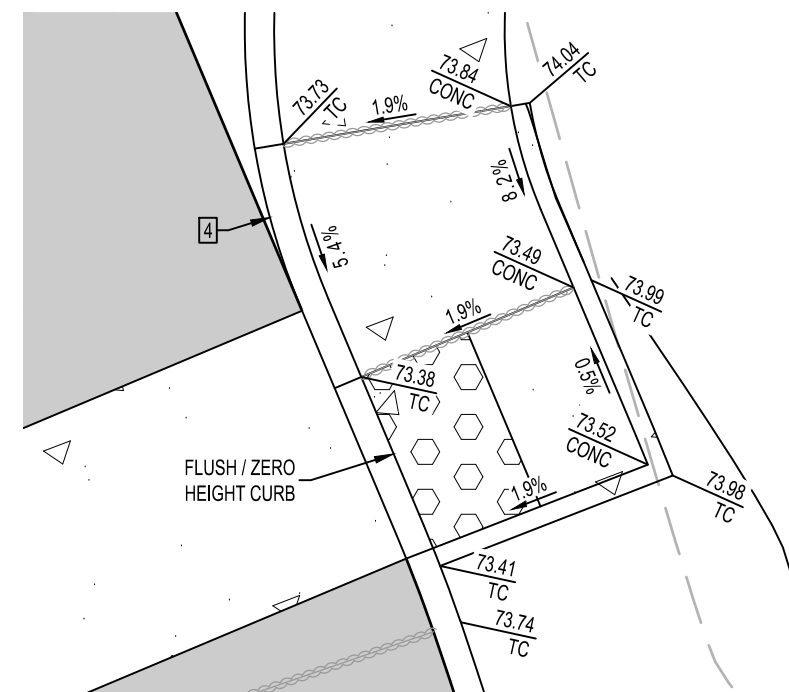
GRADING DETAIL 3
1" = 5' SCALE



GRADING DETAIL 4
1" = 5' SCALE

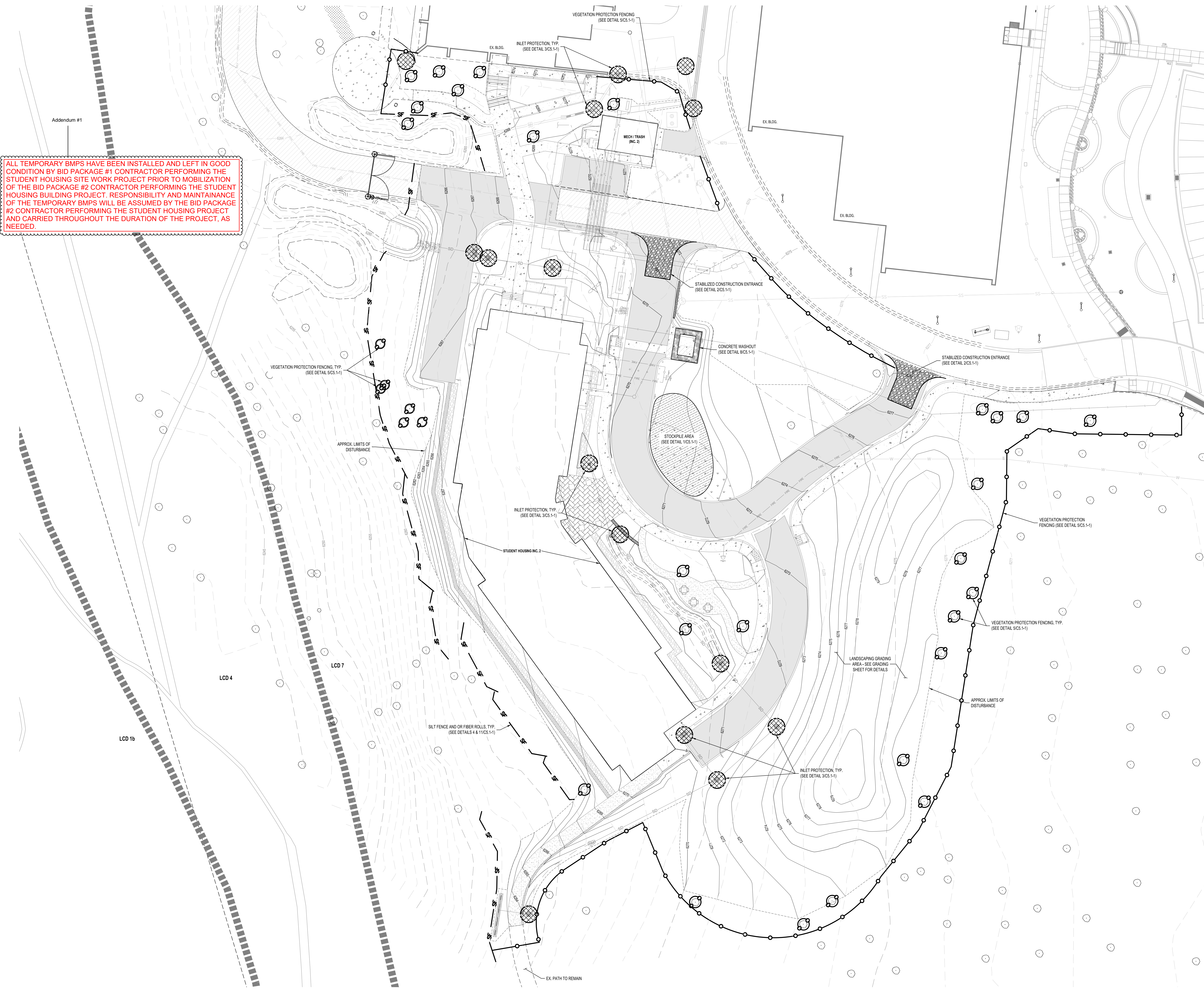


GRADING DETAIL 5
1" = 5' SCALE



GRADING DETAIL 6
1" = 5' SCALE

ALL TEMPORARY BMPs HAVE BEEN INSTALLED AND LEFT IN GOOD CONDITION BY BID PACKAGE #1 CONTRACTOR PERFORMING THE STUDENT HOUSING SITE WORK PROJECT PRIOR TO MOBILIZATION OF THE BID PACKAGE #2 CONTRACTOR PERFORMING THE STUDENT HOUSING BUILDING PROJECT. RESPONSIBILITY AND MAINTAINANCE OF THE TEMPORARY BMPs WILL BE ASSUMED BY THE BID PACKAGE #2 CONTRACTOR PERFORMING THE STUDENT HOUSING PROJECT AND CARRIED THROUGHOUT THE DURATION OF THE PROJECT, AS NEEDED.



NOTES:
1. SEE SHEET CS.1-1 FOR DETAILS.

TEMPORARY BMPs

- LIMITS OF DISTURBANCE
- - - EX. MAJOR CONTOURS
- - - EX. MINOR CONTOURS
- - - PROPOSED MAJOR CONTOURS
- - - PROPOSED MINOR CONTOURS
- VEGETATION PROTECTION FENCING, TYP. (SEE DETAIL 5/CS.1-1)
- SILT FENCE / FIBER ROLL
- LIMITS OF DISTURBANCE
- INLET PROTECTION

SCALE: 1" = 20'



SEAL



DSA SUBMISSION - INC. 1

Drawing Title
TEMPORARY SEDIMENT & EROSION CONTROL PLAN

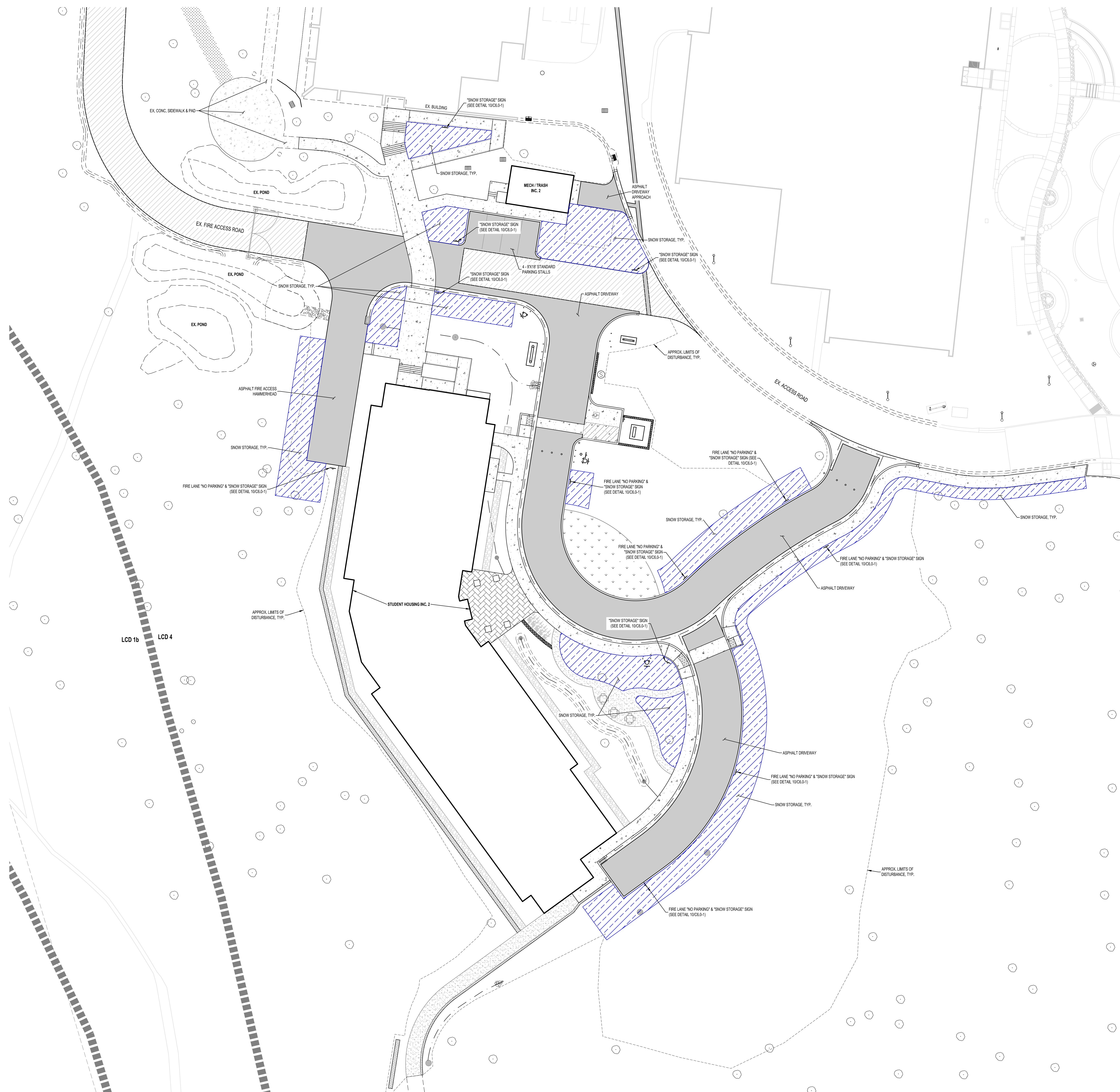
NO.	DATE	ISSUE

Project
LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING

Drawn By
BD
Checked By
CS

Project No.
22-100
©/Date
02/27/2023
DRAWING NO.

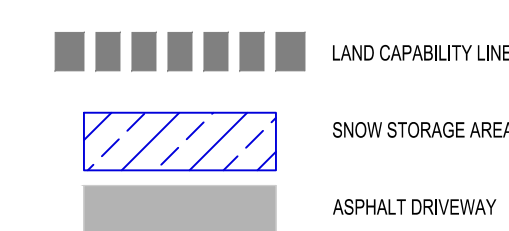
C5.0-1



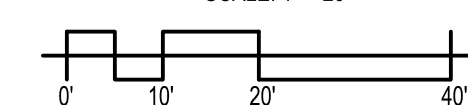
SNOW STORAGE

PARKING AREA	= 18,945 SF
REQUIRED SNOW STORAGE AREA (20%)	= 3,789 SF
PROPOSED SNOW STORAGE AREA	= 10,798 SF (57%)

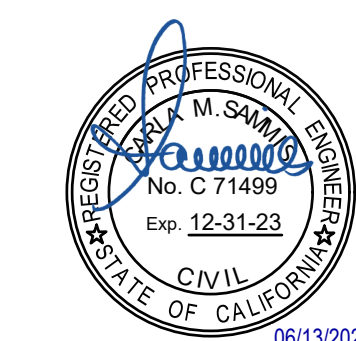
LEGEND: EXISTING



SCALE: 1" = 20'



SEAL



DSA SUBMISSION - INC. 1

Drawing Title

**SNOW STORAGE
PLAN**

[illegible]

Project
LAKE TAHOE COMMUNITY COLLEGE
LTC STUDENT HOUSING

Drawn By
BD

Checked By
CS

Project No.
22-100

©Date
02/27/2023

DRAWING NO.

C7.0-1

GENERAL NOTES

- JK Architecture & Engineering prepared the survey for this project. It has been reformatted for use in and for preparation of these documents. Contractor shall obtain officially signed copy from JK Architecture & Engineering and become familiar with it, the existing conditions and site context prior to construction. All discrepancies should be brought to the attention of the Landscape Architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of survey.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance, however, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, Contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods and General Conditions to a condition acceptable to the owner at no additional cost.
- Contractor is responsible for protecting all existing conditions, improvements, utilities, etc. to remain. Any damages shall be repaired to a condition acceptable to the owner at no additional cost.
- Contractor is responsible for maintaining a complete up-to-date set of Drawings and Specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- The Drawings and Specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for immediate resolution.
- Contact the local underground utility service locator for utility locates and identification prior to commencing work and maintain in field throughout construction unless indicated or directed otherwise.
- Verify plant protection, stormwater pollution protection plan (SWPPP), existing improvements to remain, and Contractor site control measures are in place prior to commencing with construction. Do not proceed with construction if not in compliance and maintained throughout. Coordinate with Owner's Representative and authorities having jurisdiction as required.

SITE LAYOUT NOTES

- Layout and dimensions provided on Drawings are based on Northing and Easting Coordinate System and Traditional Dimensioning System.
- Verify utility locates, plant protection and stormwater pollution protection plan (SWPPP) measures are in place prior to commencing construction. Do not proceed with construction if not in compliance and maintained throughout.
- Layout and verify dimensions prior to construction. Field stake all proposed improvements for review and approval by Landscape Architect unless indicated otherwise. Bring discrepancies to the attention of the Landscape Architect for final direction. Landscape Architect reserves right to make field adjustments and layout decisions in field as necessary at no additional cost to owner.
- Request inspection of field staking by Landscape Architect a minimum of 24 hours in advance of performing any work unless indicated otherwise.
- For dimensions of buildings, garages, trash enclosures, patios and related work, refer to the architectural drawings.
- Written dimensions take precedence over scale. Bring discrepancies to the attention of the Landscape Architect for final direction.
- Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
- Measurements are to face of building, wall or the fixed site improvement. Dimensions to center lines is indicated.
- Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.

SITE SOILS NOTES

- Contractor shall coordinate with Owner's Representative for location of stockpile areas for stripped topsoil and planting soil products. Contractor shall ensure area is protected and contamination or disturbance of stored products is not allowed.
- Contractor shall ensure subgrade is scarified prior to installing planting soil and blend with initial lift or placement of proposed planting soil.
- Coordinate placement of planting soil with other work, especially utilities. Placement should occur after installation of all hardscape improvements, irrigation system, utilities, etc. and before installation of plants.

LANDSCAPE PLANTING NOTES

- Refer to Civil plans for site layout, drainage, final grading and utilities. Information shown on Civil plans shall take precedence over landscape plans.
- Exact locations of plant materials to be approved by the Owner's Representative
- in the field prior to installation. Owner's Representative reserves the right to adjust plants to exact location in field.
- Verify plant counts and square footages: Quantities are provided as Owner's information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- All vegetation shall be consistent with the requirements of Chapter 36.7 Landscaping Standards, and Chapter 61.4 Revegetation of the TRPA Code of Ordinances Adopted by the TRPA Governing Board December 12, 2012. See plant list for sizing and spacing, all plants specified are from the TRPA approved plant lists as described in Table 1 and Table 2 of the current Home Landscaping Guide for Lake Tahoe and Vicinity.
- Landscape maintenance and management plan shall be consistent with Chapter 12 of the TRPA Home Landscaping Guide for Lake Tahoe and Vicinity along with Placer County Standards. This includes irrigation to establish all plant material and fertilizer schedule.
- All areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.
- Dust control measures shall be in place during construction. Broadcast mulch shall not be permitted as a dust control measure within 35 feet of structures.
- Fencing, bollards and boulders as seen on the plan shall be in place to restrict parking to approved parking surfaces only.

REVEGETATION NOTES

- All areas disturbed by construction activities shall be revegetated if not shown improved with another material. Additional revegetation may be required beyond what is shown on plans.
- A minimum of two inches (2") of topsoil shall be placed on all disturbed areas. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and it should not be mixed with spoil material.
- Disturbed areas that are compacted or have experienced heavy vehicle and equipment use shall be plowed with a ripper or other deep tillage implement where feasible to a depth of 6"-12". Soil may be loosened with a backhoe bucket equipped with cutting teeth if loosening is done such that clods remain and soil is not pulverized or inverted. Following soil loosening, all further equipment traffic shall be eliminated from the planting area.
- Areas should be irrigated by a low-flow irrigation system approximately once every three (3) weeks. The goal for all revegetated areas is to minimize irrigation needs and discontinue the need for irrigation after a maximum of three (3) growing seasons.
- Following seeding and planting, all revegetation areas shall be mulched with pine needles. Pine needles shall be applied evenly to the entire area to a depth of one inch (1") if applied by blower or two inches (2") if applied by hand.
- Revegetation seed mix shall be the "Sierra Wildflower Blend" by Comstock Seed.

FERTILIZER AND IRRIGATION MANAGEMENT

- Landscape maintenance and management shall be consistent with Chapter 12 of the TRPA Home Landscaping Guide for Lake Tahoe and Vicinity.
- Drip irrigation to establish all perennials, shrubs, and trees will be required for an establishment period of 3 years, after which the irrigation can be removed at the owner's discretion. Apply ½" of water per day only on weekdays during the growing season during the morning hours of the day, no later than 10am.
- Use phosphorus free slow release fertilizer only for all perennial and shrub areas. Use phosphorus free fertilizer such as SummerSet 10-0-3 or approved equal at a rate 1/2 to 3/4 pounds per 1000 sf during each application.
- For tree fertilization use "Jobe's Tree Stakes" or approved equal which are specially formulated to maintain good tree health. Fertilizer shall not be spread over existing vegetation or outside the limit of disturbance.
- Fertilizer shall be applied twice per year; once during early June or late May depending on weather when plants have come out of dormancy, and once late in late September or early October depending on weather, but before the first frost. Avoid using weedkiller / fertilizer combinations that can damage trees and shrubs.
- All proposed shrubs, perennials, and trees are native or adaptive native plants to the Tahoe Basin as outlined in on Table 1 of the TRPA Home Landscaping Guide. Therefore these plants will require very little fertilizer long term to sustain their health. The plants will require regular fertilizer applications during their establishment period (3 years).

IRRIGATION NOTES

- Contractor to provide exact layout of laterals, emitters and spray heads for a design build irrigation system as approved. Drip irrigation shall be installed to establish all perennials, shrubs, and trees will be required.
- Contractor shall install all equipment necessary for the irrigation system including backflow preventer, wiring, and irrigation controller. Field verify pressure upstream side of the backflow preventer prior to ordering materials or starting any installation and notify owner's representative of the static pressure.
- Install new generation compensating drip emitters to plant material per the following schedule unless otherwise approved:

Plant Size	Emitter Quantity
1 Gal.	2 Each
5 Gal.	2 Each
Trees	6 Each
- Emitters are only be installed above grade and all piping shall be thoroughly flushed prior to emitter installation.
- Unless otherwise indicated install irrigation sleeves under all sidewalks and hardscape per the following schedule:

Pipe Size or Wire Quantity	Required Sleeve(s)
Drip Tubing	1-2" SCH 40PVC
3/4" Lateral	1-2" SCH 40PVC
1" Lateral	1-2" SCH 40PVC
1-1/4" Lateral	1-2" SCH 40PVC
1-1/2" Lateral	1-4" SCH 40PVC
1" Pressure Supply Line	1-2" SCH 40PVC
1-20 Control Wires	1-2" SCH 40PVC

LEGEND

- CIP CONCRETE TYPE 1: PEDESTRIAN W/ SNOW MELT
- CONCRETE UNIT PAVERS
- ROCK MULCH
- DECOMPOSED GRANITE
- BOULDER

LAYOUT LEGEND

- CONTROL JOINT
- EXPANSION JOINT

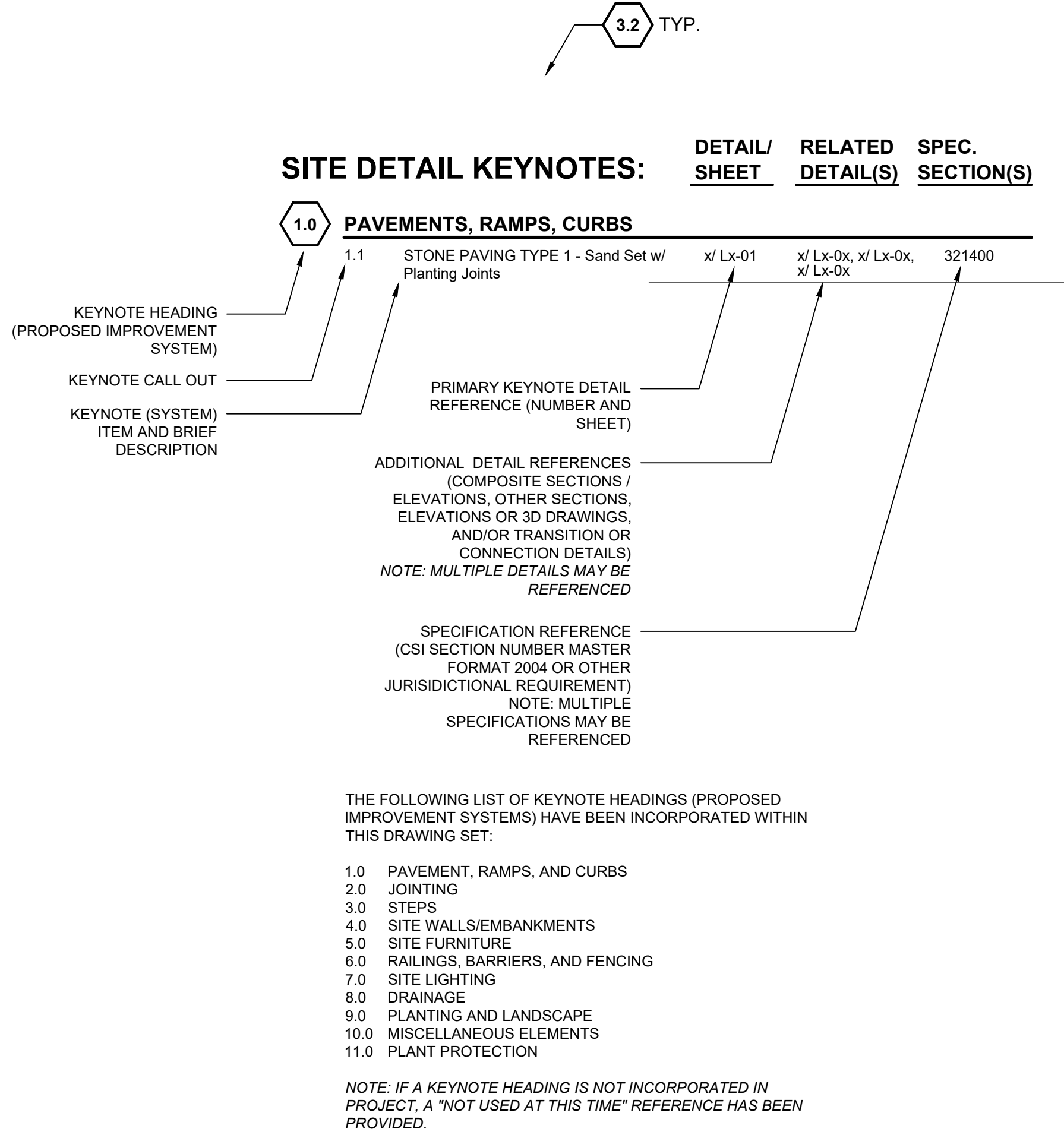
PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
EVERGREEN TREES					
CC-12	18	<i>Calocedrus Decurrens</i>	Incense Cedar	10' Tall	See Plan
PJ-10	27	<i>Pinus jeffreyi</i>	Jeffery Pine	10' Tall	See Plan
DECIDUOUS TREES					
AG-2	8	<i>Acer grandidentatum 'JFS-NuMex 3'</i>	Mesa Glow Maple	2" cal.	See Plan
DECIDUOUS SHRUBS					
AL-5	30	<i>Amelanchier utahensis</i>	Servloseberry	5 gal.	60" O.C.
CS-5	14	<i>Cornus stolonifera</i>	Redtwig Dogwood	5 gal.	48" O.C.
RR-5	28	<i>Ribes roezlii</i>	Sierra Currant	5 gal.	36" O.C.
RP-5	51	<i>Rubus parviflorus</i>	Thimbleberry	5 gal.	36" O.C.
SD-5	29	<i>Spiraea douglasii</i>	Mountain Spirea	5 gal.	48" O.C.
PERENNIALS & GROUNDCOVERS					
AM-1	66	<i>Achillea millefolium</i>	Yarrow	1 gal.	24" O.C.
BG-1	95	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal.	24" O.C.
LP-1	42	<i>Lupinus grayi</i>	Lupine	1 gal.	24" O.C.
SL-1	52	<i>Symphytrichum laeve 'Bluebird'</i>	Bluebird Smooth Aster	1 gal.	24" O.C.

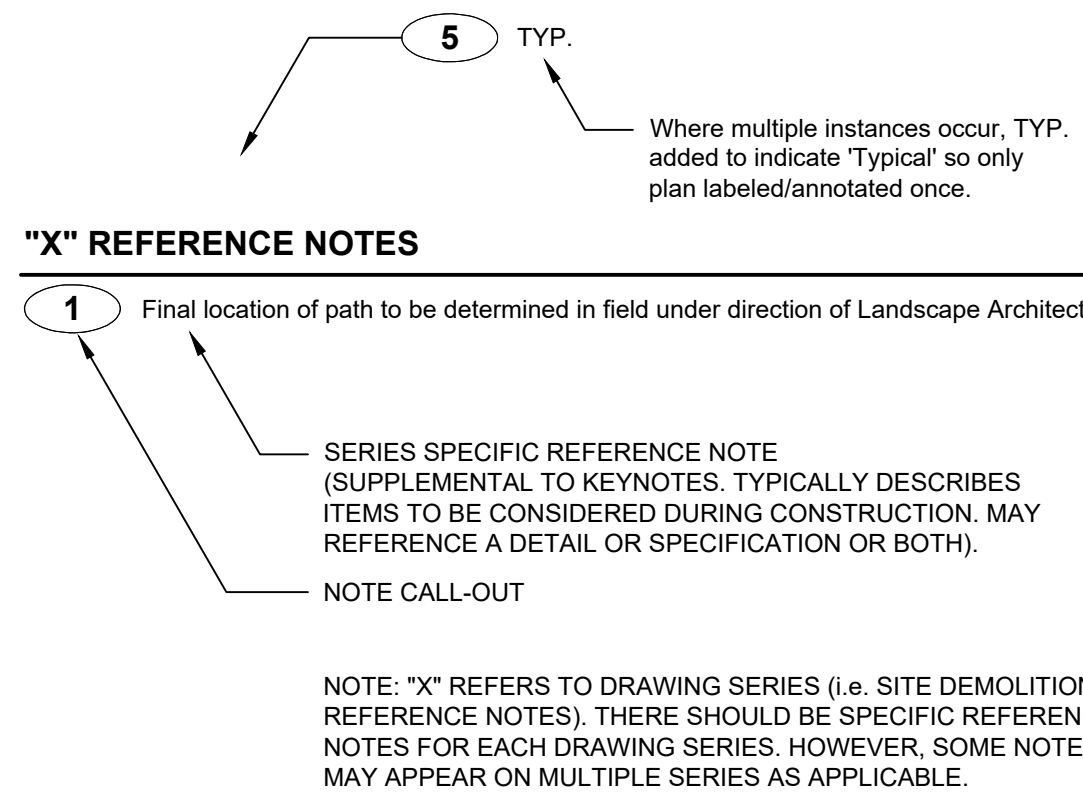
PLANTING LEGEND

- PROPOSED DECIDUOUS SEED
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN TREE
- PROPOSED ARTIFICIAL TURF 1,433 SF
- PROPOSED ORNAMENTAL TREE
- PROPOSED REVEGETATION 41,221 SF

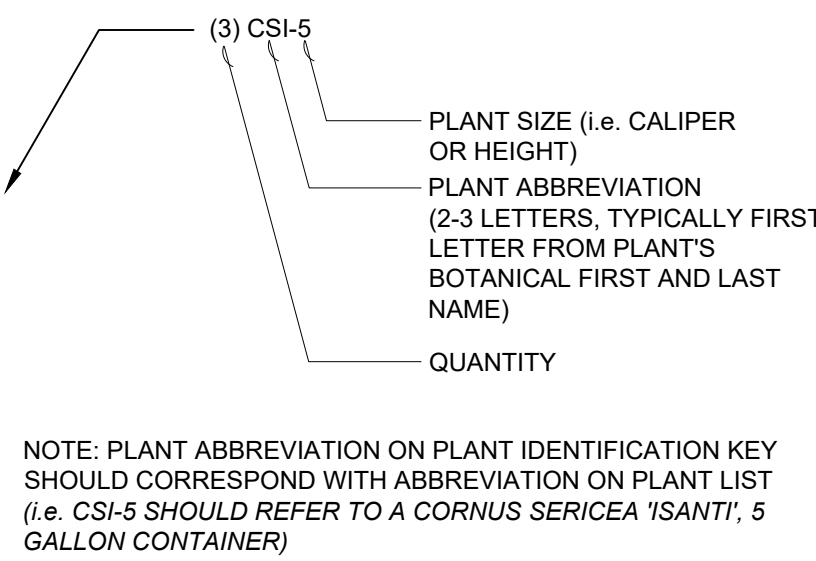
SAMPLE KEYNOTE DRAWING CALLOUT:



SAMPLE REFERENCE NOTE DRAWING CALLOUT:



PLANT IDENTIFICATION KEY



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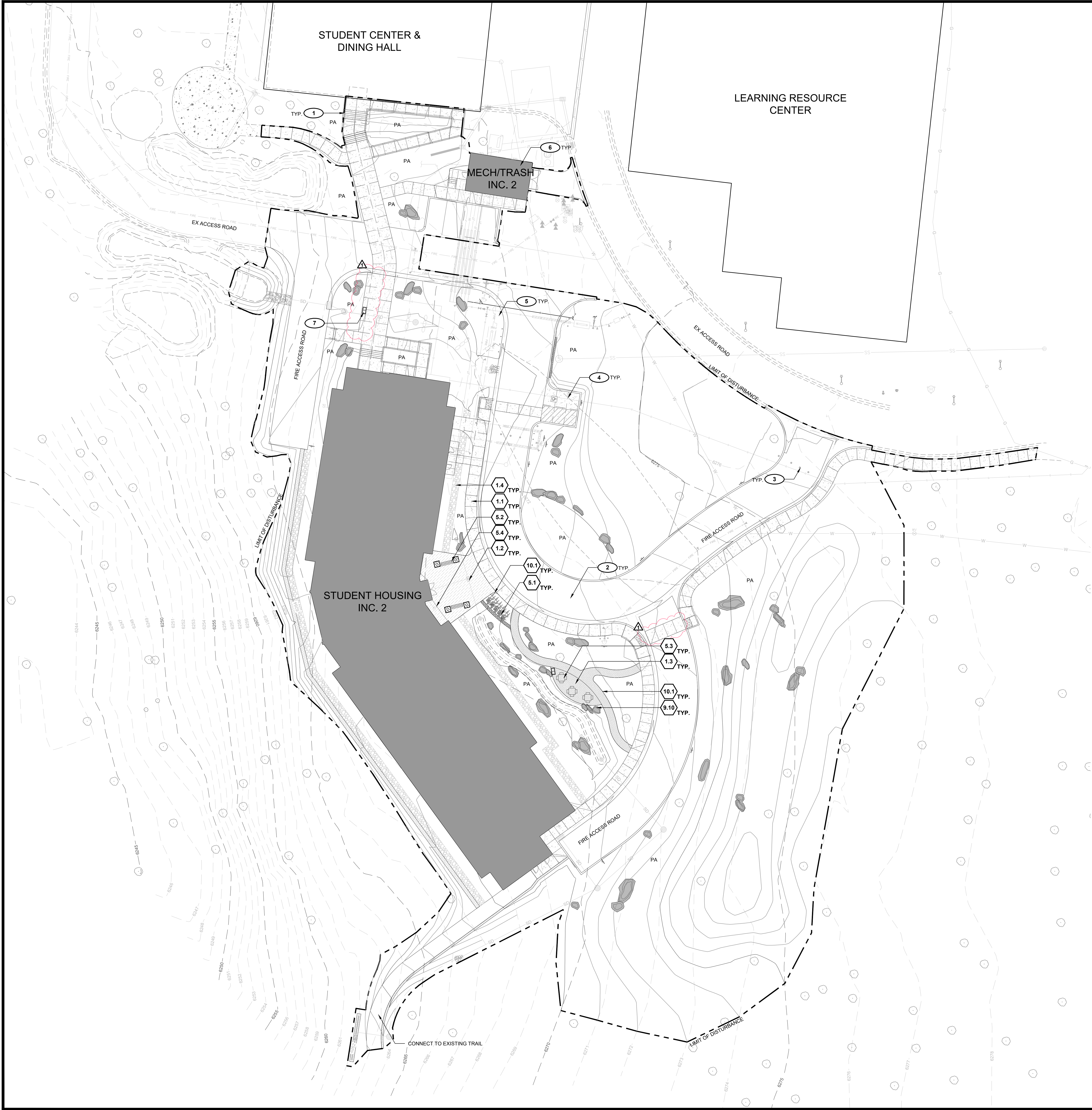
Project: LAKE TAHOE COMMUNITY COLLEGE LTCC STUDENT HOUSING

DSA SUBMISSION - INC. 1

Drawing Title: GENERAL INFORMATION

NO. 1 DATE: 04/28/2023 AD-1 ISSUE

Drawn By: MP
Checked By: SN
Project No.: 22-100
c Date: 04/28/2023
DRAWING NO.: L0.04-1



1.0

PAVEMENTS, RAMPS, CURBS

1.1 CIP Concrete Type 1: Pedestrian w/ Snow Melt 1 / L7.01-1 321313
1.2 Concrete Unit Pavers 2 / L7.01-1 321400
1.3 Decomposed Granite 3 / L7.01-1 321540
1.4 Gravel Ladder Pad 4 / L7.01-1 321540

2.0

JOINTING

2.1 Control Joint 1 / L7.02-1 321313
2.2 Expansion Joint 2 / L7.02-1 321313

3.0

STEPS

NOT USED

4.0

SITE WALLS/ EMBANKMENTS

NOT USED

5.0

SITE FURNITURE

5.1 Bike Rack 1 / L7.03-1 323300
5.2 Bench 2 / L7.03-1 323300
5.3 Table 3 / L7.03-1 323300
5.4 Trash & Recycling Receptacle 4 / L7.03-1 323300

6.0

RAILINGS, BARRIERS & FENCES

NOT USED

7.0

SITE LIGHTING

NOT USED

8.0

DRAINAGE

Refer to Civil Plans

9.0

PLANTING AND LANDSCAPE

Refer to Tree Planting and Shrub and Groundcover Series Drawings

10.0

MISCELLANEOUS ELEMENTS

10.1 Landscape Edging 5 / L7.03-1 323300

LEGEND

CIP CONCRETE TYPE 1: PEDESTRIAN W/ SNOW MELT

CONCRETE UNIT PAVERS

ROCK MULCH

DECOMPOSED GRANITE

BOULDER

SITE MATERIALS REFERENCE NOTES

1 Proposed stairs - refer to civil plans

2 Proposed road - refer to civil plans

3 Proposed bollard - refer to civil plans

4 Proposed parking - refer to civil plans

5 Proposed fire hydrant - refer to civil plans

6 Proposed mechanical building - refer to architecture plans Inc. 02

7 Proposed trash receptacle location dependent on mailbox location - refer to architecture plans Inc. 02

SEAL

LICENSED LANDSCAPE ARCHITECT
STEVEN M. NOLL, 3300
4/14/2023
APPROVED FOR SUBMITTAL
DATE

STATE OF CALIFORNIA

DSA SUBMISSION - INC. 1

Drawing Title

MATERIALS PLAN

NO. DATE ISSUE

1 04/28/2023 AD-1

Project

Lake Tahoe Community College

LTCC Student Housing

Drawn By

MP

Checked By

SN

Project No.

22-100

c Date

04/28/2023

DRAWING NO.

L3.01-1

JK

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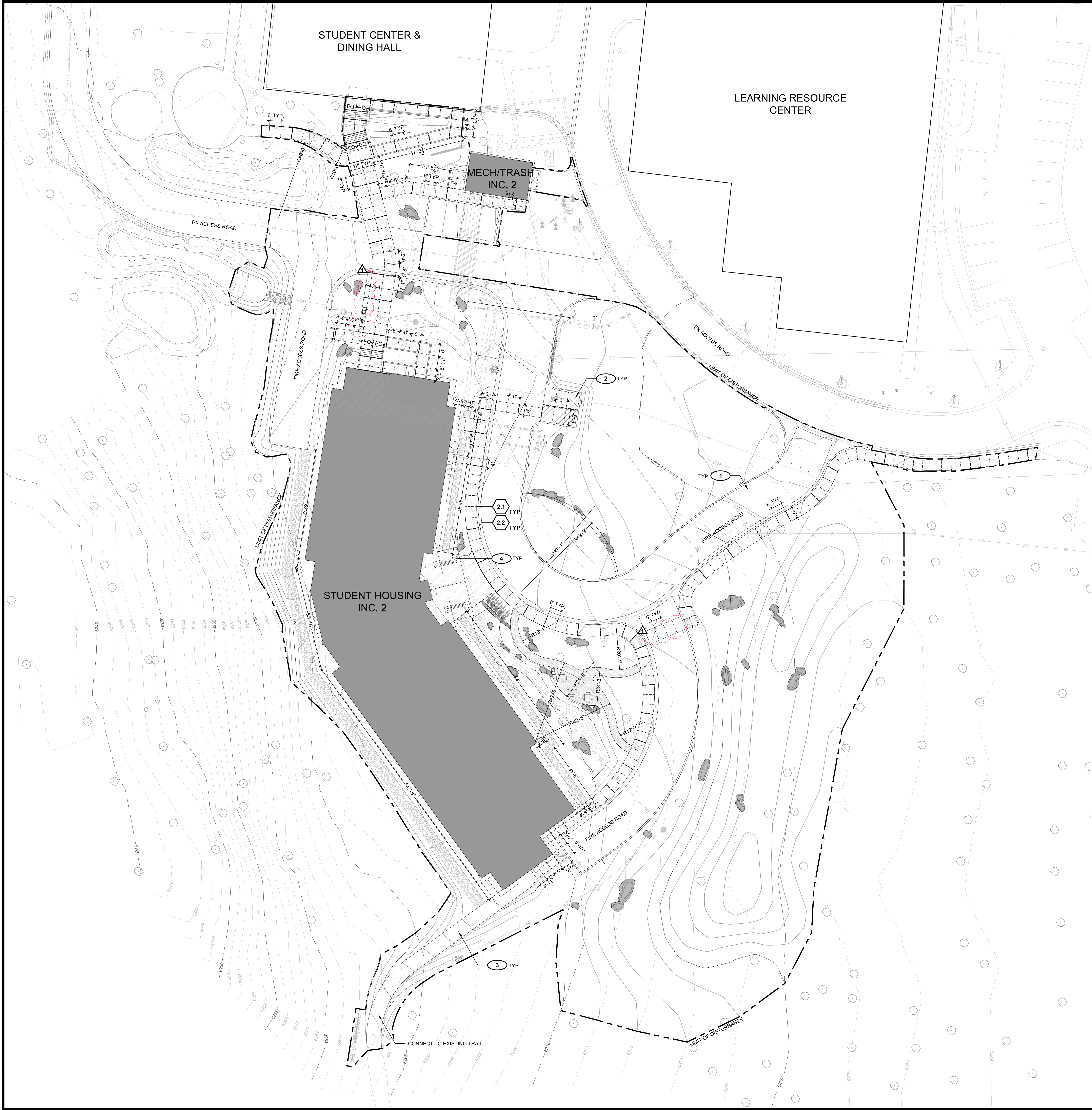
DESIGN WORKSHOP

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

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8/9/2022 11:23:17 AM Autodesk Docs (22-100) Lake Tahoe CCD Student Housing (22-100)_L3.01-1 Student Housing.rvt

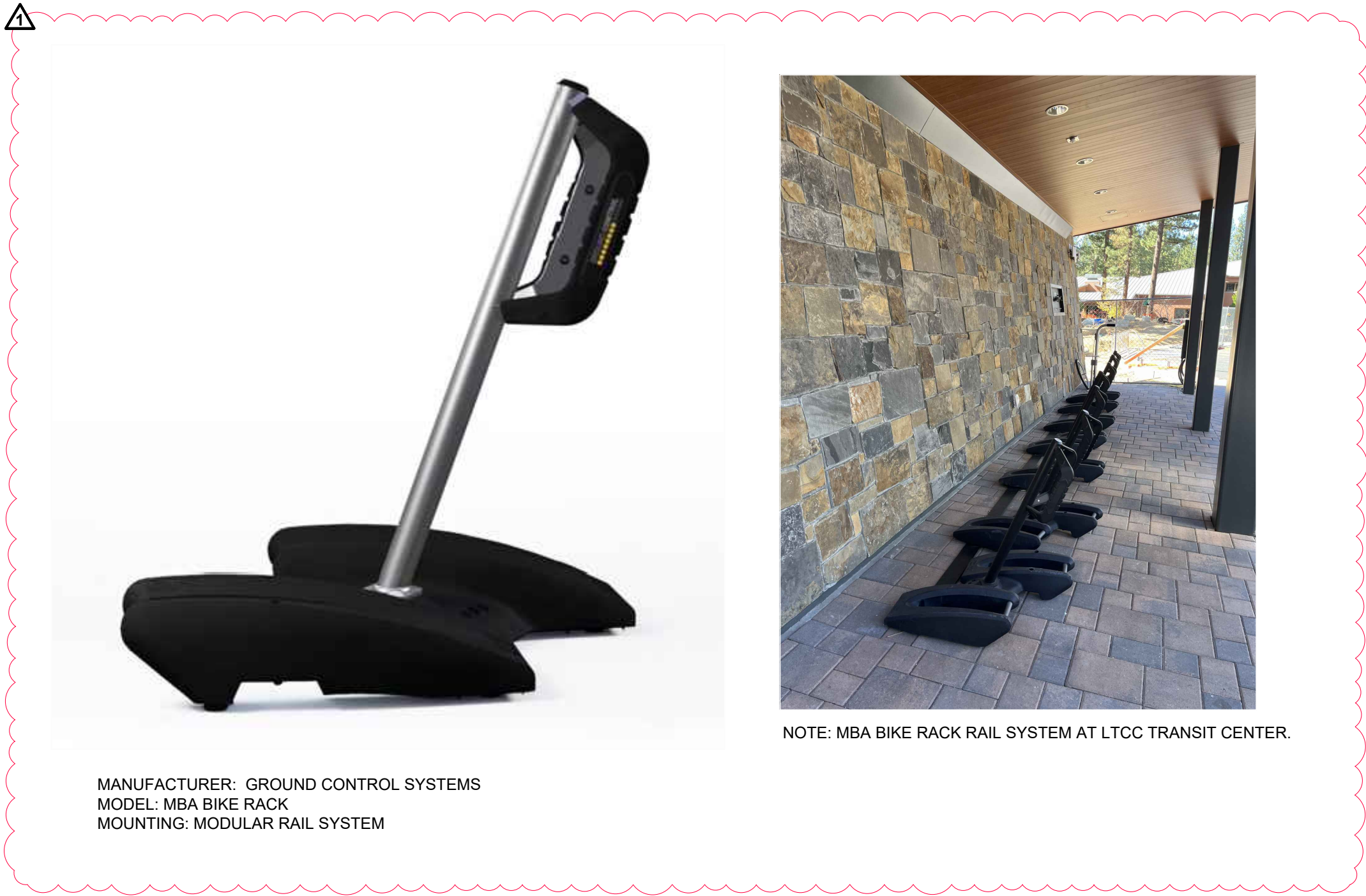
Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1



SITE KEYNOTES:		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	PAVEMENTS, RAMPS, CURBS			
1.1	CIP Concrete Type 1: Pedestrian w/ Snow Melt	1 / L7.01-1		321313
1.2	Concrete Unit Pavers	2 / L7.01-1		321400
1.3	Decomposed Granite	3 / L7.01-1		321540
1.4	Gravel Ladder Pad	4 / L7.01-1		
2.0	JOINTING			
2.1	Control Joint	1 / L7.02-1		321313
2.2	Expansion Joint	2 / L7.02-1		321313
3.0	STEPS			
	NOT USED			
4.0	SITE WALLS/ EMBANKMENTS			
	NOT USED			
5.0	SITE FURNITURE			
5.1	Bike Rack	1 / L7.03-1		323300
5.2	Bench	2 / L7.03-1		323300
5.3	Table	3 / L7.03-1		323300
5.4	Trash & Recycling Receptacle	4 / L7.03-1		323300
6.0	RAILINGS, BARRIERS & FENCES			
	NOT USED			
7.0	SITE LIGHTING			
	NOT USED			
8.0	DRAINAGE			
	Refer to Civil Plans			
9.0	PLANTING AND LANDSCAPE			
	Refer to Tree Planting and Shrub and Groundcover Series Drawings			
10.0	MISCELLANEOUS ELEMENTS			
10.1	Landscape Edging	5 / L7.03-1		

LAYOUT LEGEND	
---	CONTROL JOINT
---	EXPANSION JOINT

SITE LAYOUT REFERENCE NOTES	
1	Proposed road layout - refer to civil plans
2	Proposed parking - refer to civil plans
3	Proposed path connection - refer to civil plans
4	Proposed columns - refer to architecture plans Inc. 02



MANUFACTURER: GROUND CONTROL SYSTEMS
MODEL: MBA BIKE RACK
MOUNTING: MODULAR RAIL SYSTEM



NOTE: MBA BIKE RACK RAIL SYSTEM AT LTCC TRANSIT CENTER.



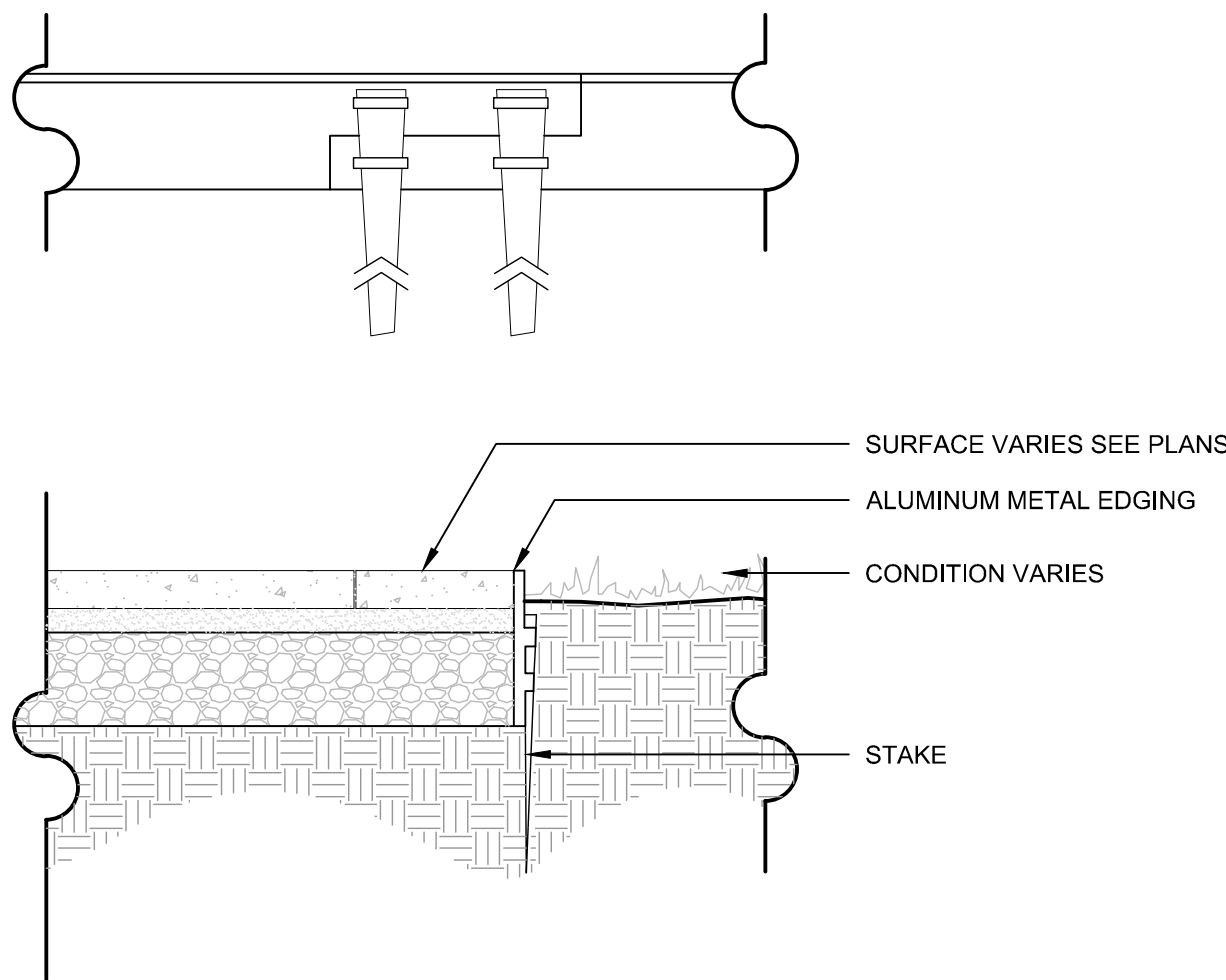
MANUFACTURER: KEYSTONE RIDGE DESIGNS
MODEL: EVERETT BENCH



MANUFACTURER: KEYSTONE RIDGE DESIGNS
MODEL: EATON TABLE



MANUFACTURER: BEARSAVER
MODEL: HA SERIES DOUBLE TRASH/RECYCLING ENCLOSURE HA2-PX



SITE KEYNOTES:		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
1.0	PAVEMENTS, RAMPS, CURBS			
1.1	CIP Concrete Type 1: Pedestrian w/ Snow Melt	1 / L7.01-1		321313
1.2	Concrete Unit Pavers	2 / L7.01-1		321400
1.3	Decomposed Granite	3 / L7.01-1		321540
1.4	Gravel Ladder Pad	4 / L7.01-1		
2.0	JOINTING			
2.1	Control Joint	1 / L7.02-1		321313
2.2	Expansion Joint	2 / L7.02-1		321313
3.0	STEPS			
	NOT USED			
4.0	SITE WALLS/ EMBANKMENTS			
	NOT USED			
5.0	SITE FURNITURE			
5.1	Bike Rack	1 / L7.03-1		323300
5.2	Bench	2 / L7.03-1		323300
5.3	Table	3 / L7.03-1		323300
5.4	Trash & Recycling Receptacle	4 / L7.03-1		323300
6.0	RAILINGS, BARRIERS & FENCES			
	NOT USED			
7.0	SITE LIGHTING			
	NOT USED			
8.0	DRAINAGE			
	Refer to Civil Plans			
9.0	PLANTING AND LANDSCAPE			
	Refer to Tree Planting and Shrub and Groundcover Series Drawings			
10.0	MISCELLANEOUS ELEMENTS			
10.1	Landscape Edging	5 / L7.03-1		

1 BIKE RACK

NOT TO SCALE

5.1

2 BENCH

NOT TO SCALE

5.2

3 TABLE

NOT TO SCALE

5.3

4 TRASH & RECYCLING RECEPTACLE

NOT TO SCALE

5.4

5 LANDSCAPE EDGING

1"= 1'-00"

10.1

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SEAL



DSA SUBMISSION - INC. 1

Drawing Title
SITE DETAILS

NO.	DATE	AD-1	ISSUE
1	04/28/2023		

Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

Drawn By
MP
Checked By
SN

Project No.
22-100
c Date
04/28/2023
DRAWING NO.

L7.03-1



SITE KEYNOTES:

9.0

PLANTING AND LANDSCAPE

9.1	Deciduous Tree Planting	1' / L11.01-1	329300
9.2	Deciduous Tree Planting On Slope	2' / L11.01-1	329300
9.3	Coniferous Tree Planting	3' / L11.01-1	329300
9.4	Coniferous Tree Planting On Slope	4' / L11.01-1	329300
9.5	Shrub Planting	1' / L11.02-1	329300
9.6	Shrub Planting On Slope	2' / L11.02-1	329300
9.7	Perennial Planting	3' / L11.02-1	329300
9.8	Artificial Turf Planting	4' / L11.02-1	
9.9	Native Grass Planting	5' / L11.02-1	329200
9.10	Landscape Boulder	6' / L11.02-1	

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
EVERGREEN TREES					
CC-12	18	<i>Calocedrus Decurrens</i>	Incense Cedar	10' Tall	See Plan
PJ-10	26	<i>Pinus jeffreyi</i>	Jeffery Pine	10' Tall	See Plan
DECIDUOUS TREES					
AG-2	8	<i>Acer grandidentatum</i> 'JFS-NuMex 3'	Mesa Glow Maple	2" cal.	See Plan
DECIDUOUS SHRUBS					
AJ-5	41	<i>Amelanchier utahensis</i>	Serviceberry	5 gal.	60" O.C.
CS-5	35	<i>Cornus stolonifera</i>	Redtwig Dogwood	5 gal.	48" O.C.
RR-5	30	<i>Ribes roezlii</i>	Sierra Currant	5 gal.	36" O.C.
RP-5	56	<i>Rubus parviflorus</i>	Thimbleberry	5 gal.	36" O.C.
SD-5	39	<i>Spirea douglasii</i>	Mountain Spirea	5 gal.	48" O.C.
PERENNIALS & GROUNDCOVERS					
AM-1	66	<i>Achillea millefolium</i>	Yarrow	1 gal.	24" O.C.
BG-1	95	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal.	24" O.C.
LP-1	42	<i>Lupinus grayi</i>	Lupine	1 gal.	24" O.C.
SL-1	52	<i>Symphoricarichum laeve</i> 'Bluebird'	Bluebird Smooth Aster	1 gal.	24" O.C.

PLANTING LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

PROPOSED ARTIFICIAL TURF
1,433 SF

PROPOSED REVEGETATION
41,221 SF

SITE PLANTING REFERENCE NOTES

1

Proposed mound - refer to civil plans

2

Existing trees - refer to civil plans

3

Stormwater ponds - refer to civil plans

JK

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Drawing Title

TREE PLANTING PLAN

NO.	DATE	AD-1	ISSUE
1	04/28/2023		

Project

Lake Tahoe Community College

LTCC Student Housing

Drawn By
MP
Checked By
SN
Project No.
22-100
c Date
04/28/2023
DRAWING NO.
L8.01-1



SITE KEYNOTES:

	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE		
9.1	Deciduous Tree Planting	1 / L11.01-1	329300
9.2	Deciduous Tree Planting On Slope	2 / L11.01-1	329300
9.3	Coniferous Tree Planting	3 / L11.01-1	329300
9.4	Coniferous Tree Planting On Slope	4 / L11.01-1	329300
9.5	Shrub Planting	1 / L11.02-1	329300
9.6	Shrub Planting On Slope	2 / L11.02-1	329300
9.7	Perennial Planting	3 / L11.02-1	329300
9.8	Artificial Turf Planting	4 / L11.02-1	329300
9.9	Native Grass Planting	5 / L11.02-1	329200
9.10	Landscape Boulder	6 / L11.02-1	

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SPACING
EVERGREEN TREES					
CC-12	18	<i>Calocedrus Decurrens</i>	Incense Cedar	10' Tall	See Plan
PJ-10	26	<i>Pinus jeffreyi</i>	Jeffery Pine	10' Tall	See Plan
DECIDUOUS TREES					
AG-2	8	<i>Acer grandidentatum 'JFS-NuMex 3'</i>	Mesa Glow Maple	2" cal.	See Plan
DECIDUOUS SHRUBS					
AU-5	41	<i>Amelanchier utahensis</i>	Serviceberry	5 gal.	60" O.C.
CS-5	35	<i>Cornus stolonifera</i>	Redtwig Dogwood	5 gal.	48" O.C.
RR-5	30	<i>Ribes roezlii</i>	Sierra Currant	5 gal.	36" O.C.
RP-5	56	<i>Rubus parviflorus</i>	Thimbleberry	5 gal.	36" O.C.
SD-5	39	<i>Spiraea douglasii</i>	Mountain Spirea	5 gal.	48" O.C.
PERENNIALS & GROUNDCOVERS					
AM-1	66	<i>Achillea millefolium</i>	Yarrow	1 gal.	24" O.C.
BG-1	95	<i>Bouteloua gracilis</i>	Blue Grama Grass	1 gal.	24" O.C.
LP-1	42	<i>Lupinus grayi</i>	Lupine	1 gal.	24" O.C.
SL-1	52	<i>Symphoricarichum laeve 'Bluebird'</i>	Bluebird Smooth Aster	1 gal.	24" O.C.

PLANTING LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

PROPOSED ARTIFICIAL TURF
1,433 SF

PROPOSED REVEGETATION
41,221 SF

SITE PLANTING REFERENCE NOTES

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2 Existing trees - refer to civil plans

3 Stormwater ponds - refer to civil plans

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Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

DSA SUBMISSION - INC. 1

Drawing Title
**SHRUB & GROUNDCOVER
PLANTING PLAN**

NO. DATE
1 04/28/2023

AD-1

ISSUE

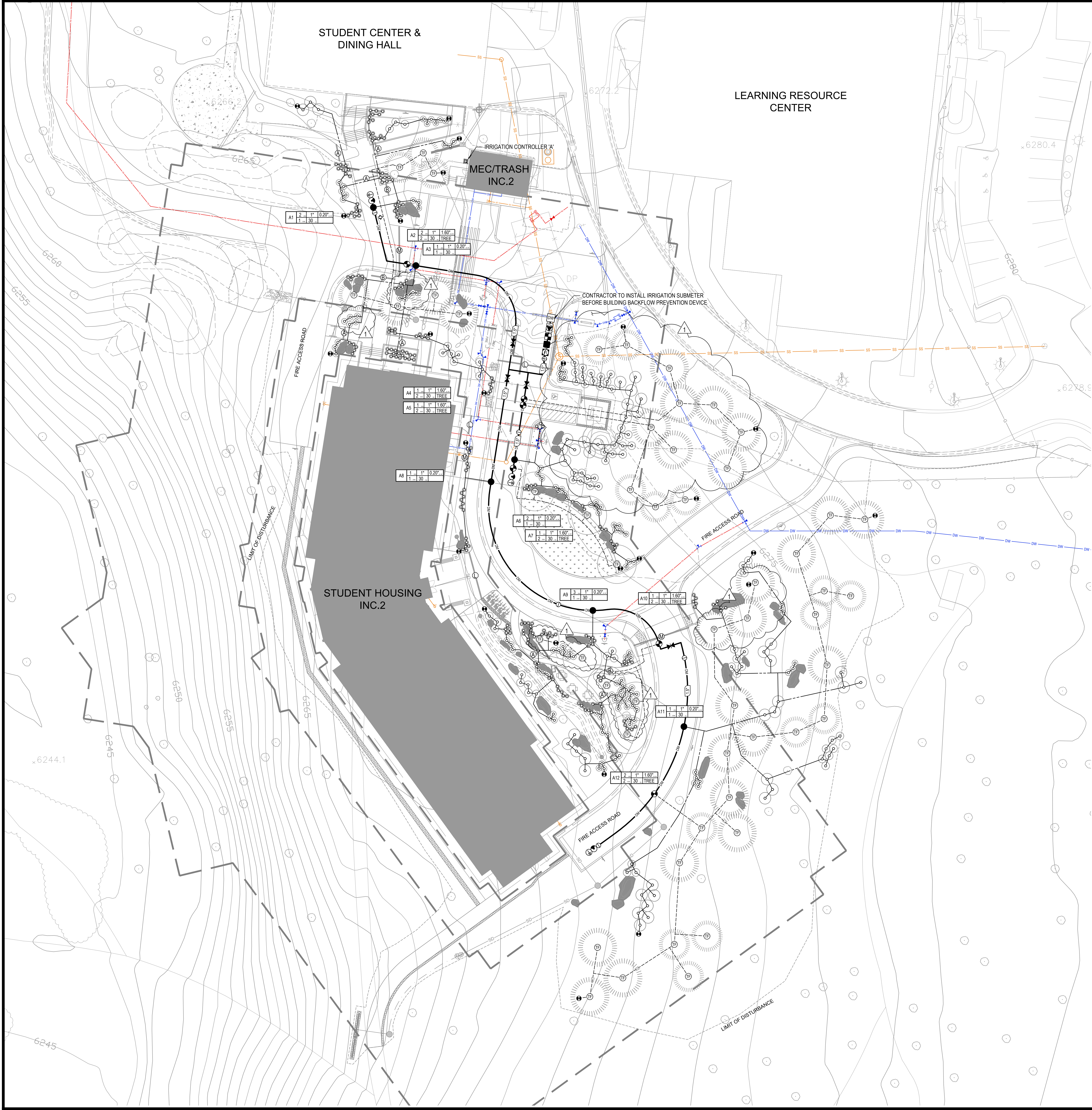
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Project No.
22-100

c Date
04/28/2023

DRAWING NO.
L9.01-1



LATERAL PIPE SIZING LEGEND	
1/2" PIPE PROHIBITED	3/4" MINIMUM
1"	1"
1-1/4"	1-1/4"
1-1/2"	1-1/2"
2"	2"
2-1/2"	2-1/2"
3"	3"

SLEEVE SIZING LEGEND	
REFER TO IRRIGATION LEGEND FOR SLEEVE SPECIFICATION AND DETAIL FOR BURIAL REQUIREMENTS.	
(2) 2"	(2) 4"
(3) 2"	(3) 4"
(4) 2"	(4) 4"
(2) 3"	(5) 4"
(3) 3"	(1) 6" + (2) 4"
(4) 3"	(1) 6" + (3) 4"
	(1) 6" + (4) 4"
GALVANIZED SLEEVE MINIMUM 2X DIAMETER OF PIPE OVER V-DITCH	



- SLEEVING NOTES**
- SLEEVES TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
 - REFER TO LEGEND FOR SLEEVE SPECIFICATION AND PLAN FOR SLEEVE SIZE MATRIX.
 - IRRIGATION PIPE AND WIRE / CONDUIT SHALL BE SLEEVED UNDER PAVING.
 - PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH A MINIMUM 2" WIRE / CONDUIT SLEEVE.
 - SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
 - SLEEVES TO EXTEND MINIMUM 12" BEYOND PAVING.
 - IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPERINTENDENT PRIOR TO INSTALLATION OF ANY HARDSCAPE.

- TWO-WIRE CABLE NOTE**
- TWO-WIRE CABLE SHALL BE INSTALLED IN 1-1/4" PVC CONDUIT WITH SWEEPS IN AND OUT OF EACH SURGE ARRESTOR AND CONTROL VALVE BOX.
 - CONDUIT TO EXTEND 4" ABOVE GRAVEL LEVEL IN VALVE BOX.
 - SURGE ARRESTORS TO BE INSTALLED 500' O.C. AND AT ENDS OF ALL MAINLINE.
 - ALL WIRE SPLICES AND STUBS SHALL HAVE 600V WATERPROOF WIRE CONNECTORS INSTALLED. ALL WIRE SPLICES SHALL HAVE 24" OF SPARE TWO-WIRE CABLE PROVIDED ON EACH CABLE LEG.
 - INSTALL PULL BOX IF WIRE RUN EXCEEDS 200' OR IF THERE EXCEED (5) SWEEPS ON CONDUIT PATH.
 - PULL WIRE SEPARATELY AT EACH VALVE BOX. (DO NOT PULL ALL WIRE END TO END)

EQUIPMENT LOCATION NOTES

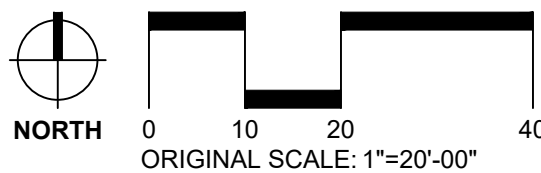
ALL VALVE BOXES, ABOVE GRADE EQUIPMENT AND PIPING SHALL BE LOCATED IN LANDSCAPE AREAS. IRRIGATION EQUIPMENT SHALL NOT BE LOCATED IN HARDSCAPE / PAVED AREAS OR IN TURF AREAS WITHOUT WRITTEN PERMISSION FROM THE IRRIGATION CONSULTANT. LOCATE ALL VALVE BOXES IN SHRUB AREAS ONLY. CONTRACTOR WILL BE RESPONSIBLE TO RE-LOCATE VALVE BOXES INSTALLED IN TURF AREAS AT NO COST TO THE OWNER.

DIGALERT 811

CONTACT DIGALERT BY DIALING 811 A MINIMUM OF (3) WORKING DAYS BEFORE EXCAVATION.

ARROYO
IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030




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IRRIGATION PLAN

NO.	DATE	AD-1	ISSUE
1	04/28/2023		

Project No.
22-100

©/Date
04/28/2023

DRAWING NO.
L12.01-1

Drawn By
MP

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Project
LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING



C:\Users\james.smith\Documents\TCC Student Housing_Elec_03_james.smith\HSF_E1-4

6/8/2023 1:58:44 PM
Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1



1 SITE PLAN
SCALE: 1" = 30'-0"

GENERAL SHEET NOTES

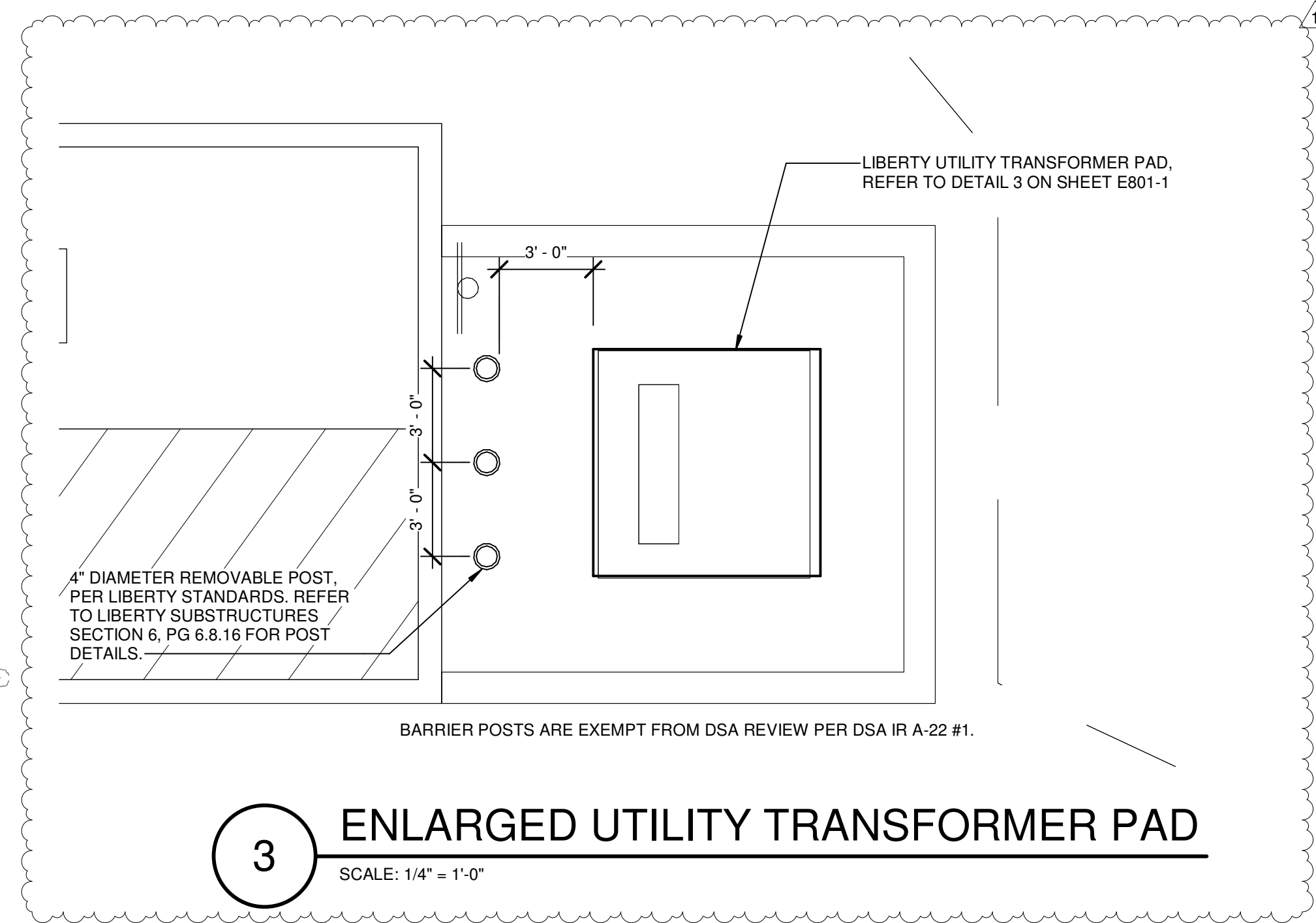
- A. CALL U.S.A. PRIOR TO UNDERGROUND WORK, 1-800-227-2600.
- B. REFER TO APPROVED LIBERTY UTILITIES ENGINEERING DRAWINGS AND LIBERTY'S SUBSTRUCTURE ELECTRIC CONSTRUCTION STANDARDS (SECS); COORDINATE ALL UNDERGROUND UTILITY WORK WITH THE LIBERTY UTILITIES FIELD INSPECTOR PRIOR TO BREAKING GROUND.
- C. CONDUIT ROUTING, AND PULLBOX/HANDHOLE LOCATIONS ARE DIAGRAMMATIC AND NOT DIMENSIONED. LOCATE NEW HANDHOLES IN CLOSEST LANDSCAPED AREA WHEREVER POSSIBLE. COORDINATE WITH LANDSCAPE ARCHITECT. PROVIDE WITH STEEL TRAFFIC RATED LID IN ANY AREA SUBJECT TO VEHICULAR TRAFFIC.
- D. HANDHOLES/PULLBOXES FOR SITE LIGHTING SHALL BE MIN. NØ9. LID SHALL BE ENGRAVED "LIGHTING". MINIMUM CONDUIT SIZE 1", MINIMUM WIRE SIZE #10 FOR SITE LIGHTING.
- E. PROVIDE A 1/2" MULE TAPE IN ALL EMPTY CONDUITS.
- F. PROVIDE 6-INCH WIDE UNDERGROUND WARNING TAPE ABOVE ALL NEW UNDERGROUND CONDUITS/CABLES. INSTALL AT 12-INCHES ABOVE THE CONDUITS/CABLES. PROVIDE RED TAPE FOR POWER APPLICATIONS, PROVIDE ORANGE TAPE FOR LOW VOLTAGE APPLICATIONS. PROVIDE BOTH RED AND ORANGE TAPES FOR JOINT TRENCH APPLICATIONS.
- G. ALL UNDERGROUND CONDUIT RUNS ENTERING THE BUILDING SHALL BE COORDINATED TO CROSS FOOTINGS AT A 90-DEGREE ANGLE, AND TO AVOID PRIMARY FOOTINGS WHERE POSSIBLE. REFER TO THE STRUCTURAL PLANS.
- H. ALL WIRING AND CIRCUITING SHALL BE PROVIDED UNDER INCREMENT 2 SCOPE.
- I. WHERE CONDUITS ARE SHOWN TO ENTER INCREMENT 2 SCOPE BUILDINGS, STUB OUT 5' FROM OUTSIDE OF BUILDING AND CLEARLY MARK LOCATION FOR PICK UP UNDER INC 2 SCOPE.

NUMBERED SHEET NOTES

- 1 INTERCEPT EXISTING 6-10" CONDUIT SLEEVES ROUTED UNDER FIRE LANE.
- 2 HOTBOX FOR FIRE WATER BACKFLOW PREVENTER. PROVIDE 1-1" TO PB-14 FOR HEATER ELEMENTS IN HOTBOX. WIRING SHALL BE PROVIDED UNDER INCREMENT 2 SCOPE.
- 3 HOTBOX FOR DOMESTIC WATER BACKFLOW PREVENTER. PROVIDE 1-1" TO PB-14 FOR HEATER ELEMENTS IN HOTBOX. WIRING SHALL BE PROVIDED UNDER INCREMENT 2 SCOPE.
- 4 PROVIDE 1" BACK TO PB-13 FOR PIV.
- 5 STUB LOW VOLTAGE CONDUITS INTO EXISTING MDF ROOM B100 FROM CRAWLSPACE BENEATH BUILDING.
- 6 STUB OUT CONDUITS INTO EXISTING CRAWLSPACE BENEATH BUILDING. ROUTE LOW VOLTAGE CABLING THROUGH CRAWLSPACE SUPPORTED WITH J-HOOKS.
- 7 STUB OUT CONDUITS 5' OUTSIDE OF BUILDING FOR TELECOM AND POWER FOR FUTURE GENERATOR ENCLOSURE.
- 8 NOT IN SCOPE: EXISTING UTILITY TRANSFORMER TO BE REPLACED WITH NEW LOOPING TYPE UTILITY TRANSFORMER.
- 9 DUPLEX PUMPS FOR SEWER LIFT STATION. REFER TO PLUMBING PLANS FOR LOCATION. PROVIDE CONDUIT BACK TO PB-14.
- 10 NEW UTILITY TRANSFORMER AND PRECAST PAD PER LIBERTY UTILITY SUBSTRUCTURE REQUIREMENTS. REFER TO LIBERTY SUBSTRUCTURE DRAWING 6.7.13 AND DETAIL 3 ON SHEET E801-1. TRANSFORMER PROVIDED AND INSTALLED BY LIBERTY UTILITY.
- 11 PROVIDE CONDUITS (NUMBER AND SIZE AS INDICATED) FOR UTILITY SERVICE CABLES. CABLES FURNISHED, INSTALLED, AND CONNECTED BY UTILITY COMPANY.
- 12 PROVIDE 1-1" EACH TO PULLBOXES PB15 AND PB16 FOR PACKAGE LOCKER. STUB CONDUITS 5' OUTSIDE OF BUILDING.

PULL BOX SCHEDULE

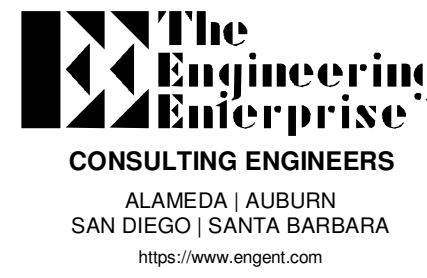
PULL BOX ID	SYSTEM TYPE	MIN SIZE L x W x D	MATERIAL	LID RATING	CONDUITS
PB1	SIGNAL	36" x 24" x 12"	CONCRETE	NON TRAFFIC RATED	3-4"
PB4	SIGNAL	30" x 17" x 12"	CONCRETE	TRAFFIC RATED	2-2"
PB5	POWER	30" x 17" x 12"	CONCRETE	TRAFFIC RATED	1-3", 3-2", 2-1"
PB6	POWER	48" x 30" x 14" (N48)	CONCRETE	NON TRAFFIC RATED	4-4"
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PB11	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
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PB14	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	3-1"



3 ENLARGED UTILITY TRANSFORMER PAD
SCALE: 1/4" = 1'-0"



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DSA SUBMISSION - INC. 1

Drawing Title
SITE PLAN - POWER & SIGNAL

NO.	DATE	ISSUE
1	06/08/2023	AD-1

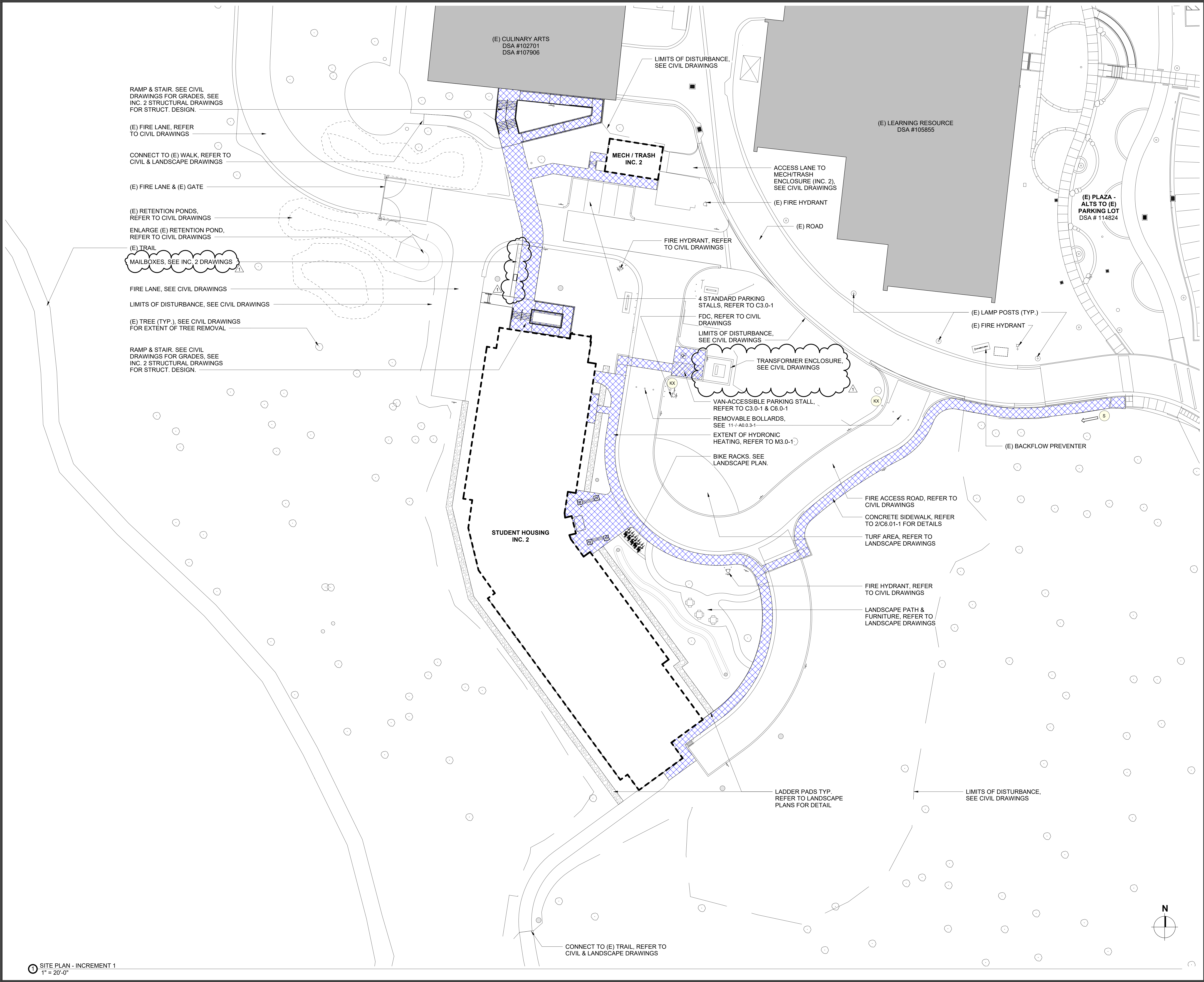
Project
Lake Tahoe CC
Lake Tahoe CC - Student Housing

Drawn By
CD
Checked By
LF
Project No.
22-054
©Date
5/30/2023
DRAWING NO.

E101-1

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Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1



1 SITE PLAN - INCREMENT 1
1" = 20'-0"

SITE LEGEND

- PROPOSED HYDRONICS
SEE INC 01
- ACCESSIBLE ROUTE SIGNAGE
SEE 9/A0.0.3-1 & INC 01
- POST MOUNTED KNOX BOX
SEE 12/A0.0.3-1 & INC 01

GENERAL NOTES

- SEE INC 01 FOR FIRE DEPARTMENT APPROVAL
- SEE INC 01 FOR SITE ELEMENTS NOT IDENTIFIED HERE
- SEE CIVIL DRAWINGS FOR COMPLETE SITE IMPROVEMENT SCOPE
- SEE LANDSCAPE DRAWINGS FOR COMPLETE LANDSCAPE IMPROVEMENT SCOPE
- SEE G.1.2-1 FOR PATH OF TRAVEL ASSOCIATED WITH NEW CONSTRUCTION

ACCESSIBLE PATH OF TRAVEL DEFINED

ACCESSIBLE PATH OF TRAVEL 4'-0" WIDE MIN. CONCRETE OR A.C. PAVED. PATH OF TRAVEL SHALL COMPLY WITH FLOOR AND GROUND SURFACES PER 11B-302, CHANGES IN LEVEL PER 11B-303 AND ACCESSIBLE ROUTES PER 11B-402. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON MATERIAL SLOPES AND ELEVATIONS.

DESIGN PROFFESIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THE PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED 2) CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENTS.

SEAL



DSA SUBMISSION - INC. 2

Drawing Title
**OVERALL SITE PLAN - DSA
INC. 1**

NO.	DATE	ISSUE
1	06/20/2023	AD-1

Project
**LAKE TAHOE COMMUNITY COLLEGE
LTC STUDENT HOUSING**

Drawn By
Author
Checked By
Checker
Project No.
22-100
@Date
05/23/2023
DRAWING NO.

A0.0.1-1

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6/13/2023 6:13:22 PM
Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1



1 SITE PLAN

SCALE: 1" = 30'-0"

GENERAL SHEET NOTES

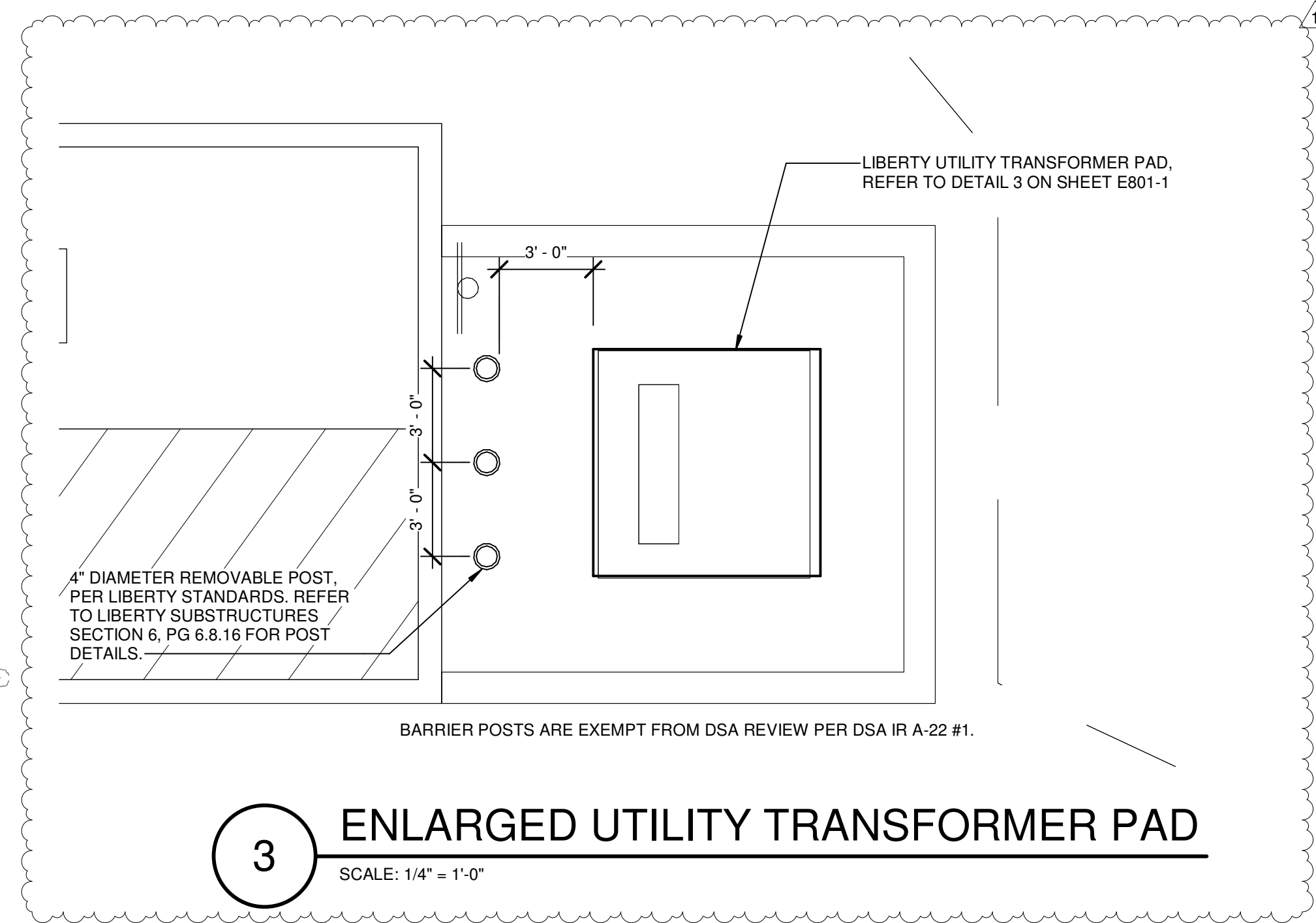
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- WHERE CONDUITS ARE SHOWN TO ENTER INCREMENT 2 SCOPE BUILDINGS, STUB OUT 5' FROM OUTSIDE OF BUILDING AND CLEARLY MARK LOCATION FOR PICK UP UNDER INC 2 SCOPE.

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PULL BOX SCHEDULE

PULL BOX ID	SYSTEM TYPE	MIN SIZE L x W x D	MATERIAL	LID RATING	CONDUITS
PB1	SIGNAL	36" x 24" x 12"	CONCRETE	NON TRAFFIC RATED	3-4"
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PB12	POWER	15" x 10" x 12"	CONCRETE	TRAFFIC RATED	1-1"
PB13	SIGNAL	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
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3 ENLARGED UTILITY TRANSFORMER PAD

SCALE: 1/4" = 1'-0"

JK ARCHITECTURE
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SEAL



DSA SUBMISSION - INC. 1

Drawing Title
SITE PLAN - POWER & SIGNAL




NO.	DATE	ISSUE
1	06/08/2023	AD-1

Project
Lake Tahoe CC
Lake Tahoe CC - Student Housing

Drawn By
CD
Checked By
LF
Project No.
22-054
©Date
5/30/2023
DRAWING NO.

E101-1

SITE LEGEND

-  PROPOSED HYDRONICS
SEE INC 01
-  ACCESSIBLE ROUTE SIGNAGE
SEE 9/A0.0.3-1 & INC 01
-  POST MOUNTED KNOX BOX
SEE 12/A0.0.3-1 & INC 01

GENERAL NOTES

- SEE INC 01 FOR FIRE DEPARTMENT APPROVAL
- SEE INC 01 FOR SITE ELEMENTS NOT IDENTIFIED HERE
- SEE CIVIL DRAWINGS FOR COMPLETE SITE IMPROVEMENT SCOPE
- SEE LANDSCAPE DRAWINGS FOR COMPLETE LANDSCAPE IMPROVEMENT SCOPE
- SEE G1.2-1 FOR PATH OF TRAVEL ASSOCIATED WITH NEW CONSTRUCTION

ACCESSIBLE PATH OF TRAVEL DEFINED

ACCESSIBLE PATH OF TRAVEL 4'-0" WIDE MIN. CONCRETE OR A.C. PAVED. PATH OF TRAVEL SHALL COMPLY WITH FLOOR AND GROUND SURFACES PER 11B-302, CHANGES IN LEVEL PER 11B-303 AND ACCESSIBLE ROUTES PER 11B-402.2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON MATERIAL SLOPES AN ELEVATIONS.

DESIGN PROEFSSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THE PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT

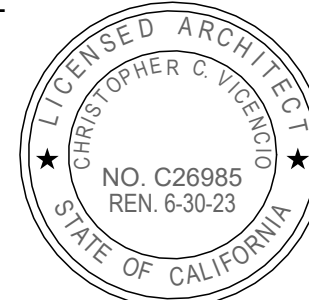
1) HAVE BEEN IDENTIFIED

2) CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS

ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENTS.

SEAL



DSA SUBMISSION - INC. 2

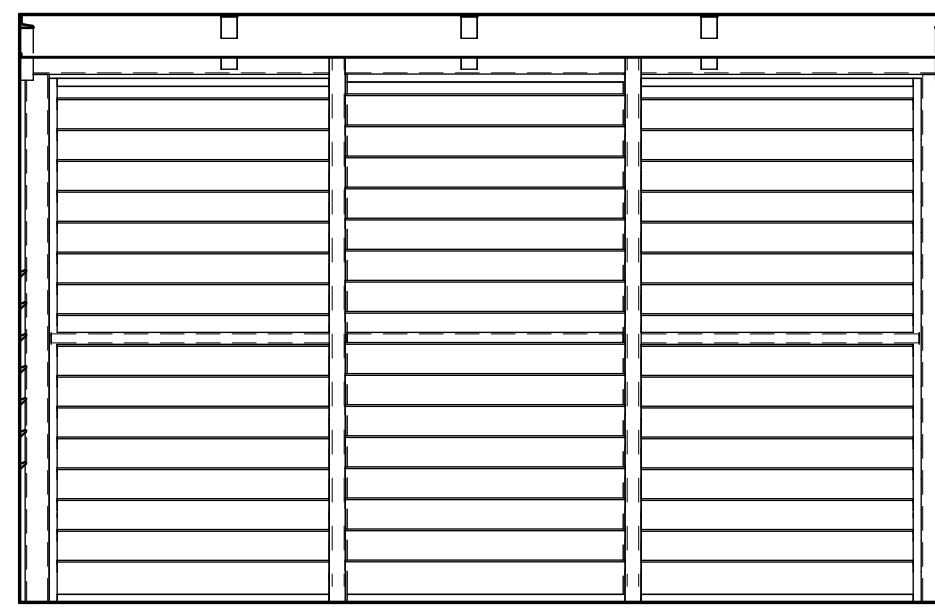
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**OVERALL SITE PLAN - DSA
INC. 2**

NO.	DATE	ISSUE
1	08/20/2023	AD-1

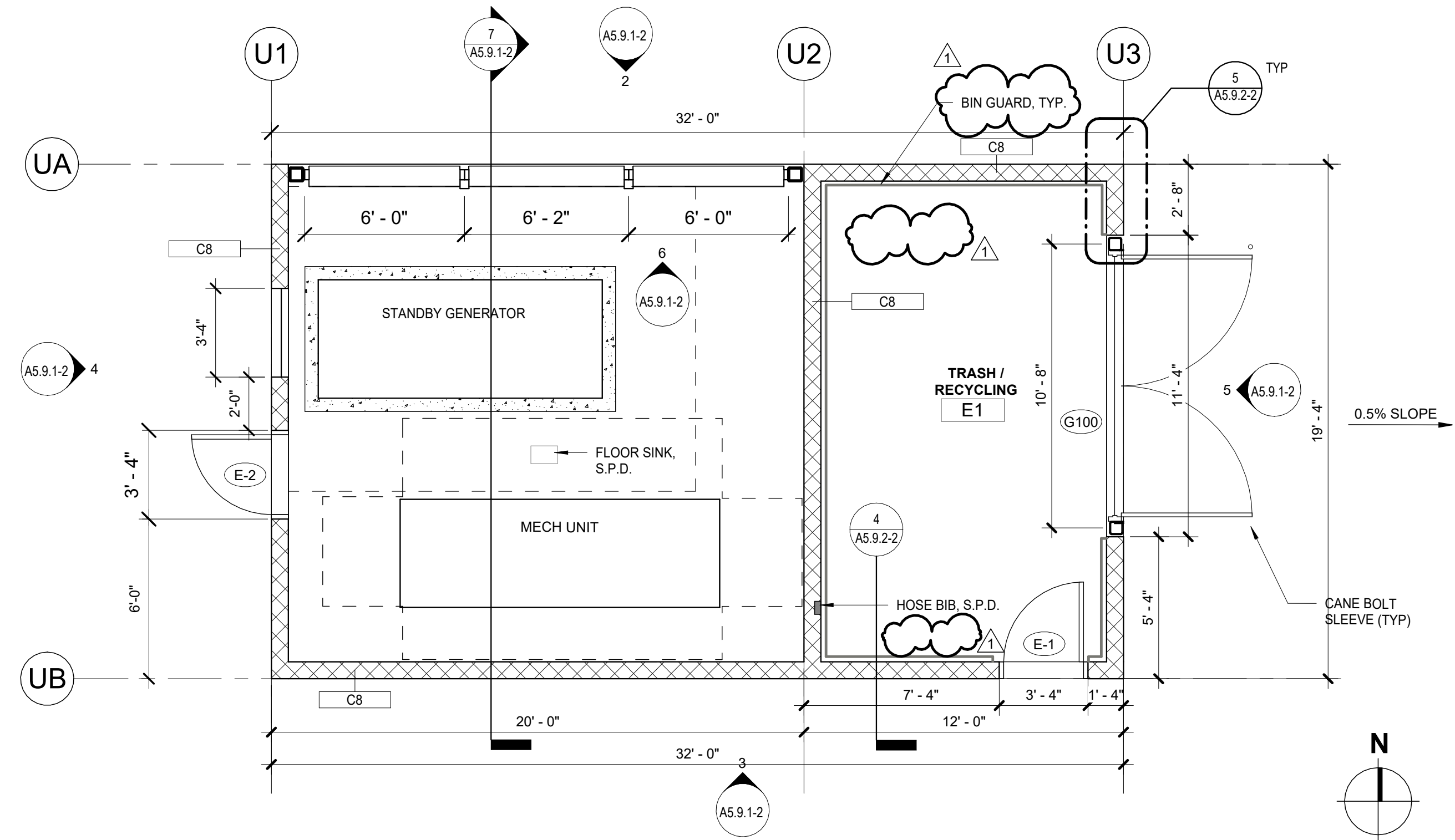
Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

Drawn By
Author
Checked By
Checker
Project No.
22-100
@Date
05/23/2023
DRAWING NO.

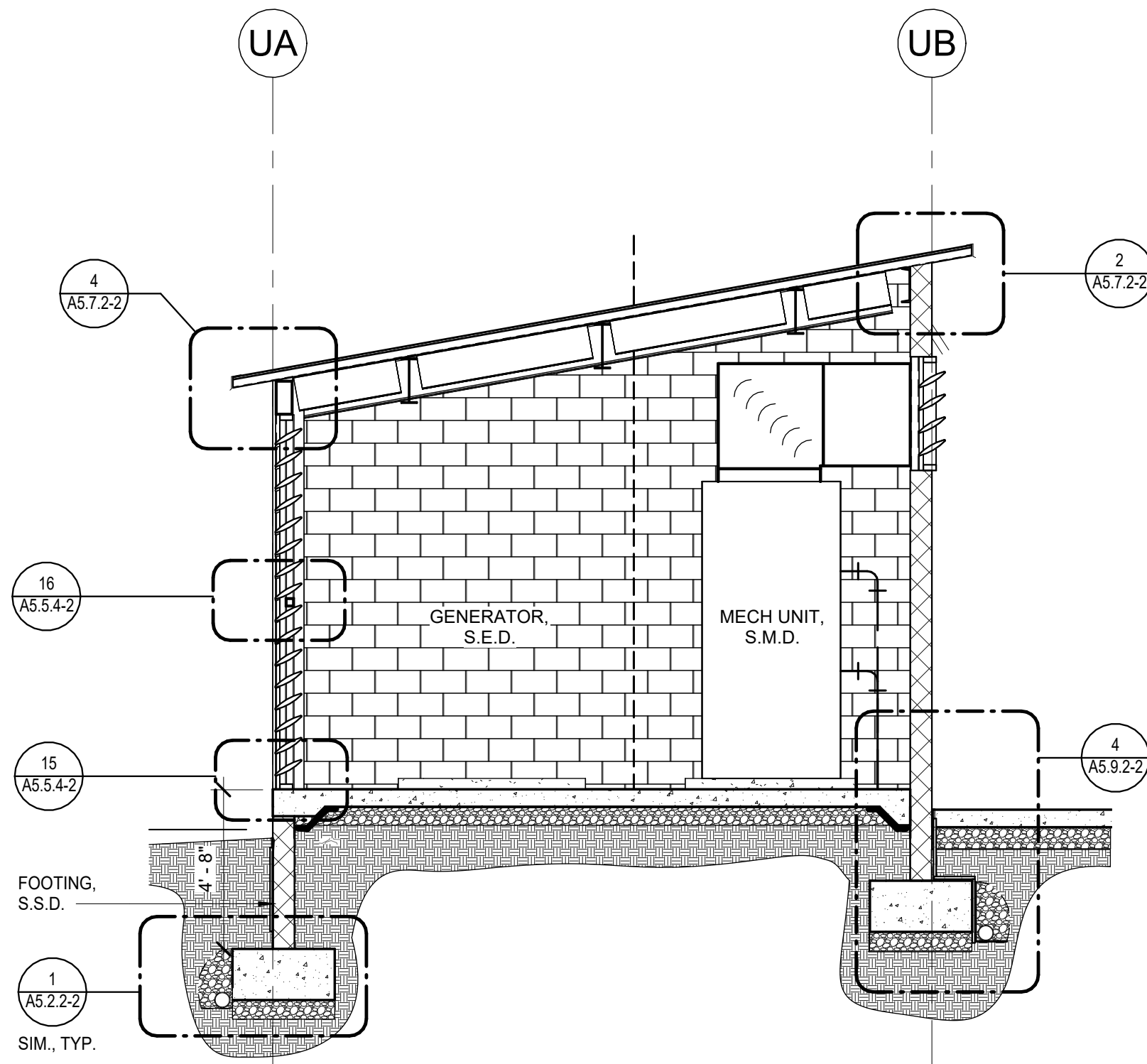
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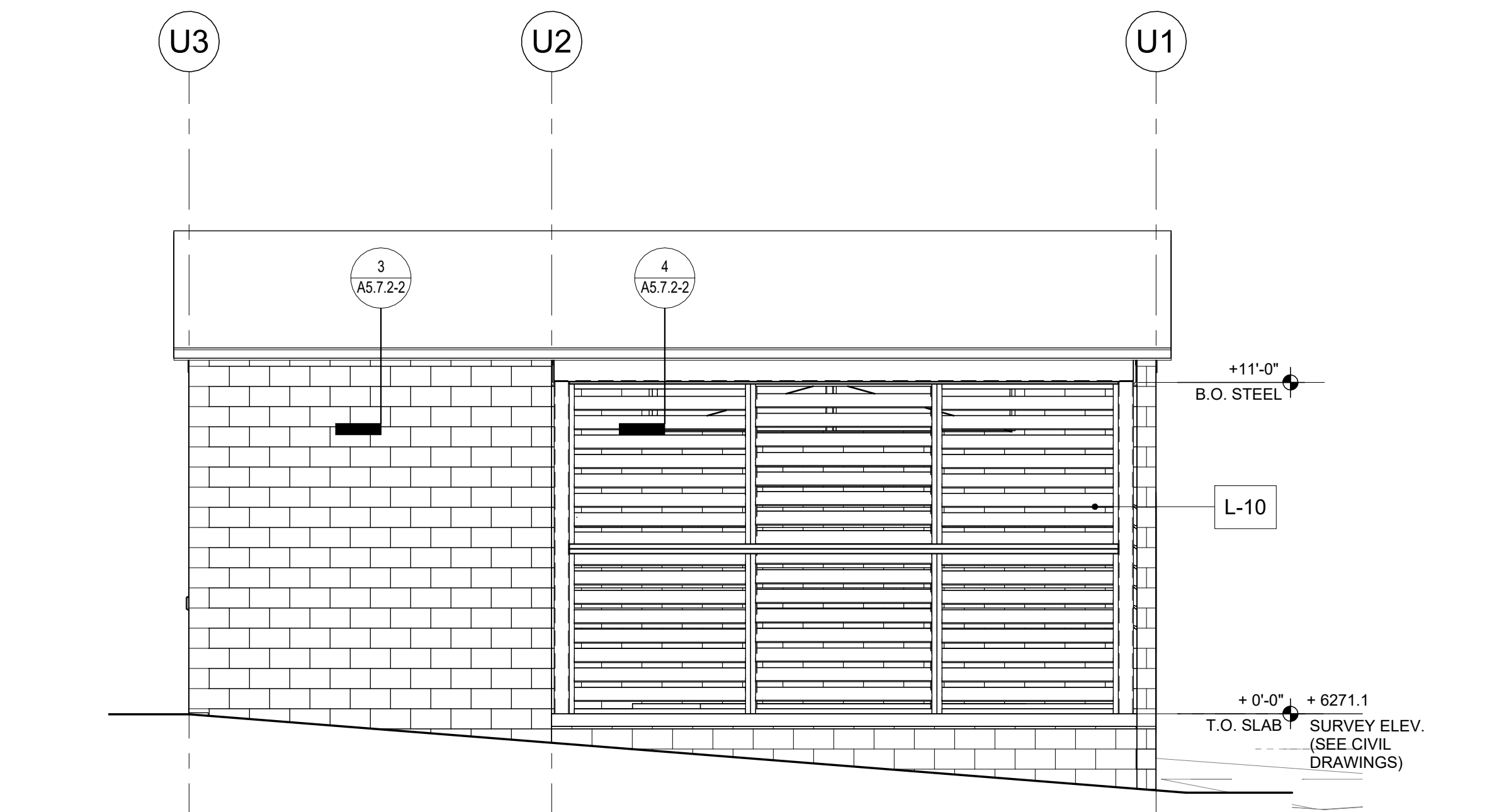
6 INTERIOR LOUVER ELEVATION
1/4" = 1'-0"



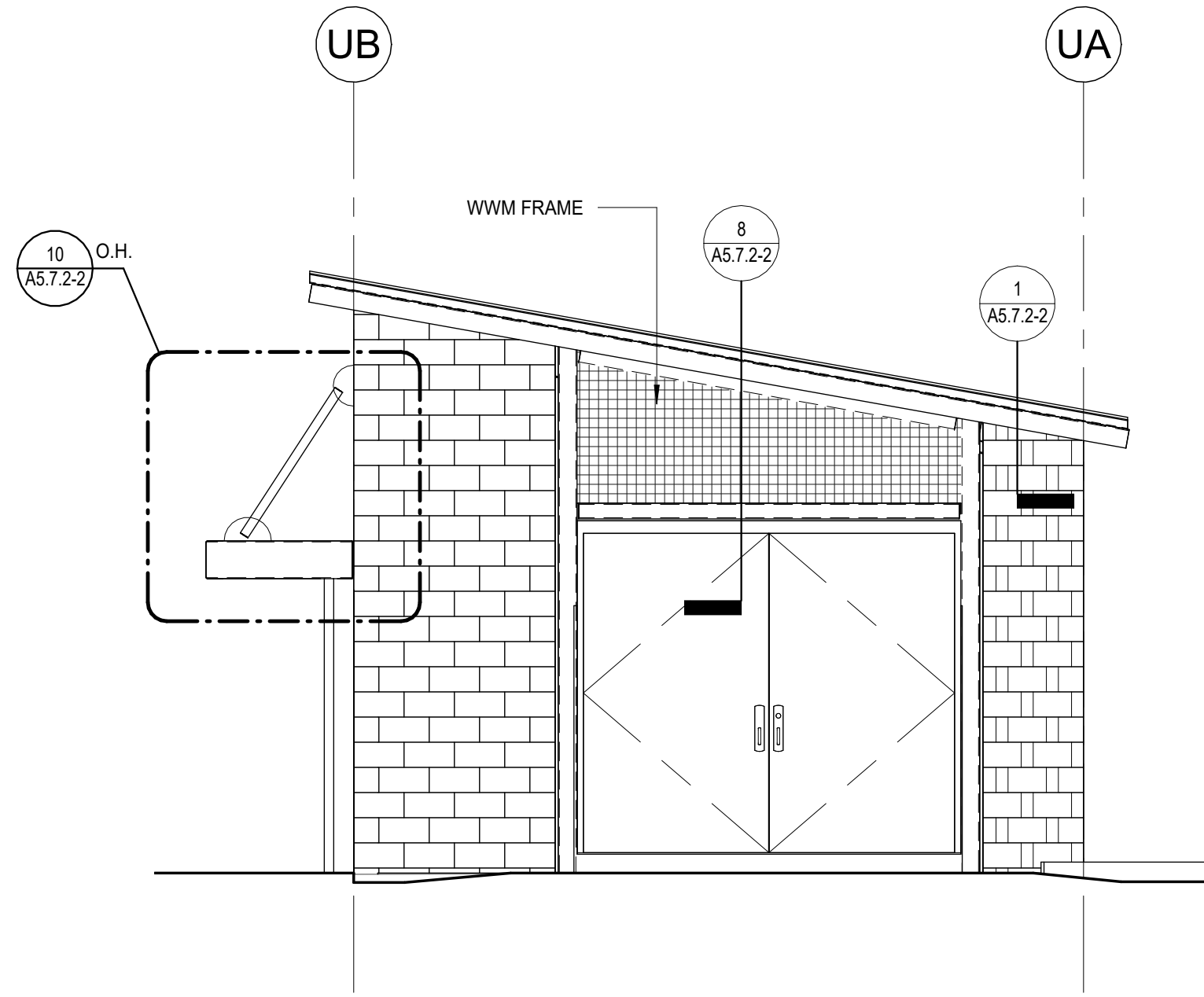
1 FLOOR PLAN - MECH./TRASH ENCLOSURE
1/4" = 1'-0"



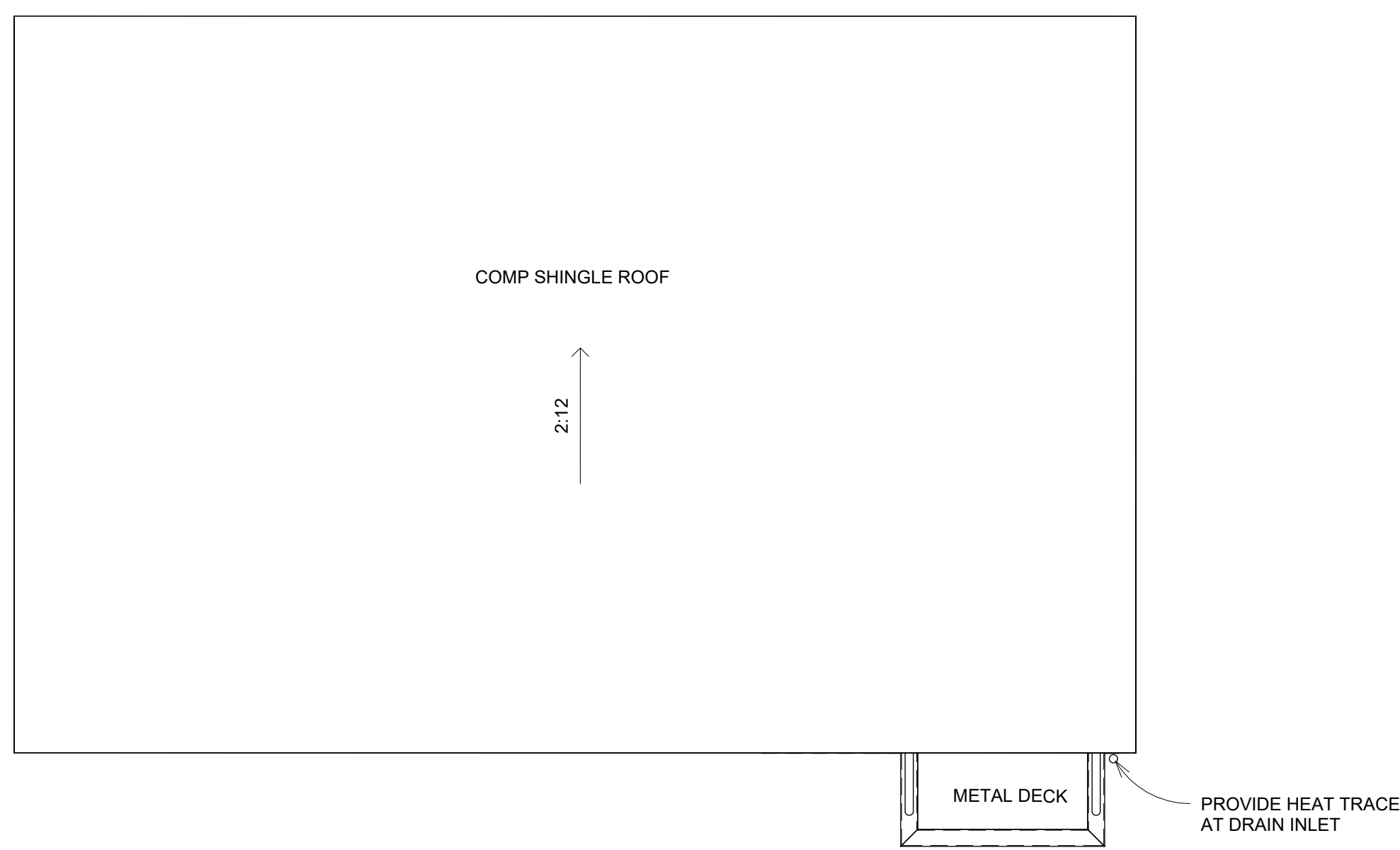
7 SECTION - MECHANICAL ROOM
1/4" = 1'-0"



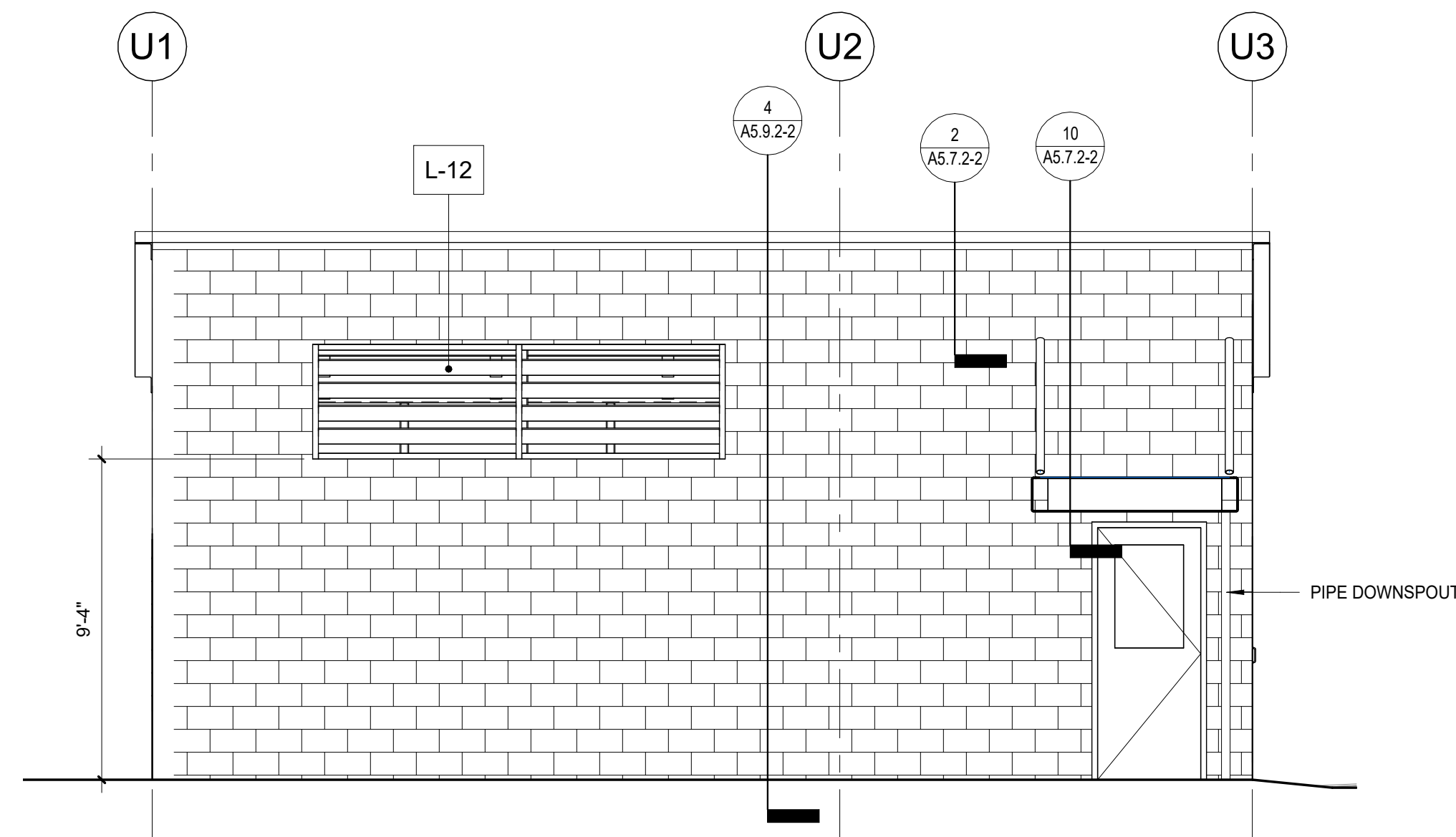
2 NORTH ELEVATION
1/4" = 1'-0"



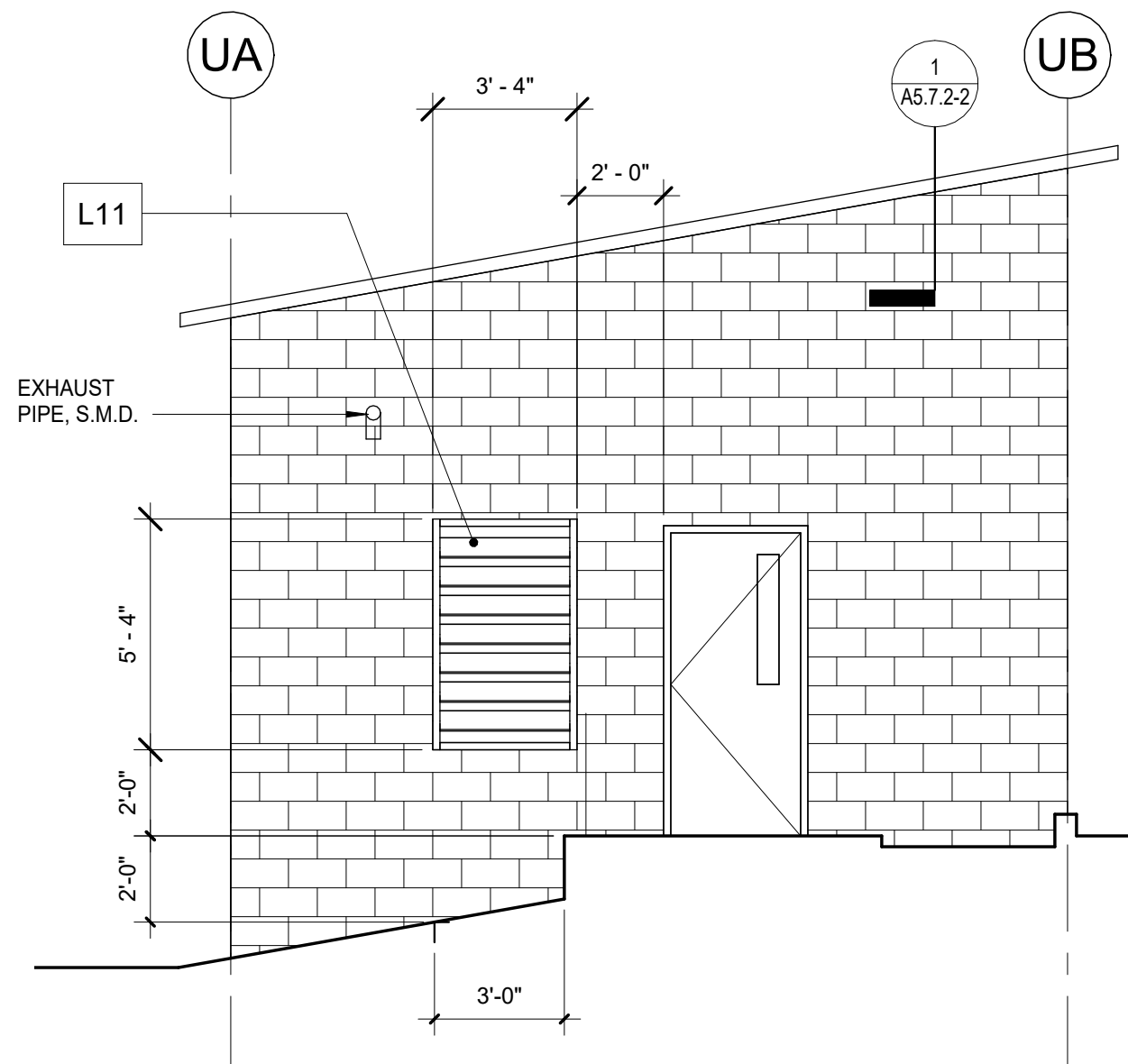
5 EAST ELEVATION
1/4" = 1'-0"



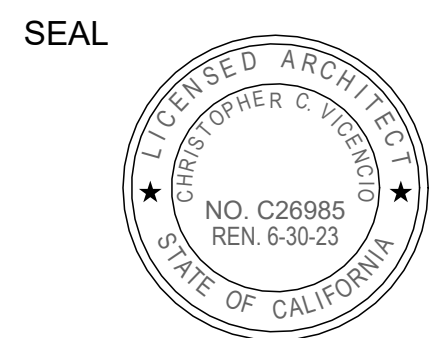
8 ROOF PLAN - MECH./TRASH ENCLOSURE
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



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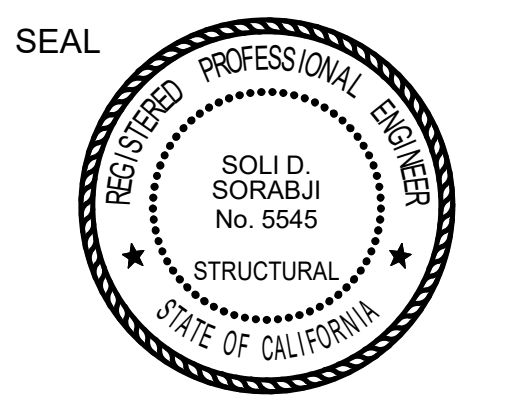
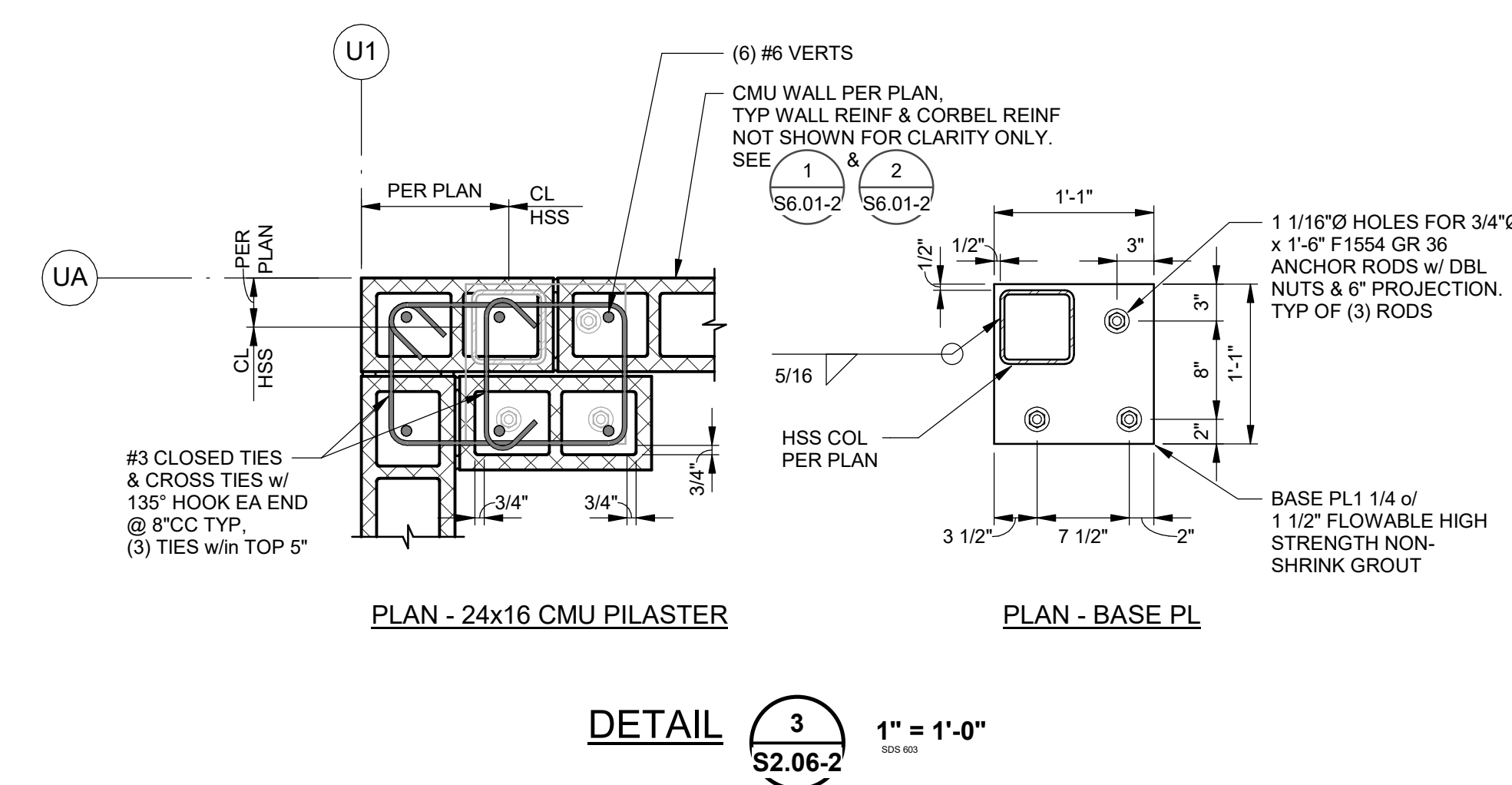
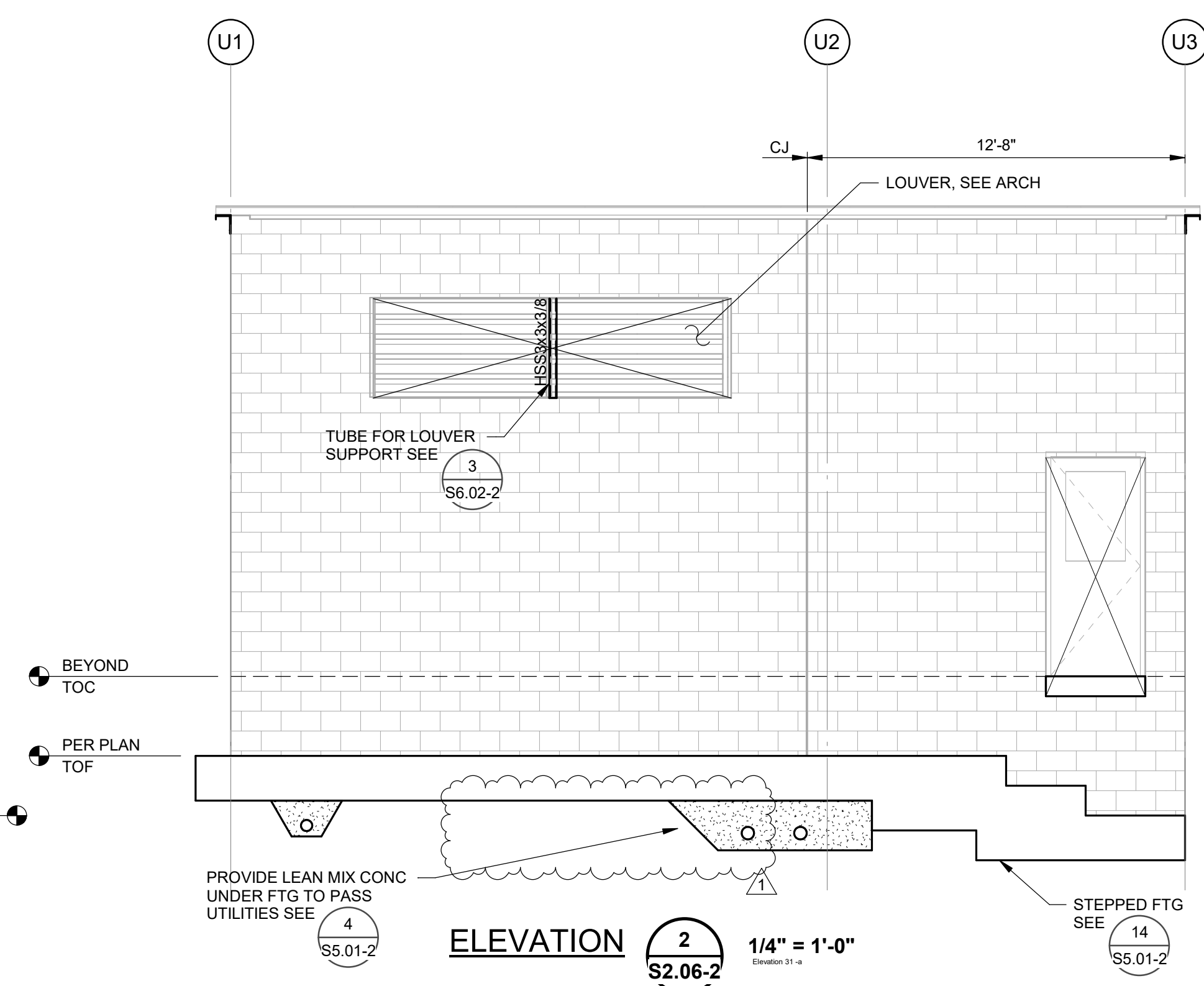
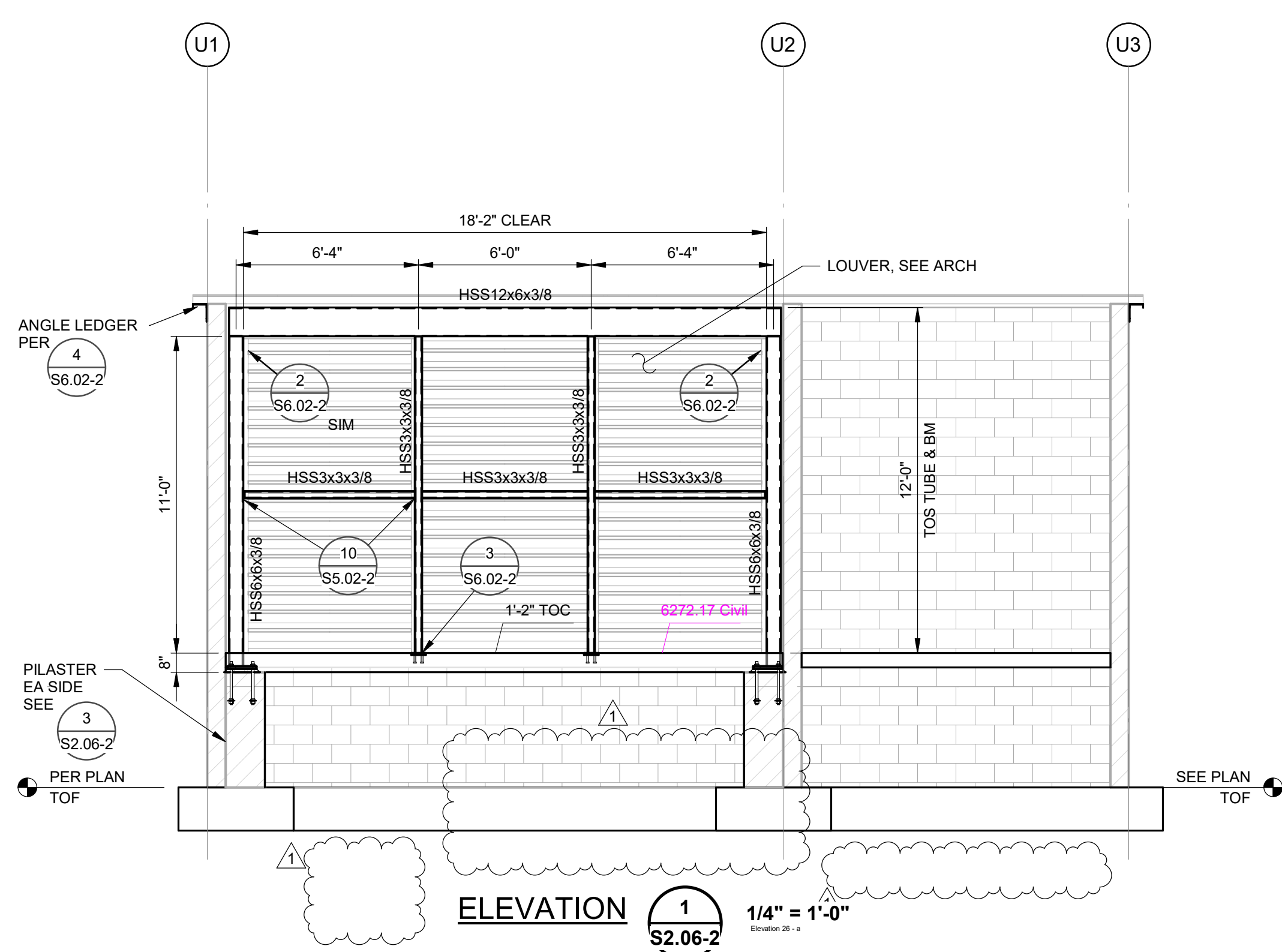
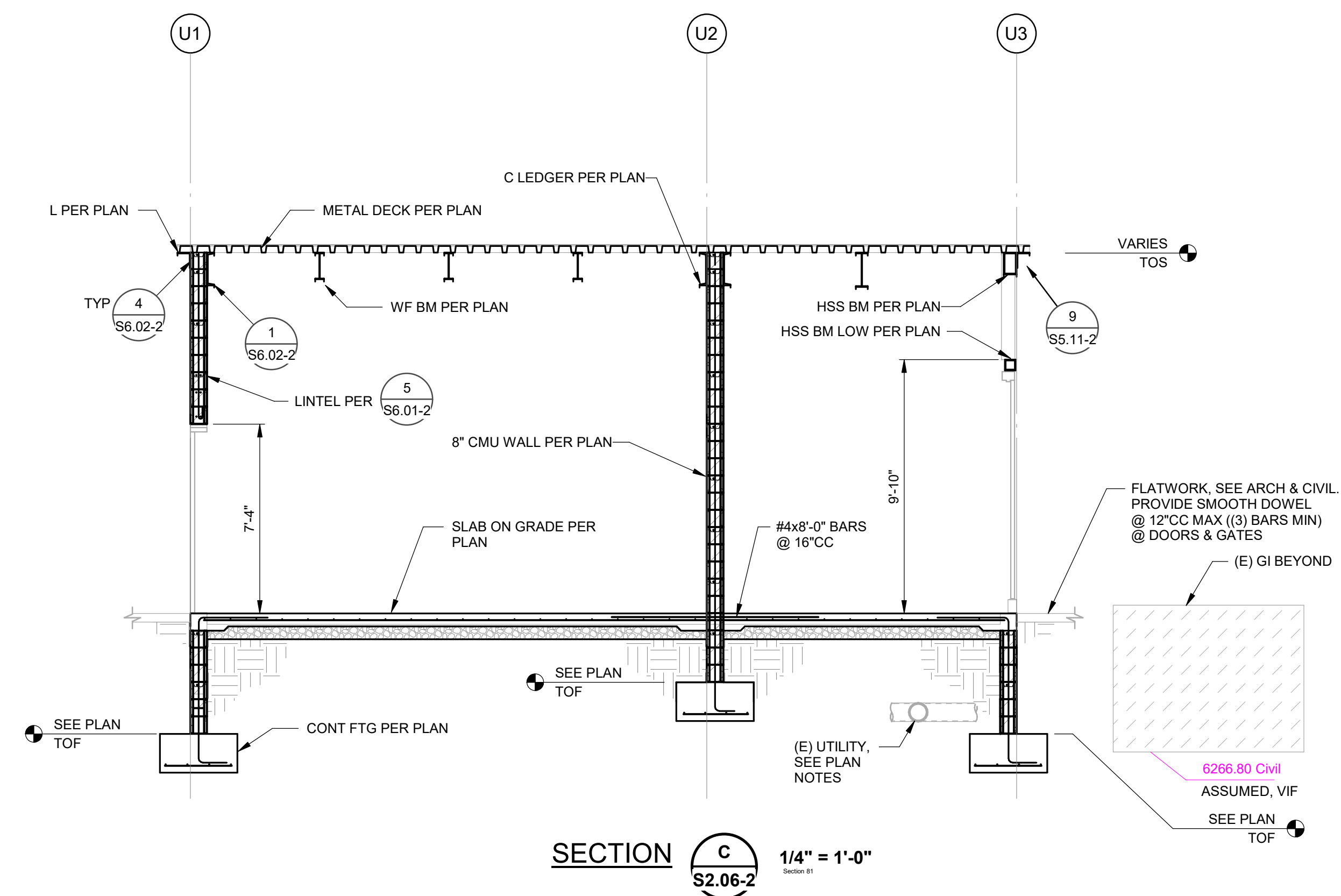
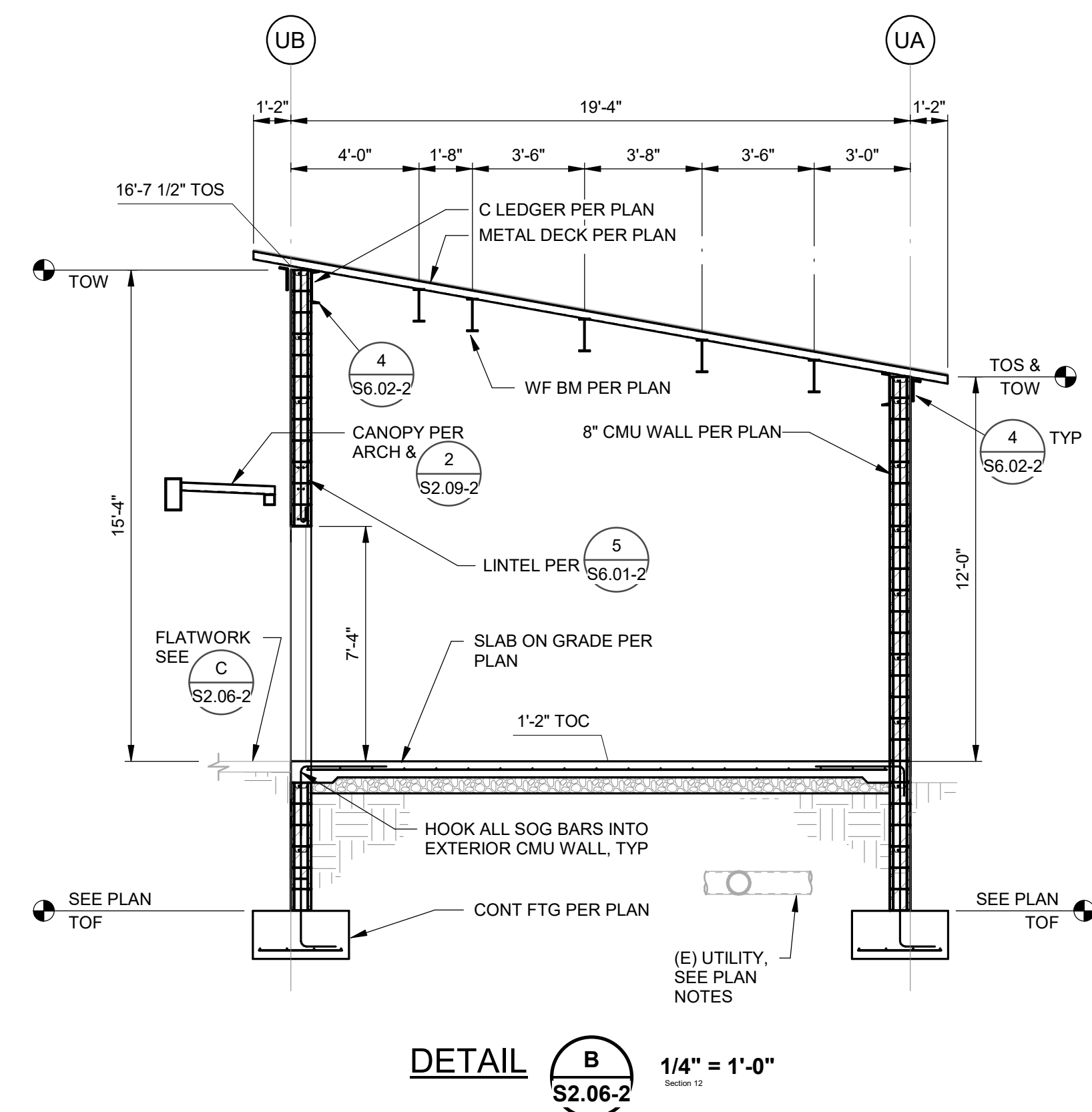
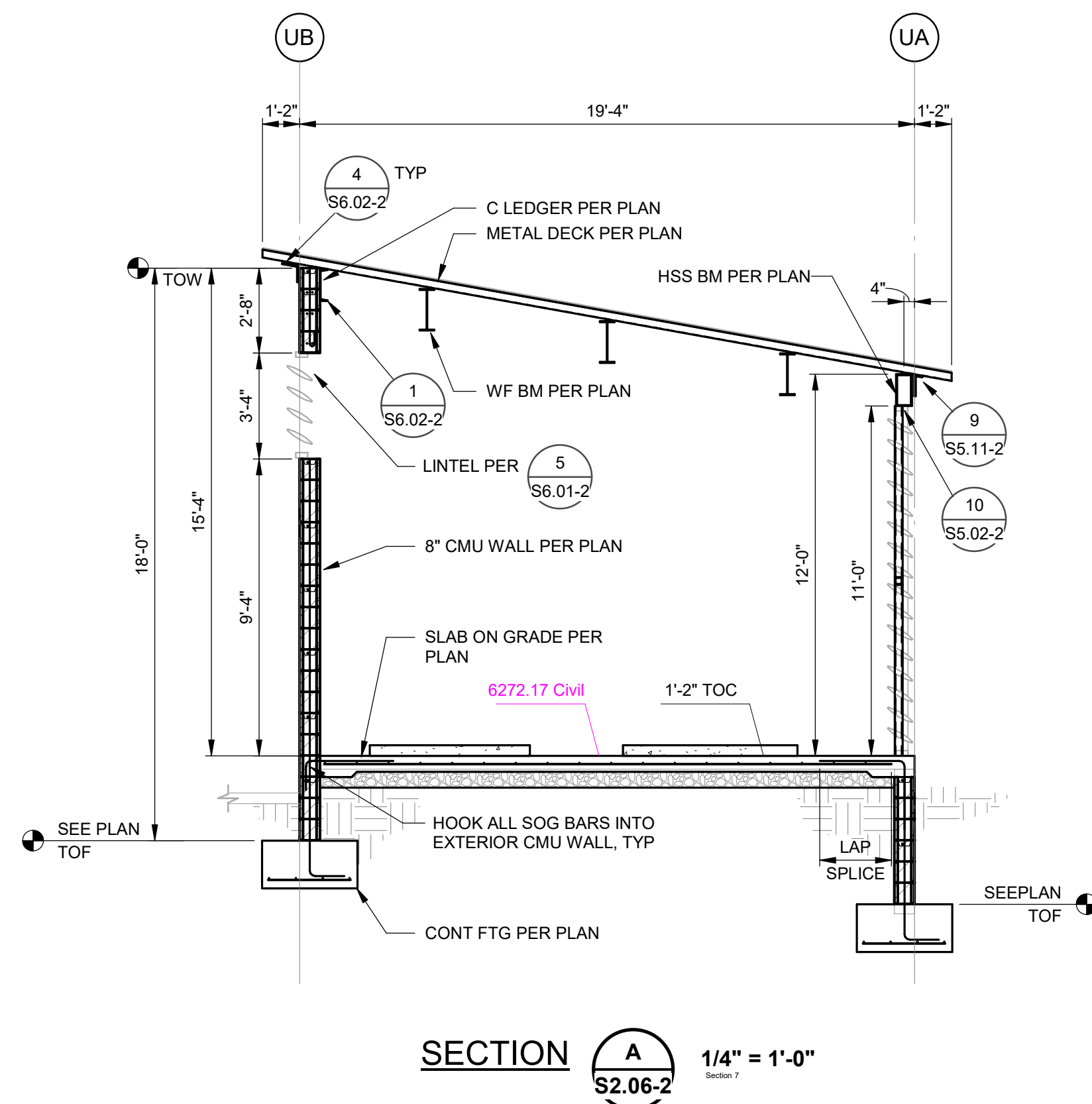
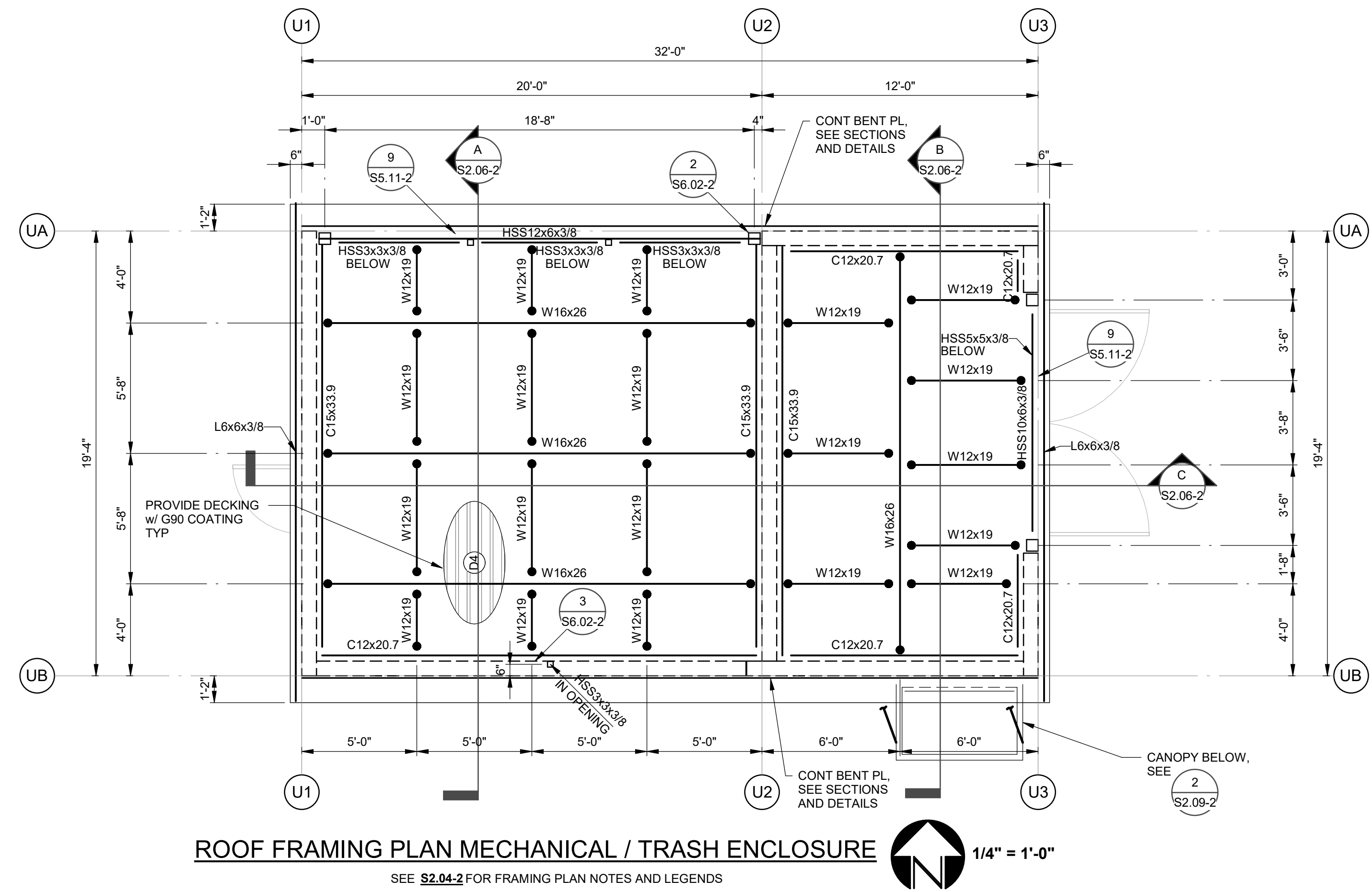
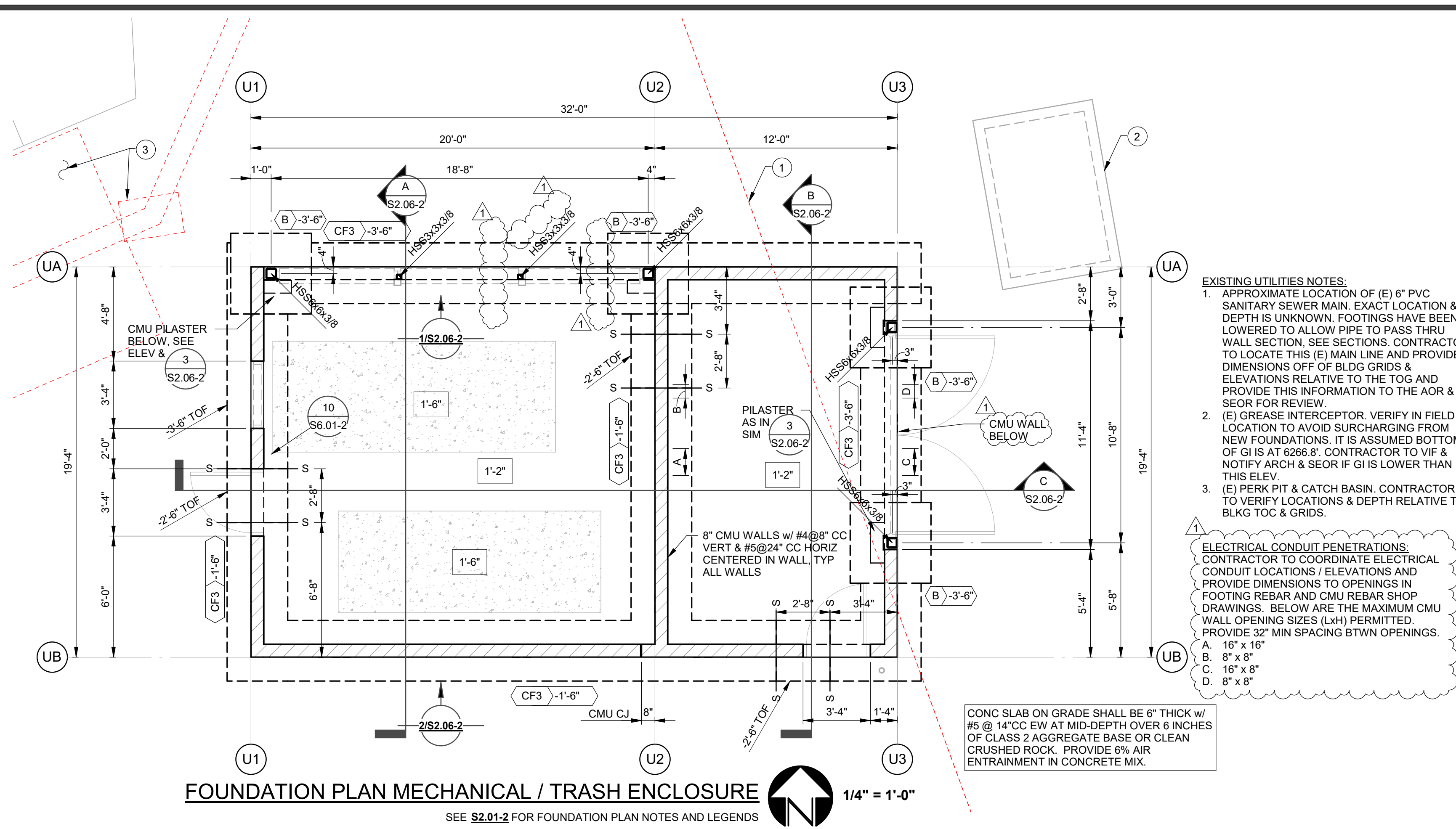
Drawing Title
**MECHANICAL / TRASH
ENCLOSURE**

NO.	DATE	ISSUE
1	08/20/2023	AD-1

Project
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05/23/2023
DRAWING NO.

A5.9.1-2



600 Q STREET, SUITE 200
SACRAMENTO, CA 95811
916-443-0393

DSA SUBMISSION - INC. 2

Drawing Title
**MECHANICAL / TRASH
ENCLOSURE PLANS &
DETAILS**

NO.	DATE	ISSUE
1	08/20/23	BP2 ADD-1

Project
**LAKE TAHOE COMMUNITY COLLEGE
STUDENT HOUSING**

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Author
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22-100
Date
05/30/2023
Drawing No.
S2.06-2

SPLIT SYSTEM INDOOR UNIT SCHEDULE									SPLIT SYSTEM OUTDOOR UNIT SCHEDULE														
EQUIP TAG	"MITSUBISHI" MODEL NO	NOMINAL TONS	AIRFLOW (CFM)	COOLING CAP (MBH)	ELECTRICAL DATA VOLT/PH	MCA	OPER WT (LBS)	MOUNTING DETAIL	EQUIP TAG	"MITSUBISHI" MODEL NO	COOLING CAP (MBH)	REFR LINE SIZE RL (IN)	RS (IN)	ELECTRICAL DATA VOLT/PH			MCA	MOP	SEER	OPER WT (LBS)	MOUNTING DETAIL	CONTROL DIAGRAM	NOTES
SAC-1	PKA-A24KA7	2	775	24.0	230/1	1.0	55	5 / M5.1-2	SCU-1	PUY-A24NHA7	24.0	3/8	5/8	230/1	19	26	21.4	185	6 / M5.1-2	4 / M7.2-2	1-5		
SAC-2	PKA-A24KA7	2	775	24.0	230/1	1.0	55	5 / M5.1-2	SCU-2	PUY-A24NHA7	24.0	3/8	5/8	230/1	19	26	21.4	185	6 / M5.1-2	4 / M7.2-2	1-5		
SAC-3	PKA-A24KA7	2	775	24.0	230/1	1.0	55	5 / M5.1-2	SCU-3	PUY-A24NHA7	24.0	3/8	5/8	230/1	19	26	21.4	185	6 / M5.1-2	4 / M7.2-2	1-5		

- NOTES:
- INSTALL MANUFACTURER'S REFRIGERANT LINESET IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE ADDITIONAL REFRIGERANT PIPING WHERE REQUIRED.
 - PROVIDE MANUFACTURER'S WASHABLE FILTERS.
 - PROVIDE CONDENSATE PUMP, "BLUE DIAMOND" X87-721 W/ RESERVOIR & SENSOR, 208/230V, 1/25 HP, POWERED BY INDOOR UNIT.
 - PROVIDE MFR'S THERMOSTAT.
 - INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONTRACTOR SHALL PROVIDE POWER AND CONTROL WIRING BETWEEN INDOOR AND OUTDOOR UNIT.

FAN SCHEDULE											
EQUIP TAG	"GREENHECK" MODEL NO	CFM	ESP	RPM	ELECTRICAL DATA VOLT/PH	HP	BHP (W)	OPER WT (LBS)	MOUNTING DETAIL	CONTROL DIAGRAM	NOTES
EF-1	SQ-16-VG	2870	0.75	1282	115/1	1	0.56	150	7 / M5.1-2	3 / M7.2-2	1
EF-2	SQ-140-VG	1450	0.75	1315	115/1	0.75	0.35	120	7 / M5.1-2	3 / M7.2-2	1
EF-3	SQ-90-VG	350	0.30	1415	115/1	0.1	0.04	60	7 / M5.1-2	1 / M7.2-2	1
EF-4	SQ-95-VG	500	0.30	1441	115/1	0.17	0.06	60	7 / M5.1-2	1 / M7.2-2	1
EF-5	SQ-80-VG	250	0.25	1405	115/1	0.1	0.03	60	7 / M5.1-2	1 / M7.2-2	1
SF-1-1	SQ-140-VG	1605	0.60	1257	115/1	0.75	0.32	120	7 / M5.1-2	2 / M7.2-2	1
SF-1-2	SQ-130-VG	1265	0.50	1291	115/1	0.75	0.21	80	7 / M5.1-2	2 / M7.2-2	1
SF-2-1	SQ-140-VG	1450	0.60	1216	115/1	0.75	0.28	120	7 / M5.1-2	2 / M7.2-2	1

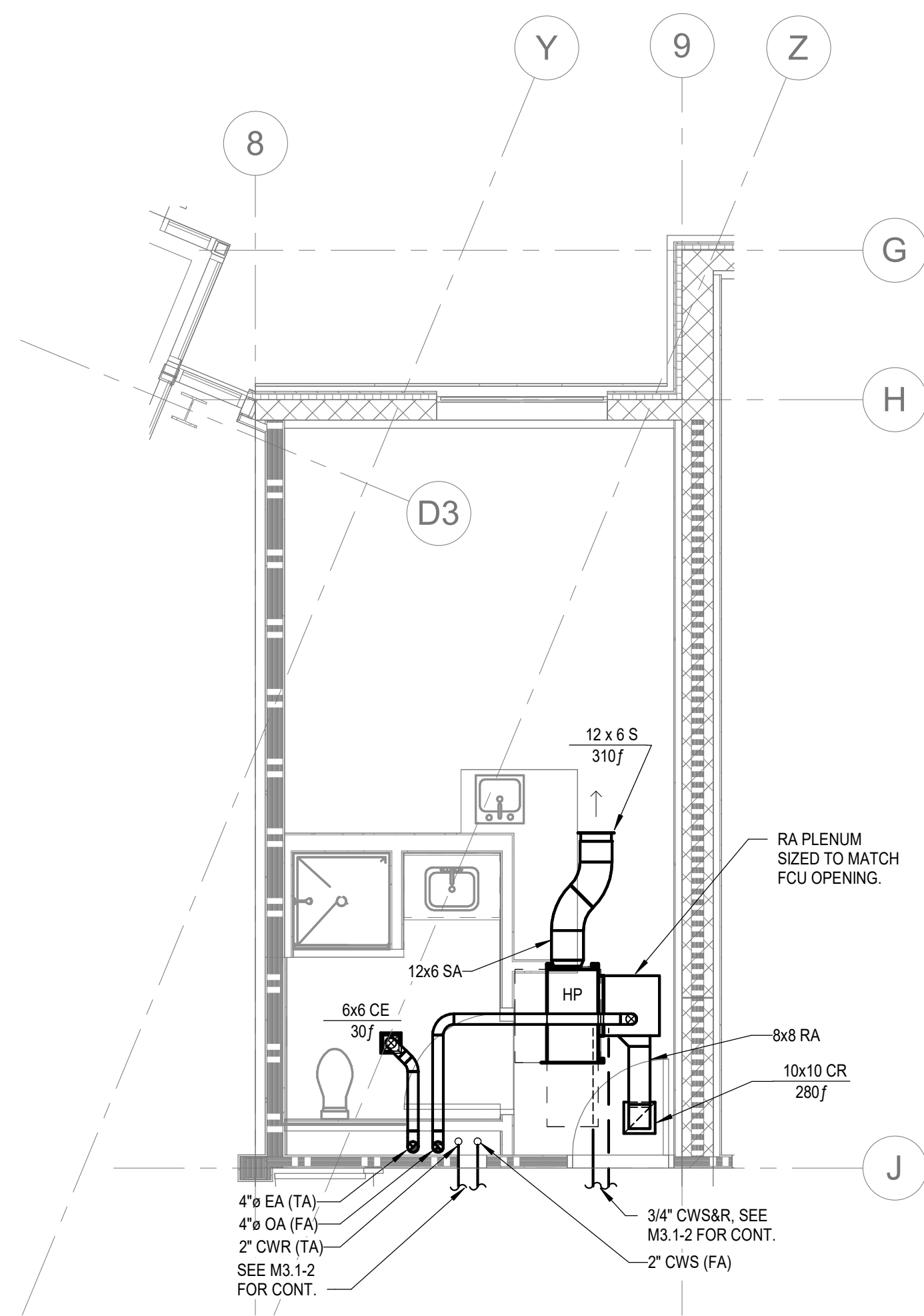
- NOTES:
- PROVIDE WITH MANUFACTURER'S BACKDRAFT DAMPER ACCESSORY.

MISCELLANEOUS EQUIPMENT SCHEDULE	
UNIT	DESCRIPTION
<div>1</div> <div>2</div>	<p>CONDENSER WATER PUMPS</p> <p>"BELL & GOSSETT" e-1510 BASE MOUNTED END SUCTION PUMP, 5 HP, 1750 RPM, 150 GPM @ 60' HEAD EACH. PROVIDE WITH "BELL & GOSSETT" B-551G TECHNOLOGIC IPC VFD, 5 HP, TYPE 1 ENCLOSURE, 460V/3ph, STANDARD DISCONNECT, NO BYPASS.</p> <p>OPERATING WEIGHT = 270 LBS</p> <p>FOR MOUNTING SEE DETAIL 3 / M5.2-2 FOR CONTROL DIAGRAM SEE DETAIL 5 / M7.2-2</p> <p>FLUID COOLER</p> <p>EVAPCO "eco-LSWE" 80 TON CLOSED CIRCUIT FLUID COOLER, 20 HP, 28,800 CFM, SPRAY PUMP: 1.5 HP @245 GPM, 145 GAL COIL VOLUME.</p> <p>OPERATING WEIGHT = 10,270 LBS</p> <p>FOR MOUNTING SEE DETAIL 2 / M5.3-2 FOR CONTROL DIAGRAM SEE DETAIL 5 / M7.2-2</p> <p>EXPANSION TANK</p> <p>"WESSELS" NLA-50, 12" DIA x 24" TALL, 13 GAL TANK VOLUME, BLADDER-TYPE, PRE-CHARGED.</p> <p>OPERATING WEIGHT = 160 LBS</p> <p>FOR MOUNTING SEE DETAIL 4 / M5.3-2</p> <p>AIR SEPARATOR</p> <p>"BELL & GOSSETT" ROLAIRTROL RL-4F AIR SEPARATOR, 125 PSIG MAX WORKING PRESSURE, 300 GPM CAPACITY.</p> <p>OPERATING WEIGHT = 275 LBS</p> <p>CHEMICAL POT FEEDER</p> <p>"GWS" FB-S-SB-CS-2 CHEMICAL POT FEEDER, 5 GAL, 10" DIA x 21.5" TALL. PROVIDE WIPEDESTAL MOUNTING KIT.</p> <p>OPERATING WEIGHT = 75 LBS</p>

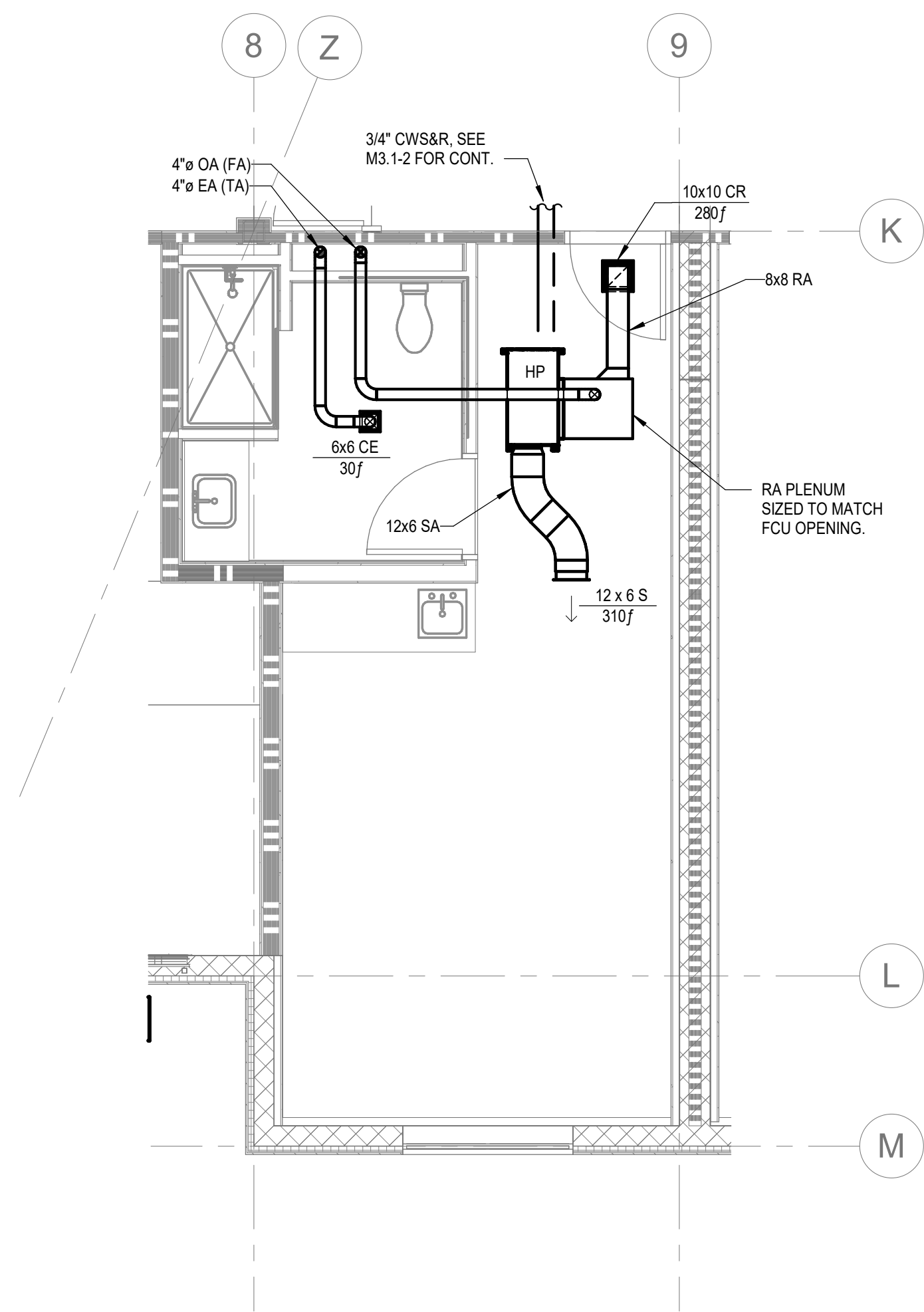
BOILER SKID PACKAGE EQUIPMENT (SNOWMELT)									
BSP 1	DESCRIPTION	"BELL & GOSSETT" MODEL	GPM	HEAD (FT.)	RPM	MOTOR HP	VOLT/PH/Hz	OPER. WEIGHT (LBS)	NOTES
SMP-1 & 2	IN-LINE PUMP	E-1531	85	35.0	1800	2	460/3/0/60	220	PUMP PERFORMANCE RATINGS TO ACCOUNT FOR GLYCOL SOLUTION, AND OPERATING POINT TO BE CONFIRMED BY SNOWMELT SYSTEM MFR IN TUBING DELEGATED DESIGN SUBMITTAL.
SMB-1 & 2	SNOW MELT BOILERS "VISSMANN" MODEL 200-C2-1000, 1,000 MBH INPUT, 977 MBH OUTPUT, EACH BOILER PERFORMANCE DERATED FOR 6,200 FT ELEVATION AND 40% PROPYLENE GLYCOL SOLUTION, 10:1 TURNDOWN BOILER FLUES WILL BE MANIFOLDED WITH ENGINEERED DRAFT CONTROL VENTING SYSTEM. INTERLOCK BOILER FIRING CONTROLLERS WITH DRAFT CONTROL FAN SYSTEM FOR OPERATIONAL AND SAFETY INTERLOCKS								OPER. WEIGHT (EACH): 1,660 LBS
SMCS-1	SNOW MELT CONTROL SYSTEM "ALERTON" CONTROLS FOR SNOW MELT APPLICATION, PROVIDE SNOWICE SLAB SENSOR AS NOTED ON P1.0-1 PLUMBING SITE PLAN (INSTALLED BY OTHERS)								
SMET-1	EXPANSION TANK (SHIPPED LOOSE) "WESSELS" MODEL NLA-85, WITH PRE-CHARGED DIAPHRAGM, 23 GAL TANK AND ACCEPTANCE VOLUME. 1" NPT SYSTEM CONNECTION, SIZE: 16" DIA. x 37" H.								OPER. WEIGHT: 345 LBS
SMAS-1	AIR SEPARATOR "BELL AND GOSSETT" ROLAIRTROL RL-3F ASME-RATED IN-LINE AIR SEPARATOR. 3" FLANGED SYSTEM CONNECTION, MAX FLOW 190 GPM. SIZE: 24" FLANGE-TO-FLANGE, 27" HIGH.								OPER. WEIGHT: 175 LBS
SMGT-1	GLYCOL MAKE UP PUMP AND TANK (SHIPPED LOOSE) "WESSELS" GLYMATIC G-18 PREFABRICATED AUTOMATIC MAKE UP PACKAGE FOR THE GLYCOL SNOW MELT SYSTEM. PROVIDE GLYCOL MAKE UP PUMP, PRV, AND PRESSURE GAUGE. GLYCOL MAKE UP TANK SHALL INCLUDE 18-GAL FLUID TANK AND FEED PUMP AT 110V/1/0/60 HZ ELECTRICAL.								
NOTES:									
1. PROVIDE SKID WITH INTEGRAL STARTER PANEL INCLUDING PUMP DISCONNECT SWITCHES, BOILER DISCONNECT SWITCHES, SINGLE-POINT 460v/3/0 23.1 A FLA, 24 A MCA, 27.4 A MOPP ELECTRICAL CONNECTION. SKID MANUFACTURER TO INCLUDE ALL INTERNAL WIRING FOR DEVICES FROM SINGLE-POINT CONNECTION.									
2. UNIT SHALL BE UL LISTED PACKAGED SYSTEM.									
3. ALL EQUIPMENT TO BE FACTORY MOUNTED AND PIPED ON SKID. SEE 1M5.4-2 FOR SKID COMPONENT DIAGRAM.									
4. PROVIDE CLOSED-LOOP SYSTEM WITH GRISWOLD FB-S, 5-GALLON CHEMICAL POT FEED PIPED INTO SYSTEM PIPING.									
5. SEE 6 / M5.3-2 FOR MOUNTING DETAIL.									
6. SEE 6 / M7.2-2 FOR CONTROL DETAIL.									
7. SKID PACKAGE TO SHIP WITH SPLIT FRAME (2 PIECES) FOR FIT THROUGH 7'x6" DOORWAY.									

BOILER/WATER HEATING VENTING SYSTEM	
UNIT	DESCRIPTION
<div>1</div> <div>2</div>	<p>DRAFT CONTROL FAN</p> <p>"ENERVEX" TDF300 IN-LINE EXHAUST FAN, 599 CFM @ 0.668 IN WC, 316L-PCM STAINLESS STEEL, EC MOTOR = 2.3 HP, 3.9 MAX CURRENT AMP</p> <p>LISTINGS: UL 378 UL/CORD-C375, UL/CORD2162, UL 705, AND CSA C22.2 NO. 113-12</p> <p>PROVIDE WITH:</p> <ul style="list-style-type: none">"ENERVEX EDRIIVE E3 VARIABLE FREQUENCY DRIVE, 460V/3ph, 5.6 AMPS, 1.5 KWMOTOR DISCONNECT SWITCH"XTP" DIFFERENTIAL PRESSURE TRANSDUCER W/SS STACK PROBE <p>OPERATING WEIGHT = 84 LBS SEE 3M5.4-2 FOR MOUNTING DETAIL.</p> <p>COMBUSTION AIR FAN</p> <p>"ENERVEX" BEF225X COMBUSTION AIR FAN, 491 CFM @ 0.314 IN WC, EC MOTOR = 0.95 HP, 1.6 MAX CURRENT AMP</p> <p>LISTINGS: UL 705, CSA 22.2 NO. 113-12</p> <p>PROVIDE WITH:</p> <ul style="list-style-type: none">"ENERVEX EDRIIVE E3 VARIABLE FREQUENCY DRIVE, 460V/3ph, 3.5 AMPS, 0.75 KWMOTOR DISCONNECT SWITCH"XTP" DIFFERENTIAL PRESSURE TRANSDUCER W/OUTDOOR PROBE <p>OPERATING WEIGHT = 65 LBS SEE 11M5.1-2 FOR MOUNTING DETAIL.</p> <p>DRAFT CONTROL PANEL</p> <p>"ENERVEX" EBC-31 MODULATING DRAFT CONTROL PANEL, 120V/1ph, 10 AMPS</p>
NOTES:	
1. PROVIDE SYSTEM COMPLETE WITH "ENERVEX" BALANCING BAFFLES AT EACH APPLIANCE, OUTSIDE AIR PRESSURE PICKUP PORT, PRESSURE TRANSDUCERS, MOTOR CONTROLLERS, AND DISCONNECT SWITCHES.	

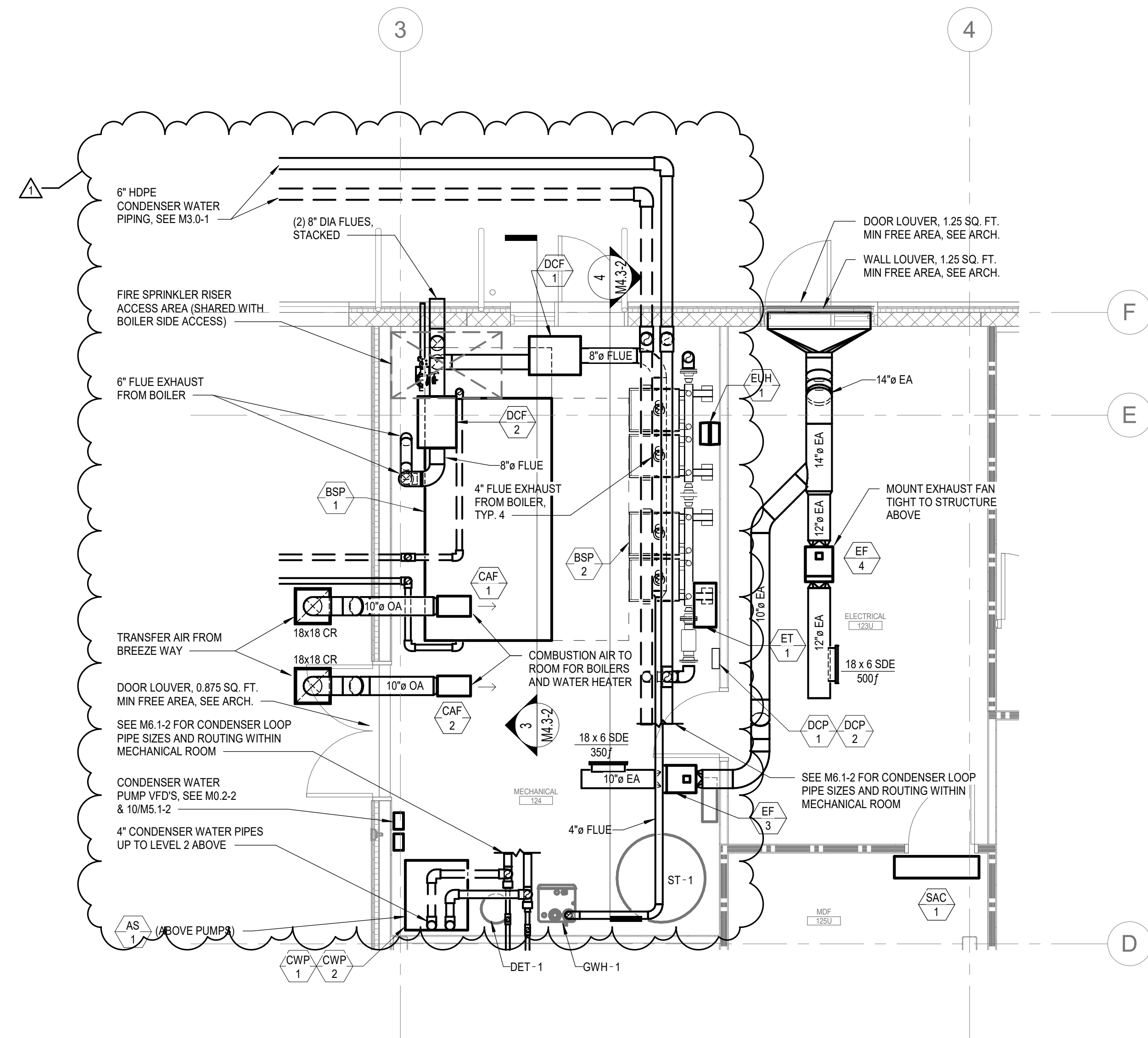
BOILER SKID PACKAGE EQUIPMENT SCHEDULE	
<div>BSP</div> <div>2</div>	BOILER SKID PACKAGE - WATER SOURCE HEAT PUMP SYSTEM LOOP
B-1 THRU B-4 HWP-1 THRU HWP-4	<p>HEATING BOILER SYSTEM</p> <p>"VISSMAN" VITODENS 200-W CASCADE BOILER SYSTEM SKID WITH (4) B2HA-399 CONDENSING GAS FIRED BOILERS WITH DISTRIBUTION MANIFOLDS AND COMMON SUPPORT FRAME.</p> <ul style="list-style-type: none">BOILERS SHALL HAVE INDIVIDUAL DEDICATED CIRCULATORS WITH CHECK VALVES FROM MANIFOLD HEADER.SKID CONNECTIONS FOR SUPPLY AND RETURN WITH ANSI FLANGE CONNECTIONS.PROVIDE VICTRONIC 300-K CASCADE BOILER CONTROLLER FOR BMS INTEGRATION.PROVIDE COMMON VENT AND COMBUSTION AIR HEADER FOR ALL (4) BOILERS.SKID SHALL BE CONFIGURED IN 4-BOILER IN-LINE CONFIGURATION OPTIONPROVIDE (4) 'GRUNDFOS' MODEL UPS26-150F, 1/6 HP, 115V/1ph HEATING HOT WATER PUMPS, 38 GPMBOILER FLUES WILL BE MANIFOLDED WITH ENGINEERED DRAFT CONTROL VENTING SYSTEM. INTERLOCK BOILER FIRING CONTROLLERS WITH DRAFT CONTROL FAN SYSTEM FOR OPERATIONAL AND SAFETY INTERLOCKS <p>ELECTRICAL</p> <p>SINGLE-POINT ELECTRICAL CONNECTION AT SKID, 120V/1PH @ 68 AMPS.</p> <p>OPERATING WEIGHT = 2,675 LBS (TOTAL SKID WEIGHT)</p> <p>FOR MOUNTING SEE DETAIL 7 / M5.3-2 FOR CONTROL DIAGRAM SEE DETAIL 5 / M7.2-2</p>



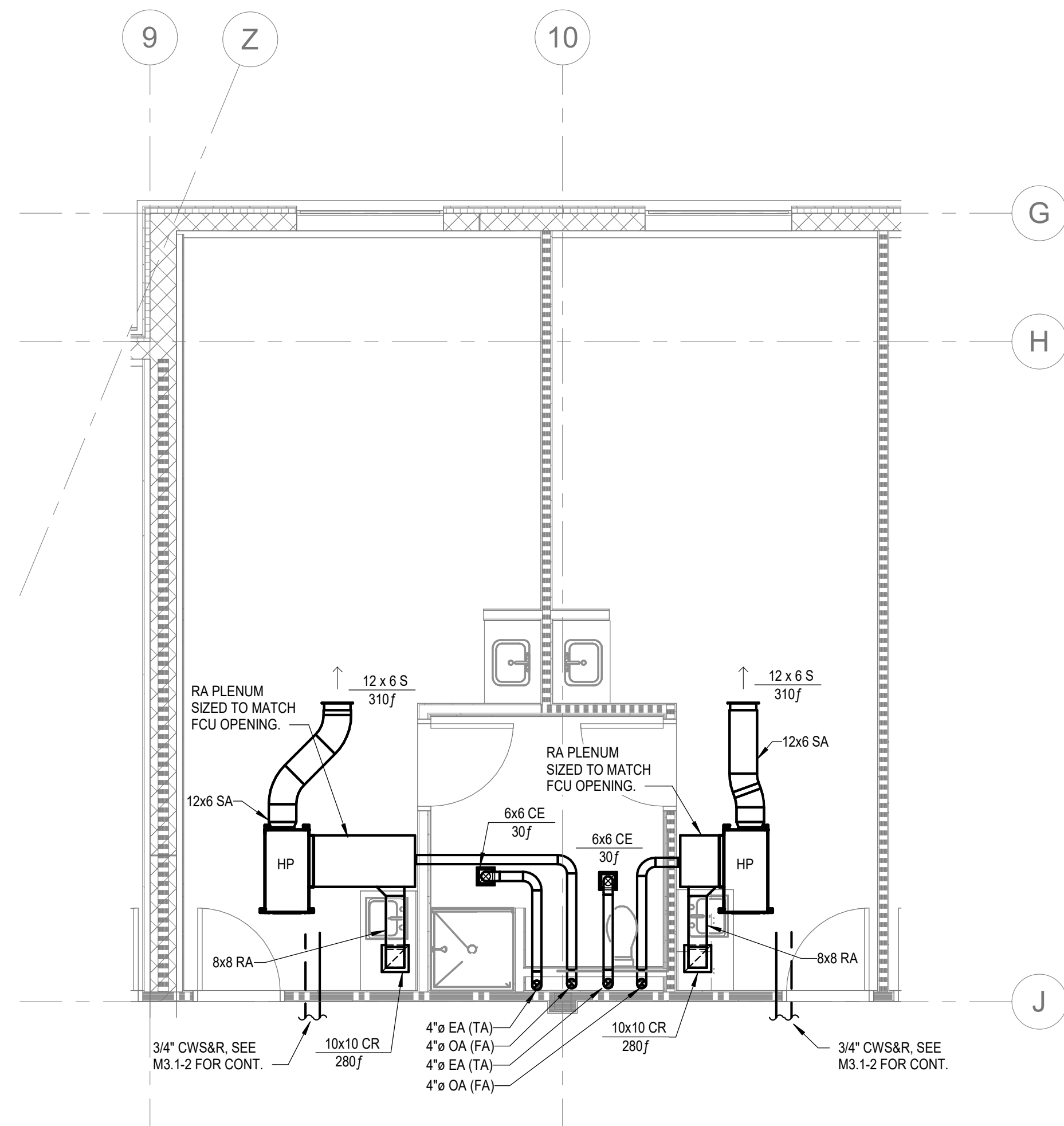
5 DORM HVAC FIRST FLOOR PLAN - LAYOUT 1D
M4.1-2 SCALE: 1/4" = 1'-0"



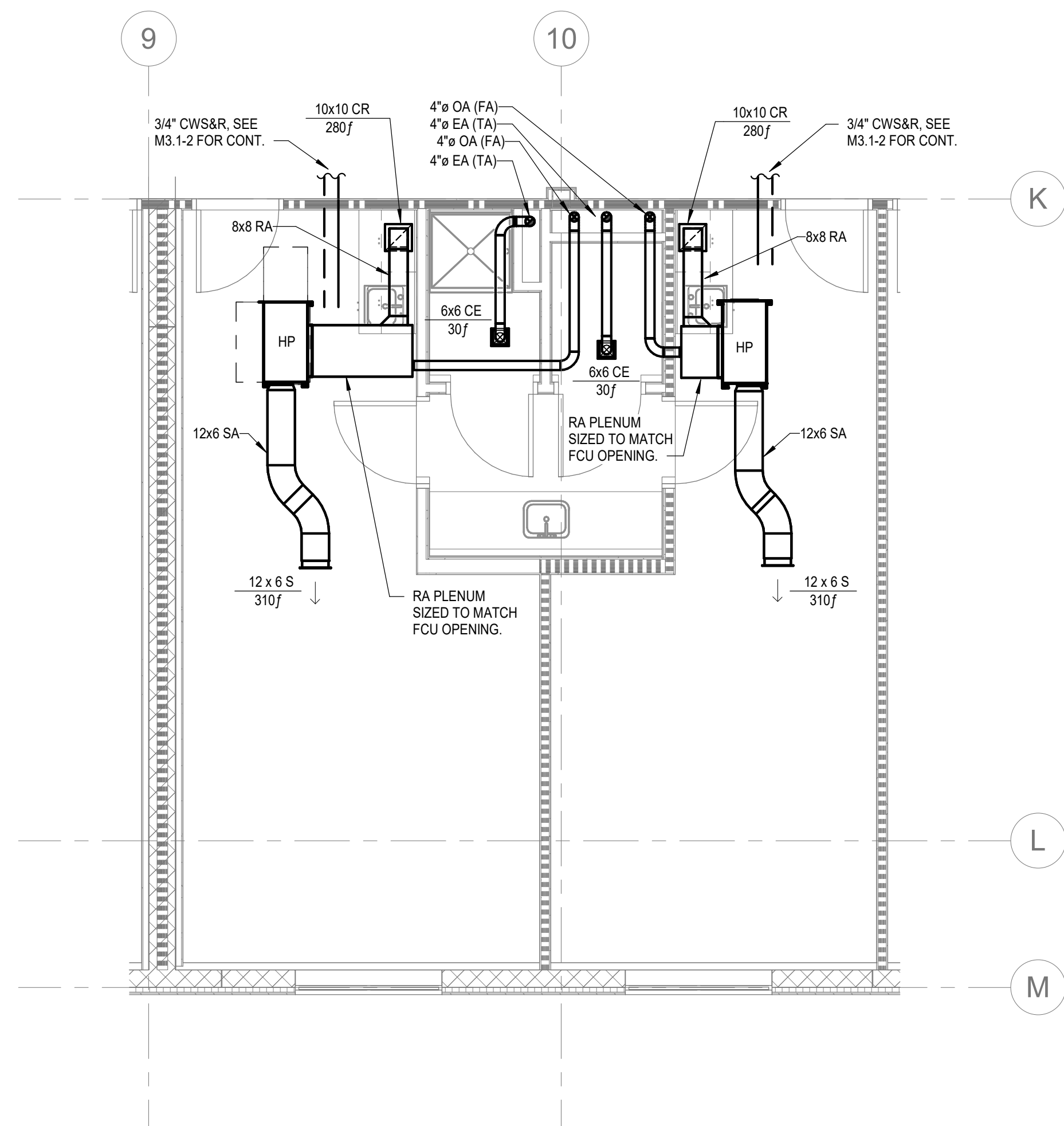
4 DORM HVAC FIRST FLOOR PLAN - LAYOUT 1C
M4.1-2 SCALE: 1/4" = 1'-0"



1 HVAC FIRST FLOOR PLAN - MECHANICAL ROOM
M4.1-2 SCALE: 1/4" = 1'-0"



3 DORM HVAC FIRST FLOOR PLAN - LAYOUT 1B
M4.1-2 SCALE: 1/4" = 1'-0"



2 DORM HVAC FIRST FLOOR PLAN - LAYOUT 1A
M4.1-2 SCALE: 1/4" = 1'-0"

SEAL

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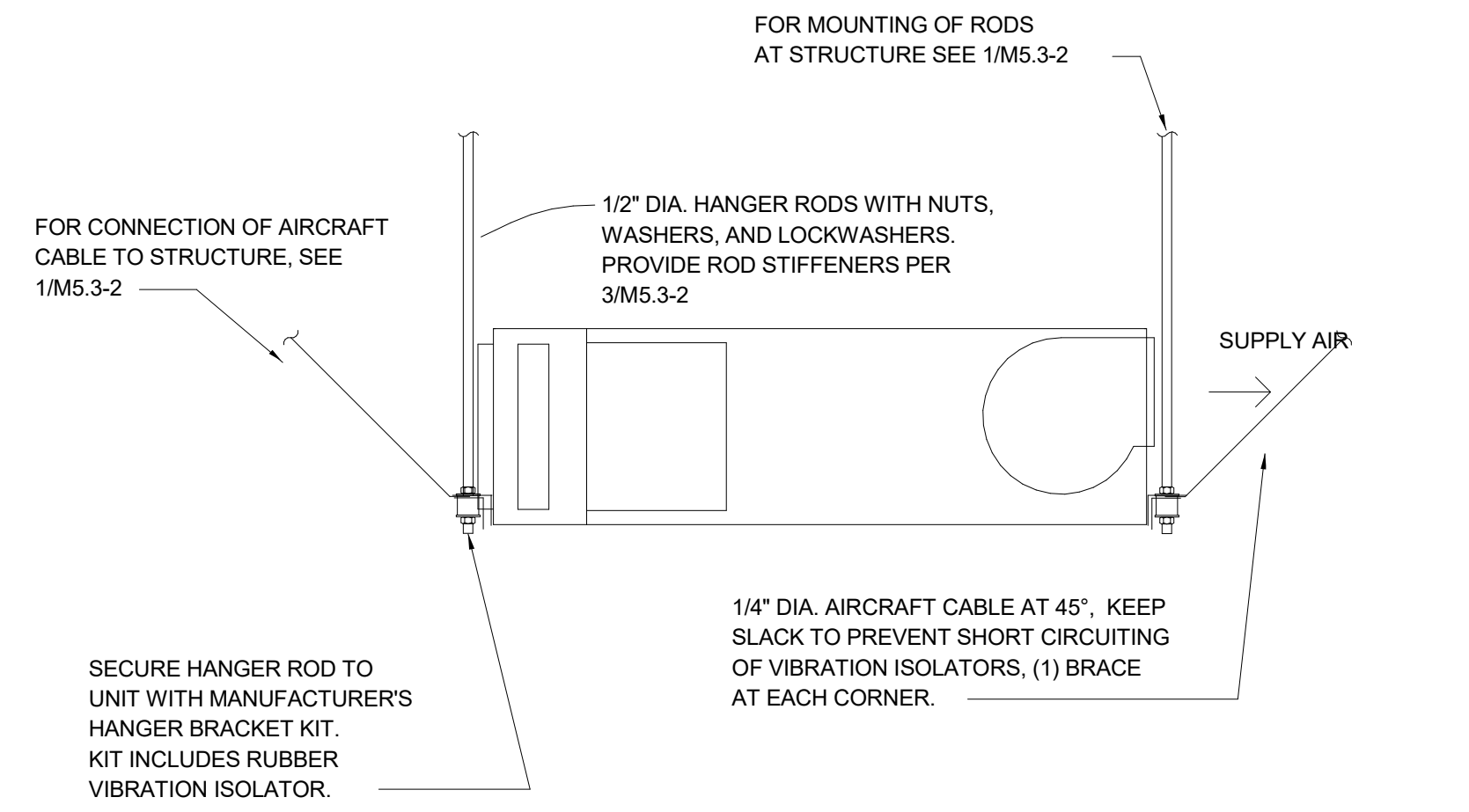
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HVAC ENLARGED PLANS

NO.	DATE	ISSUE
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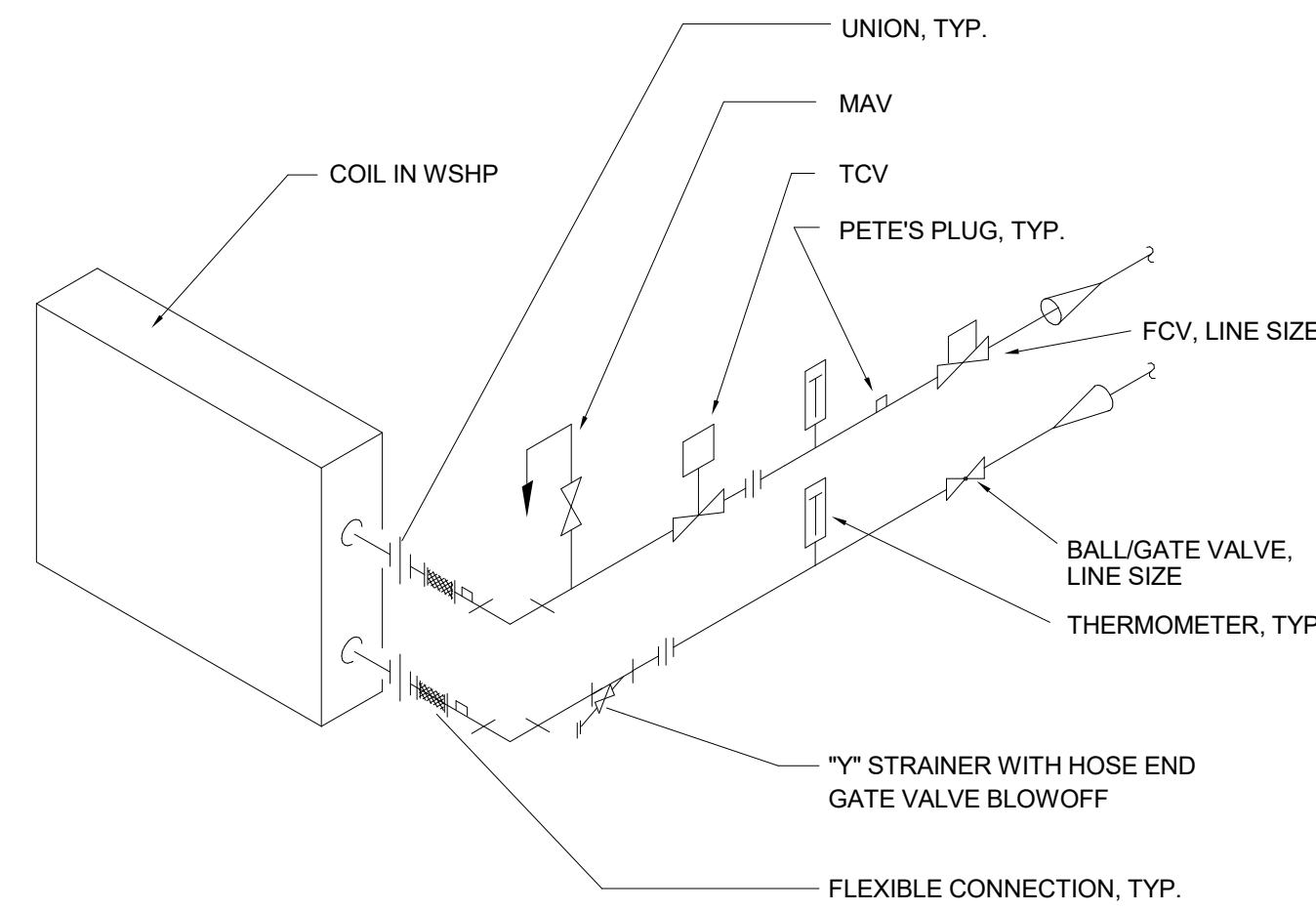
Project
**LAKE TAHOE COMMUNITY COLLEGE
LTCC STUDENT HOUSING**

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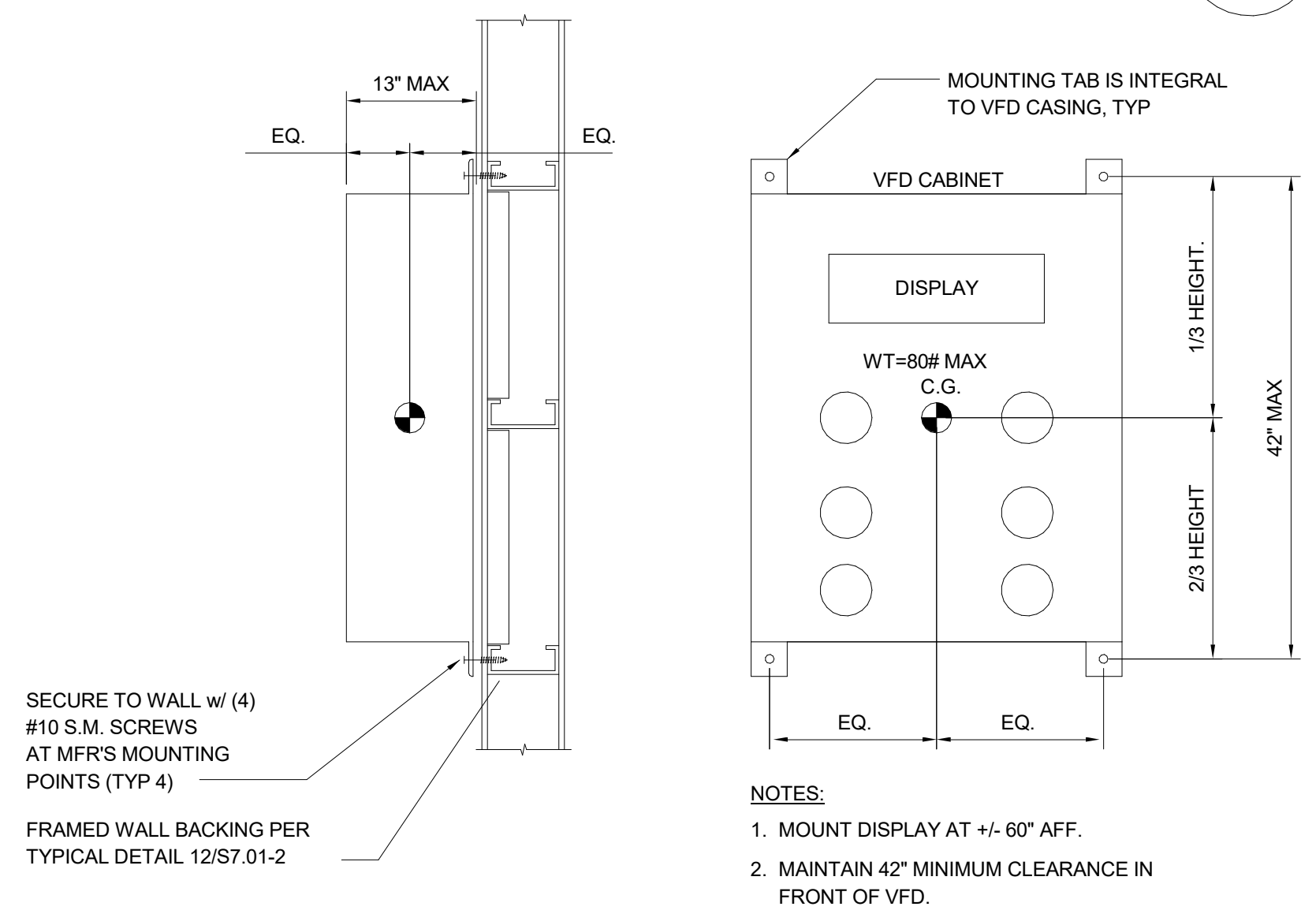
M4.1-2



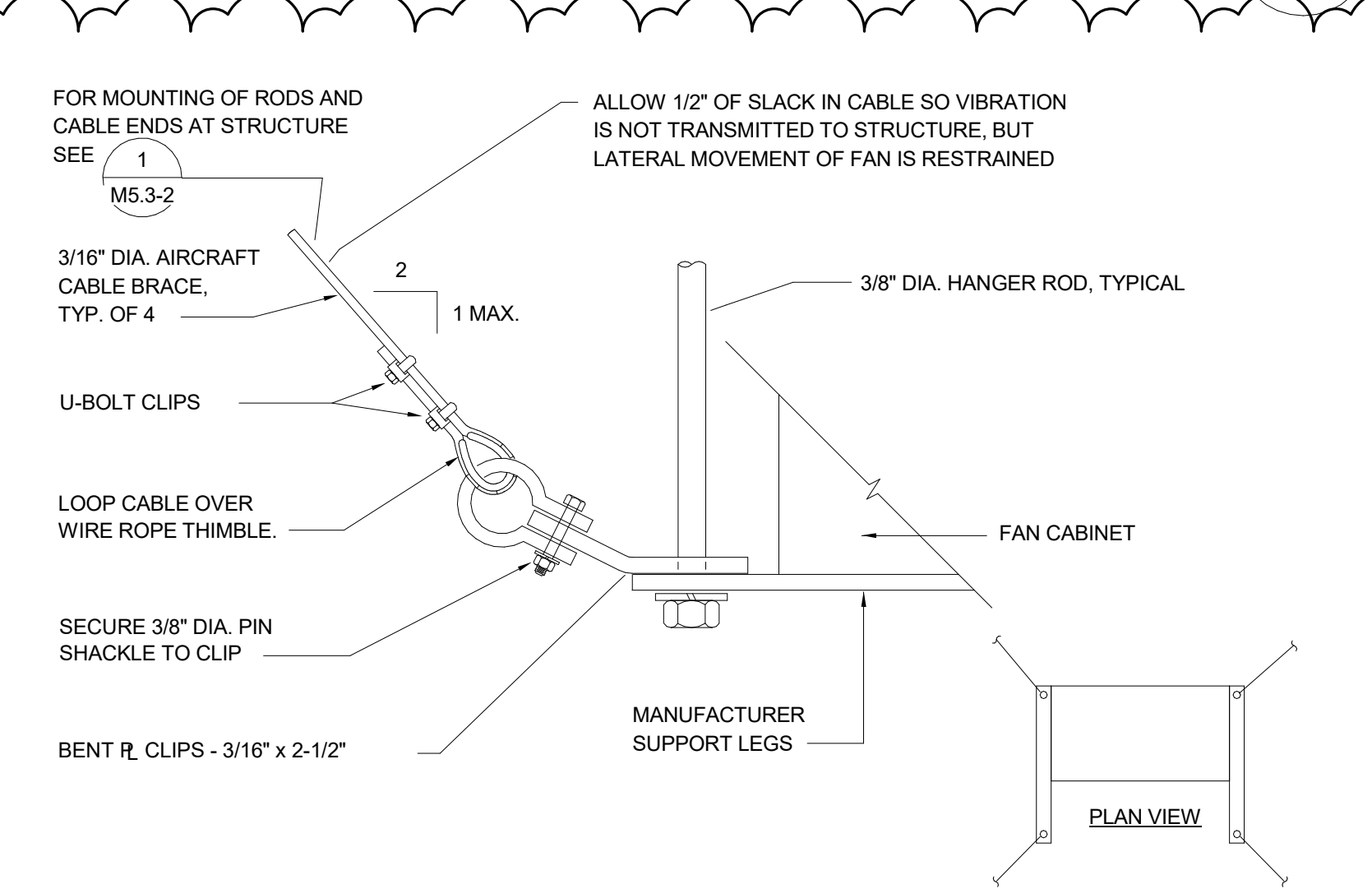
8
INDOOR HEAT PUMP UNIT MOUNTING
SCALE : NONE
M5.1-2



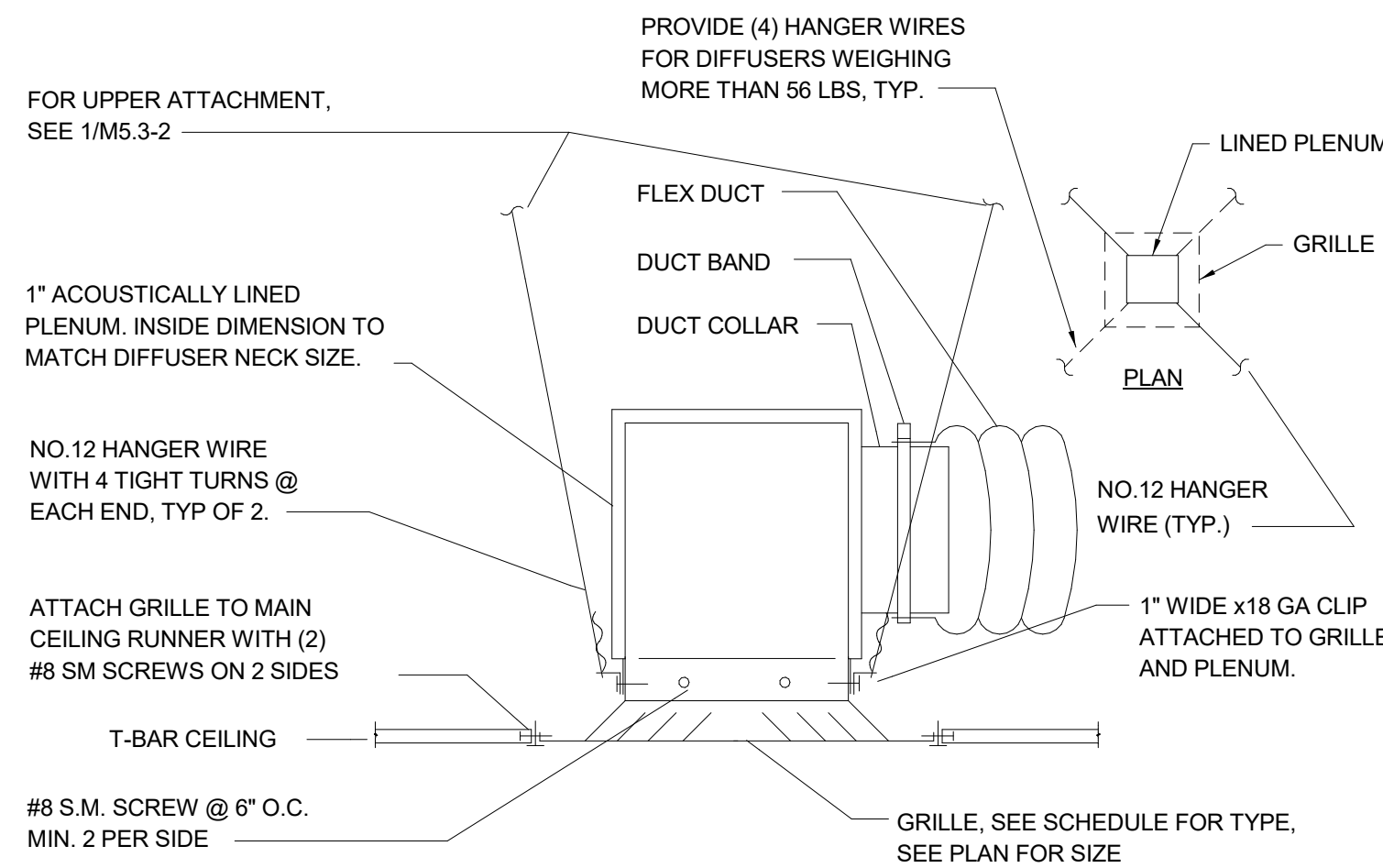
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WSHP COIL PIPING
SCALE : NONE
M5.1-2



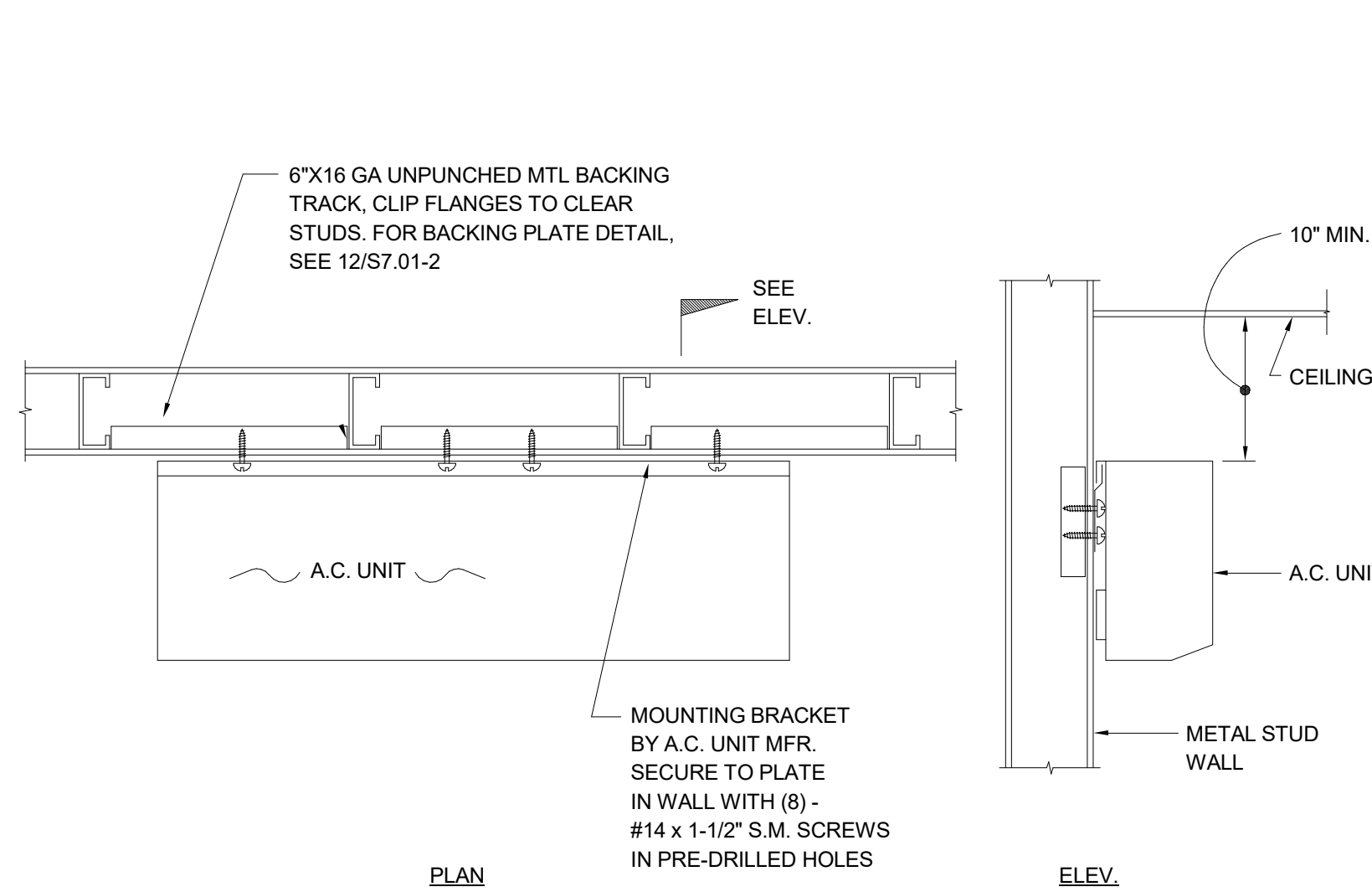
10
VFD MOUNTING - WALL
SCALE : NONE
M5.1-2



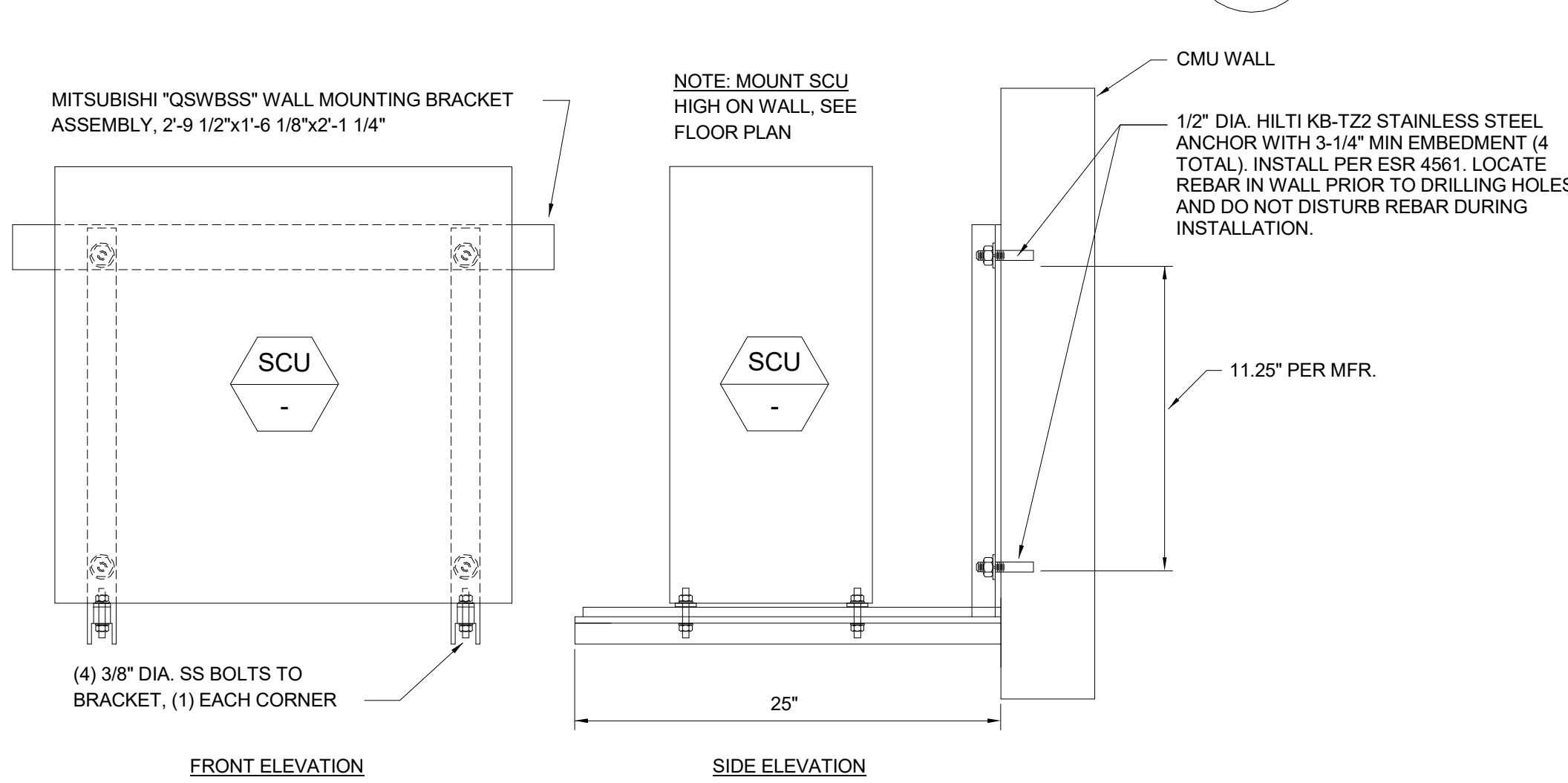
11
COMBUSTION AIR FAN MOUNTING
SCALE : NONE
M5.1-2



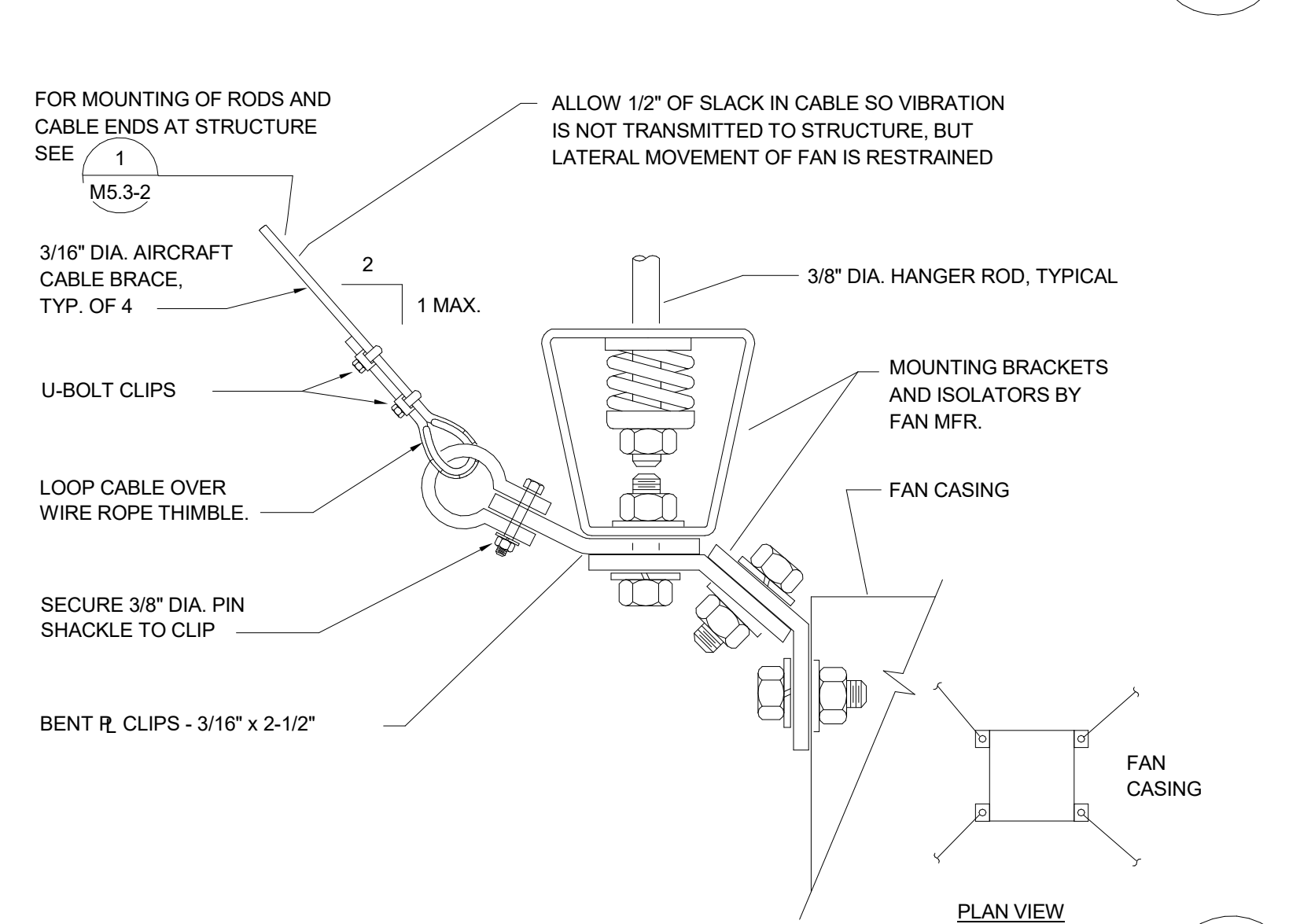
1
RETURN, EXHAUST & SUPPLY REGISTER DETAIL
SCALE : NONE
M5.1-2



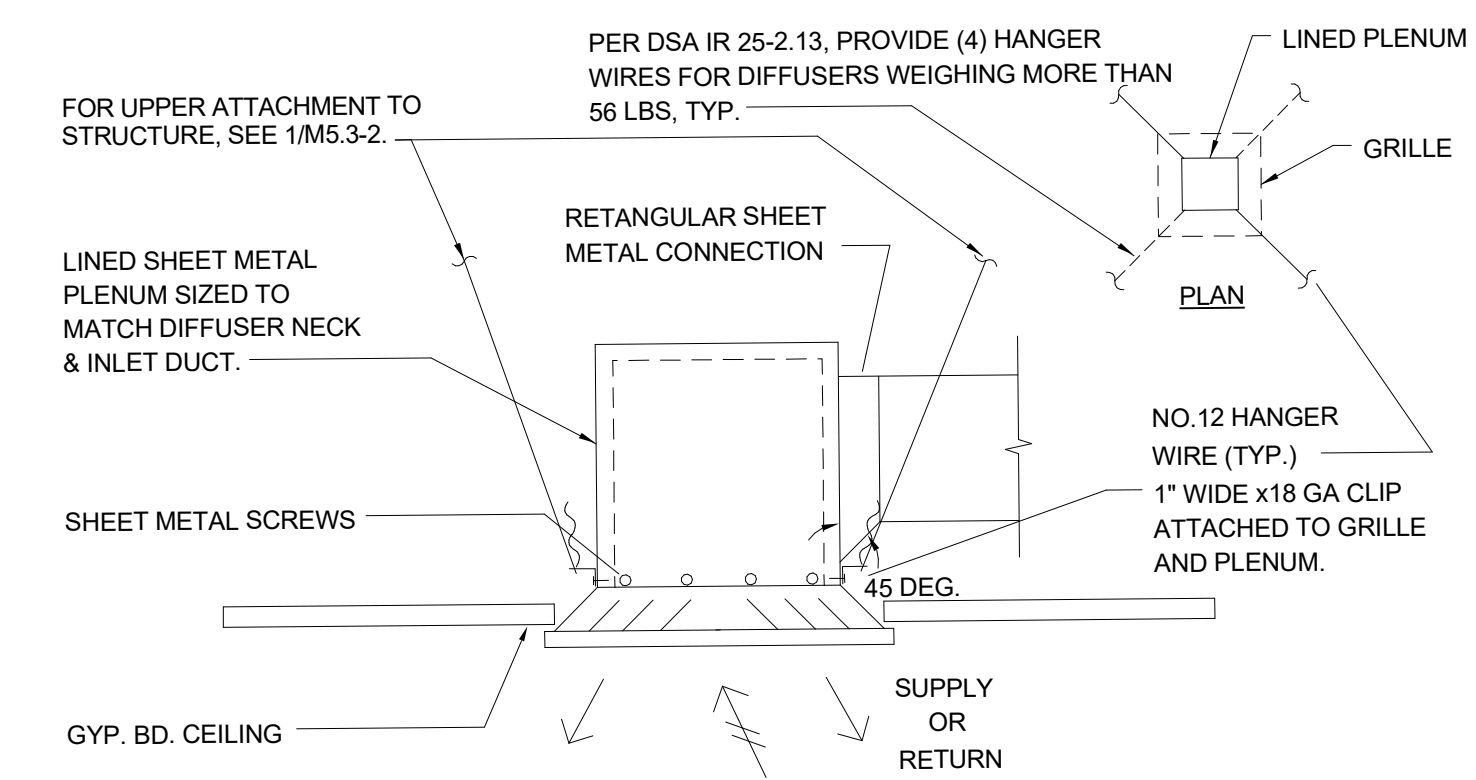
5
SAC INDOOR MOUNTING - WALL
SCALE : NONE
M5.1-2



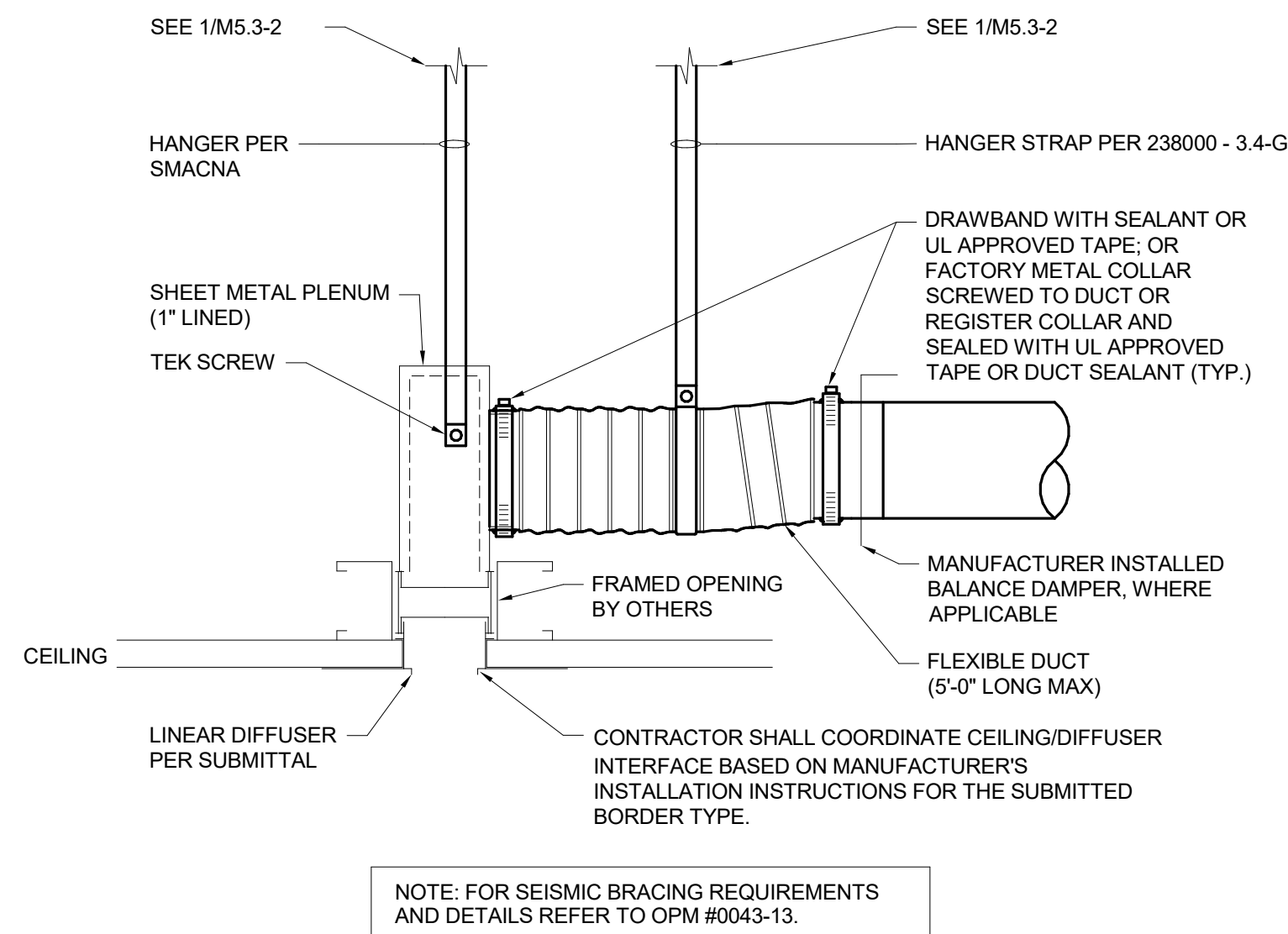
6
SCU MOUNTING AT EXTERIOR WALL
SCALE : NONE
M5.1-2



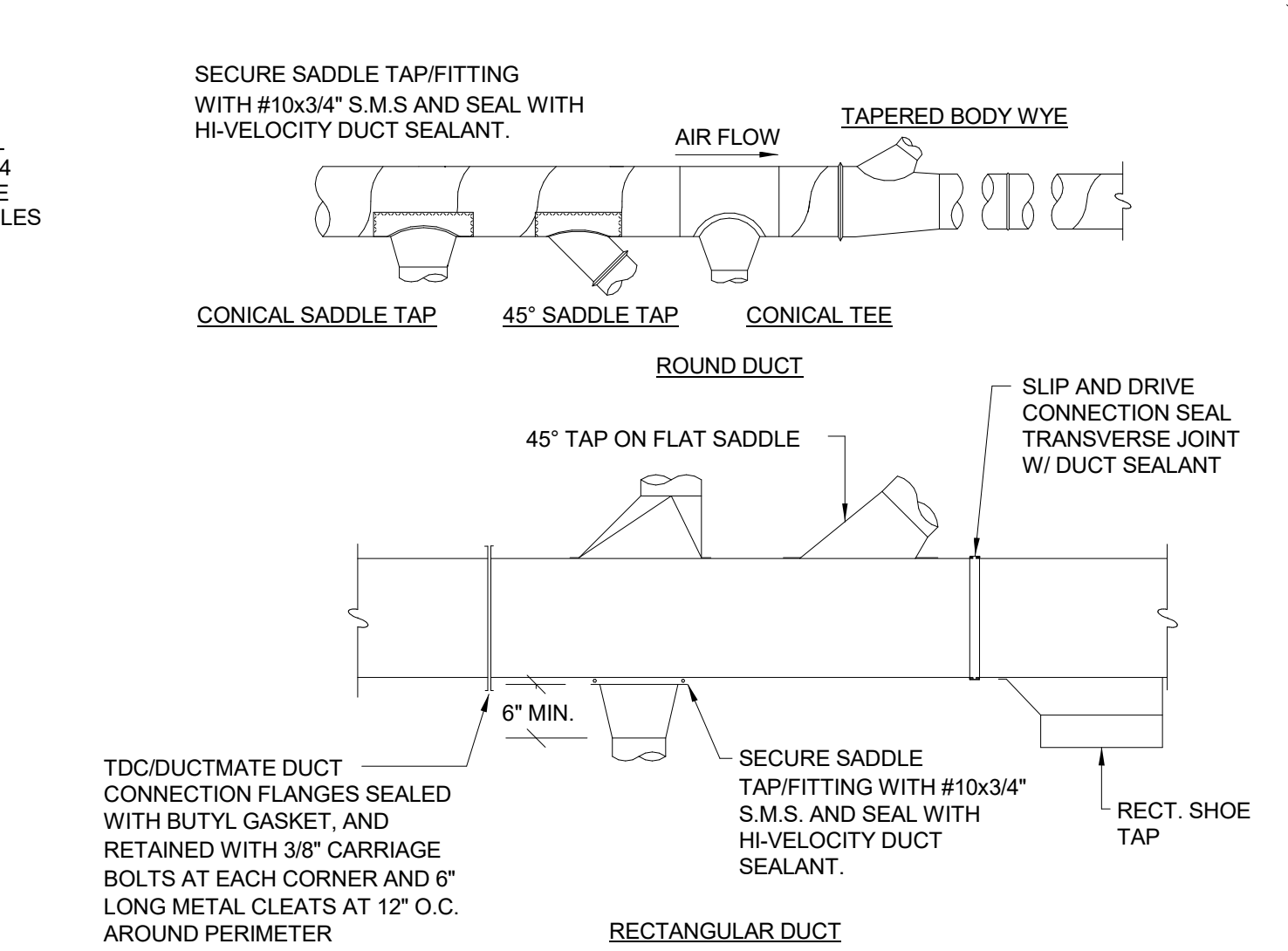
7
INLINE FAN MOUNTING
SCALE : NONE
M5.1-2



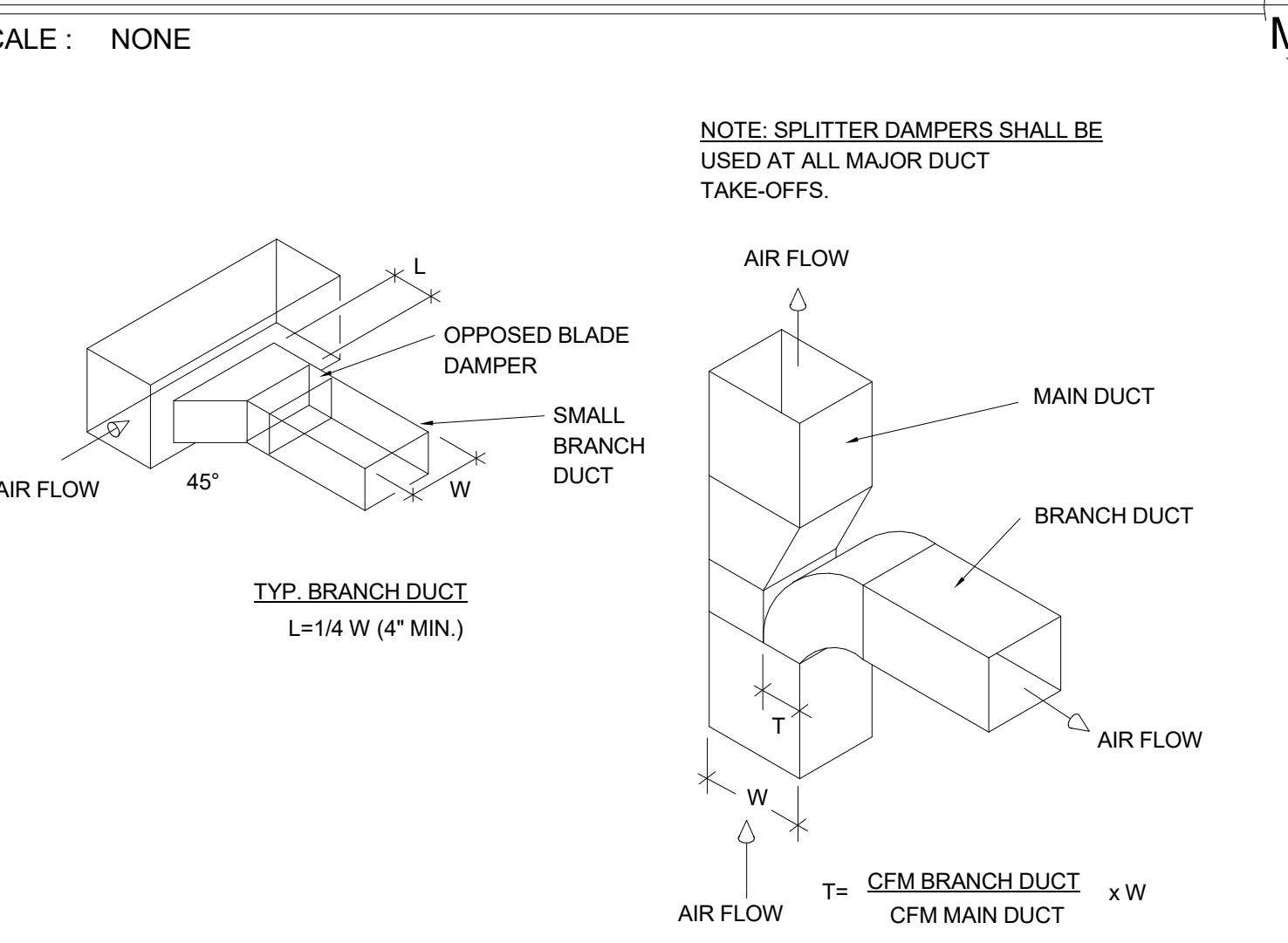
2
LINEAR CEILING SLOT W/ PLENUM
SCALE : NONE
M5.1-2



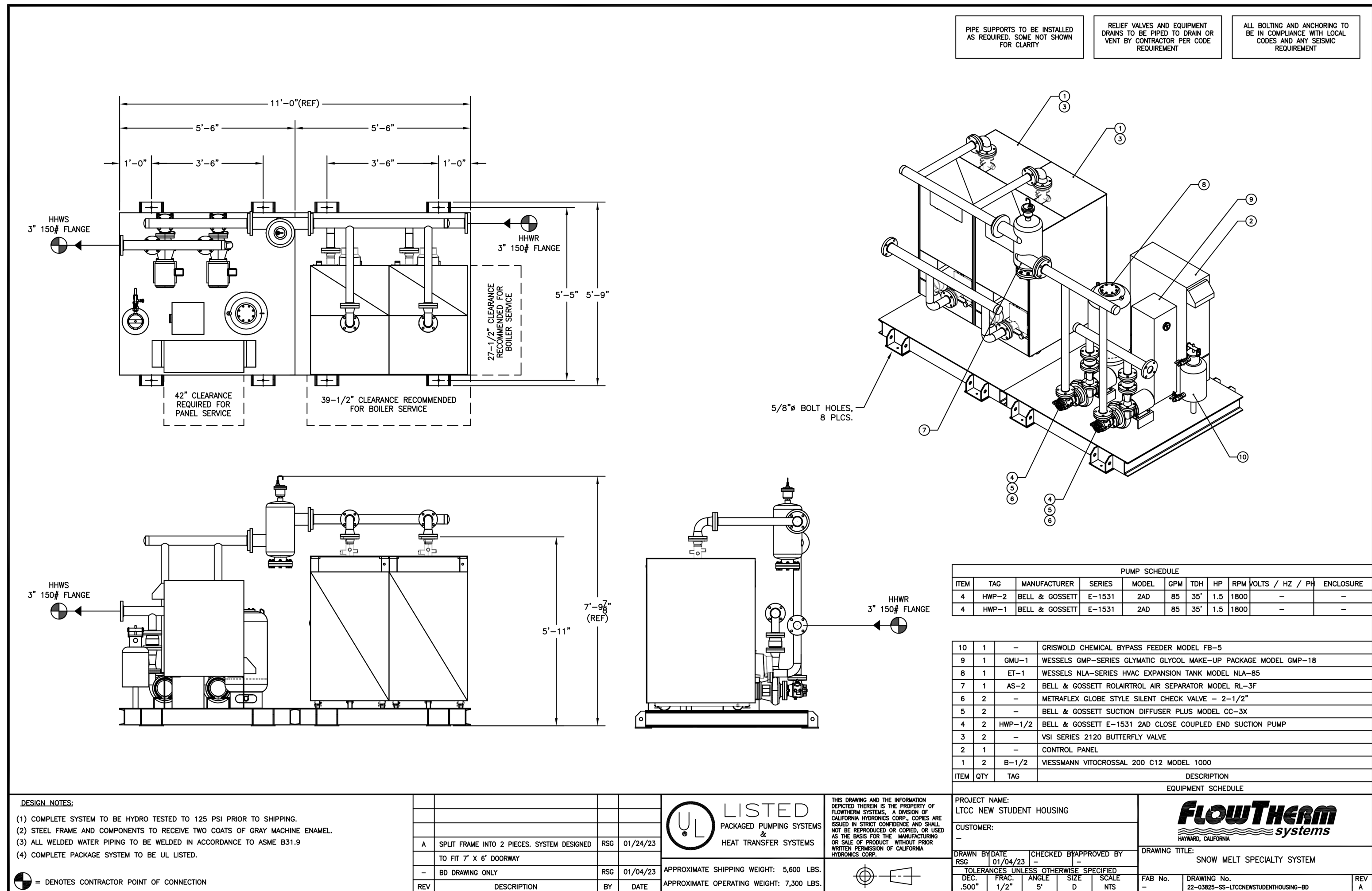
3
BRANCH DUCT FITTING & BRANCH ELBOW
SCALE : NONE
M5.1-2



4
BRANCH DUCT TAKEOFFS
SCALE : NONE
M5.1-2



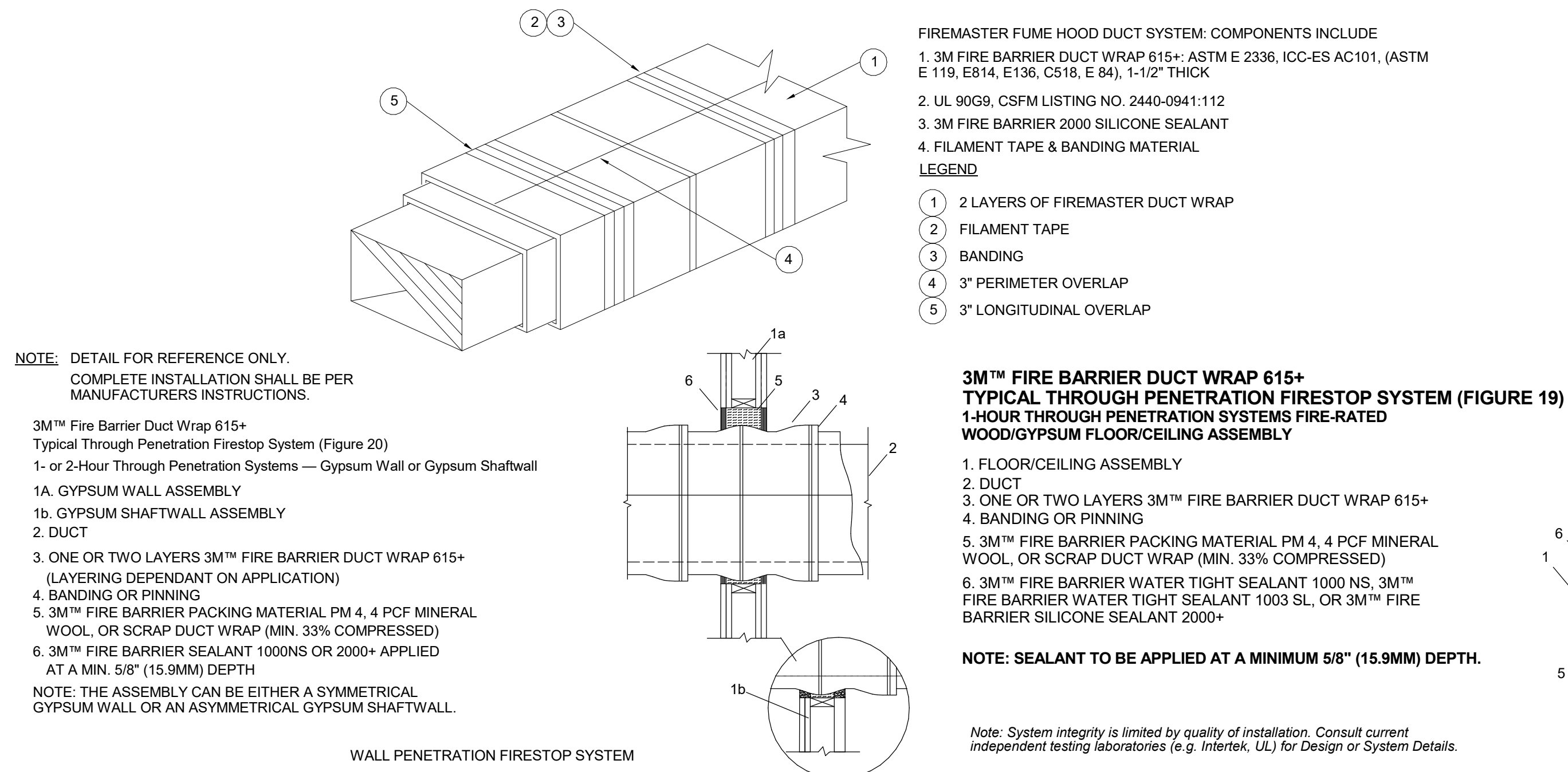
1
RETURN, EXHAUST & SUPPLY REGISTER DETAIL
SCALE : NONE
M5.1-2



SNOW MELT DIAGRAM

SCALE : NONE

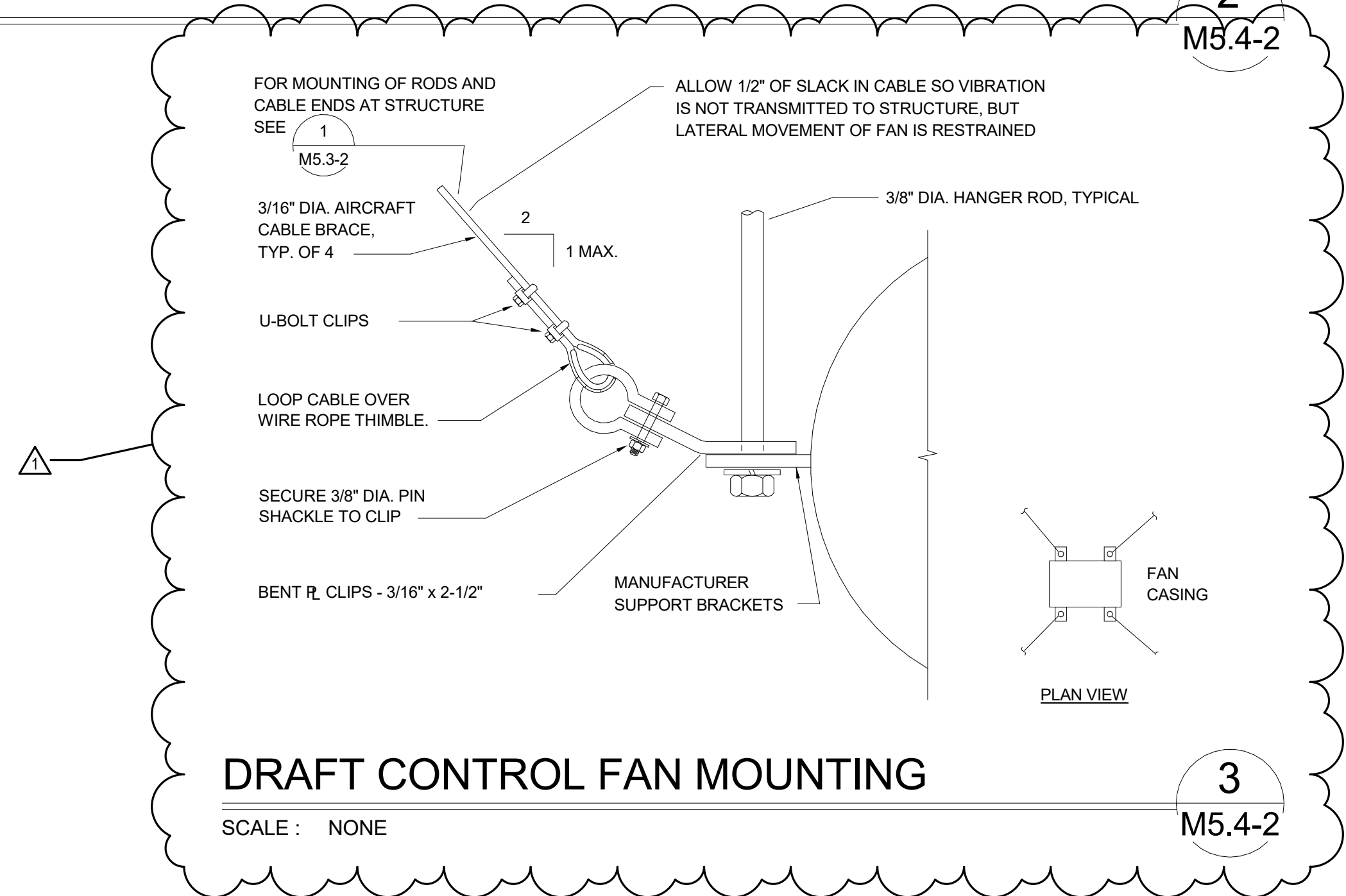
1
M5.4-2



STOVE HOOD DUCT WRAP

SCALE : NONE

2
M5.4-2



3
M5.4-2

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Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1

Switchboard: MSB										
Location: Space 87			Volts: 277/480			A.I.C. Rating: 42K				
Supply From: UTILITY			Phases: 3			Mains Type: MCB				
Mounting: FREE STANDING			Wires: 4			Mains Rating: 1000 A				
Enclosure: NEMA 1						MCB Rating: 1000 A				
Circuit Description			Load			Remarks				
#										
1	ELEV		33.96 kVA							
2	TX-1A		9.39 kVA							
3	TX-1B		36.16 kVA							
4	TX-1C		107.04 kVA							
5	H1A		109.83 kVA							
6	SHDA		220.69 kVA							
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
			Total Load: 517.06 kVA							
			Total Amps: 621.93 A							
Load Classification			Conn. Load		Demand Factor		Est. Demand		Panel Totals	
Motor			188.71 kVA		102.97%		194.31 kVA		Connected Load: 517.06 kVA	
Other			0 kVA		0.00%		0 kVA		Connected Amps: 621.93 A	
Power			8.1 kVA		100.00%		8.1 kVA		Est. Demand Load: 403.67 kVA	
Lighting			6.89 kVA		125.00%		8.61 kVA		Est. Demand Amps: 485.54 A	
Receptacles			116.57 kVA		54.29%		63.28 kVA			
Receptacle			0 kVA		0.00%		0 kVA			
Guest Rooms (CEC 220.12)			112.6 kVA		40.66%		45.78 kVA			
General Lighting Load			3.95 kVA		84.37%		3.33 kVA			
Notes:										

Branch Panel: H2A												
Location: Space 228			Served From H1A			Phases 3			A.I.C. Rating: 14k	Bus Rating	100 A	
Mounting: SURFACE			Volts: 277/480			Wires 4			Main Type: MCB	Main Rating	100 A	
Load Served			Amp	P	#	A (kVA)	B (kVA)	C (kVA)	P	Amp	Load Served	
HP-101 & HP-102	15 A	1	1.28	1.28					1	1 15 A	HP-201 & HP-202	
HP-103 & HP-105	15 A	3			1.28	1.28			4	1 15 A	HP-203 & HP-205	
HP-104 & HP-106	15 A	5					1.28	1.28	6	1 15 A	HP-204 & HP-206	
HP-107 & HP-109	15 A	7	1.28	1.28					9	1 15 A	HP-207 & HP-209	
HP-108 & HP-110	15 A	9				1.28	1.28		10	1 15 A	HP-208 & HP-210	
HP-111 & HP-113	15 A	11					1.28	1.28	12	1 15 A	HP-211 & HP-213	
HP-112 & HP-114	15 A	13	1.28	1.28					14	1 15 A	HP-212 & HP-214	
HP-115 & HP-117	15 A	15				1.28	1.28		16	1 15 A	HP-215 & HP-217	
HP-116 & HP-118	15 A	17					1.28	1.28	18	1 15 A	HP-216 & HP-218	
HP-119 & HP-120	15 A	19	1.28	1.28					20	1 15 A	HP-219 & HP-220	
HP-1-6 RM 100H	15 A	21				1.69	2.38		22	1 15 A	HP-2-6 RM 202H	
SPARE	20 A	23						0.00 0.00	24	20 A	SPARE	
SPARE	20 A	25	0.00 0.00						26	20 A	SPARE	
SPARE	20 A	27			0.00 0.00				28	20 A	SPARE	
SPARE	20 A	29						0.00 0.00	30	20 A	SPARE	
space	--	1 31	--	--	--	--	--	--	32	1 --	space	
space	--	1 33	--	--	--	--	--	--	34	1 --	space	
space	--	1 35	--	--	--	--	--	--	35	--	space	
space	--	37 29.3	--	--	--	--	--	--	38	1 --	space	
SNOW MELT CONTROLLER	40 A	3 39			2.34	--	--	2.86	40	1 --	space	
								10.54	42	1 --	space	
Total Load:			13.17 kVA			14.09						
Total Amps:			49 A			52.33 A			38.06 A			
Load Classification			Conn. Load			Demand Factor			Panel Totals			
Motor				29.67 kVA			102.01%			Connected Load: 37.80 kVA		
Power				0 kVA			0.00%			Connected Amps: 45.47 A		
									Code Demand Est.: 38.4 kVA			
									Code Demand Est.: 46.19 A			
Notes:												

Branch Panel: L1B											
Location: Space 114			Served From TX-1B			Phases 3			A.I.C. Rating: 10K		
Mounting: SURFACE			Volts: 120/208			Wires 4			Bus Rating 225 A		
Load Served			Amps			C (kVA)			Main Type: MCB		
Load Served			Main Rating: 150 A								
(1) DORM RM 102 - REC	20 A	1	1.05	0.83		2	1	20 A	(1) DORM RM 101 - REC		
(1) DORM RM 102 - BATHROOM	20 A	1	3		0.26	0.21	4	1	20 A	(1) DORM RM 101 - BATHROOM	
(1) DORM RM 104 - REC	20 A	1	5				6	1	20 A	(1) DORM RM 103 - REC	
(1) DORM RM 104/106 - BATHROOM	20 A	1	7	0.44	1.11			8	1	20 A	(1) DORM RM 105 - REC
(1) DORM RM 106 - REC	20 A	1	9		1.11	1.11		10	1	20 A	(1) DORM RM 107 - REC
(1) DORM RM 108 - REC	20 A	1	11			1.11	0.44	12	1	20 A	(1) DORM RM 107/109 - BATHROOM
(1) DORM RM 108/110 - BATHROOM	20 A	1	13	0.44	1.11			14	1	20 A	(1) DORM RM 109 - REC
(1) DORM RM 110 - REC	20 A	1	15		1.11	1.11		16	1	20 A	(1) DORM RM 111 - REC
(1) DORM RM 112 - REC	20 A	1	17			1.11	0.44	18	1	20 A	(1) DORM RM 111/113 - BATHROOM
(1) DORM RM 112/114 - BATHROOM	20 A	1	19	0.44	1.11			20	1	20 A	(1) DORM RM 113 - REC
(1) DORM RM 114 - REC	20 A	1	21		1.11	0.93		22	1	20 A	(1) DORM RM 115 - REC
(1) DORM RM 116 - REC	20 A	1	23			1.11	0.36	24	1	20 A	(1) DORM RM 115/117 - BATHROOM
(1) DORM RM 116/118 - BATHROOM	20 A	1	25	0.44	0.93			26	1	20 A	(1) DORM RM 117 - REC
(1) DORM RM 118 - REC	20 A	1	27		1.11	0.21		28	1	20 A	(1) DORM RM 119 - REC
(1) DORM RM 120 - REC	20 A	1	29			0.26	0.21	30	1	20 A	(1) DORM RM 119 - BATHROOM
(1) DORM RM 120 - BATHROOM	20 A	1	31	0.26	0.72			32	1	20 A	REC - ELEC RM 100U
SPARE	20 A	1	33		0.00	0.00		34	1	20 A	SPARE
SPARE	20 A	1	35			0.00	0.00	36	1	20 A	SPARE
SPARE	20 A	1	37	0.00	0.00			38	1	20 A	SPARE
SPARE	20 A	1	39		0.00	0.00		40	1	20 A	SPARE
SPARE	20 A	1	41			0.00	0.00	42	1	20 A	SPARE
Total Load:			13.06 kVA			11.94			11.16		
Total Amps:			110 A			100.45 A			93.03 A		
Load Classification			Conn. Load			Demand Factor			Code Demand		
Other			0 kVA			0.00%			0 kVA		
Receptacles			0.72 kVA			100.00%			0.72 kVA		
Guest Rooms (CEC 220.12)			35.44 kVA			45.64%			16.18 kVA		
									Code Demand Est., 46.9 A		
									Code Demand Est., 16.9 kVA		
Notes:											
(1) AFCI BREAKER											

Branch Panel: L1C														
Location: Space 87			Served From TX-1C					Phases 3			A.I.C. Rating: 10K		Bus Rating 400 A	
Mounting: SURFACE			Volts: 120/208					Wires 4			Main Type: MCB		Main Rating: 400 A	
Load Served														
REC - ELECTRICAL ROOM 123U	Amp	P	#				C	#	P	Amp		Load Served		
REC - ELECTRICAL ROOM 123U	20 A	1	1	0.18	2.50			2	4	2	30 A	DRYER		
REC - MECHANICAL ROOM 124	0 A	1	3		1.04	2.50			4					
REC - LAUNDRY ROOM 131	20 A	1	5				0.36	2.50	6					
REC - EXT. BIKE RACK	20 A	1	7	0.36	2.50				8					
REC - COMM CONCOURSE 130	20 A	1	9		0.54	2.50			10					
REC - COMM CONCOURSE 130	20 A	1	11				0.72	2.50	12		2	30 A	DRYER	
REC - WATER FOUNTAIN RM 130	20 A	1	13	0.72	2.50				14					
REC - VENDING RM 130	20 A	1	15		1.32	2.50			16		2	30 A	DRYER	
REC - VENDING RM 130	20 A	1	17				1.32	2.50	18		2	30 A	DRYER	
REC - VENDING RM 130	20 A	1	19	1.32	2.50				20					
REC - JANITOR/STORAGE RM...	20 A	1	21		0.54	2.50			22					
FIRE SMOKE DAMPERS	20 A	1	23				0.00	2.50	24		2	30 A	DRYER	
REC - LOBBY RM 100	20 A	1	25	0.54	1.80				26		1	20 A	WASHING MACHINE	
REC - DIRECTOR OFFICE RM 121	20 A	1	27		0.54	1.80			28		1	20 A	WASHING MACHINE	
REC - LOBBY FRONT DESK RM 100	20 A	1	29				1.08	1.80	30		1	20 A	WASHING MACHINE	
REC - LOBBY RM 100	20 A	1	31	0.86	1.80				32		1	20 A	WASHING MACHINE	
REC - EXTERIOR MECH EOPRM	20 A	1	33		0.36	1.80			34		1	20 A	WASHING MACHINE	
REC - NORTH HALL 2ND FLOOR	20 A	1	35				0.72	1.80	36		1	20 A	WASHING MACHINE	
DRAIN HEAT TRACE	20 A	1	37	0.00	0.09				38		2	20 A	NORTH CONDENSATE PUMPS	
NORTH EXIT DOOR PWR SUPPLIES	20 A	1	39		0.00	0.09			40					
SPARE	20 A	1	41				0.00	0.00	42		1	20 A	SPARE	
SPARE	20 A	1	43	0.00	0.00				44		1	20 A	SPARE	
SPARE	20 A	1	45		0.00	0.00			46		1	20 A	SPARE	
SPARE	20 A	1	47				0.00	0.00	48		1	20 A	SPARE	
SPARE	20 A	1	49	0.00	0.00				50		1	20 A	SPARE	
SPARE	20 A	1	51		0.00	0.00			52		1	20 A	SPARE	
SPARE	20 A	1	53				0.00	0.00	54		1	20 A	SPARE	
SPARE	20 A	1	55	0.00	0.00				56		1	20 A	SPARE	
REC - ATTIC NORTH	20 A	1	57		0.90	10.88			58					
REC & LTG - ELEV PIT	20 A	1	59				0.18	9.98	60		2	125 A	PANEL L1DIR	
REC - ELEV CTRL ROOM	20 A	1	61	0.18	9.24				62					
ELEV CAB LIGHTING	20 A	1	63		0.60	11.63			64		3	100 A	PANEL L2C	
ELEV COMM DEVICE	20 A	1	65				0.50	9.45	66					
Total Load:				27.09 kVA		42.04		37.90						
Total Amps:				226 A		364.23 A		329.71 A						
Panel Totals														
Load Classification				Conn. Load			Demand Factor			Code Demand			Panel Totals	
Other				0 kVA			0.00%			0 kVA			Connected Load: 107.04 kVA	
Power				0.27 kVA			100.00%			0.27 kVA			Connected Amps: 297.11 A	
Lighting				0.7 kVA			125.00%			0.87 kVA			Code Demand Est... 79.61 kVA	
Receptacles				63.97 kVA			57.82%			36.98 kVA			Code Demand Est... 220.98 A	
Receptacle				0 kVA			0.00%			0 kVA				
Guest Rooms (CEC 220.12)				0 kVA			50.00%			0 kVA				
General Lighting Load				3.95 kVA			84.37%			3.33 kVA				
Notes:														

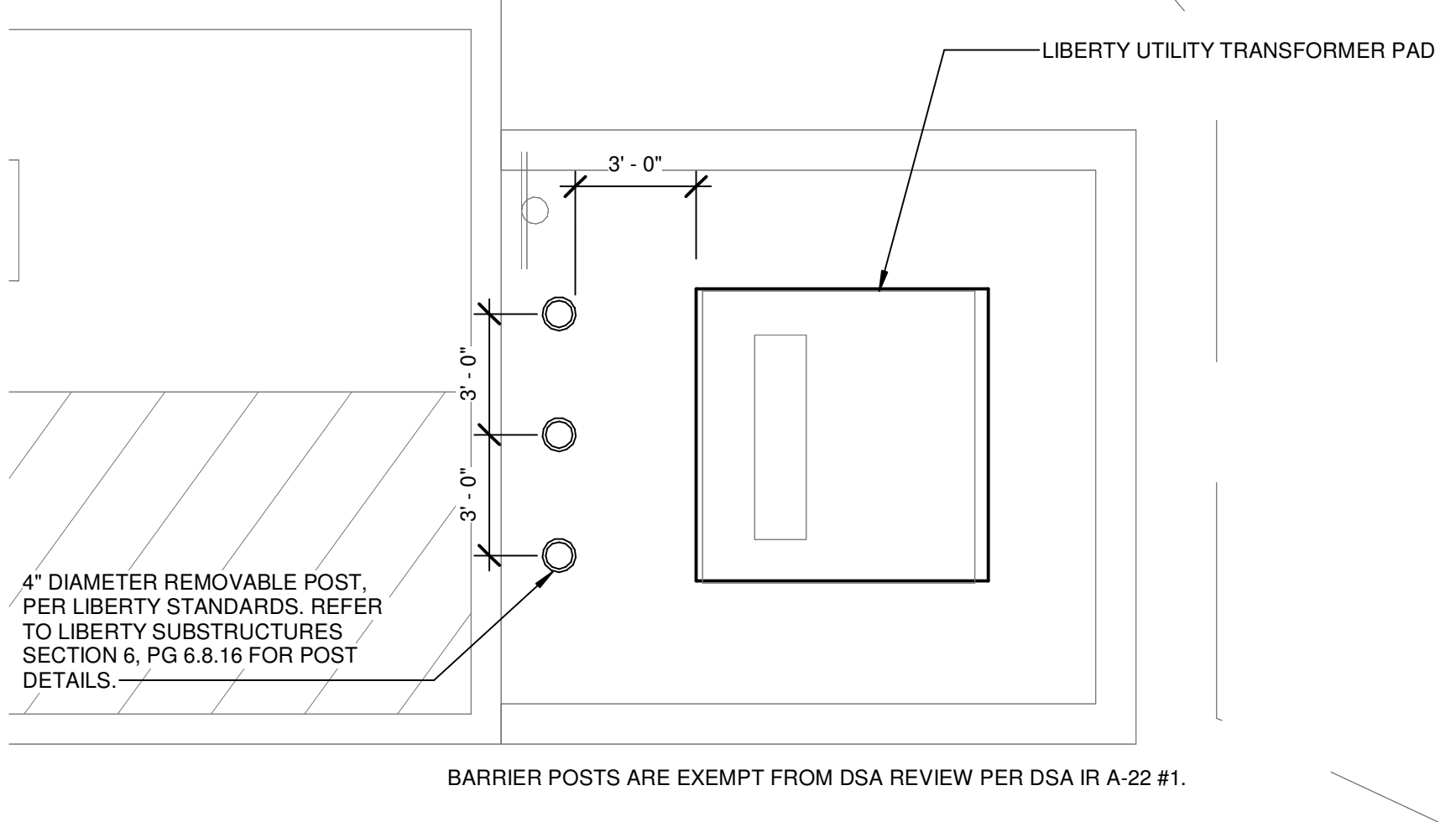
Branch Panel: SL1A1																
Location: Space 87			Served From TX-S1A			Phases 3			A.I.C. Rating: 10K			Bus Rating 400 A				
Mounting: SURFACE			Volts: 120/208			Wires 4			Main Type: MCB			Main Rating: 400 A				
Load Served																
FIRE WATER/HEAT TRACE	20 A	1	1	1.50	0.10			2	1	20 A	LIGHTING INVERTER INV 1'					
FIRE WATER HEAT TRACE	20 A	1	3			1.50	1.14	4	1	20 A	GAS FIRED WATER HEATER GWH-1					
DOMESTIC WATER HEAT TRACE	20 A	1	5					1.00	1.92	6	1				20 A	EF-1 ATTIC NORTH
EF-3, EF-4 ELEC/MECH ROOM	20 A	1	7	1.16	1.14					8	1				20 A	SF-1-2 RM 204H
SF-1-1	20 A	1	9			1.14	2.08	10	2	30 A	SPLIT UNIT - SCU-3/SAC-3					
REC - RESTROOMS RM 135/136	20 A	1	11					1.32	2.08	12						
EJH-1 MECH ROOM 124	15 A	2	13	0.75	0.00	0.75	0.00			14	1	20 A	SPARE			
(1)DORM RM 233 REF/MICRO	20 A	1	17					0.87	2.08	18	1	20 A	SPARE			
(1)DORM RM 233 REC/PLTG	20 A	1	19	0.44	2.08					20	2	30 A	SPLIT UNIT - SCU-2/SAC-2			
(1)DORM RM 231 REC/PLTG	20 A	1	21			0.87	2.08			22						
(1)DORM RM 231 REC/PLTG	20 A	1	23					0.44	2.08	24	2	30 A	SPLIT UNIT - SCU-1/SAC-1			
(1)DORM RM 229 REF/MICRO	20 A	1	25	0.87	0.87					26	1	20 A	(1)DORM RM 236 REF/MICRO			
(1)DORM RM 229 REC/PLTG	20 A	1	27			0.44	0.21			28	1	20 A	(1)DORM RM 236 REC/PLTG			
(1)DORM RM 227 REF/MICRO	20 A	1	29			0.87	0.87			30	1	20 A	(1)DORM RM 234 REF/MICRO			
(1)DORM RM 227 REC/PLTG	20 A	1	31	0.44	0.44					32	1	20 A	(1)DORM RM 234 REC/PLTG			
(1)DORM RM 225 REF/MICRO	20 A	1	33			0.87	0.87			34	1	20 A	(1)DORM RM 232 REF/MICRO			
(1)DORM RM 225 REC/PLTG	20 A	1	35				0.44	0.44	36	1	20 A	(1)DORM RM 232 REC/PLTG				
(1)DORM RM 223 REF/MICRO	20 A	1	37	0.87	0.87					38	1	20 A	(1)DORM RM 230 REF/MICRO			
(1)DORM RM 223 REC/PLTG	20 A	1	39			0.44	0.44			40	1	20 A	(1)DORM RM 230 REC/PLTG			
(1)DORM RM 221 REF/MICRO	20 A	1	41				0.87	0.87	42	1	20 A	(1)DORM RM 228 REF/MICRO				
(1)DORM RM 221 REC/PLTG	20 A	1	43	0.21	0.44					44	1	20 A	(1)DORM RM 228 REC/PLTG			
FIRE RISER HEAT TRACE	20 A	1	45			0.50	0.87			46	1	20 A	(1)DORM RM 226 REF/MICRO			
REC CIRCULATION PUMP	20 A	1	47					0.18	0.44	48	1	20 A	(1)DORM RM 226 REC/PLTG			
DOP-1	20 A	1	49	1.20	0.87					50	1	20 A	(1)DORM RM 224 REF/MICRO			
DOP-2	20 A	1	51			1.20	0.44			52	1	20 A	(1)DORM RM 224 REC/PLTG			
SPARE	20 A	1	53					0.00	0.87	54	1	20 A	(1)DORM RM 222 REF/MICRO			
PANEL SL1DIR	60 A	2	55	1.18	0.21		1.68	0.00		56	1	20 A	(1)DORM RM 222 REC/PLTG			
SPARE	20 A	1	59					0.00	0.00	60	1	20 A	SPARE			
SPARE	20 A	1	61	0.00	18.30					62						
SPARE	20 A	1	63			0.00	17.44			64	3	200 A	PANEL SL1A2			
SPARE	20 A	1	65					0.00	17.55	66						
Total Load:			33.94 kVA			34.96			35.19							
Total Amps:			283 A			292.64 A			294.56 A							
Panel Totals																
Load Classification			Conn. Load			Demand Factor			Code Demand			Connected Load: 104.09 kVA				
Motor			24.07 kVA			104.10%			25.06 kVA			Connected Amps: 288.2 A				
Power			3.86 kVA			100.00%			3.86 kVA			Code Demand Est.: 66.44 kVA				
Lighting			0.1 kVA			125.00%			0.13 kVA							
Receptacles			8.28 kVA			100.00%			8.28 kVA			Code Demand Est.: 18.41 A				
Guest Rooms (CEC 220.12)			6.72 kVA			42.95%			29.11 kVA							
Notes:																
(1) COMBINATION AFCI/GFCI BREAKER																

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Lake Tahoe Community College
Student Housing Building Project
RFP #22-23-002 - Addendum #1



1 SITE PLAN - POWER & SIGNAL
SCALE: 1" = 30'-0"



2 ENLARGED UTILITY PAD
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

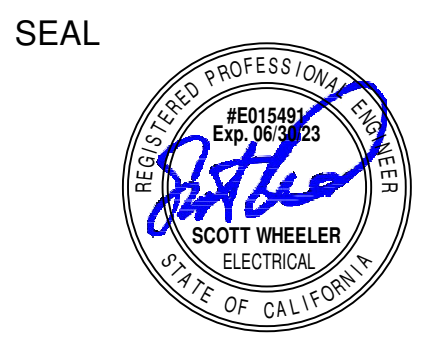
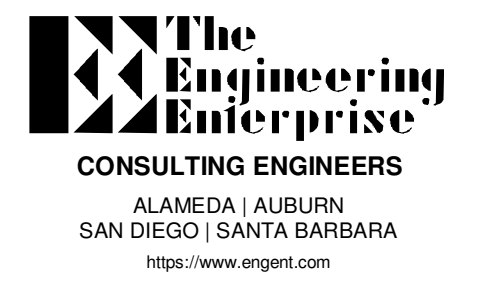
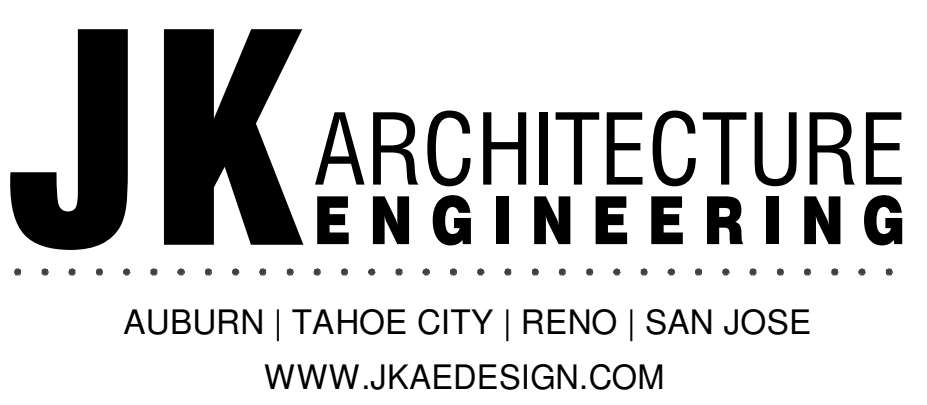
- CALL U.S.A. PRIOR TO UNDERGROUND WORK, 1-800-227-2600.
- REFER TO APPROVED LIBERTY UTILITIES ENGINEERING DRAWINGS AND LIBERTY'S SUBSTRUCTURE ELECTRIC CONSTRUCTION STANDARDS (SECS). COORDINATE ALL UNDERGROUND UTILITY WORK WITH THE LIBERTY UTILITIES FIELD INSPECTOR PRIOR TO BREAKING GROUND.
- CONDUIT ROUTING, AND PULLBOX/HANDHOLE LOCATIONS ARE DIAGRAMMATIC AND NOT DIMENSIONED. LOCATE NEW HANDHOLES IN CLOSEST LANDSCAPED AREA WHEREVER POSSIBLE. COORDINATE WITH LANDSCAPE ARCHITECT. PROVIDE WITH STEEL TRAFFIC RATED LID IN ANY AREA SUBJECT TO VEHICULAR TRAFFIC.
- HANDHOLES/PULLBOXES FOR POWER DISTRIBUTION SHALL BE SIZED PER CEC REQUIREMENTS, OR N40 MIN. LID SHALL BE ENGRAVED "POWER". UON. REFER TO POWER ONE-LINE DIAGRAM FOR FEEDER REQUIREMENTS.
- HANDHOLES/PULLBOXES FOR SIGNAL SYSTEMS DUCT BANK SHALL BE N48 MIN. U.O.N. LID SHALL BE ENGRAVED "SIGNAL". REFER TO RISER DIAGRAMS FOR CABLING REQUIREMENTS.
- PROVIDE A 1/2" MULE TAPE IN ALL EMPTY CONDUITS.
- PROVIDE 6-INCH WIDE UNDERGROUND WARNING TAPE ABOVE ALL NEW UNDERGROUND CONDUITS/CABLES. INSTALL AT 12-INCHES ABOVE THE CONDUITS/CABLES. PROVIDE RED TAPE FOR POWER APPLICATIONS. PROVIDE ORANGE TAPE FOR LOW VOLTAGE APPLICATIONS. PROVIDE BOTH RED AND ORANGE TAPES FOR JOINT TRENCH APPLICATIONS.
- ALL UNDERGROUND CONDUIT RUNS ENTERING THE BUILDING SHALL BE COORDINATED TO CROSS FOOTINGS AT A 90-DEGREE ANGLE, AND TO AVOID PRIMARY FOOTINGS WHERE POSSIBLE. REFER TO THE STRUCTURAL PLANS.
- ALL CONDUITS AND PULLBOXES SHOWN IN HALFTONE LINEWEIGHT INCLUDED IN INCREMENT 1 SCOPE.

NUMBERED SHEET NOTES

- ROUTE BRANCH CIRCUIT CONDUCTORS IN CONDUIT PROVIDED UNDER INC 1 SCOPE.
- EXTEND CONDUITS FROM INC 1 SCOPE INTO BUILDING AS SHOWN. REFER TO SHEET E305-2 FOR ADDITIONAL CONDUIT ROUTING INFORMATION.
- EXISTING UTILITY TRANSFORMER TO BE REPLACED WITH NEW LOOPING TYPE UTILITY TRANSFORMER. REFER TO LIBERTY UTILITIES DESIGN FOR REPLACEMENT OF TRANSFORMER.
- PROPOSED TRANSFORMER LOCATION AND PRIMARY SIDE CONDUIT ROUTING SUBJECT TO CHANGE BASED ON LIBERTY UTILITY FINAL DESIGN.
- STUB LOW VOLTAGE CONDUITS INTO EXISTING MDF ROOM B100 FROM CRAWLSPACE BENEATH BUILDING.
- STUB OUT CONDUITS INTO EXISTING CRAWLSPACE BENEATH BUILDING. ROUTE LOW VOLTAGE CABLING THROUGH CRAWLSPACE SUPPORTED WITH J-HOOKS.

PULL BOX SCHEDULE

PULL BOX ID	SYSTEM TYPE	MIN SIZE L x W x D	MATERIAL	LID RATING	CONDUITS
PB1	SIGNAL	36" x 24" x 12"	CONCRETE	NON TRAFFIC RATED	3-4"
PB4	SIGNAL	30" x 17" x 12"	CONCRETE	TRAFFIC RATED	2-2"
PB5	POWER	30" x 17" x 12"	CONCRETE	TRAFFIC RATED	1-3", 3-2", 2-1"
PB6	POWER	48" x 30" x 14" (N48)	CONCRETE	NON TRAFFIC RATED	4-4"
PB7	SIGNAL	36" x 24" x 12"	CONCRETE	NON TRAFFIC RATED	3-4", 1-2"
PB8	POWER	30" x 17" x 12"	CONCRETE	NON TRAFFIC RATED	1-3", 2-2", 2-1"
PB9	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
PB10	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
PB11	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
PB12	POWER	15" x 10" x 12"	CONCRETE	TRAFFIC RATED	1-1"
PB13	SIGNAL	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	1-1"
PB14	POWER	15" x 10" x 12"	CONCRETE	NON TRAFFIC RATED	3-1"



DSA SUBMISSION - INC. 2
Drawing Title
SITE PLAN - POWER & SIGNAL

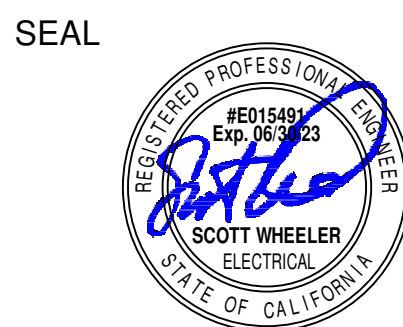
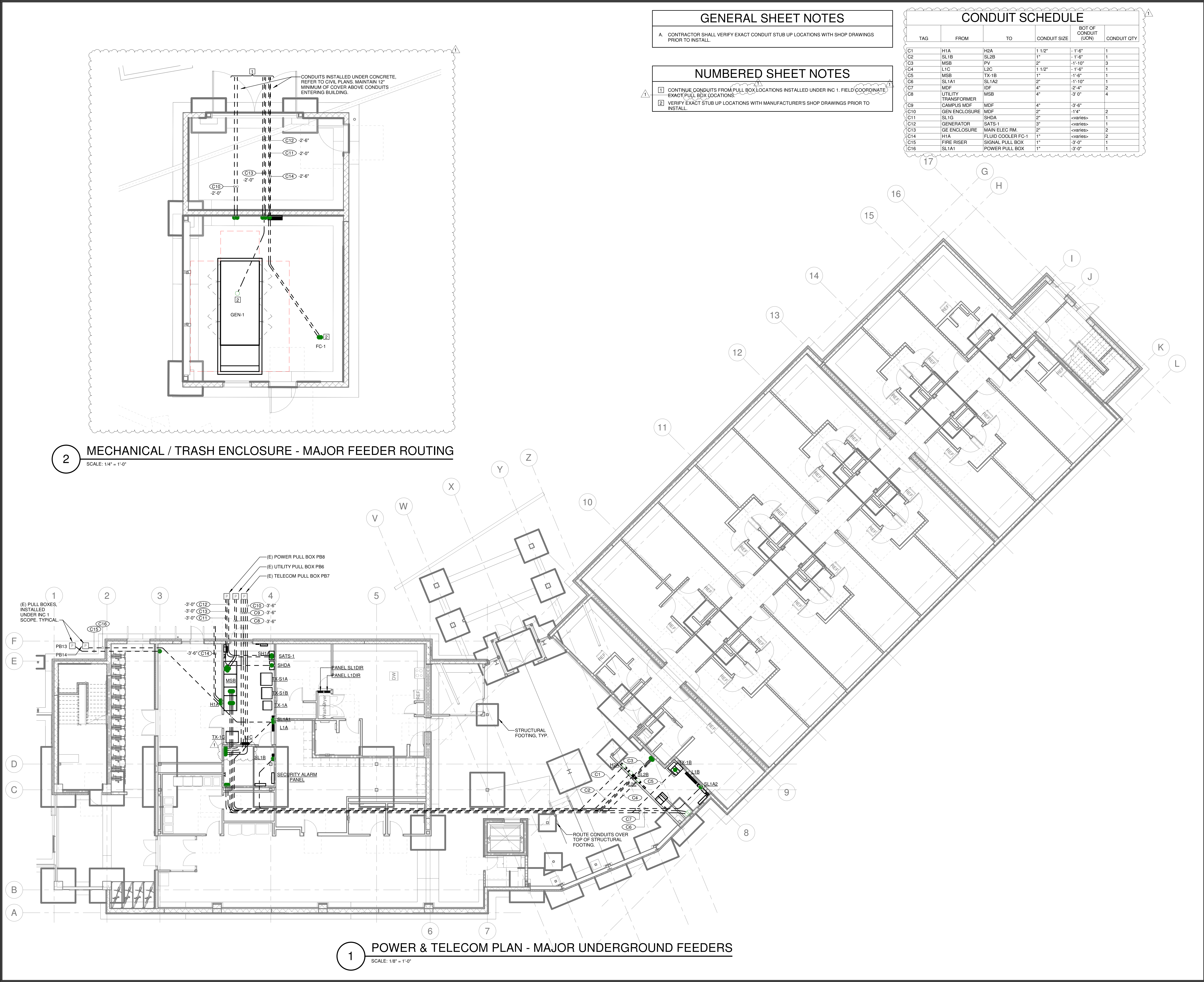
NO	DATE	ISSUE
1	06/20/2023	BP2 ADD-1

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5/30/2023
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E101-2

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Student Housing Building Project
RFP #22-23-002 - Addendum #1



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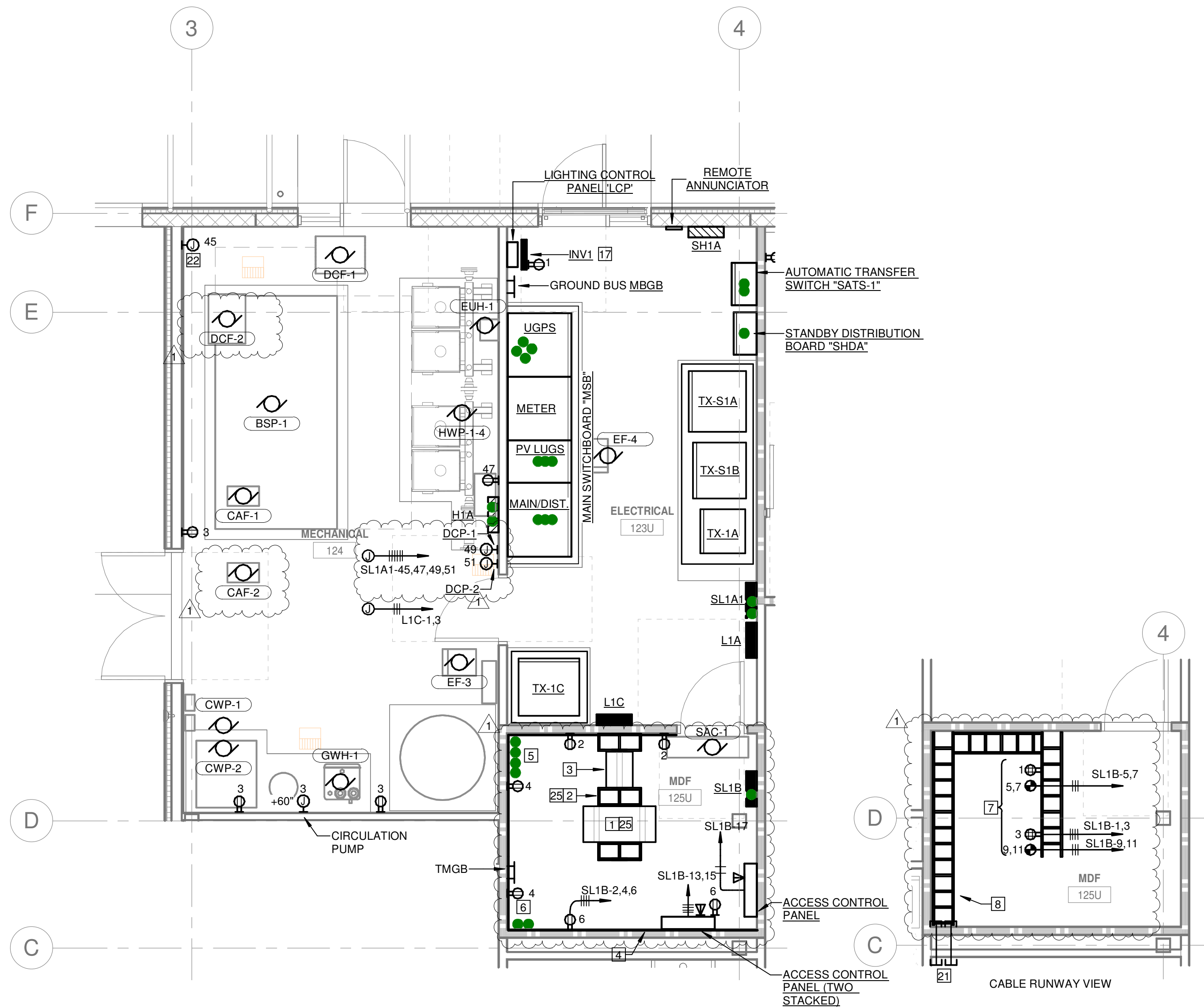
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**POWER & TELECOM PLAN -
MAJOR UNDERGROUND
FEEDERS**

NO	DATE	ISSUE
1	06/20/2023	BP2 ADD-1

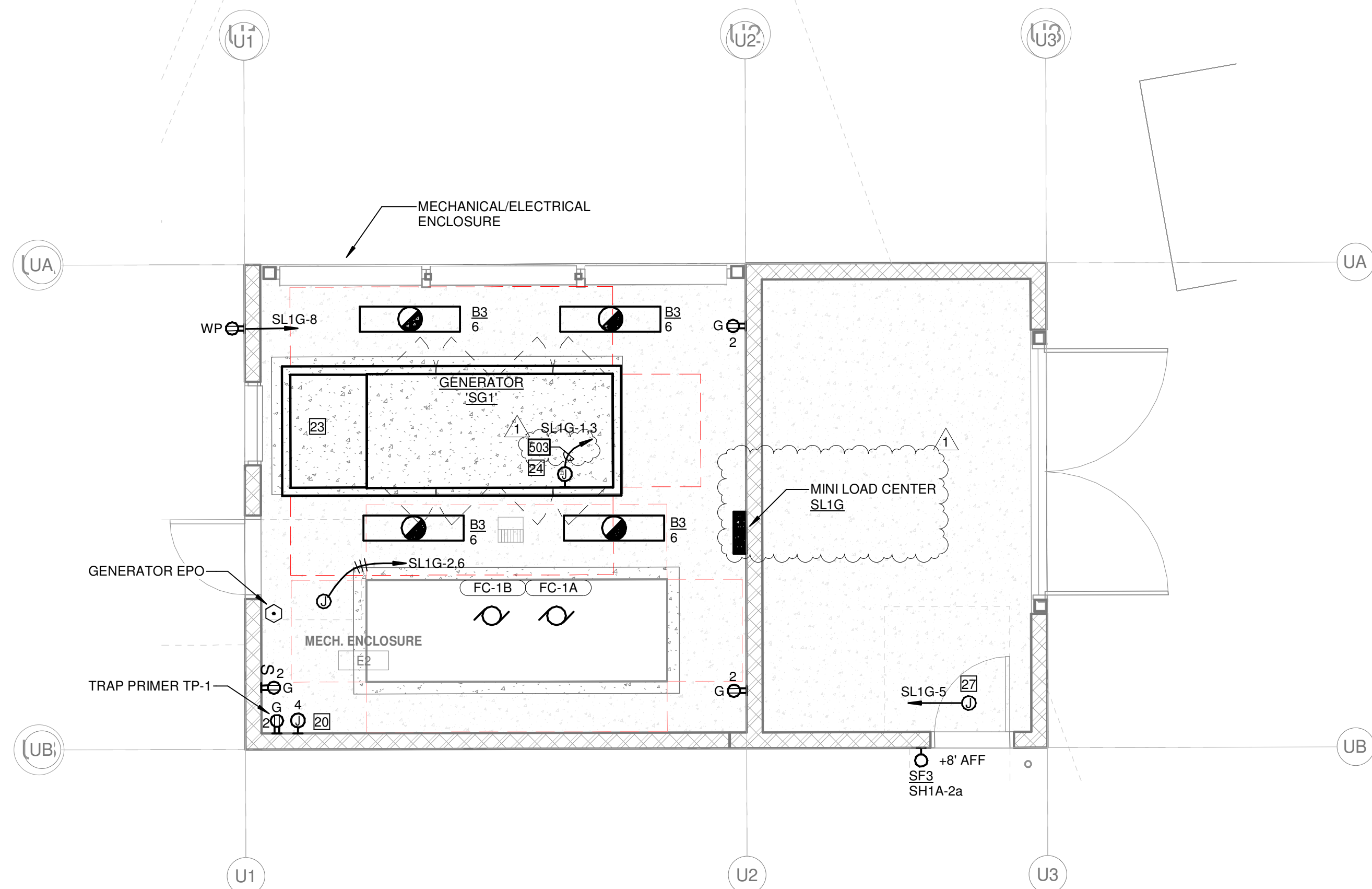
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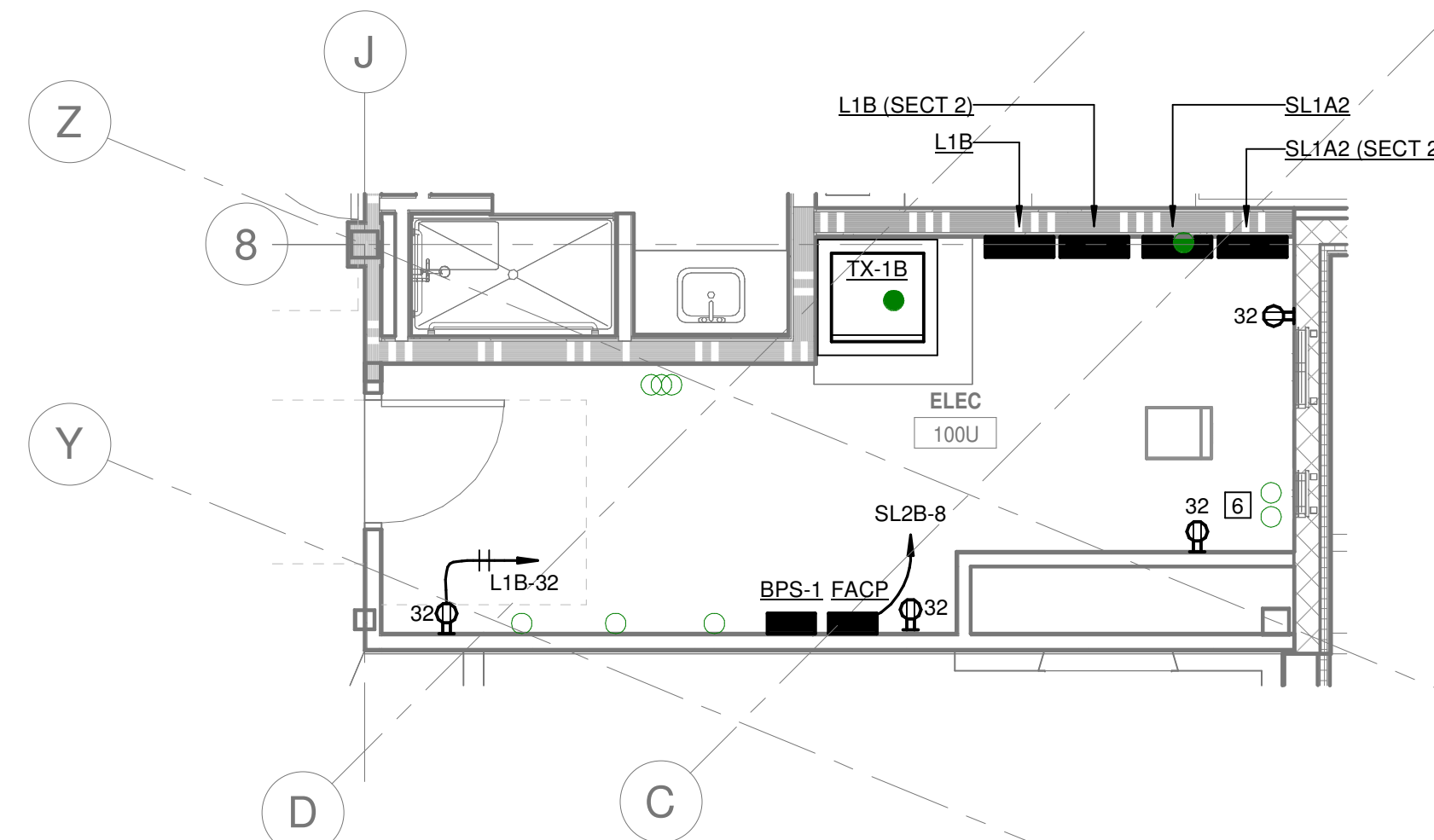
E305-2



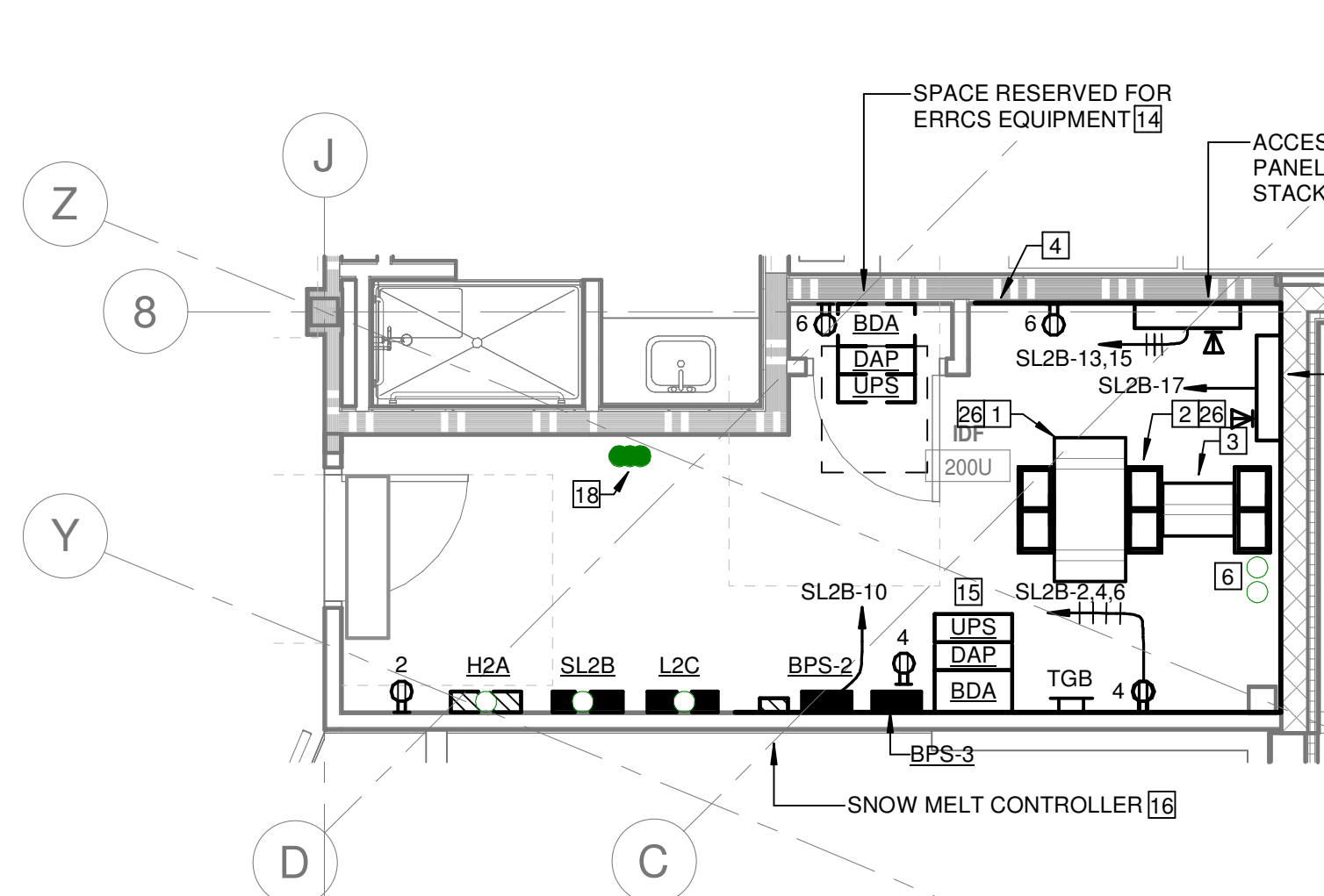
1 MAIN ELECTRICAL ROOM/MPOE
SCALE: 1/4" = 1'-0"



4 MECH/TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

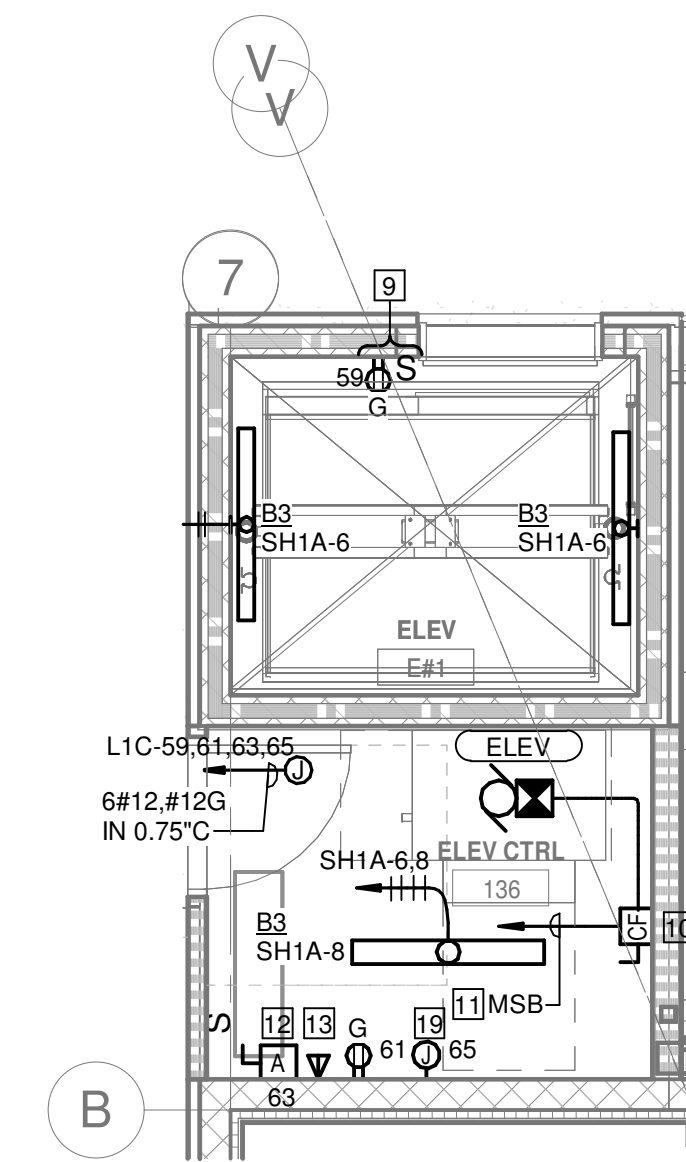


2 SATELITE ELECTRICAL ROOM - LEVEL 1
SCALE: 1/4" = 1'-0"

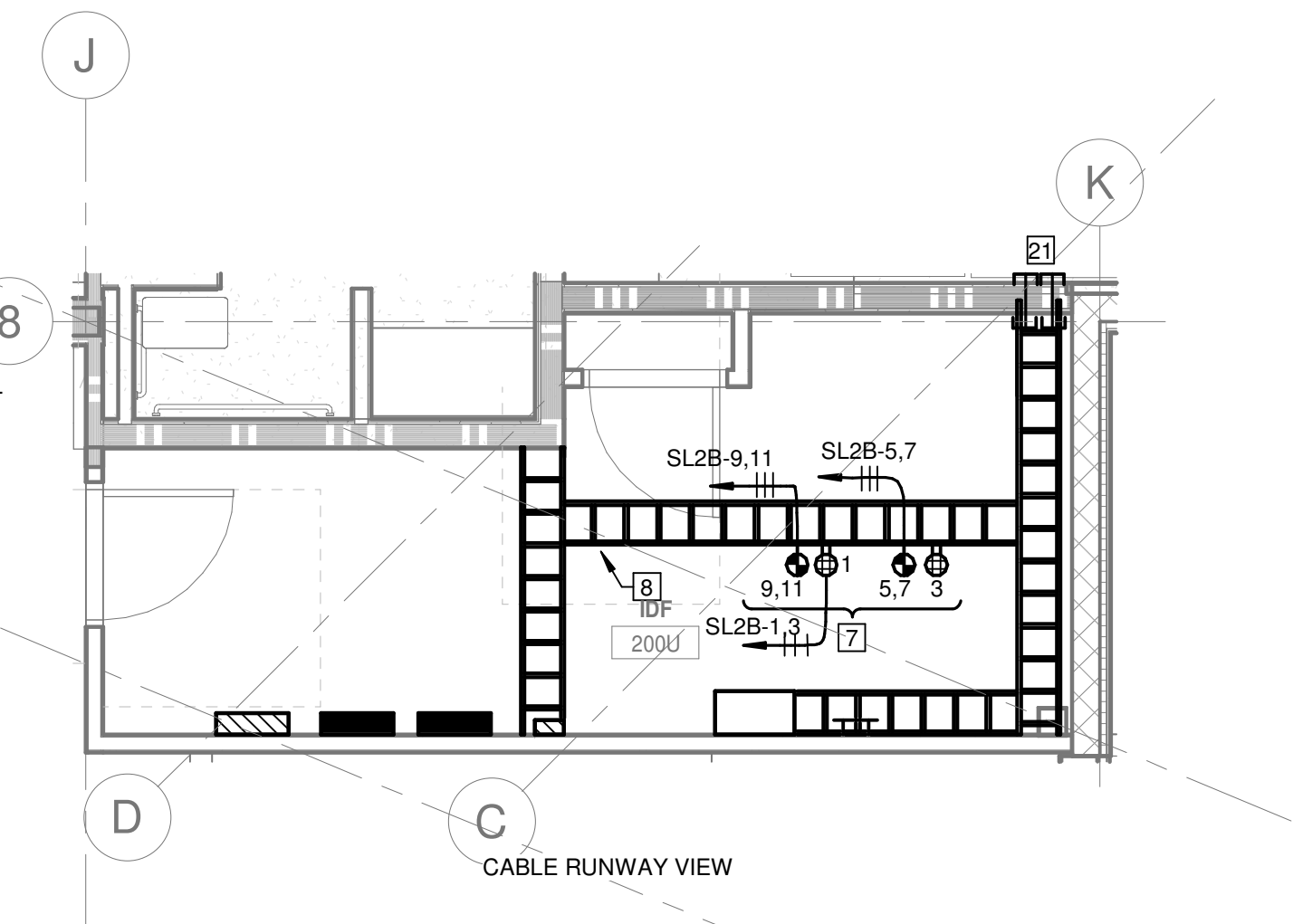


5 SATELITE ELECTRICAL ROOM - LEVEL 2
SCALE: 1/4" = 1'-0"

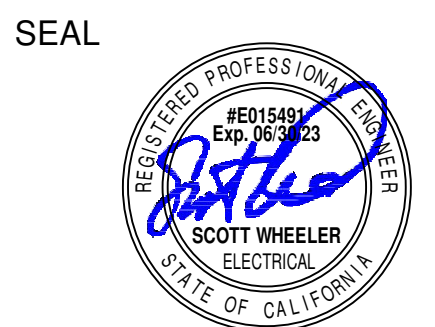
- ### NUMBERED SHEET NOTES
- FLOOR MOUNTED 4-POST EQUIPMENT RACK
 - 10"W X 84"H VERTICAL CABLE MANAGER, DOUBLE SIDED TROUGH AT WALL END OF RACK. TYPICAL OF EACH BAY.
 - FLOOR MOUNTED 2-POST EQUIPMENT RACK
 - TYPICAL 8'-0"H X 3/4" PLYWOOD BACKBOARDS AROUND PERIMETER OF ROOM, SANDED 1 SIDE, WITH FIRE RETARDANT PAINT.
 - SITE CONDUITS STUBBED UP AT SLAB. REFER TO INCREMET 1 ELECTRICAL SITE PLAN FOR SIZE AND QUANTITY. REFER TO RISER DIAGRAMS FOR CABLING REQUIREMENTS. PROVIDE VERTICAL, WALL-MOUNTED CABLE RUNWAY AT THIS LOCATION.
 - 2'-4" BETWEEN MDF ON FIRST FLOOR AND IDF ON SECOND FLOOR. STUB UP ABOVE CONCRETE FLOOR IN IDF ROOM. PROVIDE VERTICAL, WALL MOUNTED CABLE RUNWAY IN SECOND FLOOR IDF ROOM.
 - INSTALL RECEPTACLES AT LADDER RACK, AT REAR OF EACH EQUIPMENT RACK.
 - PROVIDE 12" WIDE CABLE RUNWAY AROUND PERIMETER OF ROOM AS SHOWN AT +90'A.F.F., SUPPORT A MAXIMUM OF EVERY 60". REFER TO MOUNTING DETAILS.
 - LOCATE ELEVATOR PIT LIGHT SWITCH AND GFCI RECEPTACLE NEAR ACCESS DOOR PER ELEVATOR SHOP DRAWINGS. BOTH DEVICES SHALL BE INSTALLED IN A NEMA 4X ENCLOSURE IF PIT OR SHAFT IS SPRINKLED.
 - ELEVATOR MOTOR DISCONNECTING MEANS FUSED PER ELEVATOR SHOP DRAWINGS. PROVIDE WITH AUXILIARY CONTACTS AND CONTROL WIRING BACK TO ELEVATOR CONTROLLER TO SHUT DOWN ELEVATOR BATTERY POWER SUPPLY UPON MANUAL CLOSING OF THE DISCONNECT PER CEC-620.91(C).
 - ELEVATOR FEEDER, REFER TO POWER ONE-LINE DIAGRAM.
 - ELEVATOR CAB LIGHT AND VENTILATION DISCONNECTING MEANS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
 - PROVIDE PHONE LINE FOR ELEVATOR, AND DATA CONNECTION FOR ELEVATOR COMMUNICATIONS.
 - SPACE RESERVED FOR BIDIRECTIONAL AMPLIFIER, DAS ANNUNCIATOR PANEL AND UNINTERRUPTIBLE POWER SUPPLY FOR ERRCS. WALLMOUNTED EQUIPMENT SHALL BE STACKED ON WALL. EQUIPMENT SHOWN OFFSET FROM WALL FOR CLARITY. REFER TO SPEC SECTION 283800.
 - BIDIRECTIONAL AMPLIFIER AND DAS ANNUNCIATOR PANEL FOR CELLULAR DAS. WALLMOUNTED EQUIPMENT SHALL BE STACKED ON WALL. EQUIPMENT SHOWN OFFSET FROM WALL FOR CLARITY.
 - PROVIDE 480V/3PH CONTROL PANEL WITH MINIMUM (6) 20A CIRCUITS FOR SNOWMELT AT ROOF EAVES. REFER TO MANUFACTURER'S SHOP DRAWINGS FOR EXACT REQUIREMENTS.
 - PROVIDE 125W, 120V LIGHTING INVERTER FOR ELEVATOR SILL AND FRONT ENTRY SCONCE LUMINAIRES. USE MYERS ILLUMINATOR LVM 125 OR APPROVED EQUAL UL 924 LISTED LIGHTING INVERTER. CIRCUIT INVERT TO PANEL SL1A1.
 - STUB UP 3'-2" C INTO ROOM AND CAP FOR FUTURE USE. SPACE RESERVED FOR FUTURE PV SOLAR.
 - POWER FOR COMMUNICATION DEVICE IN ELEVATOR CAB. REFER TO ELEVATOR SHOP DRAWINGS FOR CONNECTION REQUIREMENTS.
 - JUNCTION BOX FOR COLD WATER PIPING HEAT TRACE.
 - PROVIDE 2'-4" SLEEVES INTO ACCESSIBLE CEILING OUTSIDE OF TELECOM ROOM. PROVIDE FIRESTOPPING AS REQUIRED WHEN PENETRATING RATED WALLS.
 - 120V FOR WATER FLOW ALARM BELL AT FIRE RISER.
 - REFER TO MECHANICAL PLANS FOR GENERATOR RADIATOR AND EXHAUST DISCHARGE AIR.
 - PROVIDE SINGLE POINT OF CONNECTION FOR GENERATOR SHORE POWER. GENERATOR MANUFACTURE TO PROVIDE TERMINAL STRIP AND INTEGRAL FUSES FOR INDIVIDUAL SHORE POWER LOADS. VERIFY EXACT LOCATION OF SHORE POWER POINT OF CONNECTION WITH SHOP DRAWINGS PRIOR TO INSTALLATION.
 - REFER TO DETAIL 7E802-2 FOR SLAB ON GRADE RACK EQUIPMENT MOUNTING.
 - REFER TO DETAIL 6E803-2 FOR CONCRETE OVER METAL DECK RACK EQUIPMENT MOUNTING.
 - POWER TO ACCESS CONTROL POWER SUPPLY. REFER TO SPECIFICATIONS FOR EXIT DOOR POWER SUPPLY INFORMATION.



3 ELEVATOR PIT AND MACHINE ROOM
SCALE: 1/4" = 1'-0"



5 SATELITE ELECTRICAL ROOM - LEVEL 2
SCALE: 1/4" = 1'-0"



DSA SUBMISSION - INC. 2

Drawing Title
ENLARGED PLANS

NO	DATE	ISSUE
1	08/20/2023	BP2 ADD-1

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E601-2