



Learning Bridge Charter School

1400 East 13th Street - Ely, Nevada - APN 02-271-11

Owner
Learning Bridge B of D
1400 East 13th Street
Ely, Nevada 89301
775-289-3500
contact:
mjury@elylearningbridge.org

Architect
R6 Studio
421 Railroad Street ste 208
Elko, Nevada 89801
775-738-7829
contact: Catherine Wines
catherine@r6studio.com

General Contractor
T.B.D.

MP&E Engineer
NV5
2920 South Jones Blvd #100
Las Vegas, Nevada 89146
702-221-5160
contact: Dyan Martinez
dyanm@dgkcock.com

Mech Contractor
T.B.D.

Elec Contractor
T.B.D.

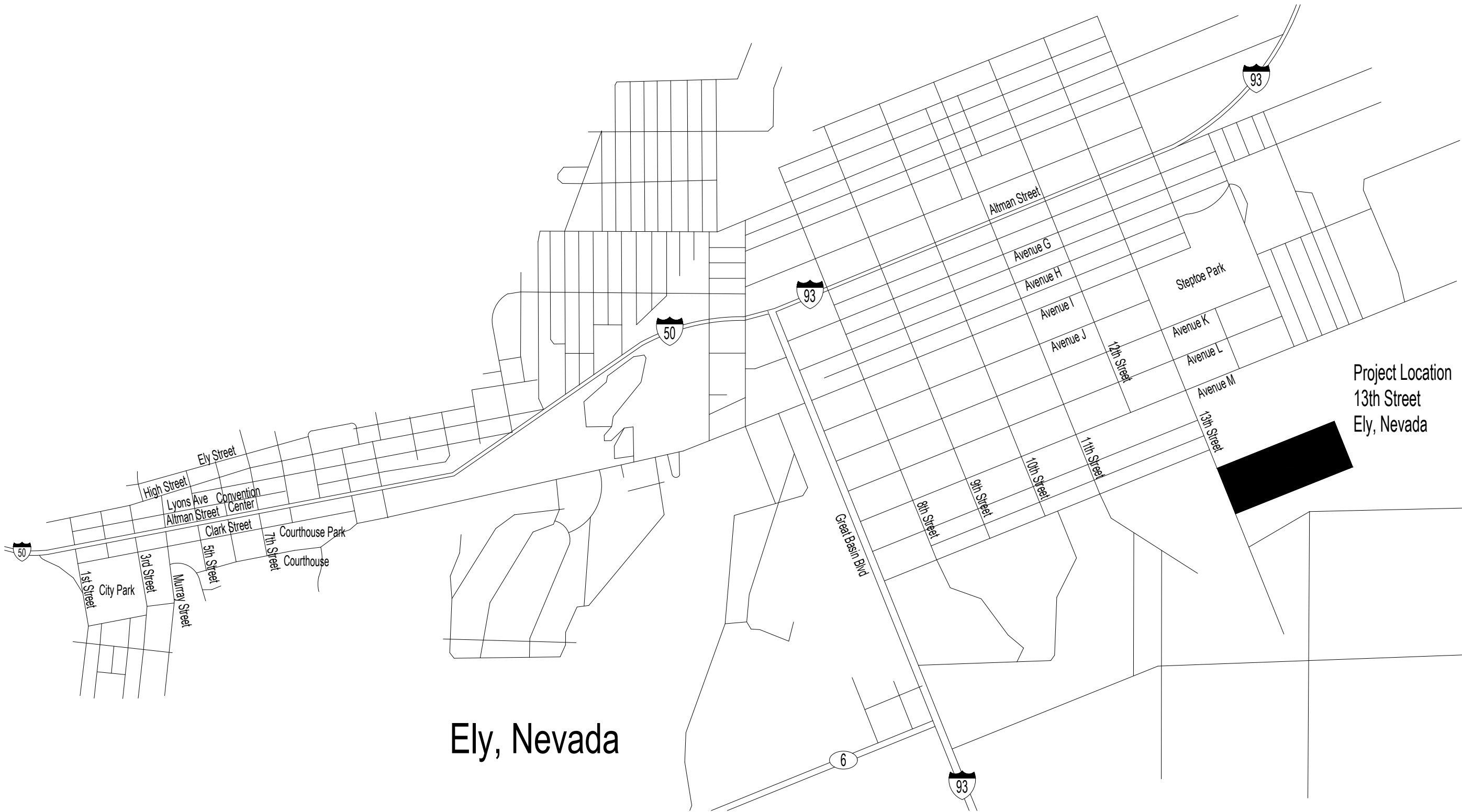
Sheet Index

- General**
- a0.1 Cover Sheet, Vicinity Map, Sheet Index
 - a0.2 General Notes & Project Scope of Work
 - a0.3 Code Analysis, Accessibility Notes & Exit Plan

- Architectural**
- a1.1 Architectural Site Plan
 - a2.1 Overall Building Floor & Demolition Plan
 - a2.2 Enlarged Floor Plan
 - Interior Elevations
 - a2.3 Reflected Ceiling Plan
 - a4.1 Wall Section
 - a5.1 Schedules
 - a5.3 Specifications

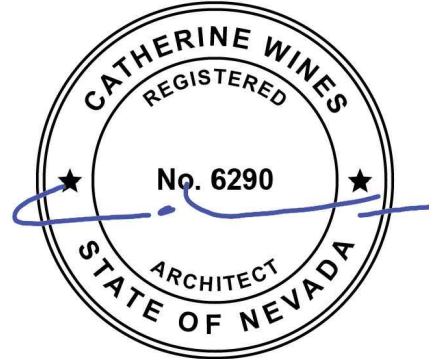
- Mechanical**
- m0.1 Legend, Index, Calcs
 - m2.1 Demolition Floor Plan HVAC
 - m2.2 Enlarged Floor Plan HVAC

- Electrical**
- e0.1 Legend, Index, Abbreviations
 - e0.2 Specifications
 - e0.3 Single Lines, Schedules
 - e0.4 Details
 - e2.1 Demolition Floor Lighting Plan
 - e2.2 Enlarged Floor Lighting Plan
 - e3.1 Demolition Floor Power Plan
 - e3.2 Enlarged Floor Power Plan



Vicinity Map

Scale: Not to Scale



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School



Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Cover Sheet

Vicinity Map

Sheet index

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a0.1

PROJECT NAME

Learning Bridge Charter School

Entrance Remodel

13th Street East

Ely, Nevada



SHEET NAME

General Notes

Project Scope of Work

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a0.2

Drawing Abbreviations

Not to scale	n.t.s.
Not in contract	n.i.c.
Unless noted otherwise	u.n.o.
Above finish floor	a.f.f.
Pounds per square foot	p.s.f.
Pounds per square inch	p.s.i.
Square Feet	s.f.
Gypsum wall board	gyp. bd.
Diameter	dia.
Typical to all locations	typ.

Applicable Codes










2012	International Building Code
2012	Uniform Mechanical Code
2012	Uniform Plumbing Code
2012	International Fire Code
2011	National Electrical Code
2012	International Fuel Gas Code
2012	International Energy Conservation Code

Deferred Submittals

To be submitted separately to the governing official

- 1- All exterior signage
- 2- Automatic fire sprinkler system renovation

Drawing Symbols

	North Arrow
	Door Symbol
	Window Symbol
	Room Occupants
	Room Name & Number
	Detail
	Elevation (single sided sim.)
	Room signage
	Fire Extinguisher

Project Scope of Work

1- This drawing package represents a remodel of the entrance and office area at a pre-manufactured metal building that is currently occupied by a K-8 Charter School with an 'E' occupancy.

2- Verify existing conditions correspond with what is represented in this drawing set, at the Learning Bridge site on 13th Street in Ely, Nevada.

3- It is the contractors responsibility to keep the building secure during the duration of the project.

4- The entire building is to be compliant with the Americans with Disabilities Act of 1990 and the ADA Amendments act of 2010 requirements and laws.

5- Learning Bridge Chart School has verified no hazardous materials exist at the building site, or hazardous materials are at a low enough level that is acceptable for all construction to be performed without specific remediation of these materials. A testing report is available upon request.

General Notes

1- Drawings represent the desired result of construction. The methods of construction and the risks involved during the construction are the responsibility of the contractor. The contractor shall maintain the buildings structural integrity at all stages of construction.

2- Contractor responsible for all demolition required to perform work.

3- All construction shall comply with requirements of the 2018 International Building Code along with other listed codes and all city, county, state and federal agencies having jurisdiction with a modified order of understanding with the Building Department of the City of Ely.

4- The contractor shall verify all dimensions and elevations prior to the commencement of work. Discrepancies in the dimensions which may be found shall be brought to the attention of the the architect for a decision before proceeding with work. Do not scale drawings.

5- All construction and finish materials proposed by the contractor and or dictated by construction documents shall be reviewed for general compliance by the Architect through a formal submittal process prior to commencing work and shall be approved by the Architect prior to commencing work.

6- As a minimum standard all work performed and materials installed shall be in accordance with all applicable codes, regulations and ordinances having jurisdiction.

7- Install all manufacturers items, materials and equipment in strict accordance with manufacturers recommendations unless otherwise specifically noted by the Architect.

8- Dimensions on plans are to the face of the studs or structural columns unless noted otherwise. Dimensions on large scale drawings govern over dimensions on small drawings or details.

9- Contractor to follow provided dimensions on drawings, if a necessary dimension is missing the contractor shall notify the architect for clarification before proceeding. Do not scale drawings.

10- Size, placement and orientation of structural framing members on structural drawings override members shown on architectural drawings.

11- Sprinkler, Plumbing, Mechanical, Electrical, or any other contractors shall not penetrate or cut any structural members without prior written approval of the Architect and the Structural Engineer.

12- The General Contractor shall maintain a complete current set of drawings at the construction site during all phases of construction for use by all trades.

13- The General Contractor shall coordinate with the owner the locations for construction traffic and waste disposal during the construction phase.

14- The General Contractor is responsible for obtaining all permits required to perform all work included in these documents.

15- A seperate permit is required for all exterior sign installation.

16- The General Contractor is responsible for obtaining temporary power and all costs associated with temporary facilities.

17- Contractor to provide all owners manuals and warranties prior to final payment. All equipment and finish materials to be new and of the highest available commercial grade quality. All products are to be approved by the Architect prior to installation.

18- 'UL numbers listed in these documents are based on the most current issue of Underwriters Laboratories Inc. Fire Resistance Directory.

19- The General Contractor is responsible for protecting all existing site features and fixtures that are to remain. Any damage to these areas will be repaired or replaced at the expense of the contractor.

20- All work in these drawings and specifications consists of furnishing all labor, equipment and materials necessary for and reasonably incidental to the complete construction of the building. These including but are not limited to minor details not specifically mentioned or shown that are necessary to complete the construction, subject to the terms and conditions of the contract.

21- All work in this project shall be done in accordance with the best modern construction practice using high grade new equipment and materials. Workmanship and all construction practices must be a neat appearance and will be inspected at the same level of scrutiny as the performance of the entire building.

22- All applicable portions of Division 1 GENERAL REQUIREMENTS shall be included and strictly adhered to, any conflict noted in the drawings shall be immediately brought to the attention of the Architect for written clarification.

23- The contractor is to provide the Architect with complete construction submittals for all finish materials and shop drawings for all construction areas requiring specially construction, including structural plans and procedures, with a 7 day turn around time for the Architect and the Architect's consultants.

24- Prior to final acceptance the contractor is to clean the entire premises with a professional, deep cleaning service that will leave the building in a new, clean, move-in ready, and useable state.

25- The contractor is to notify the owner, Architect and Engineer of any conflict in the drawings and shall not proceed until they have received written clarification executed by all parties, including the owner.

26- These drawings are the property of the Architect and to be used solely with respect to this project. These documents shall not be reused or reproduced in any form without the written permission of the Architect.

Code Analysis

Governing Design Factors		
Earthquake Zone	D2	
Wind Speed	90 m.p.h.	
Frost Depth	36"	
Loads		
Roof dead load	15 p.s.f.	
Roof live load or snow load	30 p.s.f.	
Floor dead load	20 p.s.f.	
Floor live load	50 p.s.f.	
Ground snow load	60 p.s.f.	
Soil bearing	1,500 psi	
Soil report may over ride typical bearing pressure		

Occupancy Classification		
Area	Size	Occupant Load
B Building (w/o multi-purpose room)	16,542 s.f. gross	
Occupied Areas	11,258 s.f. net	562 (20 net)
Multi-Purpose Room	2,448 s.f. (net)	163 (15 net)
Modular One	1,539 s.f. (net)	30 (50)
Modular Two	1,539 s.f. (net)	30 (50)
Total for O.C.	16,985 s.f.	785 total occupants
Total Building SF	18,991 s.f.	

Building Classification		
Type of construction	Type V - B	
Allowable area	9,500 s.f.	
with fire sprinkler system throughout	18,500 s.f.	
Actual area (net useable space)	13,737 s.f.	
Allowable height (stories)	1	
with fire sprinkler system throughout	2	
Actual height (stories)	1	

Fire Resistance		
Fire sprinklers provided through-out	Yes	
Fire alarm system with visual sensors, audio alarm and fire monitoring provided	Yes	
Fire alarm system with audio warning system	Yes	
Fire walls required	No	
Install fire extinguishers at all required areas as per IFC 906		
All fire extinguishers are to be placed in lockable cabinets and recessed into the wall.		

Exits		
Exits required (.2" per occupant on main level)		
Main building - 145"	(4) w/36" door	
Modular 1 - 33"	(1) w/36" door	
Modular 2 - 33"	(1) w/36" door	
exits must also be provided so an occupant is not more than ½ the diagonal distance of the building from an accessible exit		
Exits provided		
Main building	(9) w/36" door	
Modular 1	(2) w/36" door	
Modular 2	(2) w/36" door	

Exit doors from the Multi-Purpose Room and exterior gates (near modulares) are to have approved egress hardware, exit signs, and egress pathway illumination.

Plumbing		
Fixtures required (for entire building)		
1 per 50 (women) and 50 (men) based on total occupancy		
7 women's and 7 men's required,		
single occupancy unisex can substitute any gender specific fixture		
Fixtures provided		
6 women (2 accessible)		
6 men (2 accessible)		
8 unisex, single occupancy fixtures		
Drinking fountain 1 per 100 - 7 required		
2 accommodate handi-cap		
Faculty Lounge to have chilled, water cooler to satisfy one fixture requirement		
Mop sink 1 required -		
2 provided in janitor's closet		

Landscaping		
Not applicable		

Accessibility Notes

1- All construction shall comply with the accessibility requirements of the federal Americans with Disabilities Act of 1990 and the ADA Amendments act of 2010.

2- Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch and shall be a minimum of 48 inches in width.

3- Surfaces with a slope of less than 6 percent gradient shall be at least as slip resistant as that described as medium salted finish.

4- Surfaces with a slope of 6 percent gradient or greater shall be slip-resistant. Surface cross slopes shall not exceed ¼ inch per foot.

5- Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic flow.

6- Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than 1:2 except that level changes not exceeding ½ inch may be vertical.

7- Floors at landings shall not be more than ½" lower than the threshold of the doorway. When changes in levels greater than ½" are necessary, they shall comply with the requirements for curb ramps.

8- All accessible entrances shall be identified with at least one standard sign and with additional directional signs, as required, visible from approaching pedestrian ways.

9- Every required entrance or passage doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet, 8 inches in height. Doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the doorway is not less than 32 inches.

10- Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

11- Hand activated door opening hardware shall be centered between 30 inches and 44 inches above the floor.

12- Door hardware shall be operable from the inside without use of a key or special knowledge or effort.

13- Bathroom accessories, such as grab bars, towel bars, soap dishes, etc., on or within walls shall be sealed against moisture.

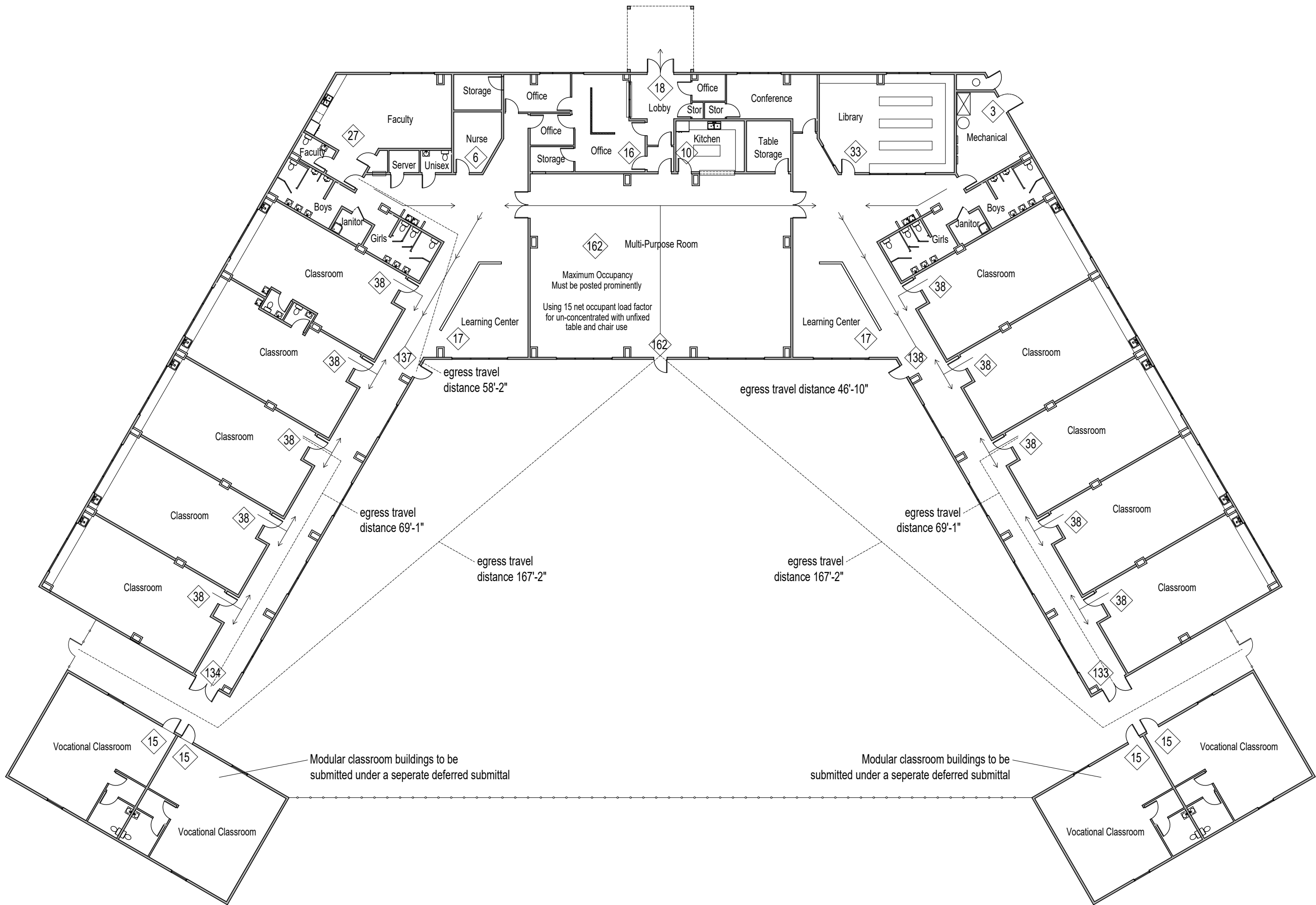
14- Above floor flush valves shall be mounted on the wide side of toilet area and within 40 inches of the floor. The force required to activate the controls shall not exceed 5 pounds.

15- Hot water and drain pipes under accessible lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. Faucet controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate the controls shall not exceed 5 pounds. Lever-operated, push-type and electronically controlled mechanisms are acceptable.

16- All exit doors are to swing in the direction of travel.

Exit Plan Legend

Number of occupants to exit at this location



Exit & Area Plan

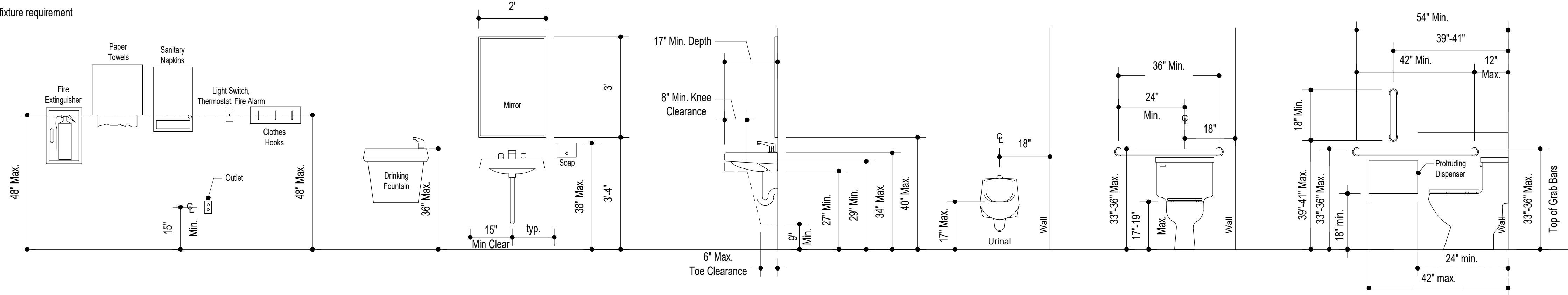
Scale: NTS

Exit Plan Notes

1- The greatest diagonal distance in the building is 230', there is no location in the building that is greater than 115' from an exit.

2- There are 5 exit paths of travel out of the main building not including a separate exit for the mechanical room.

3- All exits are ADA compliant.



Typical Required Mounting Heights

Scale: NTS



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School



Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Code Analysis

Accessibility Notes

Exit Plan

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a0.3



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School
Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

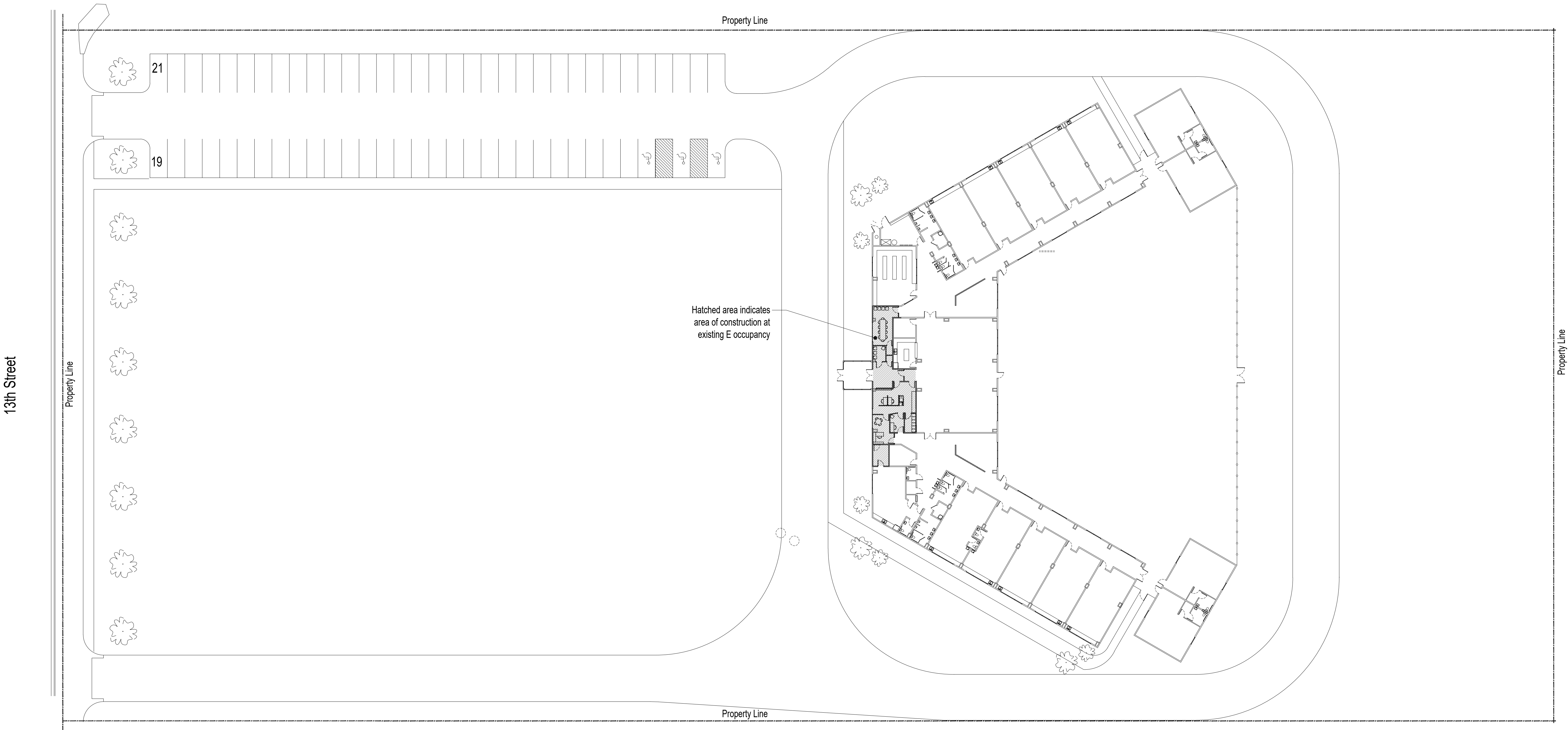
Architectural Site Plan

REVISIONS

DATE
1.7.2025

SHEET NUMBER
a1.1

Note: For reference only, entire exterior improvemnts are existing, to remain



PROJECT NAME

SHEET NAME

Overall Floor Plan
Demolition Plan

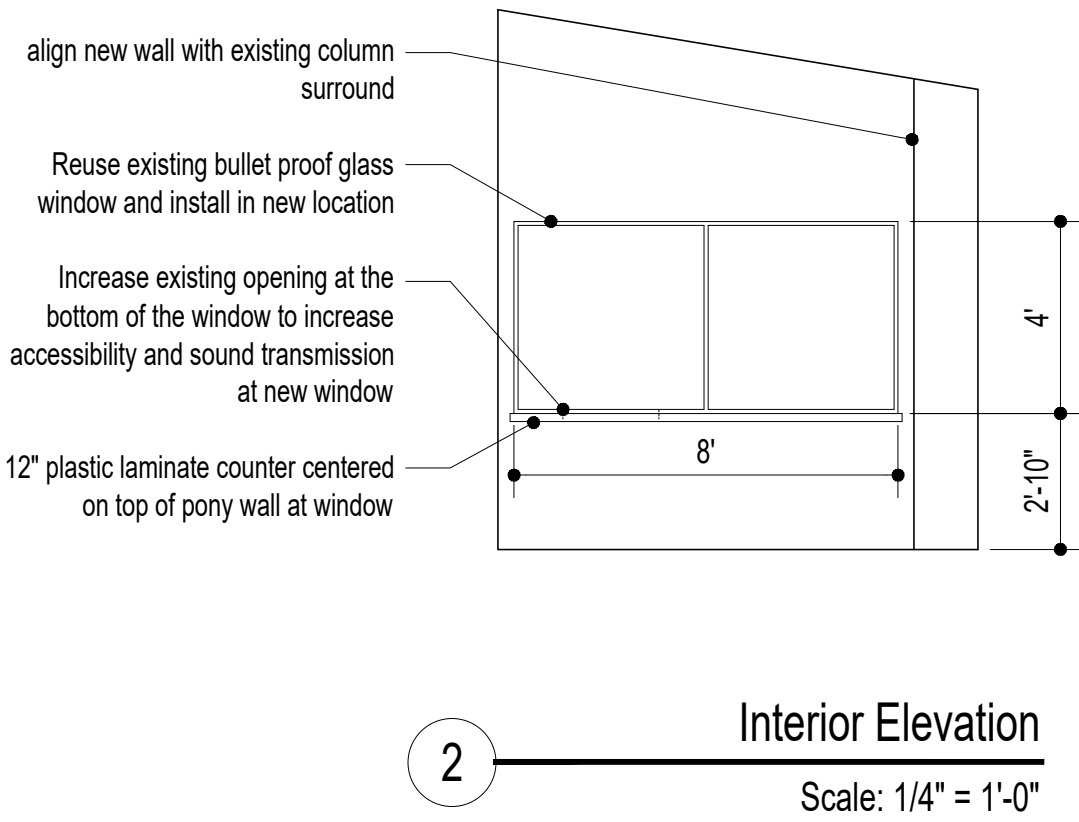
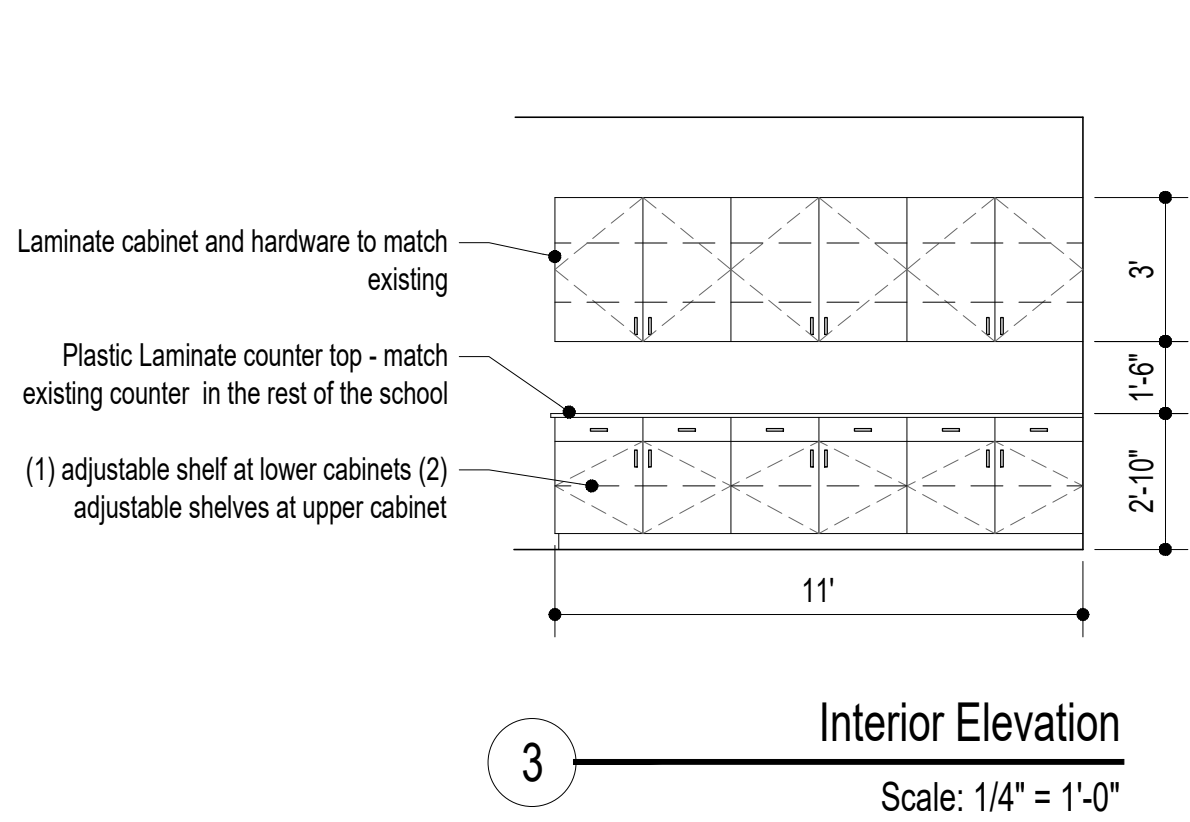
REVISIONS

DATE
1.7.2025

File number 24-010 - Learning Bridge, Ely City



F Indicates location of type 2A Fire Extinguisher.
See enlarged plans for locations.

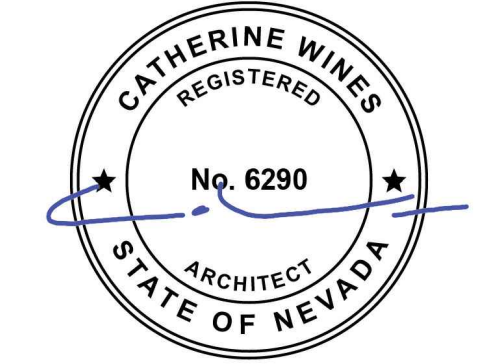
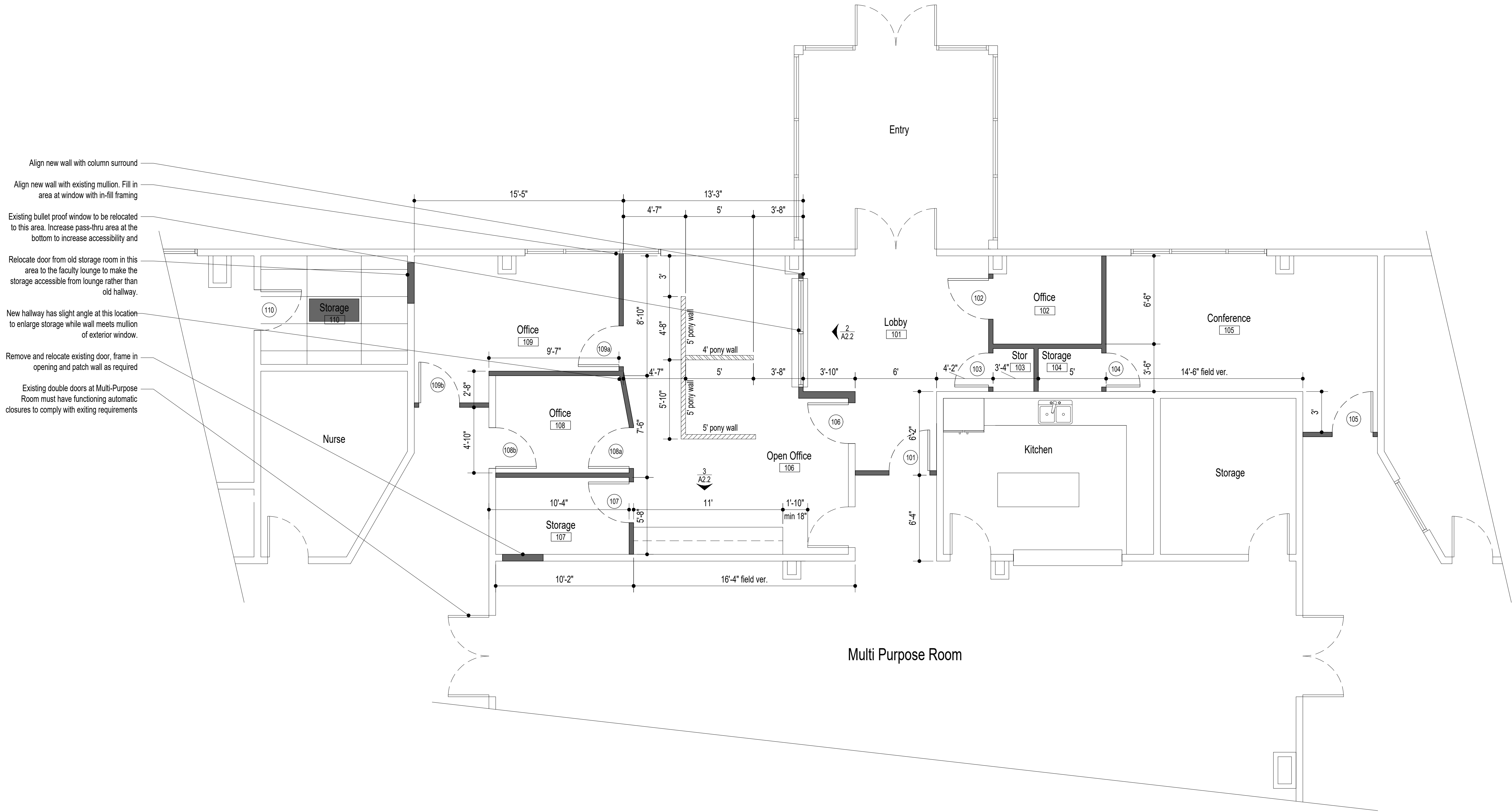


Floor Plan Notes

- 1- All insulation whether concealed or exposed shall have a flame spread index of not more than 25 and a smoke spread index of not more than 450.
- 2- All exterior wall insulation to be R-21.
- 3- All roof insulation to be R-38.
- 4- All interior finish materials to be Class B or better to comply with the requirements of atriums in IBC 404.8.
- 5- A class II hose pipe connection to be installed near new fire riser location, coordinate with the Ely Fire Dept.
- 6- Occupant Load signs to be posted in each assembly space near the exits to comply with IBC 1004.3.
- 7- All building signage must be highly visible and easily read and comply with all code and ADA requirements. All interior and exterior signage to be a deferred submittal.
- 8- 2-A portable fire extinguishers for 'ordinary' or 'moderate' Class A fire hazards shall be located within 75 feet of any location in the building or one for every 11,250 s.f. of occupiable floor space. Coordinate with architect locations prior to installation. All fire extinguishers are to be located in a recessed lockable cabinet. All portable fire extinguishers to comply with IBC section 906.
- 9- All plumbing walls to be 6" with sound attenuation batt insulation. All wet walls to be tiled up to 5'-0" a.f.f.

Wall Legend

- Existing wall to demolish
- Existing wall to remain
- New 2x wood stud wall, colled rolled metal studs are acceptable. Studs to be 16" o.c. with R-21 batt insulation at all exterior locations. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- New 2x4 interior metal stud pony wall, 5'-0" a.f.f. Studs to be 16" o.c. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- New 2x4 interior metal stud pony wall, 4'-0" a.f.f. Studs to be 16" o.c. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- [F] Indicates location of type 2A Fire Extinguisher



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School
Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Enlarged Floor Plans

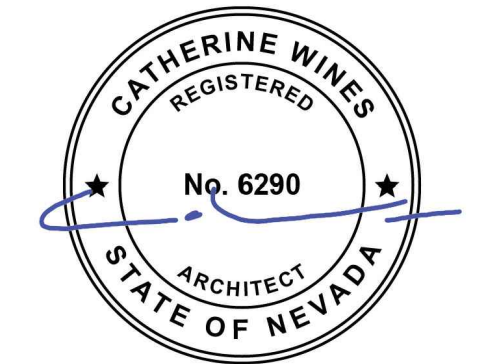
REVISIONS

DATE

1.7.2025

SHEET NUMBER

a2.2



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School

Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Reflected Ceiling Plan

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a2.3

Floor Plan Notes

- 1- New ceiling to be installed to match the existing ceiling as much as possible.
- 2- Seismic rails at room edges can be reused as much as possible.
- 3- Acoustic tiles to match existing as much as possible Existing school has left over tiles from the original construction but it will not be acceptable to use all the tiles and leave them with no routine replacement tiles for future use.
- 4- All interior finish materials to be Class B or better to comply with the requirements of atriums in IBC 404.8.
- 5- Reuse existing light fixtures as much as possible, to save money, see electrical.

Wall Legend

- Existing wall to demolish
- =====

Existing wall to remain
- =====

New 2x wood stud wall, colled rolled metal studs are acceptable. Studs to be 16" o.c. with R-21 batt insulation at all exterior locations. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- =====

New 2x4 interior metal stud pony wall, 5'-0" a.f.f. Studs to be 16" o.c. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- =====

New 2x4 interior metal stud pony wall, 4'-0" a.f.f. Studs to be 16" o.c. All walls to be finished with 5/8" sheet rock, tape texture and paint t.b.d.
- F

Indicates location of type 2A Fire Extinguisher



Reflected Ceiling Plan

Scale: 1/8" = 1'-0" Do Not Scale Drawings



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School

Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Wall Sections

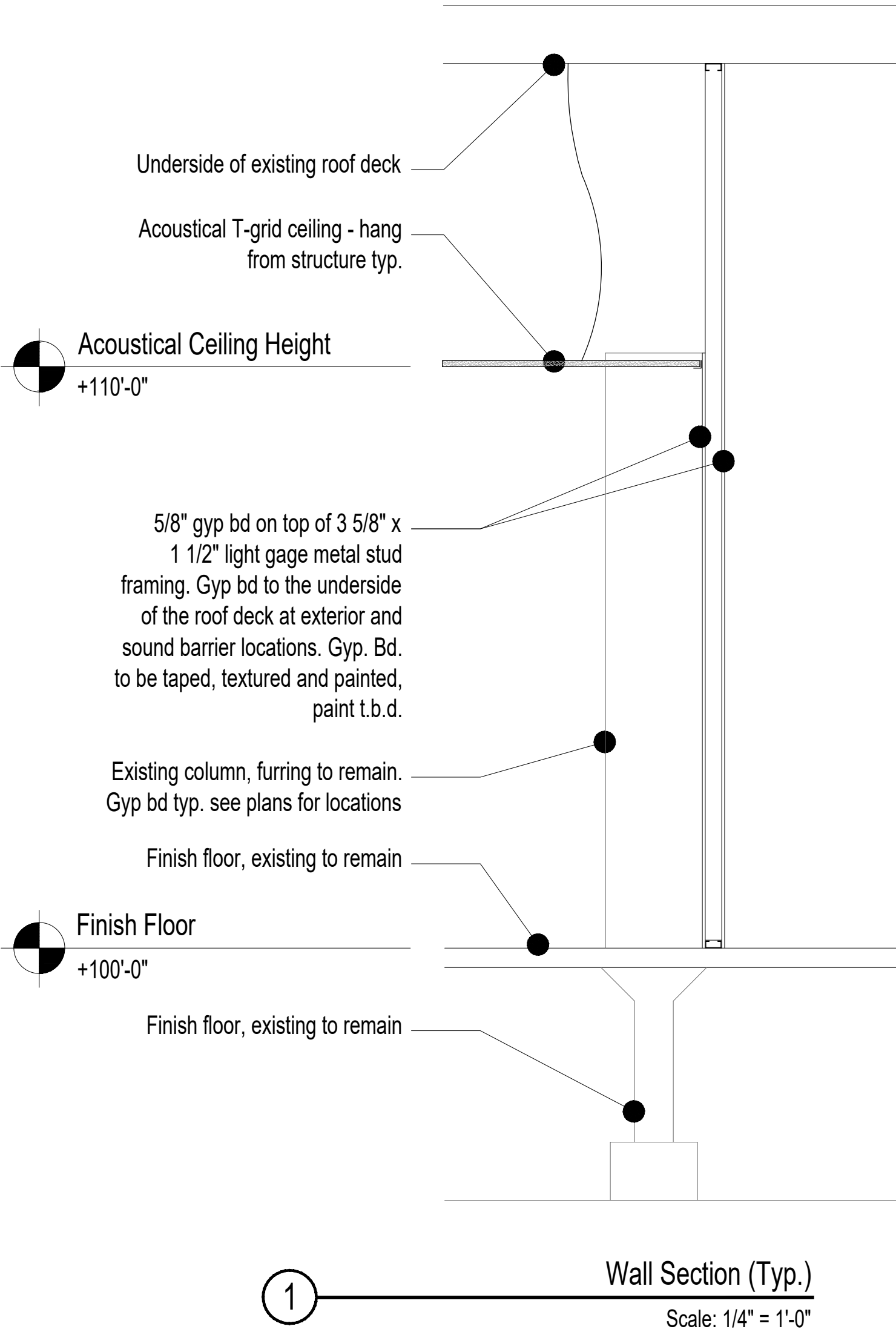
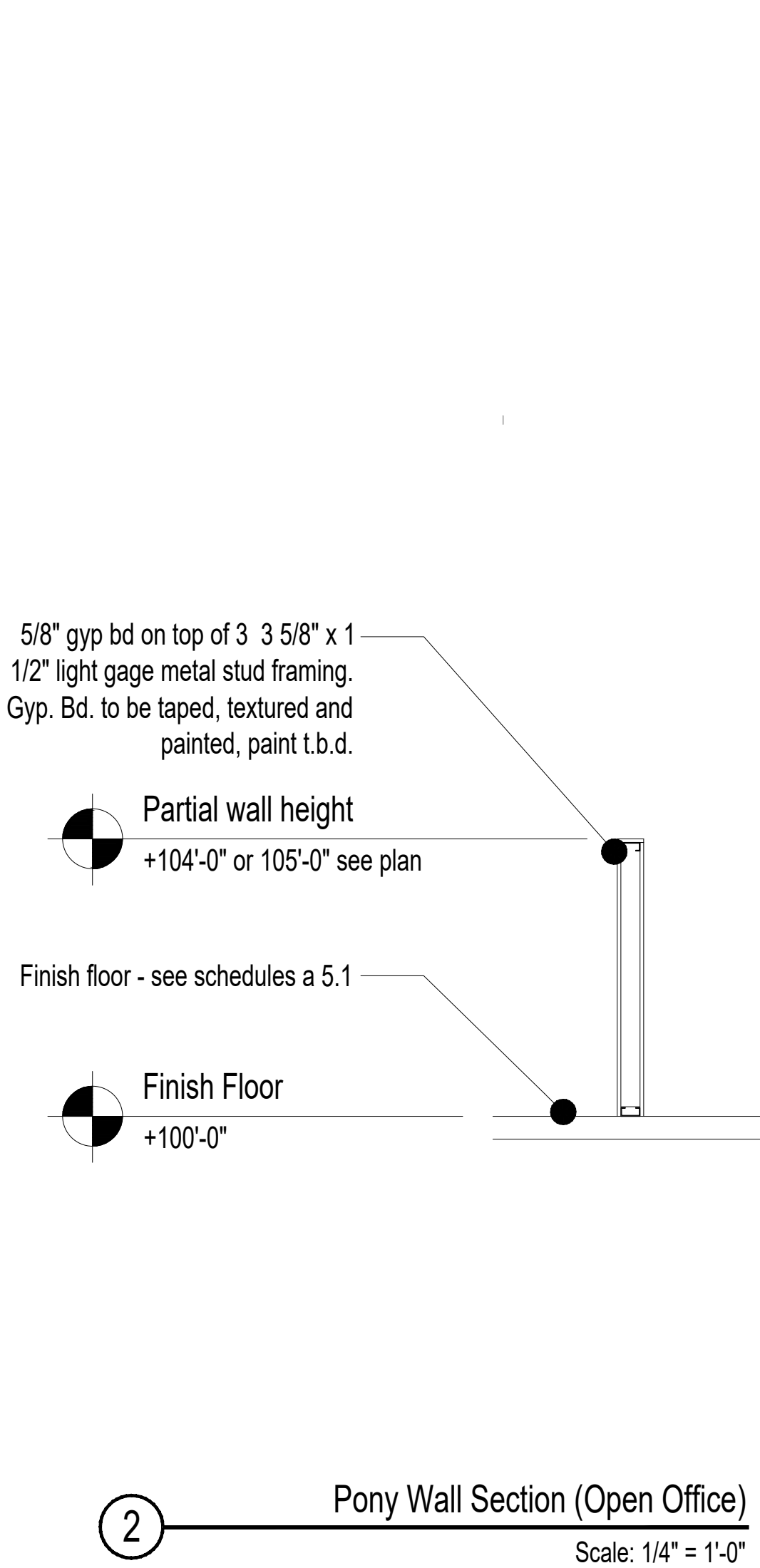
REVISIONS

DATE

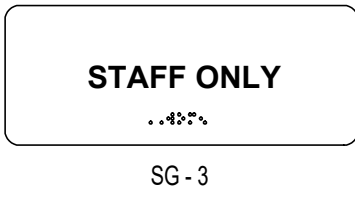
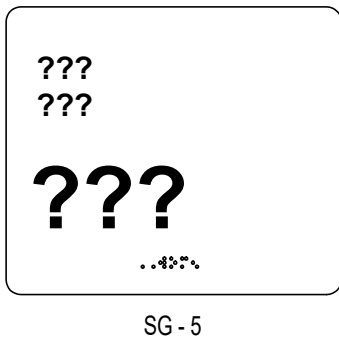
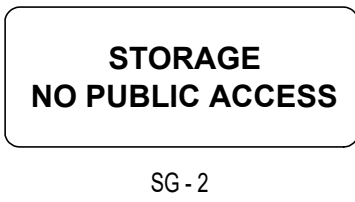
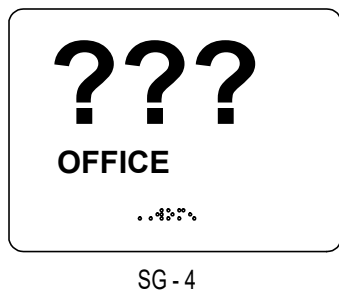
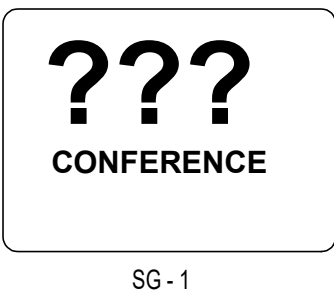
1.7.2025

SHEET NUMBER

a4.1



Signage Schedule									
Sign Symbol	Location	Total # of Signs	Size	Color	Braille	Mount Height	Viewing Distance	Character Height	Comments
First Floor									
SG - 1	Conference (105)	1	8"x6"	matched existing		40"-70"	>6"	min 5/8"	
SG - 2	Storage (103, 104)	2	8"x4"	matched existing		40"-70"	>6"	min 5/8"	
SG - 3	Open Office, Storage (106, 107, 110)	4	8"x4"	matched existing	yes	40"-70"	>6"	min 5/8"	
SG - 4	Office (102, 108, 109)	5	8"x6"	matched existing	yes	40"-70"	>6"	min 5/8"	
SG - 5	Multi Purpose	1	8"x8"	matched existing	yes	40"-70"	>6"	min 5/8"	



Signage Notes

- 1- All directional, informational and pictogram signs to comply with ANSI A117.2009 Chapter 7.
- 2- Visual characters shall be uppercase, lower case or a combination and in conventional form, characters shall not be italic, oblique, script, or highly decorative.

3- Uppercase letter "I" shall be used to determine the allowable height and stroke width of all characters. The letter 'O' shall be used to determine allowable character width.

4- Character spacing shall be measured between the two closest points of adjacency with-in the message.

5- Line spacing between baselines shall be 135% min and 170% max of character height,

6- Visual characters shall be 40" min above the floor measured to baseline of character.

7- Characters and their background shall have a non-glare finish and characters shall contrast with their background.

8- Raised characters shall be raised $\frac{1}{32}$ " min above the background.

9- Braille shall be below the corresponding text, with dots that have a round or domed shape.

10- Braille shall be separated $\frac{3}{8}$ " min from any other raised character.

11- Braille shall be min 48" a.f.f. and max 60" a.f.f.

12- Pictograms shall have a field min 6" and characters or braille shall not be located in the pictogram field.

13- Coordinate color of signs with tenant and architect prior to installation.

Door Hardware Sets

- 1 - Interior Door (single) - Finish t.b.d.
Best Lock, no equal
-1 Lever style knob to be ADA compliant
Thumb lock on pull side
Keyed on push side
-3 Hinges
-1 Wall stop

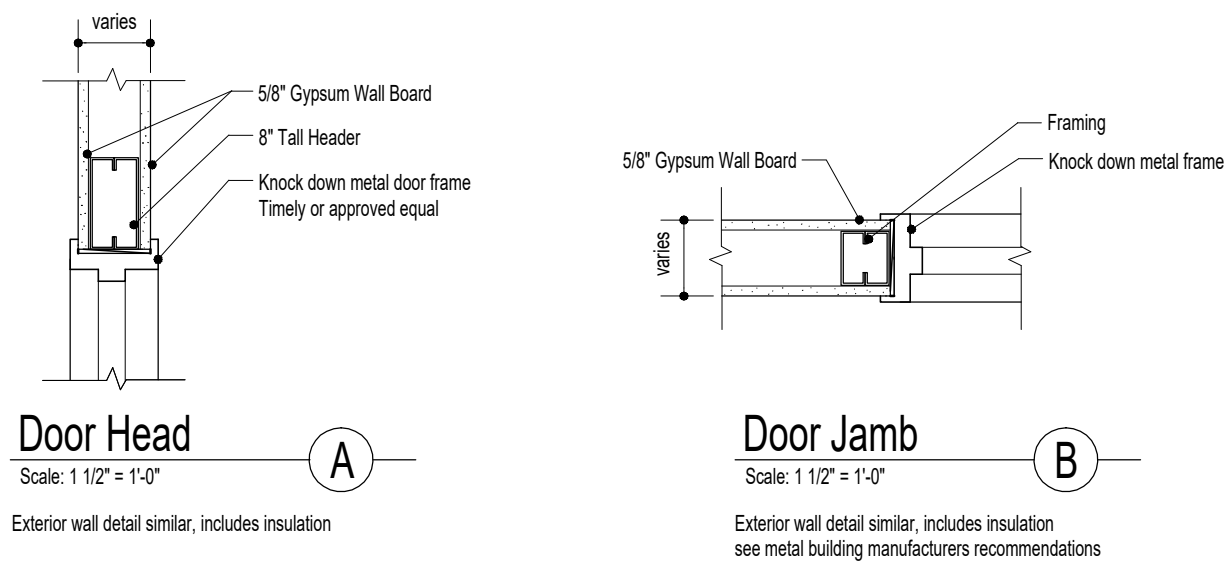
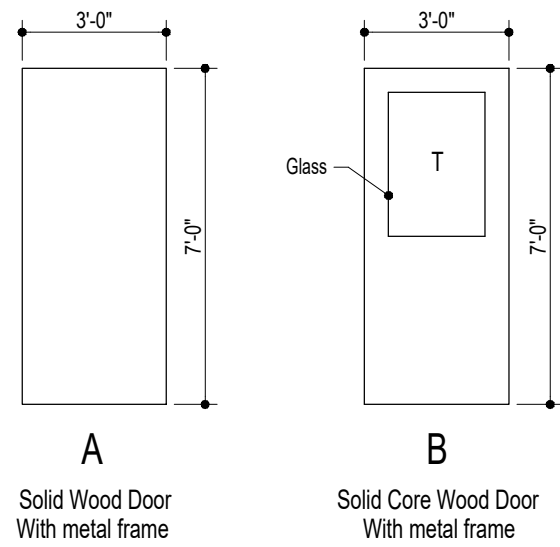
- 2 - Interior Door (single) - Finish t.b.d.
Best Lock, no equal
-1 Lever style knob to be ADA compliant
Thumb lock on push side
Keyed on pull side
-3 Hinges
-1 Wall stop

- 3 - Interior Door (single) - Finish t.b.d.
Best Lock, no equal
-1 Lever style knob to be ADA compliant
Keyed on pull side
-Panic Bar at push side
-3 Hinges
-1 Wall stop

Door Hardware Schedule to be completed by material supplier and general contractor, coordinate with architect and owner prior to installation

Door Schedule														
Symbol	Door					Frame				Fire Rating	Hardware Group	Self Closure	Comments	
	Room Name	Size	Type	Existing to Relocate	Glazing	Door Material	Details							
							Frame Material		Head					Jamb
101	Multi Purpose Room	3'-0" x 7'-0"	B	yes	yes	W	M	a / a5.1	b / a5.1	no	3	yes		
102	Office	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	2			
103	Storage	3'-0" x 7'-0"	A			W	M	a / a5.1	b / a5.1	no	2			
104	Storage	3'-0" x 7'-0"	A			W	M	a / a5.1	b / a5.1	no	2			
105	Conference Room	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	1	yes		
106A	Open Office	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	1	yes		
106B	Open Office	3'-0" x 7'-0"	A	yes		W	M	a / a5.1	b / a5.1	no	1	yes		
107	Storage	3'-0" x 7'-0"	A			W	M	a / a5.1	b / a5.1	no	1			
108A	Office	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	1			
108B	Office	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	1			
109A	Office	3'-0" x 7'-0"	B	yes	yes	W	M	a / a5.1	b / a5.1	no	1			
109B	Office	3'-0" x 7'-0"	B		yes	W	M	a / a5.1	b / a5.1	no	1			
110	Storage	3'-0" x 7'-0"	B	yes	yes	W	M	a / a5.1	b / a5.1	no	1			

Door Types



Interior Finish Schedule

Room Number	Room Name	Floor	Base	North Wall	East Wall	South Wall	West Wall	Ceiling	Specialty	Comments	Ceiling Height
First Floor											
101	Lobby	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
102	Office	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
103	Storage	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
104	Storage	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
105	Conference Room	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
106	Open Office	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
107	Storage	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"
108	Office	F-1	B-1	W-1	W-1	W-1	W-1	C-1		sound attenuation insulation	9'-0"
109	Office	F-1	B-1	W-1	W-1	W-1	W-1	C-1		sound attenuation insulation	9'-0"
110	Storage	F-1	B-1	W-1	W-1	W-1	W-1	C-1			9'-0"

Floor

F-1 12" VCT tile - color t.b.d.

Base

B-1 6" Vinyl cove base - color t.b.d.

Ceiling

C-1 2x4 acoustic grid ceiling

Walls

W-1 5/8" gyp bd. attached to framing, screw drywall as required by code, tape, texture and paint with base color, t.b.d.

Specialty

S-1 Not used

Door Notes

1- Due to multiple use some door details are reversed from direction shown.

2- Interior doors to be installed to clear finish floor material by $\frac{1}{2}$ "

3- All locksets on doors shall be ADA lever type.

4- All openings larger than 1/4" in exterior wall to use backer rod and commercial grade caulk for dust control.

5- Interior doors to have knock down metal frames, color t.b.d.

6- Exterior metal doors to have welded paint grade metal frame.

7- not used

8- All stops to be industrial grade stainless steel, either pedestal or wall stops.

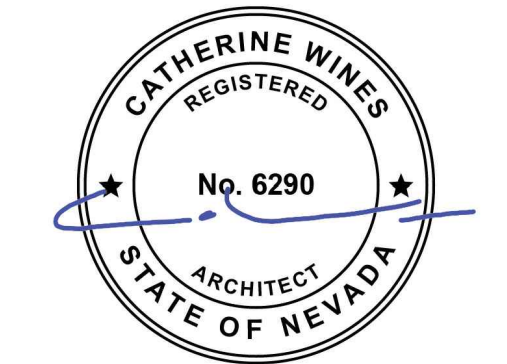
9- All door hardware to be mounted at 36" a.f.f. u.n.o.

10- All doors and entrances are to be accessible based on requirements of the Americans with Disabilities Act.

11- All panic hardware shall be listed in accordance with UL 305, fire exit hardware shall be listed with UL 10C and UL 305.

12- The actuating portion of the releasing device shall extend at least one-half of the door leaf width of any fire rated door.

13- The maximum unlatching force shall not exceed 15 lbs on any door with-in the path of travel of a designated exit.



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School
Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Schedules

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a5.1

- Materials not specifically described or shown will not be part of this contract unless required for minimum construction standards or code compliance. If more information is necessary to complete work contact the Architect / Owner.

- Where manufacturers have been specifically named, any alternate shall be approved in writing by the architect / owner prior to the comensment of work.

1- Excavation

Bearing soil, type NA, all existing exterior build-out to remain

2- Foundation

Footings - concrete mix NA Strength psi Reinforcing
Foundation wall material NA Strength psi Reinforcing
Interior foundation wall material NA Party foundation wall
Columns NA Piers
Girders NA Sills
Basement entrance NA Basement windows
Waterproofing NA
Termite protection NA
Additional foundation notes

3- Exterior Walls

Framing material NA existing to remain
Paper or felt NA Corner bracing
Sheathing NA / thickness spacing
Exterior finish NA
Exterior veneer NA
Door sills NA Window sills Lintels
Flashing Exterior Finish
Gable walls same as walls other
Additional exterior wall notes

4- Floor Framing

First floor slab 6" slab--on--grade, existing to remain thickness 6" reinforcing #4 bar at 12" centers
Slab insulation yes membrane
Fill under slab 90% compacted dirt thickness 6" min
Mezzanine floor framing NA spacing NA anchors NA
Additional floors framing NA spacing NA anchors NA
Additional floor notes

5- Sub Flooring @ Mezzanine

Material NA size NA type NA
Material NA size NA type NA

6- Partition Framing

Studs 4" cold rolled metal studs size & spacing 16" o.c. other
Plumbing studs NA size & spacing other
Additional partition notes all walls to extend to the underside of the roof deck

7- Ceiling Framing & Ceiling Finish

Material acoustical grid, match existing size & spacing 2'x4' Armstrong or approved equal other white
Additional ceiling framing notes All headers separating ceiling areas to be wood frame, finish to match finish walls
All building columns and exposed beams to be furred out with gyp bd

8- Roof Framing

Rafters NA Trusses
Spacing NA anchors
Additional roof framing notes

9- Roofing

Sheathing NA Spacing
Roofing NA Style Size
Fastening NA
Underlay NA Thickness Nailing
Flashing NA Gage or weight
Gravel stops NA Snow gaurds Ice shield
Roof Gutters NA Down spouts
Additional roofing notes

10- Interior Partition Walls

Wall finish material gyp. bd. weight or thickness 5/8" finish paint, 2 colors, accent walls throughout
Ceiling finish material acoustical grid weight or thickness NA finish white
Joint treatment 2 layers drywall tape Finish orange peel
Wet wall locations NA weight or thickness
Fire wall locations NA weight or thickness
Additional wall finish notes match existing at all locations

10- Flooring

Flooring 1 VCT tile 12x12 Location Office, conference, lobby, storage Subfloor slab on grade
Flooring 2 NA Location Subfloor
Flooring 3 NA Location Subfloor
Additional Flooring Notes

11- Stairs

Tread / Size
Location NA
Location NA
Location NA
Disappearing Garage Stair NA
Additional stair notes

13- Insulation

Location Thickness Type R-value Vapor Barrier
Roof NA
Exterior Walls NA
Floor NA
Bathroom walls NA

Additional insulation notes

14- Plumbing

Fixture Number Locations Make Size Color
see plumbing plans for fixture schedule

Water heater type & size Fuel Heating capacity
Bathroom accessories

NA

Breakroom Accessories

Additional plumbing fixture notes

NA

Lower cabinet material NA lineal feet exposed shelving lineal feet
Upper cabinet material lineal feet exposed shelving lineal feet
Bathroom cabinet material lineal feet exposed shelving lineal feet
Conference room cabinet material lineal feet exposed shelving lineal feet
Other cabinet locations match existing -- AWI premium grade quality cabinets lineal feet see a2.1 exposed shelving lineal feet see a2.2
Interior shelving match existing -- AWI premium grade quality cabinets see a2.1 soft close drawers see a2.2
Counter top material NA Bathroom counter top material NA
Backsplash NA Cabinet Finish
Additional cabinet notes NA same see a3.2
(1) adjustable at lower cabinet, (2) adjustable at upper cabinet yes
plastic laminate w/integrated 4" backsplash NA
rolled plastic laminate standard finish t.b.d.
plastic laminate to be Wilsonart standard color and finish, or approved equal
pull style hardware at each drawer and door, standard stock, t.b.d.

16- Sealers, Caulking, and Weatherproofing

All joints and openings larger to be caulked with commercial grade caulk or approved equal. Use backer rod at all joints larger than 1/4"
All plumbing and casework to be caulked at entire point of connection with floor or wall

17- Fire Protection Equipment

Provide commercial grade fire extinguishers in lockable security cabinet as required by code, see plan for locations
Automatic fire sprinkler system is in place, remodel existing system to accomodate new floor plan layout

18- Garage Special Instructions

NA

19- Patio & Porch Special Instruction

NA

20- Terraces & Balconies Special Instruction

NA

21- Walks & Driveways

see civil dwgs

22- Other On-site Improvements

Area to be landscaped indicted on site plan
Topsoil thickness
Shade trees, deciduous Evergreen trees High shrubs
Low shrubs Ground cover
Automatic sprinkler system to be determined
Additional landscaping notes

24- Special Equipment

List all other equipment including manufacturer item numbers, colors and other descriptive features to be supplied an/or installed by contractor or requires a contractor or subcontractors consideration.

All interior furniture by owner
All non-permanent furniture and display systems furnished by owner
Coordinate all interior signage with the owner
Appliances and equipment provided by owner

R6STUDIO
CATHERINE WINES, ARCHITECT
421 RAILROAD STREET STE 208
ELKO, NEVADA 89801
p775.738.7829 f775.738.7817
www.R6STUDIO.com



Documents are instruments of service for use solely with respect to this project. Copyright (c) 2008 by Catherine Wines, Architect Elko, Nevada. Unauthorized use is subject to prosecution. All rights reserved.

PROJECT NAME

Learning Bridge Charter School
Entrance Remodel
13th Street East
Ely, Nevada

SHEET NAME

Specifications

REVISIONS

DATE

1.7.2025

SHEET NUMBER

a5.2