



Beating the odds.
One animal at a time.



About Us:

- ❖ 501 (c)3 Designation with IRS
- ❖ Local, grassroots, non-profit organization
- ❖ Provide rescue, recovery, behavior services, education, and placement for dogs & cats labeled unadoptable, scheduled for euthanasia (primary focus is animals that are not going to make it anywhere else)
- ❖ Provide programs and services for the community- all geared towards reducing return rates, reducing euthanasia rates, increasing live release rates, educating adopters, keeping animals in homes
- ❖ National recognition- referred by veterinarians, shelters, trainers and sanctuaries across the US
- ❖ In business, serving and supporting our community for 12 years
- ❖ Creating jobs & community involvement in Northern Nevada – our volunteers put in an average of 3,000 hours of work every year



Our Impact

- Saved the lives of thousands of animals in Northern Nevada
- Through our training division and behavior services, we provide support and service to an average of 55-75 families a week
- Through our rescue division, we provide medical care, behavior training, housing and placement for an average of 40 dogs per week
- Our work has helped over 200 animal welfare agencies across the United States
- CRCCS has partnered with over 250 businesses in Northern Nevada from local small businesses and non-profits to large companies such (Microsoft, Wells Fargo, Intuit)







Goals for the Campus

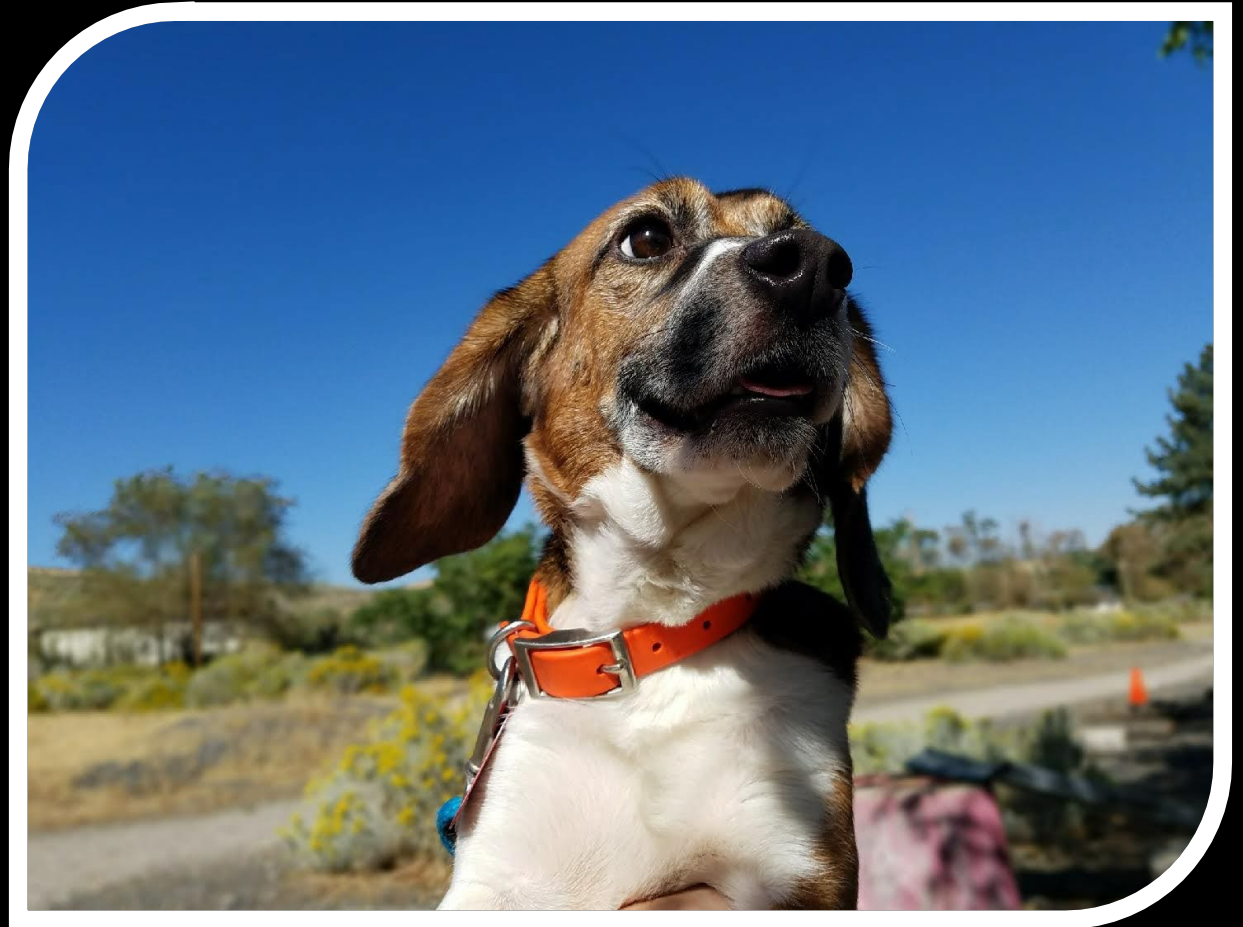
- ❖ Create a quiet, peaceful, park-like environment that is calming, comforting, enriching and thoughtful.
 - ❖ Community oriented.
 - ❖ Landscaping, proper drainage, improved aesthetic.
 - ❖ Supports our mission.
-

We are not a high-volume animal shelter. We are a private recovery center.

We are not open to the public. We are appointment only.

We are not a doggy daycare facility with large play groups. All outings are 1-1 (dog/handler).

We are strategically located away from the busyness.

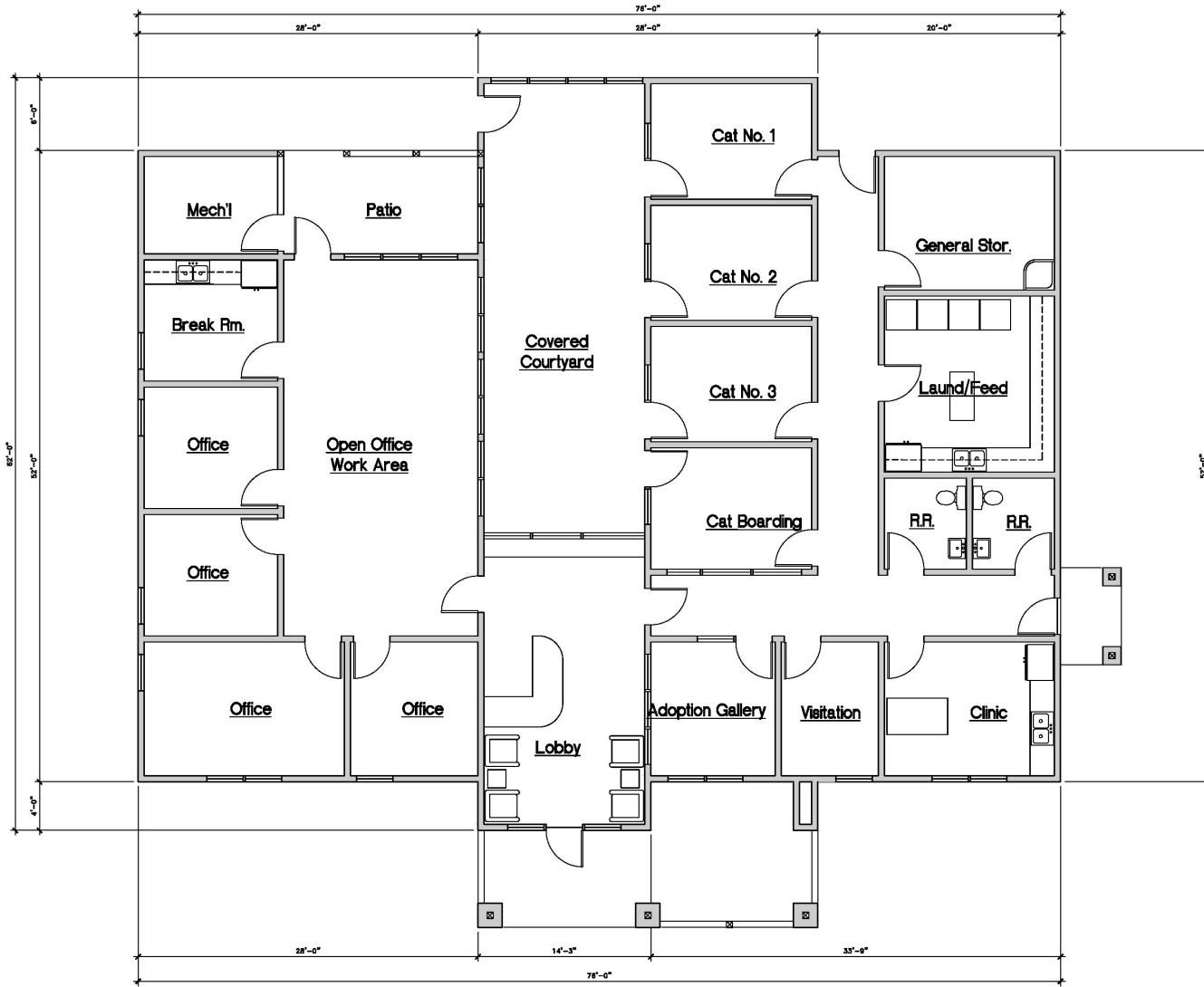


Behavior and Education Campus

Creating Community
Educating People
Transforming Lives



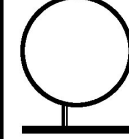
Z:\projects\kbr\CCCS - Canine Rehabilitation Center and Cat Sanctuary\Special Use Plans\Drawings\Arch\Canine Rehab A-2.0 Floor Plan.dwg, 5/2/2022 11:33:03 AM, DWG To PDF.plt



1 FLOOR PLAN
SCALE 1/4" = 1 0'

revisions

architects + llc
environmental
designers
30 North St.
Reno, NV 89509
Tel: 775-325-8282
Fax: 775-325-8282

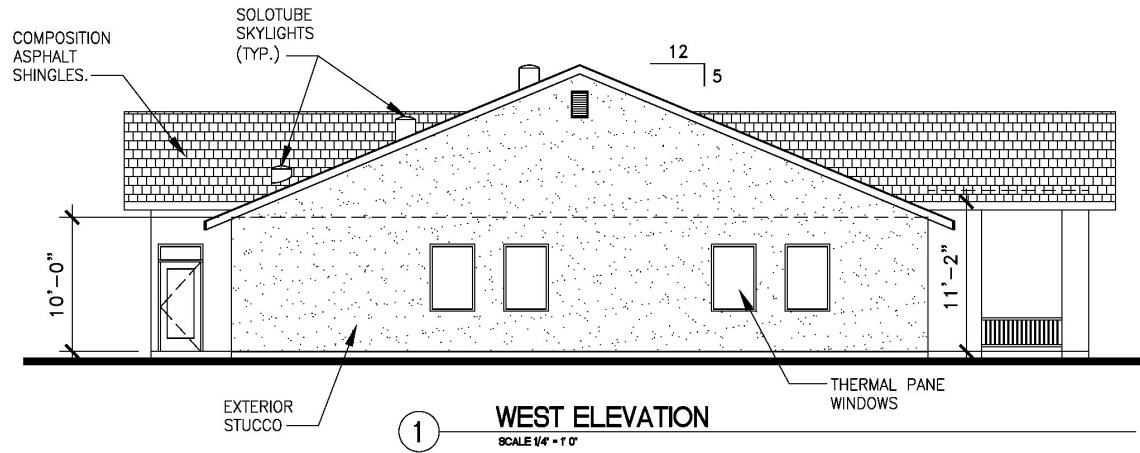
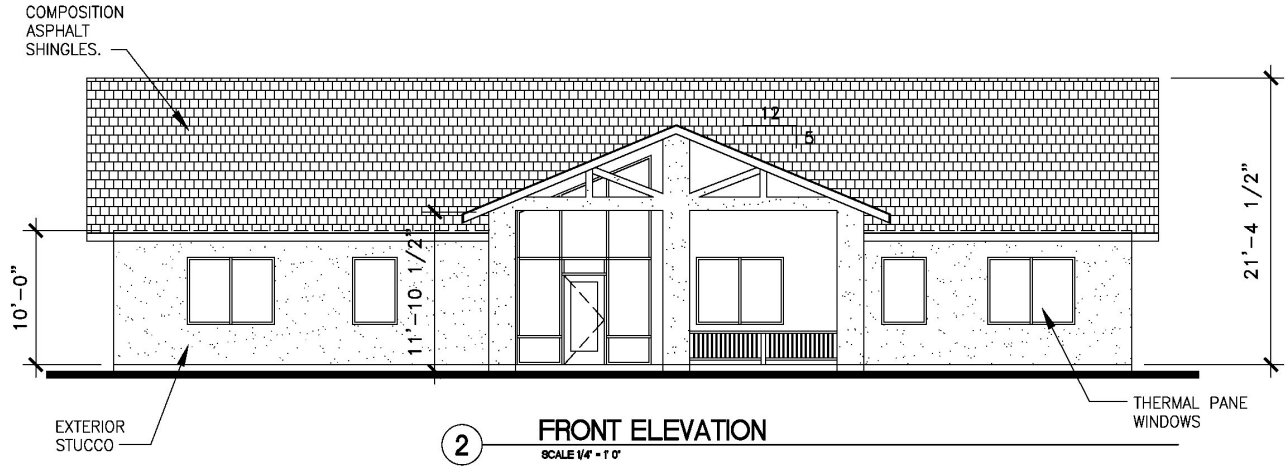


Project:
Canine Rehabilitation Center
Renovation
555 US Hwy 395, North Washoe Valley
Nevada, 89704

Sheet title
PROPOSED
FLOOR PLAN

Drawn by EJP
Checked by GE
Date 03/07/2022
Sheet No. 555 US Hwy 395

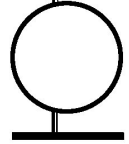
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A-1



Title: Job:Camme Rehabilitation Center and Caf Sandway:Camme Rehab. A-2: Floor Pnding. 8/6/2022 8:22:15 AM DWG To PDF.pcd

revisions

architects + llc
 architects
 1500 S. 2nd St.
 Reno, NV 89509
 775.335.6661
 fax: 775.335.6682

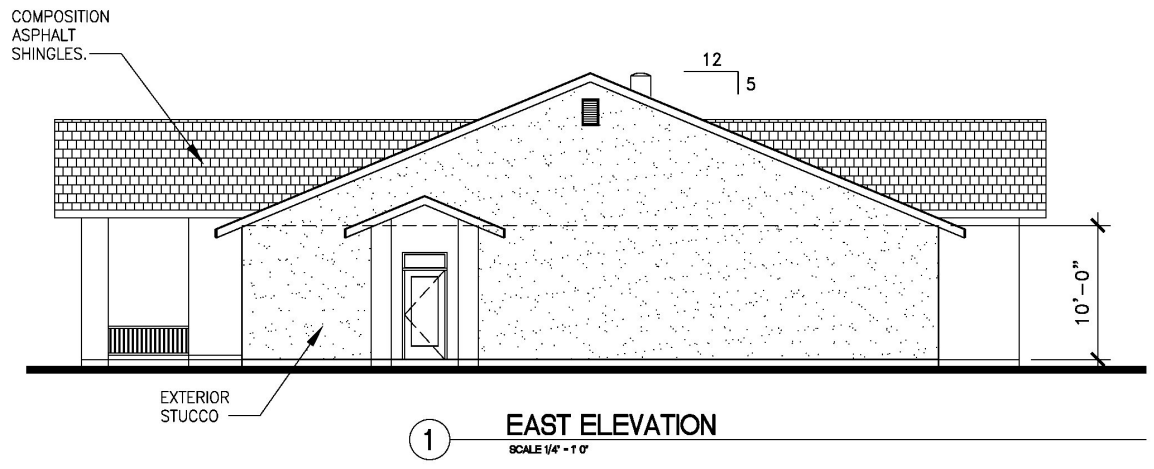
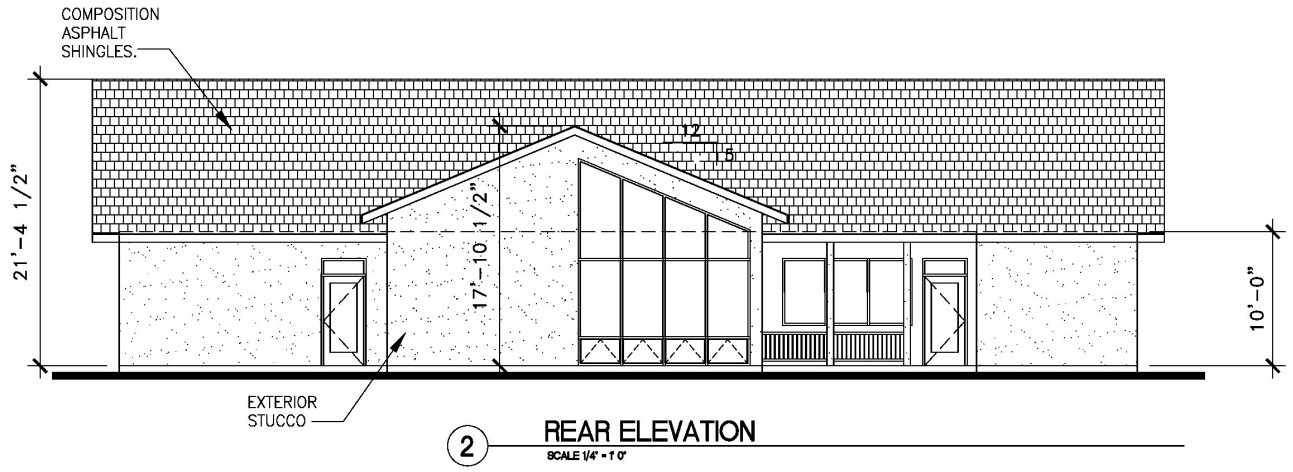


Project
 Camme Rehabilitation Center
 Renovation
 555 US Hwy 395, North Washoe Valley
 Nevada, 89704

sheet title
 PROPOSED
 EXTERIOR
 ELEVATIONS

Drawn by	KCP
Checked by	GF
Date	02/07/2022
Job no.	555 US Hwy 395
Sheet	

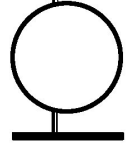
A-2



Title: Job:Camme Rehabilitation Center and Cal Sandway:Camme Rehab. A-3: Floor Pndng. 8/6/2022 8:21:38 AM DWG To PDF.pcd

revisions

architects + llc
 architects
 15. Mackay St.
 Reno, NV 89509
 775-397-8888
 fax: 775-362-9882

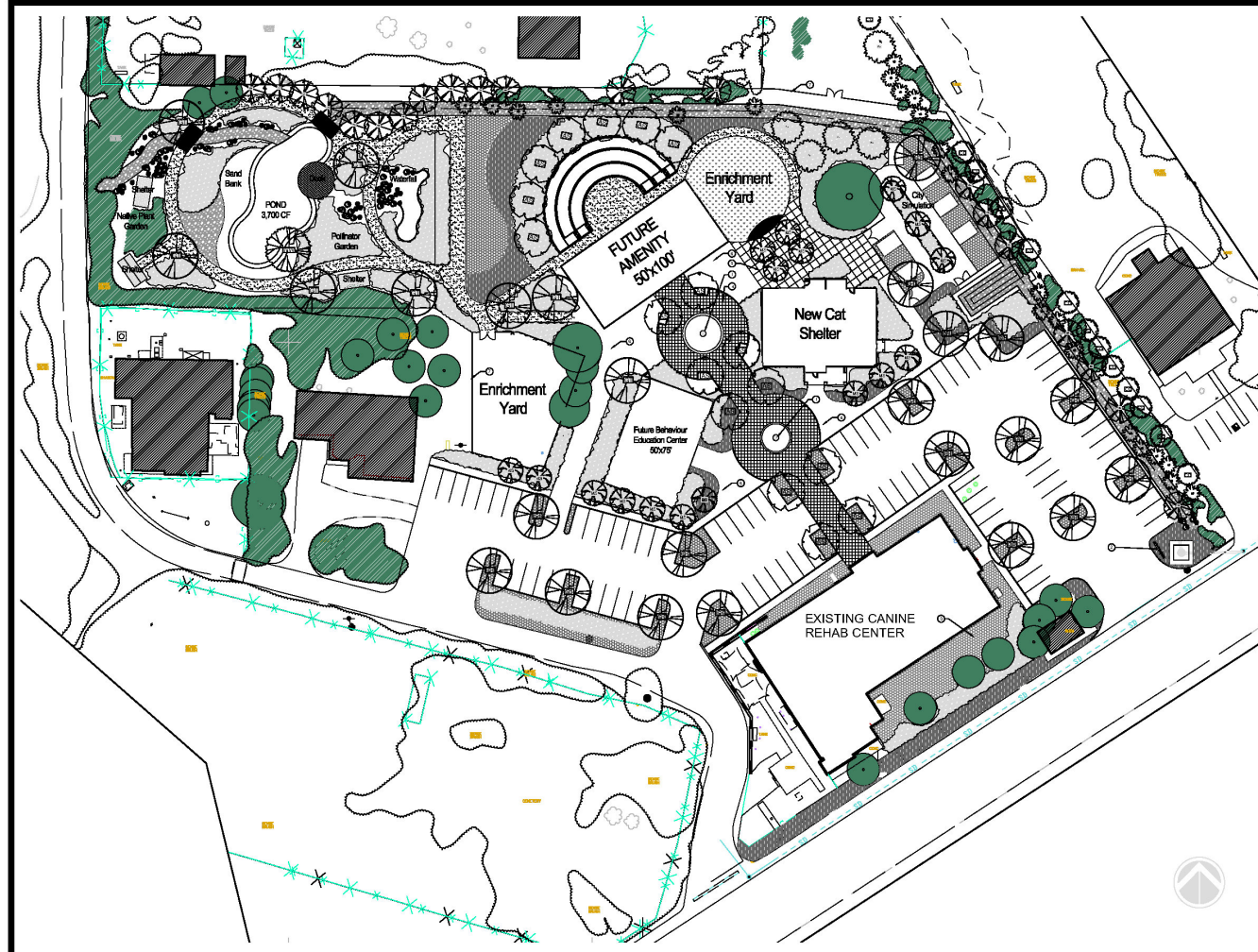


project
 Camme Rehabilitation Center
 Renovation
 555 US Hwy 395, North Washoe Valley
 Nevada, 89704

sheet title
 PROPOSED
 EXTERIOR
 ELEVATIONS

drawn by
 KCP
 created by
 CF
 date
 02/07/2022
 job no.
 555 US Hwy 395
 sheet

A-3



PLANTING LEGEND

Symbol	Scientific Name	Common Name	Quantity	Size	Planting	Spec at Completion	Site at 1st Planting
DECOMPOSED TREES							
AS	Acer saccharum	Admiral Spreader Maple	3	2" Caliper	Per Plan	7	30'
MO	Morus nigra	Black Mulberry	4	1" Caliper	Per Plan	5	10'
TR	Theophrasta danica	Trident Maple	2	2" Caliper	Per Plan	5	30'
DC	Quercus macrocarpa	White Oak	1	2" Caliper	Per Plan	5	30'
LP	Liquidambar styraciflua	Striped Bark Tree	3	2" Caliper	Per Plan	7	30'
EVERGREEN TREES							
PT	Pinus strobus	White Pine	2	3' Min. Hgt.	Per Plan	5	30'
CD	Cedrus deodara	Deodar Cedar	2	6' Min. Hgt.	Per Plan	5	30'
PR	Prinos sp.	Red Pine	6	12' Min. Hgt.	Per Plan	5	30'
SO	Sorbus domestica	European Sorbus	3	3' Min. Hgt.	Per Plan	5	30'
SHRUBS							
	Cornus amomum	Spicebush	5.0 ea	7' o.c.			
	Erythronium yuccifolium	Yellow Crown	5.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	5.0 ea	7' o.c.			
	Hydrangea arborescens	Hydrangea	5.0 ea	7' o.c.			
	Phlox subulata	Subularia	5.0 ea	7' o.c.			
	Spirea vanhouttei	White Snowflake	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			
	Hamamelis virginica	Witch Ham	1.0 ea	5' o.c.			

LANDSCAPE LEGEND

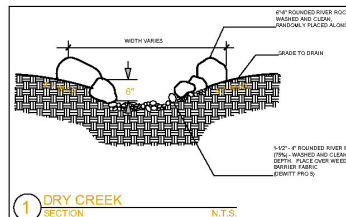
- DRY CREEK - APPROX. 300 SF INSTALL PER DETAIL #1 ON THIS SHEET.
- ROCK MULCH - APPROX. 2.08 SF 1" - 1 1/2" FRACTURED ROCK, WARM GREYS TO CHOCOLATE BROWN, 4" MIN. DEPTH PLACED OVER NATIVE SOIL.
- DECOMPOSED GRANITE MULCH - APPROX. 0.58 SF DECOMPOSED GRANITE 2" MIN. DEPTH PLACED OVER NATIVE SOIL.
- DECOMPOSED GRANITE PATH - APPROX. 0.58 SF INSTALL 2" LAYER OF DECOMPOSED GRANITE ON TOP OF 1" LAYER OF COMPACTED AGGREGATE BASE.
- TURF GRASS - APPROX. 0.02 SF. WEIGHED WITH FOR-LUP SPRAY NOTION. INCLUDE MINIMUM WEEDS FOR CONTROL. MAINTAIN PER IFC.
- NATIVE BOLDERS - SELECT BOLDERS FROM SITE. SURF 1/4 OF THE BOLLER FOR A NATURAL APPEARANCE.

LANDSCAPE KEY

- ① SCULPTURAL ART FEATURE
- ② FUTURE MONUMENT SIGN PER WASHOE COUNTY DEVELOPMENT STANDARDS
- ③ EXISTING DECOMPOSED GRANITE MULCH TO REMAIN
- ④ INTERLOCKING CONCRETE PAVING IN BROWN TO GREY TONES
- ⑤ CONCRETE PAVING WITH 6x6 O.C. SCORE PATTERN, MEDIUM BRUSH FINISH
- ⑥ CONCRETE PAVING WITH MEDIUM BRUSH FINISH
- ⑦ 4" TALL GALVANIZED CHARLUM FENCING TYPICAL FOR ALL FENCING

LANDSCAPE MAINTENANCE SCHEDULE

- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LAND MATERIALS FOR ONE FULL YEAR. THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE REGULAR MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. CONTINUE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
- BROADCAST ALL NEW PLANTINGS WITH GRASS PREVENTION.
- WORK AREA TO BECOME WEED FREE PER IFC.
- IRRIGATOR/IRRIGATION SYSTEM BEING MOVED OR TURNED ON FOR THE FIRST TIME. CHECK SOILS FOR EARLY TREES BEFORE TURNING ON OR OFF.
- REMOVE LEAF LITTER AND CLIPPINGS AND COMPOST ON SITE FOR YEARLY MAINTENANCE OF PLANT BEDS.
- WITH FIVE (5) HOURS BEFORE EVERY FALL.
- EMPLOY LICENSED ARBORIST TO INSPECT TREES FOR SAFETY AND HEALTH EVERY TWO YEARS.
- KEEP POND, MULCH WEEDS FREE AND TRASH FREE.
- KEEP SITE FREE OF TRASH.



1 DRY CREEK SECTION N.T.S.

DATE: _____

REVISIONS:



14475 HURON TRAIL
RENO, NEVADA 89521
PHONE: 775-750-0258
jillaj@charter.net

JILLA
JORDE
ARCHITECTURE

LANDSCAPE PLAN:
505 US HWY 395
WASHOE VALLEY, NV 89704

SCALE: 1"=40'

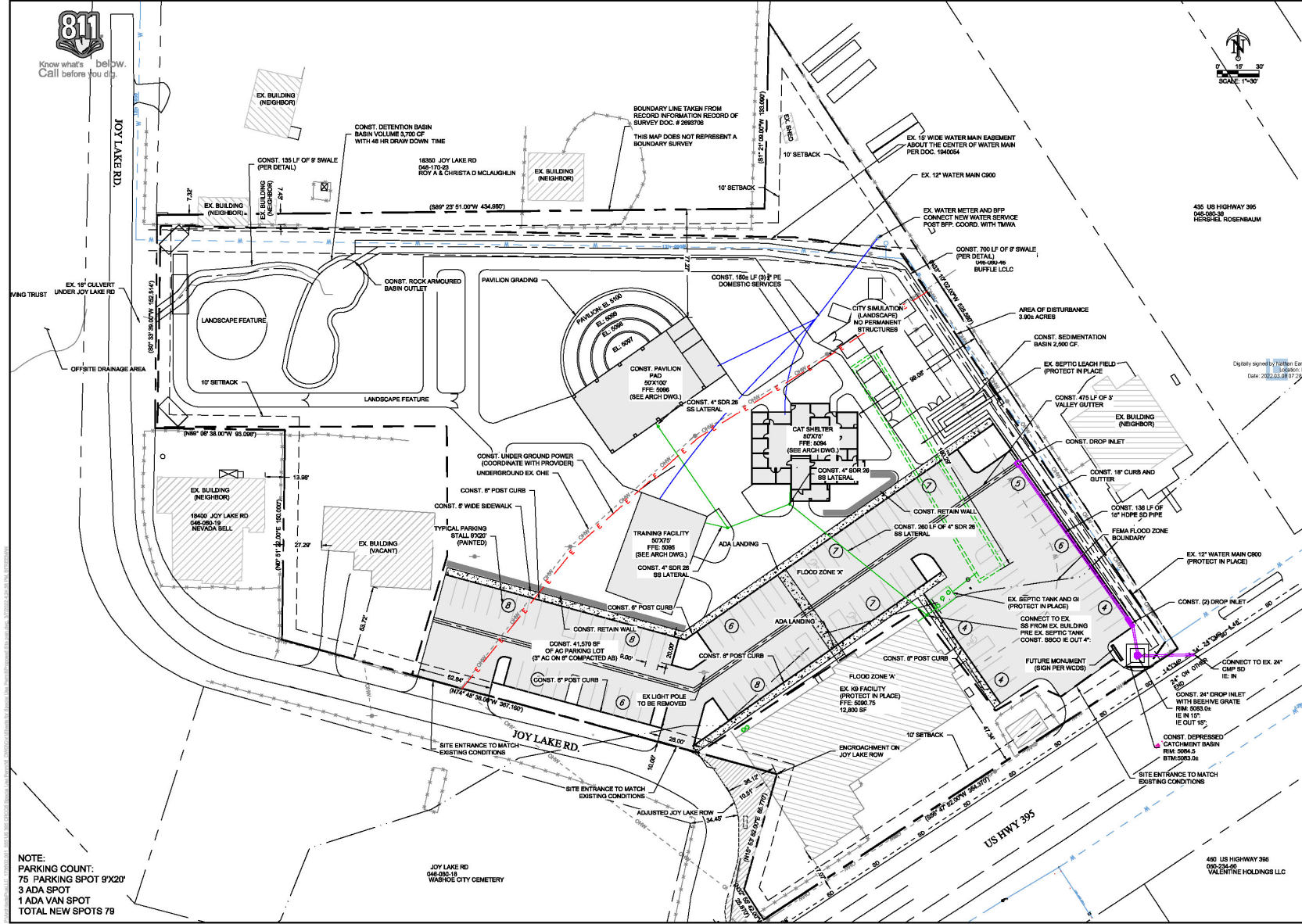
DRAWN: JLL

CHECKED: _____

DATE: 3/8/22

NOTES:

SHEET
LP



CANINE REHABILITATION CENTER RENOVATIONS
 PROPOSED SITE & UTILITY PLAN
 SHEET C1.2
 WASHINGTON COUNTY
 PROJECT NO. 17124523.01

PROPOSED CIVIL ARCHITECTS:
 MATTHEW BARK ROBBINS
 35 MARTIN ST.
 REHO, NY, 14869
 (719) 308-8001
 DRAWN: BRF
 DATE: 2023-03-08

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD	APP.
1	ISSUED FOR PERMIT	02/23/23	BRF	NER	
2	FOR SUBMITTAL	03/08/23	BRF	NER	

APPROVALS

C 1.2

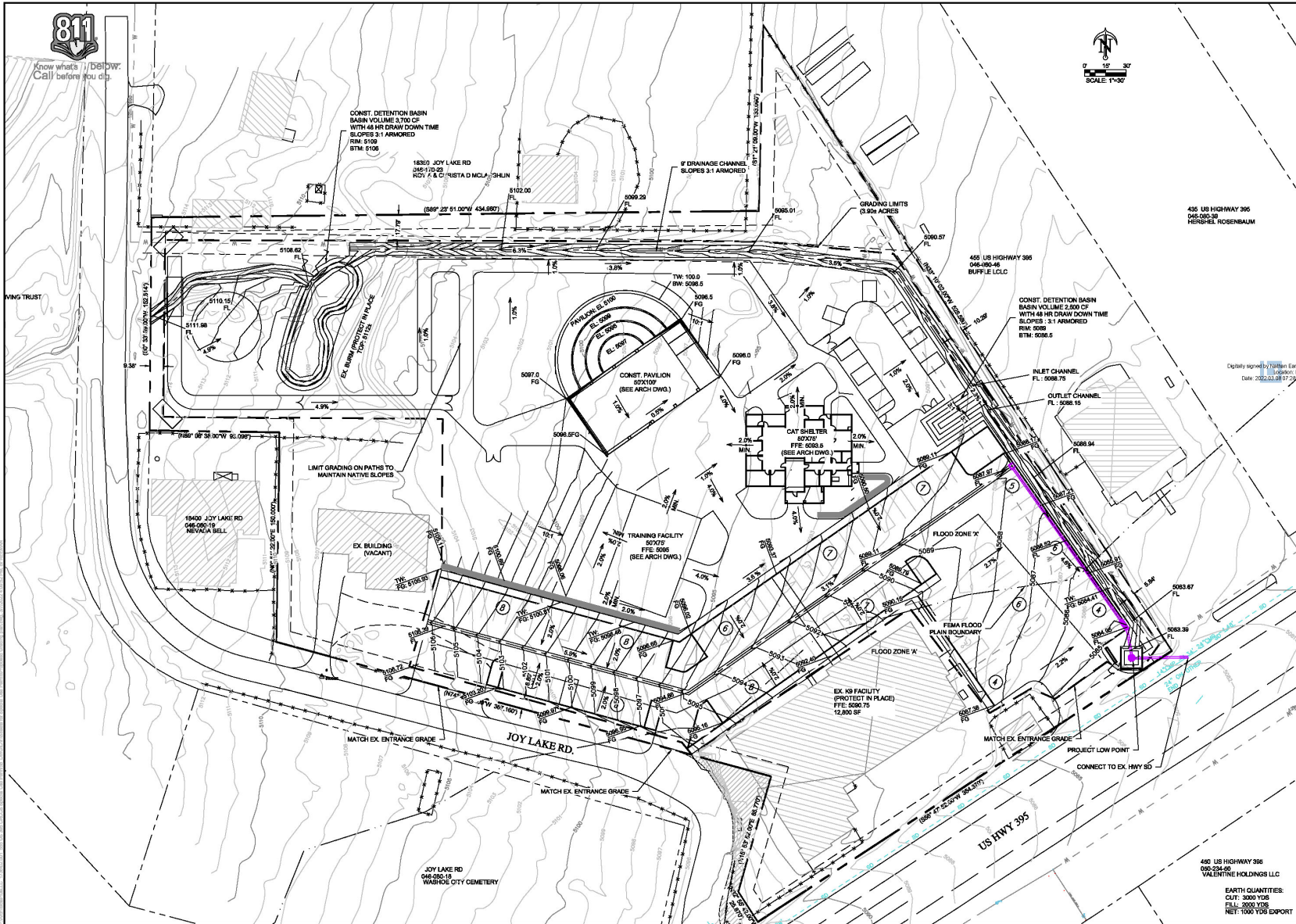
NOTE:
 PARKING COUNT:
 75 PARKING SPOT 8'x20'
 3 ADA SPOT
 1 ADA VAN SPOT
 TOTAL NEW SPOTS 79

JOY LAKE RD
 046-030-19
 WASHOE CITY CEMETERY

400 US HIGHWAY 395
 050-234-00
 VALENTINE HOLDINGS LLC



Know what's below.
Call before you dig.



**CANINE REHABILITATION CENTER
RENOVATIONS**
SHEET C1.3
SITE GRADING PLAN

DESIGNED BY:
ARCHITECTS:
ENGINEERS:
DATE: 2022.03.08



**NATHAN EARL
ROBINSON**
Professional Engineer
No. 00000000000000000000
Civil

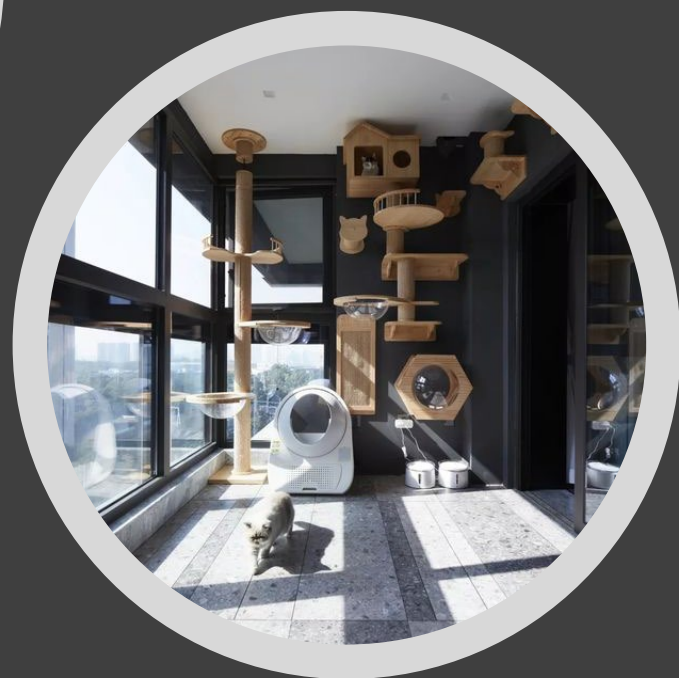
NO.	DESCRIPTION	DATE	BY	CHKD	APP.
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2	FEMA MAP 2022.03.08				
3	FEMA MAP 2022.03.08				
4	ISSUED FOR PERMIT	2022.03.08			

NO.	DESCRIPTION	DATE	BY	CHKD	APP.
1	ISSUED FOR PERMIT	2022.03.08	NER		
2	FEMA MAP 2022.03.08				
3	FEMA MAP 2022.03.08				
4	ISSUED FOR PERMIT	2022.03.08			

NO.	DESCRIPTION	DATE	BY	CHKD	APP.
1	ISSUED FOR PERMIT	2022.03.08	NER		
2	FEMA MAP 2022.03.08				
3	FEMA MAP 2022.03.08				
4	ISSUED FOR PERMIT	2022.03.08			

APPROVALS
C 1.3

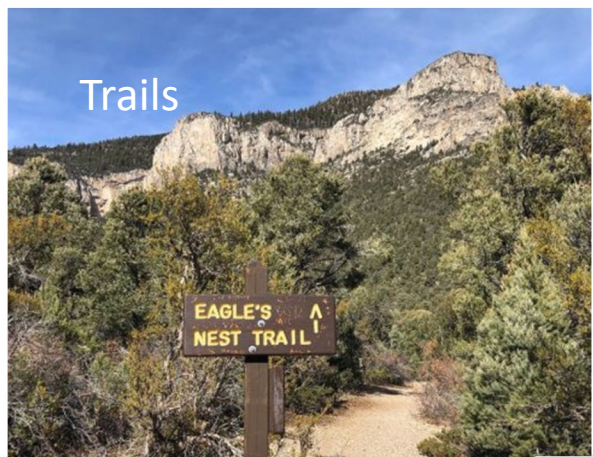
400 US HIGHWAY 395
040-234-00
VALENTINE HOLDINGS LLC
EARTH QUANTITIES:
CUT: 3000 YDS
FILL: 2000 YDS
NET: 1000 YDS EXPORT



Jackie Hawkins Cat Cottage



Trails



Enrichment Yard / Textures



The Campus



Garden & Memorial Area



City Simulation



Rock Climbing Area



Shade Pavilion



Sensory Garden



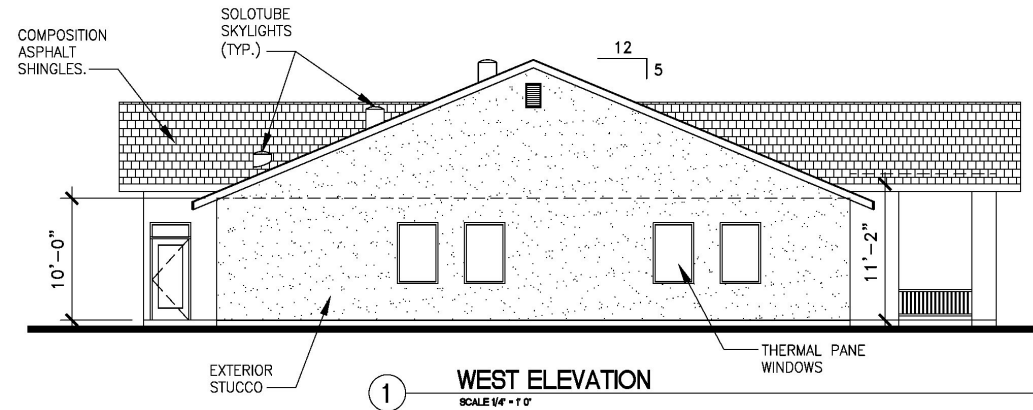
Waterfall & Water Play Area



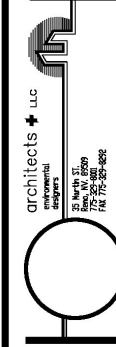
Outdoor Education Area



Z:\projects\cane\cane_rehab\cane_rehab_center_and_cafeteria\cane_rehab_center_and_cafeteria.dwg (10/21/2022 8:25:15 AM) DWG TO PDF #63



revisions



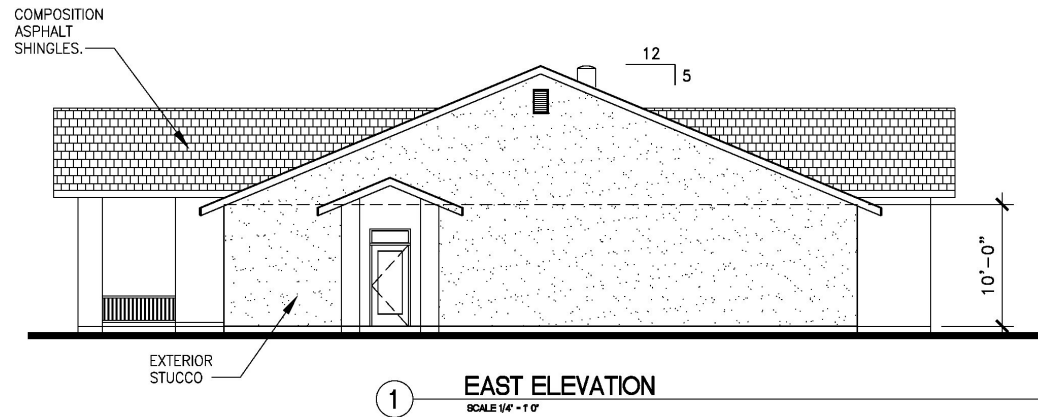
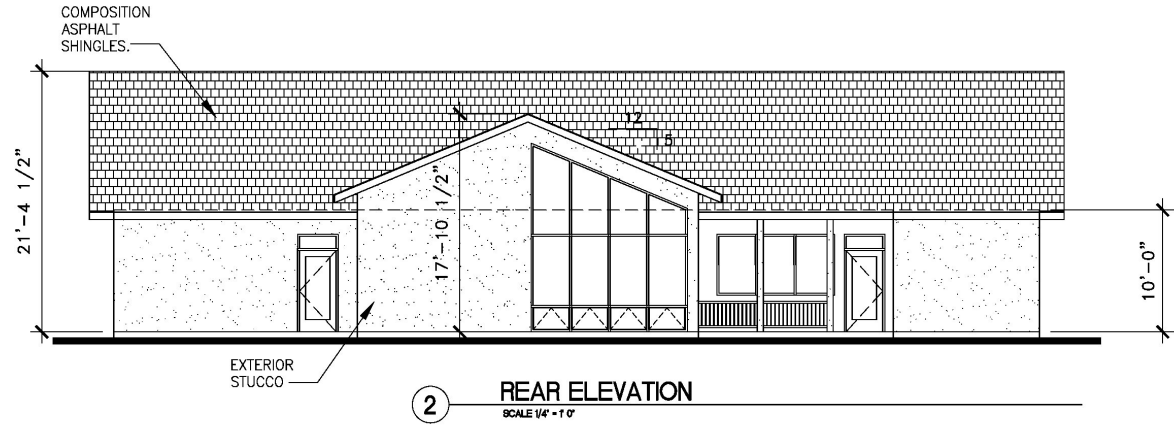
architects + llc
environmental
engineers

32 North 21st
Reno, NV 89505
TEL: 775-333-8887
FAX: 775-333-8886

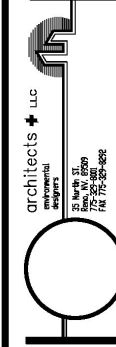
PROJECT:
Cane Rehabilitation Center
Renovation
555 US Hwy 395, North Washoe Valley
Nevada, 89704

Drawn by KAP
Checked by DL
Date 03/21/2022
Job no. 555 US Hwy 395
Sheet A-2

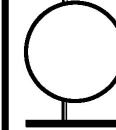
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revisions



architects + llc
m/s/central
designers



PROJECT
Came Rehabilitation Center
Renovation
555 US Hwy 395, North Washoe Valley
Nevada, 89704

SHEET TITLE
PROPOSED
EXTERIOR
ELEVATIONS

Drawn by
K.P.

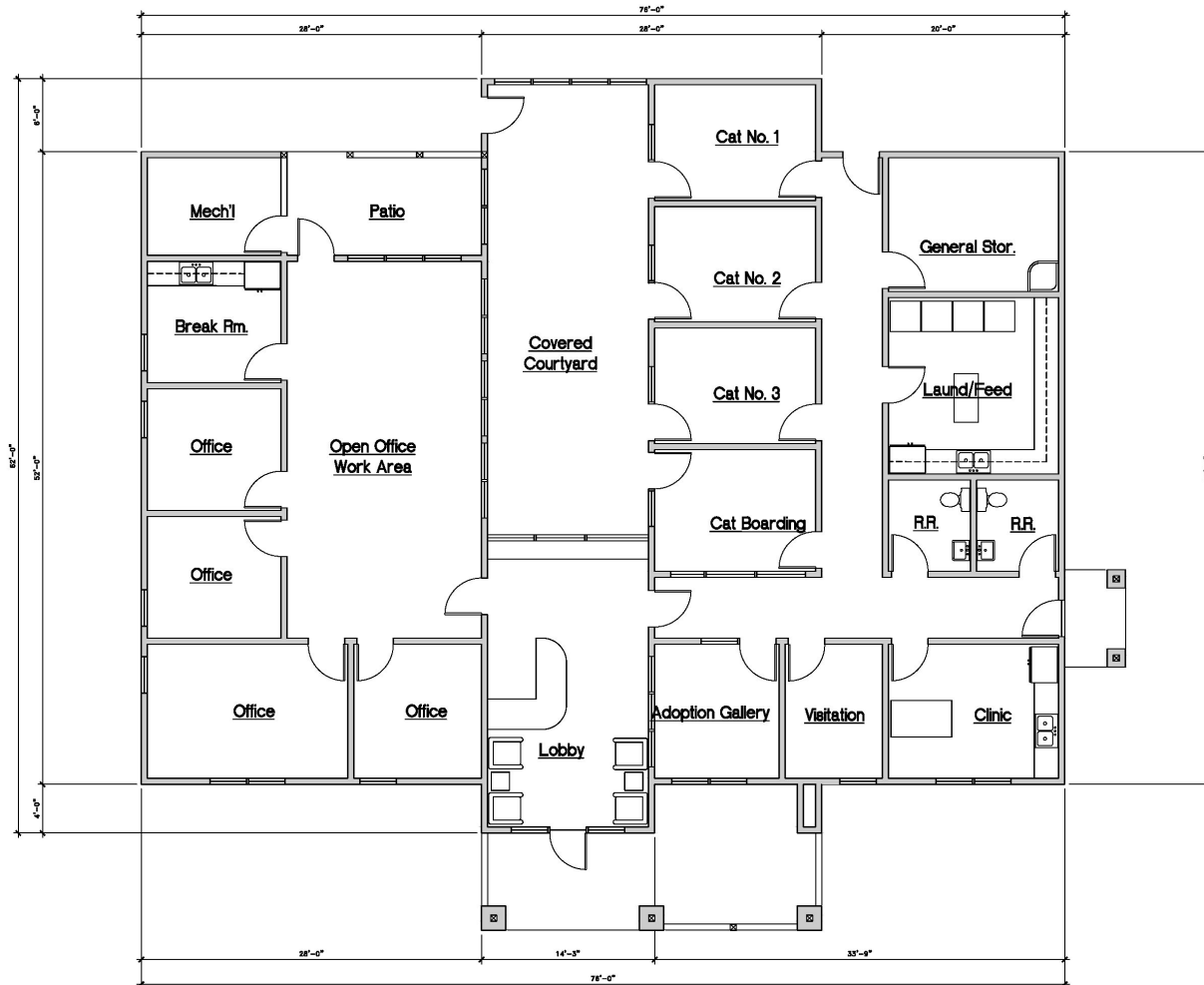
Checked by
C.E.

Date
03/07/2022

Job no.
555 US Hwy 395

Sheet

A-3



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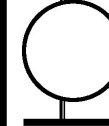
FLOOR PLAN

SCALE 1/4" = 1 0'



revisions

architects + llc
environmental
engineers
32 North 21st
Reno, NV 89505
TEL: 775-333-8887
FAX: 775-333-8886



PROJECT
Canine Rehabilitation Center
Renovation
555 US Hwy 395, North Washoe Valley
Nevada, 89704

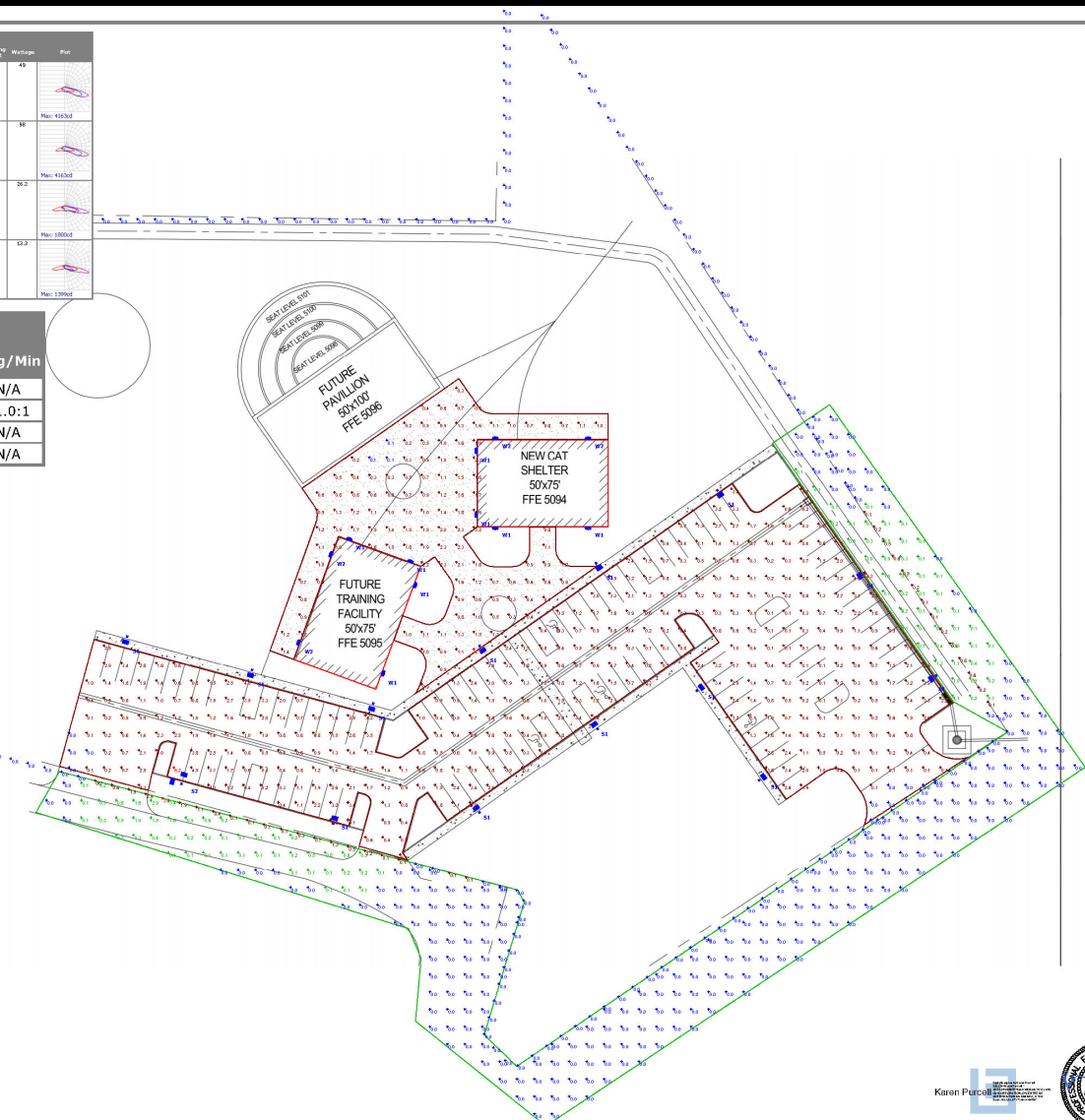
SHEET TITLE
PROPOSED
FLOOR PLAN

Drawn by	K.P.
Checked by	DL
Date	03/27/2022
Job no.	555 US Hwy 395
Sheet	

A-1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lenses	Area sq. Feet	Light Level Foot-C	Mounting Height	Weight lbs	Plot
S1			13	Lithonia Lighting	OSD-LED FC 40R 177M WCOL	OSD-LED FC 40R 177M WCOL	1	6037	0.9	12'	49	
S2			1	Lithonia Lighting	OSD-LED FC 40R 177M WCOL	OSD-LED FC 40R 177M WCOL	1	6037	0.9	12'	36	
W1			3	Lithonia Lighting	OSD-WL LED 18C 700 40R 144 WCOL	OSD-WL LED WITH (1) 13 LED LIGHT SOURCE, TYPE T8M OPTIC 4000K, @ 80MA	1	2726	0.9	12'	30.2	
W2			4	Lithonia Lighting	OSD-WL LED 18C 500 40R 120 WCOL	OSD-WL LED WITH (1) 13 LED LIGHT SOURCE, TYPE T8M OPTIC 4000K, @ 80MA	1	1448	0.9	12'	13.3	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	+	1.2 fc	6.2 fc	0.0 fc	N/A	N/A
PAVILLION AREA	+	1.1 fc	4.1 fc	0.1 fc	41.0:1	11.0:1
Light Trespass	+	0.1 fc	4.2 fc	0.0 fc	N/A	N/A
Property Boundry	+	0.1 fc	3.3 fc	0.0 fc	N/A	N/A



Plan View

PK Electrical, Inc.
Engineering - Design - Consulting



CANINE BEHAVOR CENTER
SITE LIGHTING PHOTOMETRICS
555 US-395 N, NEW WASHOE CITY, NEVADA

Designer
Matthew Stuart
Date
03/08/2022
Scale
1" = 30'
Drawing No.
22033
Summary





EXISTING VEGETATION LEGEND

Symbol	Scientific Name	Common Name	Deciduous or Evergreen	DBH (inches)	Action
EXISTING TREES					
TREE 1	Pinus jeffryi	Jeffrey Pine	Evergreen	30"	Remain
TREE 2	Ulmus parviflora	Siberian Elm	Deciduous	18"	Remove
TREE 3	Ulmus parviflora	Siberian Elm	Deciduous	18"	Remove
TREE 4	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 5	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 6	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 7	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 8	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 9	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 10	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 11	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 12	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 13	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 14	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 15	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 16	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 17	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 18	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 19	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 20	Betula	Willow Tree	Deciduous	30"	Remain
TREE 21	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 22	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 23	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 24	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 25	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 26	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 27	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 28	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 29	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 30	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 31	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 32	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 33	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 34	Alnus incana	Tree of Heaven	Deciduous	10"	Remain
TREE 35	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 36	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 37	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 38	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 39	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 40	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 41	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 42	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 43	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 44	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 45	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 46	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 47	Alnus incana	Tree of Heaven	Deciduous	18"	Remove
TREE 48	Alnus incana	Tree of Heaven	Deciduous	12"	Remove
TREE 49	Alnus incana	Tree of Heaven	Deciduous	10"	Remove
TREE 50	Alnus incana	Tree of Heaven	Deciduous	12"	Remain
TREE 51	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 52	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remove
TREE 53	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 54	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 55	Ulmus parviflora	Siberian Elm	Deciduous	30"	Remain
TREE 56	Acer	Maple	Deciduous	6"	Remain
TREE 57	Acer	Maple	Deciduous	8"	Remain

LANDSCAPE PROTECTION NOTES

- 1. PROTECT IN PLACE TREES NOTED TO REMAIN AND ALL NATIVE SAGE BRUSH AREA NOTED TO REMAIN.

LANDSCAPE AREA LEGEND

	SHRUB REMAINING	16,868 sf
	SHRUB REMOVAL	19,040 sf
	TREE CANOPY PRESERVED	10,432 sf
	TREE CANOPY REMOVED	17,500 sf
	NEW IRRIGATED LANDSCAPE	20,582 sf
	LAWN AREA	3,272 sf
	REVEGETATION AREA	5,177 sf
	NON-IRRIGATED NATIVE AREAS	16,868 sf

DATE: _____

REVISIONS:



14275 HIRON TRAIL
 RENO, NEVADA 89501
 PHONE: 775-780-0088
 jella@jellalandscape.net

JLLA
 LANDSCAPE
 ARCHITECTURE

EXISTING VEGETATION PLAN:
 555 US HWY 395
 WASHOE VALLEY, NV 89704

SCALE: 1"=40'

DRAWN: JLL

CHECKED: _____

DATE: 3/8/22

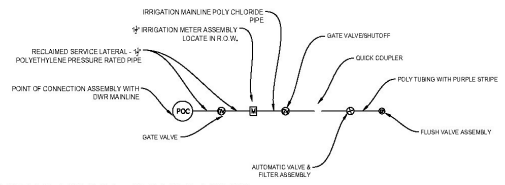
NOTES:

SHEET
EVP



LANDSCAPE ARCHITECTS
 14475 HURON TRAIL
 RENO, NEVADA 89521
 PHONE: 775-750-0258
 WWW.JLLA.COM
 JLLA@JLLA.COM

EXISTING UTILITIES
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.



IRRIGATION SCHEMATIC

IRRIGATION EQUIPMENT LEGEND

VALVES, CONTROLS, & MISC. EQUIPMENT		
MANUFACTURER / MODEL #	DESCRIPTION	DET.
WATER METER	EXISTING 1"	
WATTS ZLF 100-07	BACKFLOW PREVENTOR	NA
REDUCED PRESSURE PRINCIPLE	INHER HEATED CABINET	
RAINBIRD	DRIP REMOTE CONTROL VALVE ASSEMBLY	NA
XCZPSA-10A-PRF		
RAINBIRD	TURF REMOTE CONTROL VALVE	NA
FCMPSA		
HOSE BIB		
WALKING 500	PRESSURE REGULATOR	NA
RAINBIRD ESP-12 LX IN	12 STATION AUTOMATIC CONTROLLER IN PLASTIC OUTDOOR-WALL MOUNTED	NA
PIPING & SLEEVING		
SYM.	DESCRIPTION	DETAIL
	PVC SCHEDULE 40 PRESSURE MAINLINE - 1.125"	NA
	PVC SLEEVING FOR LATERALS, MAINLINE AND CONTROL WIRES	NA
	BODY HEIGHT*	
	VALVE STATION NO.	
	VALVE SIZE	
	GPM	
	6" BODY HEIGHT	
	12" BODY HEIGHT	
	D=DRIP SYSTEM	

DATE:	
REVISIONS:	



14475 HURON TRAIL
 RENO, NEVADA 89521
 PHONE: 775-750-0258
 jell@jlla.com

JLLA
 LANDSCAPE
 ARCHITECTURE

LANDSCAPE IRRIGATION PLAN:
 500 US HWY 500
 WASHOE VALLEY, NV 89704

SCALE: 1"=40'
DRAWN: JLL
CHECKED:
DATE: 3/8/22
NOTES:

SHEET
 LIP



CANINE REHABILITATION CENTER RENOVATIONS
 SHEET NO. 000
 EXISTING CONDITIONS SITE PLAN
 WASHOE COUNTY
 PROJECT NO. 1756-02-01

436 US HIGHWAY 395
 046-090-38
 HERSCHEL, NV

PROFESSIONAL ENGINEER
 STATE OF NEVADA
 LICENSE NO. 10000
 ADDRESS:
 35 HAWTHORNE BLVD
 LAS VEGAS, NV 89102
 PHONE: (702) 333-8000
 FAX: (702) 333-8000
 DRAWN: BRF
 DATE: 09-22-2009

DESIGNED BY: William Earl Peterson
 DATE: 09-22-2009
 CHECKED BY: William Earl Peterson
 DATE: 09-22-2009

WESTERN ENGINEERING
 CIVIL
 INC. 2003-12-31

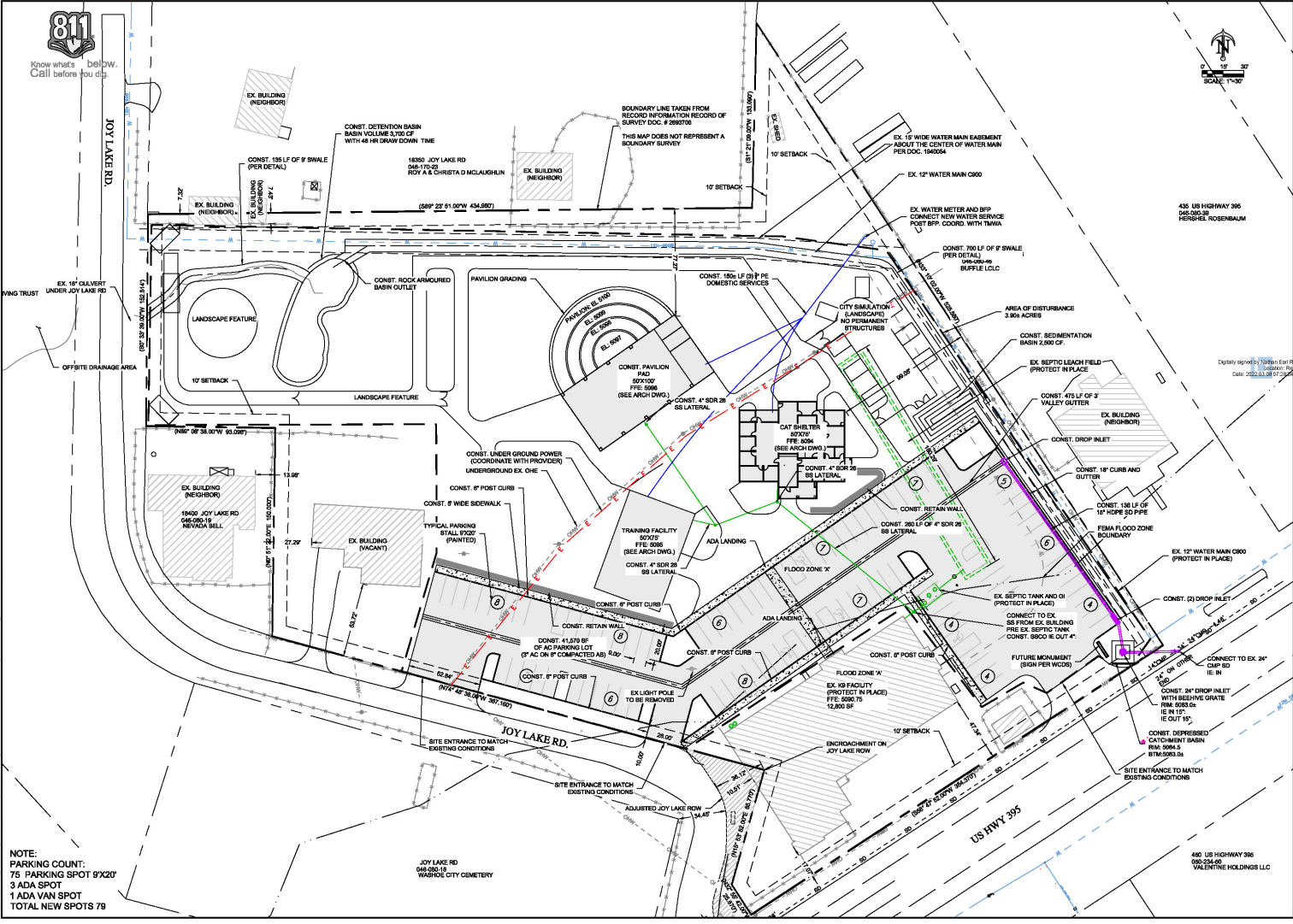
1	RECORD OF SURVEY	09/22/09	1
2	FEMA MAP 2001/13300		1
3	FEMA MAP 2001/13300		1
4	FEMA MAP 2001/13300		1
5	FEMA MAP 2001/13300		1
6	FEMA MAP 2001/13300		1
7	FEMA MAP 2001/13300		1
8	FEMA MAP 2001/13300		1

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SPECIAL USE PERMIT (SUMP) 2009-03-06	03/06/09	MEK

NO.	REVISIONS	DATE	BY

APPROVALS

C 1.1



NOTE:
 PARKING COUNT:
 75 PARKING SPOT 8'X20'
 3 ADA SPOT
 1 ADA VAN SPOT
 TOTAL NEW SPOTS 79

CANINE REHABILITATION CENTER RENOVATIONS

SHEET 01.2
 PROPOSED SITE & UTILITY PLAN
 WASHOE COUNTY
 PROJECT ID: 1756-0001

PREPARED BY:
 VALENTINE HOLDINGS LLC
 1000 S. WASHINGTON BLVD.
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 333-8800
 DATE: 08/22/2023

DESIGNED BY:
 WATSON ENGINEERS
 1000 S. WASHINGTON BLVD.
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 333-8800
 DATE: 08/22/2023

SCALE:
 1" = 30'

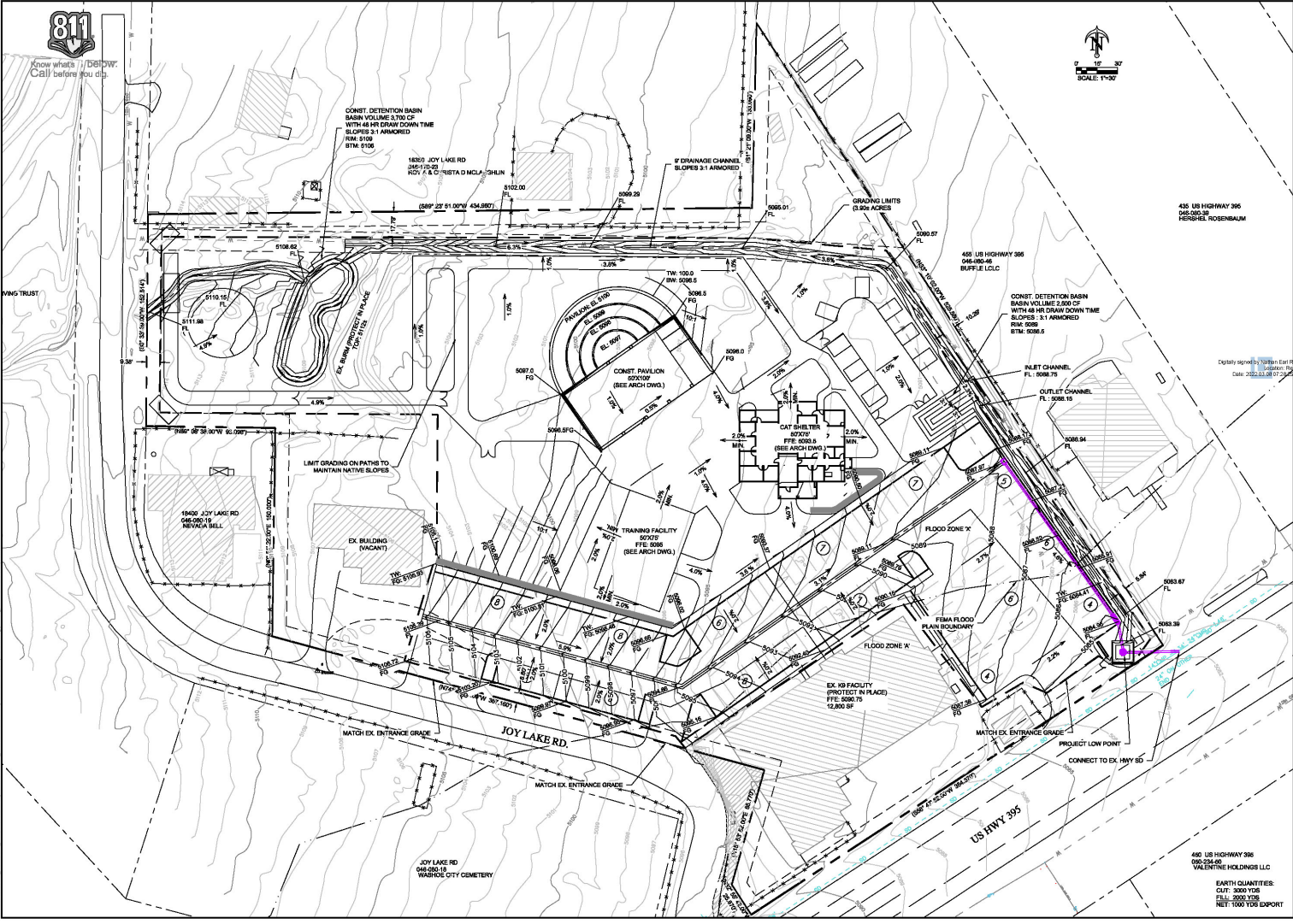
DATE:
 08/22/2023

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	08/22/2023
2	ISSUE FOR PERMITS	08/22/2023

APPROVALS:

C 1.2



CANINE REHABILITATION CENTER RENOVATIONS

PROJECT LOCATION: WASHOE COUNTY, NEVADA
 PROJECT ADDRESS: 14200 JOY LAKE RD., WASHOE COUNTY, NV 89444
 CLIENT: HERSCHEL ROSENBAUM
 DATE: 08/22/2023

DESIGNED BY: WATSON EASTMAN
PROJECT NO.: WEA-2023-0013
DATE: 08/22/2023

SCALE: 1"=20'-0"

REVISIONS:

NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/22/2023	WATSON	WATSON	ISSUE FOR PERMIT

APPROVALS:

EARTH QUANTITIES:
 CUT: 3000 YDS
 FILL: 3000 YDS
 NET: 1000 YDS EXPORT

C 1.3

Hydrograph Report

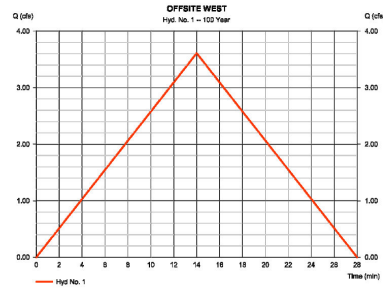
Hydroflex Hydrographs Extension for Autodesk Civil 3D® by Autodesk, Inc. ©2022

Friday, 03/14/2025

Hyd. No. 1

OFFSITE WEST

Hydrograph type	= Rational	Peak discharge	= 3.809 cfs
Storm frequency	= 100 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 3,332 out.
Drainage area	= 3,330 ac	Runoff coeff.	= 0.35
Intensity	= 3.087 in/hr	To by TR55	= 14.00 min
IDF Curve	= TWRDM IDF CURVE VALUE	Runoff fact.	= 1/1



Hydrograph Report

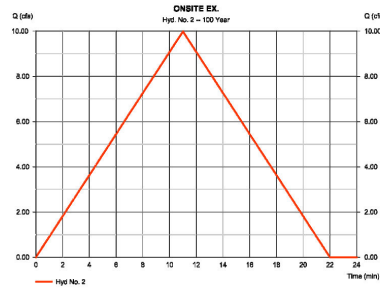
Hydroflex Hydrographs Extension for Autodesk Civil 3D® by Autodesk, Inc. ©2022

Friday, 03/14/2025

Hyd. No. 2

ONSITE EX.

Hydrograph type	= Rational	Peak discharge	= 9.885 cfs
Storm frequency	= 100 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 8,290 out.
Drainage area	= 5,200 ac	Runoff coeff.	= 0.55
Intensity	= 3.491 in/hr	To by TR55	= 11.28 min
IDF Curve	= TWRDM IDF CURVE VALUE	Runoff fact.	= 1/1



Hydrograph Report

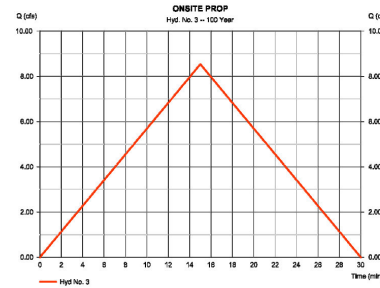
Hydroflex Hydrographs Extension for Autodesk Civil 3D® by Autodesk, Inc. ©2022

Friday, 03/14/2025

Hyd. No. 3

ONSITE PROP

Hydrograph type	= Rational	Peak discharge	= 8.538 cfs
Storm frequency	= 100 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 7,584 out.
Drainage area	= 5,200 ac	Runoff coeff.	= 0.55
Intensity	= 2.988 in/hr	To by TR55	= 15.00 min
IDF Curve	= TWRDM IDF CURVE VALUE	Runoff fact.	= 1/1



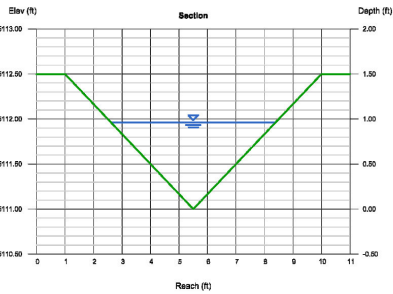
Channel Report

Hydroflex Extension for Autodesk Civil 3D® by Autodesk, Inc.

Friday, Mar 4 2025

MAIN CHANNEL

Triangular		HighWater	= 0.96
Side Slopes (z:1)	= 3.00, 3.00	Depth (ft)	= 0.96
Total Depth (ft)	= 1.50	Q (cfs)	= 8.500
Invert Elev (ft)	= 811.00	Area (sqft)	= 2.70
Slope (%)	= 3.50	Velocity (ft/s)	= 3.07
N-Value	= 0.050	Wetted Perim (ft)	= 6.07
		Crit Depth, Yc (ft)	= 0.88
		Top Width (ft)	= 5.76
		EGL (ft)	= 1.11



Digitally signed by Nathan Earl Peterson
 DN: cn=Nathan Earl Peterson, o=Autodesk, ou=Autodesk, email=n.earl.peterson@autodesk.com
 Date: 2025.03.08 09:29:29 -0500

CANINE REHABILITATION CENTER RENOVATIONS

SHEET C/4
PRELIMINARY DRAINAGE STUDY

MADISON COUNTY PROJECT NO. 1756-02-051

PROJECT INFORMATION

PROJECT NO. 1756-02-051
 SHEET NO. C/4
 DATE: 03/14/2025

DESIGNER

DRINKER BIRD
 1000 W. MAIN ST.
 SUITE 100
 MADISON, TN 37102
 (615) 261-1313
 DATE: 03/14/2025

APPROVALS

NO.	DESCRIPTION	DATE	BY	CHKD
1	DESIGN			
2	REVISIONS			

APPROVALS

C 14