

CHITECTURAL PROPOSED FLOOR PLAN ABLED SPORTS EASTERN SIERRA

**MONARCH** 

ARCHITECTURE

2264 LAKE TAHOE BLVD. SUITE 13 SOUTH LAKE TAHOE CA. 96150 WWW.LAKETAHOEARCHITECT.COM 530.542.2919

Drawn By BM

Project Number 231204

Date 1.15.2024

No. Description Date 1 PRE DEVELOPMENT O1.16.24

APPLICATION

2. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE. APPROVAL: PARTITION LAYOUT WITH DOOR AND DOOR SWING LOCATIONS; OUTLET AND TELE/DATA LOCATIONS; SWITCH AND SWITCH BANK LOCATIONS; TRANSFORMER, PANEL, ELECTRICAL FIXTURES. AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS; CEILING SOFFIT LOCATIONS; MOVABLE PARTITION TRACK LAYOUTS; VAV BOXES AND LIGHTING LAYOUTS FOR RECEPTION AREAS, CONFERENCE ROOMS, AND MAJOR PUBLIC SPACES. 4. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK. 5. GENERAL CONTRACTOR TO ARRANGE AND MODIFY ALL EXISTING NON-VISIBLE MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING INSTALLATION AS SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.

6. ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE-COMPLIANT FILLER. REFER TO TYPICAL PROJECT DETAILS. MAINTAIN THE EXISTING FLOOR SLAB RATING AT ALL FLOOR SLAB TRANSMISSION. PENETRATIONS AS REQUIRED BY U.L. DESIGN GUIDELINES. 7. GENERAL CONTRACTOR TO FLASH PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS. REFER TO SPECIFICATIONS AND MANUFACTURER INSTRUCTIONS OF NEW FLOORING MATERIALS FOR MORE INFORMATION. 8. GENERAL CONTRACTOR TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES. 9. GENERAL CONTRACTOR TO PATCH AND PAINT TO RESTORE TO LIKE NEW CONDITION ALL INTERIOR PERIMETER MULLIONS, COMPONENTS, AND WALLS ALONG BUILDING 10. ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE, UNLESS NOTED OTHERWISE. 11. ALL PARTITIONS TO BE FULL HEIGHT FROM SLAB TO STRUCTURE ABOVE, WITH ONE LAYER OF GYPSUM WALLBOARD ON EACH SIDE OF METAL STUD TO 6" ABOVE CEILING HEIGHT, 12. VERIFY HEIGHT OF ABOVE CEILING STRUCTURE AFTER DEMOLITION OF CEILING. NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN HEIGHT OF STRUCTURE AND LIMITING HEIGHTS INDICATED IN PARTITION TYPES SCHEDULE. CONFIRM ANY ALTERTERNATE SELECTED STUD SIZES, GAGES, OR O.C. SPACES IN WRITING PRIOR TO CONSTRUCTION.

13. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS. 14. AT ALL MOVABLE PARTITION LOCATIONS, A CEILING TO SLAB INSULATED PARTITION IS TO BE CONSTRUCTED, FOR THE FULL WIDTH OF THE ROOM, TO PREVENT SOUND TRANSMISSION. 15. SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR. 16. ALL PARTITIONS WITHIN WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD (I.E. PANTRY SINK AREAS, REST ROOMS, ETC.). 17. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD 18. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SECURE INSTALLATION OF ALL MILLWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS. 19. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET A6.0 FOR DOOR HARDWARE SCHEDULE.

1. GENERAL CONTRACTOR TO VERIFY EXTENT EXISTING CONSTRUCTION IN FIELD, GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT"

CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.

GENERAL FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES **KEY NOTES - CONSTRUCTION** FLOOR PLAN LEGEND 20. ALL DOORS, MILLWORK, DEVICES, ETC. SCHEDULED TO REMAIN ARE TO BE CLEANED, TESTED, SERVICED IF REQUIRED, AND RESTORED TO FULL OPERATING CONDITION. FINISHES TO BE REPAIRED AND RESTORED TO LIKE NEW CONDITION. 21. POROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED FROM MOISTURE DURING THE CONSTRUCTION PHASE.

MATERIAL DAMAGED BY MOISTURE EITHER PRIOR TO DETERM AND THE CONSTRUCTION PHASE SHALL BE CLEANED AND DRIED OR, WHERE DAMAGE CANNOT BE CORRECTED BY SUCH MEANS, SHALL BE REMOVED AND REPLACED. 22. POWER LOCATIONS SHOWN IN ARCHITECTURAL PLAN ARE FOR REFERENCE AND FINAL LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR ALL LOCATIONS AND SPECS OF SPOT ELEVATION 23. ALL PARTITIONS TO BE FULL HEIGHT FROM SLAB TO STRUCTURE ABOVE, WITH ONE LAYER OF GYPSUM WALLBOARD ON EACH SIDE OF METAL STUD TO 6" ABOVE CEILING 24. VERIFY HEIGHT OF ABOVE CEILING STRUCTURE AFTER DEMOLITION OF CEILING, NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN HEIGHT OF STRUCTURE AND LIMITING HEIGHTS INDICATED IN PARTITION TYPES SCHEDULE. CONFIRM ANY ALTERTERNATE SELECTED STUD SIZES, GAGES, OR O.C. SPACES IN WRITING PRIOR TO CONSTRUCTION. ROOM IDENTIFICATION 25. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS. 26. AT ALL MOVABLE PARTITION LOCATIONS, A CEILING TO SLAB INSULATED PARTITION IS TO BE CONSTRUCTED, FOR THE FULL WIDTH OF THE ROOM, TO PREVENT SOUND 27. SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR. WINDOW IDENTIFICATION REFER TO A6.0 28. ALL PARTITIONS WITHIN WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD (I.E. PANTRY SINK AREAS, REST ROOMS, ETC.). 29. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD 30. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SECURE INSTALLATION OF ALL MILLWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS. 31. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED, REFER TO SHEET A6.0 FOR DOOR HARDWARE SCHEDULE. DOOR IDENTIFICATION REFER TO A6.0 32. ALL DOORS, MILLWORK, DEVICES, ETC. SCHEDULED TO REMAIN ARE TO BE CLEANED, TESTED, SERVICED IF REQUIRED, AND RESTORED TO FULL OPERATING CONDITION. NOT IN SCOPE FINISHES TO BE REPAIRED AND RESTORED TO LIKE NEW CONDITION. 33. POROUS OR FIBROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED FROM MOISTURE DURING THE CONSTRUCTION PHASE. MATERIAL DAMAGED BY MOISTURE EITHER PRIOR TO DELIVERY OR DURING THE CONSTRUCTION PHASE SHALL BE CLEANED AND DRIED OR, WHERE DAMAGE CANNOT BE WALL ASSEMBLY TYPE REFER TO A5.0 CORRECTED BY SUCH MEANS, SHALL BE REMOVED AND REPLACED. 34. POWER LOCATIONS SHOWN IN ARCHITECTURAL PLAN ARE FOR REFERENCE AND FINAL LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR ALL LOCATIONS AND SPECS OF DOOR SWING CLEARANCE ROOF, OR FLOOR / CEILING REFER TO G1.5 ASSEMBLY TYPE REFER TO A5.0 Ш \_\_\_



METAL DRIP EDGE AND STRUCTURAL HARDWARE

TIMBER BARK OR EQUAL

ESPRESSO BROWN

WEATHERED WOOD

NATURAL - CONCRETE GRAY

SIDING

SIDING

306 ROOFING

COLUMN BASES

KYNAR OR EQUAL

AND BATTEN.

HARDIE BOARD OR EQUAL VERTICAL BOARD

FIBER CEMENT BOARD. VERTICAL BOARD AND

CERTAINTEED OR EQUAL. LOW SLOPE ROOFING

1. EXTERIOR LIGHTS SHALL NOT BLINK, FLASH, OR CHANGE INTENSITY. STRING LIGHTS, BUILDING OR ROOFLINE TUBE LIGHTING, REFLECTIVE, OR LUMINESCENT WALL SURFACES ARE PROHIBITED.

6. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE

7. SEASONAL LIGHTING DISPLAYS AND LIGHTING FOR SPECIAL EVENTS THAT CONFLICT WITH OTHER PROVISIONS OF THIS SECTION MAY BE PERMITTED ON A TEMPORARY BASIS PURSUANT TO CHAPTER 22: TEMPORARY USES, STRUCTURES, AND ACTIVITIES.

8. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NONGLARE FINISHES AND EARTHTONE COLORS THAT MINIMIZE REFLECTIVITY. FOR THIS SUBPARAGRAPH, NON-GLARE EARTHTONE COLORS ARE DEFINED AS MUNSELLÒ COLORS SET FORTH IN APPENDIX G, TRPA APPROVED EARTHTONE COLORS, OF THE DESIGN REVIEW GUIDELINES, THAT HAVE A VALUE AND CHROMA OF 0-4 OR OTHER COLOR SYSTEMS THAT ARE EQUIVALENT TO THE ADOPTED HUES, VALUES, AND CHROMAS OF APPENDIX

9. FOR ALL STRUCTURES VISIBLE FROM THE SCENIC THRESHOLD TRAVEL ROUTES AND FROM PUBLIC RECREATION AREA AND BICYCLE TRAILS IDENTIFIED IN THE 1993 LAKE TAHOE BASIN SCENIC RESOURCE EVALUATION, SUBDUED COLORS OF EARTHTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF STRUCTURES. COLORS SHALL BE WITHIN A RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING BACKDROP VEGETATION AND SOILS COLOR. FOR THIS SUBPARAGRAPH, EARTHTONE COLORS SHALL BE MEDIUM TO DARK AND SHALL MEET THE MUNSELL® COLORS SET FORTH IN APPENDIX G, TRPA APPROVED EARTHTONE COLORS, OF THE DESIGN REVIEW GUIDELINES OR OTHER COLOR SYSTEMS THAT ARE EQUIVALENT TO THE ADOPTED HUES, VALUES, AND CHROMAS OF APPENDIX G.

10. ALL EXTERIOR MATERIALS SHALL COMPLY WITH CHAPTER 7A. REFER TO COMPLIANCE SUMMARY FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL PROVIDE NECESSARY TESTING DATA/PRODUCT INFORMATION TO THE BUILDING DEPARTMENT AS REQUIRED TO SUBSTANTIATE COMPLIANCE.

11. ANY GLU LAM OF DOUGLAS FIR SHALL BE RATED FOR EXTERIOR USE AND OR TREATED. ALL EDGES SHALL BE TREATED PRIOR TO PLACEMENT AFTER CUTTING

12. ANY CHANGES TO THE EXTERIOR MATERIALS AND SHALL BE APPROVED BY ARCHITECT, OWNER, CSLT PLANNAING AND TRPA PRIOR TO INSTALLATION.

4. FIXTURE MOUNTING HEIGHT SHALL BE APPROPRIATE TO THE PURPOSE. THE HEIGHT SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN CHAPTER 37.

5. OUTDOOR LIGHTING SHALL BE USED FOR PURPOSES OF ILLUMINATION ONLY, AND SHALL NOT BE DESIGNED FOR, OR USED AS, AN ADVERTISING DISPLAY.

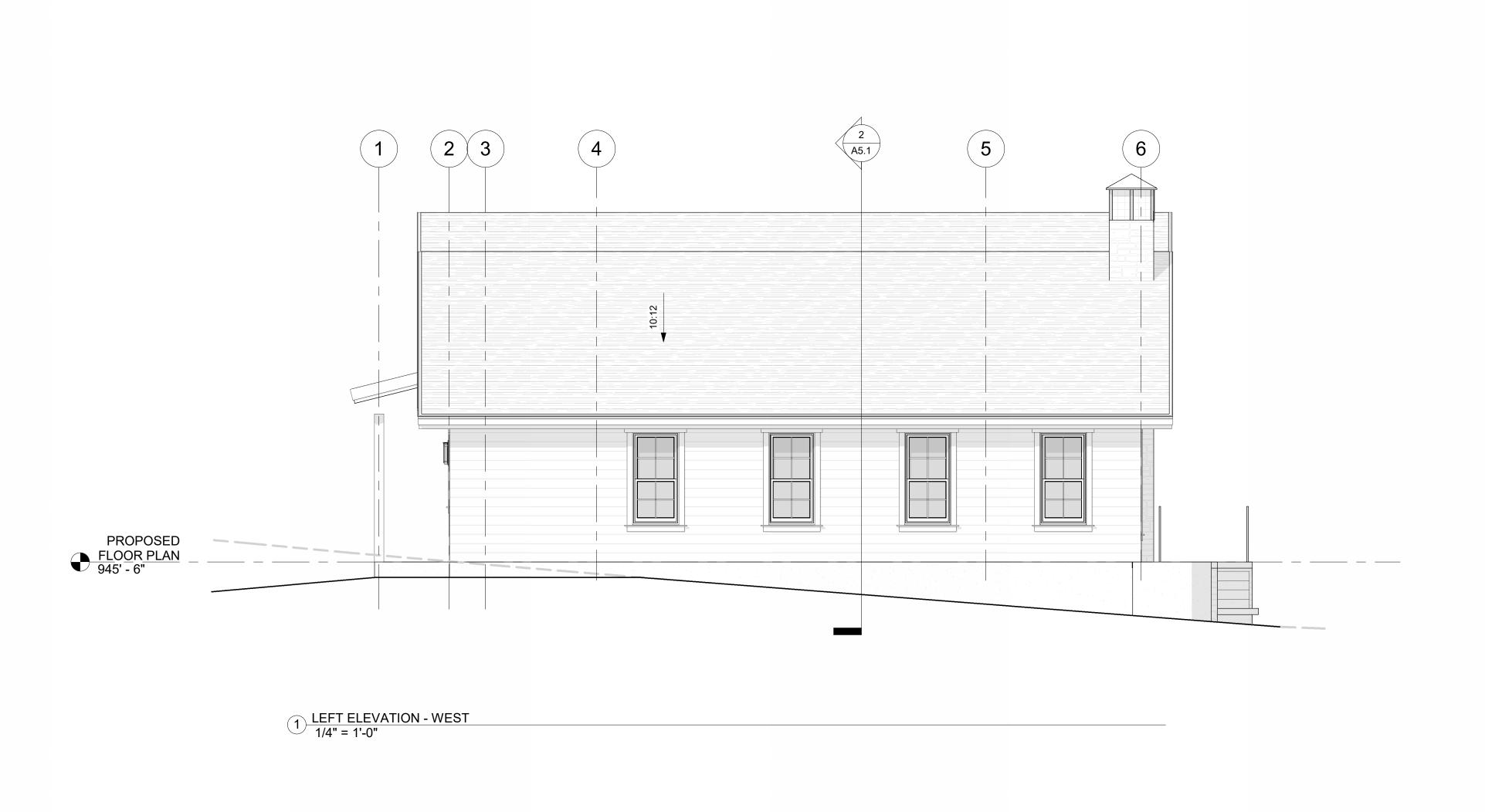
2. EXTERIOR LIGHTING SHALL NOT BE ATTACHED TO TREES EXCEPT FOR THE CHRISTMAS SEASON.

. PARKING LOT, WALKWAY, AND BUILDING LIGHTS SHALL BE DIRECTED DOWNWARD

HORIZONTAL IS PROHIBITED, EXCEPT AS SET FORTH IN SUBPARAGRAPH E.3, BELOW.

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1	PRE DEVELO APPLICATION

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Date		1.15.20	)24	
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3 3D View 10



2 RIGHT ELEVATION - EAST 1/4" = 1'-0"

RAL ELEVATION NOTES KEY NOTE	ES - ELEVATIONS EXTERIOR	R MATERIALS MATERIAL COLOR PALETTE	
R LIGHTING SHALL NOT BEINK, FLASH, OR CHANGE INTENSITY. STRING LIGHTS, BUILDING OR ROOFLINE TUBE LIGHTING, REFLECTIVE, OR LUMINESCENT WALL SURFACES BITED.  R LIGHTING SHALL NOT BE ATTACHED TO TREES EXCEPT FOR THE CHRISTMAS SEASON.  3 LOT, WALKWAY, AND BUILDING LIGHTS SHALL BE DIRECTED DOWNWARD.  MOUNTING HEIGHT SHALL BE APPROPRIATE TO THE PURPOSE. THE HEIGHT SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN CHAPTER 37.  R LIGHTING SHALL BE USED FOR PURPOSES OF ANY BUILDING OR SURROLINDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE LIX IS PROHIBITED. EXCEPT AS SET FORTH IN SUPPLANDED.  ALL IS PROHIBITED. EXCEPT AS SET FORTH IN SUPPLANDERAGE HE. 38, BLOT, OF THIS SECTION MAY BE PERMITTED ON A TEMPORARY BASIS TO CHAPTER 22: TEMPORARY USES, STRUCTURES, AND ACTIVITIES.  ALL LIGHTING DISPLAYS AND LIGHTING FOR SPECIAL EVENTS THAT CONFLICT WITH OTHER PROVISIONS OF THIS SECTION MAY BE PERMITTED ON A TEMPORARY BASIS TO CHAPTER 22: TEMPORARY USES, STRUCTURES, AND ACTIVITIES.  AND ADMINISTRATIVE AND ALLE AND CHROMAN OF 0-4 OR OTHER COLORS SET FORTH IN APPENDIX G, TRPA APPROVED EARTH TONE COLORS OF THE PENDIX OF THE AUGUST OF TH	MARK TYPE COLOR  300 METAL DRIP EDGE AND STRUCTURAL HARDWARE  302 SIDING TIMBER BARK OR EQUAL  304 COLUMN BASES NATURAL - CONCRETE GRAY  305 SIDING ESPRESSO BROWN  306 ROOFING WEATHERED WOOD	KYNAR OR EQUAL  HARDIE BOARD OR EQUAL VERTICAL BOARD AND BATTEN.	

ELEVATIONS - EAST & NORTH DISABLED SPORTS EASTERN SIERRA

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No. Description 1
PRE DEVELOPMENT 01.16.2
APPLICATION

No. Description Date

1 PRE DEVELOPMENT O1.16.24

APPLICATION

A2.1