

CODE ANALYSIS

OCCUPANCY: MIXED

(CBC 303) ASSEMBLY GROUP A-3 (GYMNASIUM w/OUT SPECTATOR SEATING)
 (CBC 304) BUSINESS GROUP B, OFFICES

(E) BUILDING CONSTRUCTION TYPE V-B FULLY SPRINKLERED
 -MAX BLDG. HT. (V.B. SF. 0 AREA INCREASE): 60'
 -MAX NUMBER OF STORES (AS V.B. SF. 0 AREA INCREASE): 2
 -MAX ALLOWED SF.: (A3, V.B.5.1) 24,000 SF.

(E) BUILDING: 12,281 SF.
 ADDED AREA: 280 SF. (MULTIPURPOSE RM. C)
 111 SF. (CART STORAGE)
 112 SF. (VESTIBULE)
 226 SF. (MULTIPURPOSE RM. B)
 183 SF. (TOTAL ADDED)
 (N) TOTAL: 13,086 SF.

FIRE RESISTANCE RATINGS OF EXTERIOR WALLS (TABLE 602) 0 RATINGS
 ALL WALLS 1:30 TO PROPERTY LINES/OPEN SPACE

SPRINKLER SYSTEM REQUIRED PER 903.2.13 GROUP A-3; FIRE AREA > 12,000 SF. BUILDING IS CURRENTLY SPRINKLERED.

PROPOSED PROJECT IS NOT AN OCCUPANCY CHANGE.

OCCUPANCY (TABLE 1004.1.2):
 NORTHWEST WING:
 4581 SF./50 (EXERCISE ROOMS) 92 OCCUPANTS
 641 SF./100 (BUSINESS AREAS) 7 OCCUPANTS
 2 EXITS REQUIRED (TABLE 1003.3.1);
 2 PROVIDED ON PLAN
 EGRESS COMPONENT WIDTHS (1003.3.2 OTHER THAN STAIRS)
 44 OCCUPANTS/2 EXITS * 0.15' = 1.425' MIN.
 ALL COMPONENTS ARE > 1.425'

SOUTHWEST WING:
 (N) MULTIPURPOSE ROOM C: 411 SF./15-20 OCCUPANTS
 (ASSEMBLY INCONCENTRATED WITHOUT FIXED SEATING);
 1 EXIT REQUIRED
 (E) MULTI PURPOSE ROOM 1141 SF./15-16 OCCUPANTS
 (ASSEMBLY INCONCENTRATED WITHOUT FIXED SEATING)
 3 EXITS REQUIRED; 3 PROVIDED ON PLAN
 EGRESS COMPONENT WIDTHS (1003.3.2 OTHER THAN STAIRS)
 122 OCCUPANTS/3 EXITS * 0.15' = 6.1' MIN.
 ALL COMPONENTS ARE > 6.1'

SWIMMING POOL:
 MAIN POOL: 4,165 SF./50 (RINK & POOL) = 45 OCCUPANTS
 MAIN POOL DECK: 12,444 SF./15 (DECKS) = 869 OCCUPANTS
 TOTAL: 950 OCCUPANTS
 2 EXITS REQUIRED; (E) 2 EXITS, PROPOSED 3 EXITS
 EGRESS COMPONENT WIDTHS (1003.3.2 OTHER THAN STAIRS)
 450 OCCUPANTS/3 EXITS * 0.15' = 32.9' MIN.
 ALL COMPONENTS ARE > 32.9'

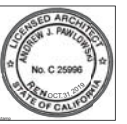
LAP POOL: 1850 SF./50 (RINK & POOL) = 37 OCCUPANTS
 LAP POOL DECK: 4,314 SF./15 (DECKS) = 289 OCCUPANTS
 TOTAL: 325 OCCUPANTS
 2 EXITS REQUIRED; 2 PROVIDED ON PLAN
 EGRESS COMPONENT WIDTHS (1003.3.2 OTHER THAN STAIRS)
 325 OCCUPANTS/2 EXITS * 0.15' = 24.375' MIN.
 ALL COMPONENTS ARE > 24.375'

EGRESS THROUGH THE BUILDING FOR POOL/DECK OCCUPANTS
 REQUIRES A CORRIDOR PER CBC 1020.1.
 A OCCUPANCY 1/30 OCCUPANTS/SPRINKLERED;
 0 RATINGS REQUIRED

MAXIMUM TRAVEL DISTANCES (A OCC/SPRINKLERED);
 250' (TABLE 1011.2)
 SEE EXITING PLANS FOR MEASURED DISTANCES

EGRESS ILLUMINATION REQUIRED PER 1006.1. SEE ELECTRICAL PLANS
 FOR (N) LOCATIONS

PARKING:
 SPACES PROVIDED: 148
 ACCESSIBLE SPACES REQUIRED PER 2016 CBC (TABLE 21A): 6
 ACCESSIBLE SPACES PROVIDED: 4



Revisions

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TROUT CREEK RECREATION CENTER REMODEL
 for
T AHOE DONNER ASSOCIATION
 12150 NORTHWOODS BLVD., TRUCKEE, APN-44-660-01

DATE	11/13/17
SCALE	1/8" = 10'
NO.	# 173 18

EXITING PLAN &
 CODE ANALYSIS

A0.2

15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

L
K
J
I
H
G
F
E
D
C
B
A

KEYNOTES

NOTES

- 5 METALS
5.45 SUPPORT BRACKET
STEEL BRACKET WITH SATIN FINISH (TYP.
OF 2)
- 6 WOOD AND PLASTICS
6.41 2x4 WALL FRAMING 16" O.C. - 061000
6.65 WOOD VENEER FACED CABINETS -
064113
STORAGE CABINETS w/DOORS, DOUGLAS
FIR WOOD LAMINATE VENEER TO MATCH
(E) CABINETS

- 6.72 WOOD VENEER FACED CABINETS -
064113
HINGED STORAGE LID, WOOD VENEER TO
MATCH (E) CABINETRY
- 12 FURNISHING
NEW ACCESSIBLE LOWER LOCKER
12.02 SIMULATED STONE COUNTER TOP -
123661



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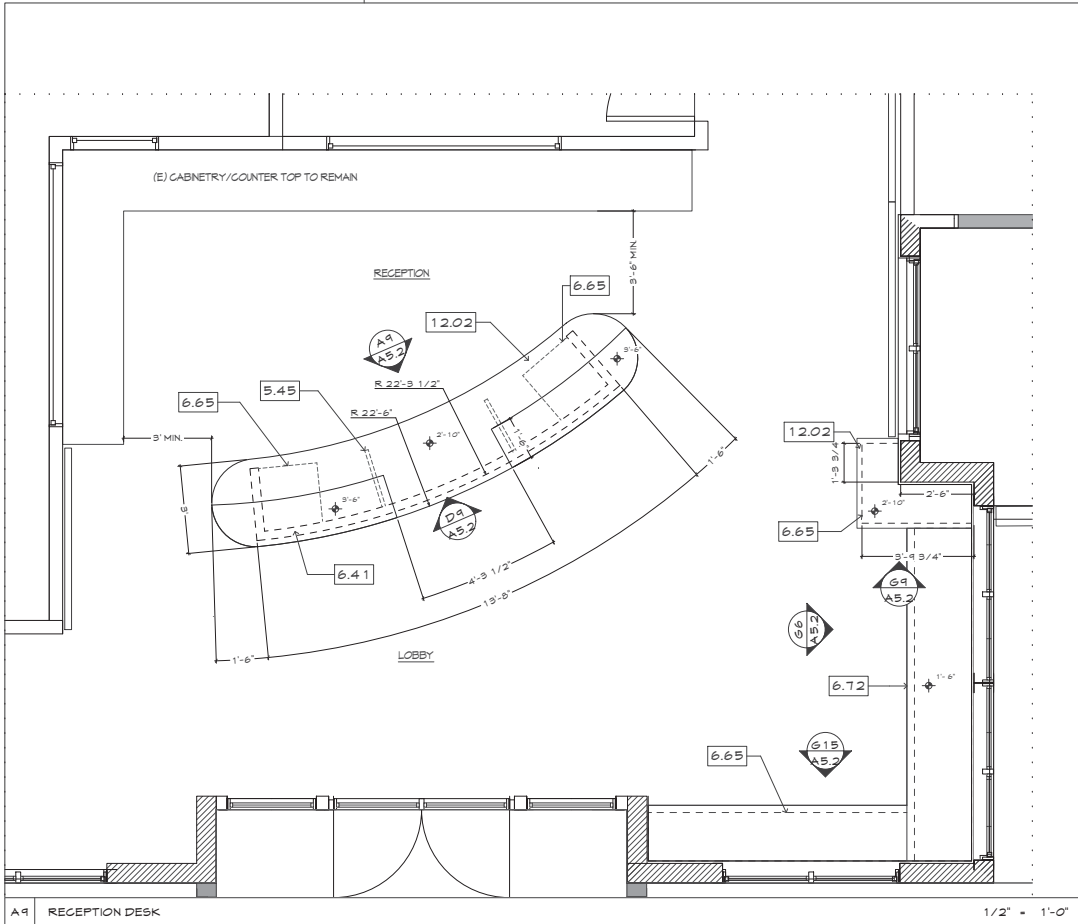
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11/13/17
17318

CABINET PLAN
A5.1



15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



Tahoe Donner Snowplay



Northwoods Blvd

Northwoods Blvd

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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PROJECT INFORMATION

SCOPE: REMODEL & ADDITIONS TO PORTIONS OF EXISTING BUILDING, POOL DECK/EQUIPMENT AND PARKING LOT

ADDED CONDITIONED SPACE: 749 S.F.

LOT SIZE: 14.97 ACRES/652,093 S.F.

LOT COVERAGE: EXISTING COVERAGE:

PROPOSED BUILDING:	13,040 S.F.	2%
PAVING/WALKWAYS:	79,022 S.F.	12%
POOL DECKS:	24,227 S.F.	4%
LANDSCAPING/OPEN:	535,804 S.F.	82%
TOTAL:	652,093 S.F.	100%

QUANTITY OF PARKING STALLS

TOTAL PARKING SPACES: 105 PROVIDED

STANDARD ACCESSIBLE: 5 REQUIRED
5 PROVIDED

VAN ACCESSIBLE: 1 REQUIRED
4 PROVIDED

SITE: 12790 NORTHWOODS BLVD.
TRUCKEE, CA 96161
APN:44-660-01

OWNER: TAHOE DONNER ASSOCIATION
11504 NORTHWOODS BLVD.
TRUCKEE, CA
(530) 587-9487
CONTACT: FORREST HUISMAN

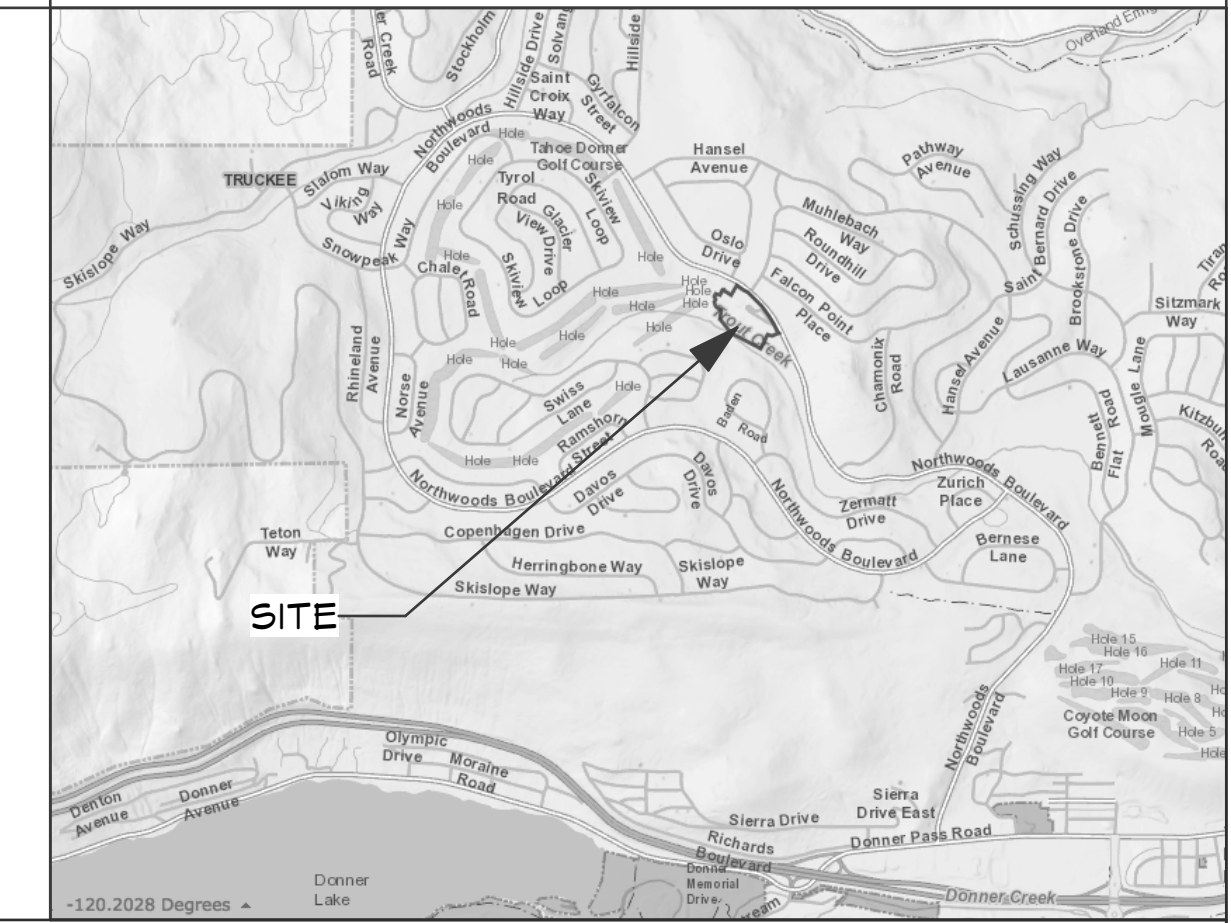
ZONING: TOWN OF TRUCKEE

OCCUPANCY: A-3

CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED

SQUARE FOOTAGE: (E) CLUBHOUSE SPACE: 12,291 S.F.
REMODELED SPACE: 4,525 S.F.

VICINITY MAP



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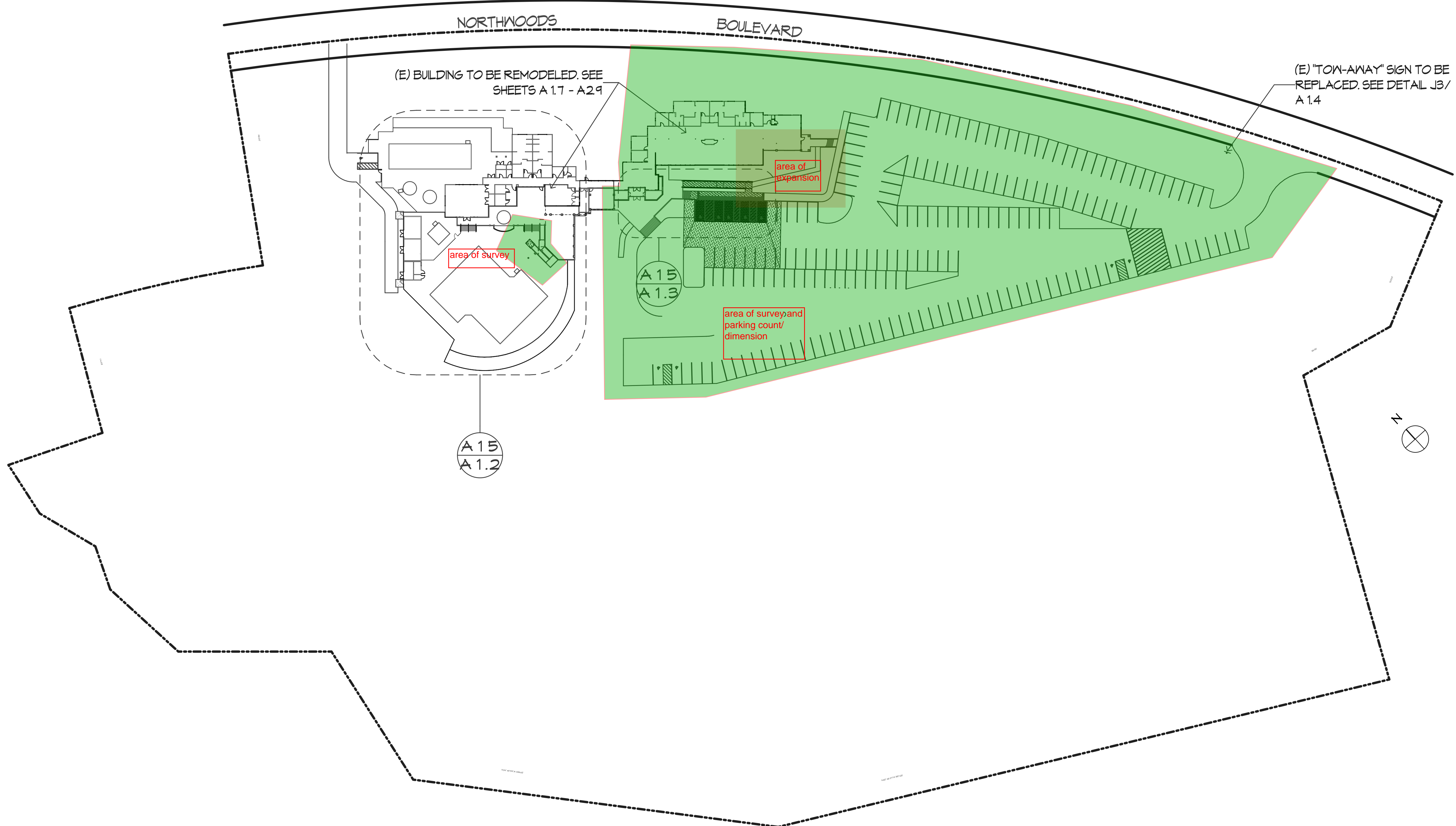
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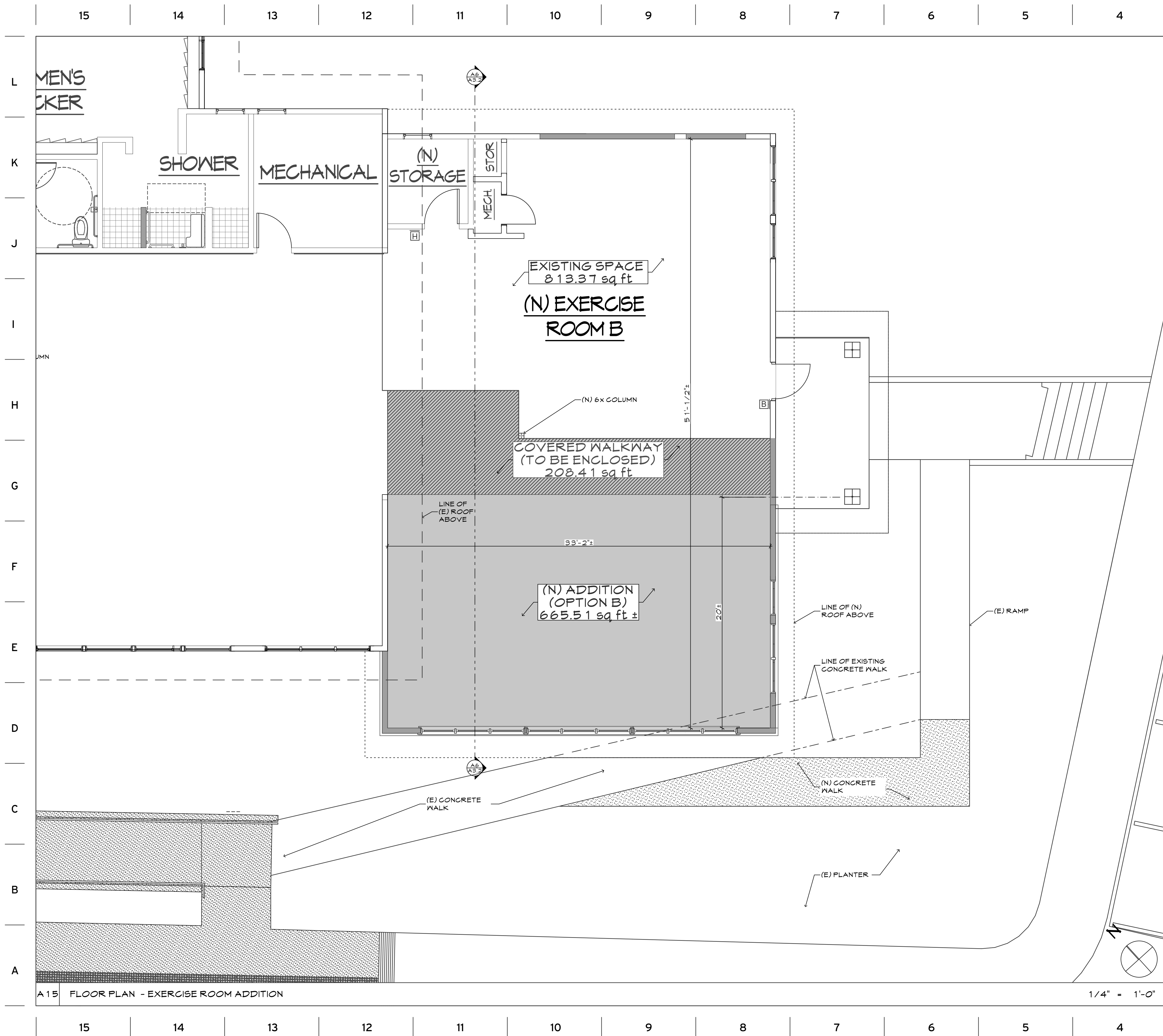
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DATE: 11/13/17
SCALE: 1" = 50' - 0"
JOB #: # 17318

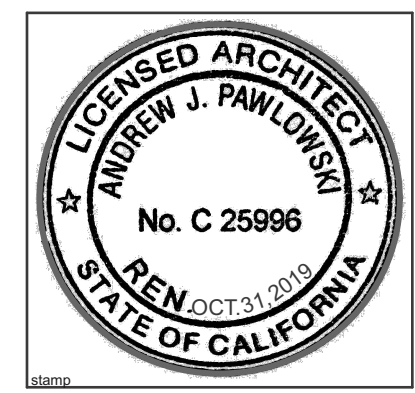
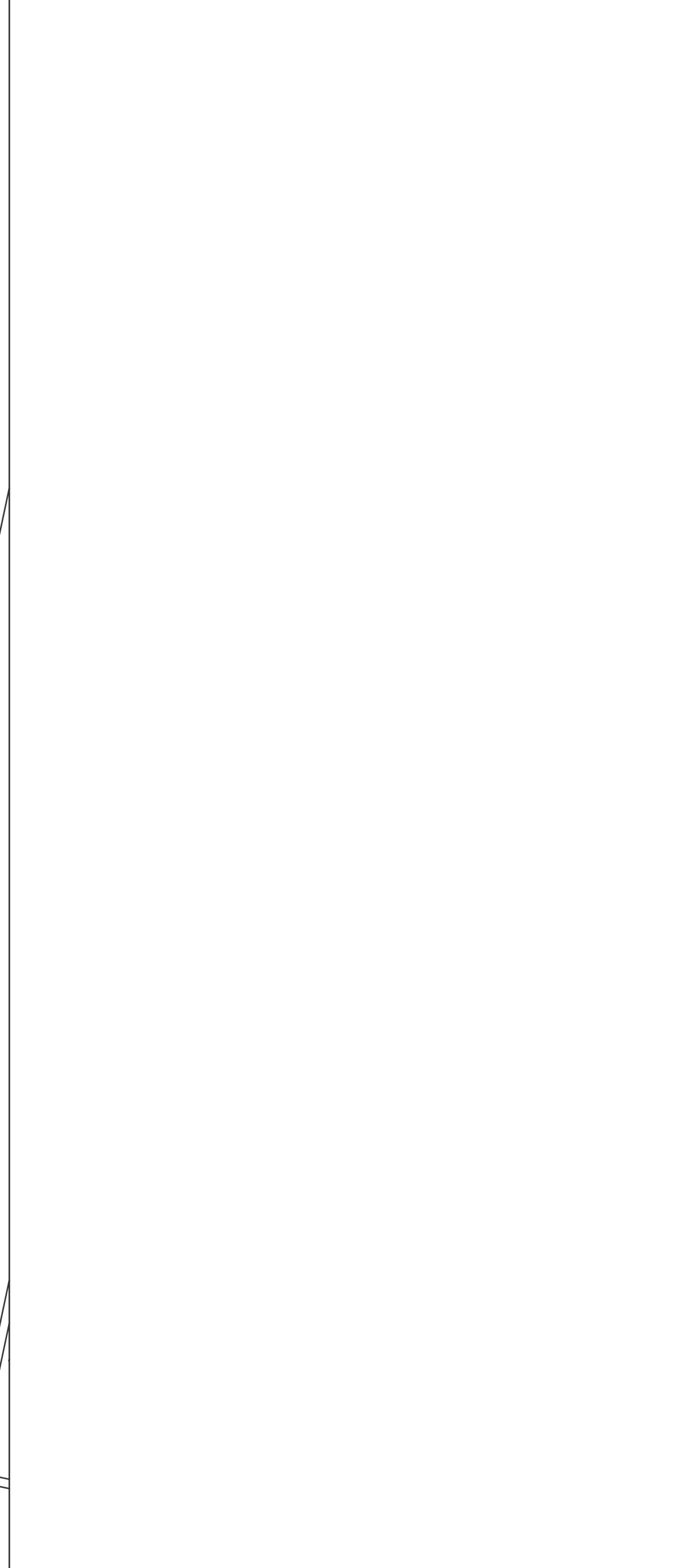
SITE PLAN
A 1.1



15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



NOTES
 1. ACCESSIBLE PATH OF TRAVEL TO BE REVISED PER NEW SITE SURVEY/TOPOGRAPHICAL INFORMATION.



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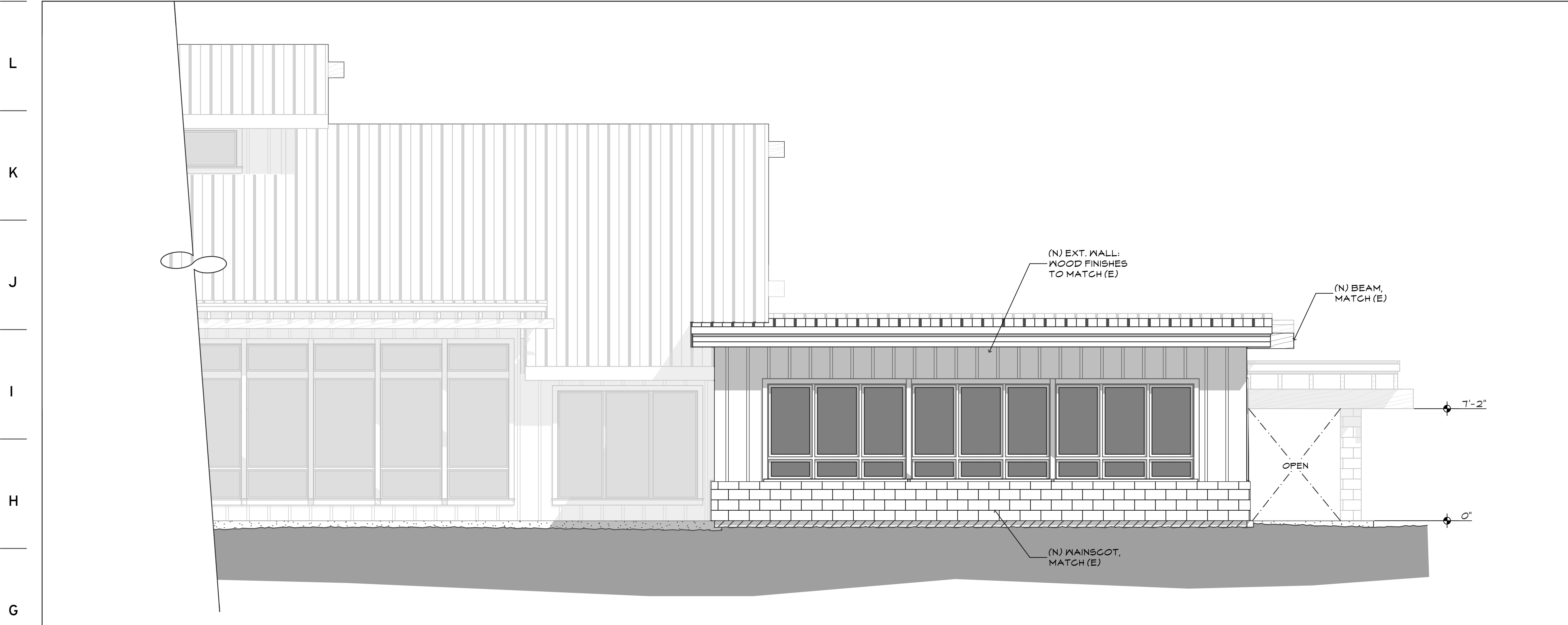
DATE: 2/2/18
 SCALE: AS NOTED
 SHEET: # 173 18

PARTIAL FLOOR PLAN
A2.10

A15 FLOOR PLAN - EXERCISE ROOM ADDITION

1/4" = 1'-0"

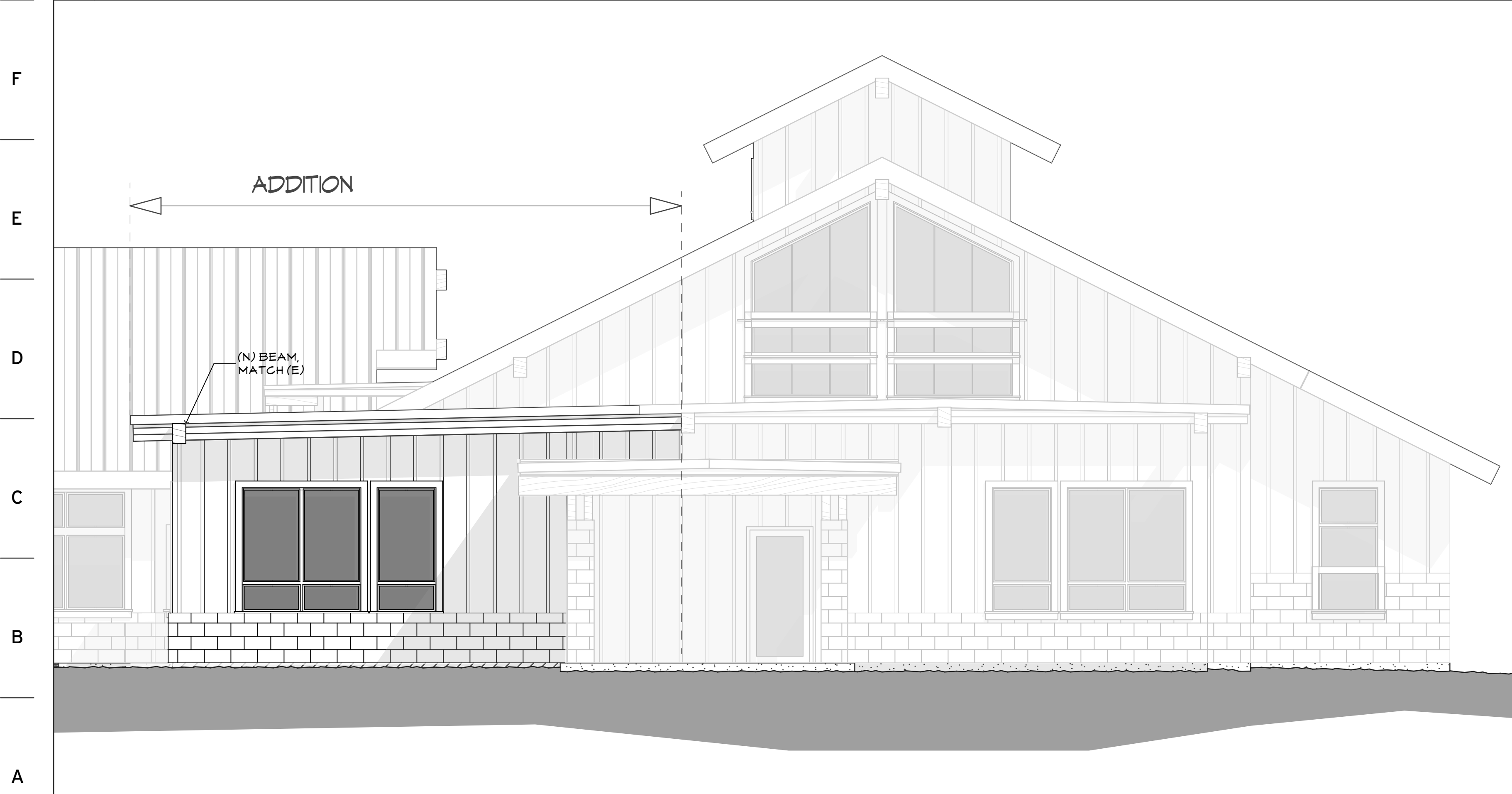
15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



KEYNOTES

G15 PARTIAL SOUTHWEST ELEVATION

1/4" = 1'-0"



A15 PARTIAL SOUTHEAST ELEVATION

1/4" = 1'-0"

A6 SECTION - EXERCISE ROOM ADDITION

1/4" = 1'-0"

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ELEVATIONS
A3.2

	User Capacity	
	Existing	Proposed
Cardio Training	18	30
Strength Training	6	20
Stretching/Functional	0	8
The 670	---	5-10*
Total Gym-Side	24	63-68

* Depending on use and configuration.

