

GENERAL NOTES:

1. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS. REFERENCES IN THE SPECIFICATIONS TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL MEAN THE CALIFORNIA BUILDING CODE, 2016 EDITION, TOGETHER WITH ADDITIONS, AND IN EFFECT ON THE DATE OF RECEIPT OF BIDS, NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS, AND CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES, INCONSISTENCIES OR UNANTICIPATED CONDITIONS ARE ENCOUNTERED.

CODE ANALYSIS

APPLICABLE CODES:

- PART 1 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 - 2019 CALIFORNIA BUILDING CODE
- PART 3 - 2019 CALIFORNIA ELECTRICAL CODE
- PART 6 - 2019 CALIFORNIA ENERGY CODE
- PART 11 - 2019 CALIFORNIA GREEN CODE
- PART 12 - 2019 REFERENCE STANDARDS CODE

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PROJECT INFORMATION

PROJECT DESCRIPTION:
NEW MONUMENT SIGN FOR THE TRUCKEE TAHOE AIRPORT DISTRICT, NON-PROFIT ORGANIZATIONS

ARCHITECT:
WARD - YOUNG ARCHITECTS
12010 DONNER PASS RD. STE. 201
TRUCKEE, CA 96161
(530)587-3859
CONTACT: RON LARKINS

PROJECT DEVELOPER:
TRUCKEE TAHOE AIRPORT DISTRICT
10356 TRUCKEE AIRPORT ROAD, TRUCKEE, CA 96161

PROJECT LOCATION:
12116 CHANDELLE WAY, TRUCKEE, NEVADA COUNTY, CA 96161
APN: 19-440-68

SHEET INDEX

A1	COVER SHEET & SITE PLAN
A2	ELEVATIONS & DETAILS

SPECIFICATIONS AND GENERAL NOTES FOR CONSTRUCTION AND FABRICATION

- A. GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE, WITH THE MINIMUM REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND LOCAL BUILDING CODES, OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, WITH THE MOST STRINGENT CONDITION GOVERNING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR AND COMPLY WITH REQUIREMENTS AS STATED IN THE CBC AND LOCAL BUILDING CODES.
 2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS AND CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO MAKING SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS. IF SUCH CHANGES ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS. THE ENGINEERING REQUIRED FOR THESE CHANGES AND/OR SUBSTITUTIONS WILL BE VIEWED AS ADDITIONAL SERVICES AND BILLED ACCORDINGLY.
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS BEFORE STARTING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND BEFORE WORK COMMENCES;
 4. THESE CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER THE PLANS AND CALCULATIONS. THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN UNCOMPLETED STRUCTURE SUBJECT TO DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.
 5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY LOCAL BUILDING CODES AND BY THE CBC. THIS ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOAD CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO ACTS OF GOD* (E.G., FIRE, FLOOD, WAR, ETC.)
 6. GRADES AS SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER TAKES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF, ANY STRUCTURE FOR WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISH GRADES OF THE BUILDING SITE. ANY ENGINEERING REQUIRED TO ADJUST FOR MISREPRESENTED INFORMATION WILL BE VIEWED AS ADDITIONAL SERVICES AND BILLED ACCORDINGLY.
 7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 8. THE REPRODUCTION OF STRUCTURAL CONTRACT DOCUMENTS FOR RE-SUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWING REPRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
 9. IN CASE OF CONFLICT BETWEEN PLANS, SPECIFICATIONS, DETAILS, OR NOTES, THE MOST RIGID REQUIREMENT SHALL GOVERN UNTIL THE ENGINEER ISSUES A CLARIFICATION IN WRITING.
 10. IN AREAS WHERE SNOW IS TO BE CONSIDERED, THE STRUCTURE IS DESIGNED FOR SNOW LOADS AS DETERMINED BY THE LOCAL JURISDICTION. THESE SNOW LOADS ARE BASED ON THE ASSUMPTION THAT THE SNOW ON THE STRUCTURE AND THE SNOW ON THE GROUND ARE NOT CONNECTED OR "BRIDGED". IN SOME LOCATIONS PERIODIC MAINTENANCE MAY BE REQUIRED TO ELIMINATE ANY BRIDGING BETWEEN THE SNOW ON THE STRUCTURE AND THE SNOW ON THE GROUND.
 11. NO SUBSTITUTIONS OF MATERIAL SPECIFICATIONS, PROVIDED IN THE ENGINEERING, SHALL BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE ENGINEER IS OBTAINED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFIED MATERIAL. MATERIAL SUPPLIERS SHALL NOT MAKE SUBSTITUTIONS OF MATERIALS UNLESS PRIOR APPROVAL OF THE ENGINEER IS OBTAINED. MATERIAL SUPPLIERS SHALL NOT MAKE JUDGEMENT ON WHETHER A SUBSTITUTED MATERIAL IS ADEQUATE FOR ITS INTENDED USE.
 12. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
1) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER AND ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
2) THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE.
 13. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND THE ENGINEERING PRIOR TO THE START OF CONSTRUCTION. ANY QUESTION REGARDING THE STRUCTURAL PORTION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. IF THE BUILDER HAS NO QUESTIONS IT IS UNDERSTOOD THAT HE/SHE HAS A COMPLETE UNDERSTANDING OF THE FRAMING AND HOW THE ELEMENTS ARE TO BE INSTALLED. ANY MISINTERPRETATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO INSURE THAT HIS/HER SUBCONTRACTORS A COMPLETE UNDERSTANDING OF THEIR PORTION OF THE PROJECT.
 14. FRAMING MEMBERS SHALL NOT BE HUNG UNLESS NOTED OTHERWISE.

2019 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES CONTINUED

DIV. 301.3

THE PROJECT IS AN EXTERIOR SIGN WITH AN ESTIMATED VALUE UNDER \$200,000. PROVISIONS OF INDIVIDUAL SECTIONS OF CHAPTER 5 DO NOT APPLY, EXCEPT THE FOLLOWING:

DIV. 5.2 ENERGY EFFICIENCY (CA ENERGY CODE)

GENERAL. COMPLIANCE WITH C.E.C. NON-RESIDENTIAL MANDATORY MEASURES IS REQUIRED.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (5.408)

CONSTRUCTION WASTE MANAGEMENT. DIVERT A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE TO RECYCLE OR SALVAGE FACILITIES.

1. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT:
 - IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE OR SALVAGE.
 - DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE WILL BE SORTED ON-SITE OR BULK MIXED.
 - IDENTIFIES DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
 - SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

OR.

2. WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE % OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH ABOVE REQUIREMENTS AND CALGREEN SECTION 5.408.

NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION OF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY

OR.

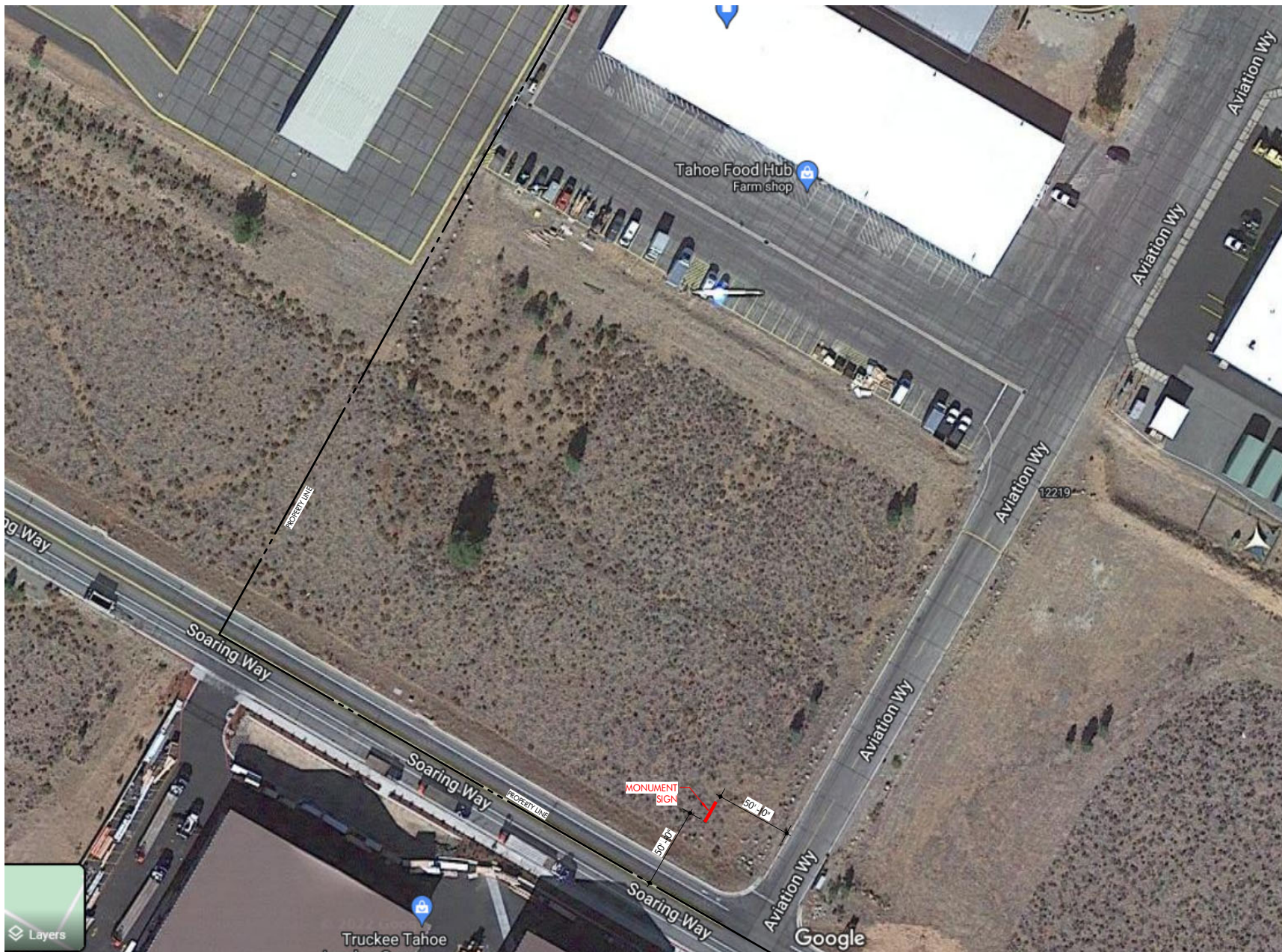
3. WASTE STREAM REDUCTION ALTERNATIVE. THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQ. FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65% MIN. REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.

DOCUMENTATION. THE WASTE MANAGEMENT PLAN AND DOCUMENTATION OF COMPLIANCE WITH IT SHALL BE UPDATED THROUGHOUT CONSTRUCTION AND AVAILABLE FOR REVIEW BY THE ENFORCING AGENCY.

ELECTRICAL NOTES

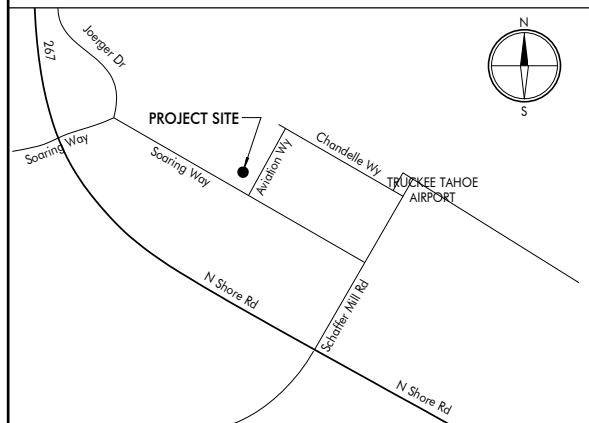
GENERAL:

1. THE CONTRACTOR SHALL DESIGN SIGN LIGHTING POWER SYSTEMS ON A DESIGN-BUILD BASIS BY APPROPRIATELY LICENSED CONTRACTORS. PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND/OR LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS COMPLY WITH THE REQUIREMENTS OF CALIFORNIA TITLE 24, ENERGY CALCULATIONS, AND MANDATORY MEASURES.



SITE PLAN

VICINITY MAP



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WARD YOUNG ARCHITECTURE & PLANNING
12010 Donner Pass Road, Suite 201
Truckee, California 96161
530 587-3859 voice
530 587-8908 fax
wyarch.com



TTAD AIRPORT SIGNAGE

APN: 19-440-68
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TRUCKEE, CA 96161

REVISIONS

PROJECT NO. 22011

SCALE PROJECT NO.

As indicated

DRAWN CHECKED

XZ RL

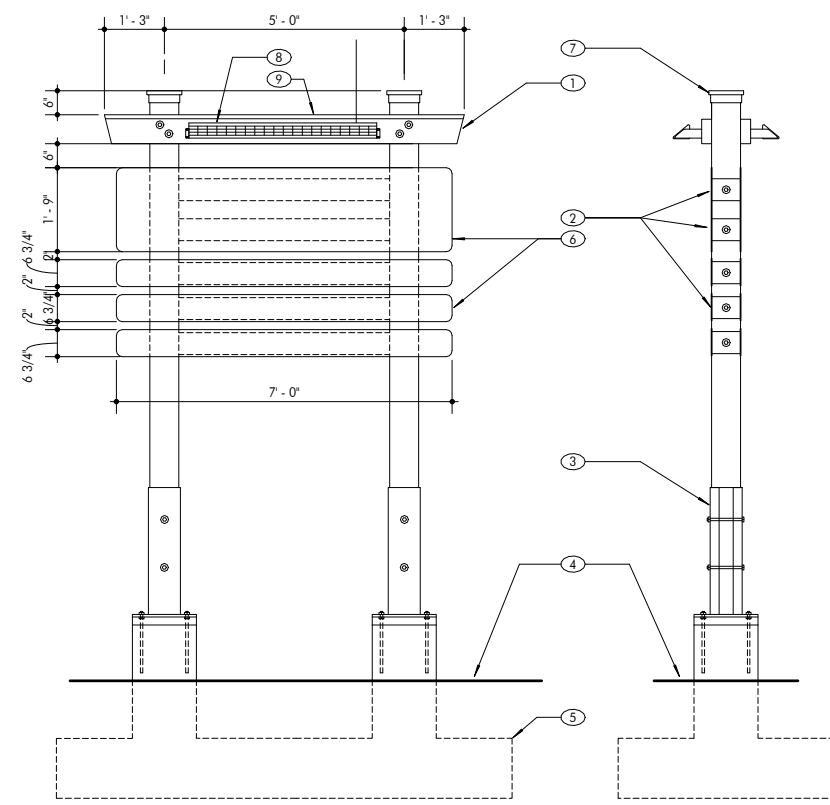
DATE Issue Date 10/25/2022

SHEET TITLE

COVER SHEET & SITE PLAN

SHEET NO.

A1



FRONT ELEVATION (REAR SIMILAR)

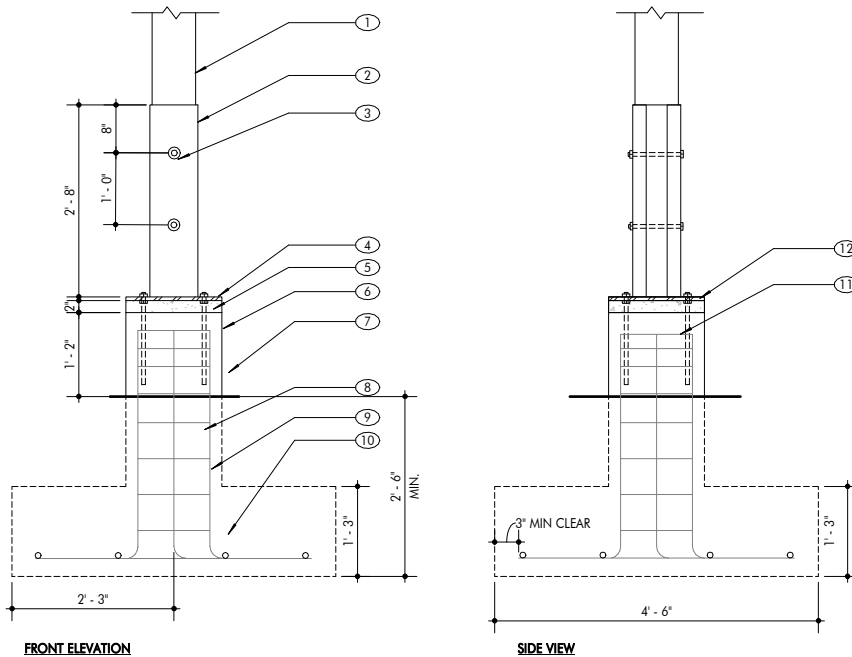
SIDE ELEVATION

- ① 3x8S BOTH SIDES ATTACHED WITH 1" Ø MACHINE BOLTS WITH 2" Ø WASHERS, HDG.
- ② 6x6S ATTACHED WITH 3/4"x1/2" LAG SCREWS WITH 2" Ø WASHERS
- ③ COLUMN BASE SEE DETAIL 3/A2
- ④ FINISH GRADE, TYP.
- ⑤ FOOTING, SEE DETAIL 3/A2
- ⑥ ALUMINUM PANEL SIGN ATTACH PER SIGN MFR., TYP.
- ⑦ COLUMN CAP, SEE DETAIL 3/A2
- ⑧ SHIELDED SOURCE SOLAR SIGN DOWN-LIGHTS BY SOLTECH.
- ⑨ PRE-PAINTED METAL FLASHING, W/ HEMMED EDGES.

2 SITE SIGN- DETAILS

1/2" = 1'-0"

- ① 8x8 WOOD POST
- ② STEEL COLUMN BASE, BASE PLATE TO BE 5/8" THICK, LEGS TO BE 3/8" THICK WITH 1/4" FILLET SHOP WELD CONNECTIONS
- ③ 1" Ø MACHINE BOLTS WITH 2" Ø WASHERS ON BOTH SIDES, TYP.
- ④ 5/8" Ø HEX HEAD ANCHOR BOLTS WITH LEVELING NUTS, EMBED BOLTS WITH 12" MIN. INTO CONCRETE PIER
- ⑤ 2" NON-SHRINK GROUT WITH FLUSH JOINT, TYP.
- ⑥ CONCRETE FOOTING WITH 16"x16" CONCRETE PIER, TOP OF PIER TO BE 16" MIN. ABOVE GRADE, TYP.
- ⑦ FINISH GRADE
- ⑧ (8) #5 VERTS WITH STD. HOOKS
- ⑨ #3 HOOPS AT 6" O.C.
- ⑩ FOOTING REINFORCING (4) #6 EA. WAY.
- ⑪ (2) #3 HOOPS AT TOP
- ⑫ 5/8" THICK BASE PLATE
- ⑬ STEEL COLUMN CAP, ALL STEEL PIECES TO BE 1/2" THICK WITH SHOP FILLET WELD CONNECTION
- ⑭ PROVIDE 2 PREDILLED HOLES FOR ATTACHED TO POST WITH WOOD SCREWS

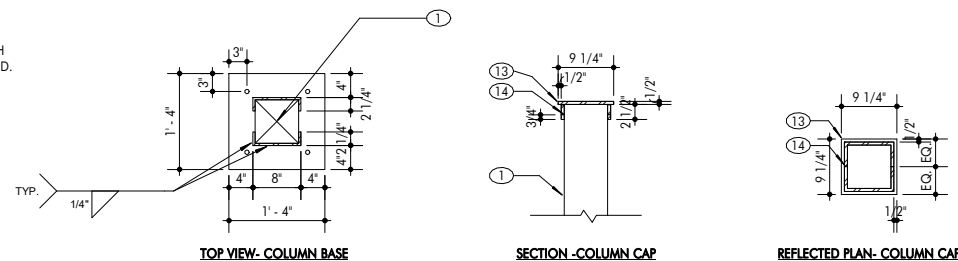


FRONT ELEVATION

SIDE VIEW

STRUCTURAL NOTES:

- ① ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS, WITH 6% AIR ENTRAINMENT. NO SPECIAL INSPECTION ROD.
- ② SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDING AND THAT DONE IN A SHOP THAT IS NOT APPROVED BY PLACER COUNTY.



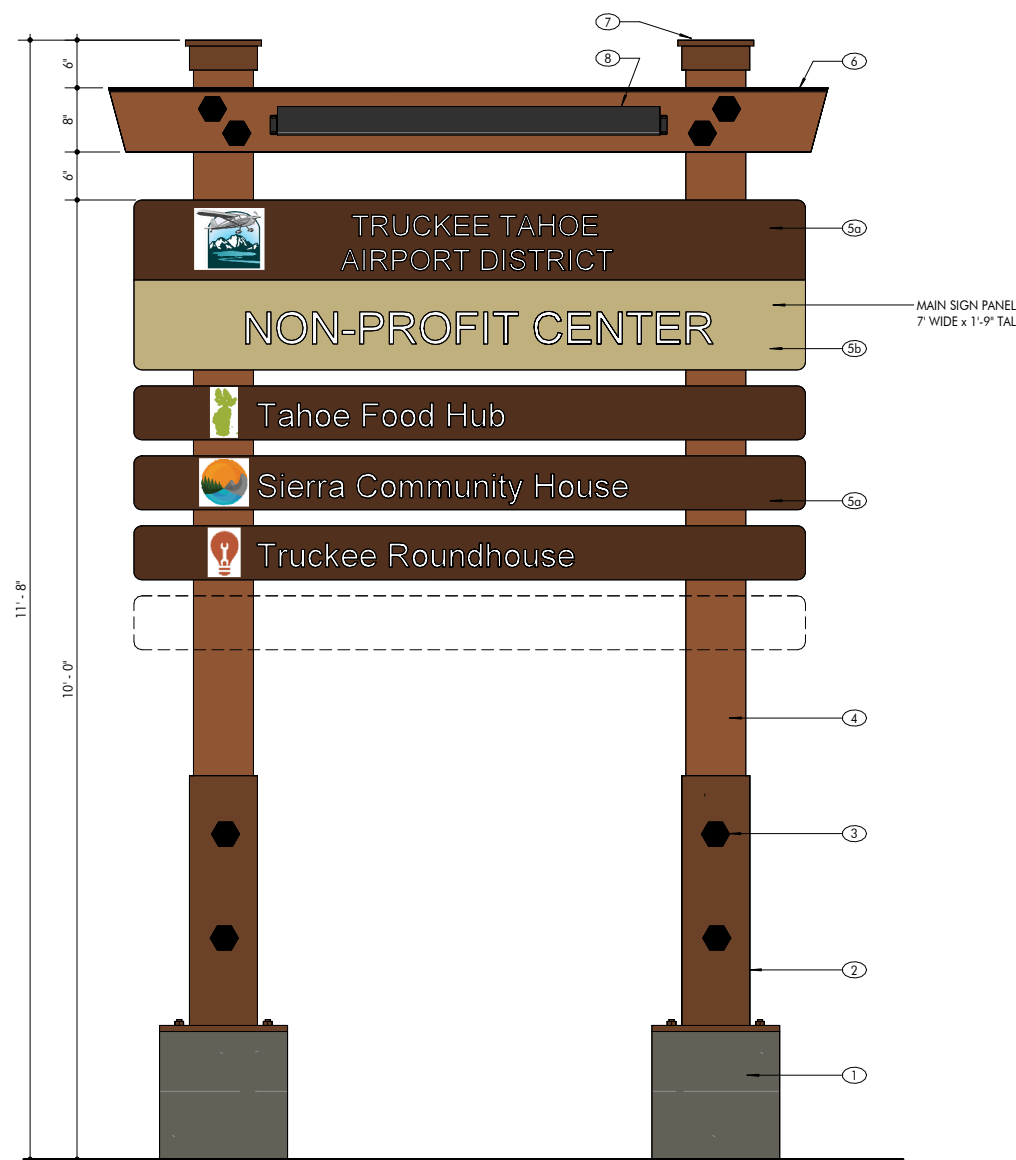
TOP VIEW - COLUMN BASE

SECTION - COLUMN CAP

REFLECTED PLAN - COLUMN CAP

3 SITE SIGN- STEEL DETAILS

3/4" = 1'-0"



MATERIALS LEGEND

- ① BOARD FORMED CONCRETE, CLEAR SEALER.
- ② STRUCTURAL STEEL POST BASES, COLOR: BENJAMIN MOORE MERLOT RED, 2006-10.
- ③ MACHINE BOLTS, FINISH: FLAT BLACK.
- ④ WOOD COLUMNS, FINISH: SEMI-TRANSPARENT STAIN, PITTSBURG SUNPROOF; COLOR 'SIERRA'.
- ⑤ SIGNAGE PANEL- 1/8" THICK ALU. SIGN PANEL
 - a. PMS 4625, PRIMED AND PAINTED BOTH SIDES
 - b. PMS 451, PRIMED AND PAINTED BOTH SIDES
 - c. VINYL CUT LETTERING WHITE, FONT: CLEARVIEW HIGHWAY.
 - d. UV CLEAR COAT TO SEAL AND PROTECT ALL GRAPHICS.
- ⑥ SHEET METAL CAP: FACTORY FINISH KYNAR 500; COLOR : BLACK
- ⑦ CUSTOM STEEL COLUMN CAP, COLOR : MERLOT RED, 2006-10
- ⑧ SOLTECH SOLAR SIGN LIGHT

SIGN AREA

- ① MAIN PANEL = 12.25 SF
 - ② TENANT PANELS = 45F/ EA
UP TO 4 = 16 SF
- TOTAL SIGN AREA 28.25 SF

1 MONUMENT SIGN - GRAPHICS

1" = 1'-0"



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