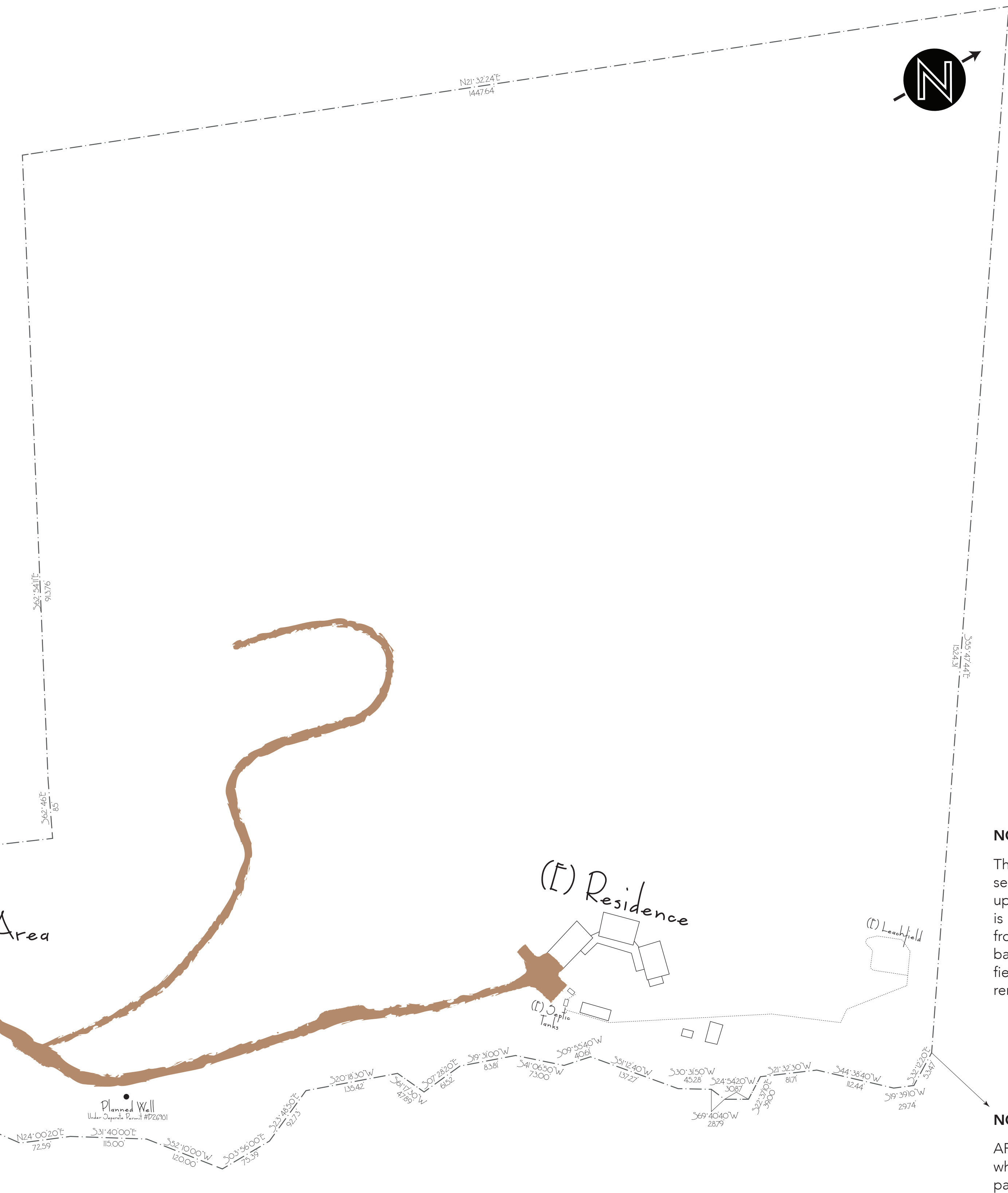


1220 NICASIO VALLEY ROAD

APN	121-190-14	Latitude	38° 2' 30"	Longitude	122° 41'
Project Description	Construct a 1,905 square foot paddle ball court with a 10' tall open mesh enclosure and 730 square feet of associated access deck and railing				
Lot Size	52 acres (2, 265,000 ft ²)	Zoning	ARP 40		
Owner Info	Ben Shapiro	312.552.7663	400 N. Michigan Ave., Suite 250, Chicago, IL 60611		
Consultant Info	Breeze Kinsey, CivicKnit	415.488.4193	P.O. Box 81, Forest Knolls, CA 94933		
	Herzog Geotechnical Consulting Engineers	415.388.8355	70 Woodside Ln., Mill Valley, CA		
	Anderson Woodrow Structural Design and Engineering	415.453.3431	81 Dominga Avenue., Fairfax, CA		
Building Area	5,453 ft ²	Building Area Proposed	New 1,905 ft ²	Total 7,358 ft ²	
Floor Area	3,913 ft ²	Floor Area Ratio	.002		
Grading	<65 C.Y.	All material will be relocated onsite			
Parking	6 existing parking spaces, no change proposed				
Minimum Setback, Court	169' 5"	Minimum Setback, Access Deck	160' 4"		
Maximum Height	16'				
Septic System	Tank Size: 1200 / 810 gal. Leachfield: 384 lineal feet, ~2500 ft ²				



NOTE:
The septic system serving the house was upgraded in 2019 and is ~1,000 feet away from proposed paddle ball court and leachfield is even further removed from the site.

NOTE:
APN# 121-210-64, which meets this parcel at a single point, was recently acquired by the owner

Site Plan
SCALE: 1" = 100'

SHEET INDEX	
1	Site Plan
2	Setbacks
T100	Project Info
CT100	Court Plan
CT 101	Court Markings
CT200	Court Elevation
CT300	Court Details
S1	Structural Notes
S2	Court Foundation Plan

1220 Nicasio Valley Rd.
Nicasio, CA 94946
APN: 121-190-14

Ben Shapiro
400 N. Michigan Ave., Suite 250,
Chicago, IL 60611

Design Review for a New Paddle Ball Court and Decks

Revisions #	Description	Drawn By	Date



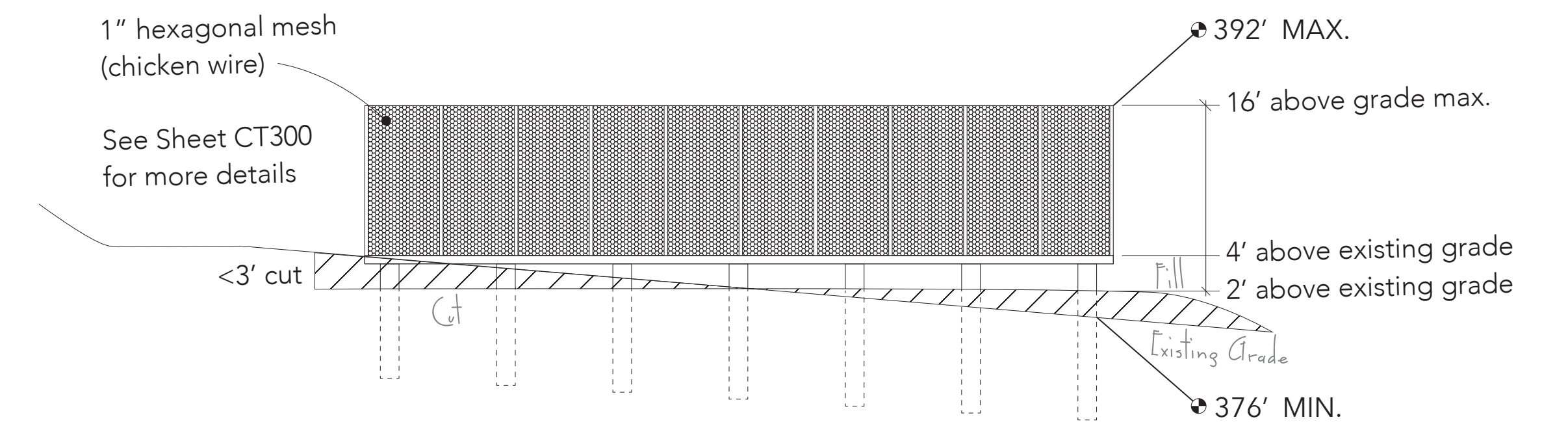
SITE DETAIL

SCALE: 1" = 30'



NORTH - SOUTH SECTION

SCALE: 1" = 10'



NOTES:

Minimal grading will be performed, as necessary to keep court structure below 16' in height.

Total volume not to exceed 65 C.Y. of cut/fill.

Total area of disturbance is <4,200 ft².

Disturbed area will be seeded with native grass

All material will be relocated in court vicinity.

Agricultural use of surrounding pasture will be maintained.

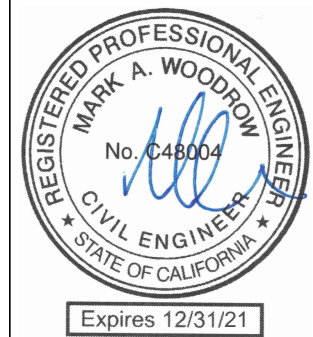
1220 Nicasio Valley Rd.
Nicasio, CA 94946
APN: 121-190-14

Ben Shapiro
400 N. Michigan Ave., Suite 250,
Chicago, IL 60611

**Design Review for a
New Paddle Ball Court and Decks**

Revisions	#	Description	Drawn By	Date





DIVISION 01 - GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, (2018 IBC) AND LATEST EDITIONS OF THE GOVERNING LOCAL CODES AND ORDINANCES, AS APPLICABLE. ALL WORK AND MATERIALS ARE TO COMPLY WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS, AND THE DIRECTION OF THE BUILDING OFFICIAL FOR SUCH BUILDING LAWS. ALL REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
3. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR PROSPECTIVE INSTALLATION(S). THE CONTRACTOR(S) SHALL ALSO ARRANGE AND PAY FOR ALL INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES (UNLESS AN AGREEMENT WITH THE OWNER STATES OTHERWISE).
4. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
5. THE STRUCTURE(S) IS DESIGNED TO BE A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING, AS NECESSARY.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE PREPARED IN CONFORMANCE WITH CBC SECTION 1704 AND 1705 AND THE PROJECT SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH SIGNED INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER AND/OR ARCHITECT OF RECORD.
2. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING ITEMS (AS APPLICABLE):
 - A. ALL CONCRETE WORK WHERE CONCRETE DESIGN STRENGTH EXCEEDS 2500 PSI AT 28 DAYS
 - B. ALL HIGH-STRENGTH BOLTING
 - C. PRESTRESSED STEEL TENDONS
 - D. STRUCTURAL WELDING
EXCEPTION: WELDING DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC SECTION 1704.2.5
 - E. STRUCTURAL MASONRY (AS APPLICABLE, SEE STRUCTURAL DRAWINGS)
 - F. CAST-IN-PLACE DRILLED PIERS, PILES, OR CAISSONS
 - G. SHOTCRETE
 - H. NON-CEMENTITIOUS GROUTING
 - I. ADHESIVE ANCHOR INSTALLATION AT ENGINEERED CONNECTIONS
 - J. SEISMIC RESISTANCE & SEISMIC SYSTEMS
 - K. STRUCTURAL WOOD

STRUCTURAL OBSERVATION (AS REQUIRED, SEE STRUCTURAL DRAWINGS)

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION IN CONFORMANCE WITH CBC SECTION 1704.6. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL INDICATING THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

DIVISION 02 - SITE WORK

EXCAVATIONS & FOUNDATIONS

1. THE GEOTECHNICAL REPORT IF APPLICABLE SHALL BE CONSIDERED A PART OF THESE PLANS AND A COPY SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
2. GEOTECHNICAL REPORT BY: HERZOG GEOTECHNICAL CONSULTING ENGINEERS
JOB NO: 4013-01-21
DATE: 15 MARCH 2021
3. ALL EXCAVATIONS, AND THE STABILITY THERE OF, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT EXCAVATIONS REVEAL UNUSUAL AND/OR UNSTABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
4. TEMPORARILY CUT SLOPES SHALL CONSIST OF A 5 FT. MAXIMUM VERTICAL CUT WITH A 12:1 MAXIMUM TRANSITION SLOPE TO ORIGINAL GRADE, ABOVE 5 FT. (UNLESS SITE CONDITIONS OR AGENCY REQUIREMENTS DICTATE MORE RESTRICTIVE MEASURES).
5. ALL STANDING WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. ALL EMBEDS IN CONCRETE OR MASONRY SHALL BE SET WITH TEMPLATES (AS REQUIRED) AND SECURELY TIED IN PLACE PRIOR TO INSPECTION.
7. THE GEOTECHNICAL ENGINEER IS TO PROVIDE SITE INSPECTION SERVICES DURING THE EXCAVATION, DRILLING, AND CONSTRUCTION OF THE FOUNDATION AND GRADING PORTIONS OF THE PROJECT.

DIVISION 03 - CONCRETE

1. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS):
CAST-IN-PLACE DRILLED PIERS, GRADE BEAMS, STRUCTURAL SLABS, AND ALL OTHER REINFORCED STRUCTURAL CONCRETE:
3000 PSI (SPECIAL INSPECTION REQUIRED)
2. WATER USED IN MIXING CONCRETE SHALL BE POTABLE AND CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE AND REINFORCEMENT.
3. CORING OF CONCRETE IS NOT PERMITTED, EXCEPT AS NOTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF ANY CORING OPERATIONS NOT SPECIFIED ON THE STRUCTURAL DRAWINGS.
4. BEFORE CONCRETE IS PLACED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CONDUITS, CURBS, ETC., RELATING TO THE WORK.

DIVISION 05 - REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE FOLLOWING ASTM RATING AND GRADE TYPE FOR BAR SIZES LISTED, UNLESS NOTED OTHERWISE (SEE STRUCTURAL DRAWINGS):

#4 AND SMALLER	ASTM A615 GRADE 40 (MIN.)
#5 AND LARGER	ASTM A615 GRADE 60
2. ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" (LATEST EDITION) BY C.R.S.I.
3. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD AND SHALL CONFORM TO C.R.S.I. RECOMMENDATIONS. HEATING OF BARS IS NOT PERMITTED.
5. SPLICES IN CONCRETE (CLASS B TENSION SPLICE, U.N.O.)

BAR SIZE	MIN. LAP
3	21"
4	27"
5	52"
6	62"
7	90"
8	102"
6. SPLICES IN MASONRY: MINIMUM OF 48 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER, U.N.O.
7. CONCRETE PROTECTION FOR REINFORCEMENT:
REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE (UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS):
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 THROUGH #18 BARS:	2"
#5 BARS AND SMALLER:	1 1/2"
 - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:

SLABS, WALLS, JOISTS:	
#14 AND #18 BARS:	1 1/2"
#11 AND SMALLER:	3/4"

 BEAMS AND COLUMNS:
PRIMARY REINF., TIES, STIRRUPS, SPIRALS 1 1/2"

METAL CONNECTORS AND TREATED LUMBER

1. Fasteners, including nuts and washers, in contact with preservative-treated wood (or fire-retardant-treated wood in exterior, wet, or damp conditions) shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel.
2. Fasteners other than nails, staples, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.
3. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653, Type G185 zinc-coated galvanized steel, or equivalent, shall be used.
4. Fastenings, including nuts and washers, for wood foundations shall be as required in AWC PWF.
5. All connectors and fasteners must be made of the same material when using stainless steel or hot-dip galvanized steel connectors.
6. All field cuts and borings in pressure treated lumber shall be treated per AWWA M4.

DESIGN CRITERIA (CBC 1603.1)	
Floor Live Load:	40 psf
WIND DESIGN DATA:	
Basic Wind Speed:	110 mph
Importance Factor, I:	1.0
Occupancy Category:	II
Exposure Category:	C
SEISMIC DESIGN DATA:	
Analysis Procedure Used:	Equivalent Lateral Force Procedure ASCE 12.8.1 with Allowable Stress Design (CBC 1603.3)
Importance Factor, I:	1.0
Occupancy Category:	II
Site Class:	C
Seismic Design Category:	D
S _c :	1.62
S _w :	0.66
S _{vs} :	1.296
S _{vs} :	0.616
Basic Seismic Force Resisting Systems:	Canntilevered Concrete Column System
Response Modification Factor(s), R:	6.5
Seismic Response Coefficient(s), C _s :	1.296
Design Base Shear:	0.907W

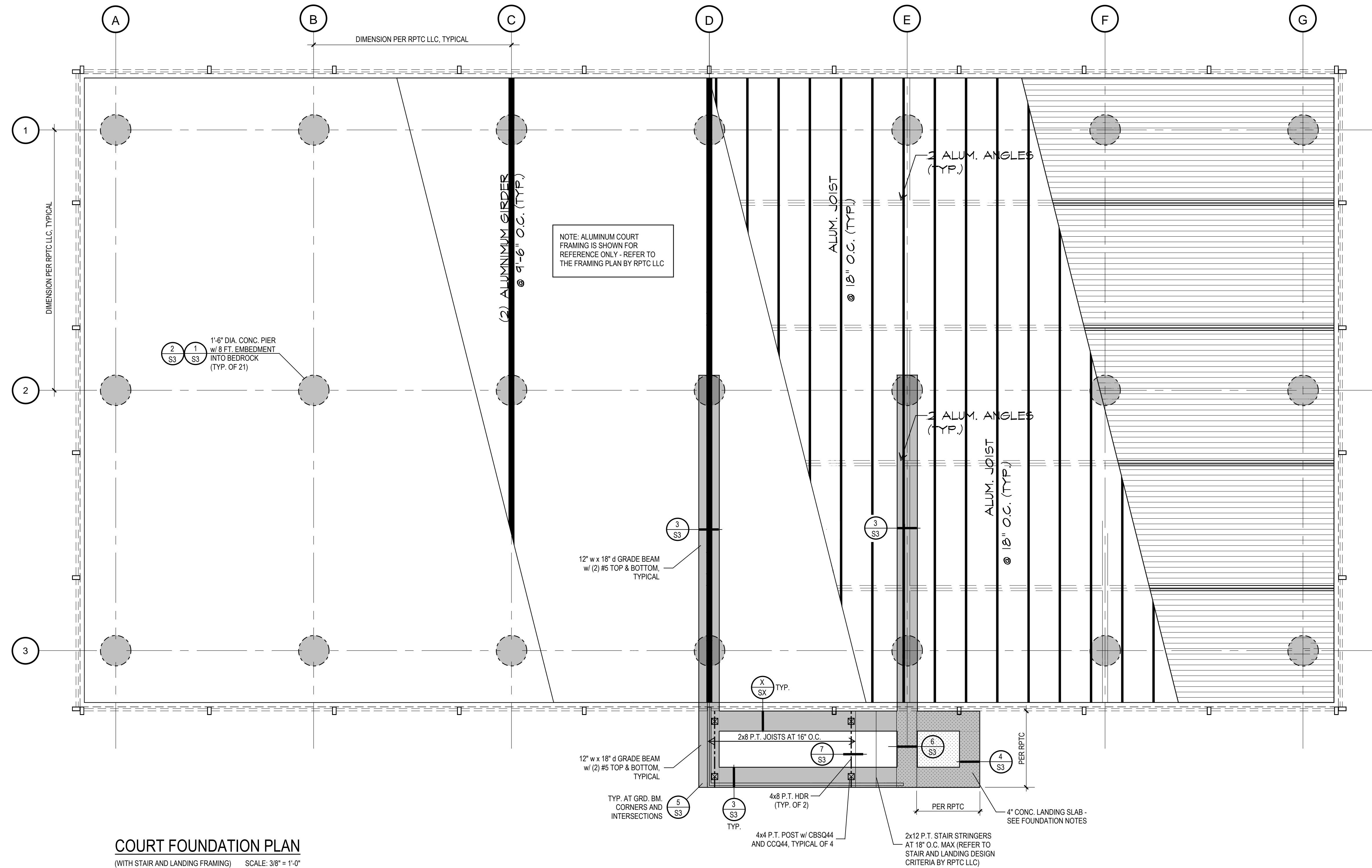
FOUNDATION NOTES Also see Structural Notes, Sheet S1

- The Geotechnical Report by Herzog Geotechnical Consultants, No. 4013-01-21, dated 15 March 2021, shall be considered a part of these plans and a copy shall be available on the job site at all times.
- All foundation subgrades and excavations are to be prepared per the Geotechnical Report. The project geotechnical engineer shall observe and approve all foundation subgrades and excavations prior to the placing of concrete.
- Structural Observation(s), per CBC Section 1704.6, are required by the Architect or Engineer of Record (or by another licensed architect or engineer designated by the Engineer of Record), following placement of all steel reinforcement and prior to pouring concrete, to verify general conformance with the approved structural plans. It is the owner and/or contractor's responsibility to schedule the Structural Observation(s) at the appropriate stages of construction.
- The contractor is responsible for verifying all dimensions with the court drawings by RPTC LLC.

- Concrete strength for drilled piers, grade beams, and structural slabs shall be 3000 psi at 28 days (Special inspection required per UBC Section 1701).
- Reinforcing Steel: No. 4 and smaller bars - ASTM A615 Grade 40
No. 5 and larger bars - ASTM A615 Grade 60
- All anchor bolts and embeds shall be securely tied in place prior to placing concrete.
- Slabs-on-Grade (structural): 4-inches thick w/ No. 4 rebar at 12-inches o.c. each direction, over a 10-mil moisture barrier (optional), over 4-inches drain rock. Slab reinforcement shall be tied w/ bar support chairs (or dobies) at center of slab thickness. Slabs shall be underlain by 2" min. thickness void form product (SureVoid or equivalent). The contractor is responsible for placement of all crack-control and expansion joints.

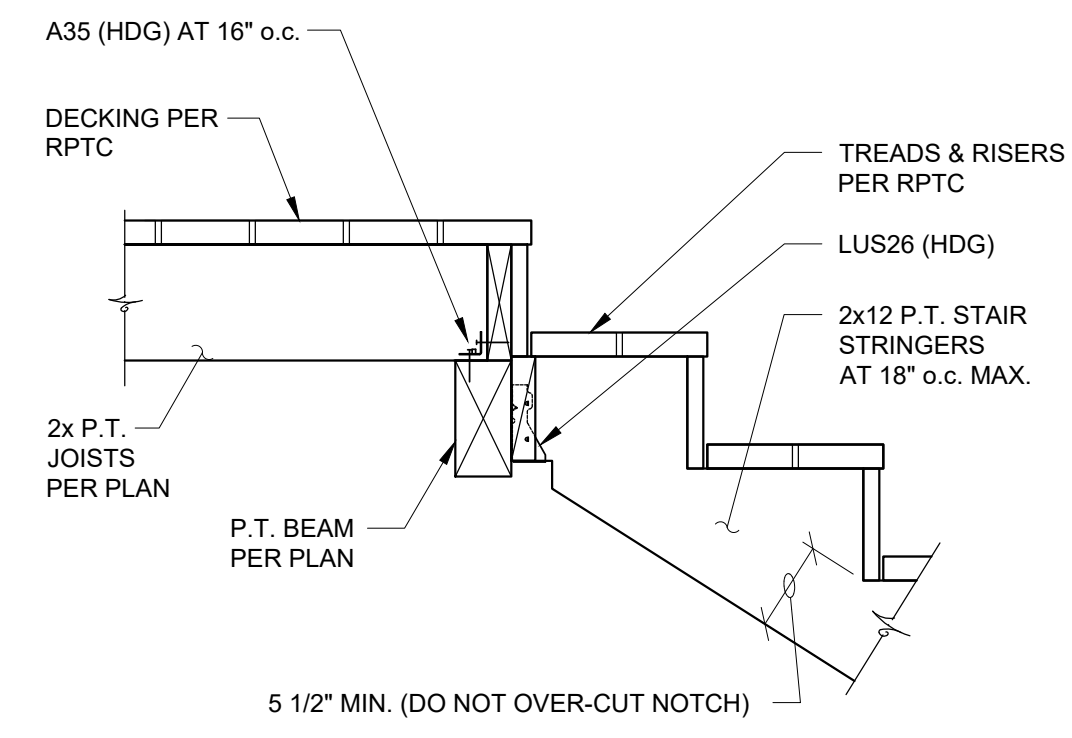
FRAMING NOTES Also see Structural Notes, Sheet S1

- All work shall comply with the requirements of the 2019 California Building Code, as adopted by the controlling jurisdiction.
- Structural Observation(s), per CBC Section 1704.6, are required by the Architect or Engineer of Record (or by another licensed architect or engineer designated by the Engineer of Record), during and/or at the completion of rough framing, to verify general conformance with the approved structural plans. It is the owner and/or contractor's responsibility to schedule the Structural Observation(s) at the appropriate stages of construction.
- The contractor is responsible for verifying all dimensions with the Architectural Drawings. Notify the Engineer of Record, before proceeding, of any discrepancies between the plans and existing site conditions.
- All dimensioned framing lumber shall be Douglas Fir-Larch (unless otherwise noted), free of heart center (FOHC), and of the following minimum grades (as graded by WCLB and/or WWPA rules):
Sill plates on concrete, deck joists, ledgers: Pressure Treated No. 2
Deck posts and girders: Pressure Treated No. 1

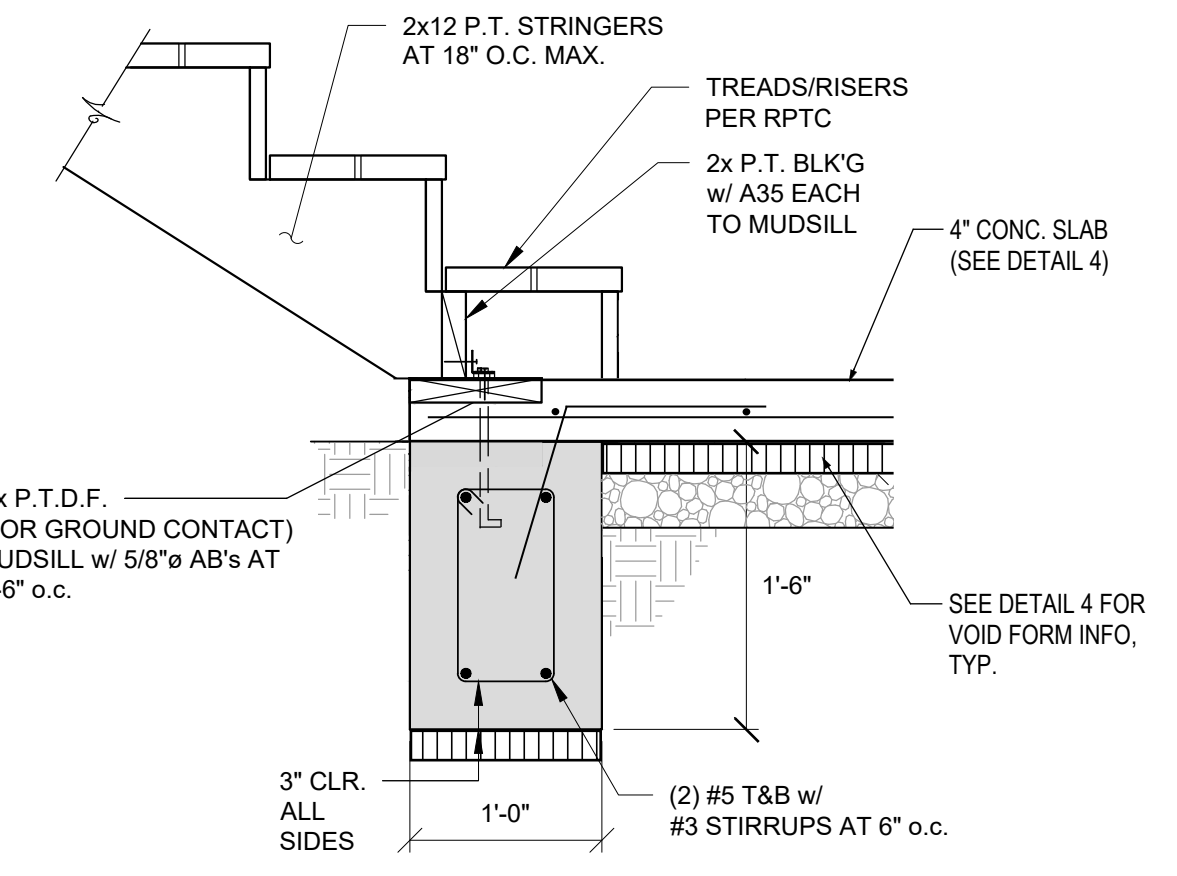


COURT FOUNDATION PLAN
(WITH STAIR AND LANDING FRAMING) SCALE: 3/8" = 1'-0"

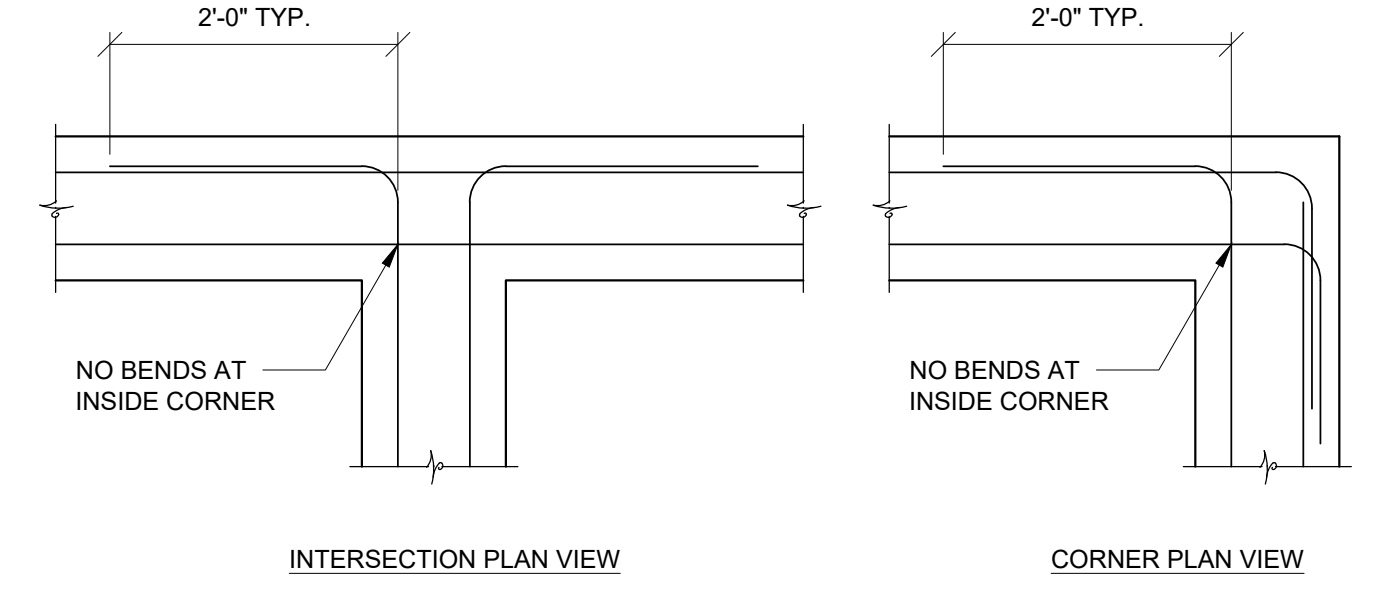




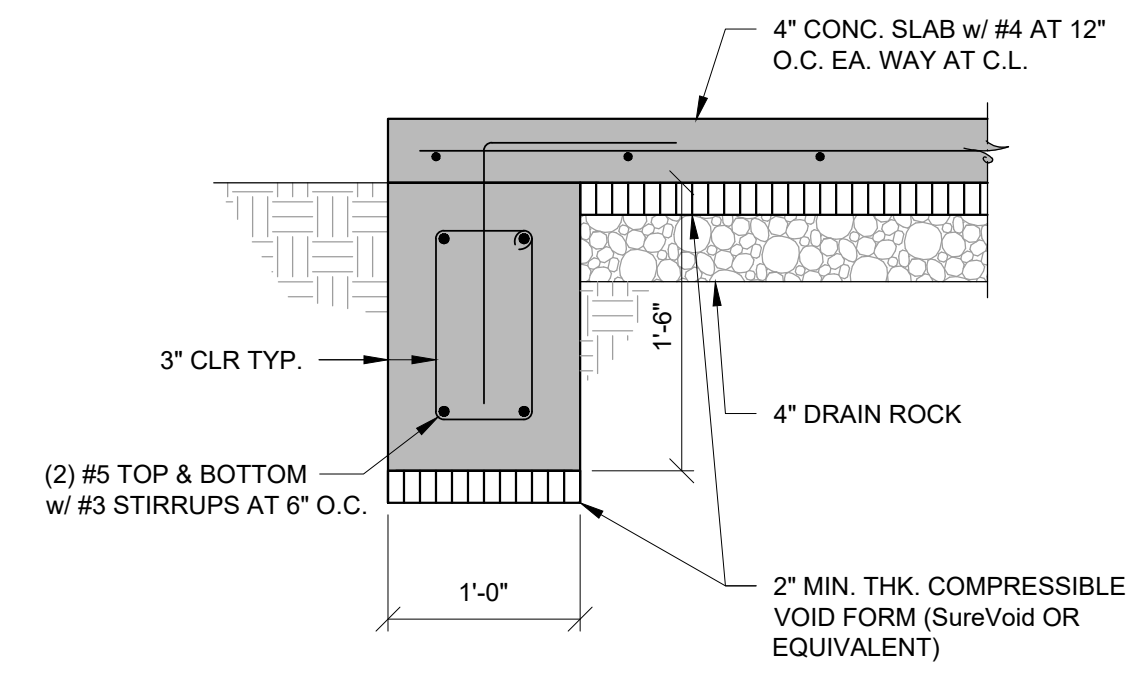
7 STAIR FRAMING
SCALE: 1" = 1'-0"



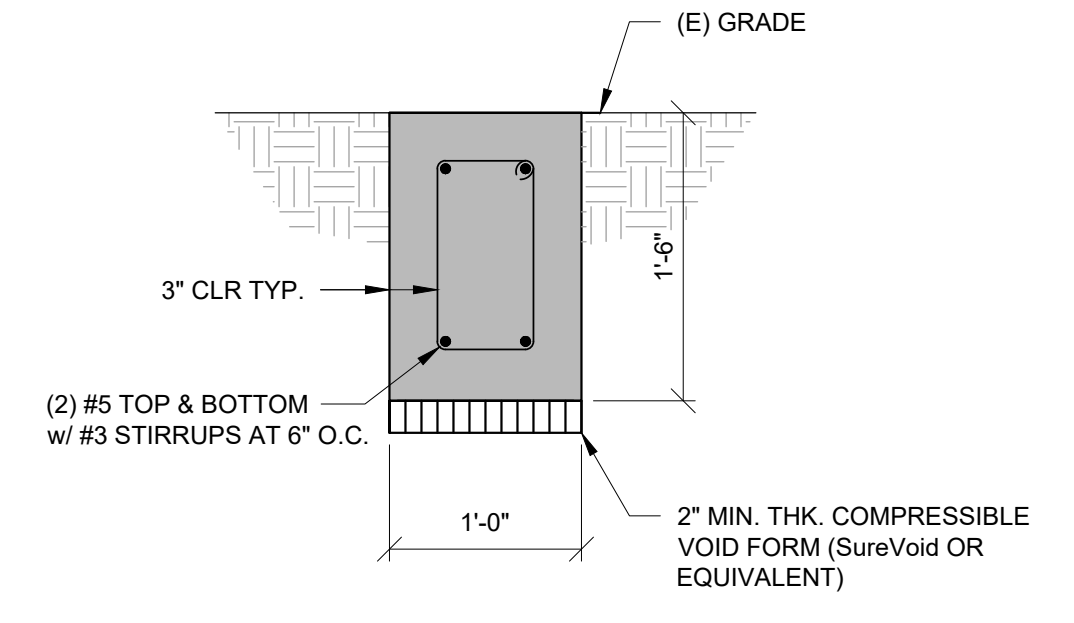
6 STAIR FRAMING & FOUNDATION
SCALE: 1" = 1'-0"



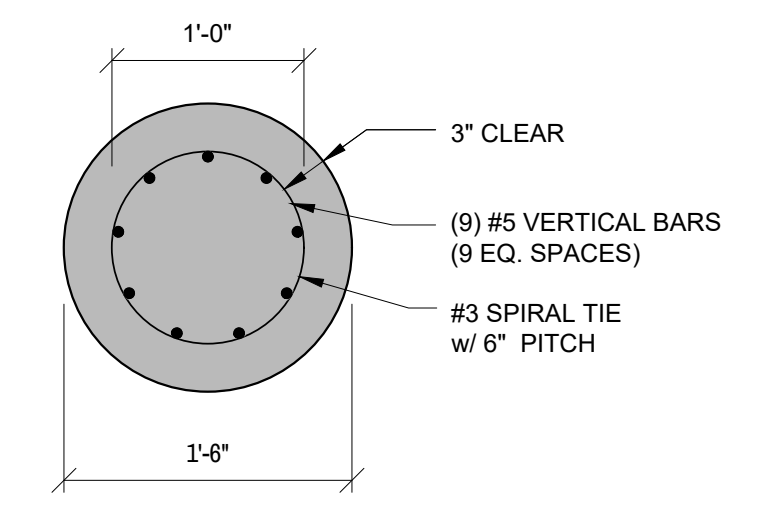
5 GRADE BEAM REINFORCING DETAILS
SCALE: 3/4" = 1'-0"



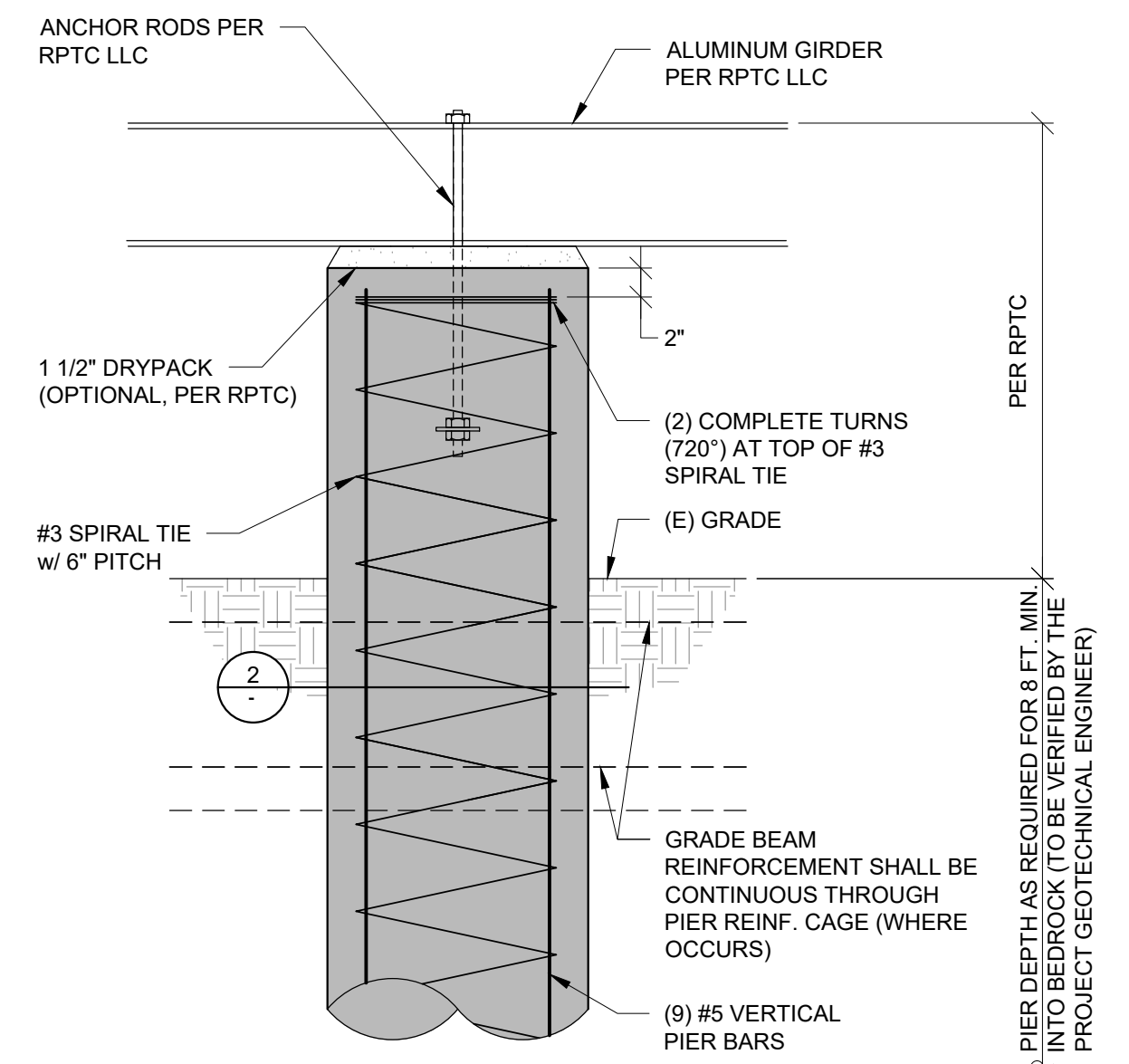
4 CONCRETE LANDING
SCALE: 1" = 1'-0"



3 TYPICAL GRADE BEAM
SCALE: 1" = 1'-0"



2 PIER SECTION
SCALE: 1" = 1'-0"



1 CONCRETE PIER DETAIL
SCALE: 1" = 1'-0"

PIER DEPTH AS REQUIRED FOR 8 FT. MIN. INTO BEDROCK TO BE VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER

TYPICAL COURT DRAWINGS FOR :

STANDARD ALL-ALUMINUM PLATFORM TENNIS COURTS

& THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE

ARCHITECTURAL DRAWING INDEX

NEW ISSUE ● REVISED ISSUE ○ NO CHANGES ○

DWG. NO.	DRAWING TITLE	ISSUES	6.24.2020
T-100	TITLE SHEET, SITE PLAN, PROJECT INFORMATION, COURT LAYOUT	●	
CT-100	COURT/DECK LAYOUT & PIER DETAILS	●	
CT-101	COURT STRUCTURE	●	
CT-200	COURT ELEVATIONS & COMPONENTS	●	
CT-300	COURT DETAILS	●	

DESIGN LOADS

USE & OCCUPANCY (COURTS)*	
USE	A-5 OUTDOOR PLATFORM TENNIS COURT
AREA SF (NET)	1940GROSS / 1845NET : $\frac{1940}{50} = 39$ OCCUPANTS
OCCUPANCY LOAD	PER BLDG DEPARTMENT MEMO DATED 03.10.16, CALCULATING THE OCCUPANCY LOAD OF 50/SF PER PERSON INDICATES A MAXIMUM OCCUPANCY OF 39 PERSONS - HOWEVER - BASED ON THE FUNCTION OF THE USE, THE MAXIMUM ALLOWED OCCUPANCY ON A COURT AT ONE TIME IS 8 PERSONS FOUR TEAMS ON 2 / OTHER THAN THAT THE COURT CAN NOT FUNCTION AS INTENDED.

DESIGN LOADS T1607.1		SNOW LOAD		ENERGY STATEMENT	
FLOOR LOAD : COURTS		Pg	20 PSF	TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, I CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE 2010 ASHREA STANDARD 90.1	
LIMITED OCC.	40 PSF	Pf	34 PSF		
LIVE LOADS		Ps	34 PSF		
STAIRS & DECKS & WALKWAYS		Ce	1.0		
LIVE LOADS	100 PSF	I	1.0	SEISMIC LOAD	
		Ot	1.2	I	1.0
		WIND LOAD		OCCUPANCY CATEGORY	
HANDRAIL / GUARDRAIL		BASIC WIND SPEED	100-110MPH	Ss	0.18
UNIFORM LOAD	50LB / FT	I	1.00	S1	.06
CONC. LOAD	200 LBF	EXPOSURE	B	SITE CLASS	
		GCpt	+/- 0.00	Sds	.19
		COMPONENTS/CLAD PRESSURE	15 PSF	Sdi	.10
				SEISMIC DESIGN CAT.	
					B

OCCUPANCY LOAD SIGNAGE
NEXT TO EACH MAIN ENTRANCE/EXIT @
INTERIOR OF COURT

12" EXTENSION REQ
AT TOP OF STAIRS

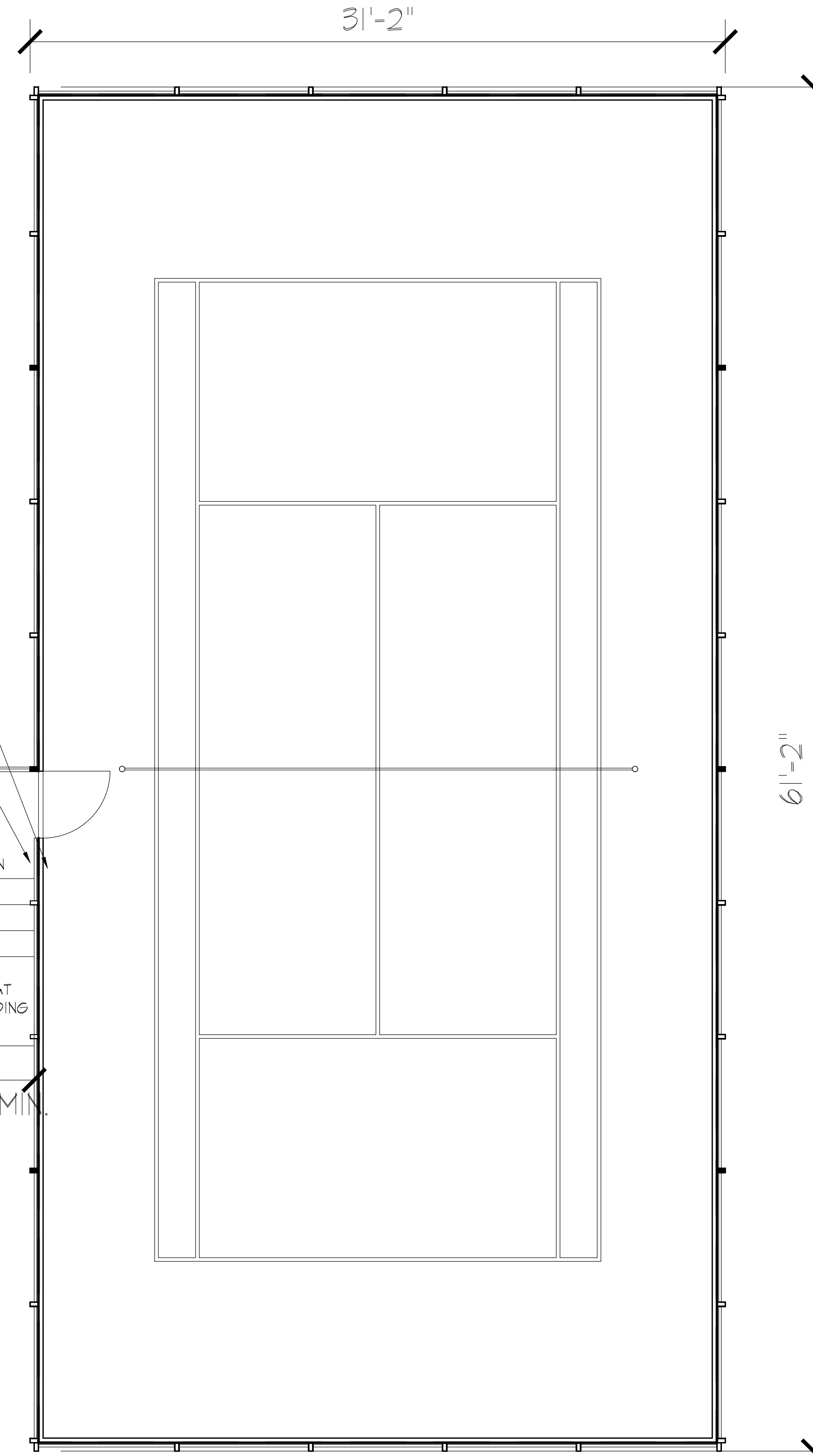
(1) ONE SET WOOD STAIRS
7" MAX RISER / 11" MIN TREAD
HANDRAIL ON BOTH SIDES
PROVIDE 4'-0" LANDING AT BOTTOM AS
REQUIRED
SEE T-100 FOR DETAILS

EXTENSION
EQUAL TO 1 TREAD

48" MIN.

FLAT
LANDING

42" MIN.



1 TYPICAL COURT LAYOUT
1/4" = 1'-0"

RPTC LLC
Reilly Green Mountain Platform Tennis
300 Boston Post Road
Orange, Connecticut
203.795.5696

CONSULTANTS:

AG ARCHITECTS, PC
CROZIER GEDNEY
ARCHITECTS, PC
41 ELM PLACE
RYE, NY 10580
PH. 914-967-6060
FAX 914-967-6071

06.24.2020

DATE	REVISION #	REMARKS
6.24.2020		ISSUED FOR COORDINATION

PROJECT
BL 1220 NICASIO LLC
1220 NICASIO VALLEY ROAD
NICASIO, CA 94946

DRAWING TITLE
PROJECT
INFO

CGA PROJECT #	3928-1
SCALE:	AS NOTED
DATE:	JUNE 2020
DRAWN:	DJD
CHECKED:	CCAS
SHEET NUMBER	T-100
CAD FILE:	
X-REF:	

RPTC LLC
 Reilly Green Mountain Platform Tennis
 300 Boston Post Road
 Orange, Connecticut
 203.795.5696

CONSULTANTS:

AG
 CROZIER GEDNEY
 ARCHITECTS, PC
 41 ELM PLACE
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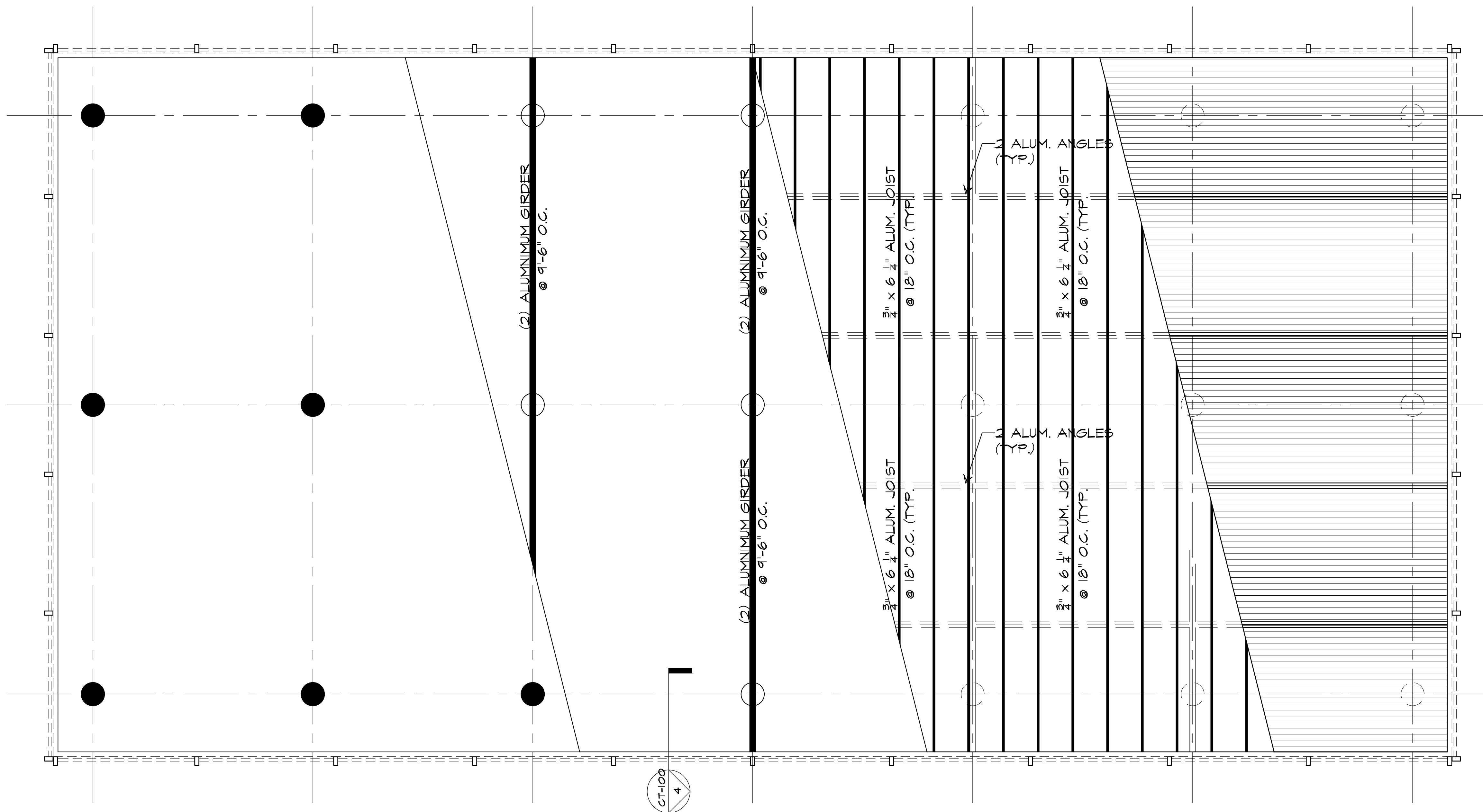
06.24.2020

DATE	REVISION #	REMARKS
6-24-2020		ISSUED FOR COORDINATION

PROJECT
 BL 1220 NICASIO LLC
 1220 NICASIO VALLEY ROAD
 NICASIO, CA 94946

DRAWING TITLE
 COURT PLAN

CAD FILE:	CGA PROJECT # 3928-1
X-REF:	SCALE: AS NOTED
	DATE: JUNE 2020
	DRAWN: DJD
	CHECKED: CCAS
	SHEET NUMBER
	CT-100



1 COURT PIER LAYOUT
 3/16" = 1'-0"

RPTC LLC
 Reilly Green Mountain Platform Tennis
 300 Boston Post Road
 Orange, Connecticut
 203.795.5696

CONSULTANTS:

AG
 CROZIER GEDNEY
 ARCHITECTS, PC
 41 ELM PLACE
 RYE, NY 10580
 PH. 914-967-6060
 FAX 914-967-6071

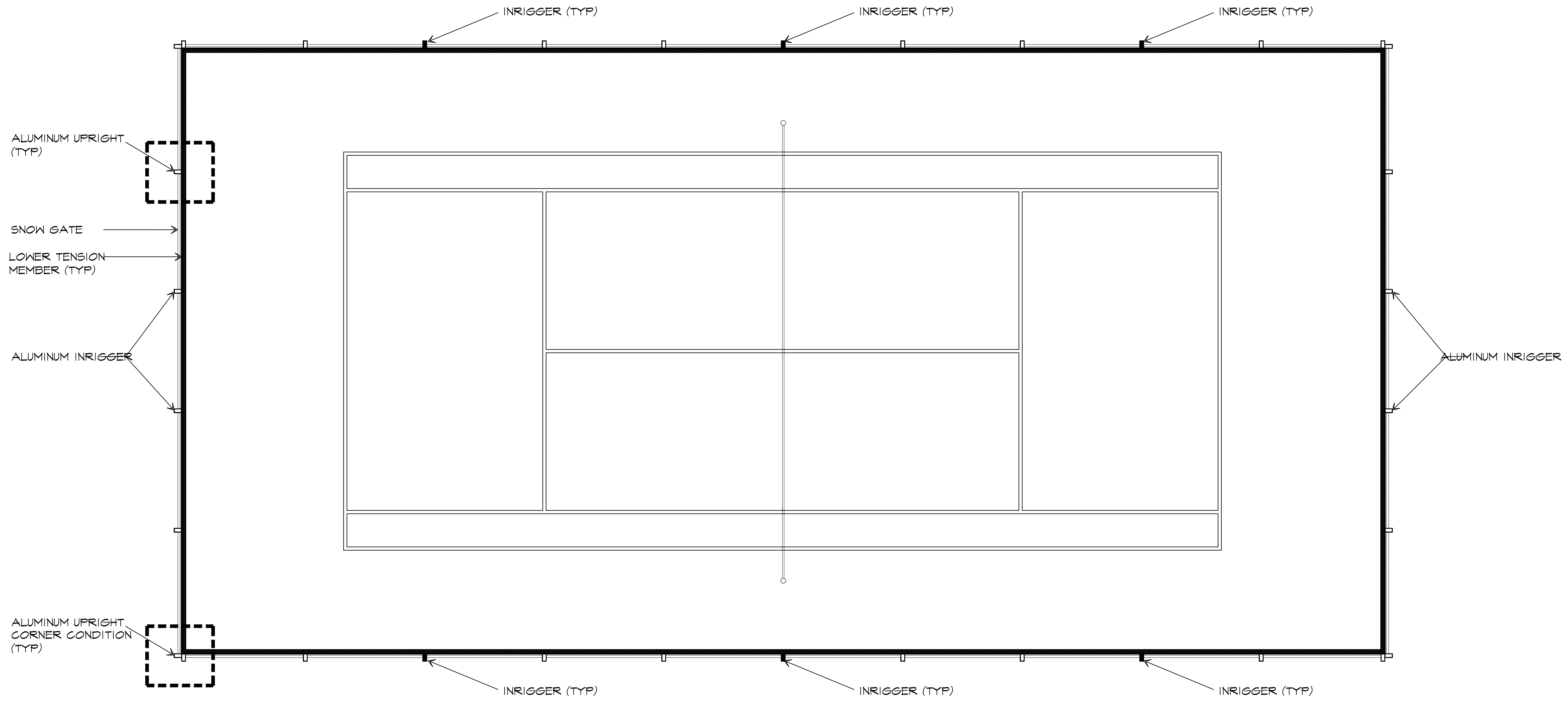
06.24.2020

DATE	REVISION #	REMARKS
6-24-2020		ISSUED FOR COORDINATION

PROJECT
 BL 1220 NICASIO LLC
 1220 NICASIO VALLEY ROAD
 NICASIO, CA 94946

DRAWING TITLE
 COURT MARKINGS

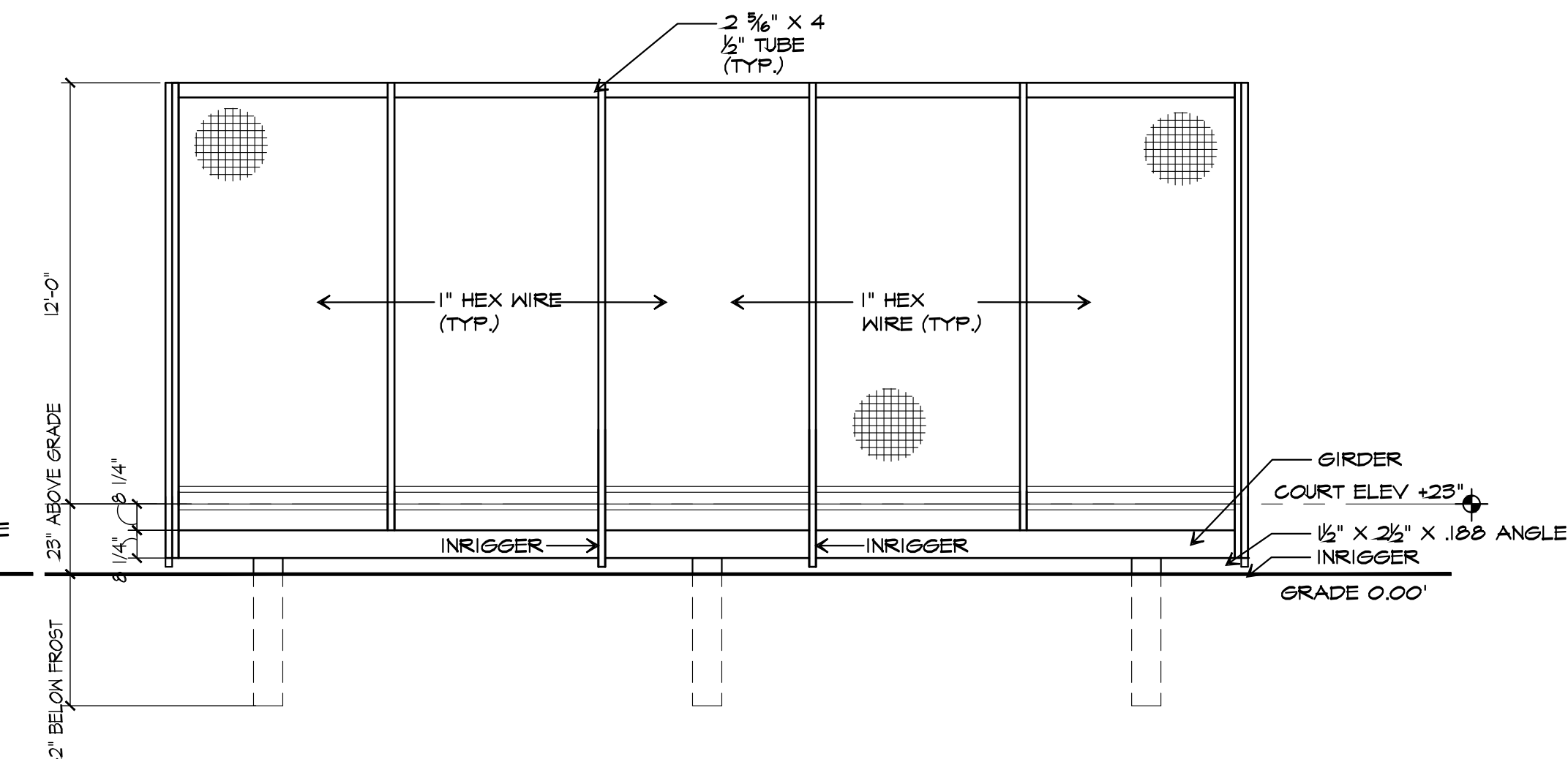
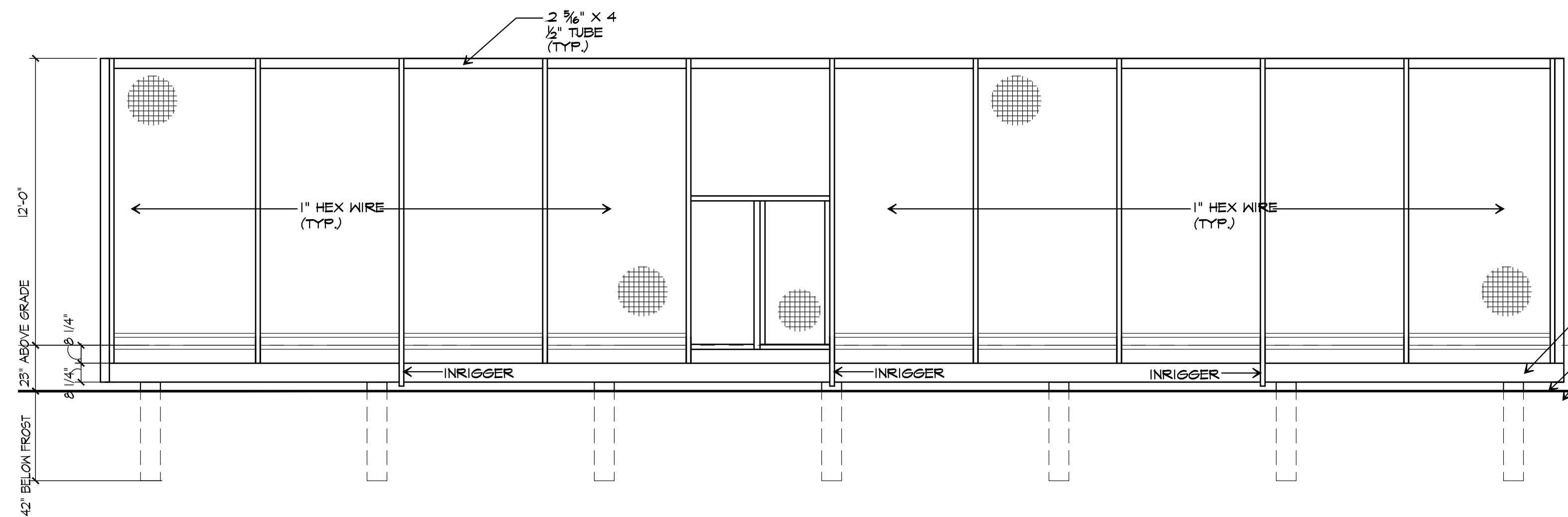
CAD FILE:	CGA PROJECT # 3928-1
X-REF:	SCALE: AS NOTED
	DATE: JUNE 2020
	DRAWN: DJD
	CHECKED: CCAS
	SHEET NUMBER
	CT-101



1 COURT MARKINGS
 3/8" = 1'-0"

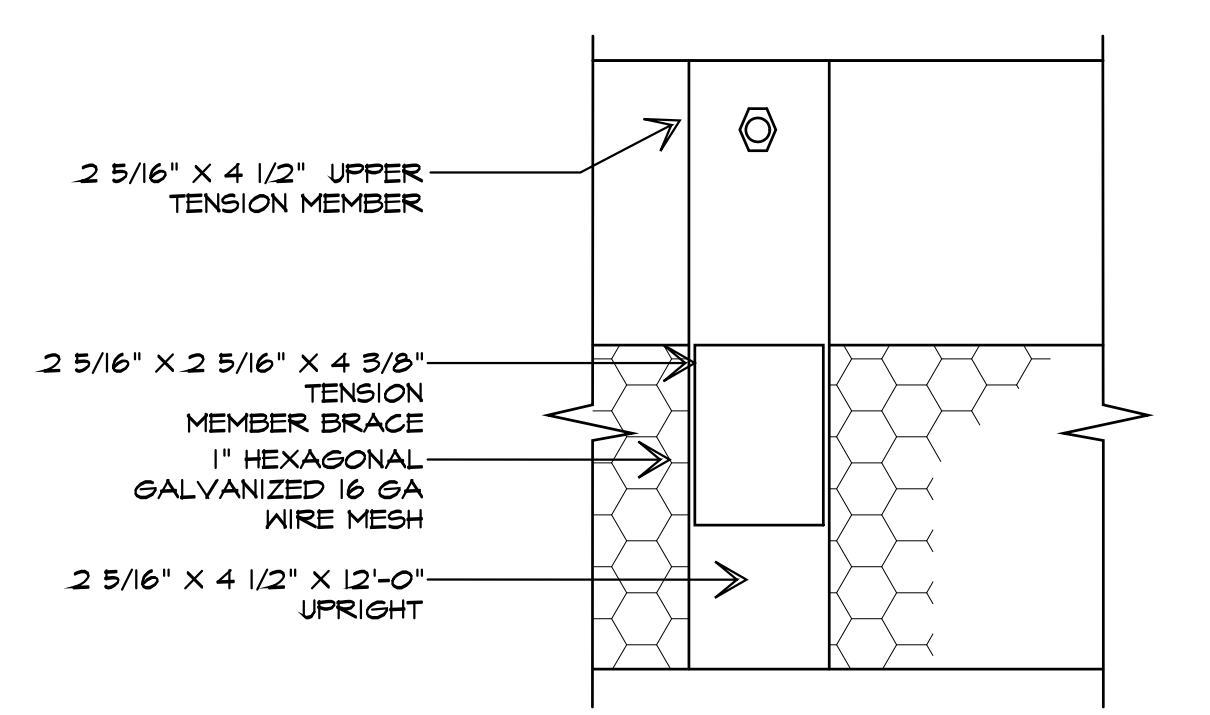
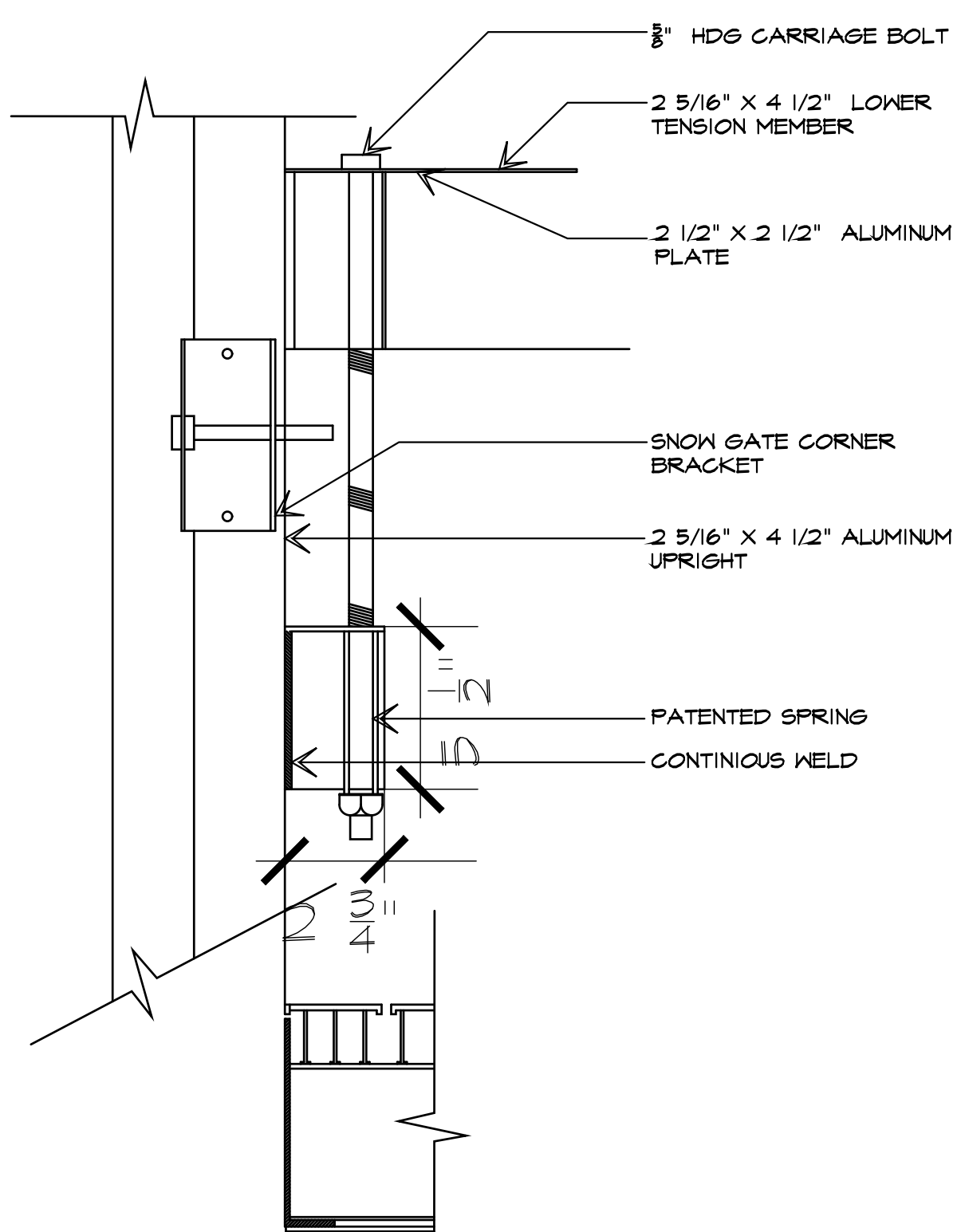
CONSULTANTS:

AG ARCHITECTS, PC
 41 ELM PLACE
 RYE, NY 10580
 PH. 914-967-6060
 FAX 914-967-6071

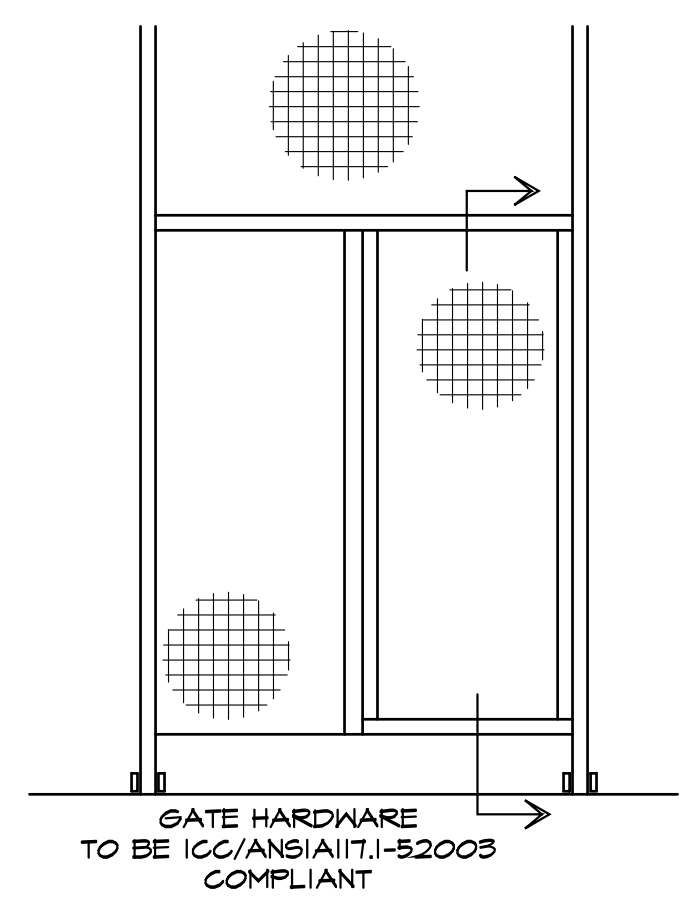


1 LONG ELEVATION
 SCALE: 1/4" = 1'-0"

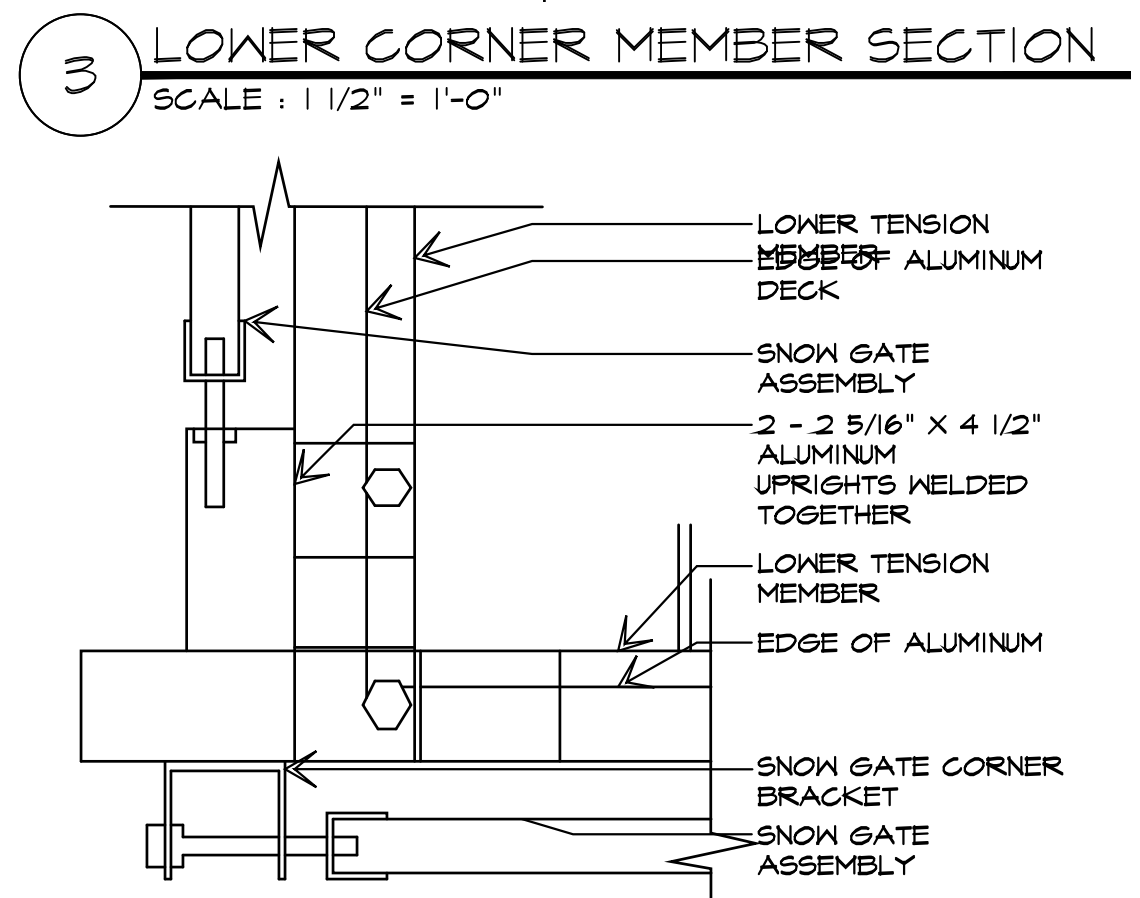
2 SHORT ELEVATION
 SCALE: 1/4" = 1'-0"



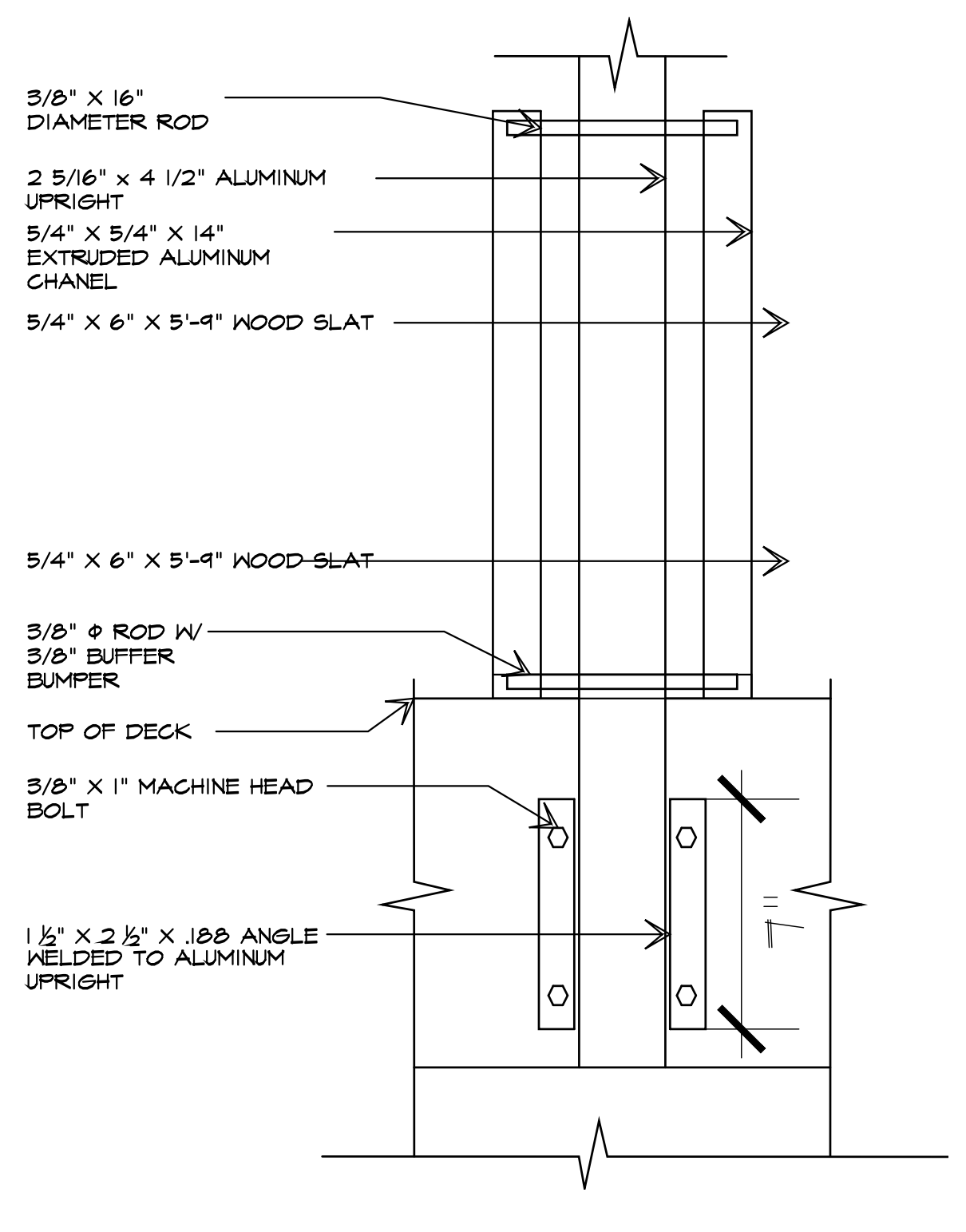
5 UPPER MEMBER ELEVATION
 SCALE: 1 1/2" = 1'-0"



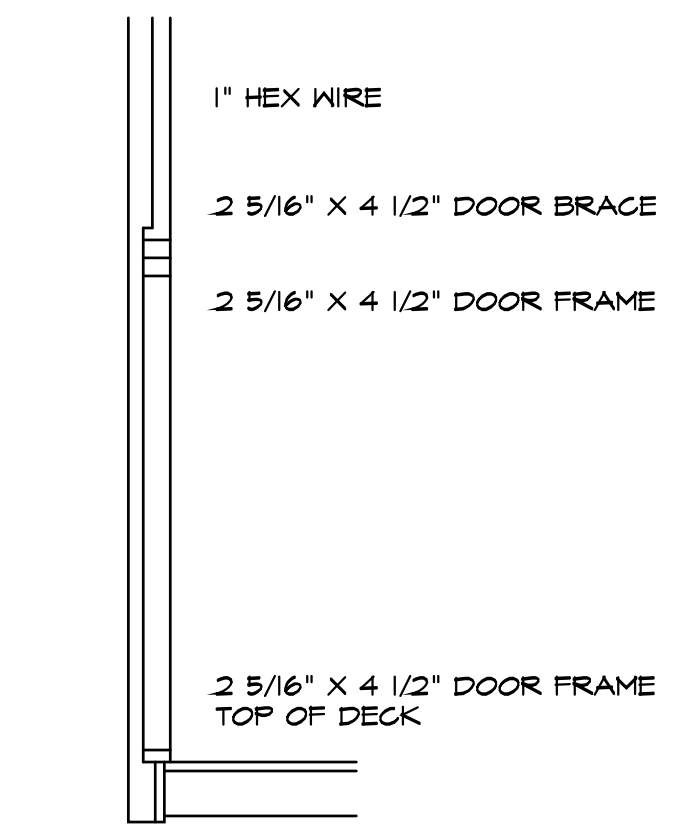
7 DOOR ELEVATION
 SCALE: 3/8" = 1'-0"



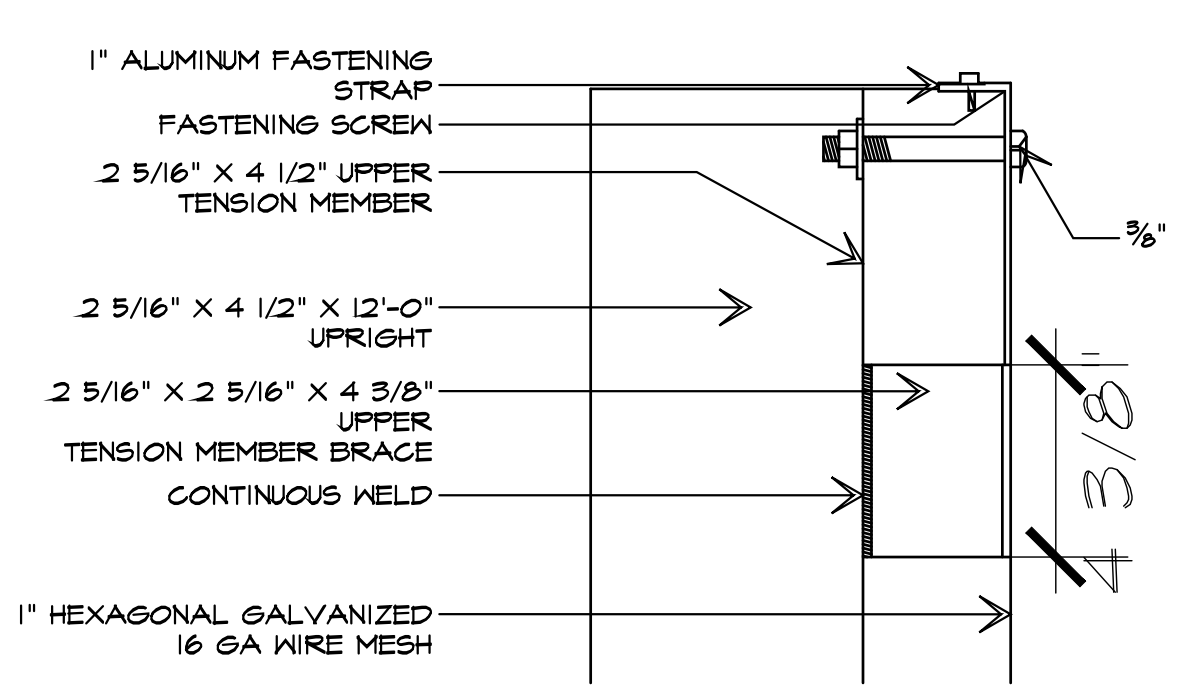
4 LOWER CORNER MEMBER PLAN
 SCALE: 1 1/2" = 1'-0"



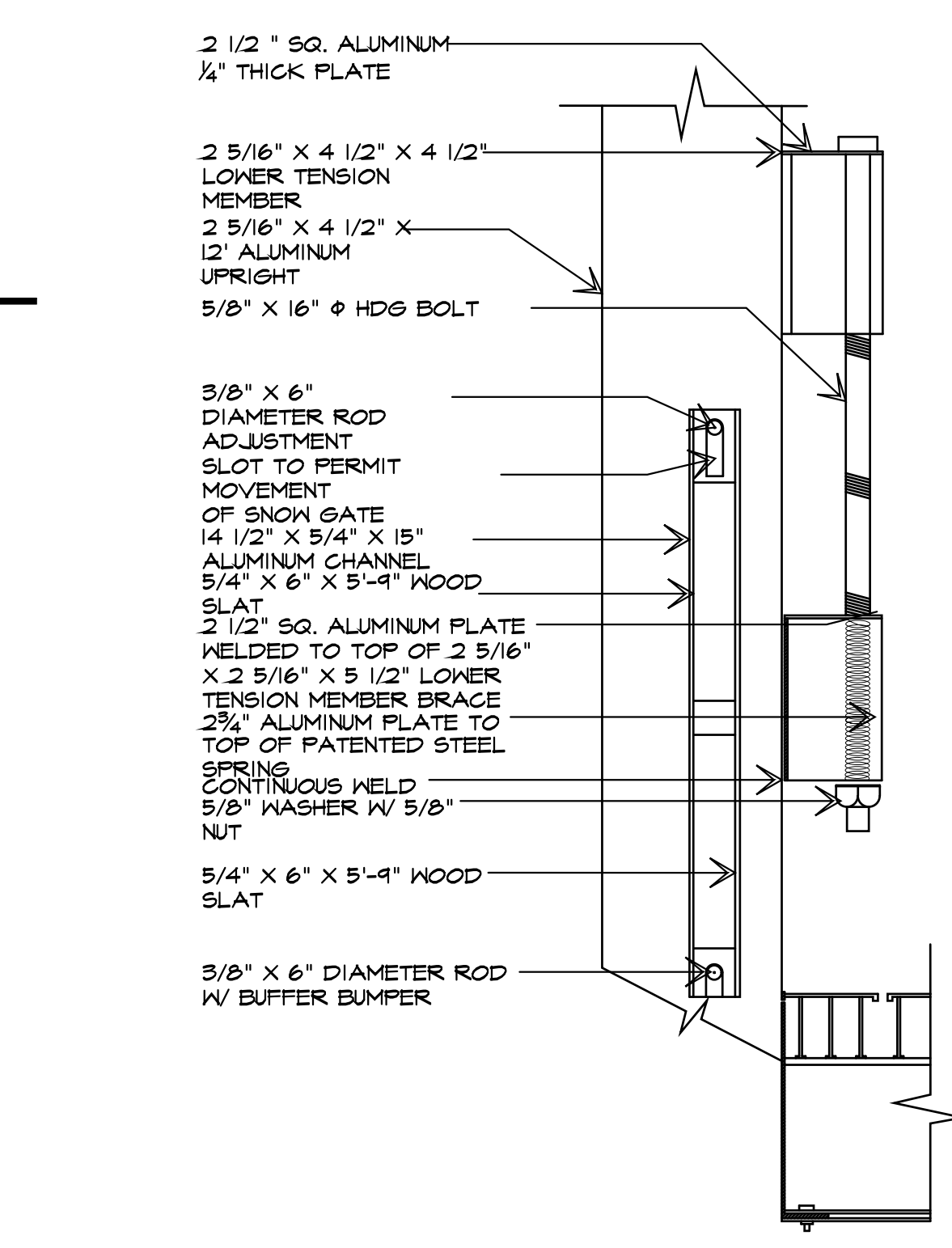
6 UPRIGHT ELEVATION
 SCALE: 1 1/2" = 1'-0"



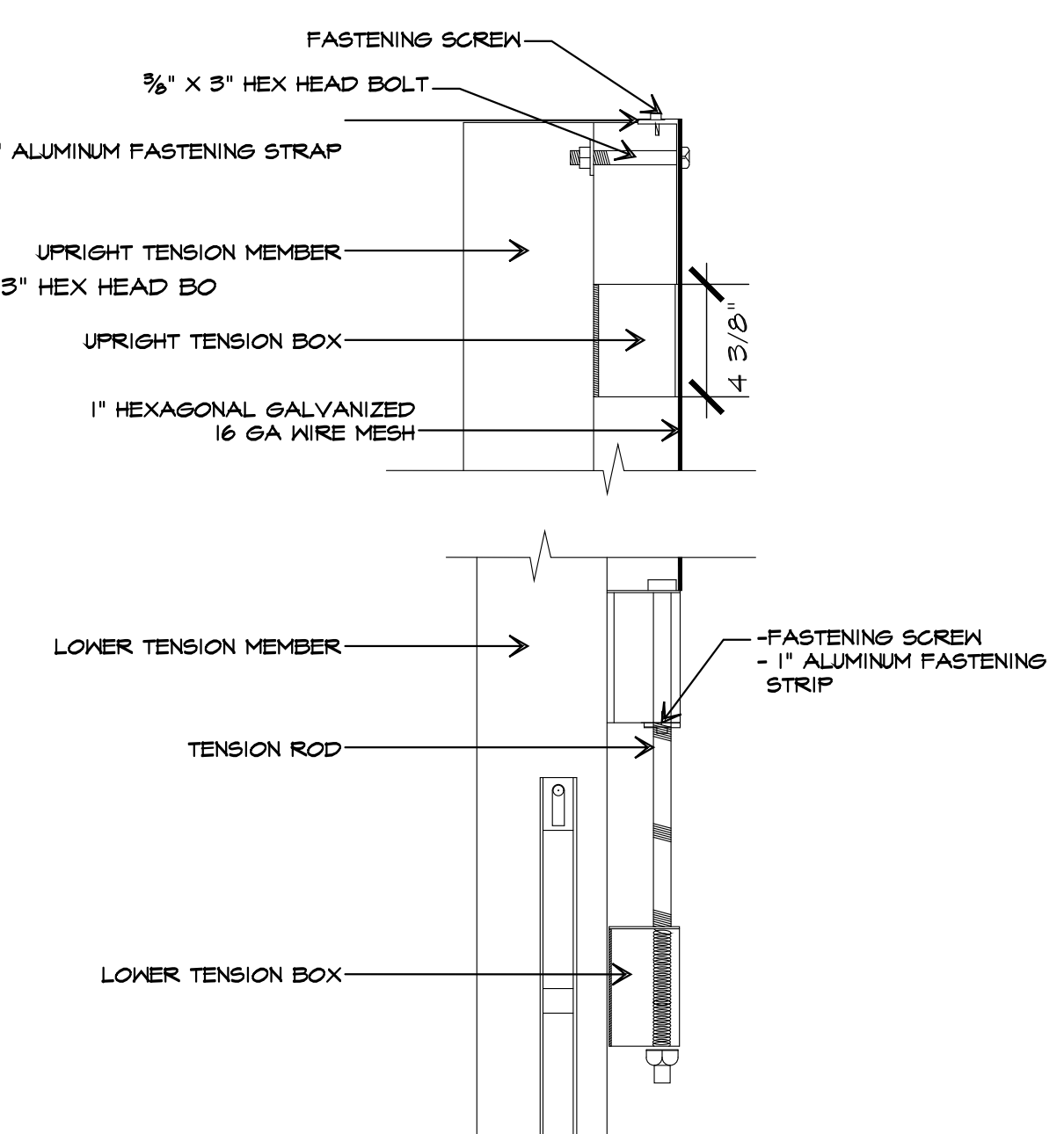
8 DOOR SECTION
 SCALE: 3/8" = 1'-0"



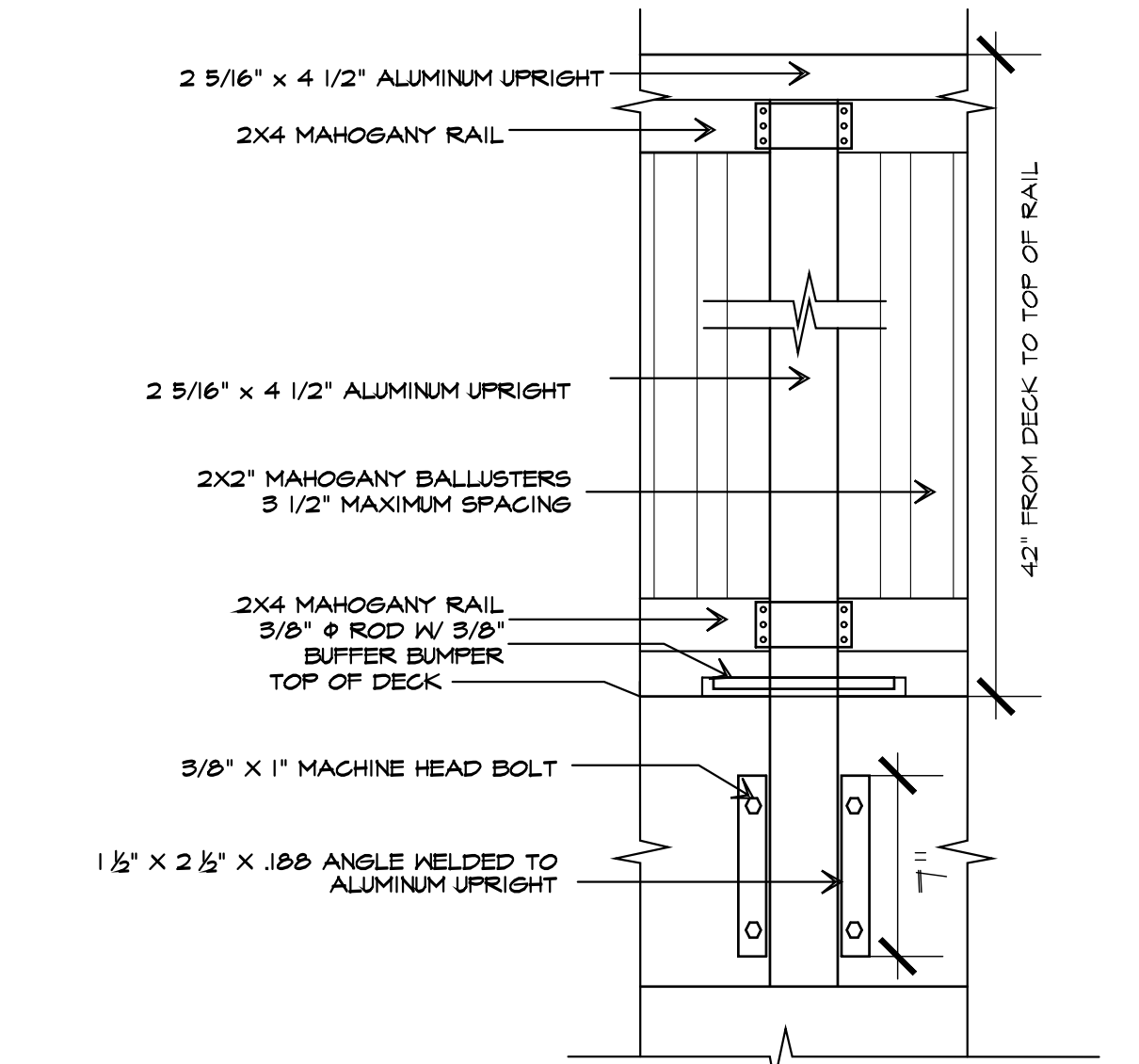
9 UPPER TENSION MEMBER SECTION
 SCALE: 1 1/2" = 1'-0"



10 LOWER TENSION MEMBER SECTION
 SCALE: 1 1/2" = 1'-0"



11 WIRE MESH FASTENING
 SCALE: 1" = 1'-0"



12 DECK GUARD RAIL ELEVATION
 SCALE: 1" = 1'-0"

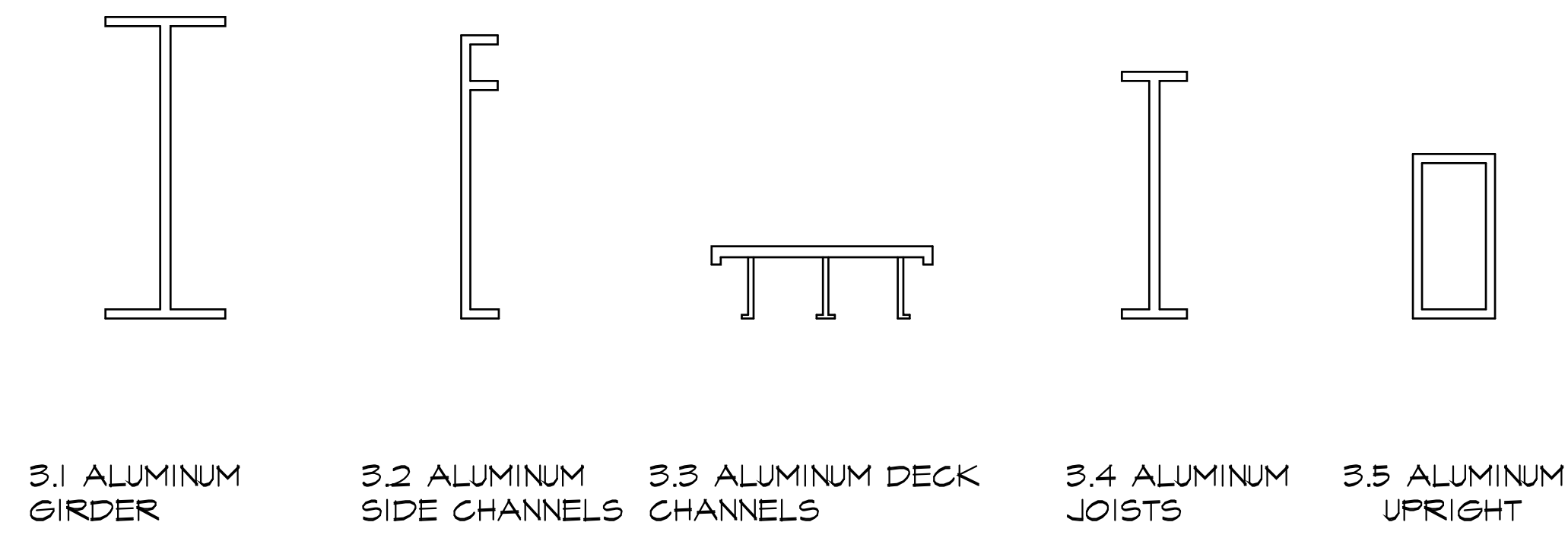
06.24.2020

DATE	REVISION #	REMARKS
6.24.2020		ISSUED FOR COORDINATION

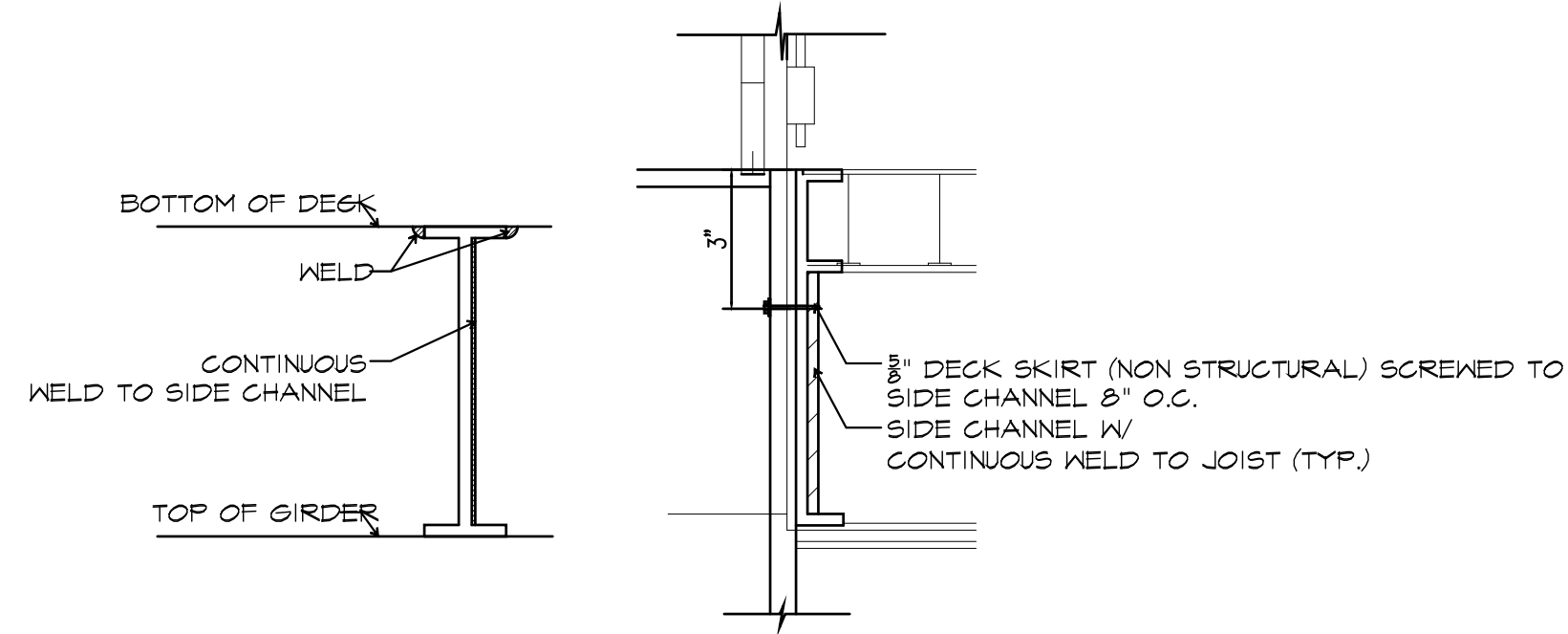
PROJECT
 BL 1220 NICASIO LLC
 1220 NICASIO VALLEY ROAD
 NICASIO, CA 94946

DRAWING TITLE
 COURT ELEVATION

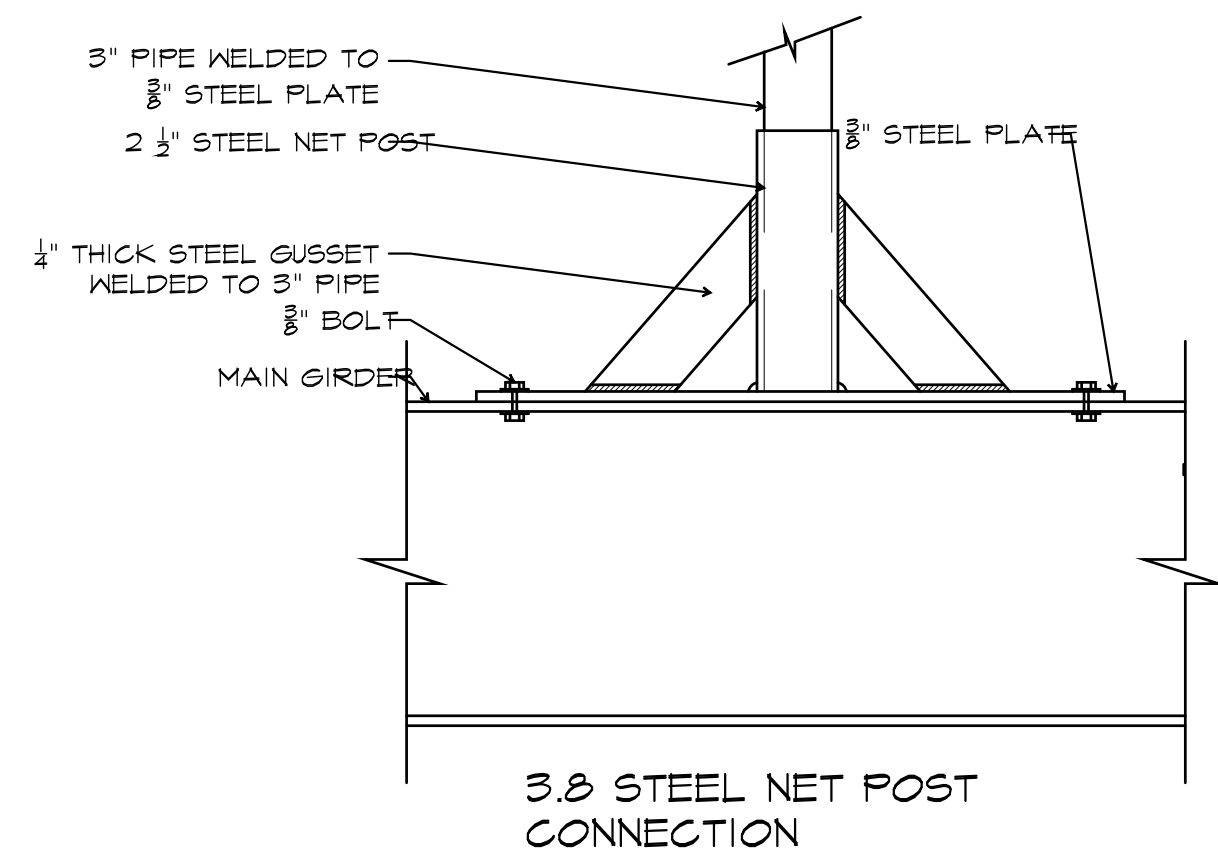
CGA PROJECT #	3928-1
SCALE:	AS NOTED
DATE:	JUNE 2020
DRAWN:	DJD
CHECKED:	CCAS
SHEET NUMBER	
CAD FILE:	CT-200
X-REF:	



3.1 ALUMINUM GIRDER 3.2 ALUMINUM SIDE CHANNELS 3.3 ALUMINUM DECK CHANNELS 3.4 ALUMINUM JOISTS 3.5 ALUMINUM UPRIGHT

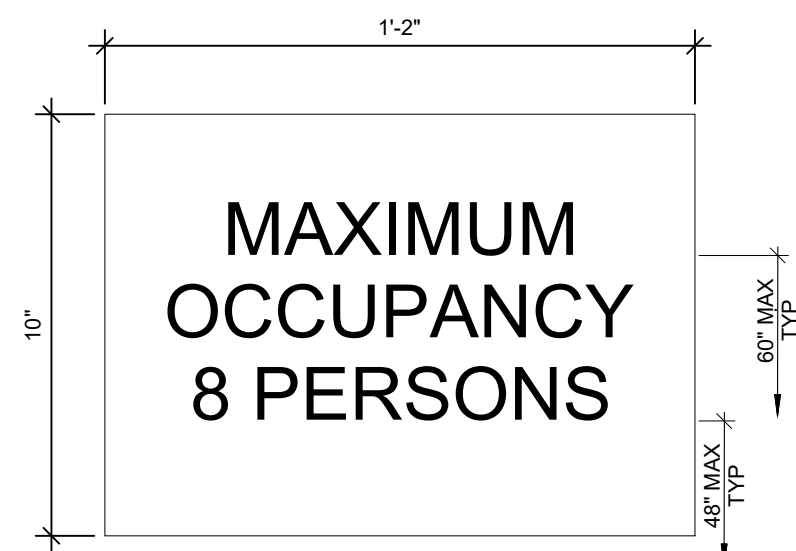


3.6 TYPICAL JOIST WELD PATTERN 3.7 ALUMINUM SIDE CHANNELS



3.8 STEEL NET POST CONNECTION

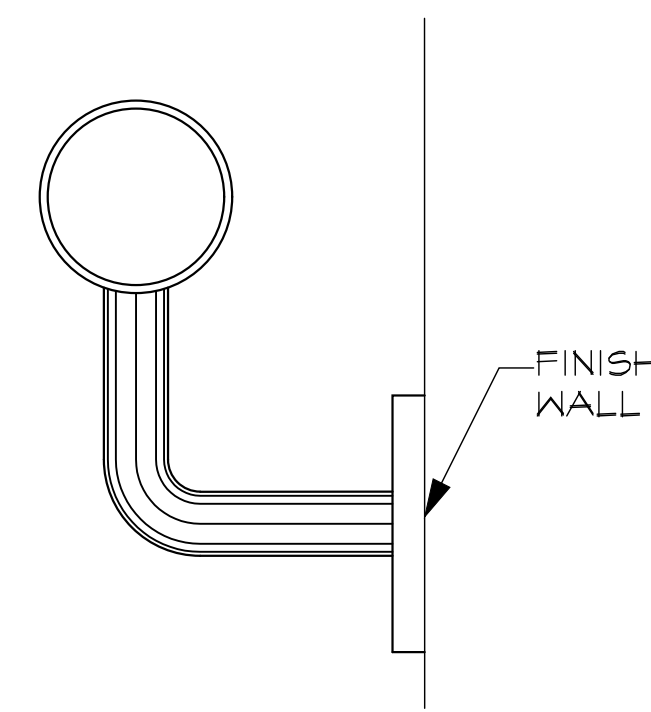
1 TYPICAL STRUCTURAL MEMBERS
3/8" = 1'-0"



THE OCCUPANT LOAD OF THE COURTS SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE COURT. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER.

SIGNS SHALL BE CONSTRUCTED OF MINIMUM .063-INCH ALUMINUM, WITH MINIMUM OF 1-INCH BLOCK LETTERS AND NUMBERS, ON A CONTRASTING BACKGROUND SO AS TO BE READILY VISIBLE.

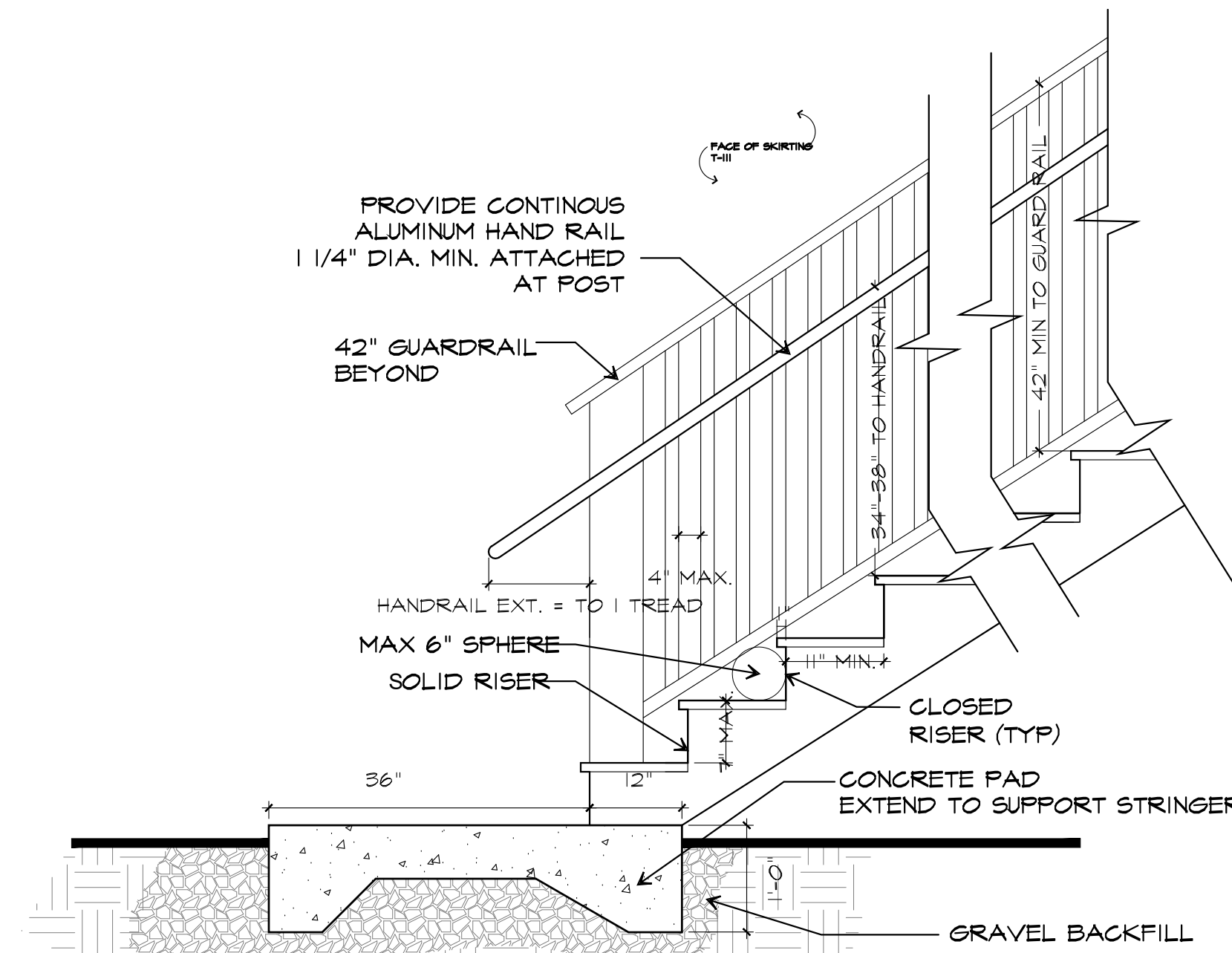
2 TYPICAL SIGNAGE DETAIL
NTS



COORDINATE NOSING DEPTH W/ BUILDING CODE REQUIREMENTS

1/2" MAX. RADIUS

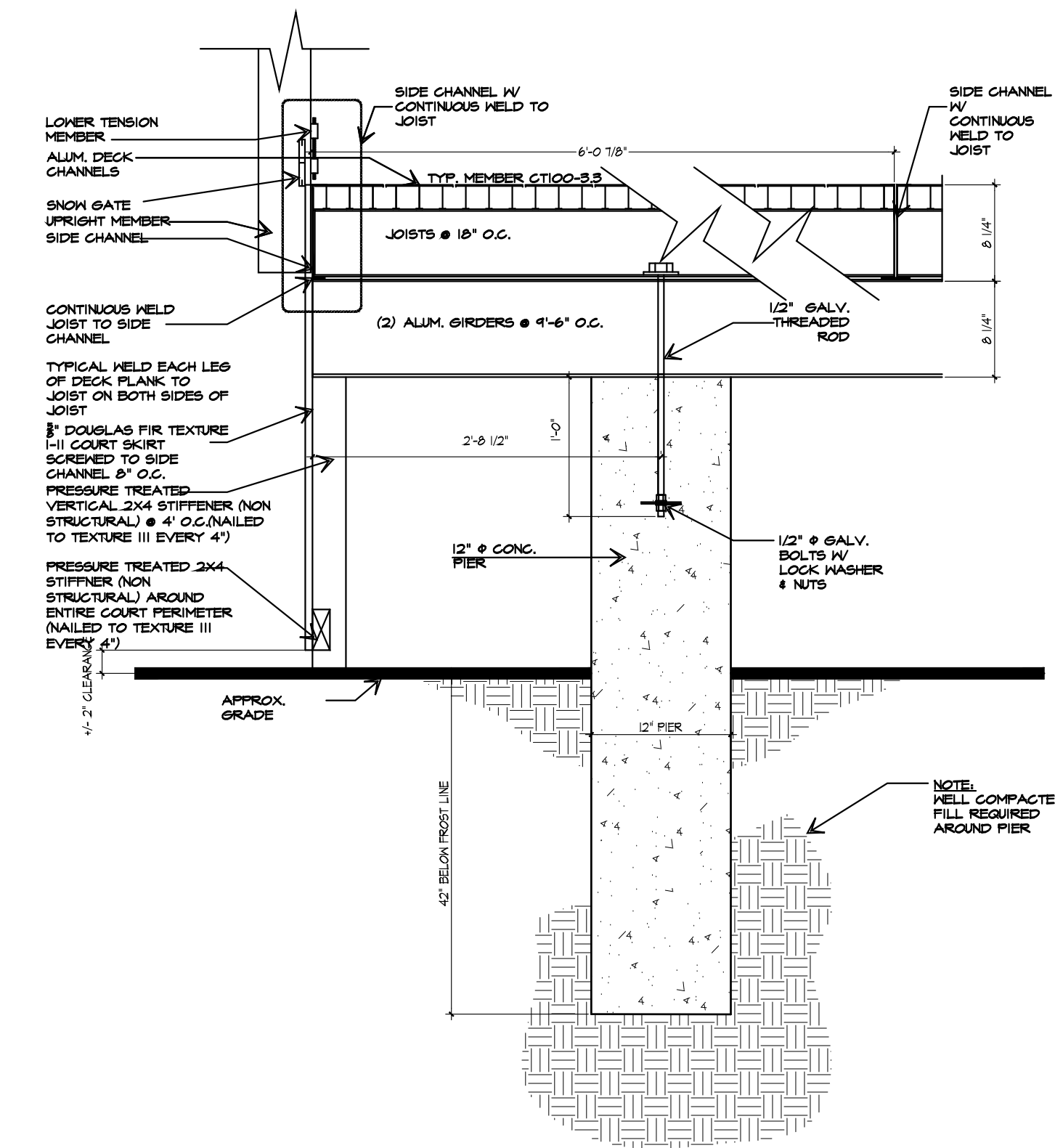
3 HANDRAIL DETAILS
SCALE: NONE



STAIRS ARE TO COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE

11B-505.10.3 BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES (305 MM) LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

4 STAIR DETAIL
SCALE: 3/4" = 1'



5 TYPICAL COURT PIER DETAIL
SCALE: 1" = 1'

RPTC LLC
Reilly Green Mountain Platform Tennis
300 Boston Post Road
Orange, Connecticut
203.795.5696

CONSULTANTS:

AG ARCHITECTS
CROZIER GEDNEY ARCHITECTS, PC
41 ELM PLACE
RYE, NY 10580
PH. 914-967-6060
FAX 914-967-6071

06.24.2020

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COURT DETAILS

CGA PROJECT #	3928-1
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SHEET NUMBER	
CAD FILE:	CT-300
X-REF:	