THE JUNE LAKE VILLAGER MASTER PLAN 2013-2018

1. ROOM INTERIORS
	1. BEDDING
	2. WINDOW COVERINGS
		1. BLACKOUTS
	3. TERRY
	4. DÉCOR
	5. CARPETS & UPHOSTERY
	6. CASE GOODS
2. BUILDING EXTERIOR
	1. STAIN SIDING
	2. SCRAPE & STAIN FACIA AND TRIM
	3. REPLACE ALL INDOOR/OUTDOOR CARPET MOTEL
	4. REPLACE AND INSTALL NEW GUTTERS
		1. NEED GUTTERS ALONG 122-124
		2. NEED GUTTERS ALONG FRONT OF OFFICE
		3. NEED GUTTERS ALONG 119-120
		4. NEED GUTTERS ALONG 114-116
		5. NEED GUTTERS ALONG 121
		6. NEED GUTTERS ALONG 127
3. STAIRS/SIDEWALKS/PATIOS
	1. REPLACE STAIRS AT 124 TO 110-111
	2. REPACE PATIOS AND WALKWAYS
	3. RETILE PORCHES AND WALKS
	4. REPLACE STAIRS TO COURTYARD FROM 109-111
	5. CIRCULAR STAIR ACCESS TO DECK ON 127 –WIND INSTRUMENTS PLAYED BETWEEN 5-7 PM
4. STORM DRAINS / GROUND WATER
	1. WATER UNDER 119/120 & MOTEL
	2. SUMP PUMP UNDER MOTEL WITH EXTRACTING FAN
	3. REPLACE STORM DRAIN
	4. REMOVE OLD STORM DRAIN ON CRAWFORD
	5. INSTALL FRENCH DRAIN ALONG 119/120 & CRAWFORD
5. CREATE GUEST LAUNDRY
	1. REMODEL STORAGE SPACE
	2. TWO STACKABLE GAS WASHER/DRYER
	3. TILE FLOOR
	4. REPLACE STORE FRONT DOOR
	5. UPGRADE EXISTING EXHAUST FAN
6. TREE REMOVAL
	1. LARGE TREE DYING BY ROOM 127
7. FISH STATION
	1. MOVE FISH STATION TO WHERE TREE WAS
8. BATHROOM UPDATES
	1. REMODEL BATH 110
		1. NEW PLUMBING/ELECT FIXTURES, INSULATION, DRYWALL, PAINT, TILE FLOOR AND SHOWER, GLASS ENCLOSURE
	2. REMODEL BATH 124
		1. NEW PLUMBING/ELECT FIXTURES, INSULATION, DRYWALL, PAINT, TILE FLOOR AND SHOWER, GLASS ENCLOSURE
	3. REMODEL ROOMS 101-105
		1. INSULATION,DRYWALL,PAINT,FLOORING
	4. CLEAN AND RECAULK ALL BATHROOM SHOWERS AND TUBS
9. PARKING
	1. NEW CONCRETE PARKING BACK OF 119/120
	2. NEW CONCRETE PARKING SIDE OF 119
	3. INSTALL NEW PARKING DRAIN BEFORE CRAWFORD
	4. ROCK AND CONCRETE RETAINING WALLS & NEW PARKING BELOW OFFICE WITH STAIR ACCESS TO PATIO & ROOMS 110 & 111
	5. NEW CONCRETE PARKING FROM MOTEL TO CRAWFORD
	6. NEW CONCRETE PARKING BY ROOMS 122-127( REFERRED TO AS UPPER PARKING) WITH DRAINAGE SYSTEM
	7. RETAINING WALL & MOVE SIGN INCREASE PARKING
	8. REPLACE ALL ASPHALT WITH CONCRETE AROUND PERIMETER OF PROPERTY TO COUNTY RIBBON GUTTER
	9. WORK WITH CALTRANS ON EASMENT OFFICE AND UPPER PARKING
10. UTILITIES
	1. REPLACE WATER UNDER MOTEL UNIT
		1. LOSING 1000 GAL WATER/DAY
	2. REPLACE UNDERGROUND WATER TO UNITS 14-18
	3. REPLACE UNDERGROUND WATER TO OFFICE & 127
	4. REPLACE UNDERGROUND WATER TO 119/120
	5. REPLACE UNDERGROUND GAS LINES
		1. GAS REGULATORS ON ALL BUILDINGS
	6. MOVE PROPANE TANKS BEHIND RETAINING WALL BELOW OFFICE
	7. REMOVE TANKS BY ROOM 118 TO INCREASE PARKING
	8. UPGRADE POWER
		1. 600 AMP SWITCH GEAR AT CRAWFORD
		2. INSTALL UNDERGROUND POWER FROM SWITCH GEAR TO OFFICE/MOTEL UNITS 101-112/119-120/AND 122-127
		3. REMOVE POWER AND LIGHT POLES ON PROPERTY
		4. RESEARCH POWER POLE ON KNOLL??
		5. REMOVE OVERHEAD ELECTRICAL LINES
			1. LINES IN CONTACT WITH ROOF
	9. PLACE CABLE AND PHONE LINES UNDERGROUND CONDUIT FOR ROOMS 119/120; OFFICE, 122-127, AND MOTEL
11. REMODEL OLD PUBLIC LAUNDROMAT TO HANDICAP ROOM 127
	1. REPLACE ROOFING AND SIDING
	2. ROCK WAINSCOTT IN FRONT
	3. HANDICAP PARKING AND ACCESS
	4. ALL NEW INTERIOR
		1. INSULATION, DRYWALL, ELECTRICAL, PLUMBING, ETC
		2. NEW WINDOWS
		3. TILE FLOORS, TILE WALK-IN SHOWER, GRANITE COUNTERS
	5. ELECTRICAL NEEDS SUPPLIED IN CONNECTION 600 AMP UPGRADE
12. REMODEL ROOM 109
	1. REMOVE ALL INTERIOR DRYWALL/PANNELING
	2. REPLACE ALL WATER AND GAS LINES
	3. COMPLETE ACCORDING TO PLANS SUBMITTED
	4. ROCK RETAINING WALL NW SIDE
13. PATIO & DECK & COURTYARD
	1. CONCRETE RETAINING WALL AT 121 PARKING FACED WITH ROCK
	2. ROCK RETAINING WALL ALONG ROOMS 123,124, & 109
	3. CONCRETE RETAINING WALL AT ROOM 118
	4. NEW TREES AND SHRUBS
	5. SPRINKLER/DRIP SYSTEM
	6. FIRE PIT
	7. EXPAND DECK OFF ROOM 127
	8. CREATE WALKWAY AND PATIO OFF 110
		1. ACESS TO PATIO FROM FISH STATION
14. SIGNAGE
	1. MOVE SIGN CLOSER TO OFFICE BUILDING AND OUT OF PARKING AREA
	2. REPAIR SIGN
	3. REMOVE ALL OVERHEAD WIRING
		1. BRING NEW WIRING UNDER SLAB AND UP CONDUIT
15. CONVERT MANAGERS QUARTERS
	1. TWO ROOMS ACCESSIBLE BY ROOM 126 WOOD DECK
		1. REMODEL EXISTING TWO BED, 1 BATH, AND LAUNDRY ROOM
16. EXPAND MAIDS LAUNDRY
	1. CREATE ACCESS AND SPACE UNDER PORCH ENTRANCE
17. OPEN BASEMENT CONVERSION
	1. POTENTIAL TWO MOTEL STYLE ROOMS
18. HAND RAILS AND GUARDRAILS
	1. NEW GUARDRAIL ALONG PATIO EDGE BELOW ROOM 127
	2. NEW STAIR AND HANDRAIL FROM FISH STATION TO PATIO
	3. NEW GUARDRAIL ON RETAINING WALL UPPER PARKING
	4. NEW GUARDRAIL OFFICE PARKING
19. WATER DAMAGE 122
	1. PUT BACK TOGETHER FOR RENT
	2. SUBMIT A REMODEL PLAN FOR THIS UNIT