BUILDING CODES

(WHERE APPLICABLE)

CALIFORNIA CODES:

STATE OF CALIFORNIA TITLE 24 (2016 EDITION)
- PART 1 BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2, VOLUME 1 CALIFORNIA BUILDING CODE
- PART 2, VOLUME 2 CALIFORNIA BUILDING CODE
- PART 2.5, CALIFORNIA RESIDENTIAL CODE
- PART 3 CALIFORNIA ELECTRICAL CODE (PER 2014 NEC)
- PART 4 CALIFORNIA MECHANICAL (PER 2015 UMC)
- PART 5 CALIFORNIA PLUMBING CODE (PER 2015 UPC)
- PART 6 CALIFORNIA ENERGY CODE
- PART 9 CALIFORNIA FIRE CODE (PER 2015 IFC)
- PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 CALIFORNIA REFERENCED STANDARDS CODE

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

NATIONAL REFERENCE STANDARDS:
- ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES
- A.I.T.C. TIMBER CONSTRUCTION MANUAL, LATEST EDITION
- A.C.I. AMERICAN CONCRETE INSTITUTE, LATEST EDITION
- AF&PA NDS-15 NATIONAL DESIGN SPECIFICATIONS (NDS) w/2015 SUPPLEMENT

TRUCKEE COTTAGES

10199 WEST RIVER STREET - DOWNTOWN MIXED USE

TRUCKEE, CALIFORNIA

APN: 19-130-06, 19-190-50

SYMBOLS

BUILDING SECTION REFERENCE — A / A-4.1 — DRAWING NUMBER, SHEET NUMBER

EXTERIOR ELEVATION, WALL OR FRAME ELEVATION REFERENCE — X / S-X.X — DRAWING NUMBER, SHEET NUMBER

INTERIOR ELEVATION REFERENCE — A-X.X — DRAWING NUMBER, SHEET NUMBER

DETAIL/SECTION REFERENCE — 1 / A-X.X — DETAIL CUT LOCATION INDICATOR IN PLAN, DRAWING NUMBER, SHEET NUMBER, DETAIL LOCATION INDICATOR IN SECTION

DOOR REFERENCE OR STRUCTURAL PLATE SPLICE REFERENCE — 101A — ROOM NUMBER, DOOR LETTER, REFERENCE NUMBER

WINDOW REFERENCE — X — WINDOW NUMBER

SHEAR WALL TYPE — 2 / (2'-0") — SIDE OF WALL TO SHEAR PLY, SHEAR WALL TYPE, MINIMUM SHEAR WALL LENGTH

REVISION REFERENCE — 1 — REVISION NUMBER

KEYNOTE DESIGNATION — 1 — KEYNOTE NUMBER

STRUCTURAL REFERENCE GRIDS — 1, 2, A, B — NOTE: GRID LINES LOCATE FACE OF FRAMING AND/OR FOUNDATION STEM WALLS UNO

NORTH ARROW — NORTH

STAIR DIRECTION, # RISERS & # TREADS & THEIR DIMENSIONS — UP 7R @ 6" 11T @ 11"

ROOM NAME & NUMBER — ROOM NAME 1 ROOM NAME 2 100

ELEVATION MARKER — FF=FINISH FLOOR @ LOCATION @ LOCATION

CENTER LINES, FLOOR LINES AT EXTERIOR ELEVATIONS, PROJECTED LINES

PROPERTY LINES, BOUNDARY LINES

HIDDEN LINES

BREAK LINES

- MASONRY/VENEER
- CONCRETE
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- EARTH - NATURAL/UNDISTURBED
- EARTH - COMPACTED FILL
- SAND / PLASTER / MORTAR/ INFILTRATION TRENCHES
- ROCK FILL
- METAL (LARGE SCALE)
- GYPSUM WALLBOARD
- FINISHED WOOD
- STRUCTURAL WOOD (CONTINUOUS MEMBER)
- STRUCTURAL WOOD (NON-CONTINUOUS MEMBER)
- PLYWOOD
- TILE (CERAMIC)

PROJECT IMAGE

RIVERSIDE DRIVE ELEVATIONS

WUI CHECKLIST (NA FOR THIS PROJECT)

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HPAC A-1.1 SNOW STORAGE PLAN
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ABBREVIATIONS

&	AND	FOHC	FREE OF HEART CENTER	RM	ROOM
∠	ANGLE	FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	RO	ROUGH OPENING
@	AT			RWL	RAINWATER LEADER
Ø	DIAMETER	FOS	FACE OF STRUCTURE/STUD/STEEL	SC	SOLID CORE OR SLIP CRITICAL
°	DEGREE	FP	FIREPLACE	SCD	SEE CIVIL DRAWINGS
#	POUND OR NUMBER	FR	FRENCH	SCH	SCHEDULE
±	APPROXIMATELY	FT	FOOT OR FEET	SD	SMOKE DETECTOR
(A)	"MEMBER" ABOVE	FTG	FOOTING	SECT	SECTION
AB	ANCHOR BOLT	F	FIXED GLASS	SED	SEE ELECTRICAL DRAWINGS
ABV	ABOVE	GD	GARBAGE DISPOSAL	SF	SQUARE FEET
ACOUS	ACOUSTIC	GA	GAUGE OR GAGE	SH	SINGLE HUNG
ACT	ACOUSTIC CEILING TILE	GALV	GALVANIZED	SHT	SHEET
AFF	ABOVE FINISH FLOOR	GLB	GLUED LAMINATED BEAM	SHTG	SHEATHING
ALUM	ALUMINUM	GSM	GALVANIZED SHEET METAL	SIM	SIMILAR
ARCH	ARCHITECTURAL	GWB	GYPSUM WALLBOARD	SL	SLIDER OR SNOW LOAD
AWN	AWNING	GYP	GYPSUM	SMD	SEE MECHANICAL DRAWINGS
(B)	"MEMBER" BELOW	HB	HOSE BIBB	SMS	SHEET METAL SCREW
BD	BOARD	HC	HOLLOW CORE	SP	STRUCTUAL PLYWOOD / PANEL
BEV	BEVELED	HDG	HOT DIPPED GALVANIZED	SPC'G	SPACING
BIF	BIFOLD	HDR	HEADER	SPD	SEE PLUMBING DRAWINGS
BLDG	BUILDING	HHS	HEX HEAD SCREW	SPEC	SPECIFICATIONS
BLKG	BLOCKING	HM	HOLLOW METAL	SQ	SQUARE
BLW	BELOW	HORIZ	HORIZONTAL	SS	STAINLESS STEEL/SELECT STRUCTURAL
BM	BEAM	HSB	HIGH STRENGTH BOLT	STD	STANDARD
BO	BOTTOM OF	HSS	HOLLOW STRUCTURAL SECTION	STFNR	STIFFENER
BOF	BOTTOM OF FOOTING	HT	HEIGHT	STGRD	STAGGERED
BTM	BOTTOM	HVY	HEAVY	STK	SELECT TIGHT KNOT
BTWN	BETWEEN	HVAC	HEATING/VENTILATION/AIR CONDITIONING	STL	STEEL
BUR	BUILT-UP ROOFING	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
C	CASEMENT	INSUL	INSULATION	STS	SELF TAPPING SCREW
CAB.	CABINET	INT	INTERIOR	SV	SHEET VINYL
CPT	CARPET	INV	INVERTED	T	TREAD
CJ	CONTROL JOINT	JH	JOIST HANGER	(T)	TEMPERED
CL	CENTERLINE	JST	JOIST	T&B	TOP & BOTTOM
CLO.	CLOSET	L	LENGTH	T&G	TONGUE & GROOVE
CLG	CEILING	LAV	LAVATORY	TBD	TO BE DETERMINED
CLR	CLEAR	LF	LINEAL FOOT	THRD	THREADED
CMU	CONCRETE MASONRY UNIT	LL	LIVE LOAD	TN	TOE NAIL
CNJ	CONSTRUCTION JOINT	LLH	LONG LEG HORIZONTAL	T.O.	TOP OF
COL	COLUMN	LLV	LONG LEG VERTICAL	TOC	TOP OF CONCRETE
COMP	COMPOSITE	LPG	LIQUID PROPANE GAS	TOP	TOP OF PAVEMENT
CONC	CONCRETE	LS	LAG SCREW	TOF	TOP OF FLOOR/FRAMING/FOOTING
CONT	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	TOS	TOP OF SLAB/STEEL
CONTR	CONTRACTOR	LW	LIGHT WEIGHT	TOW	TOP OF WALL
CP	COMPLETE JOINT PENETRATION	LWIC	LIGHT WEIGHT INSULATING CONCRETE	TS	TUBE STEEL
CSK	COUNTERSINK	MAX	MAXIMUM	TYP	TYPICAL
CVG	CONTINUOUS VERTICAL GRAIN	MB	MACHINE BOLT	UNO	UNLESS NOTED OTHERWISE
DBL	DOUBLE	MECH	MECHANICAL	VERT	VERTICAL
DEMO	DEMOLISH	MFR	MANUFACTURER	VIF	VERIFY IN FIELD
DTL	DETAIL	MI	MALLEABLE IRON	VPF	VEGETATION PROTECTION FENCE
DH	DOUBLE HUNG	MIN	MINIMUM	WM	WASHING MACHINE
DIM	DIMENSION	MISC	MISCELLANEOUS	W	WIDTH
DF	DOUGLAS FIR	MOD	MODULAR	w/	WITH
DL	DEAD LOAD	MTD	MOUNTED	w/o	WITHOUT
DN	DOWN	MTL	METAL	WD	WOOD
DW	DISHWASHER	(N)	NEW	WF	WIDE FLANGE
do	DITTO	NG	NATURAL GAS	WP	WORK POINT
DWG	DRAWING	NIC	NOT IN CONTRACT	WRB	WATER-RESISTIVE BARRIER
D	DRYER	NLG	NAILING	WS	WOOD SCREW
(E)	EXISTING	NLR	NAILER	WT	WEIGHT
EA	EACH	NOM	NOMINAL	WWR	WELDED WIRE REINFORCING
ECB	EROSION CONTROL BARRIER	NTS	NOT TO SCALE		
EF	EACH FACE	NW	NORMAL WEIGHT		
EJ	EXPANSION JOINT	o/	OVER		
EL	ELEVATION	oc	ON CENTER		
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER		
EN	EDGE NAILING	OH	OVERHANG/OPPOSITE HAND		
ENGR	ENGINEER(ING)	OPH	OPPOSITE HAND		
EOS	EDGE OF SLAB	OSB	ORIENTED STRAND BOARD		
EP	EDGE OF PAVEMENT	PC	PIECE		
EQ	EQUAL	PH	PANIC HARDWARE		
EW	EACH WAY	PL	PLATE		
EWEF	EACH WAY EACH FACE	PLAM	PLASTIC LAMINATE		
EX	EXISTING	PLWD	PLYWOOD		
EXT	EXTERIOR	PP	PARTIAL JOINT PENETRATION		
FAU	FORCED AIR UNIT	PR	PAIR		
FC	FRAMING CLIP	PSF	POUNDS PER SQUARE FOOT		
FD	FLOOR DRAIN	PT	PRESSURE (PRESERVATIVE) TREATED		
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR	R	RISER		
FG	FULL GLASS	RDWD	REDWOOD		
FHWS	FLAT HEAD WOOD SCREW	REF	REFRIGERATOR		
FIN	FINISH	REINF	REINFORCING		
FLR	FLOOR	REQD	REQUIRED		
FOB	FACE OF BLOCK	RET	RETAINING		
FOC	FACE OF CONCRETE/COLUMN	RHWS	ROUND HEAD WOOD SCREW		
FOF	FACE OF FRAMING/FINISH				

BUILDING DATA

PROJECT DESCRIPTION	Relocation, (on the same property) rehabilitation and additions to 7 category B historical units., including site and landscaping improvements, and a land dedication to the Town. (For full description refer to HPAC submittal package.)
PROJECT USE	Single Family Residence
OCCUPANCY CLASSIFICATION	R-3
CONSTRUCTION TYPE	V-B (Non rated)
STORIES	1

CONDITIONED FLOOR AREA SUMMARY

UNIT 1	EXISTING		
		CONDITIONED AREA	427 SQ. FT.
		UNCONDITIONED	56 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	427 SQ. FT.
		NEW CONDITIONED AREA	56 SQ. FT.
		TOTAL CONDITIONED AREA	483 SQ. FT.
		COVERED DECK/PATIO	N/A
UNIT 2	EXISTING		
		CONDITIONED AREA	326 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	326 SQ. FT.
		EXISTING CONDITIONED RETURNED TO PORCH	21 SQ. FT.
		EXISTING ADDITION TO BE REMOVED	32 SQ. FT.
		ADDITION	91 SQ. FT.
		TOTAL CONDITIONED AREA	364 SQ. FT.
		COVERED DECK/PATIO (21 SQ. FT + 68 SQ. FT.)	89 SQ. FT.
UNIT 3	EXISTING		
		CONDITIONED AREA	326 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	326 SQ. FT.
		EXISTING CONDITIONED RETURNED TO PORCH	21 SQ. FT.
		EXISTING ADDITION TO BE REMOVED	32 SQ. FT.
		ADDITION	91 SQ. FT.
		TOTAL CONDITIONED AREA	364 SQ. FT.
		COVERED DECK/PATIO (21 SQ. FT + 91 SQ. FT.)	112 SQ. FT.
UNIT 4	EXISTING		
		CONDITIONED AREA	326 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	326 SQ. FT.
		EXISTING CONDITIONED RETURNED TO PORCH	21 SQ. FT.
		EXISTING ADDITION TO BE REMOVED	32 SQ. FT.
		ADDITION	91 SQ. FT.
		TOTAL CONDITIONED AREA	364 SQ. FT.
		COVERED DECK/PATIO (21 SQ. FT. + 91 SQ. FT.)	112 SF
UNIT 5	EXISTING		
		CONDITIONED AREA	326 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	326 SQ. FT.
		EXISTING CONDITIONED RETURNED TO PORCH	21 SQ. FT.
		EXISTING ADDITION TO BE REMOVED	32 SQ. FT.
		ADDITION	91 SQ. FT.
		TOTAL CONDITIONED AREA	364 SQ. FT.
		COVERED DECK/PATIO (21 SQ. FT. + 91 SQ. FT.)	112 SQ. FT.
UNIT 6	EXISTING		
		CONDITIONED AREA	427 SQ. FT.
		COVERED DECK	56 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	427 SQ. FT.
		ADDITION	56 SQ. FT.
		TOTAL CONDITIONED AREA	483 SQ. FT.
		COVERED DECK/PATIO	142 SQ. FT.
UNIT 7	EXISTING		
		CONDITIONED AREA	393 SQ. FT.
		UNCONDITIONED	70 SQ. FT.
	PROPOSED		
		EXISTING CONDITIONED AREA	393 SQ. FT.
		NEW CONDITIONED AREA	70 SQ. FT.
		TOTAL CONDITIONED AREA	463 SQ. FT.
		COVERED DECK/PATIO	100 SF
PROJECT TOTAL CONDITIONED SQ. FT.			2,885 SF
PROJECT TOTAL COVERED DECK/PATIO			667 SF

FROST DEPTH: 18 INCHES

SEISMIC:
IMPORTANCE FACTOR: I_E = 1.0
SHORT PERIOD RESPONSE ACCELERATION: S_S = 1.465
1 SECOND RESPONSE ACCELERATION: S_1 = 0.491
SITE CLASS: D
SEISMIC DESIGN CATEGORY: D
(D, IN RESIDENTIAL APPLICATIONS, PER CRC)

WIND:
BASIC WIND SPEED: 130 MPH
IMPORTANCE FACTOR: I

SNOW LOADS:
GROUND SNOW LOAD: P_g = 190 PSF
EXPOSURE FACTOR: C_e = 1.0
IMPORTANCE FACTOR: I = 1.0

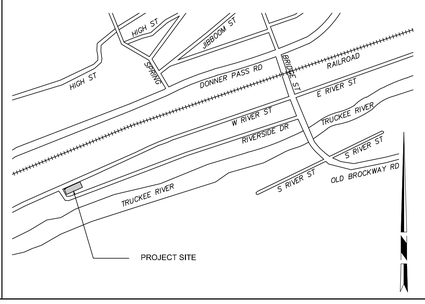
LIVE LOADS:
FLOOR: 40 PSF
GARAGE: 40 PSF OR 3000# CONCENTRATED POINT LOAD
ROOF: PER ASSOCIATED SNOW LOAD

NOTES:
1. AUTOMATIC FIRE SPRINKLER SYSTEM & IRRIGATION PLAN WILL BE A DEFERRED SUBMITTAL ON A SEPARATE PERMIT. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO FORWARDING THEM TO THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHOULD NOTE ON THE DOCUMENT INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHOULD NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
3. PER CBC SECTION 1704, THE OWNER OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. REFERENCE STRUCTURAL SHEET S1.1 FOR ALL REQUIRED INSPECTIONS.
4. FABRICATOR APPROVAL- APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS."

JURISDICTIONS AND UTILITY SERVICES

BUILDING DEPARTMENT:	TOWN OF TRUCKEE (530) 582-7820
FIRE DEPARTMENT:	TRUCKEE FIRE DISTRICT (530) 582-7850
PARKS & REC:	TRUCKEE-DONNER REC & PARKS DISTRICT (530) 582-7720
PUBLIC WORKS:	TRUCKEE PUBLIC WORKS DEPARTMENT (530) 582-7707
SCHOOL:	TAHOE-TRUCKEE UNIFIED SCHOOL DISTRICT (530) 582-2546
SEWER:	TRUCKEE SANITARY DISTRICT (530) 587-3804
WATER:	TRUCKEE DONNER PUBLIC UTILITY DISTRICT (530) 587-3896
ELECTRIC:	LIBERTY UTILITIES (800) 782-2506
GAS:	SOUTHWEST GAS (877) 860-6020

VICINITY MAP



PROJECT PARTICIPANTS

OWNER:	BRIAN HEIM P.O. BOX 112 OAKVILLE, CA 96161 TEL NO. 707-346-0718
ARCHITECT:	MWA INC. 11165 BROCKWAY RD., SUITE 1 TRUCKEE, CA 96161 (530) 587-6257 CONTACT: MICHAEL JOHNSON
STRUCTURAL:	DONAVAN RAE, MWA INC., 11165 BROCKWAY RD., SUITE 1 TRUCKEE, CA 96161 (530) 587-6257 CONTACT: MICHAEL JOHNSON
CONTRACTOR:	TBD

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761
mwa INC architects/engineers

NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

Apr 03, 2019 11:39

WEST RIVER COTTAGES
10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

COVER SHEET

DATE:	
11/15/17	BD1
2/8/18	PD2
9/21/18	PD3
4/03/19	HPAC

DRAWN: CW
JOB NO: 161005
SHEET: A-0

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SNOW STORAGE SUMMARY

Unit 1:
Total Driveway/walkway Area = 239 SF
Snow storage req'd = 120 SF
Provided = 287 SF = 239%

Unit 2:
Total Driveway/walkway Area = 808 SF
(512+296)
Snow storage req'd = 404 SF
Provided (444+126+86) = 656 SF = 162%

Unit 3:
Total Driveway/walkway Area = 428 SF
(120+308)
Snow storage req'd = 214 SF
Provided (42+90+128+102) = 362 SF = 169%

Unit 4:
Total Driveway/walkway Area = 445 SF
(122+323)
Snow storage req'd = 223 SF
Provided (42+94+160+90) = 386 SF = 173 %

Unit 5:
Total Driveway/walkway Area = 445 SF
(123+322)
Snow storage req'd = 223 SF
Provided (44+94+188+101) = 427 SF 191%

Unit 6:
Total Driveway/walkway Area = 450 SF
139+311)
Snow storage req'd = 225 SF
Provided (70+45+94+149) = 358 SF = 159%

Unit 7:
Total Driveway/walkway Area = 336 SF
Snow storage req'd = 168 SF
Provided (259+95) = 292 SF = 174%

LEGEND

AREA OF SNOW TO BE STORED ON SITE

AREA OF SNOW STORAGE

SNOW STORAGE PLAN

0' 4' 8' 12' 16'

SCALE: 1/8"=1'-0"

NORTH

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

MAA INC
architects/engineers

NOT FOR CONSTRUCTION

PRELIMINARY, NOT FOR CONSTRUCTION

May 07, 2019 14:59

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

SNOW STORAGE PLAN

DATE: 04/03/19 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-1.1

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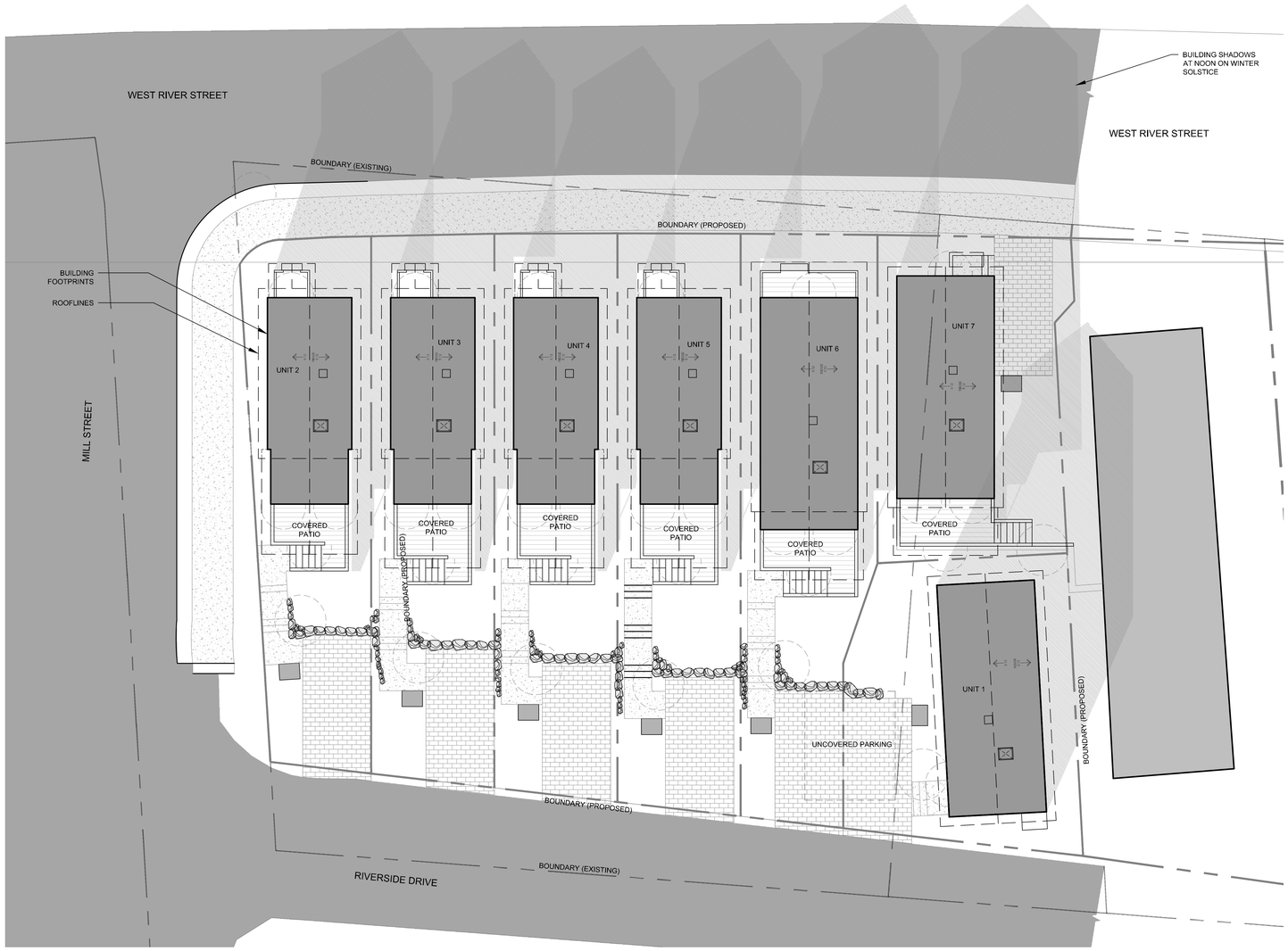

SOLAR ACCESS SHADOW DIAGRAM

SCALE: 1/8"=1'-0"

NORTH

PRELIMINARY, NOT FOR CONSTRUCTION

May 07, 2019 14:59

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

mwa inc
architects/engineers

WEST RIVER COTTAGES

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TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

SOLAR ACCESS SHADOW DIAGRAM

DATE: 04/03/19 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-1.2

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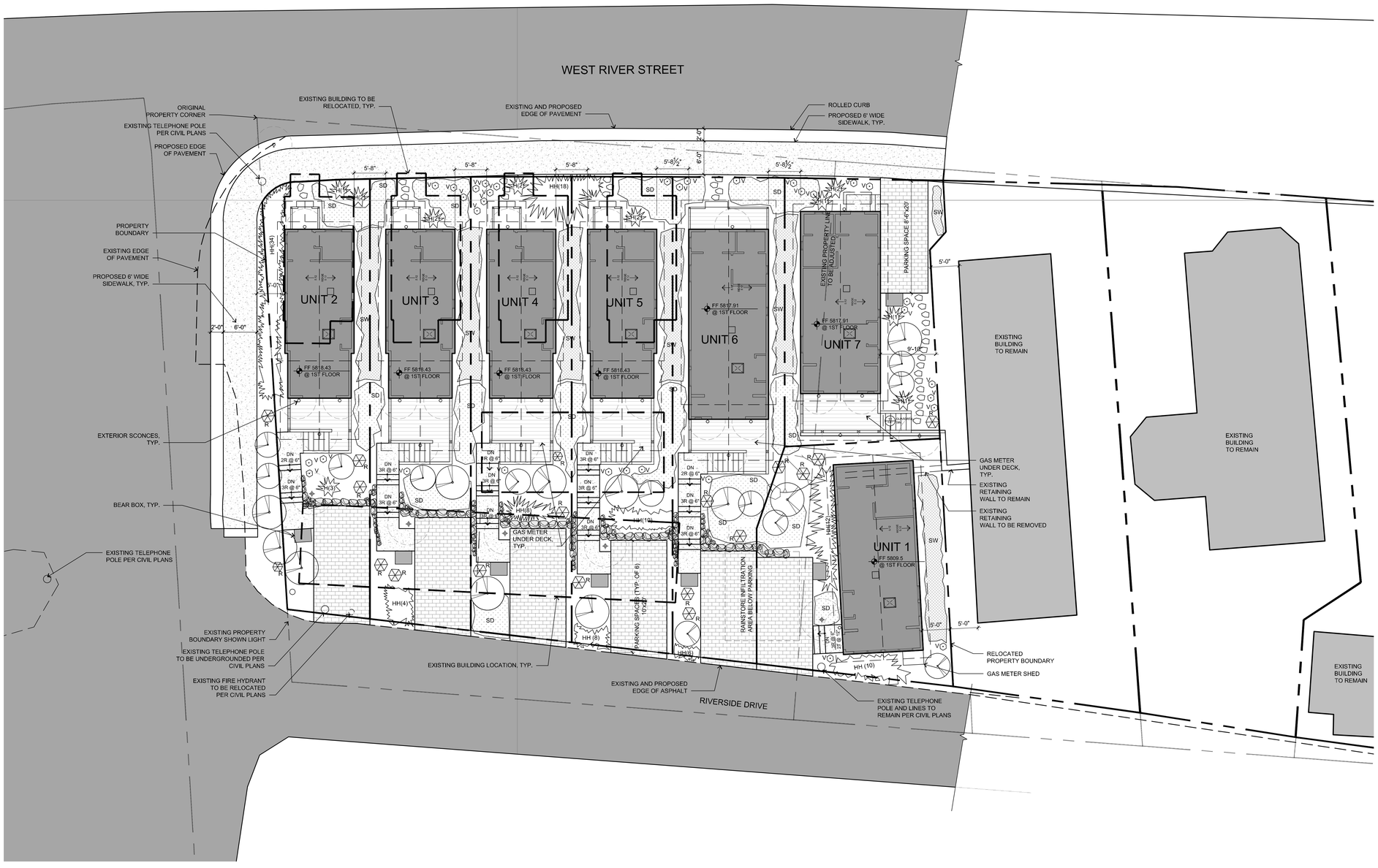

LANDSCAPE + EXTERIOR LIGHTING PLAN

SCALE: 1/8"=1'-0"

NORTH

COVERAGE AND PLANT SPACING SUMMARY

Unit 1:
Total Lot Size= 1324 SF
Total Coverage= 764 SF
Landscaping= 560 SF
= 58% Coverage

Unit 2:
Total Lot Size= 1299 SF
Total Coverage= 866 SF
Landscaping= 433 SF
= 67% Coverage

Unit 3:
Total Lot Size= 1348 SF
Total Coverage= 867 SF
Landscaping= 481 SF
= 64% Coverage

Unit 4:
Total Lot Size= 1428 SF
Total Coverage= 877 SF
Landscaping= 551 SF
= 61% Coverage

Unit 5:
Total Lot Size= 1468 SF
Total Coverage= 889 SF
Landscaping= 579 SF
= 61% Coverage

Unit 6:
Total Lot Size= 1561 SF
Total Coverage= 975 SF
Landscaping= 596 SF
= 63% Coverage

Unit 7:
Total Lot Size= 1423 SF
Total Coverage= 921 SF
Landscaping= 502 SF
= 65% Coverage

PLANT SPACING PER (18.40.040)

TOTAL LANDSCAPING AREA FOR ALL LOTS
= 3,692 SF

REQUIRED:
@ (1) TREE PER 100 SF OF TOTAL LANDSCAPING AREA = 37 TREES REQ'D

@ (4) SHRUBS PER 100 SF OF TOTAL LANDSCAPING AREA = 148 SHRUBS REQ'D

PROVIDED:
42 TREES TOTAL
(23 ASPENS)
(19 RED-TWIG DOGWOOD)

150 SHRUBS TOTAL
(26- ALPINE CLEMATIS)
(110- PLANTAIN LILIES)
(14- HOLLYHOCKS)

ELECTRICAL LEGEND

- HIGH EFFICACY (UNO) LIGHT FIXTURE - HANGING
- POLE LIGHTING
- HIGH EFFICACY (UNO) LIGHT FIXTURE - WALL SCONCE

LEGEND

- 5400 — OLD CONTOUR LINE
- 5400 — PROPOSED CONTOUR LINE
- EXTENT OF LIGHTING

Plant Legend

		Common Name	Scientific Name
		Trees and Large Shrubs 5 Gal. Min.	
	R	Red-twig Dogwood	*Cornus sericea*
		Deciduous Trees 24" BOX	
A	A	Quaking Aspen	*Populus tremuloides*
		Low Shrubs and Woody Groundcovers	
	H(# PER AREA)	Plantain Lillies 1 Gal. @ 2' O.C.	*Hosta*
	V	Alpine Clematis 1 Gal.	*Clematis alpina*
		Perennials 1 Gal at 2' O.C. (UNO)	
SD	SD	Shasta Daisy	*Leucanthemum x superbum*
SD	SD	Echinacea	*Aquilegia formosa*
SD	SD	Black Eyed Susans	*Rudbeckia hirta*
SD	SD	Daffodils	*Narcissus*
HH	HH(# PER AREA)	Hollyhocks (mixed) (Pink) @ 2' O.C.	*Alcea*
		Flowers / Mountain Wild Flowers	
	SW	Sweet Woodruff 1 Gal.	*Galium odoratum*

GENERAL SHEET NOTES

1. ALL AREAS OF EXPOSED SOIL WILL BE STABILIZED WITH PINE STRAW OR MULCH.
2. PROVIDE LANDSCAPING AS SHOWN.
3. IRRIGATION SYSTEM: PROVIDE DESIGN-BUILD DRIP IRRIGATION SYSTEM W/ TIMER. SYSTEM TO BE COORDINATED W/ LANDSCAPE ITEMS TO PROVIDE A COMPLETE SYSTEM.
4. MAINTENANCE NOTE: OWNER SHALL PROVIDE FOR LANDSCAPE MAINTENANCE INCLUDING IRRIGATION SYSTEM CHECKS, REPAIR AND SLOW RELEASE FERTILIZER ON A YEARLY BASIS. PLANT MATERIAL WINTERIZATION SHALL BE PERFORMED EACH FALL TO AVOID DAMAGE FROM SNOW PRIOR TO EACH WINTER. TERMINATE IRRIGATION 2-3 WEEKS PRIOR TO FREEZING WEATHER. WATER PLANTS THOROUGHLY 2-3 TIMES A WEEK FOR 3 WEEKS. THEREAFTER WATER 1 TIME PER WEEK- CONTINUE WATERING UNTIL SUBSTANTIAL PRECIPITATION EARLY IN THE SECOND YEAR LIGHTLY TROWEL SLOW RELEASE 1-8-6-12 FERTILIZER OSMOCOTE OR EQUIVALENT. DURING SECOND YEAR WATER DEEPLY WITH SLOW FLOW AT INTERVALS TWICE AS LONG AS THOSE OF THE FIRST YEAR 6.
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KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761
mka inc
architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

LANDSCAPING PLAN + EXTERIOR LIGHTING

DATE:	
10/24/17	HISTORICAL DESIGN REVIEW
11/15/17	BD1
2/8/18	PD2
9/21/18	PD3
4/03/19	HPAC
DRAWN:	KAJ
JOB NO:	161005
SHEET:	A-1.3

May 07, 2019 14:59 PRELIMINARY, NOT FOR CONSTRUCTION

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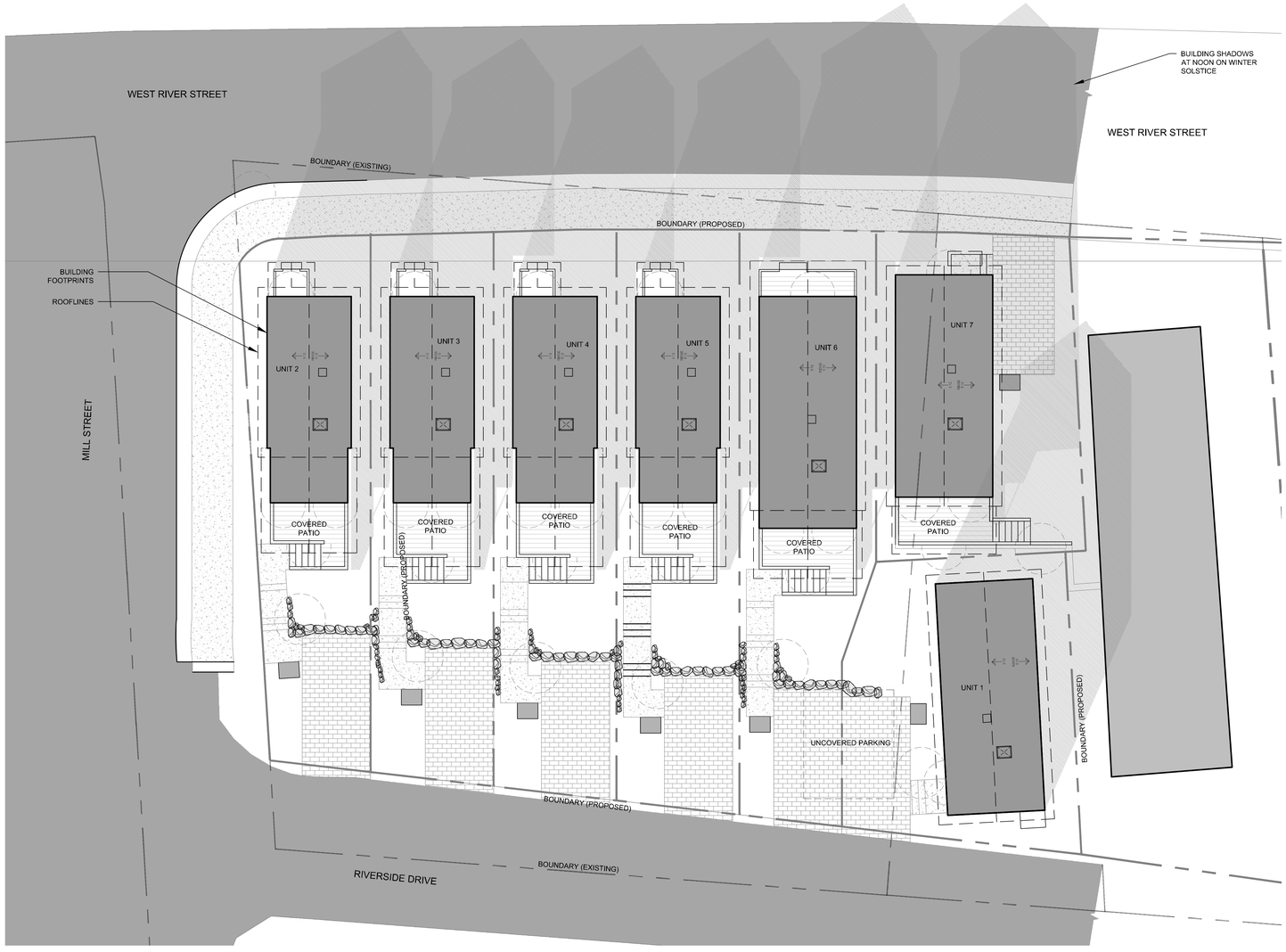

SOLAR ACCESS SHADOW DIAGRAM

SCALE: 1/8"=1'-0"

NORTH

PRELIMINARY, NOT FOR CONSTRUCTION

Apr 03, 2019 14:39

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

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EXP. 02/28/21
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SOLAR ACCESS SHADOW DIAGRAM

DATE:
04/03/19 HPAC

DRAWN: KAJ
JOB NO: 161005
SHEET:
A-1.2

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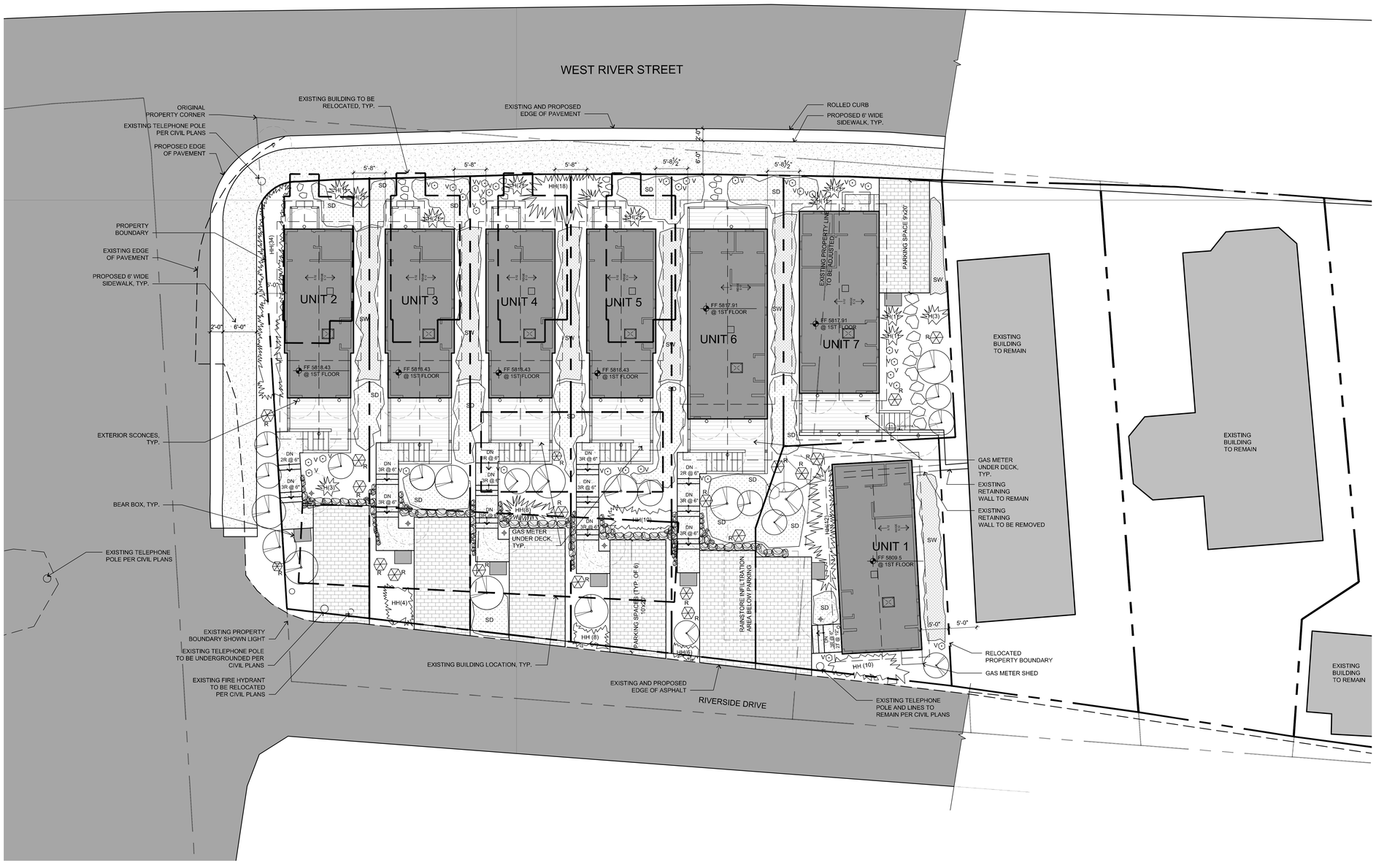

LANDSCAPE + EXTERIOR LIGHTING PLAN

0' 4' 8' 12' 16'

SCALE: 1/8"=1'-0"

NORTH

COVERAGE AND PLANT SPACING SUMMARY

Unit 1:
Total Lot Size= 1324 SF
Total Coverage= 764 SF
Landscaping= 560 SF
= 58% Coverage

Unit 2:
Total Lot Size= 1299 SF
Total Coverage= 866 SF
Landscaping= 433 SF
= 67% Coverage

Unit 3:
Total Lot Size= 1348 SF
Total Coverage= 867 SF
Landscaping= 481 SF
= 64% Coverage

Unit 4:
Total Lot Size= 1428 SF
Total Coverage= 877 SF
Landscaping= 551 SF
= 61% Coverage

Unit 5:
Total Lot Size= 1468 SF
Total Coverage= 889 SF
Landscaping= 579 SF
= 61% Coverage

Unit 6:
Total Lot Size= 1561 SF
Total Coverage= 975 SF
Landscaping= 596 SF
= 63% Coverage

Unit 7:
Total Lot Size= 1423 SF
Total Coverage= 921 SF
Landscaping= 502 SF
= 65% Coverage

PLANT SPACING PER (18.40.040)

TOTAL LANDSCAPING AREA FOR ALL LOTS
= 3,692 SF

REQUIRED:
@ (1) TREE PER 100 SF OF TOTAL LANDSCAPING AREA = 37 TREES REQ'D

@ (4) SHRUBS PER 100 SF OF TOTAL LANDSCAPING AREA = 148 SHRUBS REQ'D

PROVIDED:
42 TREES TOTAL
(23 ASPENS)
(19 RED-TWIG DOGWOOD)

150 SHRUBS TOTAL
(26- ALPINE CLEMATIS)
(110- PLANTAIN LILIES)
(14- HOLLYHOCKS)

ELECTRICAL LEGEND

- HIGH EFFICACY (UNO) LIGHT FIXTURE - HANGING
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	V	Alpine Clematis 1 Gal.	*Clematis alpina*
		Perennials 1 Gal at 2' O.C. (UNO)	
	SD	Shasta Daisy	*Leucanthemum x superburn*
		Echinacea	*Aquilegia formosa*
		Black Eyed Susans	*Rudbeckia hirta*
		Daffodils	*Narcissus*
	HH(# PER AREA)	Hollyhocks (mixed) (Flat) @ 2' O.C.	*Alcea*
		Flowers / Mountain Wild Flowers	
	SW	Sweet Woodruff 1 Gal.	*Galium odoratum*

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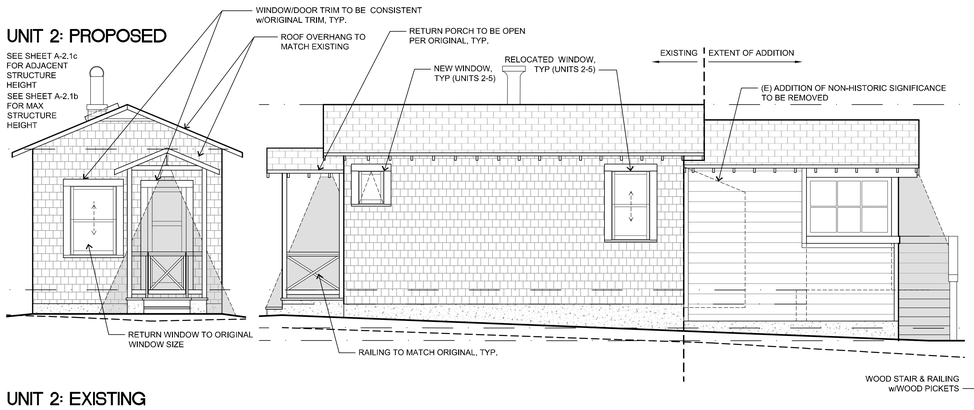
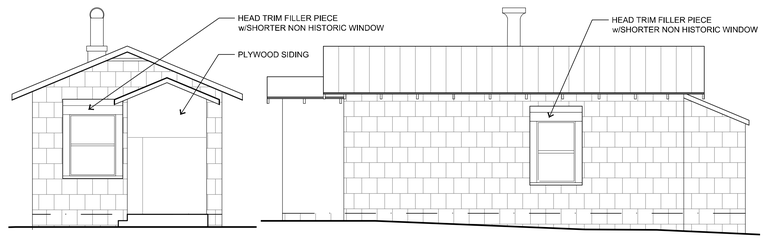
UNIT 2: PROPOSED

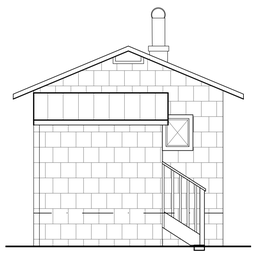


UNIT 2: EXISTING

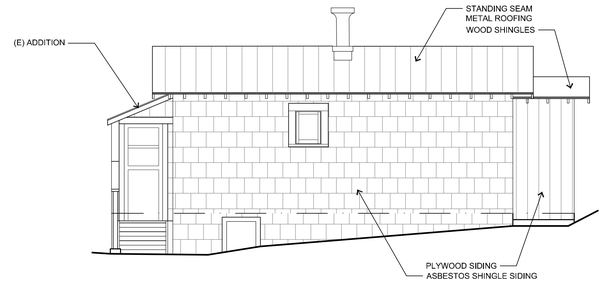


WEST RIVER ST.
NORTH ELEVATION

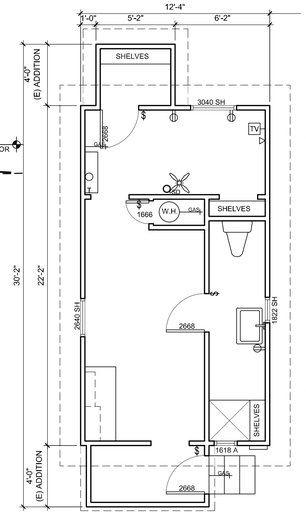
MILL ST.
WEST ELEVATION



RIVERSIDE DR.
SOUTH ELEVATION



EAST ELEVATION



EXISTING UNIT 2

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.

DESCRIPTION OF COMPLIANCE WITH SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORICAL BUILDINGS: REHABILITATION

Building Features	Character Defining Features to Retain	Character Detracting Existing Conditions		Compliance w/ Rehabilitation Guidelines
Site	• units in close proximity to one another (existing placement on site) ◦ varies between 3'-8" to 7'	• No existing landscaping • No existing hardscape, parking or site improvements • Evidence of neglect	• units as they are currently positioned on the property do not meet town development standards for snow storage minimums, setbacks, street improvements, parking or utilities	• reposition cottages on site to be further away from W. River St., to adapt to current development standards • proposed proximity between units is based on existing precedent • site redesign to accommodate pedestrian circulation • proposed concrete retaining wall to be board formed and stained (diluted) black.
General Form & Character (HPAC guidance)	• utilitarian • simple/modest	• significant deterioration of the structures and individual bldg components, and lack of original materials and components have left the resource in significant disrepair and blight		
Building Foundations	• covered by siding , not exposed except where siding has deteriorated	• mismatch of modern retrofits ◦ exposed pre-formed concrete deck supports • evidence of differential settlement	• original post and pier foundations- evidence shows foundations are not seismically sufficient for long term preservation of these units. Varying degrees of concrete deterioration	• new foundations: Relocation of units to create a functional site and in accordance with TOT development code • new foundations are essential to the long term protection of the units and public safety • stem walls to be natural concrete color
Exterior siding	• shingle siding • some horizontal siding • muted green palate • color variations on exposed timbers	• asbestos shingles (non original siding) • T1-11 siding (non original siding) • plywood siding (non original siding) • mismatch of aesthetically pleasing materials from patchwork repairs/replacement (due to lack of preservation of original siding over time)	• where asbestos shingles have broken or deteriorated - evidence of only wood sheathing underneath rather than original siding	• replace non historic asbestos shingles with historically proportioned shingle siding • color palatte per TOT historic guidelines and HPAC guidance
Windows & Doors	• small hopper windows (only possible original windows) • single hung windows	• slider windows • plexiglass infill • plywood doors • doors in blighted condition	• only original windows remaining may be the small windows on the side elevations • single hungs that are shorter than originals and aluminum or vinyl	• Replace vinyl windows with aluminum clad wood windows with wider sashes, consistent with original window sash width • Apply rehabilitation principas to retain original windows, where feasible
Window/Door trim	• 1x Trim, uniform width at head and jamb, no apron at x1 sill • color variations- green & cream palate	• mix of different trim treatments • infill header piece to compensate for shorter aluminim/vinyl windows	• deteriorated and missing trim elements	• 1x Trim, uniform width at head and jamb, no apron at sill. • Remove the lower infill trim piece (double header trim) so window proportions are more historically appropriate
Roof/Roofing	• Double gable façade at W. River St. on 4 units, single gable form on other units. • corrugated metal roofing and standing seam metal o/ wood shake or shingles, o/ply • Skip sheathing present on all existing units • exposed plumb cut rafter tails on dominant roof form • 5:12 uniform pitch on all units	• popout at W. River St. facade - each roof form has a different roofing material; corrugated metal, comp, deteriorated existing shingles, membrane • units 4 & 5 have facia at drip edge inconsistent with other eaves • deterioration of roofs structural integrity	• appears to be significant deterioration and damage to framing members indicated by uneven eaves and ridge • lack of drip edge protection at plumb cut rafters has deteriorated framing	• earth toned comp roof (to retain snow) - new roofing to be same on all units • retain 5:12 pitch • roof structure to be retained where feasible including overhangs with exposed plumb cut rafter tails and skip sheathing
Chimney	• galvanized metal flue, with brick base ◦ some brick appears to be painted			• retain as faux chimney
Proposed Additions/Alterations				• additions (to conditioned and covered outdoor spaces) are modest in scale and secondary in heirarchy to existing buildings • windows & doors ◦ replacement of existing windows and doors that are non historic in; materials, sash thicknesses, window operation and proportion. ◦ preservation of original windows and doors where feasible ◦ where new windows are proposed they shall match orginal window and door proportions ◦ alteration of existing window and door locations to adapt to new use

NOTE: ALL ASSEMBLIES AND MATERIALS WILL MEET LOCAL AND STATE JURISDICTION REQUIREMENTS

WEST RIVER ST. - NORTH

SOUTH

MILL ST. - WEST

EAST

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The design guidelines in this document incorporate principles set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*—a widely accepted set of basic preservation design principles. The Secretary of the Interior's Standards are general rehabilitation guidelines established by the National Park Service. These standards apply in Truckee in addition to the guidelines set forth in this document. The Secretary of the Interior's Standards are a part of the these Historic Design Guidelines and will be applied in the same manner as other guidelines, including the provision for flexibility as described in the "Definitions of Key Terms" in Chapter 1. The Secretary of the Interior's Standards will apply to buildings and resources designated as Category A and B in the Historic Resources and Architectural Inventory and to buildings and resources designated as Category C when rehabilitative work is proposed to reclassify the building or resource to Category A or B.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

MATERIALS LIST

NOTE: THE FOLLOWING IS A SUMMARY OF THE PROPOSED EXTERIOR MATERIALS. REFER TO A-SP SHEET FOR DETAILED INFORMATION. HATCHES SHOWN MAY NOT BE TO SCALE. ALL EXTERIOR MATERIALS TO BE VERIFIED BY OWNER, ARE SUBJECT TO HPAC REVIEW AND APPROVAL, AND MUST COMPLY WITH CHAPTER 7A OF THE CRC ("WUI" - WILDLAND-URBAN INTERFACE CODE). ALL COLORS AND MATERIALS TO BE VERIFIED AND APPROVED AT ONSITE MOCK-UP W/L.C.C. AND/OR ARCHITECT

METAL ROOFING: COMPOSITION SHINGLES

SIDING: CEDAR VALLEY, WUI-COMPLIANT SOLID WOOD CEDAR SHINGLES, 5.3" EXPOSURE EVEN BUTTLINE, PAINTED (DUNN EDWARDS, DE5569 HIDDEN HILLS)

TRIM: PAINTED TO MATCH COLONIAL CREAM, PER SIERRA PACIFIC WOOD CLAD WINDOWS

TIMBERS: R.S. DOUGLAS FIR W/ PAINT (DUNN EDWARDS, DE5572 SAGE LEAVES)

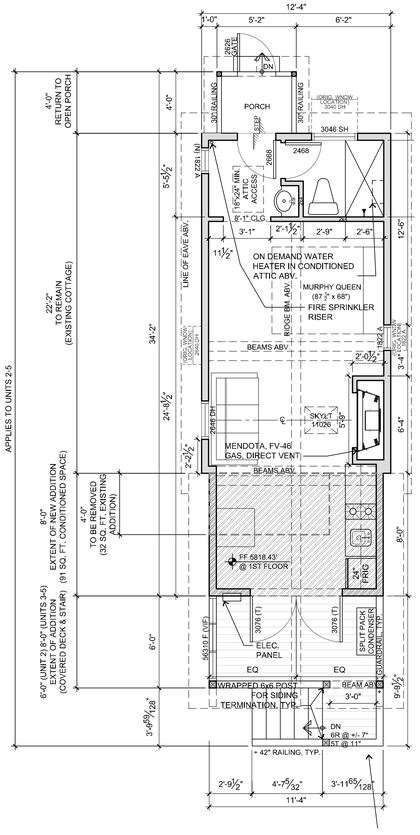
WINDOWS: SIERRA PACIFIC COLONIAL CREAM WOOD CLAD EXTERIORS WITH COLONIAL PROFILE DIVIDED LITES PER ELEVATIONS (1" WIDE MULLIONS, MIN.).

HOUSE LIGHTING: TMS LIGHTING, "HAILEY WALL", ARCHITECTURAL BRONZE FINISH, DARK SKY COMPLIANT LIGHTING

SITE LIGHTING: TMS LIGHTING, "RAJ1" 10" Ø POST WITH "HAILEY" FIXTURE MOUNTED TO THE POLE, ARCHITECTURAL BRONZE FINISH, DARK SKY COMPLIANT LIGHTING

EXPOSED CONCRETE TO BE LEFT NATURAL AND COATED WITH CLEAR SEALANT

WOOD DECKING: 2X REDWOOD OR CEDAR



PROPOSED UNIT 2

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.
EXISTING CONDITIONED RETURNED TO PORCH = 21 SQ. FT.
EXISTING ADDITION TO BE REMOVED = 32 SQ. FT.
PROPOSED ADDITION = 91 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 364 SQ. FT.

PROPOSED COVERED DECK/PORCH (21 SQ. FT. + 68 SQ. FT.) = 89 SQ. FT.

0' 4' 8' 12' 16'
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION
PRELIMINARY, Apr 03, 2019 15:25

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UNIT 2

DATE: 04/03/2019 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-2.1A

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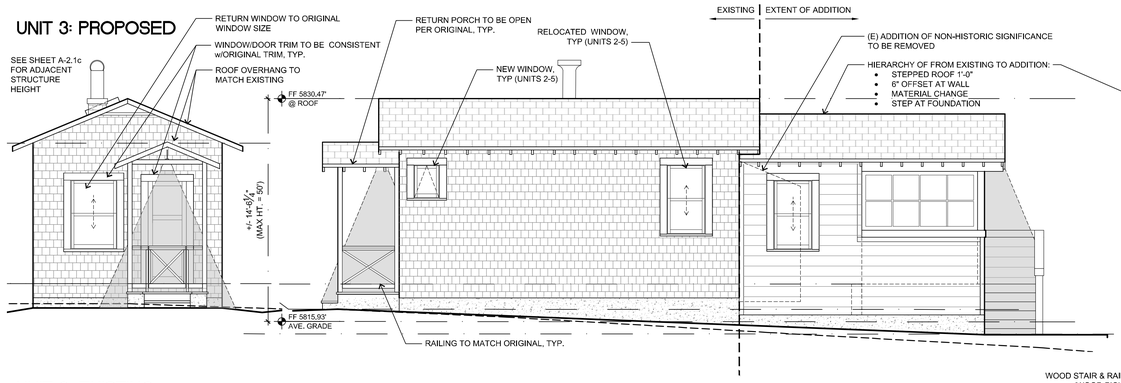

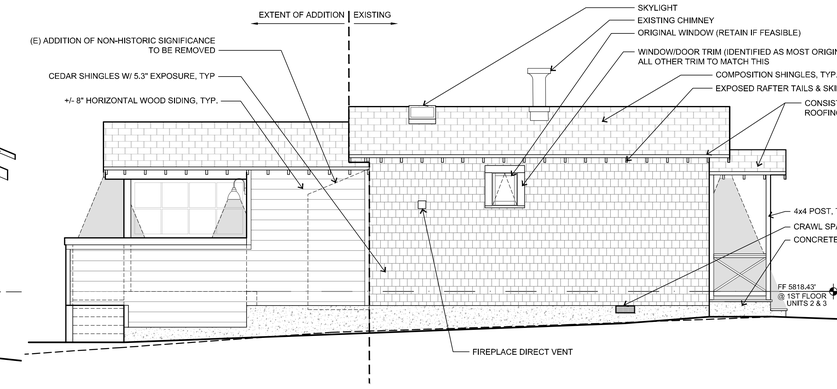

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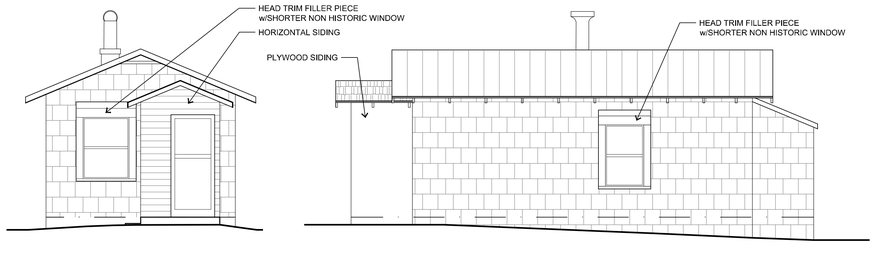
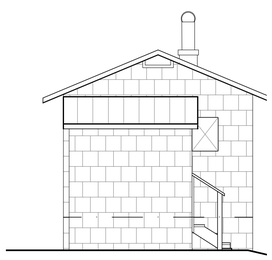
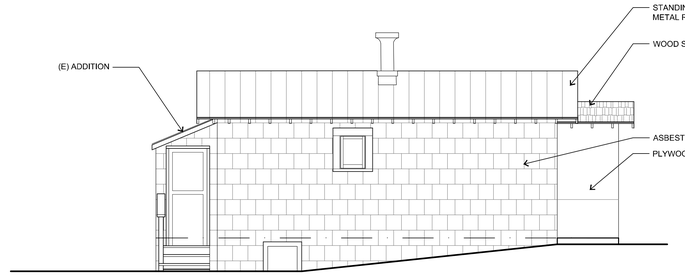


WEST RIVER ST.
NORTH ELEVATION

WEST ELEVATION



RIVERSIDE DR.
SOUTH ELEVATION



EAST ELEVATION

WEST RIVER ST. - NORTH

SOUTH

WEST

EAST

INDIVIDUAL BLDG. COMPONENTS
(T.O.T. HISTORICAL DESIGN GUIDELINES, CH.6)

5. WINDOWS & DOORS

A. PRESERVE THE FUNCTIONAL AND DECORATIVE FEATURES OF ORIGINAL WINDOWS AND DOORS.
1) REPAIR FRAMES AND SASH BY PATCHING, SPLICING OR REINFORCING.
2) AVOID THE REMOVAL OF HISTORIC WINDOWS AND SASH.
3) IF REPLACEMENT IS NECESSARY, REPLACE WITH A SIMILAR DESIGN, TO MATCH THE ORIGINAL.

B. AVOID CHANGING THE POSITION OF HISTORIC OPENINGS.
1) THIS APPLIES TO ALL KEY FACADES OF ESSENTIAL AND CONTRIBUTING PROPERTIES.
2) WINDOWS AND DOORS ON THE FRONTS OF SUPPORTING BUILDINGS SHOULD BE PRESERVED AS WELL.
3) AVOID CREATING AN ADDITIONAL OPENING OR REMOVING EXISTING ONES ON FACADES THAT ARE VISIBLE FROM THE STREET.

C. MAINTAIN ORIGINAL WINDOW AND DOOR PROPORTIONS.
1) ALTERING THE ORIGINAL SIZE AND SHAPE IS INAPPROPRIATE.
2) DO NOT CLOSE DOWN AN ORIGINAL OPENING TO ACCOMMODATE A SMALLER WINDOW.

D. RESTORING AN ORIGINAL OPENING WHICH HAS BEEN ALTERED OVER TIME IS ENCOURAGED.
1) CONSIDER RECONSTRUCTING WINDOWS AND DOORS THAT NO LONGER EXIST IN A PRIMARY FACADE.
2) SUCH RECONSTRUCTION SHOULD OCCUR ONLY IF IT CAN BE SUBSTANTIATED BY PHYSICAL OR PICTORIAL EVIDENCE. PRESERVE THE FUNCTIONAL AND DECORATIVE FEATURES OF ORIGINAL WINDOWS AND DOORS. MAINTAIN ORIGINAL WINDOW AND DOOR PROPORTIONS.

E. MAINTAIN THE HISTORIC SUBDIVISIONS OF WINDOW LIGHTS.
1) REPLACING MULTIPLE PANES WITH SINGLE PANE OR OPERABLE WINDOW WITH A FIXED ONE IS INAPPROPRIATE.
2) REPLACING TRUE DIVIDED LIGHTS WITH SNAP-IN MUNTINS IS ALSO INAPPROPRIATE

F. MAINTAIN THE HISTORIC RATIO OF WINDOW OPENINGS TO SOLID WALL.
1) SIGNIFICANTLY INCREASING THE AMOUNT OF GLASS WILL NEGATIVELY AFFECT THE INTEGRITY OF A STRUCTURE.

G. WHEN REPLACING A WINDOW OR DOOR IS NECESSARY ON A HISTORIC STRUCTURE, MATCH THE ORIGINAL DESIGN AS CLOSELY AS POSSIBLE.
1) PRESERVE THE ORIGINAL CASING, AND USE IT WITH THE REPLACEMENT.
2) USE THE SAME MATERIAL (WOOD) AS THAT USED HISTORICALLY.
3) VINYL CLAD AND ALUMINUM WINDOWS ARE INAPPROPRIATE ON ESSENTIAL AND CONTRIBUTING PROPERTIES. THEY ONLY MAY BE CONSIDERED ON SECONDARY FACADES OF SUPPORTING PROPERTIES.
4) MATCH THE NUMBER AND SIZE OF DIVIDED LIGHTS AND PANELS.
5) GLASS IN A WINDOW OR DOOR SHOULD BE CLEAR. ANY TYPE OF TINTING IS INAPPROPRIATE.

H. A NEW WINDOW OR DOOR MAY BE CONSIDERED ON A SECONDARY FACADE ONLY
1) A NEW OPENING SHOULD BE SIMILAR IN LOCATION, SIZE AND TYPE TO THOSE SEEN TRADITIONALLY.
2) A GENERAL RULE FOR A WINDOW OPENING IS THAT THE HEIGHT SHOULD BE TWICE THE DIMENSION OF THE WIDTH.
3) WINDOWS SHOULD BE SIMPLE IN SHAPE, ARRANGEMENT AND DETAIL.

I. WINDOWS AND DOORS SHOULD BE FINISHED WITH TRIM ELEMENTS SIMILAR TO THOSE USED TRADITIONALLY.
1) THIS TRIM SHOULD HAVE A DIMENSION SIMILAR TO THAT USED HISTORICALLY.
2) DIVIDED LIGHTS SHOULD BE FORMED FROM SMALLER MULLIONS INTEGRAL TO THE WINDOW. POP-IN MUNTINS AND MULLIONS ARE INAPPROPRIATE

6. ROOFS

A. PRESERVE THE ORIGINAL ROOF FORM AND ITS DETAILS.
1) AVOID ALTERING THE ANGLE OF THE ROOF.
2) PLACE CRICKETS OR OTHER SNOW GUARD DEVICES IN SUCH A WAY THAT THEY DO NOT ALTER THE FORM OF THE ROOF AS SEEN FROM THE STREET.
3) PRESERVE DECORATIVE ROOF ACCESSORIES SUCH AS CRESTING, RIDGECAPS AND FINIALS

B. PRESERVE THE ORIGINAL EAVE DEPTH.
1) SHADOWS CREATED BY TRADITIONAL OVERHANGS CONTRIBUTE TO ONE'S PERCEPTION OF A BUILDING'S HISTORIC SCALE AND THEREFORE THESE OVERHANGS SHOULD BE PRESERVED.
2) CUTTING BACK ROOF RAFTERS AND SOFFITS OR IN OTHER WAYS ALTERING THE TRADITIONAL ROOF OVERHANG IS INAPPROPRIATE.
3) BOXING IN EXPOSED ROOF RAFTERS IS INAPPROPRIATE.

C. PRESERVE AN HISTORIC ROOF BY REGULAR MAINTENANCE AND CLEANING.
1) INSPECT THE ROOF FOR BREAKS, OR HOLES IN THE SURFACE, AND TO CHECK THE FLASHING FOR OPEN SEAMS.
2) WATCH FOR SIGNS OF ACCUMULATED DIRT AND RETAINED MOISTURE WHICH CAN LEAD TO DAMAGED ROOF, GUTTER OR DOWNSPOUT MATERIALS.

D. IF A PORTION OF THE HISTORIC ROOFING MATERIAL IS DAMAGED, REPLACE IT IN-KIND.
1) AVOID REMOVING HISTORIC ROOFING MATERIALS THAT ARE IN GOOD CONDITION.
2) IF REPLACING SOME SHINGLES IS NECESSARY, MATCH THE COLOR, MATERIAL AND PATTERN OF THE ORIGINAL AS CLOSELY AS POSSIBLE.

E. FOR AN ENTIRELY NEW REPLACEMENT, THE ROOF MATERIALS SHOULD APPEAR SIMILAR TO THOSE USED HISTORICALLY.
1) A REPLACEMENT ROOF MATERIAL SHOULD BE IN KEEPING WITH THE CHARACTERY OF THE ARCHITECTURAL STYLE OF THE HISTORIC STRUCTURE.
2) COMPOSITE SHINGLES AND METAL MAY BE CONSIDERED AS ALTERNATIVES TO WOOD SHINGLES.
3) ROOF MATERIALS SHOULD BE EARTH TONES AND HAVE A MATTE, NON-REFLECTIVE FINISH.

F. IF IT IS TO BE USED, A METAL ROOF SHOULD BE APPLIED AND DETAILED IN A MANNER THAT IS COMPATIBLE WITH THE HISTORIC CHARACTER OF THE BUILDING AND DOES NOT DETRACT FROM ITS APPEARANCE.
1) METAL ROOF MATERIALS SHOULD BE EARTH TONES AND HAVE A MATTE, NON-REFLECTIVE FINISH.
2) SEAMS SHOULD BE OF A LOW PROFILE.
3) THE EDGES OF THE ROOF SHOULD BE FINISHED SIMILAR TO THAT SEEN TRADITIONALLY. THE EDGES OF HISTORIC STANDING SEAM METAL ROOFS WERE SIMPLY BENT DOWNWARD AT THE EDGES OF THE ROOF WITH A VERY SLIGHT OVERHANG.

G. WATER FROM GUTTERS AND DOWNSPOUTS SHOULD DRAIN AWAY PROPERLY.
1) A DOWNSPOUT SHOULD EMPTY ONTO A METAL OR CONCRETE SPLASHBLOCK THAT SLOPES DOWNWARD AND AWAY FROM THE BUILDING.

H. MINIMIZE THE VISUAL IMPACTS OF SKYLIGHTS AND OTHER ROOFTOP DEVICES.
1) LOCATING A SKYLIGHT OR A SOLAR PANEL ON A FRONT ROOF PLANE SHOULD BE AVOIDED.
2) SKYLIGHTS AND SOLAR PANELS SHOULD NOT BE INSTALLED IN A MANNER THAT WILL INTERRUPT THE PLANE OF THE HISTORIC ROOF. THEY SHOULD BE LOWER THAN THE RIDGELINE.
3) FLAT SKYLIGHTS THAT ARE FLUSH WITH THE ROOF PLANE MAY BE CONSIDERED ON THE REAR AND SIDES OF THE ROOF. BUBBLED OR DOMED SKYLIGHTS ARE NOT APPROPRIATE.

7. PORCHES

A. PRESERVE AN ORIGINAL PORCH.
1) REPLACE MISSING POSTS AND RAILINGS WHERE NECESSARY, WITH WOOD ONES (UNLESS A DIFFERENT MATERIAL IS DOCUMENTED AS BEING A PART OF THE HISTORIC CHARACTER).
2) MATCH THE ORIGINAL PROPORTIONS AND THE SPACING OF BALUSTERS IN THE RAILING.
3) AVOID USING WROUGHT IRON POSTS AND RAILINGS

B. MAINTAIN THE OPEN, TRANSPARENT CHARACTER OF A PORCH.
1) WHEN A PORCH MUST BE ENCLOSED, GLASS SHOULD BE USED AND DETAILED IN A MANNER THAT RETAINS THE HISTORIC SENSE OF OPENNESS.
2) ENCLOSING A PORCH WITH OPAQUE MATERIALS THAT DESTROY THE OPENNESS AND TRANSPARENCY OF A PORCH IS INAPPROPRIATE.

C. IF A PORCH IS MISSING, CONSIDER RECONSTRUCTING IT TO MATCH THE FORM AND DETAIL OF THE ORIGINAL.
1) USE MATERIALS SIMILAR TO THE ORIGINAL.
2) AVOID DECORATIVE ELEMENTS THAT ARE NOT KNOWN TO HAVE BEEN USED ON THE BUILDING.

8. FOUNDATIONS

A. PRESERVE ORIGINAL FOUNDATION WALLS AND STRUCTURAL ELEMENTS.
1) RETAIN A SUBSTANTIAL PORTION OF THE ORIGINAL STRUCTURAL ELEMENTS INCLUDING STRUCTURAL SUPPORTS AND EXTERIOR FOUNDATION WALL.
2) REPLACE ONLY THOSE PORTIONS THAT ARE DETERIORATED BEYOND REPAIR. ANY REPLACEMENT MATERIALS SHOULD MATCH THE ORIGINAL IN COLOR, TEXTURE, SIZE AND FINISH.

B. WHEN REPLACING A FOUNDATION WALL, DESIGN IT TO BE COMPATIBLE WITH THAT SEEN ON SIMILAR HISTORIC BUILDINGS.
1) THE FORM, MATERIALS AND DETAILING OF A FOUNDATION WALL SHOULD BE SIMILAR TO THE ORIGINAL FOUNDATION AND OF NEARBY HISTORIC BUILDINGS, MATCH THE MORTAR IN STRENGTH, DETAIL, COMPOSITION AND COLOR.
2) NEW FOUNDATION WALLS SHOULD NOT INCREASE THE HEIGHT OF THE STRUCTURE TO THE DEGREE THAT THE HISTORIC CHARACTER OR ALIGNMENT OF BUILDING FRONTS ARE COMPROMISED.
3) IF IT IS NECESSARY TO INSTALL WINDOWS AND WINDOW WELLS IN THE FOUNDATION FOR EGRESS, AVOID PLACING THEM ON THE STREET FACADE, ESPECIALLY ON HISTORIC STRUCTURES.

9. CHIMNEYS AND STOVEPIPES

A. AN HISTORIC CHIMNEY SHOULD NOT BE REMOVED.
1) A CHIMNEY IS AN IMPORTANT EXTERIOR DESIGN ELEMENT.
2) RE-LINE AND REPAIR AN HISTORIC CHIMNEY RATHER THAN REPLACE IT. WHEN FEASIBLE, OR MAINTAIN IT AS A NONFUNCTIONING FEATURE IF NECESSARY.

B. IF REPLACEMENT IS ABSOLUTELY NECESSARY, A CHIMNEY SHOULD BE REPLACED IN THE HISTORIC STYLE.
1) THE CHIMNEY SHAPE SHOULD MATCH THAT OF THE HISTORIC ONE BEING REPLACED.
2) THE BRICK LAYING PATTERN AND MORTAR SHOULD MATCH THAT OF THE HISTORIC CHIMNEY BEING REPLACED.

C. A CHIMNEY SHOULD BE REGULARLY CHECKED FOR DETERIORATION
1) CHIMNEYS ARE SUBJECT TO THE SAME FORCES OF DETERIORATION AS ALL OTHER CHARACTER-DEFINING FEATURES. HOWEVER, BECAUSE OF THEIR LOCATION, CHIMNEY PROBLEMS ARE MORE OFTEN NEGLECTED.
2) ANNUAL CHIMNEY INSPECTIONS SHOULD BE CONDUCTED FOR LEANING, CRACKING, DETERIORATED POINTING OR BRICKWORK, DETERIORATED FLASHING, DETERIORATED FLUE LINER, BUILD-UP OF SURFACE SOOT AND INTRUSIONS SUCH AS NESTS OR DEBRIS.

D. A STOVEPIPE, ON ANY BUILDING, SHOULD HAVE A MATTE, NON-METALLIC DARK FINISH.

MATERIALS
(T.O.T. HISTORICAL DESIGN GUIDELINES, CH. 7)

REPLACEMENT BUILDING MATERIALS

IN SOME CASES, THE ORIGINAL MATERIAL MUST BE REPLACED. USING THE SAME AS THE ORIGINAL IS PREFERRED, BUT AN ALTERNATIVE MAY BE CONSIDERED. IN EITHER CASE, THE NEW MATERIAL SHOULD CONVEY CHARACTERISTICS SIMILAR TO THE ORIGINAL.

A. REPLACEMENT BUILDING MATERIALS SHOULD APPEAR SIMILAR TO THOSE USED HISTORICALLY.
1) THE REPLACEMENT MATERIAL(S) SHOULD MATCH THE ORIGINAL MATERIAL IN SCALE, FINISH AND COMPOSITION.
2) IF THE ORIGINAL MATERIAL IS WOOD CLAPBOARD, FOR EXAMPLE, THEN THE REPLACEMENT MATERIAL SHOULD BE WOOD AS WELL. IT SHOULD MATCH THE ORIGINAL IN SIZE, THE AMOUNT OF EXPOSED LAP AND IN FINISH
3) REPLACE ONLY THE AMOUNT NEEDED. IF A FEW BOARDS ARE DAMAGED BEYOND REPAIR, THEN ONLY THEY SHOULD BE REPLACED, NOT THE ENTIRE WALL.
4) MATERIALS SUCH AS ALUMINUM AND VINYL ARE INAPPROPRIATE AS SUBSTITUTE MATERIALS.

B. EXTERIOR WOOD FINISHES SHOULD APPEAR SIMILAR THOSE USED HISTORICALLY.
1) MAINTAIN PROTECTIVE COATINGS OF PAINT ON EXTERIOR WOOD SIDING.

ROOF MATERIALS

ROOF MATERIALS ARE MAJOR ELEMENTS IN A STREET SCENE AND CONTRIBUTE TO THE CHARACTER OF INDIVIDUAL BUILDING STYLES. HOWEVER, THEY ARE SUSCEPTIBLE TO DETERIORATION, AND THEIR REPLACEMENT MAY BECOME NECESSARY IN TIME. REPLACEMENT MATERIALS SHOULD BE APPLIED IN A MANNER SIMILAR TO THAT SEEN HISTORICALLY AND CHOSEN BASED ON ITS COMPATIBLE APPEARANCE TO THE STRUCTURE AND SURROUNDING HISTORIC PROPERTIES.

A. PRESERVE ORIGINAL ROOF MATERIALS. PRESERVE ORIGINAL ROOF MATERIALS. PRESERVE ORIGINAL ROOF MATERIALS.
1) AVOID REMOVING ROOF MATERIAL THAT IS IN GOOD CONDITION.
2) IT IS ESPECIALLY IMPORTANT TO PRESERVE HISTORIC MATERIALS, OR REPLACE THEM WITH SIMILAR MATERIALS WHEN NECESSARY.
3) DO NOT COVER HISTORIC ROOF MATERIALS.

B. ROOFING REPLACEMENT MATERIALS SHOULD CONVEY A SIZE AND TEXTURE SIMILAR TO THOSE USED TRADITIONALLY.
1) WHERE REPLACEMENT IS NECESSARY, USE MATERIALS SIMILAR TO THAT SEEN HISTORICALLY.
2) THE ROOF MATERIALS SHOULD BE EARTH TONED AND HAVE A MATTE, NON-REFLECTIVE FINISH.
3) COMPOSITION SHINGLES MAY BE CONSIDERED, IF THEY ARE COLORED IN EARTH TONES.
4) SAWN WOOD SHINGLES MAY BE CONSIDERED FOR MOST BUILDING TYPES. RUSTIC WOOD SHAKES ARE INAPPROPRIATE.
5) CORRUGATED METAL MAY ALSO BE APPROPRIATE.

ADDITIONS
(T.O.T. HISTORICAL DESIGN GUIDELINES, CH. 8)

ADDITIONS

CONSTRUCTING ADDITIONS IS PART OF THE DESIGN TRADITION OF TRUCKEE, EVEN FROM ITS EARLIEST HISTORY. THESE OFTEN REFLECTED NEEDS FOR ADDITIONAL SPACE OR A CHANGE IN USE. THIS TRADITION OF ADDING ON TO BUILDINGS IS ANTICIPATED TO CONTINUE AND THESE EARLY PRINCIPLES SHOULD BE CONTINUED.

1. EXISTING ADDITIONS

A. PRESERVE AN OLDER ADDITION THAT HAS ACHIEVED HISTORIC SIGNIFICANCE IN ITS OWN RIGHT.
1) FOR EXAMPLE, A PORCH OR A KITCHEN WING MAY HAVE BEEN ADDED TO THE ORIGINAL BUILDING EARLY IN ITS HISTORY. SUCH AN ADDITION IS USUALLY SIMILAR IN CHARACTER TO THE ORIGINAL BUILDING IN TERMS OF MATERIALS, FINISHES AND DESIGN.

B. A MORE RECENT ADDITION THAT IS NOT HISTORICALLY SIGNIFICANT MAY BE REMOVED.
1) FOR EXAMPLE, A NEW ROOM MAY HAVE REPLACED A FRONT PORCH WITHIN THE LAST SEVERAL DECADES. SUCH AN ADDITION HAS NOT ACHIEVED HISTORIC SIGNIFICANCE, AND REMOVING AND RESTORING THE ORIGINAL FACADE IS PREFERRED.

2. NEW ADDITIONS

A. DESIGN AN ADDITION SUCH THAT IT WILL NOT OBSCURE, ALTER OR DESTROY THE CHARACTER OF THE ORIGINAL BUILDING.
1) AN ADDITION THAT SEEKS TO IMPLY AN EARLIER OR LATER PERIOD THAN THAT OF THE BUILDING IS INAPPROPRIATE.
2) AN ADDITION THAT CONVEYS AN INACCURATE VARIATION ON THE HISTORIC STYLE IS INAPPROPRIATE. FOR EXAMPLE, INTRODUCING VERY ORNATE "VICTORIAN" DETAILS IS INAPPROPRIATE ON THE SIMPLE COTTAGES OF TRUCKEE.
3) AN ADDITION SHOULD NOT OBSCURE OR DAMAGE CHARACTER-DEFINING FEATURES (SUCH AS WINDOWS, DOORS, PORCHES, BRACKETS OR ROOF LINES).

B. AN ADDITION SHOULD BE VISUALLY SUBORDINATE TO AN ADDITION SHOULD BE VISUALLY SUBORDINATE TO THE MAIN BUILDING. THIS IS ESPECIALLY IMPORTANT FOR BUILDINGS RATED "ESSENTIAL" AND "CONTRIBUTING."
1) AN ADDITION SHOULD RESPECT THE PROPORTIONS, MASSING AND SITING OF THE HISTORIC BUILDING.
2) THE FORM AND DETAILING OF AN ADDITION SHOULD BE COMPATIBLE WITH THE HISTORIC BUILDING. SIMPLER DETAILS ON AN ADDITION CAN HELP DISTINGUISH IT FROM THE ORIGINAL STRUCTURE.
3) SET AN ADDITION BACK FROM THE PRIMARY FACADE IN ORDER TO ALLOW THE ORIGINAL PROPORTIONS, FORM AND OVERALL CHARACTER OF THE HISTORIC BUILDING TO REMAIN PROMINENT.
4) IF AN ADDITION WOULD BE TALLER THAN THE MAIN BUILDING, SET IT BACK SUBSTANTIALLY FROM PRIMARY CHARACTER-DEFINING FACADES.
5) A SMALL "CONNECTOR" LINKING THE HISTORIC BUILDING AND THE ADDITION MAY BE CONSIDERED.

C. A SUBSTANTIAL ADDITION SHOULD BE DISTINGUISHABLE FROM THE HISTORIC BUILDING SO IT CAN BE UNDERSTOOD AS MORE RECENT CHANGE.
1) THIS CAN BE ACCOMPLISHED WITH A JOG IN THE WALL PLANES, OR BY USING A CORNERBOARD TO DEFINE THE CONNECTION, OR A SUBTLE CHANGE IN MATERIAL OR A SUBTLE DIFFERENTIATION BETWEEN HISTORIC AND MORE CURRENT STYLES.

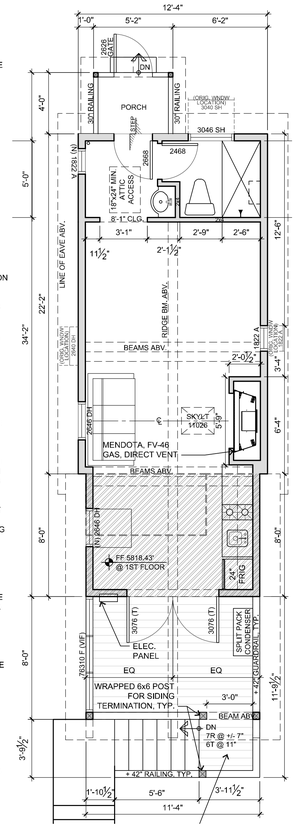
D. THE MATERIALS OF AN ADDITION SHOULD BE COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE.
1) MATCHING THE HISTORIC MATERIAL IS AN APPROPRIATE APPROACH, ALTHOUGH NEW MATERIALS ALSO MAY BE CONSIDERED.

E. WINDOWS IN AN ADDITION THAT ARE VISIBLE FROM THE PUBLIC WAY SHOULD BE COMPATIBLE WITH THOSE OF THE HISTORIC STRUCTURE.

3. ROOF & DORMER ADDITIONS

A ROOF OR DORMER ADDITION SHOULD BE DESIGNED IN A MANNER THAT MINIMIZES DAMAGE TO HISTORIC BUILDING FABRIC, DOES NOT ALTER THE PERCEIVED CHARACTER FROM THE STREET AND IS IN KEEPING WITH THE ORIGINAL STRUCTURE.

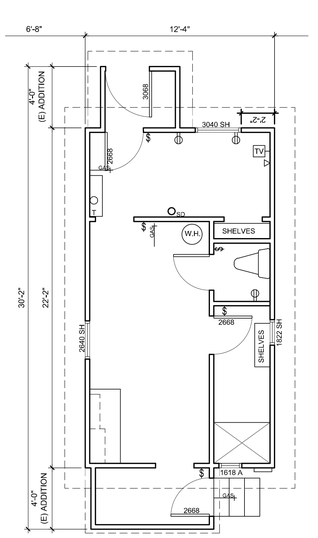
A. A ROOF ADDITION SHOULD BE IN CHARACTER WITH THE STYLE OF THE PRIMARY STRUCTURE.
1) THE SIZE OF A ROOF ADDITION, INCLUDING DORMERS, SHOULD BE KEPT TO A MINIMUM AND SHOULD BE SET BACK FROM THE PRIMARY FACADE SO THAT THE ORIGINAL ROOF LINE AND FORM IS PERCEIVED FROM THE STREET.
2) GABLED DORMERS ARE APPROPRIATE FOR MOST ARCHITECTURAL STYLES, AND HIPPED DORMERS MAY BE APPROPRIATE FOR SOME ARCHITECTURAL STYLES.



PROPOSED UNIT 3

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.
EXISTING CONDITIONED RETURNED TO PORCH = 21 SQ. FT.
EXISTING ADDITION TO BE REMOVED = 32 SQ. FT.
PROPOSED ADDITION = 91 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 364 SQ. FT.

PROPOSED COVERED DECK/PORCH (21 SQ. FT. + 91 SQ. FT.) = 112 SQ. FT.



EXISTING UNIT 3

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.

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

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

MWA INC
architects/engineers

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

WEST RIVER COTTAGES
10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

UNIT 3

DATE: 04/03/2019 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-2.1B

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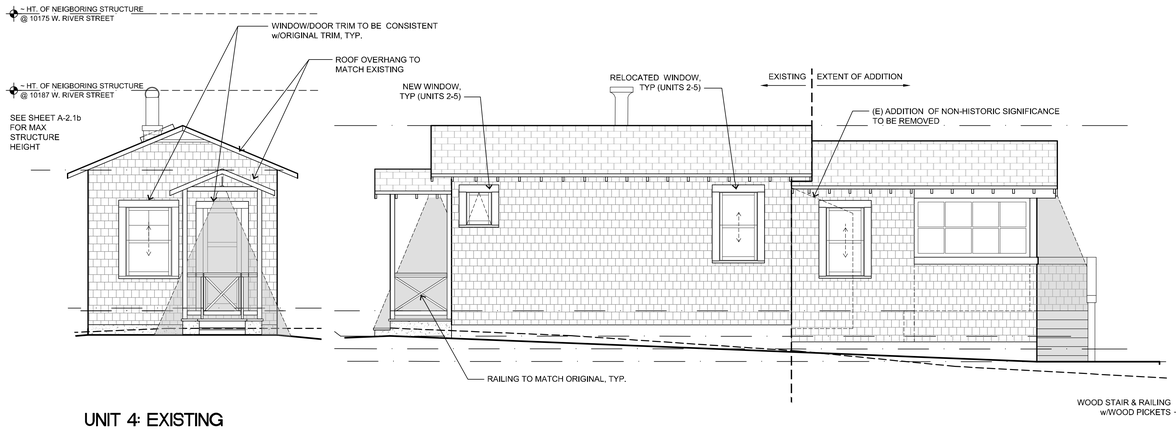
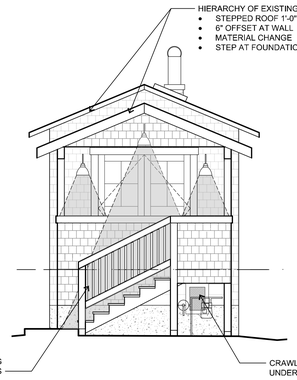
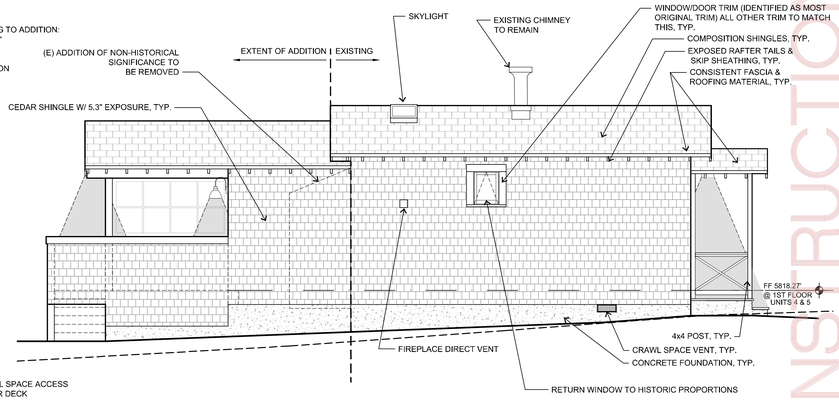
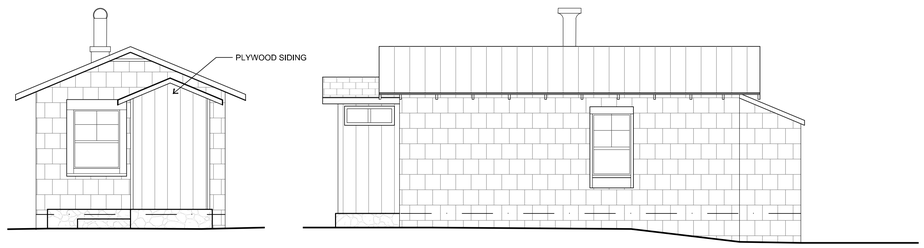
UNIT 4: PROPOSED





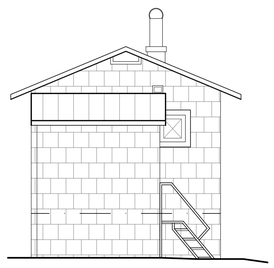


UNIT 4: EXISTING

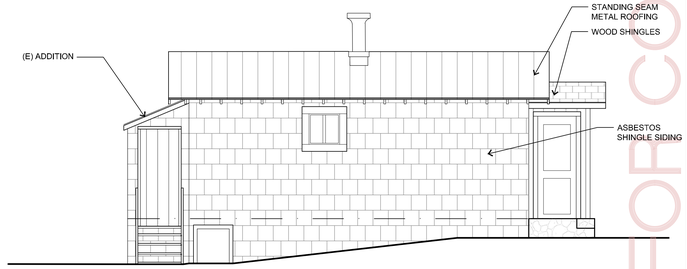


WEST RIVER ST.
NORTH ELEVATION

WEST ELEVATION



RIVERSIDE DR.
SOUTH ELEVATION



EAST ELEVATION

WEST RIVER ST. - NORTH

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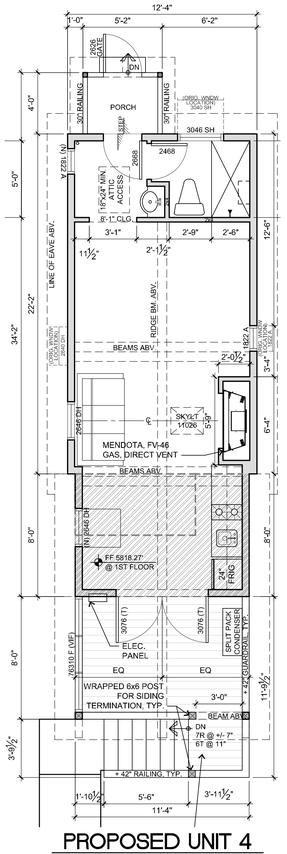
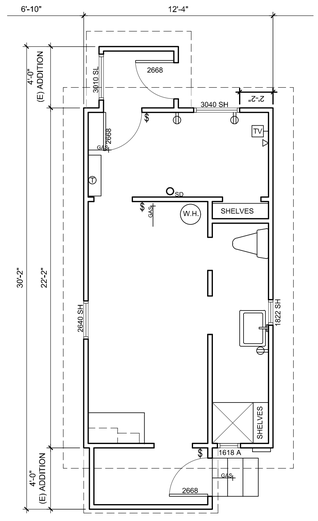
SOUTH

EAST



PROPOSED UNIT 4

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.
EXISTING CONDITIONED RETURNED TO PORCH = 21 SQ. FT.
EXISTING ADDITION TO BE REMOVED = 32 SQ. FT.
PROPOSED ADDITION = 91 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 364 SQ. FT.
PROPOSED COVERED DECK/PORCH (21 SQ. FT. + 91 SQ. FT.) = 112 SQ. FT.



EXISTING UNIT 4

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.

0' 4' 8' 12' 16'

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

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.8527
FX: 530.587.0761
mwa INC architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
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LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
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UNIT 4

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JOB NO: 161005
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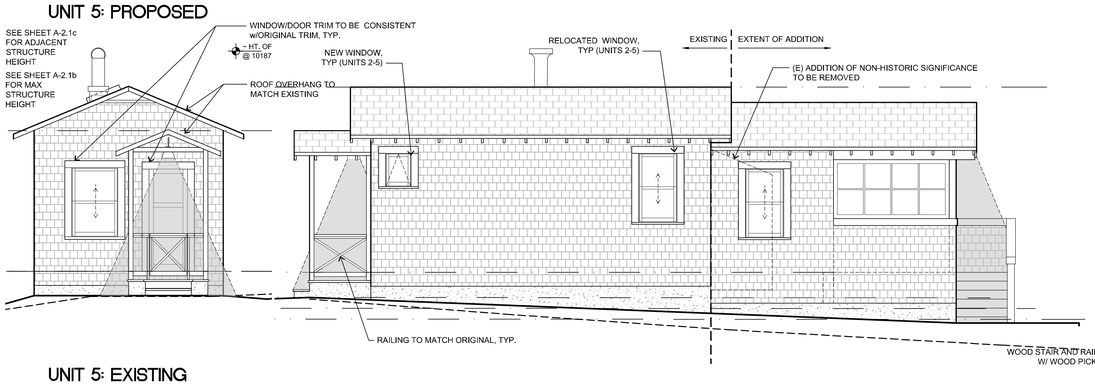
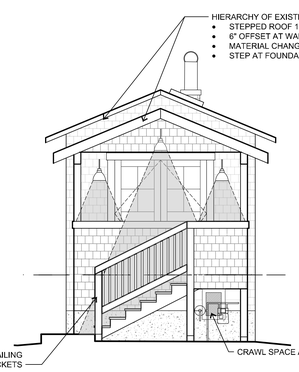
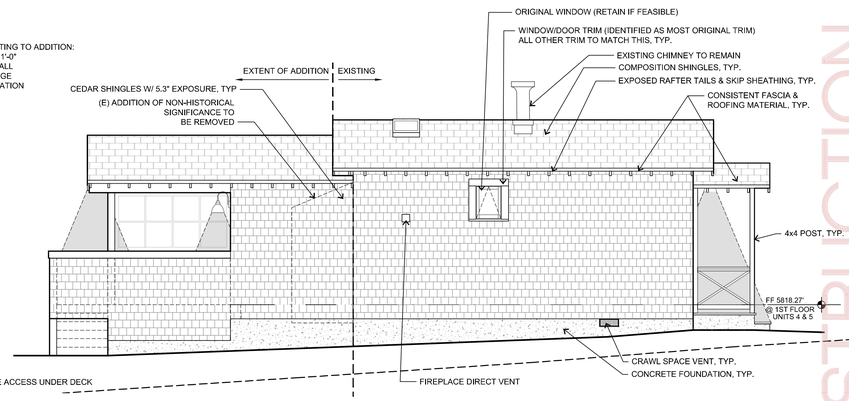
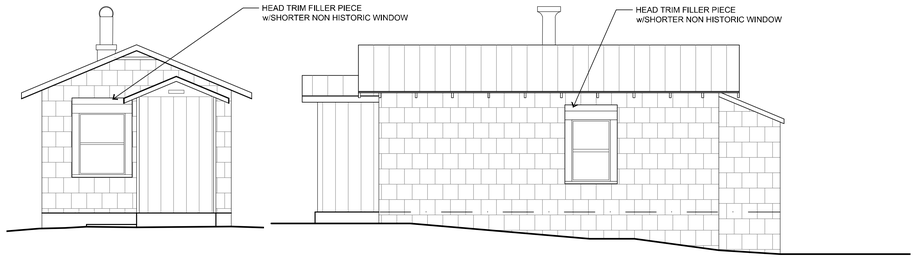
UNIT 5: PROPOSED

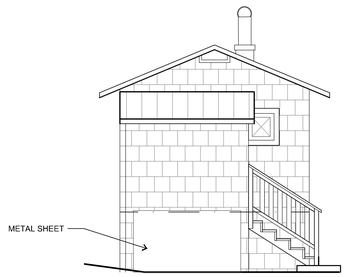


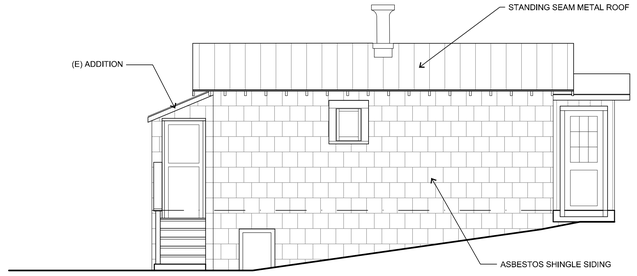




UNIT 5: EXISTING







WEST RIVER ST.
NORTH ELEVATION

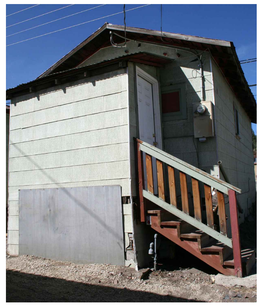
WEST ELEVATION

RIVERSIDE DR.
SOUTH ELEVATION

EAST ELEVATION

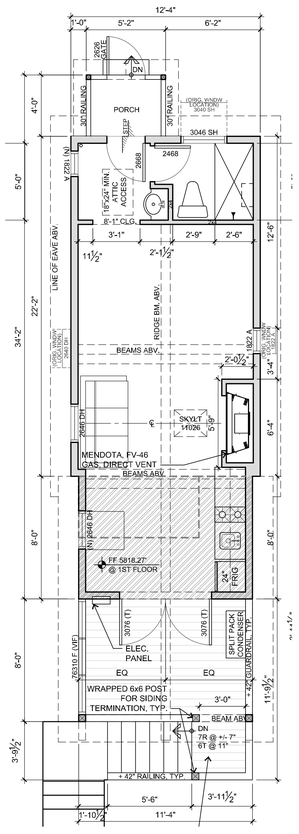
WEST RIVER ST. - NORTH

WEST



SOUTH

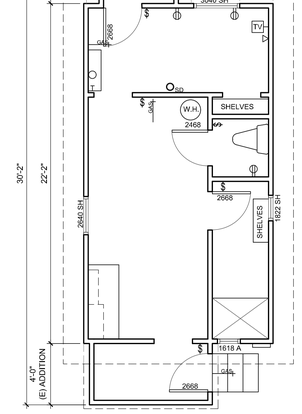
EAST



PROPOSED UNIT 5

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.
EXISTING CONDITIONED RETURNED TO PORCH = 21 SQ. FT.
EXISTING ADDITION TO BE REMOVED = 32 SQ. FT.
PROPOSED ADDITION = 91 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 364 SQ. FT.

PROPOSED COVERED DECK/PORCH (21 SQ. FT. + 91 SQ. FT.) = 112 SQ. FT.



EXISTING UNIT 5

EXISTING (TOTAL CONDITIONED AREA) = 326 SQ. FT.

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

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Apr 03, 2019 15:10

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

mwa inc architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

UNIT 5

DATE: 04/03/2019 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-2.1D

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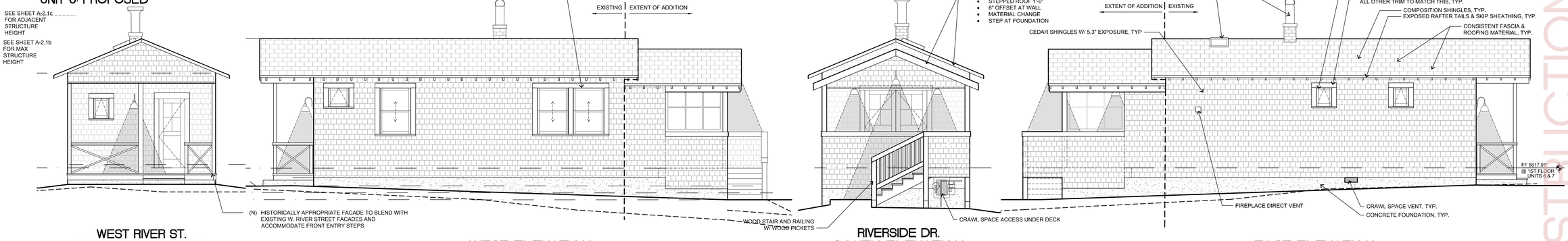
UNIT 6: PROPOSED



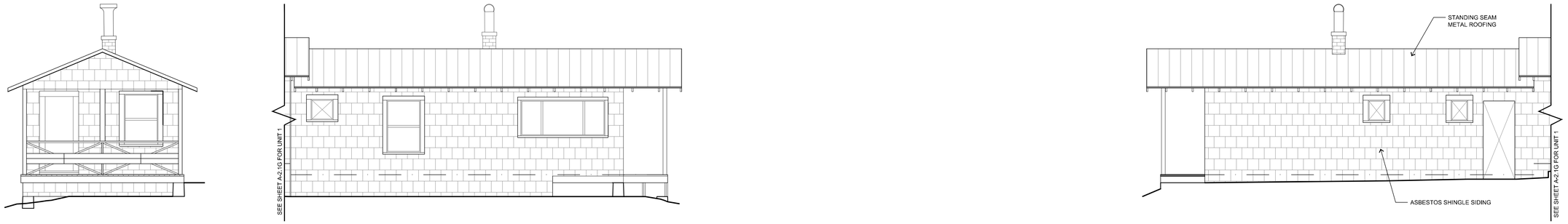
WEST RIVER ST.
NORTH ELEVATION

WEST ELEVATION

RIVERSIDE DR.
SOUTH ELEVATION

EAST ELEVATION

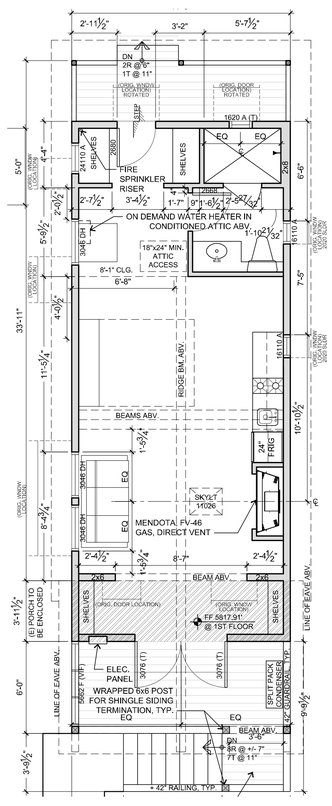
UNIT 6: EXISTING



EAST

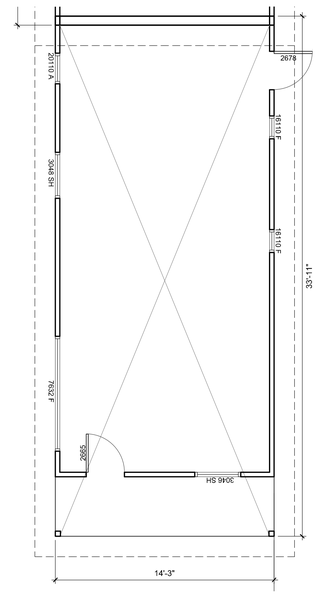
NORTH

RIVERSIDE DR. - SOUTH



PROPOSED UNIT 6

EXISTING CONDITIONED AREA = 427 SQ. FT.
PROPOSED ADDITION = 56 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 483 SQ. FT.
PROPOSED COVERED DECK/PORCH = 86 + 56 = 142 SQ. FT.



EXISTING UNIT 6

EXISTING CONDITIONED AREA = 427 SQ. FT.
EXISTING COVERED DECK = 56 SQ. FT.

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

DO NOT FOR CONSTRUCTION
PRELIMINARY, Apr 03, 2019 15:34

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761
mwa inc
architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

UNIT 6

DATE: 04/03/2019 HPAC
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JOB NO: 161005
SHEET: A-2.1E

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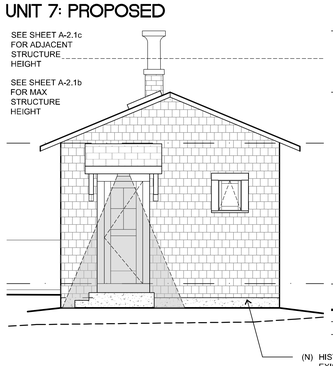
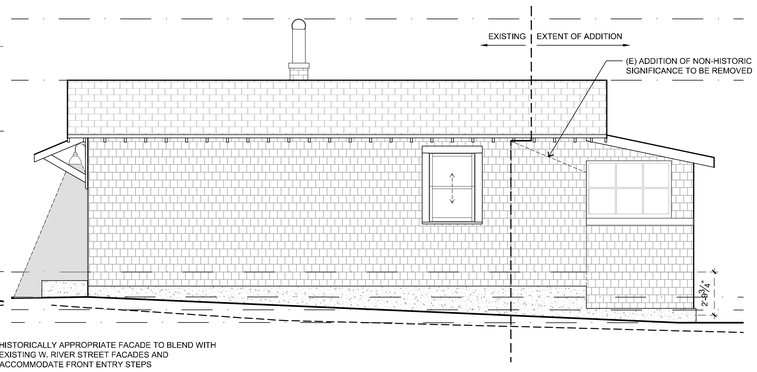
UNIT 7: PROPOSED



WEST RIVER ST.
NORTH ELEVATION



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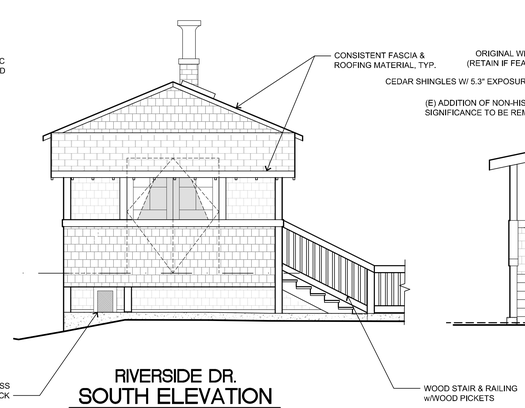
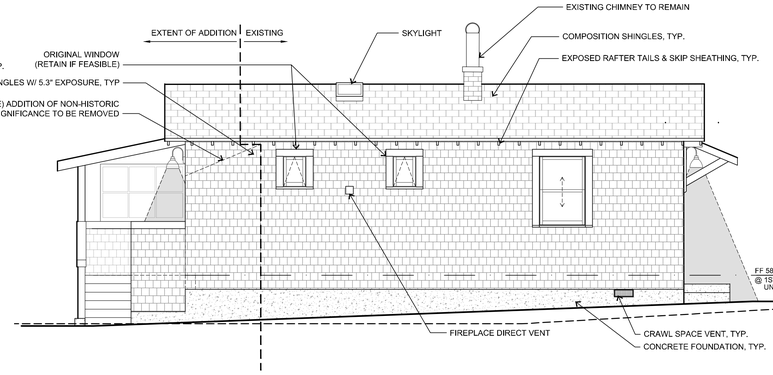
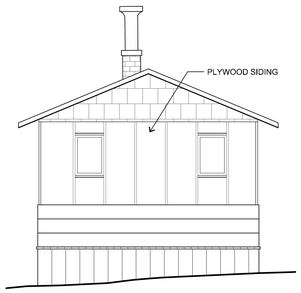


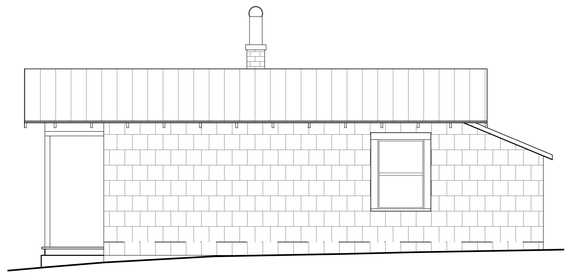
RIVERSIDE DR.
SOUTH ELEVATION

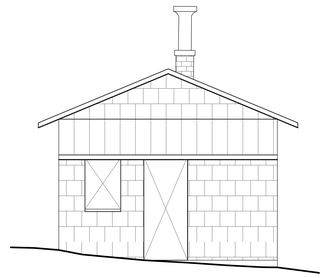


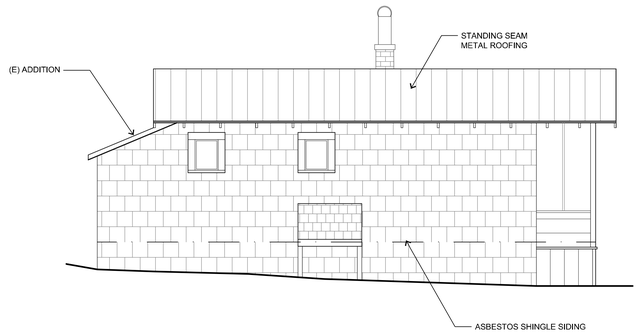
EAST ELEVATION

UNIT 7: EXISTING



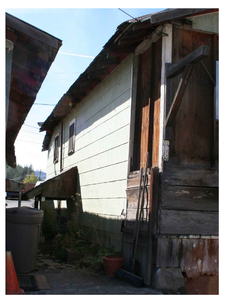






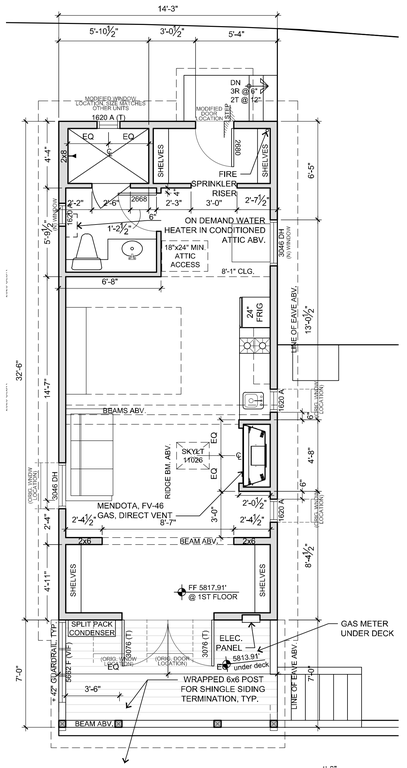
NORTH

WEST



SOUTH

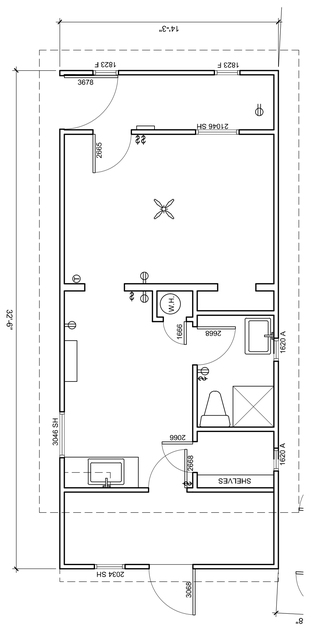
EAST



PROPOSED UNIT 7

EXISTING CONDITIONED AREA = 393 SQ. FT.
NEW CONDITIONED AREA = 70 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 463 SQ. FT.

PROPOSED COVERED DECK = 100 SQ. FT.



EXISTING UNIT 7

EXISTING CONDITIONED AREA = 393 SQ. FT.
EXISTING UNCONDITIONED = 70 SQ. FT.

0' 4' 8' 12' 16'
SCALE: 1/4"=1'-0"

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Apr 03, 2019 15:34

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761
MWA INC
architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

UNIT 7

DATE: 04/03/2019 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-2.1F

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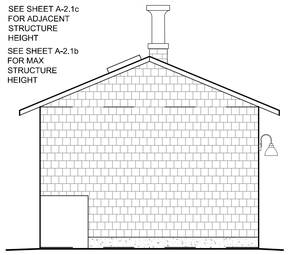
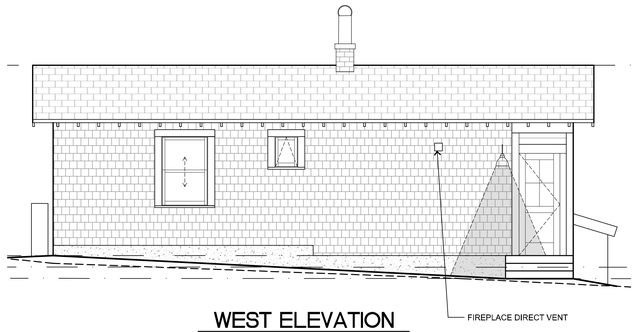
UNIT 1: PROPOSED

SEE SHEET A-2.1c FOR ADJACENT STRUCTURE HEIGHT

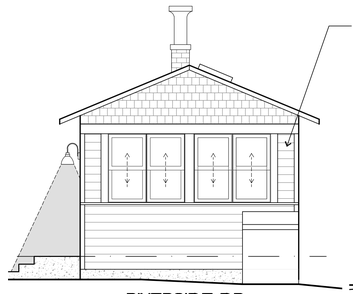
SEE SHEET A-2.1b FOR MAX STRUCTURE HEIGHT



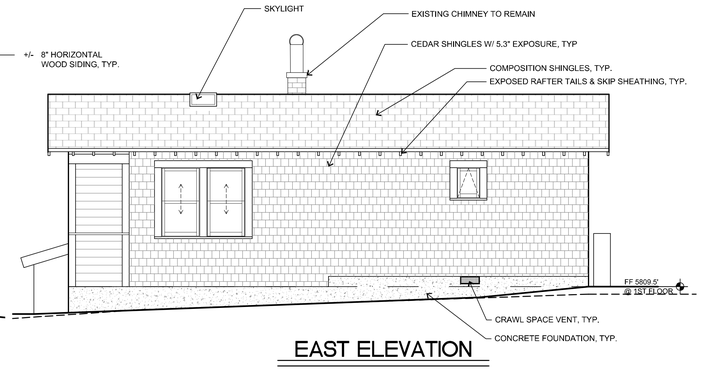
NORTH ELEVATION



WEST ELEVATION

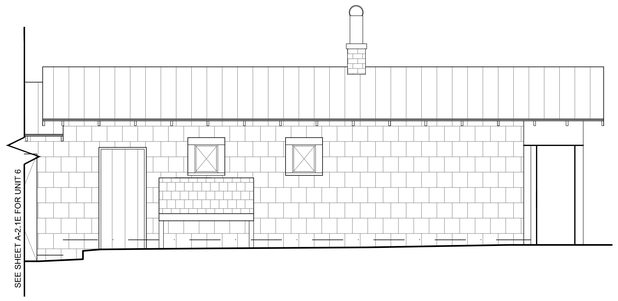


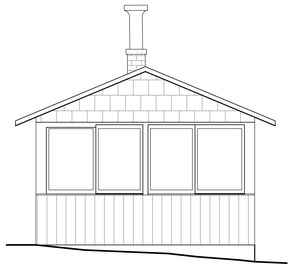
RIVERSIDE DR.
SOUTH ELEVATION

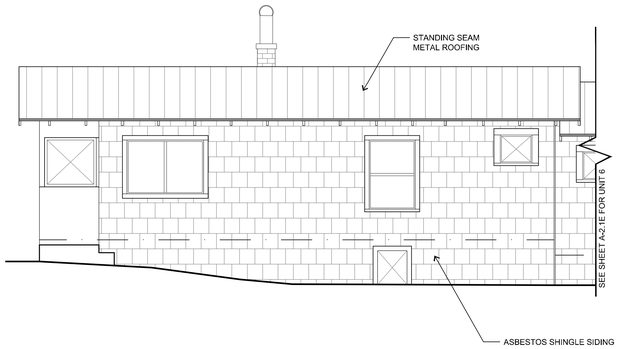


EAST ELEVATION

UNIT 1: EXISTING



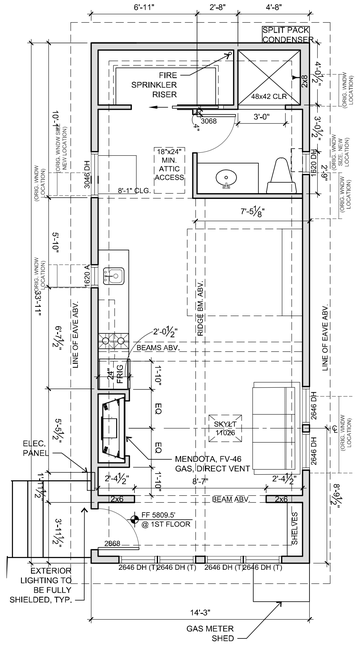




NORTH

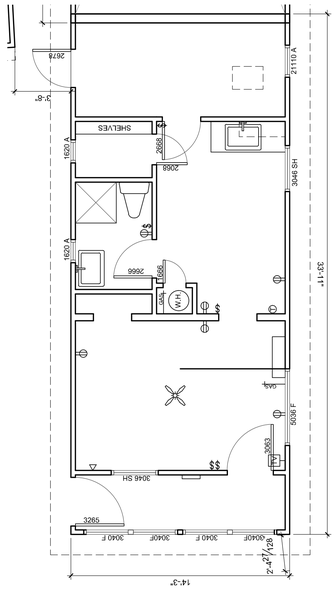
MILL ST. - WEST

RIVERSIDE DR. - SOUTH



PROPOSED UNIT 1

EXISTING CONDITIONED AREA = 427 SQ. FT.
NEW CONDITIONED AREA = 56 SQ. FT.
PROPOSED (TOTAL CONDITIONED AREA) = 483 SQ. FT.



EXISTING UNIT 1

EXISTING CONDITIONED AREA = 427 SQ. FT.
EXISTING UNCONDITIONED = 56 SQ. FT.

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

PRELIMINARY, NOT FOR CONSTRUCTION

Apr 03, 2019 15:35

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.6257
FX: 530.587.0761

mwa INC
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WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
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LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

UNIT 1

DATE: 04/03/2019 HPAC
DRAWN: KAJ
JOB NO: 161005
SHEET: A-2.1G

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INSTALLATION PROCEDURE NOTES:

FIGURE 1:

1. INSTALL WATER-RESISTANT BARRIER (WRB) PER MANUFACTURER'S INSTRUCTIONS IN WEATHERBOARD FASHION STARTING FROM BASE OF WALL AND OVER OPENING. PROVIDE MINIMUM HORIZONTAL AND VERTICAL LAPS PER CODE. USE ADHESIVE PRIMER IN COLD WEATHER APPLICATIONS, AS RECOMMENDED BY MANUFACTURER. WRB INSTALLATION TO BE COORDINATED WITH METAL FLASHING AT HEAD TRIM, WATER TABLES, WEEP HOLE COURSE IN STONE VENEER, AND SIMILAR CONDITIONS (REFER TO TYPICAL DETAILS FOR ADDITIONAL INFORMATION).
2. AT RECTANGULAR OPENINGS, MAKE AN "I-CUT" IN WRB STARTING WITH HORIZONTAL CUTS AT SILL AND HEAD. AT OTHER SHAPES (CIRCULAR, ETC.), REFER TO WRB MANUFACTURER'S GUIDELINES.
3. CUT SLITS TO CREATE FLAPS IN WRB AS NECESSARY (FLASHING AT HEAD, METAL FLASHING AT HEAD TRIM, METAL FLASHING AT STONE WAINSCOT, ETC.) FLIP FLAPS UP AND TEMPORARILY SECURE DURING FLASHING AND DOOR/WINDOW INSTALLATION.
4. FOLD SIDE FLAPS OF "I-CUT" INTO ROUGH OPENING AND PERMANENTLY SECURE TO INSIDE FACE OF WALL.

FIGURE 2:

5. AT WINDOWS NOT RECEIVING SILL PAN FLASHING (SEE BELOW), PROVIDE CANT STRIP WITH 2% MIN SLOPE TOWARDS EXTERIOR.
6. AT WINDOW/DOOR, INSTALL SELF-ADHERED FLASHING AT SILL/THRESHOLD AS SINGLE PIECE WITHOUT LAPS.
7. INSTALL CONT. SEALANT ON WALL AROUND PERIMETER OF WINDOW/DOOR. SEALANT AT SILL TO BE INTERMITTENT FOR DRAINAGE.
8. PROVIDE CONT. BEAD OF SEALANT NEAR INT. EDGE OF SILL AND UP JAMBS.
9. PAN FLASHING REQUIRED AT DOORS. PAN FLASHING SUGGESTED AT WINDOWS. WHERE USED, PROVIDE CONT. SEALANT AT SIDE DAMS TO JAMB AND AT BACK DAM. PROVIDE INTERMITTENT SEALANT AT EXT. SIDE OF PAN TO ALLOW FOR DRAINAGE.
10. INSTALL WINDOW/DOOR ACCORDING TO MANUFACTURER'S INSTRUCTIONS. DO NOT DAMAGE SEALANT.
11. PROVIDE CONTINUOUS BEAD OF SEALANT AT HEAD AND JAMB NAILING FLANGES. TOOL SEALANT INTO JOINT. DO NOT SEAL WINDOW SILL NAILING FLANGE.
12. INSTALL SELF-ADHERED FLASHING MEMBRANE AT JAMB
13. INSTALL SELF-ADHERED FLASHING MEMBRANE AT HEAD

FIGURE 3:

14. RELEASE HEADER FLAP AND SECURE OVER HEAD FLASHING WITH FLASHING TAPE. DO NOT TAPE AT JAMB OR SILL FLASHING.
15. INSTALL CONTINUOUS BEAD OF SEALANT ON INTERIOR PERIMETER OF OPENING (NOT SHOWN)
16. AFTER EXTERIOR WALL FINISH HAS BEEN APPLIED, INSTALL CONTINUOUS BEAD OF SEALANT AROUND THE JAMBS AND SILLS, AT HEAD OF WINDOW. PROVIDE SEALANT WITH 2" GAPS AT 1'-6" MAX. SPACING.

NOTES:

- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION
- THIS DETAIL APPLIES TO THE CONDITION WHEN FLASHING AND WINDOW IS INSTALLED AFTER WATER-RESISTANT BARRIER (WRB). CONTACT ARCHITECT FOR ALTERNATE PROCEDURE IF WRB WILL BE INSTALLED AFTER WINDOW/FLASHING.
- THE INTENT IS TO COMPLY WITH AAMA 2400-02 AND ALL MANUFACTURER'S RECOMMENDATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS PRIOR TO INSTALLATION.

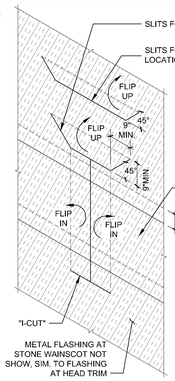


FIGURE 1
WATER-RESISTANT BARRIER INSTALLATION

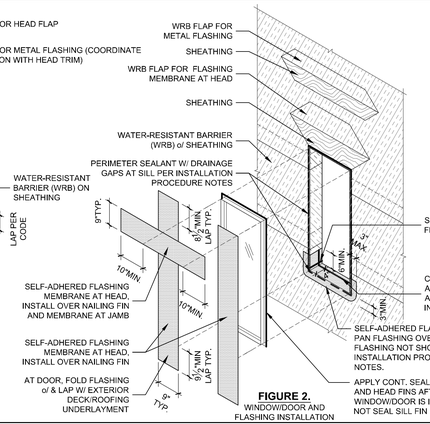


FIGURE 2.
WINDOW/DOOR AND FLASHING INSTALLATION

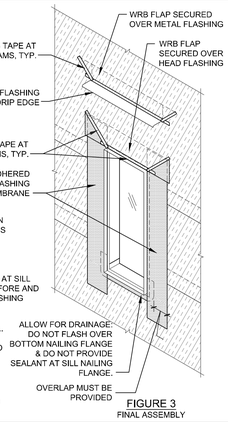
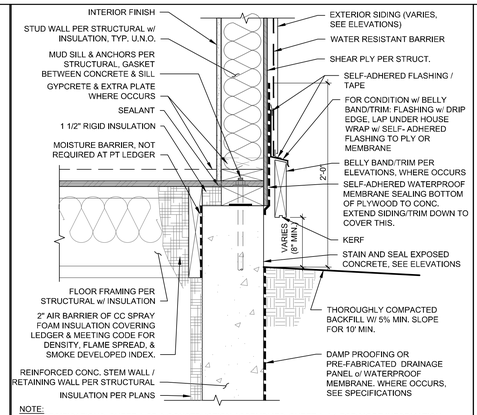


FIGURE 3
FINAL ASSEMBLY

17 TYPICAL WINDOW FLASHING (DOOR SIMILAR)

SCALE: 1/2"=1'-0"

2/24/2016
WINDOW - FLASHING



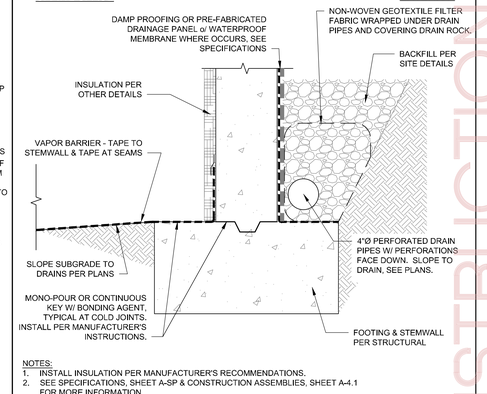
NOTE:
SEE SPECIFICATIONS, SHEET A-SP & CONSTRUCTION ASSEMBLIES, SHEET A-4.1 FOR MORE INFORMATION

5 RAISED STEM/RETAINING WALL • FLOOR FRAME

SCALE: 1 1/2"=1'-0"

10/20/2016
STEM WALL / HUNG JOISTS

CRAWL SPACE EXTERIOR

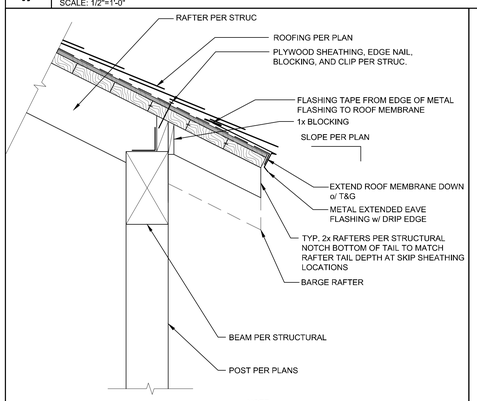


NOTES:
1. INSTALL INSULATION PER MANUFACTURER'S RECOMMENDATIONS.
2. SEE SPECIFICATIONS, SHEET A-SP & CONSTRUCTION ASSEMBLIES, SHEET A-4.1 FOR MORE INFORMATION.

1 DRAIN AND WATERPROOFING AT TYP. FOOTING

SCALE: 1 1/2"=1'-0"

7/13/2015
FOUNDATION - DRAIN AND WP AT FOOTING

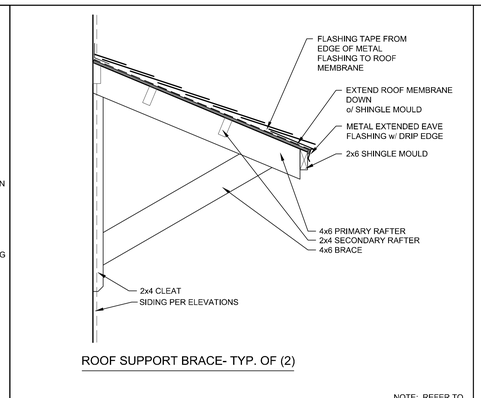


NOTE:
THIS DETAIL IS DESIGNED TO COMPLY WITH THE "WUI" BUILDING CODES FOR EXTERIOR WILDFIRE EXPOSURE.

18 EAVE WITH EXPOSED RAFTERS AT (N) COVERED DECK

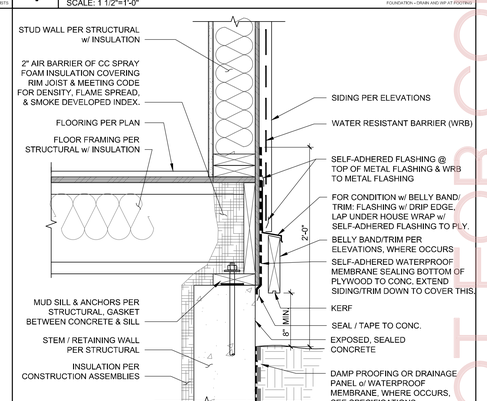
SCALE: 1 1/2"=1'-0"

CUSTOM DETAIL



ROOF SUPPORT BRACE- TYP. OF (2)

NOTE: REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

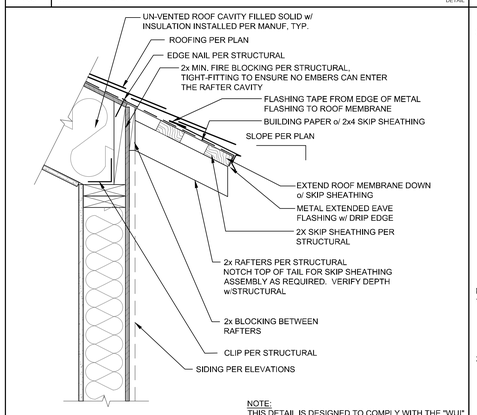


NOTE:
SEE SPECIFICATIONS, SHEET A-SP & CONSTRUCTION ASSEMBLIES, SHEET A-4.1 FOR MORE INFORMATION

2 STEMWALL w/ INSULATION

SCALE: 1 1/2"=1'-0"

5/30/2013
STEM WALL / + W_ INSULATION

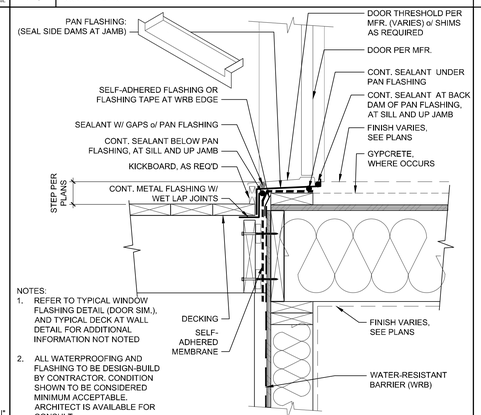


NOTE:
THIS DETAIL IS DESIGNED TO COMPLY WITH THE "WUI" BUILDING CODES FOR EXTERIOR WILDFIRE EXPOSURE.

19 (E) EAVE WITH SKIP SHEATHING

SCALE: 1 1/2"=1'-0"

CUSTOM DETAIL

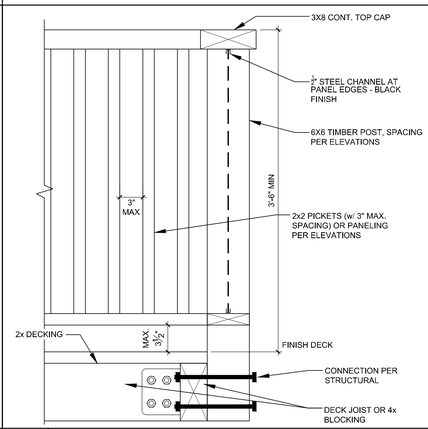


NOTES:
1. REFER TO TYPICAL WINDOW FLASHING DETAIL (DOOR SIM.), AND TYPICAL DECK AT WALL DETAIL FOR ADDITIONAL INFORMATION NOT NOTED
2. ALL WATERPROOFING AND FLASHING TO BE DESIGN-BUILD BY CONTRACTOR. CONDITION SHOWN TO BE CONSIDERED MINIMUM ACCEPTABLE. ARCHITECT IS AVAILABLE FOR CONSULT.

15 DECK AT DOOR THRESHOLD

SCALE: 1 1/2"=1'-0"

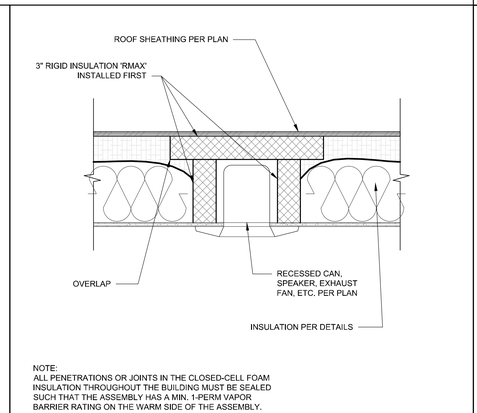
9/27/2017
DECK - AT DOOR THRESHOLD



11 WOOD PICKET RAILING

SCALE: 1 1/2"=1'-0"

CUSTOM DETAIL



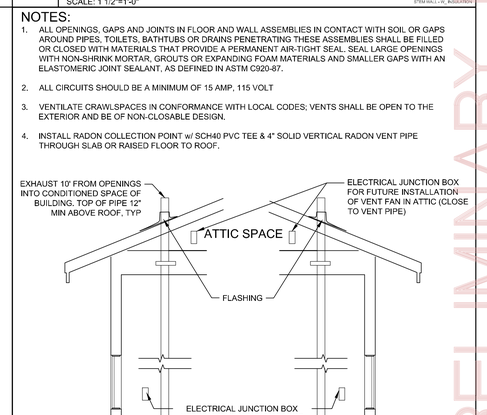
NOTE:
ALL PENETRATIONS OR JOINTS IN THE CLOSED-CELL FOAM INSULATION THROUGHOUT THE BUILDING MUST BE SEALED SUCH THAT THE ASSEMBLY HAS A MIN. 1-PERM VAPOR BARRIER RATING ON THE WARM SIDE OF THE ASSEMBLY.

7 INSULATION AT RECESSED CAN IN BUILDING ENVELOPE

SCALE: 1 1/2"=1'-0"

5/21/2015
CC FOAM - RECESSED CAN LIGHT

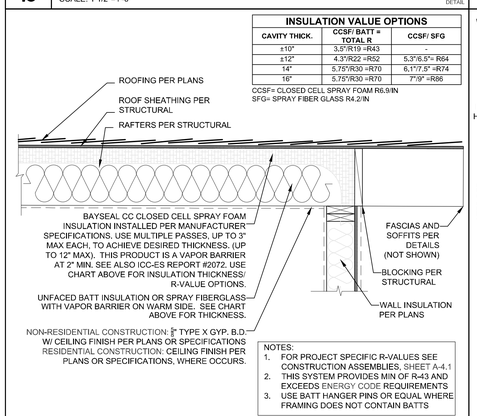
NOTES:
1. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
2. ALL CIRCUITS SHOULD BE A MINIMUM OF 15 AMP, 115 VOLT
3. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES; VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NON-CLOSABLE DESIGN.
4. INSTALL RADON COLLECTION POINT w/ SCH40 PVC TEE & 4" SOLID VERTICAL RADON VENT PIPE THROUGH SLAB OR RAISED FLOOR TO ROOF.



4 PASSIVE RADON MITIGATION

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

09/12/2016
ARCH_RADON



INSULATION VALUE OPTIONS

CAVITY THICK.	CCSF/ BATT = TOTAL R	CCSF/ SFG
±10"	3,5"/R19 =R43	
±12"	4.3"/R22 =R52	5,3"/6.5"= R64
14"	5,75"/R30 =R70	6,1"/7.5" =R74
16"	5,75"/R30 =R70	7"/9" =R86

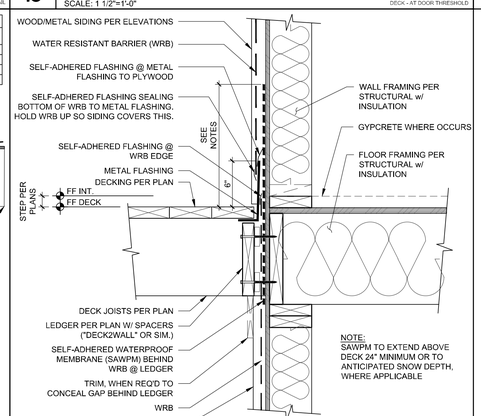
CCSF= CLOSED CELL SPRAY FOAM/ R6.9/IN
SFG= SPRAY FIBER GLASS R4.2/IN

NOTES:
1. FOR PROJECT SPECIFIC R-VALUES SEE CONSTRUCTION ASSEMBLIES, SHEET A-4.1
2. THIS SYSTEM PROVIDES MIN OF R-43 AND EXCEEDS ENERGY CODE REQUIREMENTS
3. USE BATT HANGER PINS OR EQUAL WHERE FRAMING DOES NOT CONTAIN BATTS

20 UNVENTED ROOF CAVITY WITH CC FOAM AND BATT INSUL.

SCALE: 1"=1'-0"

2/5/2017
ROOF/WALL UNVENTED BATT - INSTALL



NOTE:
SAWPM TO EXTEND ABOVE DECK 24" MINIMUM OR TO ANTICIPATED SNOW DEPTH, WHERE APPLICABLE

16 DECK AT WALL (WOOD/METAL SIDING)

SCALE: 1 1/2"=1'-0"

09/27/2017
DECK - AT WALL

KURT MONROE REINKENS
KRISTIN ERINA THOMPSON
ARCHITECTS
11165 BROCKWAY RD., SUITE 1
TRUCKEE, CA 96161
PH: 530.587.8527
FX: 530.587.0761

mwa INC
architects/engineers

WEST RIVER COTTAGES

10199 WEST RIVER STREET
TRUCKEE, CALIFORNIA 96161
APN: 19-130-06, 19-190-50

LICENSED ARCHITECT
KURT MONROE REINKENS
NO. C24517
EXP. 02/28/21
STATE OF CALIFORNIA

DETAILS

DATE:	
11/15/17	BD1
9/21/18	PD3
4/03/19	HPAC

DRAWN: KAJ
JOB NO: 161005
SHEET: AD-1

PRELIMINARY, NOT FOR CONSTRUCTION
Apr 03, 2019 14:39

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IMPROVEMENT PLANS

WEST RIVER COTTAGES

10191 & 10199 WEST RIVER STREET

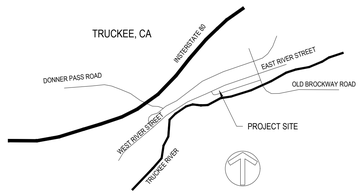
TOWN OF TRUCKEE, CALIFORNIA

NE $\frac{1}{4}$ OF SECTION 15; TOWNSHIP 17 NORTH; RANGE 16 EAST, MDB&M

APN: 019-130-006-000 & 019-130-050-000

LOCATION MAP

VICINITY MAP



CONTACT INFORMATION

OWNER: APN: 019-130-006
VEEDER VIEW LLC
PO BOX 432
OAKVILLE, CA 94562

OWNER: APN: 019-130-050
PAUL CABEEN
PO BOX 25
HONEYDEW, CA 95545

ENGINEER: PR DESIGN & ENGINEERING INC.
P.O. BOX 1847
KINGS BEACH, CA 96143
T: (530) 546-4500

ARCHITECT: MWA, INC.
11165 BROCKWAY RD, SUITE 1
TRUCKEE, CA 96161
T: (530) 587-6257

UTILITY SERVICE PROVIDERS

FIRE: TRUCKEE FIRE DISTRICT
STATION 91
10049 DONNER PASS RD
TRUCKEE, CA 96161
(530) 582-7850

SEWER: TRUCKEE SANITARY DISTRICT
12304 JOERGER DRIVE
TRUCKEE, CA 96161
(530) 587-3804

WATER: TRUCKEE DONNER PUD
11570 DONNER PASS RD
TRUCKEE, CA 96161
(530) 587-3896

ELECTRIC: TRUCKEE DONNER PUD
11570 DONNER PASS RD
TRUCKEE, CA 96161
(530) 587-3896

GAS: SOUTHWEST GAS CORPORATION
ATTN: SHON NELSON
PO BOX 1190 | 24A-770
CARSON CITY, NV 89702-1190
(775) 887-2723

KINDER MORGAN: JARED JONES
301 NUGGET DR
SPARKS, NV 89431
(775) 358-6971

DATA: AT&T
745 W. MOANA LANE
RENO, NV 89509
(775) 453-7572

DATA: SUDDENLINK COMMUNICATIONS
10607 WEST RIVER ST. #3D
TRUCKEE, CA 96161
(844) 874 7558

WASTE: TAHOE TRUCKEE SIERRA DISPOSAL
PO BOX 135
TAHOE CITY, CA 96145
(530) 583-0148

SURVEY NOTES

1. ORIGINAL TOPOGRAPHIC SURVEY PROVIDED BY ANDREGG GEOMATICS. DATE OF FIELD WORK: 5/10/16, 5/12/16 & UPDATED 9/29/16.
2. ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY SCO PLANNING, ENGINEERING, & SURVEYING, INC. DATE OF FIELD WORK: 9/21/17.
3. BOUNDARY SHOWN IS APPROXIMATE BASED ON RECORD DATA.
4. EXISTING BUILDING DIMENSIONS BASED ON INFORMATION PROVIDED BY MWA INC.
5. HORIZONTAL DATUM IS LOCAL.
6. VERTICAL DATUM IS ASSUMED.

PROJECT OVERVIEW
1" = 10'

SHEET INDEX

T1.0 TITLE SHEET
T1.1 NOTES, LEGEND & ABBREVIATIONS
C1.0 EXISTING SITE PLAN
C1.1 DEMOLITION PLAN
C2.0 PROPOSED SITE PLAN
C2.1 PARCEL EXHIBIT
C3.0 GRADING PLAN
C3.1 DRAINAGE PLAN
C4.0 UTILITY PLAN
D1.0 CIVIL DETAILS
D1.1 CIVIL DETAILS
D1.2 CIVIL DETAILS
D1.3 CIVIL DETAILS
D1.4 CIVIL DETAILS

LEGEND

EXISTING

PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF PAVEMENT
SEWER
WATER
GAS
OVERHEAD UTILITIES
UTILITY POLE
FIRE HYDRANT
COMPACTED DIRT PARKING AREA

PROPOSED

PROPERTY LINE
EASEMENT
MAJOR CONTOUR
MINOR CONTOUR
SEWER
WATER
GAS
JOINT TRENCH (POWER & DATA)
TEMPORARY BMP
SEWER CLEANOUT
WATER VALVE
WATER METER
ELECTRIC BOX
DRAIN INLET
FINISH GRADE SPOT ELEVATION
6339.20

GENERAL NOTES

1. THE TYPES, LOCATIONS, SIZES, MATERIALS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, LOCATIONS, SIZES, MATERIALS AND/OR DEPTHS OF UNDERGROUND UTILITIES. THE OWNER AND/OR ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF OTHER BURIED UTILITIES OR OBJECTS NOT SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL EXPOSE AND CHECK ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AT ALL PROPOSED POINTS OF CONNECTION TO VERIFY LOCATION AN DEPTH OF OF UNDERGROUND FACILITIES PRIOR TO EXCAVATION OF PROPOSED UTILITY.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, ERRORS AND OMISSIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. IF DIRECTED BY THE OWNER, ENGINEER OR AGENCY HAVING JURISDICTION THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION MEASURES ARE ENACTED.
4. ALL UNDERGROUND UTILITY LOCATION ARE APPROXIMATE. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 800-227-2600 FORTY-EIGHT HOURS PRIOR TO COMMENCING EARTHWORK OR EXCAVATION ACTIVITIES.
5. AT THE CONCLUSION OF WORK, CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ALL DAMAGED PROPERTY, PUBLIC AND/OR PRIVATE FOR WHICH HE IS RESPONSIBLE. THE JOB SITE AND ADJACENT AREAS SHALL BE CLEANED UP AND SUBJECT TO INSPECTION AND APPROVAL OF THE OWNER, ENGINEER AND/OR AGENCY HAVING JURISDICTION.
6. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
7. PR DESIGN & ENGINEERING, INC. HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS, HOWEVER, THE DESIGN AND CONSTRUCTION PROCESS MAY INCLUDE ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES MAY INCLUDE CALCULATIONS, PLAN CHECK AND VERIFICATION DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN PR DESIGN & ENGINEERING, INC. PERFORM CONSTRUCTION STAKING, PR DESIGN & ENGINEERING, INC. SHALL BE INDEMNIFIED FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY PR DESIGN & ENGINEERING, INC.
8. PR DESIGN & ENGINEERING, INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
9. SHOULD IT APPEAR THAT THE WORK TO BE COMPLETED, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT PR DESIGN & ENGINEERING INC., FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY. PHONE (530) 546-4500.
10. PR DESIGN & ENGINEERING SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS SHALL BE PREPARED IN WRITING AND APPROVED BY THE PR DESIGN & ENGINEERING, INC.
11. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL RESPECTIVE UTILITY COMPANIES FOR THE LOCATION AND PLACEMENT OF PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
12. IN ALL AREAS OF WORK CONTRACTOR IS REQUIRED TO RAISE EXISTING VAULTS, BOXES, MANHOLES, ETC. TO $\frac{1}{2}$" BELOW THE FINISH GRADE ELEVATIONS SHOWN ON THE PLANS. IN SLOPED AREAS THE RAISED FACILITIES MUST MATCH SLOPE.
13. ALL EXCAVATED MATERIAL NOT RE-USED ON SITE AND ALL ASPHALT, BASE ROCK AND PIPE DEBRIS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
14. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORM WATERS DURING INCLEMENT WEATHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF IMPROPER PROTECTION OF SUCH AREAS FROM STORM WATER DISCHARGED FROM THE WORK AREA.
15. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL KEEP DETAILED RECORDS AND AS-BUILTS SHOWING ALL MODIFICATIONS MADE TO THESE PLANS. THESE RECORDS AND AS-BUILTS SHALL BE PROVIDED TO THE ENGINEER UPON PROJECT COMPLETION, OR AS REQUESTED FOR USE IN PREPARING RECORD DRAWINGS.
17. ALL GRADING AND PAVING WORK SHALL CONFORM TO TOWN OF TRUCKEE REQUIREMENTS AND THE PROJECT PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITIONS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
19. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CAL/OSHA STATE CONSTRUCTION SAFETY ORDERS.

ABBREVIATIONS

A.B.	AGGREGATE BASE	H'C	HANDICAP	RT	RIGHT
A.C.	ASPHALT CONCRETE PAVEMENT	HDPE	HIGH DENSITY POLYETHYLENE	R/W (ROW)	RIGHT OF WAY
ASPH.	ASPHALT	HP	HIGH POINT	S	SOUTH, SLOPE, SEWER
APPROX.	APPROXIMATE	I.E.	INVERT ELEVATION	SD	STORM DRAIN
BM	BENCH MARK	I.P.	IRON PIPE	SDMH	STORM DRAIN MANHOLE
BOP	BOTTOM OF PIPE	INV	INVERT ELEVATION	SHLD	SHOULDER
CATV	CABLE TELEVISION	JP	JOINT POLE	SHT	SHEET
℄	CENTERLINE	JT	JOINT TRENCH	SPPCO/SPPC	SIERRA PACIFIC POWER COMPANY
CMP	CORRUGATED METAL PIPE	LT	LEFT	SS	SANITARY SEWER
CO	CLEAN OUT	LPG	LIQUEFIED PETROLEUM GAS	SSCO	SANITARY SEWER CLEANOUT
CONST	CONSTRUCT	L.F.	LINEAR FOOT	STA	STATION
DET	DETAIL	LS	LUMP SUM	STD	STANDARD
DHW	DOMESTIC HOT WATER	MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MCA	MECHANICAL COUPLING ADAPTER	SW	SIDEWALK
D.I.P.	DUCTILE IRON PIPE	(MH)	EXISTING MANHOLE	T	TELEPHONE
E	EAST OR ELECTRICAL	MJ	MECHANICAL JOINT	TBC	TOP BACK OF CURB
ECR	END CURB RETURN	MIN	MINIMUM	TELE	TELEPHONE
ELEV.	ELEVATION	N OR (N)	NORTH OR NEW	TG	TOP OF GRATE
ELL	ELBOW	NIC	NOT IN CONTRACT	TRANS	TRANSFORMER
EP	EDGE OF PAVEMENT	NTPUD	NORTH TAHOE PUBLIC UTILITY DISTRICT	TSC	TOP OF STONE COLUMN
ES	EDGE OF SHOULDER			TV	TELEVISION
EX. OR (E)	EXISTING	OHU	OVERHEAD UTILITY	TW	TOP OF WALL
EXIST.	EXISTING	P	POWER	(TYP.)	TYPICAL
EVC	END OF VERTICAL CURB	PC	POINT OF CURVE	TOP	TOP OF PIPE
ETW	EDGE OF TRAVELED WAY	PCC	PORTLAND CEMENT CONCRETE	TOS	TOP OF SLOPE
FCA	FLANGED COUPLING ADAPTER	PE	PLAIN END	TP	TELEPHONE POLE
FES	FLARED END SECTION	PI	POINT OF INTERSECTION	UGE	UNDERGROUND ELECTRIC
FG	FINISH GRADE	℄	PROPERTY LINE	V	VERTICAL
FH	FIRE HYDRANT	PO	PUSH ON	W	WEST OR WATER
FL	FLOW LINE	POT	POINT OF TANGENT	W/	WITH
FLA	FLANGE	PP	POWER POLE	WV	WATER VALVE
FRP	FIBERGLASS REINFORCED PLASTIC	PT	POINT OF TANGENCY		
G	GAS	PVI	POINT OF VERTICAL INTERSECTION		
GR	GRATE	R	RADIUS		
GB	GRADE BREAK	RC	RELATIVE COMPACTION		
GV	GATE VALVE	RFCA	RESTRAINED FLANGED COUPLING ADAPTER		
H	HORIZONTAL				

APPROVALS

TOWN OF TRUCKEE ENGINEERING DIVISION

SIGNED: _____ TITLE: _____

PRINT NAME: _____ DATE: _____

RECORD DRAWING CERTIFICATE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS, AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

DATE ENGINEER SIGNATURE (STAMP OR SEAL)

DATE CONTRACTOR SIGNATURE

BAR IS ONE INCH AT FULL SCALE
0 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR | DRAWN: JRL
SCALE: HORIZONTAL: VERTICAL:
DATE: MAY 6, 2019
FILE: P:\VEEDER VIEW TRUCKEE COTTAGES

P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd. P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

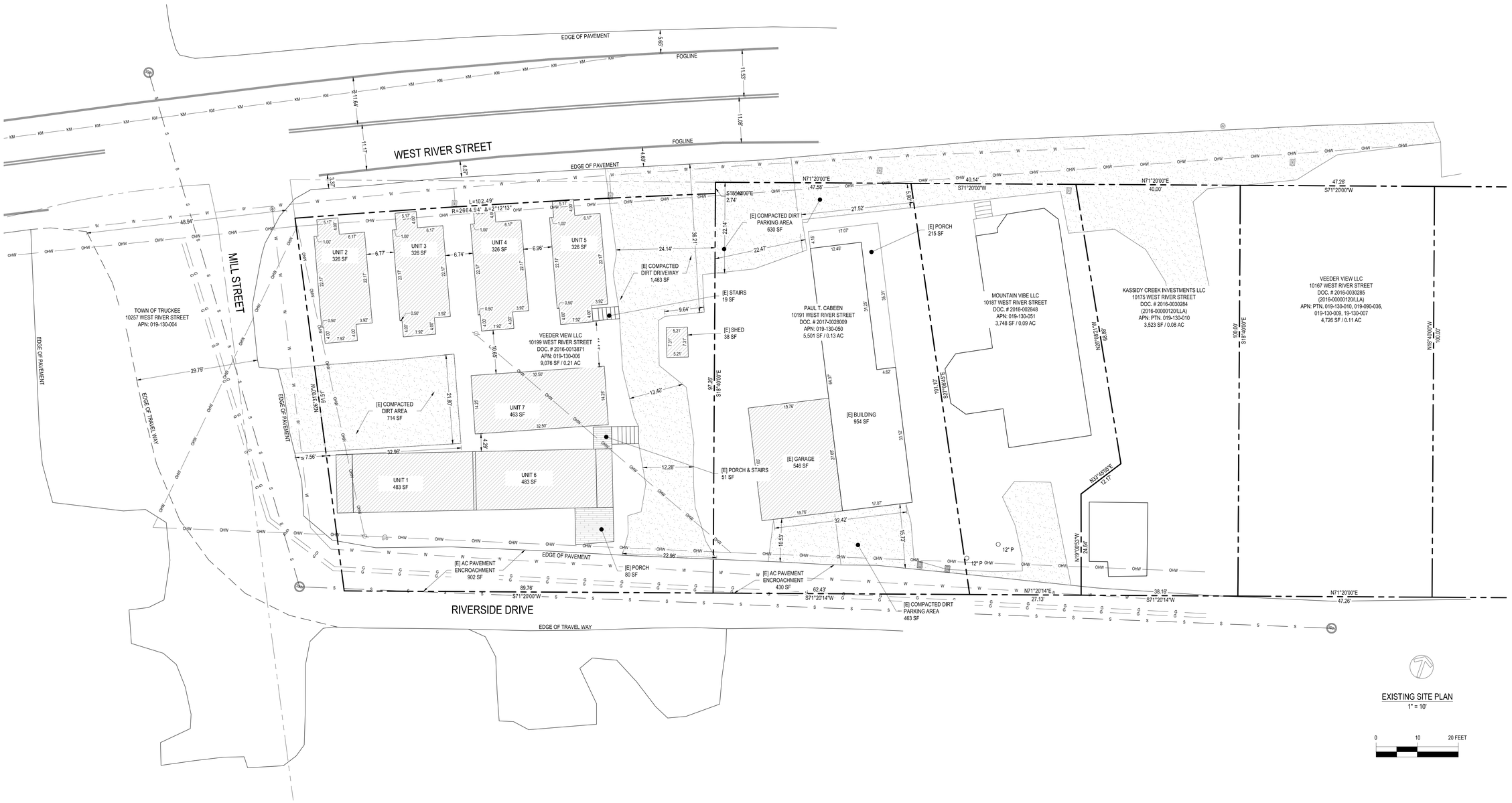
REGISTERED PROFESSIONAL ENGINEER
No. C66830
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/6/19

WEST RIVER STREET
TRUCKEE COTTAGES
TITLE SHEET
APN: 19-130-006 & -050
CALIFORNIA
TOWN OF TRUCKEE

T1.0

90% SUBMITTAL



EXISTING SITE PLAN
1" = 10'

EXISTING LAND DEVELOPMENT CALCULATIONS

EXISTING DEVELOPMENT	APN: 019-030-006	APN: 019-030-050	TOTAL
PARCEL AREA	9,076 SF / 0.21 AC	5,501 SF / 0.13 AC	14,577 SF / 0.33 AC
EXISTING DEVELOPMENT	**SQUARE FEET**	**SQUARE FEET**	**SQUARE FEET**
BUILDING	2,733	954	3,687
GARAGE	0	548	548
COMPACTED DIRT PARKING AREA	2,177	1,093	3270
SHED	38	0	38
PORCH & STAIRS	150	215	365
AC ENCROACHMENT (RIVERSIDE DRIVE)	902	430	1,332
TOTAL DEVELOPED AREA	6,000	3,240	9,240
PERCENT DEVELOPED	66	59	63

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8889 North Lake Blvd, P.O. Box 1847
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REGISTERED PROFESSIONAL ENGINEER
No. C68809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/6/19

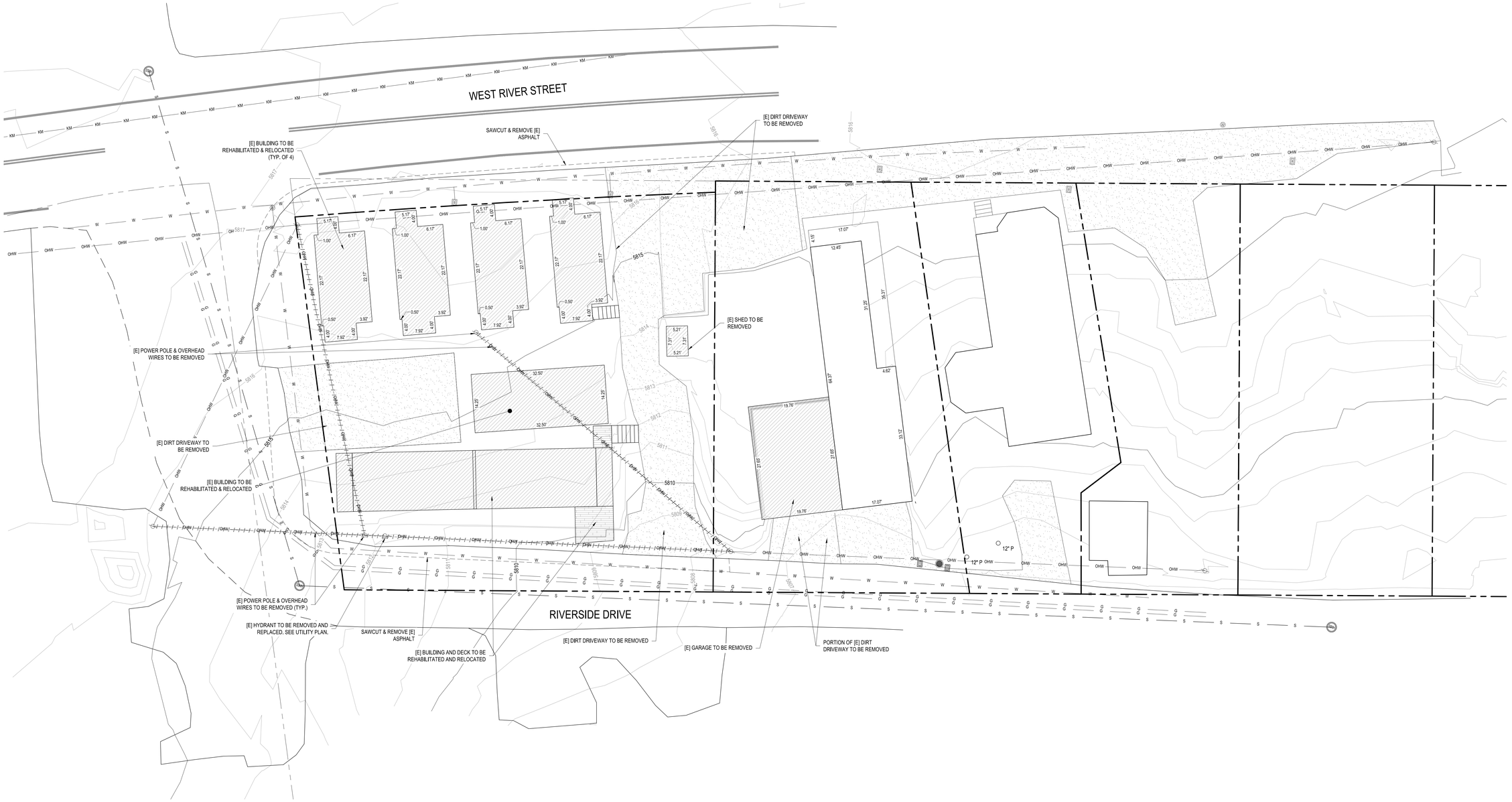
WEST RIVER STREET
TRUCKEE COTTAGES

EXISTING SITE PLAN
APN: 19-130-006 & -050

CALIFORNIA
TOWN OF TRUCKEE

C1.0

90% SUBMITTAL



EXISTING SITE PLAN
1" = 10'

0 10 20 FEET

BAR IS ONE INCH AT FULL SCALE:
0 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DRAWN: JRL
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CIVIL
STATE OF CALIFORNIA

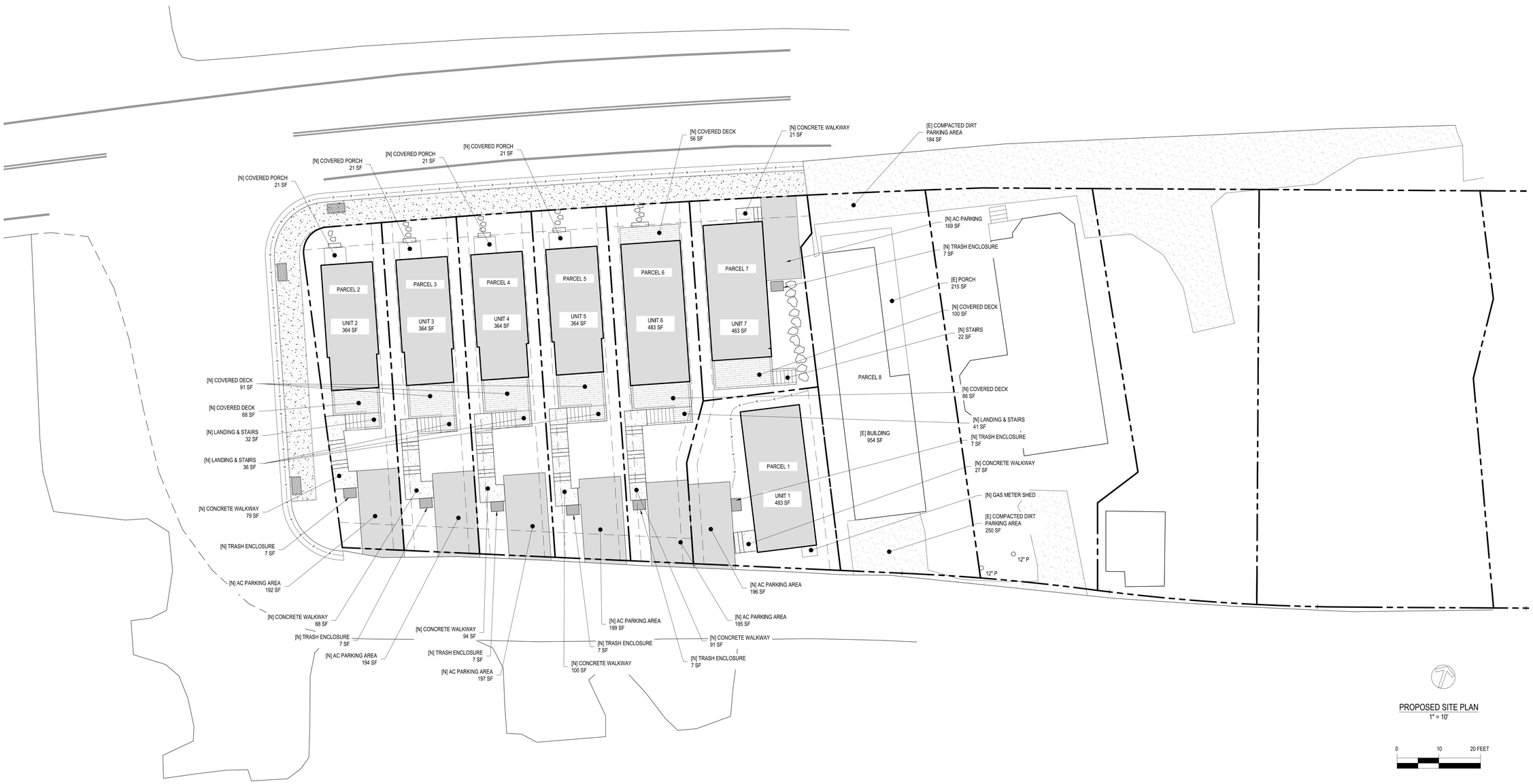
DATE SIGNED: 5/6/19

TRUCKEE COTTAGES
WEST RIVER STREET
TOWN OF TRUCKEE
CALIFORNIA

DEMOLITION PLAN
APN: 19-130-006 & -050

C1.1

90% SUBMITTAL



PROPOSED SITE PLAN
1" = 10'

0 10 20 FEET

PROPOSED LAND DEVELOPMENT CALCULATIONS

PROPSED DEVELOPMENT	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6	PARCEL 7	PARCEL 8	TOTAL
PARCEL AREA	1,364 SF / 0.03 AC	1,320 SF / 0.03 AC	1,438 SF / 0.03 AC	1,477 SF / 0.03 AC	1,515 SF / 0.03 AC	1,566 SF / 0.04 AC	1,385 SF / 0.03 AC	2,829 SF / 0.06 AC	12,894 SF / 0.30 AC
PROPOSED DEVELOPMENT	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET	SQUARE FEET
BUILDING	483	364	364	364	364	483	463	954	3,924
COVERED DECK	0	89	112	112	112	142	100	215	798
LANDING & STAIRS	0	32	36	36	36	41	22	0	203
CONCRETE WALKWAY	27	79	88	100	100	91	21	0	521
AC PARKING AREA	196	192	194	197	199	195	169	0	1,342
TRASH ENCLOSURE	7	7	7	7	7	7	7	0	49
COMPACTED DIRT PARKING AREA	0	0	0	0	0	0	0	434	434
TOTAL DEVELOPED AREA	713	763	801	810	818	959	782	1,603	7,249
PERCENT DEVELOPED	52	58	56	55	54	61	61	55	56

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8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

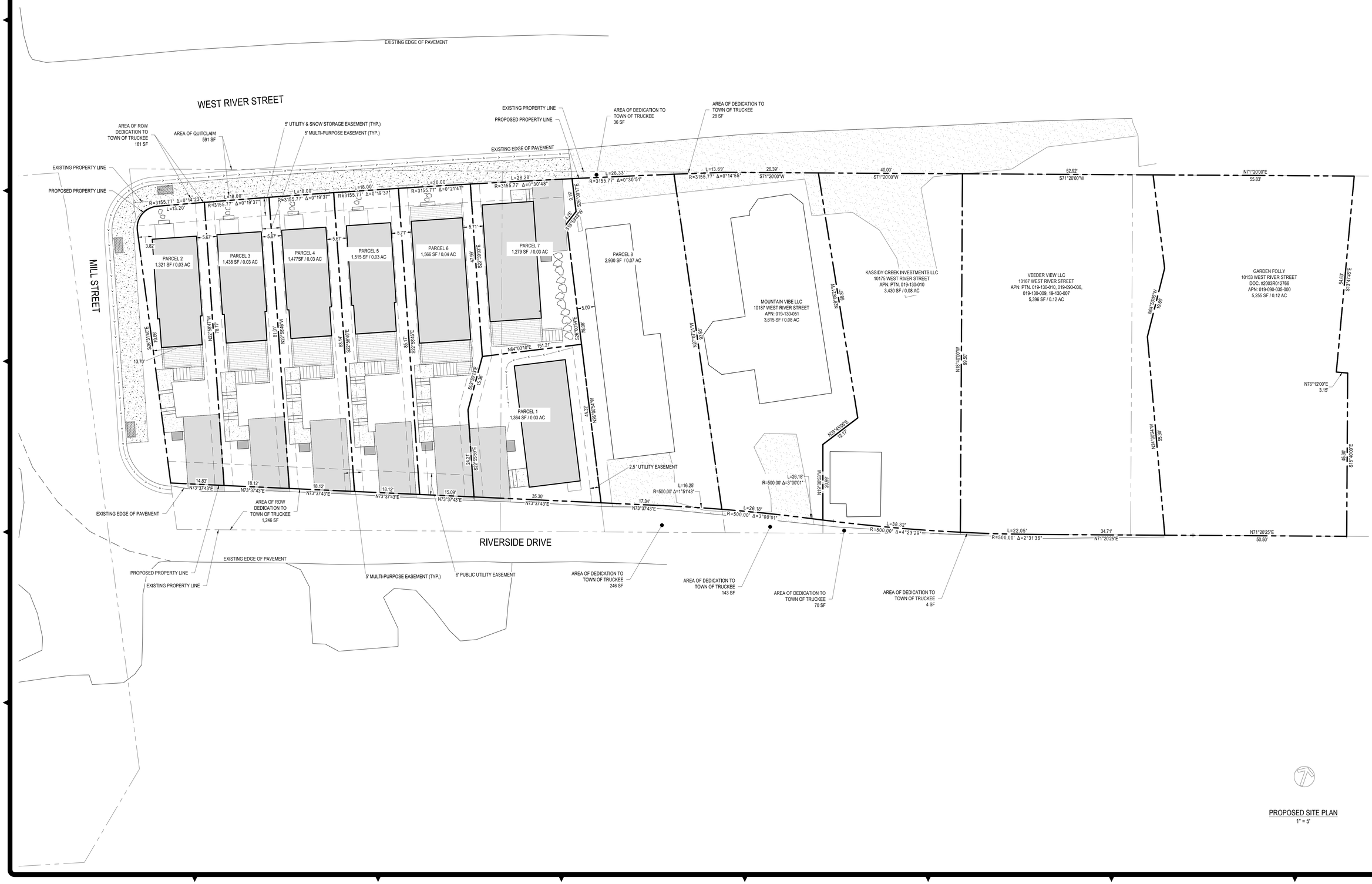
REGISTERED PROFESSIONAL ENGINEER
No. C68809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA
DATE SIGNED: 5/6/19

WEST RIVER STREET
TRUCKEE COTTAGES
CALIFORNIA
TOWN OF TRUCKEE

PROPOSED SITE PLAN
APN: 19-130-006 & -050

C2.0

90% SUBMITTAL



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REV.	DATE	DESCRIPTION	APPROVED	DATE

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DRAWN: JRL
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VERTICAL:
FILE: P:\VEEDER VIEW TRUCKEE COTTAGES

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8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
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REGISTERED PROFESSIONAL ENGINEER
No. C66809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/6/19

WEST RIVER STREET
TRUCKEE COTTAGES
TOWN OF TRUCKEE
CALIFORNIA

PARCEL EXHIBIT
APN: 19-130-006 & -050

C2.1

90% SUBMITTAL

WEST RIVER STREET

MILL STREET

RIVERSIDE DRIVE

[N] CURB RAMP

[N] 6' CONCRETE SIDEWALK 4 D1.0

[N] CURB & GUTTER MODIFIED TYPE E 9 D1.0

[N] 4' CONCRETE WALKWAY (TYP.) 4 D1.0

[E] EDGE OF PAVEMENT (TYP.)

[N] TRASH ENCLOSURE (TYP.)

[N] ROCKERY RETAINING WALL 30" MAX. HEIGHT 8 D1.0

[N] ROCKERY RETAINING WALL 6 FT± MAX. HT. SEE ARCH. PLANS

[N] ROCKERY RETAINING WALL 6 FT MAX. HEIGHT 8 D1.0

EXISTING RESIDENCE

UNIT 1
FF= 5809.5

UNIT 2
FF= 5818.43

UNIT 3
FF= 5818.43

UNIT 4
FF= 5818.27

UNIT 5
FF= 5818.27

UNIT 6
FF= 5817.91

UNIT 7
FF= 5817.91

PROPOSED SITE PLAN
1" = 10'

BAR IS ONE INCH AT FULL SCALE
0 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DATE: MAY 6, 2019
SCALE:
HORIZONTAL:
VERTICAL:
DRAWN: JRL
FILE: P:\WEEDER VIEW TRUCKEE COTTAGES

P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

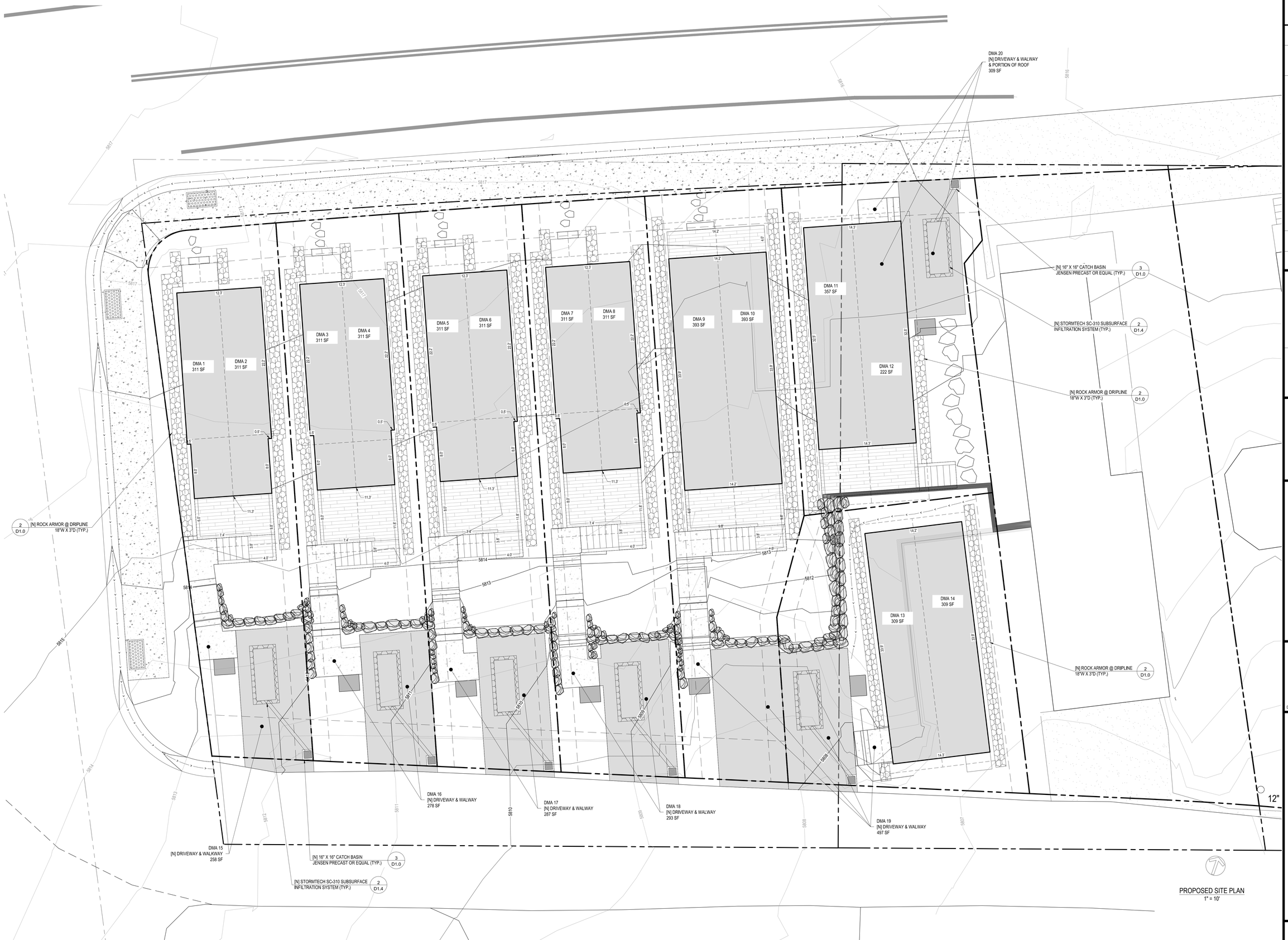
REGISTERED PROFESSIONAL ENGINEER
No. C 66039
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/6/19

WEST RIVER STREET
TRUCKEE COTTAGES
PROPOSED GRADING PLAN
APN: 19-130-006 & -050
TOWN OF TRUCKEE
CALIFORNIA

C3.0

90% SUBMITTAL



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REV.	DATE	DESCRIPTION	APPROVED	DATE

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Kings Beach, California 96143-1847
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REGISTERED PROFESSIONAL ENGINEER
No. C66809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 5/6/19

WEST RIVER STREET
TRUCKEE COTTAGES
PROPOSED DRAINAGE PLAN
APN: 19-130-006 & -050
TOWN OF TRUCKEE
CALIFORNIA

C3.1

90% SUBMITTAL

PROPOSED SITE PLAN
1" = 5'

BAR IS ONE INCH AT FULL SCALE
0 1"
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REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DRAWN: JRL
DATE: MAY 6, 2019
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HORIZONTAL:
VERTICAL:
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P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 18-47
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

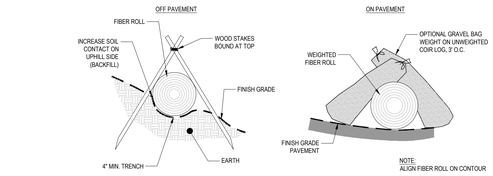
REGISTERED PROFESSIONAL ENGINEER
ALEXANDER T. RICHARDSON
No. C68690
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED 5/6/19

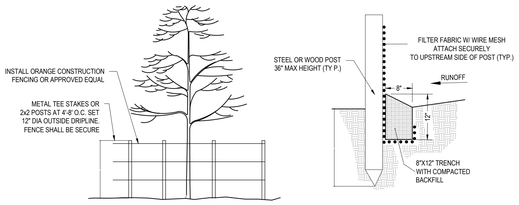
WEST RIVER STREET
TRUCKEE COTTAGES
PROPOSED UTILITY PLAN
APN: 19-130-006 & -050
CALIFORNIA
TOWN OF TRUCKEE

C4.0

90% SUBMITTAL



FIBER ROLL

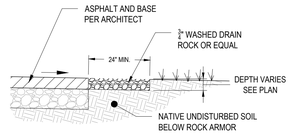


SOIL AND TREE PROTECTION | **FILTER FENCE**

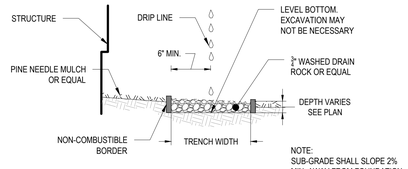
NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENTOFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. FILTER FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMUM PONDING EFFICIENCY.

TEMPORARY EROSION CONTROL | 1



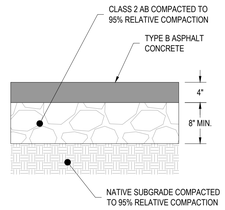
AT PAVEMENT



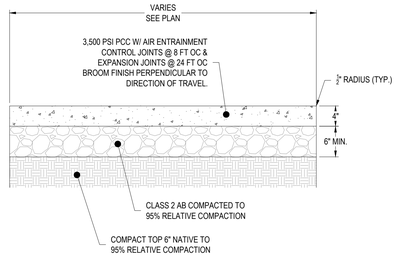
AT DRIPLINE

NOTE:
SUB-GRADE SHALL SLOPE 2% MIN. AWAY FROM FOUNDATION FOR 5'

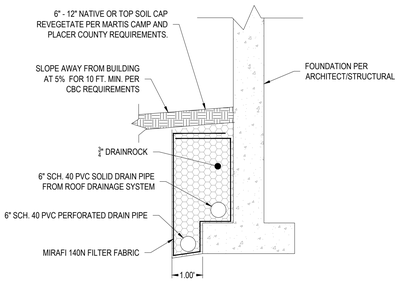
ROCK ARMOR | 2



AC PAVEMENT | 3



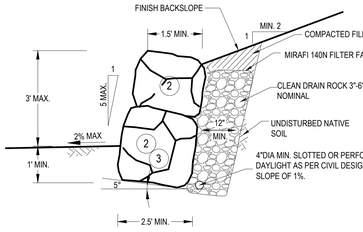
CONCRETE SIDEWALK | 4



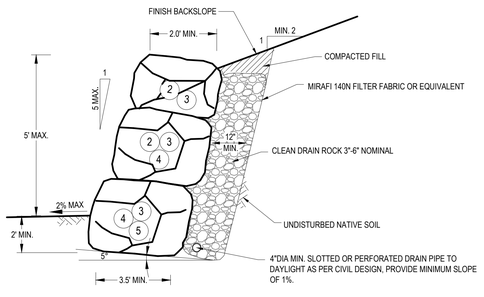
FOUNDATION DRAIN | 5

RESERVED | 6

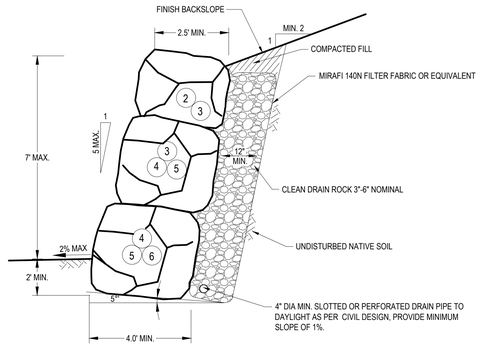
RESERVED | 7



0 TO 3-FOOT ROCK WALL DETAIL



3-5 FOOT ROCK WALL DETAIL



5-7 FOOT ROCK WALL DETAIL

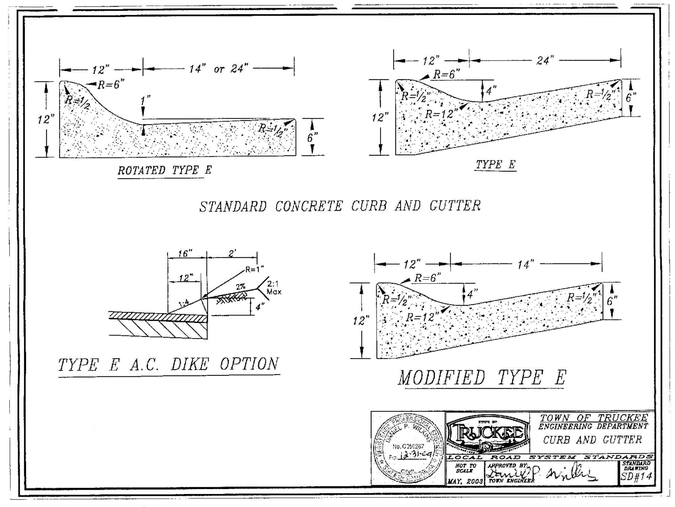
NOTES:

1. ROCKS SHALL BE PLACED IN SUCH A MANNER SO AS TO AVOID CONTINUOUS JOINT PLANES IN EITHER VERTICAL OR HORIZONTAL DIRECTIONS.
2. HORIZONTAL BOULDER CONTACT SURFACES SHALL SLOPE TOWARD THE SLOPE BEING SUPPORTED.
3. EACH ROCK SALL BEAR ON TWO OR MORE ROCKS BELOW IT, WITH AT LEAST THREE POINT, COMPETENT AND STABLE CONTACTS (TWO IN FRONT AND ONE IN BACK). THE OUTERMOST POINT OF CONTACT BETWEEN AN UPPER AND LOWER ROCK SHOULD BE WITHIN 6-INCHES OF THE AVERAGE ROCKERY FACE.
4. THE ROCKS USED SHALL BE NON-FRACTURED AND DURABLE, SUCH AS BASALT AND GRANITE, AND ANGULAR TO SUB-ROUNDED IN SHAPE. ROUNDED BOULDERS MAY BE RESHAPED BY SPLITTING. BOULDERS WITH VISIBLE CRACKS SHOULD NOT BE USED. ALL BOULDERS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
5. GENERALLY, ROCKS SHALL BE PLACED WITH THE LONGEST ROCK DIMENSION PERPENDICULAR TO THE FACE OF THE ROCKERY WALL. THE SECOND LARGEST DIMENSION SHALL BE PARALLEL TO THE ROCKERY FACE. THIS MAY BE VARIED IF THE MINIMUM DIMENSION IS GREATER OR EQUAL TO THE REQUIRED WALL THICKNESSES.
6. VOIDS BETWEEN ROCKS SHALL BE MINIMIZED. ROCKS WITH SHAPES THAT CREATE VOIDS WITH A DIMENSION GREATER THAN 12-INCHES SHALL BE PLACED ELSEWHERE TO OBTAIN A BETTER FIT.
7. VOIDS GREATER THAN 6-INCHES SHALL BE CHINKED (FILLED) WITH SMALLER ROCKS. NON-STRUCTURAL CHINKING ROCKS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY HAND AFTER CONSTRUCTION IS COMPLETE AND SHALL NOT PROVIDE BEARING SUPPORT FOR OVERLYING ROCKS.
8. THE ROCK SIZES CAN VARY WITHIN THE RANGES INDICATED SO LONG AS THE OTHER CONSTRUCTION NOTES ARE ADHERED TO. BASE ROCK WIDTHS MAY VARY WITHIN 6-INCHES OF SPECIFIED SIZES. TWO OR MORE CONSECUTIVE BASE ROCKS SHALL NOT BE PLACED WITH A WIDTH LESS THAN SPECIFIED.
9. IF REQUIRED BASE ROCK WIDTH EXCEEDS 5 FEET, IT IS ACCEPTABLE TO USE TWO EQUALLY SIZED ROCKS EQUALING THE SPECIFIED BASE WIDTH, PROVIDED THE ROCKS BEAR AGAINST EACH OTHER IN AT LEAST TWO LOCATIONS. THIS SHALL NOT SUPERCEDE NOTE #5 PRESENTED ABOVE.
10. CAPPING ROCKS SHALL WEIGH AT LEAST 200 POUNDS AND SHOULD NOT BE MOVEABLE BY HAND.
11. INDIVIDUAL ROCKS SHALL NOT BE LOOSE NOR SHALL THEY BE ABLE TO BE MOVED BY A PRY BAR AFTER ROCKERY WALL COMPLETION (EXCLUDES CAP STONES).
12. THE SLOPES ABOVE AND BEHIND THE ROCKERY WALLS MAY VARY BUT SHALL HAVE A MAXIMUM INCLINATION OF 2H:1V.
13. DRAINAGE MATERIALS SHALL CONSIST OF 3-INCH TO 6-INCH CLEAN, DURABLE, ANGULAR, CRUSHED STONE, QUARRY SPALLS, OR OTHER MATERIAL APPROVED BY THE SOILS ENGINEER. CRUSHED ROCK SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF OF COMPACTED SOIL OVER GEOTEXTILE AT THE GROUND SURFACE TO PREVENT INFILTRATION OF SURFACE WATER BEHIND THE WALL.
14. THE BATTER ON THE FACE OF THE WALL SHOULD BE 1:5 (HORIZONTAL:VERTICAL) OR FLATTER.
15. DRAIN ROCK SHALL BE PLACED IN LIFTS OF 12 INCHES OR LESS, SPREAD AND COMPACTED WITH THE EXCAVATOR BUCKET OR GRAPPLE TO MINIMIZE VOIDS.
16. AT LEAST 25 PERCENT OF THE STONES SHALL EXTEND THE ENTIRE WIDTH OF THE WALL.
17. DETAILS ARE SCHEMATIC AND REPRESENT TYPICAL ROCK SIZES AT VARIOUS INTERVALS. THE NOTE BELOW THE DETAILS SHALL BE ADHERED TO THE MAXIMUM EXTENT POSSIBLE.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AN ARCHITECTURAL RENDERING AND PHOTOGRAPHS OF PREVIOUSLY BUILT ROCKERY WALLS TO OBTAIN OWNERS APPROVAL OF GENERAL APPEARANCE PRIOR TO START OF ROCKERY WALL CONSTRUCTION.
19. UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ROCKERY "DESIGNER," ALL ROCKS PLACED ON LOWER ONE-THIRD TO ONE-HALF OF THE WALL SHOULD BE ,;000 LBS OR LARGER. ROCKS PLACED ABOVE THIS LEVEL SHOULD GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.

BOULDER DIMENSION TABLE

SIZE	AVG. WT./(LBS)	NOM. DIA.(INCH)
2	200-700	18-28"
3	700-2000	28-36"
4	2000-4000	36-48"
5	4000-6000	48-54"
6	6000-8000	54-60"

ROCKERY RETAINING WALL | 9



CURB & GUTTER | 9

BAR IS ONE INCH AT FULL SCALE
0 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

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DATE: APRIL 4, 2019
SCALE: HORIZONTAL: VERTICAL:
FILE: P:\WEEDER VIEW TRUCKEE COTTAGES

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8889 North Lake Blvd, P.O. Box 18-47
Kings Beach, California 96143-1847
Tel 530-546-4500 www.pr-dei.com

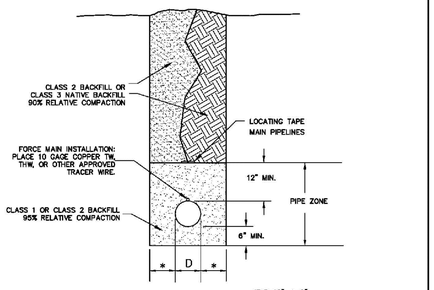
REGISTERED PROFESSIONAL ENGINEER
ANDREW T. RICE
No. C66809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 4/4/19

WEST RIVER STREET
TRUCKEE COTTAGES
CIVIL DETAILS
APN: 19-130-006 & -050
TOWN OF TRUCKEE
CALIFORNIA

D1.0

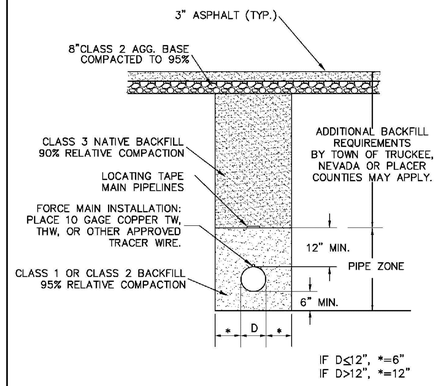
90% SUBMITTAL



NOTES:
1. ALL SEWAGE WORKS TO MEET OR EXCEED TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS.
2. D = PIPE DIAMETER.
3. TRENCH BRACING OR SHORING AS REQ'D BY THE "CONSTRUCTION SAFETY ORDER", STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS.

Scale: NTS

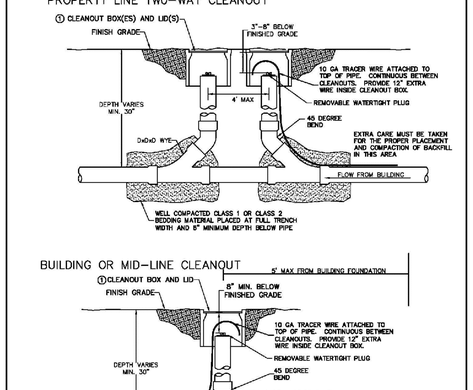
TRUCKEE SANITARY DISTRICT 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2008: TSD Code Book Standard Drawings **Typical Sewer Trench (non traffic areas)**	**Figure 17**



NOTES:
1. ALL SEWAGE WORKS TO MEET OR EXCEED TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS.
2. D = PIPE DIAMETER.
3. TRENCH BRACING OR SHORING AS REQ'D BY THE "CONSTRUCTION SAFETY ORDER", STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS.

Scale: NTS

TRUCKEE SANITARY DISTRICT 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2008: TSD Code Book Standard Drawings **Typical Sewer Trench (paved - new road construction)**	**Figure 14**



NOTES:
① ALL CLEANOUT BOXES WILL BE TRAFFIC RATED, MADE OF CONCRETE AND STEEL WITH CAST IRON LIDS THAT READ "SEWER". A SINGLE LARGE BOX OR TWO SMALL BOXES MAY BE USED FOR THE PROPERTY LINE TWO-WAY CLEANOUTS.

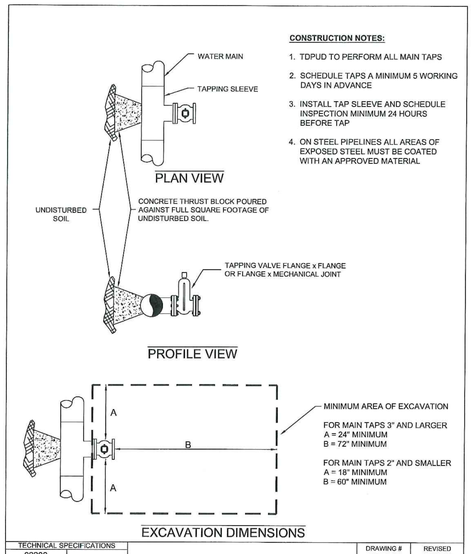
Scale: NTS

TRUCKEE SANITARY DISTRICT 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2008: TSD Code Book Standard Drawings **Lateral Cleanout Assembly**	**Figure 10**

TYPICAL SEWER TRENCH | 1

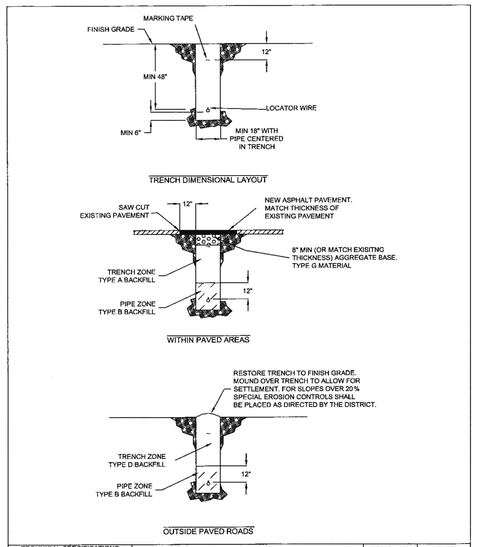
SEWER CLEANOUT | 2

RESERVED | 3



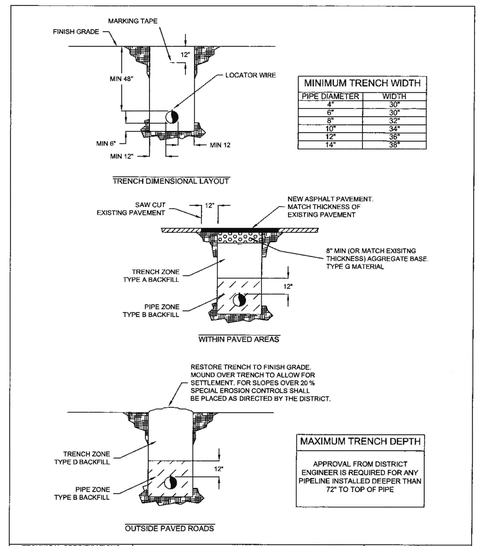
TECHNICAL SPECIFICATIONS				
02200		MAIN TAP DETAIL	DRAWING # W-4.5	REVISED 1-13-15
02565			SCALE NO SCALE	
02642		TRUCKEE DONNER Public Utility District	DRAWN MC	APPROVED NK
02643				
15206				

WATER MAIN TAP | 4



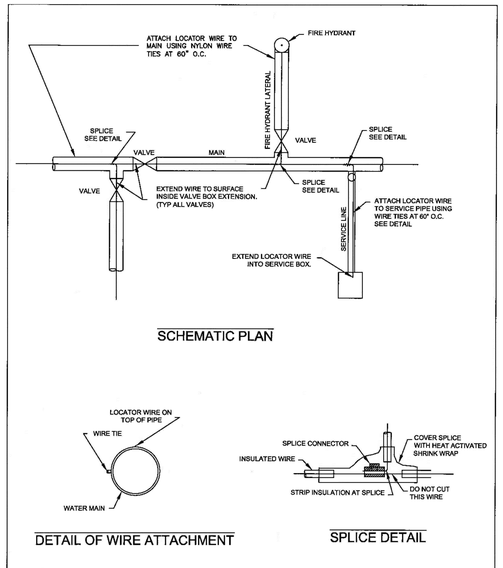
TECHNICAL SPECIFICATIONS				
02200		TRENCH DETAIL FOR POLYETHYLENE TUBING 2" & SMALLER	DRAWING # W-10.3	REVISED 12-26-07
02460			SCALE NO SCALE	
02641		TRUCKEE DONNER Public Utility District	DRAWN MC	APPROVED NK
02643				

WATER TRENCH - 2" & SMALLER | 5



TECHNICAL SPECIFICATIONS				
02200		TRENCH DETAIL FOR PIPE 4" & LARGER	DRAWING # W-3.4	REVISED 12-26-07
02460			SCALE NO SCALE	
02565		TRUCKEE DONNER Public Utility District	DRAWN MC	APPROVED NK
02643				

WATER TRENCH - 4" & LARGER | 6



TECHNICAL SPECIFICATIONS				
02565		LOCATOR WIRE DETAIL	DRAWING # W-5.1	REVISED 3-13-01
			SCALE NO SCALE	
		TRUCKEE DONNER Public Utility District	DRAWN MC	APPROVED NK

WATER TRENCH - LOCATOR WIRE | 7

BAR IS ONE INCH AT FULL SCALE
0 — 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DRAWN: JRL
DATE: APRIL 4, 2019
SCALE: HORIZONTAL: VERTICAL:
FILE: P:\WEEDER VIEW TRUCKEE COTTAGES

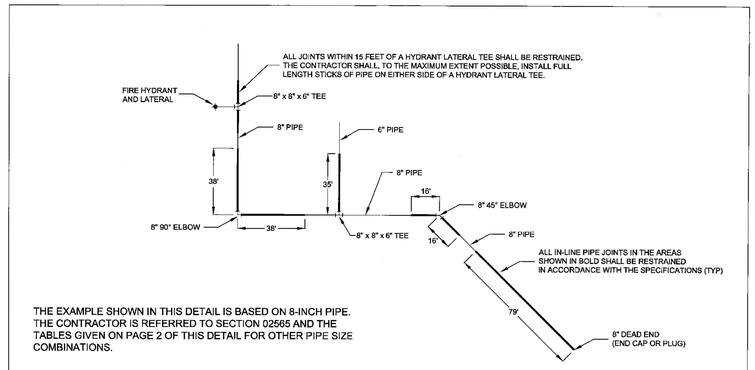
P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

REGISTERED PROFESSIONAL ENGINEER
ALAN T. RICHARDSON
No. C68809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA
DATE SIGNED: 4/4/19

WEST RIVER STREET
TRUCKEE COTTAGES
CIVIL DETAILS
APN: 19-130-006 & -050
CALIFORNIA
TOWN OF TRUCKEE

D1.1

90% SUBMITTAL



THE EXAMPLE SHOWN IN THIS DETAIL IS BASED ON 8-INCH PIPE. THE CONTRACTOR IS REFERRED TO SECTION 02565 AND THE TABLES GIVEN ON PAGE 2 OF THIS DETAIL FOR OTHER PIPE SIZE COMBINATIONS.

TECHNICAL SPECIFICATIONS	
02565	
02597	

MECHANICAL PIPE RESTRAINT
PAGE 1 OF 2

TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-8.2	2-24-04
SCALE: NO SCALE	
DRAWN: NK	APPROVED: NK

TEES

TEE	LENGTH	TEE	LENGTH
8" x 8" x 4"	5 FEET	16" x 16" x 10"	47 FEET
8" x 8" x 6"	35 FEET	16" x 16" x 12"	64 FEET
8" x 8" x 8"	59 FEET	16" x 16" x 14"	79 FEET
10" x 10" x 4"	0 FEET	16" x 16" x 16"	93 FEET
10" x 10" x 6"	28 FEET	20" x 20" x 4"	0 FEET
10" x 10" x 8"	54 FEET	20" x 20" x 6"	1 FOOT
10" x 10" x 10"	76 FEET	20" x 20" x 8"	25 FEET
12" x 12" x 4"	0 FEET	20" x 20" x 10"	44 FEET
12" x 12" x 6"	21 FEET	20" x 20" x 12"	61 FEET
12" x 12" x 8"	49 FEET	20" x 20" x 14"	76 FEET
12" x 12" x 10"	72 FEET	20" x 20" x 16"	91 FEET
12" x 12" x 12"	92 FEET	20" x 20" x 20"	117 FEET
14" x 14" x 4"	0 FEET	24" x 24" x 4"	0 FEET
14" x 14" x 6"	12 FEET	24" x 24" x 6"	0 FEET
14" x 14" x 8"	33 FEET	24" x 24" x 8"	18 FEET
14" x 14" x 10"	51 FEET	24" x 24" x 10"	38 FEET
14" x 14" x 12"	66 FEET	24" x 24" x 12"	66 FEET
14" x 14" x 14"	81 FEET	24" x 24" x 14"	72 FEET
16" x 16" x 4"	0 FEET	24" x 24" x 16"	87 FEET
16" x 16" x 6"	7 FEET	24" x 24" x 20"	114 FEET
16" x 16" x 8"	30 FEET	24" x 24" x 24"	139 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE ON THE BRANCH THAT MUST BE RESTRAINED. PIPE ON THE THROUGH RUN MAY BE UNRESTRAINED PROVIDED THAT ANOTHER NEARBY FITTING DOES NOT REQUIRE RESTRAINED PIPE.

DEAD ENDS

DEAD END	4"	6"	8"	10"	12"	14"	16"	20"	24"
END CAP	42 FEET	61 FEET	79 FEET	96 FEET	112 FEET	128 FEET	144 FEET	172 FEET	201 FEET
PLUG	42 FEET	61 FEET	79 FEET	96 FEET	112 FEET	128 FEET	144 FEET	172 FEET	201 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE FROM THE DEAD END THAT THE PIPE JOINTS MUST BE RESTRAINED.

ELBOWS

ELBOW	4"	6"	8"	10"	12"	14"	16"	20"	24"
11.25°	2 FEET	3 FEET	4 FEET	4 FEET	5 FEET	6 FEET	7 FEET	9 FEET	10 FEET
22.5°	4 FEET	6 FEET	7 FEET	9 FEET	11 FEET	13 FEET	14 FEET	17 FEET	20 FEET
45°	9 FEET	12 FEET	16 FEET	19 FEET	22 FEET	27 FEET	30 FEET	36 FEET	42 FEET
90°	22 FEET	29 FEET	38 FEET	46 FEET	53 FEET	64 FEET	72 FEET	86 FEET	100 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE ON EACH SIDE OF THE ELBOW THAT THE PIPE JOINTS MUST BE RESTRAINED.

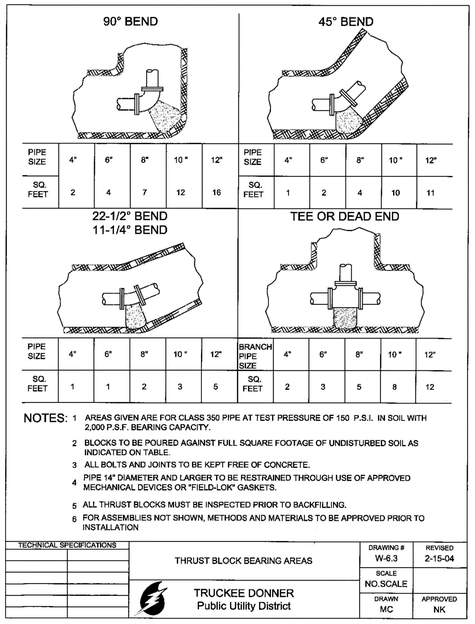
TECHNICAL SPECIFICATIONS	
02565	
02597	

MECHANICAL PIPE RESTRAINT
PAGE 2 OF 2

TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-8.2	2-24-04
SCALE: NO SCALE	
DRAWN: NK	APPROVED: NK

MECHANICAL PIPE RESTRAINT | 1



PIPE SIZE	4"	6"	8"	10"	12"
SQ. FEET	2	4	7	12	16

PIPE SIZE	4"	6"	8"	10"	12"
SQ. FEET	1	2	4	10	11

PIPE SIZE	4"	6"	8"	10"	12"
SQ. FEET	1	1	2	3	5

BRANCH PIPE SIZE	4"	6"	8"	10"	12"
SQ. FEET	2	3	5	8	12

NOTES:
1. AREAS GIVEN ARE FOR CLASS 350 PIPE AT TEST PRESSURE OF 150 P.S.I. IN SOIL WITH 2,000 P.S.F. BEARING CAPACITY.
2. BLOCKS TO BE POURED AGAINST FULL SQUARE FOOTAGE OF UNDISTURBED SOIL AS INDICATED ON TABLE.
3. ALL BOLTS AND JOINTS TO BE KEPT FREE OF CONCRETE.
4. PIPE 14" DIAMETER AND LARGER TO BE RESTRAINED THROUGH USE OF APPROVED MECHANICAL DEVICES OR "FIELD-LOK" GASKETS.
5. ALL THRUST BLOCKS MUST BE INSPECTED PRIOR TO BACKFILLING.
6. FOR ASSEMBLIES NOT SHOWN, METHODS AND MATERIALS TO BE APPROVED PRIOR TO INSTALLATION

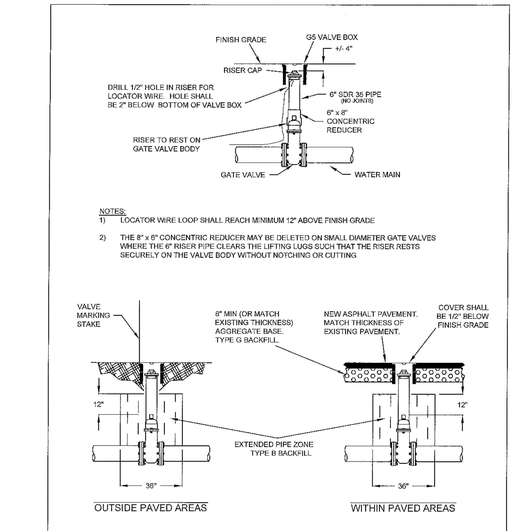
TECHNICAL SPECIFICATIONS	

THRUST BLOCK BEARING AREAS

TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-6.3	2-15-04
SCALE: NO SCALE	
DRAWN: MC	APPROVED: NK

THRUST BLOCK | 2



NOTES:
1) LOCATOR WIRE LOOP SHALL REACH MINIMUM 12" ABOVE FINISH GRADE
2) THE 8" x 6" CONCENTRIC REDUCER MAY BE DELETED ON SMALL DIAMETER GATE VALVES WHERE THE 6" RISER PIPE CLEARS THE LIFTING LUGS SUCH THAT THE RISER RESTS SECURELY ON THE VALVE BODY WITHOUT NOTCHING OR CUTTING

TECHNICAL SPECIFICATIONS	
02200	
02460	
02565	
02643	
15206	

GATE VALVE DETAIL

TRUCKEE DONNER
Public Utility District

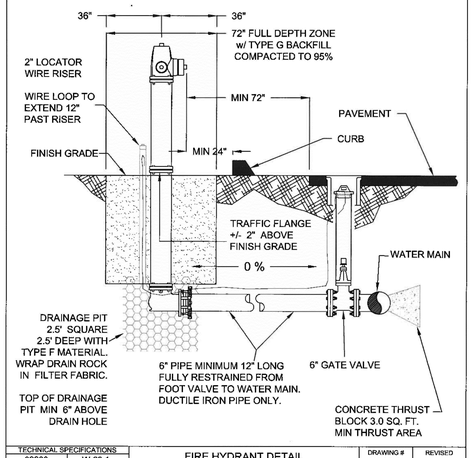
DRAWING #	REVISED
W-20.4	1-9-2017
SCALE: NO SCALE	
DRAWN: NK	APPROVED: NK

GATE VALVE | 3

CONSTRUCTION NOTES:

1. PROTECTIVE BARRIER POSTS MAY BE REQUIRED (SEE W-46.1).

2. FIRE HYDRANTS SHALL BE INSTALLED A MINIMUM DISTANCE OF SIX (6) FEET BEHIND THE EDGE OF PAVEMENT OR TWO (2) FEET BEHIND ASPHALT CEMENT DIKE, IF AN ASPHALT CEMENT DIKE IS PRESENT.



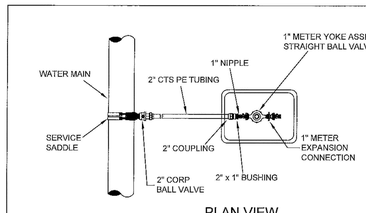
TECHNICAL SPECIFICATIONS	
02200	W-23.1
02565	W-24.1
02643	
15206	
15235	

FIRE HYDRANT DETAIL

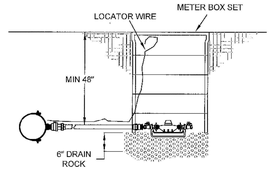
TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-22.6	2-28-06
SCALE: NO SCALE	
DRAWN: MC	APPROVED: NK

FIRE HYDRANT | 4



PLAN VIEW



PROFILE VIEW

NOTE: INSTALLATIONS WITHIN PAVED AREAS OR SUBJECT TO TRAFFIC LOADING REQUIRE TRAFFIC RATED BOXES. SET TRAFFIC RATED BOXES 1/2" BELOW FINISH GRADE.

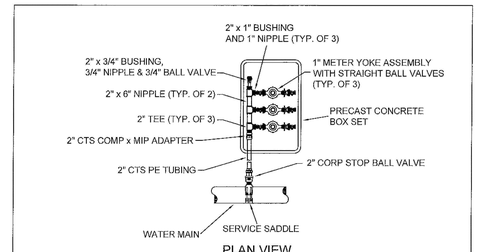
TECHNICAL SPECIFICATIONS	
02200	
02641	
02642	
02643	

SINGLE SERVICE DETAIL
SINGLE FAMILY RESIDENTIAL CONNECTION WITH FIRE SPRINKLERS

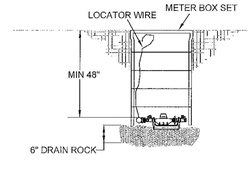
TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-70.3	1-9-2017
SCALE: NO SCALE	
DRAWN: NK	APPROVED: NK

SINGLE SERVICE METER | 9



PLAN VIEW



PROFILE VIEW

NOTE: INSTALLATIONS WITHIN PAVED AREAS OR SUBJECT TO TRAFFIC LOADING REQUIRE TRAFFIC RATED BOXES. SET TRAFFIC RATED BOXES 1/2" BELOW FINISH GRADE.

TECHNICAL SPECIFICATIONS	
02200	
02641	
02642	
02643	

THREE METER SERVICE DETAIL FOR SFR CONNECTIONS WITH FIRE SPRINKLERS

TRUCKEE DONNER
Public Utility District

DRAWING #	REVISED
W-72.1	1-9-2017
SCALE: NO SCALE	
DRAWN: NDK	APPROVED: NDK

THREE METER SERVICE | 9

BAR IS ONE INCH AT FULL SCALE
0 — 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DRAWN: JRL
DATE: APRIL 4, 2019
SCALE: HORIZONTAL: VERTICAL:
FILE: P:\WEEDER VIEW TRUCKEE COTTAGES

P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

REGISTERED PROFESSIONAL ENGINEER — ALAN T. RUSSELL — No. C68809 — Exp. 09-30-19 — CIVIL — STATE OF CALIFORNIA

DATE SIGNED: 4/4/19

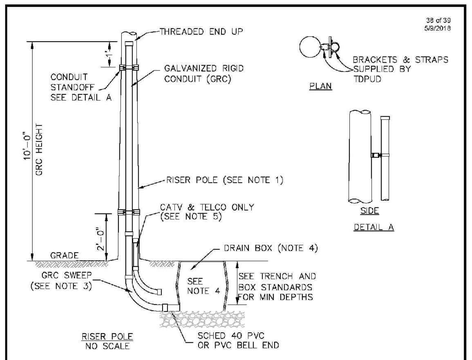
WEST RIVER STREET — CALIFORNIA
TRUCKEE COTTAGES — TOWN OF TRUCKEE

CIVIL DETAILS
APN: 19-130-006 & -050

D1.2

90% SUBMITTAL

38 of 39
5/9/2018



INSTALLATION NOTES:

1. THE DISTRICT WILL MARK THE RISER LOCATION ON THE POLE.
2. WHEN BOTH PUD COMMUNICATIONS AND ELECTRICAL PRIMARY OR SECONDARY RISERS ARE INSTALLED AT THE SAME RISER LOCATION, ATTACH THE PUD COMMUNICATIONS RISER TO THE BACK SIDE OF THE RISER BRACKETS.
3. MINIMUM RADIUS FOR GALVANIZED RIGID CONDUIT (GRC) SWEEPS:
   PRIMARY (>600V) - 48" RADIUS
   SECONDARY/COMM - 36" RADIUS (24" RADIUS WITH DISTRICT APPROVAL)
4. DRAIN BOX MAY BE REQUIRED FOR RISERS AS DIRECTED BY THE DISTRICT. SEE STANDARDS UBOX-S1A AND UBOX-S2A.
5. TELEPHONE AND CATV ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONFIRM DETAILS WITH APPROPRIATE UTILITY.

UR-S.DWG

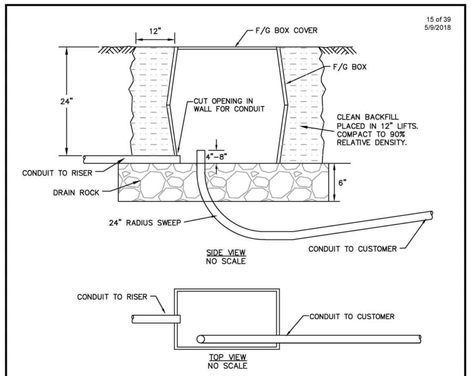
TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Riser Pole Construction
Primary, Secondary, and
PUD Communications Conduit

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAH	5/9/18	Risers	Site Work	UR-S

RISER POLE | 1

15 of 39
5/9/2018



INSTALLATION NOTES:

1. CUSTOMER TO CONFIRM WITH TDPUD PERSONNEL APPROPRIATE TYPE OF SECONDARY OR COMMUNICATION BOX CONSTRUCTION PRIOR TO INSTALLATION.
2. EXCAVATE TO A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE DIMENSION OF THE BOX. INSTALL BOX ON A MINIMUM OF 6" DRAIN ROCK BEDDING.
3. INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL. COMPACT TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
4. INSTALL BELL ENDS ON ALL CONDUITS AND SWEEPS STUBBED IN BOX.

UBOX-S1A.DWG

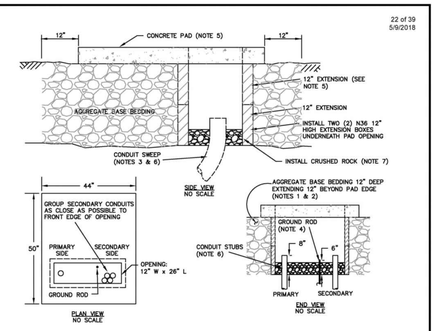
TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Drain Box - Fiberglass
Installation Detail
Non-Traffic Use Only

Drawn	Design	Approved	Date	Category	Voltage	
SMS	SMS	JAH	4/25/18	Vaults & Boxes	Site Work	UBOX-S1A

DRAIN BOX - NON TRAFFIC | 2

22 of 39
5/9/2018



INSTALLATION NOTES:

1. PADS SHALL BE INSTALLED ON A MINIMUM 12" AGGREGATE BASE AFTER TRENCH COMPACTION IS COMPLETE. EXTEND AGGREGATE BASE 1 FOOT AROUND OUTSIDE DIMENSION OF PAD.
2. AGGREGATE BASE BEDDING AND BACKFILL PLACED IN 12" LIFTS. COMPACT TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING TO BE PERFORMED AND DOCUMENTATION OF RESULTS GIVEN TO THE DISTRICT FOR ALL TRANSFORMER PAD CONSTRUCTION.
3. MINIMUM REQUIRED SWEEP RADIUS:
   48 INCHES - PRIMARY CONDUIT
   36 INCHES - SECONDARY CONDUIT
4. INSTALL 5/8" x 8 FT. GROUND ROD IN LOCATION SHOWN, AT LEAST 7.5 FT. IN CONTACT WITH EARTH. DISTRICT WILL SUPPLY ONE GROUND ROD FOR EACH TRANSFORMER LOCATION FOR INSTALLATION BY THE CUSTOMER.
5. OBTAIN FROM JENSEN PRECAST, SPARKS, NEVADA UNLESS OTHERWISE DIRECTED BY THE DISTRICT.
   1 PHASE TRANSFORMER PAD: JENSEN NO. PDTD25-167
   N36 12" EXTENSION: JENSEN NO. N36x12
6. INSTALL THE ENDS OF ALL CONDUIT SWEEPS VERTICALLY INTO THE PAD (I.E. PLUMB AND LEVEL). LENGTH OF CONDUIT STUBS TO BE CONFIRMED WITH TDPUD PERSONNEL. INSTALL BELL ENDS ON ALL CONDUIT SWEEPS STUBBED IN PAD.
7. INSTALL CRUSHED ROCK TO A LEVEL WITHIN 2-3 INCHES OF THE TOP OF CONDUITS.

UTP-S1.DWG

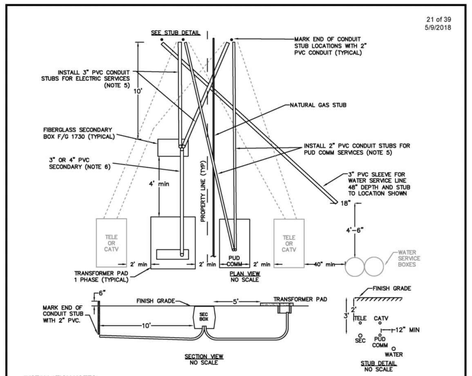
TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Transformer Pad
Concrete Pad - Single Phase
Site Work Installation Detail

Drawn	Design	Approved	Date	Category	Voltage	
SCM	JAH	JW	4/25/18	Transformers	Site Work	UTP-S1

TRANSFORMER PAD | 3

21 of 39
5/9/2018



INSTALLATION NOTES:

1. REFER TO STANDARD DRAWINGS UTP-S1, UBOX-S1, UBOX-S1A, UBOX-S2 AND UBOX-S2A FOR TRANSFORMER, SECONDARY BOX AND COMMUNICATIONS BOX SITE WORK CONSTRUCTION DETAILS.
2. FOR CLARITY, NOT ALL ELECTRICAL AND COMMUNICATIONS CONDUITS ARE SHOWN. REFER TO PROJECT DRAWINGS FOR OTHER CONDUITS.
3. SET THE TRANSFORMER, SECONDARY BOX, AND ALL OTHER UTILITY BOXES TO THE SAME FINISH GRADE. CHANGES IN GRADE ARE NOT ACCEPTABLE.
4. OTHER UTILITIES SHALL NOT CROSS UNDER THE TRANSFORMER PAD AREA. THIS AREA INCLUDES THE SIZE OF THE CONCRETE PAD PLUS 1 FOOT ON ALL SIDES (SEE STANDARD UTP-S1 FOR DETAILS).
5. STUB CONDUITS TO CLEAR DRAINAGE DITCHES, SIDEWALKS, OTHER UTILITIES, AND OTHER OBSTRUCTIONS AS NECESSARY.
6. 3" PVC IS TYPICAL. REFER TO PROJECT DRAWINGS FOR SPECIFIC SIZE.
7. MINIMUM SEPARATION FROM OTHER UTILITIES IS 12".

UTP-S2.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Transformer Pad & Secondary Box
Residential Lot Areas
Layout Requirements

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JW	3/28/18	Transformers	Site Work	UTP-S2

TRANSFORMER PAD & SECONDARY BOX | 4

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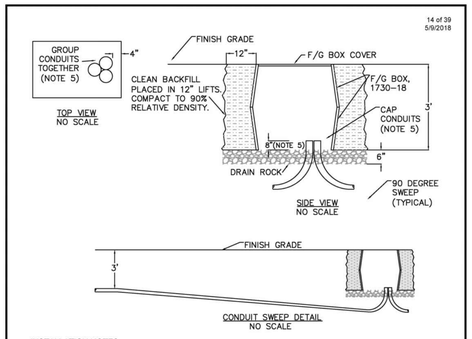
5/9/2018



INSTALLATION NOTES:

1. CUSTOMER TO CONFIRM WITH TDPUD PERSONNEL APPROPRIATE TYPE OF SECONDARY OR COMMUNICATION BOX CONSTRUCTION PRIOR TO INSTALLATION.
2. EXCAVATE TO A MINIMUM OF 12" BEYOND THE OUTSIDE DIMENSION OF THE BOX. INSTALL BOX ON A MINIMUM OF 6" DRAIN ROCK BEDDING.
3. INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL. COMPACT TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
4. THE COMPLETED INSTALLATION OF A SECONDARY OR PUD COMM BOX CONSISTS OF TWO (2) MODEL 1730-18 (OR 1324-15 IF SPECIFIED) F/G BOXES JOINED TOGETHER AS SHOWN WITH A CORRESPONDING SIZE COVER MARKED "ELECTRIC" OR "PUD COMM" AS APPROPRIATE.
5. INSTALL THE ENDS OF ALL CONDUIT SWEEPS VERTICALLY INTO THE BOX (I.E. PLUMB AND LEVEL). LENGTH OF CONDUIT STUBS TO BE CONFIRMED WITH TDPUD PERSONNEL. INSTALL BELL ENDS ON ALL CONDUIT SWEEPS STUBBED IN BOX.

UBOX-S1.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Secondary & PUD Communication Box
Fiberglass Box Installation Detail
Non-Traffic Use Only

Drawn	Design	Approved	Date	Category	Voltage	
SMS	SMS	JAH	4/25/18	Vaults & Boxes	Site Work	UBOX-S1

SECONDARY AND PUD COMM BOX - NON TRAFFIC | 5

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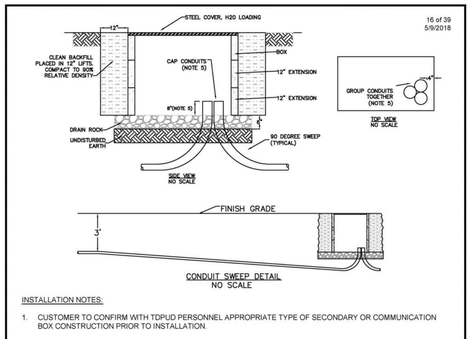
5/9/2018



INSTALLATION NOTES:

1. CUSTOMER TO CONFIRM WITH TDPUD PERSONNEL APPROPRIATE TYPE OF SECONDARY OR COMMUNICATION BOX CONSTRUCTION PRIOR TO INSTALLATION.
2. EXCAVATE TO A MINIMUM OF 12" BEYOND THE OUTSIDE DIMENSION OF THE BOX. INSTALL BOX ON A MINIMUM OF 6" DRAIN ROCK BEDDING.
3. INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
4. THE COMPLETED INSTALLATION OF A SECONDARY OR PUD COMM BOX CONSISTS OF ONE (1) MODEL B3048 (N48 OR B1730 IF SPECIFIED) CONCRETE BOX WITH TWO (2) 12" EXTENSIONS AND A CORRESPONDING SIZE STEEL COVER MARKED "ELECTRIC" OR "PUD COMM" AS APPROPRIATE.
5. INSTALL THE ENDS OF ALL CONDUIT SWEEPS VERTICALLY INTO THE BOX (I.E. PLUMB AND LEVEL). LENGTH OF CONDUIT STUBS TO BE CONFIRMED WITH TDPUD. INSTALL BELL ENDS ON ALL CONDUIT SWEEPS STUBBED IN BOX.
6. CONSTRUCTION OUTSIDE ROADWAY SHOWN. REFER TO STANDARD UBOX-S4 FOR CONSTRUCTION REQUIREMENTS INSIDE ROADWAY AREAS.

UBOX-S2.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Secondary & PUD Communication Box
Concrete Box Installation Detail
Traffic Rated

Drawn	Design	Approved	Date	Category	Voltage	
SMS	SMS	JAH	4/26/18	Vaults & Boxes	Site Work	UBOX-S2

SECONDARY AND PUD COMM BOX - TRAFFIC RATED | 6

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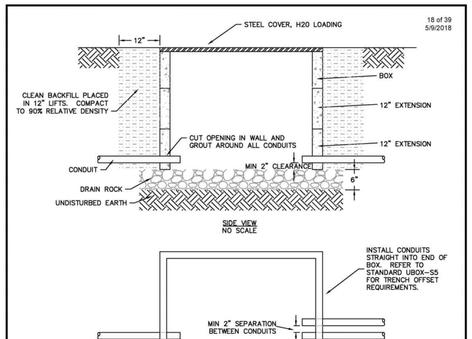
5/9/2018



INSTALLATION NOTES:

1. CUSTOMER TO CONFIRM WITH TDPUD PERSONNEL APPROPRIATE TYPE OF COMMUNICATION BOX CONSTRUCTION PRIOR TO INSTALLATION.
2. EXCAVATE TO A MINIMUM OF 12" BEYOND THE OUTSIDE DIMENSION OF THE BOX. INSTALL BOX ON A MINIMUM OF 6" DRAIN ROCK BEDDING.
3. INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL. COMPACT TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
4. CONSTRUCTION OUTSIDE ROADWAY SHOWN. REFER TO STANDARD UBOX-S4 FOR CONSTRUCTION REQUIREMENTS INSIDE ROADWAY AREAS.
5. INSTALL BELL ENDS ON ALL CONDUIT STUBS IN BOX.

UBOX-S3.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

PUD Communication Box - Concrete
Traffic Rated
Installation Detail

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAH	4/25/18	Vaults & Boxes	Site Work	UBOX-S3

PUD COMM BOX - TRAFFIC RATED | 7

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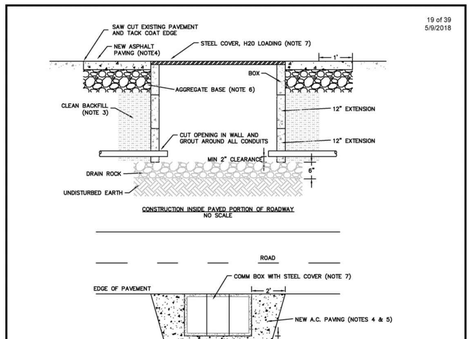
5/9/2018



INSTALLATION NOTES:

1. CUSTOMER TO CONFIRM WITH TDPUD PERSONNEL APPROPRIATE TYPE OF SECONDARY OR COMMUNICATION BOX CONSTRUCTION PRIOR TO INSTALLATION.
2. EXCAVATE TO A MINIMUM OF 12" BEYOND THE OUTSIDE DIMENSION OF THE BOX. INSTALL BOX ON A MINIMUM OF 6" DRAIN ROCK BEDDING.
3. INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL. COMPACT TO A MINIMUM OF 95% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
4. A.C. TO MATCH ROAD A.C. OR AT LEAST 3" MINIMUM THICKNESS.
5. INSTALL A.C. APRON 2' TO EITHER SIDE AND 1' BEHIND BOX.
6. MINIMUM 8" LAYER OF AGGREGATE BASE, OR MATCH EXISTING THICKNESS.
7. BOX SHALL BE INSTALLED SUCH THAT THE COVER IS 1/2" BELOW FINISHED GRADE IN PAVED AREAS.
8. INSTALL BELL ENDS ON ALL CONDUITS STUBBED IN BOX.

UBOX-S4.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Secondary & PUD Communication Box
Roadway Areas
Installation Detail

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAH	4/25/18	Vaults & Boxes	Site Work	UBOX-S4

SECONDARY & PUD COMM BOX - ROADWAY AREA | 8

BAR IS ONE INCH AT FULL SCALE
0 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRJ. ENG.: ATR
DRAWN: JRL
DATE: APRIL 4, 2019
SCALE: HORIZONTAL: VERTICAL:
FILE: P:\WEEDER VIEW TRUCKEE COTTAGES

P-R DESIGN & ENGINEERING INC.
8889 North Lake Blvd, P.O. Box 18-47
Kings Beach, California 96143-1847
Tel 530-546-4500 www.pr-dei.com

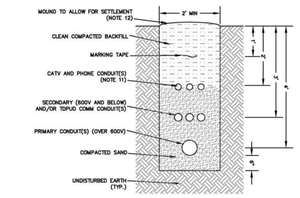
REGISTERED PROFESSIONAL ENGINEER
ANDREW T. RIDDLE
No. C66809
Exp. 09-30-19
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 4/4/19

WEST RIVER STREET
TRUCKEE COTTAGES
CIVIL DETAILS
APN: 19-130-006 & -050
TOWN OF TRUCKEE
CALIFORNIA

D1.3

90% SUBMITTAL



NOT TO SCALE

INSTALLATION NOTES

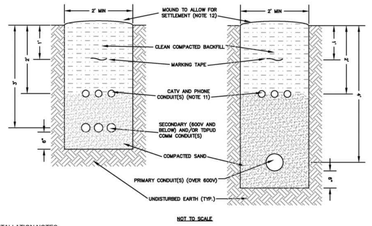
1. ALL ELECTRIC AND PUD COMMUNICATION CONDUIT SHALL BE SCHEDULE 40 PVC. ELECTRIC CONDUIT SWEEPS SHALL BE FACTORY-MADE SCHEDULE 40 PVC. HEATED CONDUIT BENDS ARE NOT ACCEPTABLE.
2. A MAXIMUM OF 180 DEGREES OF ACCUMULATED BENDS SHALL BE ALLOWED IN ANY RUN OF CONDUIT.
3. TRENCH SHALL BE GRADED TRUE AND AS FREE OF ROCKS AS POSSIBLE.
4. INSTALL 6" DEEP SAND BEDDING BEFORE LAYING CONDUIT IN TRENCH. AFTER LAYING THE CONDUIT, DISTRICT PERSONNEL MUST INSPECT THE CONDUIT PRIOR TO PLACING ANY BACKFILL MATERIAL. BACKFILL CONDUITS WITH 12" OF SAND AS SHOWN AND COMPACT THE TRENCH. DISTRICT PERSONNEL MUST RE-INSPECT THE SAND BACKFILLED CONDUIT TRENCH.
5. AFTER THE DISTRICT'S SECOND INSPECTION, INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL.
6. COMPACT ALL BACKFILL MATERIAL TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
7. DISTRICT-OWNED WATER SERVICE LATERALS ARE PERMITTED IN JOINT TRENCH WITH MINIMUM 18" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
8. CUSTOMER-OWNED UTILITIES INCLUDING WATER AND SEWER SERVICE LATERALS ARE NOT PERMITTED IN JOINT TRENCH. A MINIMUM SEPARATION OF 3' OF UNDISTURBED EARTH SHALL EXIST BETWEEN INSIDE EDGE OF THE CUSTOMER-OWNED UTILITY TRENCH AND JOINT TRENCH CONTAINING TOPUD ELECTRIC CONDUITS.
   EXCEPTION: SINGLE FAMILY RESIDENTIAL WATER SERVICE LATERALS ARE PERMITTED IN SECONDARY SERVICE (240V OR LESS) JOINT TRENCH WITH MINIMUM 12" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
9. ALL CONDUITS SHALL BE PROVEN FREE AND CLEAR OF DIRT, ROCKS, ETC., BY MEANS OF A MANDREL.
10. FURNISH AND INSTALL A WOVEN POLYESTER, PRE-LUBRICATED PULL TAPE, PRINTED WITH SEQUENTIAL FOOT MARKINGS IN ALL CONDUITS. NO SPLICES ARE ALLOWED IN THE PULL TAPE. MINIMUM TENSILE STRENGTH REQUIREMENTS ARE AS FOLLOWS:
    ELECTRIC CONDUIT: 1800 POUNDS
    COMMUNICATIONS CONDUIT: 2"C. AND LARGER - 1000 POUNDS, 1"C. - 500 POUNDS
11. CATV AND PHONE SHOWN FOR ILLUSTRATION ONLY. CONTACT APPROPRIATE UTILITY FOR SPECIFICATIONS.
12. CONSTRUCTION OUTSIDE ROADWAY SHOWN. REFER TO STANDARD UT-S4 FOR CONSTRUCTION REQUIREMENTS INSIDE ROADWAY AREAS.

UT-S1.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Joint Trench Construction Details
Primary Electric, Secondary Electric & Communication Conduits

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAW	4/26/18	Trenching	Site Work	UT-S1



NOT TO SCALE

INSTALLATION NOTES

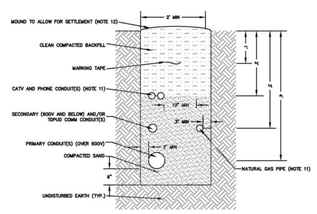
1. ALL ELECTRIC AND PUD COMMUNICATION CONDUIT SHALL BE SCHEDULE 40 PVC. ELECTRIC CONDUIT SWEEPS SHALL BE FACTORY-MADE SCHEDULE 40 PVC. HEATED CONDUIT BENDS ARE NOT ACCEPTABLE.
2. A MAXIMUM OF 180 DEGREES OF ACCUMULATED BENDS SHALL BE ALLOWED IN ANY RUN OF CONDUIT.
3. TRENCH SHALL BE GRADED TRUE AND AS FREE OF ROCKS AS POSSIBLE.
4. INSTALL 6" DEEP SAND BEDDING BEFORE LAYING CONDUIT IN TRENCH. AFTER LAYING THE CONDUIT, DISTRICT PERSONNEL MUST INSPECT THE CONDUIT PRIOR TO PLACING ANY BACKFILL MATERIAL. BACKFILL CONDUITS WITH 12" OF SAND AS SHOWN AND COMPACT THE TRENCH. DISTRICT PERSONNEL MUST RE-INSPECT THE SAND BACKFILLED CONDUIT TRENCH.
5. AFTER THE DISTRICT'S SECOND INSPECTION, INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL.
6. COMPACT ALL BACKFILL MATERIAL TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
7. DISTRICT-OWNED WATER SERVICE LATERALS ARE PERMITTED IN JOINT TRENCH WITH MINIMUM 18" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
8. CUSTOMER-OWNED UTILITIES INCLUDING WATER AND SEWER SERVICE LATERALS ARE NOT PERMITTED IN JOINT TRENCH. A MINIMUM SEPARATION OF 3' OF UNDISTURBED EARTH SHALL EXIST BETWEEN INSIDE EDGE OF THE CUSTOMER-OWNED UTILITY TRENCH AND JOINT TRENCH CONTAINING TOPUD ELECTRIC CONDUITS.
   EXCEPTION: SINGLE FAMILY RESIDENTIAL WATER SERVICE LATERALS ARE PERMITTED IN SECONDARY SERVICE (240V OR LESS) JOINT TRENCH WITH MINIMUM 12" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
9. ALL CONDUITS SHALL BE PROVEN FREE AND CLEAR OF DIRT, ROCKS, ETC., BY MEANS OF A MANDREL.
10. FURNISH AND INSTALL A WOVEN POLYESTER, PRE-LUBRICATED PULL TAPE, PRINTED WITH SEQUENTIAL FOOT MARKINGS IN ALL CONDUITS. NO SPLICES ARE ALLOWED IN THE PULL TAPE. MINIMUM TENSILE STRENGTH REQUIREMENTS ARE AS FOLLOWS:
    ELECTRIC CONDUIT: 1800 POUNDS
    COMMUNICATIONS CONDUIT: 2"C. AND LARGER - 1000 POUNDS, 1"C. - 500 POUNDS
11. CATV AND PHONE SHOWN FOR ILLUSTRATION ONLY. CONTACT APPROPRIATE UTILITY FOR SPECIFICATIONS.
12. CONSTRUCTION OUTSIDE ROADWAY SHOWN. REFER TO STANDARD UT-S4 FOR CONSTRUCTION REQUIREMENTS INSIDE ROADWAY AREAS.

UT-S2.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Joint Trench Construction Details
Primary Electric, Secondary Electric & Communication Conduits

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAW	4/26/18	Trenching	Site Work	UT-S2



NOT TO SCALE

INSTALLATION NOTES

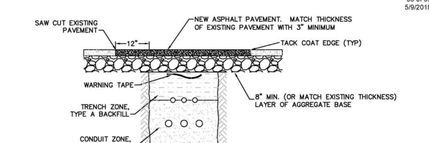
1. ALL ELECTRIC AND PUD COMMUNICATION CONDUIT SHALL BE SCHEDULE 40 PVC. ELECTRIC CONDUIT SWEEPS SHALL BE FACTORY-MADE SCHEDULE 40 PVC. HEATED CONDUIT BENDS ARE NOT ACCEPTABLE.
2. A MAXIMUM OF 180 DEGREES OF ACCUMULATED BENDS SHALL BE ALLOWED IN ANY RUN OF CONDUIT.
3. TRENCH SHALL BE GRADED TRUE AND AS FREE OF ROCKS AS POSSIBLE.
4. INSTALL 6" DEEP SAND BEDDING BEFORE LAYING CONDUIT IN TRENCH. AFTER LAYING THE CONDUIT, DISTRICT PERSONNEL MUST INSPECT THE CONDUIT PRIOR TO PLACING ANY BACKFILL MATERIAL. BACKFILL CONDUITS WITH 12" OF SAND AS SHOWN AND COMPACT THE TRENCH. DISTRICT PERSONNEL MUST RE-INSPECT THE SAND BACKFILLED CONDUIT TRENCH.
5. AFTER THE DISTRICT'S SECOND INSPECTION, INSTALL CLEAN BACKFILL (SCREEN AS REQUIRED) AND COMPACT IN 12" LIFTS. NO ROCKS OVER 3" IN SIZE ARE PERMITTED IN CLEAN BACKFILL.
6. COMPACT ALL BACKFILL MATERIAL TO A MINIMUM OF 90% RELATIVE DENSITY. COMPACTION TESTING AND DOCUMENTATION OF RESULTS TO BE PERFORMED AS REQUESTED BY THE DISTRICT.
7. DISTRICT-OWNED WATER SERVICE LATERALS ARE PERMITTED IN JOINT TRENCH WITH MINIMUM 18" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
8. CUSTOMER-OWNED UTILITIES INCLUDING WATER AND SEWER SERVICE LATERALS ARE NOT PERMITTED IN JOINT TRENCH. A MINIMUM SEPARATION OF 3' OF UNDISTURBED EARTH SHALL EXIST BETWEEN INSIDE EDGE OF THE CUSTOMER-OWNED UTILITY TRENCH AND JOINT TRENCH CONTAINING TOPUD ELECTRIC CONDUITS.
   EXCEPTION: SINGLE FAMILY RESIDENTIAL WATER SERVICE LATERALS ARE PERMITTED IN SECONDARY SERVICE (240V OR LESS) JOINT TRENCH WITH MINIMUM 12" HORIZONTAL SEPARATION BETWEEN INSIDE EDGES OF PIPE AND CONDUIT.
9. ALL CONDUITS SHALL BE PROVEN FREE AND CLEAR OF DIRT, ROCKS, ETC., BY MEANS OF A MANDREL.
10. FURNISH AND INSTALL A WOVEN POLYESTER, PRE-LUBRICATED PULL TAPE, PRINTED WITH SEQUENTIAL FOOT MARKINGS IN ALL CONDUITS. NO SPLICES ARE ALLOWED IN THE PULL TAPE. MINIMUM TENSILE STRENGTH REQUIREMENTS ARE AS FOLLOWS:
    ELECTRIC CONDUIT: 1800 POUNDS
    COMMUNICATIONS CONDUIT: 2"C. AND LARGER - 1000 POUNDS, 1"C. - 500 POUNDS
11. CATV AND PHONE SHOWN FOR ILLUSTRATION ONLY. CONTACT APPROPRIATE UTILITY FOR SPECIFICATIONS.
12. CONSTRUCTION OUTSIDE ROADWAY SHOWN. REFER TO STANDARD UT-S4 FOR CONSTRUCTION REQUIREMENTS INSIDE ROADWAY AREAS.

UT-S3.DWG

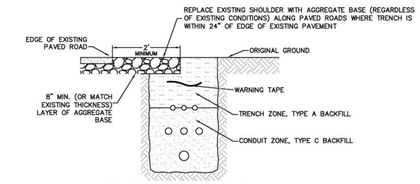
TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Joint Trench Construction Details
Primary Electric, Secondary Electric Communication Conduit & Natural Gas Pipe

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAW	4/26/18	Trenching	Site Work	UT-S3



CONSTRUCTION INSIDE ROADWAY OR OTHER PAVED AREAS
NO SCALE



CONSTRUCTION ALONG SHOULDERS OF PAVED ROADS
NO SCALE

INSTALLATION NOTES:

1. REFER TO STANDARDS UT-S1, UT-S2, AND UT-S3 FOR CONDUIT CLEARANCES AND DIMENSIONAL REQUIREMENTS AND TRENCH CONSTRUCTION DETAILS.
2. TYPE A BACKFILL: CLEAN COMPACTED BACKFILL (NO ROCKS OVER 3" IN SIZE PERMITTED)
3. TYPE C BACKFILL: COMPACTED SAND

UT-S4.DWG

TRUCKEE DONNER Public Utility District
ELECTRIC DEPARTMENT

Trench Construction Details
Roadway Areas
Installation Detail

Drawn	Design	Approved	Date	Category	Voltage	
SMS	JAH	JAH	3/30/18	Trenching	Site Work	UT-S4

BAR IS ONE INCH AT FULL SCALE
0 — 1"
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

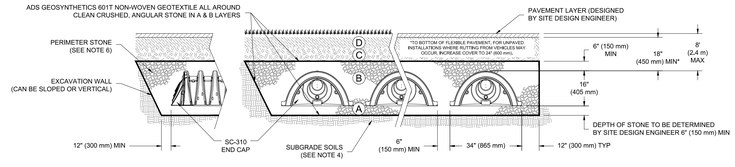
PRJ. ENG.: ATR | DRAWN: JRL
DATE: APRIL 4, 2019
SCALE: HORIZONTAL: VERTICAL:
FILE: P:\FEEDER VIEW TRUCKEE COTTAGES

JOINT TRENCH | 1

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT, FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE, MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310
STANDARD CROSS SECTION
DATE: 11/18/14 | DRAWN: JLM | CHECKED: JLM | PROJECT #:

REV	DRW	CHK	DESCRIPTION
01/19/16	JLM	JLM	UPDATE

Stormtech
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
(800) 733-7473

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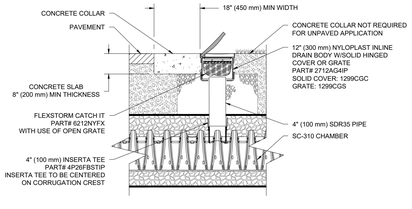
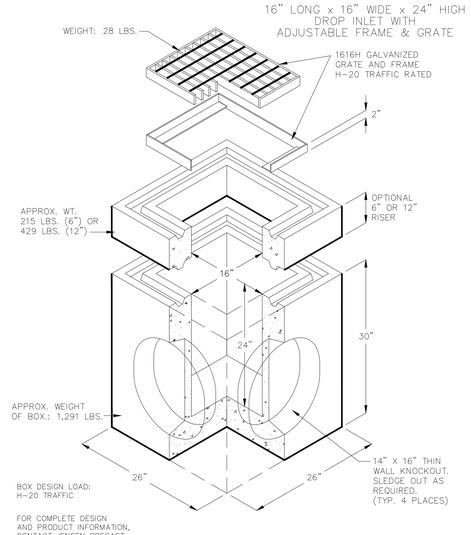
SHEET
1 OF 1

JOINT TRENCH | 1



SC-310 4" INSPECTION PORT DETAIL
NTS



10/11/00
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P-R DESIGN & ENGINEERING INC.
8589 North Lake Blvd, P.O. Box 1847
Kings Beach, California 96143-1847
Tel 530-546-4500 www.prdei.com

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