

- ### NOTES
1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM W.W. WAGGONER'S MAP OF TRUCKEE, SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
 2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
 5. DATE OF FIELD WORK JULY 8, 2016.
 6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
 7. VERTICAL DATUM IS FROM GOOGLE EARTH, WGS-84.
 8. T.B.M.=(SEWER MANHOLE IN RIVERSIDE DRIVE), ELEV=5819.0'
 9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
 10. LOT AREA = 7,500 ± SF.

LEGEND

	10' CONTOUR		○#P TREE TRUNK, DIAM., PINE
	2' CONTOUR		○#F TREE TRUNK, DIAM., FIR
	PROPERTY LINE		○#A TREE TRUNK, DIAM., ASPEN
	RETAINING WALL		○#C TREE TRUNK, DIAM., CEDAR
	FLOWLINE		○#SN TREE TRUNK, DIAM., SNAG
	OVERHEAD UTILITIES		○#ST TREE TRUNK, DIAM., STUMP
	SANITARY SEWER MANHOLE		○#ORN TREE TRUNK, DIAM., ORNAMENTAL
	WATER VALVE		⊕ ELEV SPOT ELEVATION
	SANITARY SEWER CLEANOUT		
	MONUMENT		
	CONTROL/TRVERSE POINT		
	TEMPORARY BENCH MARK		

PROJECT INFORMATION

OWNER:	MATT HESLIN 12177 BUISNESS PARK DRIVE, NO.6 TRUCKEE, CA 96161
PROJECT ADDRESS:	10115 WEST RIVER STREET TRUCKEE, CA
APN:	19-090-31
RECORD INFORMATION:	POR. LOTS 23 & 26, & LOTS 24 & 25 W.W. WAGGONER'S MAP OF TRUCKEE, ROLL 13, O.R.N.C.

CHECKED BY	REVISION	DATE	DESCRIPTION	BY

HESLIN PROPERTY
 10115 WEST RIVER STREET
BOUNDARY & TOPO. SURVEY
 NEVADA COUNTY CALIFORNIA

DATA DATE	7/11/2016
PLOT DATE	7/13/2016
SCALE	
HORIZONTAL	1"=10'
VERTICAL	1"=10' CONTOURS

WEBB LAND SURVEYING, INC.
 LAND SURVEYING SERVICES
 PLANNING
 3190 Fabian Way, Unit C
 Tahoe City, CA 96145
 P.O. Box 1222
 Carnelian Bay, CA 96140
 (530) 581-2599
 FAX (530) 581-3231
 matt@webblandsurveying.com

SHEET NUMBER

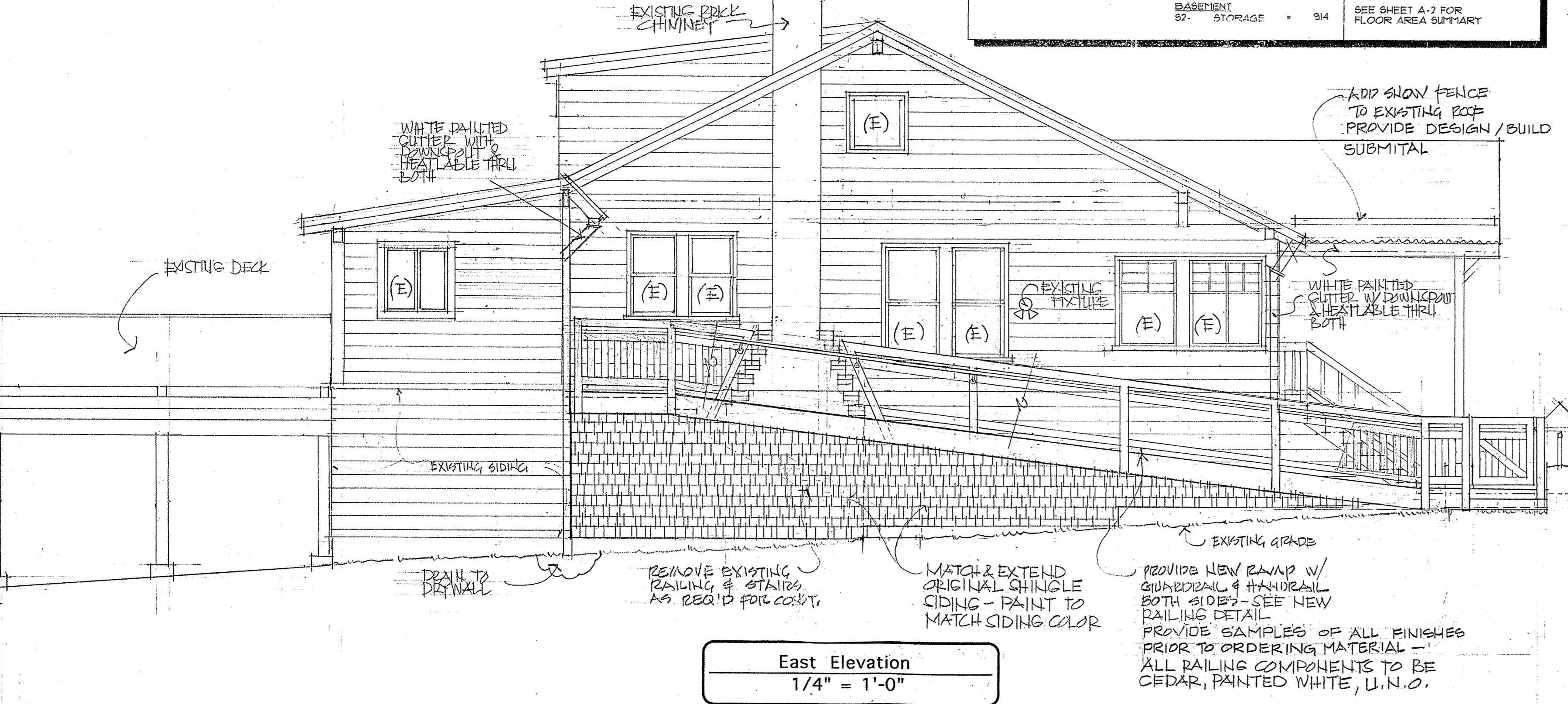
1 of 1

FILE NUMBER: 2088.19

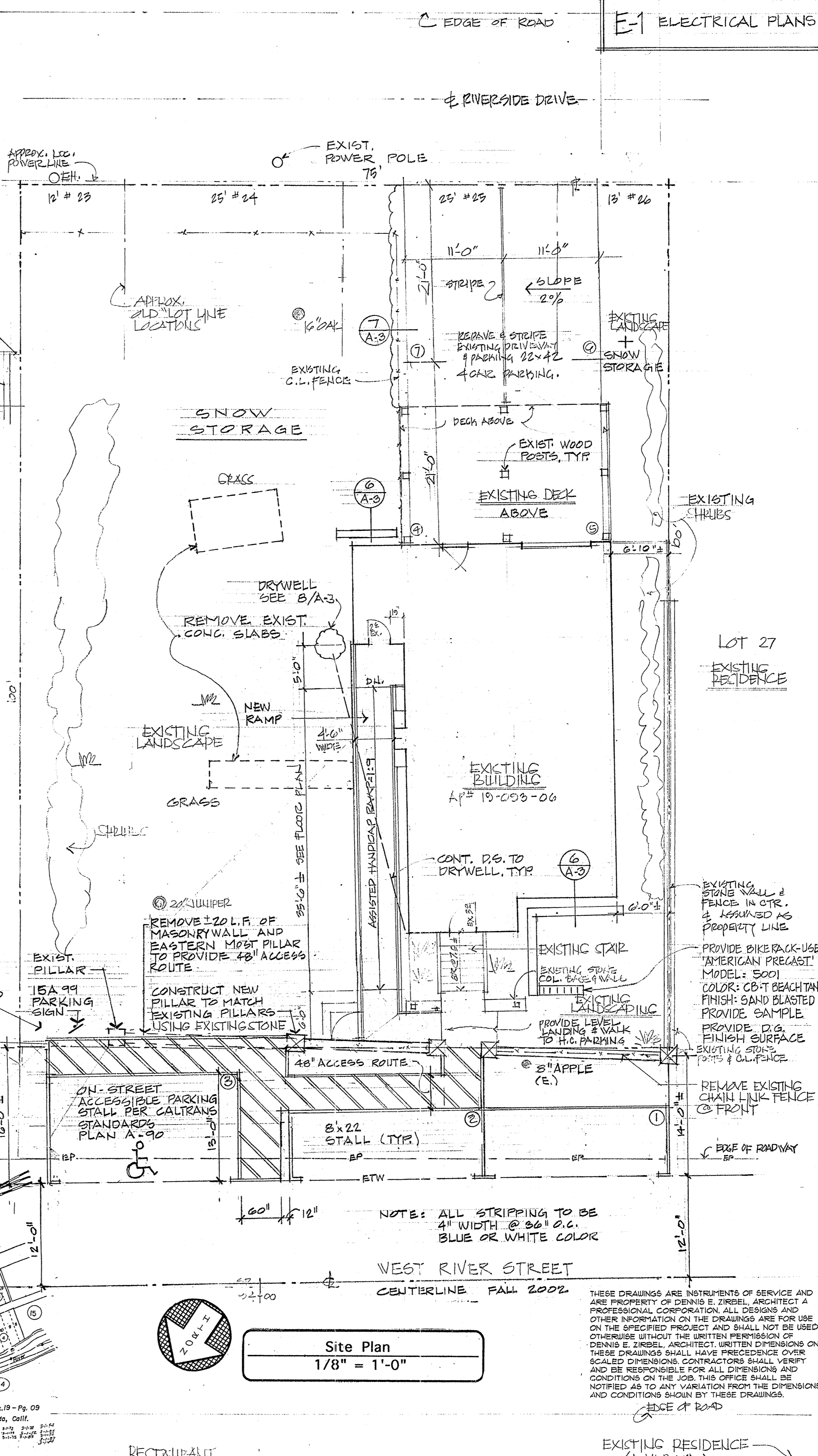
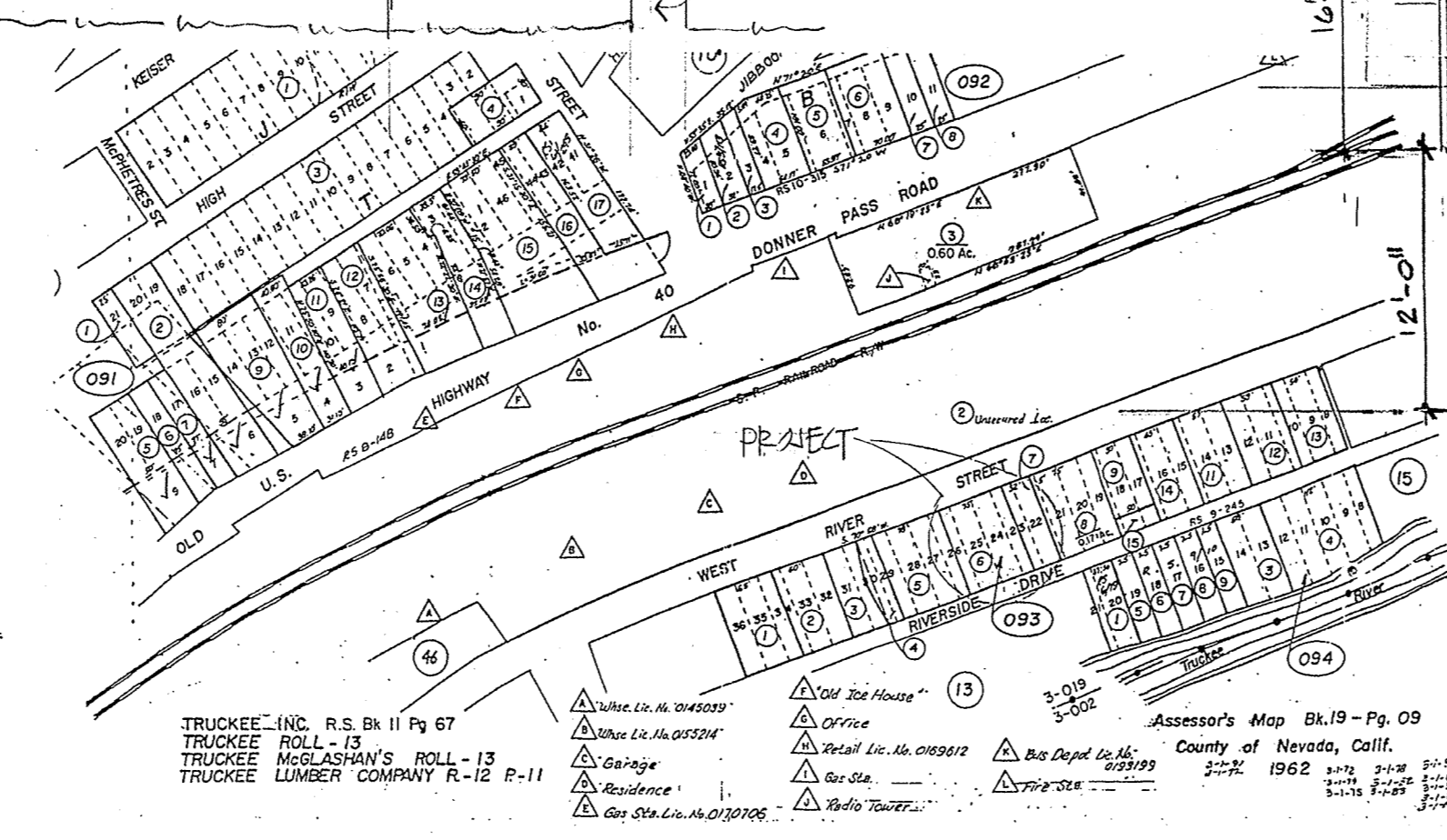
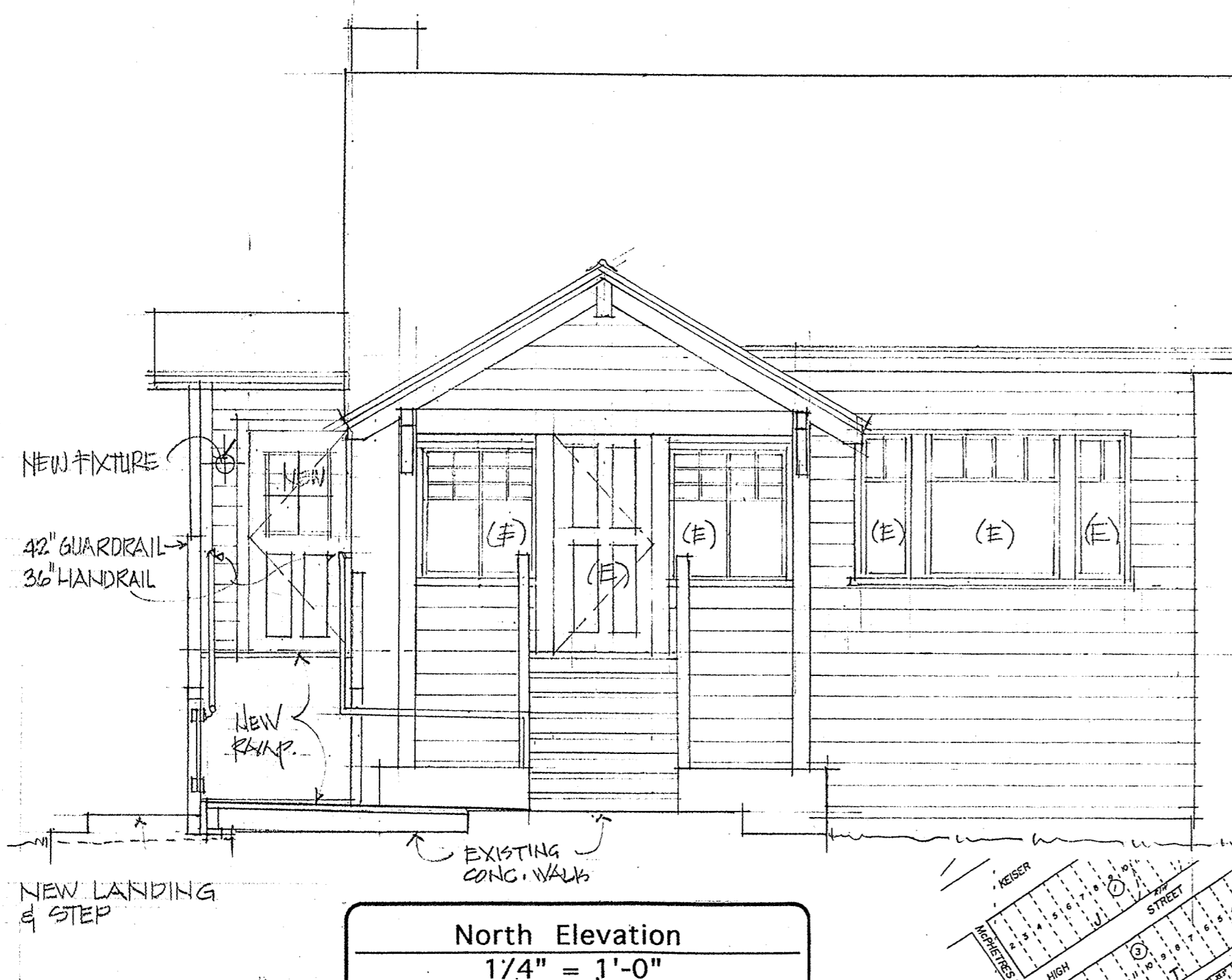
BUILDING ANALYSIS			ONLY ONE EXIT REQUIRED AT EVERY FLOOR		
TYP V - NON-RATED BUILDING	OCCUPANCY	502 SF.	ONE HOUR SEPARATION NOT REQUIRED BETWEEN OCCUPANCY B AND STORAGE AREA, AS STORAGE DOES NOT EXCEED 1000 SF.		
OCCUPANT LOAD	ENTRY FLOOR	1076	WEST EXTERIOR WALL OPENINGS OF BUILDING SHALL BE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM.		
ENTRY FLOOR : 01	B : OFFICE		SEE SHEET A-2 FOR FLOOR AREA SUMMARY		
UPPER FLOORS : 02	UPPER FLOORS	799			
BASEMENT : 31	57' STORAGE				
	BASEMENT	914			
	57' STORAGE				

SHEET INDEX	
A-1	SITE PLAN & EXTERIOR ELEVATIONS
A-2	FLOOR PLAN
A-3	FOUNDATION/FRAMING PLANS & DETAILS
E-1	ELECTRICAL PLANS

SITE STATISTICS			
OWNER	TRUCKEE TAHOE MEDICAL GROUP	PROVISION OF LOTS	15, 24, 25 & 26
ADDRESS	10115 WEST RIVER STREET	DATE OF TRUCKEE	CALIFORNIA 2001
CITY	TRUCKEE	DATE OF SURVEY	APR 19-2002
STATE	CALIFORNIA	SURVEYOR	JILLIANT E. GRAY, LAND SURVEYOR
		NO. OF VIDEOS	RECORD IN 2002
		ASSIST	AS NOTED
SITE ANALYSIS:			
LOT SIZE	1409 SQ. FT.		
EXISTING COVERAGE	AREA (SQ. FT.)	%	
BUILDING AREA	824	58.5	
DECK & STAIRS	1762	125.1	
LANDING	10	0.7	
PAVING	1205	85.5	
TOTAL	2414	172.5	
LANDSCAPE / OPEN SPACE	1498.58	106.3	
PROPOSED COVERAGE	AREA (SQ. FT.)	%	
BUILDING AREA	824	58.5	
PAVING	2312	164.2	
TOTAL	3136	222.7	
LANDSCAPE / OPEN SPACE	1498.58	106.3	
REQUIRED PARKING: NO NEW AREA PROPOSED			
FLOOR	USE	AREA (SQ. FT.)	PARKING RATIO
ENTRY FLOOR	OFFICE	1050	1300
FLOOR	STORAGE	745	1300
BASEMENT	STORAGE	535	1300
TOTAL SPACES			142
PARKING SPACES REQUIRED			1
EXISTING PARKING SPACES			4
PARKING SPACES PROVIDED			1
IN-LIEU PARKING SPACES REQUIRED			0



- GENERAL NOTES**
- The Contractor agrees that he 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 the requirement shall apply continuously and not be limited to the normal working hours and that the Contractor shall defend, indemnify, and hold the Owner, Architect and Engineer harmless from any liability, real or alleged, in connection with the performance of work on the project, except for liability arising from the sole negligence of the Owner, Architect or the Engineer.
 - All elevations are based on existing site data. The Contractor, Owner and Architect to review drawings, building elevations and grading prior to start of construction.
 - The Contractor shall be responsible for adequate temporary drainage facilities during the rainy season operation and protect all graded areas from erosion. He shall repair any areas of erosion prior to acceptance of grading.
 - The Contractor shall expose all existing utility lines or other underground facilities at proposed drawings or connection points to verify location and elevation. Backfill shall be included in the price for various items of work.
 - The Contractor is responsible for the protection of all existing monuments or other survey markers. All such monuments or markers destroyed during construction shall be replaced at Contractor's expense.
 - It is the Contractor's responsibility to notify the Architect immediately upon any existing conditions that will reflect in changes from the construction drawings. Contractor shall verify all dimensions prior to construction.
 - The Contractor shall call the Architect 24 hours prior to placing concrete in footing for steel rebar. Contractor is to notify Architect on any deviation of Plans & Specifications.
 - The General Contractor is to notify the Interior Decorator and the Architect prior to the placing and installation of all lighting fixtures, interior doors, cabinets, etc. and submit samples to the Decorator and Architect for approval.
 - The Architect assumes no responsibility for any changes, omissions, errors or variations by the Owner or Contractor either accidental or intentional. Contractor to ask in writing, any and all questions with regards to intent or interpretation of drawings and specifications prior to submitting bids. The substantial of a bid by any contractor shall be considered as his acknowledgment of his responsibility for the requirements of all sections and trades of the project (i.e. civil, architectural, electrical, mechanical, structural, landscaping). The contractor shall review all project drawings and requirements prior to bid and include in the bid the cost of all materials, labor and work required to satisfy the requirements of all trades, even if these items are not addressed by the specifications or shown on the drawings.
 - Temporary utilities and services shall be installed and maintained in accordance with local codes and regulations. These utilities and services shall not unduly interfere upon the area's natural elements such as trees, rocks, shrubs, etc. Temporary hookups such as lights and power shall have their own temporary poles and shall not utilize trees or other natural elements for that purpose.
 - Removal of temporary facilities shall occur as progress of work permits and not later than completion of work.
 - Adequate measures shall be taken to protect areas outside the immediate construction zone and shall be strictly observed.
 - These areas shall include trees or groups of trees adjacent to the construction zone and shall be fenced off to insure their protection.
 - Adjacent property shall be respected and adequately protected. If it should become necessary to use the adjacent property for any reason, the reason shall be specified and written permission shall be obtained from the respective owner(s).
 - Any areas outside the construction zone affected by the construction shall be returned to original condition.
 - Any material from clearing and excavation which is unsuitable for fill or landscaping shall be removed from the site.
 - Back filling of trenches, foundation and other excavation shall be done in such a manner as to not disrupt natural site conditions, drainage, ground cover, etc.
 - The Contractor is permitted one sign stating his firm and subcontractors.
 - Complete clean-up of the construction site and all areas outside the construction site shall be an integral part of the work. No trash shall be allowed to accumulate during construction and shall be removed at least on a weekly basis.
 - All work and materials shall conform to the latest edition of the Uniform Building Code and all other applicable local codes and ordinances.
 - Structural engineering by RICHARD CHESSBO shall be an integral and legally binding portion of these Contract Documents.
 - All drainage to be retained on site.
 - Contractor shall install all utilities as per Utility Company and Town of Truckee requirements.
 - See Civil Work designed by AGLIEN ENGINEERING.
 - The 1991 UBC, UPC, UPC & 1996 NEC, as amended by the State of California & local Jurisdiction are applicable to the project.
 - Hours of operation of construction activity shall be limited to 7 a.m. to 6 p.m. Monday through Saturday and from 8 a.m. to 4 p.m. on Sunday.



- Provide the following materials, shop drawings & samples for Architect's review at least two weeks prior to ordering materials or product. Provide schedule for submittals with decision dates:
- Lighting Fixtures & controls
 - Plumbing Fixtures
 - Heating Diagrams
 - Door Hardware
 - Paint Samples & Finishes
 - Any Material Locations Shop Drawings
 - Refrigeration Material Samples
 - Specify about Metal Items Shop Drawings
 - Cabinet Millwork & Millwork Drawings
 - Interior Millwork Samples
 - Masonry & Stone Samples & Mock-ups
 - Carpet & Flooring Samples
 - Driveway Finish Sample
 - 1/4" Mock-up
 - Exterior Millwork Sample/Details
 - Doors Shop Drawings
 - Exterior Finish mock-up
 - Bathroom Accessories / Grab Bars
 - Signage
 - Landscaping
 - Fire Sprinkles, Etc. as
 - Landscaping Irrigation
- SCOPE OF WORK**
The work required to be performed by the contractor consists of constructing and completing the "Project", as defined in the General Conditions, or Title, in accordance with the Drawings, Specifications and all applicable provisions of the Contract Documents. The work includes furnishing all plans, labor, tools, equipment, appliances, materials, transportation and services and in performing all operations necessary for the property incidental to the construction and proper completion of the Project as shown and noted on the drawings. All layouts shall be submitted to the Architect for review and approval prior to construction or installation. All submittals and installations shall be in accordance with the 2001 Uniform Building Code, S.D.A. Title 24 and local codes and ordinances.
- NOTE:**
-NO NEW LANDSCAPING IS PROPOSED - REPAIR ALL DISTURBED AREAS AND EXISTING LANDSCAPING TO ORIGINAL APPEARANCE - PROVIDE IRRIGATION AS REQ'D. PROVIDE SUBMITTAL.
- ALL CIVIL WORK CONSULTED AND DESIGNED BY:

AGLIEN ENGINEERING
CIVIL ENGINEERING SERVICES

Bill Quessel, P.E.
Principal Engineer

Truckee-Tahoe Airport
Post Office Box 1897
Truckee, CA 96160

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12.14.97
3.13.03

TRUCKEE-TAHOE MEDICAL GROUP
USE CONVERSION
10115 WEST RIVER STREET
TRUCKEE, CALIFORNIA

DENNIS E. ZIRBEL ARCHITECT
A Professional Corporation
P.O. Box 296 Truckee, CA 96160
Telephone: 530.582.8979
Fax: 530.582.8938

DATE 10/17/02
SCALE AS NOTED
1/8" = 1'-0"

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