

LEGEND			
● 12" P	TREE DIAMETER & TYPE	—	CONSTRUCTION ACTIVITY ZONE FENCE
⊙	TREE TO REMAIN	—	EROSION CONTROL FENCE
⊗	TREE OR STUMP TO BE REMOVED	— JT	JOINT UTILITY TRENCH
⊕	TREE W/ PROTECTION, SEE 2.1 A.11	— WS	WATER SERVICE
⊙	STUMP	— GAS	GAS SERVICE
⊙	DRUPLINE OF TREE	— EL	ELECTRICAL SERVICE
⊙	BOULDER	— TC	TELEPHONE / CABLE SERVICE
⊙	FINISH FLOOR ELEVATION	— SS	SANITARY SEWER
⊙	EXISTING CONTOUR TO REMAIN	— IWS	IRRIGATION SUPPLY LINE
⊙	NEW CONTOUR	■	LIMITS OF BUILDING FOOTPRINT
⊙	REVISED CONTOUR	■	STONE PAVERS
⊙	EASEMENTS	■	SNOW STORAGE AREA
⊙	PROPERTY LINE & CORNER	■	ENHANCED REVEGETATION AREA, SEE NOTE 23
⊙	BUILDING SETBACK LINE	■	STORMWATER INFILTRATION DEVICE W/ AREA DESIGNATION
⊙	ROOF OVERHANG	○	HYDRANT
		○	WATER VALVE

- SHEET NOTES**
- SITE PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY SAGE LAND SURVEYING, INC. ON NOVEMBER 03, 2023.
 - BUILDING SHALL BE SITED BY A REGISTERED CIVIL ENGINEER. VERIFY EXACT LOCATION IN FIELD AND NOTIFY ARCHITECT AS TO ANY CONFLICTS PRIOR TO PROCEEDING WITH ANY WORK.
 - CONSTRUCTION SITE WINTERIZATION REQUIREMENTS SHALL BE IN COMPLIANCE WITH THE BEST MANAGEMENT PRACTICES PER COMMUNITY ARCHITECTURE REVIEW AND ANY AGENCY HAVING JURISDICTION OVER THE WORK.
 - PROVIDE DRAINAGE SWALE AT PERIMETER OF BUILDING WHERE REQUIRED TO PRODUCE POSITIVE DRAINAGE AWAY FROM THE BUILDING. MINIMUM SLOPE SHALL BE 2% FOR 10' AT ENTIRE PERIMETER.
 - CONNECT ALL DRUPLINE TRENCHES TO SUBSURFACE DRAINPIPE AND DRYWELLS. CONSULT W/ ARCHITECT IMMEDIATELY ON ANY WATER RELATED SITE CONDITIONS THAT CAUSE CONCERN.
 - ALL ELEVATIONS ARE BASED ON EXISTING SITE INFORMATION. THE CONTRACTOR AND ARCHITECT SHALL REVIEW SITE DRAINAGE, BUILDING FINISH FLOOR ELEVATIONS, AND GRADING PRIOR TO THE START OF CONSTRUCTION.
 - BE RESPONSIBLE FOR ADEQUATE DRAINAGE SYSTEMS. PROTECT ALL GRADED AREAS FROM EROSION. CONTRACTOR WILL REPAIR ANY AREAS DISTURBED BY EROSION BEFORE THE ACCEPTANCE OF GRADING.
 - TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING VEGETATION. THIS INCLUDES BUT IS NOT LIMITED TO ALL CONSTRUCTION ACTIVITY WITHIN THE DRUPLINE OF EXISTING TREES. THE CONTRACTOR IS REQUIRED TO HAND-DIG WITHIN THE DRUPLINE OF ALL EXISTING TREES. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL ON-SITE EXISTING ESTABLISHED VEGETATION OUTSIDE OF THE CONSTRUCTION ACTIVITY ZONE.
 - FIELD VERIFY LOCATIONS OF ALL UTILITIES WHEN THEY ARE PLACED. NOTIFY ARCHITECT IMMEDIATELY OF THEIR LOCATIONS AND PROVIDE TEMPORARY CAZ FENCING AROUND THE JOINT TRENCH FROM POINT OF CONNECTION TO THE RESIDENCE. REMOVE TEMPORARY CAZ AFTER COMPLETION OF TRENCH WORK.
 - INSTALL ALL UTILITIES PER COMMUNITY DESIGN GUIDELINES, SERVING UTILITY + PLACER COUNTY REQUIREMENTS.
 - WATER, NATURAL GAS, TELEPHONE, AND CABLE TV SHALL BE ROUTED IN A JOINT TRENCH. VERIFY THE REQUIRED CLEARANCES WITH THE APPROPRIATE SERVING UTILITIES. PROVIDE SPACER FOR 2" MIN. CLEARANCE FROM THE HOUSE TO THE TELEPHONE BOX AT STREET.
 - NOTHING SHALL BE ATTACHED TO ANY TREES. TREES MARKED TO BE PROTECTED SHALL HAVE LUMBER STRAPPING FROM GRADE TO BOTTOM OF BRANCHES OR VEGETATION PROTECTION FENCING AT THE DRUPLINE OF THE TREE. TREES MARKED TO BE PROTECTED SHALL ALSO HAVE BRIDGING UNDER THE TREE CANOPY TO PROTECT THE SOIL AND TO ALLOW AIR AND WATER TO REACH THE TREE'S ROOTS.
 - PROVIDE A TWO-WAY CLEAN OUT WITHIN 5' OF WHERE THE LATERAL EXITS THE STRUCTURE FOUNDATION. CLEANOUT BODIES SHALL BE SET TO GRADE. LIDS SHALL HAVE "SERVISE" IMPRINTED ON THE LID. CLEANOUT MUST REMAIN ACCESSIBLE. ALL SEWER FALLS SHALL MEET T.S.D. AND T.T.S.A. CODE REQUIREMENTS.
 - OBTAIN AND ADHERE TO THE LATEST RELEASE OF COMMUNITY DESIGN GUIDELINES. CONTRACTOR SHALL MEET WITH ARCHITECTURE REVIEW ADMINISTRATOR PRIOR TO START OF CONSTRUCTION TO VERIFY ALL REQUIREMENTS.
 - PROVIDE ON-SITE ELEVATION BENCHMARK AND FIELD VERIFY ALL ELEVATIONS AND DIMENSIONS IN THE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CHANGES NOT SHOWN IN THE CONSTRUCTION DOCUMENTS.
 - BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS. ALL SUCH MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - TEMPORARY UTILITIES AND SERVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL CODES, REGULATIONS AND SERVING UTILITY REQUIREMENTS. THESE UTILITIES AND SERVICES SHALL NOT INTERFERE WITH THE AREA'S NATURAL ELEMENTS SUCH AS TREES, ROCKS, SHRUBS, AND ALL EXISTING ESTABLISHED VEGETATION. TEMPORARY HOOK-UPS SHALL HAVE THEIR OWN MEANS OF SUPPORT. NO TREES OR OTHER SITE FEATURES MAY BE USED FOR THIS PURPOSE.
 - REMOVE AND LEGALLY DISPOSE OF ALL MATERIAL FROM THE SITE THAT IS NOT SUITABLE FOR FILL OR REUSE.
 - ALL DISTURBED AREAS WILL BE REVEGETATED WITH THE COMMUNITY APPROVED FOREST UNDERSTORY SEED MIXTURE. ALL AREAS OF EXPOSED SOIL WILL BE STABILIZED WITH PINE STRAW OR MULCH PRIOR TO SUBMITTING FOR FINAL RELEASE.
 - ON-SITE DISCHARGE OF ANY MATERIAL IS PROHIBITED. CONTRACTOR TO USE CONCRETE WASHOUT CONTAINER + IS RESPONSIBLE FOR REMOVAL OF WASTE FROM SITE.
 - SEE A-21 + MEP-1 FOR ELECTRIC METER LOCATION + ACCESSIBILITY.
 - SEE C-1 FOR DRUPLINE / INFILTRATION DESIGN + CALCULATIONS.
 - ANY LANDSCAPE IMPROVEMENTS AND ASSOCIATED IRRIGATION SHALL BE DESIGN / BUILD BY LANDSCAPE DESIGNER + SHALL BE SUBMITTED TO COMMUNITY ARCHITECTURE REVIEW FOR APPROVAL PRIOR TO INSTALLATION.
 - FIRE PIT(S) WILL BE PLUMBED FOR GAS AND A CERAMIC LOG KIT OR STEEL FIRE SCULPTURE WILL BE INSTALLED.
 - SELF-CONTAINED SPANS SHALL INCLUDE ASTM LISTED, LOCKING SAFETY COVER.
 - REMOVE TEMPORARY CAZ FENCING RELATING TO TRENCH AFTER COMPLETION OF SANITARY SEWER + JOINT TRENCH.
 - NON-REFLECTIVE COVER SHALL BE ON OUTDOOR GRILLS WHEN NOT IN USE.
 - PUMP AND HOLDING TANK SHALL BE INSTALLED IN A LOCATION SUCH AS TO BE REASONABLY ACCESSIBLE FOR INSPECTION AND MAINTENANCE. PUMP SYSTEM SHALL MEET TSD CODE REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND A TSD INSPECTOR IS REQUIRED PRIOR TO START OF CONSTRUCTION TO DISCUSS PUMP SYSTEM DESIGN. IF THE HOLDING TANK IS LOCATED OUTSIDE OF THE BUILDING FOUNDATION IT SHALL NOT BE LOCATED WITHIN 5 FEET OF ANY BUILDING USED AS A DWELLING OR WITHIN 10 FEET OF ANY PROPERTY LINE.
 - ANY BOLLARDS NON-NATIVE TO THEIR LOCATION SHALL BE BURIED 10" DEEP SO AS TO APPEAR NATIVE.

RYAN GROUP ARCHITECTS
 10800 CONNER PASS ROAD
 NUMBER 200
 TRUCKEE, CA
 96161
 530.587.3800
 RYANGROUP.NET

**VANGORDER
 S | E
 RIVER
 HOUSE
 TRUCKEE**

10098 SOUTH EAST RIVER STREET
 TRUCKEE, CA 96161
 PARCEL # 019-152-041

**ISSUED
 FOR AGENCY REVIEW**



**PROJECT
 2312
 DRAWN
 #6
 REVIEWED
 #6
 DATE
 01 | 31 | 25**



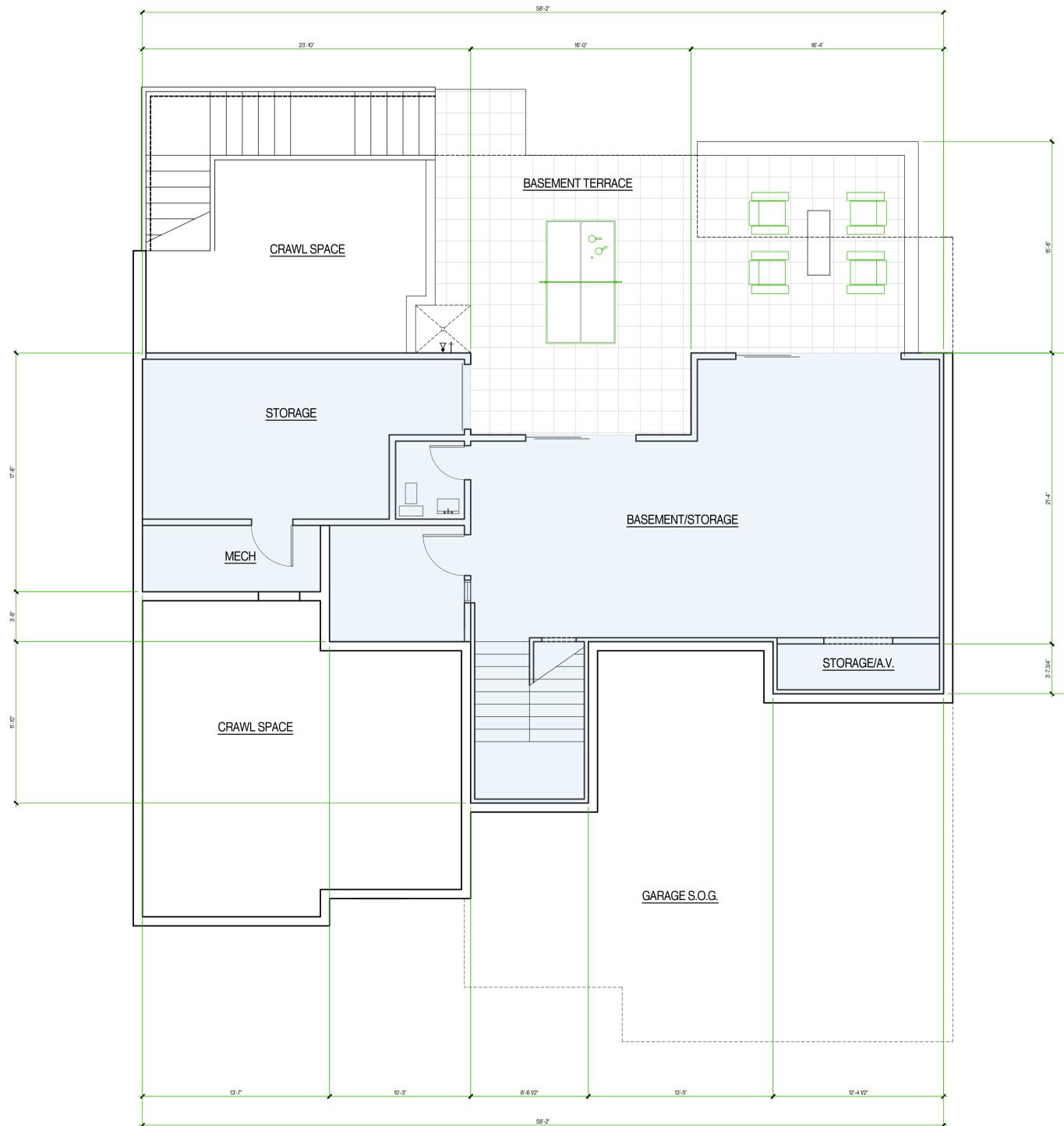
**SITE PLAN
 A-1.1**

INTERIOR DOOR TAG LEGEND

DOOR STYLE	
DOOR SIZE	
LOCKSET TYPE:	
PRV - PRIVACY	
PASS - PASSAGE	
DUM - DUMMYP	
DEAD - DEADBOLT	
TOH - TOUCH LATCH	
FP - FLUSH PULL	
PPF - PRIVACY FLUSH PULL	
DOORSTOP TYPE:	
FDS - FLOOR	
HDS - HINGE	
WDS - WALL	
NT - INTEGRATED INTO POCKET TRACK	

AREA SUMMARY

CONDITIONED	
UPPER LEVEL	1,530 S.F.
MAIN LEVEL	1,932 S.F.
	3,462 S.F.
BASEMENT/STORAGE LEVEL	
	655 S.F.
GROSS FLOOR AREA	
	4,115 S.F.
UNCONDITIONED	
GARAGE	680 S.F.



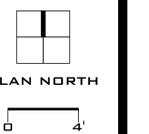
**ISSUED
FOR AGENCY REVIEW**



NOT FOR CONSTRUCTION
01|31|25

THIS INSTRUMENT OF SERVICE IS
PROTECTED BY COPYRIGHT.

PROJECT
2312
DRAWN
BS
REVIEWED
BS
DATE
01|31|25



**BASEMENT
LEVEL
FLOOR
PLAN**

A - 2.0

INTERIOR DOOR TAG LEGEND	
DOOR STYLE	↔
DOOR SIZE	3'-7" x 7'-0"
LOOKSET TYPE:	
PRN - PRIVACY	↔
PASS - PASSAGE	↔
DUM - DUMMY	↔
CEAD - COUNTERSET	↔
TCH - TOUCH LATCH	↔
FFL - FLUSH PULL	↔
FFP - PRIVACY FLUSH PULL	↔
DOORSTOP TYPE:	
FDS - FLOOR	↔
HDS - HINGE	↔
WDS - WALL	↔
INT - INTEGRATED INTO POCKET TRACK	↔

AREA SUMMARY	
CONDITIONED	1530 S.F.
UPPER LEVEL	1330 S.F.
MAIN LEVEL	2000 S.F.
BASEMENT/STORAGE LEVEL	655 S.F.
GROSS FLOOR AREA	4,115 S.F.
UNCONDITIONED	
GARAGE	680 S.F.

RG
RYAN GROUP ARCHITECTS

10800
DINNER PASS ROAD
NUMBER 200
TRUCKEE, CA
96161

530 587 3800
RYANGROUP.NET

VANGORDER
S | E
RIVER
HOUSE
TRUCKEE

10098 SOUTH
EAST RIVER
STREET
TRUCKEE, CA
96161
PARCEL#: 019-152-041

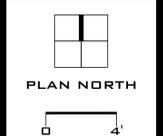
ISSUED
FOR AGENCY REVIEW



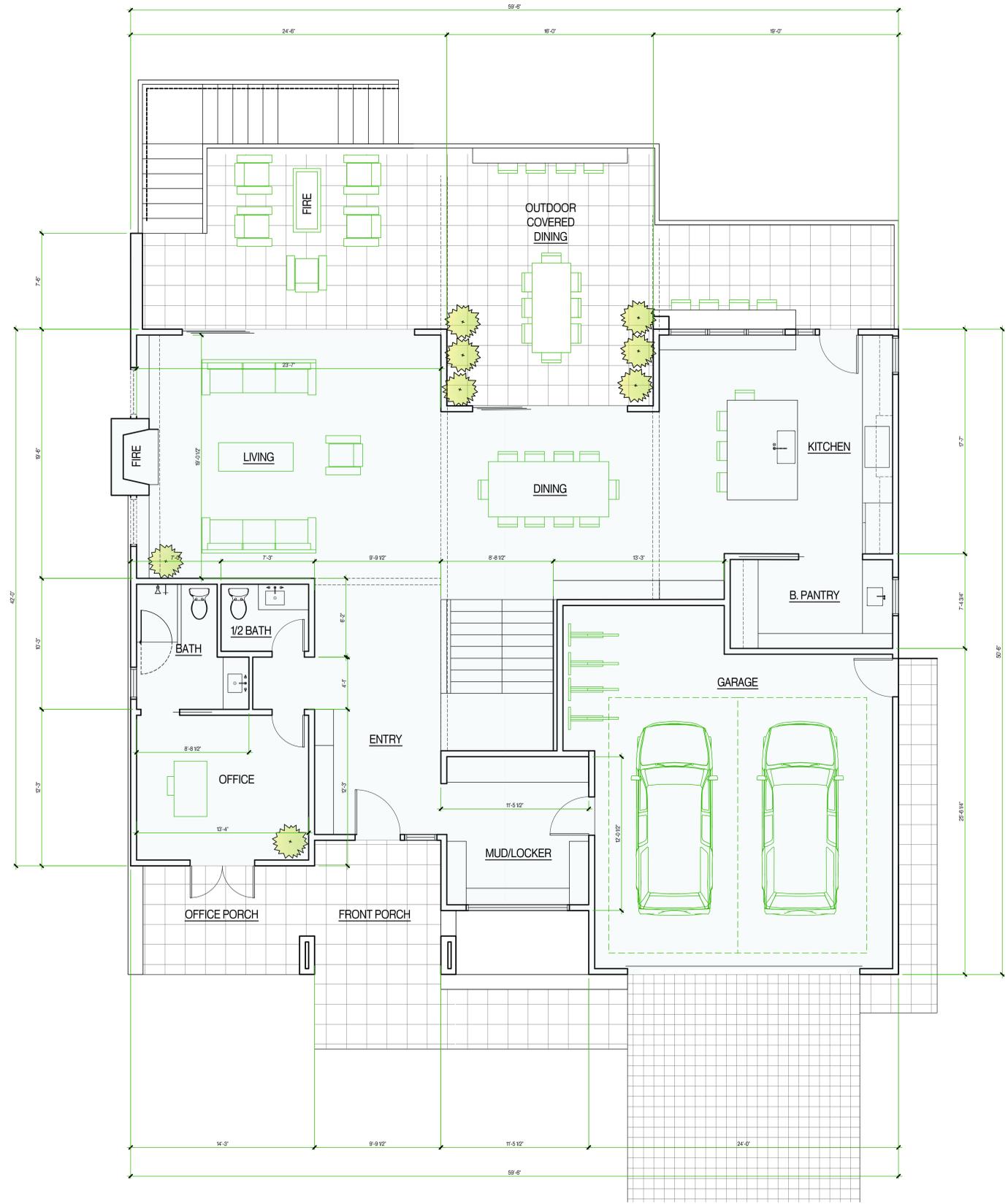
NOT FOR CONSTRUCTION
01|31|25

THIS INSTRUMENT OF SERVICE IS
PROTECTED BY COPYRIGHT.

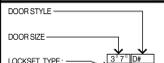
PROJECT
2312
DRAWN
BB
REVIEWED
BB
DATE
01|31|25



LOWER
LEVEL
FLOOR
PLAN
A-2.1



INTERIOR DOOR TAG LEGEND

DOOR STYLE: 

DOOR SIZE: 

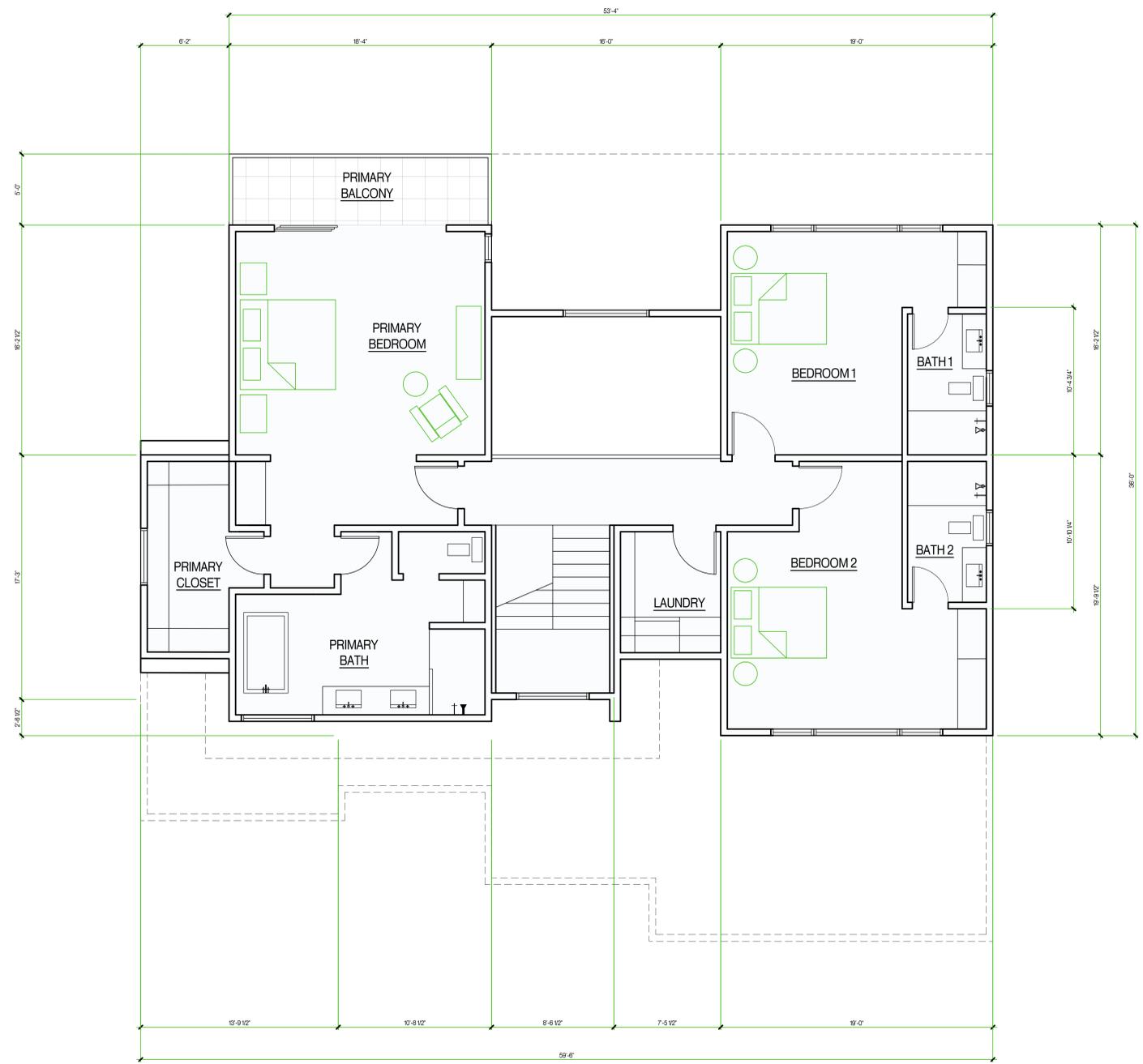
LOCKSET TYPE:
 PRN = PRIVACY
 PASS = PASSAGE
 DUM = DUMMYP
 DEAD = DEADLOCK
 TCH = TOUCH LATCH
 FL = FLUSH PULL
 PRN = PRIVACY FLUSH PULL

DOORSTOP TYPE:
 FOS = FLOOR
 HOS = HINGE
 WOS = WALL
 INT = INTEGRATED INTO POCKET TRACK

AREA SUMMARY

CONDITIONED	
UPPER LEVEL	1,530 S.F.
MARK LEVEL	3,000 S.F.
	3,460 S.F.
BASEMENT/STORAGE LEVEL	656 S.F.
GROSS FLOOR AREA	4,116 S.F.
UNCONDITIONED GARAGE	680 S.F.

- SHEET NOTES**
- Contractor shall verify tempered glazing at all locations required by CRC R308 and R307.
 - Guards are required at open sided walking surfaces over 30 inches measured vertically above adjacent floor or within 36 inches (measured horizontally) to the edge of the open side.
 - Guards shall be a minimum of 42" above finish floor. Where top of guardrail serves as a stairway handrail the height shall not be less than 34 inches, nor more than 38 inches above tread-rising. Guards shall be constructed to withstand a 200# lateral load and have intermediate pickets such that a 4" sphere may not pass 18" where riser meets tread.
 - Grapple handrails shall be continuous for the full length of a stair, placed 36" above the plane of stair nosing, have a cross-sectional area of 1-1/2" with no sharp corners, mounted to allow 1-1/2" clear behind and anchored to withstand a 200# lateral load and shall not project more than 4.5" on either side of stairway. The clear stairway width at and below the handrail shall be 31-1/2" where a handrail is installed on one side and 27" where handrails are installed on both sides. Not required where less than 4 risers. Ends shall return to walls or terminate at a newel post.
 - All exterior windows, doors, openings and penetrations shall be carefully flashed and counterflashed in accordance with standard practices for construction in extreme climates and in accordance with manufacturer's recommendations.
 - The interior face of the garage shall receive 5/8" type "X" G.W.B. finished as required to provide fire resistive construction as required by CRC R302.8. The enclosed accessible space under stairs shall have walls, under stair surface and soffits (ceiling) protected on the enclosed side with minimum 1/2" G.W.B. finished as required to provide fire resistive construction as required by CRC R302.7.
 - All windows identified as "Egress" windows shall meet the requirements of Section R310 of the CRC.
 - Family Entry door from Garage shall be 1-3/8" (minimum) solid wood door, in compliance with CRC section S223.1.120) include fire protection rating. Door shall be self-closing and self-latching.
 - The refuse enclosure doors and frame shall be metal or metal-clad and can have no more than a 5/8-inch gap along the bottom with weather stripping at all edges. Rear round primary knob and secondary latching devices must be of a sufficient strength and design to prevent access by wildlife. Ventilation openings shall be kept to a minimum and must be covered with a metal mesh or other material of sufficient strength to prevent access to wildlife. The floor of the enclosure shall be a concrete slab and the interior shall have a painted gypsum board finish.
 - All kitchen countertops shall be +3/8" to top of countertop, 24" deep base cabinet, UNO. Laundry Room countertop above washer and dryer shall be minimum height as coordinated with manufacturer recommendations, with consideration for washer/dryer removal as it relates to depressed slab and underside of countertop. All other laundry countertops shall be +3/8" to top of countertop, 24" deep base cabinet, UNO.
 - All countertops to have 1" overhang at all cabinet sides not abutting a vertical plane, UNO. All slab countertop surfaces shall be 2" thick UNO.
 - All casework closets shall have a clear interior depth of 24" UNO.
 - A wood burning fireplace is proposed in the Living room. The conditions of approval and CC-RFs for this project shall explicitly require the installation of any non-EPA phase 2 certified wood burning devices or masonry fireplaces that do not have a UL approved decorative gas-burning appliance that uses either a direct vent or a B vent gas system, unless otherwise agreed to by the PCAFCD and consistent with the Meritt Valley air quality ordinance. Solid fuel burning appliances / fireplaces are prohibited in multi-family land uses. The maximum emission potential from each residence shall not exceed 7.5 grams per hour. All fireplaces shall be installed per manufacturer's approved installation requirements.
 - Stairways shall have a maximum clear height of 7-3/4 inches and minimum tread depth of 10 inches. Maximum tread/drier variation shall be less than 3/8 inch. Any deviation from the specified clear / run shall be brought to the attention of the Architect prior to construction.
 - Install fire blocking at concealed draft openings, between stories, between walls and roofs, at stair stringers and at the top and bottom of each stair run as required by CRC R302.11.
 - Bottom panel of laundry room door shall have lowered grid providing minimum of 100 square inches of net free area.



10800
DONNER PASS ROAD
NUMBER 200
TRUCKEE, CA
96161

530 587 3600
RYANGROUP.NET

VANGORDER
S | E
RIVER
HOUSE
TRUCKEE

10098 SOUTH
EAST RIVER
STREET
TRUCKEE, CA
96161

PAREL# 019-152-041

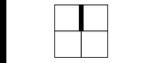
ISSUED
FOR AGENCY REVIEW



NOT FOR CONSTRUCTION
01 | 31 | 25

THIS INSTRUMENT OF SERVICE IS
PROTECTED BY COPYRIGHT.

PROJECT
2312
DRAWN
88
REVIEWED
88
DATE
01 | 31 | 25



PLAN NORTH



UPPER
LEVEL
FLOOR
PLAN

A - 2.2



Southeast



Southwest

Revisions:

No.	DATE	REMARKS

ISSUED
AGENCY REVIEW



Not For Construction
08 | 21 | 25

This instrument of service is
protected by copyright.

Project
2412
Drawn
BG
Reviewed
BG
Date
01 | 31 | 25



Northwest



Northeast

Revisions:

No.	DATE	REMARKS

ISSUED
AGENCY REVIEW



Not For Construction
08 | 21 | 25

This instrument of service is
protected by copyright.

Project
2412
Drawn
BG
Reviewed
BG
Date
01 | 31 | 25

Revisions:

No.	DATE	REMARKS

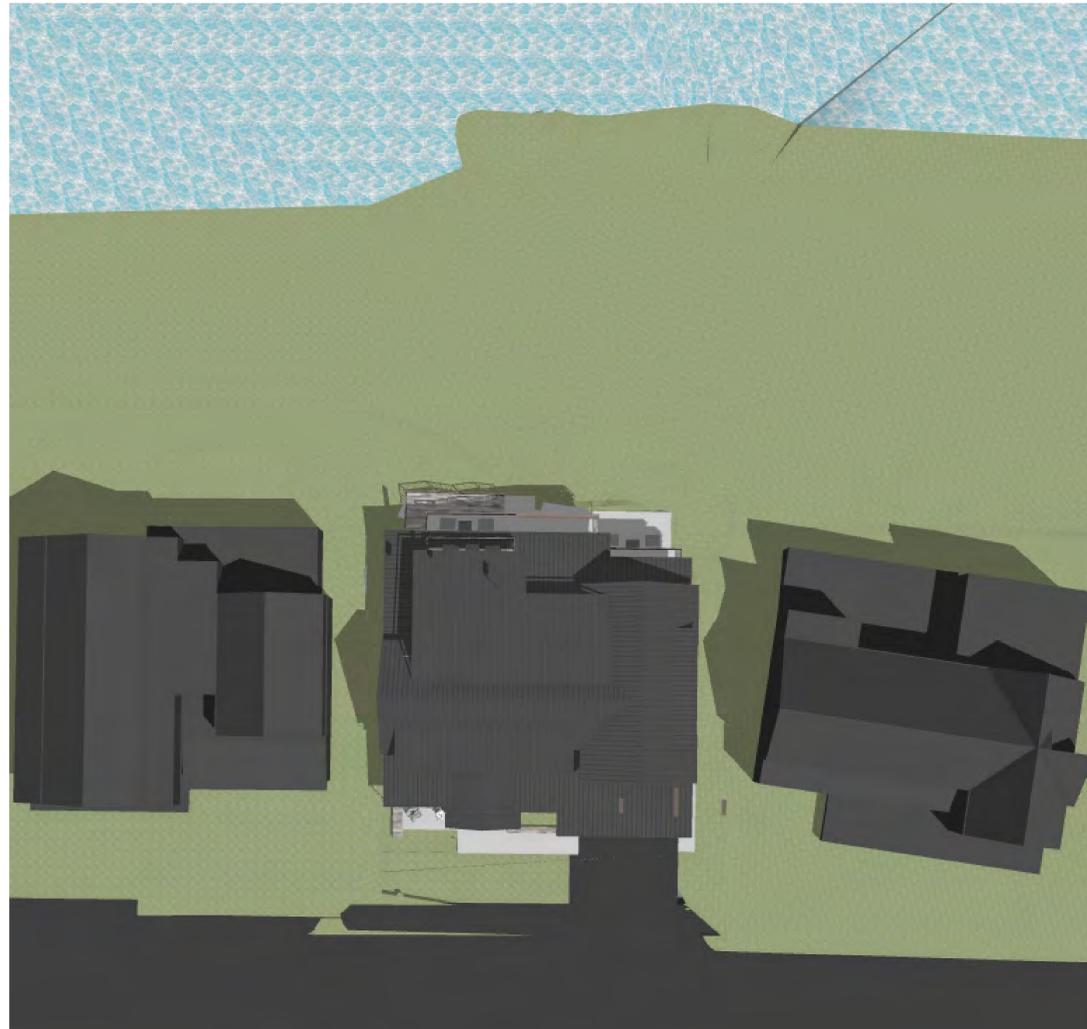
ISSUED
AGENCY REVIEW



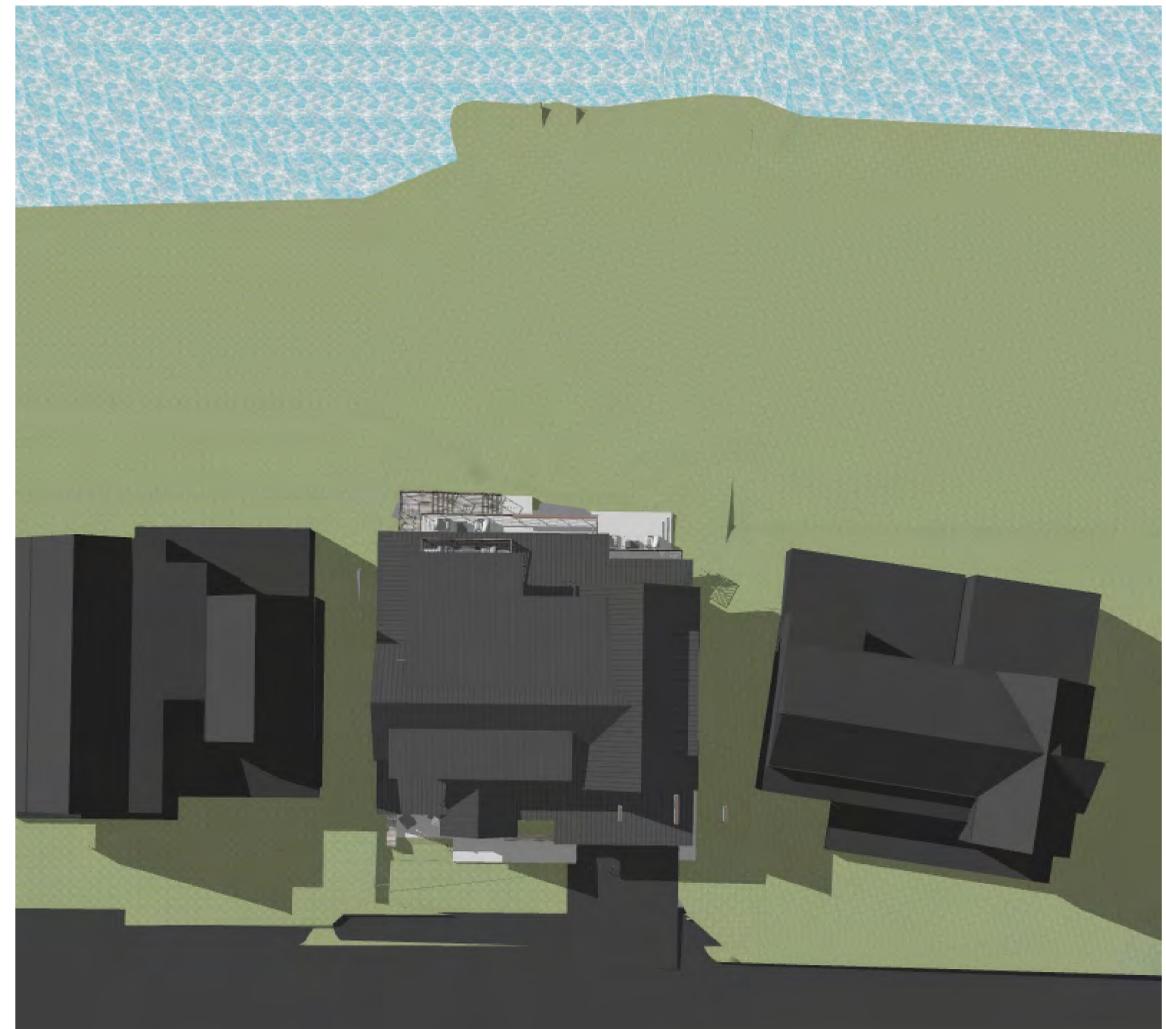
Not For Construction
08 | 21 | 25

This instrument of service is protected by copyright.

Project
2412
Drawn
BG
Reviewed
BG
Date
01 | 31 | 25



10am June 21st



6pm June 21st

REVISIONS:

NO.	DATE	REMARKS

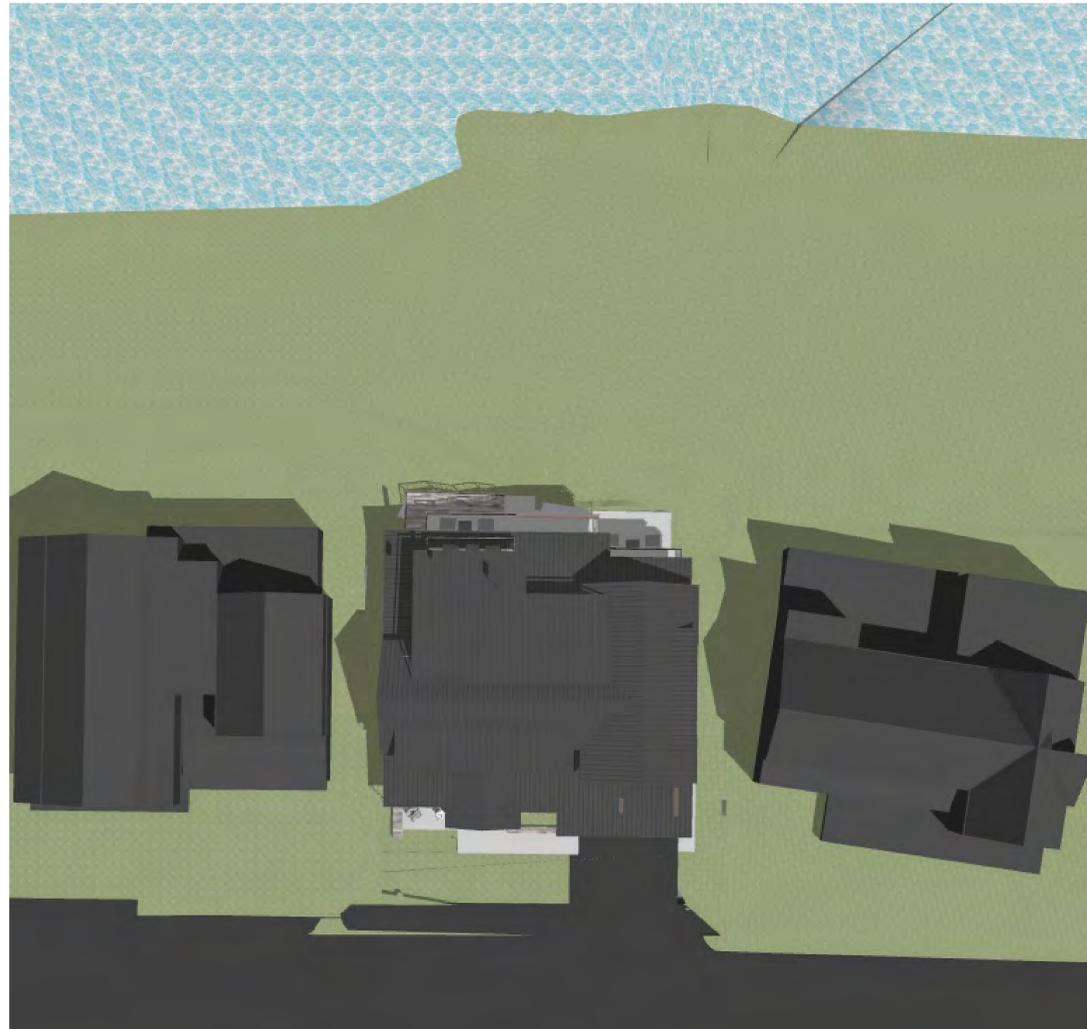
ISSUED
AGENCY REVIEW



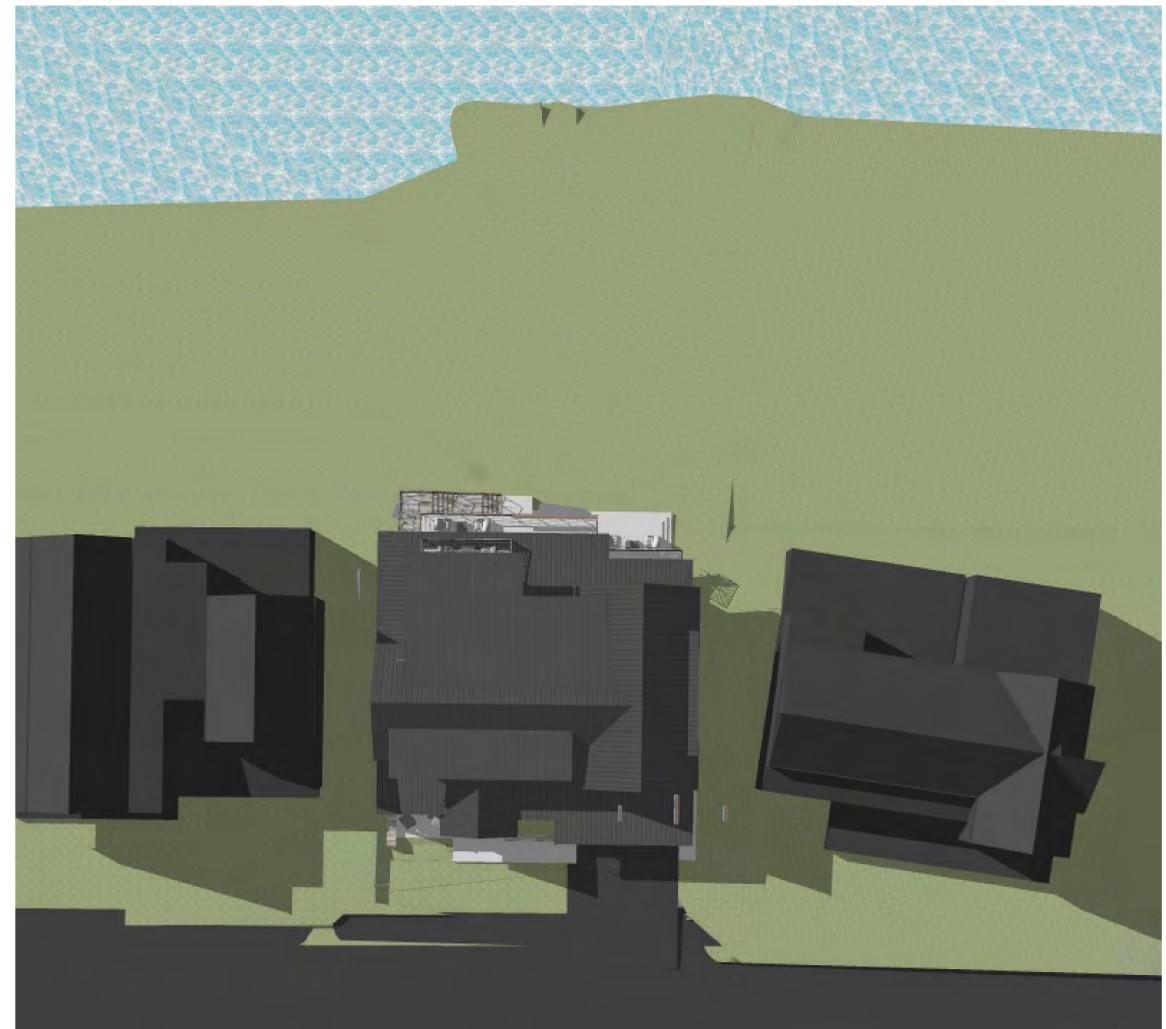
NOT FOR CONSTRUCTION
01 | 31 | 25

THIS INSTRUMENT OF SERVICE IS
PROTECTED BY COPYRIGHT.

PROJECT
2412
DRAWN
BS
REVIEWED
BS
DATE
01 | 31 | 25



10am June 21st



6pm June 21st

AERIAL MAP



KEY MAP



10064
44'-3"

1267 sf
Visual Mass



10084
56'-2"

1492 sf
Visual Mass



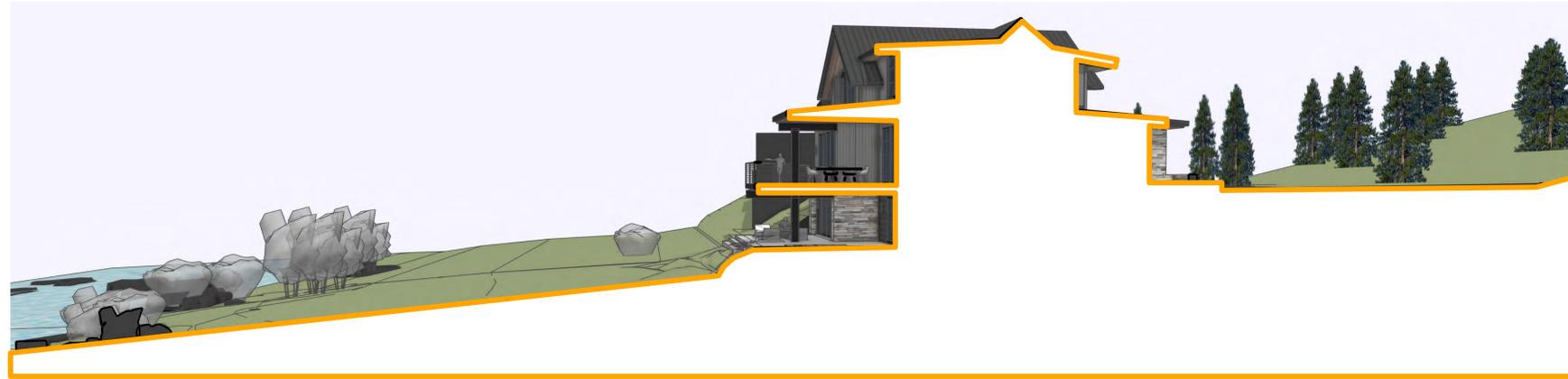
10098
59'-10"

1439 sf
Visual Mass



10110
49'-4"

1273 sf
Visual Mass



Site Section - Showing Depth of Overhangs and Recessed Glazing

Proposed Project



Photo Simulation From Bridge St - Bridge

Proposed Project

