

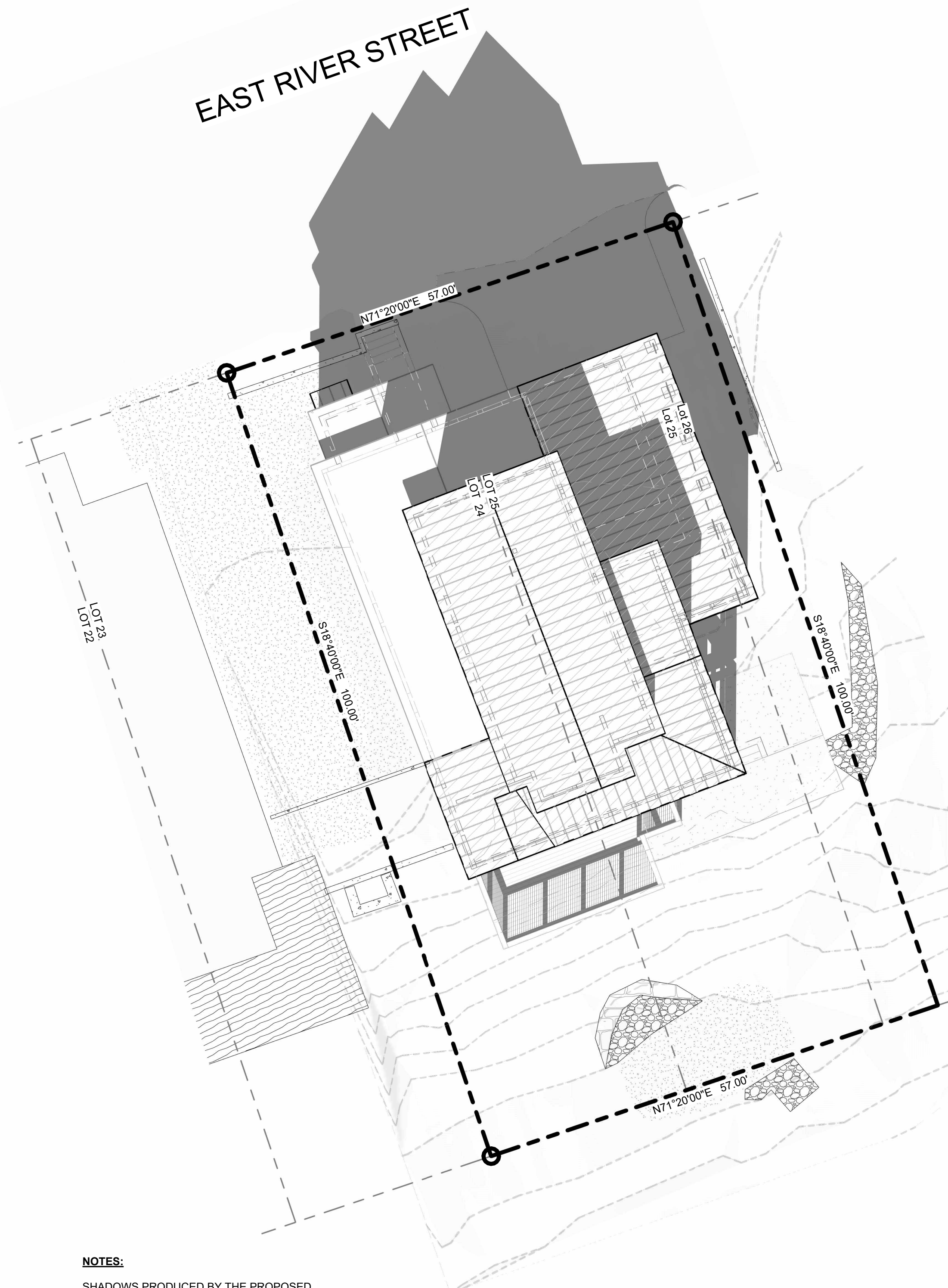
LEGEND

REFER TO EROSION CONTROL PLAN FOR ADDITIONAL LEGEND

- PROPERTY LINE
- SETBACK LINE
- 5' DEFENSIBLE EMBER RESISTANT ZONE
- ARCHITECTURAL FENCE
- VPF - VPF VEGETATION PROTECTION FENCING
- ECB - ECB EROSION CONTROL BARRIER
- JT - JT JOINT UTILITY TRENCH
- W - W WATER LINE TRENCH
- GAS - GAS GAS LINE TRENCH
- SS - SS SANITARY SEWER TRENCH
- P.U.E. PUBLIC UTILITY EASEMENT
- M.P.E. MULTIPURPOSE EASEMENT
- S.E. SNOW EASEMENT
- BBSL BUILDING SETBACK LINE
- 5400 (E) CONTOUR LINE TO REMAIN
- 5400 OLD CONTOUR LINE
- 5400 PROPOSED CONTOUR LINE
- 6" P TREE W/ DRIPLENE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR, S=STUMP
- ✗ TREE TO BE REMOVED
- ⊙ TREE TRUNK PROTECTION
- 6500' ELEVATION DATUM
- ROCKERY WALL

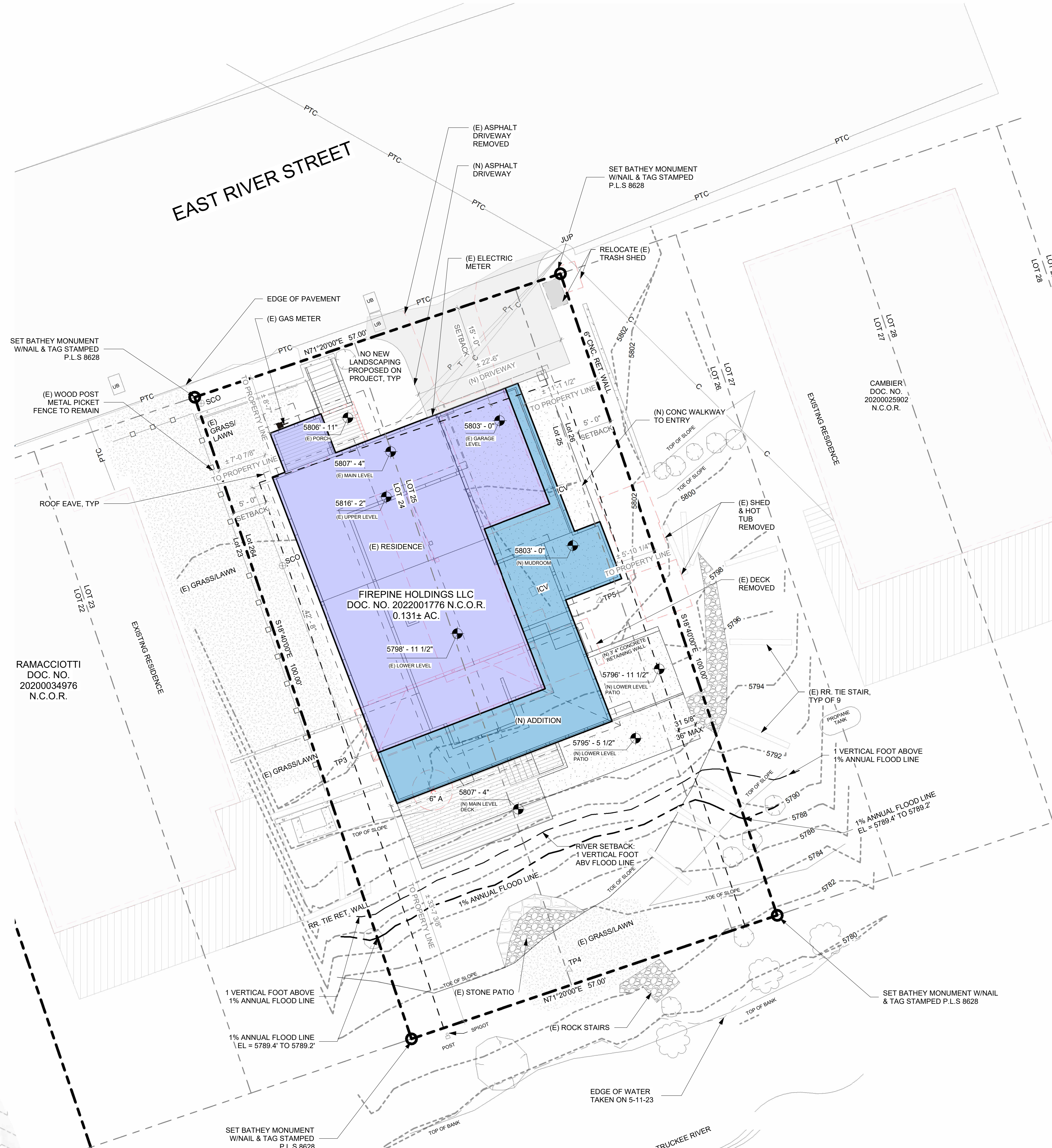
LOT DEVELOPMENT PARAMETERS

AREA:	
LOT AREA	0.131 ACRE/ 5,706.36 SF
SETBACKS:	
MINIMUM FRONT	15 FT
MINIMUM SIDE	5 FT
MINIMUM REAR	20 FT
HEIGHT	
MAXIMUM HEIGHT	35 FT or 3.5 STORIES
COVERAGE	
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	3,994.2 SF (70%)
PROPOSED BUILDING PROPERTIES	
AREA:	
CONDITIONED FLOOR AREA	3453 SF
UNCONDITIONED FLOOR AREA	780 SF
HEIGHT	
FOOTPRINT LOW POINT GRADE	5795' 5 1/2" FT
FOOTPRINT HIGH POINT GRADE	5802' 2" FT
FOOTPRINT AVERAGE GRADE	5798' 9 3/4" FT
ACTUAL ALLOWABLE HEIGHT	35 FT
ACTUAL MAXIMUM RIDGE ELEVATION	35 FT
COVERAGE	
BUILDING FOOTPRINT	1996 SF
LOWER FLOOR PATIO	267 SF
MAIN FLOOR DECK	233 SF
TOTAL OTHER IMPERVIOUS	807 SF
TOTAL IMPERVIOUS COVERAGE	2966 SF
SNOW STORAGE REQUIRED (50% OF DRIVEWAY)	154 SF



SOLAR STUDY PLAN

Scale: 1" = 10'-0"



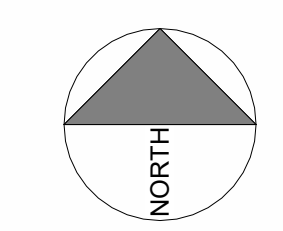
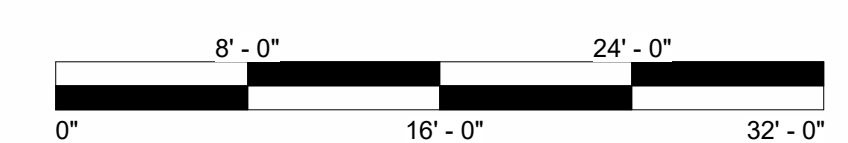
SITE AND GRADING PLAN

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



STREET ELEVATION

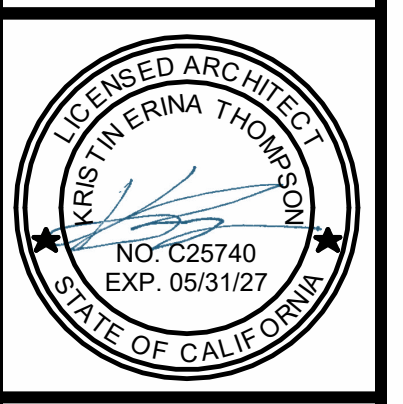
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GENERAL SHEET NOTES

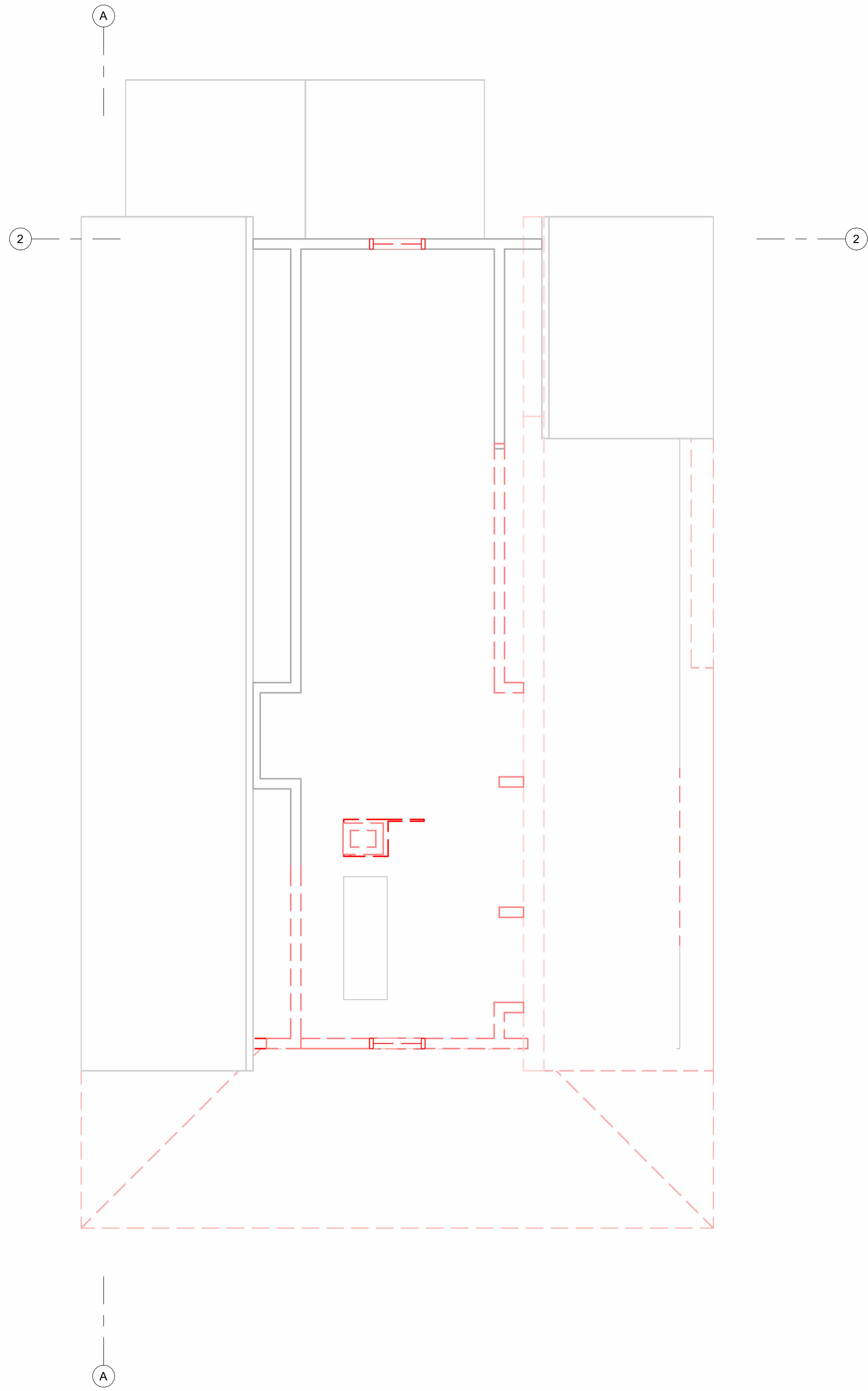
2. EXISTING SITE CONDITIONS TAKEN FROM TOPOGRAPHIC MAP PREPARED BY SAGE LAND SURVEYING, 10049 MARTIS VALLEY ROAD, TRUCKEE, CA 96161 (530) 550-8006. DATED: 18/05/2023
3. CONTOUR INTERVAL EQUALS - 2'-0".
4. THE ELEVATION DATUM FOR THIS SURVEY WAS ASSUMED. ELEVATION = 3544' 4". BENCHMARK = NGS DESIGNATION-A 921 (PID K90167)
5. SPOT ELEVATIONS ARE ACCURATE TO ±0.2', SCALED DISTANCES ARE ACCURATE TO ±0.5'.
6. LEGEND IS GENERAL. SOME SYMBOLS MAY NOT BE APPLICABLE TO THIS SURVEY MAP.
7. FOR ANY PROPOSED FILL PLACEMENT & DRIVEWAY CONSTRUCTION:
 - A. THE AREAS MUST BE CLEARED, SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED PRIOR TO FILL PLACEMENT.
 - B. OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH SUITABLE MATERIAL FOR COMPACTION.
8. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ALL REQUIRED BUILDING SETBACKS WITH THE COUNTY & TOWN.
9. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE SYSTEM OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 8" (152 MM) WITH THE FIRST 10' (3048 MM), EXCEPTION WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" (152 MM) OF FALL W/ IN 10' (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
10. BUILDING LOCATION SHALL BE SITED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR. VERIFY EXACT LOCATION IN FIELD AND NOTIFY ARCHITECT AS TO ANY CONFLICTS PRIOR TO PROCEEDING WITH ANY WORK.
11. FIELD VERIFY ROUTING OF ALL EXISTING AND PROPOSED UTILITIES AND UTILITY TRENCHES AS REQUIRED TO AVOID DAMAGE TO ANY TREES. NOTIFY THE ARCHITECT IF SIGNIFICANT DISCREPANCIES EXIST FROM THE PLANS.
12. ALL UTILITY LINES SHALL BE EXTENDED FROM BUILDING TO UTILITY SERVICE CONNECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND CONNECTION AND NECESSARY UPGRADES OF SANITARY SEWER, POWER, CABLE TV, COMMUNICATIONS, TELEPHONE AND NATURAL GAS. LOCAL CODES AND SERVING UTILITY REQUIREMENTS, PROVIDE TRENCH DAM(S) AS REQUIRED TO PREVENT GROUND WATER FROM MIGRATING FROM TRENCH TO FOUNDATION/STRUCTURE.
 - A. SEWER MAY NOT BE INSTALLED IN THE SAME JOINT UTILITY TRENCH AS ELECTRICAL SERVICE.
 - B. NO MORE THAN 270° COMBINED TOTAL BENDS IN ELECTRICAL LINE BETWEEN ELECTRIC BOXES.
 - C. ELECTRICAL SERVICE SHALL USE 3" CONDUIT. ELECTRIC METER MAIN MUST BE INSTALLED SO THAT GLOBE IS VISIBLE AND BETWEEN 60° AND 75° ABOVE GRADE.
 - D. MAINTAIN REQUIRED CLEAR WORKING SPACE IN FRONT OF ELECTRIC METER MAIN.
 - E. COMPACTION TEST MAY BE REQUIRED WITHIN THE CLEAR WORKING SPACE IN FRONT OF THE ELECTRIC METER MAIN, CONTACT UTILITY COMPANY FOR INFORMATION AND REQUIREMENTS.
 - F. ELECTRICAL LINE TO RUN UNDERNEATH GAS LINE WHEN SHARING A TRENCH, TYP.
1. PROTECT ALL SURVEY MONUMENTS ON THE SITE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND/OR MAINTAIN CORNER MONUMENTS PRIOR TO COMPLETION.
2. ROCK IS FULLY EXPECTED ON THE SITE AND ALL EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ASPHALT PAVING TO HAVE A TOTAL COMPACTED THICKNESS OF 4" MIN. 4 1/2" MAX. (PLACE 2 1/2" PRIOR TO WINTER AND 1 1/2" AT COMPLETION) W/ A STRAIGHTNESS TOLERANCE OF ±1/12 INCH IN 10 FT. SUBBASE TO BE MIN 6" THICK CAL TRANS CLASS 2 AGGREGATE BASE (AB). PROVIDE SUBDRAIN BELOW AB. FILTER FABRIC O/ 4" MIN CONSOLIDATED 3/4" DIA. GRAVEL (DRAIN ROCK) W/ NATIVE SOIL. SLOPED TO CONVEY WATER INTO DRAINAGE DITCH. SOIL AND AB TO BE COMPACTED TO 95% RELATIVE COMPACTION.
 - A. HOT PLANT MIXED ASPHALTIC CONCRETE PAVING TO COMPLY WITH ASPHALT INSTITUTE SPECIFICATION SS-2.
 - B. ASPHALT MUST BE 290 DEGREES F MIN TO 320 DEGREES F MAX LEAVING PLANT AND 280 DEGREES F MIN AT TIME OF PLACING.
 - C. DO NOT COMMENCE PLACEMENT OF ASPHALTIC CONCRETE WHEN THE TEMPERATURE IS BELOW 50 DEGREES F. NOR DURING FOG, RAIN, SNOW OR OTHER UNSUITABLE CONDITIONS.
4. GRADING AND SOIL DISTURBANCE SHALL BE PROHIBITED DURING THE WINTER ("RAINY SEASON"), GENERALLY THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH, UNLESS OTHERWISE APPROVED BY APPLICABLE JURISDICTION. SEE ALSO EROSION CONTROL PLAN NOTES REGARDING WINTER CONSTRUCTION.

NOTES:
SHADOWS PRODUCED BY THE PROPOSED STRUCTURE ON DECEMBER 21st AT 12:00PM



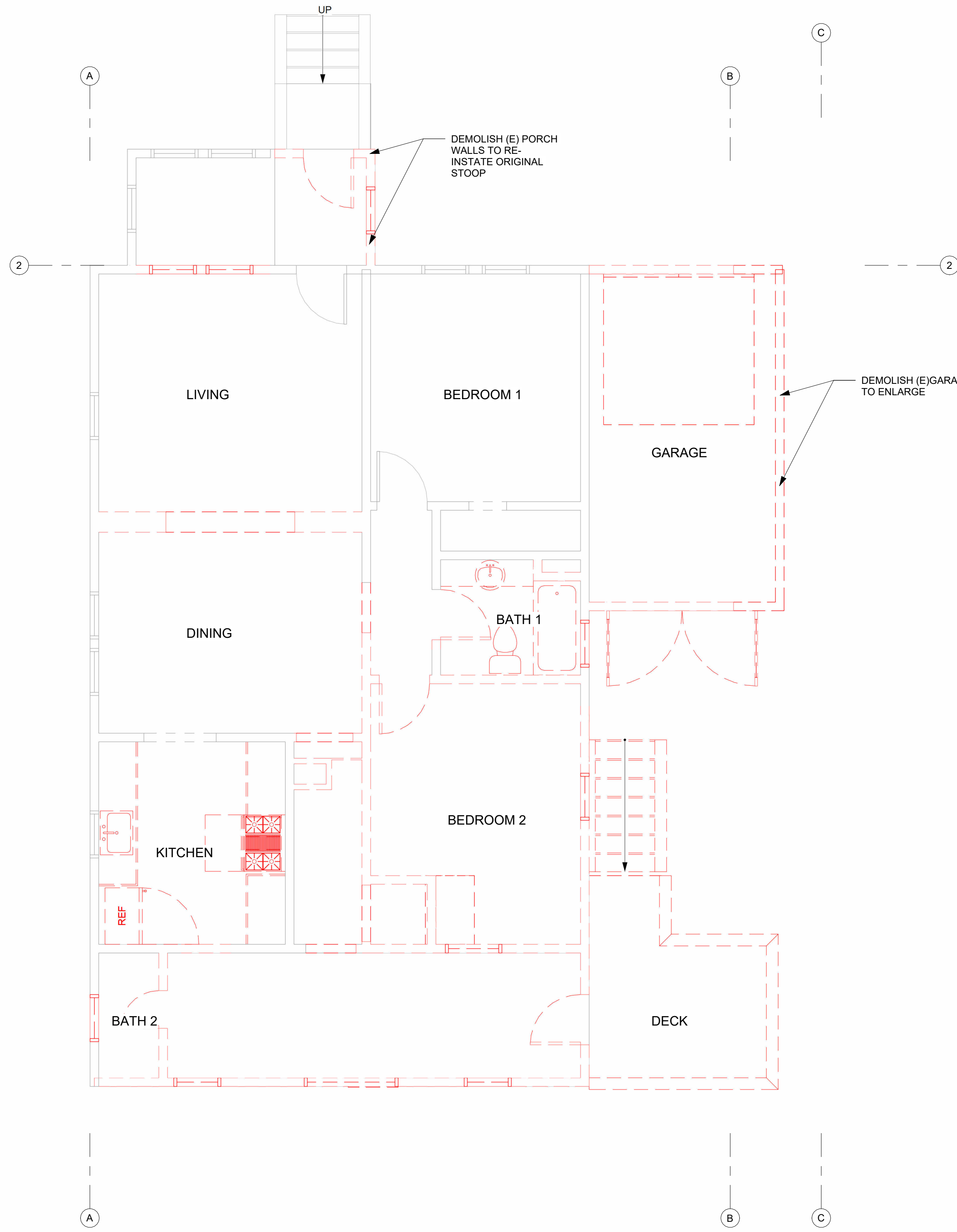
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SHEET:	

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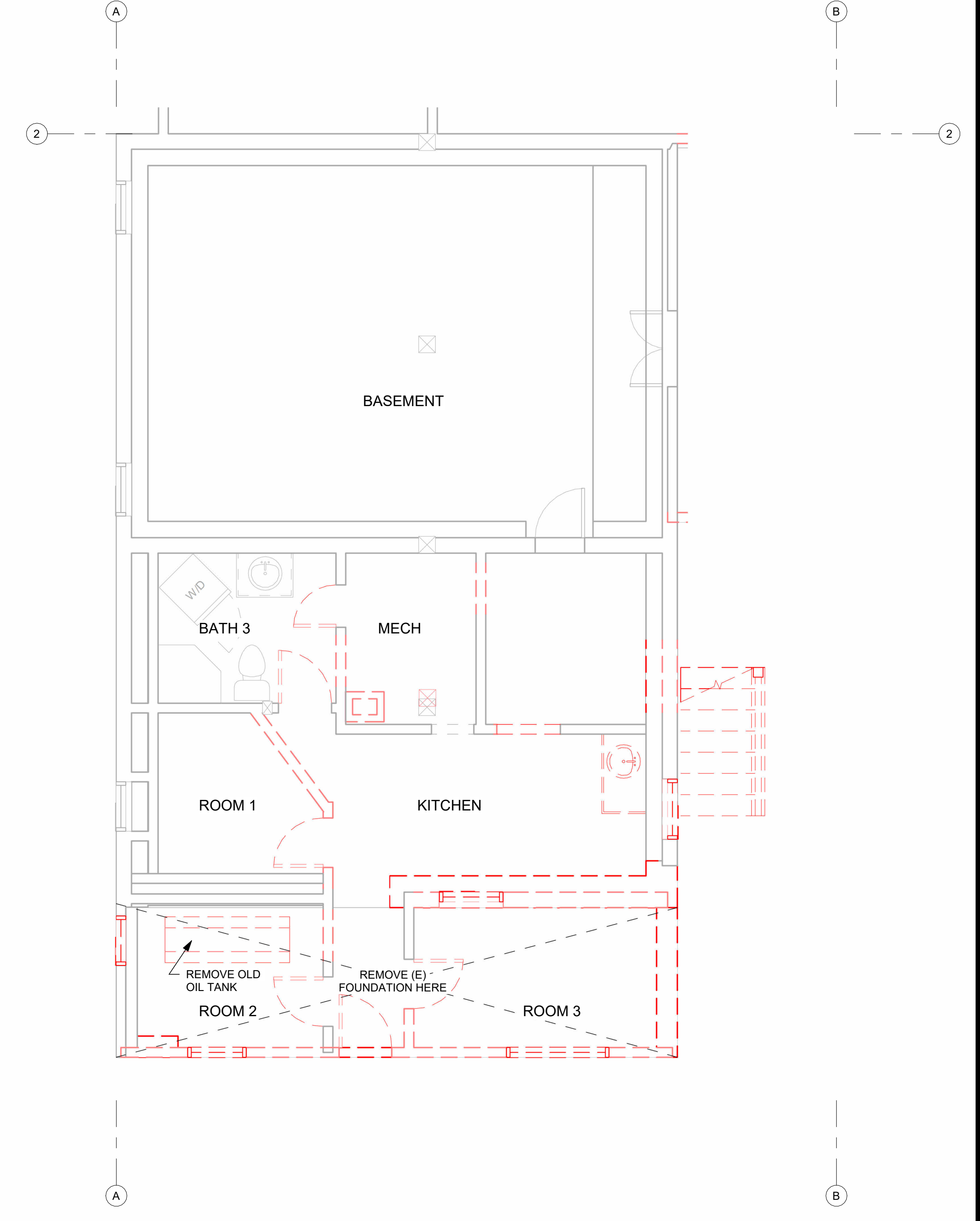
UPPER LEVEL DEMOLITION PLAN

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



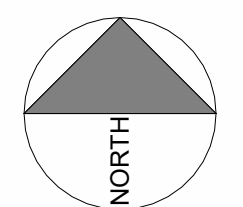
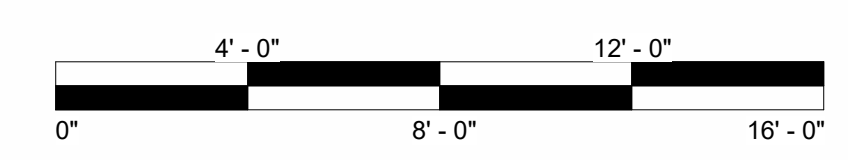
MAIN LEVEL DEMOLITION PLAN

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



LOWER LEVEL DEMOLITION PLAN

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



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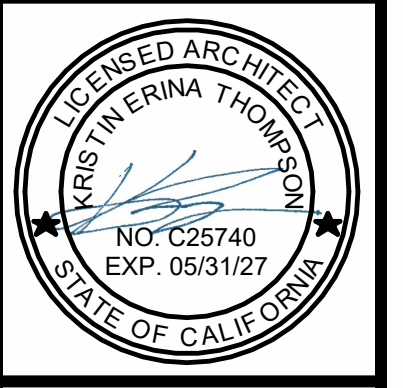
DEMOLITION PLANS

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JOB NO:	231001
SHEET:	

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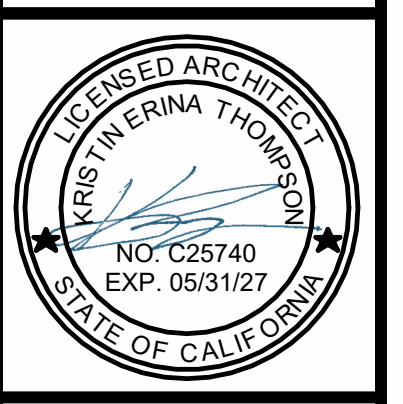
FIREPINE REMODEL

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(E) CONDITIONED FLOOR AREA

(E) LOWER LEVEL CONDITIONED	234 SF
(R) LOWER LEVEL CONDITIONED	416 SF
(E) MAIN LEVEL CONDITIONED	404 SF
(R) MAIN LEVEL CONDITIONED	801 SF
(E) UPPER LEVEL CONDITIONED	361 SF
(E) + (R) TOTAL CONDITIONED	2216 SF

PROPOSED CONDITIONED FLOOR AREA

(N) LOWER LEVEL CONDITIONED	340 SF
(N) MAIN LEVEL CONDITIONED	503 SF
(N) UPPER LEVEL CONDITIONED	375 SF
(N) UPPER LEVEL UNCONDITIONED	19 SF
TOTAL CONDITIONED	1237 SF

PROPOSED UNCONDITIONED FLOOR AREA

(E) + (R) CONDITIONED FLOOR AREA	2216 SF
(N) CONDITIONED FLOOR AREA	1237 SF
TOTAL AREA	3453 SF

(E) UNCONDITIONED FLOOR AREA

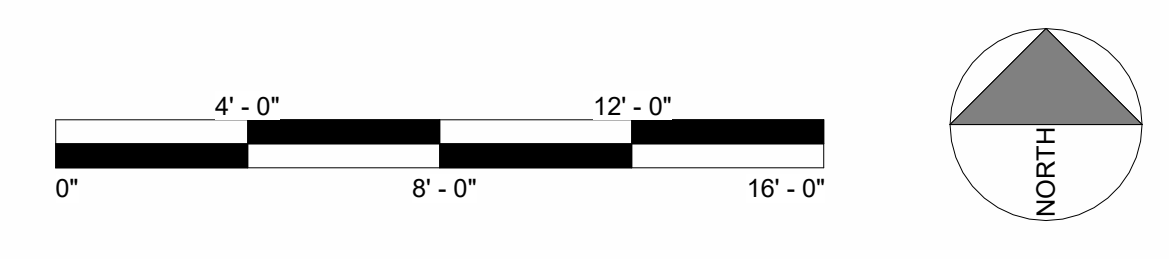
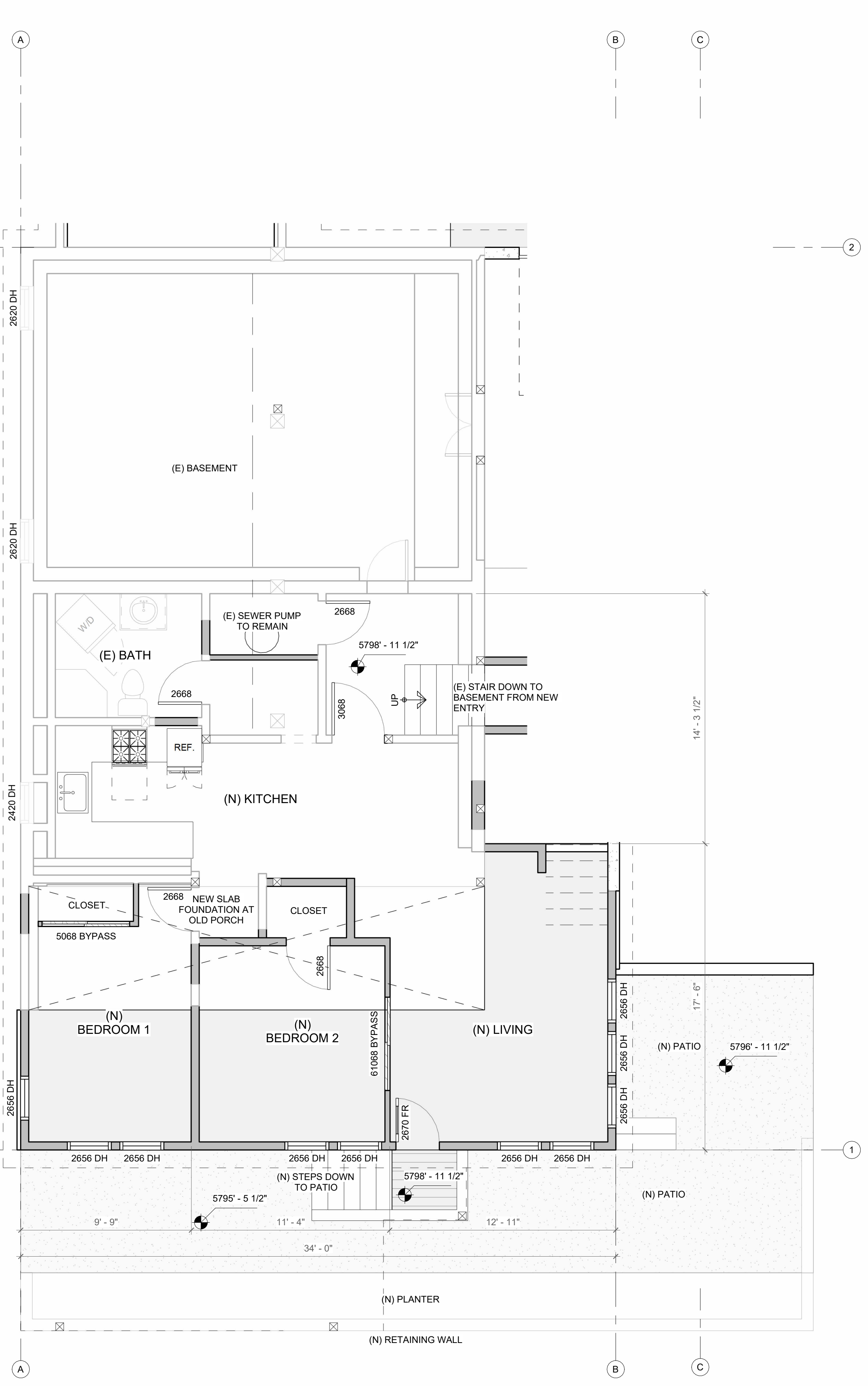
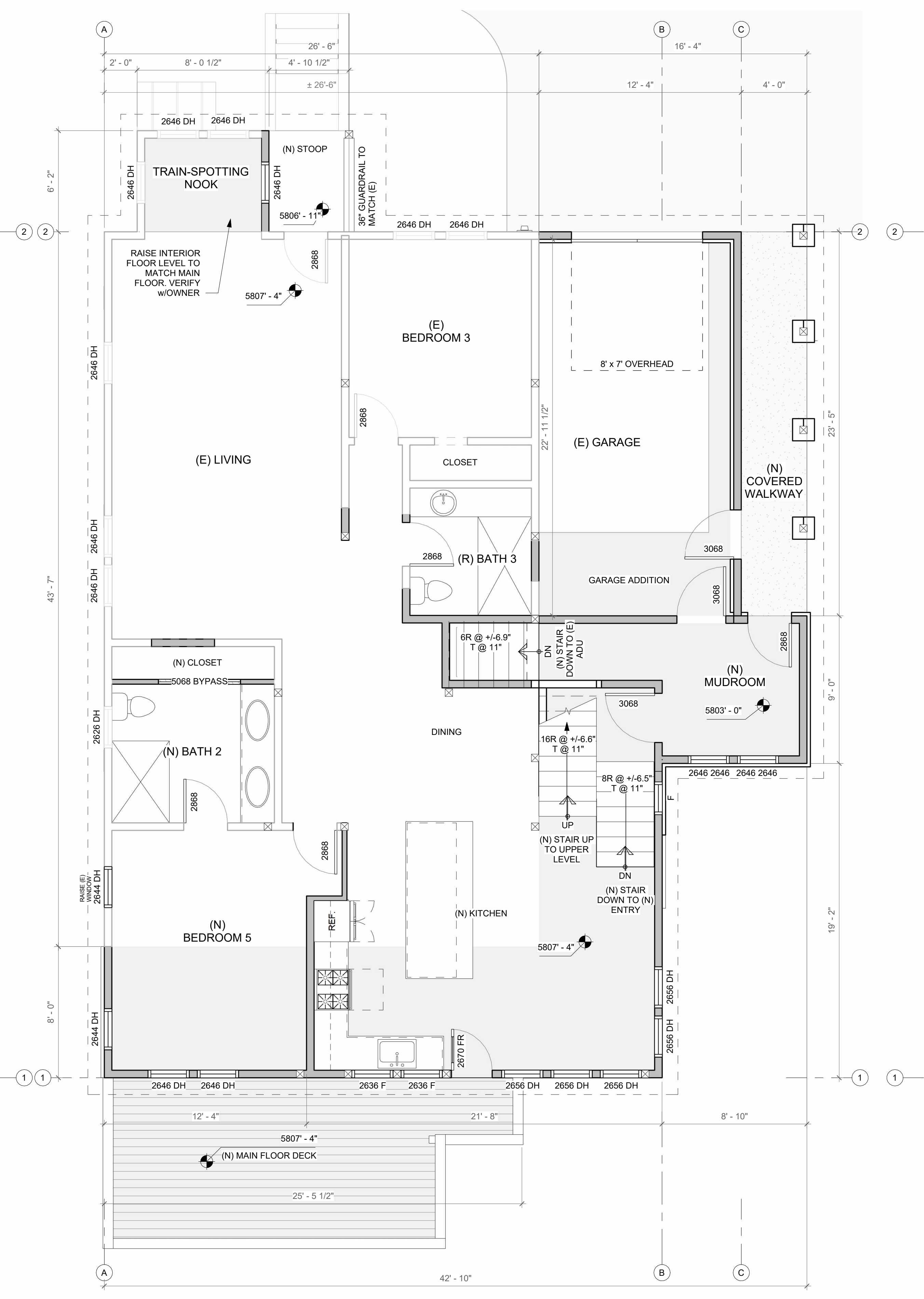
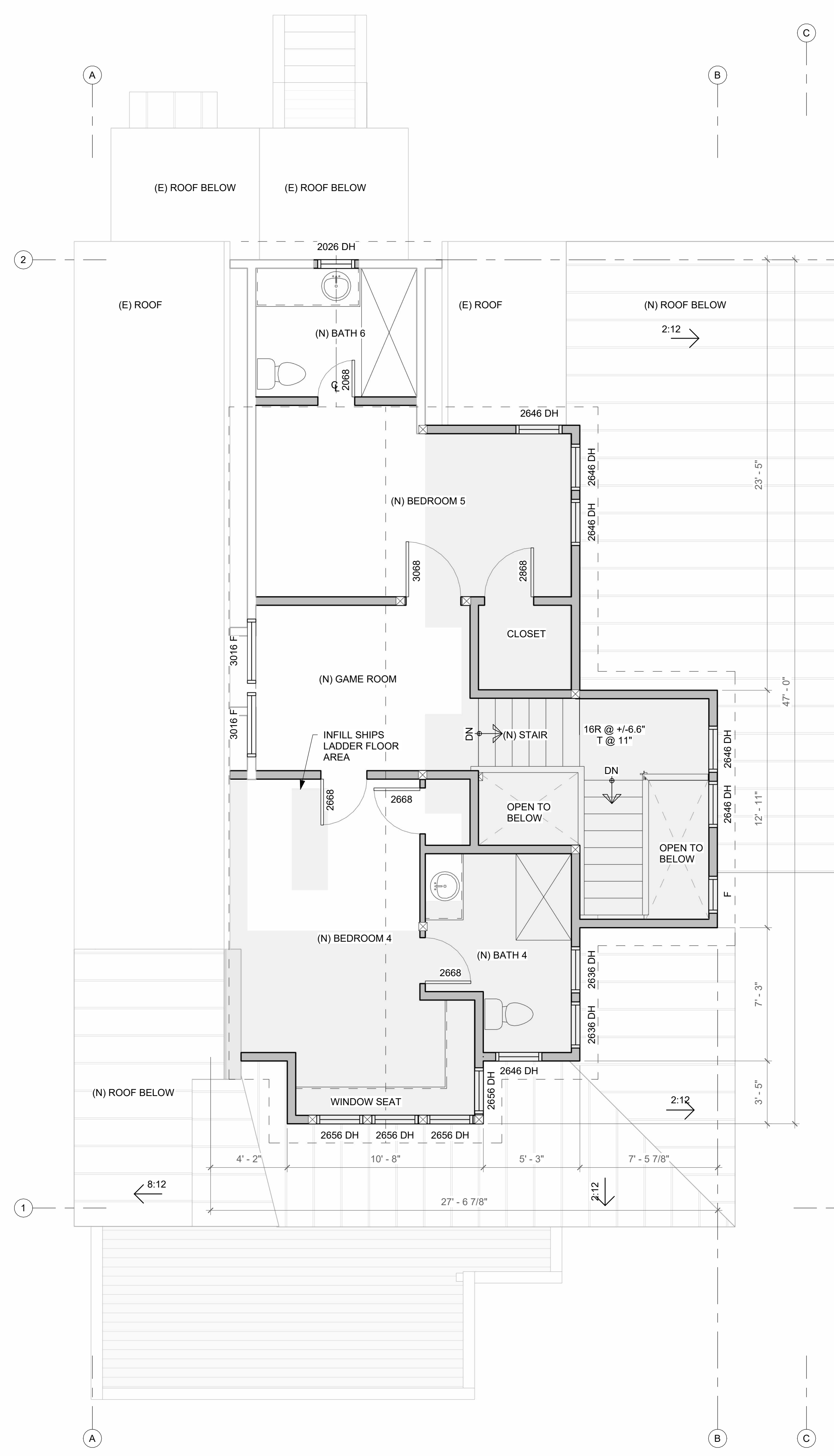
(E) BASEMENT UNCONDITIONED	491 SF
(E) ENTRY STAIRS	33 SF
(E) TOTAL UNCONDITIONED	524 SF
(R) GARAGE	189 SF
(N) GARAGE	99 SF
GARAGE AREA TOTAL	289 SF

PROPOSED UNCONDITIONED FLOOR AREA

(E) BASEMENT UNCONDITIONED	491 SF
(N) GARAGE	99 SF
(R) GARAGE	189 SF
(N) TOTAL UNCONDITIONED INTERIOR	780 SF
(E) ENTRY STAIRS	33 SF
(N) COVERED WALKWAY	94 SF
(N) ENTRY STOOP	32 SF
(N) MAIN LEVEL DECK	233 SF
(N) TOTAL UNCONDITIONED EXTERIOR	391 SF
PROPOSED TOTAL UNCONDITIONED	1610 SF

LEGEND

- ▲ INDICATES HOLD-DOWN. SEE TYPICAL STRUCTURAL DETAILS FOR LAYOUT REQUIREMENTS.
- ▬ INDICATES (N) FULL HEIGHT WALL
- ▬ INDICATES (E) FULL HEIGHT WALL
- ▬ INDICATES POST USE 6x6 TYPICAL UNO ON PLANS
- ▬ INDICATES FULL-HEIGHT STONE VENEER
- ▭ PROPOSED ADDITION AREA



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, AND 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/OWNER

METAL ROOFING AND FLASHING: METAL BY CUSTOM-BILT, COLOR DARK BRONZE, STANDING SEAM CB-150 MECHANICAL SEAM 1/2" WIDTH

BRICK: RE-BUILD (E) BRICK CHIMNEY USING (E) BRICKS. MAKE LOOK HISTORICAL

PORCH CEILING: FRT 2x T&G CEDAR, STAINED TO MATCH TRIM

WINDOWS: SIERRA PACIFIC DARK BRONZE METAL CLAD WOOD WITH SIMULATED DIVIDED LITES PER ELEVATIONS (5/8" WIDE "PUTTY" GRILLE).

(E) SIDING TO BE RESTORED OR REPLACED: AFTER REMOVING ALL NON-HISTORIC LAYERS, REVIEW ORIGINAL WOOD SIDING CONDITION AND RESTORE IF POSSIBLE. HORIZONTAL SIDING COLOR: RURAL EARTH BY BENJAMIN MOORE AND WOOD SHINGLES COLOR: DARK BRONZE TO MATCH WINDOW FINISH.

IF RESTORATION IS NOT POSSIBLE, REPLACE:

A. IF REPLACED: WUI-COMPLIANT 1x6 SMOOTH WOOD HORIZONTAL SIDING BY KELLEHER, IN HISTORIC "RUSTIC" PROFILE.

B. IF REPLACED: WESTERN RED CEDAR WOOD SHAKES BY CEDAR VALLEY, 5/3" EXPOSURE, EVEN BUTLINE, OPEN KEYWAY.

METAL SIDING: WUI-COMPLIANT FLAT PANEL CORTEN STEEL SHINGLES IN 48" x 24" FINISH WITH A SALT WATER WASH AND STEEL WOOL FOR UNIFORM RUST. EXPOSED FASTENERS TO MATCH.

TRIM: 1x5 R.S. CEDAR DESIGN TO MATCH EXISTING. PAINTED DARK BRONZE TO MATCH WINDOW FINISH.

TIMBERS: R.S. DOUGLAS FIR PAINTED TO MATCH TRIM.

GARAGE DOORS: WOOD AND GLASS CARRIAGE HOUSE STYLE DOORS, STYLE 7560 w/VERTICAL OVERLAYS AND STOCKBRIDGE WINDOWS BY OVERHEAD DOOR. PAINTED FINISH TO MATCH TRIM, DARK BRONZE.

(E) STONE VENEER: HISTORICAL STONE FOUNDATION TO REMAIN

EXPOSED CONCRETE: TO BE STAINED W/ 50% L.M. SCOFIELD BLACK

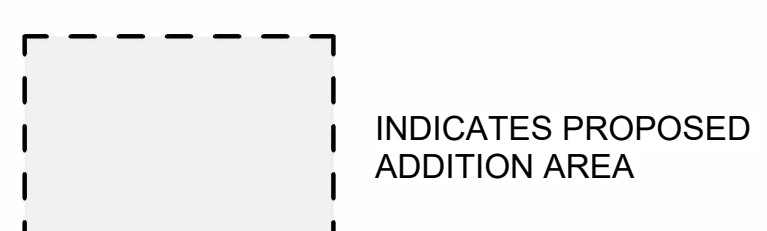
WOOD DECKING: 2x6 REDWOOD DECKING, WUI COMPLIANT, PRESTAINED W/ SUPERDECK SEMI-TRANSPARENT AUTUMNWOOD

(N) DECK STAIRS & POSTS: WOOD PER STRUCTURAL WUI COMPLIANT, PRESTAINED W/ SUPERDECK SEMI-TRANSPARENT AUTUMNWOOD

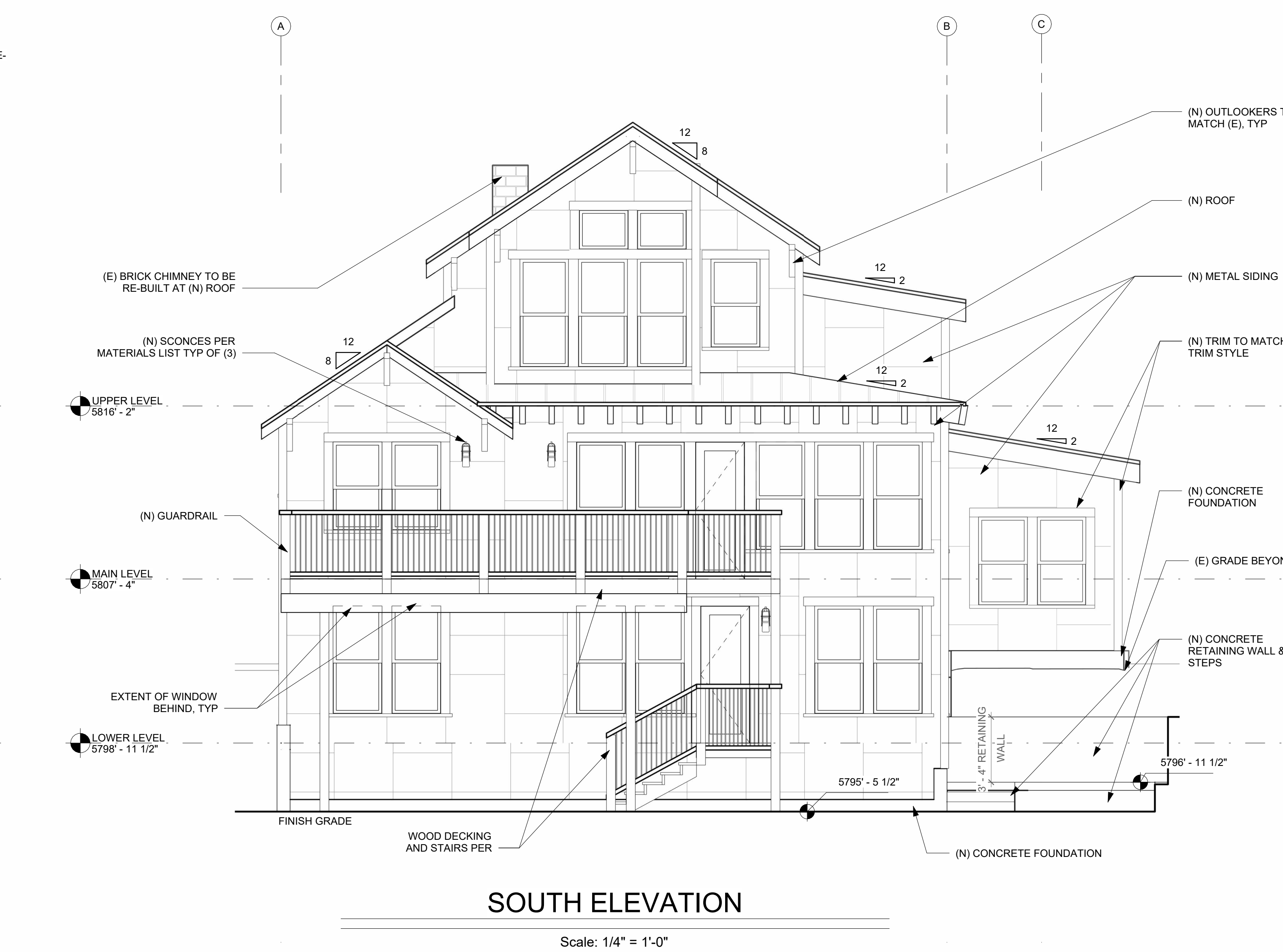
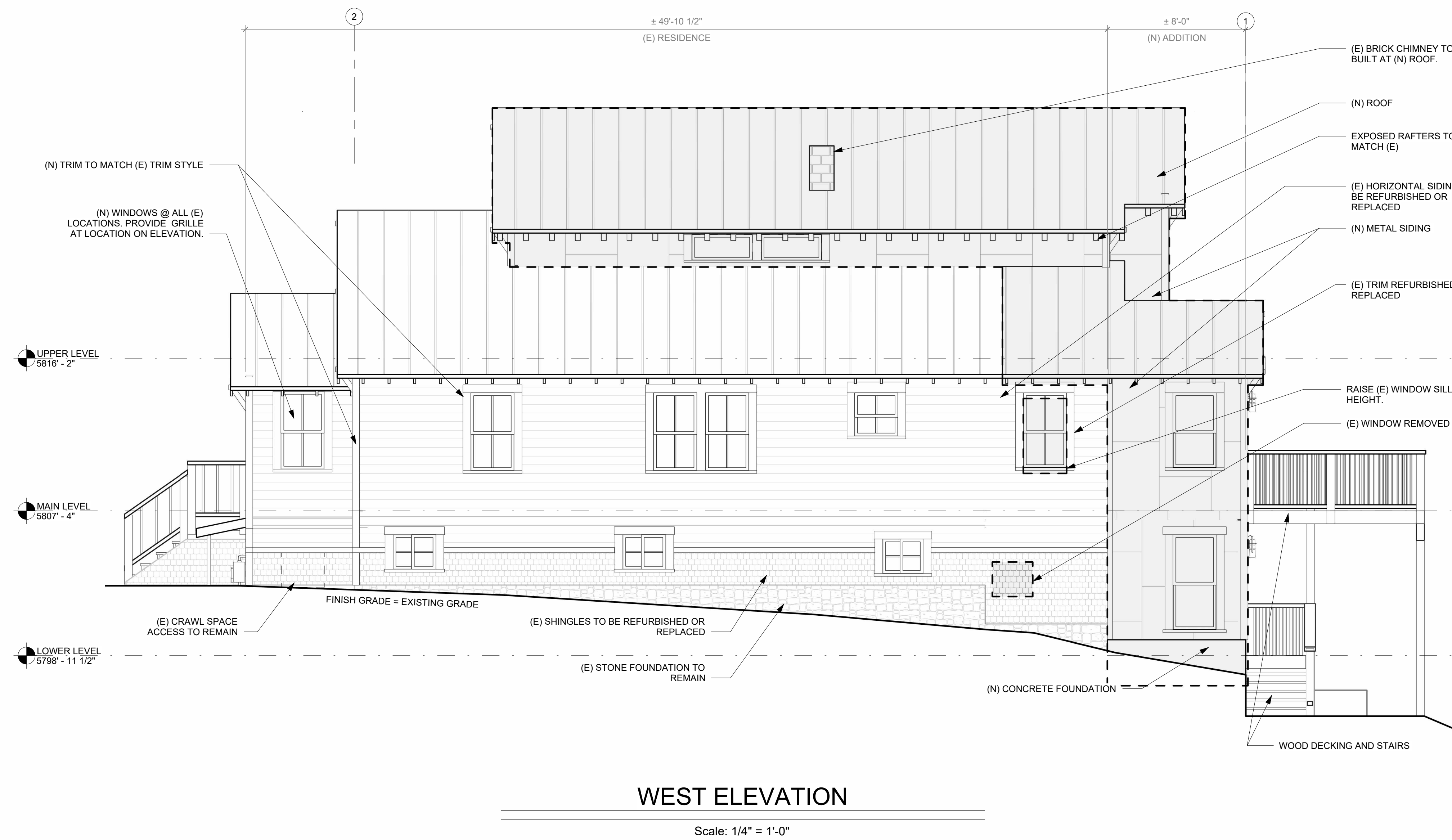
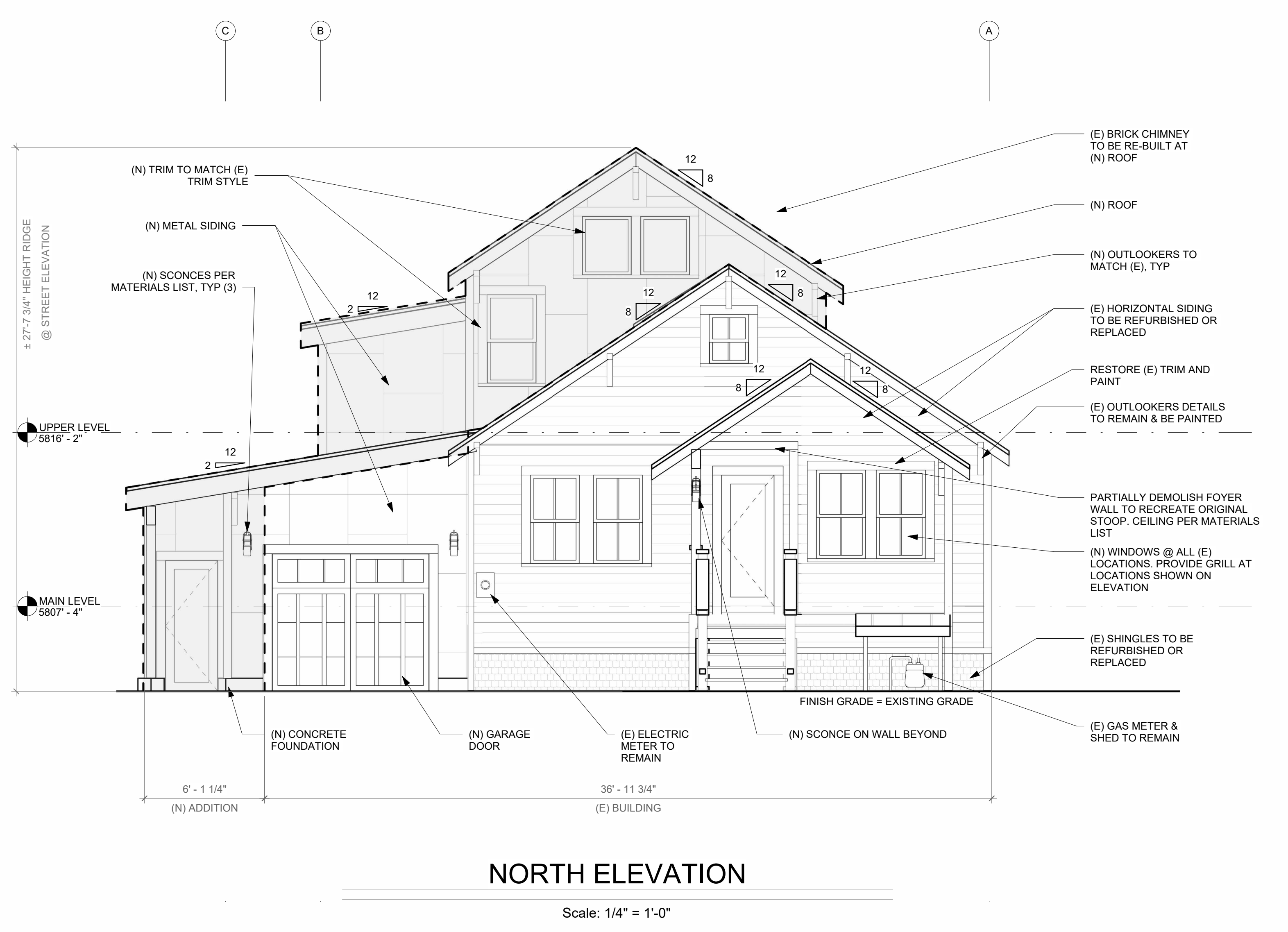
(N) GUARDRAIL: CUSTOM MADE RAILING WITH 2x6 TOP RAIL, 2x4 BOTTOM RAIL AND 6x6 POSTS STAINED TO MATCH WOOD DECKING. VERTICAL BLACK WROUGHT IRON RODS.

(N) SCANCES: BALTHUS OUTDOOR SCANCE BY MODERN FORMS IN OILED RUBBED BRONZE. DARK SKY COMPLIANT

(N) RECESSED CANS AND MONOPOINTS: LOCATED ON ROOF SOFFIT AT POINTS OF ENTRY. DARK SKY COMPLIANT.



- GENERAL SHEET NOTES**
- SEE FLOOR PLANS FOR WINDOW SIZES AND FUNCTION.
 - ALL EXTERIOR MATERIALS COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE. REFER TO SHEET A-5N FOR ADDITIONAL INFORMATION.
 - REFER TO TYPICAL FLASHING DETAIL FOR MINIMUM FLASHING AT DOORS AND WINDOWS.
 - ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH DEVELOPMENT CODE SECTION 18.30.090. EXTERIOR LIGHTS ARE REQUIRED TO BE NIGHT-SKY COMPLIANT, FULLY SHIELDED, AND SHALL NOT TRESPASS ONTO ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.

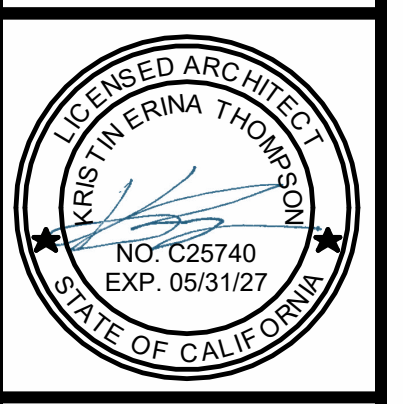


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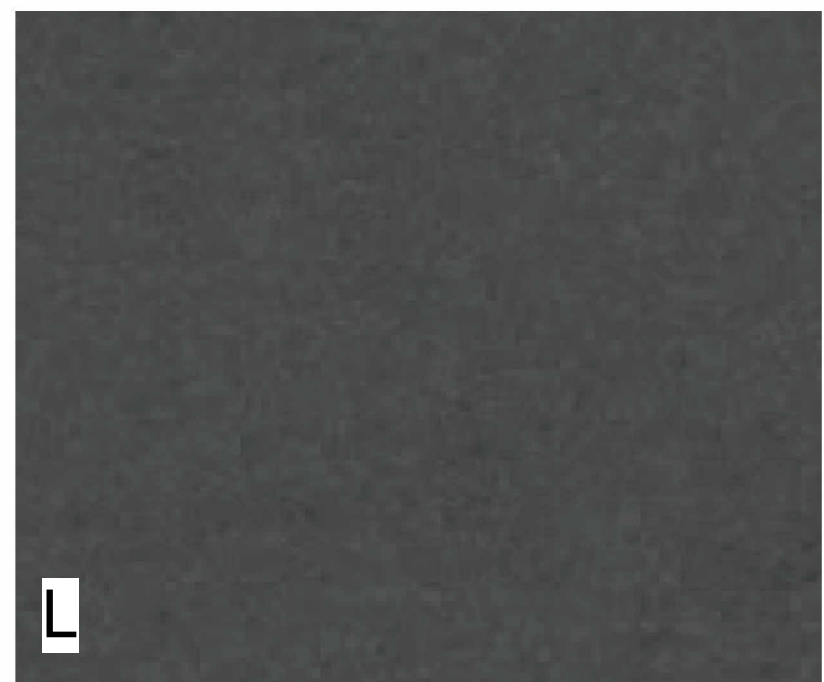
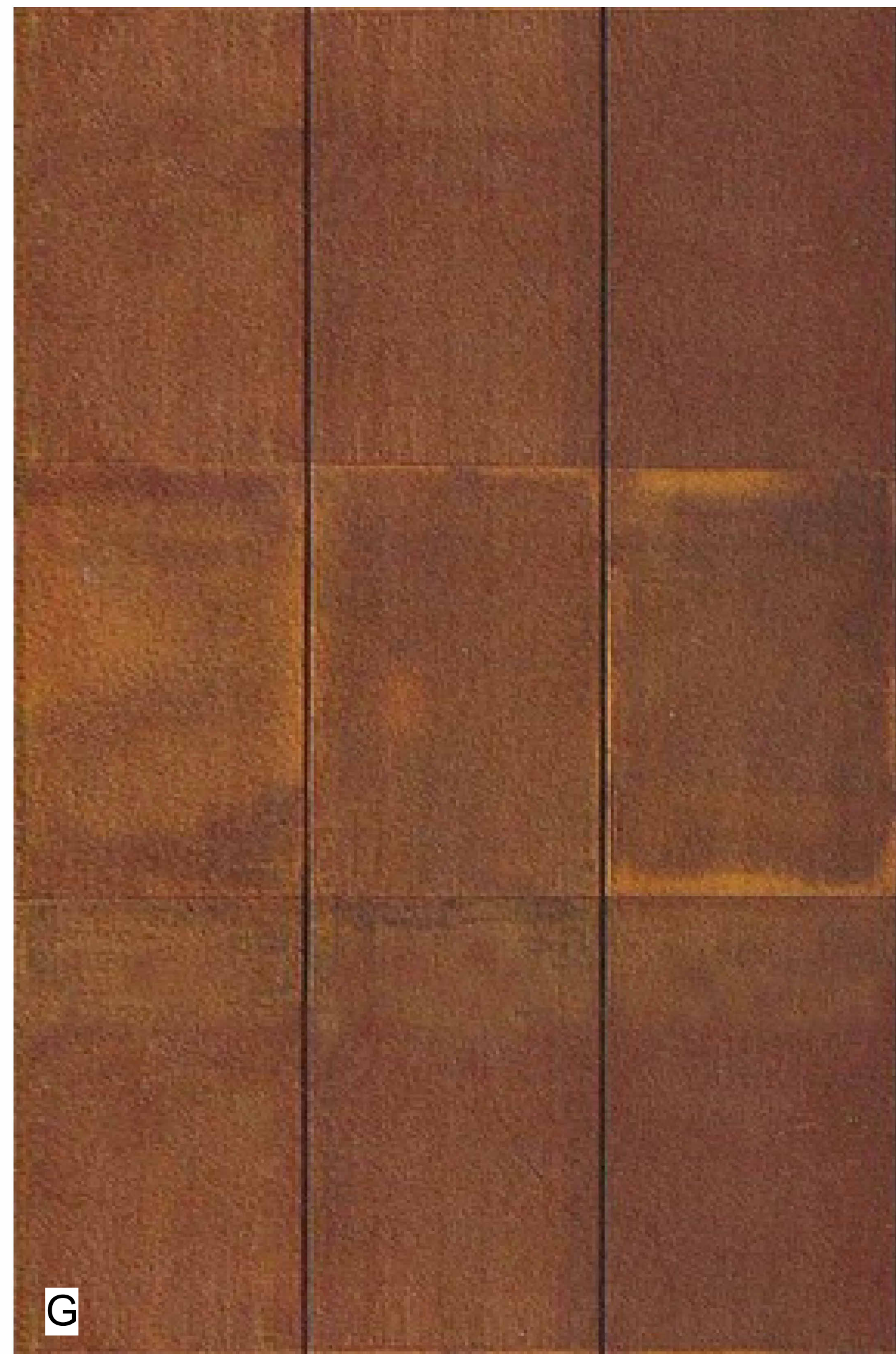
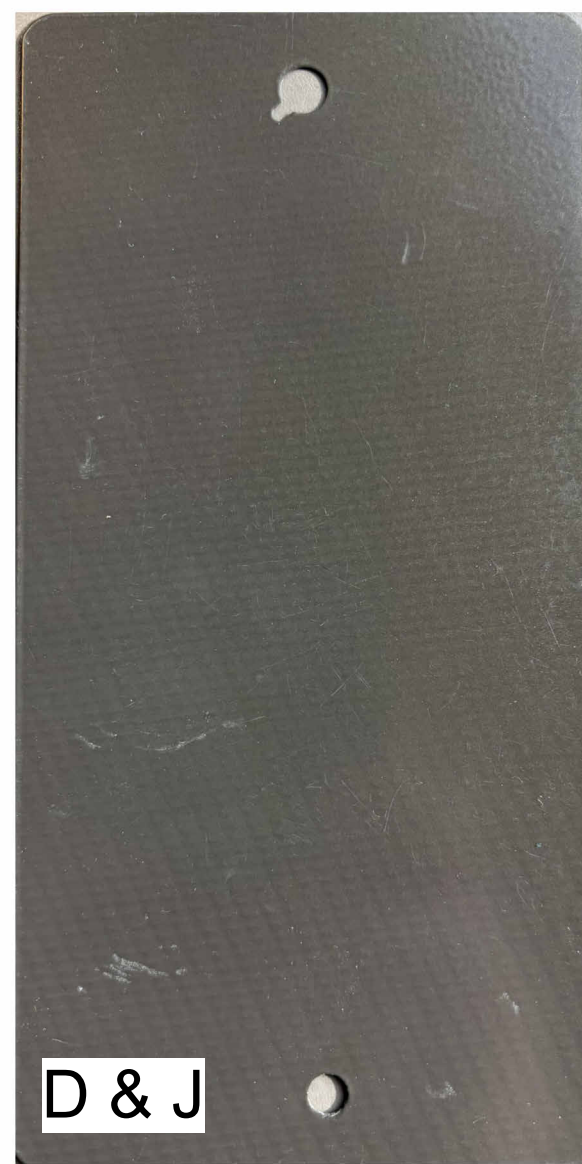
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ELEVATIONS

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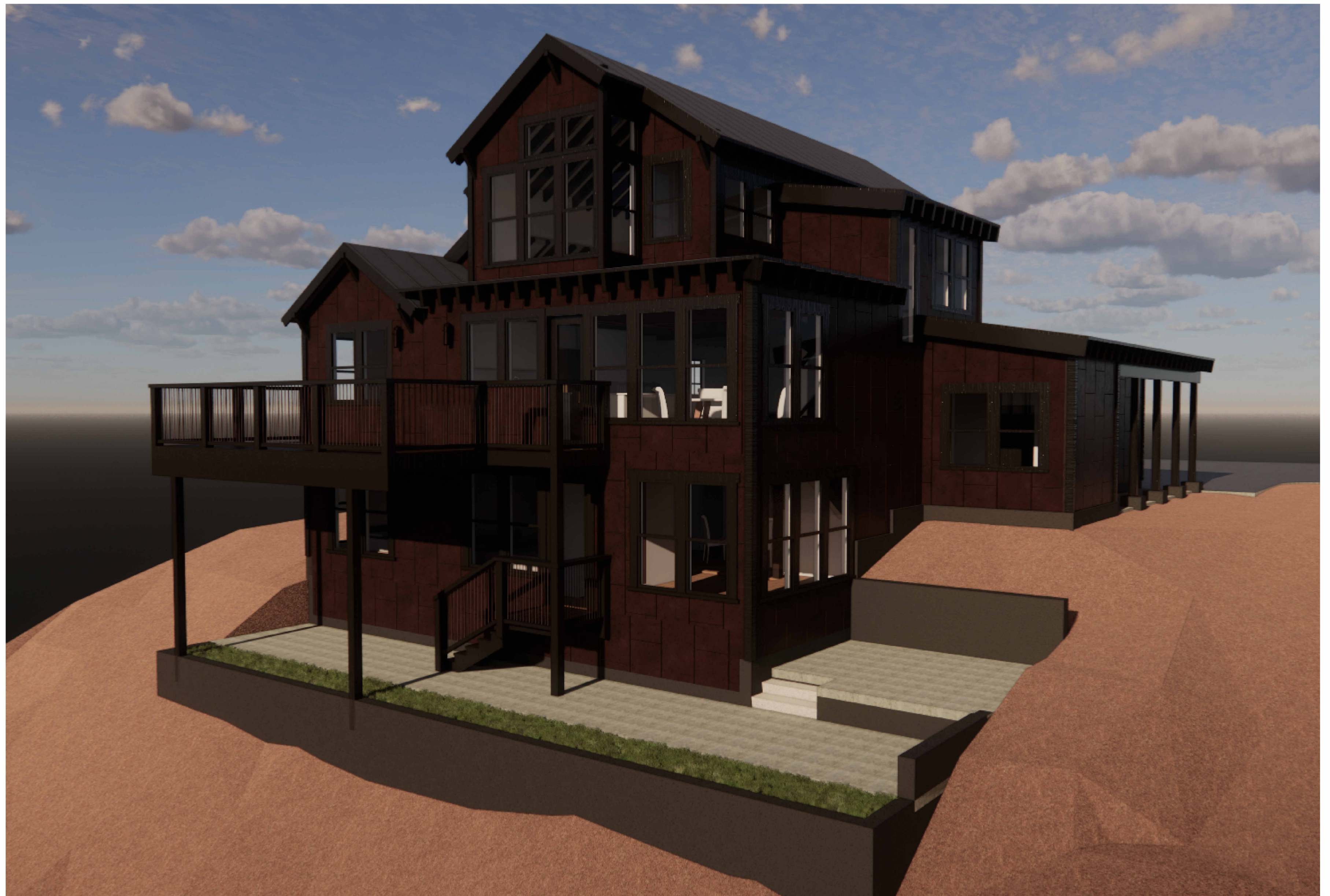
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JOB NO: 231001
SHEET: A-3.1



BUILDING MATERIALS

MATERIAL:	FINISH/COLOR:
A METAL ROOFING & FLASHING: CUSTOM-BILT	DARK BRONZE
B BRICK CHIMNEY: RE-BUILD WITH (E) BRICKS	EXISTING
C SOFFIT: 2X T&G CEDAR	STAINED TO MATCH SIDING
D WINDOWS: SIERRA PACIFIC	DARK BRONZE METAL CLAD WOOD
E HORIZONTAL SIDING: RESTORE EXISTING	BENJAMIN MOORE: RURAL EARTH
F SHINGLES: RESTORE EXISTING	DARK BRONZE TO MATCH WINDOW FINISH
G METAL SIDING: FLAT PANEL STEEL SHINGLES	RUSTED CORTEN STEEL
H TRIM: 1x5 R.S. CEDAR	DARK BRONZE
I TIMBERS: R.S. DOUGLAS FIR	PAINTED MIX TO MATCH TRIM

MATERIAL:	FINISH/COLOR:
J GARAGE DOORS: WOOD CARRIAGE HOUSE STYLE	PAINTED TO MATCH WINDOW FINISH
K STONE: EXISTING FOUNDATION	EXISTING
L EXPOSED CONCRETE: EXISTING & NEW	STAINED 50% LM SCOFIELD BLACK
M DECK STAIRS & POSTS: WOOD PER STRUCTURAL	SUPERDECK SEMI TRANSPARENT AUTUMNWOOD
N GUARDRAIL: 2X6 TOP RAIL, 2X4 BO RAIL, 6X6 POSTS	STAINED TO MATCH WOOD DECKING
O SCONCES: BALTHUS OUTDOOR SCONCE	OILED RUBBED BRONZE
P RECESSED CANS: AT ROOF SOFFIT	DARK BRONZE



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RENDERINGS
 DATE: 2026/02/25 - HPAC
 DRAWN: MRMR
 JOB NO: 231001
 SHEET:

A-3.3

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