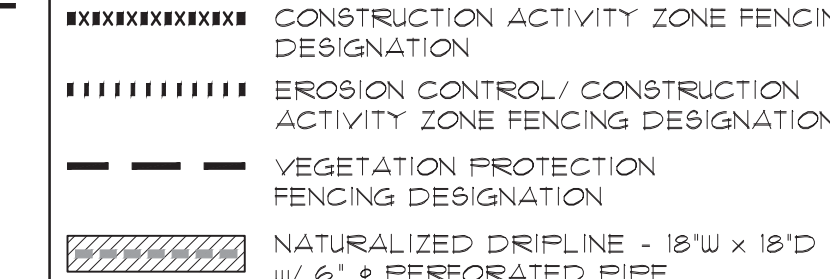
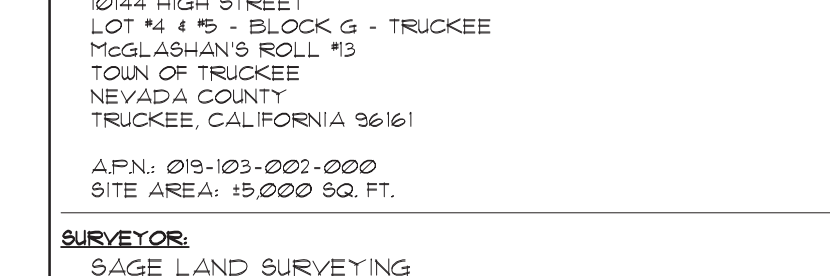
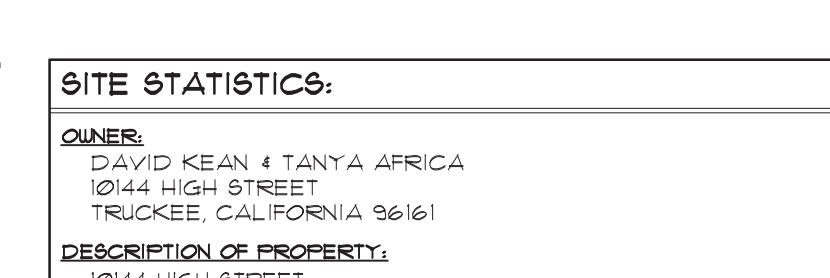
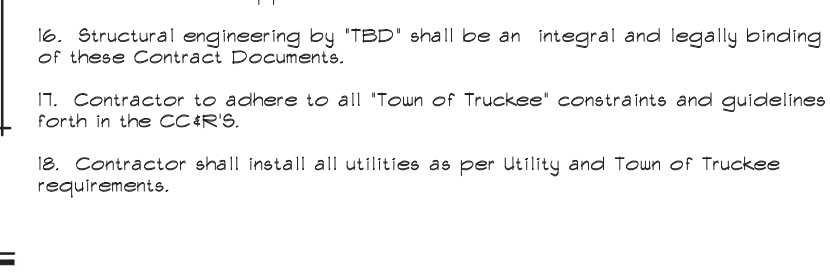
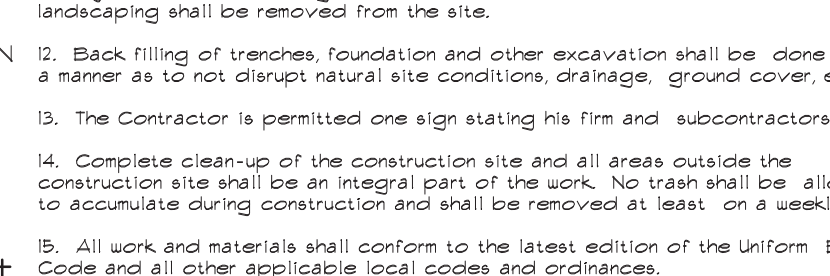
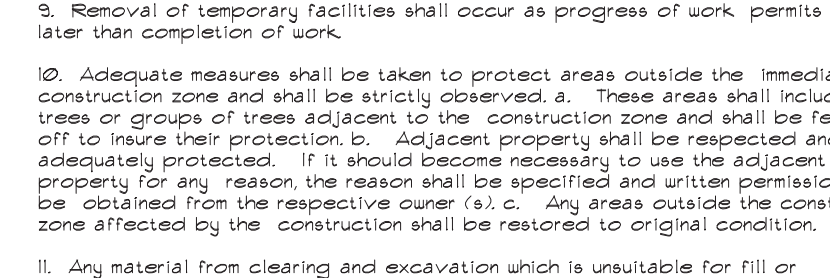
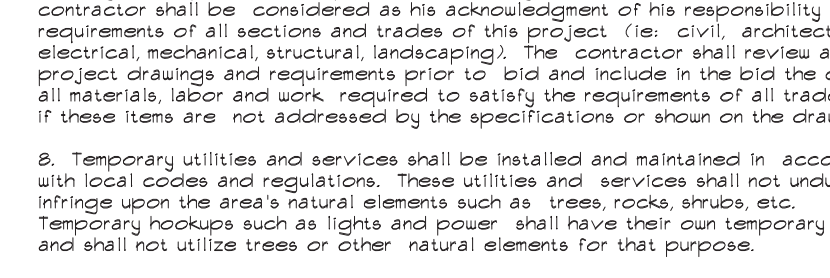
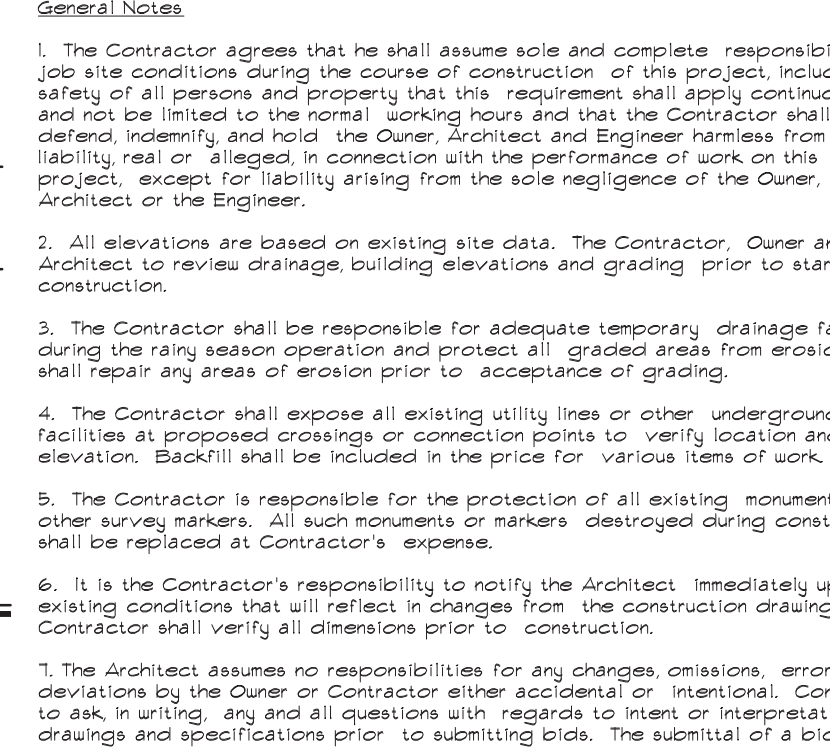
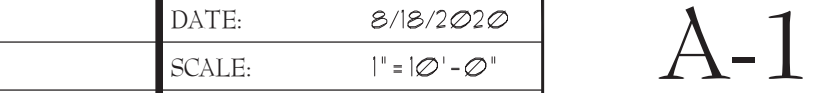
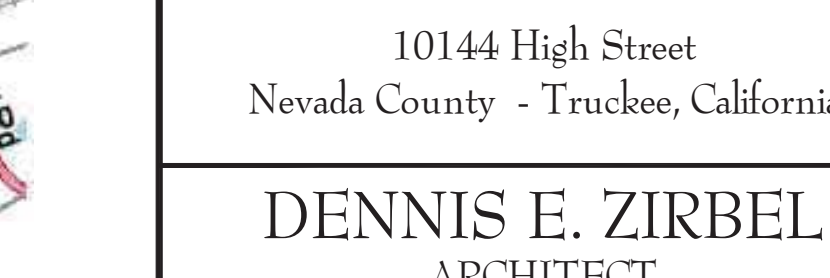
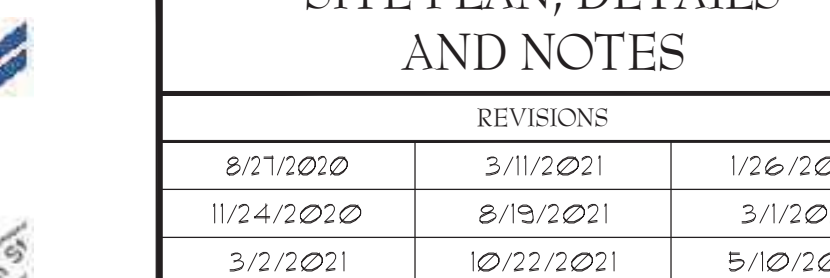
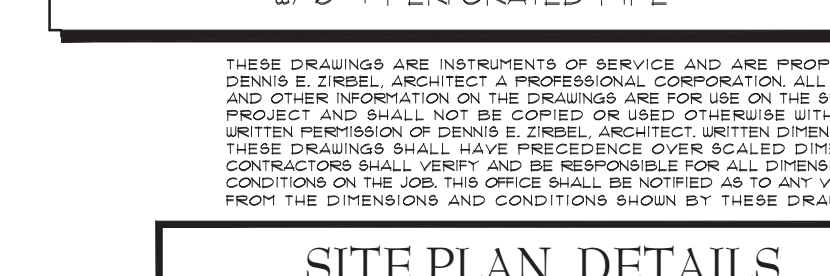
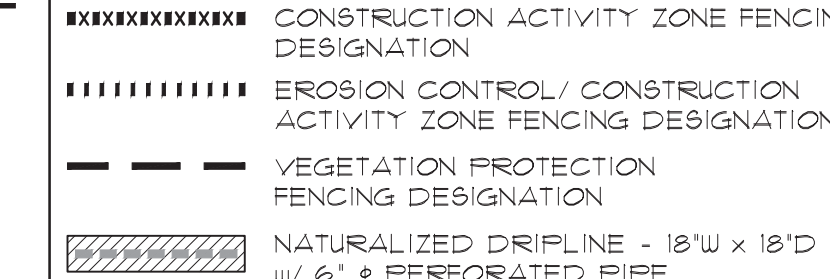
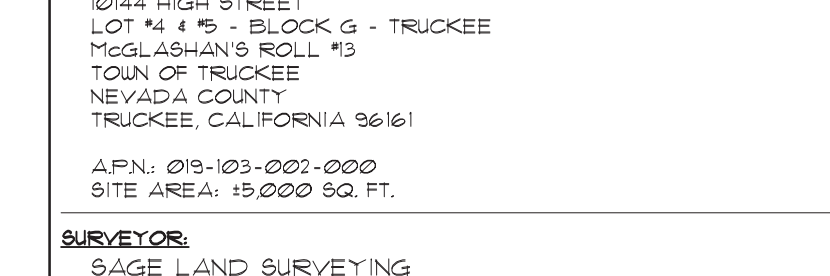
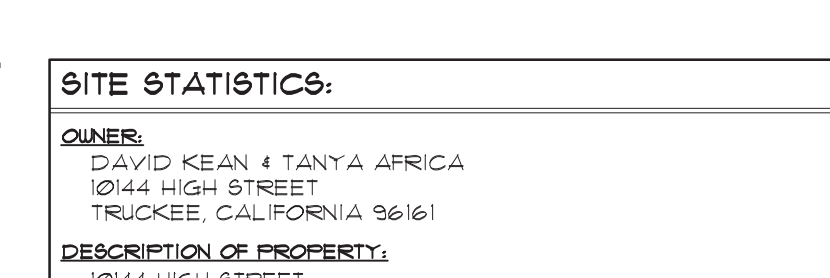
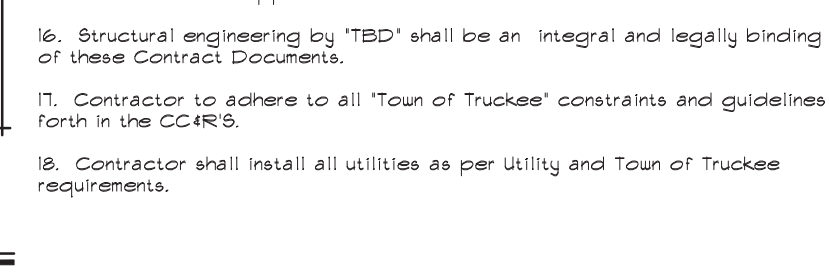
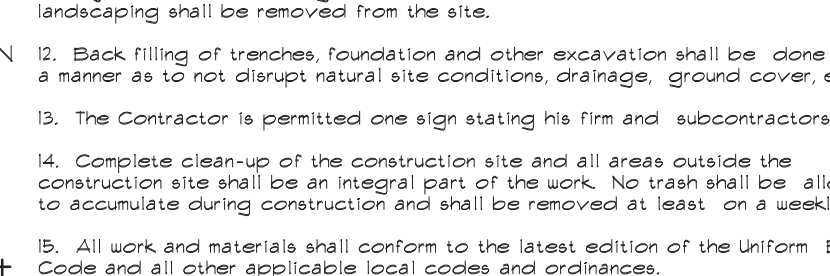
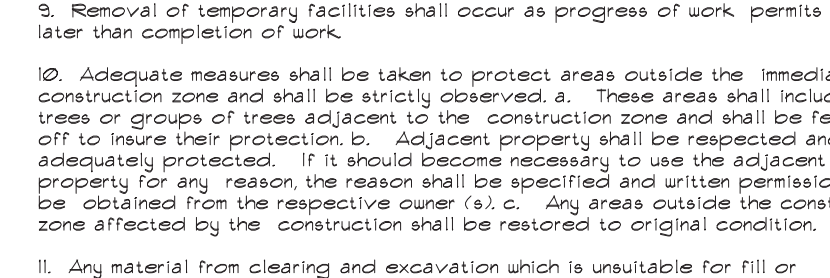
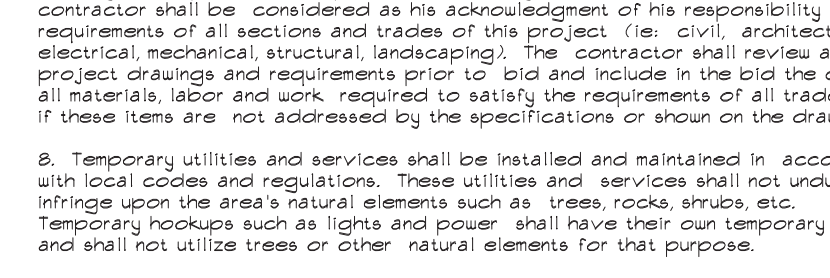
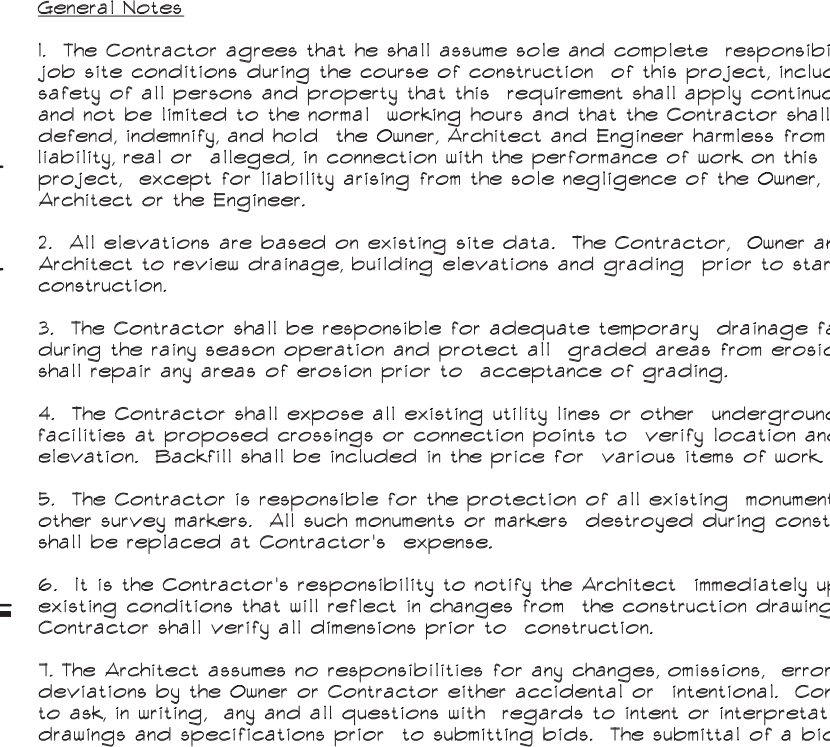
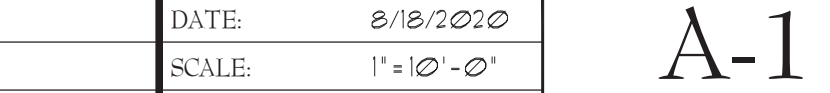
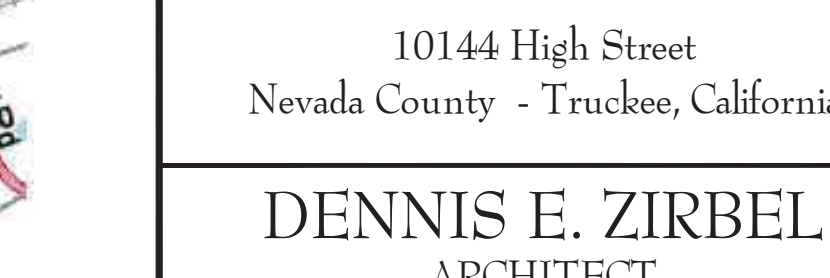
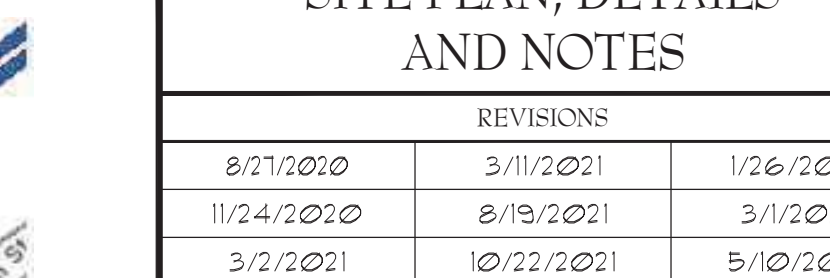
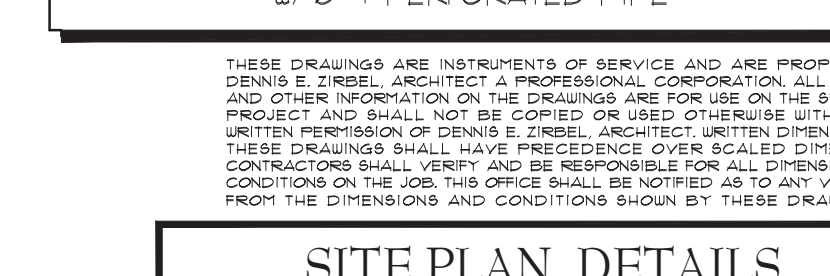
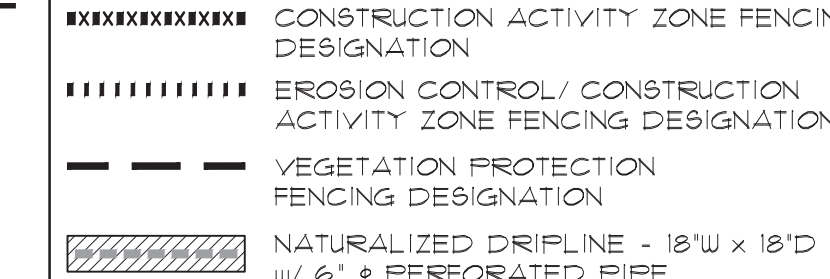
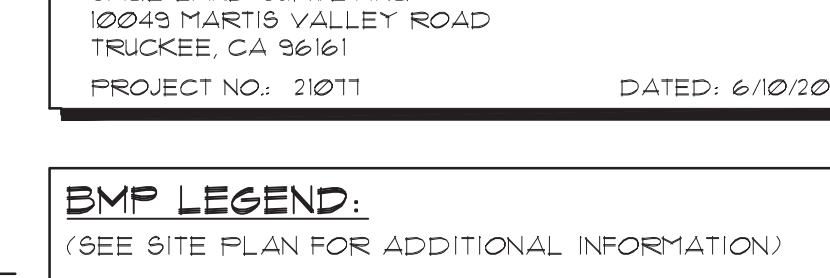
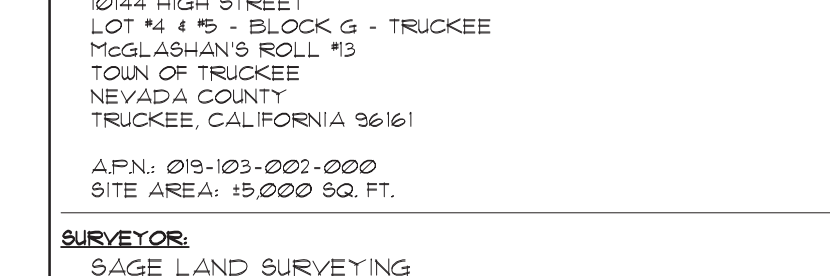
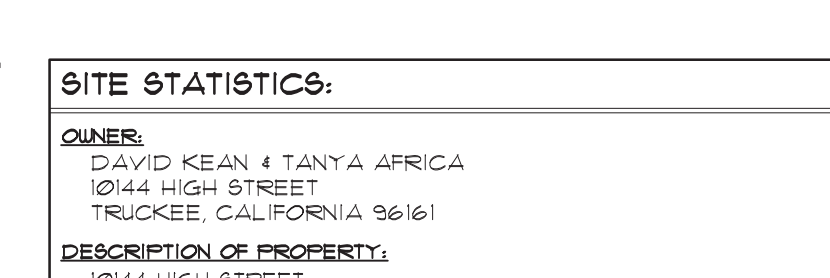
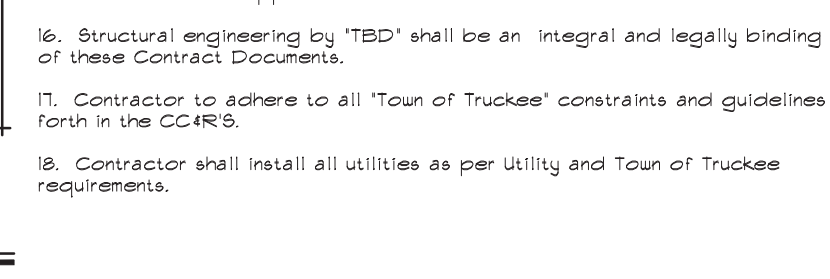
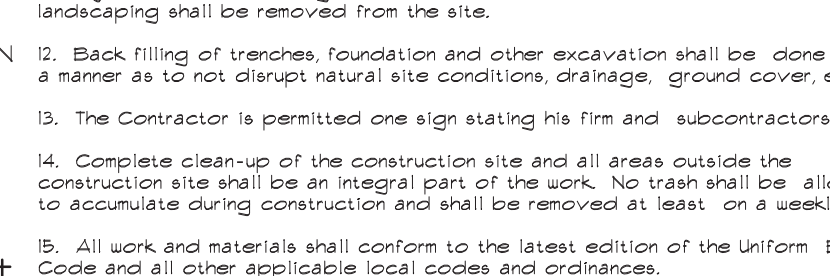
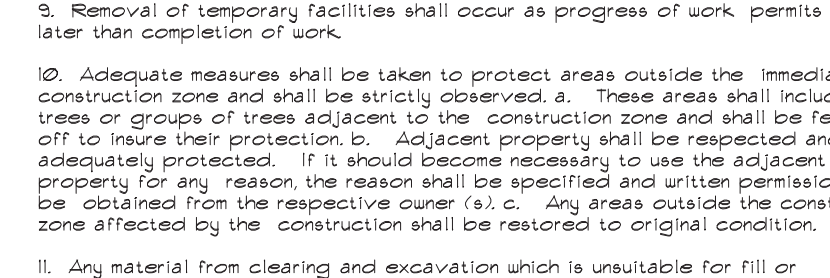
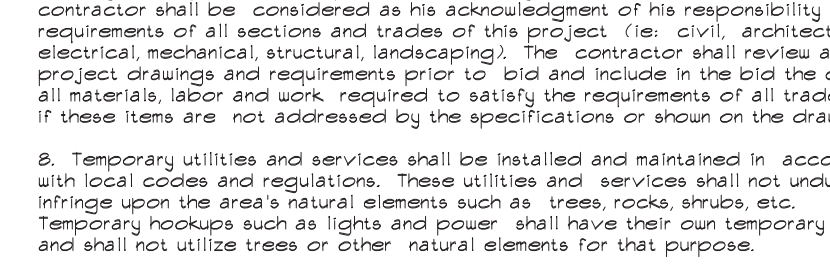
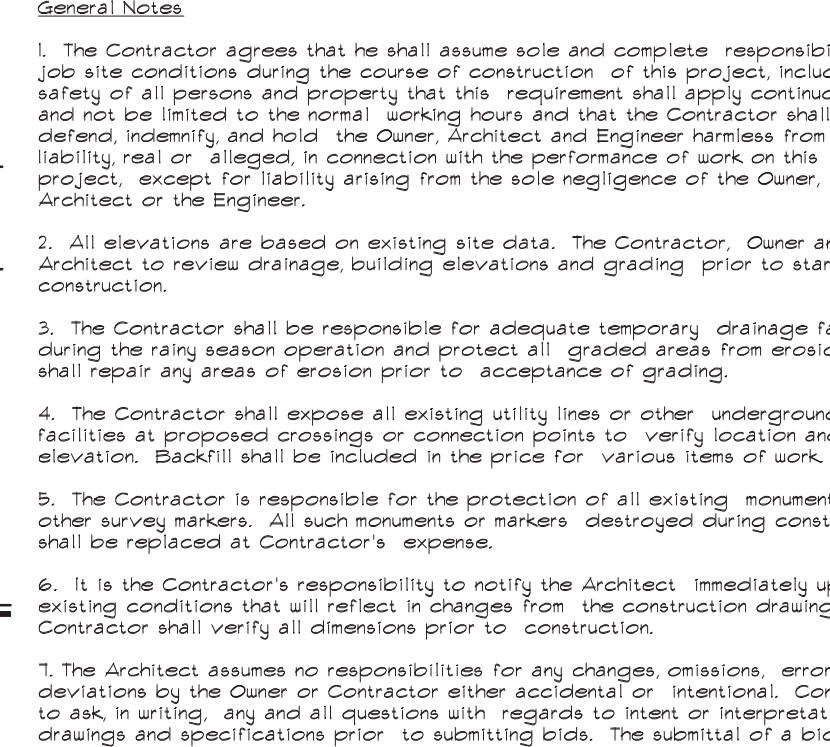
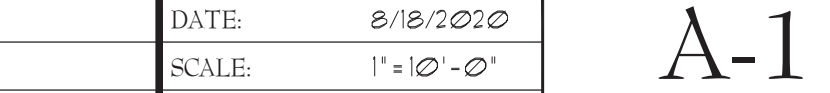
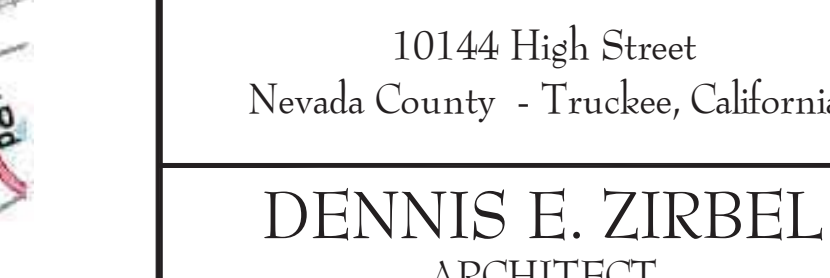
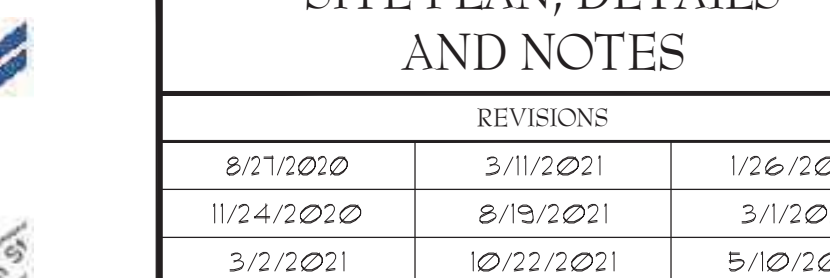
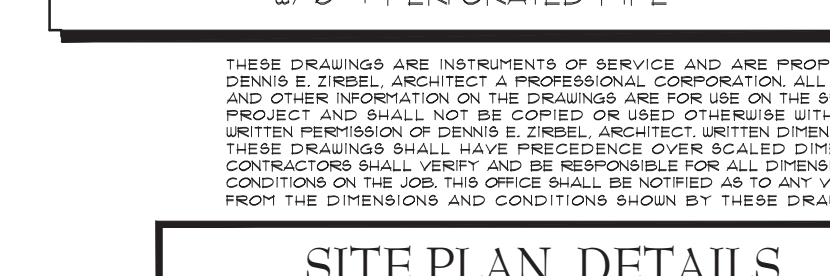
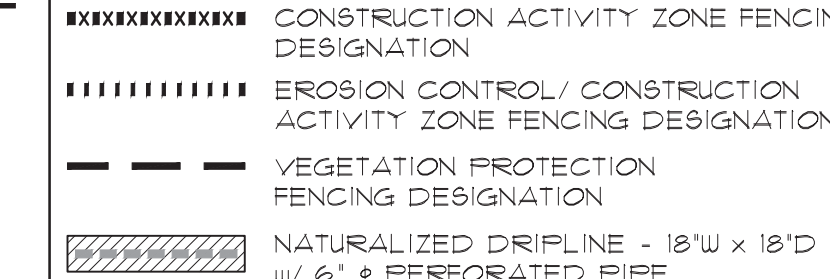
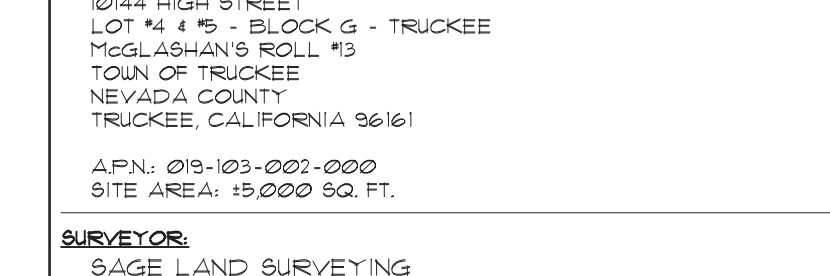
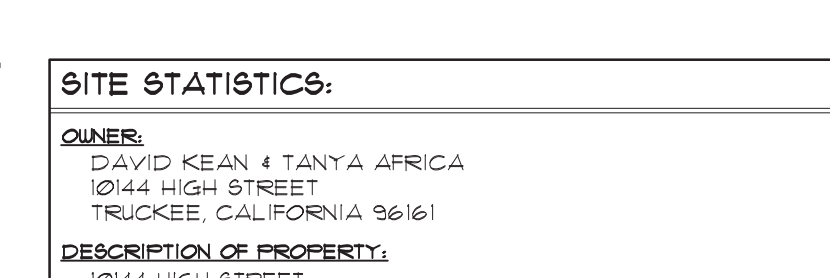
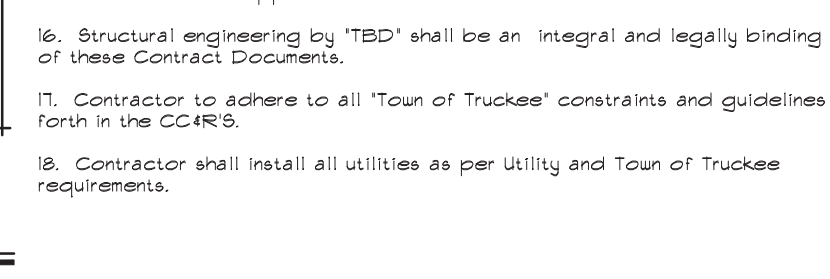
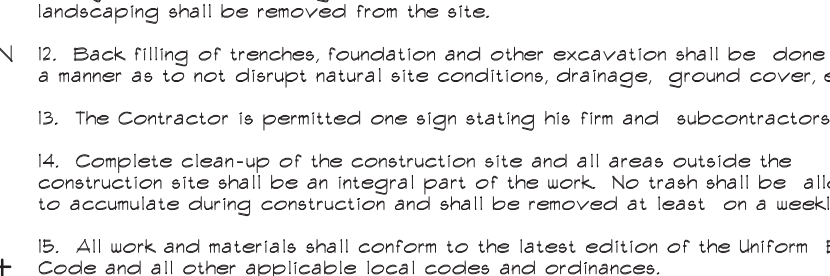
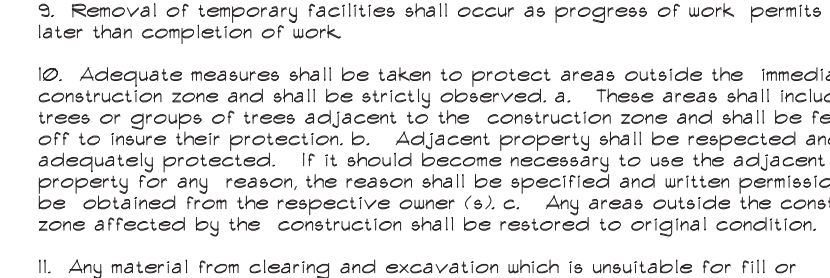
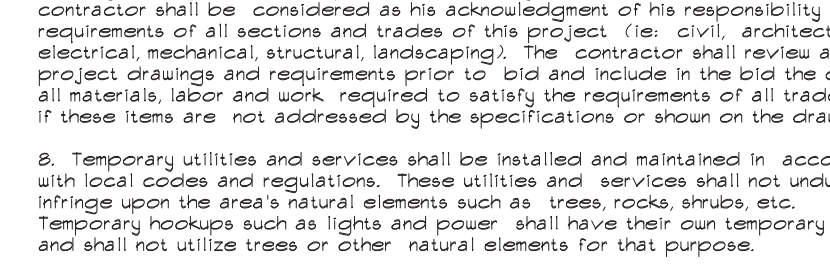
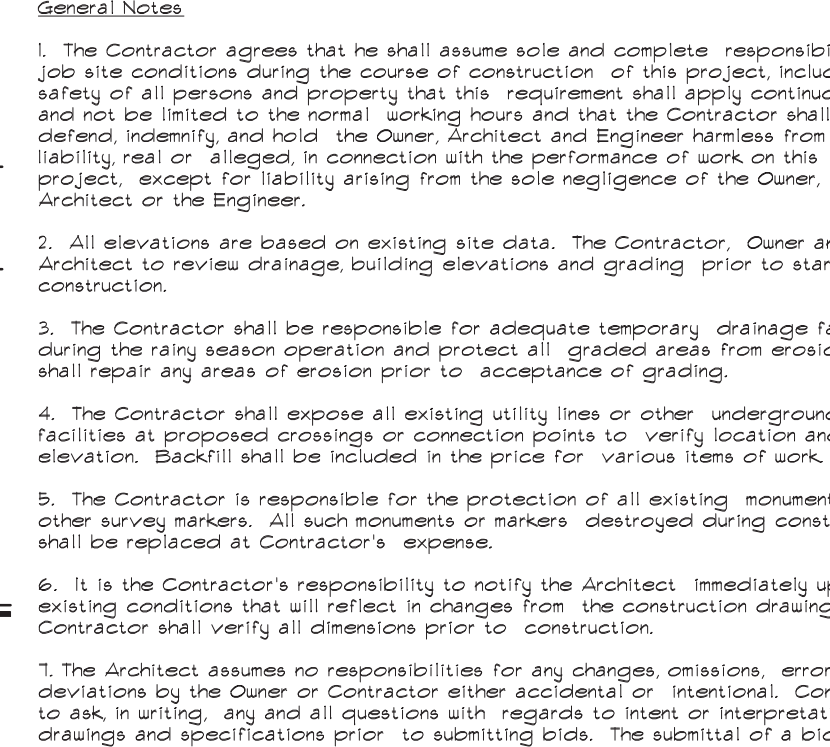
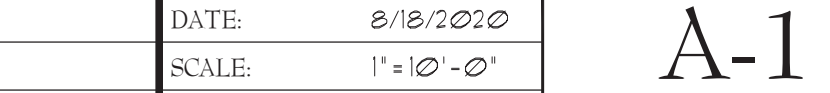
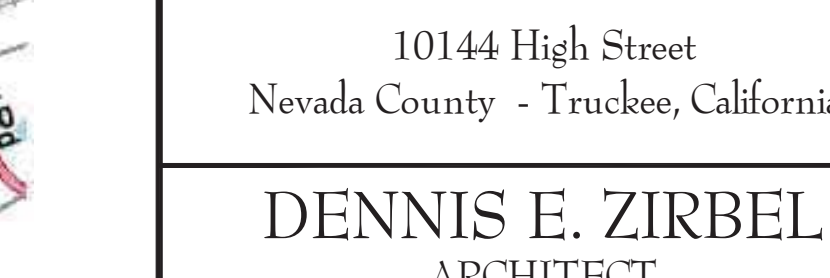
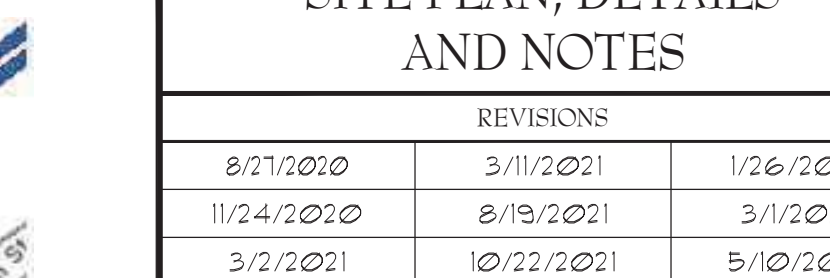
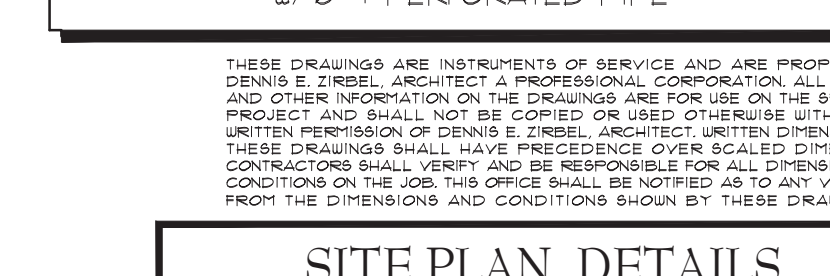
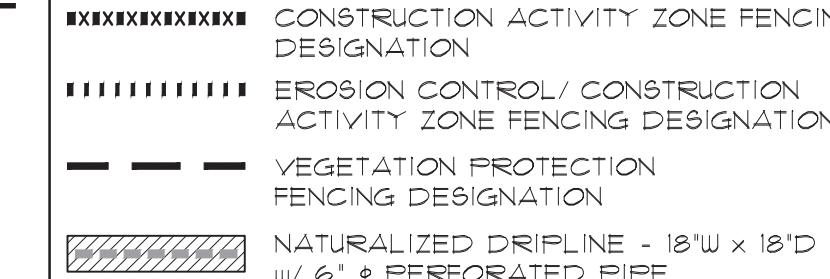
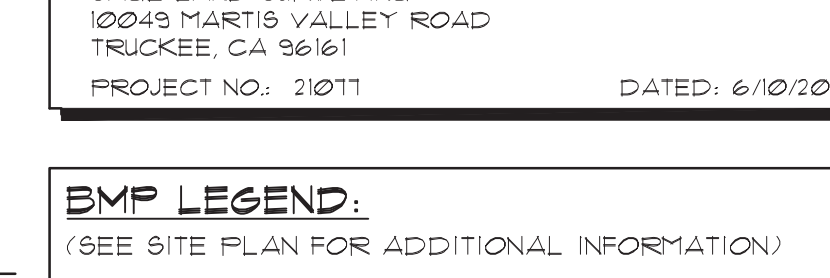
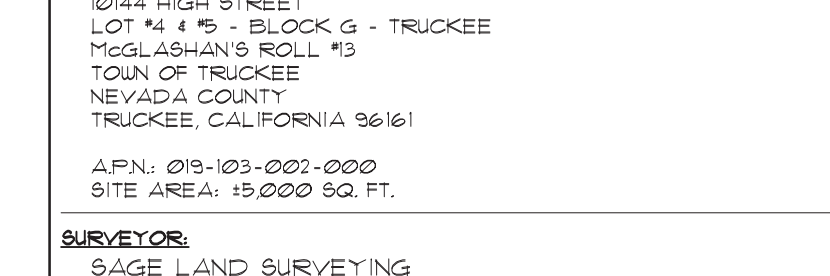
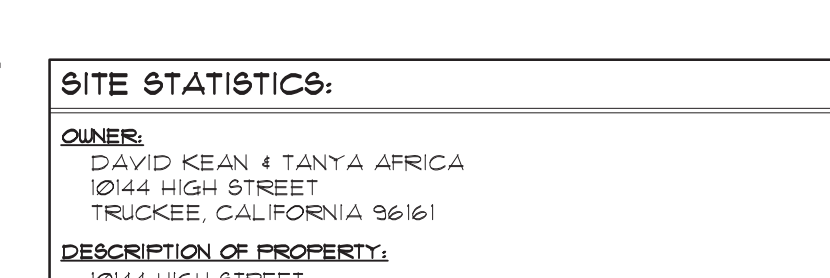
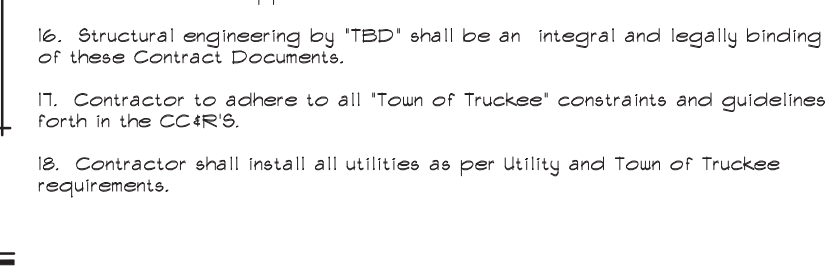
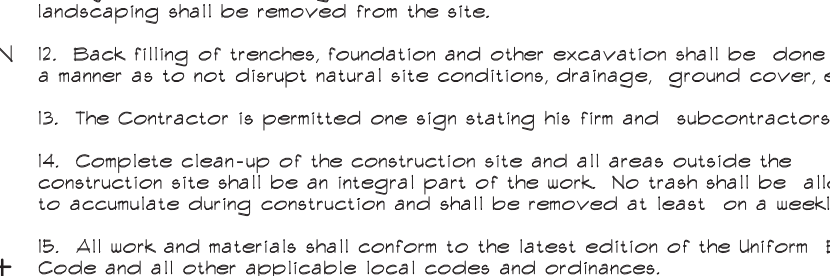
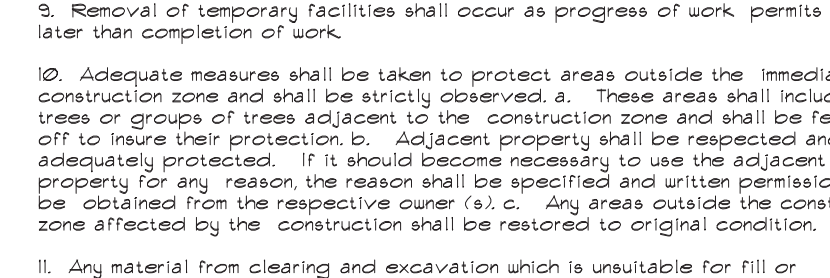
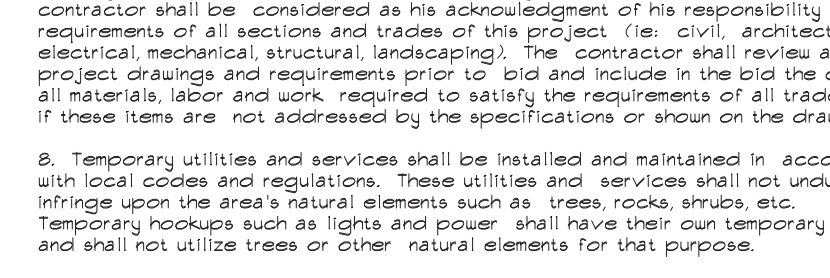
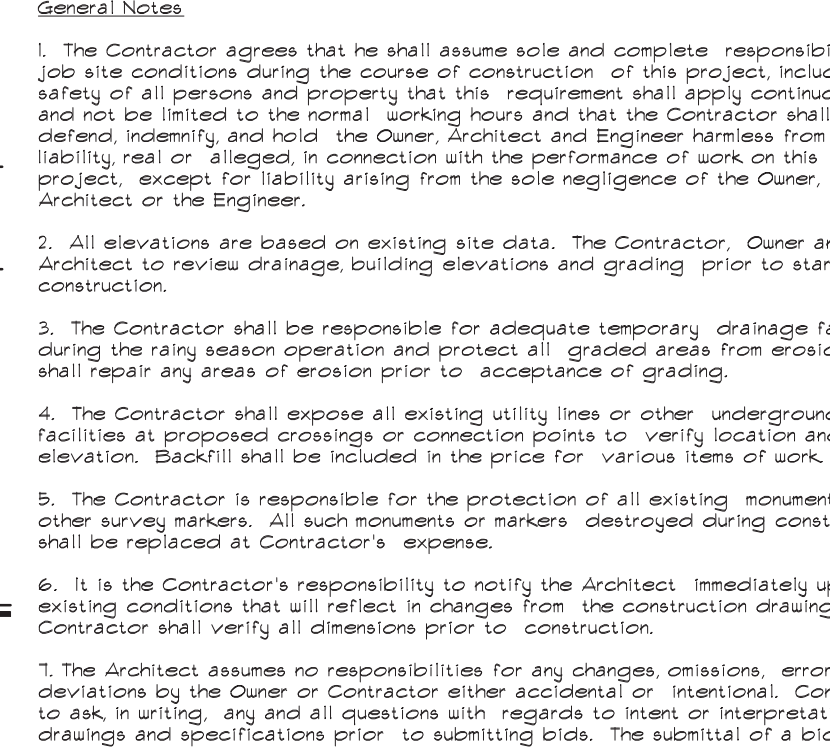
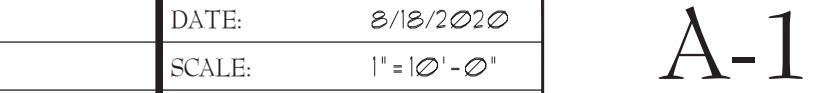
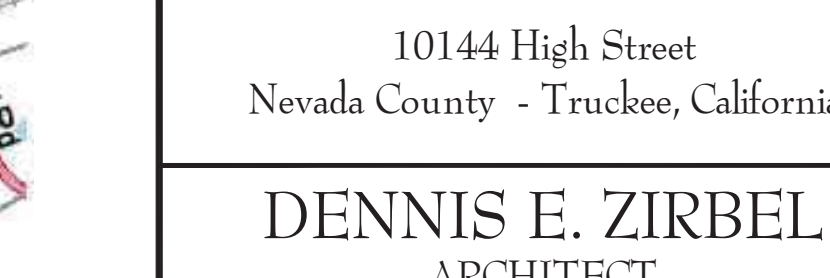
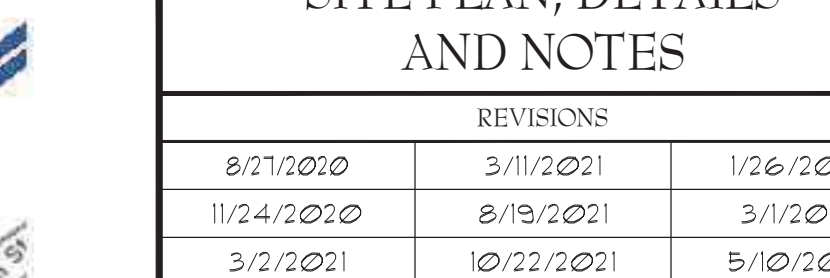
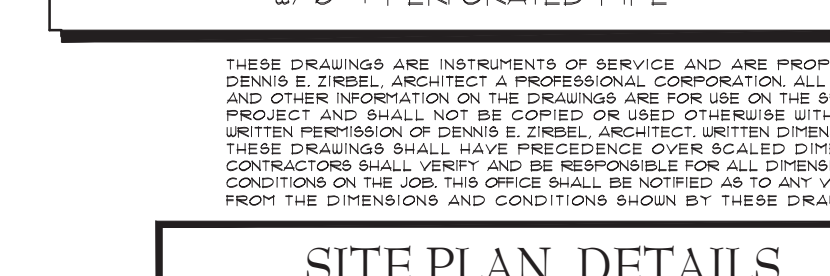
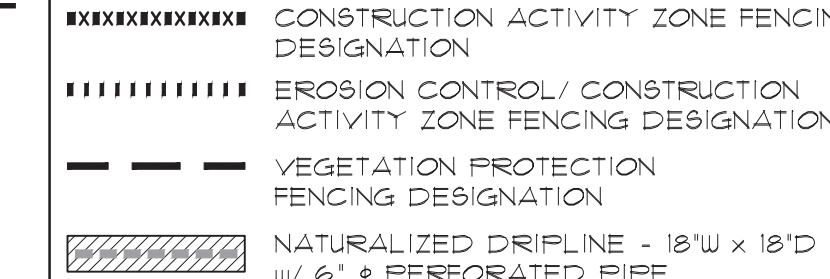
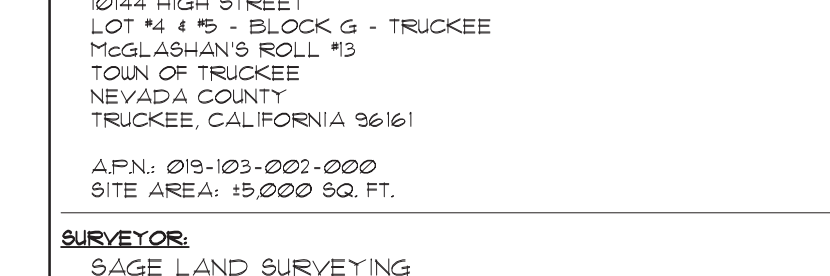
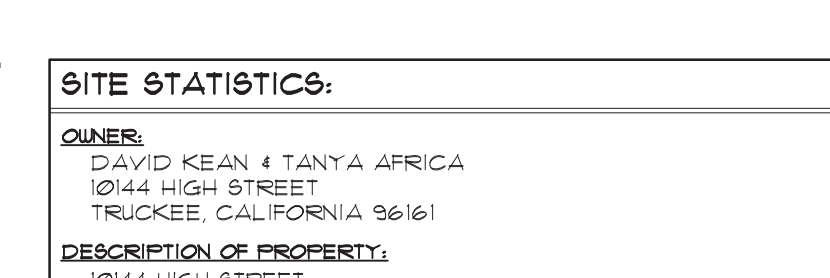
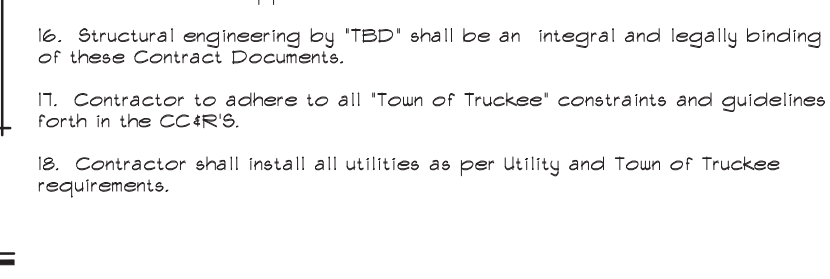
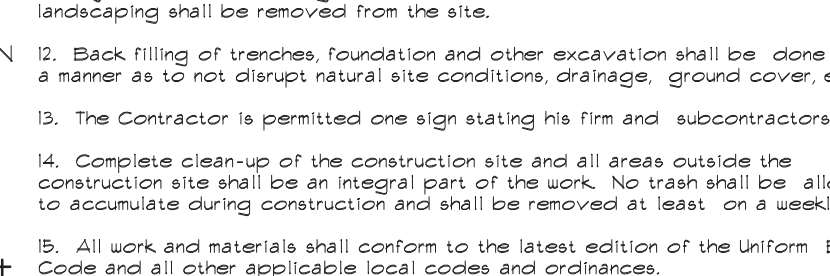
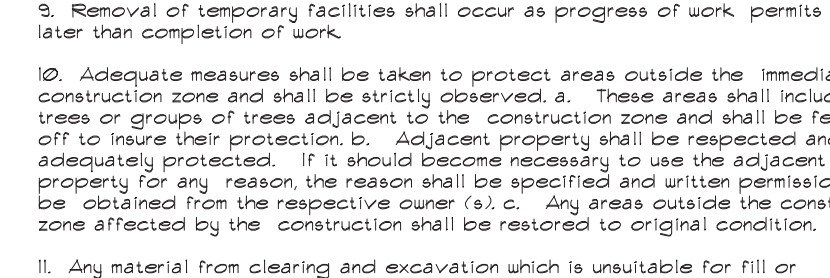
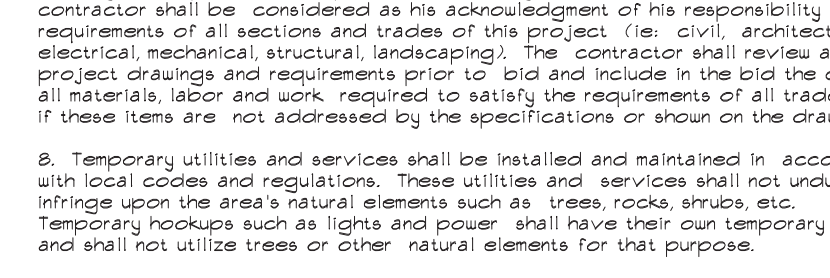
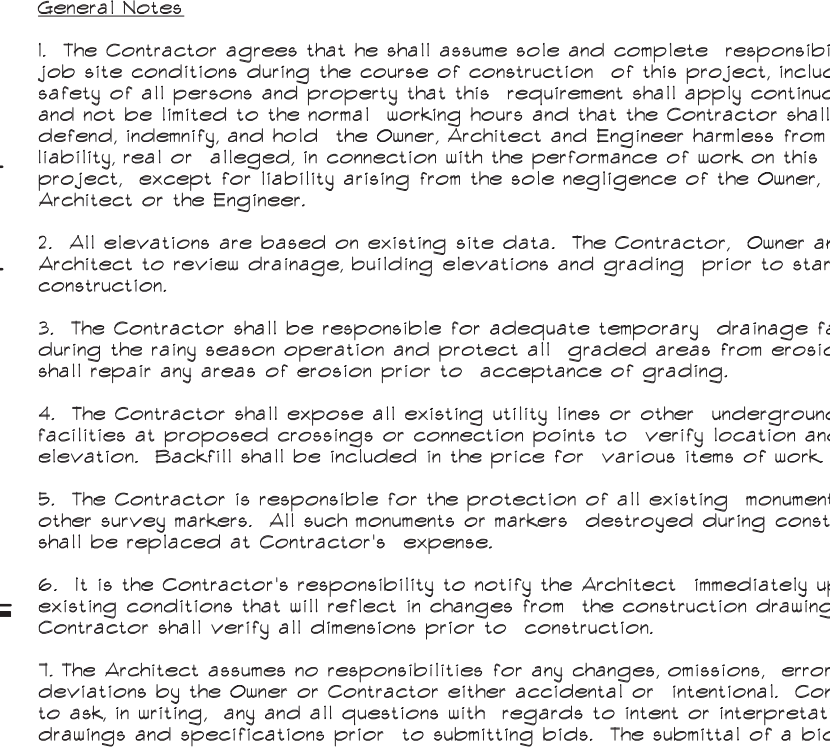
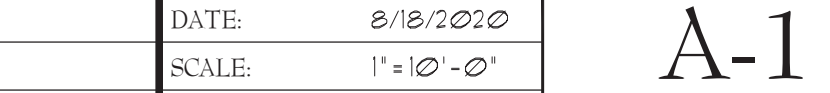
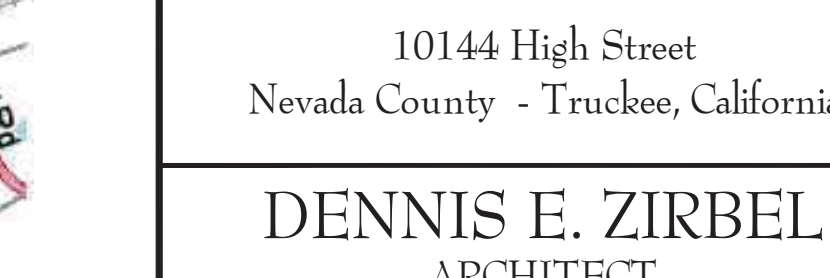
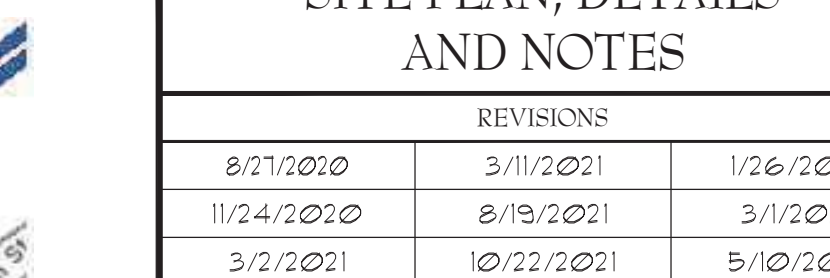
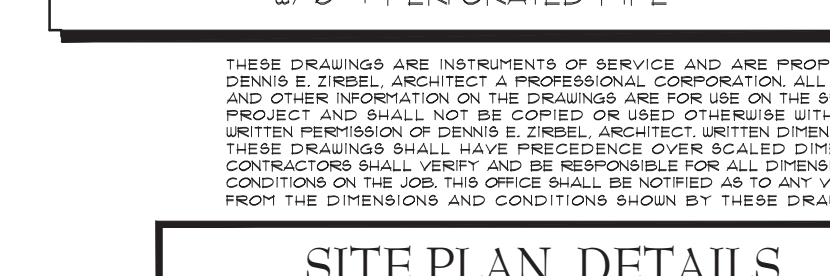
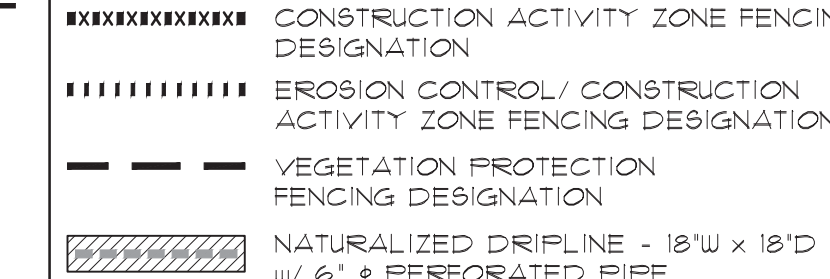
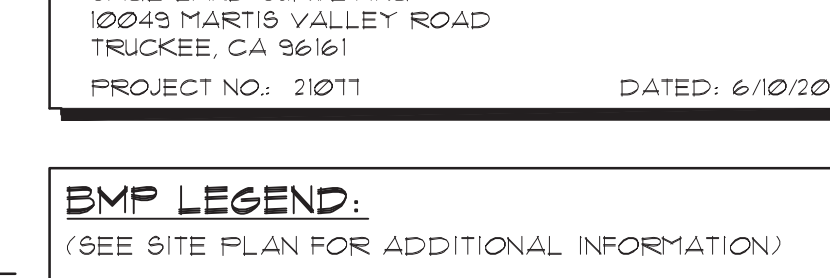
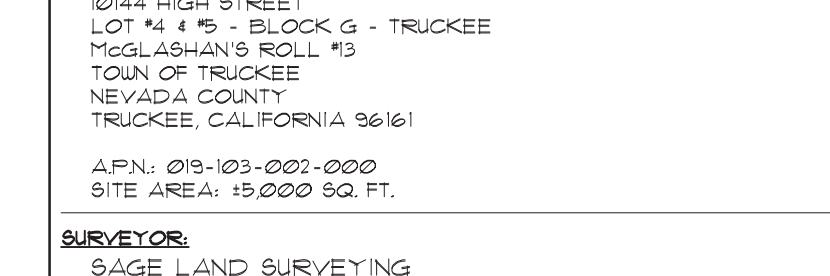
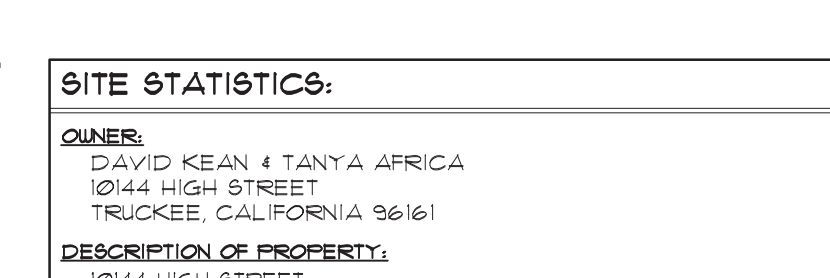
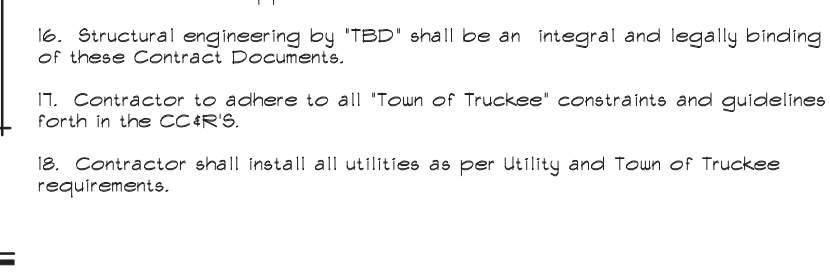
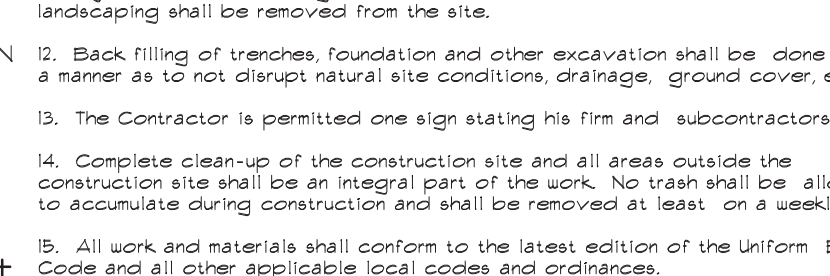
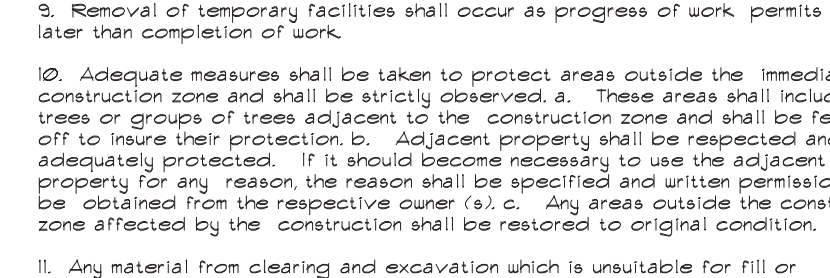
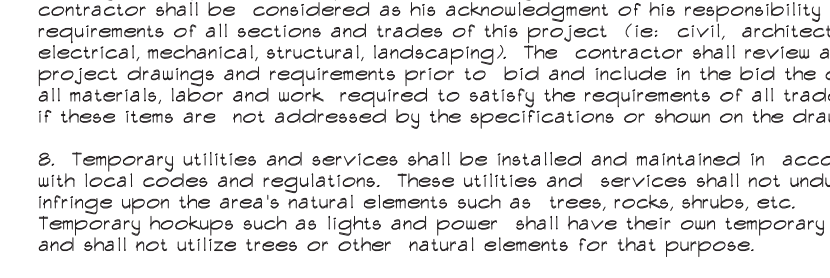
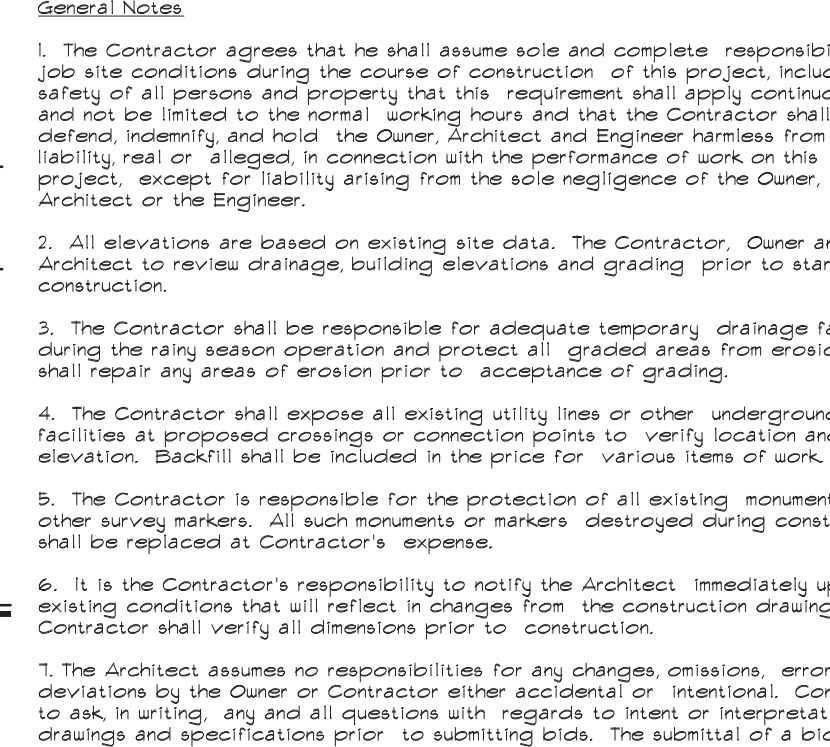
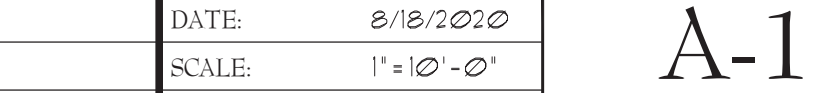
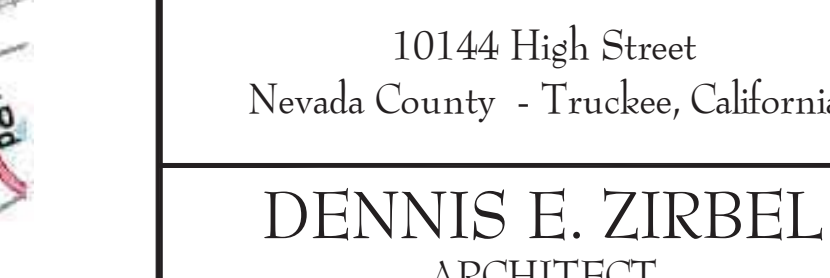
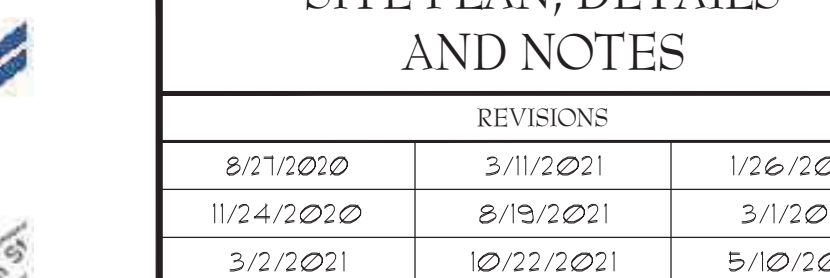
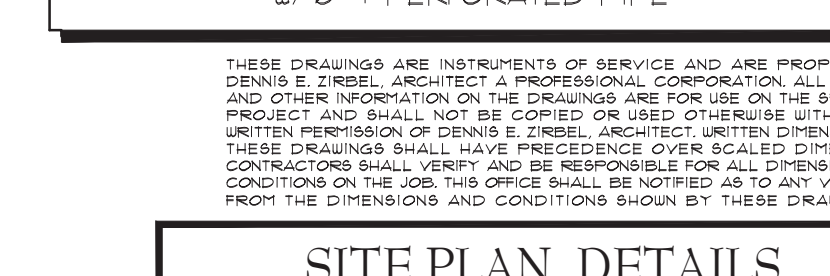
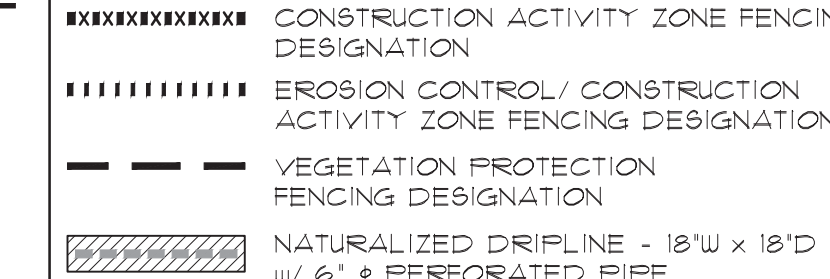
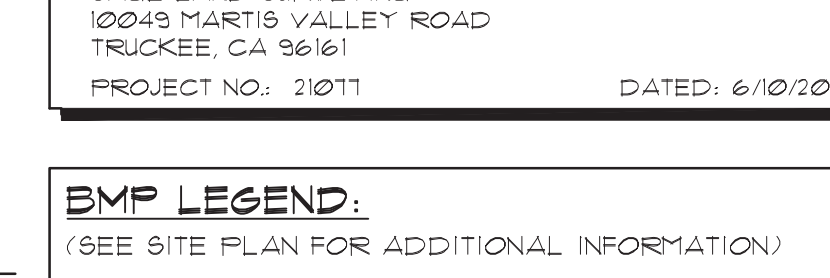
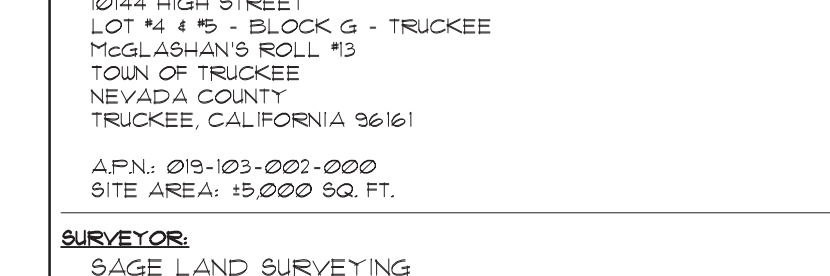
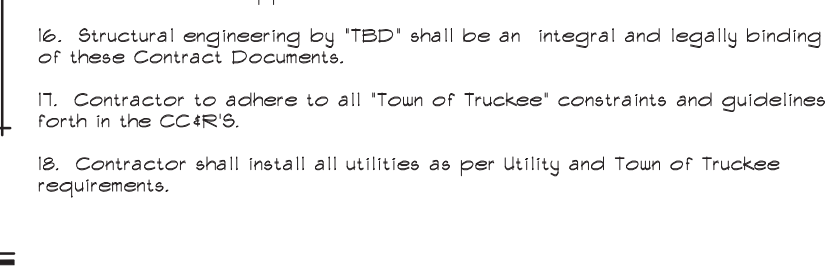
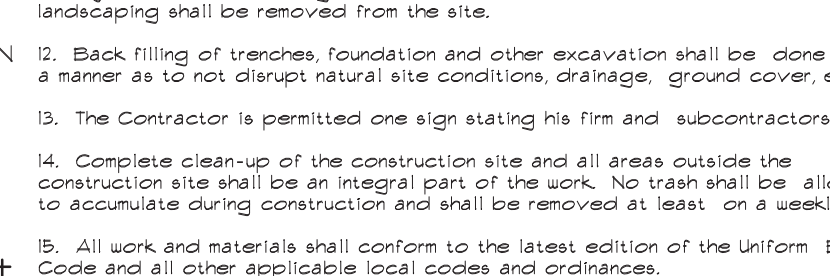
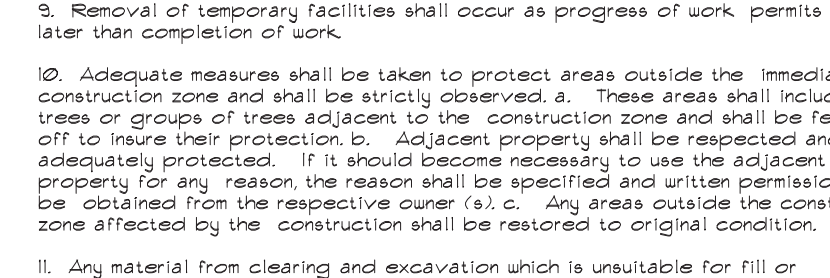
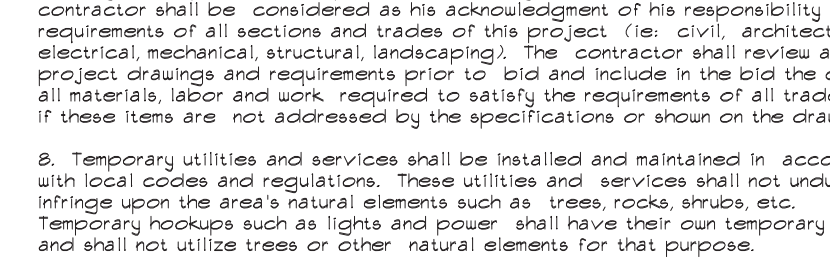
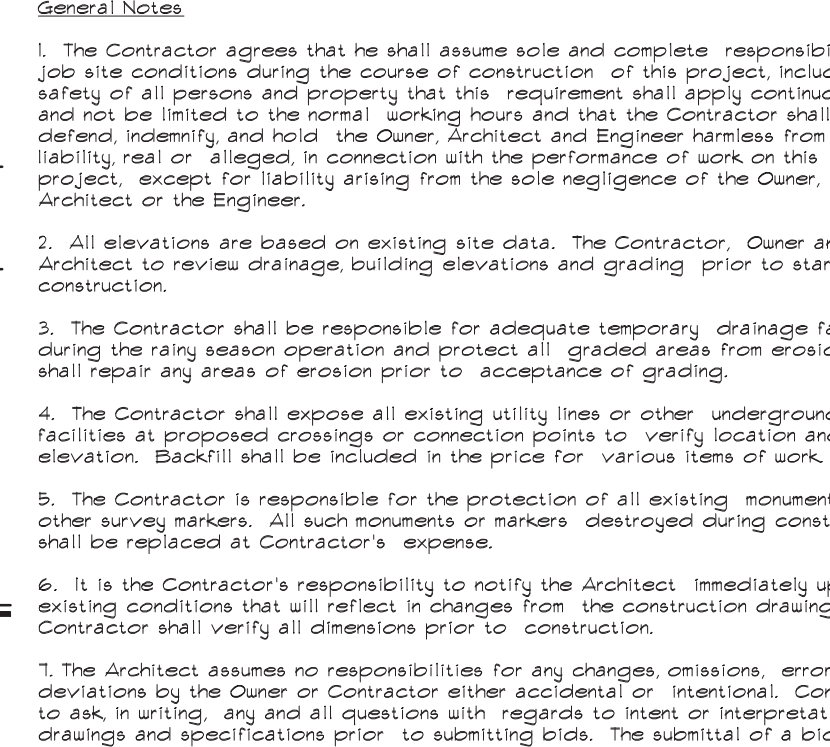
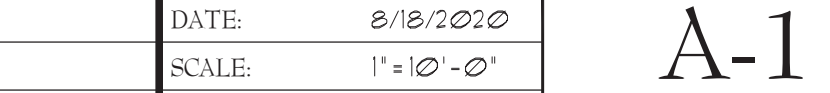
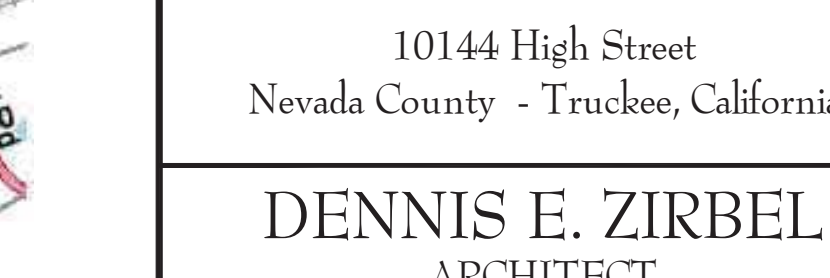
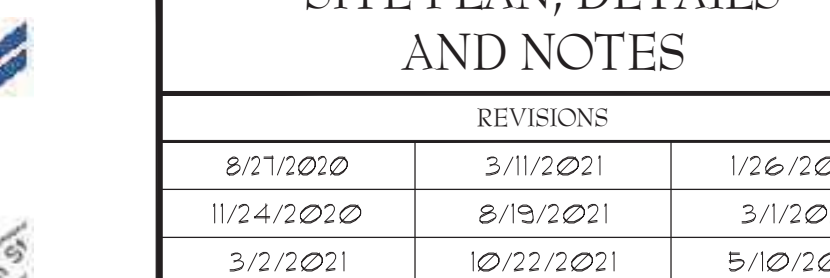
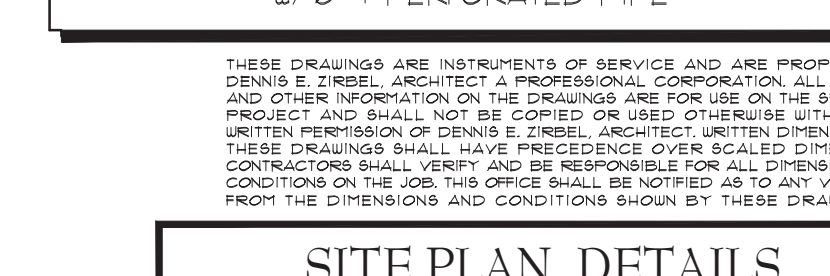
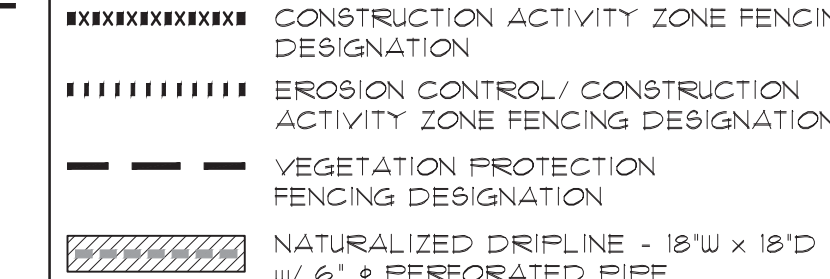
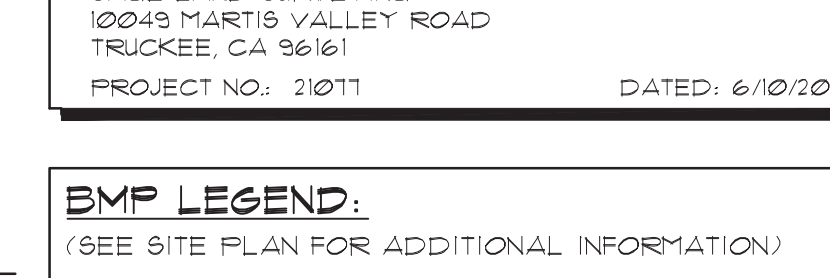
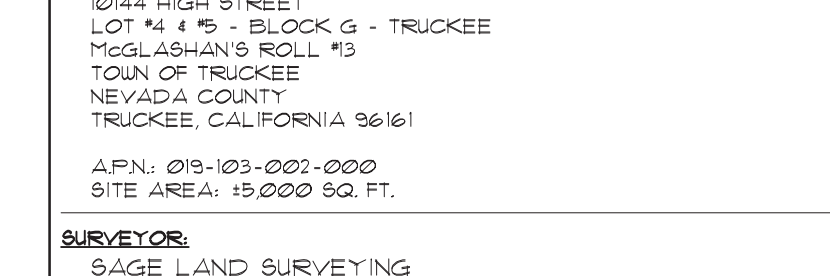
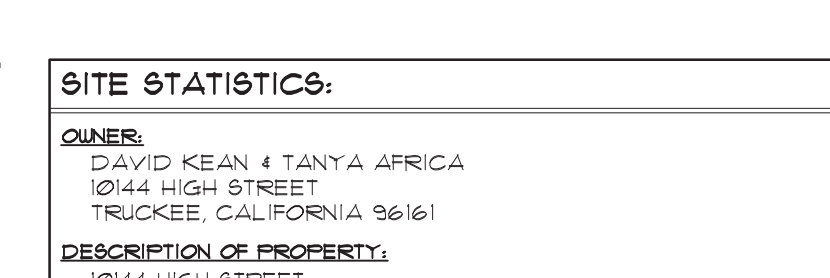
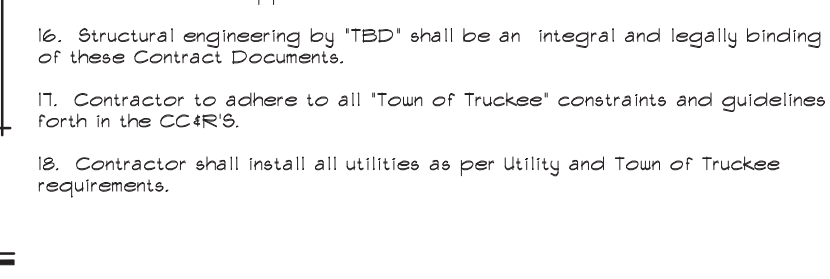
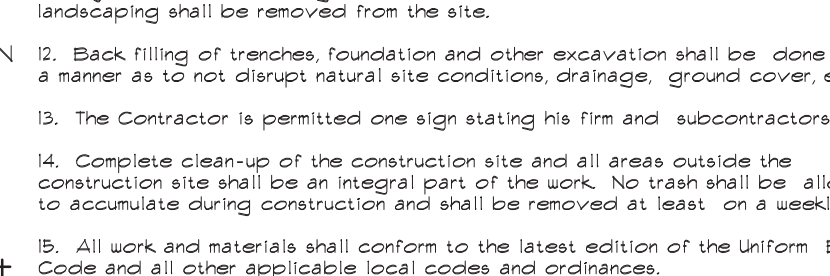
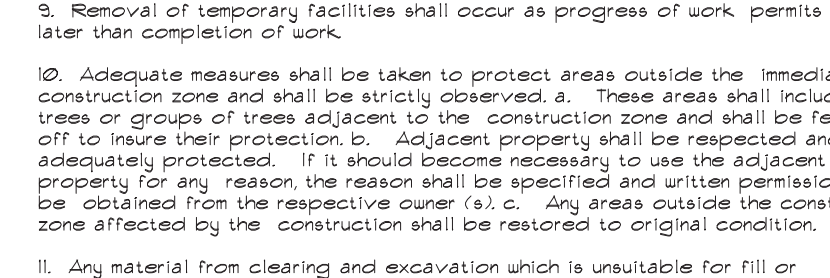
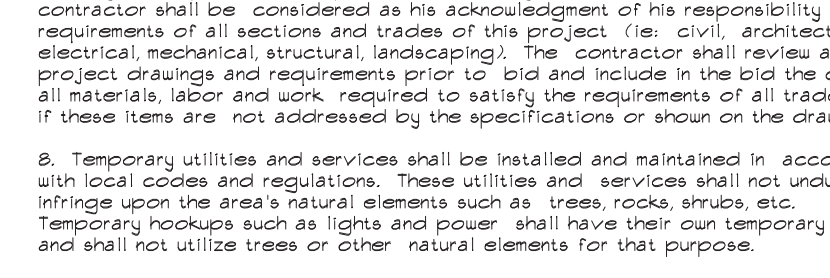
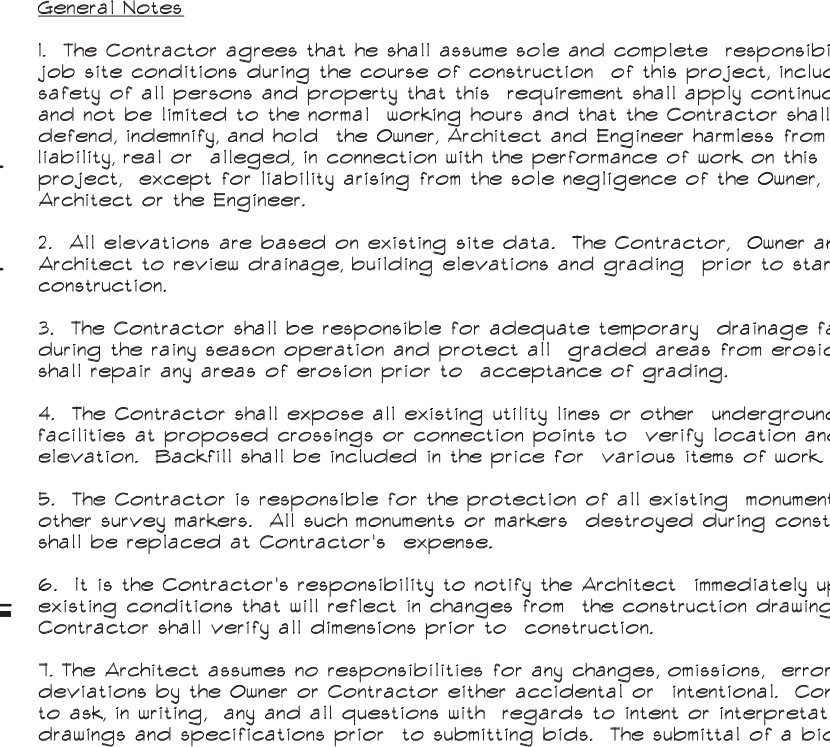
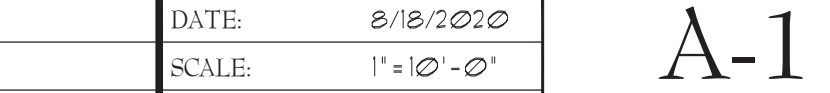
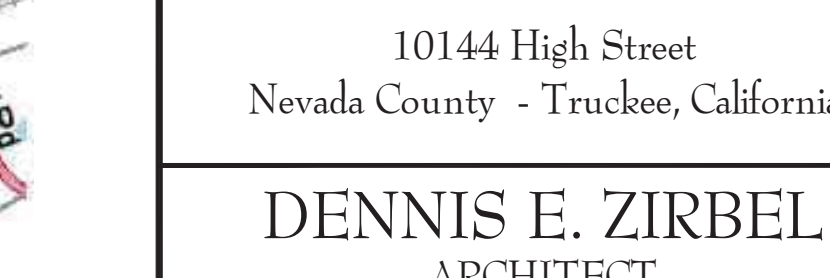
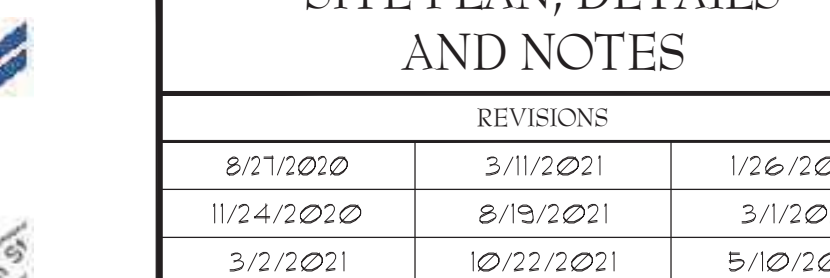
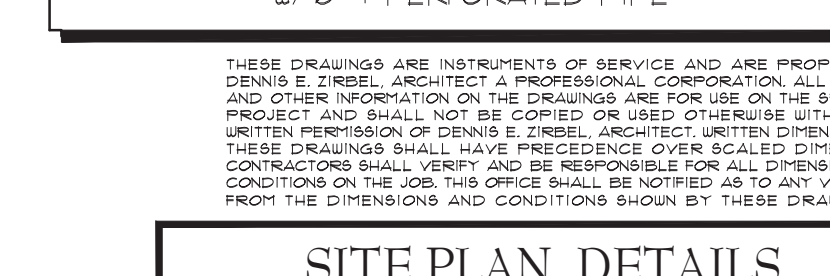
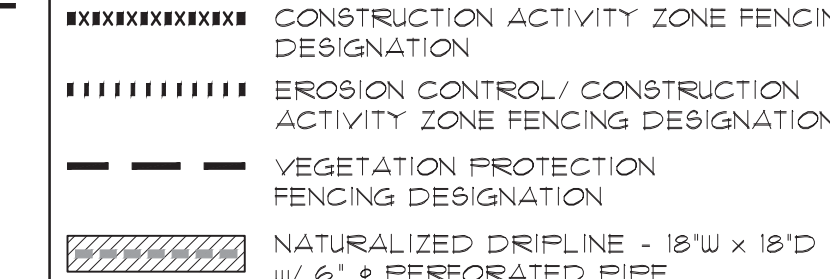
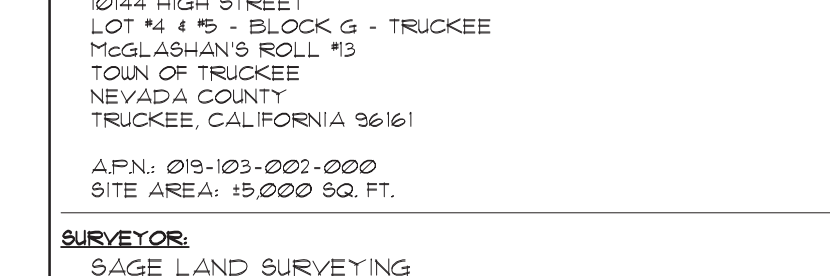
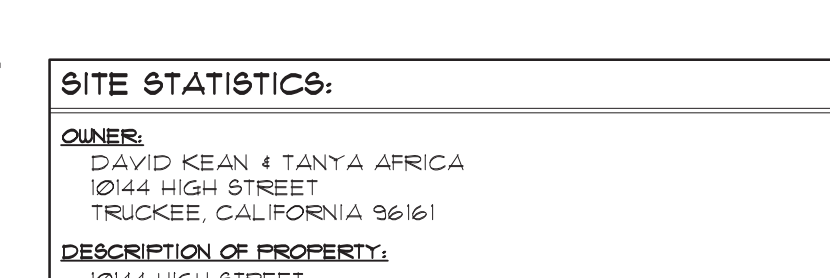
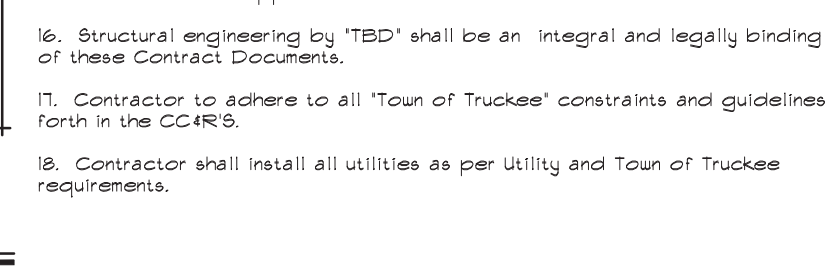
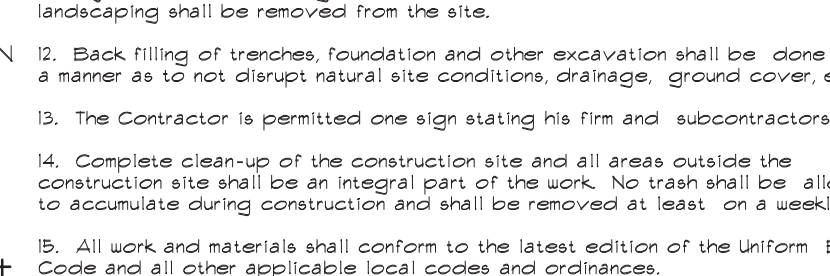
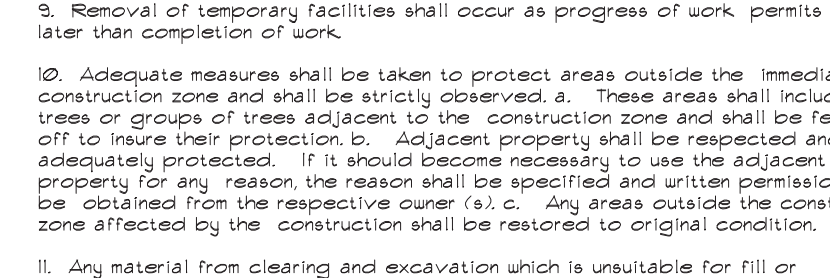
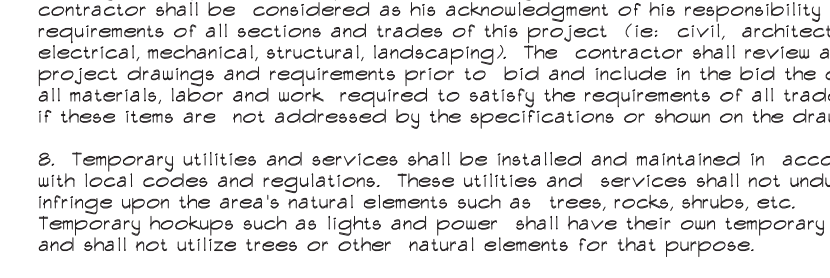
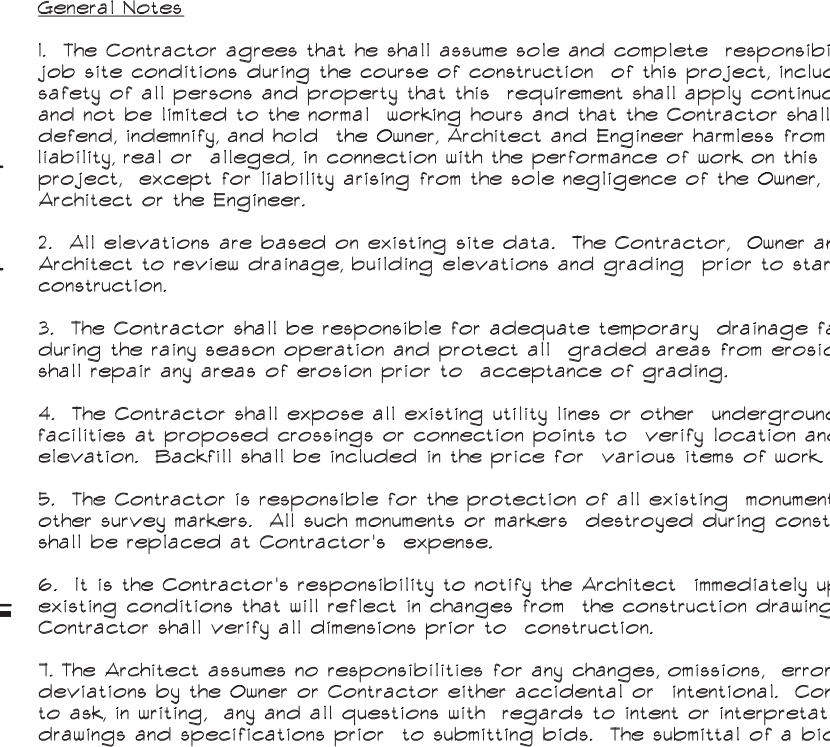
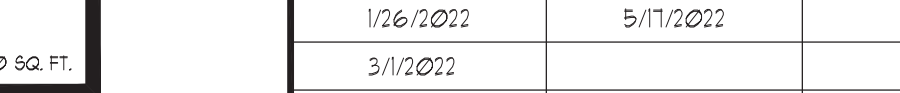
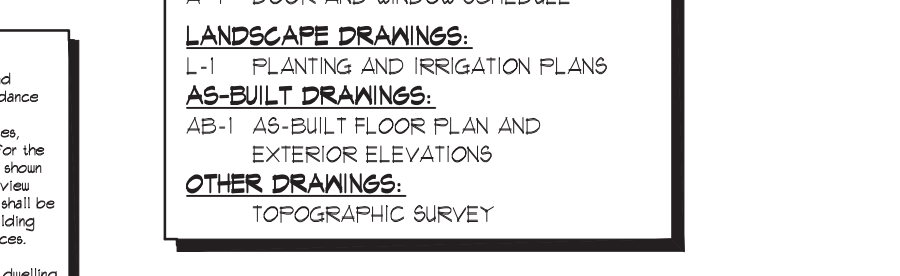
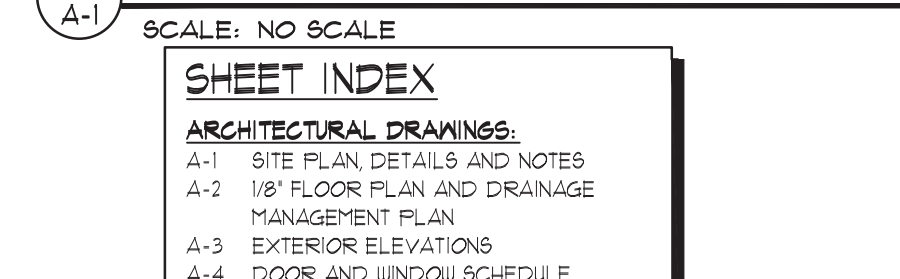
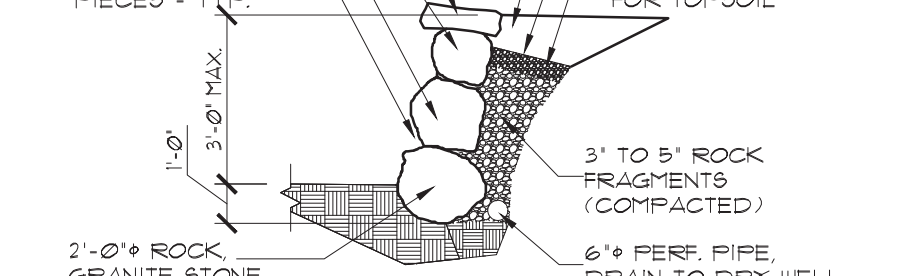
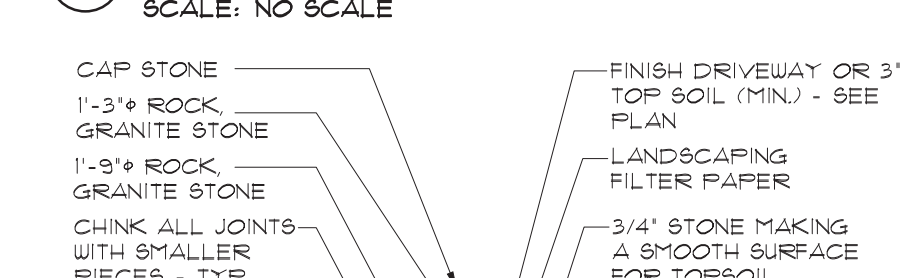
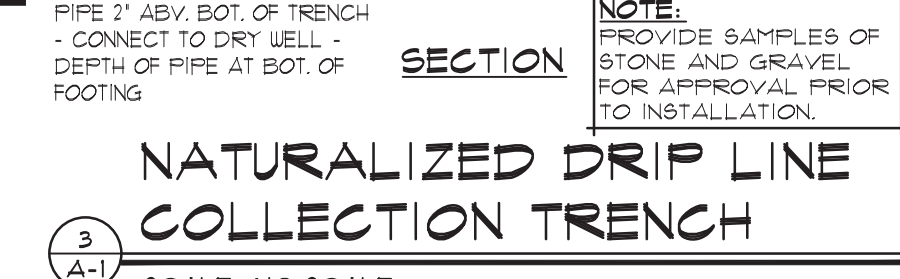
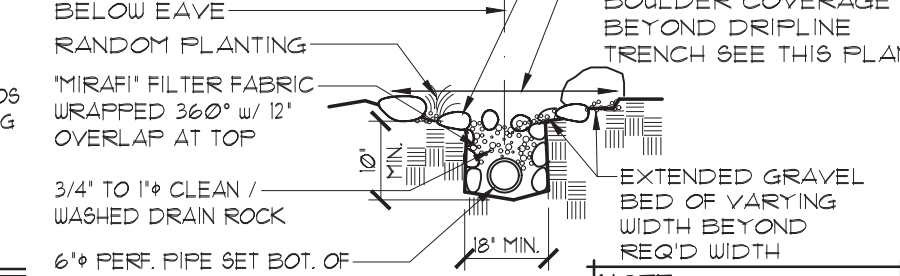
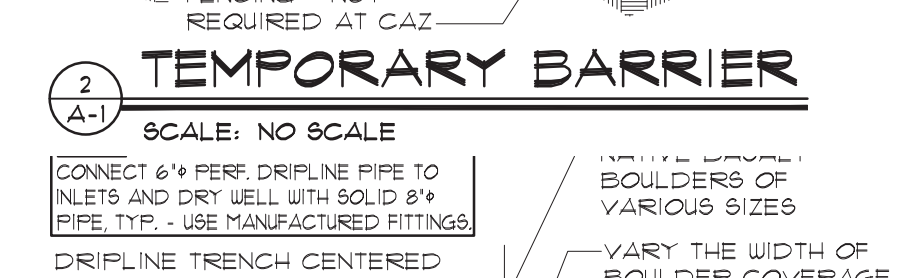
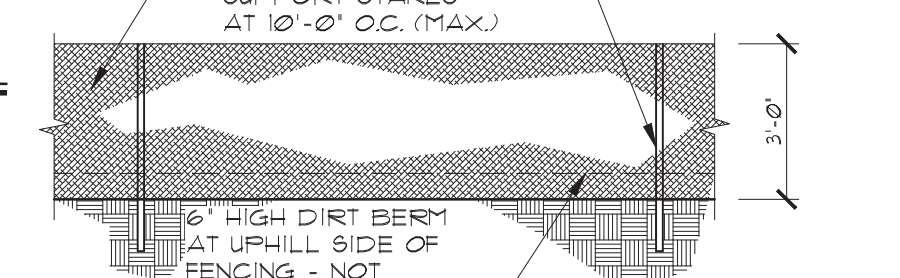
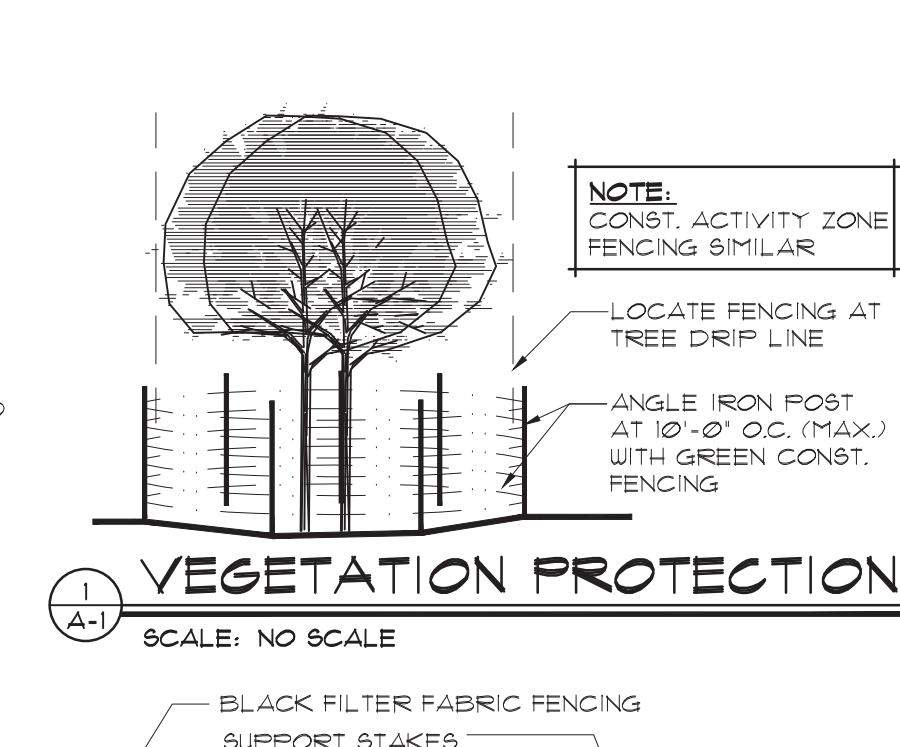
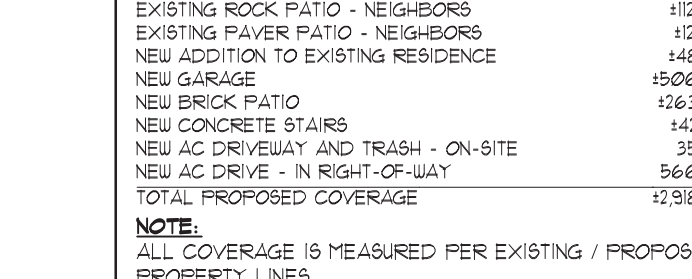
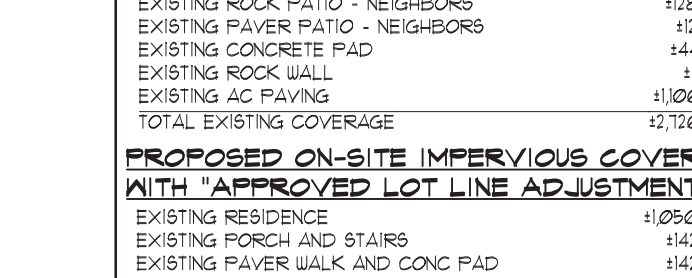
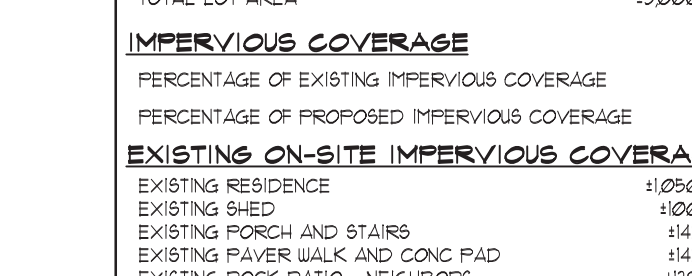
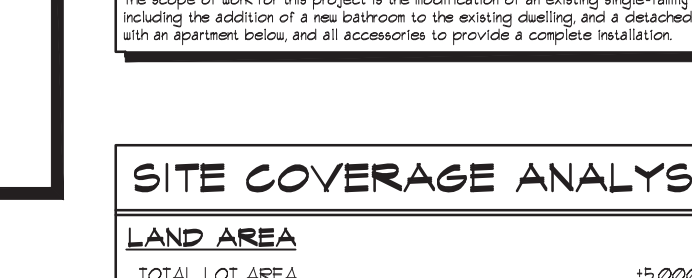
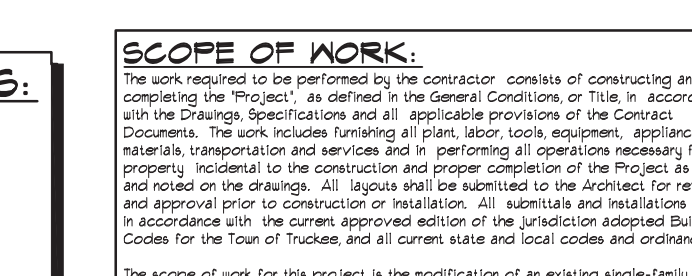
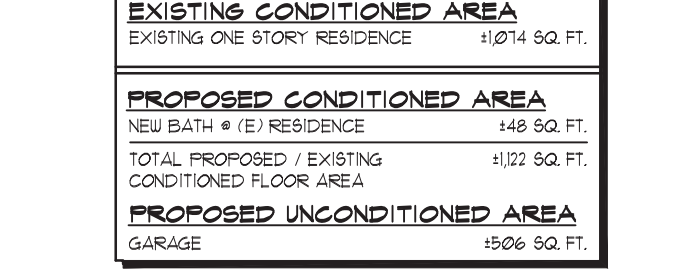
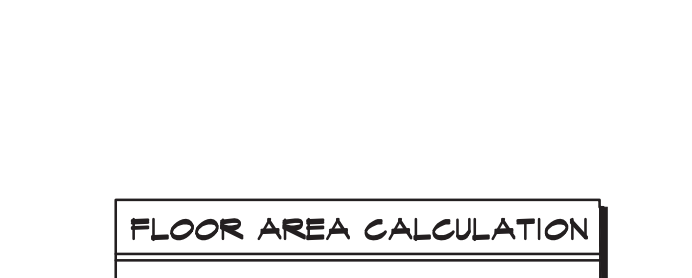
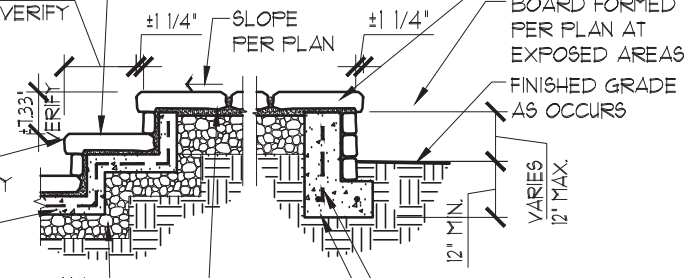
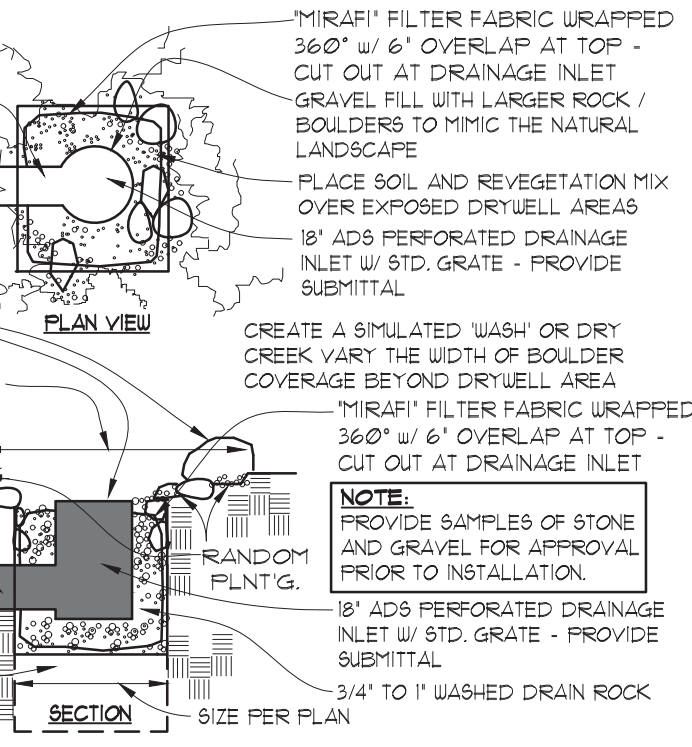
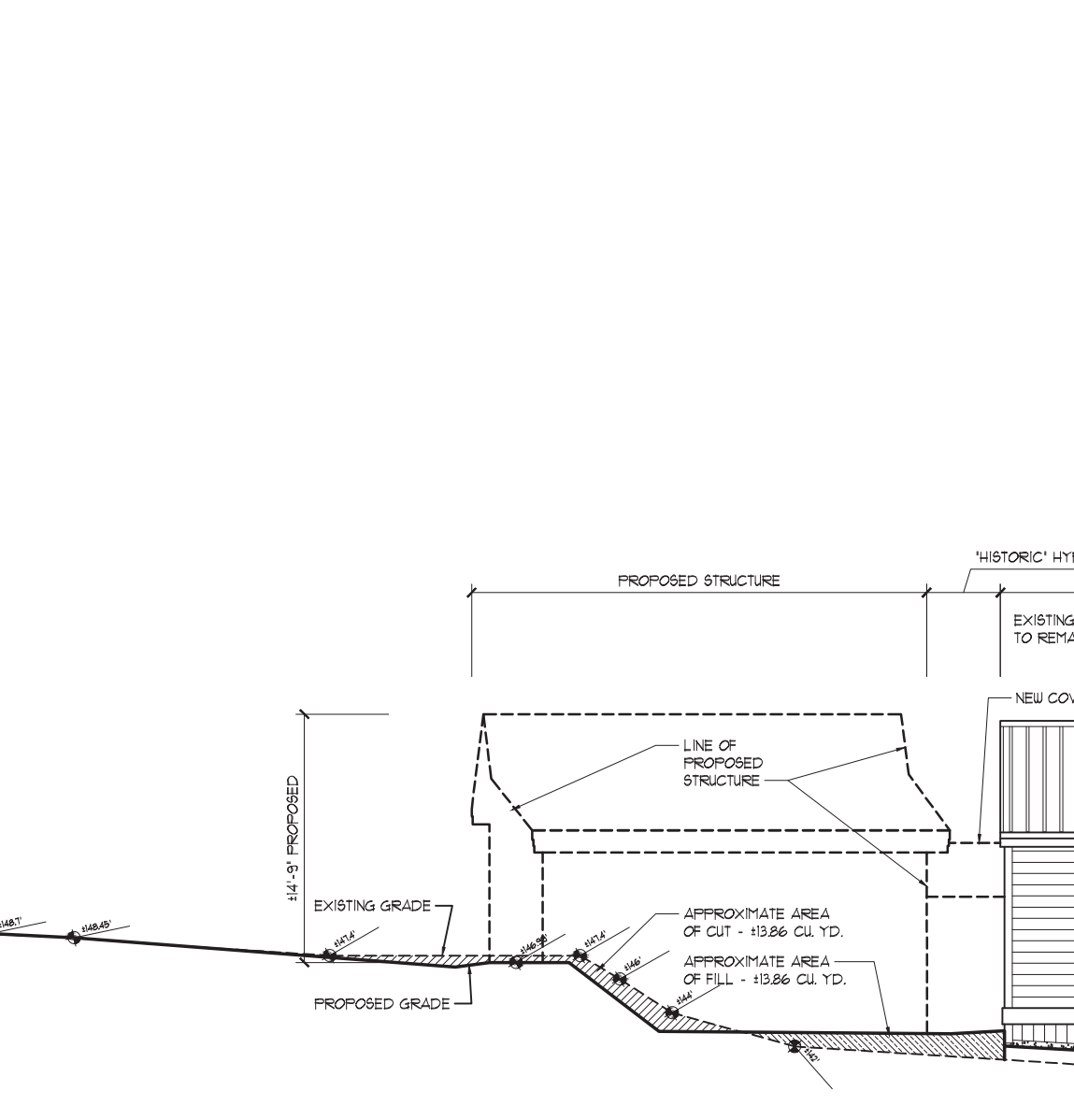
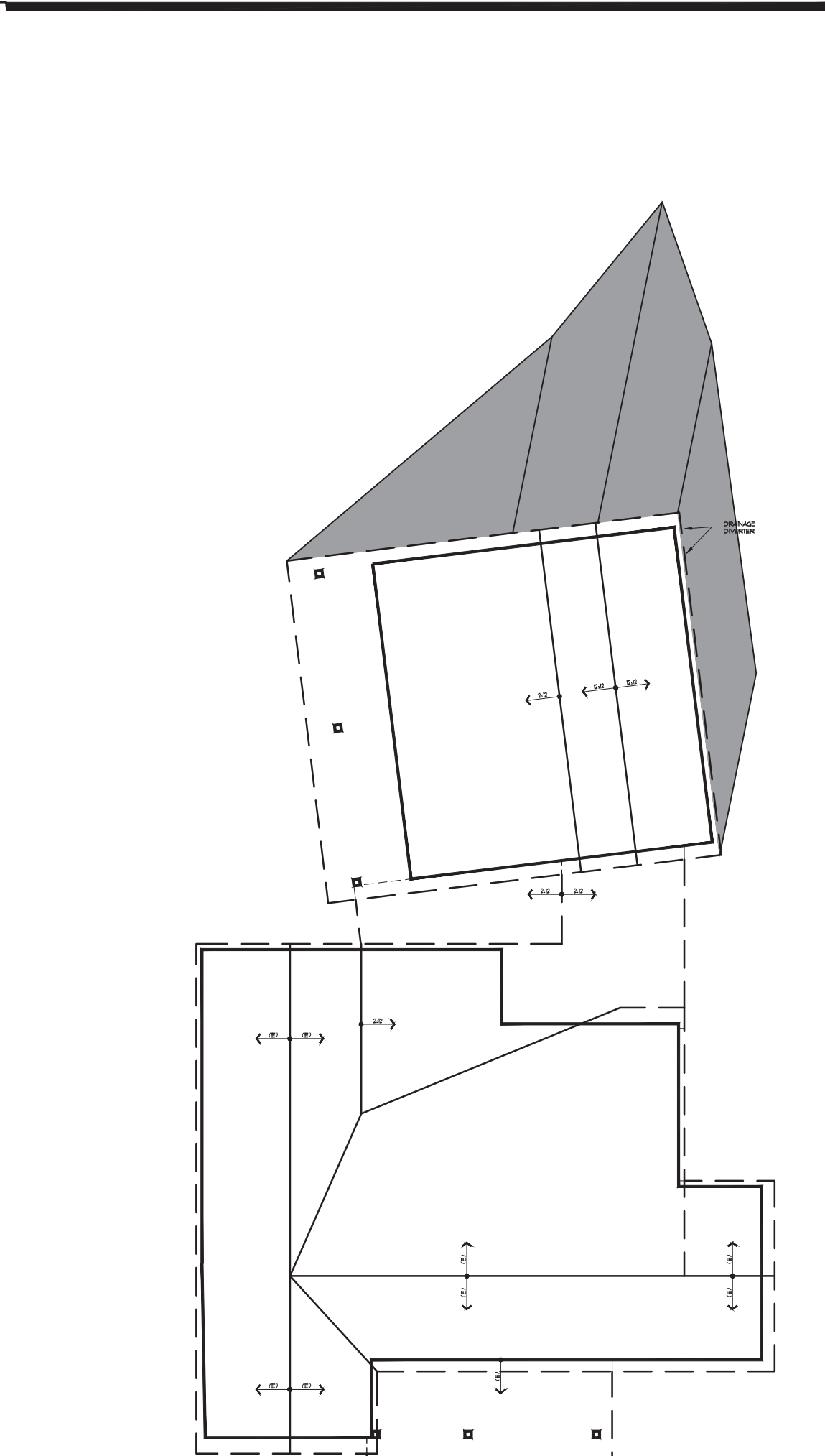


TREE PROTECTION REQUIREMENTS

- Fencing, a minimum of three feet tall with posts placed no further than 10 feet apart, shall be installed at the edge of the tree dripline (or wider if necessary for distinctive trees) and at the boundary of any open space tracts, riparian areas or conservation easements that abut the parcel being developed.
- The fencing shall be flush with the initial undisturbed grade.
- No construction activity shall occur within the tree driplines, including but not limited to dumping or storage of materials such as building supplies, soil, waste items, equipment or parked vehicles.
- The tree driplines shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products and concrete or dry wall excess, construction debris, or run-off.
- No excavation, trenching, grading, root pruning or other activity shall occur within the dripline unless approved by the reviewing authority.
- The applicant shall not proceed with any construction activity except installation of erosion control measures, until the installation of the required tree protection measures has been inspected and approved and a building and/or grading permit has been issued.
- Nothing shall be nailed to trees.
- Trench / easle locations shall not damage roots of trees.



1"=40'

148.7'

148.6'

150.6'

150.6'

EXISTING EOP

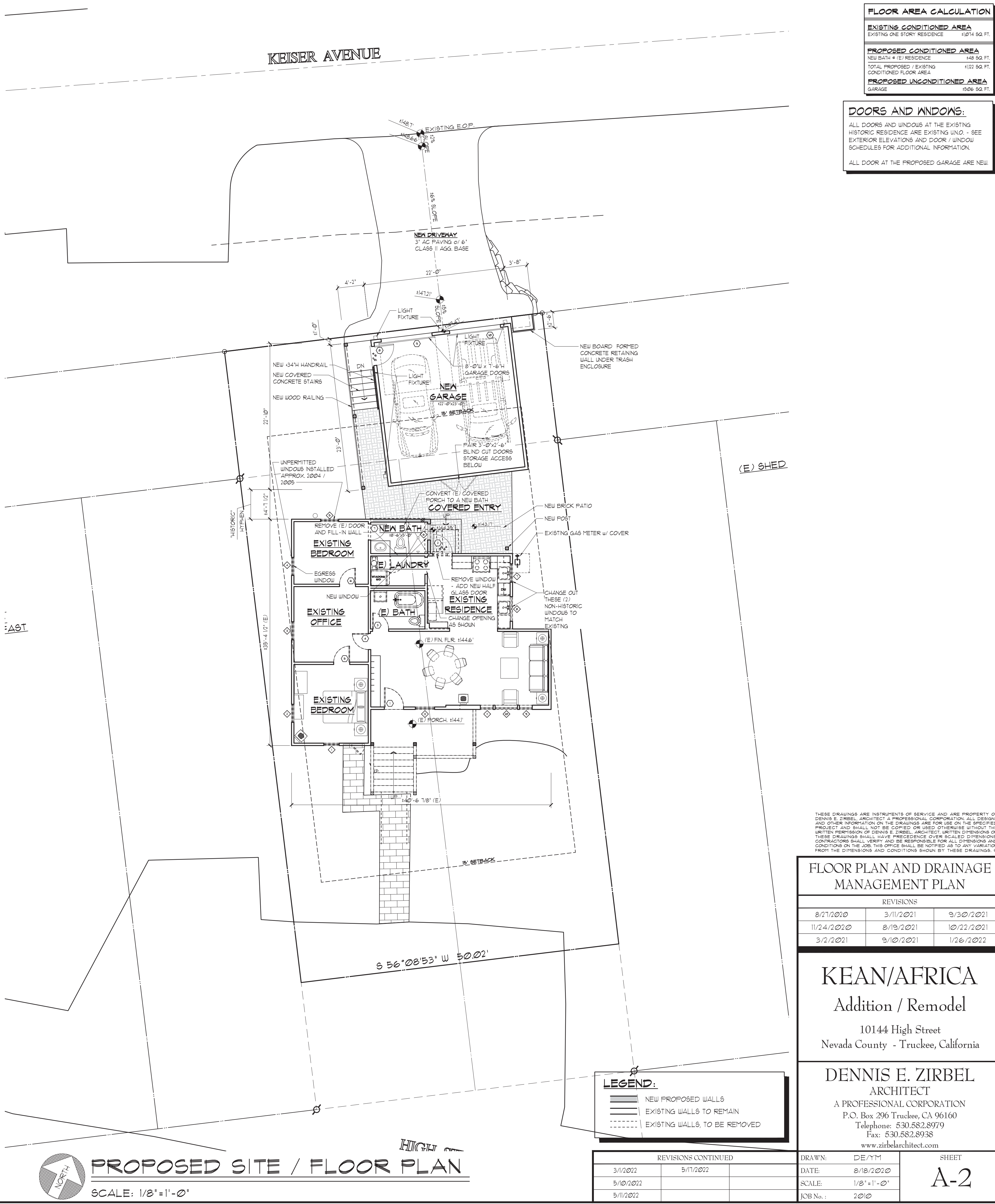
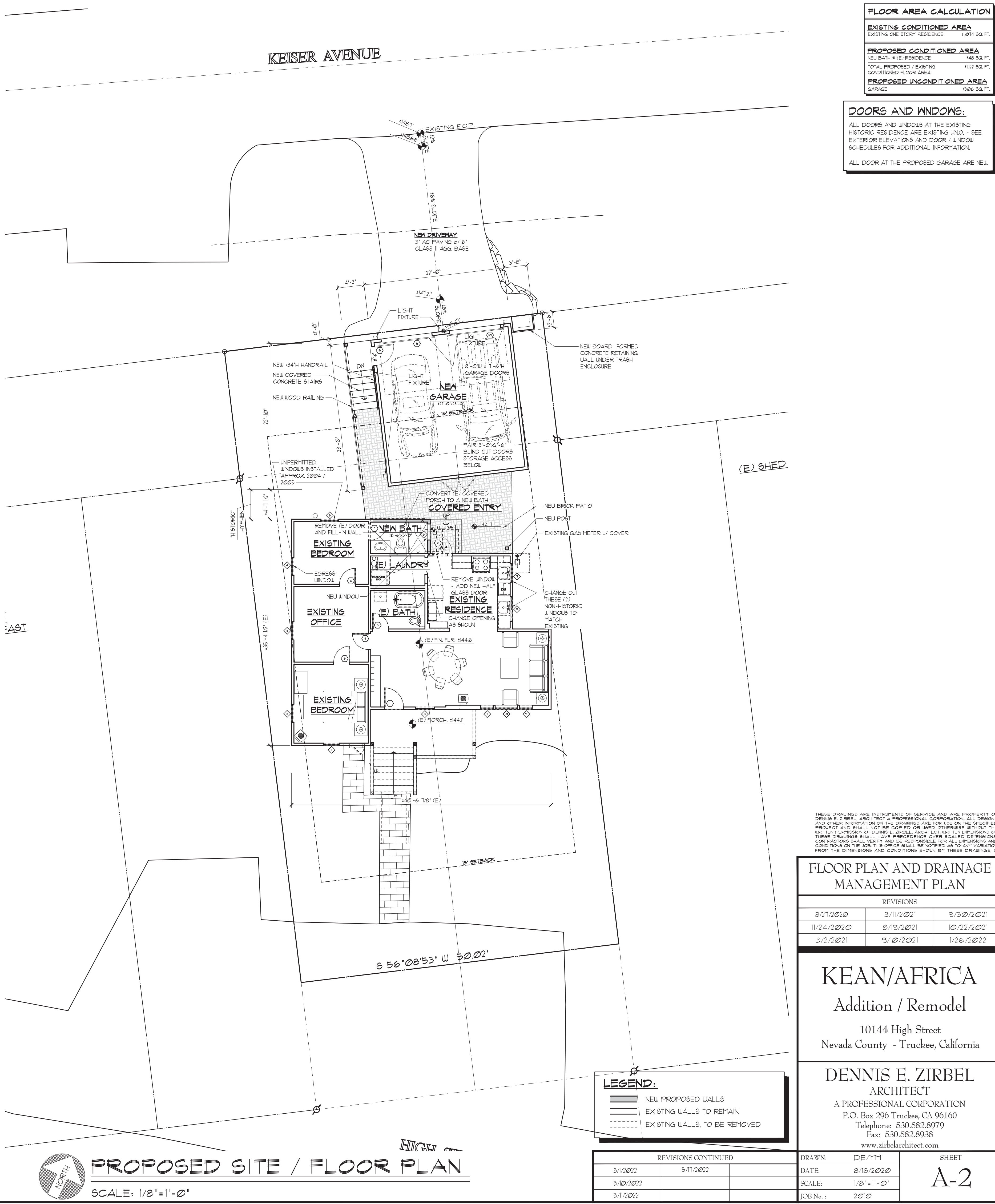
KEISER AVENUE

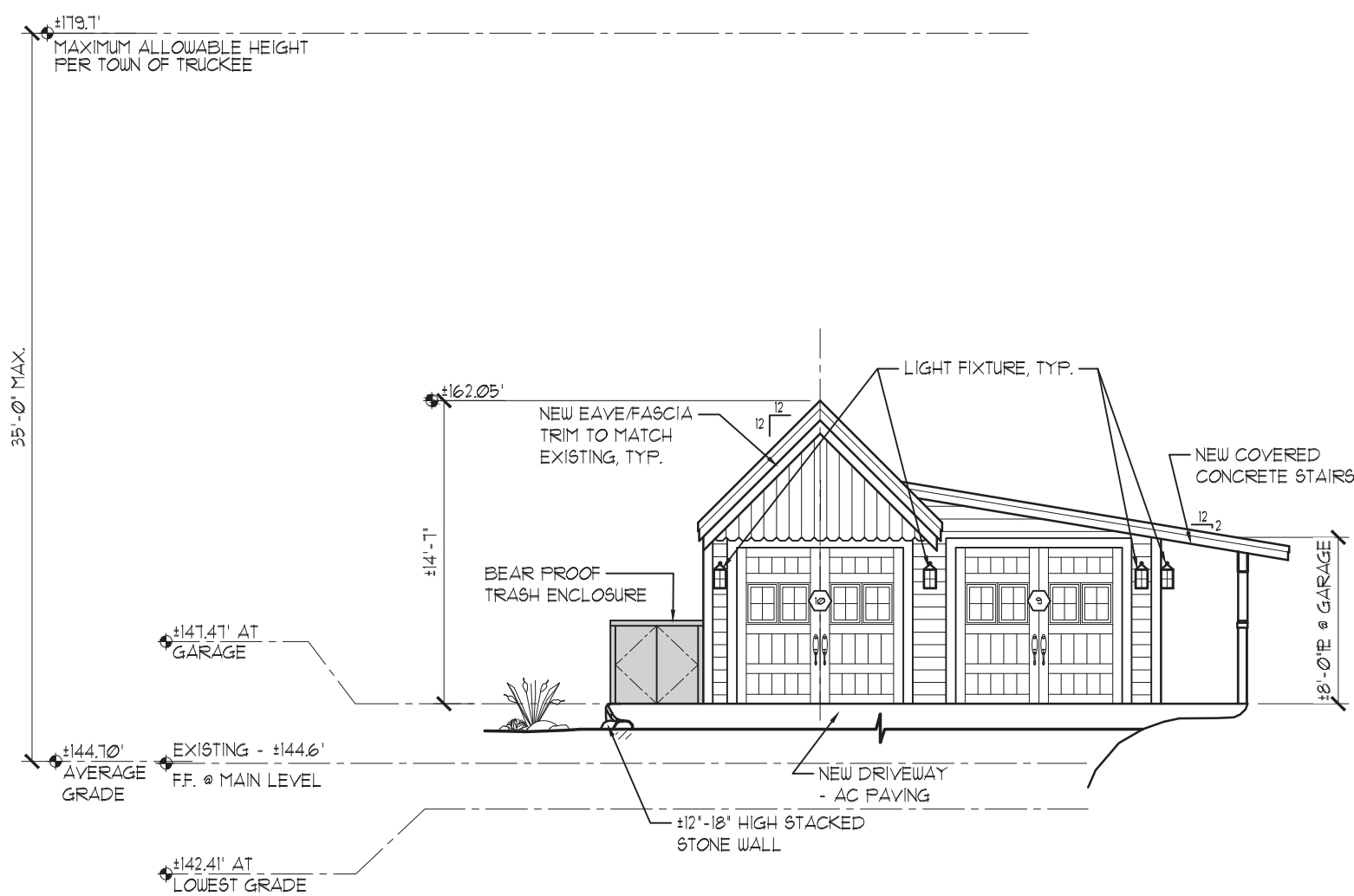
| FLOOR AREA CALCULATION | |
|------------------------------|----------------|
| EXISTING CONDITIONED AREA | |
| EXISTING ONE STORY RESIDENCE | 110714 SQ. FT. |
| PROPOSED CONDITIONED AREA | |
| NEW BATH # 101 RESIDENCE | 148 SQ. FT. |
| TOTAL PROPOSED / EXISTING | 11072 SQ. FT. |
| CONDITIONED FLOOR AREA | |
| PROPOSED UNCONDITIONED AREA | |
| GARAGE | 1506 SQ. FT. |

DOORS AND WINDOWS:

ALL DOORS AND WINDOWS AT THE EXISTING HISTORIC RESIDENCE ARE EXISTING UNO - SEE EXTERIOR ELEVATIONS AND DOOR / WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.

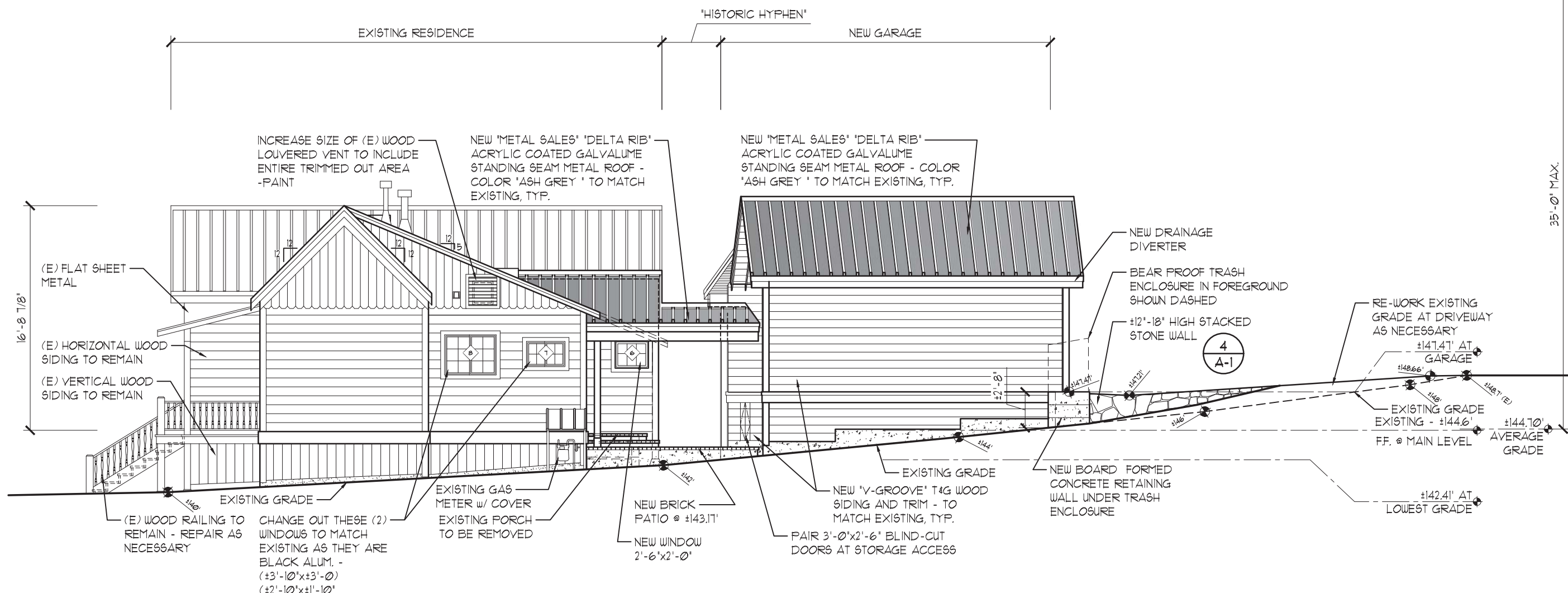
ALL DOOR AT THE PROPOSED GARAGE ARE NEW





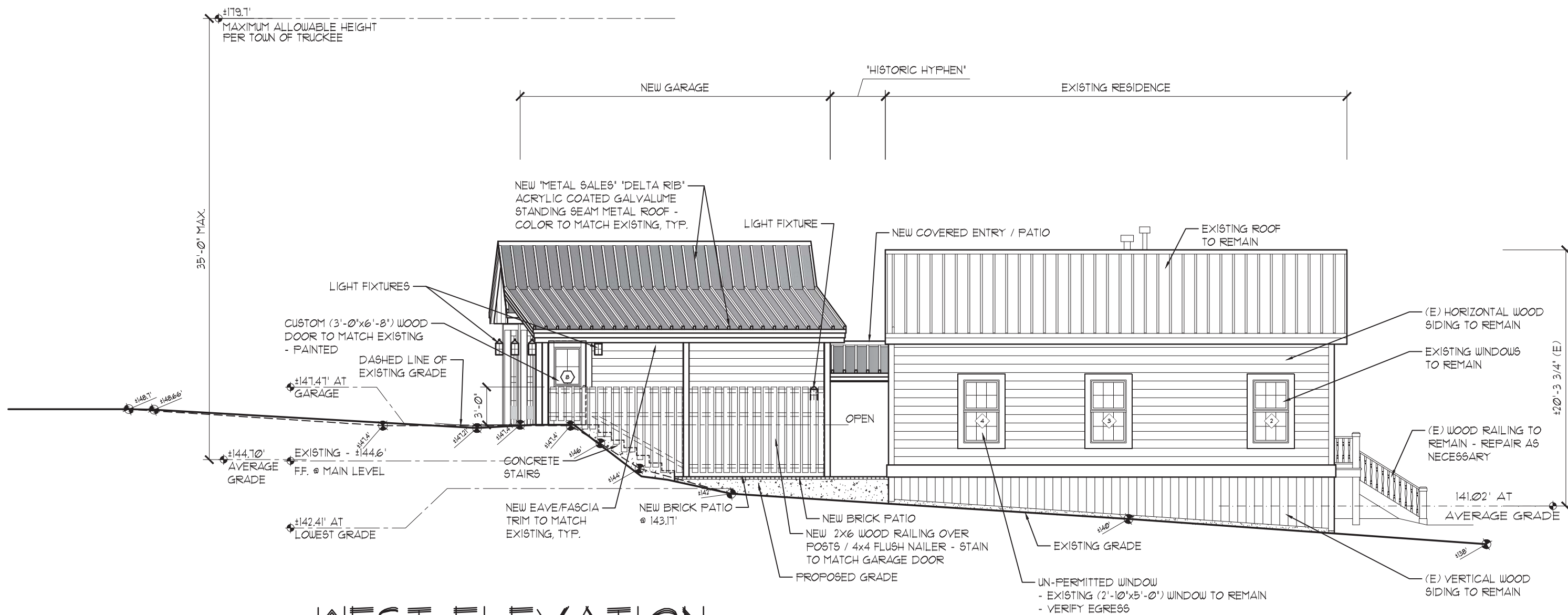
NEW GARAGE
NORTH ELEVATION

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



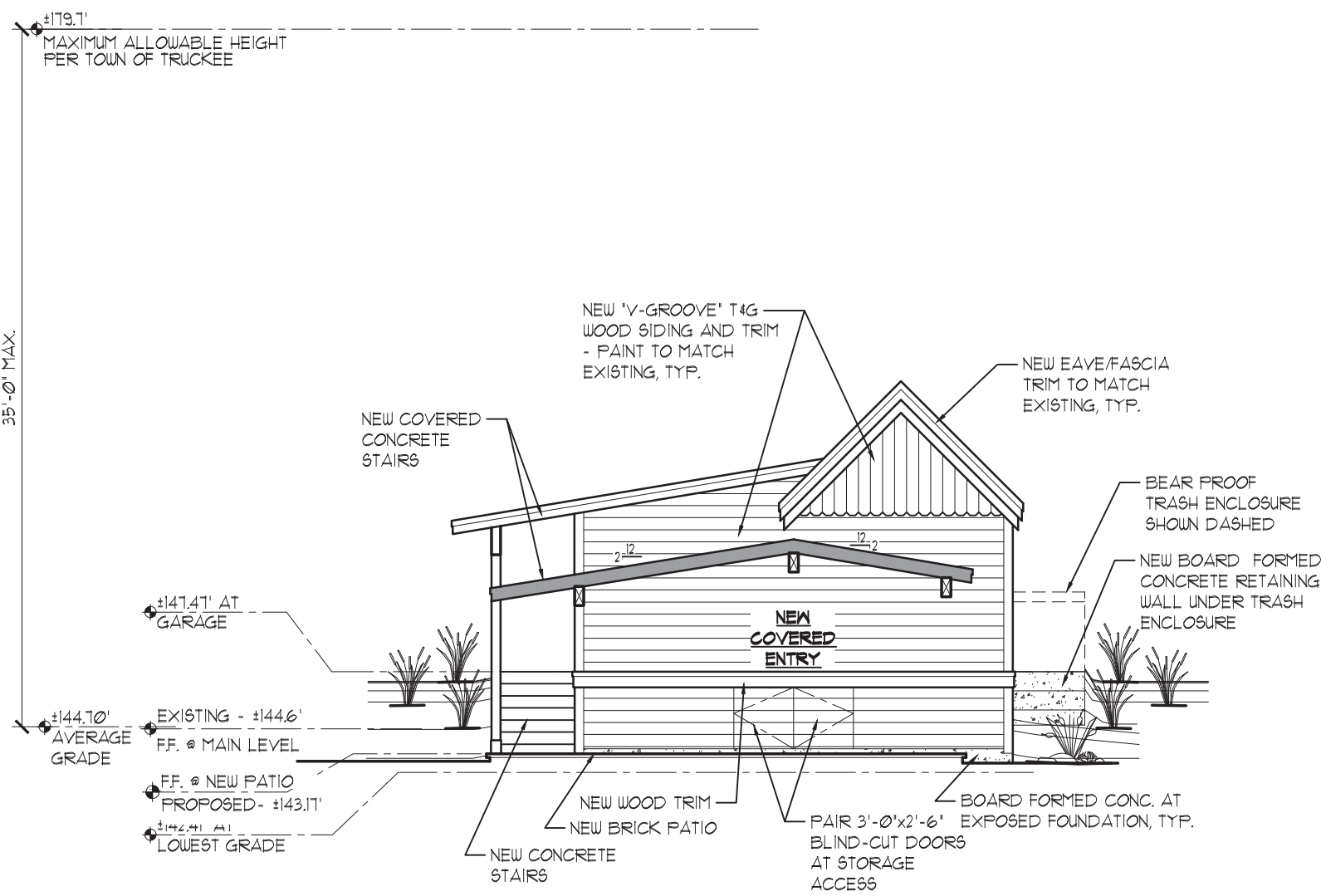
EAST ELEVATION

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



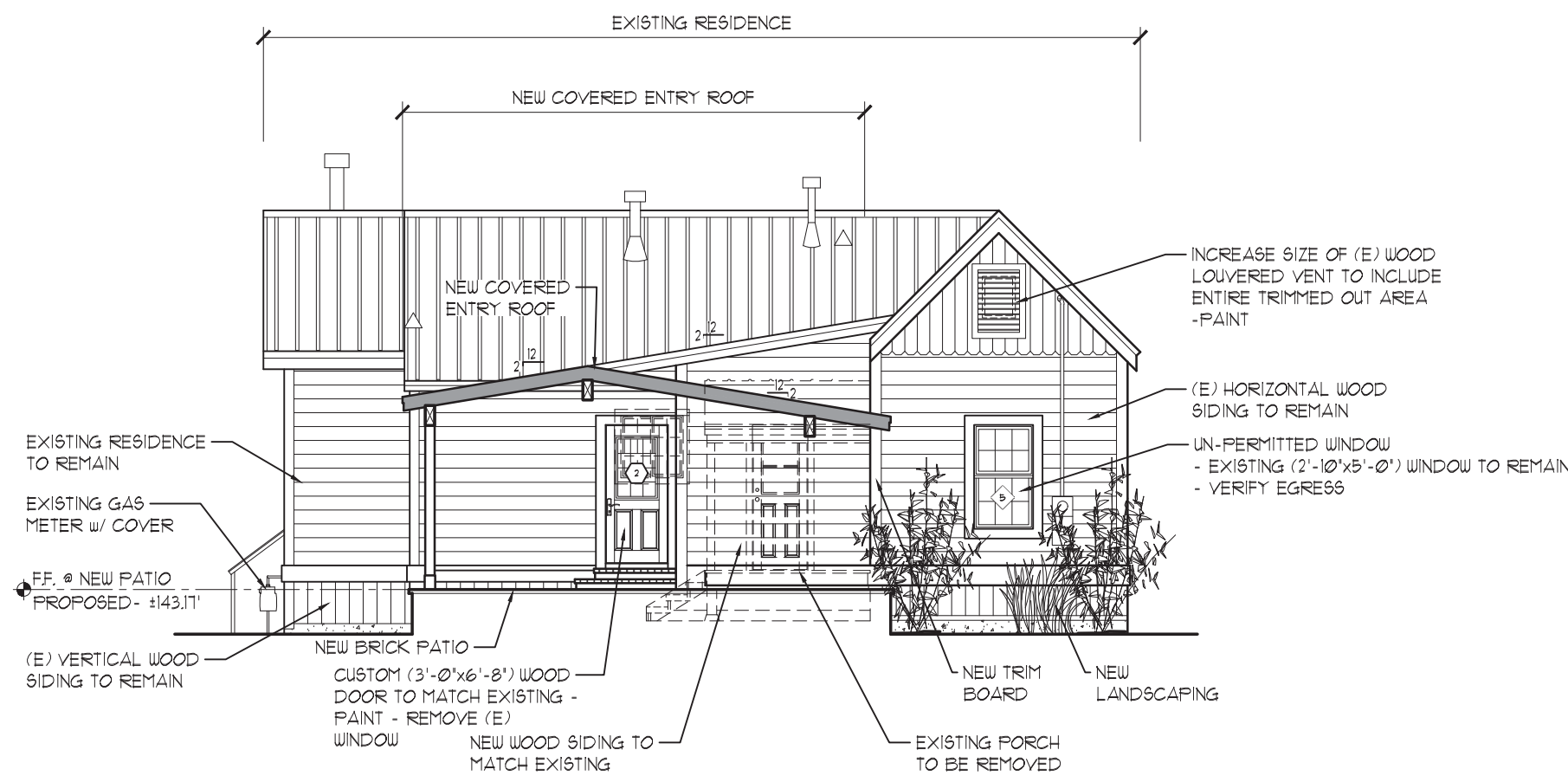
WEST ELEVATION

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



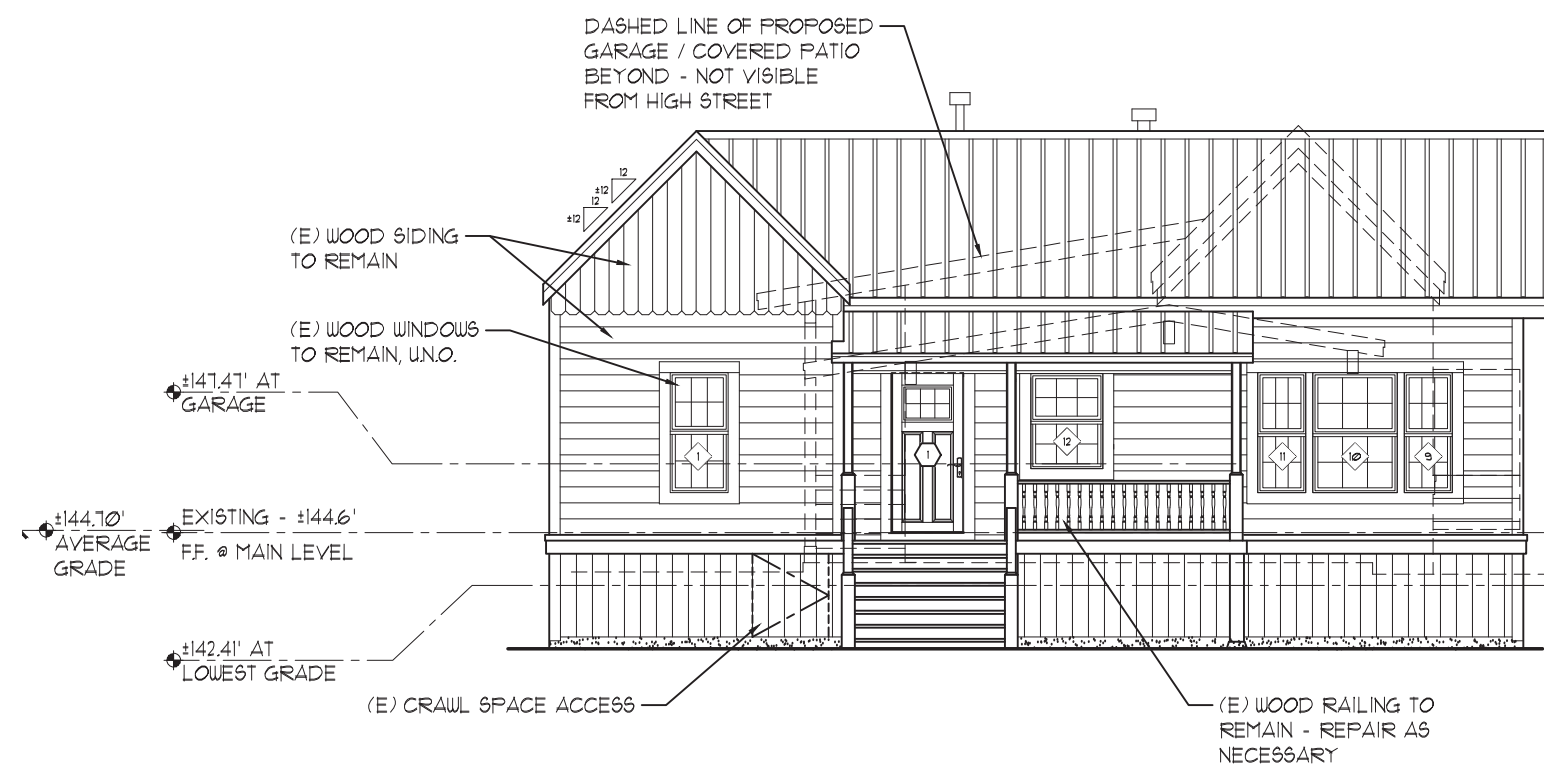
SOUTH ELEVATION

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



NEW COVERED ENTRY NORTH ELEVATION

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



SOUTH ELEVATION
EXISTING HOUSE W/ GARAGE BEYOND

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

LIST OF CHANGES

ALL EXTERIOR WINDOWS HAVE BEEN RE-MEASURED AND ADJUSTED TO ACCURATELY SHOW LOCATION, SIZE, AND WINDOW MULLION / MUNTIN LOCATIONS.

ALL EXTERIOR DOORS HAVE BEEN RE-MEASURED AND ADJUSTED TO ACCURATELY SHOW LOCATION, SIZE, STYLE AND GLAZING / MUNTINS.

ATTIC VENTS HAVE BEEN REVISED TO ACCURATELY SHOW SIZE AND LOCATION.

FLIGREE TRIM AT COVERED ENTRY / POSTS HAS BEEN REMOVED FROM PLANS TO ACCURATELY SHOW STRUCTURE AND TRIM.

THE EXISTING GAS METER AND COVER WERE ADDED TO PLANS TO ACCURATELY SHOW THE EAST ELEVATION.

ADDED ROOF VENTS THAT WERE NOT SHOWN PREVIOUSLY.

THE EXISTING ELECTRIC METER HAS BEEN ADJUSTED TO ACCURATELY SHOW LOCATION AND SIZE.

PROPOSED EXTERIOR
MATERIALS / COLORS

STANDING SEAM METAL ROOF:

"METAL SALES" DELTA RIB OR EQUAL - TO MATCH EXISTING COLOR: ASH GREY OR EQUAL - TO MATCH EXISTING

EXISTING HOUSE / ADDITION SIDING: DOUGLAS FIR OR PER FOUND SPECIES - 1x4 V-GROOVE HORIZONTAL SIDING OR EQUAL - TO MATCH EXISTING COLOR: BENJAMIN MOORE "CHATSUORTH CREAM" OR EQUAL - TO MATCH EXISTING

NEW GARAGE SIDING: WESTERN RED CEDAR GRADE "C" OR BETTER - 1x4 V-GROOVE HORIZONTAL SIDING OR EQUAL - TO MATCH EXISTING COLOR: BENJAMIN MOORE "CHATSUORTH CREAM" OR EQUAL - TO MATCH EXISTING

EXISTING HOUSE / ADDITION BUILDING TRIM: DOUGLAS FIR OR PER FOUND SPECIES - TO MATCH EXISTING COLOR: BENJAMIN MOORE "STEEL CLIFF GRAY" OR EQUAL - TO MATCH EXISTING

NEW GARAGE BUILDING TRIM: WESTERN RED CEDAR GRADE "B" OR BETTER - TO MATCH EXISTING COLOR: BENJAMIN MOORE "STEEL CLIFF GRAY" OR EQUAL - TO MATCH EXISTING

NEW STAIR RAILING: 2x6 VERTICAL CLEAR WESTERN RED CEDAR STAIN WITH NATURAL FINISH

WINDOWS AND PATIO DOORS: SIERRA PACIFIC OR EQUAL ALUMINUM CLAD WOOD WINDOW WITH ALUMINUM WHITE CLADDING - TO MATCH EXISTING

GARAGE DOOR: DOUGLAS FIR FRAMED DOOR WITH 6x6 WESTERN RED CEDAR SIDING / TRIM PER DRAWINGS - STAIN WITH NATURAL FINISH

EXTERIOR LIGHTING:

ALL EXTERIOR LIGHTING SHALL BE PLACED ON TIMERS AND/OR MOTION SENSORS.

ALL LIGHT FIXTURES SHALL BE "HINKLEY LIGHTING COMPANY" OR EQUAL. SEE PROVIDED PRODUCT CUT SHEETS FOR ADDITIONAL PRODUCT INFORMATION.

PENDANT FIXTURE: "TREEPORT 1800OP-0124"

WALL SCONCE FIXTURE: "TREEPORT 1800OP-0124"

PROVIDE "HINKLEY" DELTA-40 "DARK GRAY" CONVERTER SOCKET AT EACH FIXTURE.

EXTERIOR ELEVATIONS

| REVISIONS | | |
|------------|-----------|------------|
| 8/21/2020 | 3/11/2021 | 8/19/2021 |
| 11/24/2020 | 5/17/2021 | 9/10/2021 |
| 3/2/2021 | 5/10/2021 | 10/22/2021 |

KEAN/AFRICA
Addition / Remodel

10144 High Street
Nevada County - Truckee, California

DENNIS E. ZIRBEL
ARCHITECT

A PROFESSIONAL CORPORATION
P.O. Box 296 Truckee, CA 96160
Telephone: 530.582.8979
Fax: 530.582.8938
www.zirbelarchitect.com

| REVISIONS CONTINUED | | |
|---------------------|-----------|-------------------|
| 1/26/2022 | 5/10/2022 | 8/18/2020 |
| 3/1/2022 | 5/11/2022 | SCALE: 1/8"=1'-0" |
| 4/7/2022 | 5/17/2022 | JOB No.: 2010 |

| | |
|-------------------|-------|
| DRAWN: DE/TM | SHEET |
| DATE: 8/18/2020 | A-3 |
| SCALE: 1/8"=1'-0" | |
| JOB No.: 2010 | |

WINDOW SCHEDULE

1. All windows to be 'Sierra Pacific' or equal Douglas fir frame windows, contemporary clad with aluminum. Verify color with Architect.

2. All windows to have 'thermal breaks' & Low 'E' dual glazing, u.n.o.

3. Provide screens for all operable windows.

4. Contractor to review all temp. glass and egress locations, and verify all dimensions in field.
5. See exterior elevation notes for additional information.

6. Provide bronze spacer bars.

7. Consult w/ Architect on custom/obscure glass.

8. Review size & drawings for jamb extension locations.

9. All fixed windows to match same window, no direct set.

10. Provide Satin Stainless Steel Finish window hardware.
11. Adjacent doors & windows shall align per plan.

12. Every window shall have (1) tempered pane of glazing, typ. Per 2019 CRC

13. Windows to be tested to provide minimum energy rating as follows:
U-Value: .33 ~ .345; .030

14. Provide 'Buck' to receive stone @ lower windows.

WINDOW EGRESS NOTE:

All windows used for egress per code to be designed to comply with 2019 CRC, chapter 3, sections R310.1.4, R312.2, R312.2.2 and R310.1.3. Verify these requirements are met where applicable.

EMERGENCY ESCAPE AND RESCUE OPENINGS:
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. 2019 CRC CHAPTER 3, SECTION R310.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, WITH A MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. 2019 CRC CHAPTER 3, SECTIONS R310.1, R310.1.2, R310.1.3 AND R310.1.4

ALL EMERGENCY EGRESS AND RESCUE OPENINGS SHALL COMPLY WITH 2019 CRC CHAPTER 3, SECTION R310.

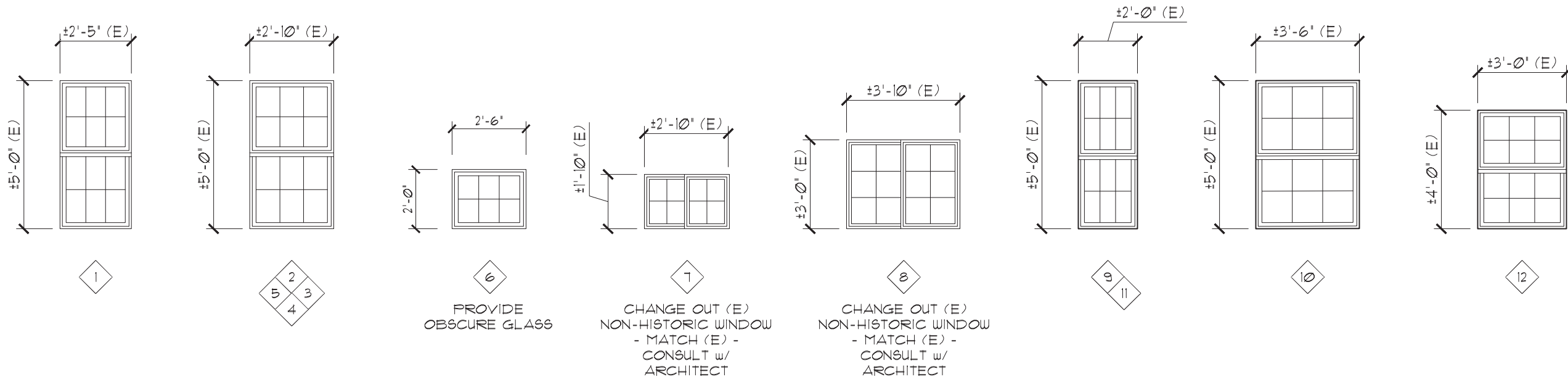
NOTE:

ALL WINDOWS ARE NOTED AS WINDOW FRAME SIZES. FLOOR PLANS ARE NOTED / DIMENSIONED FOR 1/2" R.O. - ADJUST AS REQUIRED.

NOTE:

-PROVIDE WINDOW / EXTERIORS DOORS SHOP DRAWINGS, TYP.

-CONSULT W/ ARCHITECT ON TRIM SIZES / DETAILS FOR ALL INTERIORS AND EXTERIORS WINDOWS / DOORS.



PROPOSED WINDOWS @ HISTORIC RESIDENCE:
WINDOW 6 IS A PROPOSED NEW WINDOW.

WINDOWS 7 & 8 ARE EXISTING NON-HISTORIC WINDOWS TO BE REPLACED WITH WINDOWS TO MATCH (E).

UNPERMITTED WINDOWS @ HISTORIC RESIDENCE:
WINDOWS 4 & 5 ARE UNPERMITTED WINDOWS INSTALLED APPROX. 2004 / 2005.

DOOR SCHEDULE

NOTES:

1. PROVIDE SUBMITTAL ON SHOWER ENCLOSURES AND DOORS.

2. ALL HEADS AND JAMBS SHALL BE STAIN GRADE.

3. PROVIDE SUBMITTAL ON ALL DOOR HARDWARE.

4. HARDWARE SHALL BE 'ENTER' OR EQUAL IN DARK BRONZE FINISH, U.N.O. SEE FINISH BOOKLET FOR ADDITIONAL INFO.

5. ALL DOORS TO HAVE 4" SQUARE BUTT EDGE HINGES "McKINNEY" OR EQUAL - VERIFY. REPLACE STANDARD HARDWARE ON FRENCH DOORS.
6. ALL SHOWER ENCLOSURES TO BE FRAMELESS w/ 3/8" TEMPERED GLASS.

7. THRESHOLDS TO BE SOLID TEAK AT FRONT DOOR. ALL OTHER EXTERIOR DOORS TO INCLUDE METAL THRESHOLD.

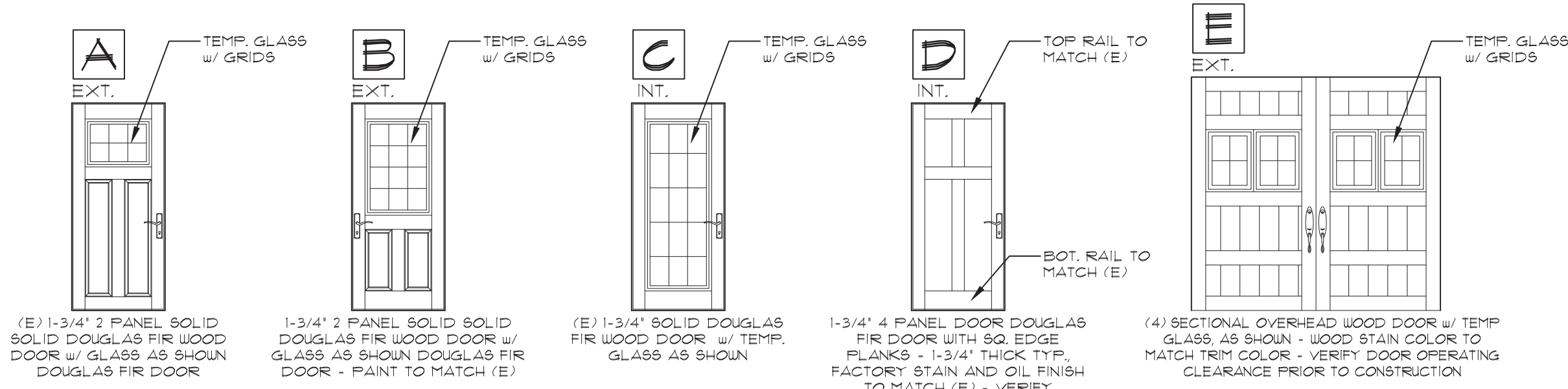
8. EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID WOOD WITH STILES AND RAILS NOT LESS THAN 1 3/8" INCHES THICK AND RAISED PANELS TO BE NOT LESS THAN 1 1/4" INCHES THICK EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK. PER 2019 CRC CHAPTER 3, SECTION R331.8.3.

9. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH 2019 CRC CHAPTER 3, SECTION R331.8.2.

| OPENING NO. | DOOR | | | | DOOR TYPE | DOOR GROUP | HARDWARE | FRAME | | | REMARKS |
|--|--------|-------|--------|------------|-----------|------------|----------|-------|------|-------|--|
| | THICK | WIDTH | HEIGHT | MAT'L | | | | HEAD | JAMB | SILL | |
| HISTORIC RESIDENCE / PROPOSED ADDITION | | | | | | | | | | | |
| (1) | 1 3/4" | 3'-0" | 6'-8" | WOOD/GLASS | A | - | | WOOD | WOOD | WOOD | EXISTING DOOR TO REMAIN |
| (2) | 1 3/4" | 3'-0" | 6'-8" | WOOD/GLASS | B | - | | WOOD | WOOD | METAL | |
| (3) | 1 3/4" | 2'-6" | 6'-8" | WOOD | D | - | | WOOD | WOOD | - | EXISTING DOOR TO REMAIN |
| (4) | 1 3/4" | 2'-6" | 6'-8" | WOOD/GLASS | C | - | | WOOD | WOOD | - | EXISTING DOOR TO REMAIN |
| (5) | 1 3/4" | 2'-6" | 6'-8" | WOOD/GLASS | C | - | | WOOD | WOOD | - | EXISTING DOOR TO REMAIN |
| (6) | 1 3/4" | 2'-6" | 6'-8" | WOOD/GLASS | C | - | | WOOD | WOOD | - | EXISTING DOOR TO REMAIN |
| (7) | 1 3/4" | 2'-6" | 6'-8" | WOOD/GLASS | C | - | | WOOD | WOOD | - | MATCH EXISTING BATHROOM DOOR |
| PROPOSED GARAGE | | | | | | | | | | | |
| (8) | 1 3/4" | 3'-0" | 6'-8" | WOOD/GLASS | B | - | | WOOD | WOOD | METAL | PROVIDE WEATHER STRIPPING & SWEEP |
| (9) | - | 8'-0" | 7'-6" | WOOD/GLASS | E | - | | WOOD | WOOD | CONC. | OVERHEAD GARAGE DOOR w/ OPENER VERIFY CLEARANCE/MATERIALS |
| (10) | - | 8'-0" | 7'-6" | WOOD/GLASS | E | - | | WOOD | WOOD | CONC. | OVERHEAD GARAGE DOOR w/ OPENER VERIFY CLEARANCE/MATERIALS |

DOOR TYPES

All wood doors to be Character White Oak, K.D. by 'Craftsman in Wood' or equal, provide factory stain & oil finish, u.n.o. - Verify color with Architect - Provide samples for review.



PROPOSED DOORS @ HISTORIC RESIDENCE:
DOOR #2 AND #7 ARE PROPOSED NEW DOORS.

NOTE:

ALL DOORS AT THE PROPOSED GARAGE ARE NEW.

NOTE:

SHOW DOOR SHOP DRAWINGS w/ WINDOW SHOP DRAWINGS TO ALIGN GRIDS

DOOR AND WINDOW SCHEDULE

REVISIONS

KEAN/AFRICA

Addition / Remodel

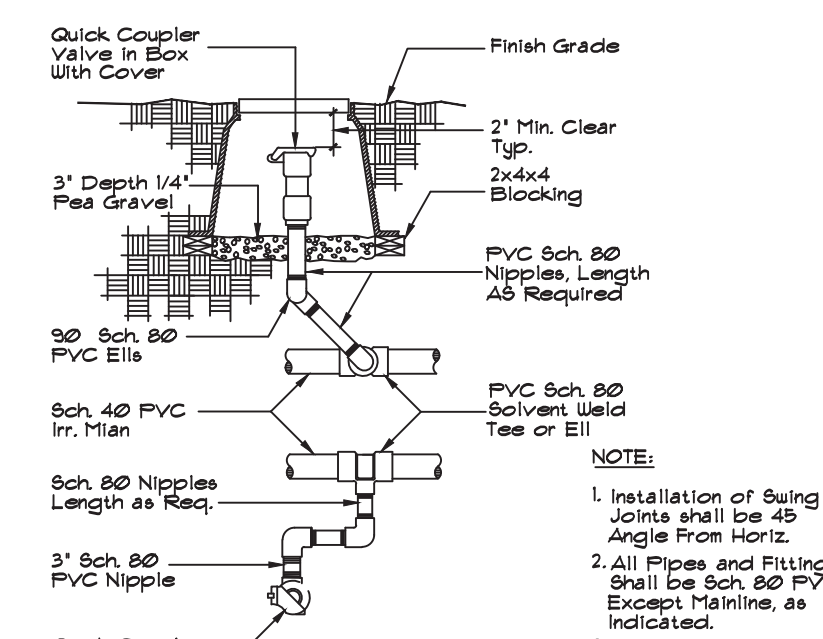
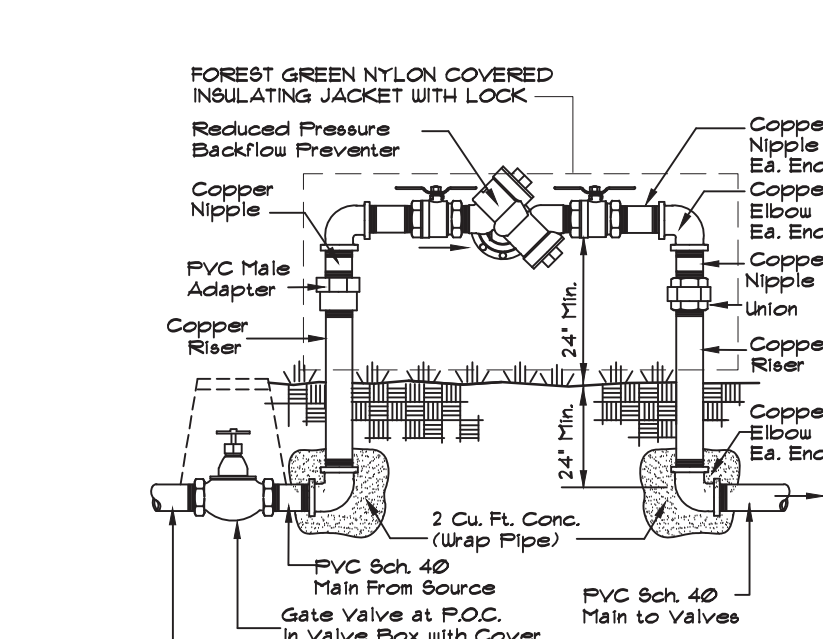
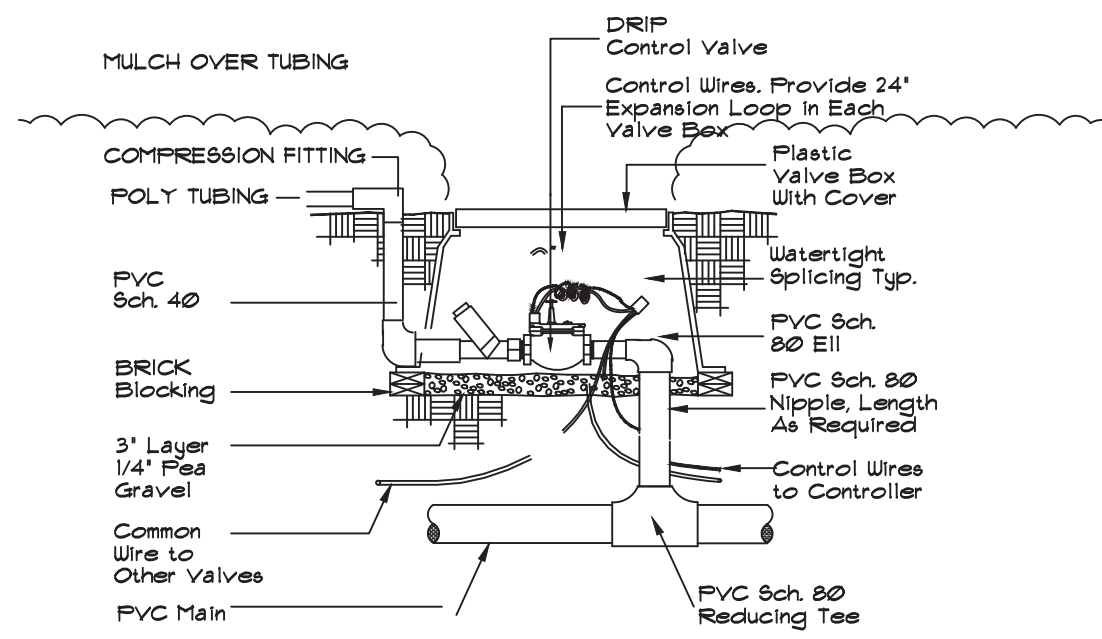
10144 High Street
Nevada County - Truckee, California

DENNIS E. ZIRBEL ARCHITECT

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P.O. Box 296 Truckee, CA 96160
Telephone: 530.582.8979
Fax: 530.582.8938
www.zirbelarchitect.com

DRAWN: DE
DATE: 5/17/2022
SCALE: 1/4" = 1'-0"
JOB No.: 2010

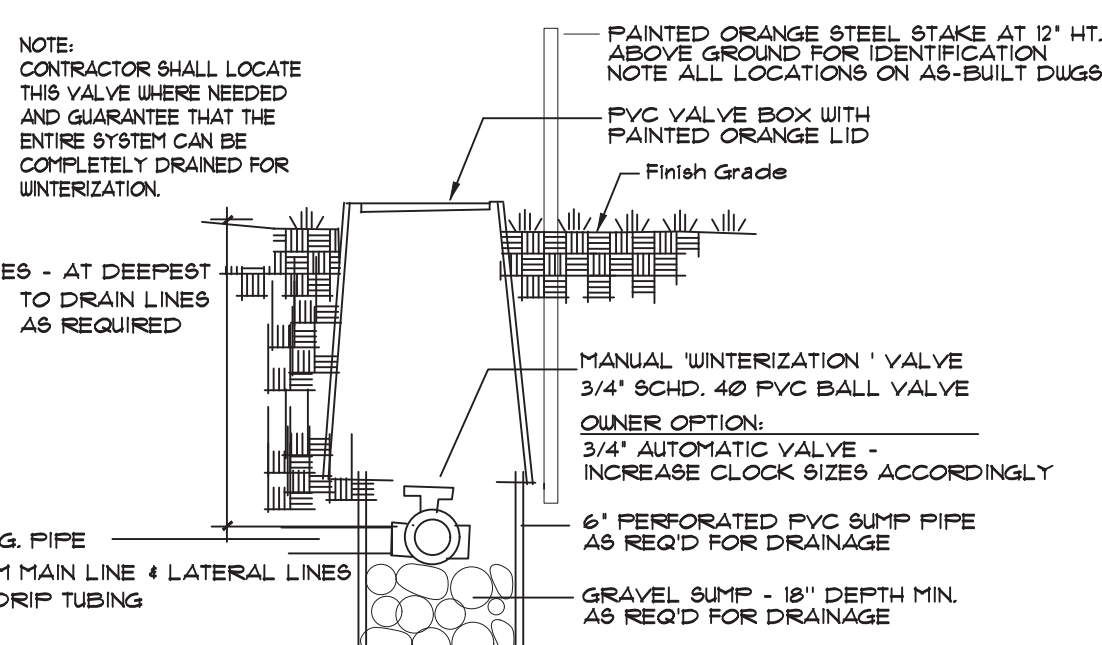
SHEET
A-4



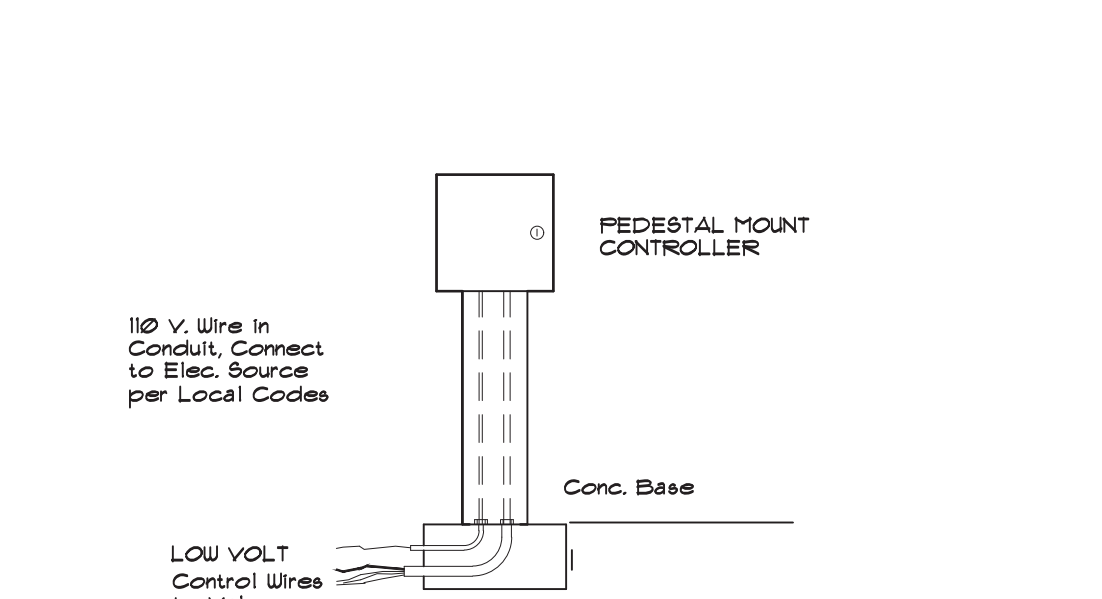
3 REMOTE CONTROL VALVE FOR DRIFT AREAS
N.T.S.

2 BACKFLOW PREVENTER
N.T.S.

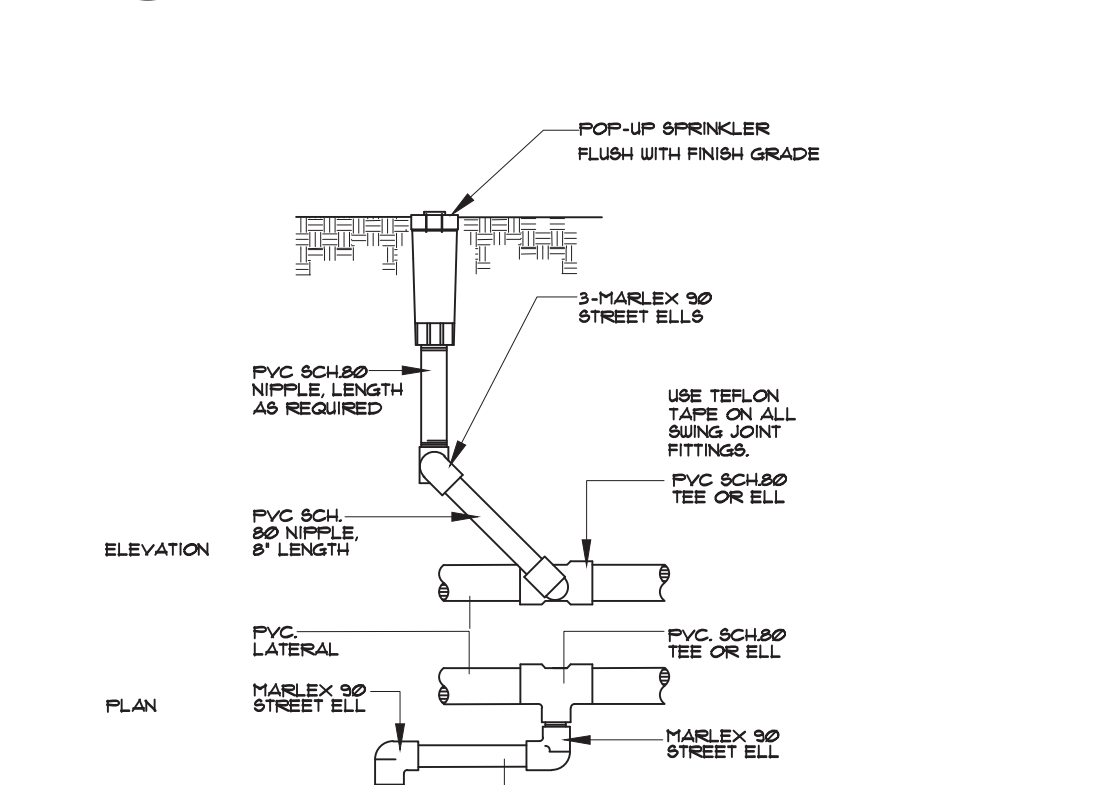
1 QUICK COUPLER VALVE
N.T.S.



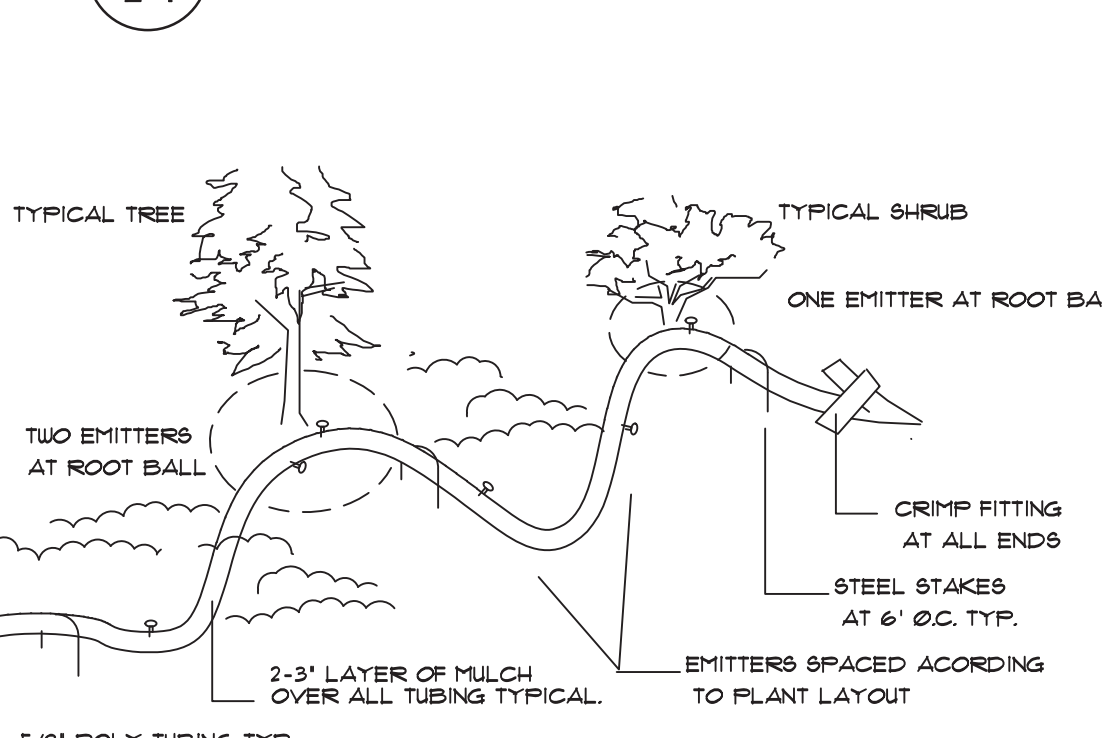
4 'WINTERIZATION' VALVE
N.T.S.



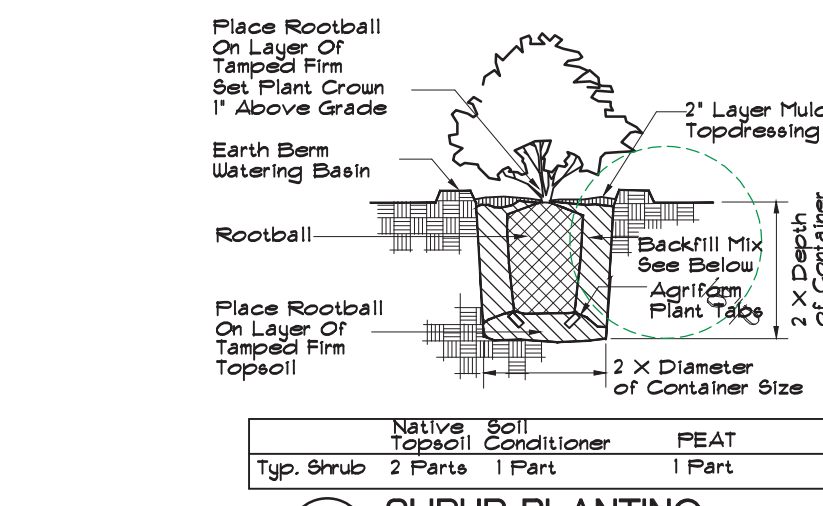
5 CONTROLLER
N.T.S.



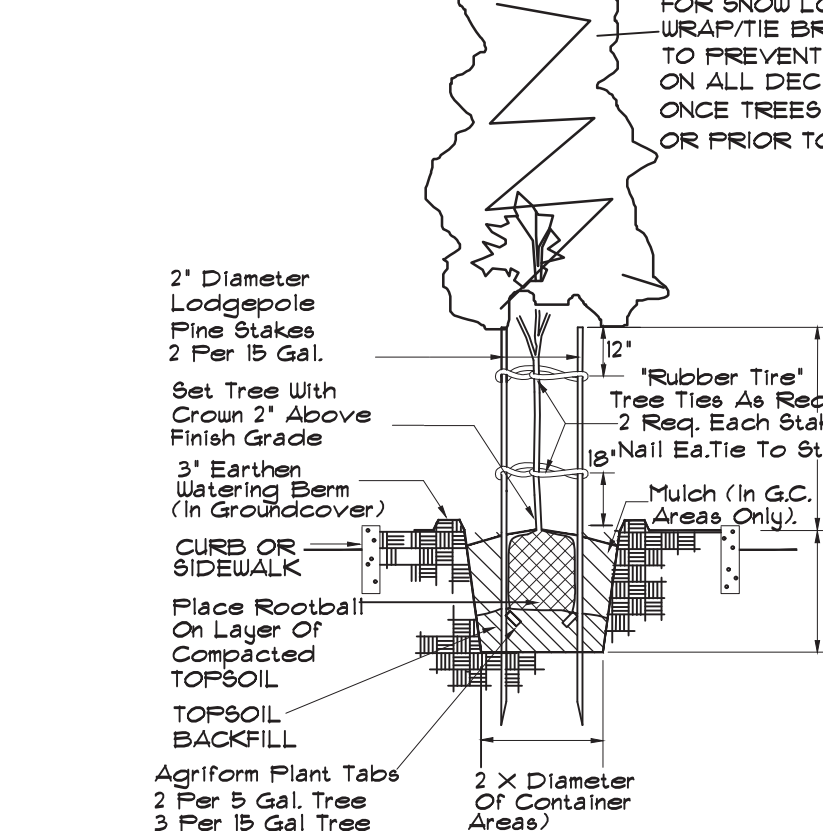
6 LAWN POP-UP SPRAY
N.T.S.



7 DRIP SYSTEM - POLY TUBING
N.T.S.

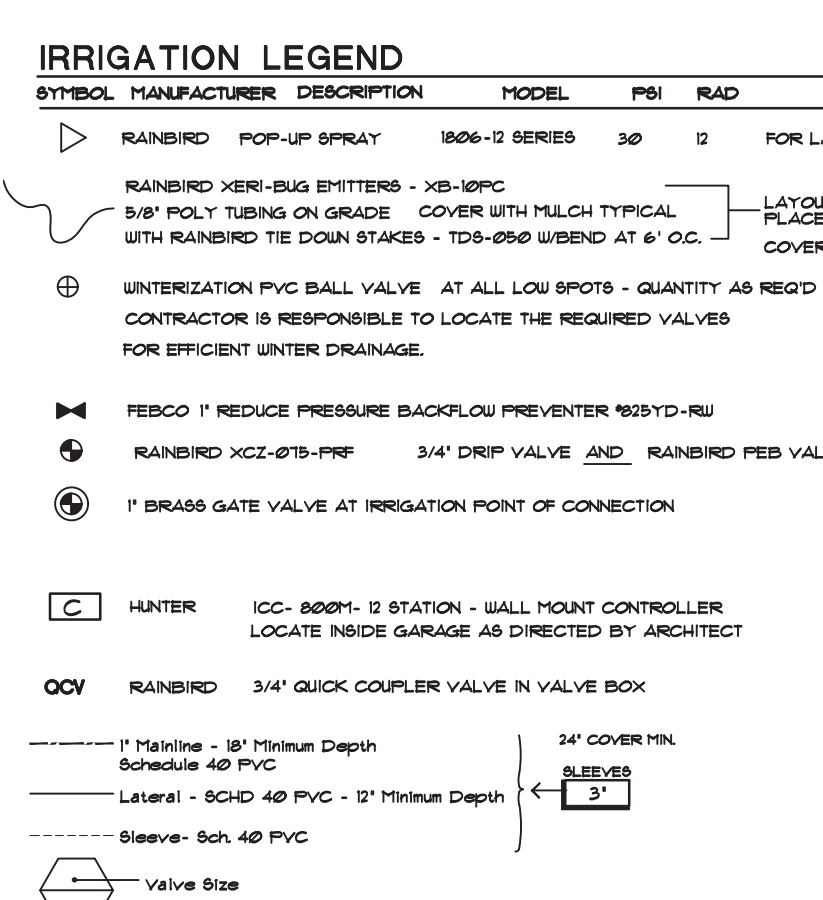


A SHRUB PLANTING
N.T.S.

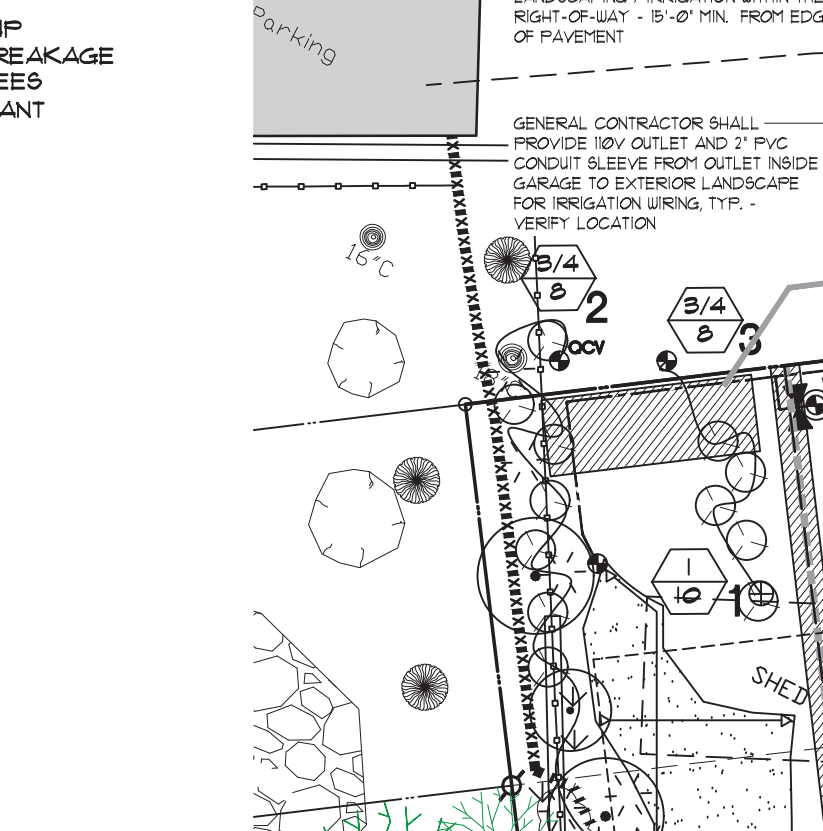


B SMALL TREE PLANTING
N.T.S.

- IRRIGATION NOTES**
1. PROTECT EXISTING UTILITIES FROM DAMAGE. REFER TO CIVIL DRAWINGS.
 2. CONTRACTOR TO VERIFY EXISTING IRRIGATION SUPPLY GPM & PRESSURE AND LAYOUT. IRRIGATION SYSTEM ACCORDINGLY AND AS SHOWN ON THIS DRAWING. ANY VARIATIONS TO THESE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT & OWNER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL INSURE ADEQUATE COVERAGE, MOVING OR ADDING IRRIG. HEADS OR POLY TUBING/EMITTERS AS NEEDED.
 4. CONTRACTOR SHALL WARRANT IRRIGATION SYSTEM AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE OF MAINTENANCE PERIOD.
 5. REFER TO DETAILS AND SPECIFICATIONS FOR MATERIALS AND INSTALLATION PROCEDURES.
 6. PLAN IS DIAGRAMMATIC. LOCATE VALVES AND PIPING WITHIN PLANTING AREAS WHEREVER POSSIBLE. LOCATE VALVES AND PIPING WITHIN PLANTING AREAS WHEREVER POSSIBLE. LOCATE VALVES AND PIPING WITHIN PLANTING AREAS WHEREVER POSSIBLE. LOCATE VALVES AND PIPING WITHIN PLANTING AREAS WHEREVER POSSIBLE.
 7. ALL PIPING AND CONTROL WIRE UNDER PAVING, INCLUDING WALKS AND DRIVEWAYS SHALL BE PLACED IN SCHEDULE 40 PVC BELLS.
 8. CONTRACTOR SHALL ADJUST ALL HEAD SPRAY THROU TO ACHIEVE PROPER COVERAGE, AND MINIMIZE OVER SPRAY ONTO BUILDINGS OR PAVING.
 9. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
 10. FOR SEASONAL WINTERIZATION TO PREVENT FREEZE DAMAGE, LOCATE 3/4\"/>
 - 11. CONTRACTOR SHALL MAINTAIN SYSTEM, REPAIRING ALL DEFECTS TO MATERIALS OR INSTALLATION FOR A PERIOD OF ONE YEAR FOLLOWING APPROVAL OF ALL LANDSCAPE INSTALLATIONS AND AFTER ALL PUNCH LIST ITEMS HAVE BEEN CORRECTED. MAINTAIN SYSTEM THROUGH AN ENTIRE SEASON WITH WINTERIZATION AND START-UP THE FOLLOWING SEASON.
 - 12. CONTRACTOR SHALL SUBMIT AS BUILT DRAWING & OPERATIONS MANUAL PRIOR TO COMPLETION OF MAINTENANCE PERIOD.
 - 13. CONTRACTOR SHALL INSTRUCT OWNER ON THE PROPER OPERATION OF THE IRRIGATION SYSTEM AND WINTERIZATION PROCEDURE.
 - 14. CONTRACTOR SHALL STAKE LOCATIONS OF ALL FUTURE STUD CUTS AND WINTERIZATION VALVES. STAKES SHALL BE 1/4\"/>

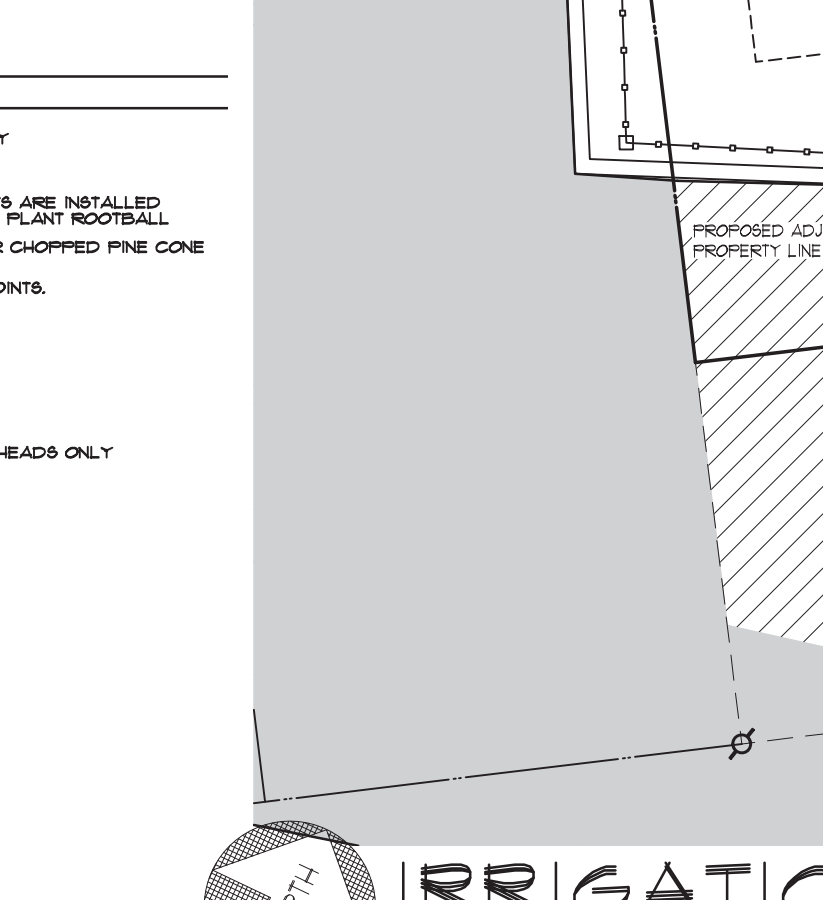


PLANT LIST

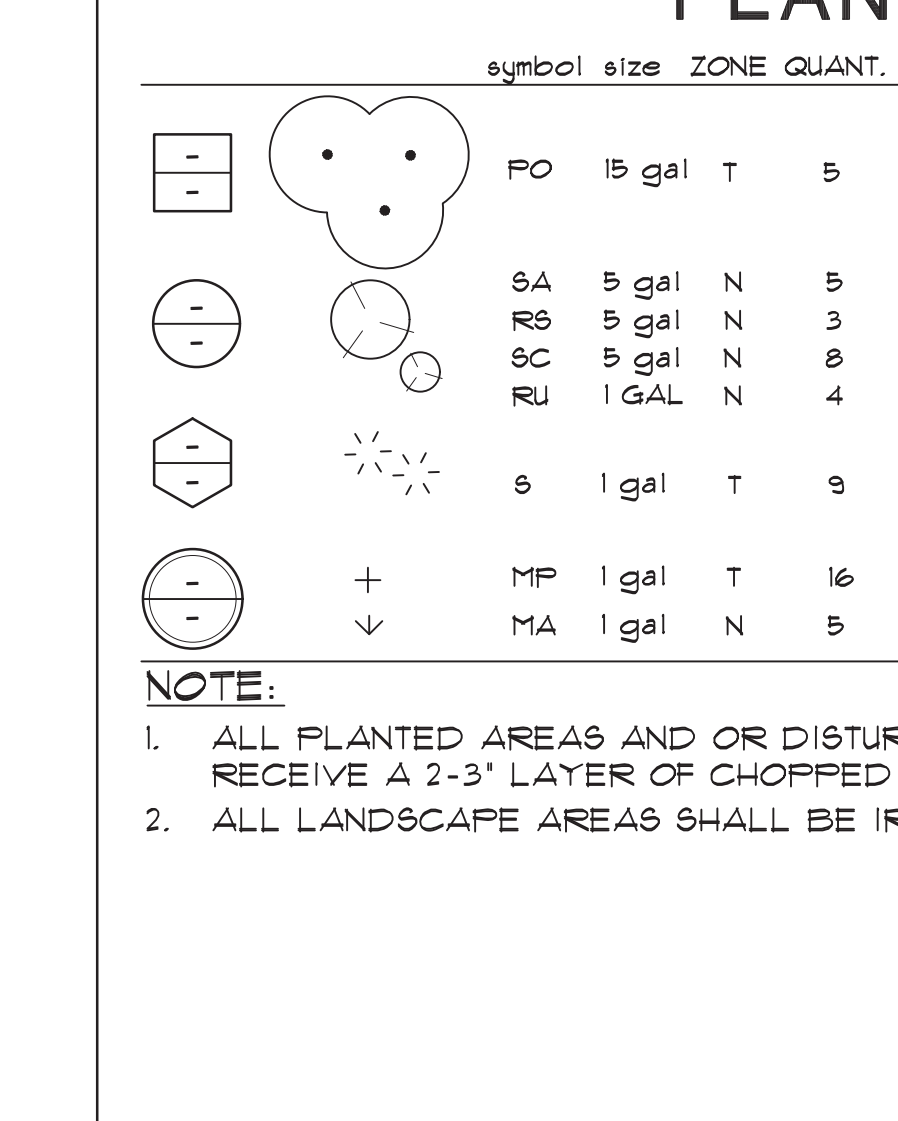


RIGHT-OF-WAY VEGETATION NOTES

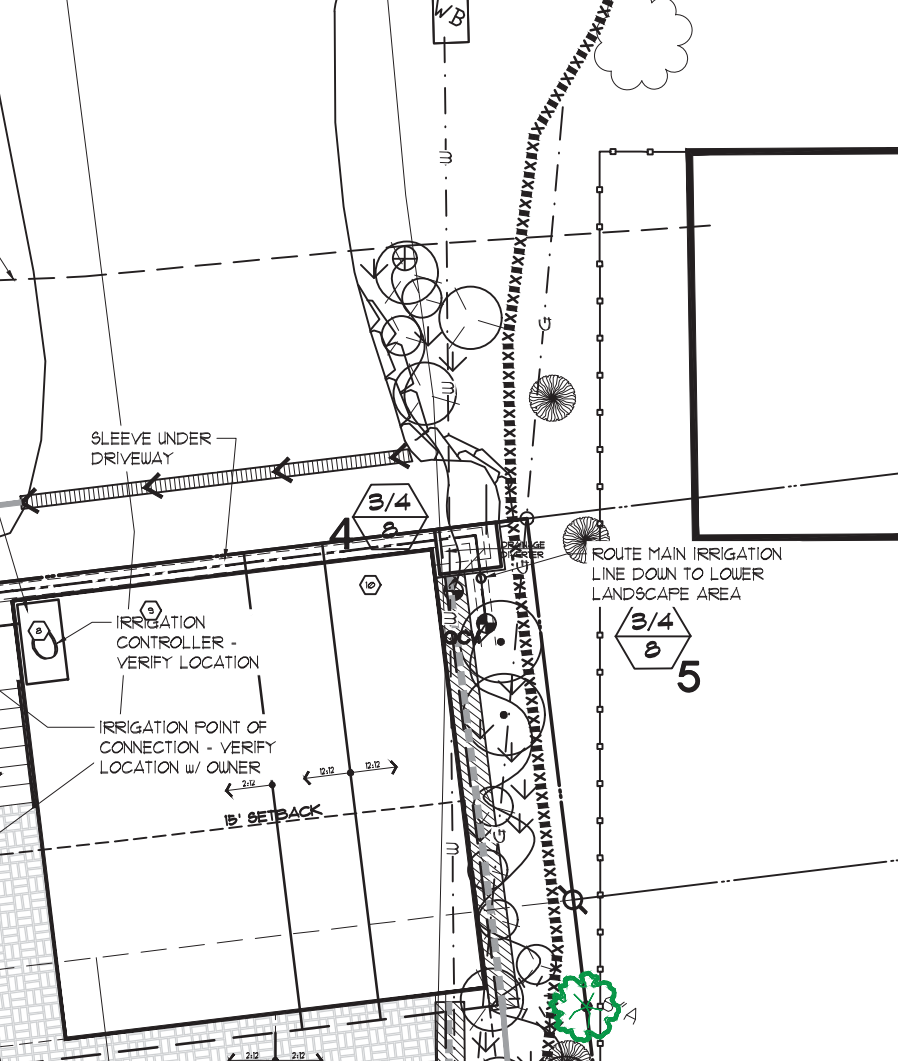
- GENERAL LANDSCAPE NOTES:**
- This project includes landscaping greater than 500 square feet or less than 500 square feet and will be using Town of Truckee's Worksheet 'C' - Water Efficient Landscape Ordinance to inform the architect of any changes contemplated.
 - A minimum 3-inch layer shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
 - At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of installation, irrigation schedule of landscape and irrigation maintenance.
 - Unless contradicted by a soils test, compost at a rate of a minimum of 4 cubic yards per 1000 square feet of permeable area shall be incorporated to a depth of six inches.



PLANTING NOTES

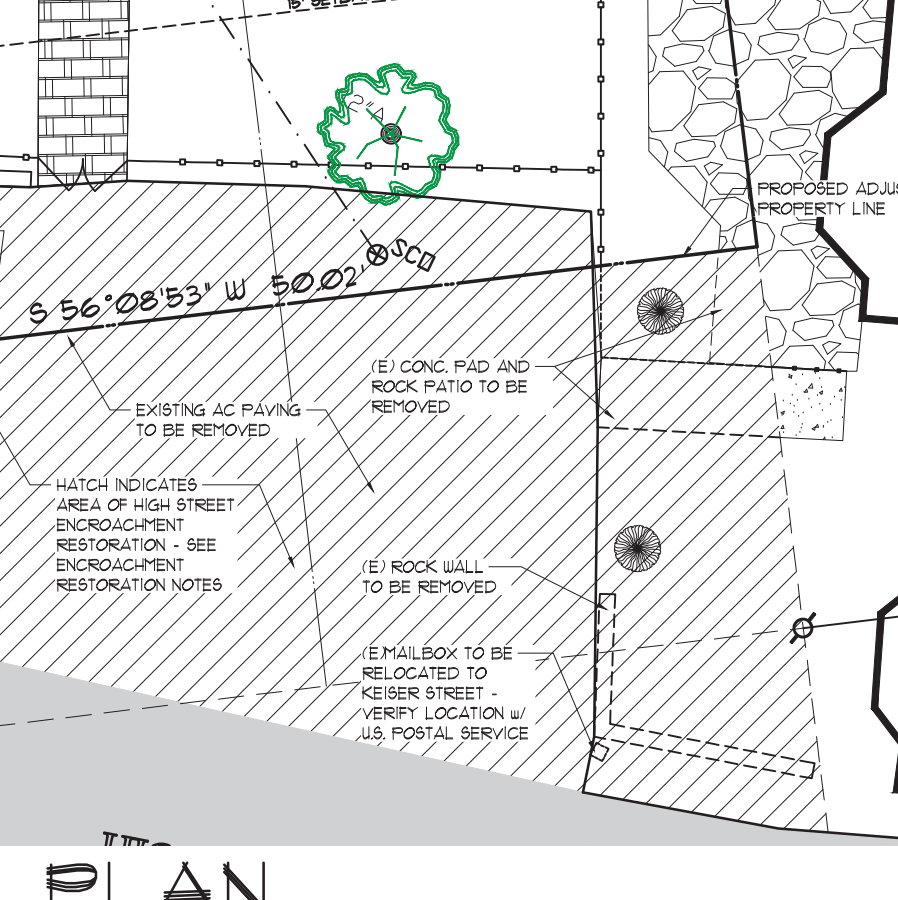


IRRIGATION PLAN

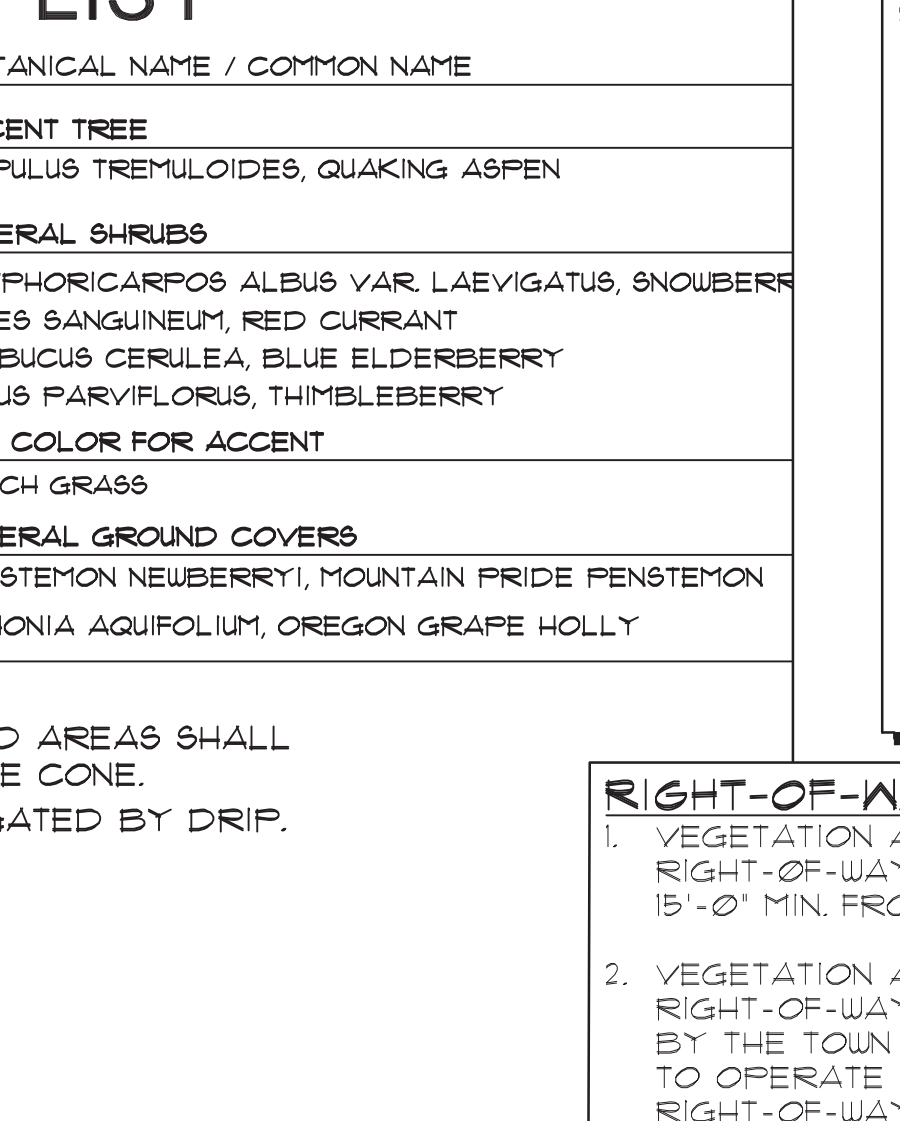


PLANTING PLAN

- FERTILIZATION MANAGEMENT**
1. ALL FERTILIZATION SHALL BE CONSISTENT WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES AS OUTLINED IN THE 'HOME LANDSCAPING GUIDE FOR LAKE TAHOE AND VICINITY'.
 2. ONLY SLOW RELEASE FERTILIZERS AND PHOSPHORUS FREE FERTILIZERS ARE ALLOWED.
 3. ONLY NEW PLANTING SHALL BE FERTILIZED DURING INSTALLATION.
 4. NO EXISTING VEGETATION SHALL BE FERTILIZED.
 5. FERTILIZATION SHALL OCCUR ONLY DURING LATE SPRING AFTER ALL SNOW OR FREEZING WEATHER HAS OCCURRED.
 6. SET IRRIGATION SCHEDULES ACCORDINGLY TO AVOID LEACHING AND RUNOFF OF NUTRIENTS.
 7. NO FERTILIZATION SHALL OCCUR WITHIN THE SHORE ZONE.
 8. FERTILIZE ONLY NEW PLANTS AFTER INSTALLATION WITH OSMOCOTE TIME RELEASE FORMULA PELLETIZED FERTILIZER, PER MANUFACTURER'S INSTRUCTIONS.
 9. PRE-PLANTING SOIL PREPARATION SHALL INCLUDE CULTIVATING ALL PLANTED AREAS DOWN TO 12\"/>



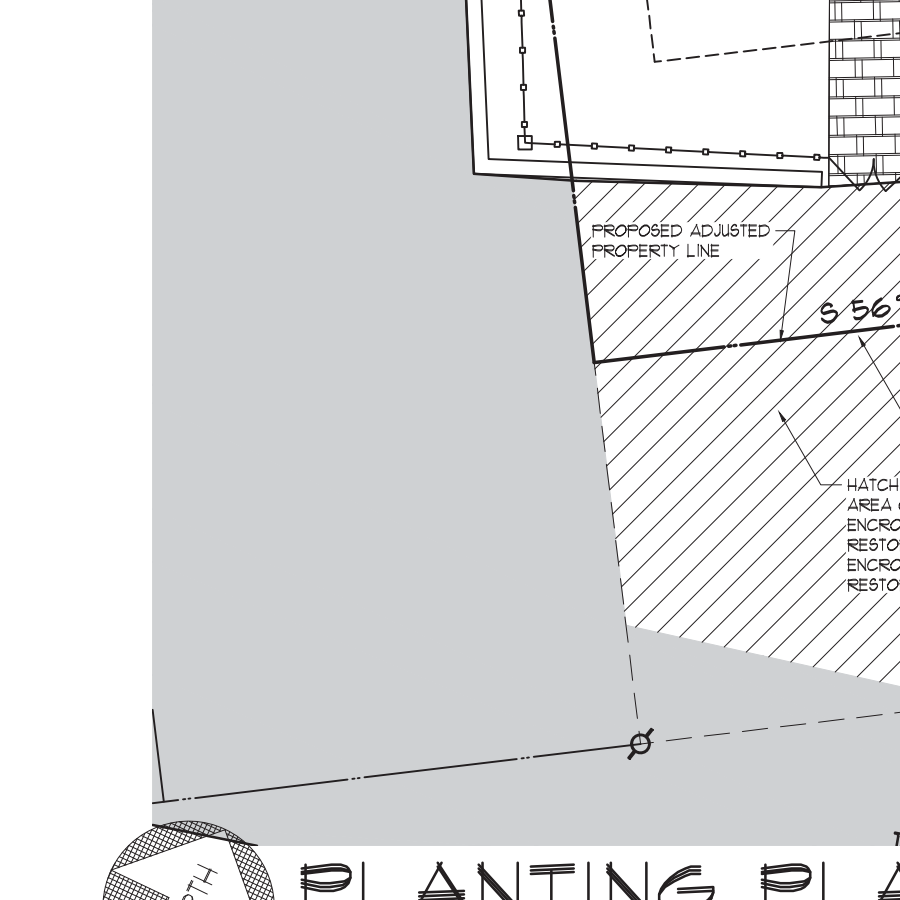
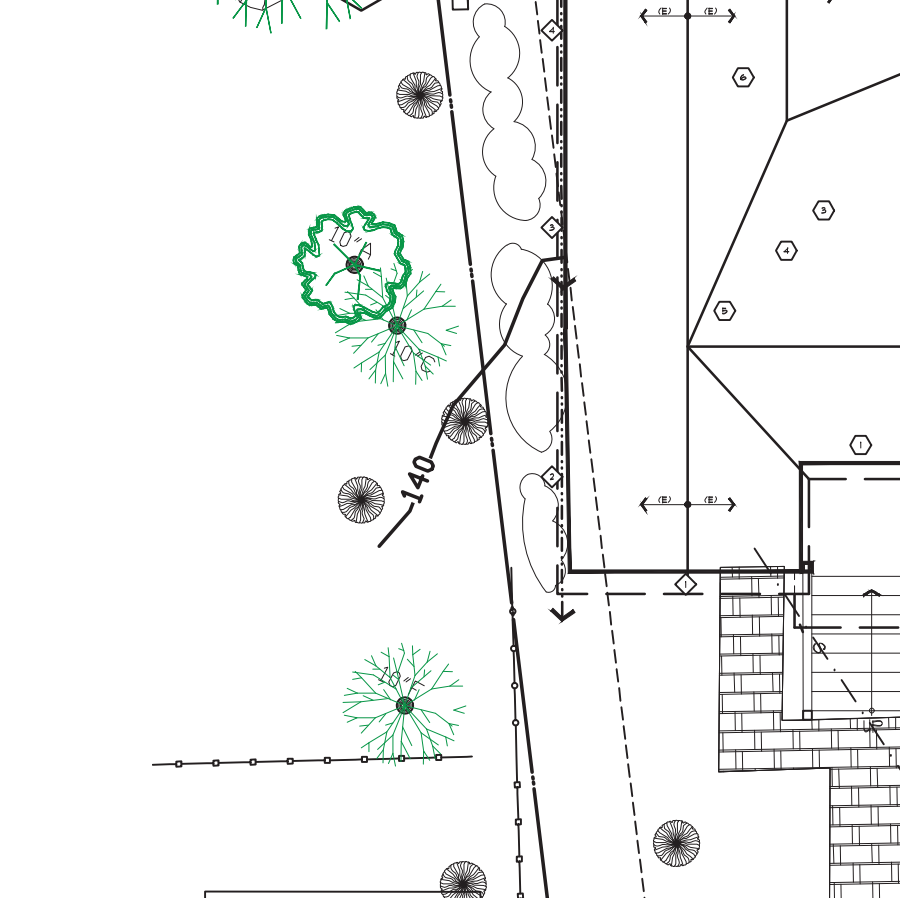
REVEGETATION NOTE



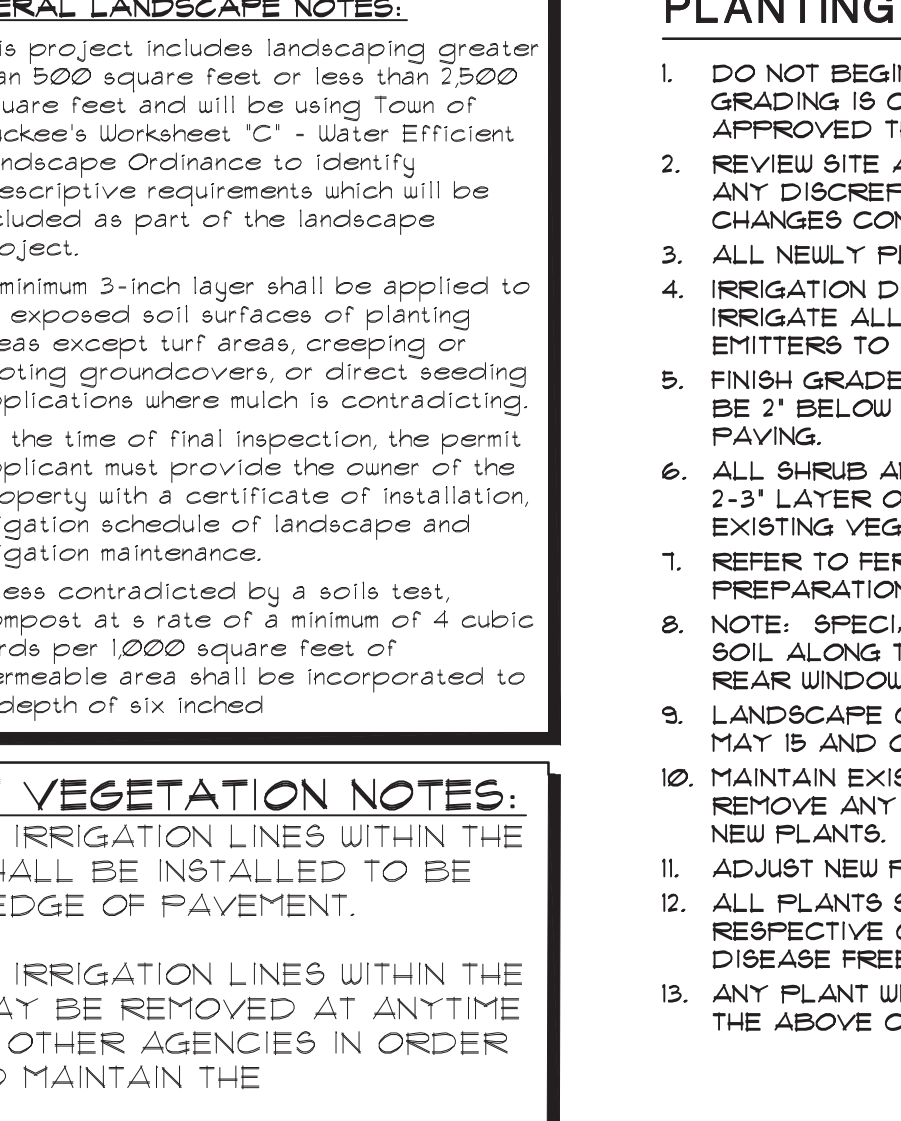
IRRIGATION NOTE

- EXISTING PLANTING NOTE:**
- RELOCATE EXISTING TREES, SHRUBS AND OTHER PLANTING AS REQUIRED - CONSULT WITH ARCHITECT.

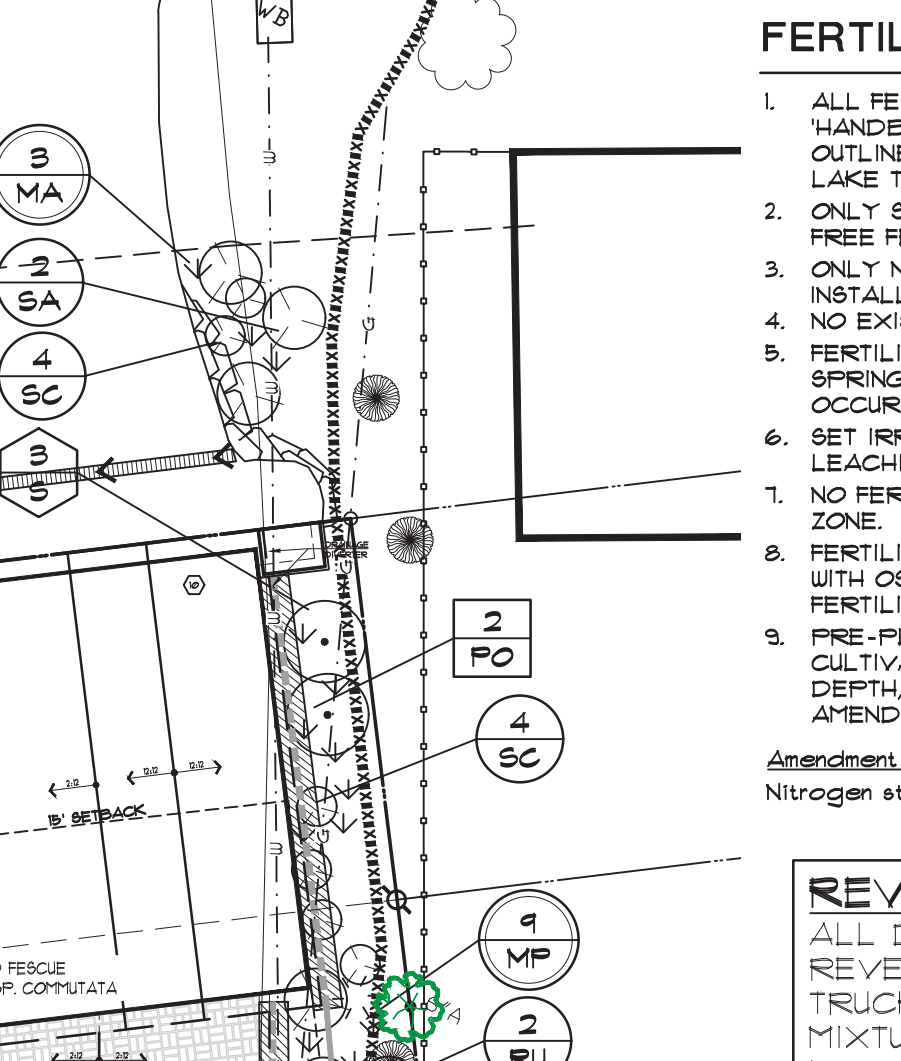
EXISTING PLANTING NOTE



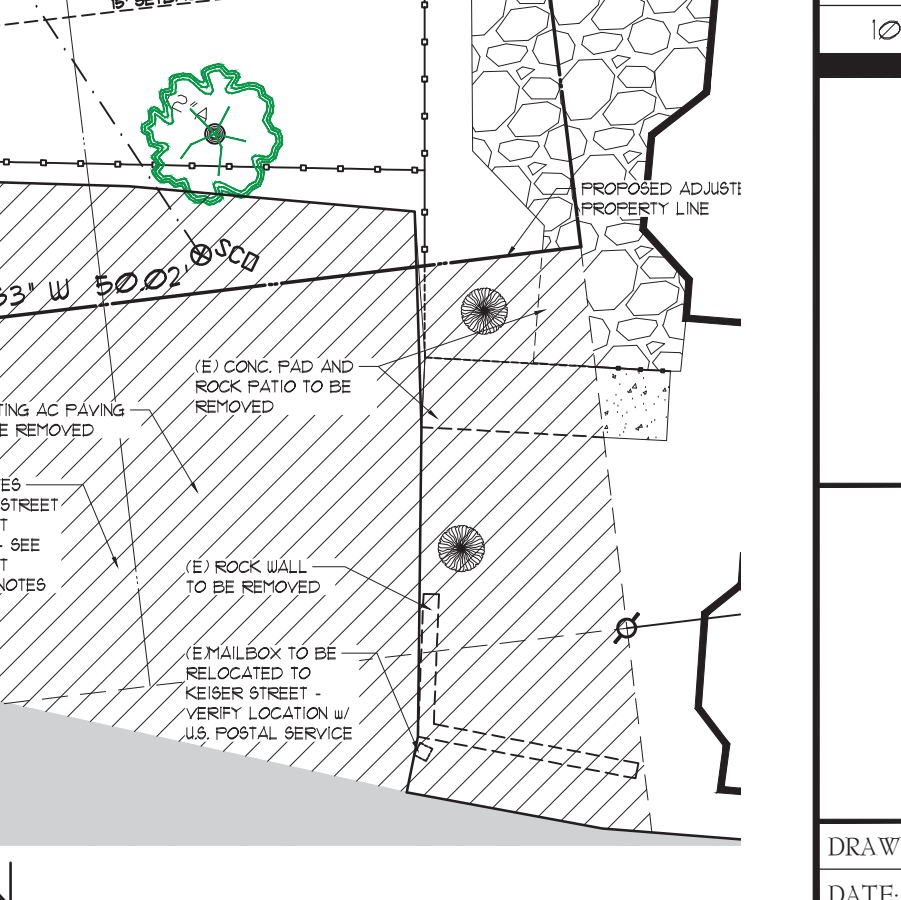
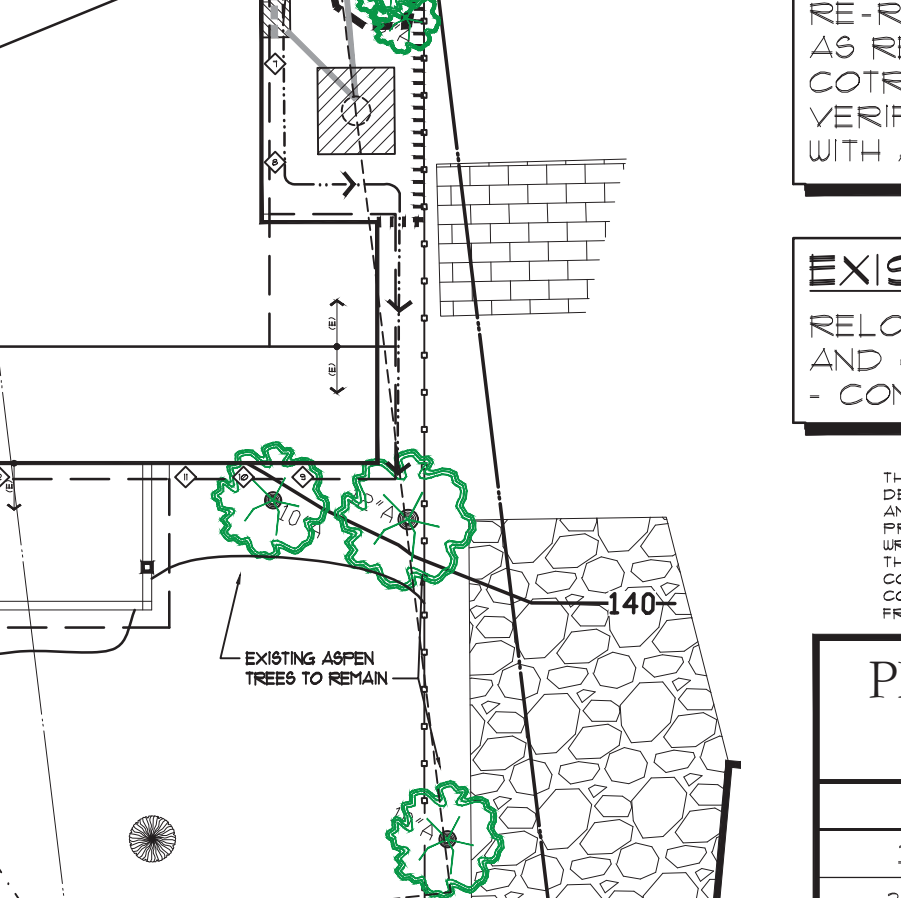
KEAN/AFRICA Addition / Remodel



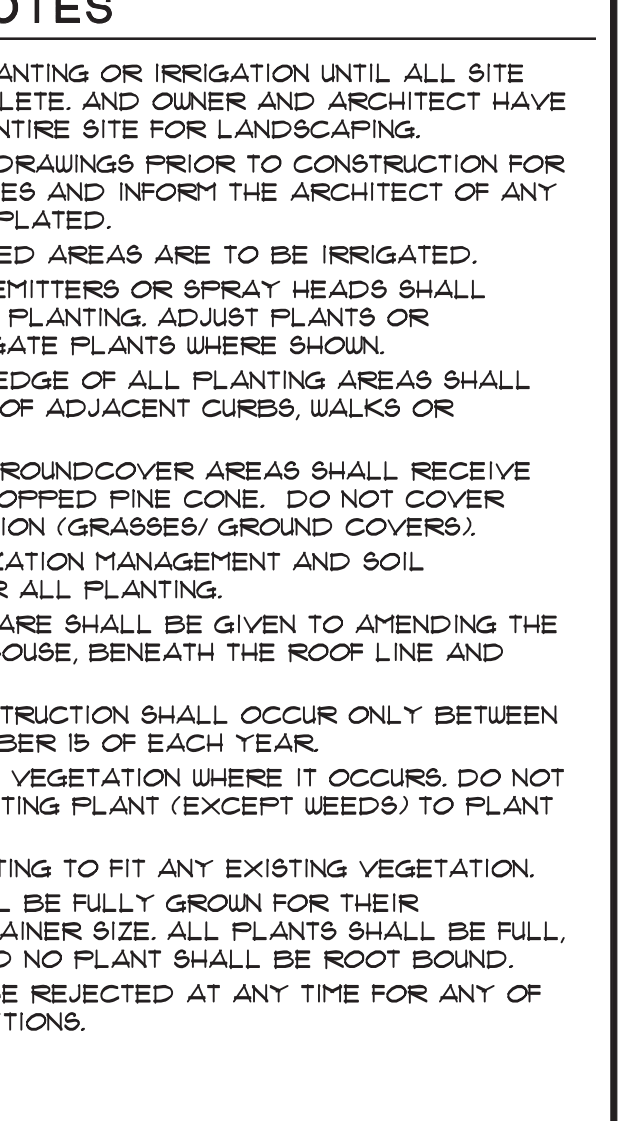
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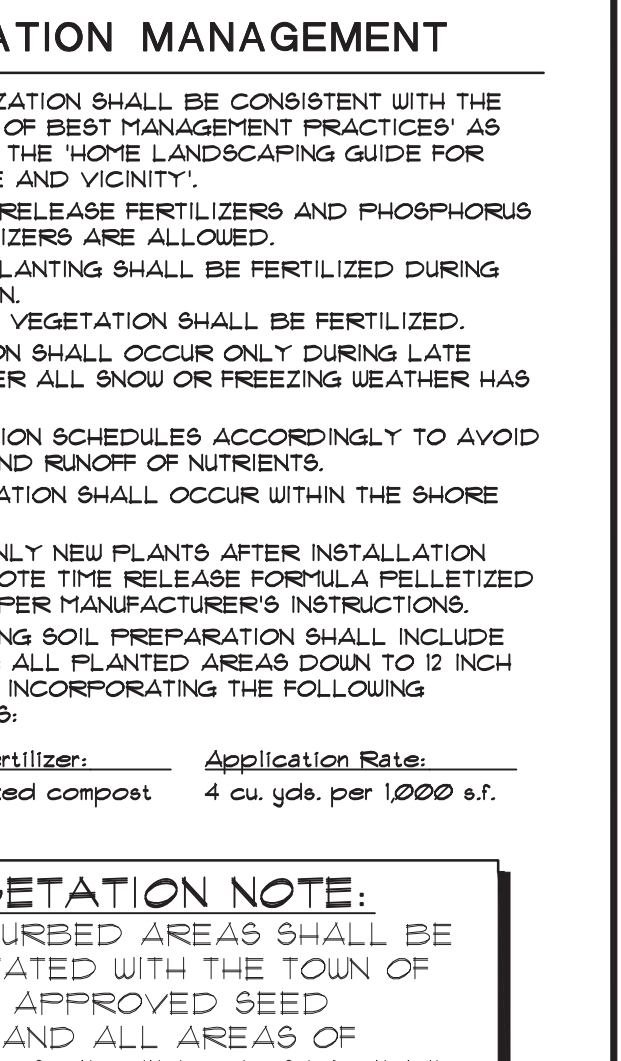
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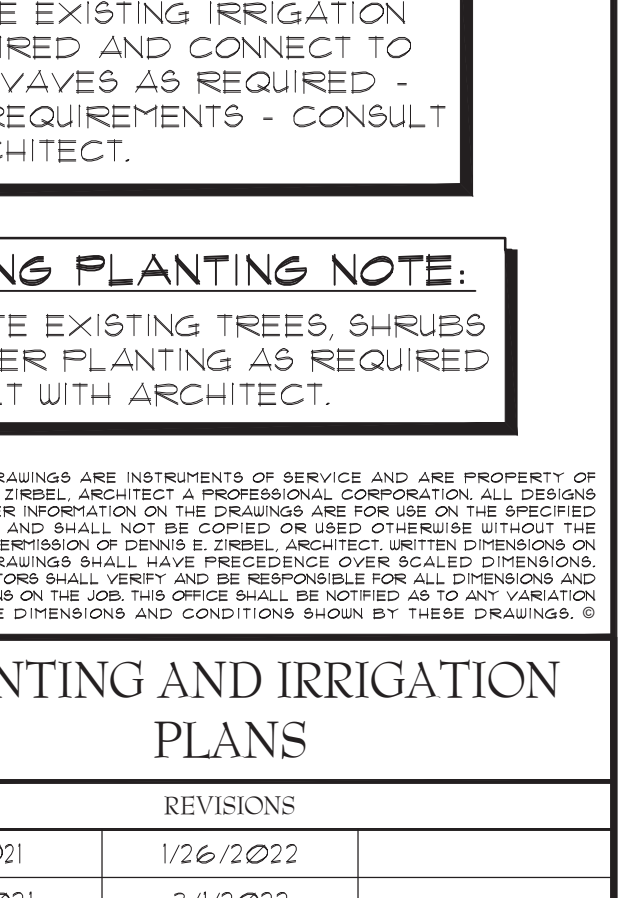
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SHEET

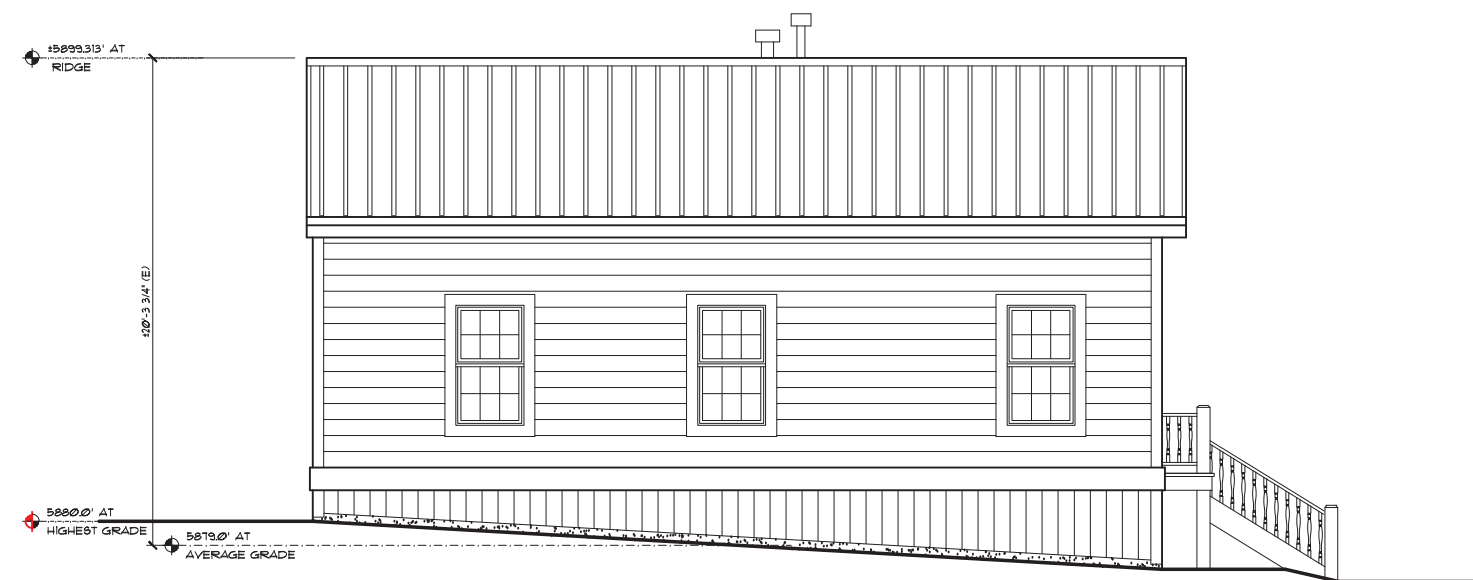


JOB No.: 2010



SCALE: 1\"/>

F:\2020 PROJECTS\2010_Kean-Africa\As-Built\2010_As-Built Floor Plans_02.dwg, 05/17/22 01:46:47pm, David



AS-BUILT
WEST ELEVATION

SCALE 1/8" = 1' - 0"



AS-BUILT
NORTH ELEVATION

SCALE 1/8" = 1' - 0"



AS-BUILT
SOUTH ELEVATION

SCALE 1/8" = 1' - 0"

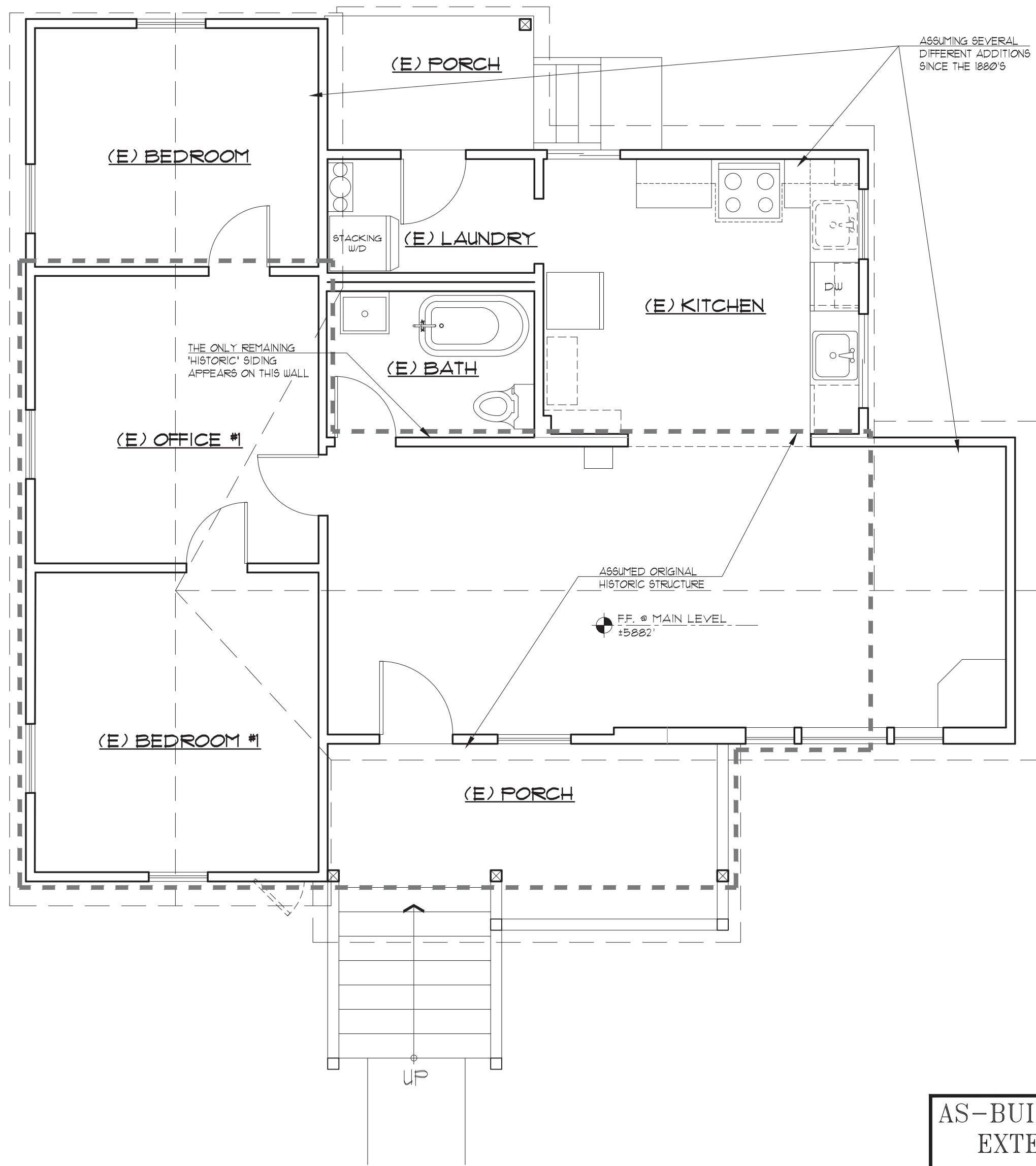


AS-BUILT
EAST ELEVATION

SCALE 1/8" = 1' - 0"

AS-BUILT EXTERIOR
MATERIALS / COLORS

STANDING BEAM METAL ROOF:
'METAL SALES'
MODEL: DELTA RIB OR EQUAL - TO MATCH EXISTING
COLOR: ASH GREY OR EQUAL - TO MATCH EXISTING
EXISTING HOUSE / ADDITION SIDING:
DOUGLAS FIR OR PER FOUND SPECIES - TAG V-GROOVE
HORIZONTAL SIDING OR EQUAL - TO MATCH EXISTING
COLOR: BENJAMIN MOORE
'CHATSWORTH CREAM' OR EQUAL - TO MATCH EXISTING
EXISTING HOUSE / ADDITION BUILDING TRIM / STAIR TRIM:
DOUGLAS FIR OR PER FOUND SPECIES - TO MATCH EXISTING
COLOR: BENJAMIN MOORE 'STEEP CLIFF GRAY' OR EQUAL -
TO MATCH EXISTING
WINDOWS AND PATIO DOORS:
'SIERRA PACIFIC OR EQUAL ALUMINUM CLAD WOOD WINDOW
WITH ALUMINUM WHITE CLADDING - TO MATCH EXISTING.



AS-BUILT FLOOR PLAN

SCALE 1/4" = 1' - 0"

AS-BUILT FLOOR PLAN AND
EXTERIOR ELEVATIONS

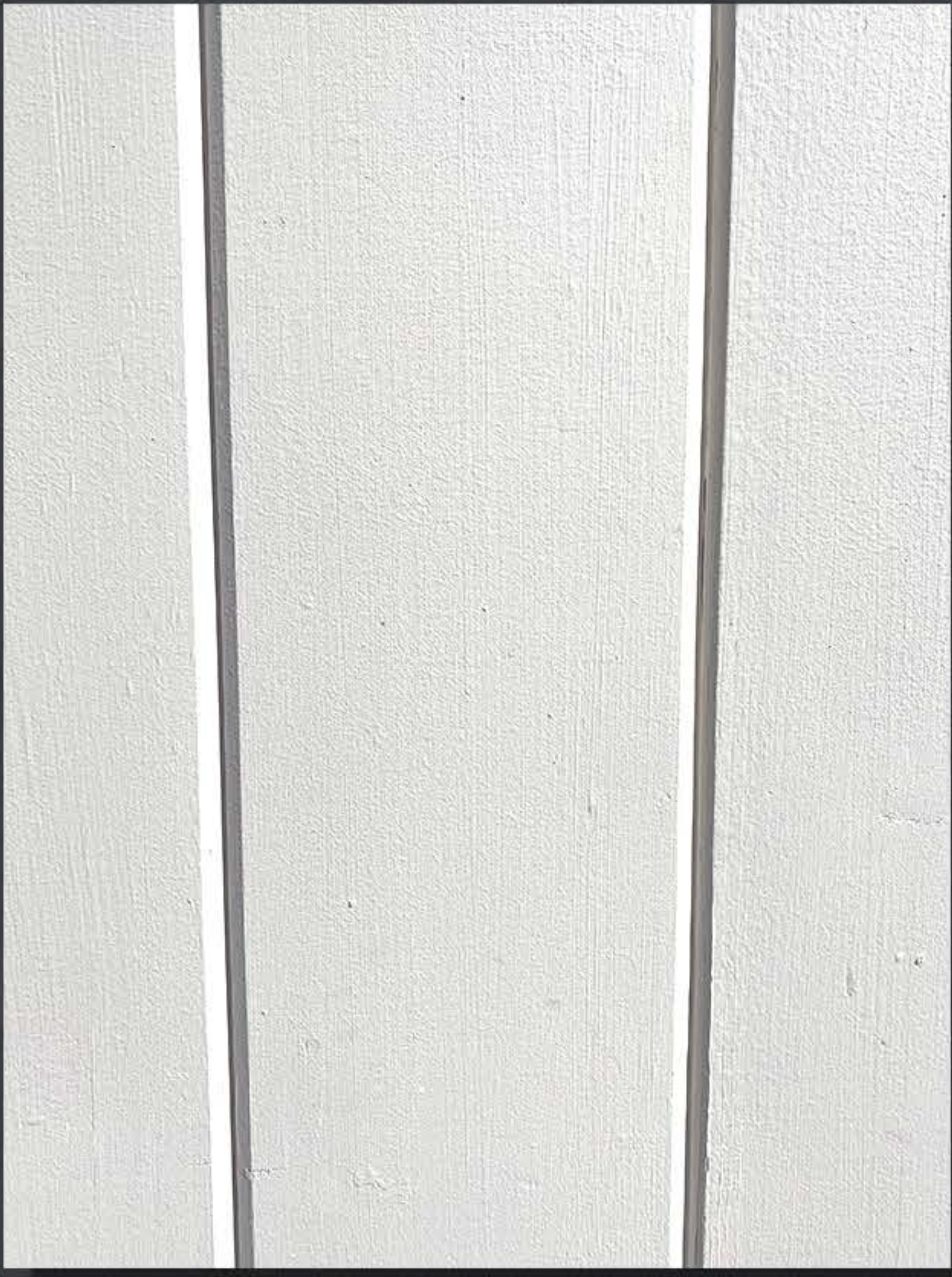
| REVISIONS | |
|-----------|--|
| 4/11/2022 | |
| 5/10/2022 | |
| 5/11/2022 | |

KEAN / AFRICA
REHABILITATION
PROJECT
10144 HIGH 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

| | |
|-----------------|-------|
| DRAWN: BW | SHEET |
| DATE: 7/19/04 | AB-1 |
| SCALE: AS NOTED | |
| JOB No. : 0408 | |

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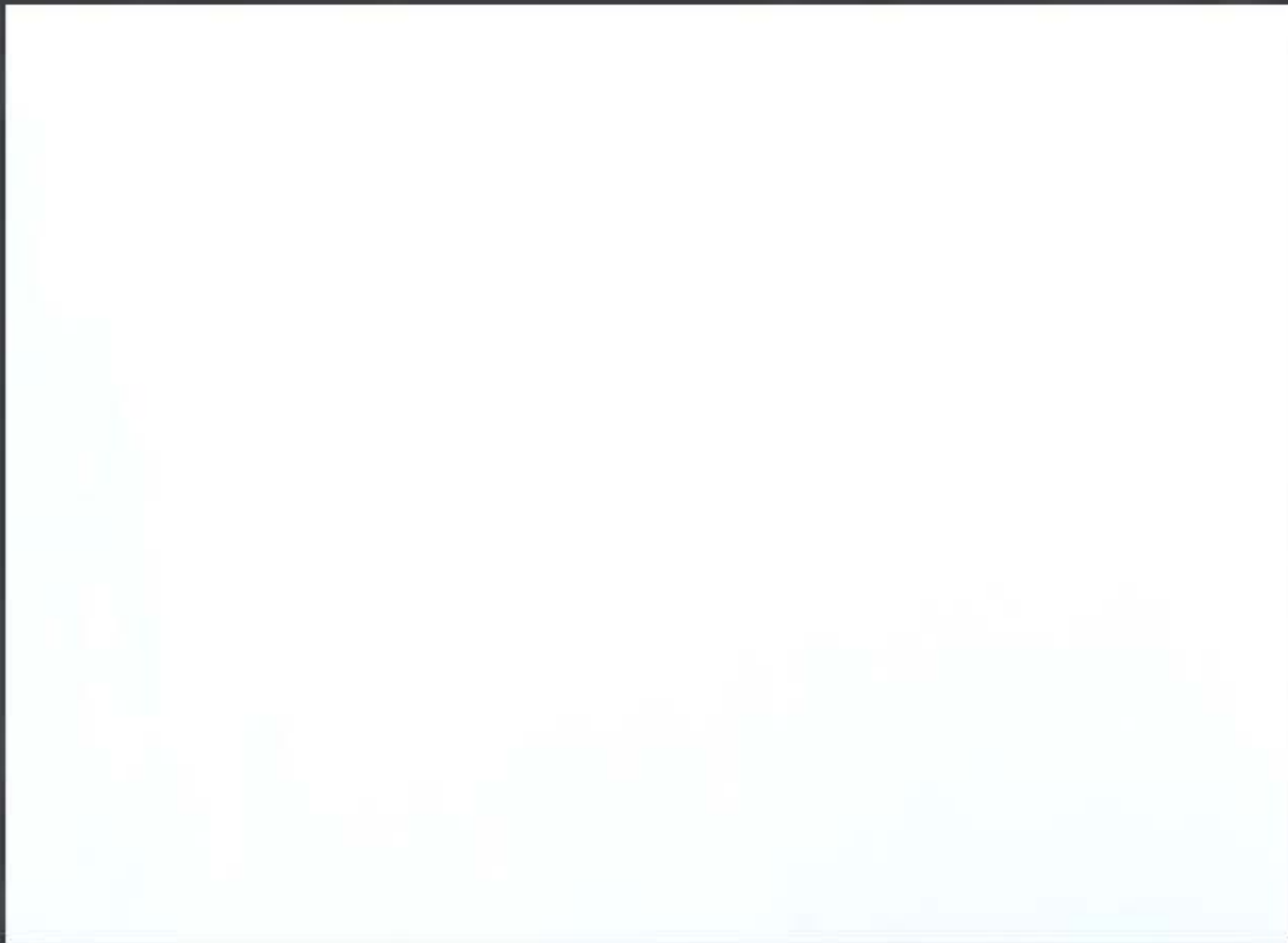
SIDING
DOUGLAS FIR T&G
V-GROOVE HORIZONTAL
SIDING OR EQUAL TO
MATCH EXISTING -
PAINT BENJAMIN MOORE
"CHATSWORTH
CREAM" OR EQUAL TO
MATCH EXISTING



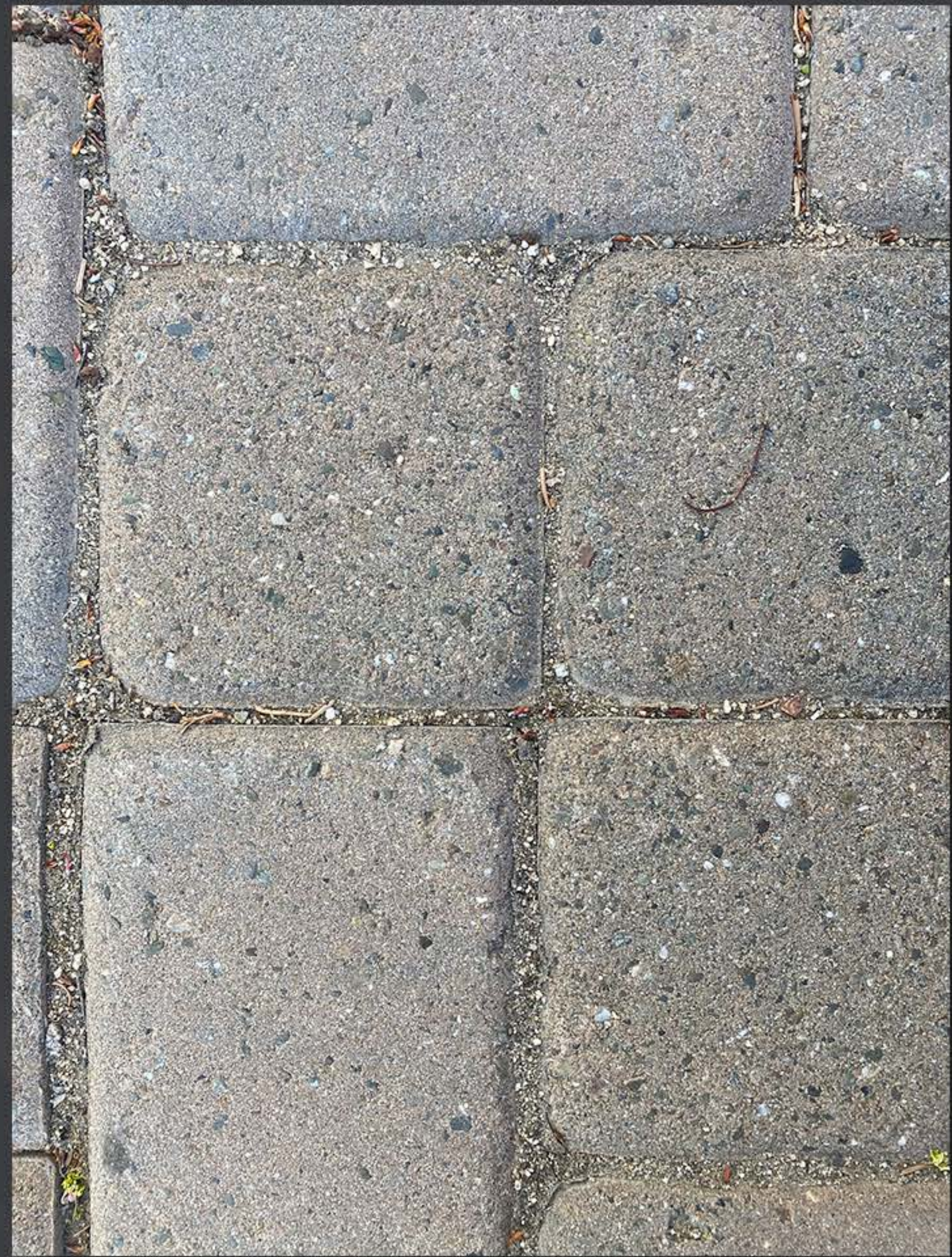
WINDOWS AND
PATIO DOOR TRIM
DOUGLAS FIR - PAINT
BENJAMIN MOORE
"STEEP CLIFF GRAY"
2122-20 TO MATCH
EXISTING



STANDING SEAM
METAL ROOF
"METAL SALES" DELTA
RIB OR EQUAL TO
MATCH EXISTING PAINT
COLOR "ASH GREY" TO
MATCH EXISTING



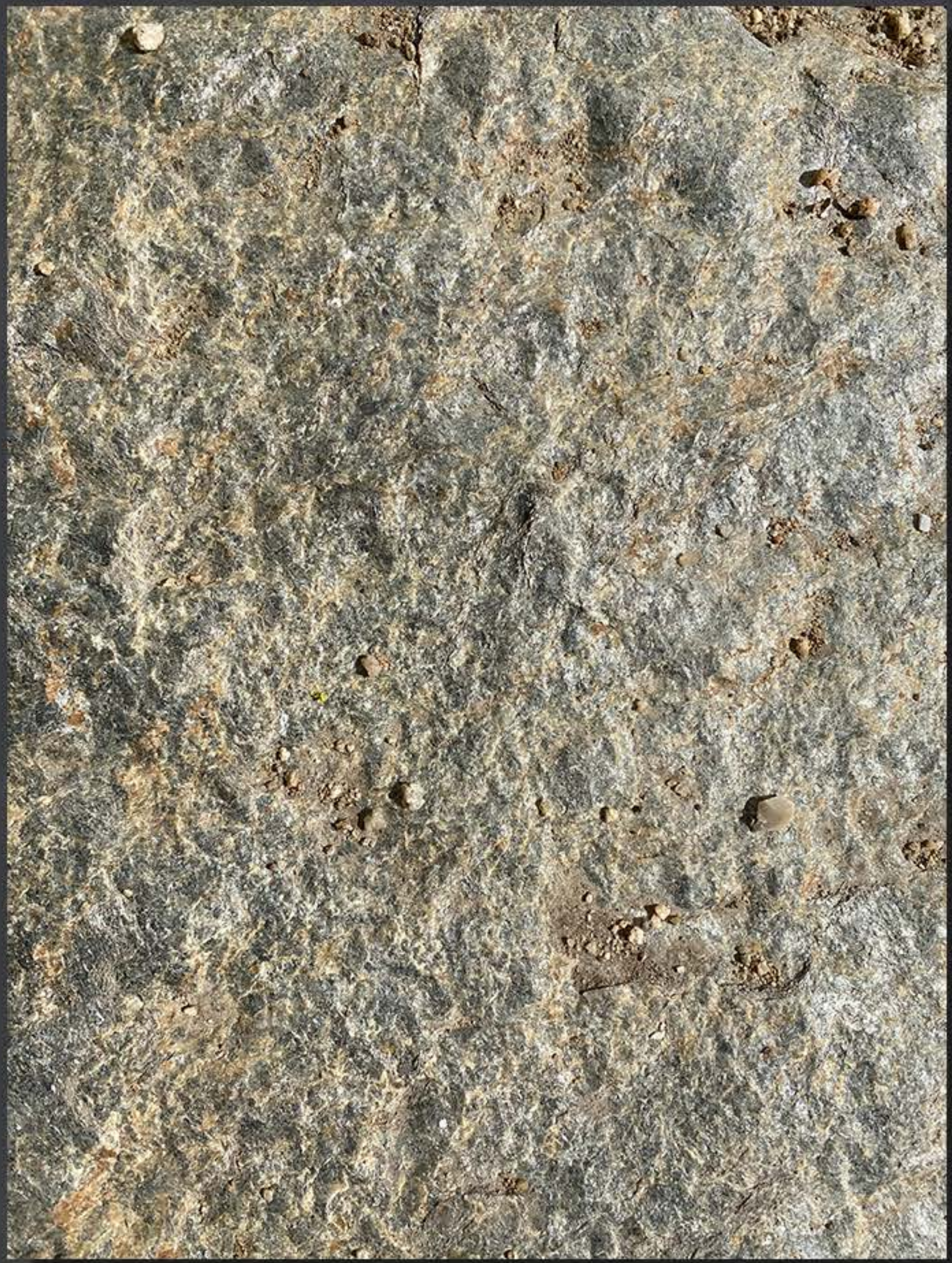
WINDOWS AND
PATIO DOORS
"SIERRA PACIFIC" OR
EQUAL- ALUMINUM
CLAD WINDOW WITH
WHITE CLADDING TO
MATH EXISTING



BRICK PATIO
NEW BRICK PATIO TO
MATCH EXISTING



GARAGE DOOR /
STAIR SPINLES
STK WESTERN RED
CEDAR - NATURAL
FINISH



STEPPING STONES
NEW STEPPING STONES
TO MATCH EXISTING

KEAN/AFRICA

Addition / Remodel

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Nevada County - Truckee, California

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www.zirbelarchitect.com



FREEPORT 1802OP-GU24

OLDE PENNY

| | |
|----------------|-----------------|
| WIDTH: | 10.0" |
| HEIGHT: | 14.0" |
| WEIGHT: | 7.0 LBS |
| MATERIAL: | CAST ALUM |
| GLASS: | ETCHED SEEDY |
| CANOPY: | 4.25" DIA. |
| SOCKET: | 1-26W GU24 |
| DARK SKY: | WITH DSLG-40 |
| CHAIN: | 60.0" |
| LEADWIRE: | 72.0" |
| CERTIFICATION: | C-US DAMP RATED |
| VOLTAGE: | 120V |
| UPC: | 640665080216 |

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*life*AGLOW®



FREEPORT 1800OP-GU24

OLDE PENNY

| | |
|-------------------|----------------|
| WIDTH: | 6.0" |
| HEIGHT: | 9.3" |
| WEIGHT: | 2.0 LBS |
| MATERIAL: | CAST ALUMINUM |
| GLASS: | ETCHED SEEDY |
| BACKPLATE WIDTH: | 4.5" |
| BACKPLATE HEIGHT: | 6.0" |
| SOCKET: | 1-18W GU24 |
| DARK SKY: | WITH DSLG-40 |
| EXTENSION: | 7.0" |
| TTO: | 2.5" |
| CERTIFICATION: | C-US WET RATED |
| VOLTAGE: | 120V |
| UPC: | 640665080025 |

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*life*AGLOW®

Shipping to: **Truckee, CA** ▼

Extreme weather may impact delivery times.

Item # bci2173261

Hinkley Lighting Dark Sky LED Converter Socket Accessory for Medium BaseModel: **DSLM-40**[Write a Review](#)**\$59.00****Free Shipping!**Leaves the Warehouse in 1 to 2 business days - [Shipping to 96161](#)**Finish:** N/A - **380 In Stock**

—

1

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Hinkley Lighting Dark Sky Converter Socket Accessory for LED GU24 Base

\$59.00



Satco Lighting 5.5 Watt Vintage Edison B11 Candelabra (E12) LED Bulbs - 500 Lumens, 2700K, and 80CRI

\$8.95



Hinkley Lighting Single 5w Bi-Pin A 3000K LED Lamp

\$11.55

— Overview

Product Overview

Convert your Medium Base Outdoor fixture to an LED lamp Dark Sky fixture with this socket accessory.

Features:

- Converts Medium Base Outdoor Fixtures to Dark Sky

Specifications:

- Bulb Type: LED
- Wattage: 5
- Average Hours: 35000
- Color Rendering Index (CRI): 80 K
- Color Temperature: 3000K
- Lumens: 400

Additional Hinkley Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse all Hinkley Lighting Products](#)
- [Hinkley Lighting Bulbs Collection](#)

This product is listed under the following manufacturer number(s):

[Hinkley Lighting DSLM-40](#)

N/A

Characteristics and Features

| | |
|--------------------------|---|
| Bulb Type |  LED |
| Color Temperature |  3000K |

Electrical and Operational Information

| | |
|----------------------|---|
| Average Hours |  35000 Hours |
|----------------------|---|

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Hinkley Lighting Dark Sky LED Converter Socket
Accessory for
Medium Base

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