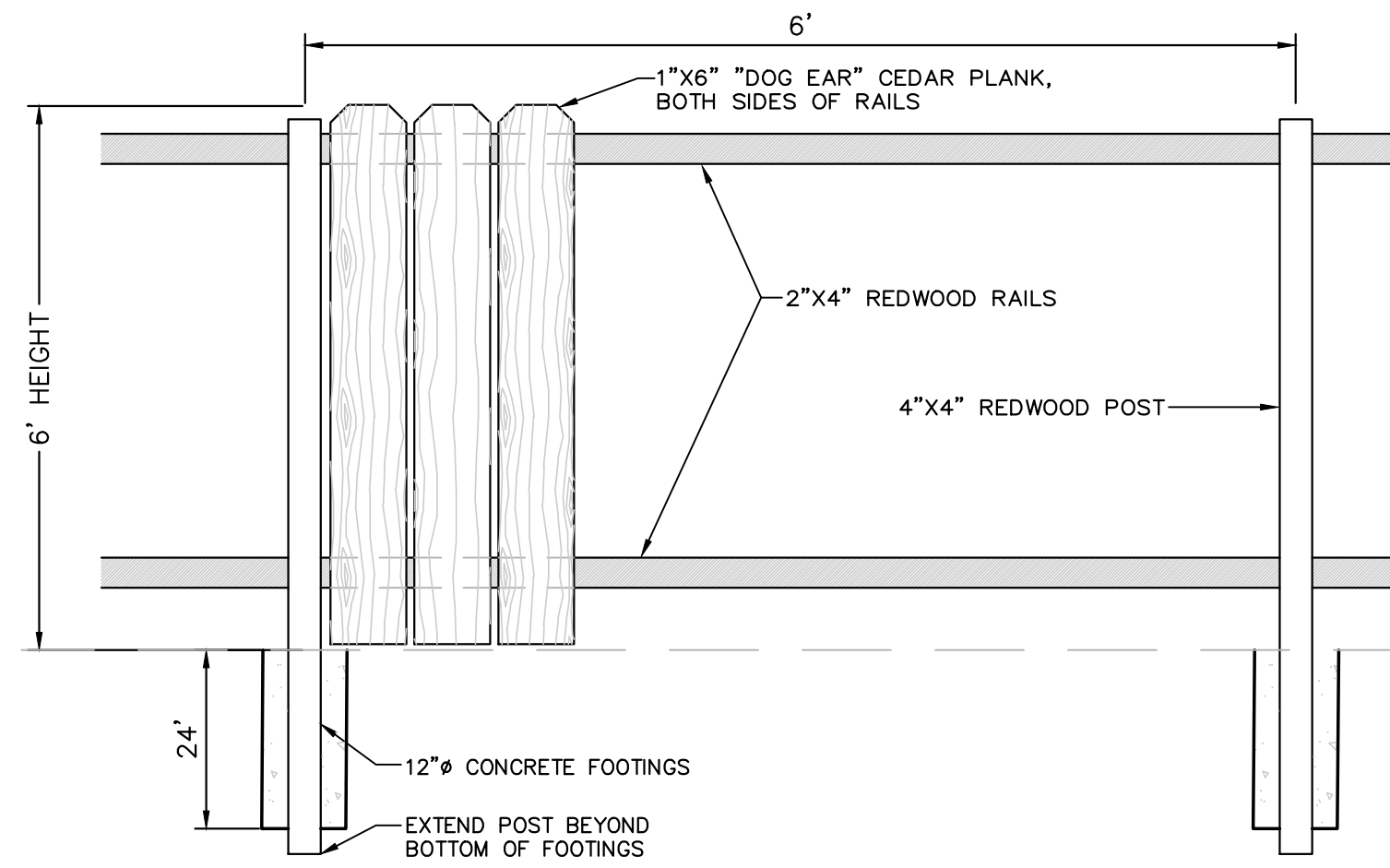
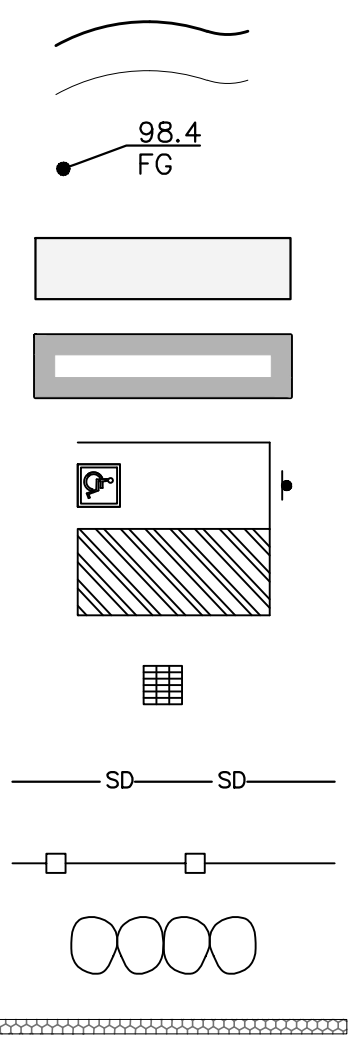
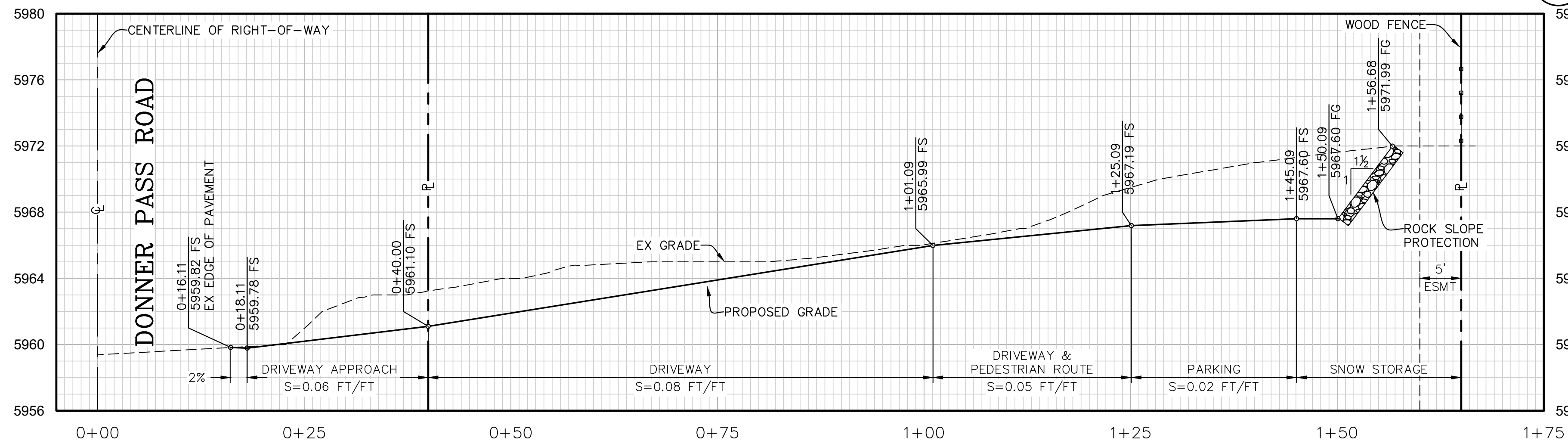


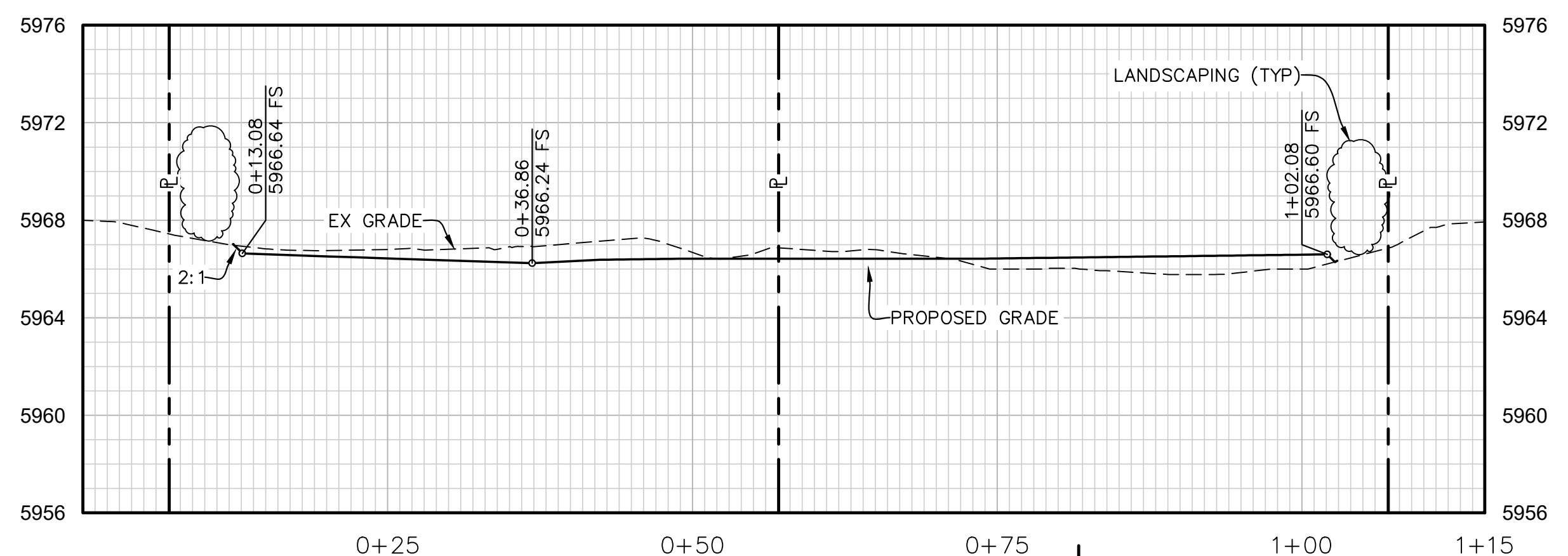
- LEGEND**
- PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - FINISHED GRADE ELEVATION (ADD 5900 TO ALL ELEVATIONS)
  - AC PAVING (3" AC/8" AB) - PRIVATE PROPERTY  
(4" AC/12" AB) - TOWN RIGHT-OF-WAY
  - BUILDING FOOT PRINT
  - ACCESSIBLE PARKING STALL
  - DRAINAGE INLET (SIZE AS NOTED)
  - 12" HDPE STORMDRAIN PIPE
  - 6' WOOD FENCE
  - ROCKERY WALL
  - DRIPLINE COLLECTION SYSTEM



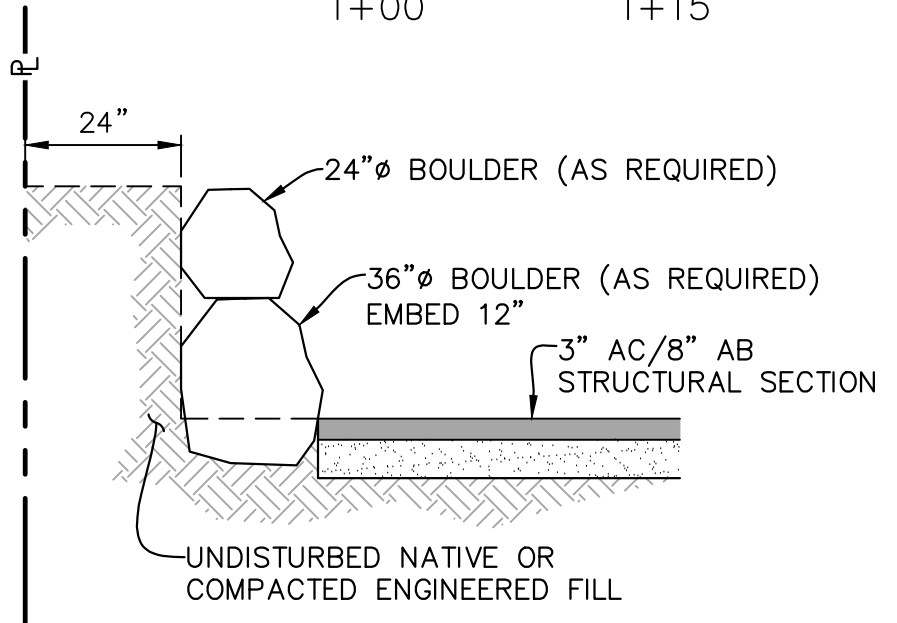
**WOOD FENCE**  
NOT TO SCALE



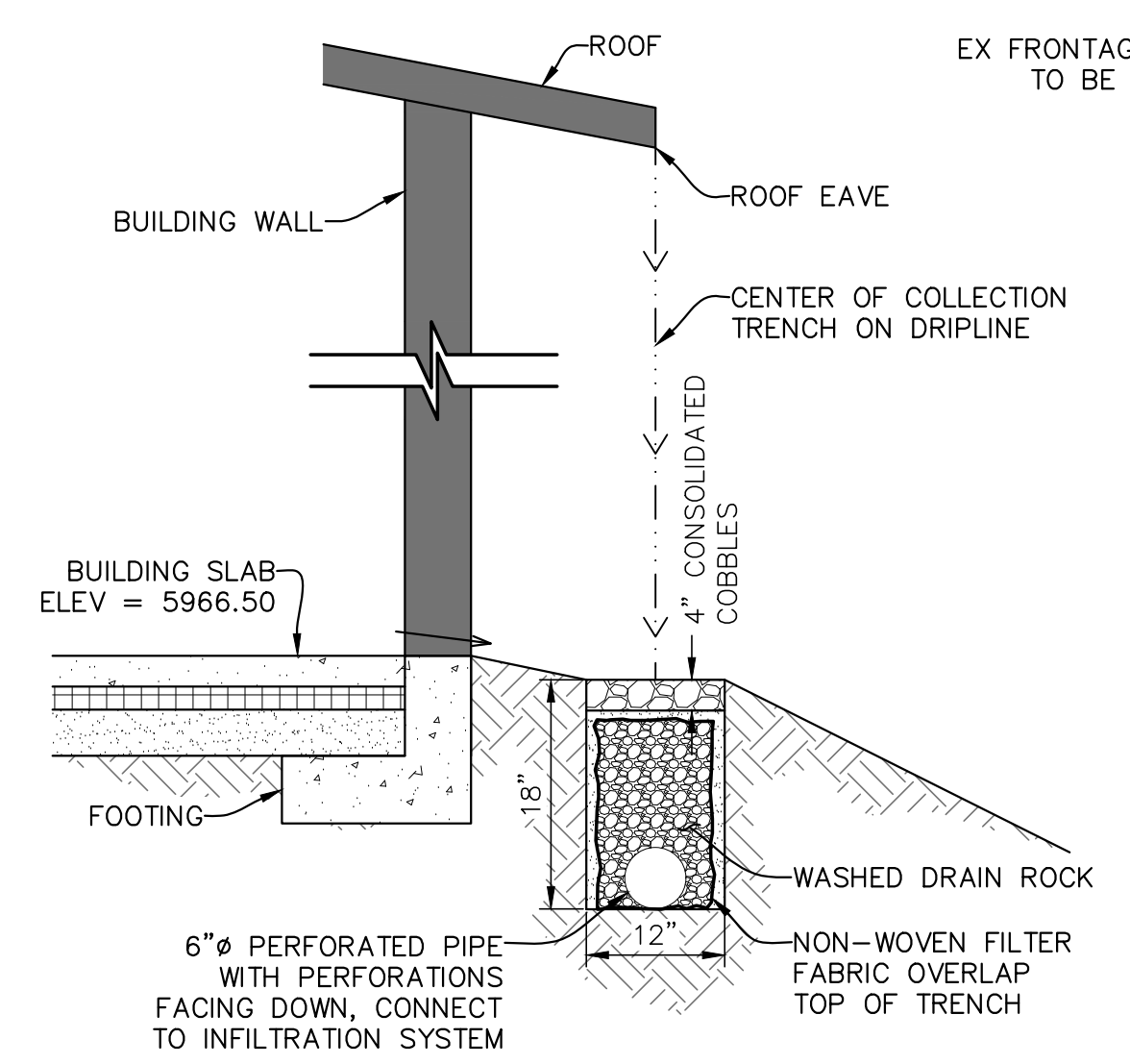
**SECTION A-A**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



**SECTION B-B**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'

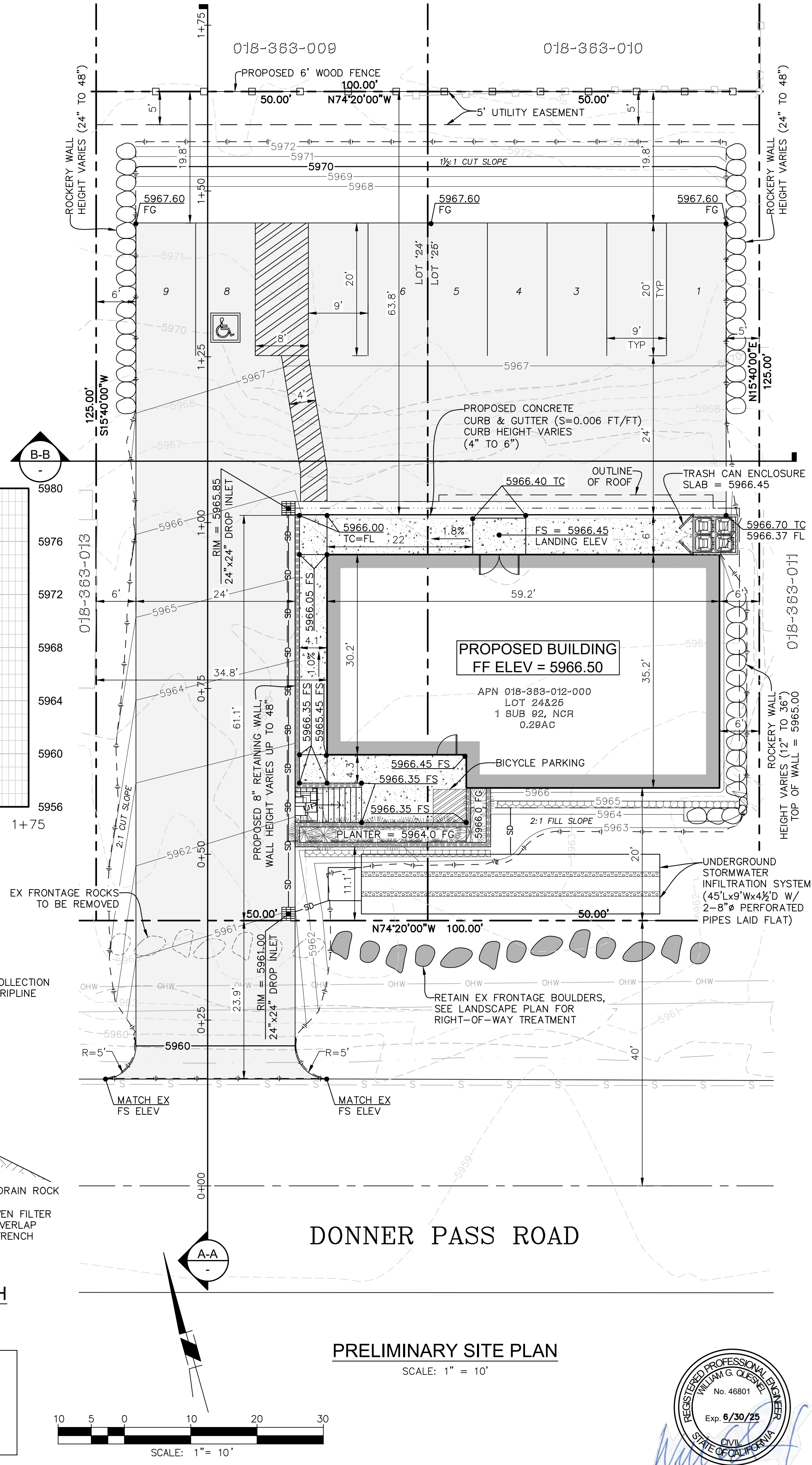


**ROCKERY WALL AT PARKING**  
NOT TO SCALE



**DRIPLINE COLLECTION TRENCH**  
NOT TO SCALE

EARTHWORK QUANTITY	
CUT	= 677 CY
FILL	= 271 CY
NET	= 406 CY



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 10'



**TRUCKEE OVERHEAD DOOR**  
13418 DONNER PASS ROAD  
TRUCKEE, CALIFORNIA  
APN 018-363-012  
NEVADA COUNTY

CLIENT NAME:  
TRUCKEE OVERHEAD DOOR  
C/O SCOTT KESSLER  
13380 DONNER PASS ROAD  
TRUCKEE, CA 96161

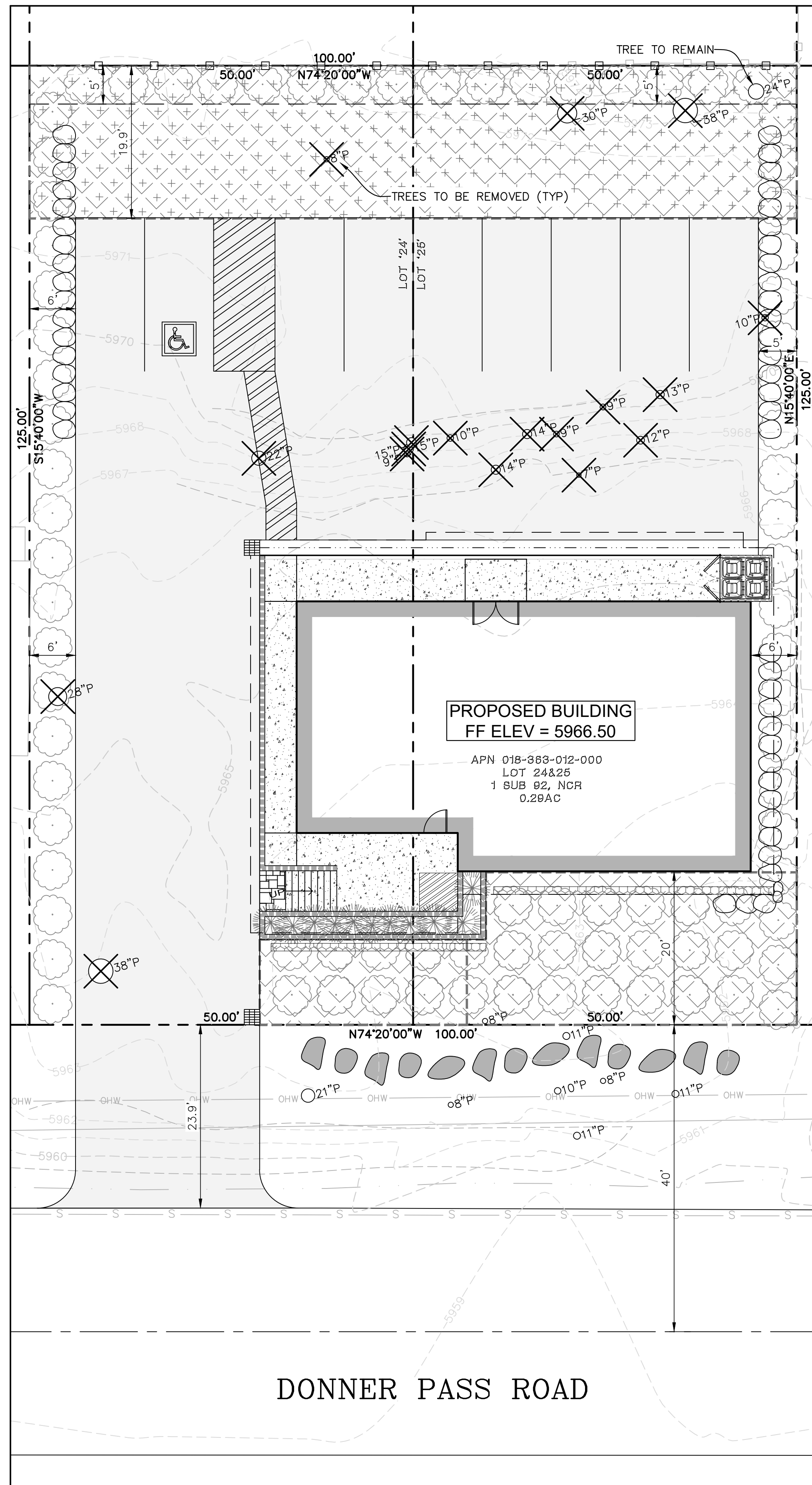
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TRUCKEE OVERHEAD DOOR - PRELIM SITE PLAN.dwg  
SCALE:  
AS SHOWN ON PLAN  
DATE:  
FEB 5, 2024

REVISIONS:

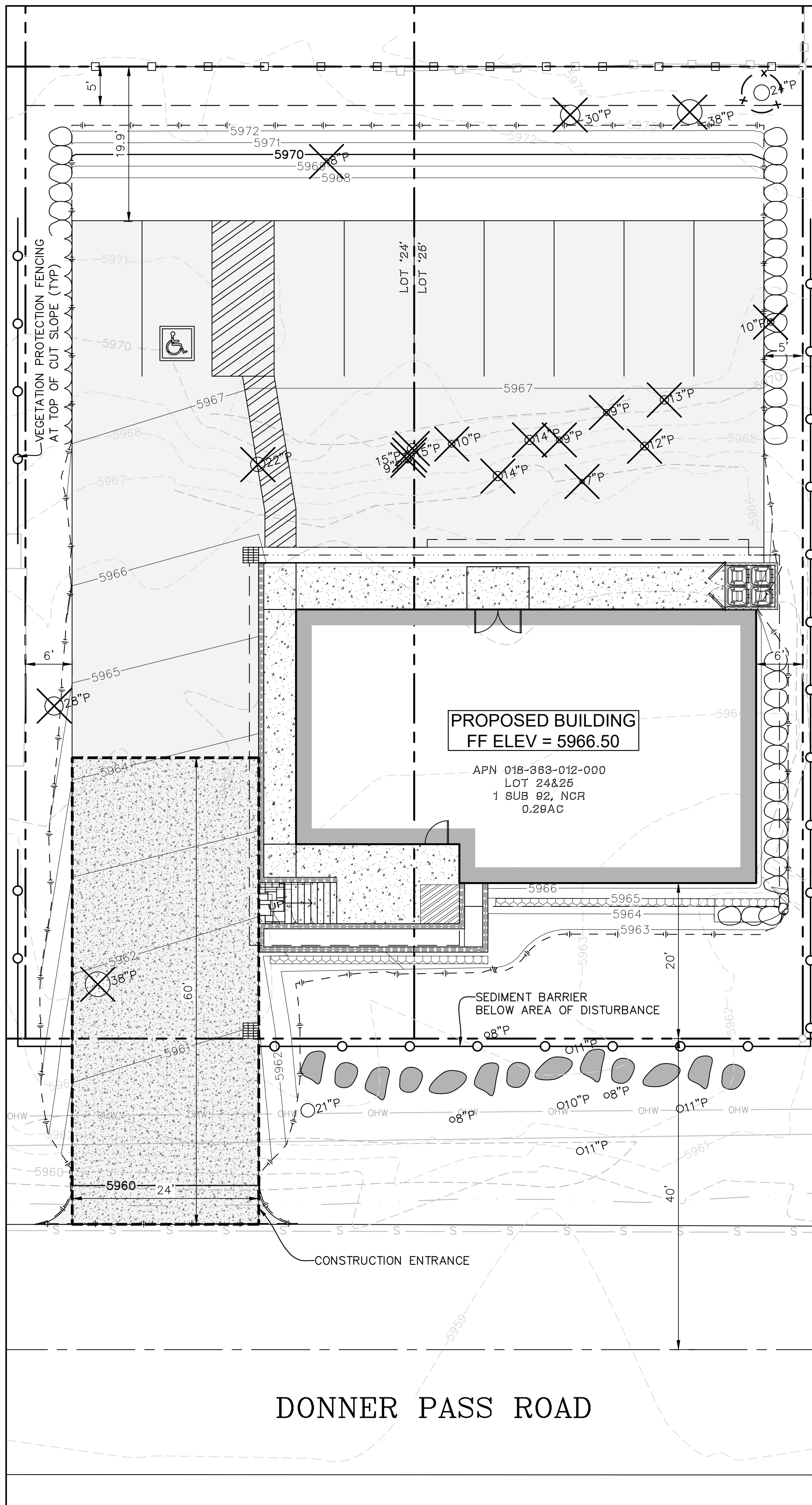

DESCRIPTION:  
**PRELIMINARY SITE PLAN**



**NOTE**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE, CONDUIT, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.



**AREA DESIGNATION PLAN**  
 SCALE: 1" = 10'



**TEMPORARY BMP PLAN**  
 SCALE: 1" = 10'

**LEGEND**

LANDSCAPE AREA (2,820 SF)

SNOW STORAGE

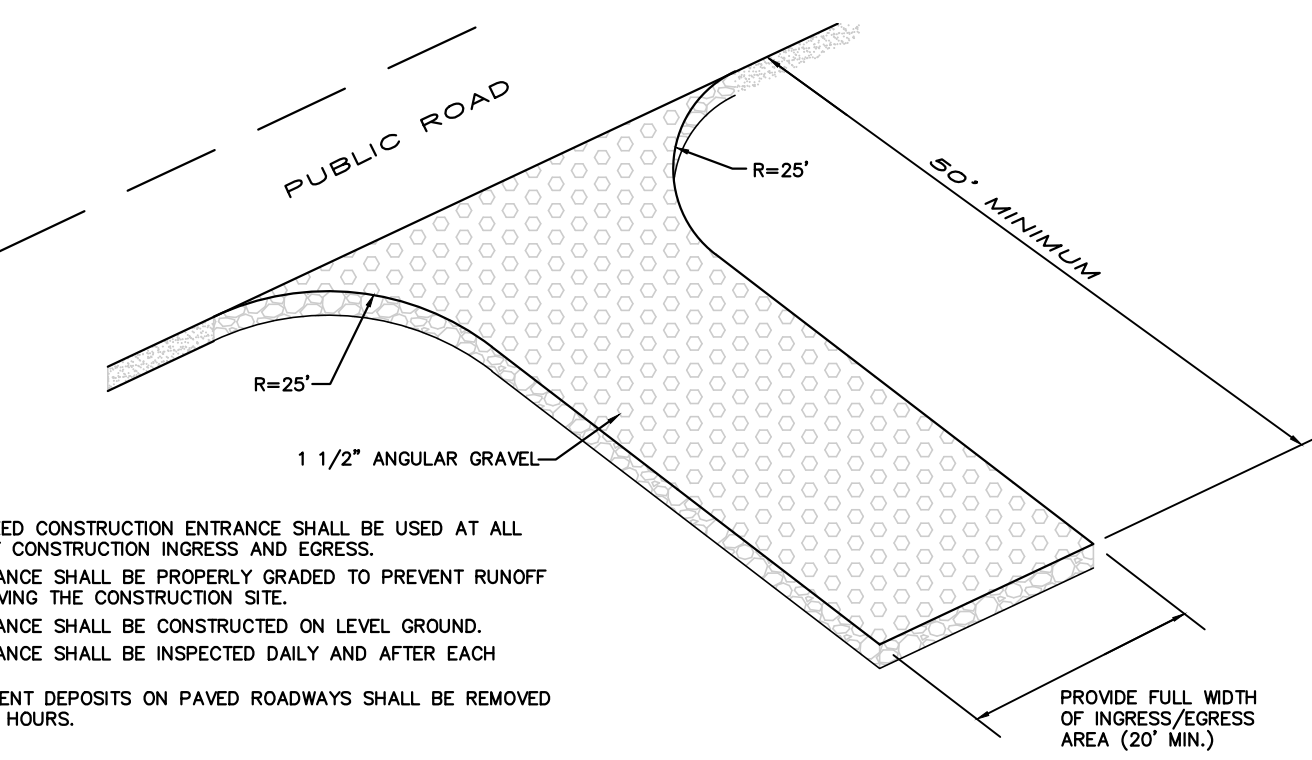
SNOW STORAGE CALCULATION  
 PAVED AREA: 5,300 SF  
 REQUIRED AREA (75%): 3,975 SF  
 PROVIDED REAR AREA: 2,000 SF REMAINDER TO BE OFF HAULED

OPEN SPACE (3,120 SF)

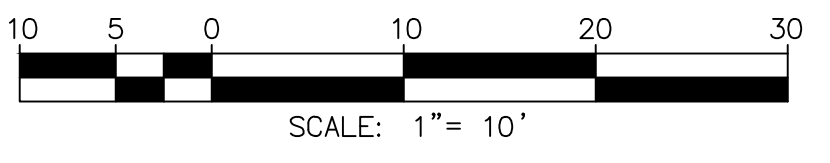
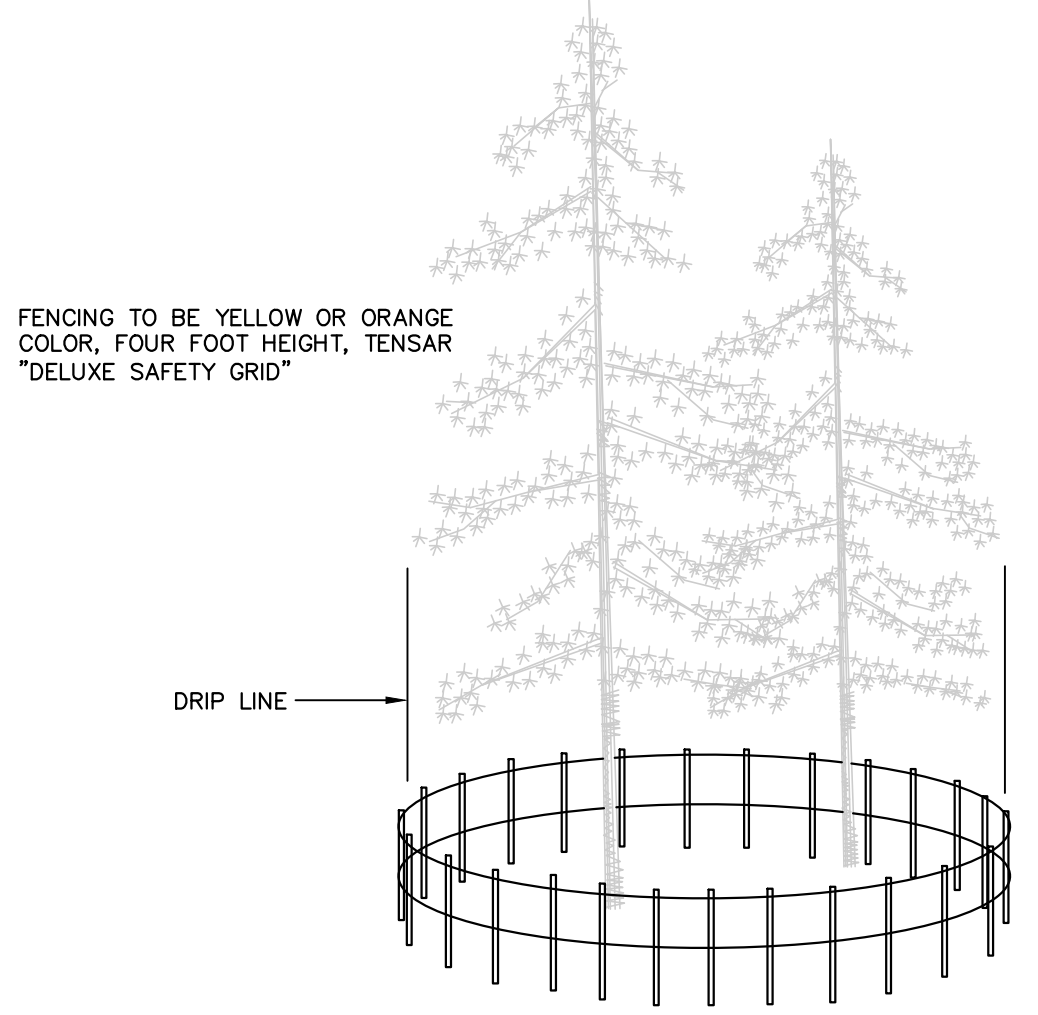
SEDIMENT BARRIER

VEGETATION PROTECTION FENCING

TEMPORARY CONSTRUCTION ENTRANCE



- NOTES**
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
  2. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  3. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
  4. THE ENTRANCE SHALL BE INSPECTED DAILY AND AFTER EACH RAINFALL.
  5. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED WITHIN 24 HOURS.



**ACUMEN ENGINEERING COMPANY**  
 ph 530.550.8068 Post Office Box 3497  
 fax 530.550.8069 Truckee, CA 96160

**TRUCKEE OVERHEAD DOOR**  
 13418 DONNER PASS ROAD  
 TRUCKEE, CALIFORNIA  
 APN 018-363-012  
 NEVADA COUNTY

**CLIENT NAME:**  
 TRUCKEE OVERHEAD DOOR  
 C/O SCOTT KESSLER  
 13380 DONNER PASS ROAD  
 TRUCKEE, CA 96161

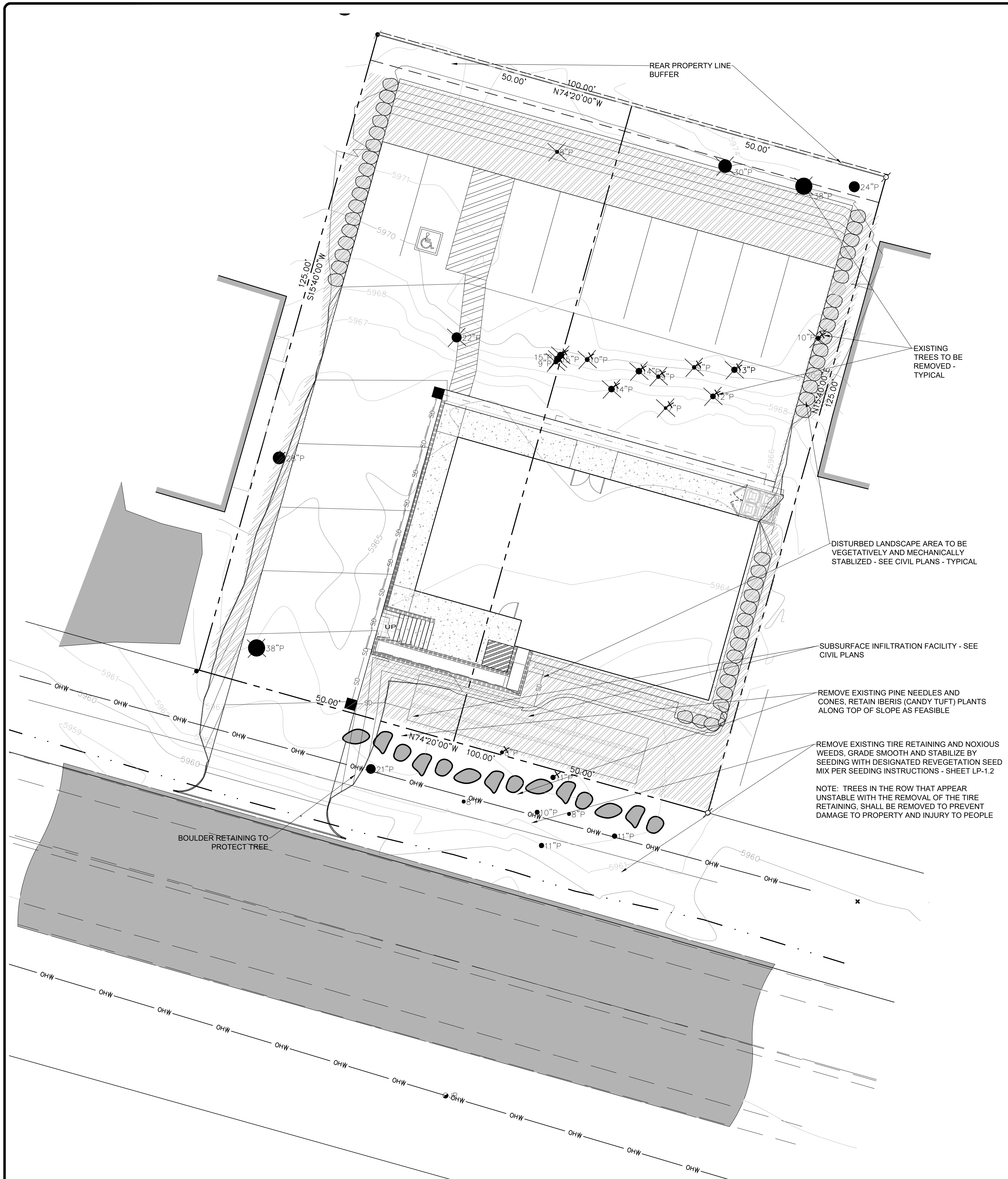
**FILE:**  
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**SCALE:**  
 AS SHOWN ON PLAN

**DATE:**  
 FEB 5, 2024  
**REVISIONS:**

**DESCRIPTION:**  
 AREA DESIGNATION & BMP PLAN

**SHEET:**  
 C2  
 OF 2 SHEETS





**PRELIMINARY GENERAL NOTES:**

1. TREE, SHRUB AND GROUND COVER PLANTERS TO BE DRIP IRRIGATED WITH WATER CONSERVING METHODS. AREAS TO BE VEGETATED WITH SEED MIXES OR GROUND COVERS ARE INTENDED TO BE SPRAY IRRIGATED WITH LOW FLOW, LOW TRAJECTORY DRIP MICRO SPRAYS. SUCH SEEDED AREAS SHALL BE OVER-SEEDED THE FOLLOWING SPRING WHERE THIN OR BARE AREAS APPEAR. NO TURF IS TO BE INSTALLED AT THIS PROJECT LOCATION.
2. ALL IRRIGATION TO BE CONTROLLED WITH A SMART CONTROLLER, RAIN/ WEATHER DELAY AND FLOW SENSOR. ALL IRRIGATION TO BE HIGHLY WATER EFFICIENT DRIP IRRIGATION AND COMPLY WITH ALL TRUCKEE IRRIGATION STANDARDS.
3. WATER METER AND POINT OF CONNECTION FOR IRRIGATION TO BE LOCATED NEAR EXISTING WATER METER, SEE CIVIL SHEETS.
4. ALL SEED AND PLANTING AREAS SHALL BE AMENDED WITH AN APPROVED COMPOST - FULL CIRCLE BRAND "BOOST" OR EQUAL - AT A RATE OF 4" PER 1000 SQUARE FEET TILLED INTO THE TOP 6" OF SOIL FINISH GRADE
5. IN ACCORDANCE WITH THE TOWN OF TRUCKEE DEVELOPMENT CODE, SECTION 18.40, THE FOLLOWING SHALL OCCUR:
  - 5.1. REGULAR MAINTENANCE - PRUNING FERTILIZING, WEED, DEBRIS AND TRASH REMOVAL, REMOVE AND REPLACE ANY DEAD OR DIEING PLANT MATERIAL, REPARATION OF IRRIGATION SYSTEM AS NEEDED.
  - 5.2. REPORT - PRIOR TO THE TWO YEAR ANNIVERSARY OF COMPLETION OF PROJECT A REPORT SHALL BE "PREPARED BY THE PROJECT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT WHICH DOCUMENTS THE CONDITION OF THE LANDSCAPING, AND PROVIDES RECOMMENDATIONS AS TO WHETHER ANY LANDSCAPING SHOULD BE REPAIRED REPLACED OR INSTALLED. THE RECOMMENDATIONS OF THE REPORT SHALL BECOME A PART OF AND INCORPORATED INTO THE FINAL LANDSCAPE PLAN, AND THE LANDSCAPING SHALL BE REPAIRED, REPLACED AND INSTALLED WITHIN SIX MONTHS OF THE DATE OF APPROVAL OF THE REPORT BY THE (COMMUNITY DEVELOPMENT) DIRECTOR."
6. SEE CIVIL PLANS FOR GRADING AND DRAINAGE, BMP, TREE PRESERVATION, STRUCTURAL ELEVATIONS, UTILITIES.
7. A SOIL STUDY SHALL BE MADE AVAILABLE PRIOR TO DEVELOPMENT OF CONSTRUCTION DRAWINGS
8. THESE PRELIMINARY LANDSCAPE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION
9. LOCATIONS OF EXISTING SITE FEATURES ARE BASED ON ARCHITECT'S/ ENGINEER'S SITE PLAN. LANDSCAPE CONTRACTOR TO VERIFY AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES WHICH AFFECT PRELIMINARY DESIGN OUTCOME.

**Project:**  
**TRUCKEE OVERHEAD DOOR**

**Site:**  
 13418 DONNER PASS ROAD  
 TRUCKEE, CA  
 APN 018-363-012  
 NEVADA COUNTY

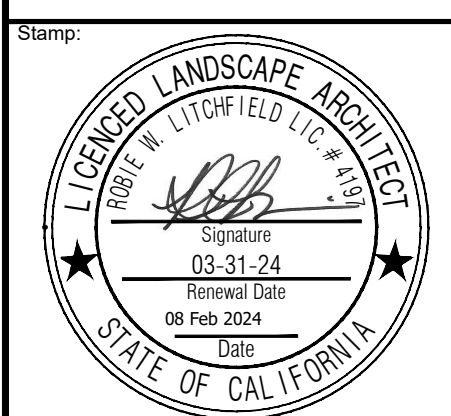
**Engineer:**  
 BILL QUESNEL  
 ACUMEN ENGINEERING  
 BOX 3497  
 TRUCKEE, CA 96161  
 530.550.8068

**PLANNER:**  
 Gavin Ball,  
 Consulting Landuse Planner  
 P.O. Box 313  
 Truckee, CA 96160  
 530.582.4244

**Litchfield**  
 DESIGN + CONSULTING

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 robie@litchfield-dc.com  
 208.450.1110  
 California License #4197  
 Nevada License #429  
 Idaho License #LA16881

**PRELIMINARY LANDSCAPE SITE PLAN**



Drawn By: RWL  
 Checked By: RWL  
 Drawing Date: 8 Feb 2024

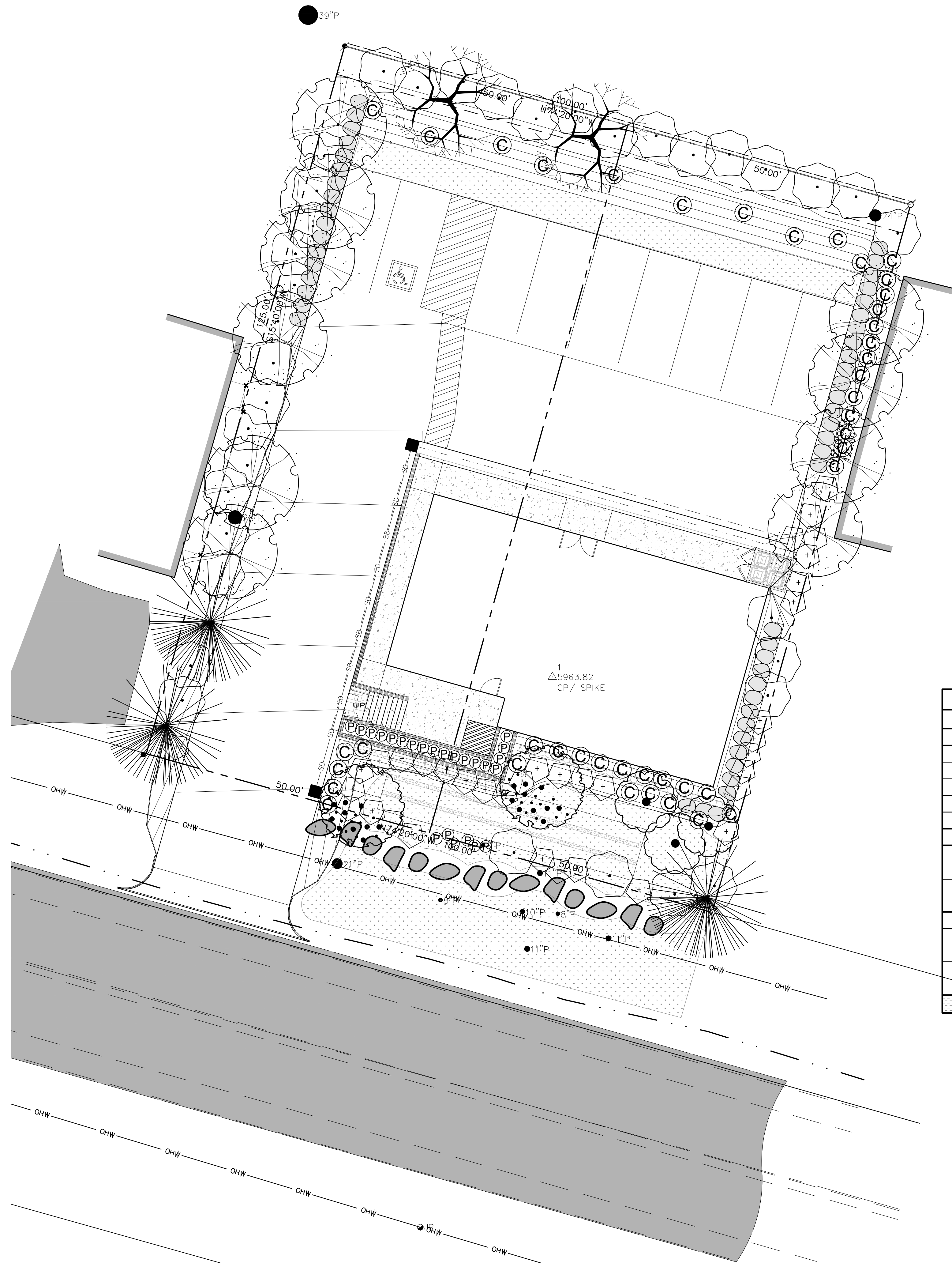
Rev.	Date	Remarks

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PRELIM. LANDSCAPE  
 SITE PLAN  
 Scale: 1" = 10'  
 Sheet No:  
**LP-1.0**  
 ONE OF 4

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**



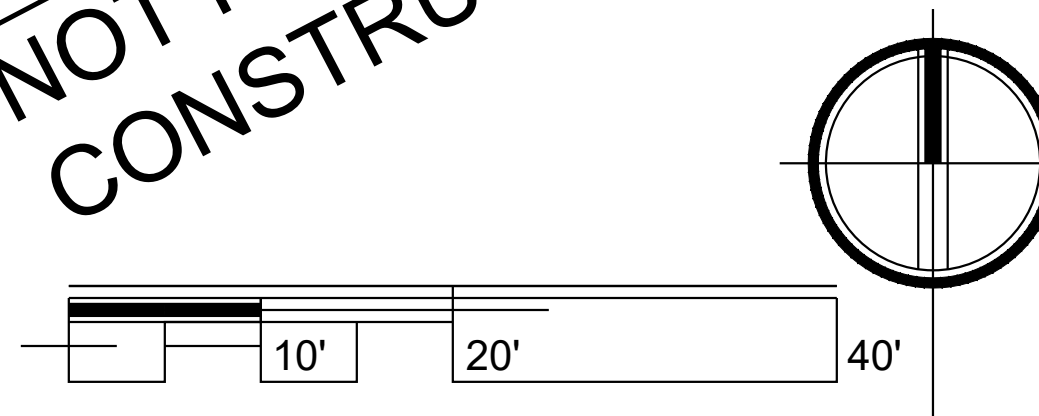


TRUCKEE OVERHEAD DOOR PRELIMINARY PLAN PLANT INVENTORY													
TREES							SHRUBS				REVEG MIX		COMMENTS
AREA	MEASURE	TREES REQUIRED PER TOT DEVELOPMENT CODE	TREES EXISTING TO REMAIN	TREES EXISTING TO REMOVE	TREES EXPECTED	TREE SIZE MIX	SHRUBS EXPECTED	SHRUBS PROPOSED	GROUND COVERS & PERENNIALS PROPOSED	SIZES	PROVIDED	SQUARE FEET	
Disturbed Area	2021 SF	17/45H PER 100 SF = 20 T/80 SH * Reduction applied to Street Buffer = 15 T / 60 SH	0	3	15	3 24" Box	60	36	18	#5	36	0	
						12 #15					24		
REAR PROPERTY LINE RESIDENTIAL BUFFER	100 LF	17/45H PER 20 LF = 5 T/20 SH *	1	2	5	2 24" Box	20	14	6	#1	14	495	
						2 #15					6		
STREET BUFFER	100 LF	17/45H PER 20 LF = 5 T/20 SH *	5	3	0	0 24" Box	20	14	6	#5	14	858	
INTERIOR PARKING	9 SPACES	27 / 5 SH / 5 STALLS = 4T / 9 SH	0	11	4	1 24" BOX	9	8	3	#5	4	747	
						3 #15					3		
<b>SUB-TOTALS</b>			<b>0</b>	<b>6</b>	<b>19</b>	<b>24</b>	<b>109</b>	<b>72</b>	<b>30</b>	<b>0</b>	<b>107</b>	<b>2100</b>	

REVEG SEED MIX SPECIES	PLS LBS/ACRE	PLS LBS
BROME MOUNTAIN BROMAR	8.00	.56
WHEATGRASS SLENDER REVENU	8.00	.56
WILD RYE BLUE ELKTON	4.00	.28
BLUEGRASS BIG SHERMAN	3.00	.21
SQUIRREL TAIL GRASS	1.00	.07
<b>SEED MIX WEIGHT TOTALS</b>	<b>24.0</b>	<b>1.62</b>
<b>APPROX TOTAL AREA = 3000 SF/0.07 ACRES</b>		

PLANT LIST AND LEGEND								
BOTANICAL NAME	COMMON NAME	QTY	SIZE	LOCATION	COMMENTS	NATIVE/ADAPT	WATER USE	
TREES								
ACER GINNALA	AMUR MAPLE	3	#15	AS SHOWN	ORN. MULTI-STEM	ADAPTIVE	MODERATE	
MALUS SPECIES	CRABAPPLE	2	#15	AS SHOWN	ORNAMENTAL	ADAPTIVE	LOW	
PINUS JEFFREYI	JEFFREY PINE	3 / 2	#15 / 24"	AS SHOWN	60' TALL	NATIVE	LOW	
POPULUS TREMULOIDES	QUAKING ASPEN	8 / 2	#15 / 24"	AS SHOWN	30' TALL	NATIVE	MODERATE	
SALIX SCOULERIANA	SCOULER'S WILLOW	1 / 1	#15 / 24"	AS SHOWN	MULTI-STEM - 25'	NATIVE	MODERATE	
SHRUBS								
CORNUS SERICEA	REDTWIG DOGWOOD	37	#5	AS SHOWN	NATIVE 8' T/W	NATIVE	MODERATE	
SALIX LEMMONII	LEMMON'S WILLOW		#5	AS SHOWN	NATIVE 8-10' T/W	NATIVE	MODERATE	
POTENTILLA FRUITICOSA	SHRUB CINQUEFOIL	36	#5	AS SHOWN	NATIVE CULTIVAR	NATIVE	LOW	
SPIRAEA DENSIFLORA	MOUNTAIN SPIREA		#5	AS SHOWN	NATIVE 3' T/W	NATIVE	LOW	
GROUND COVERS, PERENNIALS AND GRASSES								
ARCTOSTAPHYLOS UVA URSI	BEAR BERRY MANZANITA	43	#1	48" O.C.	ORN. 3' DIA, YLO FL.	ADAPTIVE	LOW	
SEDUM SPECIES	STONE CROP		#1	24" O.C.	ORN. 3' DIA, PINK FL.	ADAPTIVE	LOW	
PERENNIAL PLANT	CATMINT, DAISY, PHLOX	24	#1	24" O.C.	ORNAMENTAL	ADAPTIVE	MODERATE	
ORNAMENTAL GRASS	FEATHER REED GRASS		#1	AS SHOWN	ORN. 4-5' TALL	ADAPTIVE	MODERATE	
REVEGETATION SEED MIX - NON IRRIGATED MIX OF LOW PROFILE GRASSES - 2100 SF							NATIVE	LOW

PRELIMINARY:  
NOT FOR  
CONSTRUCTION



Project:  
**TRUCKEE OVERHEAD DOOR**

Site:  
13418 DONNER PASS ROAD  
TRUCKEE, CA  
APN 018-363-012  
NEVADA COUNTY

Engineer:  
BILL QUESNEL  
ACUMEN ENGINEERING  
BOX 3497  
TRUCKEE, CA 96161  
530.550.8068

PLANNER:  
Gavin Ball,  
Consulting Landuse Planner  
P.O. Box 313  
Truckee, CA 96160  
530.582.4244

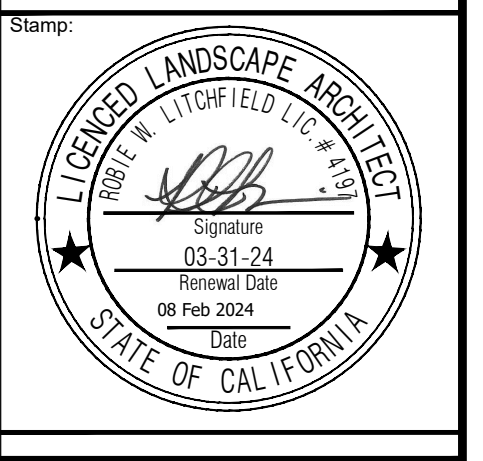
**Litchfield**  
DESIGN + CONSULTING

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PRELIMINARY  
LANDSCAPE  
PLANTING PLAN



Drawn By: RWL  
Checked By: RWL  
Drawing Date: 8 Feb 2024

Rev.	Date	Remarks

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PRELIM. LANDSCAPE  
PLANTING PLAN

Scale : 1" = 10'

Sheet No:  
**LP-1.3**  
THREE OF 4

## SOIL IMPROVEMENT NOTES

THE SOIL ON THIS SLOPE IS NOT AN OPTIMAL GROWING MEDIUM FOR NEW LANDSCAPE PLANTING. TO IMPROVE THE ODDS OF SUCCESS, WE MAKE THE FOLLOWING RECOMMENDATIONS:

### 1. LANDSCAPE PLANTING AREAS

- 1.1 SPREAD 1.5" OF FULL CIRCLE BRAND 'BOOST' OR 12" OF 'KICK'
- 1.2 WORK INTO THE TOP 24" OF THE SOIL
- 1.3 WHEN PLANTING NURSERY STOCK DIG THE PLANTING HOLES AS DIRECTED IN THE NOTES 4 AND 5 OF THE PLANTING NOTES
- 1.4 MIX BACKFILL MATERIAL WITH 50% SITE SOIL AND 50% FULL CIRCLE BRAND 'KICK' GARDEN SOIL
- 1.5 IF SUITABLE SITE SOIL IS UNAVAILABLE, IMPORT CLEAN, SIFTED, LOCALLY SOURCED EXCAVATED MATERIAL - SUBMITTAL SAMPLE REQUIRED

### 2. MULCH

SPREAD 3" OF FULL CIRCLE BRAND 'PROTECT' MULCH OVER ENTIRE LANDSCAPE AREA MAINTAINING 3" CLEARANCE FROM PLANT CROWNS TO PROVIDE WATER RETENTION, IMPROVE SOIL STRUCTURE OVER TIME

FULL CIRCLE PRODUCTS ARE MADE FROM LOCALLY HARVESTED ORGANICS FROM THE LAKE TAHOE REGION WHICH PROTECTS FROM FOREIGN PATHOGENS. THEIR PRODUCTS ARE ALL ORGANIC AND CONTAIN A PROPRIETARY BLEND OF SOIL FORTIFYING INGREDIENTS, INCLUDING MACRO AND MICRO NUTRIENTS AND BENEFICIAL MICROBES, THAT FOSTER A HEALTHY GROWING MEDIUM. ADDITIONALLY THEY ARE INFLAMMABLE.

TO MAINTAIN A HEALTHY GROWING ENVIRONMENT IN THE LONG TERM IT IS RECOMMENDED TO REAPPLY 'PROTECT' APPROXIMATELY EVERY THREE YEARS.

FULL CIRCLE PRODUCTS ARE AVAILABLE LOCALLY OR FROM THEIR PLANT IN MINDEN, NEVADA - FOR MORE INFORMATION GO TO <http://fullcirclecompost.com/>

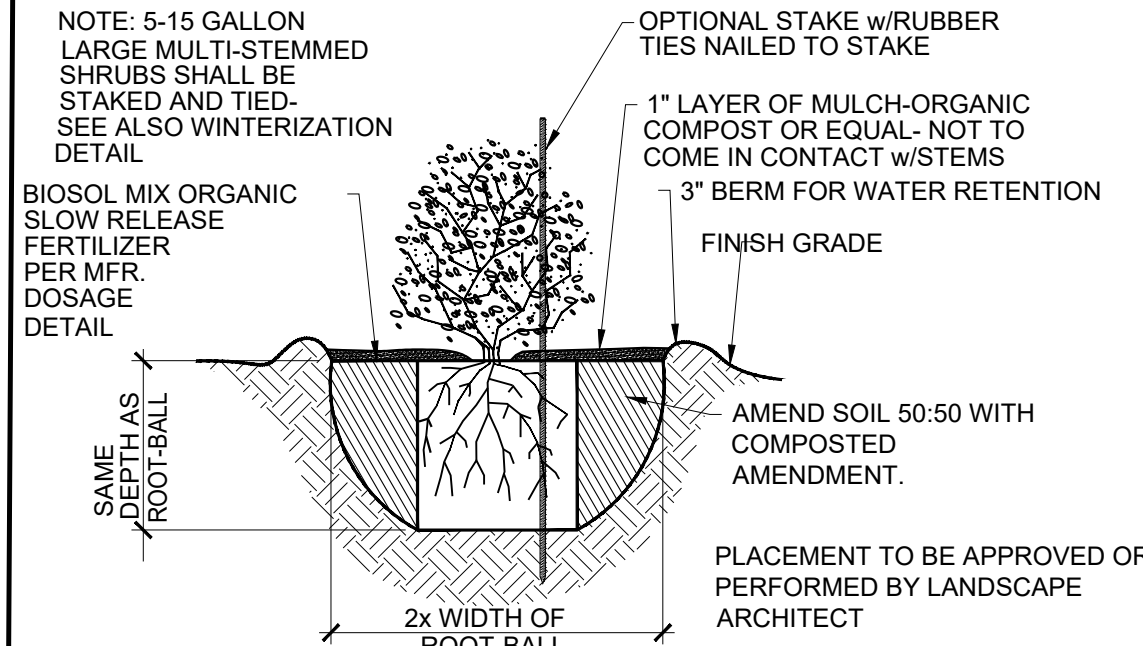
## PLANTING NOTES

### PLANTING

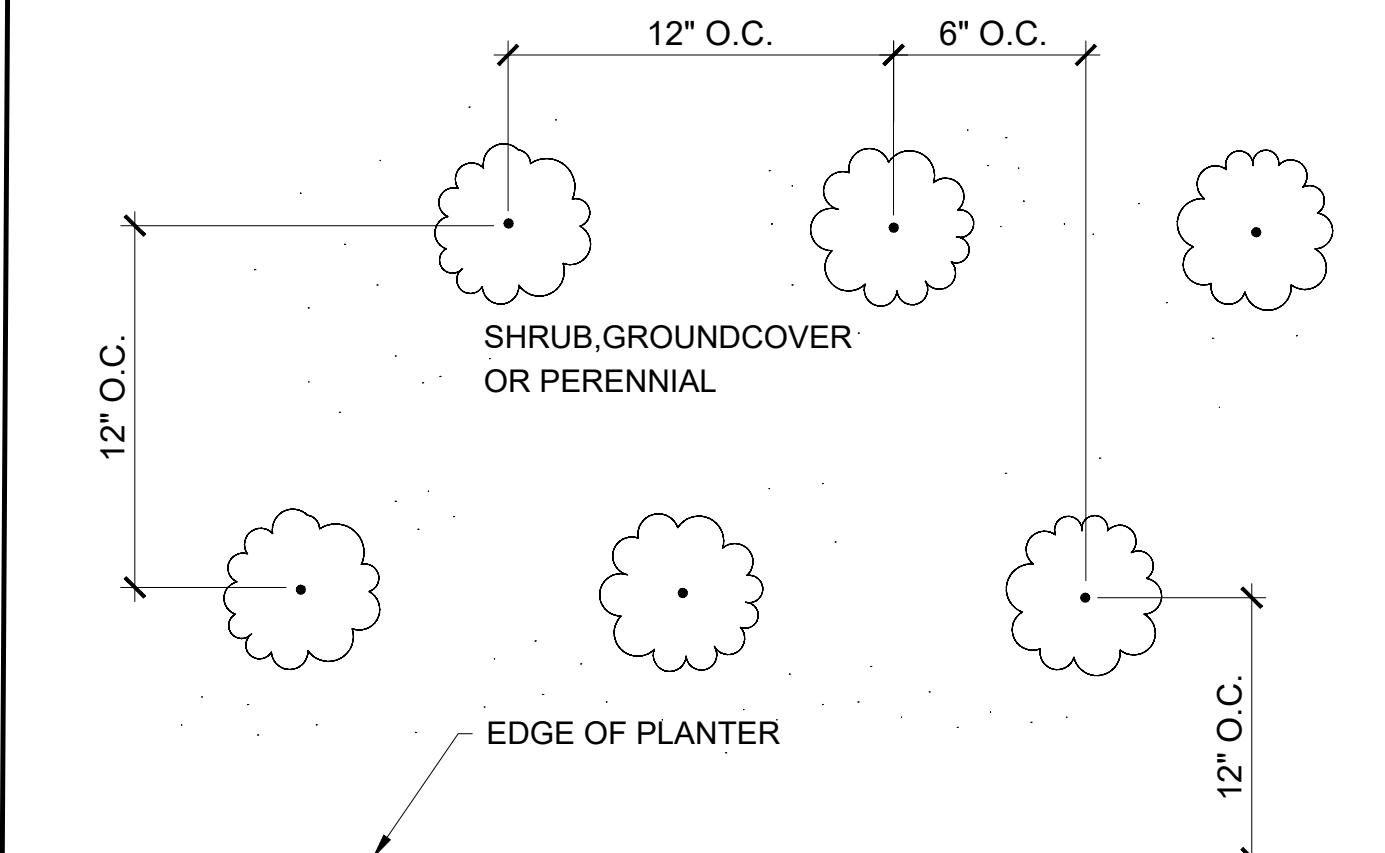
1. PLANTS SHALL BE THE VARIETY AND SIZE SPECIFIED ON THE PLAN AND BE HEALTHY, SHAPELY AND WELL ROOTED AND CONFORM TO AMERICAN NURSERYMAN'S STANDARDS. TREES SHALL BE ABLE TO STAND STRAIGHT ON THEIR OWN WITHOUT SUPPORT. ANY CHANGES TO PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT OF REFUSAL SHOULD PLANT MATERIAL SIZE AND QUALITY BE DEEMED UNSATISFACTORY, INSPECTION BY LANDSCAPE ARCHITECT IS MANDATORY PRIOR TO ACCEPTANCE OF ALL PLANT MATERIALS. MATERIAL SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. MATERIALS SHALL BE COMPLETELY FREE OF TRUNK, BRANCH AND BARK WOUNDS. STRUCTURE OF PLANT MATERIAL SHALL BE APPROPRIATE TO NATURAL HABIT.
2. INSTALLING CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND AREAS TO BE LANDSCAPED AND NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT OF DISCREPANCIES.
3. GRADING OF ENTIRE CONTRACT AREA SHALL BE SMOOTH AND EVEN AND SLOPE TO DRAIN. FINISH GRADES SHALL BE 1/2" BELOW ALL PAVED SURFACES, SLOPES, MOUNDS, AND SWALES SHALL HAVE NO ABRUPT CHANGE IN GRADIENT TO ASSURE A NATURAL AND PLEASING APPEARANCE.
4. THE PLANTING HOLE SHALL BE DUG TWICE THE WIDTH AND TO THE SAME DEPTH OF THE CONTAINER OR ROOTBALL.
5. THE PLANTING HOLE SHALL BE TESTED FOR DRAINAGE. FILL WITH WATER AND ALLOW TO DRAIN. SHOULD DRAINAGE NOT OCCUR WITHIN A FEW HOURS THE HOLE SHOULD NOT BE USED AND AN ALTERNATIVE LOCATION FOR PLANT FOUND.
6. ROOTBALL SHALL BE GENTLY REMOVED FROM CONTAINER AND ROOT INSPECTED PRIOR TO PLACEMENT IN THE HOLE. THE ROOT BALL SHALL BE TEASED BY PINCHING ROOTLETS LOOSE FROM WALL OF BALL TO ENCOURAGE ROOTS TO EXTEND OUTWARD. SHOULD PLANT BE ROOT BOUND THE BALL SHALL BE SCORED WITH A SHARP KNIFE VERTICALLY IN THIRDS DOWN THE ROOTBALL SIDES APPROXIMATELY 1/2 INCH DEEP AND TWO WAYS ACROSS THE BOTTOM, THE ROOTS SHALL THEN BE LOOSENEED AND SPREAD TO ENCOURAGE OUTWARD GROWTH.
7. PLANT SHALL BE BURIED TO STRUCTURAL ROOT DEPTH. EXCESS MATERIAL ON BALLED AND BURLAP TREES SHALL BE REMOVED. REMOVE BURLAP AND BASKETS FROM B&B TREES WITH CARE TO MAINTAIN INTEGRITY OF ROOT BALL.
8. ALL TAGS SHALL BE REMOVED FROM PLANTS.
9. FOLLOW SOIL IMPROVEMENT NOTES ON THIS SHEET FOR SOIL AMENDMENTS AND MULCHES. WHEN COMPOSTED HUMUS NOT AVAILABLE, AMENDMENT SHALL BE SUFFICIENTLY NITROLIZED TO PREVENT LOCK UP OF NUTRIENTS AND ROOT BURN. CONTRACTOR TO PROVIDE SAMPLE SUBMITTAL TO LANDSCAPE ARCHITECT.
10. TOP SOIL SHALL BE FERTILE, FRIABLE AND FREE OF ROCKS LARGER THAN 1" DIAMETER, NOXIOUS WEED SEEDS OR EXTRANEOUS MATTER. TOP SOIL DELIVERED TO SITE SHALL HAVE ACIDITY RANGE OF PH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 15% ORGANIC MATTER.
11. BACKFILL MATERIAL SHALL MEET THE LEVEL OF TOP OF ROOTBALL. NEVER ALLOW NEW SOIL TO REACH PLANT STEM. BACKFILL SHALL BE PRESSED FIRMLY IN AROUND ROOTBALL.
12. WHEN BACKFILLING IS COMPLETE, CONSTRUCT A WATER RETENTION BERM APPROXIMATELY THREE INCHES HIGH AND TWICE THE DIAMETER OF THE ROOT BALL. SEE DETAIL.
13. FILL BASIN INSIDE BERM WITH WATER AND ALLOW TO DRAIN. FILL ANY HOLES THAT APPEAR WITH ADDITIONAL BACKFILL MATERIAL. REPEAT UNTIL HOLES DO NOT APPEAR AND ALL SOIL AROUND ROOT BALL IS MOISTENED.
14. ONE REDWOOD STAKE OF 1-1/2" BY 1-1/2" SHALL BE INSTALLED FOR WINTER SUPPORT OF MULTI-STEMMED SHRUBS UNTIL ADEQUATE BRANCH STRENGTH IS ATTAINED, SEE DETAIL. ONE LODGEPOLE STAKE OF TWO INCHES DIAMETER AND 8-10 FEET IN LENGTH SHALL BE INSTALLED AT THE WINDWARD SIDE OF ALL DECIDUOUS TREES. DOUBLE STAKING WILL BE REQUIRED IN WINDIER AND HEAVY SNOW LOAD AREAS. STAKE(S) SHALL BE INSERTED INTO GROUND AT EDGE OF ROOT BALL, NEVER INTO ROOTBALL. TREE GUYING METHOD IS RECOMMENDED FOR LARGER CONIFEROUS TREES IN WINDIER LOCATIONS. SEE DETAILS.
15. TWO TO THREE TREE TIES OF DURABLE CONSTRUCTION SHALL BE USED PER TREE. THE RUBBER OR MORE PLIABLE PORTION OF THE TIE SHALL BE LOOPED AROUND THE TRUNK AND WIRE OR OTHER MATERIAL LOOPED AROUND THE STAKE IN A FIGURE EIGHT CONFIGURATION. THE WIRES ARE THEN TWISTED TOGETHER. SHOULD SECURING THE TIE IN PLACE BE REQUIRED, NAIL OR STAPLE THE TIE TO THE STAKE ONLY, NEVER TO THE TREE. DO NOT TIE THE TRUNK TOO TIGHTLY AGAINST THE STAKE. ALLOW SOME ROOM TO MOVE IN BREEZE SO AS TO DEVELOP CALIPER STRENGTH IN TRUNK. THE TRUNK SHALL BE UPRIGHT AND STRAIGHT. SEE DETAIL.
16. IN THE FALL, AFTER LEAVES HAVE DROPPED, BRANCHES OF YOUNG TREES AND SHRUBS AND THOSE CLOSE TO SNOW REMOVAL/STORAGE AREAS SHALL BE BOUND IN AN UPWARD FASHION WITH VINYL TREE TAPE OR EQUAL TO MINIMIZE BREAKAGE FROM WEIGHT AND MOVEMENT OF SNOW. SEE DETAIL. THIS PROCEDURE SHOULD BE REPEATED EACH YEAR UNTIL TREES AND SHRUBS HAVE ATTAINED SUBSTANTIAL STRENGTH AND GIRTH. UNWRAP TREES AND SHRUBS IN SPRING, BEFORE NEW LEAVES APPEAR.
17. ALL CHANGES TO PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT. UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.
18. REGULAR MAINTENANCE - PRUNING FERTILIZING, WEED, DEBRIS AND TRASH REMOVAL, REMOVE AND REPLACE ANY DEAD OR DYING PLANT MATERIAL, REPAIRATION OF IRRIGATION SYSTEM AS NEEDED. REPORT - PRIOR TO THE TWO YEAR ANNIVERSARY OF COMPLETION OF PROJECT A REPORT SHALL BE "PREPARED BY THE PROJECT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT WHICH DOCUMENTS THE CONDITION OF THE LANDSCAPING, AND PROVIDES RECOMMENDATIONS AS TO WHETHER ANY LANDSCAPING SHOULD BE REPAIRED REPLACED OR INSTALLED. THE RECOMMENDATIONS OF THE REPORT SHALL BECOME A PART OF AND INCORPORATED INTO THE FINAL LANDSCAPE PLAN, AND THE LANDSCAPING SHALL BE REPAIRED, REPLACED AND INSTALLED WITHIN SIX MONTHS OF THE DATE OF APPROVAL OF THE REPORT."

### SEEDING

1. SEEDING AREAS SHALL BE PREPARED BY TILLING SOIL TO A SIX INCH DEPTH REMOVING ROCK GREATER THAN FOUR INCHES IN DIAMETER FOR WILDFLOWER AND EROSION CONTROL AREAS AND TURF GRASS AREAS. SIX INCHES OF HUMUS OR COMPOST SHALL BE TILLED IN. FOR SEEDED AREAS EVENLY SPREAD TOPSOIL/MANUFACTURED SOIL ON TOP OF NATIVE SOIL.
2. SEEDING/SOD AREA SHALL BE RAKED OR ROLLED TO A SMOOTH SURFACE FILLING HOLES AND REMOVING ROCK AS NECESSARY.
3. SEED SHALL THEN BE BROADCAST AT THE RATE PRESCRIBED BY SEED COMPANY OR LANDSCAPE ARCHITECT.
4. APPLY BIOSOL MIX GRANULAR FERTILIZER AT RATE RECOMMENDED.
5. SEED SHALL THEN BE COVERED WITH A 1/8 TO 1/4" LAYER OF HUMUS OR EQUAL TO RETAIN MOISTURE AND PREVENT WIND AND BIRDS FROM CARRYING SEED AWAY. ADEQUATE MOISTURE SHALL BE MAINTAINED IN SEEDING AREA UNTIL SEEDLINGS REACH A HEIGHT OF TWO INCHES WHEN REGULAR WATERING MAY BEGIN. FREQUENCY AND DURATION OF INITIAL WATERING WILL VARY ACCORDING TO DAILY TEMPERATURES, SUN/SHADE PERIODS, WIND, SOIL, SLOPE AND ASPECT. CONTRACTOR TO ENSURE THAT APPROPRIATE SCHEDULE IS EMPLOYED FOR THIS AREA.

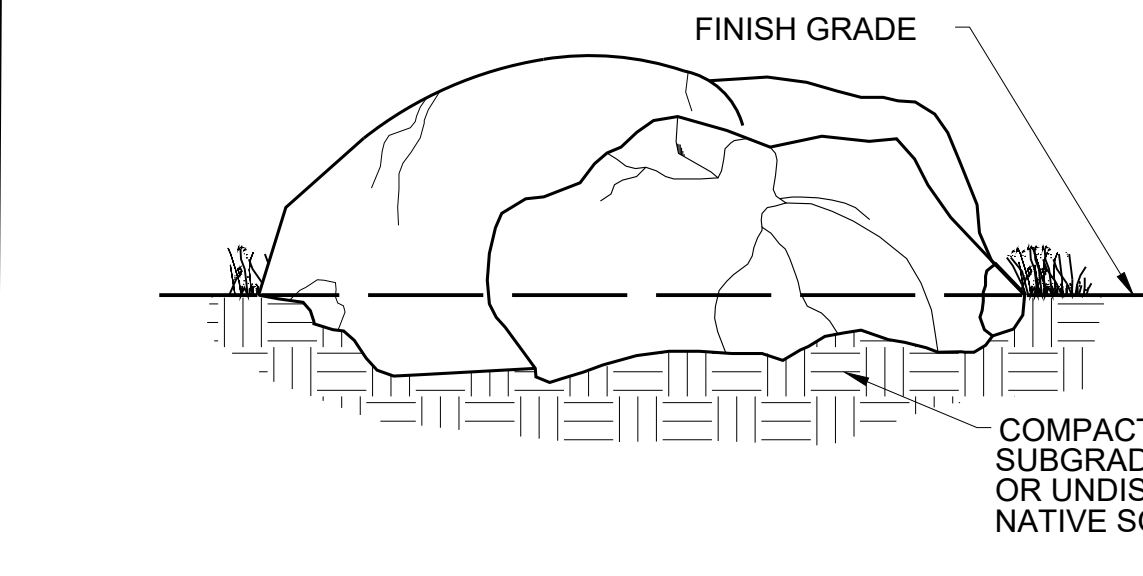


5 SHRUB PLANTING DETAIL NOT TO SCALE

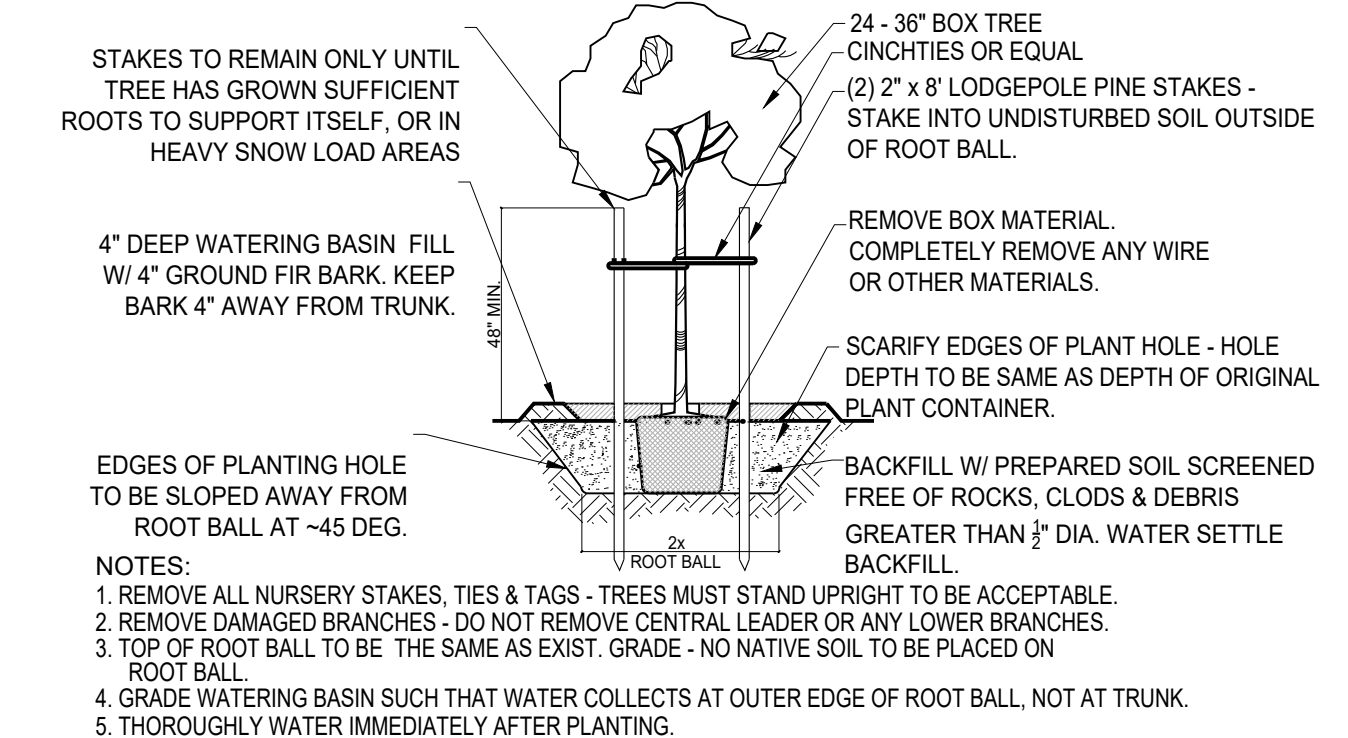


6 MASS PLANTING DETAIL NOT TO SCALE

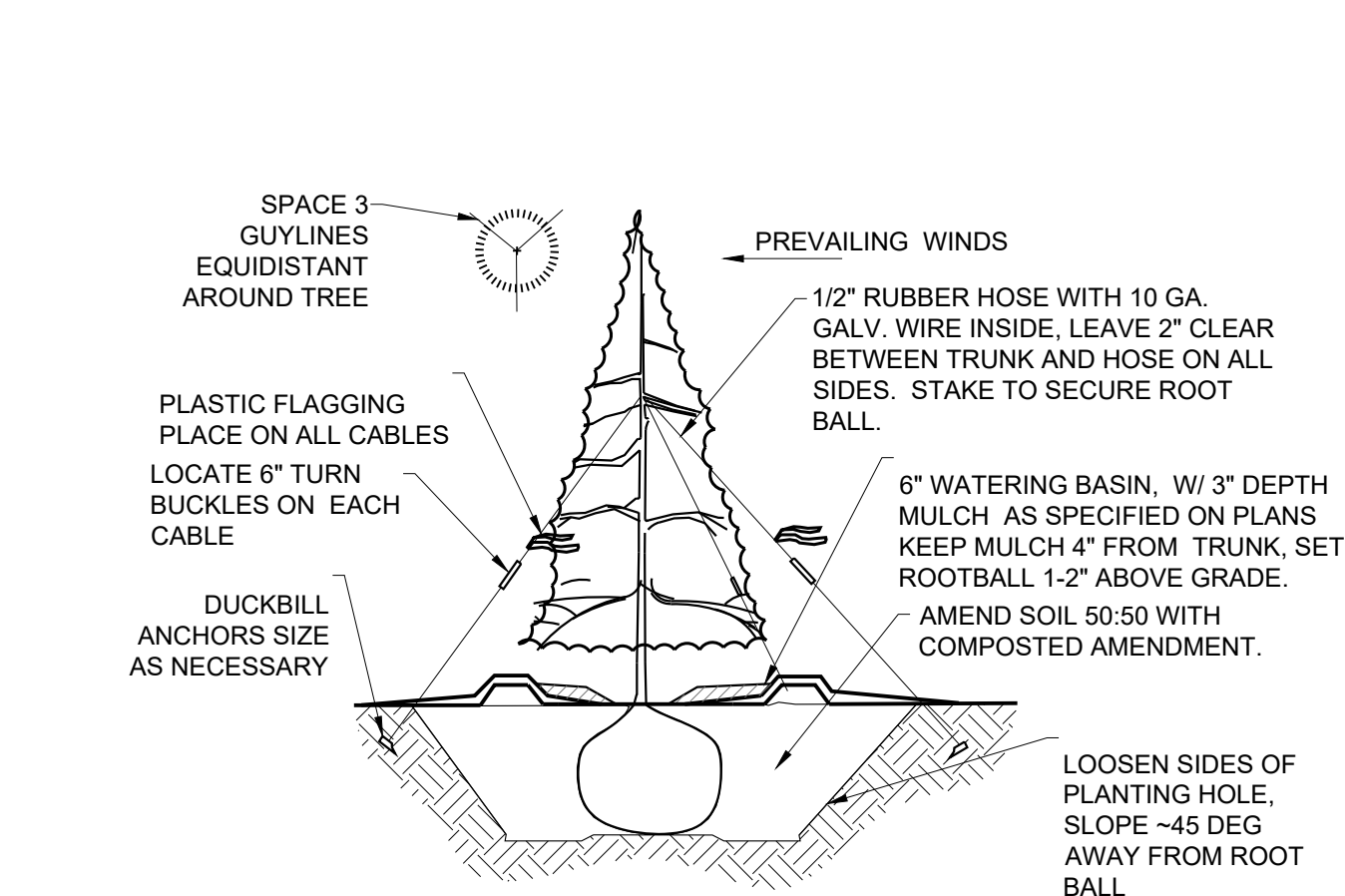
- NOTES:
1. BOULDERS TO BE PLACED UNDER DIRECTION OF LANDSCAPE ARCHITECT
  2. BURY BOULDERS 1/2-1/3 TO APPEAR 'NATURAL' WITH WEATHERED SIDE UP, UNWEATHERED SIDES BURIED AS POSSIBLE



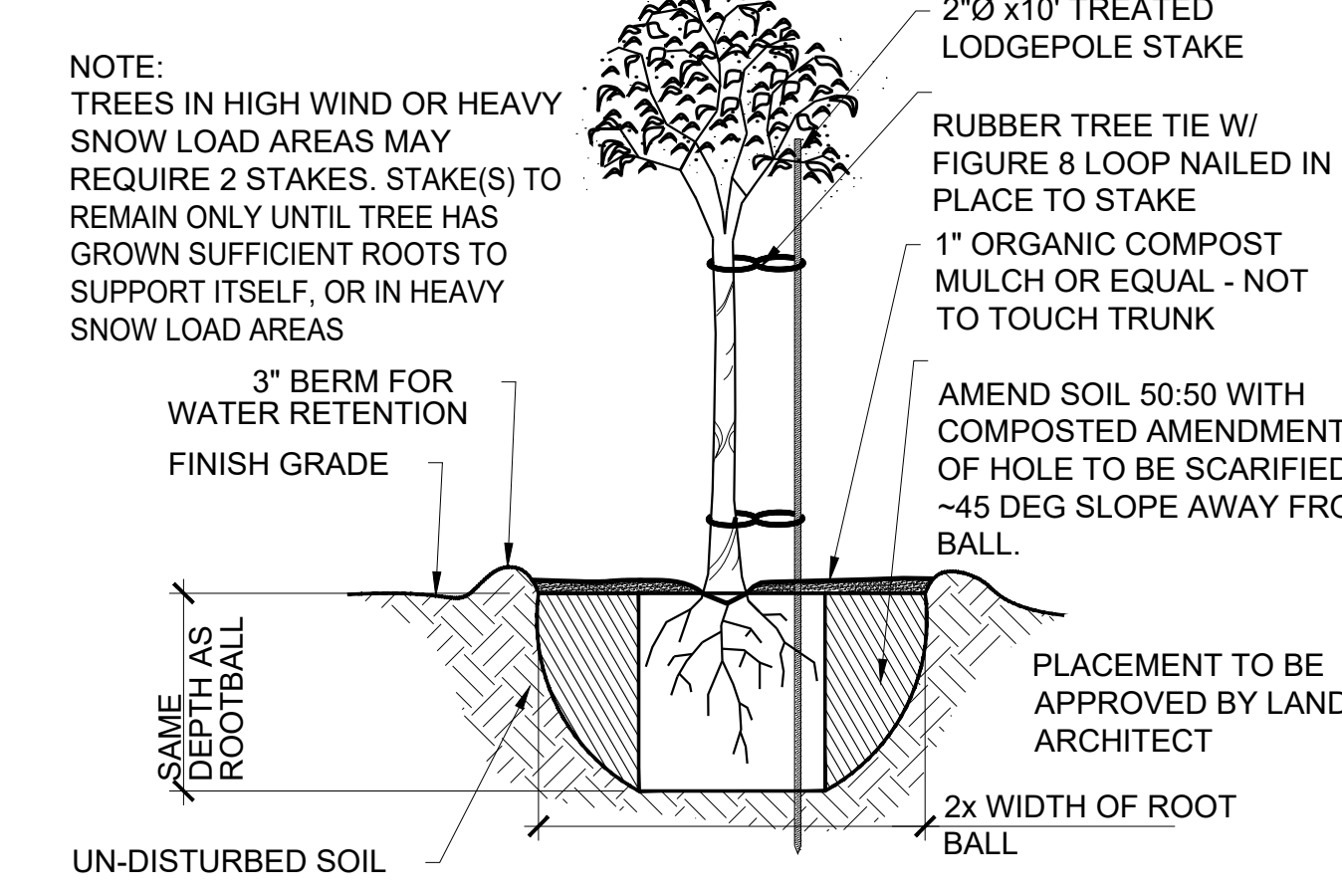
7 BOULDER PLACEMENT DETAIL NOT TO SCALE



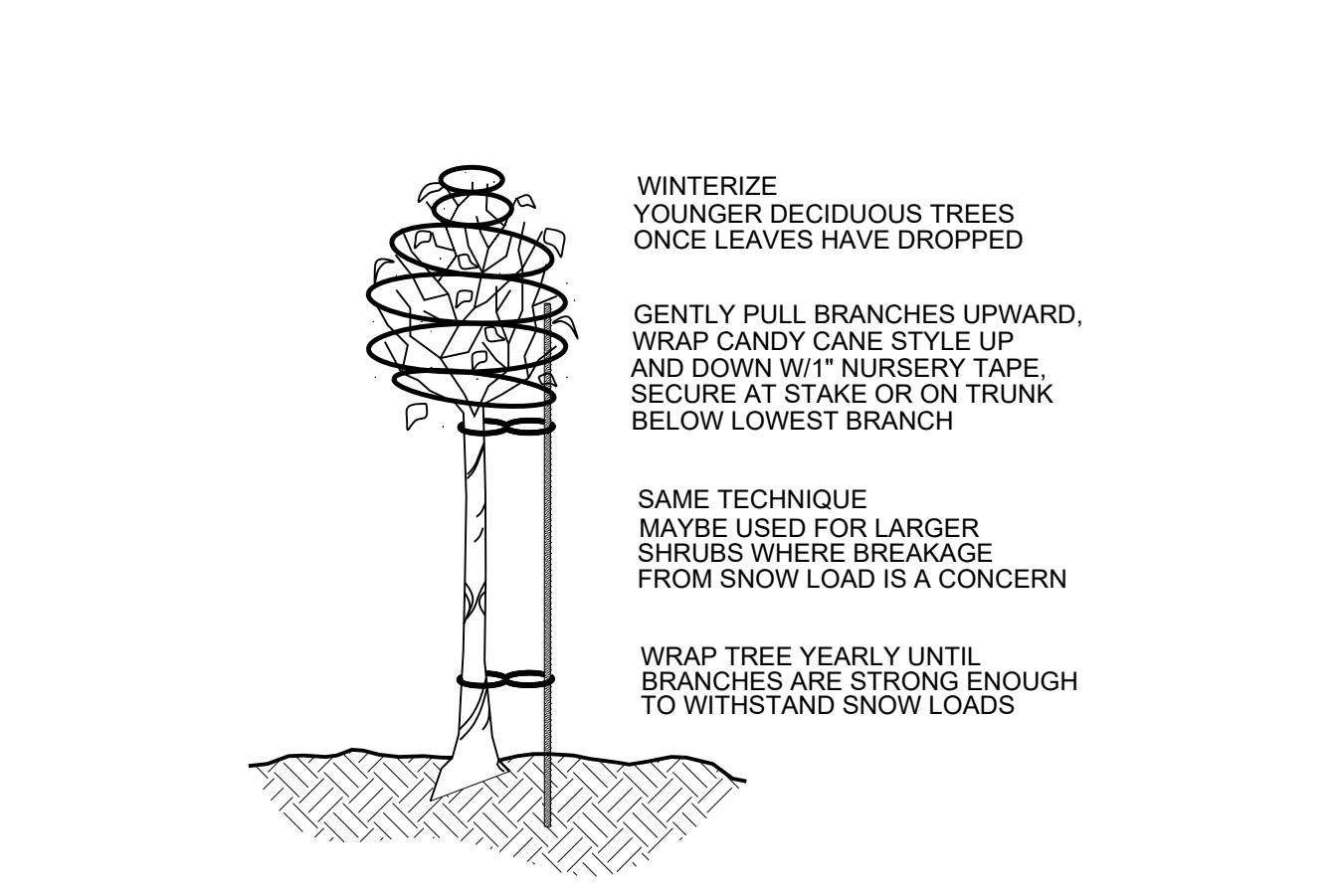
1 BOX TREE PLANTING DETAIL NOT TO SCALE



2 CONIFER PLANTING DETAIL NOT TO SCALE



3 TREE PLANTING DETAIL NOT TO SCALE



4 TREE & SHRUB WINTERIZATION DETAIL NOT TO SCALE

PLANT DROUGHT TOLERANCE INVENTORY						
FOR 13418 Donner Pass Road - TRUCKEE OVERHEAD DOOR						
It is important to note that the drought tolerances expressed below are based upon plants being well established in their situations. This typically take three to five years with a well planned weaning off period prior to removing irrigation all together. Additionally, for some of the plants to thrive, not merely survive, supplemental water will be necessary. For optimal Defensible Space purposes, well hydrated vegetation is much more effective than plants that are experiencing drought stress.						
Plant Type	Common Name	Quantity Specified	Relative Drought Tolerance	Percentage of Total Plant Count of 165 Total Plants	Percentage of Native Plant Count of 90 total Native Plants	Comments
Turf	None	N/A	-	-	-	No Turf is specified for this project
Ornamental Deciduous Trees	Amur Maple	3	Moderate	2.00%	-	Especially Drought tolerant in shady locations
Ornamental Deciduous Trees	Crabapple	2	Very	1.00%	-	These plants will tolerate periods of drought, Flowering and fruiting may be affected by prolonged drought
Native Deciduous Trees	Aspen and Scouler's Willow	12	Moderate	7.00%	13.00%	Though these plants are considered riparian in nature they are very tolerant of drought and make excellent defensible space plantings
Ornamental Evergreen Trees	None	n/a	-	-	-	No Ornamental Evergreens are specified for this project
Native Evergreen Trees	Jeffrey Pine	5	Extremely	3.00%	6.00%	Prevalent native evergreen found throughout Truckee
Ornamental Shrubs	None	-	-	-	-	No Ornamental Shrubs are specified for this project
Native Shrubs	Redtwig Dogwood, Lemmon's Willow, Shrub Cinquefoil, Mountain Spirea	73	Moderate to Very	45.00%	81.00%	All the plants specified are readily found locally in the native and home/commercial landscapes
Ornamental Perennials	Catmint, Shasta Daisy, Garden Phlox, Feather Reed Grass	24	Very to Extremely	15.00%	0.00%	All these plants are extremely reliable in Truckee Landscapes
Native Perennials	-	N/A	-	0.00%	0.00%	No Native Perennial Plants are specified for this project
Ornamental Ground Cover	Bearberry, Manzanita, Stone Crop	43	Very	27.00%	0.00%	Commercially available species that mimic natives not typically commercially available
Native Ground Cover	Low Profile Grass seed	N/A	Very	2100 square feet	0.00%	Seeding not counted toward total plant count
Totals		162		100.00%	100.00%	Native Plants comprise 52% of the total plant count in addition to the seed mix
Summary - all plants specified for this project can be categorized as Drought Tolerant, 52 % are indigenous and no Turf is used.						

## Project: TRUCKEE OVERHEAD DOOR

Site:  
13418 DONNER PASS ROAD  
TRUCKEE, CA  
APN 018-363-012  
NEVADA COUNTY

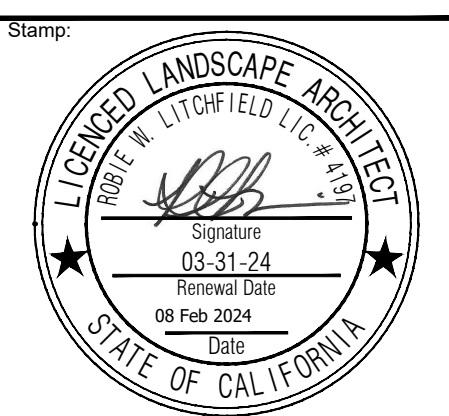
Engineer:  
BILL QUESNEL  
ACUMEN ENGINEERING  
BOX 3497  
TRUCKEE, CA 96161  
530.550.8068

PLANNER:  
Gavin Bell  
Consulting Landscape Planner  
P.O. Box 313  
Truckee, CA 96160  
530.582.4244

## Litchfield DESIGN + CONSULTING

Robie W. Litchfield, RLA, ASLA  
101 Empty Saddle Trail, Suite 242  
Hayley, ID 83333  
robie@litchfield-dc.com  
208.450.1110  
California License #4197  
Nevada License #429  
Idaho License #LA16881

# PLANTING NOTES AND DETAILS



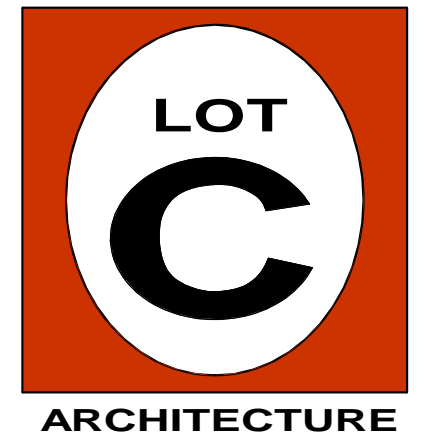
Drawn By: RWL  
Checked By: RWL  
Drawing Date: 8 Feb 2024

Rev.	Date	Remarks

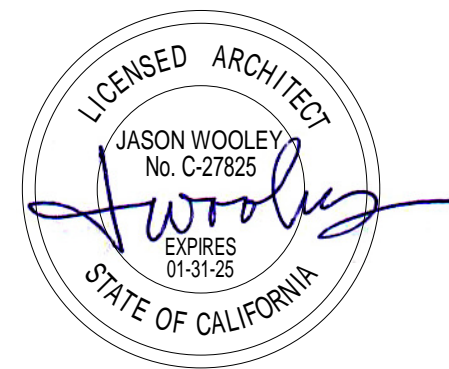
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PLANTING NOTES AND DETAILS  
Scale: NONE  
Sheet No: LP-1.4  
FOUR OF 4

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**



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**Development Code Consistency Matrix & Statistical Summary**

Kessler / Truckee Overhead Door Project  
 13418 Donner Pass Road (APN 18-362-12)

Development Standard	Development Code Consistency Matrix		Consistent?
	Required	Proposed	
Setbacks	None	20' front (to building outlookers); 6' side (east side building wall); 64' (to northerly building wall)	Yes
FAR	.20 Development Code; .6 (base FAR) 2040 General Plan	.16 (Development Code, commercial only); .25 (2040 General Plan, all square footage)	Yes
Site Coverage	70%	8,306 s.f. / 66% (10,165 s.f. net disturbed area)	Yes
MU Component	None required	One two-bedroom unit	Yes
Open Space	20%	25%	Yes
Height	50' or 3.5 stories	30' 6", two stories	Yes
Snow Storage	75% of paved area	80%	Yes
Parking	9 spaces	9 spaces, including one accessible	Yes
Bike Parking	3 spaces	3 (two exterior, one interior at residential stairway)	Yes
Solid Waste	2 carts (96 gallon, one trash, one recycle)	2 carts (96 gallon, one trash, one recycle)	Yes

Statistical Summary	
Proposed Uses / Square Footage	Commercial office: 1,960 s.f. ground floor (including stairwell) Residential: 1,049 s.f. second story
Site Area	12,500 s.f. (.29+/- acres)
Disturbed Area	10,165 s.f.
Building Footprint Area	1,960 s.f.
Total Impervious Surface Area	8,306 s.f. / 66%
Parking, Aisle, Driveway and Covered Walkway/Entry Area	6,285 s.f. (including covered trash/recycling enclosure)

PROJECT :

TOD

Schematic Design

13418 Donner Pass Rd.  
 Truckee, CA 96161  
 Nevada County  
 APN: 018-363-012-000

REVISIONS :

NO.	DATE	REMARKS

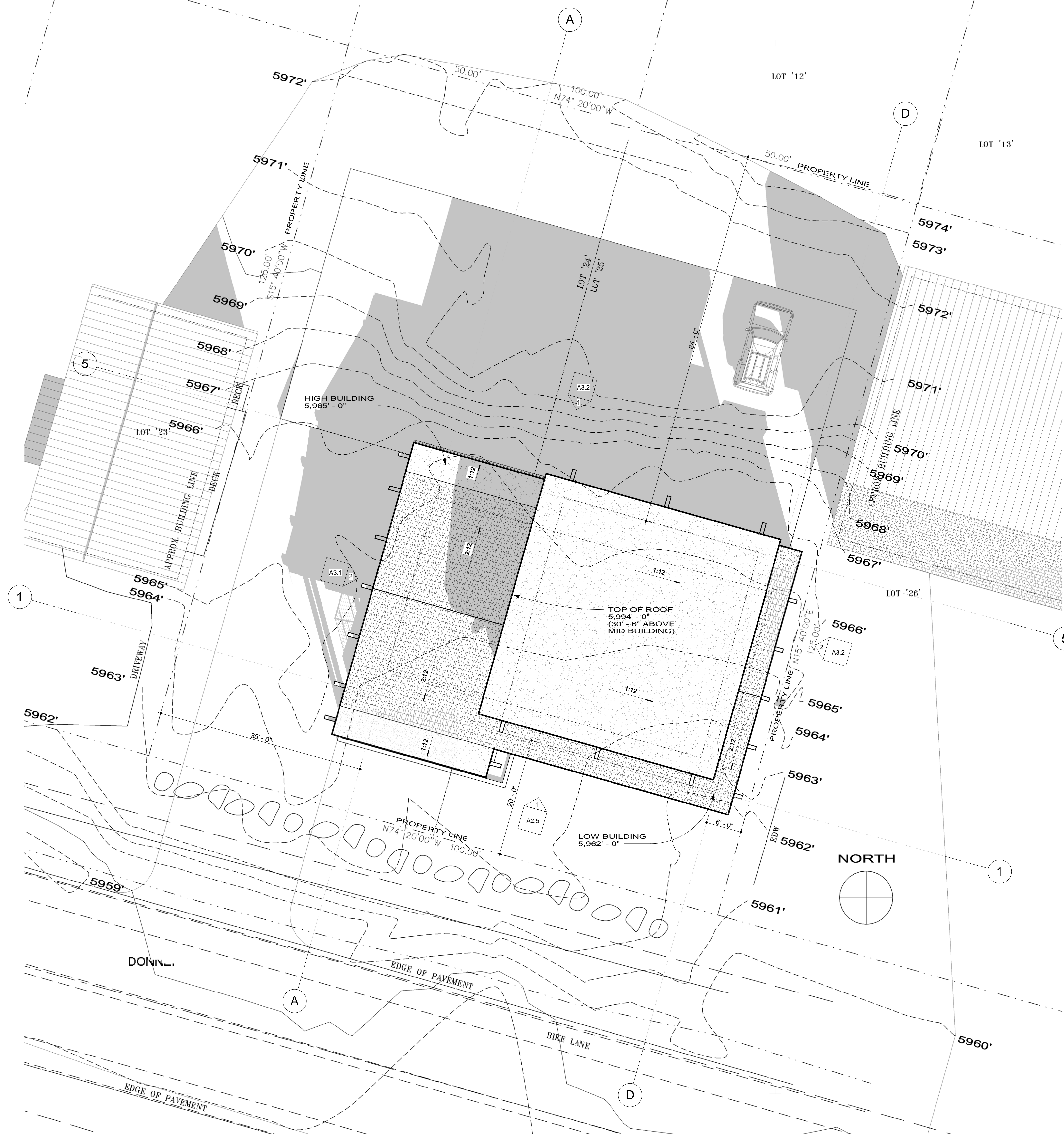
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 ISSUE DATE : December 20, 2023

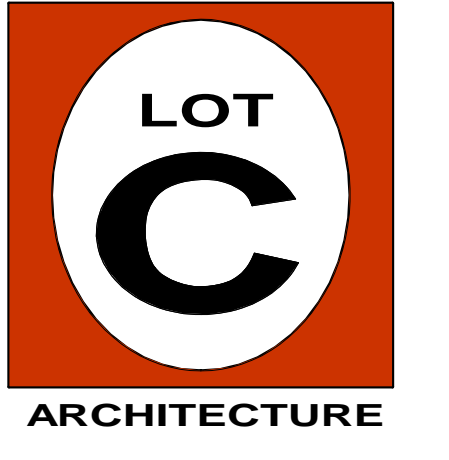
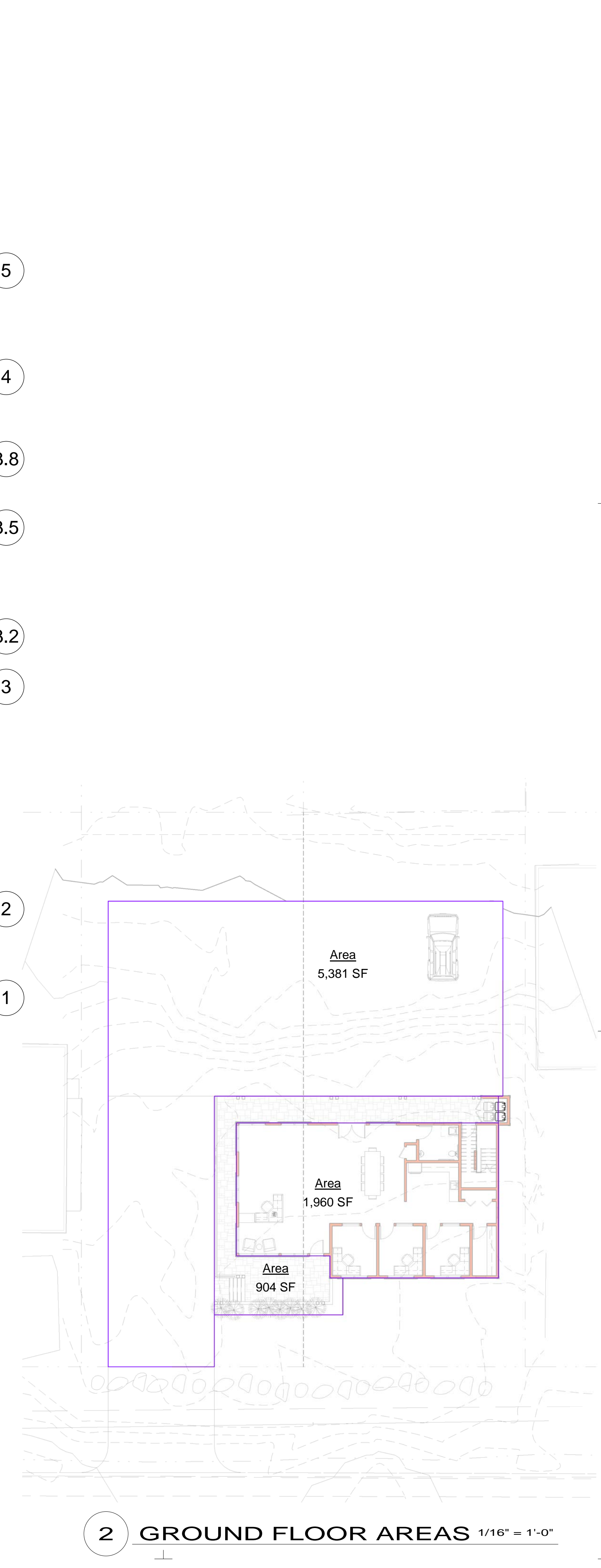
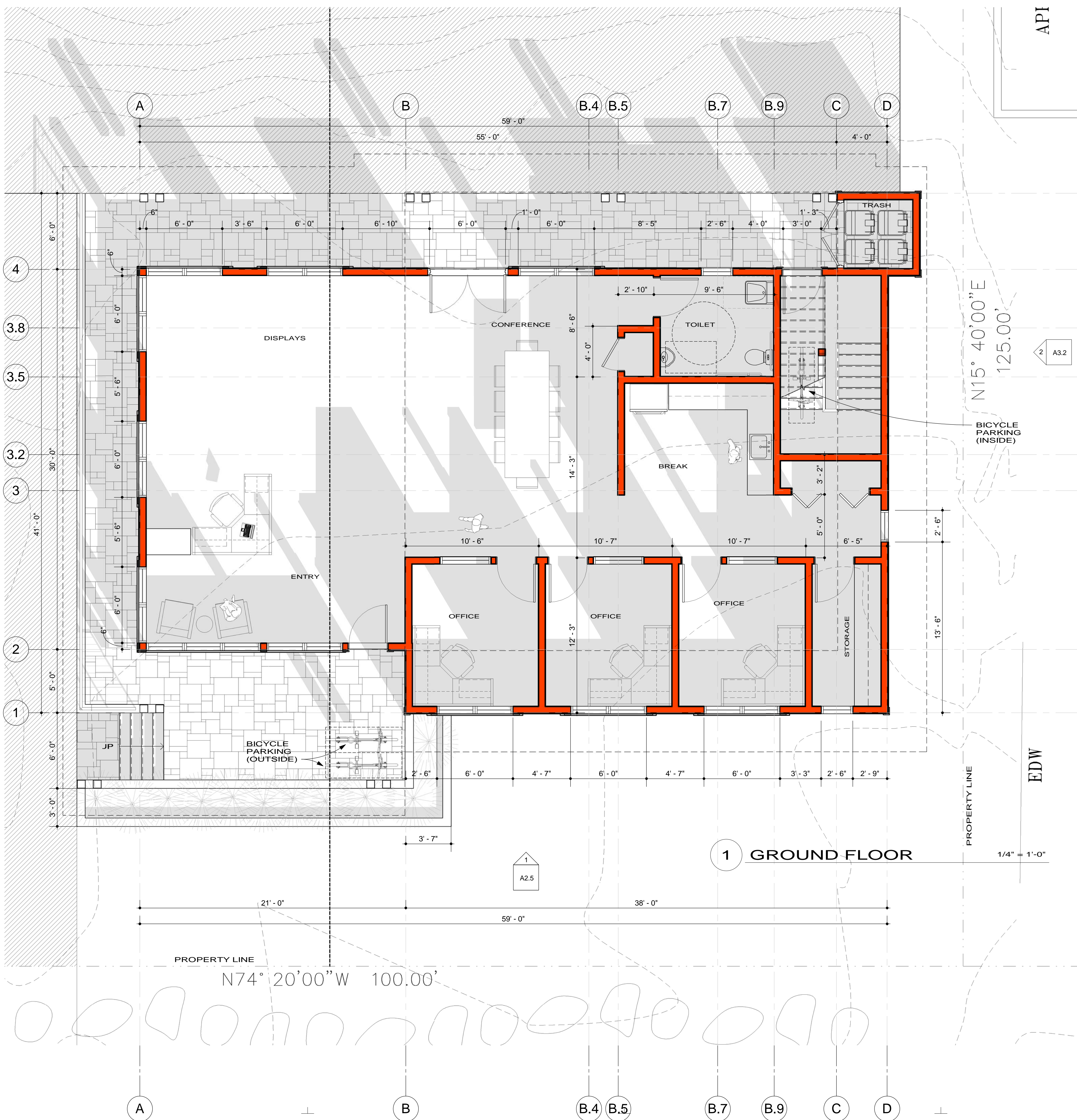
DRAWING TITLE :

ARCHITECTURAL SITE PLAN  
 1/8" = 1'-0"

DRAWING NO :

A1.1





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PROJECT:  
**TOD**  
 Schematic Design

13418 Donner Pass Rd.  
 Truckee, CA 96161  
 Nevada County  
 APN: 018-363-012-000

REVISIONS:

NO.	DATE	REMARKS
1		

PROJECT NO:  
 2206  
 ISSUE DATE:  
 December 20, 2023

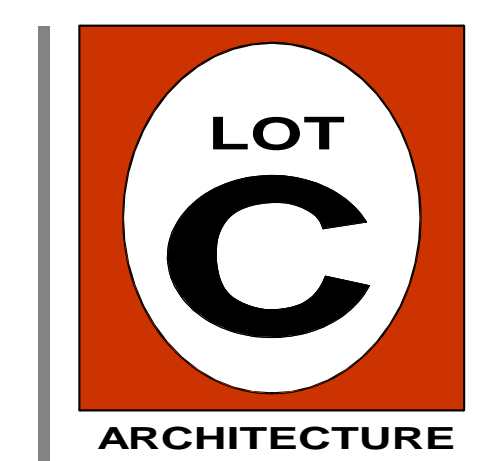
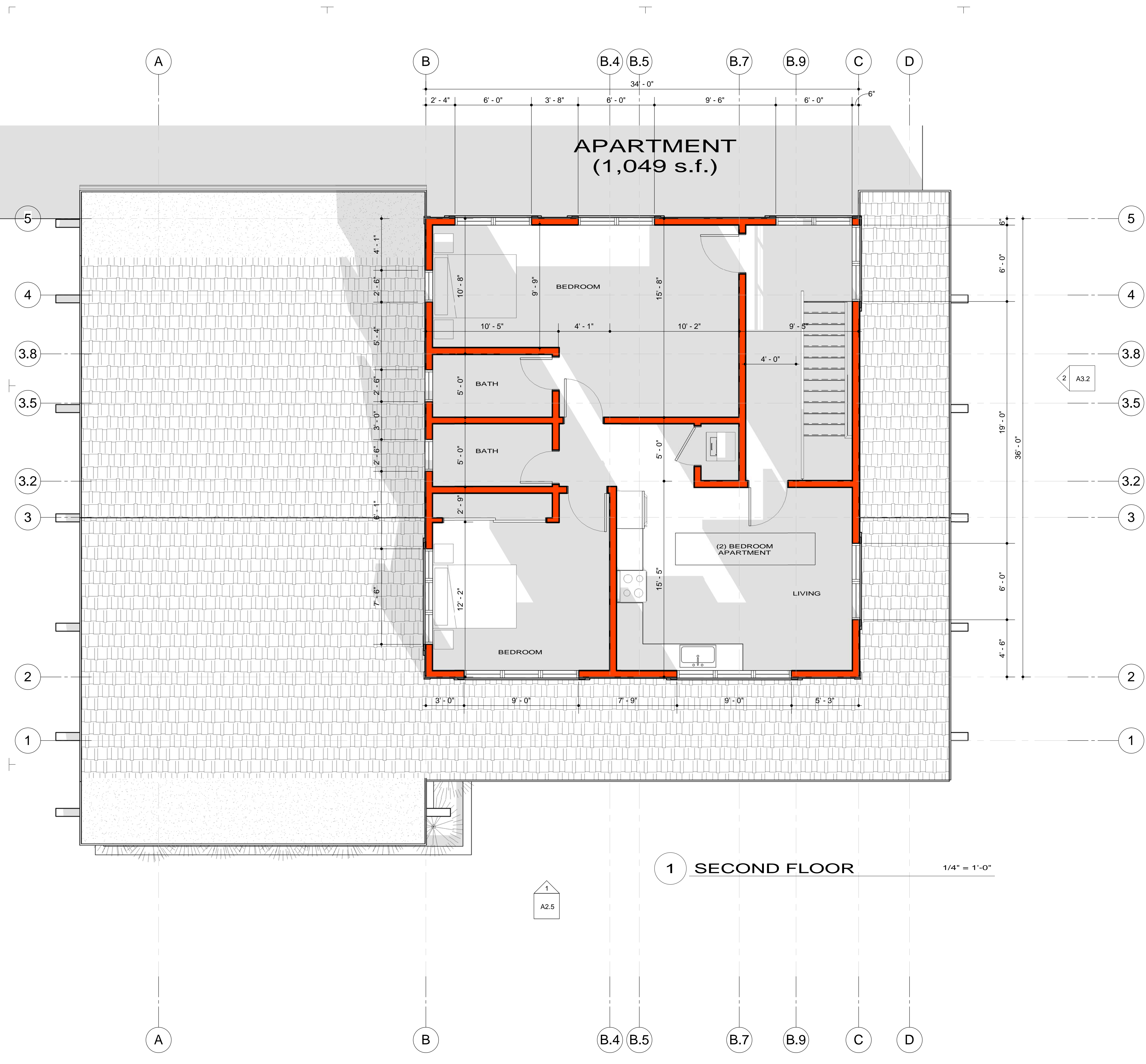
DRAWING  
 TITLE:

**GROUND FLOOR PLAN**  
 As indicated

DRAWING NO.:

**A2.1**





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13418 Donner Pass Rd.  
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 Nevada County  
 APN: 018-363-012-000

REVISIONS:

NO.	DATE	REMARKS

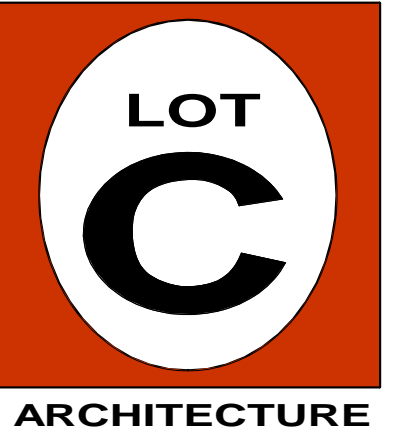
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 2206  
 ISSUE DATE:  
 December 20, 2023

DRAWING  
 TITLE:

**SECOND FLOOR PLAN**  
 As indicated

DRAWING NO.:

**A2.2**



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13418 Donner Pass Rd.  
Truckee, CA 96161  
Nevada County  
APN: 018-363-012-000

REVISIONS :

NO.	DATE	REMARKS
1		

PROJECT NO :

2206

ISSUE DATE :

December 20, 2023

DRAWING

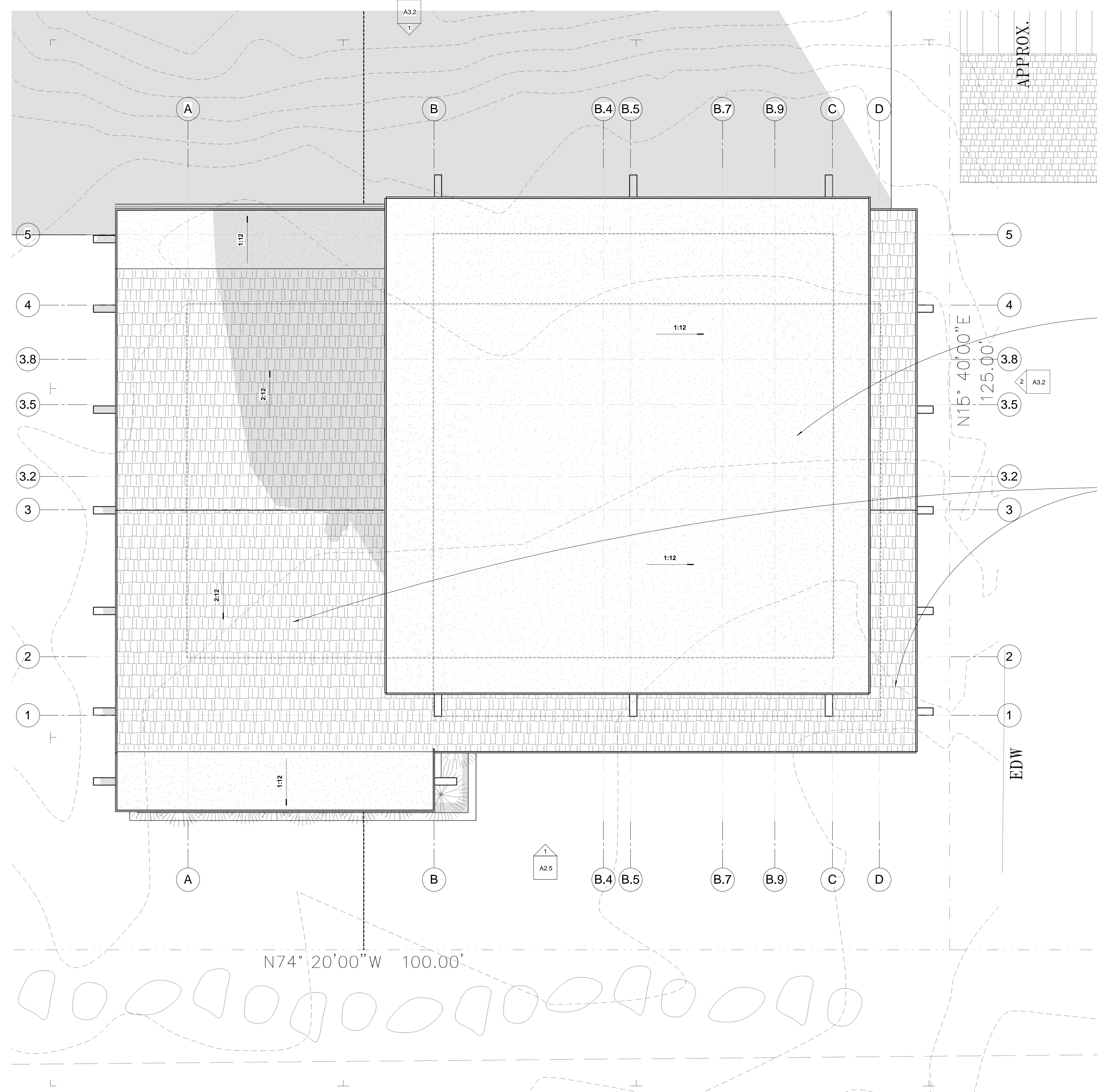
TITLE :

ROOF PLAN

1/4" = 1'-0"

DRAWING NO :

A2.3



COMMERCIAL, 3-LAYER  
MODIFIED BITUMEN ROOFING  
SYSTEM (TORCH DOWN)(4MM  
MIN.). BLACK COLOR WITH  
FACTORY APPLIED GRANULE  
EXPOSED SURFACE

ASPHALT SHINGLE  
ROOFING SYSTEM  
(MOIRE BLACK)

FIXTURE SPECIFICATIONS

**INTENDED USE**  
This outdoor recessed light provides quality, efficient outdoor downlighting. The diecast, vandal-resistant aluminum fixture is finished with electrostatic, seven-stage coating processed in polymer and built to endure ultraviolet degradation, aging and corrosion. Our specification-grade, shatterproof lens-product accommodates poured-concrete and wet locations. This product is assembled in America.

**FEATURES**  
**Construction:** IC-rated, constructed from a round one-piece high-grade diecast aluminum  
**Finish:** 7-stage electrostatic, polymer process delivering durability; superior anti-aging, resistance to corrosion and UV-degradation  
**Lens:** Shatter-proof polycarbonate lens  
**Beam Angle:** 49.2°  
**Dimming:** Tri-mode dimming (3-Wire ELV, 2-Wire TRIAC and 5-Wire 0-10V)  
**Voltage:** 120V non-dimming / 120-277V dimmable  
**Life:** 50,000 hours L70  
**Power Factor:** > 0.90  
**Warranty:** 5 years carefree for parts & components (labor not included)  
**Listings:** cETLus Listed, Suitable for wet location (IP67) and poured concrete. Assembled in USA. Dark Sky compliant.



ORDERING INFORMATION Example: (14078-415-WH-27K-8-DIM)

Model	Size	Type	Lumens	Wattage	Finish	Color Temperature	CRI	Dimming
14078 415	4"	Downlight	1500lms	21 Watts	WH White	27K 2700K	80 CRI	(Blank) Non-Dimming
611	6"	Downlight	1100lms	14 Watts	BK Black	30K 3000K	90 CRI	DIM Dimming
615	6"	Downlight	1500lms	18 Watts	BZ Bronze	35K 3500K		
620	6"	Downlight	2000lms	34 Watts	SL Silver	40K 4000K		
615W	6"	Wall Wash	1500lms	30 Watts		50K 5100K		
						56K 5600K		

PHOTOMETRY

**14078-415-WH-50K-8-TC-DIM** - 31W/1500LM - 5000K

System Power	:22.6W	Multipliers	
Test Date	:6/2014	4000K	1.00
Beam Angle 50%	:49.2°	3500K	0.99
Field Angle 10%	:84.9°	3000K	0.97
Color Temperature	:5000K	2700K	0.95
CRI	:85.5		
R9 Value	:11.0		
Lumens Delivered	:1504lm		
CBCP	:1819cd		
Power Factor	:0.99		

average ceiling height of 12', so 11" light beam diameter

Height	Beam Diameter	FC
3.3'	3.0'	169.3
6.6'	6.0'	42.3
9.8'	9.0'	18.8
13.1'	12.0'	10.6
16.4'	15.0'	6.8

**14078-620-WH-50K-8-TC** - 30W/2000LM - 5000K

System Power	:34.2W	Multipliers	
Test Date	:7/2017	4000K	1.00
Beam Angle 50%	:56.7°	3500K	0.99
Field Angle 10%	:91.1°	3000K	0.97
Color Temperature	:5000K	2700K	0.95
CRI	:86.6		
R9 Value	:9.5		
Lumens Delivered	:1887lm		
CBCP	:1895cd		
Power Factor	:0.99		

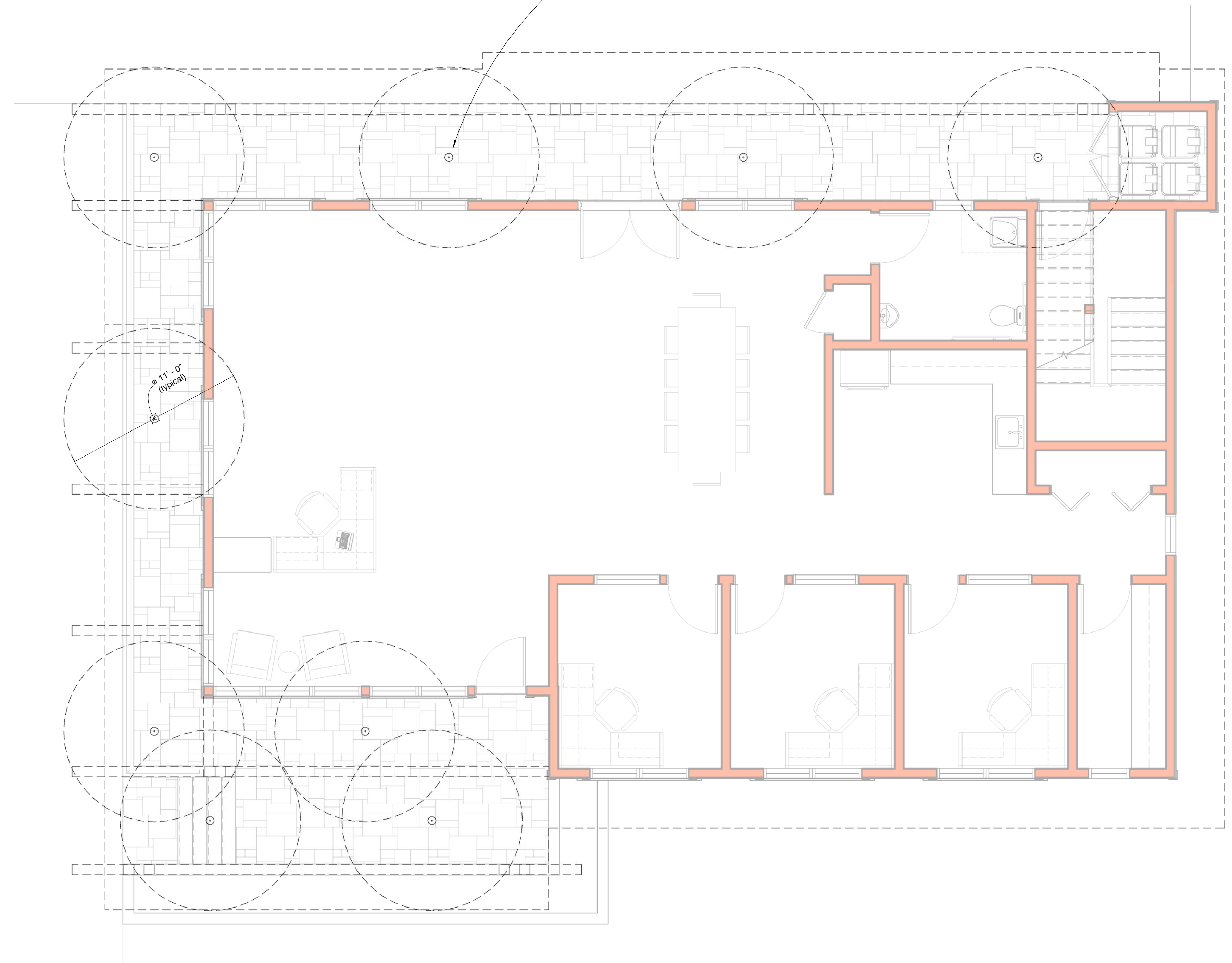
Height	Beam Diameter	FC
3.3'	3.5'	177.9
6.6'	7.1'	44.5
9.8'	10.6'	19.8
13.1'	14.2'	11.1
16.4'	17.7'	7.1

**14078-615W-WH-50K-8-TC** - 30W/1500LM - 5000K

System Power	:34.3W	Multipliers	
Test Date	:7/2017	4000K	1.00
Beam Angle 50%	:45.2°	3500K	0.99
Field Angle 10%	:85.1°	3000K	0.97
Color Temperature	:5000K	2700K	0.95
CRI	:85.7		
R9 Value	:24.0		
Lumens Delivered	:1203lm		
CBCP	:1657cd		
Power Factor	:0.99		

Height	Beam Diameter	FC
3.3'	2.7'	150.4
6.6'	5.5'	37.6
9.8'	8.2'	16.7
13.1'	10.9'	9.4
16.4'	13.6'	6.0

**4" LED RECESSED CAN LIGHT FIXTURE (2700 WARM WHITE) (BRONZE FINISH)**



**1 LIGHTING PLAN** 1/4" = 1'-0"



PROJECT:  
**TOD**

Schematic Design

13418 Donner Pass Rd.  
Truckee, CA 96161  
Nevada County  
APN: 018-363-012-000

REVISIONS:

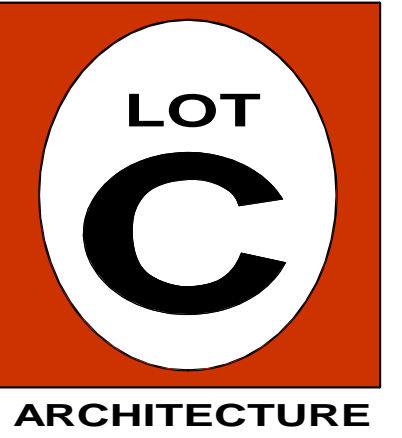
NO.	DATE	REMARKS

PROJECT NO:  
**2206**  
ISSUE DATE:  
**December 20, 2023**

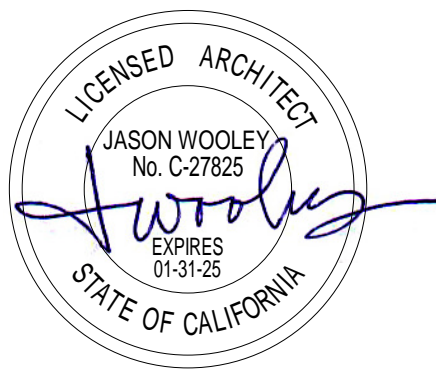
DRAWING TITLE:

**EXTERIOR LIGHTING PLAN**  
1/4" = 1'-0"

DRAWING NO.:



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*TOD*

*Schematic Design*

13418 Donner Pass Rd.  
Truckee, CA 96161  
Nevada County  
APN: 018-363-012-000

REVISIONS:

NO.	DATE	REMARKS

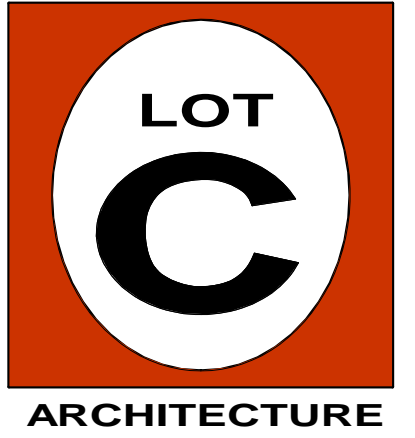
PROJECT NO:  
2206  
ISSUE DATE:  
December 20, 2023

DRAWING  
TITLE:

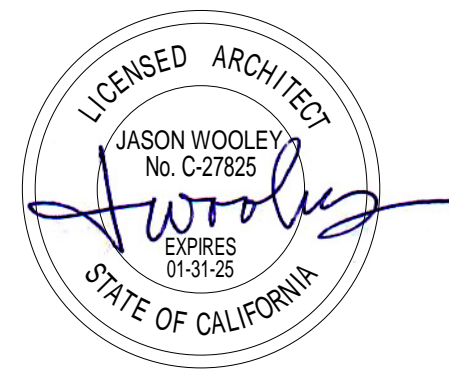
*SIGNAGE*  
1" = 1'-0"

DRAWING NO:

**A2.5**



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PROJECT:  
**TOD**  
  
Schematic Design

13418 Donner Pass Rd.  
Truckee, CA 96161  
Nevada County  
APN: 018-363-012-000

REVISIONS:

PROJECT NO:  
2206  
ISSUE DATE:  
December 20, 2023

DRAWING  
TITLE:

**ELEVATIONS**  
1/4" = 1'-0"

DRAWING NO.:

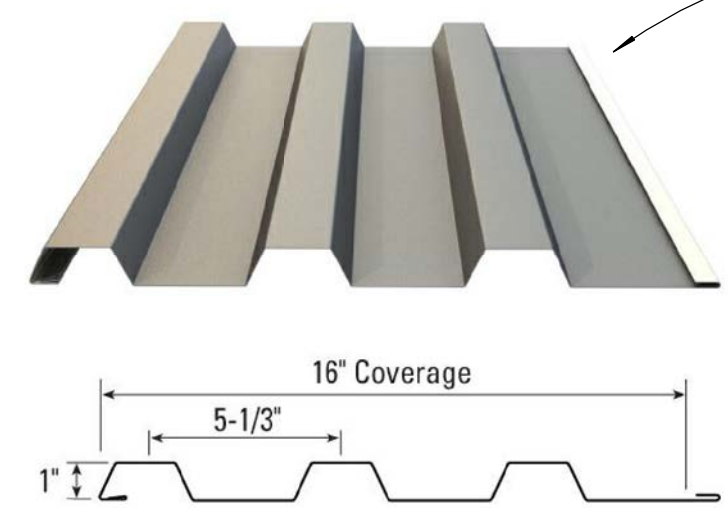
**A3.1**



ASPHALT SHINGLE  
ROOFING  
(MOIRE BLACK)

Truckee Overhead Door

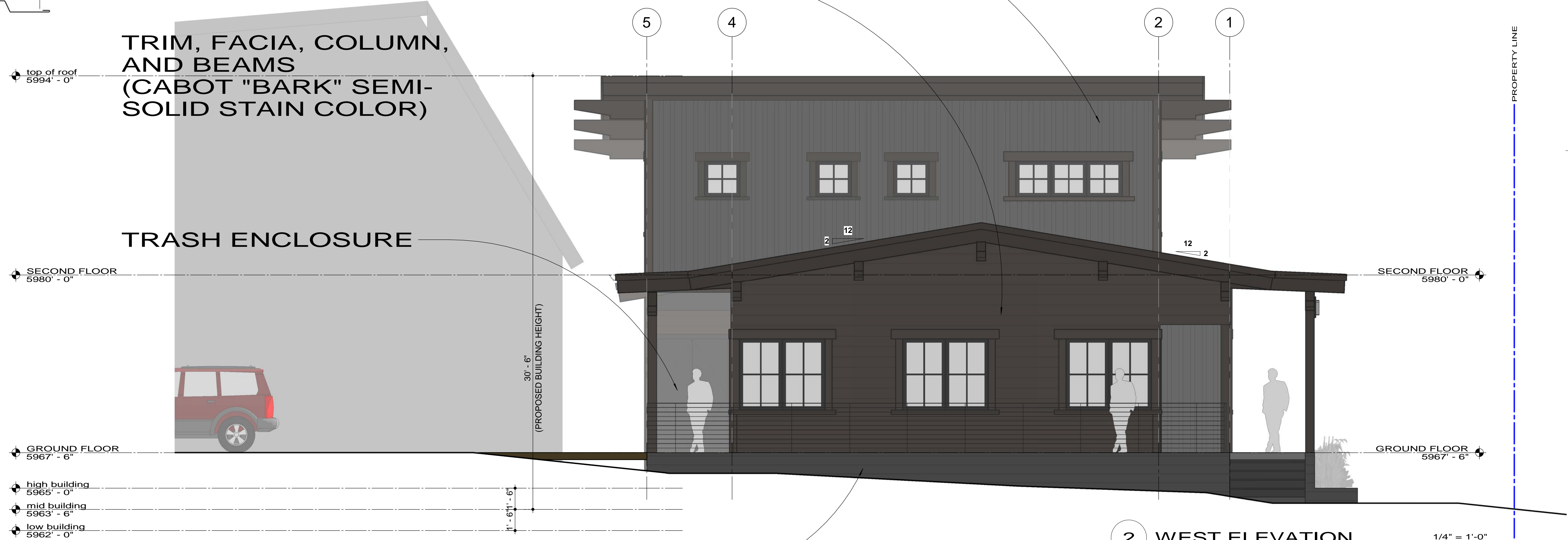
1 SOUTH ELEVATION 1/4" = 1'-0"



METAL SIDING (VERTICAL)  
(AP1-1653, "CHARCOAL" COLOR)  
  
CEDAR SIDING (HORIZONTAL)  
(1X8 CHANNEL W/ 1/2" REVEAL)  
(CABOT "BARK" SEMI-TRANSPARENT  
STAIN COLOR)

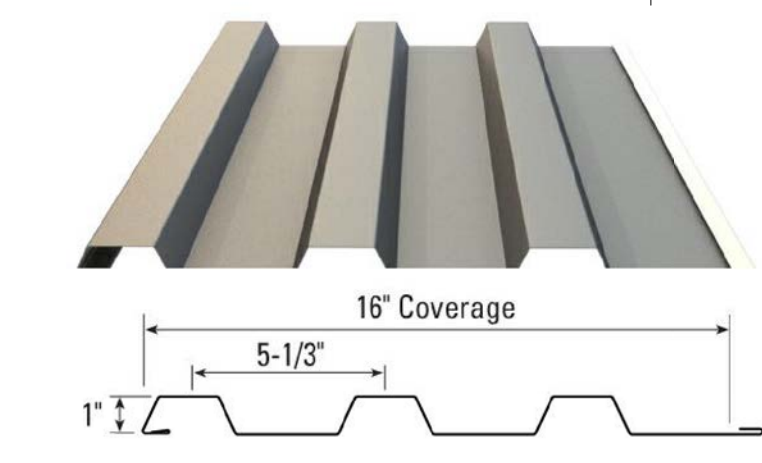
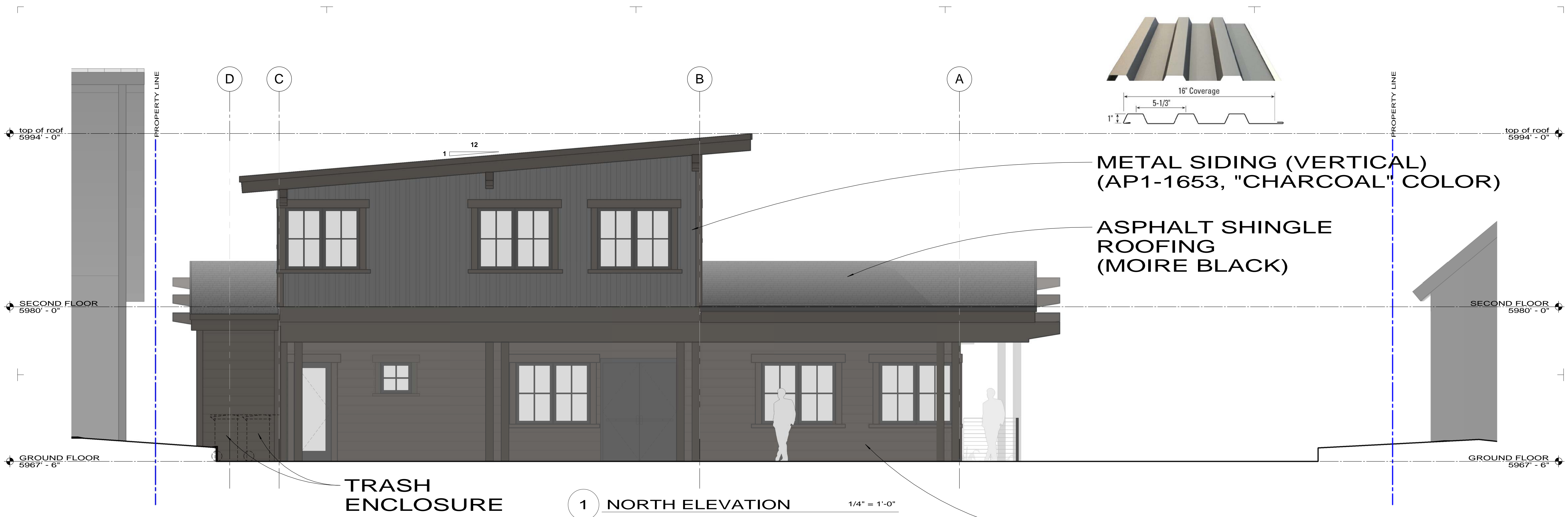
TRIM, FACIA, COLUMN,  
AND BEAMS  
(CABOT "BARK" SEMI-  
SOLID STAIN COLOR)

TRASH ENCLOSURE



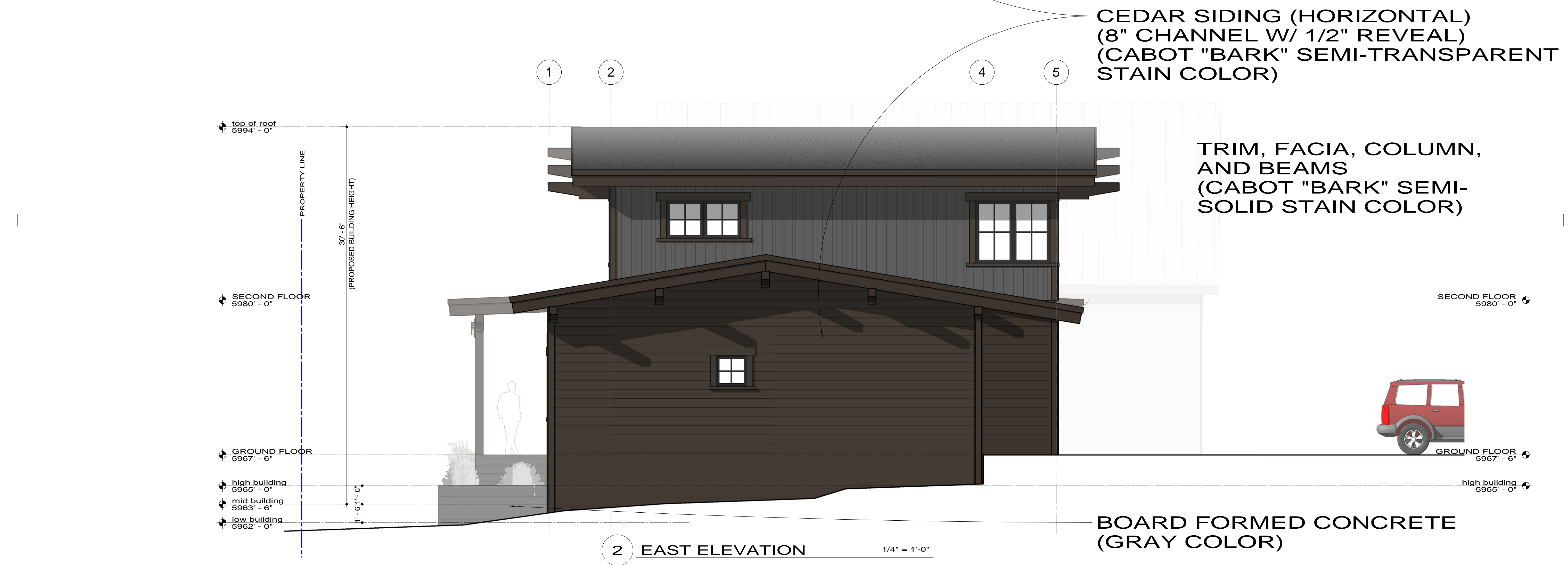
2 WEST ELEVATION 1/4" = 1'-0"

BOARD FORMED CONCRETE  
(GRAY COLOR)



**METAL SIDING (VERTICAL)**  
 (AP1-1653, "CHARCOAL" COLOR)

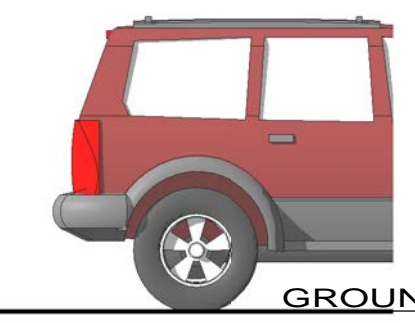
**ASPHALT SHINGLE ROOFING**  
 (MOIRE BLACK)

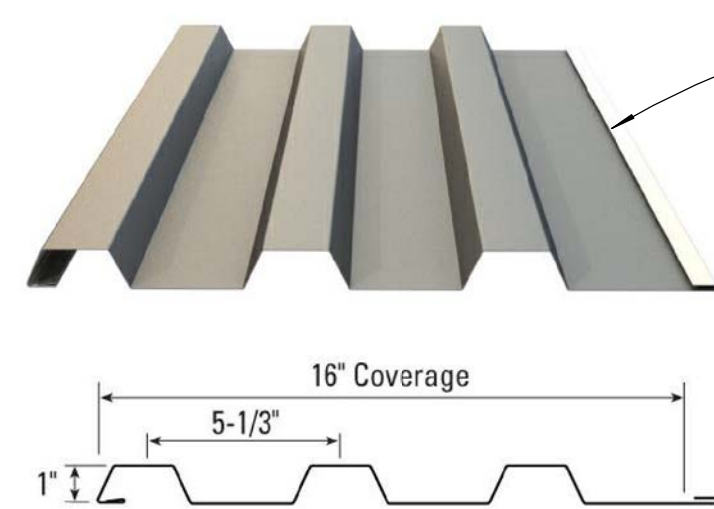


**CEDAR SIDING (HORIZONTAL)**  
 (8" CHANNEL W/ 1/2" REVEAL)  
 (CABOT "BARK" SEMI-TRANSPARENT STAIN COLOR)

**TRIM, FACIA, COLUMN, AND BEAMS**  
 (CABOT "BARK" SEMI-SOLID STAIN COLOR)

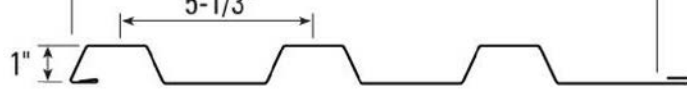
**BOARD FORMED CONCRETE**  
 (GRAY COLOR)





METAL SIDING (VERTICAL)  
(AP1-1653, "CHARCOAL" COLOR)

ASPHALT SHINGLE  
ROOFING  
(MOIRE BLACK)

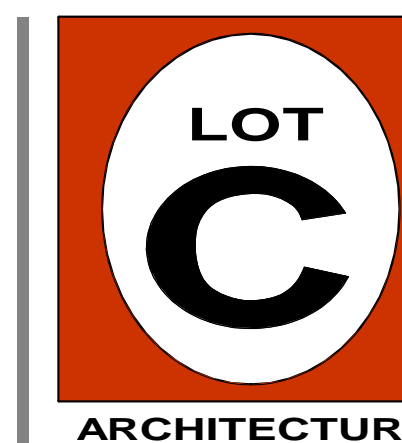


CEDAR SIDING (HORIZONTAL)  
(8" CHANNEL W/ 1/2" REVEAL)  
(CABOT "BARK" SEMI-  
TRANSPARENT STAIN COLOR)

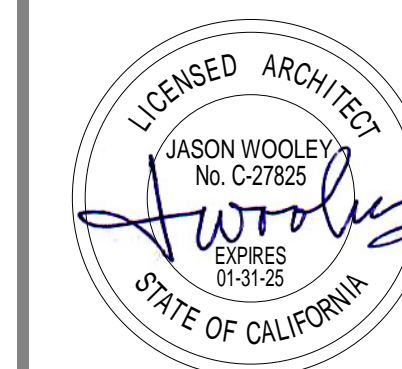
TRIM, FACIA, COLUMN,  
AND BEAMS  
(CABOT "BARK" SEMI-  
SOLID STAIN COLOR)



BOARD FORMED CONCRETE  
(GRAY COLOR)



p.530.550.7468  
p.o. box 8145  
Truckee, ca 96162  
www.lotcarchitecture.com



PROJECT:  
TOD

Schematic Design

13418 Donner Pass Rd.  
Truckee, CA 96161  
Nevada County  
APN: 018-363-012-000

REVISIONS:

NO.	DATE	REMARKS

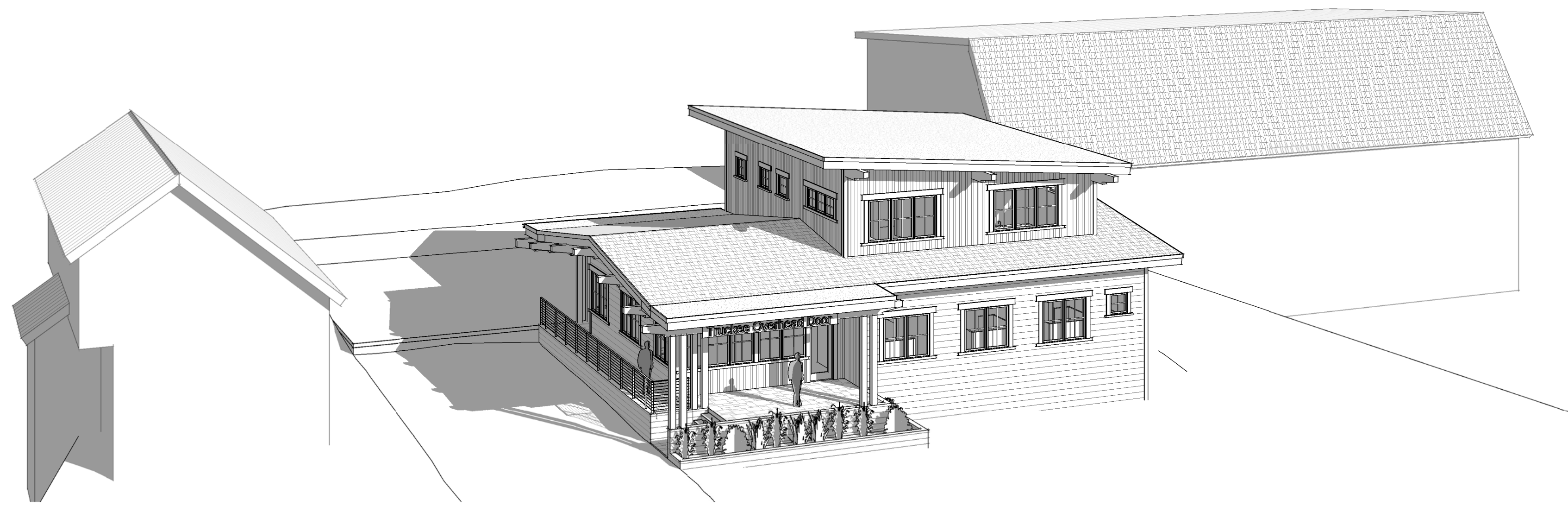
PROJECT NO:  
2206  
ISSUE DATE:  
December 20, 2023

DRAWING  
TITLE:

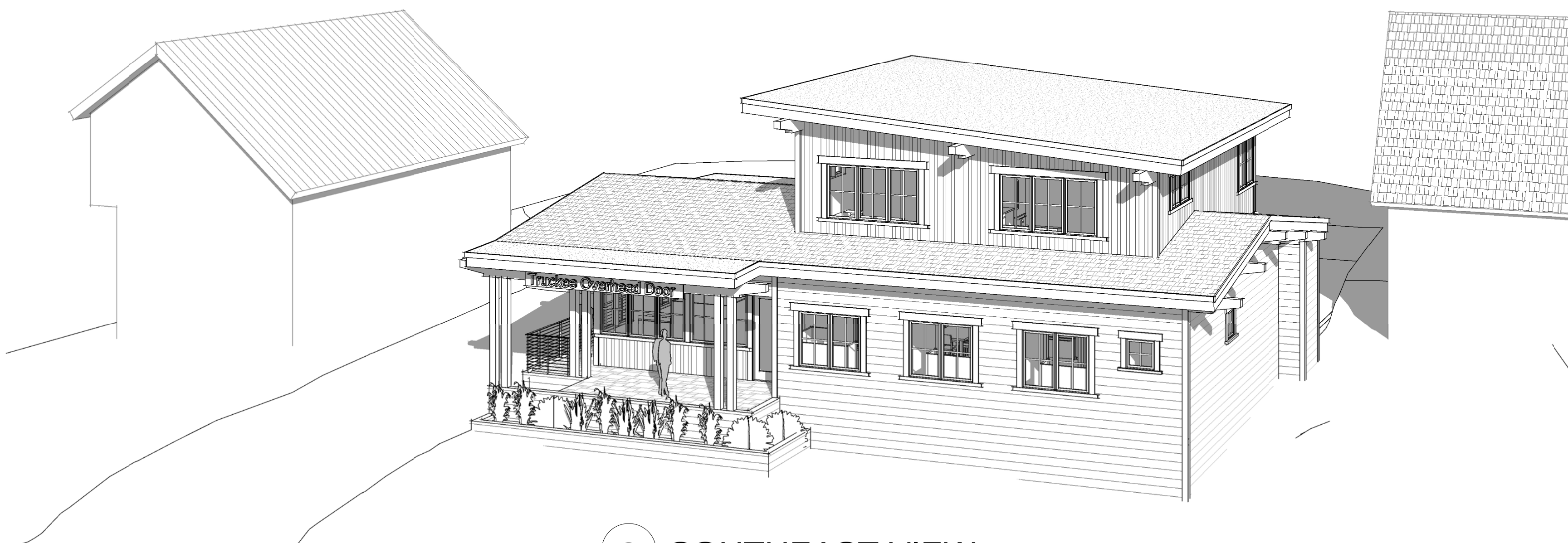
PERSPECTIVES

DRAWING NO:

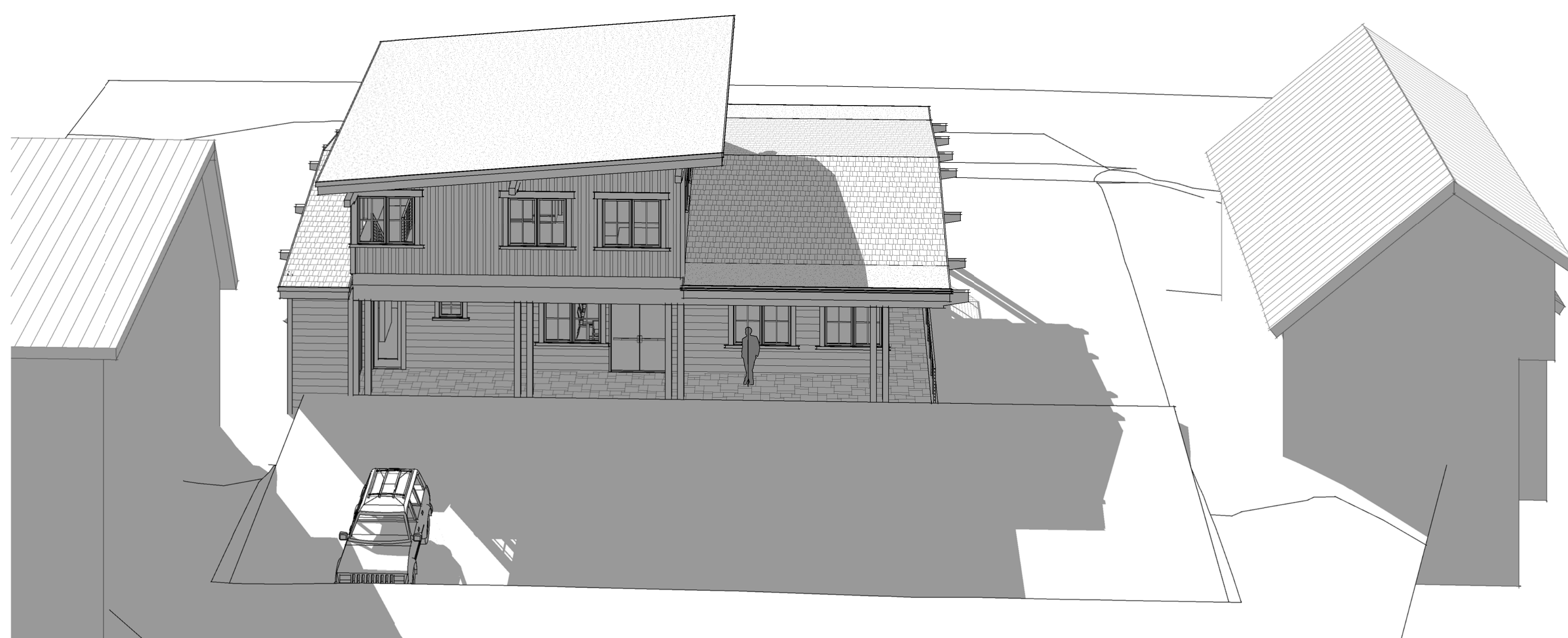
A3.3



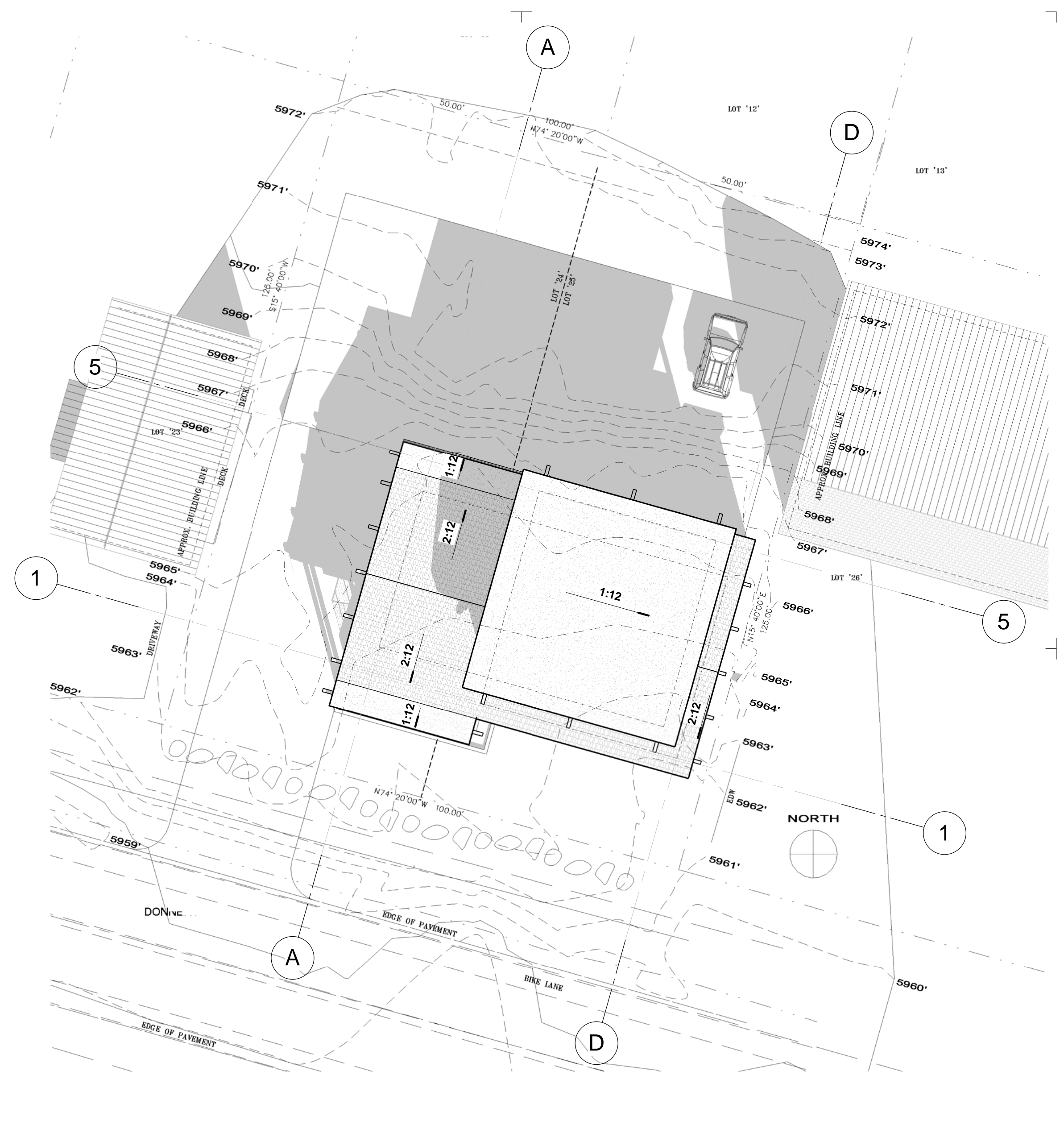
2 SOUTHWEST VIEW



3 SOUTHEAST VIEW

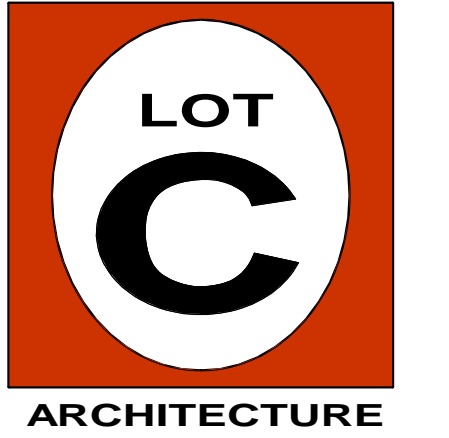


4 NORTH VIEW



1 SOLAR DIAGRAM 1/16" = 1'-0"

ALL SHADOWS SHOWN REPRESENT  
12 NOON ON DECEMBER 21ST  
(WINTER SOLSTICE)  
  
(INCLUDING IMAGES ON ALL PLAN  
AND ELEVATION SHEETS)



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PROJECT NO:  
2206  
ISSUE DATE:  
December 20, 2023

DRAWING  
TITLE:  
**SOLAR  
ACCESS  
SHADOW  
DIAGRAM**  
1/16" = 1'-0"

DRAWING NO.:

**A3.4**