

PC Resolution No. 2025-03

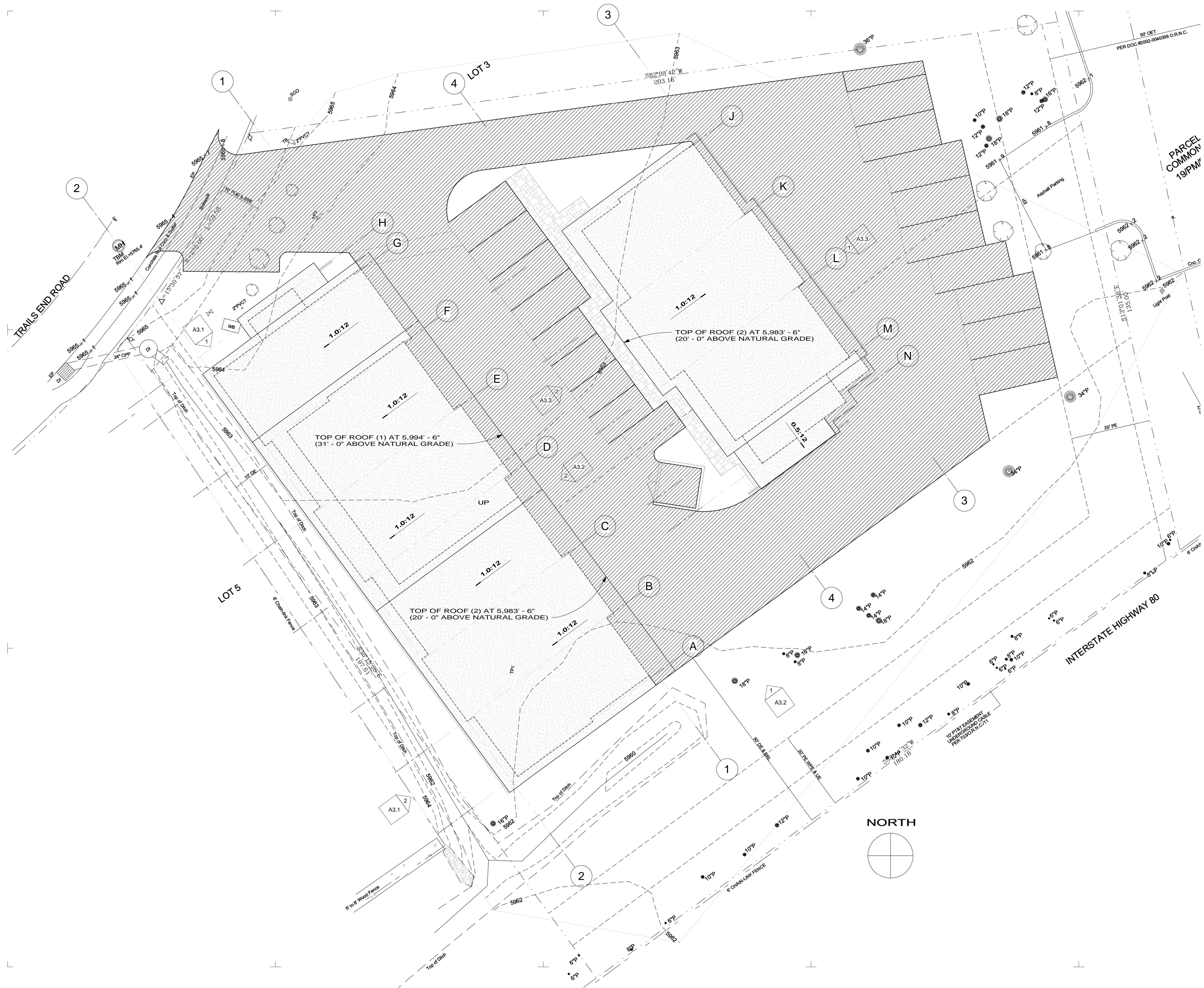
**RESOLUTION NO. 2025-03
EXHIBIT "A"**

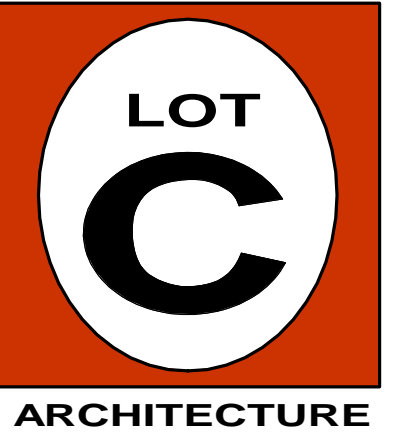
**APPLICATION NO. 2024-000000130
LAMPERTI MIXED USE PROJECT**

PLANS



A1.1





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



PROJECT:
**LAMPERTI
INDUSTRIAL
MIXED-USE**

Schematic Design

11093 Trails End Road
Truckee, CA 96161
Nevada County
APN: 19-920-05

REVISIONS:

NO.	DATE	REMARKS
1		

PROJECT NO:
1909
ISSUE DATE:
January 9, 2025

DRAWING
TITLE:

FLOOR
PLANS
3/32" = 1'-0"

DRAWING NO.:

A2.1

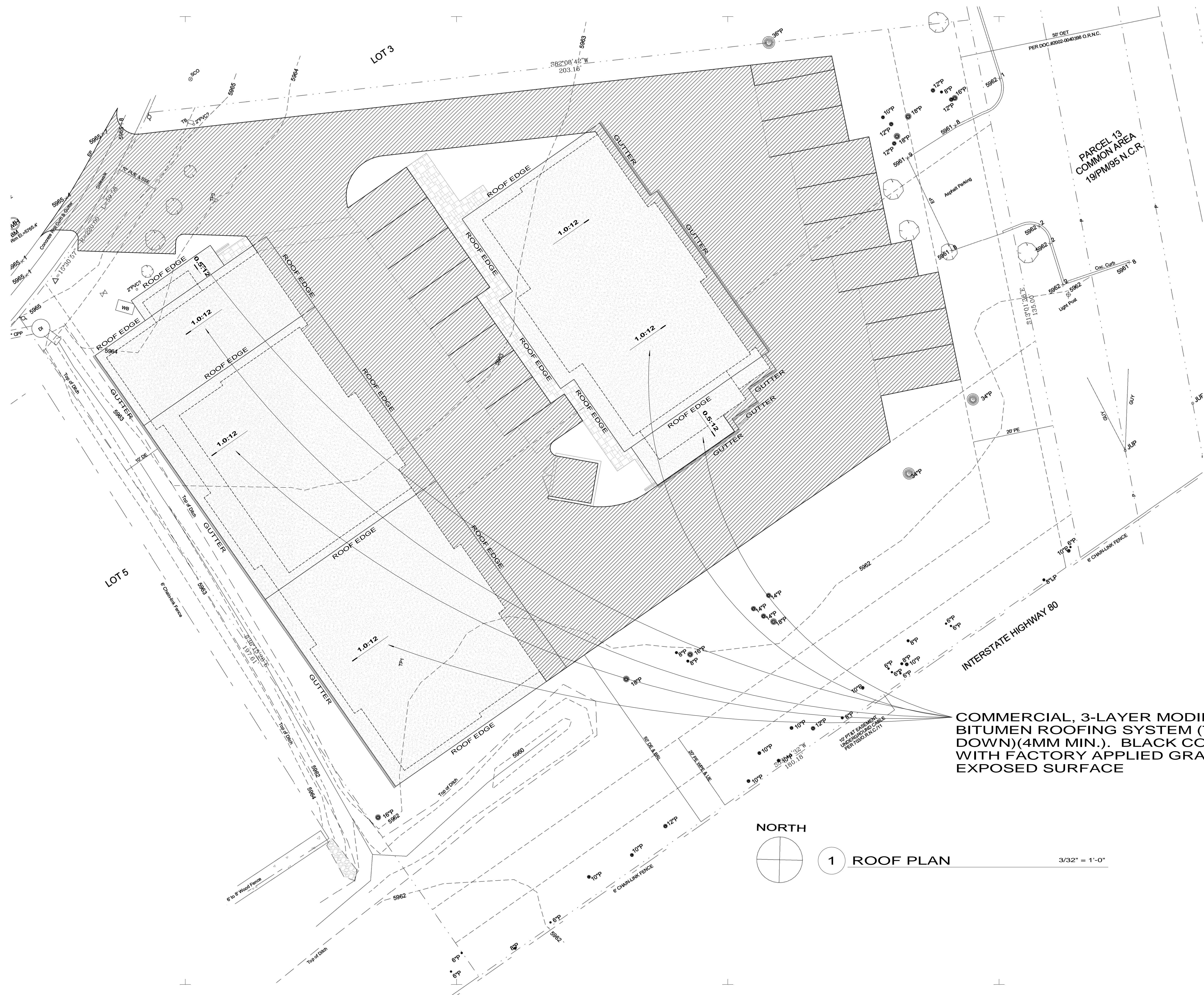


3 SECOND FLOOR 3/32" = 1'-0"

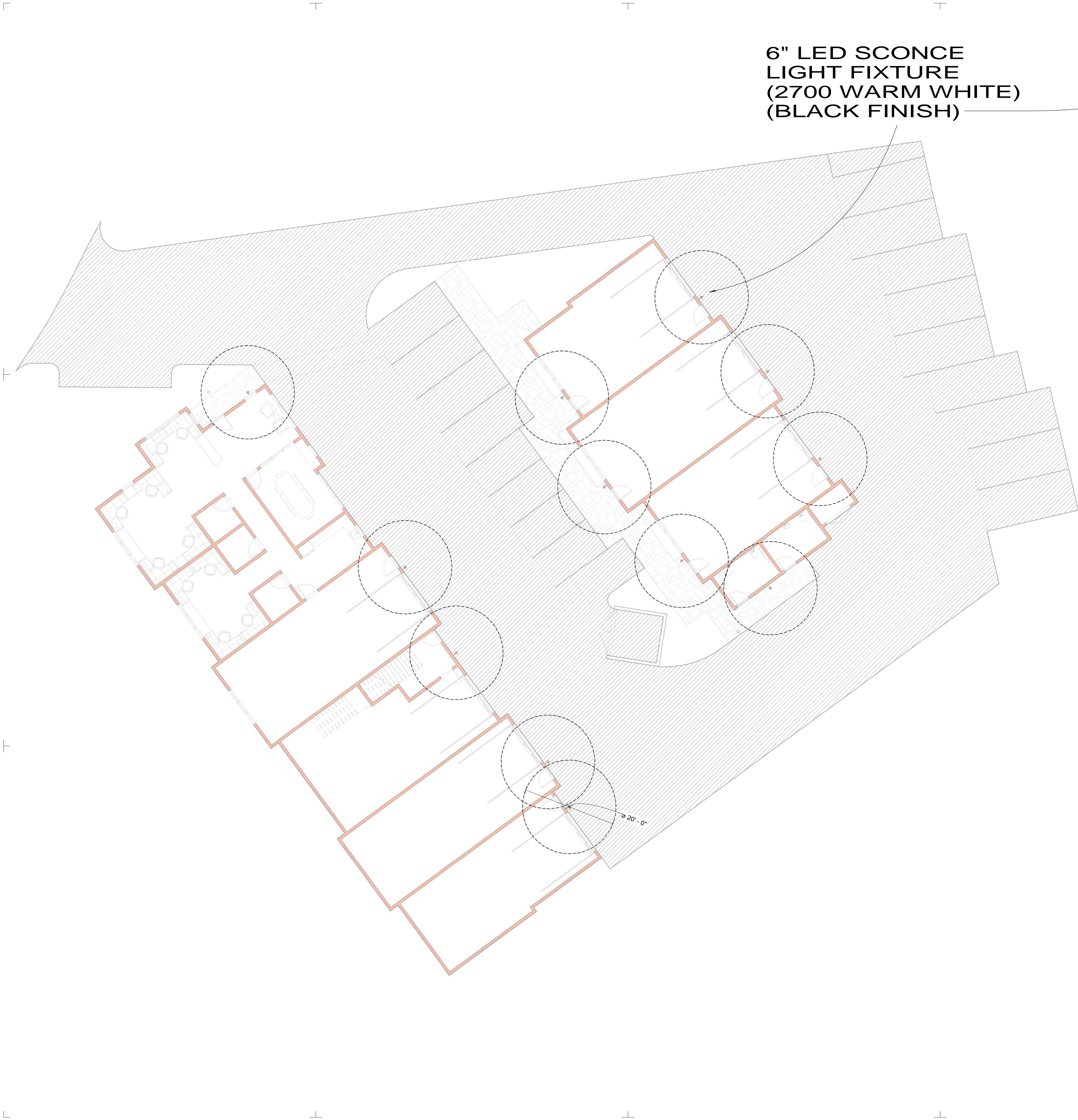
1 GROUND FLOOR 3/32" = 1'-0"



A2.2



1 ROOF PLAN 3/32" = 1'-0"



6" LED SCONCE
LIGHT FIXTURE
(2700 WARM WHITE)
(BLACK FINISH)



SHOP NOW >

Project Name: Type: Quantity:

FIXTURE SPECIFICATIONS

INTENDED USE
This architectural cylinder wall light is a versatile low-glare lighting fixture. This product can be used indoors and outdoors for commercial or retail purposes. The downlight can also be used to accent and create dramatic effects or provide safety and security. This fixture is exclusively designed for downlighting.

PRODUCT FAMILY
11218-DIR Cylinder Direct
11218-ADJ Cylinder Adjustable
11219-2D Cylinder Direct Indirect
11220-DIR Square Direct
11221-2D Square Direct Indirect

FEATURES
Construction: Round One Piece High Grade Aluminum with corrosion-resistant finish
Light Engine: LED Chip-On-Board
Lens: Tempered Glass and Silicone O-Ring
Reflector: Glare-Free, One piece, Heavy Gauge Aluminum
Mounting: Includes Bracket for Installation Directly to a 4" octagonal electrical junction-box
Voltage: 120V (Non-Dimming), 120V/277V (Dimming)
CRI: 84+
Dimming: Universal Dimming System Compatible with 2-Wire TRIAC, 3-Wire ELV, and 5-Wire 0-10V Dimmers
Life: L70 - 50,000 Hours
Emergency: 90 Minutes Minimum, Remote Test Switch, Plate Cover, Junction Box Included
Listing: ETL/cETL Listed Suitable for Wet Location. Assembled in the US (IP65)
Electrical: Electronic Direct Current Class 2 driver
Warranty: 5 Years Carefree for Parts and Components (Labor not included). We recommend the use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.
Compliance: Dark Sky Compliant when fixture is pointing downward.



ORDERING INFORMATION Example: (11218-DIR-L15-B60-UNI-40K-WH-EM)

Model	Lumen	Beam Spread	Dimming	Color Temperature	Finish	Options
11218-DIR	L10 1000 lm (15W)	B2 2" Narrow Spot	ND Non-Dimming	27K 2700K	WH White	EM Emergency
Pavo Cylinder	L15 1500 lm (22W)	B10 10" Spot	ND Non-Dimming (120V)	30K 3000K	WH White	
	L22 2200 lm (22W)	B20 20" Wide Spot	UNI Universal (120V / 277V)	35K 3500K	BK Black	
	L26 2600 lm (30W)	B45 45" Flood		40K 4000K	SL Silver	
		B60 60" Wide Flood		50K 5000K	BZ Bronze	
		WW Wall Wash				
		IV Type IV (forward throw)				

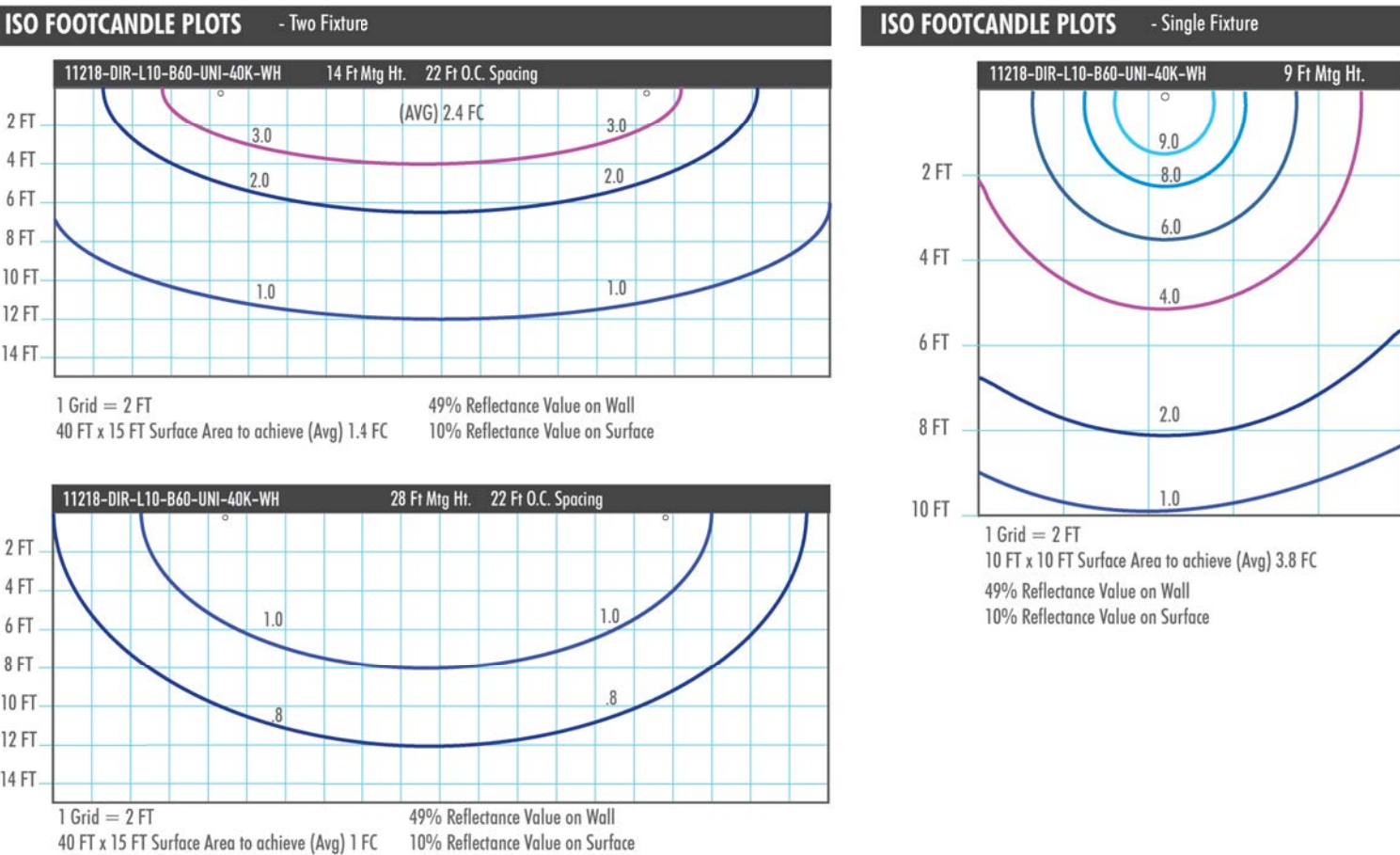
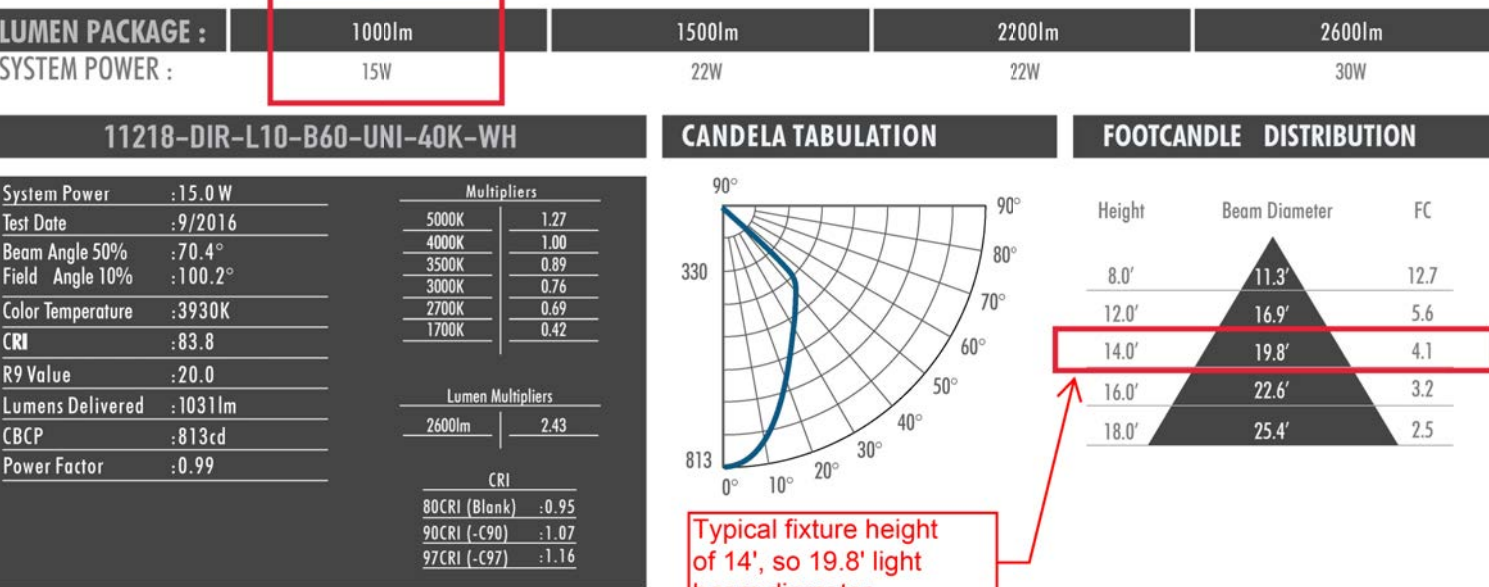
AlconLighting.com © 2020 (877) 733-5236

Rev. 03/20/20 1/2



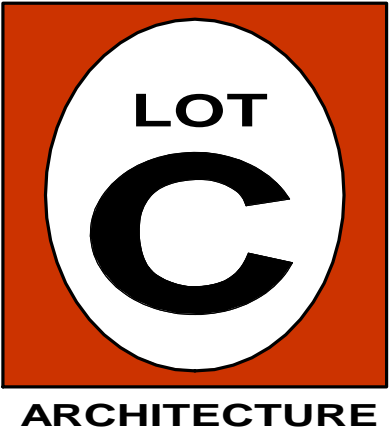
11218 - Photometrics

Pavo Architectural LED 6-Inch Cylinder Wall Downlight



AlconLighting.com © 2021 (877) 733-5236 products@alconlighting.com

Rev. 3/5/21



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PROJECT :

LAMPERTI
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MIXED-USE

Schematic Design

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Nevada County
APN: 19-920-05

REVISIONS :

NO.	DATE	REMARKS
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PROJECT NO :

1909

ISSUE DATE :

January 9, 2025

DRAWING

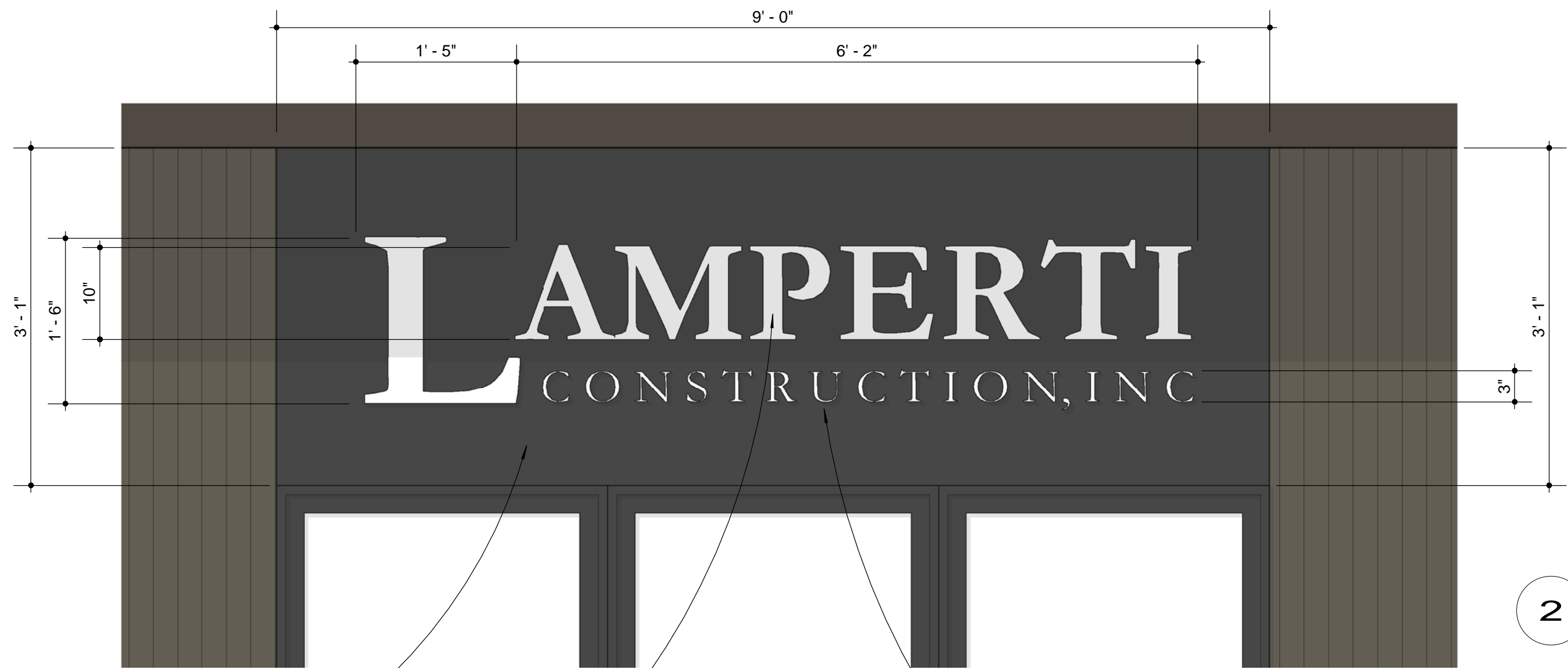
TITLE :

EXTERIOR
LIGHTING
PLAN

3/32" = 1'-0"

DRAWING NO :

A2.3



2 MAIN SIGNAGE

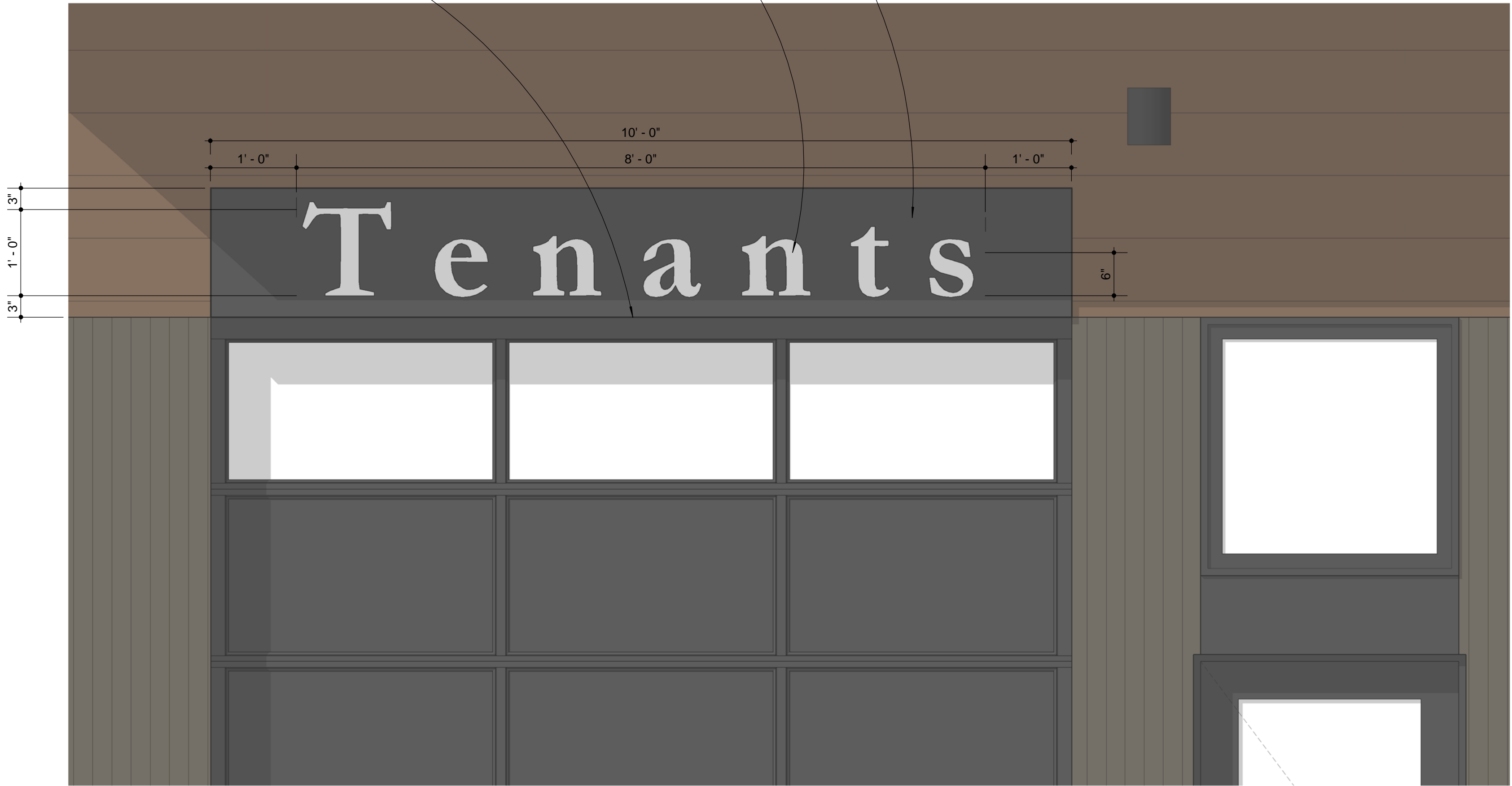
1" = 1'-0"

METAL PLATE (BLACK)

STAINLESS STEEL LETTERS
(LED BACKLIT)

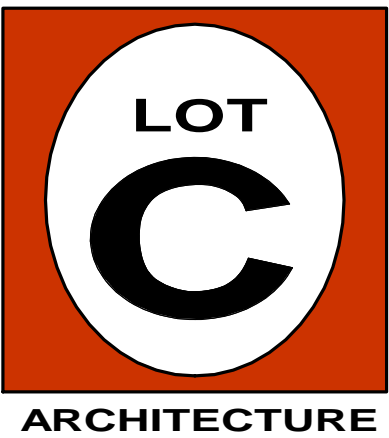
12'-0" A.F.F.

9'-0" A.F.F.



1 TYPICAL TENANT
SIGNAGE

1" = 1'-0"



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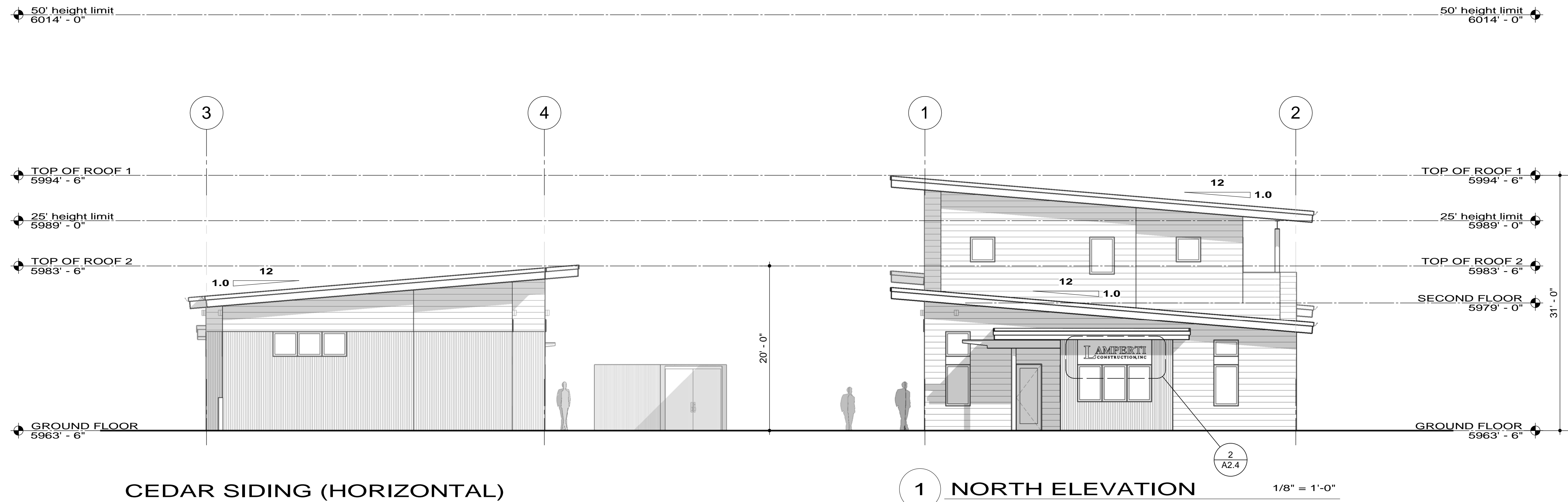
TITLE :

SIGNAGE
PLAN

1" = 1'-0"

DRAWING NO :

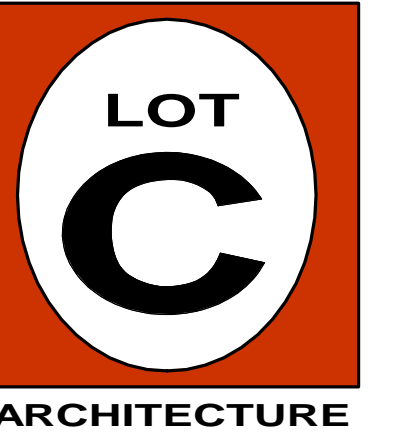
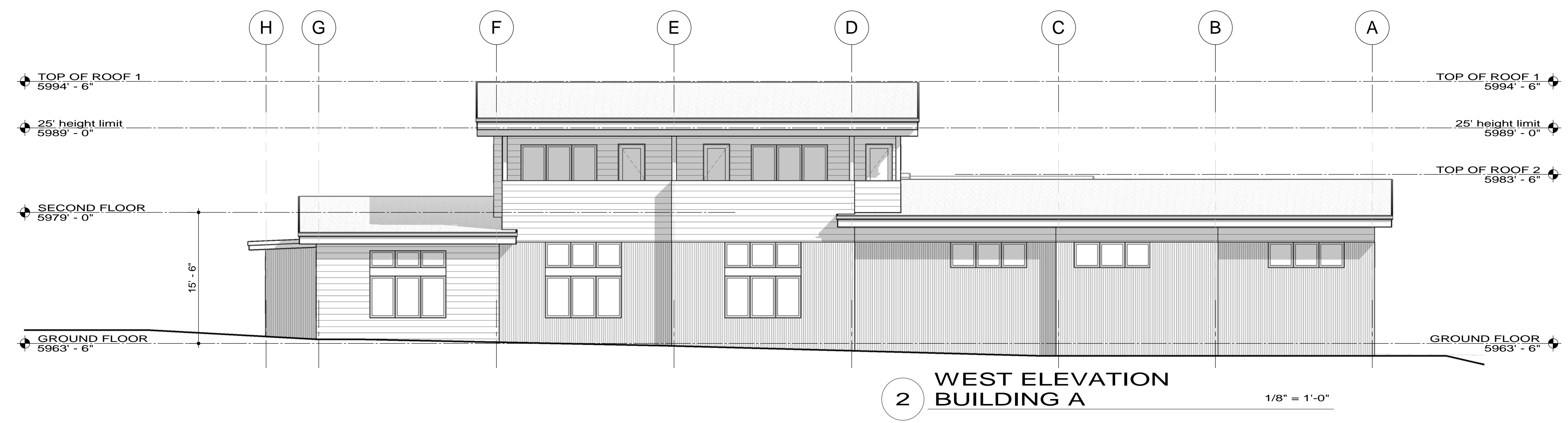
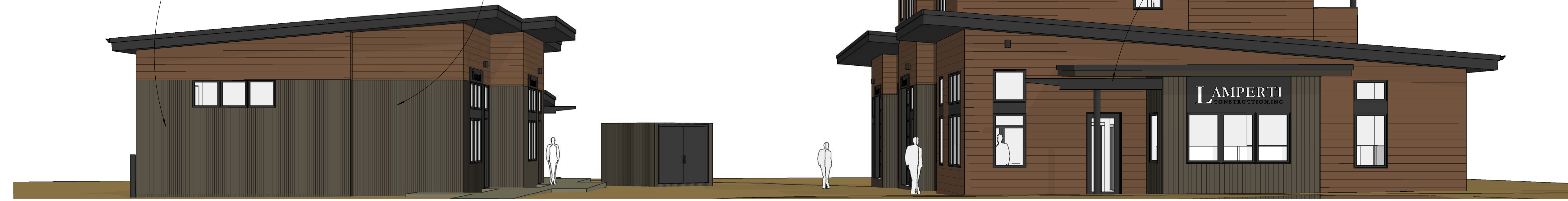
A2.4



CEDAR SIDING (HORIZONTAL)
(1X8 CHANNEL W/ 1/2" REVEAL)
(FLOOD "BLACK WALNUT" SEMI-TRANSPARENT
STAIN COLOR)

METAL SIDING (VERTICAL)
(AP1-1653, "WEATHERED COPPER" COLOR)

ROOF FACIA, COLUMNS, AND
BEAMS
(MATTE BLACK METAL)



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Schematic Design

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Nevada County
APN: 19-920-05

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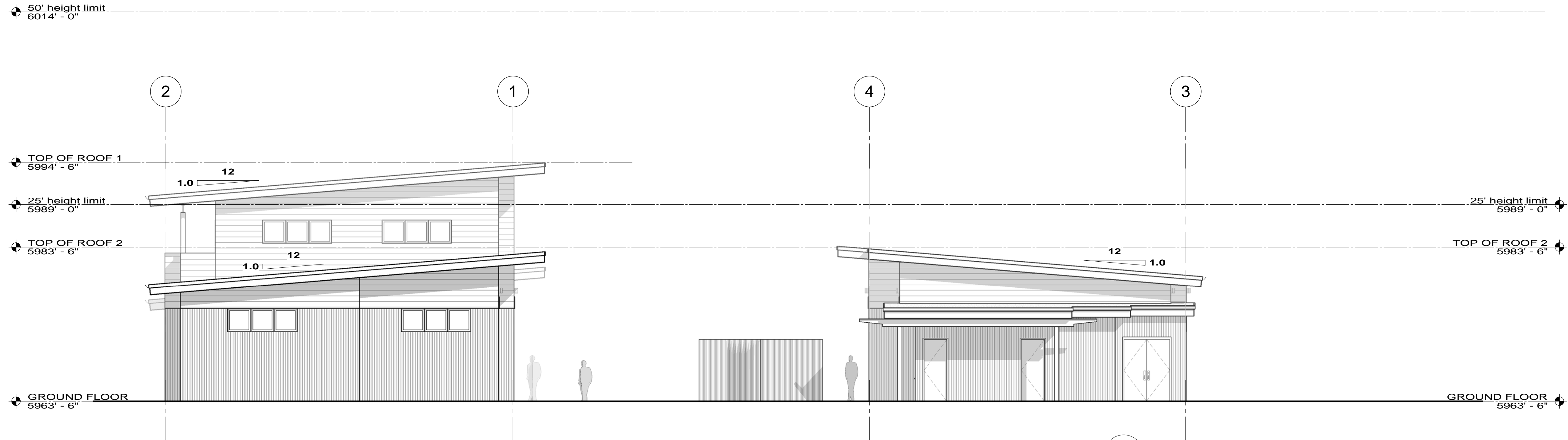
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1909
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DRAWING
TITLE :

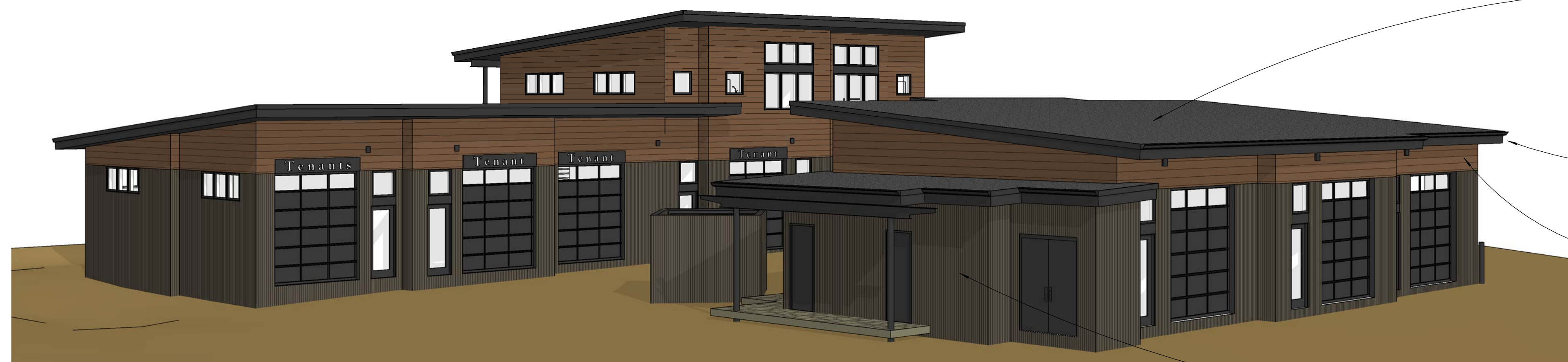
**BUILDING A
ELEVATIONS**
1/8" = 1'-0"

DRAWING NO :

A3.1



1 SOUTH ELEVATION 1/8" = 1'-0"

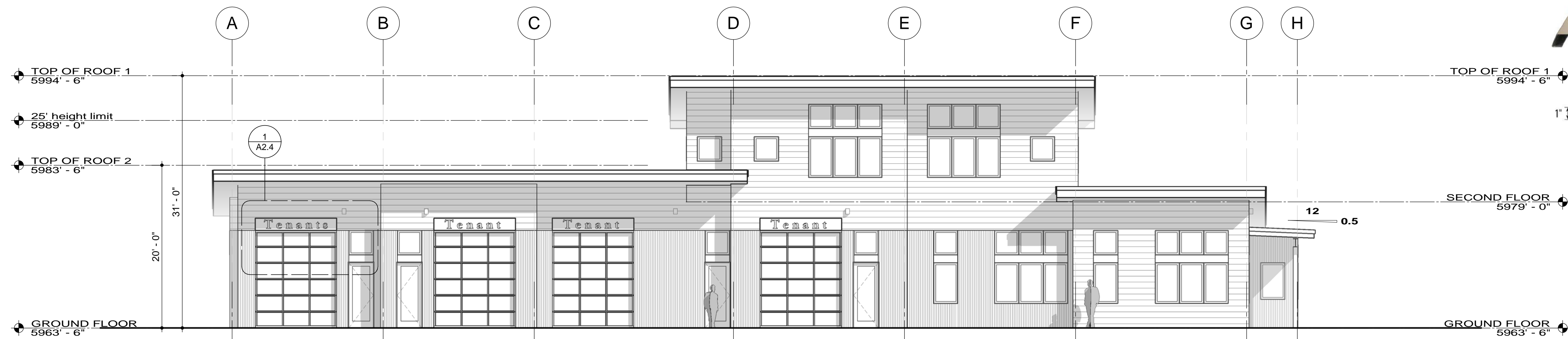
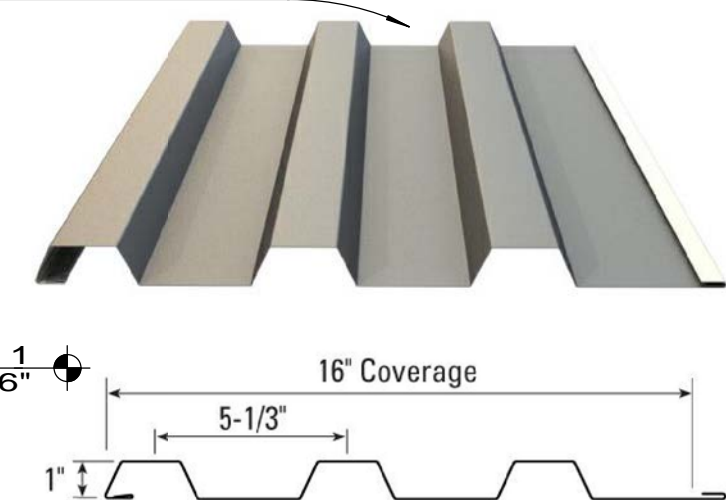


COMMERCIAL, 3-LAYER
MODIFIED BITUMEN ROOFING
SYSTEM (TORCH DOWN)(4MM
MIN.). BLACK COLOR WITH
FACTORY APPLIED GRANULE
EXPOSED SURFACE

ROOF FACIA, COLUMNS,
AND BEAMS (MATTE BLACK METAL)

CEDAR SIDING (HORIZONTAL)
(1X8 CHANNEL W/ 1/2" REVEAL)
(FLOOD "BLACK WALNUT" SEMI-
TRANSPARENT STAIN COLOR)

METAL SIDING (VERTICAL)
(AP1-1653, "WEATHERED COPPER"
COLOR)



2 EAST ELEVATION
BUILDING A 1/8" = 1'-0"

PROJECT :

LAMPERT/
INDUSTRIAL
MIXED-USE

Schematic Design

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Nevada County
APN: 19-920-05

REVISIONS :

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PROJECT NO :

1909

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January 9, 2025

DRAWING

TITLE :

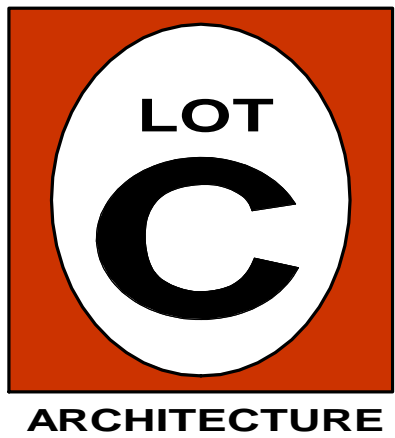
BUILDING A

ELEVATIONS

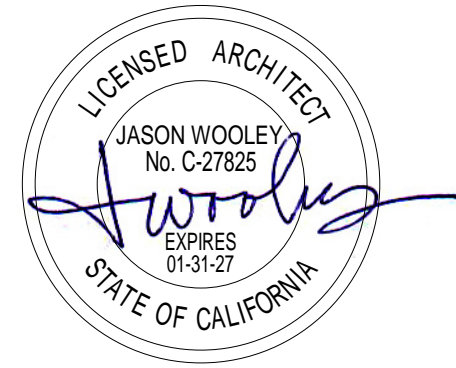
1/8" = 1'-0"

DRAWING NO :

A3.2



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Schematic Design

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Nevada County
APN: 19-920-05

REVISIONS :
NO. DATE REMARKS

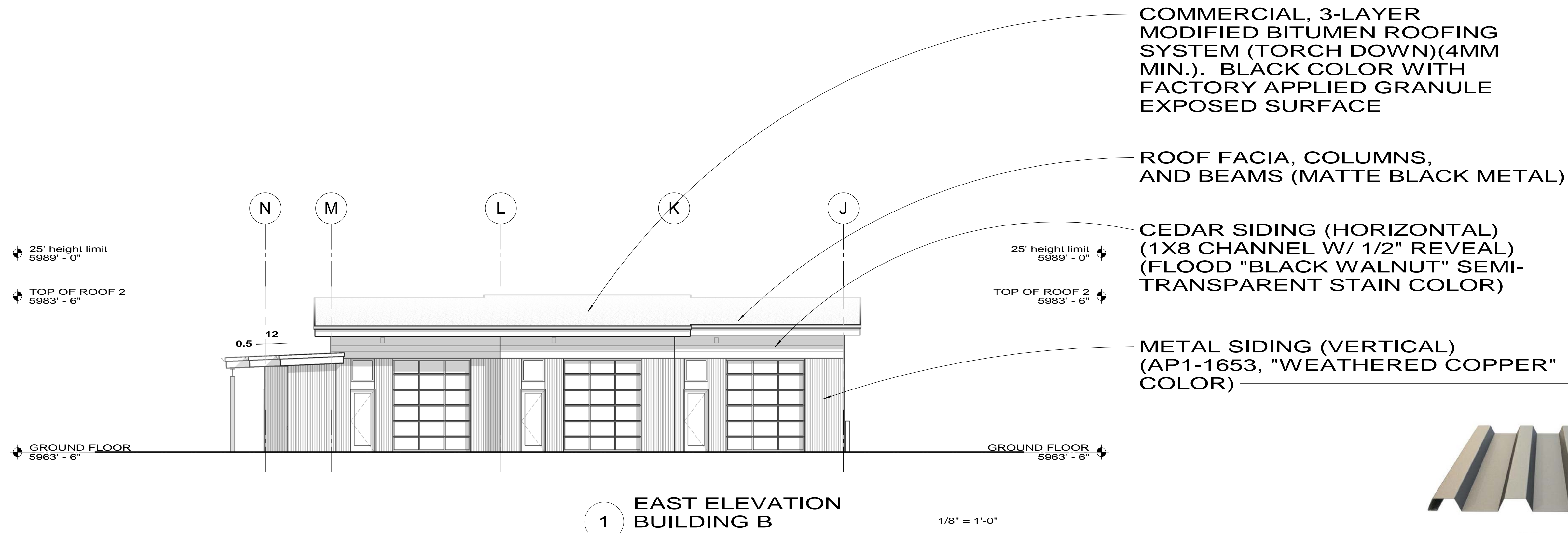
PROJECT NO :
1909
ISSUE DATE :
January 9, 2025

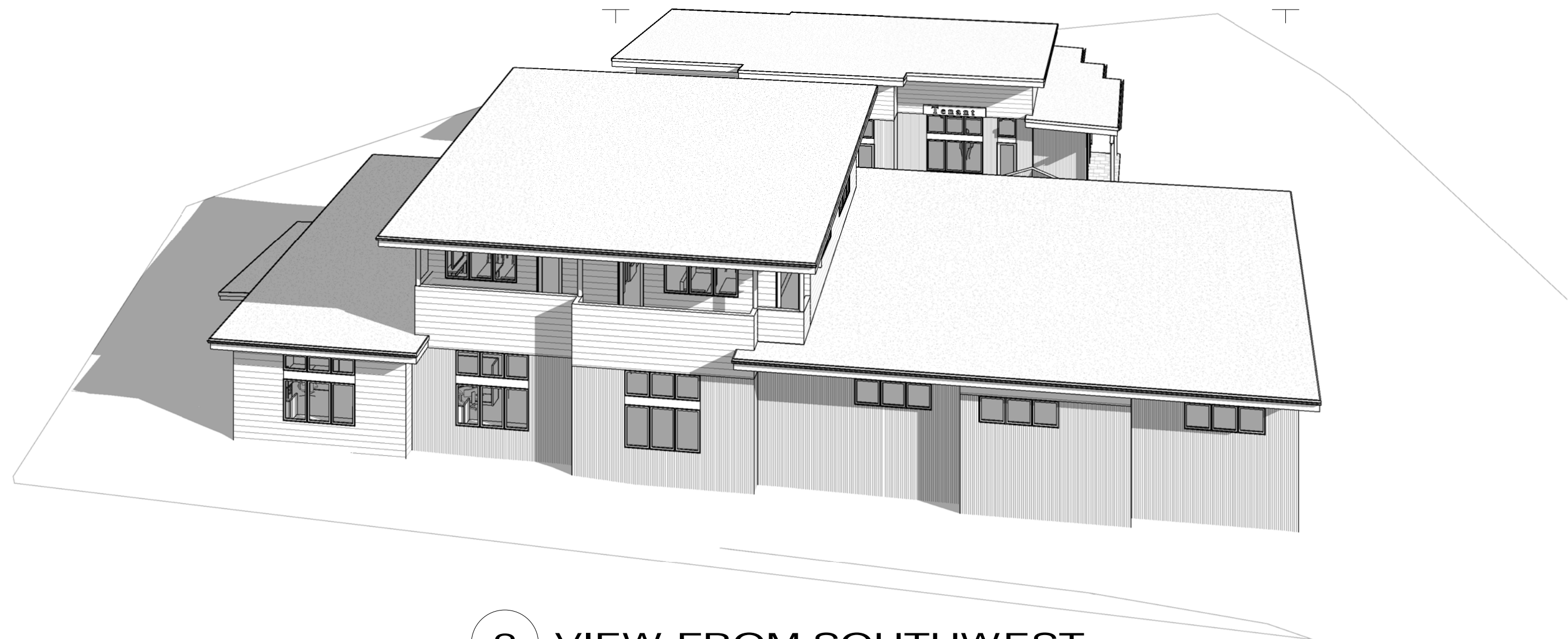
DRAWING
TITLE :

**BUILDING B
ELEVATIONS**
1/8" = 1'-0"

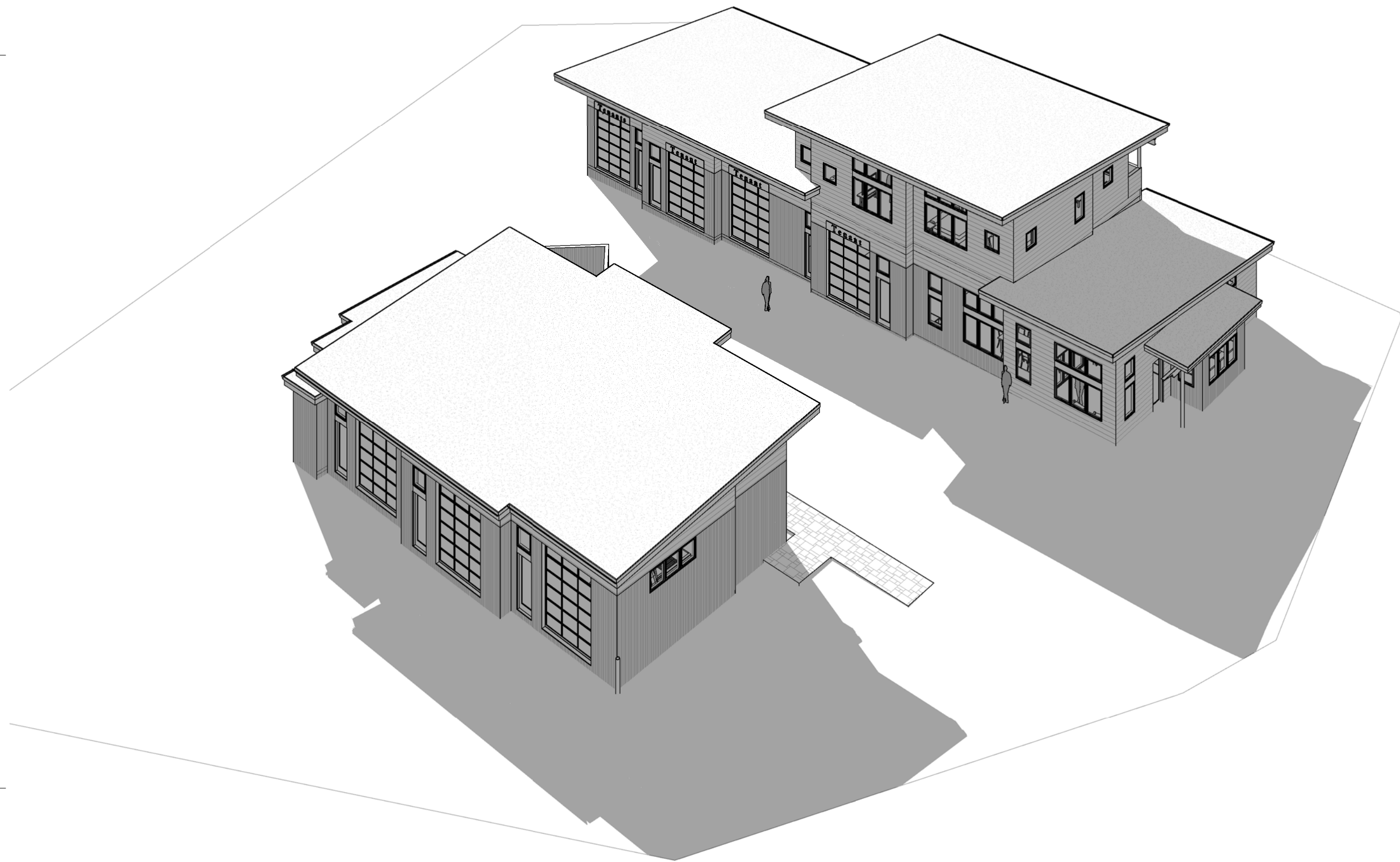
DRAWING NO :

A3.3





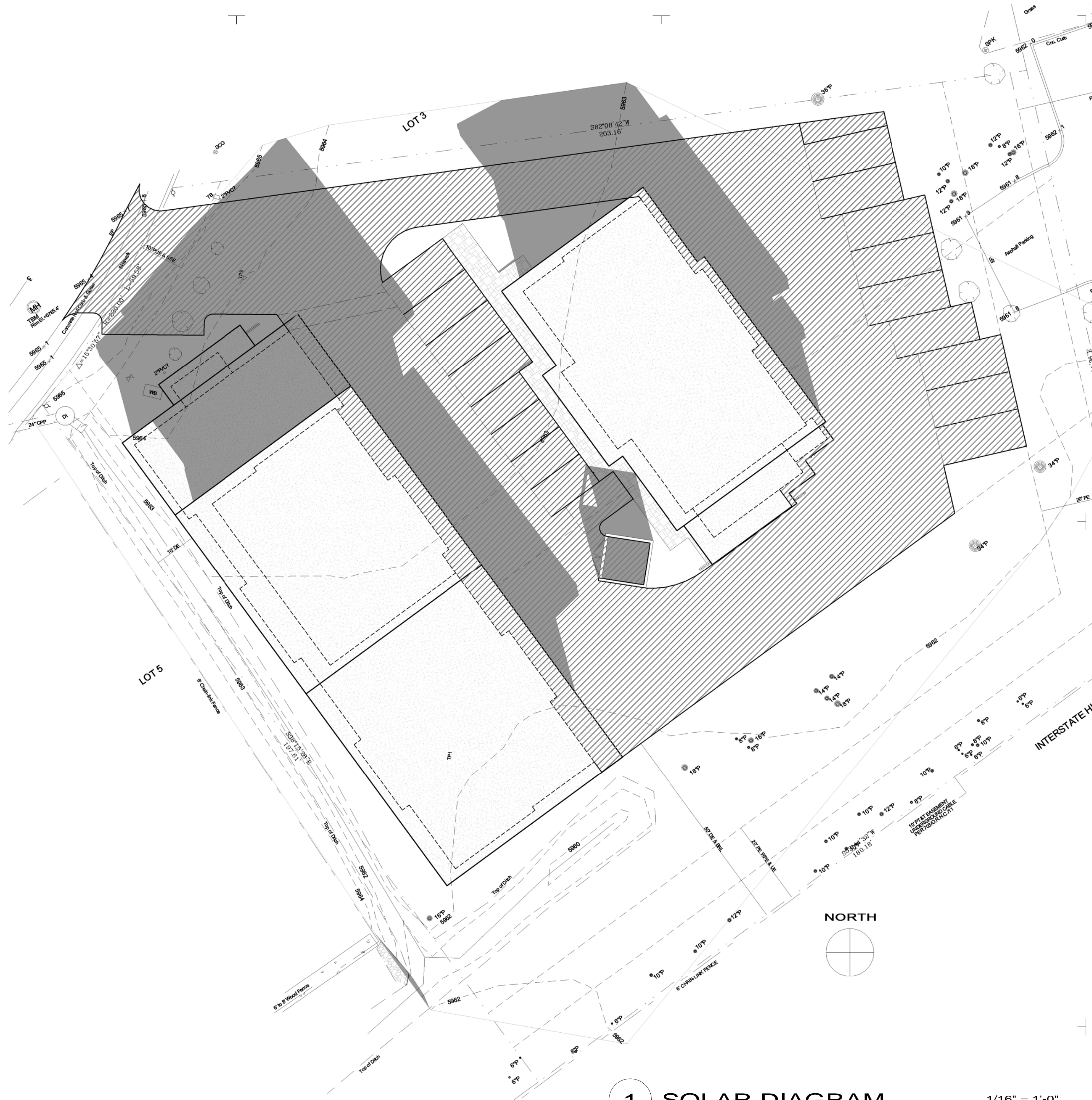
2 VIEW FROM SOUTHWEST



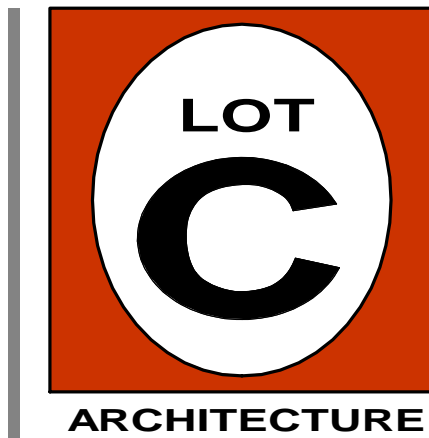
3 VIEW FROM NORTH



4 VIEW FROM SOUTHEAST



ALL SHADOWS SHOWN REPRESENT
12 NOON ON DECEMBER 21ST
(WINTER SOLSTICE)



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Schematic Design

11093 Trails End Road
Truckee, CA 96161
Nevada County
APN: 19-920-05

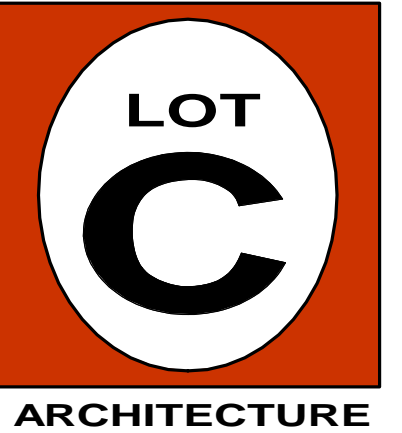
REVISIONS :
NO. DATE REMARKS

PROJECT NO :
1909
ISSUE DATE :
January 9, 2025

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

DRAWING NO :

A3.4



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PROJECT :

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INDUSTRIAL
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Schematic Design

11093 Trails End Road
Truckee, CA 96161
Nevada County
APN: 19-920-05

REVISIONS :

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PROJECT NO :

1909

ISSUE DATE :

January 9, 2025

DRAWING

TITLE :

**SQUARE
FOOTAGES**
3/32" = 1'-0"

DRAWING NO :

A6.1



2 SECOND FLOOR

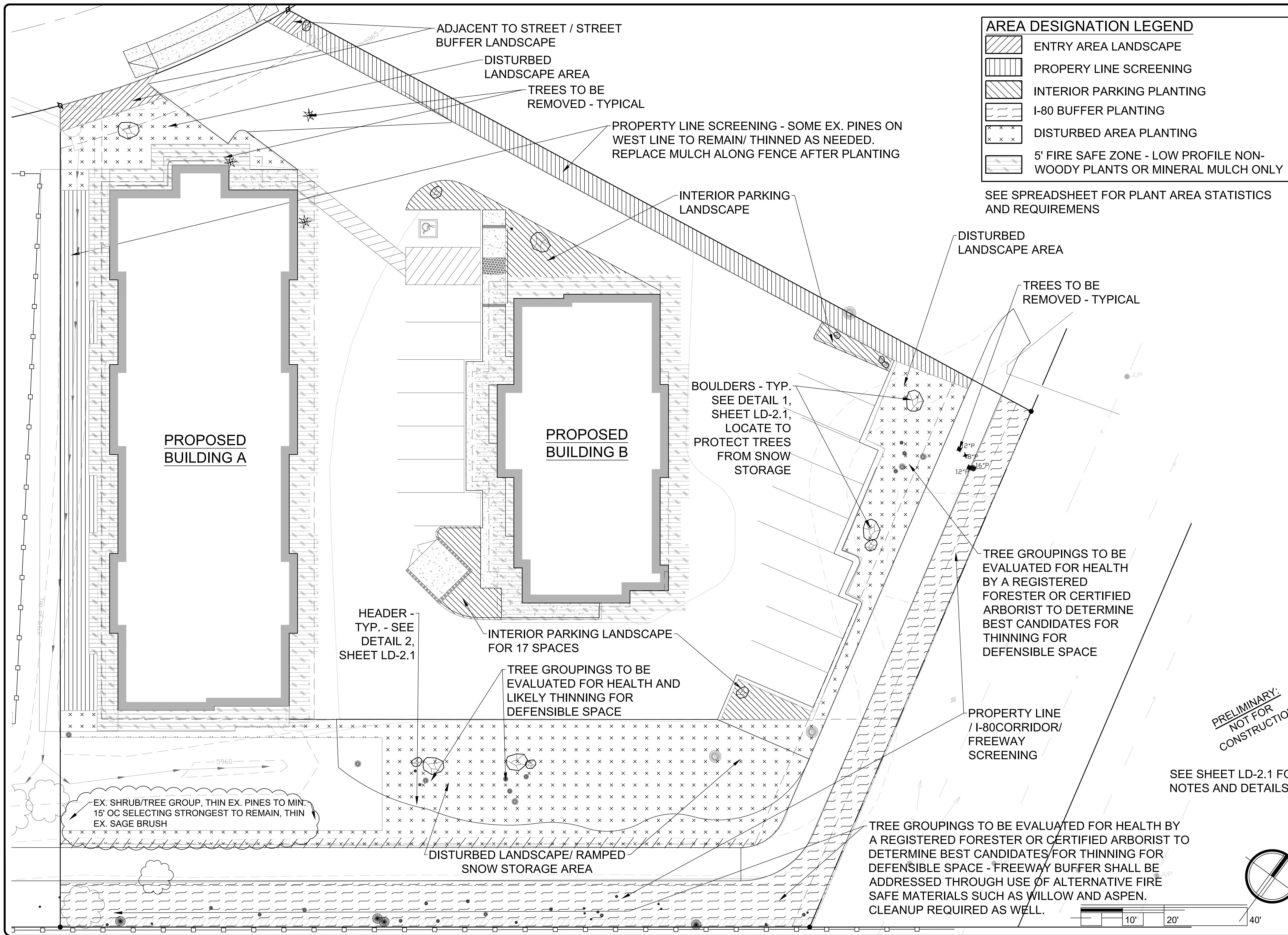
3/32" = 1'-0"

1 GROUND FLOOR

3/32" = 1'-0"

SQUARE FOOTAGES

LOT	= 38,869 S.F.
BUILDING A	
first floor	= 3,528 S.F.
(INDUSTRIAL)	= 1,907 S.F.
(OFFICE)	
second floor	= 1,580 S.F.
(RESIDENTIAL)	(unit 1 = 762, unit 2 = 818)
BUILDING B	
first floor	= 2,418 S.F.
(INDUSTRIAL)	= 218 S.F.
(RESTROOMS)	= 52 S.F.
(MECHANICAL)	
TOTAL INDUSTRIAL	= 5,946 S.F. (76%)
TOTAL OFFICE	= 1,907 S.F. (24%)
TOTAL S.F.	= 9,703 S.F. (FAR = 25%)
TOTAL S.F. (NO RES.)	= 8,123 S.F.



Project:
LAMPERTI
CONSTRUCTION
INDUSTRIAL AND
MIXED USE
PROJECT

Site:
11093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
BILL QUESNEL, PE
P.O. BOX 3497
TRUCKEE, CA 96160

Litchfield
DESIGN + CONSULTING

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

PRELIMINARY
LANDSCAPE SITE PLAN

Stamp:

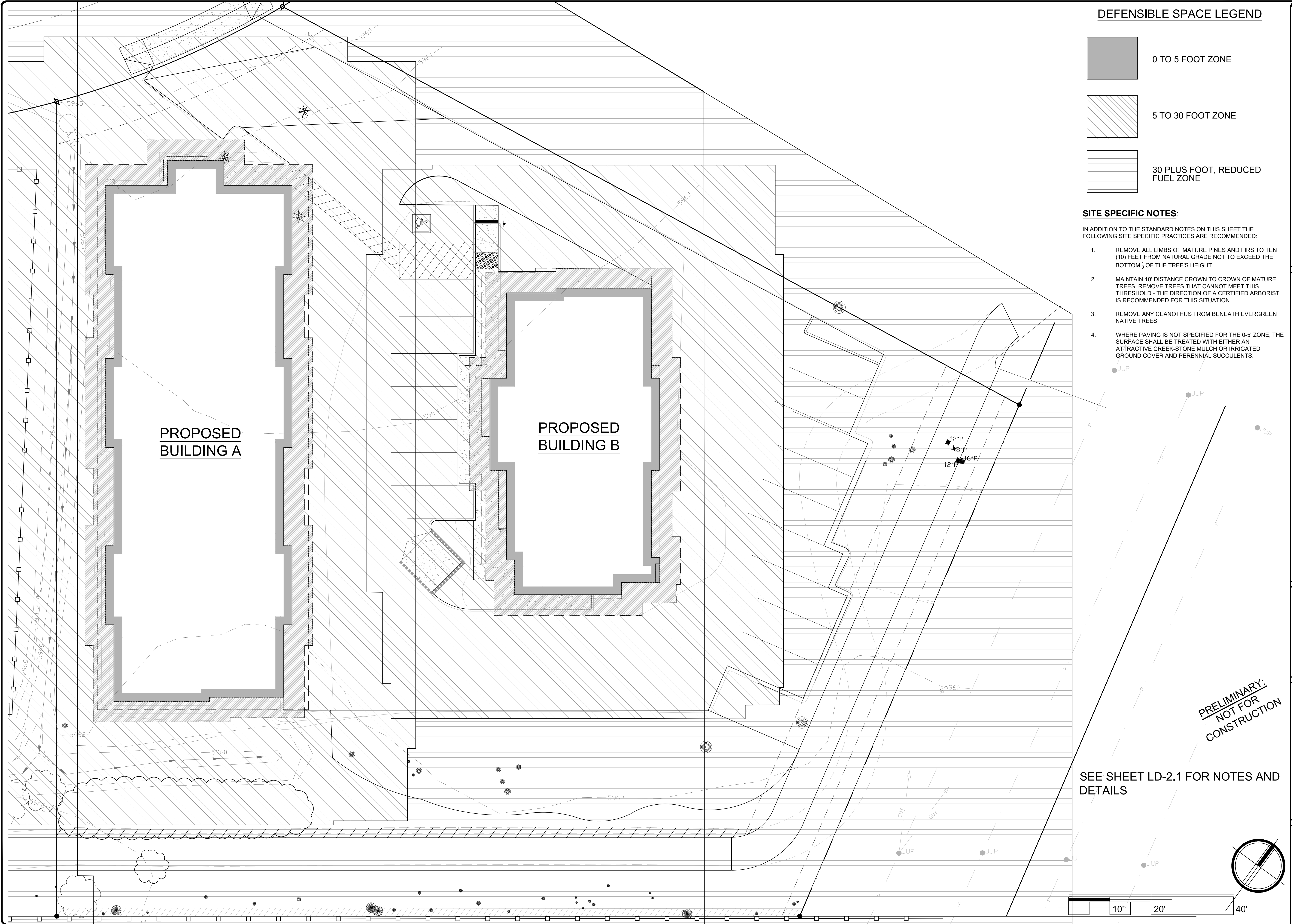


Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

Revisions:		
Rev.	Date	Remarks

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PRELIMINARY
LANDSCAPE SITE PLAN
Scale: 1" = 10'
Sheet No:
LS-1.0
ONE OF 7



DEFENSIBLE SPACE LEGEND

- 0 TO 5 FOOT ZONE
- 5 TO 30 FOOT ZONE
- 30 PLUS FOOT, REDUCED FUEL ZONE

SITE SPECIFIC NOTES:

- IN ADDITION TO THE STANDARD NOTES ON THIS SHEET THE FOLLOWING SITE SPECIFIC PRACTICES ARE RECOMMENDED:
- REMOVE ALL LIMBS OF MATURE PINES AND FIRS TO TEN (10) FEET FROM NATURAL GRADE NOT TO EXCEED THE BOTTOM 1/3 OF THE TREE'S HEIGHT
 - MAINTAIN 10' DISTANCE CROWN TO CROWN OF MATURE TREES, REMOVE TREES THAT CANNOT MEET THIS THRESHOLD - THE DIRECTION OF A CERTIFIED ARBORIST IS RECOMMENDED FOR THIS SITUATION
 - REMOVE ANY CEANOTHUS FROM BENEATH EVERGREEN NATIVE TREES
 - WHERE PAVING IS NOT SPECIFIED FOR THE 0-5' ZONE, THE SURFACE SHALL BE TREATED WITH EITHER AN ATTRACTIVE CREEK-STONE MULCH OR IRRIGATED GROUND COVER AND PERENNIAL SUCCULENTS.

Project:
LAMPERTI
CONSTRUCTION
INDUSTRIAL AND
MIXED USE
PROJECT

Site:
11093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
BILL QUESNEL, PE
P.O. BOX 3497
TRUCKEE, CA 96160

Litchfield
DESIGN + CONSULTING

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208.450.1110
California License #4197
Nevada License #429
Idaho License #LA16881

PRELIMINARY DEFENSIBLE
SPACE PLAN



Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

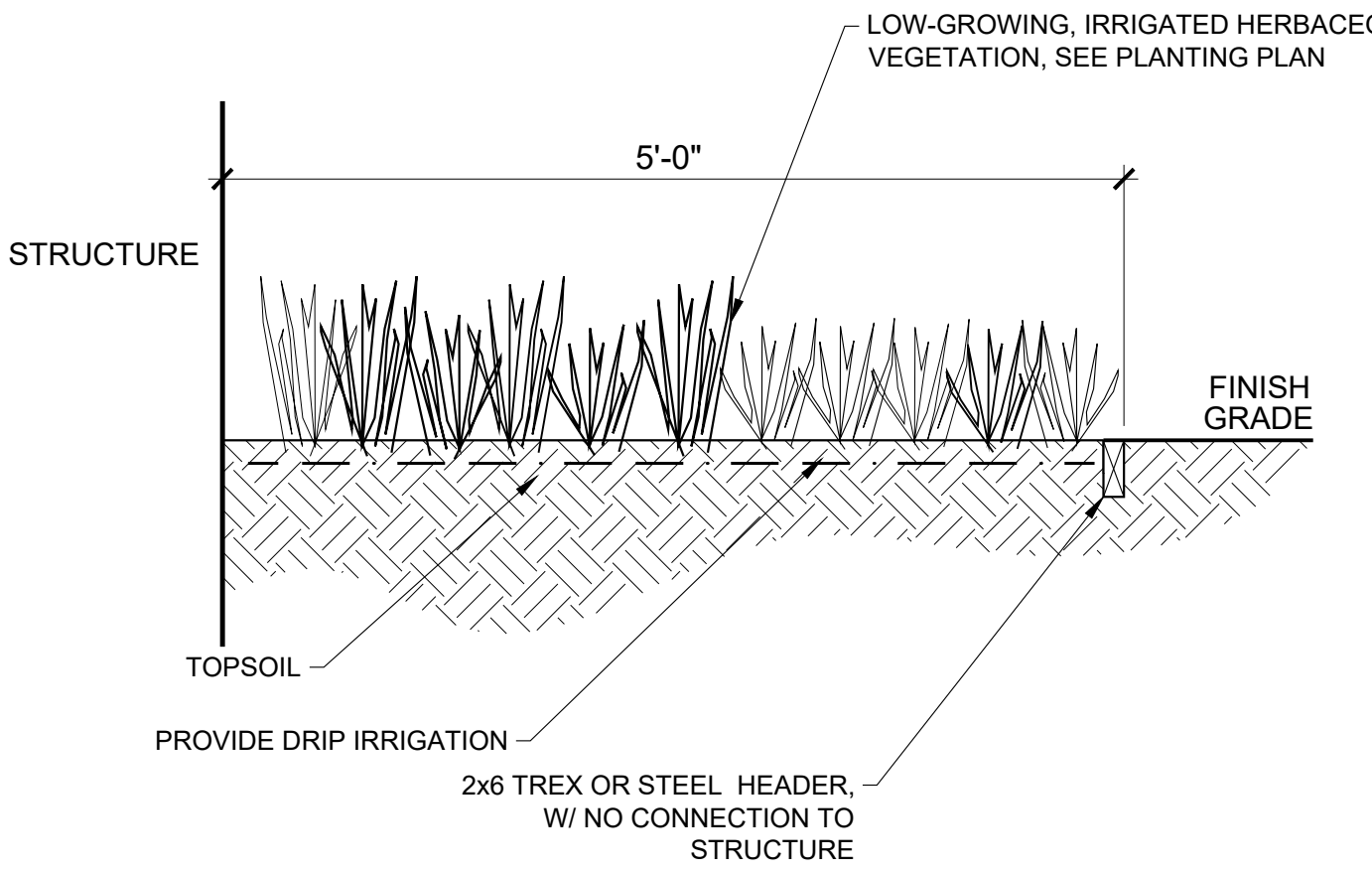
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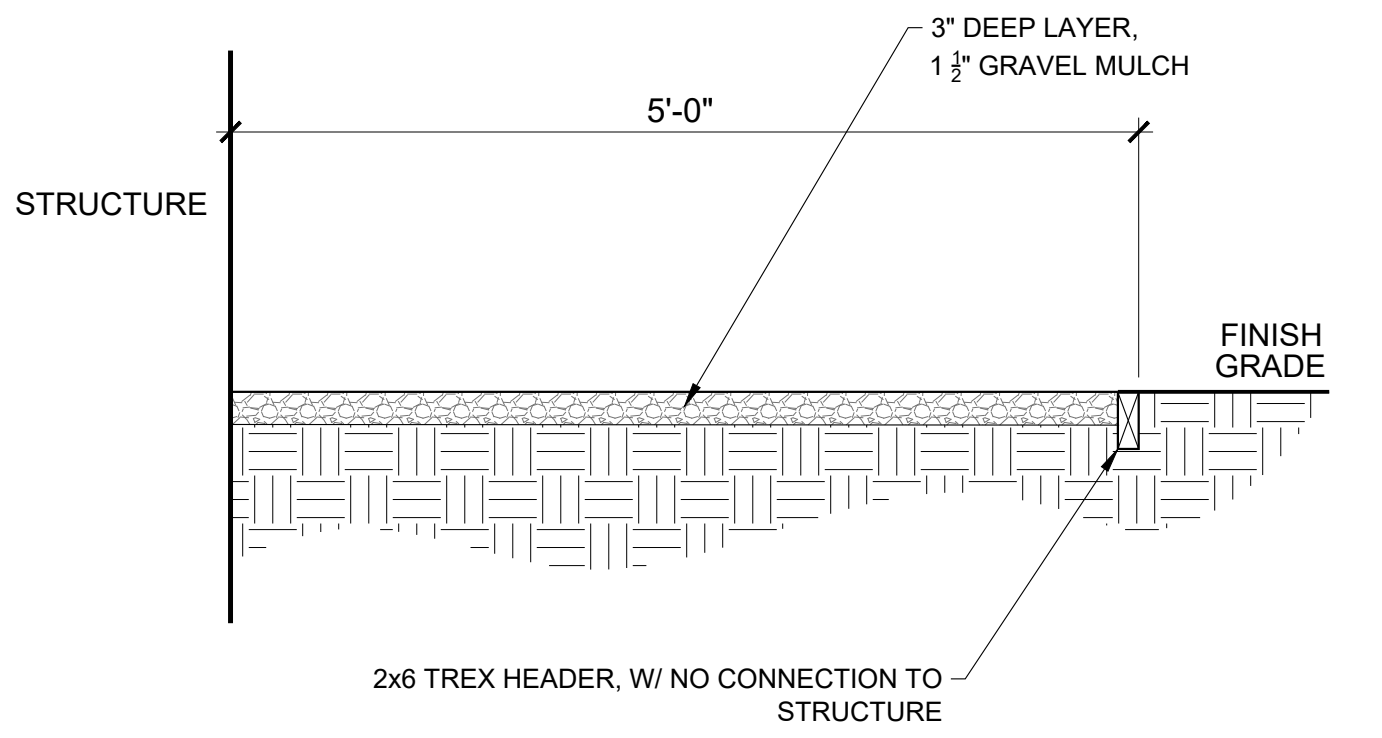
PRELIM. DEFENSIBLE
SPACE PLAN

Scale : 1" = 10'

Sheet No:
LD-2.0
TWO OF 7



1 NONCOMBUSTIBLE ZONE DETAIL NOT TO SCALE



2 NONCOMBUSTIBLE ZONE DETAIL NOT TO SCALE

DEFENSIBLE SPACE NOTES

THE FOLLOWING FUEL TREATMENT GUIDELINES COMPLY WITH THE REQUIREMENTS OF 14 CCR 1299 AND PRC 4291. ALL PERSONS USING THESE GUIDELINES TO COMPLY WITH 14 CCR 1299 AND PRC 4291 SHALL IMPLEMENT GENERAL GUIDELINES 1, 2, 3 & 4 AND EITHER 5a. OR 5b., AS DESCRIBED BELOW. CONTRACTOR SHALL CONSULT WITH OWNER AND/OR LANDSCAPE ARCHITECT ON SITE TO REVIEW OPTIONS PRIOR TO COMMENCING WITH THIS WORK.

1. MAINTAIN A FIREBREAK BY REMOVING AND CLEARING AWAY ALL FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE, WITH CERTAIN EXCEPTIONS PURSUANT TO PRC 4291(a). SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE TO A BUILDING OR STRUCTURE (AT LEAST 10 FEET HORIZ. CLEARANCE FROM BRANCHES TO STRUCTURES).
2. DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS WITHIN REDUCED FUEL ZONE* SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE RAKED UP ONCE PER YEAR IN SPRING. PINE NEEDLES SHOULD NOT BE USED AS MULCH WITHIN 30 FEET OF STRUCTURES. ORGANIC MULCHES SHOULD BE SEPARATED BY NONCOMBUSTIBLE ZONES TO PREVENT A FIRE TRAIL TO A STRUCTURE. THIS GUIDELINE IS PRIMARILY INTENDED TO ELIMINATE TREES, SHRUBS, AND SURFACE DEBRIS THAT ARE COMPLETELY DEAD OR WITH SUBSTANTIAL AMOUNTS OF DEAD BRANCHES OR LEAVES/NEEDLES THAT WOULD READILY BURN.
3. DOWN LOGS OR STUMPS ANYWHERE WITHIN 100 FEET FROM THE BUILDING OR STRUCTURE, WHEN EMBEDDED IN THE SOIL, MAY BE RETAINED WHEN ISOLATED FROM OTHER VEGETATION. OCCASIONAL (APPROXIMATELY ONE PER ACRE) STANDING DEAD TREES (SNAGS) THAT ARE WELL-SPACED FROM OTHER VEGETATION AND WHICH WILL NOT FALL ON STRUCTURES OR ON ROADWAYS/DRIVEWAYS MAY BE RETAINED.
4. THE AREA FROM 0 TO 5 FEET FROM STRUCTURES SHOULD BE A NONCOMBUSTIBLE ZONE. PARTICULARLY FLAMMABLE SHRUBS AND TREES, DEAD BRANCHES, DRIED GRASS, AND WEEDS SHALL BE REMOVED. REFER TO NONCOMBUSTIBLE ZONE DETAIL FOR APPROPRIATE MULCH TREATMENT.
5. WITHIN THE REDUCED FUEL ZONE*, ONE OF THE FOLLOWING FUEL TREATMENTS (5a. OR 5b.) SHALL BE IMPLEMENTED. PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER CLEARING TREATMENTS. COMBINATIONS OF THE METHODS MAY BE ACCEPTABLE UNDER 1299(c) AS LONG AS THE INTENT OF THESE GUIDELINES IS MET.

5a. REDUCED FUEL ZONE: FUEL SEPARATION

CLEARANCE DISTANCES BETWEEN VEGETATION WILL DEPEND ON THE SLOPE, VEGETATION SIZE, VEGETATION TYPE (BRUSH, GRASS, TREES), AND OTHER FUEL CHARACTERISTICS (FUEL COMPACTION, CHEMICAL CONTENT, ETC). PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER SEPARATION BETWEEN FUELS. FOR EXAMPLE, PROPERTIES ON STEEP SLOPES HAVING LARGE SIZED VEGETATION WILL REQUIRE GREATER SPACING BETWEEN INDIVIDUAL TREES AND SHRUBS. GROUPS OF VEGETATION (NUMEROUS PLANTS GROWING TOGETHER LESS THAN 10 FEET IN TOTAL FOLIAGE WIDTH) MAY BE TREATED AS A SINGLE PLANT. GRASSES SHOULD GENERALLY NOT EXCEED 4 INCHES IN HEIGHT. HOWEVER, HOMEOWNERS MAY KEEP GRASSES AND OTHER FORBS LESS THAN 18 INCHES IN HEIGHT WHEN THESE GRASSES ARE ISOLATED FROM OTHER FUELS OR WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.

5b. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY

GENERALLY, REMOVE ALL SURFACE FUELS GREATER THAN 4 INCHES IN HEIGHT. SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A STRUCTURE. PRUNE LOWER LIMBS OF TREES TO AT LEAST 6 FEET UP TO 15 FEET (OR THE LOWER 1/3 BRANCHES FOR SMALL TREES). PROPERTIES WITH GREATER FIRE HAZARDS, SUCH AS STEEPER SLOPES OR MORE SEVERE FIRE DANGER, WILL REQUIRE PRUNING HEIGHTS IN THE UPPER END OF THIS RANGE.

*REDUCED FUEL ZONE: THE AREA THAT EXTENDS OUT FOR A DISTANCE OF NOT LESS THAN 30 TO 100 FEET AWAY FROM THE BUILDING OR STRUCTURE (OR TO THE PROPERTY LINE, WHICHEVER IS NEARER).

FIRE DEFENSIBLE SPACE IS ESSENTIAL TO IMPROVE YOUR HOME'S CHANCES OF SURVIVING A WILDFIRE. FIRE DEFENSIBLE SPACE IS THE BUFFER YOU CREATE BETWEEN A BUILDING ON YOUR PROPERTY AND THE GRASS, TREES, SHRUBS, OR ANY OTHER WILDLAND AREA THAT SURROUND IT. THIS SPACE IS NEEDED TO SLOW OR STOP THE SPREAD OF WILDFIRE, AND DEFENSIBLE SPACE HELPS PROTECT YOUR HOME FROM CATCHING FIRE - EITHER FROM DIRECT FLAME CONTACT OR RADIANT HEAT. FIRE DEFENSIBLE SPACE IS ALSO IMPORTANT TO PROTECT THE FIREFIGHTERS DEFENDING YOUR HOME. COMBINE FIRE DEFENSIBLE SPACE PRACTICES WITH SOIL AND VEGETATION MANAGEMENT AND WATER QUALITY BMPs TO CREATE AN INTEGRATED LANDSCAPE WITHIN 30 FEET OF ANY STRUCTURE. SPECIFIC GUIDELINES FOR EACH ZONE ARE DESCRIBED BELOW AND ARE ALSO OUTLINED IN LIVING WITH FIRE, A GUIDANCE DOCUMENT FOR THE LAKE TAHOE REGION:

0-5-FOOT NONCOMBUSTIBLE PERIMETER

- NO COMBUSTIBLE MATERIALS, INCLUDING WOODY VEGETATION OR WOODEN BORDERS FOR INFILTRATION SYSTEMS, ARE PERMITTED WITHIN 5 FEET OF ANY STRUCTURE.
- ROUTINELY REMOVE ORGANIC MATERIALS, SUCH AS PINE NEEDLES AND WOODY VEGETATION, WHICH ACCUMULATE INTO THIS ZONE. ELIMINATING EASILY IGNITABLE FUELS NEAR STRUCTURES HELPS PREVENT BURNING EMBERS FROM STARTING A FIRE NEAR THEM.
- USE INORGANIC MULCH OR WELL IRRIGATED HERBACEOUS VEGETATION TO STABILIZE THE SOIL IN THIS AREA. SHOULD A FIRE IGNITE IN THIS AREA, THIS PRACTICE WILL HELP KEEP THE INTENSITY LOW SO NOT ENOUGH HEAT IS GENERATED TO IGNITE THE STRUCTURE.
- REMOVE TREE LIMBS THAT ARE WITHIN 10 FEET OF CHIMNEYS, DECKS, AND ROOFS OF STRUCTURES.

5-30-FOOT ZONE

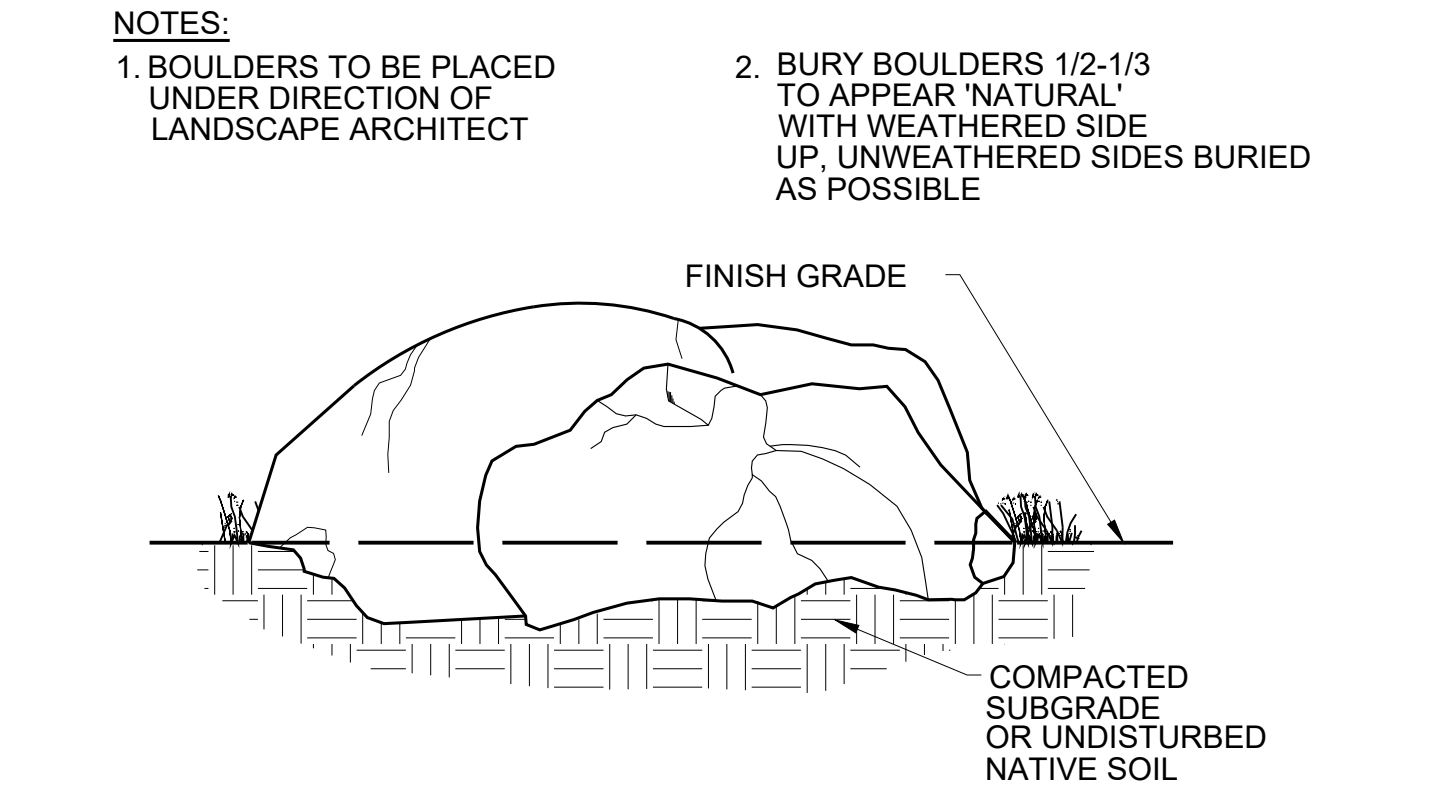
- DISCONTINUOUS PATCHES OF ORGANIC MULCH SEPARATED BY IRRIGATED HERBACEOUS VEGETATION, ROCK, OR OTHER NONCOMBUSTIBLE MATERIALS ARE PERMITTED WITHIN 5-30 FEET OF A STRUCTURE. PINE NEEDLES CAN BE USED AS MULCH IN THIS ZONE, EVEN IN REVEGETATION AREAS, AS LONG AS IT FOLLOWS THESE GUIDELINES.
- REMOVE PINE NEEDLES AND VEGETATIVE LITTER TO THE DUFF LAYER ANNUALLY BY MAY 1 EVERY SPRING AND DO NOT ALLOW THEM TO ACCUMULATE MORE THAN 1-2 INCHES IN DEPTH AFTER MAY 1.
- INDIVIDUAL SPECIMENS OR SMALL GROUPS OF WOODY VEGETATION SUCH AS TREES AND NATIVE SHRUBS ARE PERMITTED IN THIS AREA AS LONG AS THEY ARE PRUNED TO REMOVE DEAD MATERIALS AND WOULD NOT ALLOW A FIRE TO TRAVEL RAPIDLY ACROSS THE AREA.
- PLANTING LOW GROWING IRRIGATED HERBACEOUS PLANTS ARE PREFERRED IN THIS AREA. SMALL LAWN AREAS WITHIN THE LEAN, CLEAN, AND GREEN ZONE SHOULD BE INTERSPERSED WITH NATIVE GRASSES, FLOWERS, AND SHRUBS, TRANSITIONING TO TENDED NATIVE VEGETATION BEYOND 30 FEET.

30+ FOOT ZONE

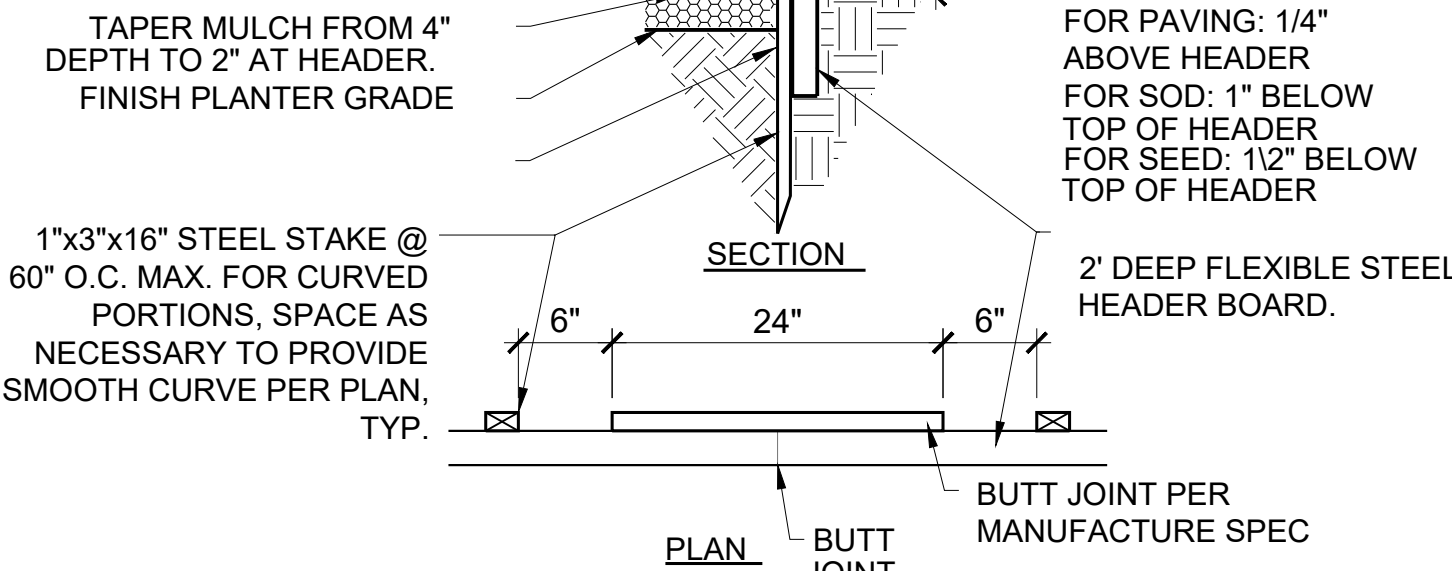
- ORGANIC MULCH AND VEGETATIVE LITTER SHALL NOT ACCUMULATE IN EXCESS OF 3 INCHES IN DEPTH IN AREAS MORE THAN 30 FEET FROM A STRUCTURE.
- DENSE STANDS OF SHRUBS AND TREES POSE A SIGNIFICANT WILDFIRE THREAT AND SHOULD BE THINNED TO CREATE SPACE OF AT LEAST TWICE THE HEIGHT OF THE AVERAGE SHRUB BETWEEN THEM. FOR EXAMPLE, SHRUBS WITH AN AVERAGE HEIGHT OF 2 FEET SHOULD HAVE DISTANCE OF AT LEAST 4 FEET FROM THE BRANCHES OF THE NEXT SHRUB OR SMALL CLUMP OF SHRUBS. WHEN REMOVING SHRUBS, CLIP VEGETATION DOWN TO THE SOIL SURFACE, BUT LEAVE THE ROOT SYSTEMS IN PLACE FOR EROSION CONTROL.
- TREE CANOPIES SHOULD BE SEPARATED ON AVERAGE BY 10 FEET WITHIN THIS ZONE. TREES UP TO 14 INCHES DIAMETER AT BREAST HEIGHT (DBH) CAN BE REMOVED WITHOUT A PERMIT. FOR TREES LARGER THAN 14 INCHES DBH, CONTACT YOUR LOCAL FIRE PROTECTION AGENCY OR TRPA TO HAVE THEM EVALUATED AND MARKED FOR REMOVAL.
- LADDER FUELS CONSIST OF LOW LYING OR DEAD VEGETATION THAT CAN CARRY FIRE TO TALLER VEGETATION. REMOVE DEAD AND LOWER TREE BRANCHES TO A HEIGHT OF 10 FEET WITHOUT EXCEEDING ONE-THIRD OF THE TOTAL TREE HEIGHT AND ANY WOODY VEGETATION GROWING UNDER THE TREE DRIPLINE.
- CHECK WITH YOUR LOCAL OR STATE FIRE OFFICIAL TO DETERMINE THE FIRE DEFENSIBLE SPACE REQUIREMENTS OF YOUR AREA. IN NEVADA OUTSIDE OF DESIGNATED CITIES, DEFENSIBLE SPACE REQUIREMENTS ARE MANDATED BY LAW UNDER THE STATE OF NEVADA AND DOUGLAS COUNTY IN COOPERATION WITH TRPA.

PRELIMINARY GENERAL NOTES:

1. TREE, SHRUB AND GROUNDCOVER 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 DIERING PLANT MATERIAL, REPAIRATION 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.



1 BOULDER PLACEMENT DETAIL NOT TO SCALE



- NOTES:
1. STEEL HEADERS
 2. 4" MINIMUM HEADER DEPTH
 3. COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTING
 4. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURES SYSTEM
 5. CORNERS- ANCHOR EDGING TO SUPPORT ARC & FORM A CONTINUOUS CORNER

2 STEEL HEADER DETAIL NOT TO SCALE

Project: LAMPERTI CONSTRUCTION INDUSTRIAL AND MIXED USE PROJECT

Site:
11093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
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PRELIMINARY SITE & DEFENSIBLE SPACE NOTES AND DETAILS

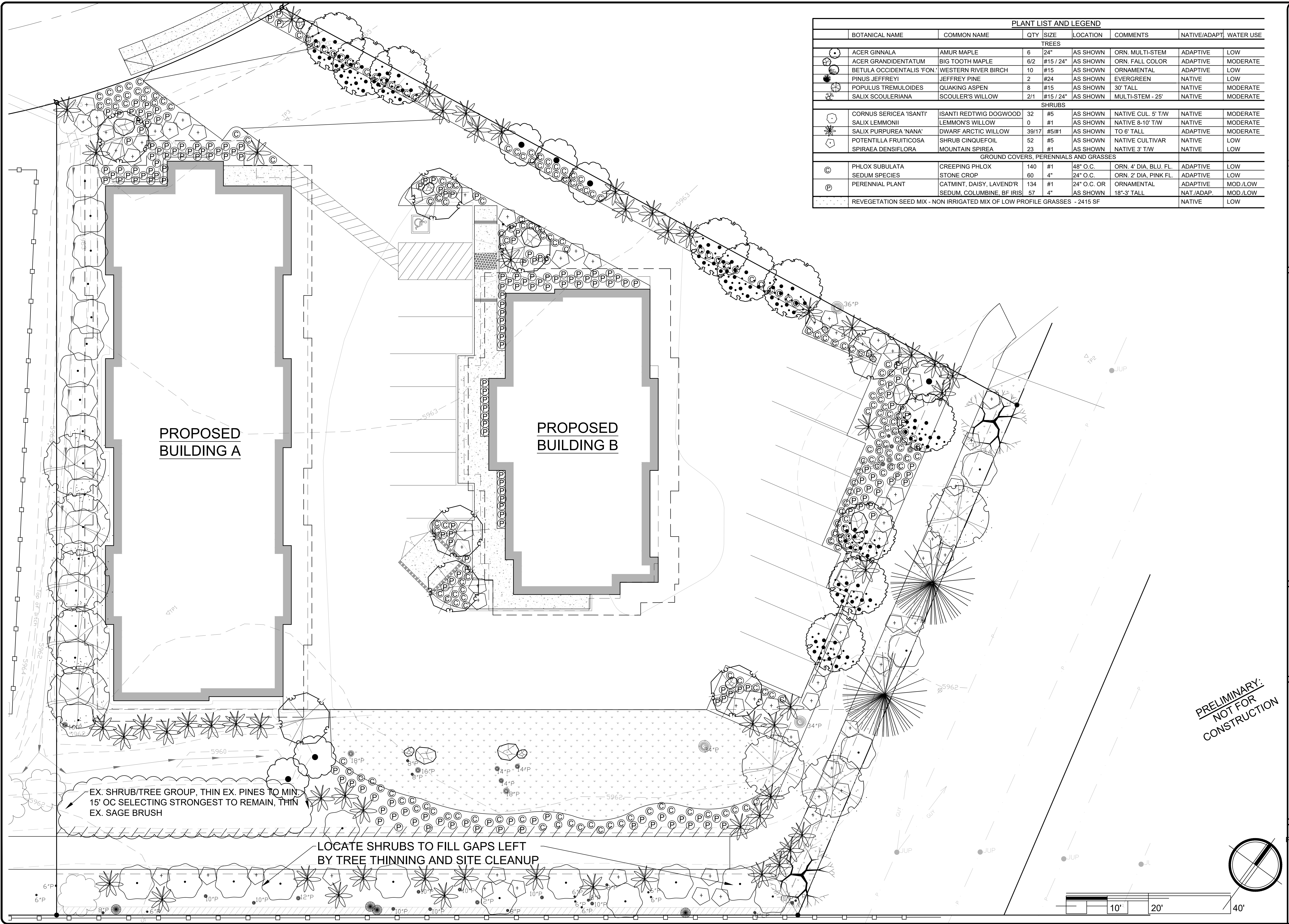


















Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

Revisions:		
Rev.	Date	Remarks

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SITE & DEF. SPACE
NOTES AND DETAILS
Scale : NO SCALE
Sheet No: LD-2.1 THREE OF 7



PLANT LIST AND LEGEND								
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	LOCATION	COMMENTS	NATIVE/ADAPT	WATER USE
TREES								
	ACER GINNALA	AMUR MAPLE	6	24"	AS SHOWN	ORN. MULTI-STEM	ADAPTIVE	LOW
	ACER GRANDIDENTATUM	BIG TOOTH MAPLE	6/2	#15 / 24"	AS SHOWN	ORN. FALL COLOR	ADAPTIVE	MODERATE
	BETULA OCCIDENTALIS 'FON'	WESTERN RIVER BIRCH	10	#15	AS SHOWN	ORNAMENTAL	ADAPTIVE	LOW
	PINUS JEFFREYI	JEFFREY PINE	2	#24	AS SHOWN	EVERGREEN	NATIVE	LOW
	POPULUS TREMULOIDES	QUAKING ASPEN	8	#15	AS SHOWN	30' TALL	NATIVE	MODERATE
	SALIX SCOULERIANA	SCOULER'S WILLOW	2/1	#15 / 24"	AS SHOWN	MULTI-STEM - 25'	NATIVE	MODERATE
SHRUBS								
	CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD	32	#5	AS SHOWN	NATIVE CUL. 5' T/W	NATIVE	MODERATE
	SALIX LEMMONII	LEMMON'S WILLOW	0	#1	AS SHOWN	NATIVE 8-10' T/W	NATIVE	MODERATE
	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	39/17	#5/#1	AS SHOWN	TO 6' TALL	ADAPTIVE	MODERATE
	POTENTILLA FRUITICOSA	SHRUB CINQUEFOIL	52	#5	AS SHOWN	NATIVE CULTIVAR	NATIVE	LOW
	SPIRAEA DENSIFLORA	MOUNTAIN SPIREA	23	#1	AS SHOWN	NATIVE 3' T/W	NATIVE	LOW
GROUND COVERS, PERENNIALS AND GRASSES								
	PHLOX SUBULATA	CREeping PHLOX	140	#1	48" O.C.	ORN. 4' DIA. BLU. FL.	ADAPTIVE	LOW
	SEDUM SPECIES	STONE CROP	60	4"	24" O.C.	ORN. 2' DIA. PINK FL.	ADAPTIVE	LOW
	PERENNIAL PLANT	CATMINT, DAISY, LAVEND'R	134	#1	24" O.C. OR	ORNAMENTAL	ADAPTIVE	MOD./LOW
		SEDUM, COLUMBINE, BF IRIS	57	4"	AS SHOWN	18"-3' TALL	NAT./ADAP.	MOD./LOW
	REVEGETATION SEED MIX - NON IRRIGATED MIX OF LOW PROFILE GRASSES - 2415 SF						NATIVE	LOW

Project:
LAMPERTI
CONSTRUCTION
INDUSTRIAL AND
MIXED USE
PROJECT

Site:
11093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
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**PRELIMINARY LANDSCAPE
PLANTING PLAN**

Stamp:

Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

Rev.	Date	Remarks

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**PRELIMINARY LANDSCAPE
PLANTING PLAN**

Scale : 1" = 10'

Sheet No:
LP-3.0
FOUR OF 7

PLANTING

15. 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.
16. 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.
17. 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.
18. ALL CHANGES TO PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT.
19. UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.
20. 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."

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.
6. 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, SUNSHADE PERIODS, WIND, SOIL, SLOPE AND ASPECT. CONTRACTOR TO ENSURE THAT APPROPRIATE SCHEDULE IS EMPLOYED FOR THIS AREA.

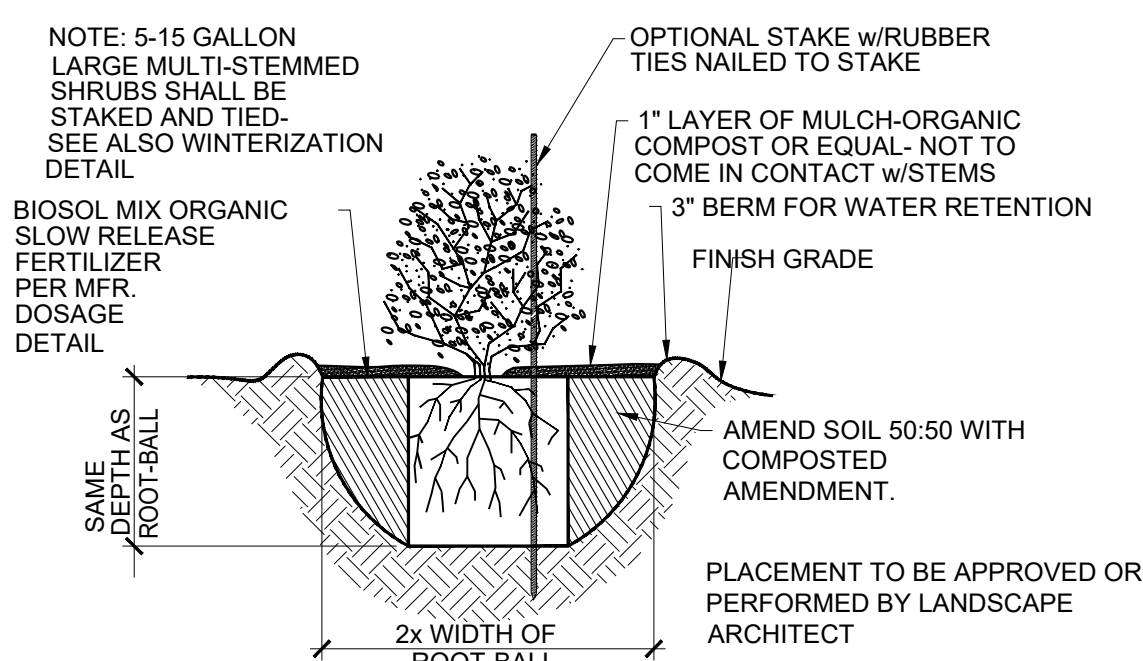
THE SOIL ON THIS SLOPE IS NOT AN OPTIMAL GROWING MEDIUM FOR NEW LANDSCAPE PLANTING. TO IMPROVE THE ODDS OF SUCCESS, WE MAKE THE FOLLOWING RECOMMENDATIONS:

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

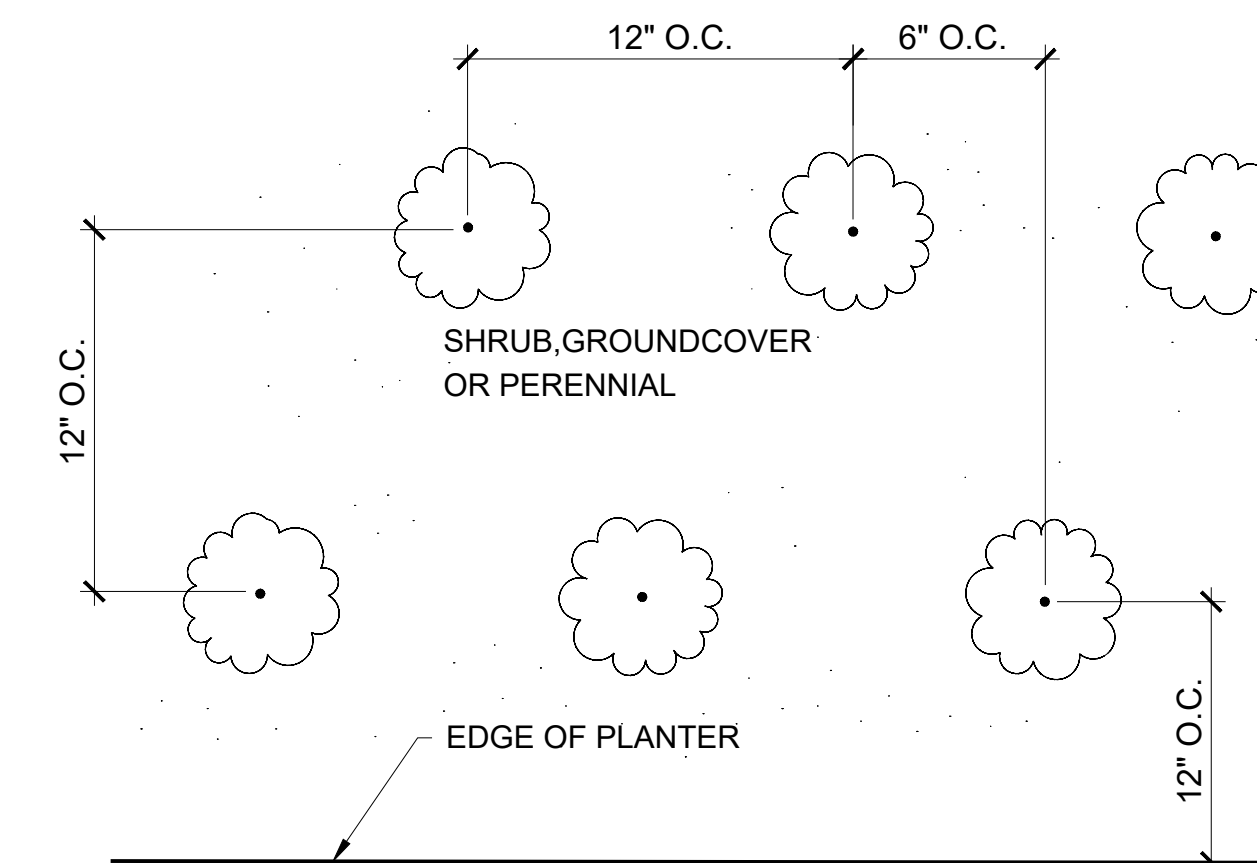
FULL CIRCLE PRODUCTS ARE MADE FROM LOCALLY HARVESTED ORGANICS FROM THE LAKE TAHOE REGION WHICH PROTECTS FROM FOREIGN PATHOGENS. THEIR PRODUCTS ARE ALL ORGANIC AND CONTAIN A PROPRIETARY BLEND OF SOIL FORTIFYING INGREDIENTS, INCLUDING MACRO AND MICRO NUTRIENTS AND BENEFICIAL MICROBES, THAT FOSTER A HEALTHY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

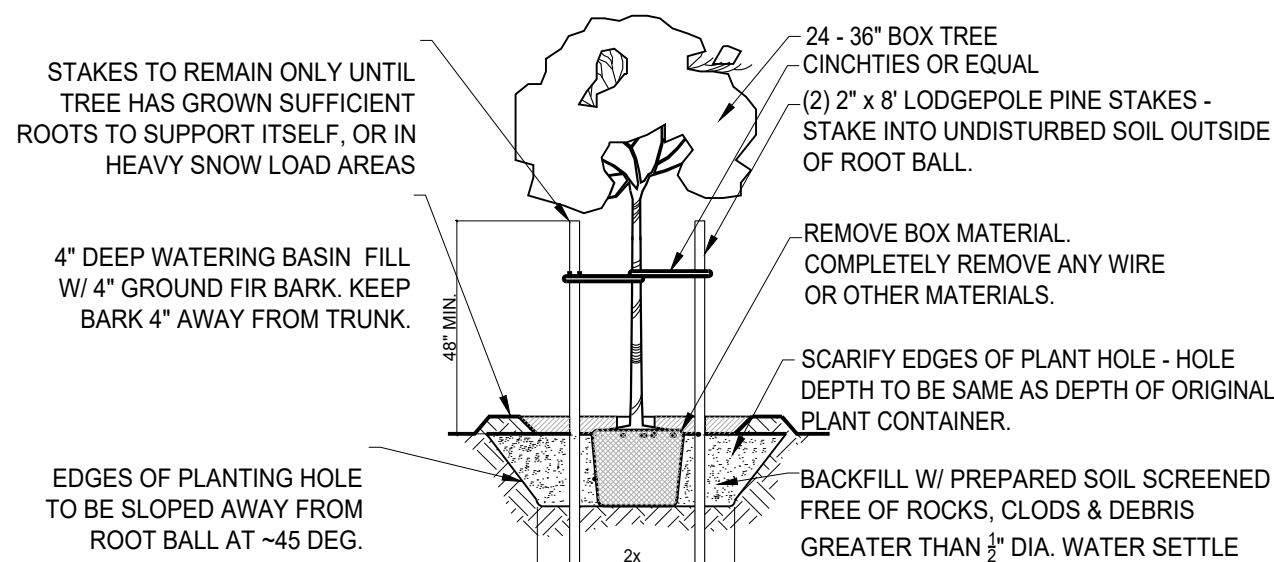
FULL CIRCLE PRODUCTS ARE AVAILABLE LOCALLY OR FROM THEIR PLANT IN MINDEN, NEVADA -
FOR MORE INFORMATION GO TO <http://fullcirclecompost.com/>



5 SHRUB PLANTING DETAIL NOT TO SCALE

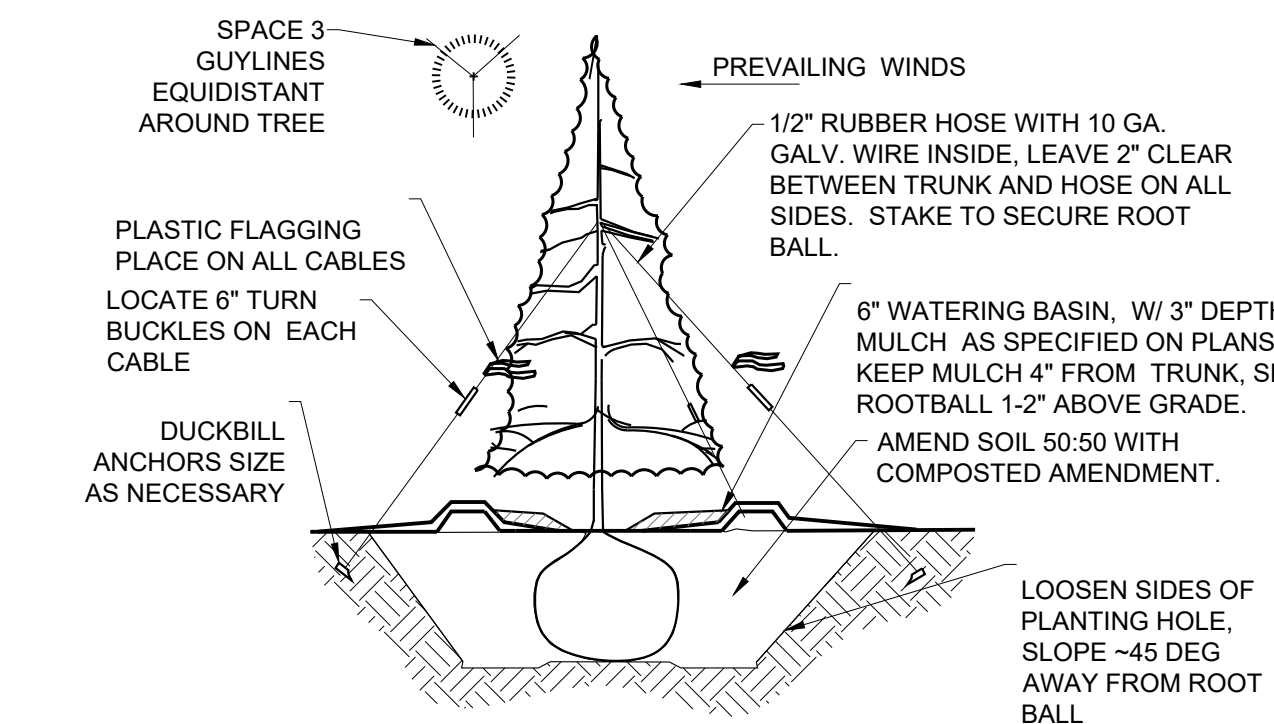


6 MASS PLANTING DETAIL



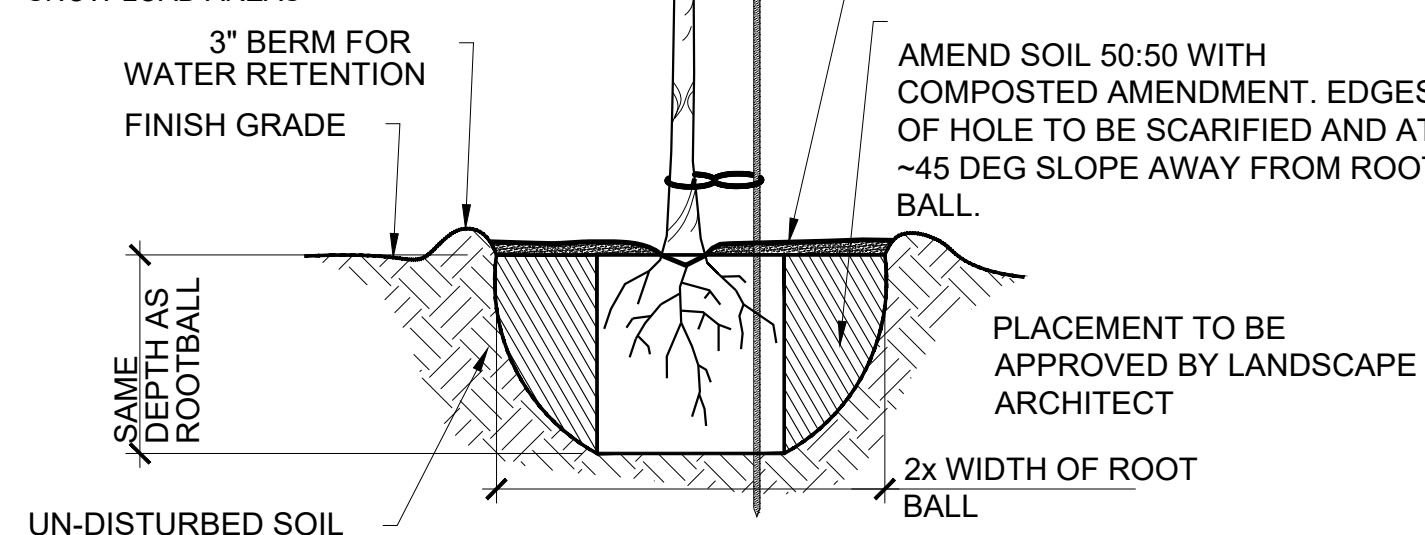
- NOTES: (ROOT BALL) BACKFILL.
1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREES MUST STAND UPRIGHT TO BE ACCEPTABLE.
 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.
 3. TOP OF ROOT BALL MUST BE THE SAME AS EXIST. GRADE - NO NATIVE SOIL TO BE PLACED ON ROOT BALL.
 4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT OUTER EDGE OF ROOT BALL, NOT AT TRUNK.
 5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.
 6. PREPARE BACKFILL MIX IN ACCORDANCE WITH SOIL TESTING LAB RECOMMENDATIONS.

1 BOX TREE PLANTING DETAIL NOT TO SCALE

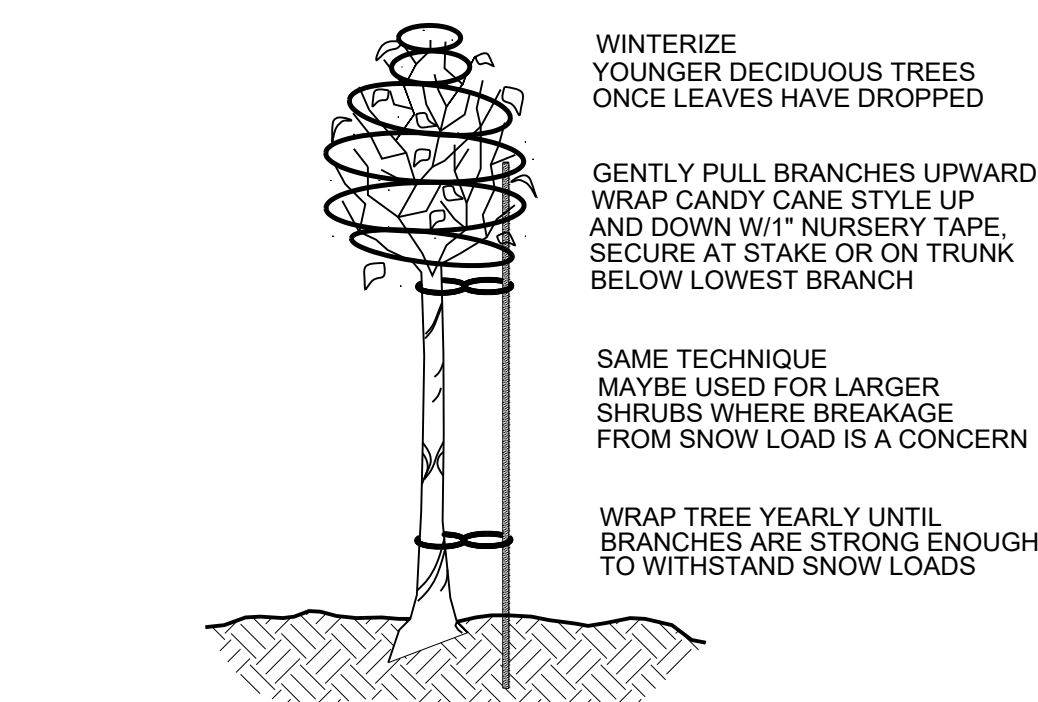


2 CONIFER PLANTING DETAIL NOT TO SCALE

NOTE:
TREES IN HIGH WIND OR HEAVY
SNOW LOAD AREAS MAY
REQUIRE 2 STAKES. STAKE(S) TO
REMAIN ONLY UNTIL TREE HAS
GROWN SUFFICIENT ROOTS TO
SUPPORT ITSELF, OR IN HEAVY
SNOW LOAD AREAS



3 TREE PLANTING DETAIL



4 TREE & SHRUB WINTERIZATION DETAIL

LAMPERTI CONSTRUCTION PRELIMINARY PLANT REQUIREMENT INVENTORY															
TREES										SHRUBS			REVEG MIX		
AREA	MEASURE	TREES REQUIRED PER LOT (BASED ON COUNTY CODE)	AREA REQUIRED/ PROVIDED	TREES EXISTING TO REMAIN	TREES EXISTING TO REMOVE	TREES REQUIRED	TREES NOTED BY FIELD	TREES PROVIDED (ON PLAN)	SHRUBS REQUIRED	SHRUBS PROVIDED (ON PLAN)	SHRUBS/COVER/8' BROADLEAF RECOMMENDED	SIZES	PERENNIALS PROVIDED (ON PLAN)	SQUARE FEET	COMMENTS
Enforced Area	5041 SF	1740# PER 100 SF +/- 50172024 SF		12	7	38	8	24" Box 3	202	141		#5 73		2415	EXIST 12 EXISTING TREES TOWARD REQUIRED 35. 73 EXISTING TREES EXPECTED TO BE REMOVED FOR DEFINABLE SPACE. PLANTERS AT BUILDING FOUNDATIONS SHALL BE PLANTED WITH LOW GROWING, NON-WOODY HIGH MOISTURE PERENNIALS. REDUCING TREES IN OR NEAR HAZARD ZONE STORAGE AREA. SOME REQUIREMENTS APPLIED TO 1.5 SOFTED TREE LINE BUFFER.
							0	0	15	3	24" Box 3	61	43	#5 36	
50# PROPERTY LINE BUFFER	305 LF	1240# PER 20 LF +/- 157358.3 SF		0	0	15						#1 1/2" 46	46	0	THE QUANTITIES OF TREES REQUIRED WOULD REQUIRE DOWNGRADING IN AN AREA THAT WOULD BE COVERED IMPACTED BY SNOW REMOVAL PRACTICES, THEREFORE ONLY ONE TREE IS PROVIDED IN THE ADJACENT OCCURRED AREA
							3	1	24" Box 1		12	4	20	#1 1/2" 20	
ADJACENT TO STREET 1 STREET BUFFER 6' X 6' WIDE	60	1194# PER 20 LF +/- 317254 SF		0	0	3	2	24" Box 0	36	25		#5 26	0	USE SHRUBS TO TIE GRAPS. CREATE SCENE OF TREES TOWARD DISTURBED AREA REQUIREMENTS TO COMPENSATE FOR SLOPE IMPACTS - 28' TREES EXIST BUT MAY REQUIRE THINNING FOR DEFENSIBLE SPACE	
							7	7	1/2" 0	11	12	#1 1/2" 12	0		
140 Buffer, Southeast Line	179 LF	1165# PER 20 LF +/- 917285 SF		23	5	9	2	24" Box 0	36	25		#5 26	0	THE STANDARD STATED IN SECTION 18.46.000(c)(2) ONLY NAMES RECOMMENDATIONS FOR DENSITY WITH NO PARAMETERS FOR ACHIEVING THIS, WHICH IS THE DEFECT IN MATERIALS FOR THE DISTURBED AREA AS APPLIED TO COMPENSATE AND COMPLEMENT EXISTING BUFFER MATTER.	
							7	7	1/2" 0	11	12	#1 1/2" 12	0		
140 Buffer, Southeast Line	136 LF	1165# PER 20 LF +/- 717285 SF		0	0	7	2	24" Box 0	28	8		#5 45	0	PLANTED AT BUILDING FOUNDATIONS SHALL BE PLANTED WITH LOW GROWING NON-WOODY HIGH MOISTURE PERENNIALS	
									0	28	8	0			#1 1/2" 115
INTERIOR PARKINGS	17 SPACES	200 SF PER 5 STALLS AND 271 594 SF/STALLS - 480 SF 77 1/3 SF	600 SF / 738 SF	0	0	7	2	24" BOX 0	17	12	5	#5 33	0		
									5	5	1/2" 0				#1 1/2" 115
				35	12	79	0	0	34	336	316	#67	316	316	
NOTES: THE DRAINAGE ALIGNMENT ALONG THE WEST PROPERTY LINE PRECLUDES BUILT AREA TO GET EVEN DISTRIBUTION OF ALL OF THE REQUIRED TREES THAT LENGTH. 30% OF GROUND COVER AND PERENNIALS WILL BE IN 4" CONTAINERS AS AVAILABLE.															
4" x 12" TREES, 6" x 8" TREES, 8" x 10" TREES															
TREES AND SHRUB QUANTITIES SHALL DIFFER FROM DC STANDARDS TO PROVIDE ADEQUATE DEFENSIBLE SPACE REDUCED FUELS AND EXISTANT S' CLEARANCE TO STRUCTURES. TO PREVENT OVER GROWING OF MATERIALS AND PROTECT FROM HAZARD ZONE STORAGE PRACTICE. ALL PLANTS WITHIN THE S' CLEARANCE ARE HIGH WATER CONTENT PLANTS AND CREATE "WAIN SCORCH" PROTECTION TO THE STRUCTURES															

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PRELIMINARY PLANTING NOTES AND DETAILS

Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

[illegible]

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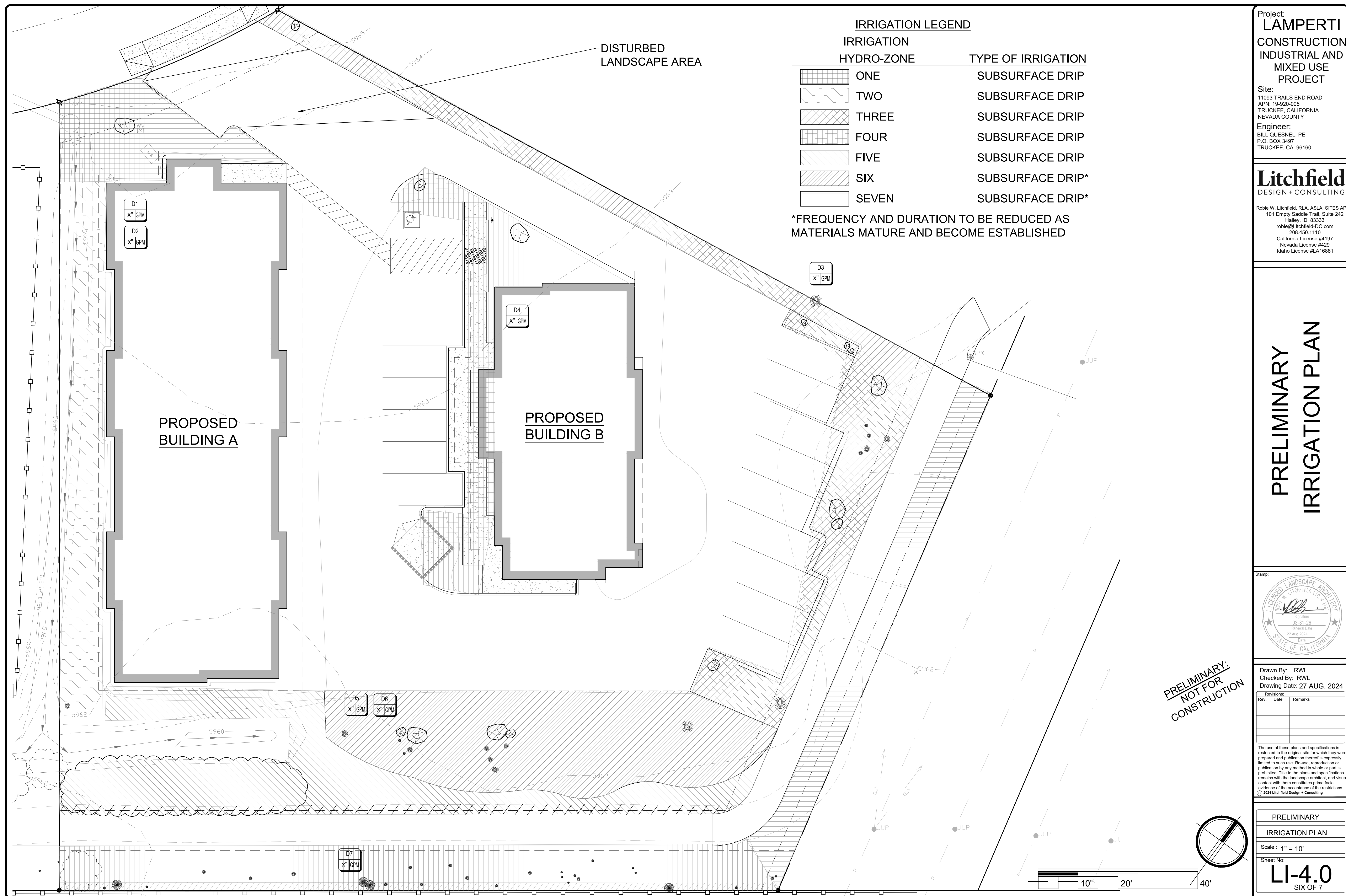
PRELIMINARY PLANTING

NOTES AND DETAILS

Scale : NO SCALE

Sheet No:

LP-3.1
FIVE OF 7



Project:
LAMPERTI
CONSTRUCTION
INDUSTRIAL AND
MIXED USE
PROJECT

Site:
1093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
WILL QUESNEL, PE
P.O. BOX 3497
TRUCKEE, CA 96160

Litchfield
DESIGN + CONSULTING

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PRELIMINARY IRRIGATION PLAN

amp:



Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

Revisions:		
Rev.	Date	Remarks

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PRELIMINARY

IRRIGATION PLAN

②: $1'' = 10'$

et No:

LI-4.0

Worksheet A - Water Efficient Landscape Worksheet

This worksheet shall be filled out by the project applicant and is required to be submitted with the Landscape Design Plan

This form is required for the following projects:

- All projects that propose landscaping 2,500 s.f. or greater; and
- Projects with 500 s.f. or more but less than 2,500 s.f. of landscaping that are not proposing use of the prescriptive approach (Worksheet C)

A project applicant shall complete the Water Efficient Landscape Worksheet which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for nonresidential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Allowed Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

Reference Evapotranspiration (ET_o) = 32.1

Is this a residential project? **No**

Hydrozone #/ Planting Description ^a	Plant Factor (PF) ^b	Irrigation Method ^c	Irrigation Efficiency (IE) ^d	ETAF ^e (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^f
1-Mixed tree, shrubs/per's	0.4	Drip	0.81	0.5	848	419	8,334
2-Riparian trees/shrubs	0.7	Drip	0.81	0.9	1,230	1,063	21,155
3-Mixed tree, shrubs/per's	0.5	Drip	0.81	0.6	2,300	1,420	-
4-Mixed tree, shrubs/per's	0.4	Drip	0.81	0.5	1,300	642	-
5-Mixed tree, shrubs/per's	0.5	Drip	0.81	0.6	2,275	1,404	-
6-Native Grasses	0.1	Drip	0.81	0.1	2,435	301	-
7-Mixed tree, shrubs, grass	0.1	Drip	0.81	0.1	2,048	253	5,032
na	0	Drip	0.81	0.0	-	-	-
Totals					12,436	5,501	-
Average ETAF for Regular Landscape Areas					-	0.44	-

If it is a residential project:

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.

Special Landscape Areas (SLA) - Areas of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

Hydrozone #/ Planting Description ^a	Plant Factor (PF) ^b	Irrigation Method ^c	Irrigation Efficiency (IE) ^d	ETAF ^e (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^f
1	1			1		0	0
2	1			1		0	0
3	1			1		0	0
4	1			1		0	0
5	1			1		0	0
6	1			1		0	0
7	1			1		0	0
na	1			1		0	0
Totals					0	0	0
Average ETAF for All Landscape Areas (Site-wide)					-	0.44	-
Estimated Total Water Use (ETWU) Total					-	-	109,498
Maximum Allowed Water Allowance (MAWA) for Residential Areas ^g					-	-	136,128
Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas ^g					-	-	111,376

To comply with this chapter, the ETWU must be equal to or less than the MAWA.

If it is a residential project: The ETWU complies with the MAWA.

^a Hydrozone#/Planting Description Examples: 1) Front lawn; 2) Low water use plantings; 3) medium water use planting

^b Plant Factor (PF) is a factor, when multiplied by ET_o, estimates the amount of water needed by plants. The plant factor range for very low

^c Irrigation Method: Overhead spray or drip

^d Irrigation Efficiency: 0.75 for spray head; 0.81 for drip

^e ETAF: Estimated Total Adjustment Factor. Factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to

^f ETWU (Annual gallons required): $ET_o \times 0.62 \times ETAF \times Area$ (0.62 is a conversion factor that converts acre-inches per acre

^g MAWA (Annual Gallons Allowed): $(ET_o)(0.62)(ETAF \times LA) + ((1-ETAF) \times SLA)$

0.62 = conversion factor that converts acre-inches per acre per year to gallons per square foot per year

LA = total landscape area in square feet

SLA = total special landscape area in square feet

ETAF = Evapotranspiration Adjustment Factor, which adjusts for plant factors and irrigation efficiencies;

Worksheet B Water Efficient Landscape Certificate of Completion (This form is required at final inspection)

Project Information:

Project Address: 11093 Trails End APN: 19-920-005

Permit Number: Project Name: Lamperti Construction Industrial/MU Project

Section A: Landscape Designer

I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape and irrigation designs and water use calculations comply with the requirements of the Water Efficient Landscape Ordinance (Development Code Section 18.040.060), and the Documents for Compliance is complete and conform to the requirements of the Ordinance, OR

Name: Robie Litchfield Relationship to Project: Landscape Architect

Company Name (if applicable): Litchfield Design + Consulting State License # (if applicable): 4197

Signature: Robie Litchfield Date: 25 July 2024

Section B: Landscape Installer

I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Documents for Compliance and complies with the requirements of the Water Efficient Landscape Ordinance (Development Code Section 18.040.060); (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in accordance with the requirements of the Water Efficient Landscape Ordinance and includes an irrigation schedule, irrigation maintenance schedule, and irrigation inspection report completed by an approved USEPA WaterSense Labeled approved third-party inspector.

Name: Relation to Project:

Company Name (if applicable): State License # (if applicable):

Signature: Date:

Section C: Owner/Representative

I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Documents for Compliance and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedules and addresses the recommendations provided in the irrigation inspection report.

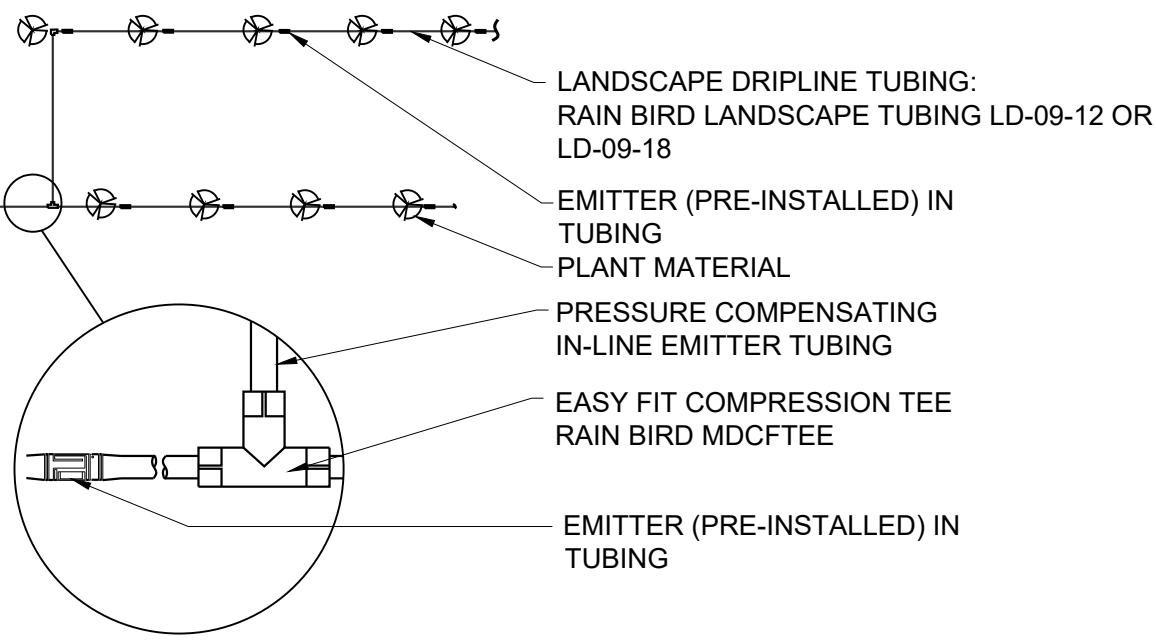
Name: Phone:

Relationship to Owner/Company: Email:

Signature: Date:

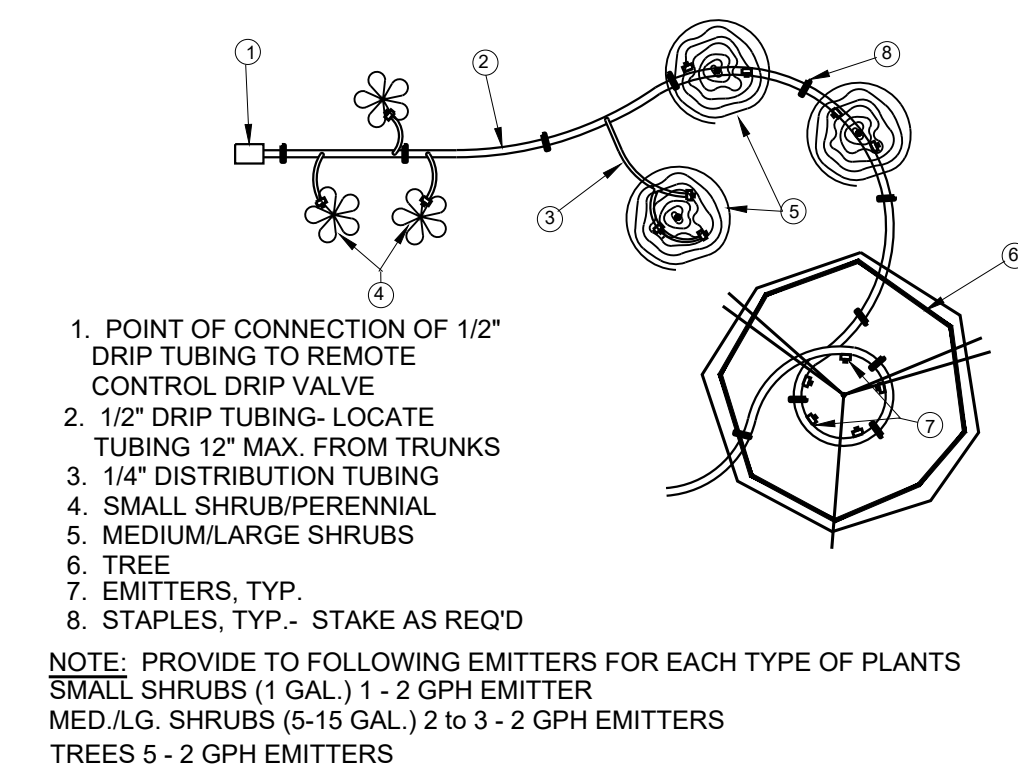
Qualified irrigation service provider: The following individuals are authorized to provide services required by the Water Efficient Landscape Ordinance in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

** Please attach the irrigation schedule, irrigation maintenance schedule, and irrigation inspection report



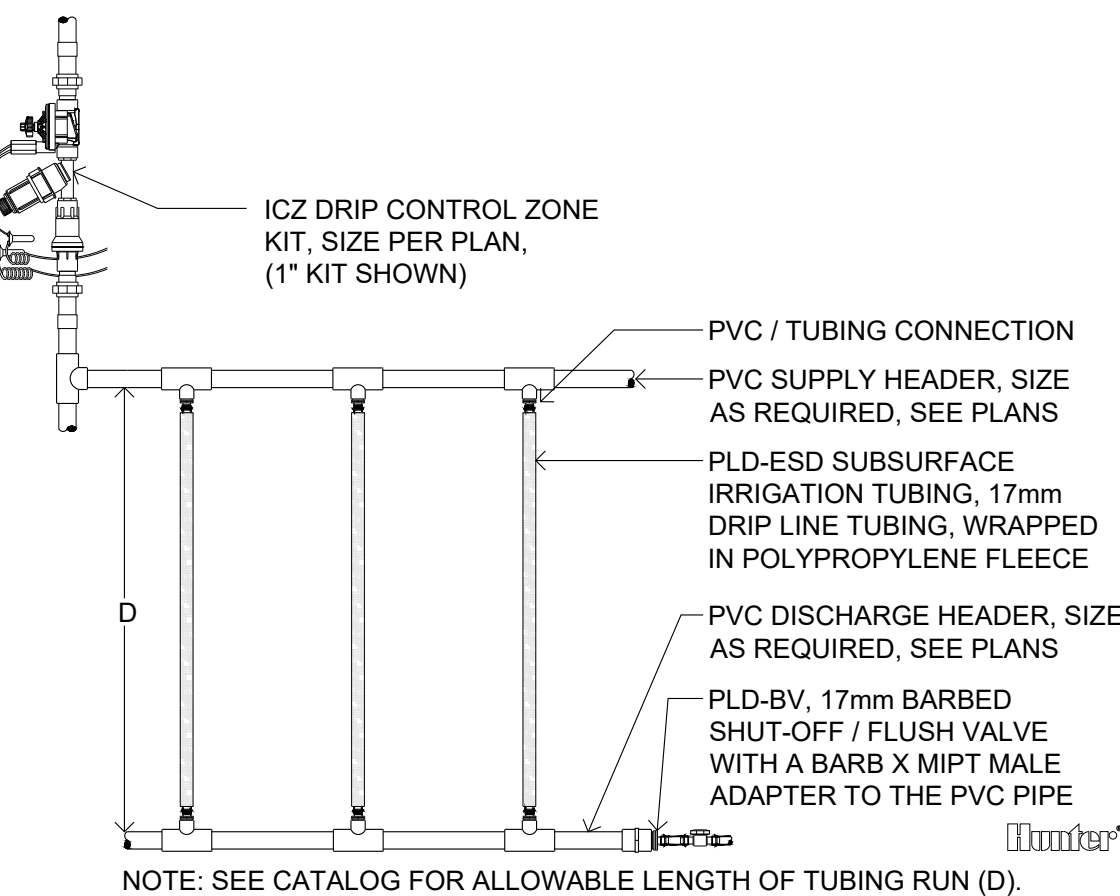
9 DRIPLINE CONNECTIONS DETAIL

NOT TO SCALE



10 TYPICAL DRIP LAYOUT DETAIL

NOT TO SCALE

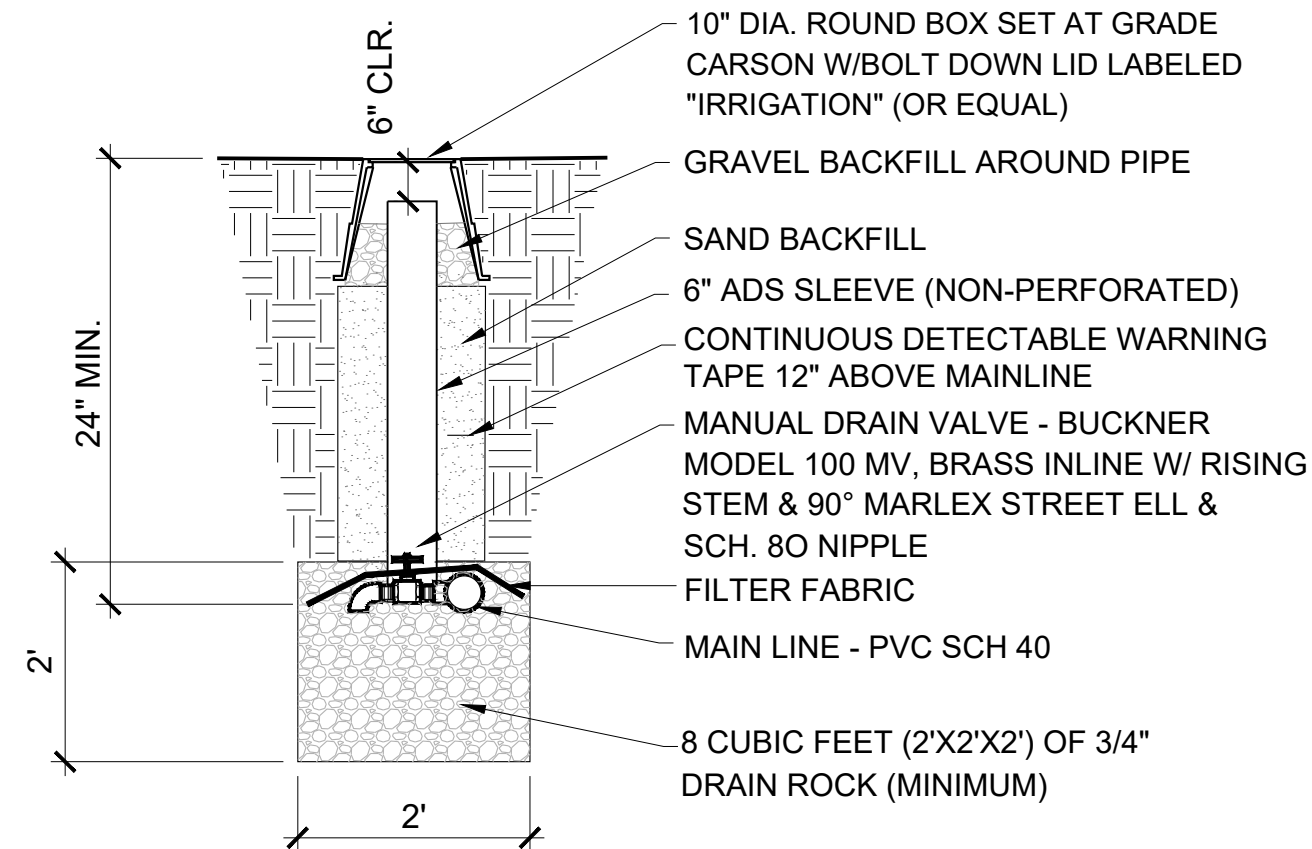


11 HUNTER ECO-TUBE PLAN - LARGE AREA

NOT TO SCALE

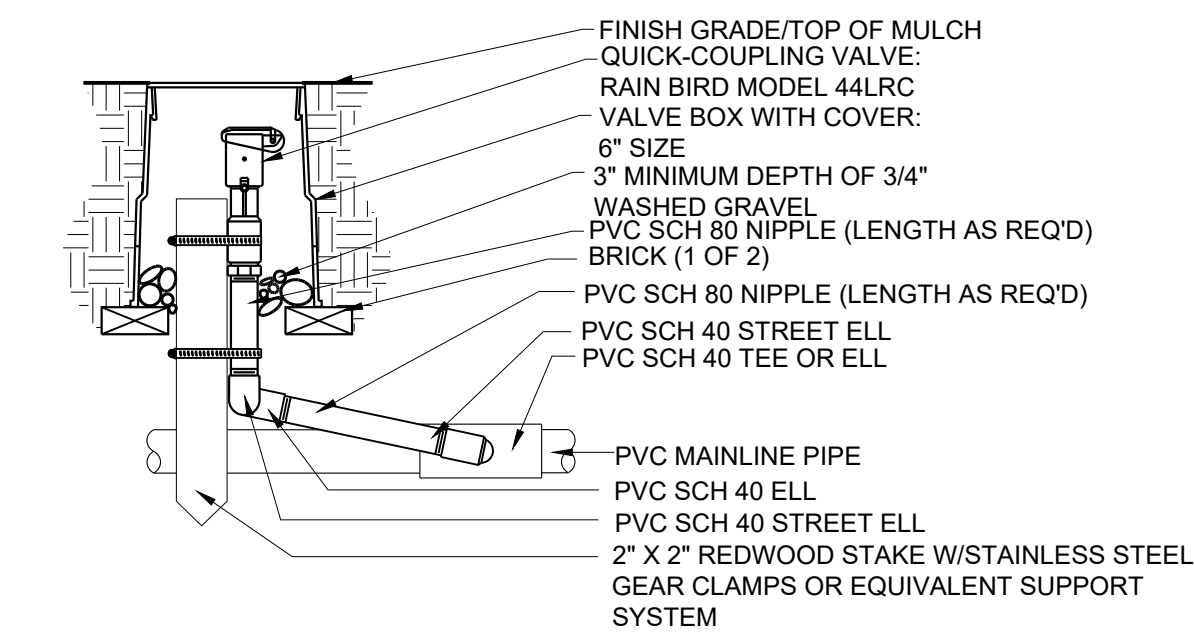
PRELIMINARY IRRIGATION NOTES

- IRRIGATION EQUIPMENT DETAILED IS NOT YET SHOWN ON PLAN
- ALL IRRIGATION VALVES SHALL CONTROL DRIP IRRIGATION TECHNOLOGIES
- NO POP-UP SPRAY IRRIGATION IS INTENDED
- DRIP TECHNOLOGIES INCLUDE SUBSURFACE INLINE EMITTER DELIVERY AS WELL AS SURFACE 1/2\"/>



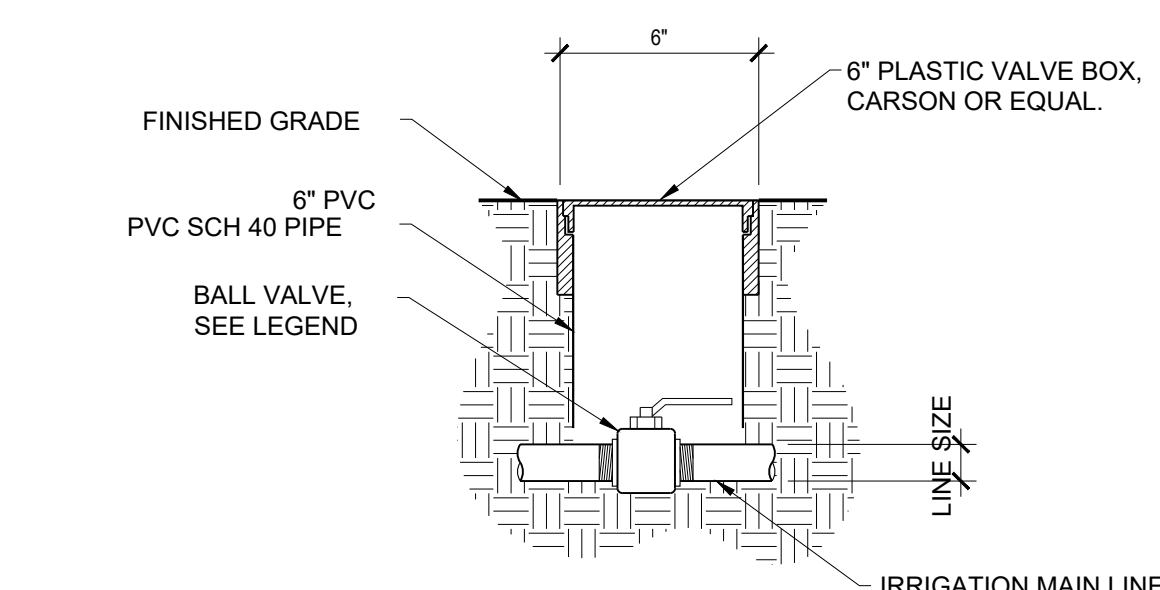
5 MANUAL DRAIN VALVE DETAIL

NOT TO SCALE



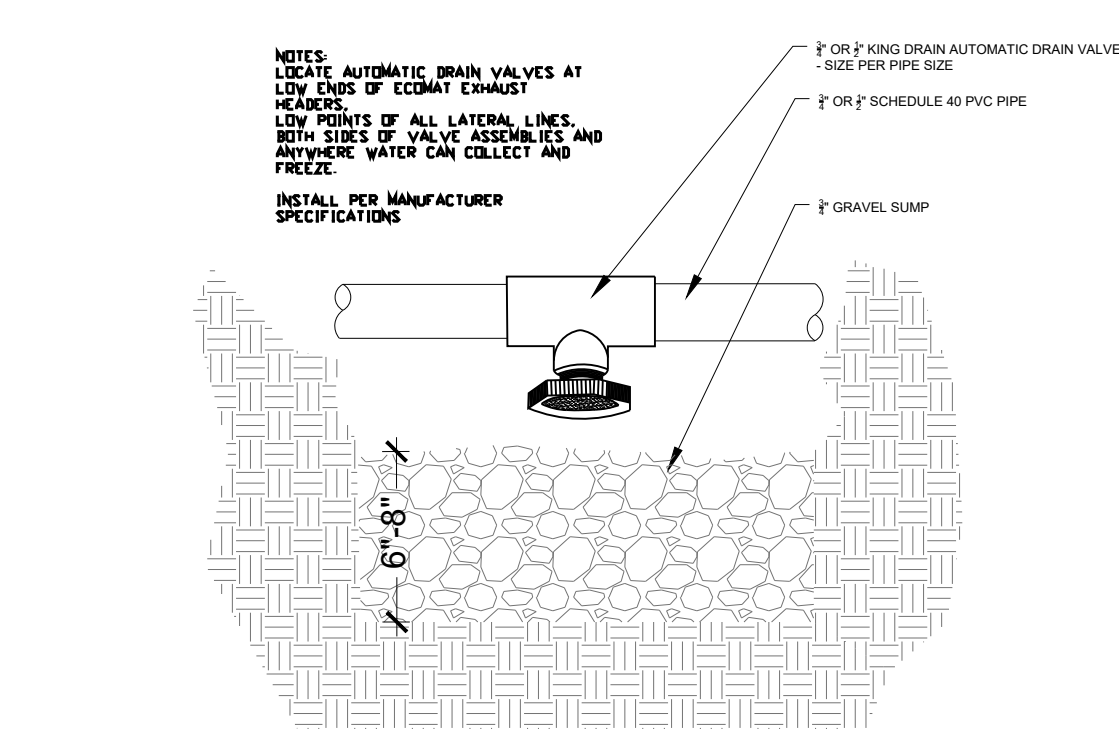
6 QUICK-COUPLING VALVE DETAIL

NOT TO SCALE



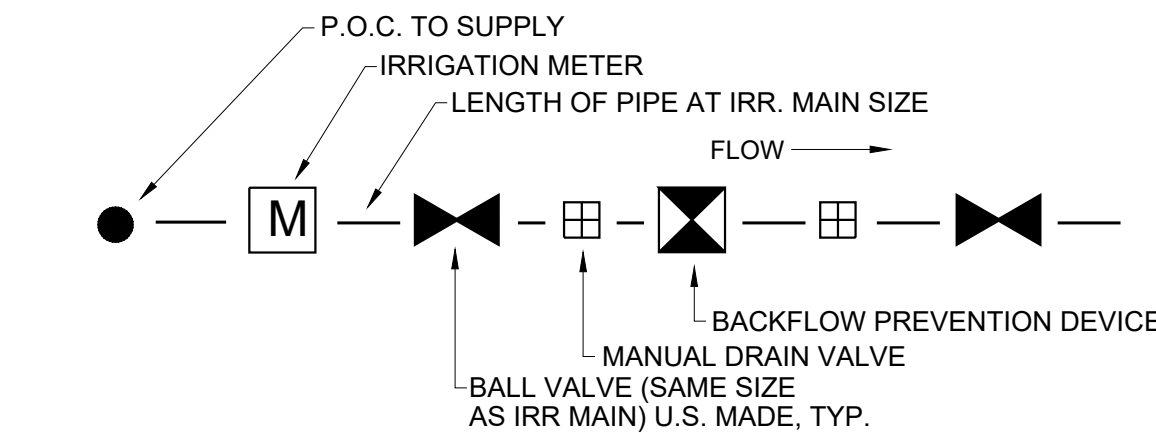
7 THREADED BALL VALVE DETAIL

NOT TO SCALE



8 AUTOMATIC DRAIN VALVE DETAIL

NOT TO SCALE

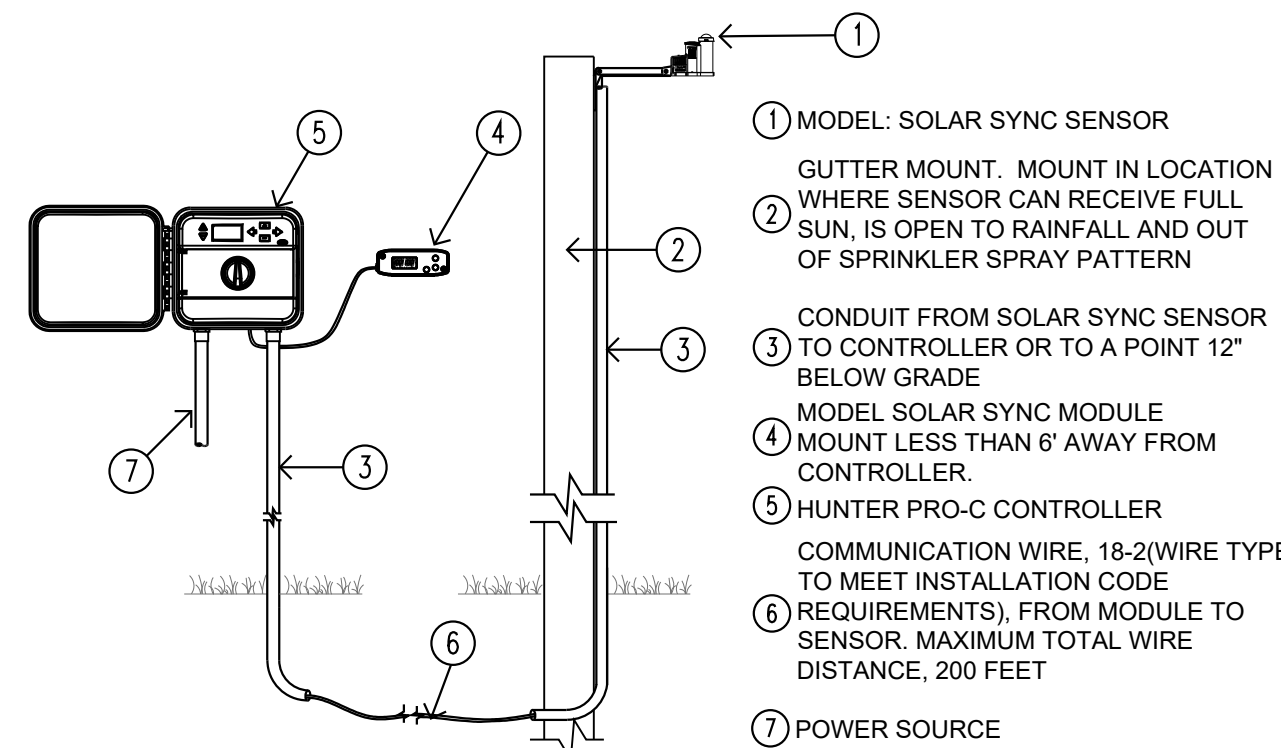


NOTES:

- REFER TO BACKFLOW PREVENTION DETAIL FOR MORE INFORMATION
- LOCATE ASSEMBLY IN PLANTER AREA WHENEVER POSSIBLE. EXACT LOCATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT

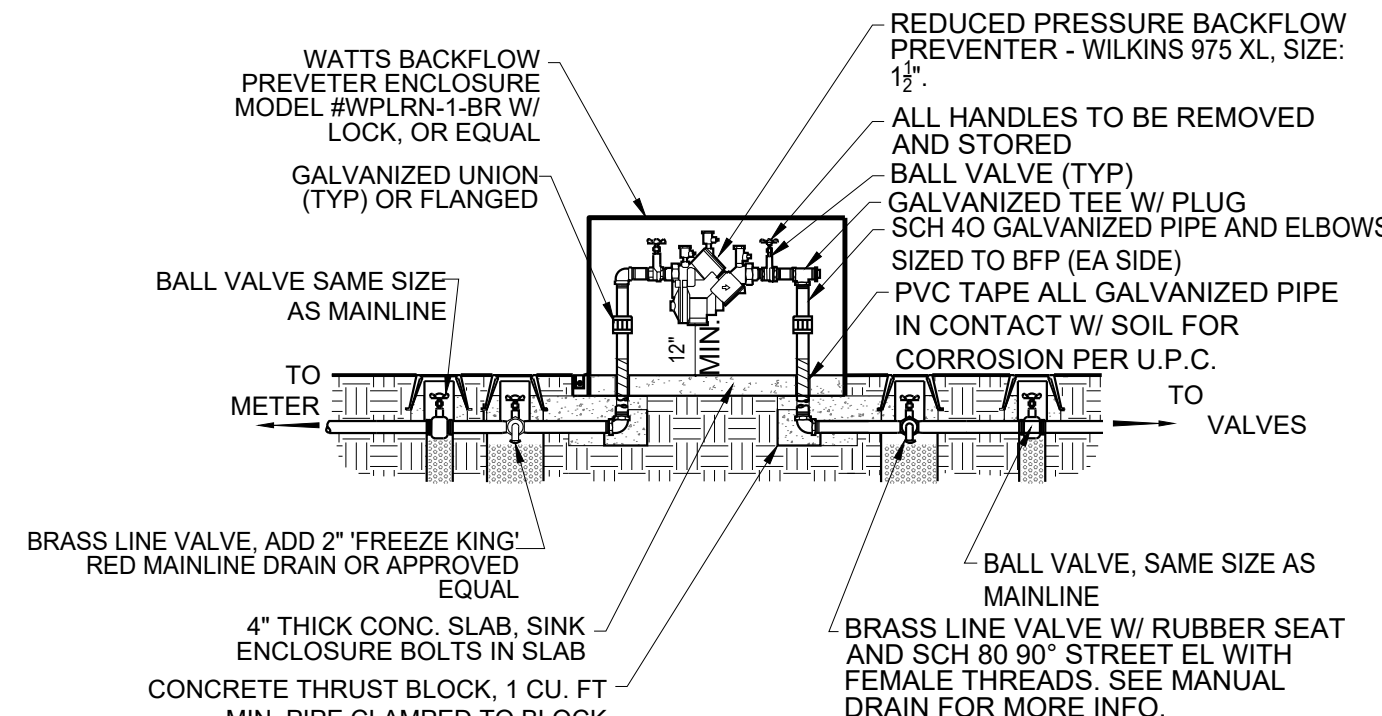
POINT OF CONNECTION DETAIL

NOT TO SCALE



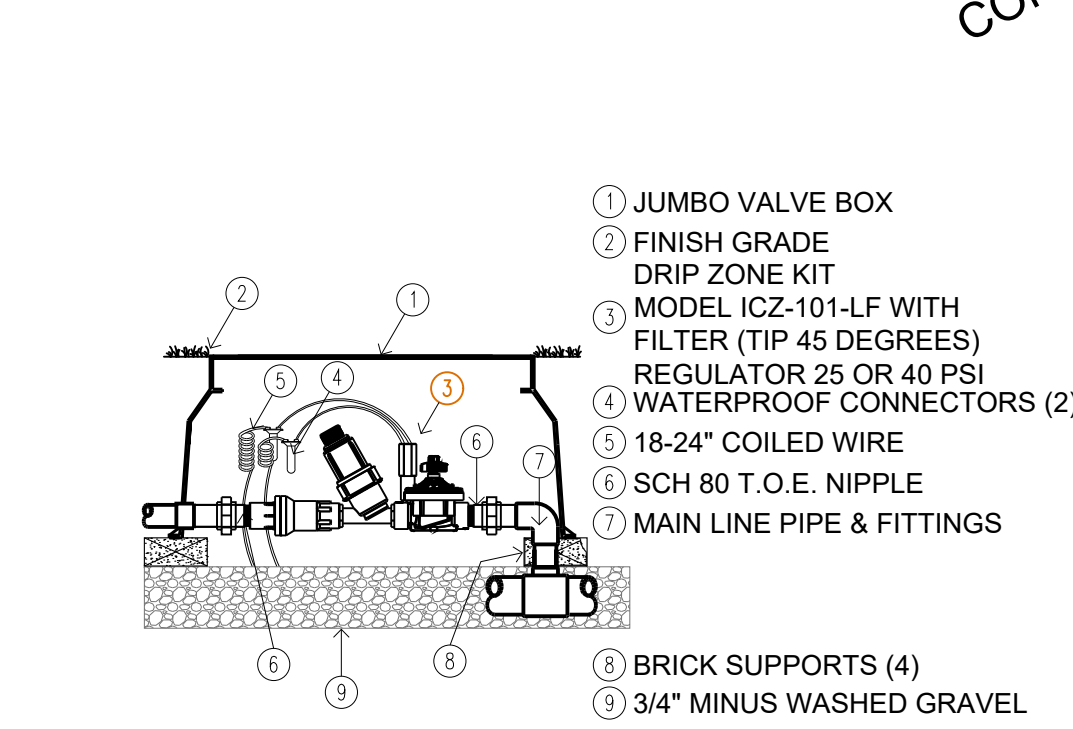
CONTROLLER AND SOLAR SENSOR DETAIL

NOT TO SCALE



3 R.P. BACKFLOW PREVENTER DETAIL

NOT TO SCALE



4 DRIP CONTROL ZONE

NOT TO SCALE

Project: LAMPERTI CONSTRUCTION INDUSTRIAL AND MIXED USE PROJECT

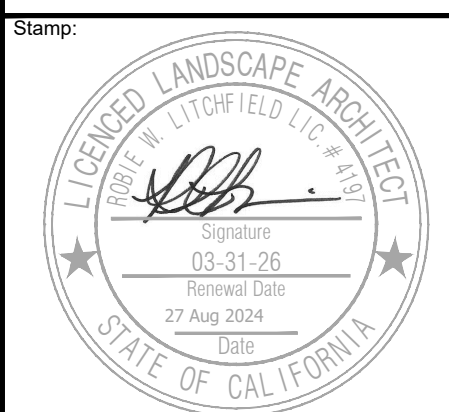
Site:
11093 TRAILS END ROAD
APN: 19-920-005
TRUCKEE, CALIFORNIA
NEVADA COUNTY

Engineer:
BILL QUESNEL, PE
P.O. BOX 3497
TRUCKEE, CA 96160

Litchfield DESIGN + CONSULTING

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PRELIMINARY IRRIGATION NOTES AND WELW



Drawn By: RWL
Checked By: RWL
Drawing Date: 27 AUG. 2024

Revisions:	Date	Remarks

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PRELIM. IRRIGATION
NOTES AND WELW
Scale : 1" = 10'
Sheet No:
LI-4.1
SEVEN OF 7

LEGEND

ASPHALT FINISH SURFACE ELEVATION

TOP OF CURB ELEVATION

AC PAVING (3" AC/8" AB) - PARKING/DRIVEWAY

AC PAVING (2" AC/6" AB) - BIKE PATH

BUILDING FOOT PRINT & ROOF OUTLINE

DRAINAGE INLET (24"x24" UNLESS NOTED)
TOP OF GRATE ELEV = TG

STORM DRAIN PIPE (SOLID WALL), SIZE PER PLAN

PARKING LOT INFILTRATION GALLERY W/ PERFORATED PIPE

6" CURB & CONCRETE SIDEWALK (6' TOTAL WIDTH AT PARKING STALL)

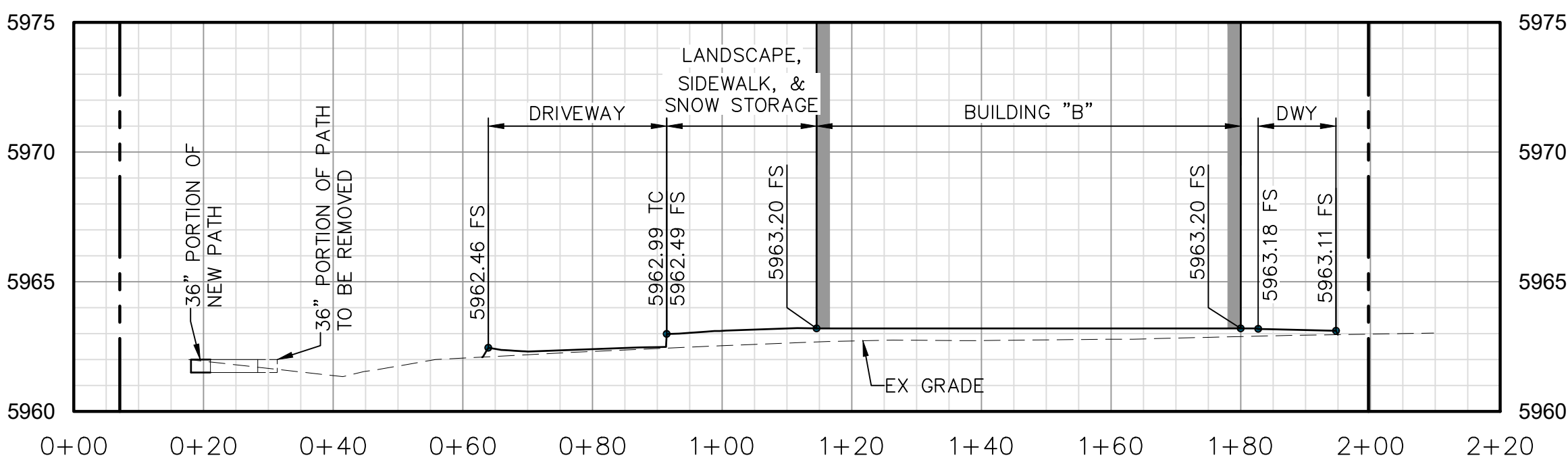
SNOW STORAGE (PARKING)

SNOW STORAGE (SIDEWALK)

48" ACCESSIBLE ROUTE TO BUILDING A

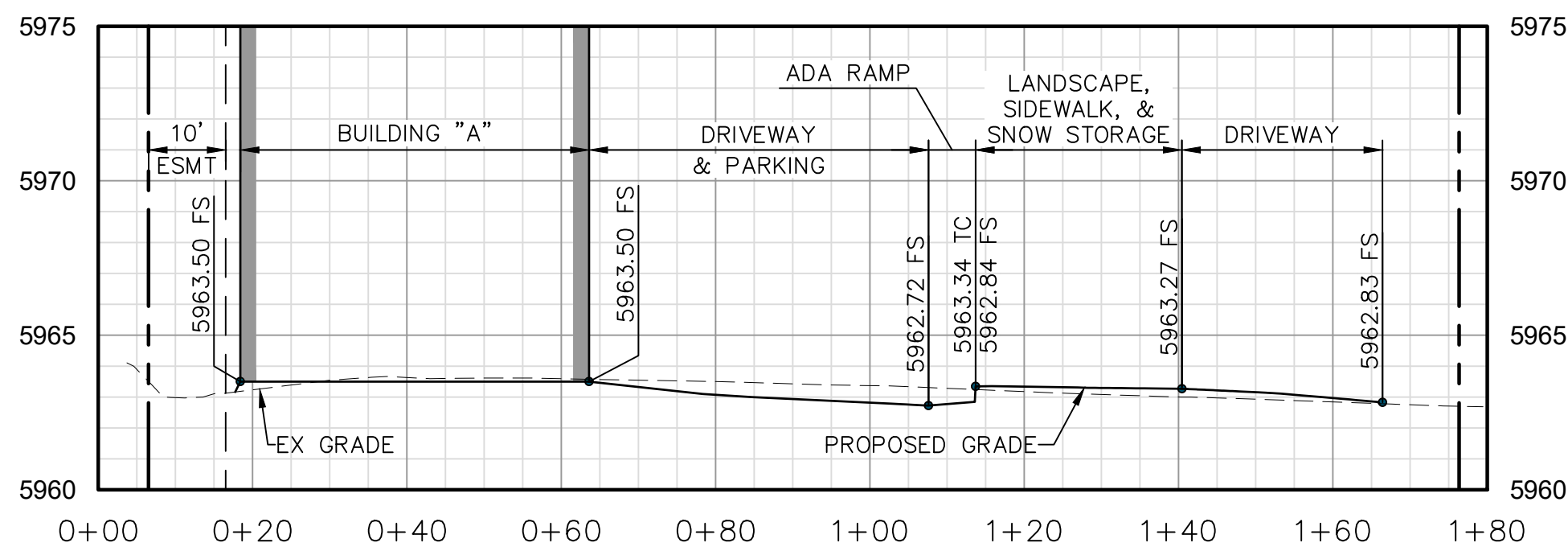
ACCESSIBLE PARKING STALL

10'x10' DUMPSTER ENCLOSURE



SECTION A-A

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

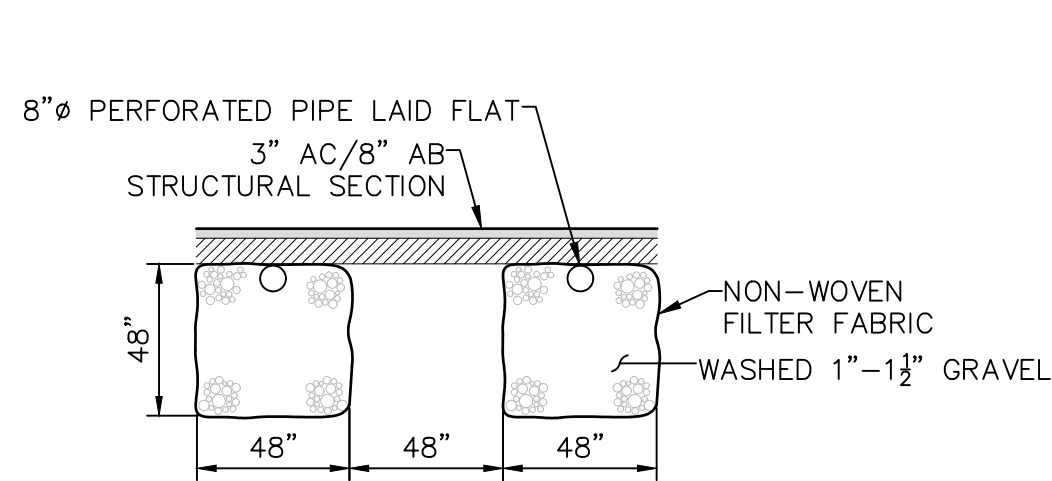


SECTION B-B

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

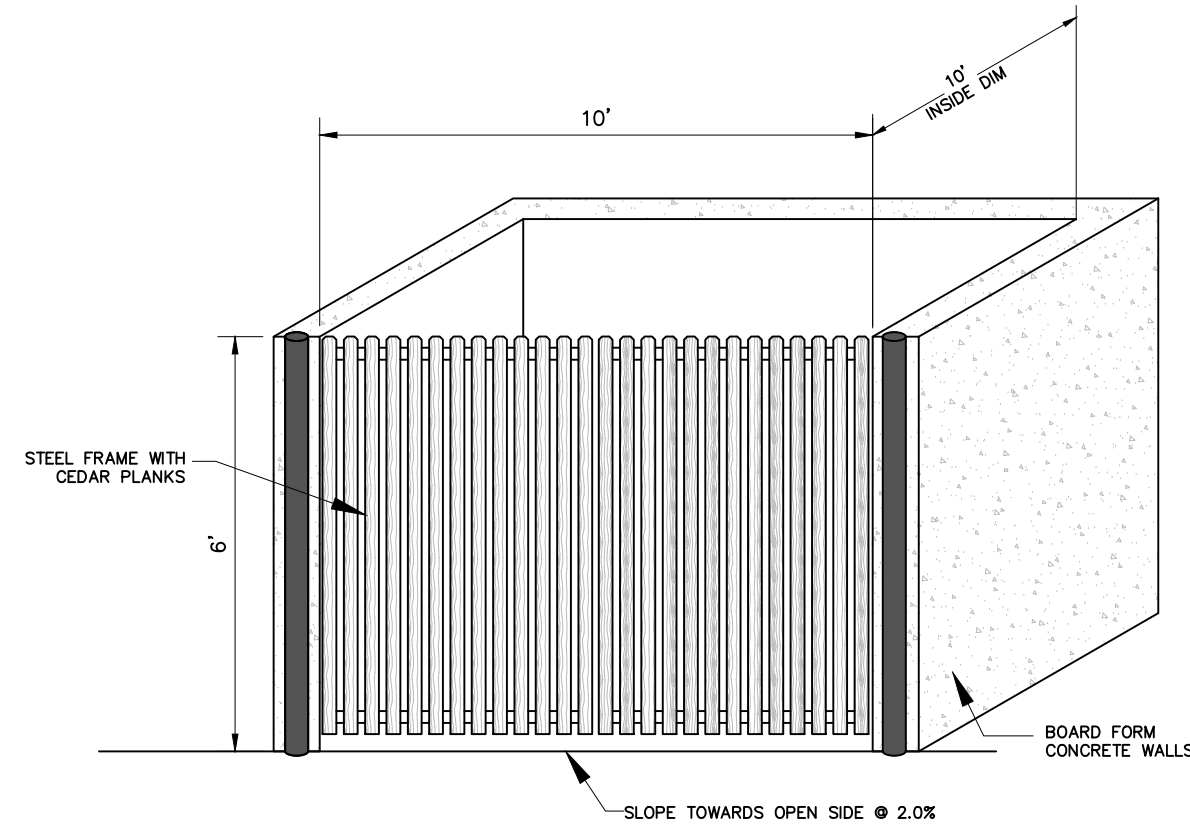
NOTE

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.



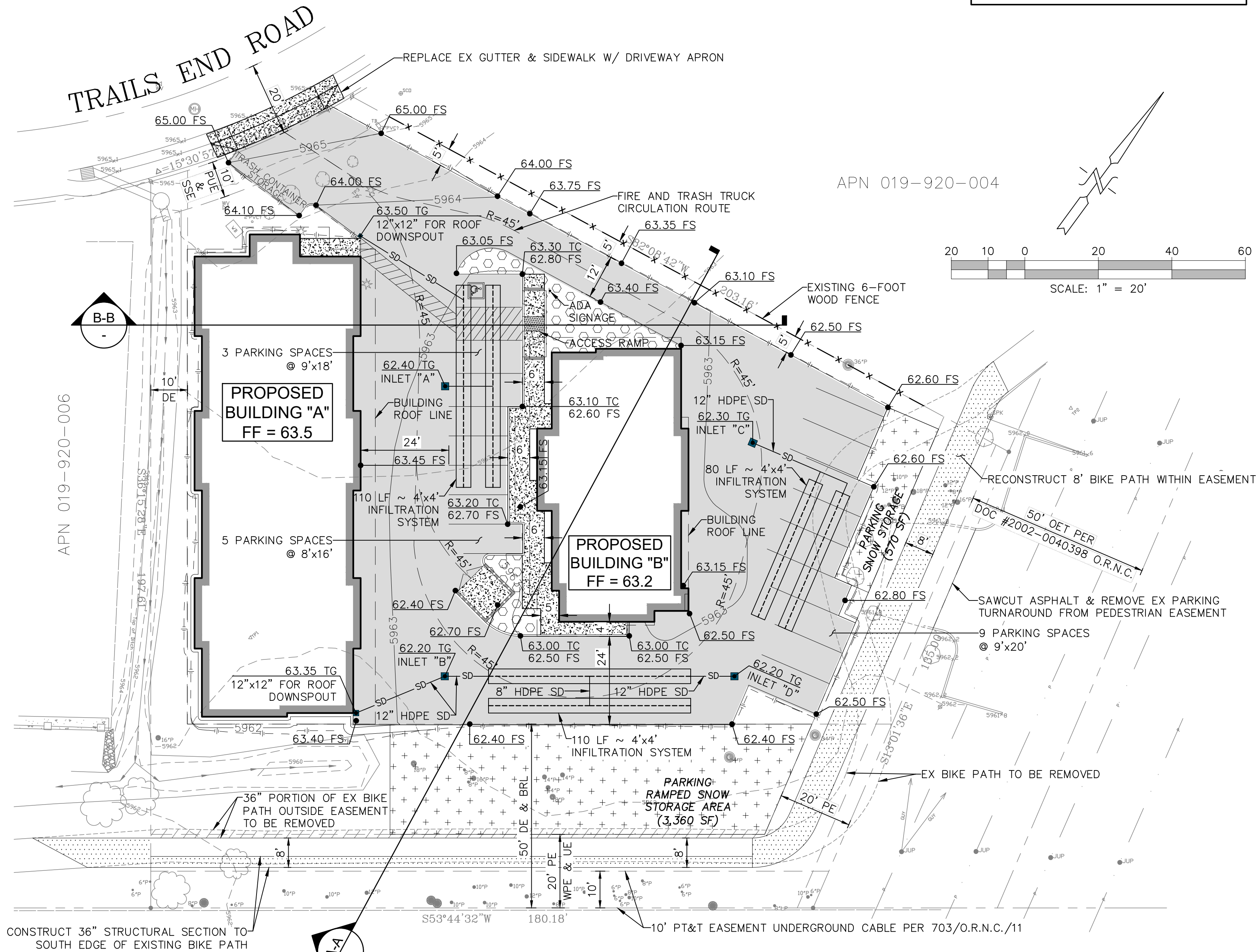
INFILTRATION GALLERY

SCALE: 1" = 5'



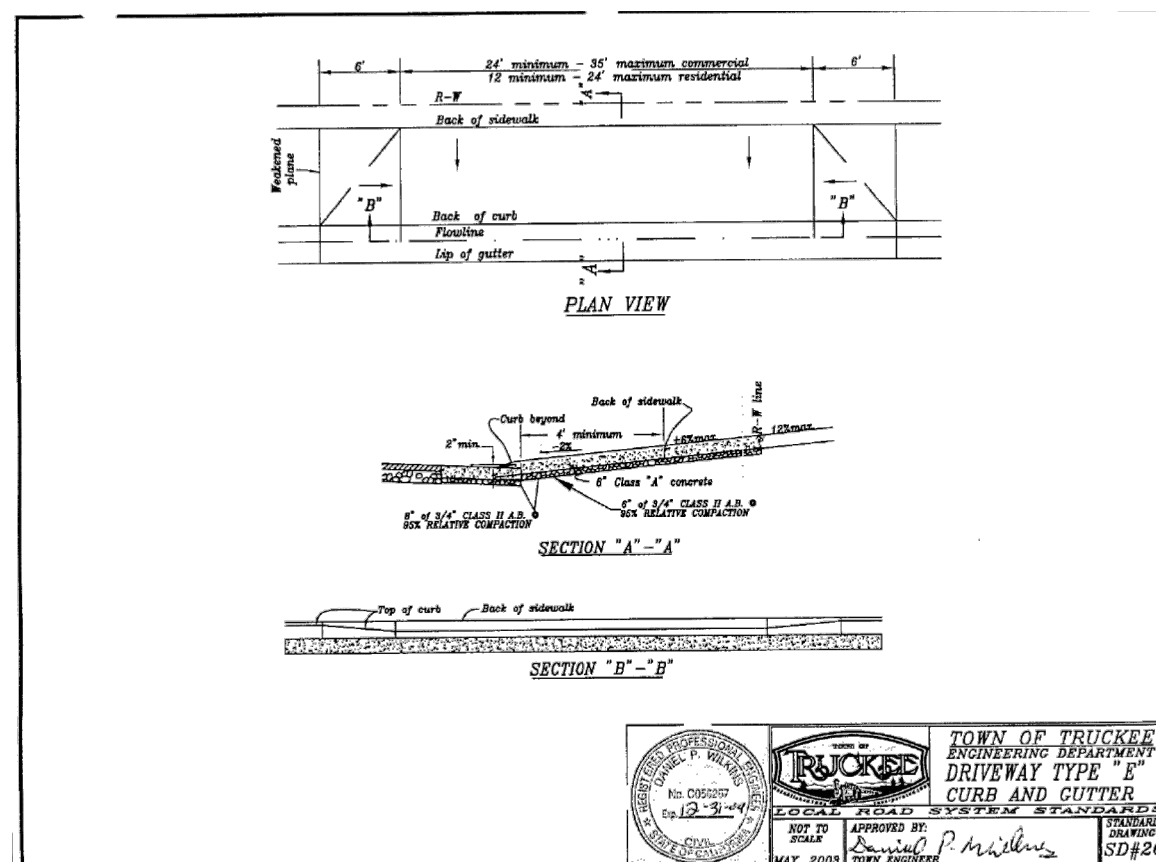
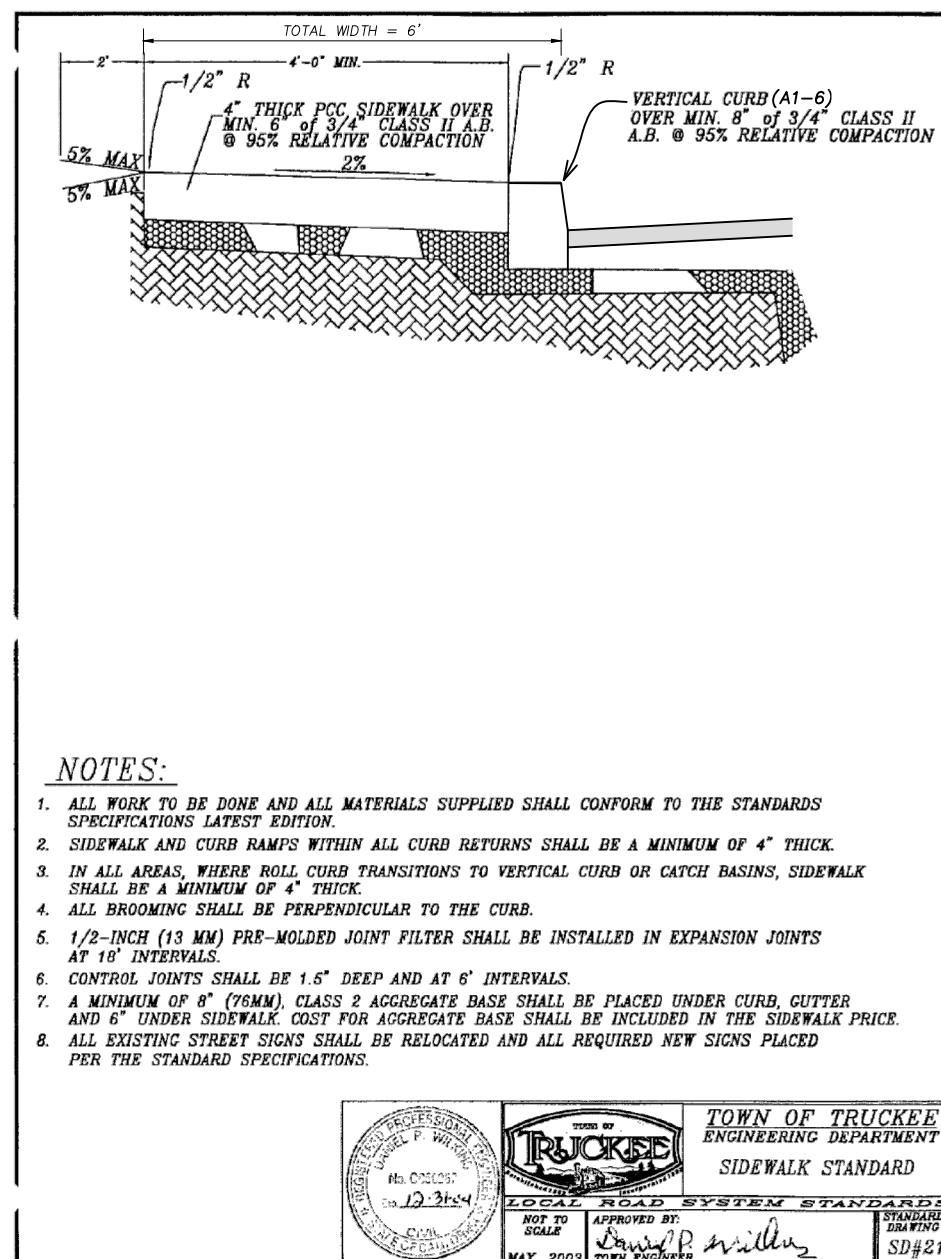
TRASH ENCLOSURE

NO SCALE



PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 20'



EARTHWORK QUANTITY

CUT = 58 CY
FILL = 347 CY
NET FILL = 288 CY

PARKING CALCULATION

5,623 SF INDUSTRIAL @ 1 SPACE/500 SF = 11.25 SPACES
1,125 SF INCIDENTAL OFFICE @ 1 SPACE/500 SF = 2.25 SPACES
696 SF OFFICE (BEYOND INCIDENTAL) @ 1 SPACE/250 SF = 2.78 SPACES
2 RESIDENTIAL UNITS @ 1 SPACE/UNIT = 2.00 SPACES
TOTAL SPACES REQUIRED = 18.28 SPACES
ROUND DOWN TO: 18 SPACES
PARKING SPACES PROVIDED (INCL. 2 INTERIOR/COVERED) = 19 SPACES

SNOW STORAGE CALCULATION

PAVED AREA (NOT INCLUDING BIKE PATH) = 13,370 SF
SNOW STORAGE REQUIRED (50%) = 6,685 SF
SNOW STORAGE PROVIDED:
3,360 SF RAMPED @ 2:1 = 6,720 SF
570 SF (NOT RAMPED) = 570 SF
SNOW STORAGE PROVIDED = 7,290 SF

SITE DEVELOPMENT STATISTICS

TOTAL PARCEL AREA = 38,867 SF
TOTAL DISTURBED AREA = 33,500 SF
TOTAL PAVED AREA (NOT INCLUDING BIKE PATH) = 13,370 SF
TOTAL SIDEWALK AREA = 675 SF
TOTAL BUILDING FOOTPRINT = 8,123 SF
TOTAL OPEN SPACE = 12,042 SF

ACUMEN
ENGINEERING
COMPANY

ph 530.550.8068 Post Office Box 3497
fax 530.550.8069 Truckee, CA 96160

LAMPERTI CONSTRUCTION
INDUSTRIAL/MIXED USE PROJECT
11093 TRAILS END ROAD
TRUCKEE, CALIFORNIA
NEVADA COUNTY
APN 19-920-005

CLIENT NAME:
LAMPERTI CONSTRUCTION INC.
PO BOX 8623
TRUCKEE, CA 96162

FILE:
LAMPERTI - PRELIM GRADING PLAN.dwg

SCALE:
AS SHOWN ON PLAN

DATE:
AUGUST 1, 2024

REVISIONS:

DESCRIPTION:
PRELIMINARY
GRADING &
DRAINAGE
PLAN

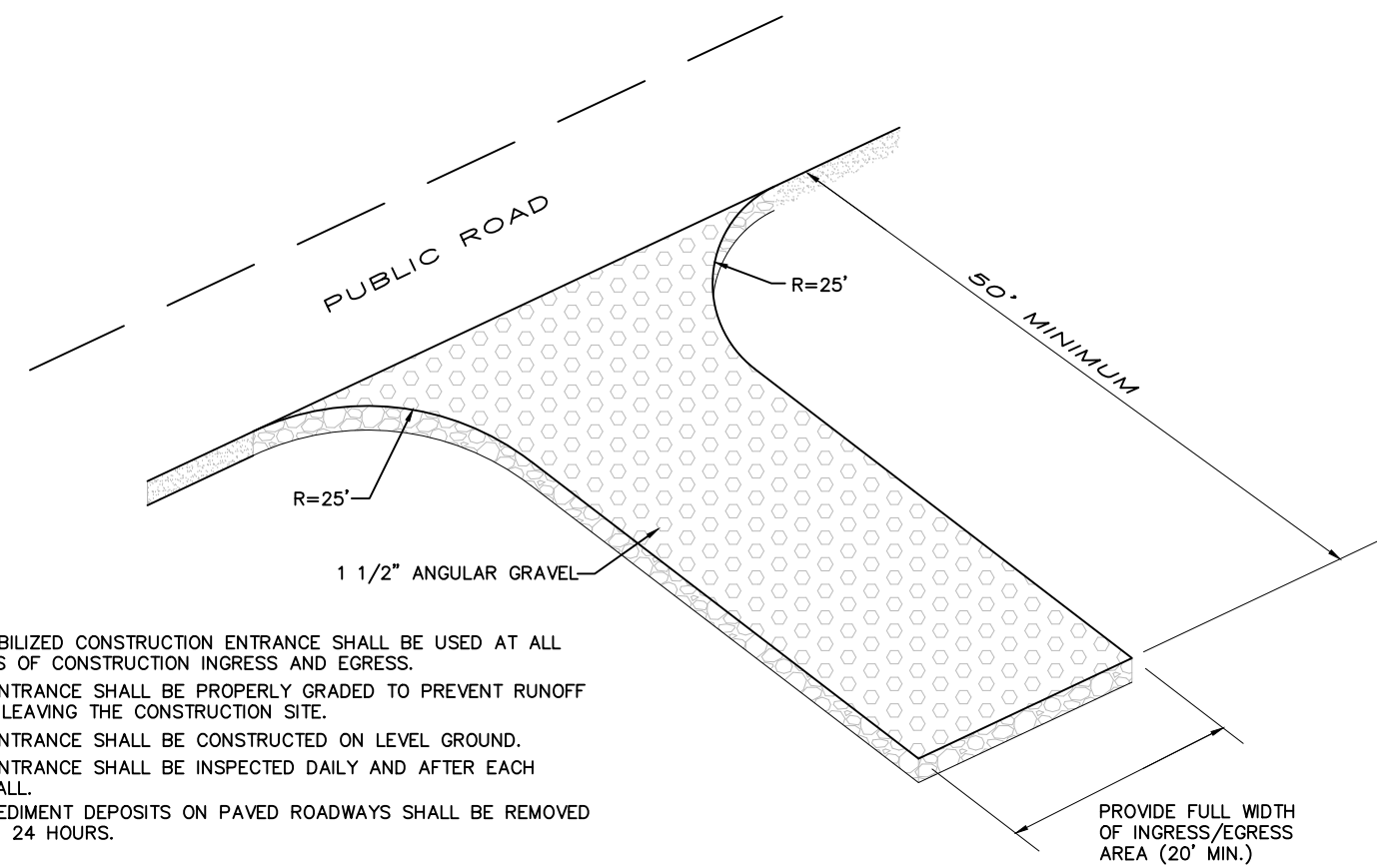
SHEET:

C1

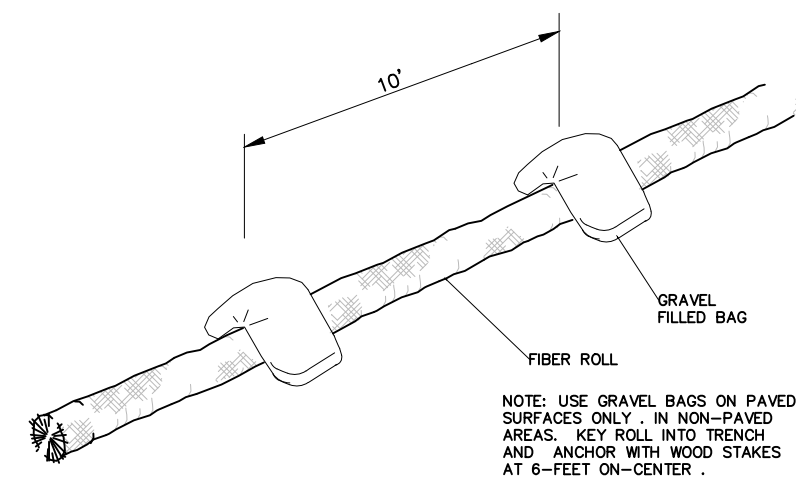
OF 2 SHEETS

TREE PROTECTION PLAN

- 1.FENCING AT THE DRIPLINE OF A TREE OR AT THE LIMITS OF GRADING SHALL BE INSTALLED PRIOR TO START OF ANY GRADING OR CONSTRUCTION ACTIVITY. IF DRIPLINE FENCING IS DETERMINED TO UNREASONABLY OBSTRUCT CONSTRUCTION ACCESS OR OPERATIONS, THE TOWN PLANNER MAY ALLOW MODIFICATIONS OF THIS REQUIREMENT, INCLUDING TEMPORARY CONSTRUCTION PAVING WITHIN THE TREE'S DRIPLINE.
- 2.THE NATURAL GROUND WITH THE DRIPLINES OF PROTECTED TREES SHALL REMAIN AS UNDISTURBED AS POSSIBLE.
- a.NO GRADE CUTS WHATSOEVER SHALL OCCUR WITHIN SIX FEET OF THE TRUNK OF A TREE TO BE RETAINED. GRADE CUTS NOT TO EXCEED A MAXIMUM OF ONE FOOT IN DEPTH MAY BE PERMITTED WHEN NOT CLOSER THAN SIX FEET FROM THE TRUNK AND NOT EXCEEDING ONE-THIRD OF THE AREA OF THE DRIPLINE.
- b.NO FILL WHATSOEVER SHALL BE PLACED WITHIN SIX FEET OF THE TRUNK OF THE TREE TO BE RETAINED. FILLS NOT TO EXCEED A MAXIMUM OF ONE FOOT IN DEPTH MAY BE PERMITTED WHEN NOT CLOSER THAN SIX FEET FROM THE TRUNK AND NOT EXCEEDING ONE-THIRD OF THE AREA OF THE DRIPLINE.
- c.NO MECHANICAL TRENCHING SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE TO BE RETAINED. IF ABSOLUTELY NECESSARY TO INSTALL UNDERGROUND UTILITIES WITHIN THE DRIPLINE OF A TREE, THE TRENCH SHALL BE DUG BY HAND TO PREVENT DAMAGE TO MAJOR ROOTS.
- d.DRAINAGE CHANGES SHALL BE MINIMIZED WITHIN THE DRIPLINES OF TREES TO BE RETAINED.
- e.NO IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN THE DRIPLINE OF A TREE WHICH MAY BE DETRIMENTAL TO THE PRESERVATION OF THE TREE UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN PLANNER.
- f.PAVING WITHIN THE DRIPLINE OF A TREE TO BE RETAINED SHALL BE MINIMIZED WITH NO PAVING WHATSOEVER WITHIN SIX FEET OF THE TRUNK.
- 3.TREE PROTECTION MEASURES
- a.FENCING SHALL BE A MINIMUM OF THREE FEET TALL WITH POSTS PLACED NO FURTHER THAN 10 FEET APART AND PLACED AT THE EDGE OF THE TREE DRIPLINE.
- b.THE FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
- c.NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE DRIPLINE INCLUDING BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, EQUIPMENT OR PARKED VEHICLES
- d.THE TREE DRIPLINES SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS AND CONCRETE OR DRYWALL EXCESS, CONSTRUCTION DEBRIS OR RUN-OFF.
- e.THE APPLICANT SHALL NOT PROCEED WITH ANY CONSTRUCTION ACTIVITY, EXCEPT INSTALLATION OF EROSION CONTROL MEASURES UNTIL THE TOWN PLANNER HAS INSPECTED AND APPROVED THE INSTALLATION OF FENCING.



50 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



51 SEDIMENT BARRIER DETAIL
NOT TO SCALE

