



Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
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STAFF REPORT

Date: April 18, 2024

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Floyd Single Family Dwelling Addition, 453 Lakeshore Boulevard, Washoe County, Nevada, Assessor's Parcel Number (APN) 123-250-10, TRPA File Number ERSP2023-0817

Requested Action:

Hearings Officer action on the proposed project and related findings based on this staff report and the draft permit (Attachment A).

Staff Recommendation:

Staff recommends that the Hearings Officer make the required findings and approve the proposed project subject to the special conditions in the draft permit.

Project Description:

The proposed project includes the construction of an entry addition attached to the existing detached garage, which will include a new enclosed staircase to navigate three stories down to the main residence. The main residence's lowest level includes remodeling an existing room to an indoor/outdoor bar and kitchenette. One 24" tree will be removed as part of this project. Best Management Practices (BMPs) will be installed and upon completion of the project and passing a TRPA final inspection, the parcel will be issued a BMP Certificate. The project site consists of an existing developed residential lot and is consistent with the surrounding uses. This project complies with land coverage and water quality requirements of the TRPA Code of Ordinances.

Avalanche:

The property was originally located in Plan Area Statement 034 – Crystal Bay, which called for the further study of avalanche danger to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of the study. In 1993, an Avalanche Hazard Study was prepared for the area. The Study is available at:

<https://parcels.laketahoeinfo.org/AccelaCAPRecord/Detail/ERSP2023-0817>. TRPA special use findings for areas identified as being located in an avalanche area have been made, and as a condition of approval, the applicant will be required to record a deed restriction holding TRPA harmless in the event of an avalanche. (Refer to Attachments A and B)

Scenic Quality:

The structure is visible from Lake Tahoe, within TRPA Scenic Shoreline Unit 23, Crystal Bay, and the Scenic Roadway Travel Route 21. For the Scenic Shoreline Unit 23, the visual assessment for the proposed project was evaluated under and complies with Level 4, Option 2 of the Visual Magnitude System (Section 66.3.3.D.2. of the TRPA Code of Ordinances). The project proposes a contrast rating score of 27 points. The total square feet of the visible area allowed for this project area is 1,565 square feet. The total proposed visible area is 1,558 square feet. For the Scenic Roadway Travel Route the property is required to demonstrate an overall improvement to the scenic quality as viewed from the roadway (Section 36.5.4.A.2 of the TRPA Code of Ordinances). Overall, the project will be consistent with the Design Standards set forth in TRPA Code Chapters 36 and 66, as well as the Washoe County Tahoe Area Plan.

Land Coverage:

The property is Bailey Class 1a and 1b. The total verified and proposed on-site coverage is 5,876 square feet. Total verified off-site coverage is 774 square feet. This project proposes to increase offsite coverage to 862 square feet. All coverage relocation is in the Bailey class 1a portion of the parcel.

Height:

With a cross slope of 24 percent and a majority roof pitch of 6:12, the maximum allowed height of the structure is 37' – 2 inches. The proposed height of the addition is 37' – 2 inches.

Project Review:

TRPA staff reviewed the proposed project and found it meets all applicable standards in the TRPA Code, subject to the special conditions in the draft permit (Attachment B), and is consistent with Regional Plan Goals and Policies.

Environmental Documentation:

TRPA staff completed “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 4, Subsection 4.4 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist is provided as Attachment D.

Public Comment:

Property owners within 300 feet of the subject site were provided notice of the Hearings Officer meeting.

Regional Plan Compliance:

Goal NH-1: Risks from natural hazards (e.g., flood, fire, avalanche, earthquake, seiche) will be minimized. Land uses within the Tahoe Region should be planned with recognition of natural hazards so as to help prevent damage to property and to protect public health. Natural hazard areas or situations can be identified and precautionary measures taken to minimize impacts.

Project Application: The file materials associated with this project are available at:

<https://parcels.laketahoeinfo.org/AccelaCAPRecord/Detail/ERSP2023-0817>

Required Actions:

Staff recommends that the Hearings Officer take the following actions, based on the staff report:

- 1) Approve the findings (Attachment A) contained in this staff summary; and
- 2) Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft TRPA Permit (Attachment B).

Contact Information:

For questions regarding this agenda item, please contact Aly Borawski, Principal Planner, at (775) 589-5229 or by email at aborawski@trpa.gov. To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee that written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

- A . Required Findings
- B . Draft Permit
- C . Project Plans
- D . Project Review Conformance Checklist and Article V(g) Findings

Attachment A
Required Findings

Required Findings

The following is a list of the required findings as set forth in chapters 4, 21, 30, and 37 of the TRPA Code of Ordinances. Following each finding, the agency staff has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

Based on the findings provided on the Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding. The project, as proposed and as conditioned in the draft permit, is consistent with TRPA regulations.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer meeting and at TRPA.

- (c) Wherever federal, state, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

All potential effects are temporary and shall be mitigated through temporary and permanent Best Management Practices (BMPs). The applicant will meet or exceed all federal, state, or local water quality standards. Upon completion of construction, the project will have no impact upon air or water quality standards.

2. Chapter 21 – Special Use Findings:

- (a) The project, to which the use pertains, is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which, and the surrounding area in which, it will be located.

A single-family dwelling is an appropriate use of the subject parcel and is consistent with the residential land use classification of the Washoe

County Tahoe Area Plan. The scale and intensity of the proposed project are comparable to existing development on surrounding parcels and will not result in impacts due to exterior colors that integrate with the surrounding natural environment. The project conforms to density standards of one unit per parcel and includes the installation of permanent water quality Best Management Practices.

- (b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

A 1993 avalanche hazard study by Snowbridge Associates indicates that the project area is not within an avalanche area. However, consistent with TRPA's past actions, the applicant shall be required to record a TRPA deed restriction to hold TRPA harmless for properties in potential avalanche areas as a condition of approval in the TRPA permit.

The applicant will install temporary and permanent Best Management Practices to protect the land, water, and air resources of the subject property and that of the surrounding property owners.

- (c) The project, to which the use pertains, will not change the character of the neighborhood or detrimentally affect or alter the purpose of the applicable planning area statement, community plan, and specific or master plan, as the case may be.

The proposed project involves an addition to an existing single-family dwelling. The project is consistent with the land uses, special policies, and considerations in Washoe County Tahoe Area Plan – Crystal Bay Residential Regulatory Zone. The existing neighborhood is surrounded by other residential dwellings of similar size and height. For these reasons, the project will not change the character of the neighborhood in which it is located.

3. Chapter 30 – Relocation of TRPA-Verified Existing Land Coverage:

- (a) The relocation of land coverage is to an equal or superior portion of the parcel or project area.

The entire parcel is verified as Class 1a. The project includes a small amount of land coverage that will be relocated. The area of relocation is to an area closer to the street.

- (b) The area from which the land coverage was removed for relocation is restored in accordance with Subsection 30.5.3.

The original location for the land coverage to be relocated shall be revegetated and restored with appropriate species from the TRPA approved Plant Species List and will be consistent with Subsection 30.5.3. of the TRPA Code of Ordinances.

- (c) The relocation is not to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

All land coverage to be relocated is within Class 1a land.

4. Chapter 37 – Additional Height Findings:

- (a) When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

The proposed height (37'2" above natural grade) will not cause the structure to extend above the forest canopy or ridgeline when viewed from a distance of 300 feet from any designated scenic viewpoint.

- (b) When outside a community plan, the additional height is consistent with the surrounding uses.

Because of the steep slopes in the area and TRPA's way of measuring allowed height (e.g., from the low point of the structure to the highest roof ridge) the majority of the surrounding residential development building height is at or near the height of the proposed project, therefore the additional height is consistent with the surrounding uses.

- (c) The maximum building height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building and the point at which the corner of the same exterior wall meets the roof.

The maximum building height at any corner of two exterior walls is not greater than 90 percent of the maximum building height.

Attachment B
Draft Permit



DRAFT PERMIT

PROJECT DESCRIPTION: Single Family Dwelling Addition

APN: 123-250-10

PERMITTEE(S): Joseph Floyd

FILE #: ERSP2023-0817

COUNTY/LOCATION: Washoe County / 453 Lakeshore Blvd.

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on April 25, 2024, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on April 25, 2027, without further notice unless the construction has commenced prior to this date and is diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities, or landscaping. Diligent pursuit is defined as the completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS.
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

Aly Boranski

4/25/24

TRPA Executive Director/Designee

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

PERMIT CONTINUED ON NEXT PAGE

APN 123-250-10
FILE NO. ERSP2023-0817

Security Posted (1): Amount \$3,000 Type _____ Paid _____ Receipt No. _____

Security Administrative Fee (2): Amount \$ _____ Paid _____ Receipt No. _____

Security Posted (1): Amount \$3,000 Type _____ Paid _____ Receipt No. _____

Security Administrative Fee (2): Amount \$ _____ Paid _____ Receipt No. _____

Excess Coverage Mitigation Fee (3): Amount \$ _____ Paid _____ Receipt No. _____

Offsite Coverage Mitigation Fee (4): Amount \$1,584 Paid _____ Receipt No. _____

Additional Application Fee (5): Amount \$364.02 Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.K. below
- (2) Consult the TRPA filing fee schedule for the current security administration fee
- (3) See Special Condition 3.L. below
- (4) See Special Condition 3.M. below
- (5) See Special Condition 3.N. below

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit specifically authorizes a single-family dwelling addition/modification. The proposed project includes the construction of an entry addition attached to the existing detached garage, which will include a new enclosed staircase to navigate three stories down to the main residence. The lowest level of the main house includes a remodel of an existing room to an indoor/outdoor bar and kitchenette. The total verified and proposed on-site coverage is 5,876 square feet. Total verified off-site coverage is 774 square feet. This project proposes to increase offsite coverage to 862 square feet. The property is Bailey Class 1a and 1b. All coverage relocation is in the Bailey class 1a portion of the parcel. One tree will be removed as part of this project. Best Management Practices (BMPs) will be installed and upon completion of the project and passing a TRPA final inspection, the parcel will be issued a BMP Certificate.

The visual assessment for the proposed project was evaluated under and complies with Level 4, Option 2 of the Visual Magnitude System (Section 66.3.3.D.2. of the TRPA Code of Ordinances). The project proposes a contrast rating score of 27 points. The total square feet of the visible area allowed for this project area is 1,565 square feet. The total proposed visible area is 1,558 square feet.

By acceptance of this permit, the permittee agrees that the scenic mitigation authorized under this permit shall be maintained in perpetuity. Failure to meet scenic mitigation requirements is a violation of the permit and TRPA Code of Ordinance Section 5.4 and is subject to enforcement actions.

A contrast rating score of 27 will be achieved to comply with the required scenic mitigation and qualify for security return. The project has a maximum of 5 years from the final inspection to meet the necessary requirements. When the scenic mitigation requirements have been met, the following documentation shall be submitted at www.trpa.org/permitting/inspections-securities/

2. The Standard Conditions of Approval listed in Attachment R shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The coverage table shall be updated to show the amount of land and coverage in land capability class 1a and 1b.
 - B. Provide a landscape plan that shows the size and shape of existing and proposed plants to meet the scenic requirements.
 - C. Provide evidence, including invoices, that demonstrate the existing and proposed windows are 5-7% reflectivity, per the submitted scenic contrast rating score.
 - D. Per TRPA code chapter 36.5.4, parcels abutting roadways rated in TRPA's Scenic Resource Inventory are required to have a minimum building setback of 20 feet. TRPA may approve building setbacks less than 20 feet if code section 36.5.4.A.2 is met. Provide evidence that the local jurisdiction approved the setback variance and that the project shall not cause a decrease in the numerical rating assigned to the roadway unit. This property is part of road unit #21, which is out of attainment. The permittee shall demonstrate an overall improvement to the scenic quality as viewed from the roadway.
 - E. Revise the elevations as follows:
 - (1) Show the maximum proposed height of the addition.
 - (2) Show the maximum excavation depth. If the excavation depth is greater than 5 feet, provide the approved soils hydro results.
 - F. In order for two structures to be considered detached, and therefore height calculations are measured as separate, the walkway connecting the structures must remain at least 50% open to the elements, and the structures cannot have a common foundation. Please demonstrate how the two structures meet these criteria. If the project does not meet these criteria, please redesign the project to meet the TRPA maximum allowable height for a structure.

- G. The permittee shall submit an Exterior Lighting Plan with specifications and/or details for all proposed exterior lighting fixtures and a proposed location plan. All exterior lighting shall be consistent with the TRPA Code of Ordinances Section 36.8 Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
- H. Provide details on how the areas that include coverage removal will be resorted and revegetated.
- I. Evidence must be provided that the pier on the property is legally existing. If such evidence cannot be provided to TRPA's satisfaction, the pier must be removed prior to acknowledgement of the permit.
- J. The project is located within the Washoe County Tahoe Area Plan – Crystal Bay, which indicates that the project site may be subject to avalanches. For this reason, the permittee shall record a TRPA approved deed restriction to hold TRPA harmless from any and all liabilities.
- a. The permittee shall provide TRPA with the latest recorded grant deed for the subject parcel. Upon submittal of the grant deed, TRPA will provide the deed restriction to be recorded against the parcel.
 - b. The permittee shall record the provided deed restriction with the Washoe County Recorder's Office.
 - c. A copy of the recorded deed restriction or the original recorded deed shall be provided to TRPA.
- K. The security required under TRPA Code Section 5.9 shall be \$6,000. This security shall be posted in two installments of \$3,000 each. One installment shall be released upon completion of the project, installation of permanent BMPs, and satisfaction of all permit conditions. The second installment shall be retained until all landscaping for scenic purposes has been successfully established. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee.
- L. The affected property has 5,437 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 9 (Agate Bay – Nevada Side) or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 1.75% (as identified in Table A of Subsection 30.6.1.C, Chapter 30 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$18.00 for projects within Hydrologic Transfer Area 9 (Agate Bay – Nevada Side). Please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00.

- M. The verified amount of offsite coverage is 774 square feet. The proposed offsite coverage is 862 square feet. The offsite coverage mitigation fee is assessed at \$18 per square foot for the creation of any impervious coverage in the public right-of-way or to reduce an equal amount of land coverage being created from any remaining allowable land coverage that may exist on the parcel. If a fee is the preferred method, the permittee shall submit an offsite coverage mitigation fee of \$1,584 (based on hydrologic area cost) for the creation of 88 square feet of land coverage in the public right-of-way.
 - N. The permittee shall submit an additional \$364.02 application fee. This fee is based on an application fee comprised of 402 square feet of modified/new floor area covered by a roof, times \$1.72 per square foot, times 1.4 for Hearings Officer Review (\$968.02 - \$604 = \$364.02).
 - O. The permittee shall submit an electronic version of the final plan set for electronic stamping to TRPA. The final plan set shall include the scenic analysis and requirements for the project.
4. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings, or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.
 5. All excess spoil material from excavation work shall be removed from the project area and disposed of at a site approved by TRPA.
 6. Any and all existing trees and shrubs located on the lakeward side of the residence shall be considered as a scenic resource or mitigation and shall not be removed or trimmed for the purposes of view enhancement without prior TRPA written approval. Any such removal or trimming shall constitute a violation of project approval.
 7. Prior to security release, photos shall be provided to the TRPA Compliance Inspector taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.
 8. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
 9. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or

representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

10. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

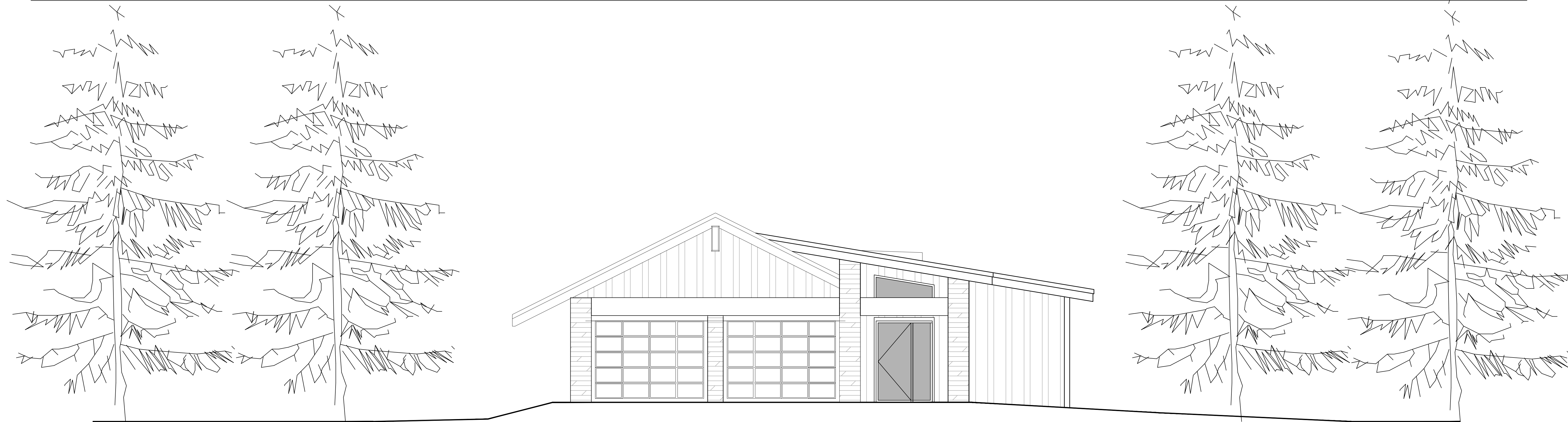
END OF PERMIT

Attachment C
Project Plans

REMODEL AT LAKESHORE

453 LAKESHORE BLVD INCLINE VILLAGE WASHOE NEVADA 123-250-10

CUSTOM REMODEL FOR JOSEPH FLOYD



GENERAL NOTES

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THESE DRAWINGS REMAIN THE PROPERTY OF GILANFARR + ASSOCIATES, ARCHITECTURE, A PROFESSIONAL CORPORATION. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR USE ON THE PARCEL FOR WHICH THEY WERE PREPARED AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

PROJECT SUMMARY

DESIGN CRITERIA:
OCCUPANCY: R3 3-STORY WOOD-FRAMED SINGLE-FAMILY RESIDENTIAL BUILDING

DESCRIPTION OF WORK: THIS PROJECT PROPOSES TO CONSTRUCT AN ENTRY ADDITION TO THE ALREADY EXISTING FIVE-STORY RESIDENCE ADJACENT TO THE EXISTING GARAGE. THE NEW ENTRY ADDITION.

(E) SQUARE FOOTAGE:	CHANGE	(N) SQUARE FOOTAGE:
MAIN HOUSE 3,328 SF	+116 SF	MAIN HOUSE 3,444 SF
CARRIAGE HOUSE 1,016 SF	+262 SF	CARRIAGE HOUSE 1,278 SF
GARAGE 529 SF	0 SF	GARAGE 529 SF
TOTAL AREA 4,873 SF	+378 SF	TOTAL AREA 5,251 SF
REMODEL AREA:		402 SF

STRUCTURAL ENGINEER:

STRUCTURED ENGINEERING, LLC
JEFF HARREL, P.E., PRINCIPAL
5712 JENNIFER STREET
INCLINE VILLAGE, NEVADA
775-813-4915

OWNER: JOSEPH FLOYD

453 LAKESHORE BLVD
INCLINE VILLAGE, NEVADA

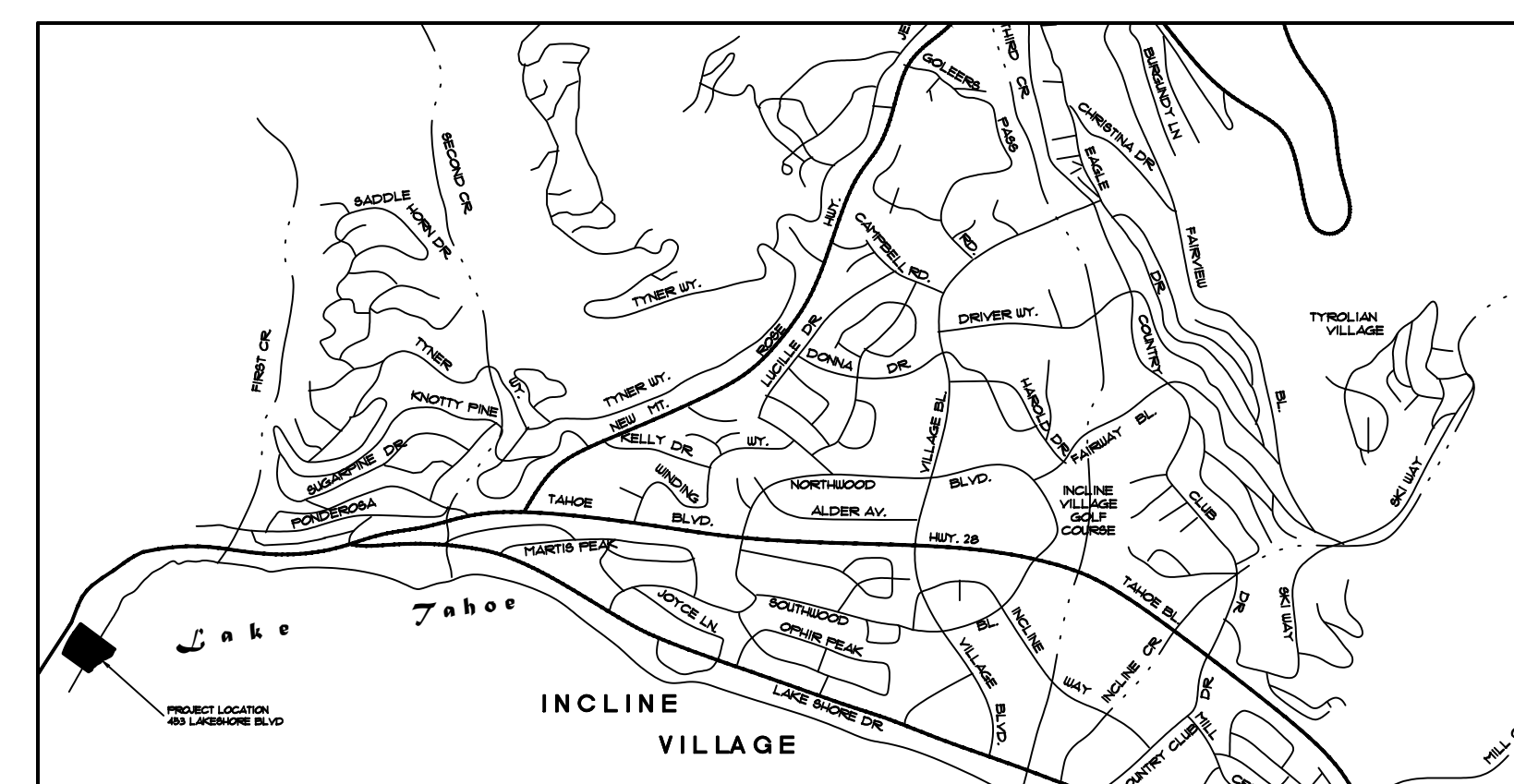


GILANFARR
architecture

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FAX. (775) 831-8068

GILANFARRARCHITECTURE.COM

VICINITY MAP



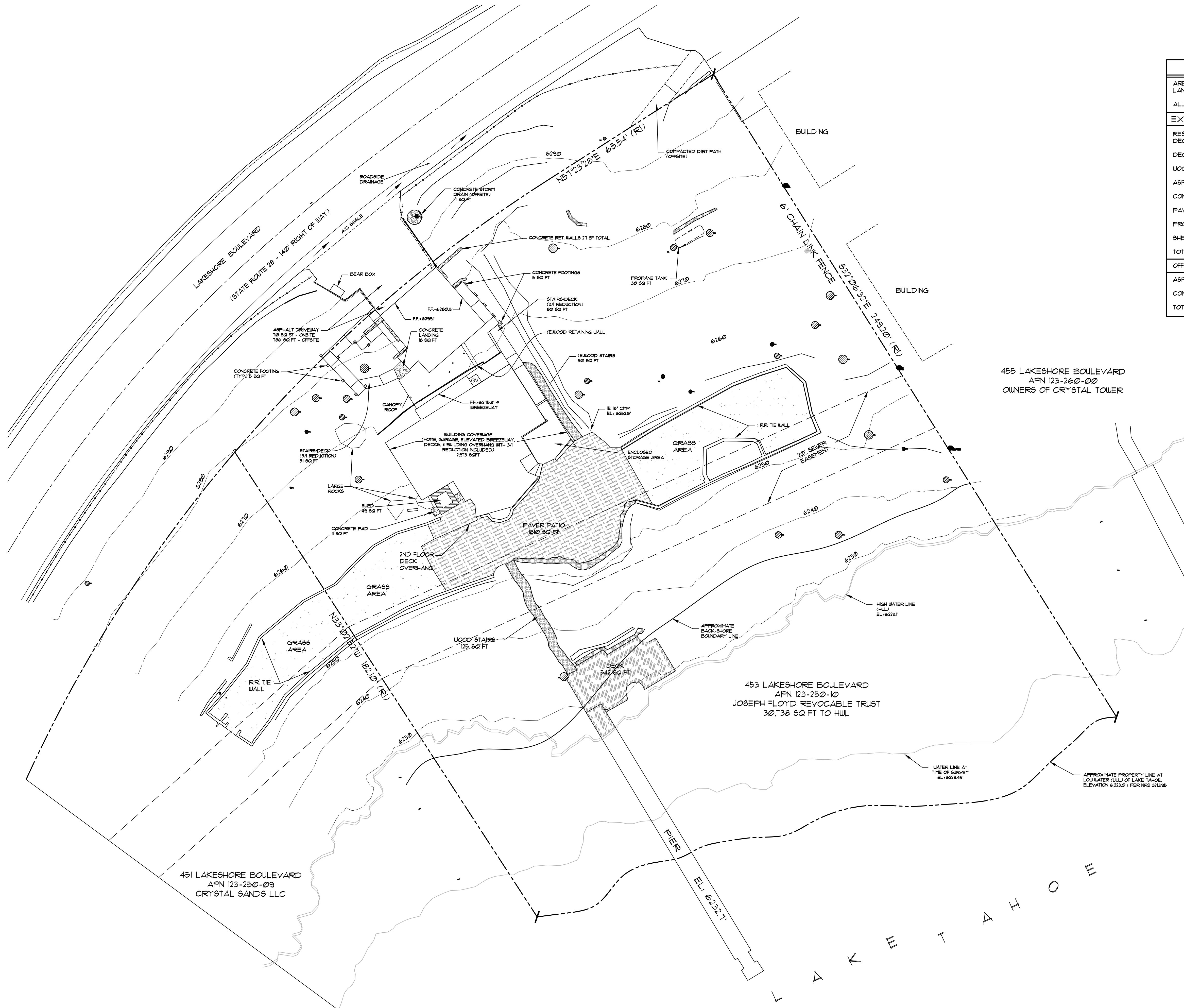
SHEET INDEX

APRIL 11, 2023

T1 TITLE SHEET
C1E EXISTING SITE PLAN
C1I PROPOSED SITE PLAN
C1I SITE BMP PLAN
E10 EXISTING FLOOR PLANS - LEVELS 1-3
E11 EXISTING FLOOR PLANS - LEVELS 4-6
E20 EXISTING EXTERIOR ELEVATIONS
A10 FLOOR PLAN - LEVEL 1
A20 FLOOR PLAN - LEVEL 2
A30 FLOOR PLAN - LEVEL 3
A40 FLOOR PLAN - LEVEL 4
A50 NEW ELEVATIONS
A51 NEW ELEVATIONS

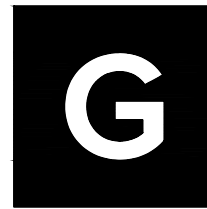
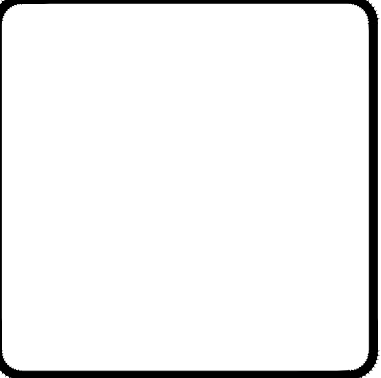
12-20-23 PLAN CHECK

Feb 02, 2024 - 1:30pm
 C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\453 Lakeshore Blvd. - Joseph Floyd\AutoCAD Files\453 Lakeshore Blvd-working.dwg



COVERAGE CALCULATIONS	
AREA OF LOT	30,136 SQ. FT. / 0.705 ACRES
LAND CAPABILITY	CLASS 1a
ALLOWABLE COVERAGE	3071 SQ. FT.
EXISTING COVERAGE	
RESIDENCE, GARAGE, BREEZEWAY, DECKS, 4 OVERHANG 1/3 1	2,913 SQ. FT.
DECKS	542 SQ. FT.
WOOD STAIRS	336 SQ. FT.
ASPHALT DRIVEWAY	70 SQ. FT.
CONCRETE WALLS	66 SQ. FT.
PAVERS	1810 SQ. FT.
PROPANE TANK	30 SQ. FT.
SHED	49 SQ. FT.
TOTAL	5216 SQ. FT.
OFFSITE COVERAGE	
ASPHALT DRIVEWAY	106 SQ. FT.
CONCRETE	11 SQ. FT.
TOTAL	203 SQ. FT.

EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"



GILANFARR
 architecture

PO BOX 446
 CRYSTAL BAY, NEVADA 89402
 VOICE: (775) 831-8001
 FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

TITLE: EXISTING SITE PLAN
 REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 RS-4555 LT D
 AFN 123-250-10

REVISIONS

FILE: 453 LAKESHORE

DATE: 01/23/23

SCALE: AS NOTED

DRAWN: 111

SHEET:

C1.E
 OF 11 SHEETS

AGENDA ITEM NO. V.C.

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FIRE NOTES

- INSTALL NLTFFD KNOX BOX ADJACENT TO THE ENTRY.
- THIS RESIDENCE SHALL BE EQUIPPED WITH A SMOKE/CO2 MONITORING ALARM SYSTEM.

SITE NOTES

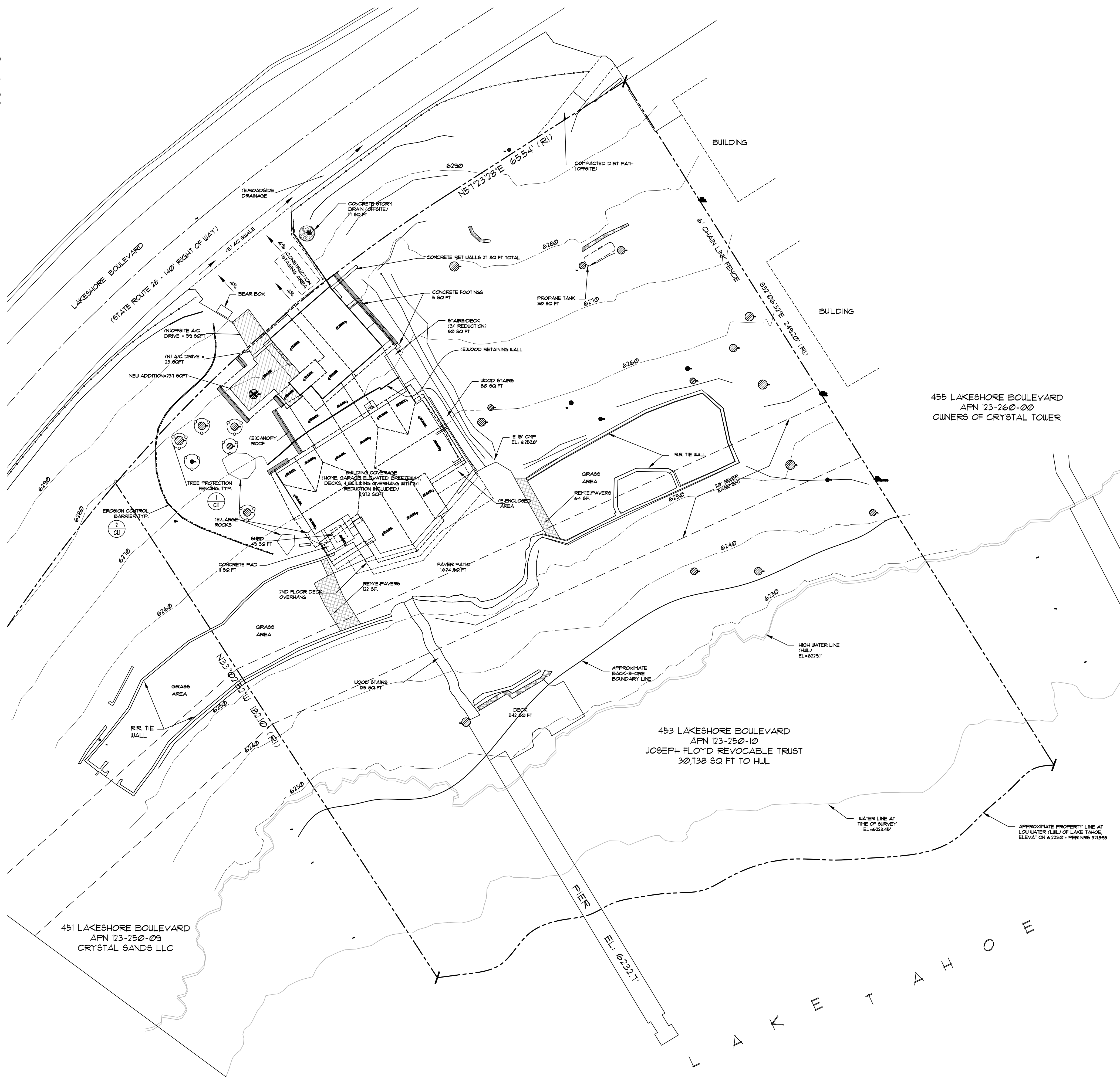
- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
- TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 04/08/2023 BY KB FOSTER CIVIL ENGINEERING.
- ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.
- ALL SLOPES GREATER THAN 2:1 & ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
- CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
- CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
- PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
- ALL IMPROVEMENTS WITHIN WASHOE CO RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
- AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 5% MIN FOR 10' TYPICAL.
- BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERMANENTLY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
- TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
- EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPPERS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
- CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
- A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, TUNING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTFFD.
- A. LESS THAN 50 CUBIC YARDS OF GRADING REQUIRED
B. OWNER IS RESPONSIBLE TO PERPETUATE EXISTING DRAINAGE

DEFENSIBLE SPACE NOTES

- ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
- ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FOOT (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS LIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
- ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER LIMBING, THE TREE SHOULD BE REMOVED.
- ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
- WITHIN FIVE-FOOT (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FOOT (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.

FOR SLOPING PROPERTIES USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

TREES	SLOPE	SPACING
	0 - 20%	10- FEET BETWEEN EDGES OF CROWNS
	20 - 40%	20- FEET BETWEEN EDGES OF CROWNS
	ABV 40%	30- FEET BETWEEN EDGES OF CROWNS
BRUSH	SLOPE	SPACING
	0 - 20%	2 TIMES THE HEIGHT OF RESIDUAL BRUSH
	20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH
	ABV 40%	6 TIMES THE HEIGHT OF RESIDUAL BRUSH



COVERAGE CALCULATIONS

AREA OF LOT	30,136 SF / 0.705 ACRES		
LAND CAPABILITY CLASS 1a			
ALLOWABLE COVERAGE	307 50 FT		
EXISTING COVERAGE			
RESIDENCE, GARAGE, BREEZEWAY, DECKS, & OVERHANG W/ 3:1	2,913 50 FT		
DECKS	542 50 FT		
WOOD STAIRS	336 50 FT		
ASPHALT DRIVEWAY	10 50 FT		
CONCRETE WALLS	66 50 FT		
PAVERS	1,810 50 FT		
PROPANE TANK	30 50 FT		
SHED	49 50 FT		
TOTAL	5,876 50 FT		
OFFSITE COVERAGE			
ASPHALT DRIVEWAY	186 50 FT		
CONCRETE	11 50 FT		
TOTAL	803 50 FT		
PROPOSED COVERAGE			
RESIDENCE, GARAGE, BREEZEWAY, DECKS, OVERHANG W/ 3:1 & ENTRY	3,210 50 FT		
DECKS	542 50 FT		
WOOD STAIRS	285 50 FT		
ASPHALT DRIVEWAY (ENLARGED)	93 50 FT		
CONCRETE	43 50 FT		
PAVERS	1,624 50 FT		
PROPANE TANK	30 50 FT		
SHED	49 50 FT		
TOTAL	5,876 50 FT		
OFFSITE COVERAGE			
ASPHALT DRIVEWAY	845 50 FT		
CONCRETE	11 50 FT		
TOTAL	862 50 FT		
CUT	0 CY	NUMBER OF TREES FOR REMOVAL	(1)
FILL	0 CY		

BASIS OF DESIGN

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) RESIDENTIAL AND THE 2018 IRC AND IBC (WILDLAND URBAN INTERFACE) CODES. ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THESE STANDARDS ALONG WITH THE STATE AND LOCAL CODES AND ORDINANCES ADOPTED BY WASHOE COUNTY.

COVERAGE KEY

	NEW COVERAGE
	REMOVED COVERAGE

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

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FAX: (775) 831-8068
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TITLE: PROPOSED SITE PLAN

REMODEL OF RESIDENCE FOR: FLOYD RESIDENCE

453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451

RFP-15263-D

AFN: 123-250-10

REVISIONS	
1	12-20-23 PLAN CHECK

FILE: 453 LAKESHORE

DATE: 01/23/23

SCALE: AS NOTED

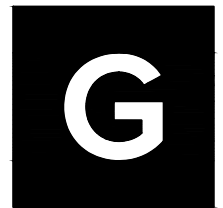
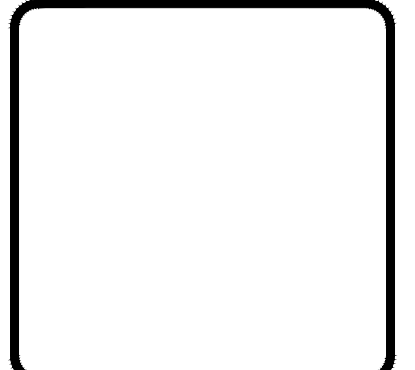
DRAWN: 111

SHEET: C1.0 OF 11 SHEETS

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NOTES:		NOTES:		NOTES:	
1. PROVIDE PROTECTION FENCING AROUND ENTIRE PROJECT AREA WITHIN 12' OF STRUCTURE & INTERIOR TREE STANDS. 2. TREES IMMEDIATELY LOCATED ADJACENT TO CONSTRUCTION SHALL BE PROTECTED WITH A 2X4 WIRE WRAP FROM BASE OF TREE TO 80' ABOVE GRADE. 3. REMOVE TREES AS INDICATED, REMOVE DEAD TREES AND BRANCHES PER THE FOREST MANAGEMENT.		CONT. WIRE STAPLE FILTER FABRIC FINISH GRADE 2X2 WOOD STACKS @ 48" OC		SEE PLAN DRIPLINE EDGE NON-COMB BORDER (METAL OR ROCK) FIN GRADE 3/4" - 1 1/2" DIA DRAIN ROCK NOTE: INSTALL LEVEL OR W/CATCH DAMS @ 10 FT O.C. AND PROVIDE 10'SQ x 36" DP GRAVEL DRYWELL AT DAMS	
1	TREE PROTECTION FENCING	NTS	2	EROSION CONTROL BARRIER	1 1/2" x 1'-0"
CI.1	TREE FENCING	CI.1	TRPA001	3	INFILTRATION TRENCH @ DRIPLINE
					1 1/2" x 1'-0"
					TRPA002



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TITLE: SITE BMP PLAN

REMEDIATION OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 RP-15593 LT-D
 APN: 73-250-10

NO.	REVISIONS

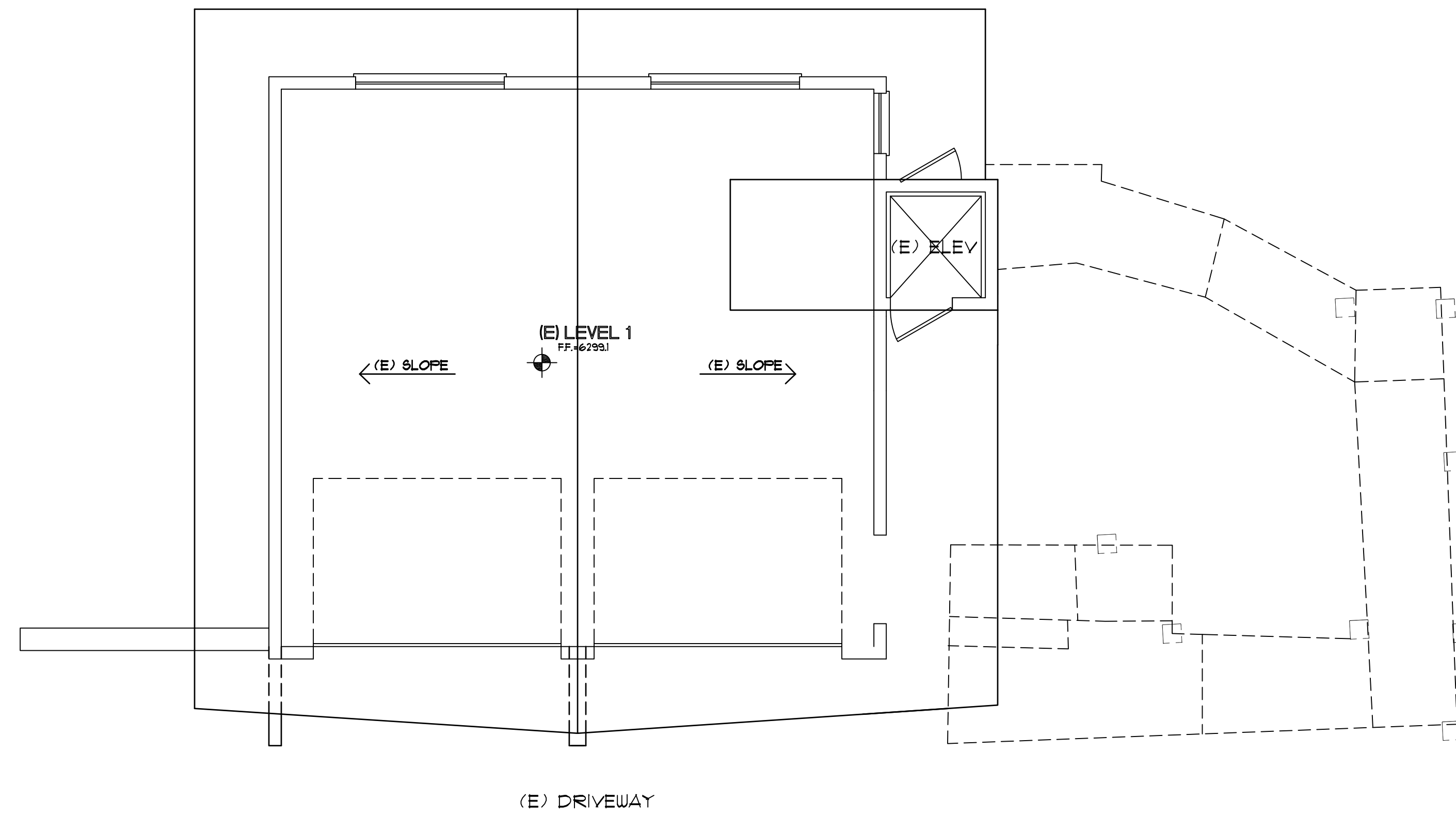
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DATE: 01/23/23

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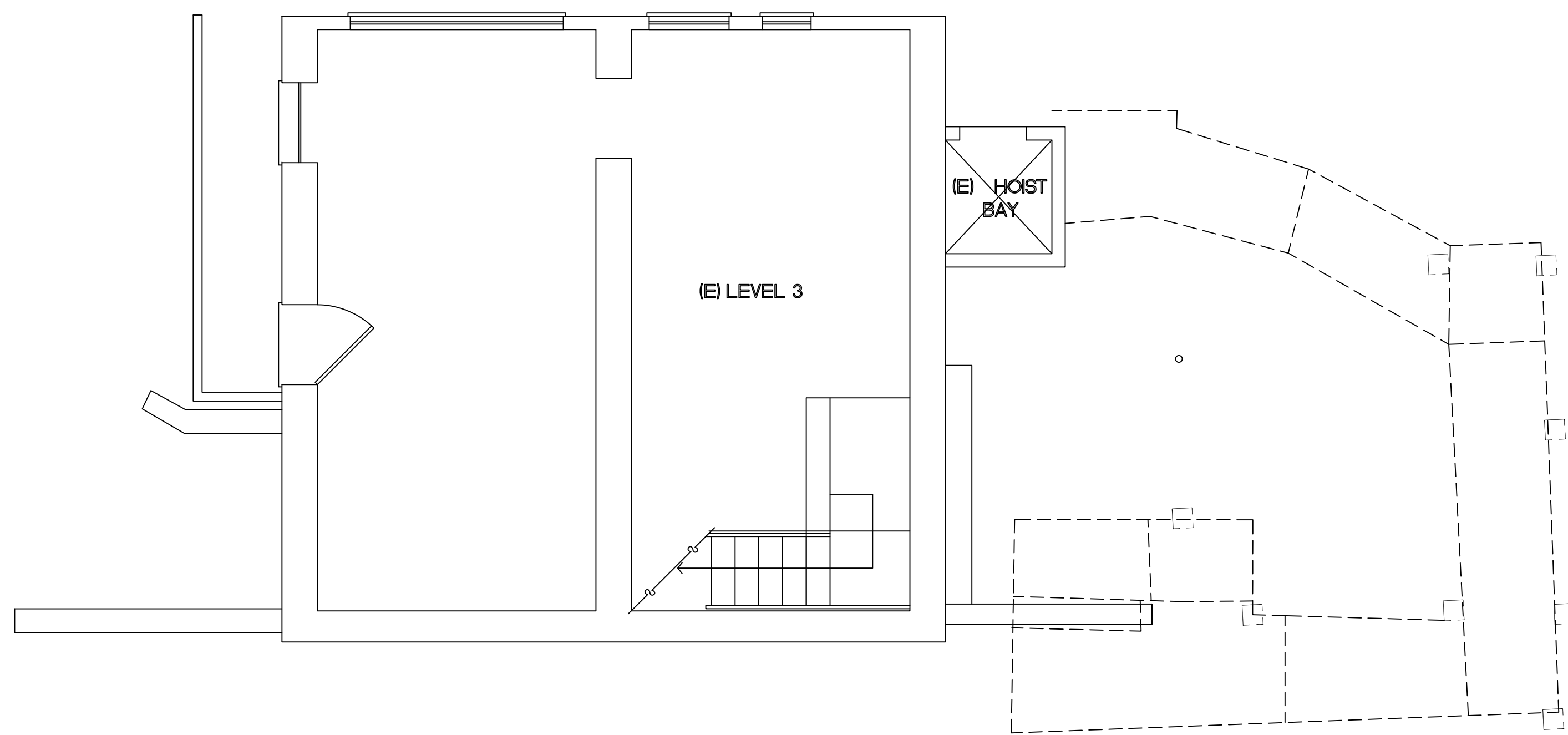
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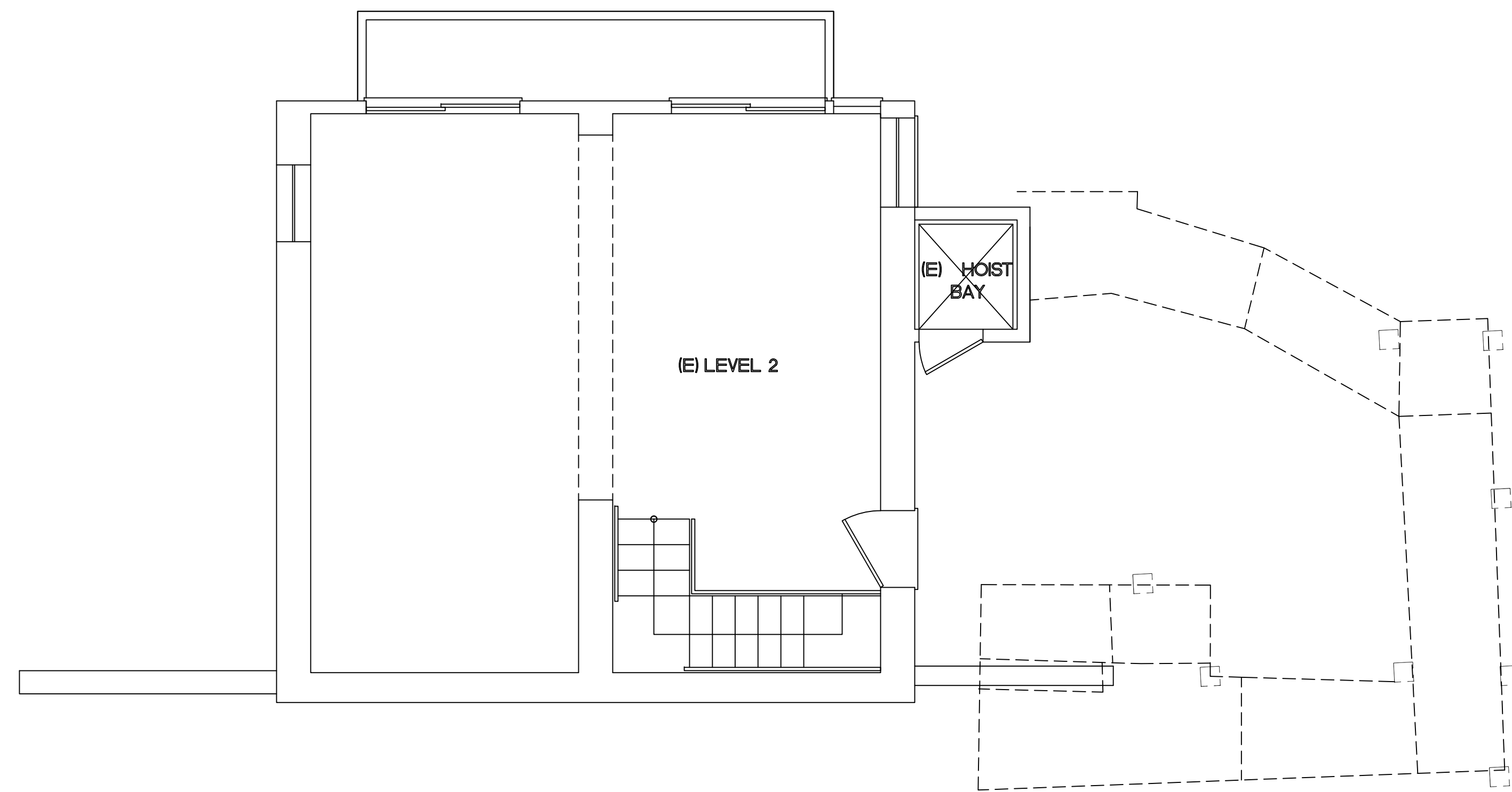
EXISTING LEVEL 1

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



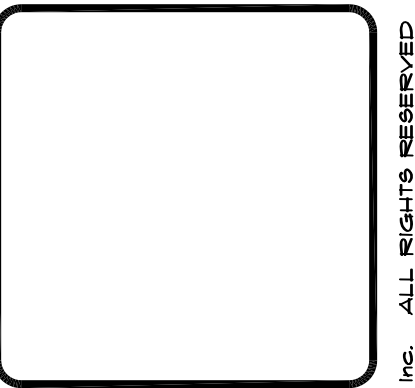
EXISTING LEVEL 3

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



EXISTING LEVEL 2

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



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TITLE: EXISTING FLOOR PLANS - LEVEL 1-3

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
RS-4539 L.T.D.
APRIL 23-2006-10

REVISIONS	

FILE: 453 LAKESHORE

DATE: 01/23/23

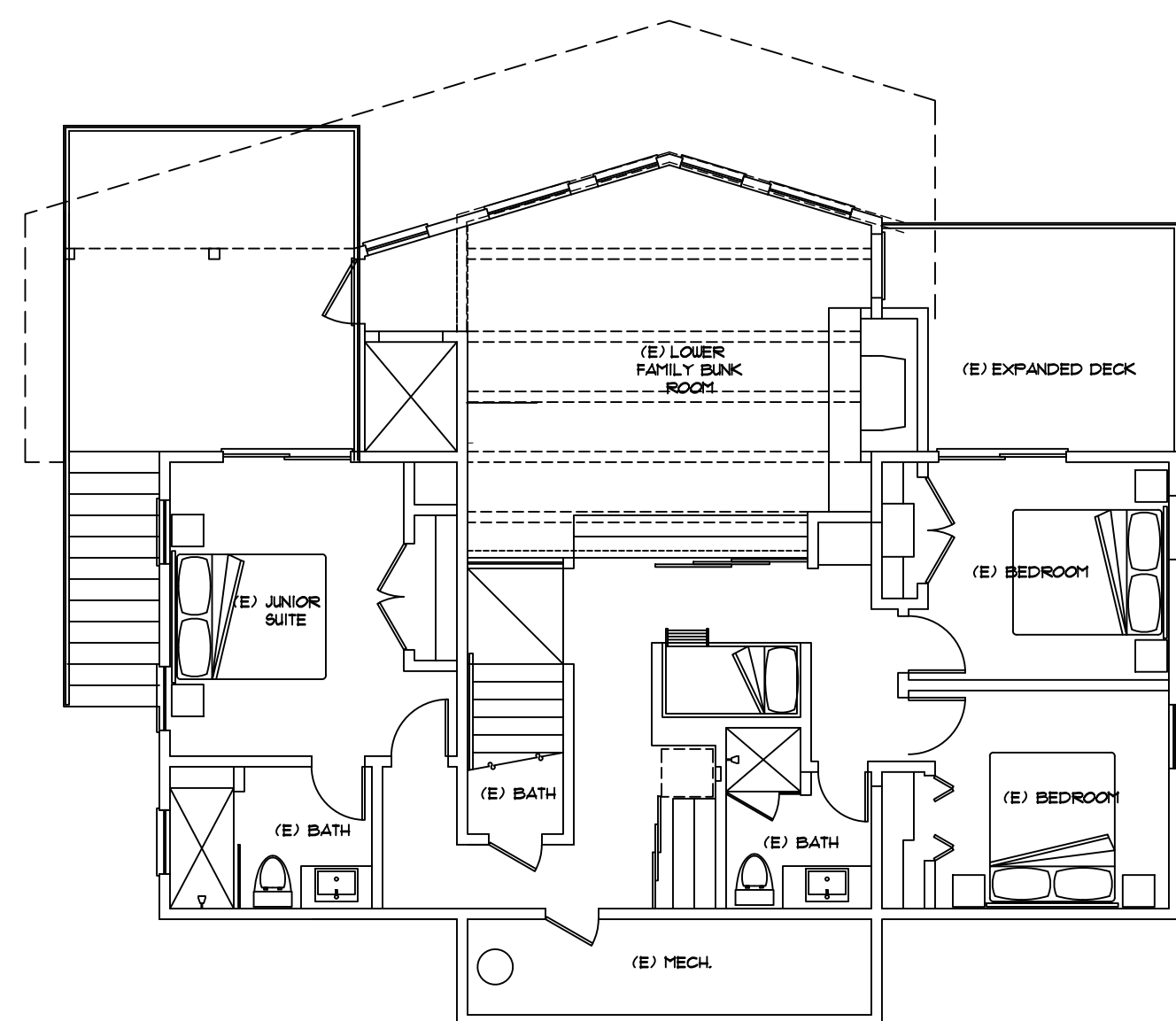
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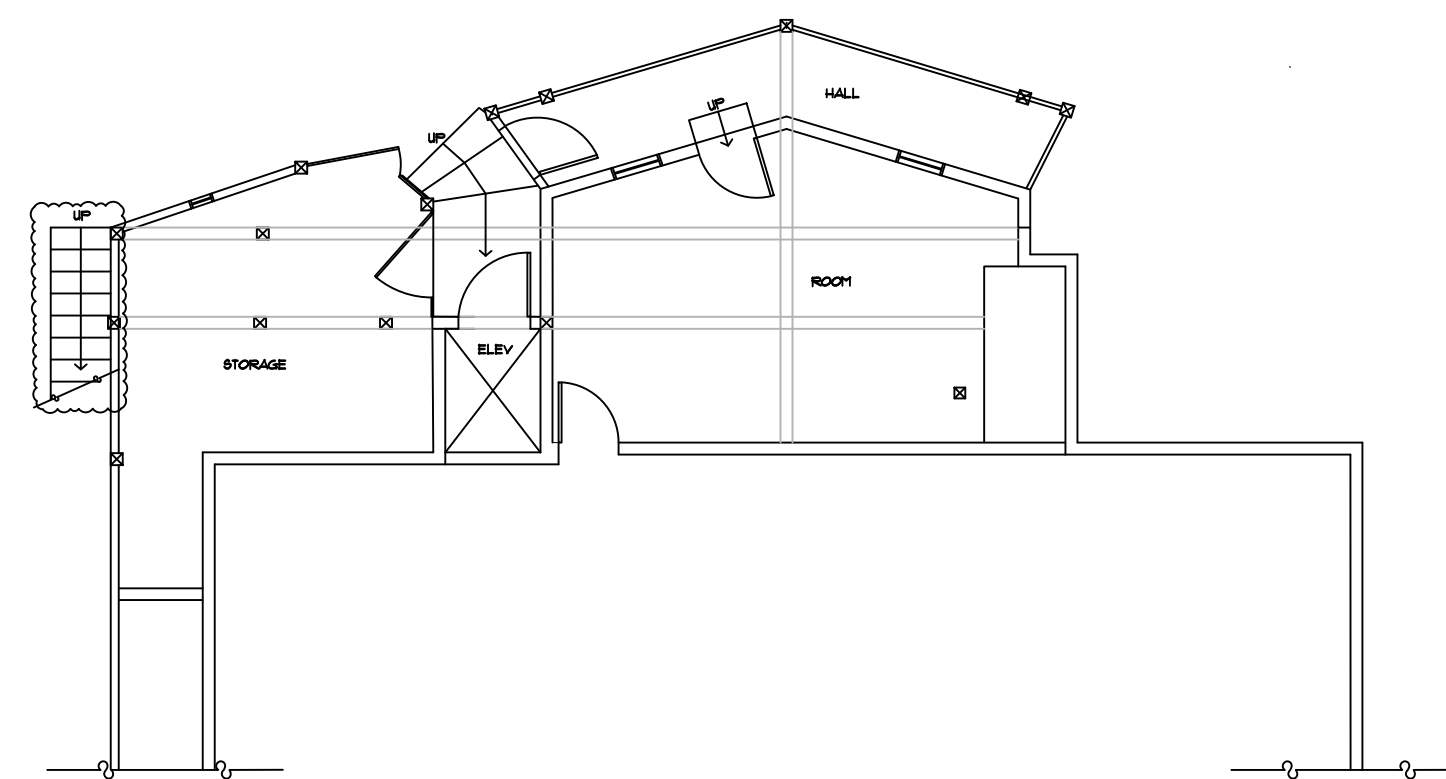
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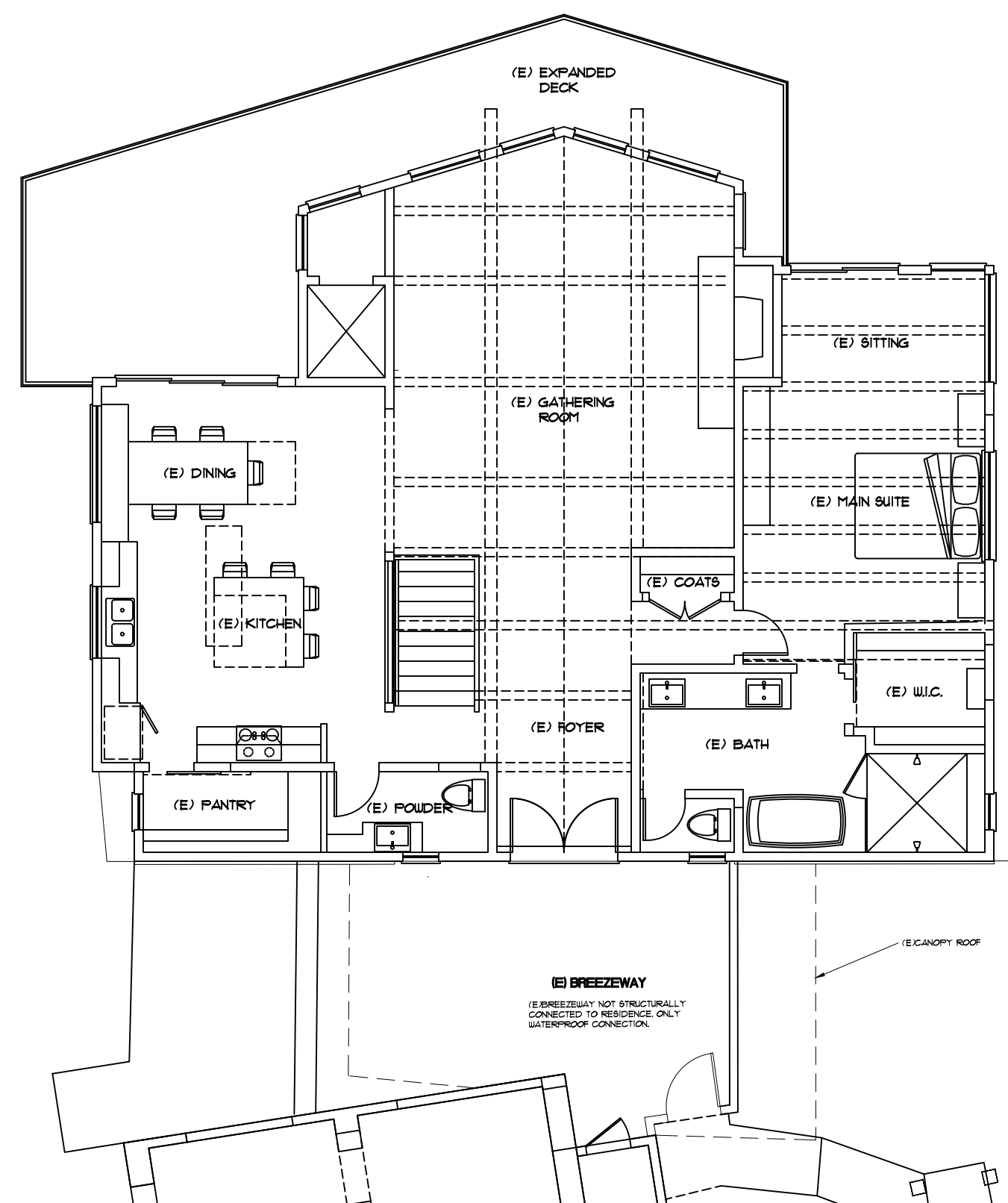
EXISTING LEVEL 4

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



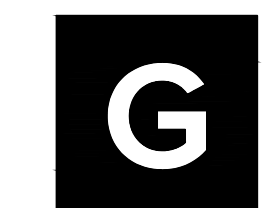
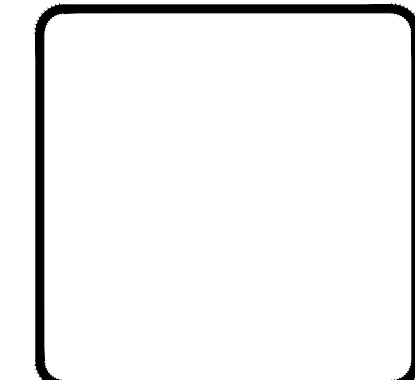
EXISTING LEVEL 6

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



EXISTING LEVEL 5

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



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TITLE: EXISTING FLOOR PLANS - LEVEL 4-6

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 RES-453-01.D
 APR. 12.2020

REVISIONS	
△	0-20-23 PLAN CHECK

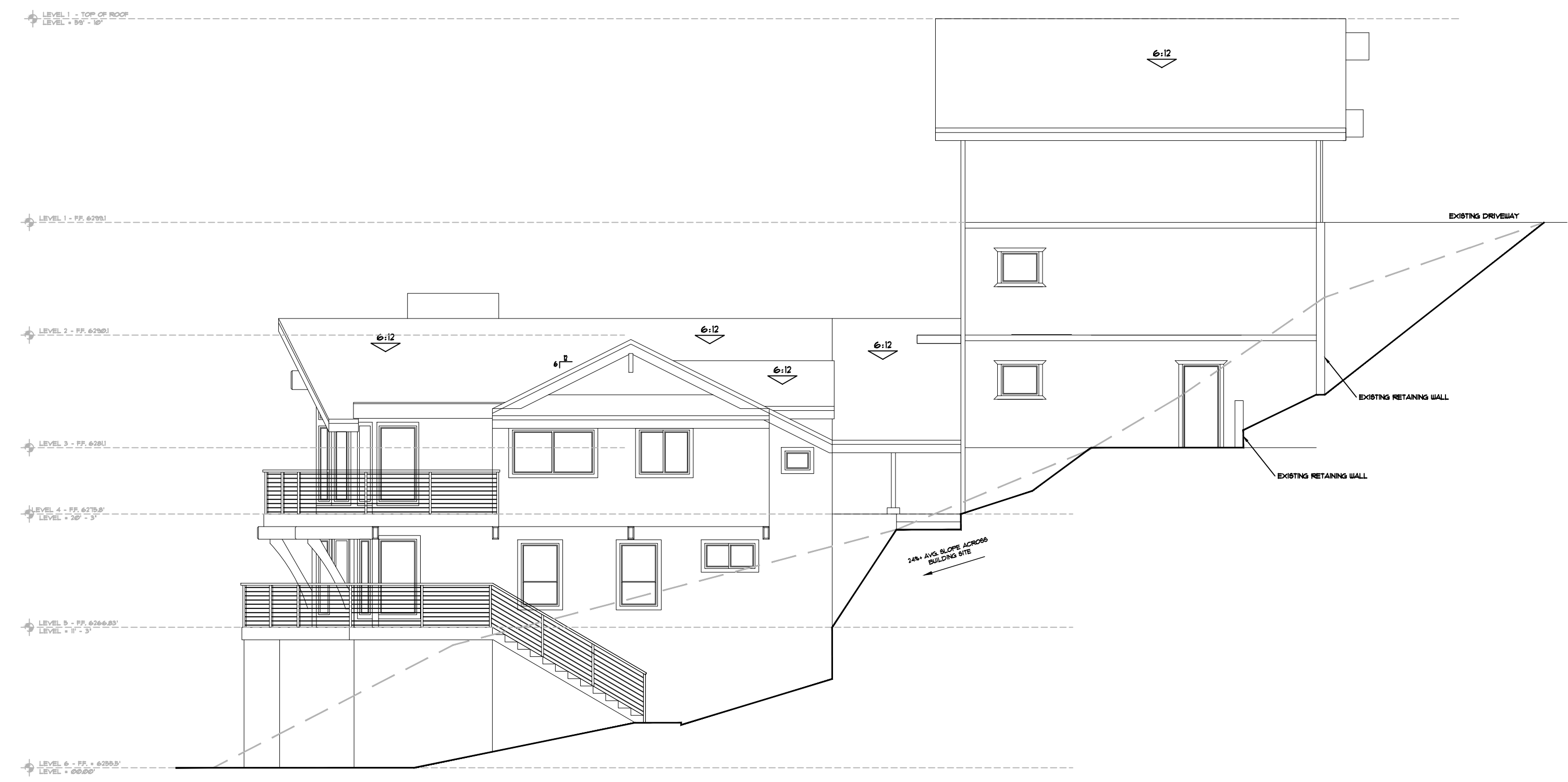
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DATE: 01/23/23

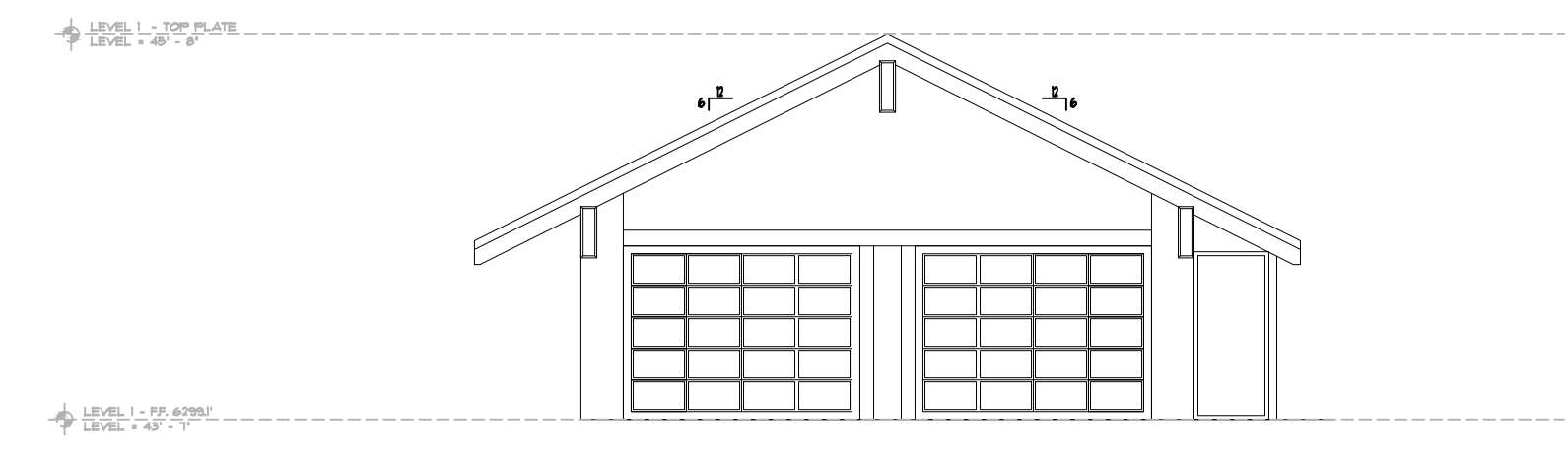
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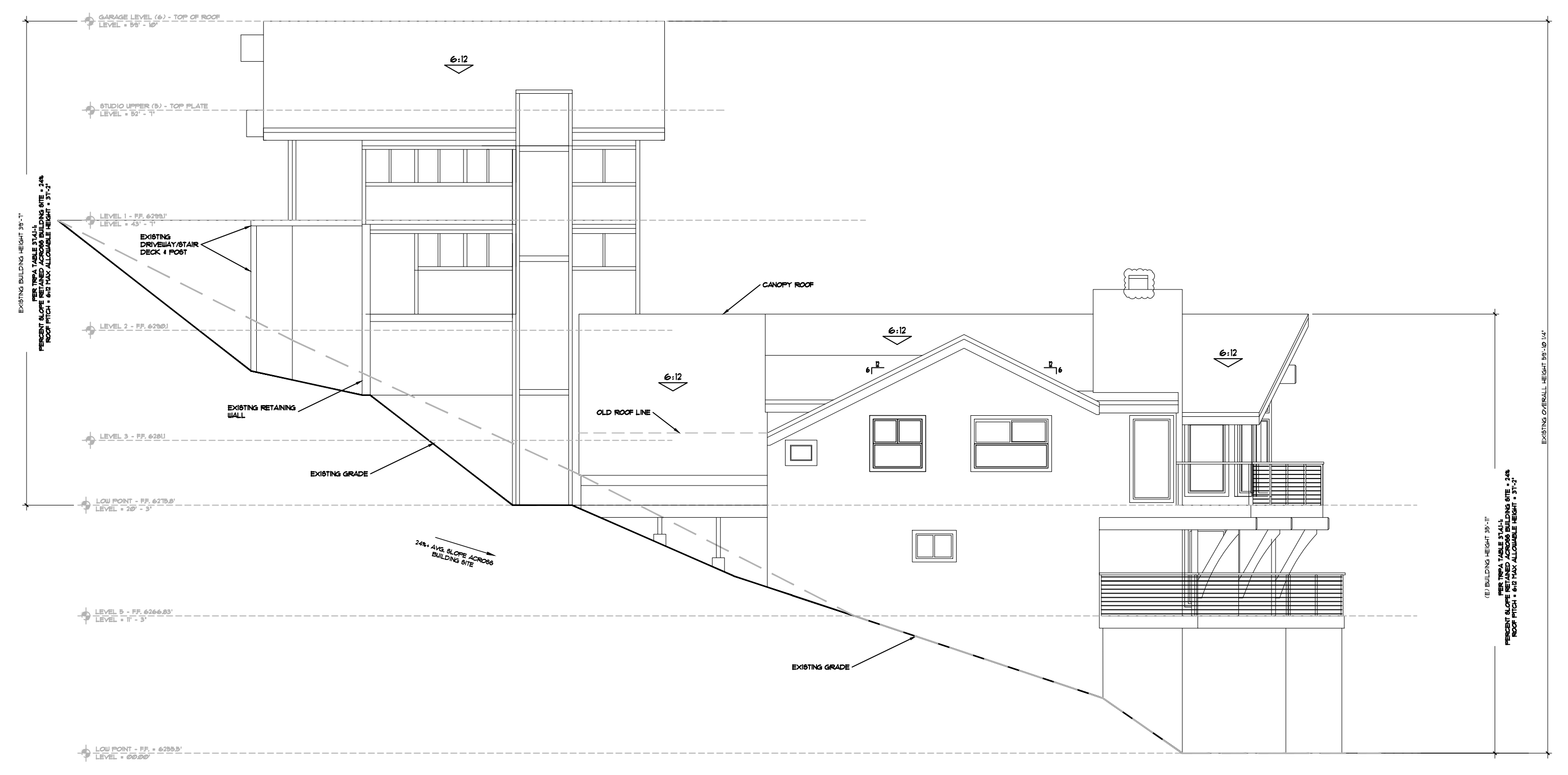
SHEET:
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 OF 11 SHEETS



EXISTING EAST ELEVATION
 SCALE: 1/4" = 1' - 0"



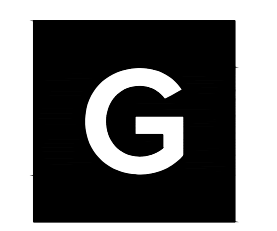
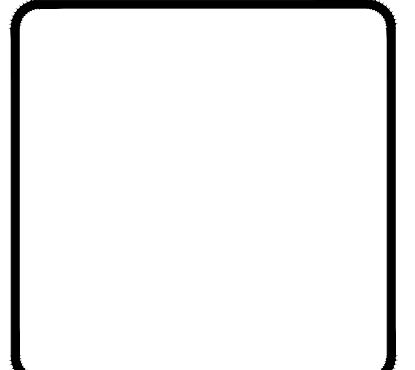
EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1' - 0"



EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"



EXISTING WEST ELEVATION
 SCALE: 1/8" = 1' - 0"



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TITLE: EXISTING EXTERIOR ELEVATIONS

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKE SHORE BLVD INCLINE VILLAGE, NV 89451
 RFP-15583-11-D
 APN: 123-250-10

REVISIONS	
1	2-20-23 PLAN CHECK

FILE: 453 LAKE SHORE

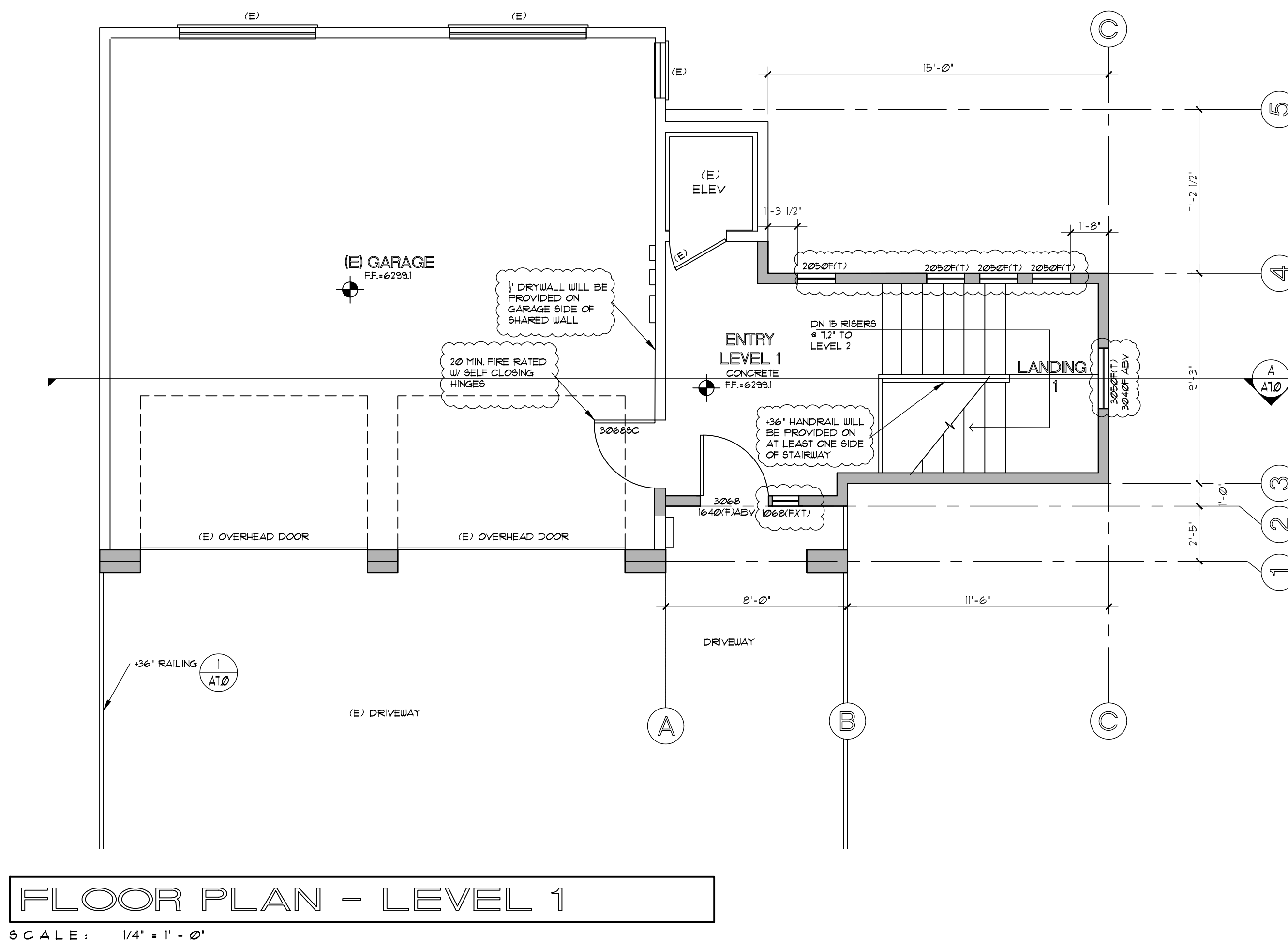
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SCALE: AS NOTED

DRAWN: 777

SHEET:

E2.0
 OF 77 SHEETS



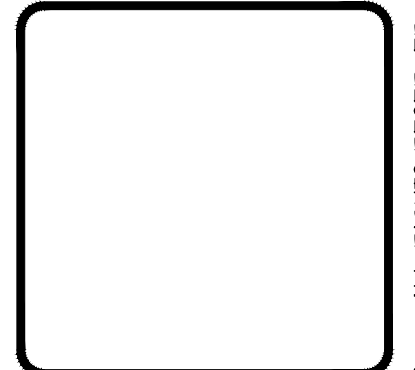
FLOOR PLAN - LEVEL 1
 SCALE: 1/4" = 1' - 0"

WINDOW LEGEND

- C = CASEMENT WINDOW
- CC = DOUBLE CASEMENT WINDOW
- F = FIXED WINDOW
- (T) = TEMPERED GLASS WINDOW
- F TRAP = FIXED TRAPEZOID WINDOW

WALL LEGEND

- EXISTING WALLS
- - - DEMO WALLS
- NEW WALLS



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TITLE: FLOOR PLAN - LEVEL 1

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKE SHORE BLVD INCLINE VILLAGE, NV 89451
 AFR: 123-250-10

REVISIONS	
▲	12-20-23 PLAN CHECK

FILE: 453 LAKE SHORE

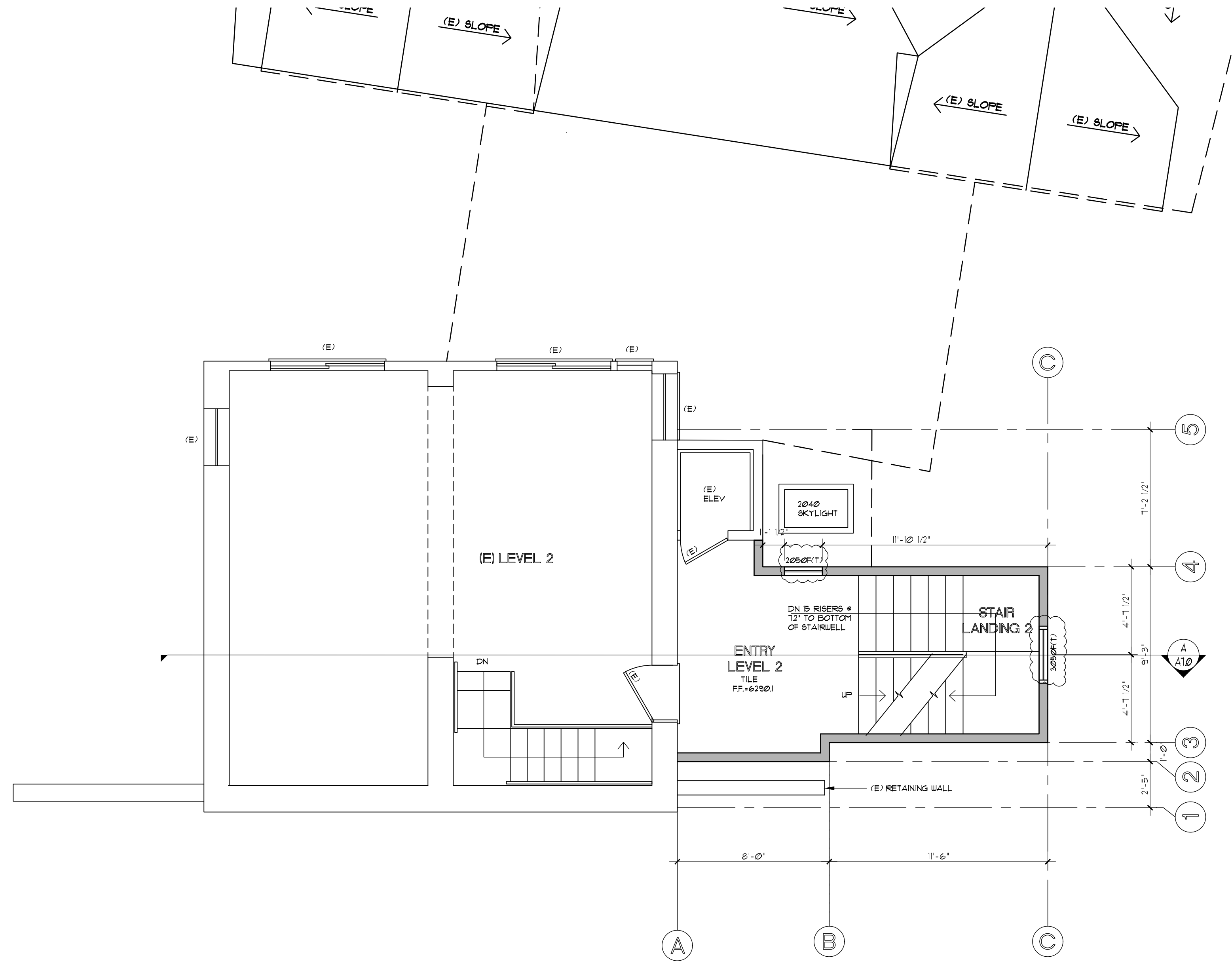
DATE: 01/23/23

SCALE: AS NOTED

DRAWN: 111

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WINDOW LEGEND

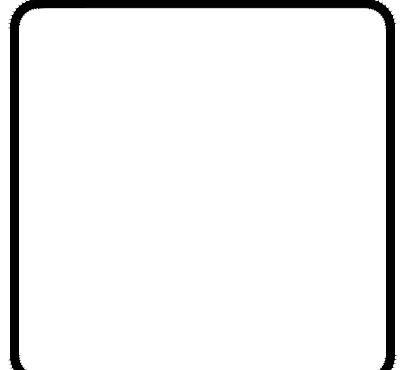
- C = CASEMENT WINDOW
- CC = DOUBLE CASEMENT WINDOW
- F = FIXED WINDOW
- (T) = TEMPERED GLASS WINDOW
- F TRAP = FIXED TRAPEZOID WINDOW

WALL LEGEND

- EXISTING WALLS
- - - DEMO WALLS
- NEW WALLS

FLOOR PLAN - LEVEL 2

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



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TITLE: FLOOR PLAN - LEVEL 2
 REMODEL OF RESIDENCE FOR:
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 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 R23-155931-D
 APN: 23-250-10

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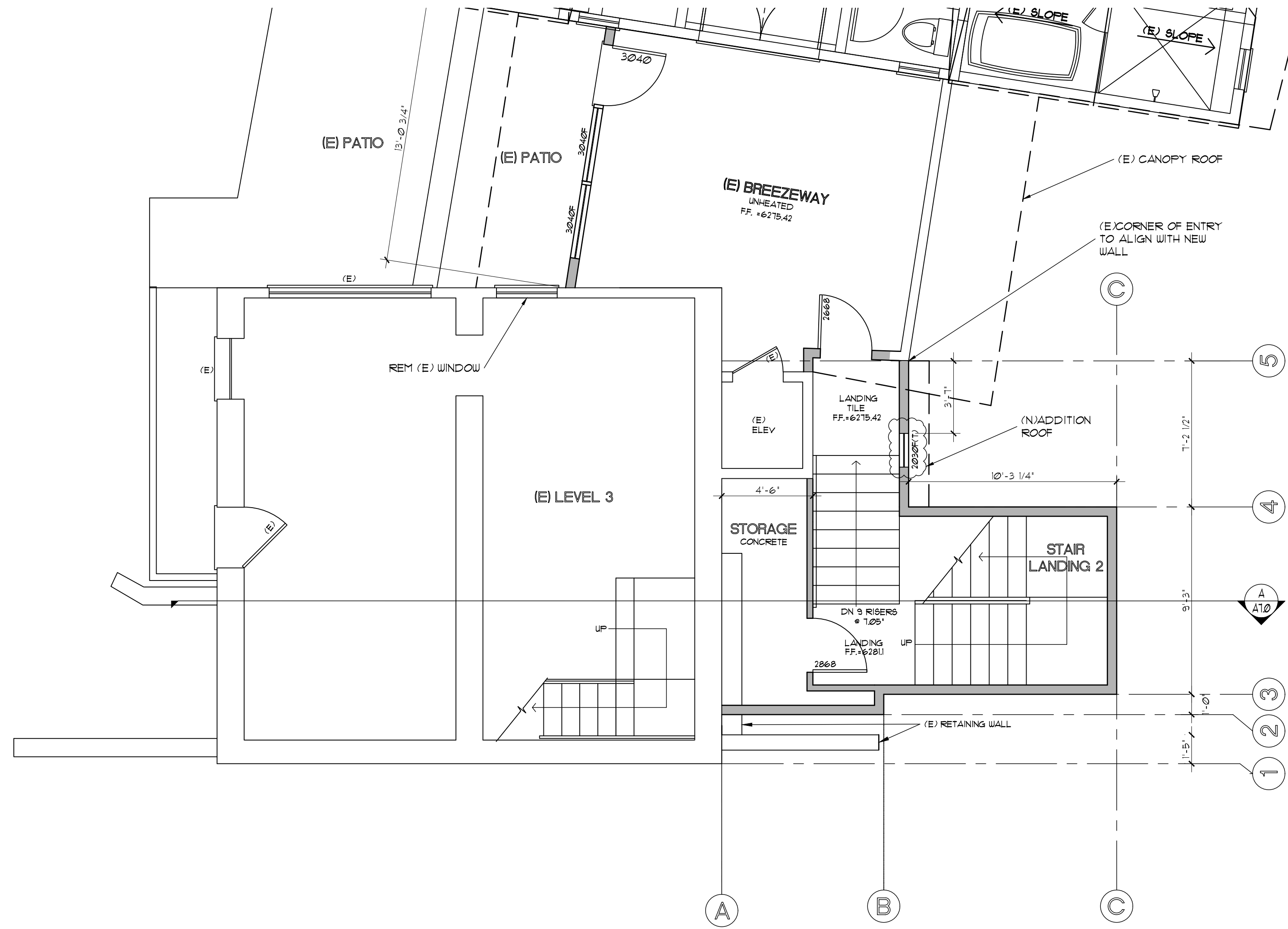
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DATE: 01/23/23

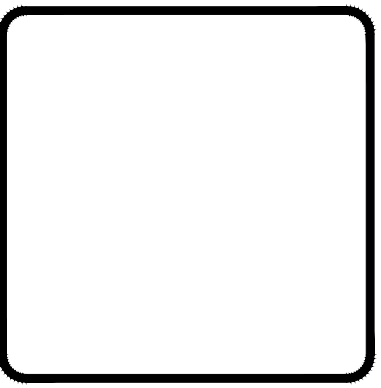
SCALE: AS NOTED

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FLOOR PLAN - LEVEL 3
 SCALE: 1/4" = 1' - 0"



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TITLE: FLOOR PLAN - LEVEL 3
 REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 702-795-1100
 702-795-1100

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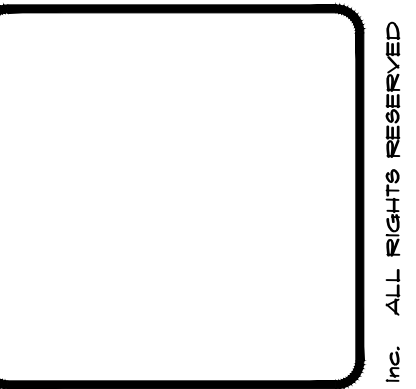
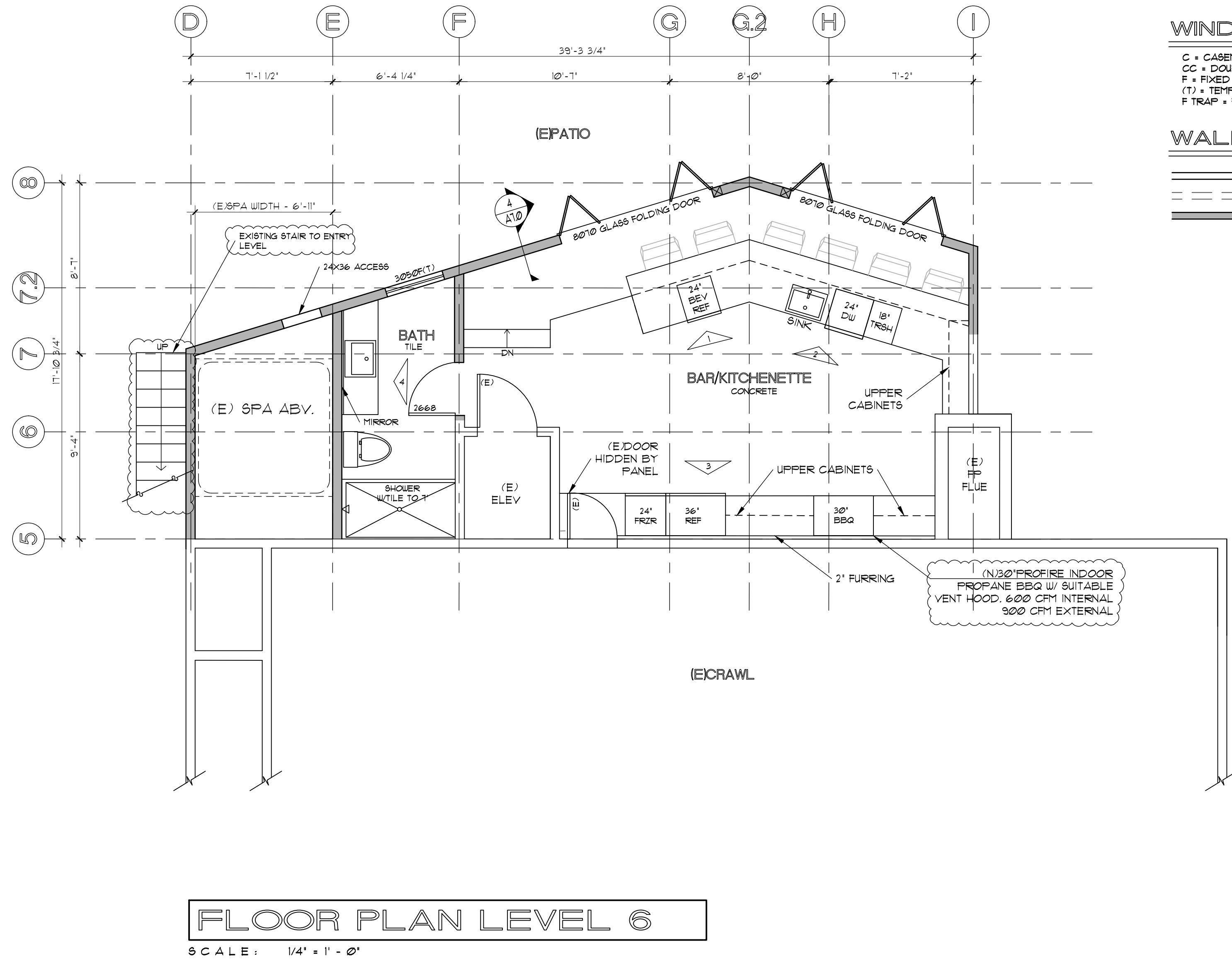
FILE: 453 LAKESHORE

DATE: 01/23/23

SCALE: AS NOTED

DRAWN: 111

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A3.0
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TITLE: FLOOR PLANS - LEVEL 6

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 RS-4556 L.T.D.
 APN: 752-250-10

REVISIONS	
△	12-20-23 PLAN CHECK

FILE: 453 LAKESHORE

DATE: 01/23/23

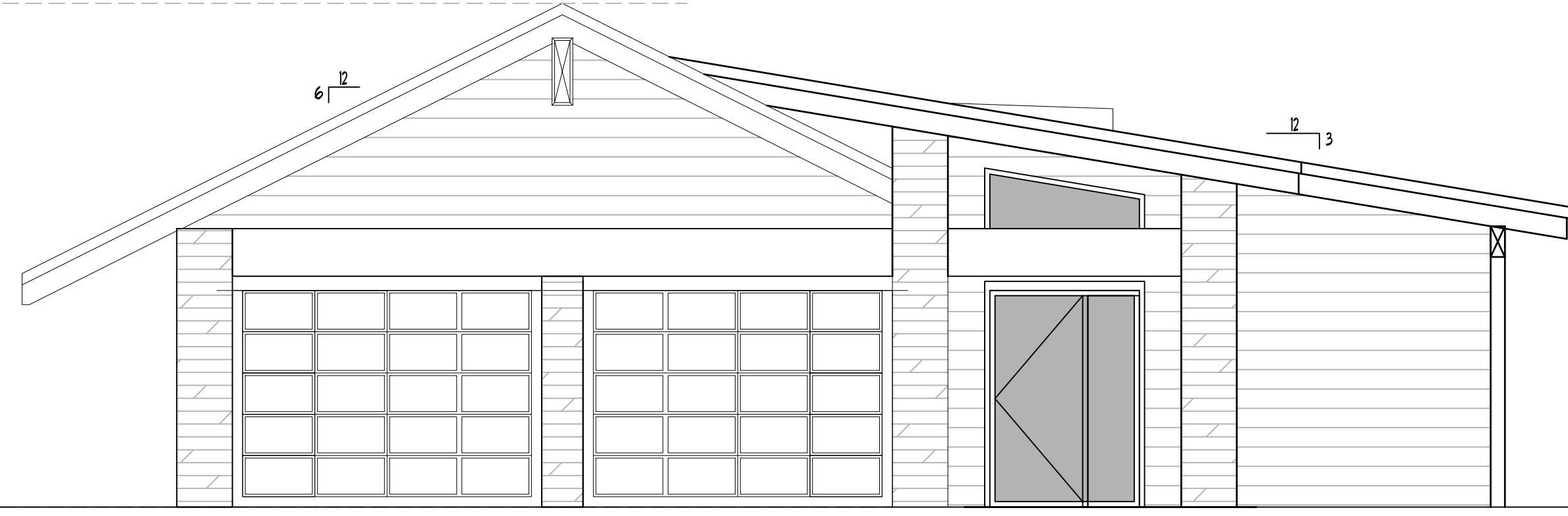
SCALE: AS NOTED

DRAWN: 111

SHEET:
A4.0
 OF 11 SHEETS

LEVEL 1 - TOP OF ROOF
LEVEL = 59' - 10"

LEVEL 1 - FF, 6299.1
LEVEL = 43' - 1"



NORTH ELEVATION

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

LEVEL 1 - TOP OF ROOF
LEVEL = 59' - 10"

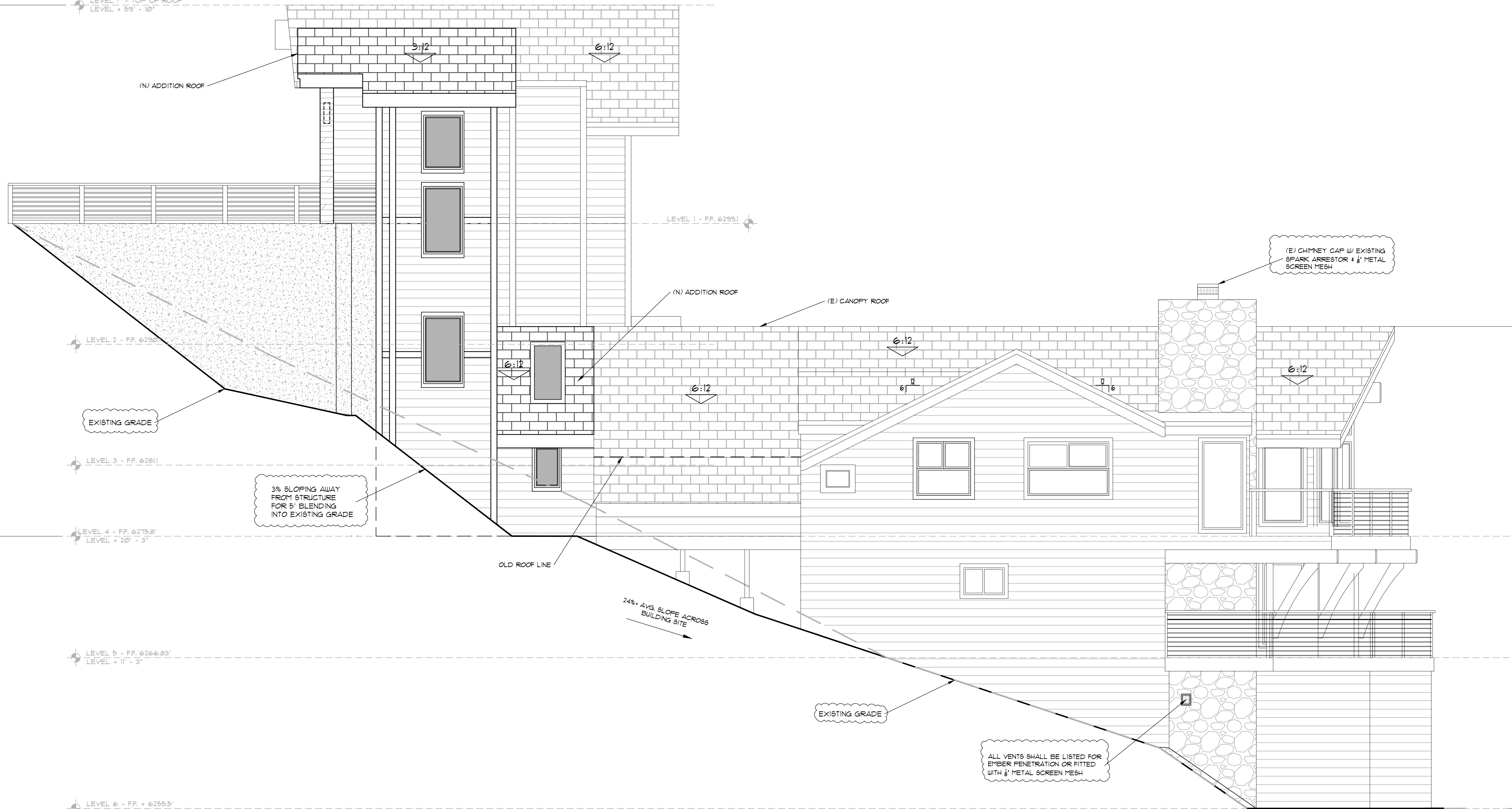
LEVEL 2 - FF, 6236.0
LEVEL = 47' - 0"

LEVEL 3 - FF, 6281.1
LEVEL = 48' - 1"

LEVEL 4 - FF, 6275.0
LEVEL = 47' - 3"

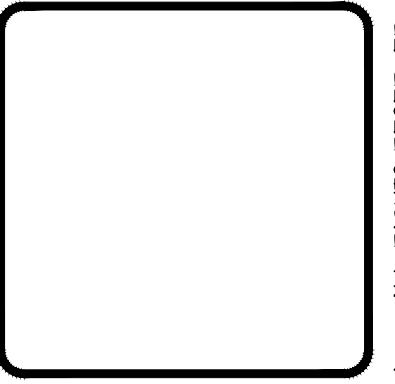
LEVEL 5 - FF, 6266.83
LEVEL = 46' - 3"

LEVEL 6 - FF, 6255.5
LEVEL = 45' - 0"



WEST ELEVATION

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



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TITLE: NEW ELEVATIONS

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE

453 LAKE SHORE BLVD INCLINE VILLAGE NV 89451
AFN: 123-750-110

REVISIONS	
1	12-20-23 PLAN CHECK

FILE: 453 LAKE SHORE

DATE: 01/23/23

SCALE: AS NOTED

DRAWN: 111

SHEET:

A5.0

OF 11 SHEETS

TRPA EXTERIOR NOTES

COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FENCES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NONE-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOOD FENCES SHALL BE USED WHEREVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, SECTION 36.8; EXTERIOR LIGHTING STANDARDS. SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD SO AS TO NOT PRODUCE OBTRUSIVE GLARE ONTO ADJOINING PROPERTIES, ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE THE HORIZONTAL IS PROHIBITED.

EXTERIOR FINISH NOTES:

ROOF SHINGLES: CLASS A, THICK BUTT ASPHALT OVER ICE & WATER SHIELD, CERTAINTED PRESIDENTIAL SHAKE 40-YR. COLOR: MATCH EXISTING.

FASCIA: 2x6 or 2x4 REDSAIN CEDAR w/ 2x or 1x SINGLE MOLD. OLYMPIC, SEMI-SOLID. COLOR: MATCH EXISTING.

SIDING: 3/4" REDSAIN CEDAR PLYWOOD w/ 2x2 REDSAIN CEDAR BATTENS @ 24" O.C. OVER LP FLAMEBLOCK OR EQUAL. OLYMPIC STAIN, SEMI-TRANSPARENT. COLOR: PER OWNER/ARCHITECT.

SIDING: 1x6 CLR REDSAIN CEDAR HORIZ. LAP SIDING w/ 2x4 REDSAIN CEDAR TRIM OVER LP FLAMEBLOCK OR EQUAL. CABOT SEMI-TRANSPARENT NEW CEDAR 1/2" SHAPED HEADER TRIM.

STUCCO: PERMA-FLEX ELASTOMERIC STUCCO WALL FINISH. MEDIUM CLASSIQUE TEXTURE. COLOR: PER OWNER.

PAINT ALL EXPOSED METAL FLAT TO MATCH ROOF.

PAINT ALL EXPOSED CONCRETE FLAT TO MATCH ADJACENT MATERIAL.

PAINT ALL EXPOSED JOISTS, BEAMS, CORBELS AND POSTS. OLYMPIC STAIN, SEMI-SOLID. COLOR: (MATCH TRIM).

WINDOWS: DUAL GLAZE IN METAL CLAD FRAMES (BLACK TONE).

GARAGE DOORS: OVERHEAD, CUSTOM CARRIAGE STYLE. CABOT STAIN, SEMI-SOLID (MATCH TRIM).

FINAL STAIN COLORS PER CONTRACTOR OR OWNER.

EAVE & FOUNDATION VENTS MUST BE AN APPROVED TYPE (VULCAN OR EQUAL).

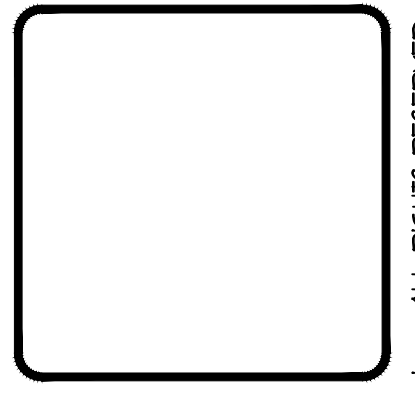
ALL EAVES AND GABLE OVERHANGS SHALL BE ENCLOSED WITH HARDI- SOFFIT AND HARDI-VENT TO MEET CURRENT FIRE CODE.

RAILINGS: 6x6 CEDAR w/ 3x6 CAP AT RAIL. 4x4 MESH PANEL BLOCK.



SOUTH ELEVATION

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



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TITLE: NEW ELEVATIONS

REMODEL OF RESIDENCE FOR:
FLOYD RESIDENCE
 453 LAKESHORE BLVD INCLINE VILLAGE, NV 89451
 AFR: 123-1230-10

REVISIONS	
1	2-28-23 PLAN CHECK

FILE: 453 LAKESHORE

DATE: 01/23/23

SCALE: AS NOTED

DRAWN: 111

SHEET:
A5.1
 OF 11 SHEETS

CONTRAST RATING SHEET

453 lakeshore blvd
 Structure A proposed

	<i>HORIZ. SIDING</i>	<i>VERT. SIDING</i>	<i>WINDOW DOOR</i>	<i>CHIMNY</i>	<i>RAILING</i>	<i>ROOF</i>	<i>Total Lakefront Façade</i>	
Area SF	347.0	1099.0	756.0	93.0	232.0	197.0	2724	
Percentage	12.7%	40.3%	27.8%	3.4%	8.5%	7.2%	0.0%	
Color and Reflectance Rating¹ Munsell Color for surface and Reflectance for glass	x	x	x	x	x	x	x	
	15	15	6	15	17	17	0	
	5	5	0	7+	0-3	0-3		
	1.9	6.0	1.7	0.5	1.4	1.2	0.0	
	+							12.7
Percentage	12.7%	40.3%	27.8%	3.4%	8.5%	7.2%	0.0%	
Surface Plane/Texture Score² Texture: # of Planes: <u>7</u>	x	x	x	x	x	x	x	
	8	8	6	8	6	8	0	
	MOD.	MOD.	MIN.	HEAVY	MIN.	HEAVY		
	1.0	3.2	1.7	0.3	0.5	0.6	0.0	
	+							7.3
	+							7
								27
	Percent of Perimeter Visible: 40%					Perimeter Score³		7
	X' of Y'					CONTRAST RATING		27

453 LAKESHORE BLVD

APPENDIX H:

PROPOSED

VISUAL ASSESSMENT FOR SCENIC REVIEW

This document explains how to calculate a contrast rating score and provides space to calculate the score for your property. Alternatively, you can use the contrast rating spreadsheet available on the TRPA website to calculate your score.

I. VISUAL MAGNITUDE/CONTRAST RATINGS PROCEDURAL STEPS

- Step 1:** Determine the square footage of differing surfaces (i.e., roof, windows, shingle, stone) by direct measurement of the buildings/structures on the project area from elevation views.
- Step 2:** Determine the percentage of each differing surface in relation to the overall square footage of the façade facing the lake.

Calculate Steps 1 & 2: (Surface Square Footage and Percent Total)

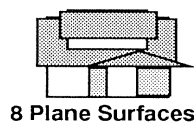
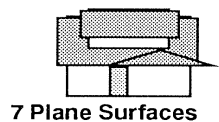
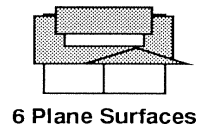
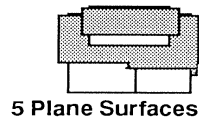
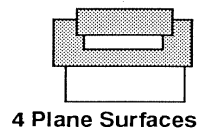
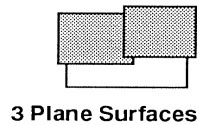
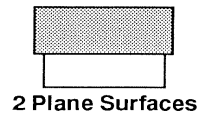
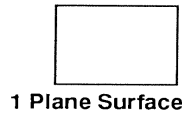
Surface	Lakefront Façade (sq.ft.)	Percent of Total
Example: Cedar Siding	1,040 sq.ft.	69%
HORIZONTAL CEDAR SIDING	347	12.7
VERTICAL CEDAR SIDING	1099	40.3
WINDOWS/DOORS	756	27.8
CHIMNEY	93	3.4
RAILING	232	8.5
ROOF	197	7.2
Total Lakefront Façade	2724	100

- Step 3:** Utilize the Color Matrix below to determine the rating for each differing surface except glass (which is rated in step 4). Use the percentage of each differing surface and multiply by the appropriate rating. The sum of these results is your Color Score. For unique site conditions where the dominant color in the background is gray or green, the Brown to Black category may be used for scoring.

Calculate Steps 3 & 4 (Color & Reflectance Score)

Surface Materials	Munsell Color	Percent of		Rating		Weighted Average	
		Total					
Ex. Cedar Siding	5YR 6/6	69	X	10	=	6.9	
Ex. Windows	>15%	25	X	1	=	0.25	
HORIZ. SIDING	5	12.7	X	15	=	1.9	
VERT. SIDING	5	40.3	X	15	=	6.0	
WINDOW/DOOR	>15%	27.8	X	6	=	1.7	
CHIMNEY	7+	3.4	X	15	=	.5	
RAILING	0-3	8.5	X	17	=	1.4	
ROOF	0-3	7.2	X	17	=	1.2	
			X		=		
			X		=		
Color & Reflectance Score					Total	=	12.7

Step 5: Determine the number of plane surfaces visible. The visible plane column will be used in Step 6 to determine the appropriate rating.



Calculate Steps 5 & 6 (Surface Plane/Texture Score)

Number of Planes: Surface Materials	Texture	Percent of				Weighted Average	
		Total		Rating			
Ex. Cedar Siding	Moderate texture	69	X	5	=	3.5	
HORIZ SIDING	MOD	12.7	X	8	=	1.0	
VERT SIDING	MOD	40.3	X	8	=	3.2	
WINDOW/DOOR	MIN	27.8	X	6	=	1.7	
CHIMNEY	HEAVY	3.4	X	8	=	.3	
RAILING	MIN	8.5	X	6	=	.5	
ROOF	HEAVY	7.2	X	8	=	.6	
			X		=		
			X		=		
			X		=		
Surface Plane/Texture Score					Total	=	7.3

Step 7: From the critical viewing point 300 feet offshore, estimate the percent of the building/structure perimeter that is visible. Then determine the rating on the Perimeter Matrix below. This rating is your Perimeter Score.

Perimeter Matrix	Percent of Perimeters of Structure Visible									
	0-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-80%	80-90%	90-100%
Rating	10	9	8	7	6	5	4	3	2	1



90-100%



80-90%



70-80%



60-70%



50-60%



40-50%

Calculate Step 7 (Perimeter Score)

Example:

Visible Perimeter	50 l.f.	/	Entire Perimeter	151 l.f.	=	Percent Perimeter Visible	33%
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Visible Perimeter	l.f.	/	Entire Perimeter	l.f.	=	Percent Perimeter Visible	%
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Step 8: Add the three scores (Color & Reflectance Score, Perimeter Score, and Surface/Texture Score) and round to the nearest whole number. This is the CONTRAST RATING.

***PLEASE SEE INFORMATION ON EXHIBIT**

Calculate Step 8 (Contrast Rating Score)

Color & Reflectance Score 12.7 +
 Surface Plane/Texture Score 7.3 +
 Perimeter Score 7 =
 Contrast Rating Score 27

Step 9: Repeat Steps 1-8 for each visible building/structure in the project area. Each will have a separate contrast rating score. Multiply each buildings/structure’s contrast rating by its percentage of the overall lakefront façade and sum the results. This is the Composite Contrast Rating for the project area.

Step 10: Using the Visual Magnitude/Contrast Rating table, move down the Contrast Rating Column until you reach the Contrast Rating determined in Step 9. The column on the right indicates the visual square footage allowed based on the score.

Contrast Rating Score	Visible Area allowed (sq.ft.)	Contrast Rating Score	Visible Area allowed (sq.ft.)
3	55	20	595
4	63	21	680
5	73	22	785
6	84	23	900
7	97	24	1035
8	110	25	1190
9	120	26	1365
10	150	27	1565
11	170	28	1800
12	195	29	2000
13	225	30	2200
14	260	31	2400
15	295	32	2600
16	340	33	2800
17	390	34	3050
18	450	35	3300
19	515		

Step 11: Determine the existing visible area of the structures in the project area.

Calculate Step 11 (Existing Visible Area)

$$\begin{array}{r} \text{Lakefront Façade} \quad 2724 \quad - \\ \text{Area Screened from 300' offshore} \quad 1166 \quad = \\ \hline \text{Visible Area} \quad 1558 \end{array}$$

Step 12: Determine the remaining allowable visible area by subtracting the existing visible area (calculated in Step 11) from the allowed visible area (calculated in Step 10)

Calculate Step 12 (Remaining Allowable Visible Area)

$$\begin{array}{r} \text{Total Allowed Visible Area} \quad 1565 \quad \text{l.f.} \quad - \\ \text{Existing Visible Area} \quad 1558 \quad \text{l.f.} \quad = \\ \hline \text{Remaining Allowable Visible Area} \quad 7 \quad \text{l.f.} \end{array}$$

II. DEFINITIONS AND INFORMATION

DEFINITIONS RELATED TO THE BASELINE SCENIC ASSESSMENT

Shoreland: The distance from the highwater line of Lake Tahoe to the most landward boundary of the littoral parcel, or 300 feet landward, whichever is less. In the case where the littoral parcel is a narrow parcel not qualifying for a development right, such as a road right-of-way or dedicated beach access parcel, the most landward boundary of the adjoining parcel to the littoral parcel or 300 feet shall apply. In the case where a littoral parcel is split by a right-of-way but is considered one project area, the most landward boundary of the project area or 300 feet, whichever is less, shall apply.

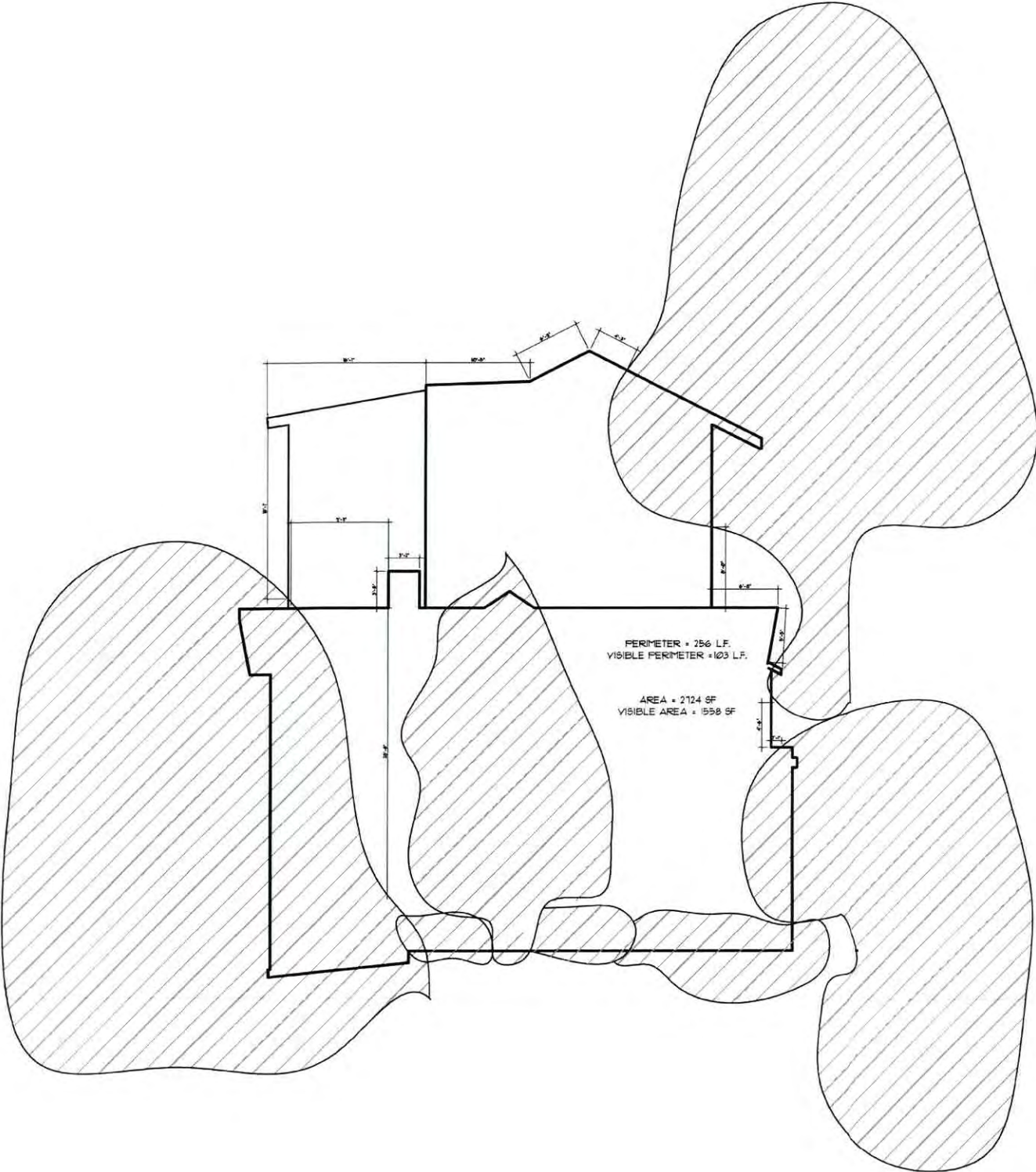
Lakefront Façade: Surface of the lakefront elevation(s) for all primary and accessory buildings and other structures, with visible area for a given project area within the shoreland.

Visible Area: Surface area of all structures in the shoreland visible from 300 feet offshore and generally perpendicular to and centered on the project area. Surface area blocked by man-made structures in the shorezone shall count as visible area

Proposed



Proposed



Attachment D
Project Review Conformance Checklist and Article V(g) Findings

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(Commercial/Tourist Accommodation/Public Service/Recreation/Resource Mngt.)

Project Name: Floyd Single Family Dwelling Addition

Project Type: Stair enclosure - Single Family Dwelling

APN / Project Number: 123-250-10 / ERSP2023-0817

Project Review Planner: Aly Borawski Date of Review: 4/11/24

NOTE: if the answer to question b. on any of the following questions is no, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO)

INDICATOR: (CO) 8-hr. avg. Stateline CA station

- 1. a. Does the project generate new vehicle trips? Y N
- b. If yes, is the project consistent with Subsection 65.2.4.B.1? Y N
- 2. a. Does the project create new points of vehicular access? Y N
- b. If yes, is the project consistent with Subsection 34.3.2? Y N
- 3. a. Does the project include combustion appliances? Y N
- b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 4. a. Does the project include a new stationary source of CO? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: OZONE

INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase regional VMT? Y N
- b. If yes, is the project consistent with Subsection 65.2.4? Y N
- 2. a. Does the project include new gas/oil space/water heaters? Y N
- b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 3. a. Does the project include a new stationary source of NO²? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: PARTICULATE MATTER

INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase airborne dust emissions? Y N
- b. If yes, is the project consistent with Subsection 60.4.3? Y N
- 2. a. Does the project include a new stationary source of particulate matter? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY

INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME
US 50 CORRIDOR, WINTER, 4pm-12am

INDICATOR: traffic volume, US 50 at Park Ave.
Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO² EMISSIONS

INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE

INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y N
b. If yes, is the project consistent with Subsection 65.1.4.B? Y N

THRESHOLD: VMT

INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y N
b. If yes, is the project consistent with Subsection 65.2.4.B? Y N
2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY

INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.2.3? Y N
2. a. Does the project create temporary soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.4.3? Y N
3. a. Does the project require the use of fertilizer? Y N
b. If yes, is the project consistent with Subsection 60.1.8? Y N
4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y N
b. If yes, is the project consistent with Subsection 60.1.3.B? Y N
5. a. Does the project disturb or encroach on an existing SEZ? Y N
b. If yes, is the project consistent with Subsection 30.5? Y N

THRESHOLD: CLARITY, WINTER (IN LAKE)

INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)

INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF

INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER

INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC

INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL

INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY

INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY

INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF

INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y N
- b. If yes, is the discharge structure consistent with BMP handbook? Y N
2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y N
- b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6, 60.4.9? Y N

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF

INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y N
- b. If yes, is the project consistent with Subsection 60.4.6? Y N

CATEGORY: SOIL CONSERVATION

THRESHOLD: IMPERVIOUS COVERAGE

INDICATOR: area or coverage

1. a. Does the project include new or relocated coverage? Y N
b. If yes, is the project consistent with Subsection 30.4, 30.5, 30.6? Y N

THRESHOLD: NATURALLY-FUNCTIONING SEZ

INDICATOR: area of SEZ

1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y N
b. If yes, is the project consistent with Subsection 30.5? Y N

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY

INDICATOR: plant & structural diversity

1. a. Does the project create a change in diversity? Y N
b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y N

THRESHOLD: MEADOW & RIPARIAN VEGETATION

INDICATOR: area of meadow & riparian veg.

1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION

INDICATOR: area of riparian vegetation

1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION

INDICATOR: area of shrub association

1. a. Does the project create an increase in the areal extent of the shrub association? Y N
b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y N

THRESHOLD: YELLOW PINE ASSOCIATION (not mature)

INDICATOR: area of yellow pine assoc.

1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y N
b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: RED FIR ASSOCIATION

INDICATOR: area of red fir assoc.

1. a. Does the project create a change in the areal extent of the immature red fir association? Y N
b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: FOREST OPENINGS

INDICATOR: size and location of forest openings

1. a. Does the project create new forest openings? Y N
b. If yes, is the new opening less than 8 acres? Y N

2. a. Does the project create new forest openings adjacent to other openings? Y N
- b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y N

THRESHOLD: UNCOMMON PLANT COMMUNITITES

INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

THRESHOLD: SENSITIVE VEGETATION

INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES

INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y N
- b. If yes, have modifications been included in the project to protect these habitat sites? Y N

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT

INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream, culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y N
- b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y N
2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

THRESHOLD: GOOD STREAM HABITAT

INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT

INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS

INDICATOR: increase flows

- 1. a. Does the project include new water diversions? Y N
- b. If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished? Y N
- 2. a. Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N
- 3. a. Refer to question 5, turbidity, above.

THRESHOLD: LAKE HABITAT

INDICATOR: area of excellent habitat

- 1. a. Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone? Y N
- b. If yes, is the project consistent with Chapters 80-86? Y N
- 2. a. Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

CATEGORY: NOISE

THRESHOLD: SINGLE EVENT, AIRCRAFT, DAYTIME

INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

- 1. a. Does the project involve the commercial or private operation of aircraft? Y N
- b. If yes, does the project comply with the Interim Service Agreement affecting aircraft operations at the South Lake Tahoe Airport, or will the project meet the TRPA noise thresholds, or is the project exempt under Code section 68.9? Y N

THRESHOLD: SINGLE EVENT, AIRCRAFT, NIGHTTIME

INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

- 1. a. Refer to question 1, single event, aircraft, above.

THRESHOLD: SINGLE-EVENT, BOATS

INDICATOR: dBA, LMAX, at 50 ft., single reading

- 1. a. Does the project involve a marina or boat launching facility? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE LESS THAN 6,000 LBS. CVM

INDICATOR: dBA, LMAX, at 50 ft., single reading

- 1. a. Does the project include the operation of fleet vehicles or other commercial vehicles? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE GREATER THAN 6,000 LBS. CVM

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Refer to question 1, single event, motor vehicle, above.

THRESHOLD: SINGLE-EVENT, MOTORCYCLE

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of motorcycles for lease or rent or the operation of a motorcycle course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, ORVS

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of ORVs for rent or lease or the operation of an ORV course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, SNOWMOBILES

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of snowmobiles for rent or lease or the operation of a snowmobile course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

1. a. Does the project involve the creation of a new or relocated land use? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N
2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y N
- b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y N
3. a. Does the project involve a use or activity for which TRPA has received a CNEL related noise complaint and for which TRPA has required remedial action in accordance with Chapter 68? Y N
- b. If yes, is the project consistent with the remedial action plan? Y N

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS

1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading? Y N
- b. If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQUIP)? Y N
2. a. Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading? Y N
- b. If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines? Y N

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE

INDICATOR: dispersed rec. capacity

- 1. a. Is the project located in a conservation or recreation plan area? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N

THRESHOLD: ESTABLISH FAIR SHARE OF CAPACITY FOR OUTDOOR RECREATION

AVAILABLE TO THE GENERAL PUBLIC

INDICATOR: PAOTs

- 1. a. Does the project require an allocation of PAOTs? Y N
- b. If yes, is the recreational opportunity involved available to the public? Y N

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

1. Does the project require Governing Board Review (Chapter 2)? Y N

5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y N

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 21	(Permissible Uses)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 22	(Temporary Uses)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 30	(Coverage)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 31	(Density)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 32	(Basic Service)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.3	(Grading)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.4	(Special Reports)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.5	(Construction Schedule)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.6	(Vegetation Protection)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Driveways)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Parking)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 35	(Natural Hazards-Floodplain)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 36	(Design Standards)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 37	(Height)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 38	(Signs)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 50	(Allocations)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 51	(Transfers)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 52	(Bonus Units-MFD only)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 53	(IPES)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 60	(BMP's)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.1	(Water Quality)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.2	(Water Quality Mitigation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.1	(Tree Removal)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.4	(Revegetation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 62	(Wildlife)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 63	(Fish)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.1	(Air Quality)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 67	(Historic Resource)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>