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## STAFF REPORT

Date: July 13, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Sypriano, Single Family Dwelling Addition/Modification  
974 Apollo Way, Incline Village, Washoe County, Nevada  
Assessor's Parcel Number 125-443-12, TRPA File Number ERSP2022-2019

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Proposed Action:

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

Staff Recommendation:

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

Project Description:

The proposed project includes an addition/modification to an existing single-family dwelling. The proposed project includes renovation of existing single-family dwelling with 3 bedrooms and 3 bathrooms, and reconfiguration of the existing front deck, back deck and patios. Coverage will be relocated from the existing deck and patio for the renovation and reconfiguration. The project is in the "Incline Village #5 Regulatory Zone" within the Washoe County Tahoe Area Plan. This regulatory zone has the Land Use Classification as Residential. 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.

Land Coverage:

The parcel is verified as Bailey Land Capability Class 3, with a base allowable coverage of 504 square feet. 2,805 square feet of land coverage has been verified as legally existing. Coverage will be relocated from the existing deck and patio for the renovation and reconfiguration. The area where coverage is removed for relocation will be restored.

Height:

The elevation of the highest roof ridge will not change as a result of the project. The structure's overall height will increase, however, due to the creation of a new appurtenance, which will be a chimney that extends 3 feet from the previous highest point. The appurtenance will meet code section 37.4.3.A.

Local Plan:

The proposed project location is within "Incline Village #5 Regulatory Zone" of the Washoe County Tahoe area Plan. Residential projects are permissible as a special use, due to the area's potential avalanche danger.

Issues:

The proposed project involves a special use determination and therefore requires Hearing Officer review in accordance with Chapter 2, Subsection 2.2.2.a of the TRPA Code.

Environmental Documentation:

TRPA staff completed "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 checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.

Required Actions:

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

- 1) Approve the required findings, including a finding of no significant effect; and
- 2) approve the proposed project subject to the conditions in the draft permit.

Contact Information:

For questions regarding this project please contact Allyson Osborn by telephone at (775) 589-5217 or via email at aosborn@trpa.gov.

Attachments:

- 1 . Required Findings
- 2 . Draft Permit
3. Project Plans

Attachment A  
Required 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, agency staff has 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 surrounding area in which, it will be located.

The proposed project includes the renovation of existing single family dwelling with 3 bedrooms and 3 bathrooms, and reconfiguration of the existing front deck, back deck and patios. Coverage will be relocated from the existing deck

and patio for the renovation and reconfiguration. Single Family Dwellings are permissible as a special use in the Incline Village #5 Regulatory Zone, within the Washoe County Tahoe Area Plan. The property is surrounded on both sides by single family dwellings. 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 path. 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 – Incline Ville #5 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 is to an equal or superior portion of the parcel or project area, as determined by references to the following factors:
1. Whether the area of relocation already has been disturbed
  2. The slope of and natural vegetation on the area of relocation
  3. The fragility of the soil on the area of relocation
  4. Whether the area of relocation appropriately fits the scheme of use of the property
  5. The relocation does not further encroach into a stream environment zone, backshore, or the setbacks established in the Code for the protection of stream environment zones or backshore

6. The project otherwise complies with the land coverage mitigation program set forth in section 30.6

A small portion of land coverage will be relocated from an equal portion of the parcel. The area has previously been disturbed, the slope is equal, the fragility of the soil is equal, the relocation does not encroach into an existing site feature or setback and the project complies with the land coverage mitigation program set forth in Section 30.6.

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

The restored land will be in accordance with Subsection 30.5.3 as conditioned in the Draft Permit.

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

The relocation of coverage is from the same land capability district, Class 3.

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 existing height plus the proposed 3-foot appurtenance (36'8" above natural grade) is within the maximum height allowed for a building on this parcel. The proposed height 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.

Attachment B  
Draft Permit

July 20, 2023

Tara Sypriano  
P.O. Box 1210, 10050 Bridge Street  
Truckee, CA 96160  
[tara@heddaarch.com](mailto:tara@heddaarch.com)

**SINGLE FAMILY DWELLING ADDITION/MODIFICATION, 974 APOLLO WAY, INCLINE VILLAGE, WASHOE COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBER (APN) 125-443-12, TRPA FILE NUMBER ERSP2022-2019**

Dear Tara Sypriano,

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachment R for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page of the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgment of the permit, but rather an acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please email me all documents to finalize your project.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Thank you very much for your attention to this matter. If you have questions, please feel free to contact me by phone at (775) 589-5217 or by e-mail at [aosborn@trpa.gov](mailto:aosborn@trpa.gov).

Sincerely,



Allyson Osborn  
Assistant Planner  
Permitting and Compliance Department

CC: Vito Brandle  
974 Apollo Way  
Incline Village, NV 89451  
[vitobrandle@gmail.com](mailto:vitobrandle@gmail.com)





**PERMIT**

PROJECT DESCRIPTION: Single Family Dwelling Addition

APN: 125-443-12

PERMITTEE(S): Vito Brandle

FILE #: ERSP2022-2019

COUNTY/LOCATION: Washoe County / 974 Apollo Way

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on July 20, 2023, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on July 20, 2026, 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*

TRPA Executive Director/Designee

July 20, 2023

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 another 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 125-443-12**  
**FILE NO. ERSP2022-2019**

Security Posted (1):                      Amount \$2,000 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

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

Notes:

- (1) See Special Condition 3.C. below
- (2) Consult the TRPA filing fee schedule for the current security administration fee
- (3) See Special Condition 3.D. 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 project at an existing single-family dwelling. The proposed project includes renovation of existing single family dwelling with 3 bedrooms and 3 bathrooms, and reconfiguration of the existing front deck, back deck and patios. Coverage will be relocated from the existing deck and patio for the renovation and reconfiguration. The area where coverage is removed for relocation will be restored. No trees are proposed for removal with this project. Upon completion of the project and passing a TRPA final inspection, the BMP Certificate will be reissued.
- 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 plans shall be revised to include:
    - (1) Update coverage table to reflect total proposed coverage calculations including all elements that create coverage.
    - (2) The permittee shall indicate on floor plans the type of TRPA approved woodstove, fireplace insert, or zero clearance fireplace to be installed.
    - (3) A note indicating: "All areas where coverage has been removed shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition."

- (4) Provide a roof plan for each structure that includes the total roof area and area of each roof pitch. The roof pitch that is >50% of the roof area is the dominant roof pitch and is used for the allowable and proposed height calculations. If no roof pitch is >50% of the total roof area, then each separate roof pitch must be demonstrated to be within its allowed height.
  - (5) Revise plans to include height of appurtenance to meet following code section. Per Code Section 37.4.3.A, appurtenances may be erected to a height ten percent greater than the otherwise permissible maximum height of a building, or a height of six feet, whichever is less.
  - (6) The permittee shall identify each contributing surface of the roof and include corresponding BMP calculations demonstrating conformance with TRPA infiltration requirements. The location of runoff will determine where the corresponding BMP is located. The plan shall also specify those BMPs that will require maintenance, reinstallation or replacement due to ineffectiveness.
- B. The project is located in "Incline Village #5 Regulatory Zone" within the Washoe County Tahoe Area Plan, which states Single Family Dwellings are a special use due to avalanche danger. The permittee shall record a TRPA approved deed restriction to hold TRPA harmless from any and all liabilities. Please provide a copy of the latest recorded grant deed for this property. After the deed is received, TRPA will prepare a deed restriction for the property.
- (1) The permittee shall record the provided deed restriction with the Washoe County Recorder's Office.
  - (2) A copy of the recorded deed restriction or the original recorded deed shall be provided to TRPA.
- C. The security for this proposed project will be \$2,000.00. Security shall be released upon completion of the project, installation of permanent BMPs and satisfaction of all permit conditions. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the applicable security administration fee (currently \$242).
- D. The affected property has 2,301 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 Incline 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 (only the materials to construct the bearing elements of a structure) multiplied by the fee percentage of 1% (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 the formula above) multiplied by the coverage mitigation cost fee of \$20 for projects within Hydrologic Transfer Area - Incline. 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.

- E. The permittee shall submit a revised set of plans electronically, reflecting changes outlined above. Plans shall be prepared to a measurable scale identified on the plans.
4. All areas where coverage is removed for relocation must be restored in accordance with the revegetation standards in Sections 61.4 and 36.7 of the TRPA Code of Ordinances.
  5. All exterior lighting shall be consistent with the TRPA Code of Ordinances, Chapter 36, Section 36.8, Exterior Lighting Standards, and TRPA Design Review Guidelines.
  6. Colors of structures shall be consistent with TRPA Code of Ordinances, Chapter 36, Section 36.6, Building Design Standards and TRPA Design Review Guidelines.
  7. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
  8. 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.
  9. 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

DRAFT

Attachment C  
Project Plans

# BRANDLE + HABING HOME

974 APOLLO WAY

## APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH:

2018 INTERNATIONAL RESIDENTIAL CODE, CH. 1-44 + APP. A-C, G, H, J, K, AND Q  
 2018 INTERNATIONAL BUILDING CODE, CH. 1-35 + APP. C, E, AND I  
 2018 INTERNATIONAL EXISTING BUILDING CODE, CH 1-16 + APP.  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 UNIFORM MECHANICAL CODE, CH. 1-17  
 2018 INTERNATIONAL MECHANICAL CODE, CH. 1-15  
 2018 UNIFORM PLUMBING CODE, CH. 1-17 + APP. A, B, D, E, I, AND L  
 2017 NATIONAL ELECTRICAL CODE  
 2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, CH. 5  
 2018 NATIONAL FIRE PROTECTION ASSOCIATION 54 AND 58 CODE  
 2018 NORTHERN NEVADA AMENDMENTS  
 ALL APPLICABLE COUNTY ORDINANCES

JURISDICTIONAL AGENCY SHALL BE WASHOE COUNTY.

## SCOPE OF WORK

RENOVATION OF [E] 3 LEVEL SINGLE FAMILY HOME WITH 3 BEDROOMS AND 3 BATHROOMS.  
 ADDITION OF [N] 98 SF, RECONFIGURATION OF [E] FRONT DECK, BACK DECK, + PATIOS.  
 ZONING: TA\_IV5  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY TYPE: R-3  
 YEAR BUILT: 1984

## CONTACT INFORMATION

<u>ARCHITECT</u>	<u>OWNER</u>
TARA SYPRIANO	VITO BRANDLE + ALYSSA HABING
10050 BRIDGE STREET	770 MAYS BLVD., #3408
P.O. BOX 1210	INCLINE VILLAGE, NV 89451
TRUCKEE CA 96160	
530.563.6440	

CONTRACTOR  
TDB

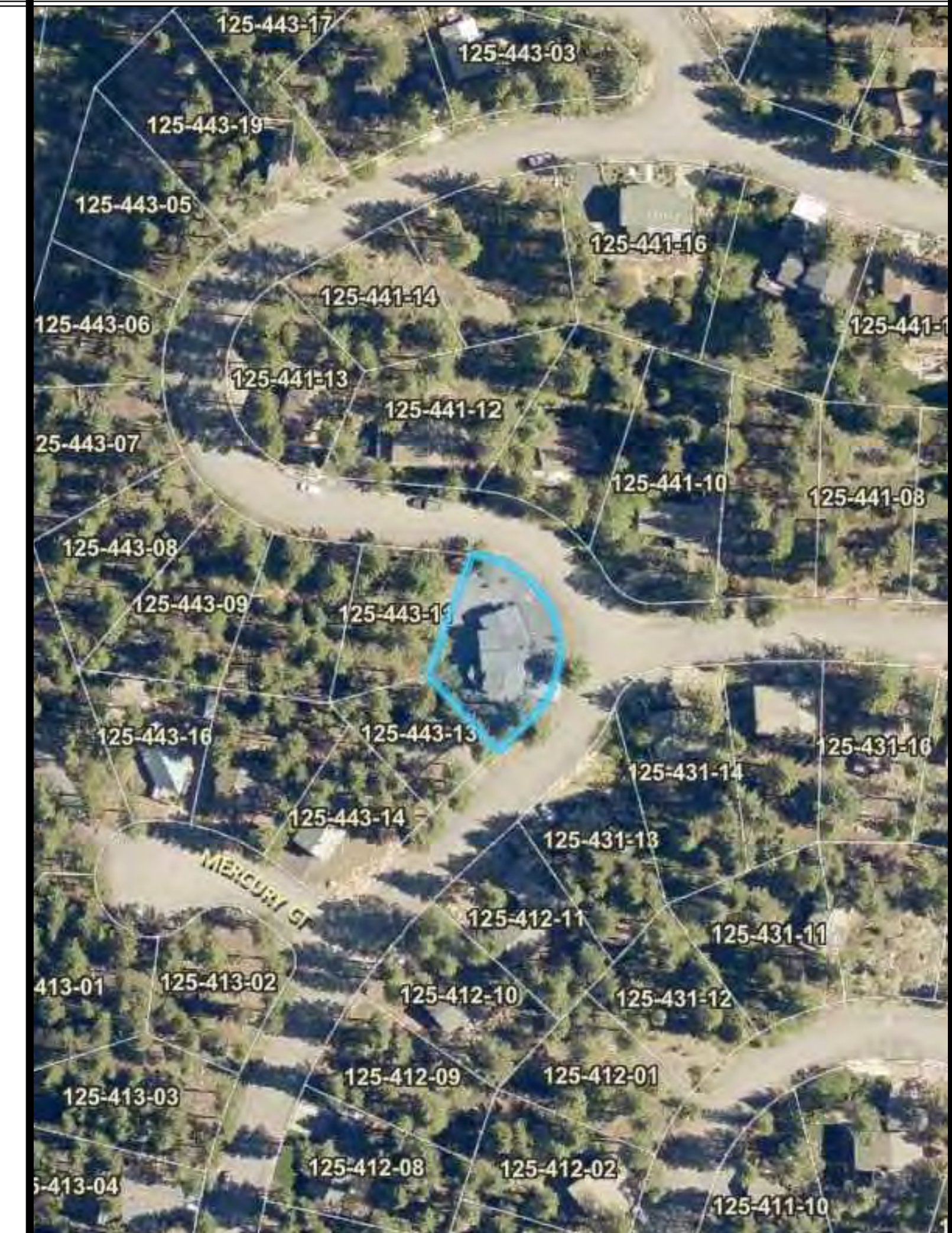
## ABBREVIATIONS

A.B. ANCHOR BOLT	F.O.W. FACE OF WALL	PKT. POCKET
ABV. ABOVE	F.P. FIREPLACE	PLT. PLATE
ACOUST. ACOUSTICAL	FRMG. FRAMING	PLYWD. PLYWOOD
A.C.T. ABOVE COUNTER TOP	FTG. FOOTING	PNT. PAINT
ADJ. ADJACENT	FUR. FURRED/ FURRING	PJT. PROJECT
A.F.F. ABOVE FINISH FLOOR	G. GAS	P.S.F. POUNDS PER SQUARE FOOT
AGGR. AGGREGATE	GALV. GALVANIZED	P.S.I. POUNDS PER SQUARE INCH
ALUM. ALUMINUM	GEN. GENERAL CONTRACTOR	P.T. PRESSURE TREATED
ALT. ALTERNATE	G.C. CLASS	P.V.C. POLYVINYL CHLORIDE PIPE
ANC. ANCHOR	G.L.B. GLU-LAM BEAM	PVMT. PAVEMENT
ARCH. ARCHITECTURAL	GND. GROUND	Q.T. QUARRY TILE
AVG. AVERAGE	GR. GRADE	R. RISER
BD. BOARD	GRDR. GIRDER	RAD. RADIUS
B.F. BOTH FACES	G.W.B. GYPSUM WALL BOARD	R.D. ROOF DRAIN
BLDG. BUILDING	H.B. HOSE BIB	ROWD. REDWOOD
BLK. BLOCK	H.D. HOLD DOWN	REF. REFERENCE
BLKG. BLOCKING	HDR. HEADER	R. REFRIGERATOR
BM. BEAM	HWR. HARDWARE	REQ'D. REQUIRED
BLW. BELOW	HOR. HANGER	RET. RETAIN/
BRG. BRACING	HORIZ. HORIZONTAL	REV. RETAINING
BRZ. BRONZE	HT. HEIGHT	RM. ROOM
BTM. BOTTOM	HTG. HEATING	R.O. ROUGH OPENING
BTWN. BETWEEN	H.V.A.C. HEATING/ VENTILATING/ AIR	S.B. SOLID BLOCKING
BVL. BEVEL	COND. CONDITIONING	S.C. SOLID CORE
CAB. CABINET	H.W. HOT WATER	SCHED. SCHEDULE
CA.T.V. CABLE TELEVISION	I.B. INFILTRATION BARRIER	SECT. SECTION
C.F. CUBIC FEET	INCL. INCLUDED/ INCLUDING	S.F. SQUARE FOOT
C.J. CONTROL JOINT	INCL. INFORMATION	SHT. SHEET
CLG. CEILING	INSUL. INSULATION	SH. SHEATHING
CLR. CLEAR	INT. INTERIOR	SH. SHELF
C.M.U. CONCRETE MASONRY UNIT	INVT. INVERT	SHLV. SHELVES
CNTR. CENTER	J.O. JOIST	SIM. SIMILAR
COL. COLUMN	K.P. KICK PLATE	SPEC. SPECIFICATION
CONC. CONCRETE	KIT. KITCHEN	SQ. SQUARE
CONT. CONTINUOUS	LAM. LAMINATE	SHP. SHELF AND POLE
CORR. CORRUGATED	LAV. LAVATORY	SEE STRUCTURAL DRAWINGS
CPT. CARPET	LB. POUND	S.S.D. STAINLESS STEEL
CTR. CENTER	L.F. LINEAR FOOT	STD. STANDARD
C.Y. CUBIC YARD	LL. LIVE LOAD	STL. STEEL
DEMO. DEMOLITION	L.P.G. LIQUIFIED PROPANE GAS	STOR. STORAGE
D.F. DOUGLAS FIR	LSL. LAMINATED STRAND LUMBER	STRUC. STRUCTURAL
DIA. DIAMETER	LVL. LAMINATED VENEER LUMBER	S.W. SHEAR WALL
DIAPH. DIAPHRAGM	MAS. MASONRY	SYS. SYSTEM
DM. DIMENSION	MAX. MAXIMUM	T.B. TOWEL BAR
DL. DEAD LOAD	M.B. MACHINE BOLT	T.C. TRASH COMPACTOR
DN. DOWN	MECH. MECHANICAL	TEL. TELEPHONE
DWG. DRAWING	MFD. MANUFACTURED	TEMP. TEMPERED
DW. DISHWASHER	MFR. MANUFACTURER	T+G. TONGUE AND GROOVE
[E] EXISTING	MIN. MINIMUM	THK. THICK/ THICKNESS
EA. EACH	MIR. MIRROR	T.O.B. TOP OF BEAM
EC. EROSION CONTROL	MISC. MISCELLANEOUS	T.O.W. TOP OF WALL
E.J. EXPANSION JOINT	MUL. MULLION	T.S. TUBE STEEL
ELECT. ELECTRIC/ ELECTRICAL	[N] NEW	T.V. TELEVISION
EMER. EMERGENCY	N/A NOT APPLICABLE	TKT. TEXTURE
ENCL. ENCLOSURE	N.T.S. NOT TO SCALE	TYP. TYPICAL
E.O.P. EDGE OF PAVEMENT	O/ OVER	U.B.C. UNIFORM BUILDING CODE
EQ. EQUAL	ON CENTER	U.O.N. UNLESS OTHERWISE NOTED
EQUIP. EQUIPMENT	OPNG. OPENING	VERT. VERTICAL
ESSMNT. EASEMENT	OPPOS. OPPOSITE	V.I.F. VERIFY IN FIELD
EXP. EXPOSED	OVHNG. OVERHANG	VNR. VENEER
EXT. EXTERIOR	PART. PARTITION	W/ WITH
F.A. FIRE ALARM	PERF. PREFABRICATED	W.C. WATER CLOSET
F.A.U. FORCED AIR UNIT	PFB. PREFABRICATED	WO. WOOD
F.D. FLOOR DRAIN		W/D WASHER/ DRYER
FDN. FOUNDATION		WH. WATER HEATER
F.F. FINISH FLOOR		W/O WITHOUT
F.F.E. FINISH FLOOR ELEVATION		W/P WATERPROOF
FIN. FINISH		WSCT. WAINSCOT
FLR. FLOOR		
FLUOR. FLUORESCENT		

## SHEET INDEX

<u>ARCHITECTURAL</u>	
A-0.1	COVER SHEET
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A-1.2	PROPOSED SITE PLAN
A-1.3	BMP SITE PLAN
A-1.4	BMP DETAILS
A-2.1	DEMO PLANS
A-2.2	DEMO PLANS
A-2.3	DEMO PLANS
A-2.4	PROPOSED PLANS
A-2.5	PROPOSED PLANS
A-2.6	PROPOSED PLANS
A-3.1	EXISTING ELEVATIONS
A-3.2	PROPOSED ELEVATIONS
A-3.3	PROPOSED ELEVATIONS

## VICINITY MAP



HEDDA

w heddaarch.com  
 e tara@heddaarch.com  
 p 530.563.6440

Project Name  
**BRANDLE + HABING HOME**

974 Apollo Way  
 Incline Village, NV  
 89451

APN 125-443-12



All drawings and written material appearing herein constitute original and unpublished work of Hedda and may not be duplicated, used or disclosed without written consent of Hedda.

Job Number

66

Issue Date

11-28-2022

Subject

TRPA SUBMITTAL

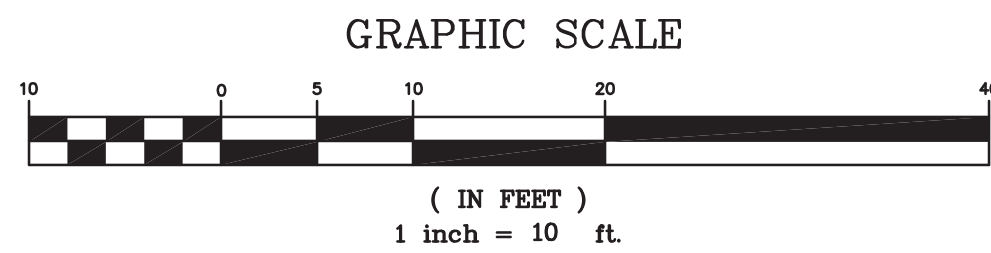
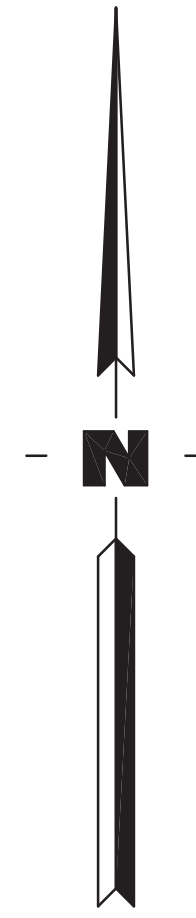
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COVER SHEET

Drawing Number

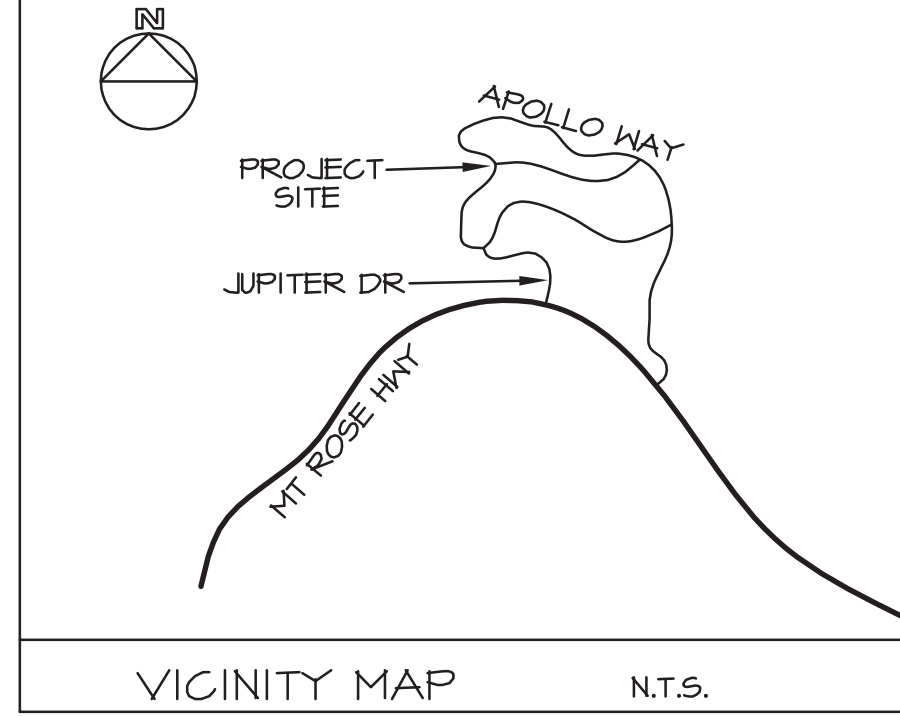
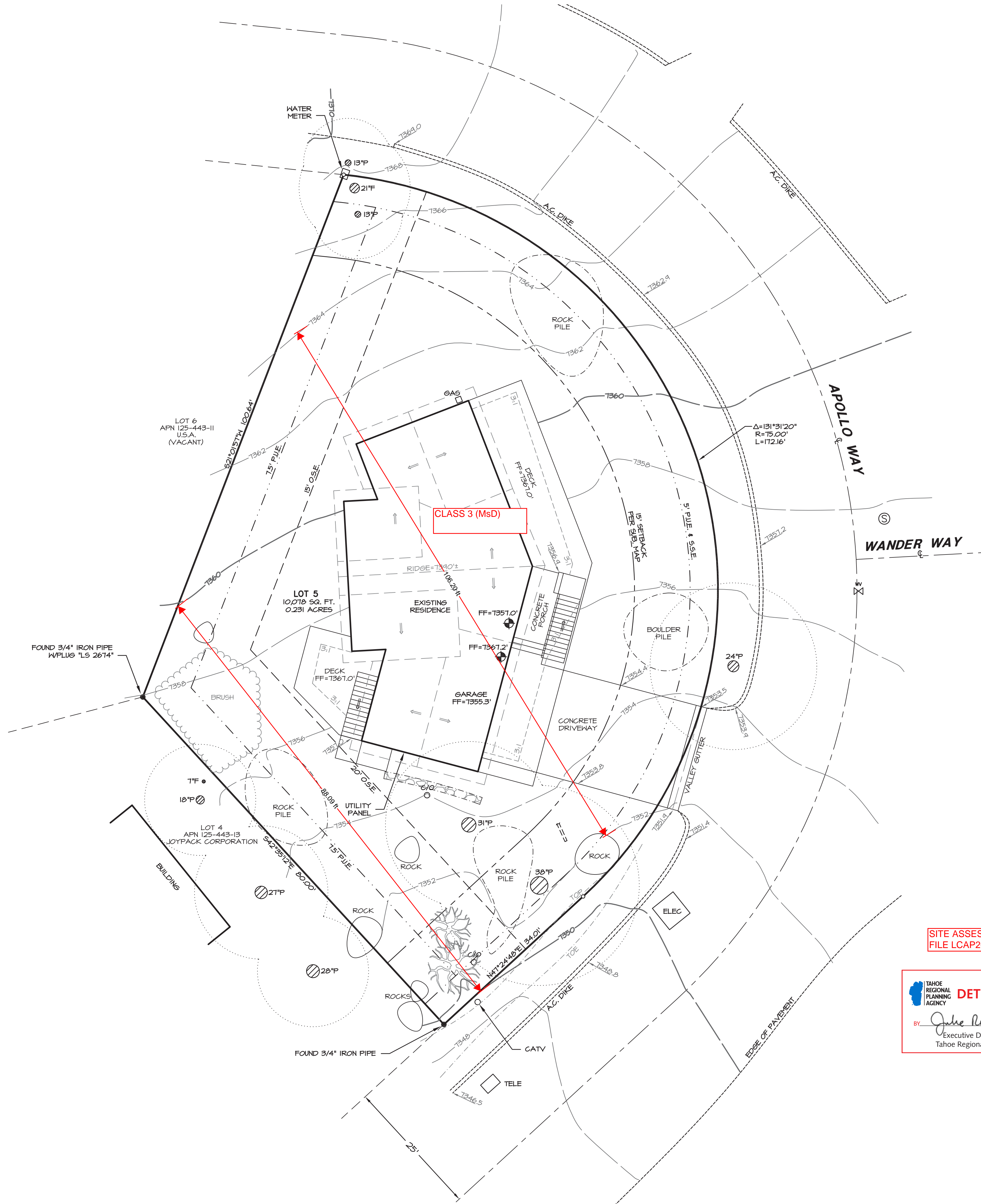
**A-0.1**

AGENDA ITEM NO. V. A.



**NOTES:**

- BEFORE DRAWING PLANS, PROPERTY OWNERS AND THEIR REPRESENTATIVES SHOULD REVIEW THIS MAP FOR CONSISTENCY WITH ASSESSOR AND AGENCY RECORDS. DESIGNER TO CHECK FOR ZONING, SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. AN INVESTIGATIVE VISIT TO THE SITE BY THE DESIGNER AND/OR A SITE ASSESSMENT TO DETERMINE LEGALLY EXISTING COVERAGE AND LAND CAPABILITY THRESHOLDS, AND TO VERIFY TOPOGRAPHY SHOULD BE CONDUCTED PRIOR TO RELIANCE ON THIS PLAN. LAND COVERAGES SHOWN DO NOT REFLECT ANY LAND COVERAGE CREDITS THAT MAY BE APPLICABLE BY TRPA FOR PERVIOUS DECKING, PERVIOUS CONCRETE, ETC. ANY OBSERVED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SURVEYOR PRIOR TO PROCEEDING WITH DESIGN/APPLICATION OR PERMITTING OF A PROJECT.
- TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
- THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE WASHOE COUNTY GIS. THE CONTOUR INTERVAL IS 2 FEET. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
- FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 8/25/21.
- ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
- THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
- THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.
- THE EXISTING BUILDING FOOTPRINT SHOWN IS INTENDED TO BE USED FOR LAND COVERAGE PURPOSES ONLY. SAID FOOTPRINT IS REPRESENTATIVE OF THE EXTERIOR STRUCTURE. DESIGNER AND CONTRACTOR TO VERIFY AS-BUILT INFORMATION AND ACCOUNT FOR VARIANCES DUE TO SIDING, TRIM, AND OTHER BUILDING ELEMENTS.
- SUBJECT PARCEL IS ZONED HIGH DENSITY SUBURBAN (HDS) PER WASHOE COUNTY DEVELOPMENT CODE, TABLE 110.406.05.1. BUILDING SETBACKS FOR HDS ARE 20' FRONT AND REAR, AND 5' SIDES.



**LEGEND**

- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- SPOT ELEVATION
- ⊙ SEWER MANHOLE
- ⊕ WATER VALVE
- ⊖ CLEAN OUT
- UTILITY AS NOTED
- O.S.E. OPEN SPACE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SNOW STORAGE EASEMENT
- ⊙ 12" P TREE W/DRIPLINE, DIAMETER & TYPE  
P=PINE, F=FIR, C=CEDAR
- ⊙ WILLOW TREE

**COVERAGE CALCULATIONS**

LOT AREA = 10,078 S.F. (0.231 AC.)

**EXISTING LAND COVERAGE**

RESIDENCE	1564 S.F.
CONCRETE DRIVEWAY	674 S.F.
CONCRETE PORCH	89 S.F.
DECKS	478 S.F.*
<b>TOTAL</b>	<b>2805 S.F. (28%)</b> <span style="border: 1px solid red; padding: 2px;">OK</span>

\*CALCULATED WITH 3:1 HEIGHT REDUCTION

**OFFSITE COVERAGE**

DRIVEWAY	130 S.F.	<span style="border: 1px solid red; padding: 2px;">OK</span>
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SITE ASSESSMENT  
FILE LCAP2022-0019

**DETERMINATION**  
BY: *Julie Rode* DATE: 03/15/2022  
Executive Director/Designee  
Tahoe Regional Planning Agency

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR VITO BRANDIE AND HIS ARCHITECT/ENGINEER AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE, THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

KENNETH R. ARNETT  
PROFESSIONAL LAND SURVEYOR  
FLS 7624



Digitally signed by  
Kenneth R. Arnett  
Reason: I am the  
author of this  
document  
Date: 2021-08-25  
13:40:07-00

REVISIONS	BY

**IMPERVIOUS COVERAGE SURVEY**  
LOT 5 BLOCK "D" INCLINE VILLAGE UNIT NO. 5  
APN 125-443-12 WASHOE COUNTY NEVADA  
ADDRESS: 974 APOLLO WAY, INCLINE VILLAGE, NV

**ARNETT & ASSOCIATES, INC.**  
 LAND SURVEYORS & PLANNERS  
 SOUTH TAHOE (530) 643-3006  
 NORTH TAHOE (775) 831-8818  
 150 COUNTRY CLUB DR. NO. 13, INCLINE VILLAGE, NEVADA 89441  
 TRUCKEE (530) 587-0822

DATE	8/25/21
SCALE	1" = 10'
DRAWN	JDT
JOB	21-05-04A
FILE	TOPD.DWG
SHEET	1



Project Name

**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
89451

APN 125-443-12



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Job Number

66

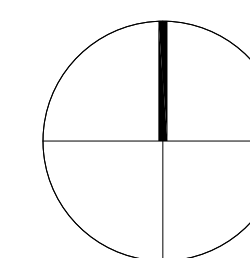
Issue Date

11-28-2022

Subject

TRPA SUBMITTAL

True North



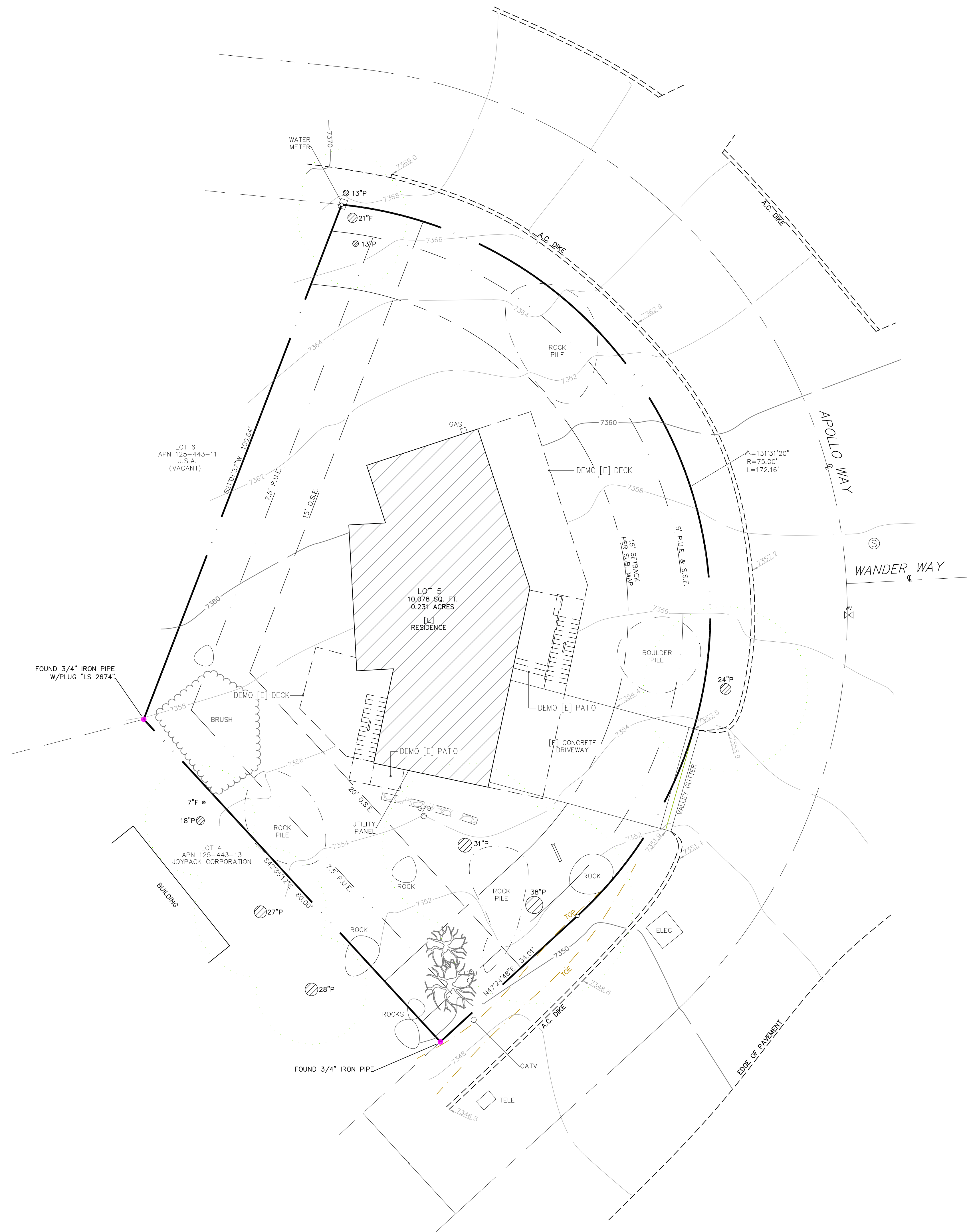
Drawing Title

**DEMO SITE  
PLAN**

Scale: 1/10" = 1'-0"

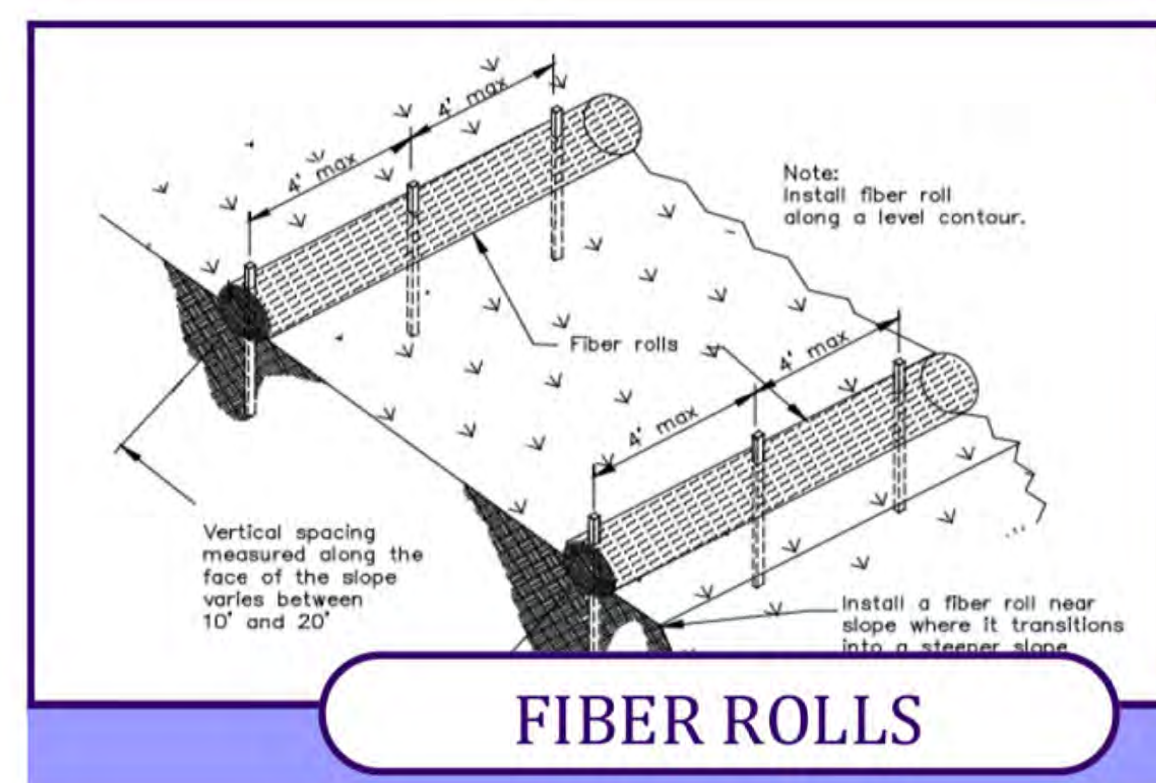
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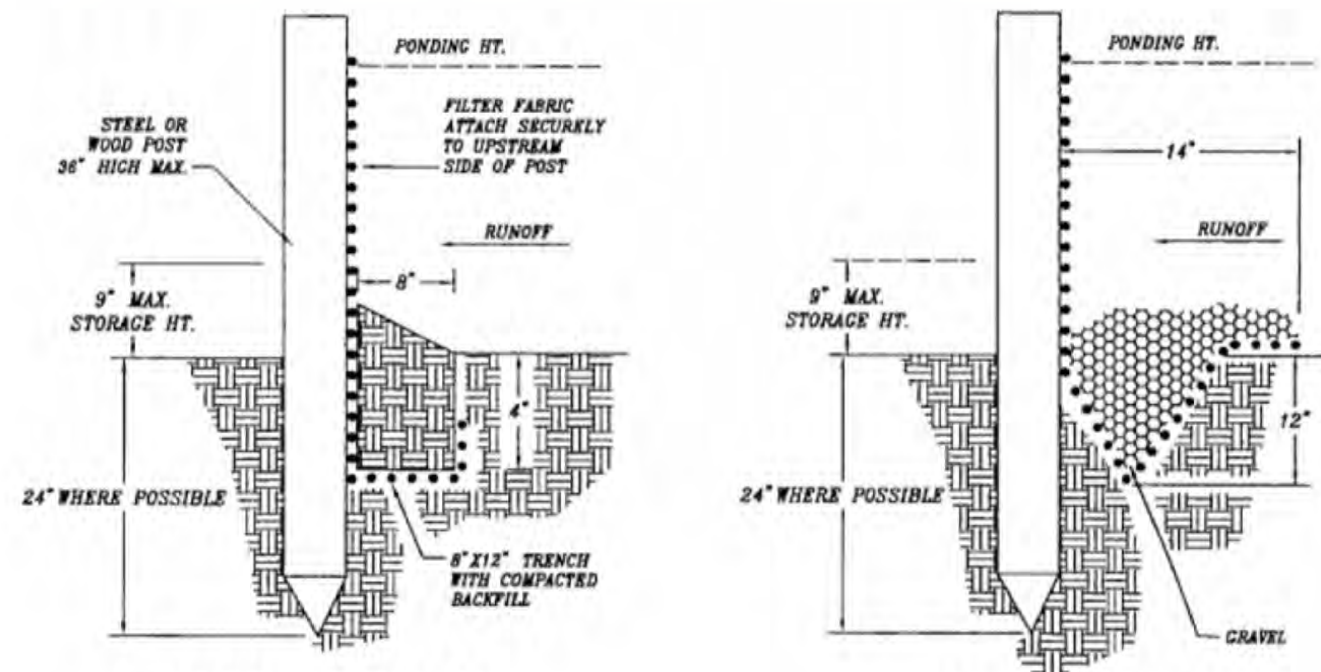






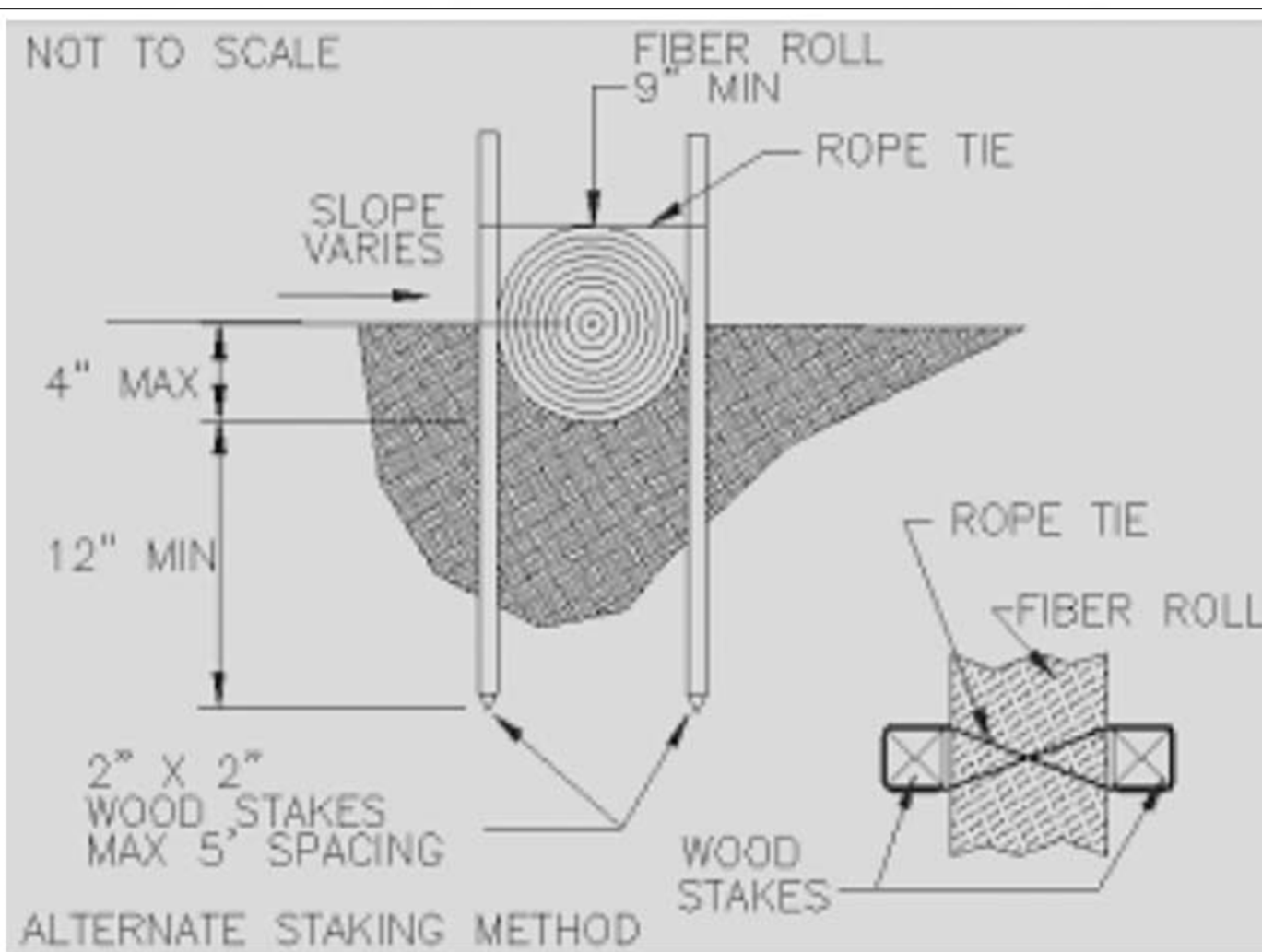


### FIBER ROLLS

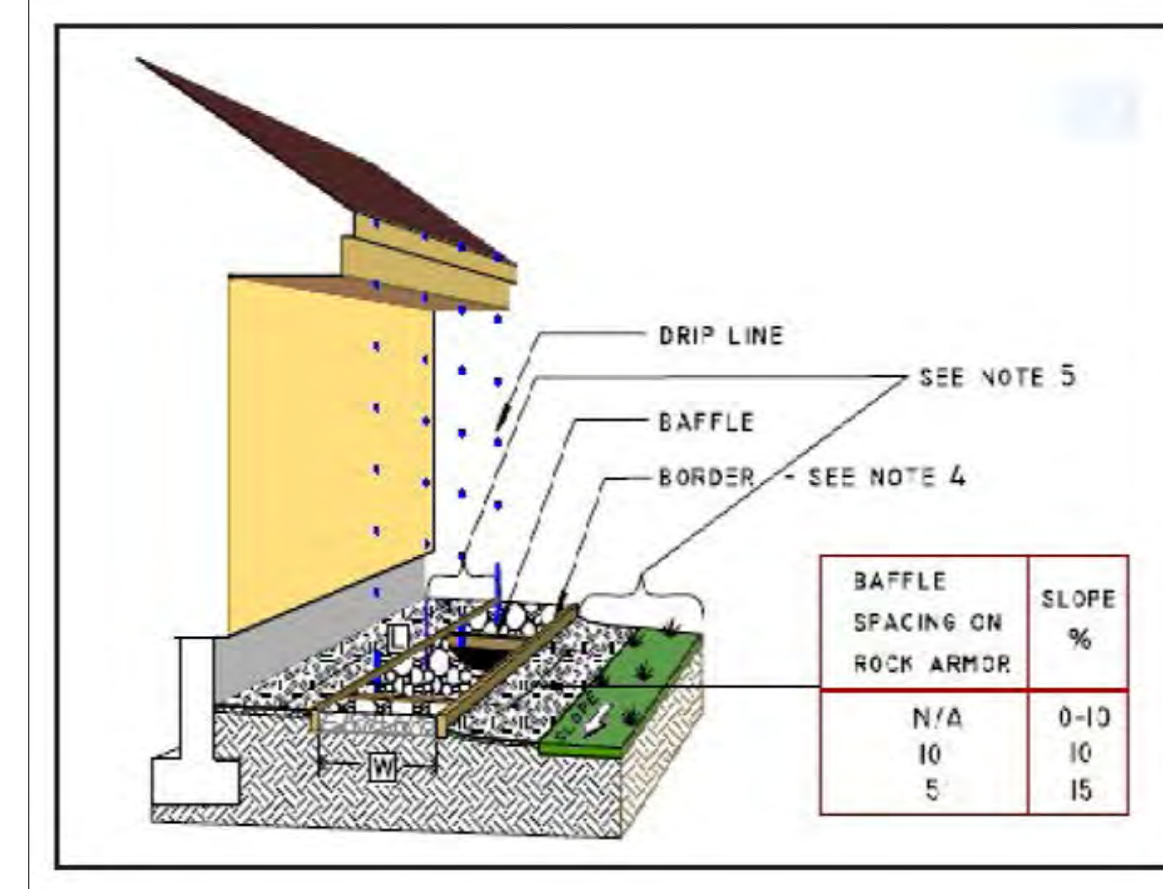
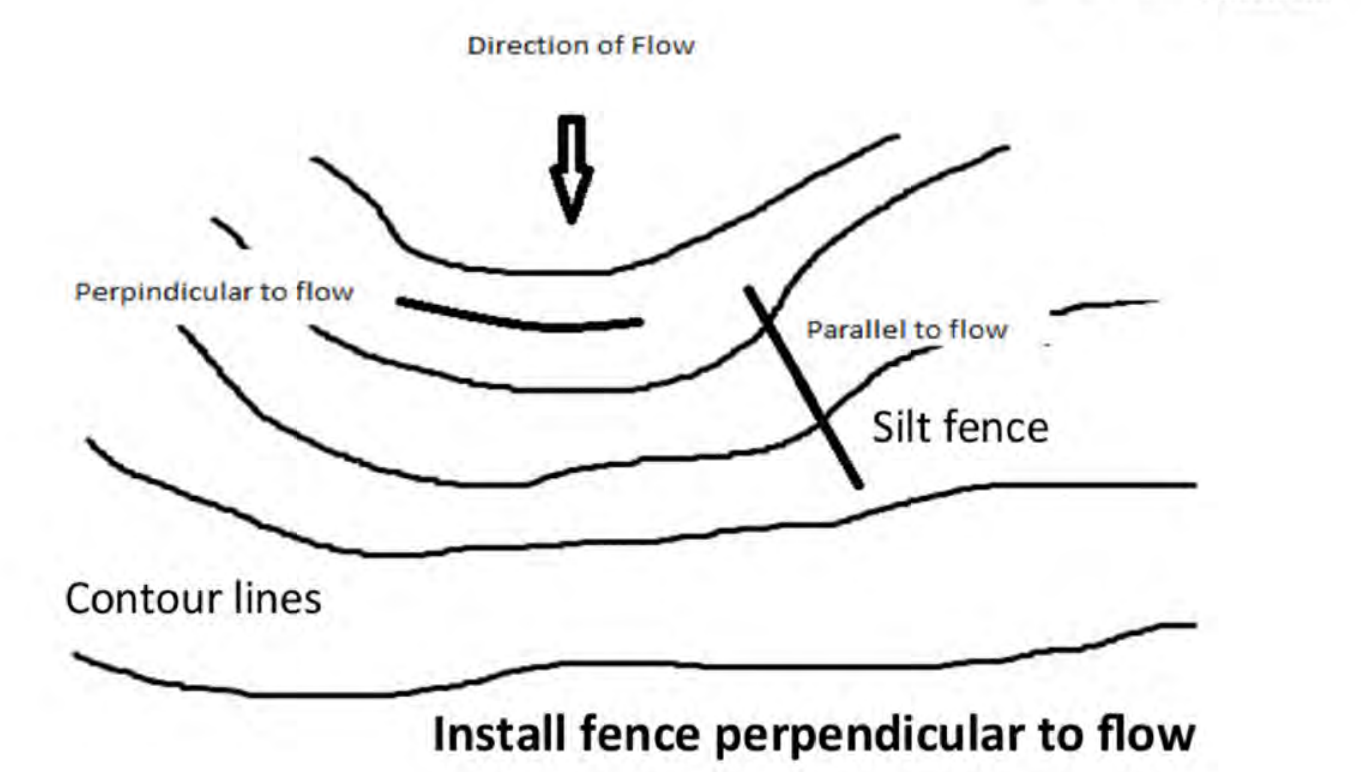
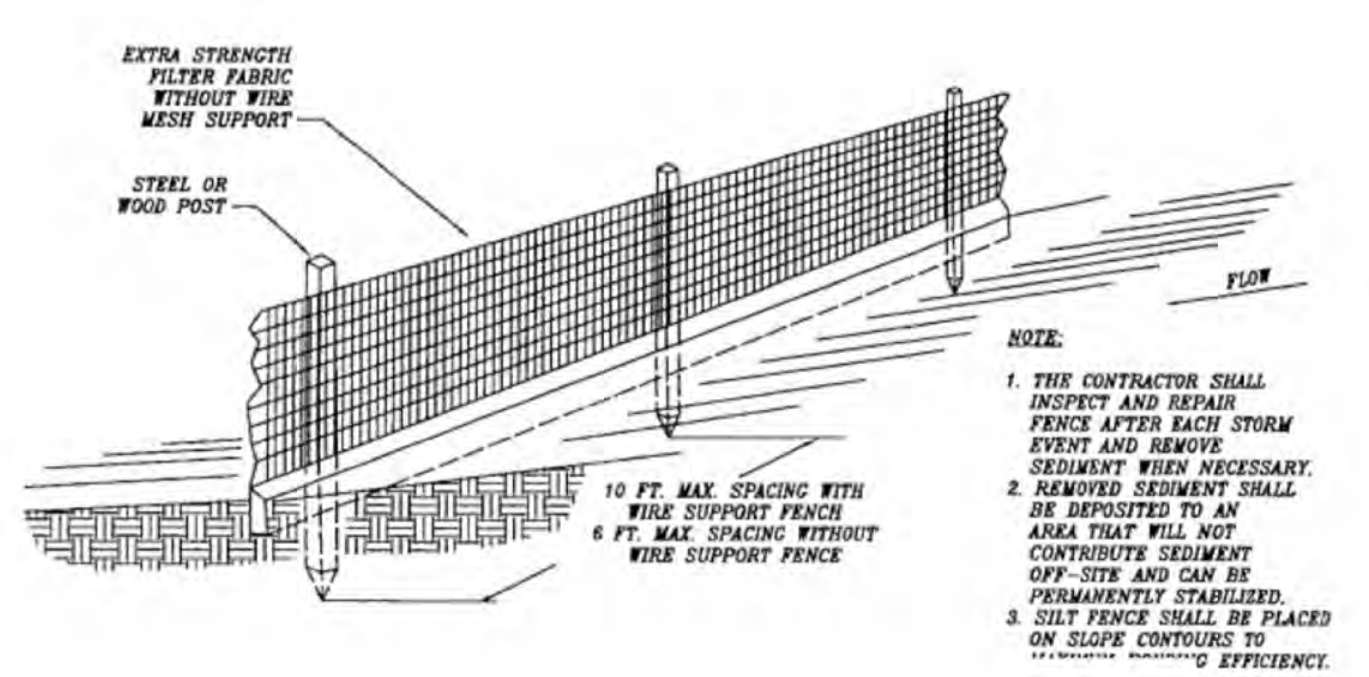


STD. DETAIL  
TRENCH WITH NATIVE BACKFILL

ALT. DETAIL  
TRENCH WITH GRAVEL



ALTERNATE STAKING METHOD



(RESIDENTIAL USE ONLY)  
BEST MANAGEMENT PRACTICE  
**ARMORED DRIP LINE**  
BMP-009  
DATE: 4-6-2012

BAFFLE SPACING ON ROCK ARMOR	SLOPE %
N/A	0-10
10'	10
5'	15

**CONSTRUCTION NOTES**

- UNLESS SPECIFIED OTHERWISE, THE MINIMUM TRENCH WIDTHS SHOWN IN THE INSTALLATION GUIDELINES REFLECT THE MINIMUM REQUIREMENTS FOR THE BMP RETROFIT ORDINANCE. SEE BMP-002 FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.
- ARMOR SOIL WITH A 3" MINIMUM CONTINUOUS LAYER OF ROCK. WASHED 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE.
- ON SLOPED DRIP LINES OVER 10%, CONTAIN THE DRAIN ROCK WITH BAFFLES AS SHOWN OR SUBSTITUTE LARGER RIPRAP FOR DRAIN ROCK. AN ALTERNATIVE PRACTICE IS TO CONSTRUCT A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY RUNOFF TO AN INFILTRATION SYSTEM LOCATED A MINIMUM OF 10' AWAY FROM THE FOUNDATION. SEE BMP-004 AND BMP-005 FOR DETAILS.
- CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
- CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT [WWW.LIVINGWITHFIRE.INFO/TAHOE](http://WWW.LIVINGWITHFIRE.INFO/TAHOE) FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
- REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF FINE NEEDLES AND ACCUMULATED SEDIMENT.

**INSTALLATION GUIDELINES**

MIN. TRENCH WIDTH  
1 STORY = 18"  
2 STORY = 24"  
3 STORY = 30"

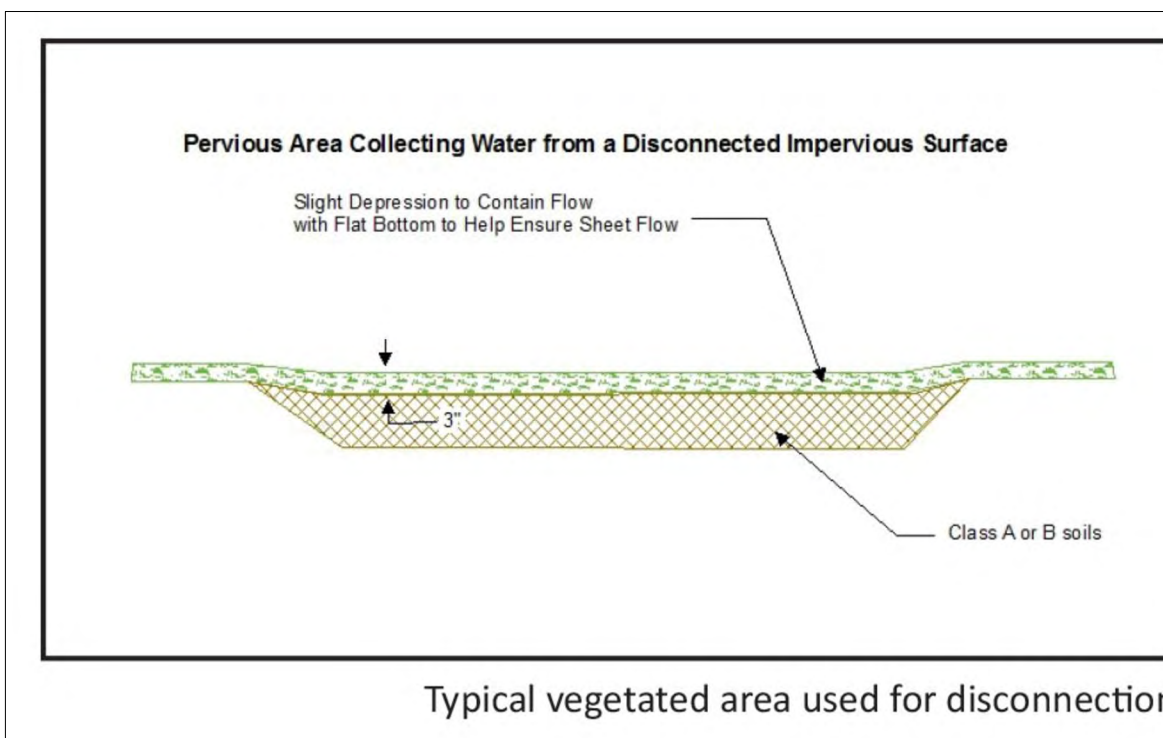
6" MIN. FINISH GRADE TO BOTTOM OF SIDING

6" MIN. CONTAINMENT BORDER

SEE NOTE 5

6" MIN. DRAIN ROCK 3" DEPTH

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.



Typical vegetated area used for disconnection

(RESIDENTIAL USE ONLY)  
BEST MANAGEMENT PRACTICE  
**INFILTRATION BASIN**  
BMP-008  
DATE: 4-6-2012

**GUIDELINE:** BASIN LENGTH = 2 X BASIN WIDTH OR GREATER WITH LONG SIDE PERPENDICULAR TO THE SLOPE

**NOTES**

- EXCAVATE BASIN TO THE SITE SPECIFIC BASIN DIMENSIONS (L, W AND D) AND MAJOR SLOPE REQUIREMENTS. REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM OR OTHER APPROVED BMP SIZING CALCULATIONS. FOLLOW GUIDELINES ON NRCS "INSTALLING INFILTRATION BASINS" TIP SHEET. SIDE SLOPES MAY BE ROCK LINED OR VEGETATED.
- FOR OPTIMAL PERFORMANCE, INSTALL ONE OF THE THREE SEDIMENT TRAPS.
- SALVAGE TOP SOIL AND RE-USABLE VEGETATION FOR BASIN BOTTOM AND SLOPES WHEN CLEARING THE SITE IN PREPARATION FOR EXCAVATION.
- BOTTOM OF BASIN MUST BE LEVEL. ON SLOPED SITES, EFFECTIVE DEPTH IS MEASURED ON THE DOWNHILL END OF THE BASIN.
- REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. INSPECT IN SPRING, FALL, AND AFTER HEAVY RAINS. REMOVE AND DISPOSE OF DEBRIS AND ACCUMULATED SEDIMENT PROPERLY.

**EMBANMENT BASIN OPTION**

EXCAVATED INFILTRATION BASINS SHOWN ARE LIMITED PRACTICALLY TO SITES WITH LESS THAN 5% SLOPE. CONSULT AN ENGINEER FOR BASINS ON SITES WITH GREATER THAN 5% SLOPE. A COMBINATION OF EMBANMENT AND EXCAVATION COULD REDUCE THE AMOUNT OF SOIL EXCAVATION AND OFF HAUL. OBTAIN ENGINEER'S PLANS AND SPECIFICATIONS FOR ACCEPTABLE FILL, COMPACTION, ARMORED OVERFLOW SPILLWAY, AND REQUIRED FREEBOARD.

**NATURAL RESOURCES CONSERVATION SERVICE**  
IN COOPERATION WITH  
**TAHOE RESOURCE CONSERVATION DISTRICT**  
AND  
**NEVADA TAHOE CONSERVATION DISTRICT**

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL, SBT-STRUCTURE FOR WATER CONTROL, AND 350-SEDIMENT BASIN. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

(RESIDENTIAL USE ONLY)  
BEST MANAGEMENT PRACTICE  
**DRIVEWAY INFILTRATION TRENCH**  
BMP-023  
DATE: 4-6-2012

**CONSTRUCTION NOTES**

- THIS PRACTICE APPLIES TO DRIVEWAYS THAT DO NOT REQUIRE A CONVEYANCE TO CAPTURE RUNOFF. THE DRIVEWAY MUST SLOPE 2% MINIMUM TOWARD THE SIDE AND WATER CANNOT LEAVE THE SITE. SEE BMP-003 FOR DETAILS ON ALTERNATIVE PRACTICES THAT CAPTURE, CONVEY AND TREAT RUNOFF.
- FILTER FABRIC IS OPTIONAL. SEE BMP-060, "FILTER FABRIC FOR INFILTRATION SYSTEMS," FOR DETAILS.
- BETWEEN THE TRENCH AND EDGE OF THE DRIVEWAY SURFACE, LEAVE A SEPARATION DISTANCE "D" EQUAL TO THE DEPTH OF THE INFILTRATION SYSTEM. LINE THE SOIL ADJACENT TO DRIVEWAY AND THE SIDE OF TRENCH WITH 8 MIL. PLASTIC TO PROTECT THE DRIVEWAY SUB BASE.
- TRENCH BOTTOM MUST BE LEVEL TO ENSURE EVEN DISPERSION AND INFILTRATION. BORDER NEXT TO DRIVEWAY MUST BE LOWER THAN DRIVEWAY ELEVATION TO ALLOW RUNOFF TO ENTER SYSTEM.
- CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
- REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF DEBRIS, PINE NEEDLES AND ACCUMULATED SEDIMENT. REWORK TRENCH AND REPLACE FILTER FABRIC AS NEEDED.

**INSTALLATION GUIDELINES**

ELEVATION DROP (1/2" MIN.)

8 MIL. PLASTIC LINER, SEE NOTE 3

TRENCH WIDTH > TRENCH DEPTH

**NATURAL RESOURCES CONSERVATION SERVICE**  
IN COOPERATION WITH  
**TAHOE RESOURCE CONSERVATION DISTRICT**  
AND  
**NEVADA TAHOE CONSERVATION DISTRICT**

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. INFILTRATION SYSTEM SIZING IS CALCULATED BASED ON THE HYDRAULIC CONDUCTIVITY OF THE SOILS ON SITE AND VOLUME OF RUNOFF BEING CAPTURED. USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

(RESIDENTIAL USE ONLY)  
BEST MANAGEMENT PRACTICE  
**PARKING BARRIERS**  
BMP-026  
DATE: 4-6-2012

**CONSTRUCTION NOTES**

- PARKING BARRIERS SHALL BE PLACED TO RESTRICT VEHICULAR ACCESS ON DISTURBED SOIL AREAS.
- BOULDERS: BOULDERS SHALL BE GREATER THAN 18" DIAMETER AND BE KEYS IN TO THE SOIL A MINIMUM OF 6"
- POSTS: WOOD POSTS SHALL BE A MINIMUM OF 2" ABOVE GRADE, AND ANCHORED IN A CONCRETE FOOTING
- SHRUBS OR WELL ESTABLISHED VEGETATION: THIS PARKING BARRIER IS NOT RECOMMENDED IN AREAS USED FOR SNOW STORAGE
- FENCING: POSTS SHALL BE ANCHORED IN A CONCRETE FOOTING
- INFORMATION ON REHABILITATING DISTURBED SOIL AREAS CAN BE FOUND ON THE NRCS "DIRECT SEEDING OF DISTURBED AREAS" TIP SHEET.
- REGULARLY SCHEDULED MAINTENANCE INCLUDING SERVICE, REPAIR, OR REPLACEMENT OF COMPONENTS IS NECESSARY TO MAINTAIN FULL FUNCTION.

**TYPICAL PARKING BARRIERS**

BOULDERS

WOOD POSTS

SHRUBS OR WELL ESTABLISHED VEGETATION

FENCING

**NATURAL RESOURCES CONSERVATION SERVICE**  
IN COOPERATION WITH  
**TAHOE RESOURCE CONSERVATION DISTRICT**  
AND  
**NEVADA TAHOE CONSERVATION DISTRICT**

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 361 - HEAVY USE AREA PROTECTION SYSTEMS. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

(RESIDENTIAL USE ONLY)  
BEST MANAGEMENT PRACTICE  
**EROSION CONTROL FOR ELEVATED STRUCTURES**  
(DECKS, OPEN STAIRCASES, WALKWAYS, AND ELEVATED DRIVEWAYS)  
BMP-010  
DATE: 4-6-2012

**CONSTRUCTION NOTES**

- SUB-GRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 5'.
- PLACE ROCK ARMOR BELOW THE ENTIRE ELEVATED STRUCTURE FOOTPRINT AND EXTEND 12" OUT FROM THE PERIMETER. INACCESSIBILITY MAY LIMIT TREATMENT UNDER ENTIRE FOOTPRINT.
- 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED FOR ROCK ARMOR ON SLOPES BETWEEN 0 AND 15%. INSTALL BAFFLES AS SHOWN TO CONTAIN ROCK ON SLOPES BETWEEN 10% AND 15%. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE. USE ROCK SLOPE PROTECTION ON STEEPER SLOPES. SEE BMP-040 AND BMP-041 FOR DETAIL.
- FINISH GRADE OF ROCK SHALL BE AT LEAST 6" BELOW WOOD SIDING TO MAINTAIN EARTH TO WOOD SEPARATION REQUIRED BY LOCAL BUILDING CODES.
- CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
- CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT [WWW.LIVINGWITHFIRE.INFO/TAHOE](http://WWW.LIVINGWITHFIRE.INFO/TAHOE) FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
- REMOVE FINE NEEDLES AND ACCUMULATED SEDIMENT TO MAINTAIN FULL FUNCTION. KEEP AREA CLEAR OF STORED MATERIALS SUCH AS FIREWOOD, LUMBER, HOUSEHOLD ITEMS, ETC.

**INSTALLATION GUIDELINES**

BAFFLE SPACING FOR ROCK ARMOR

BAFFLE SPACING FOR ROCK ARMOR	SLOPE %
N/A	0-10
10'	10
5'	15

12" MIN. ALL SIDES

6" MIN.

MIN. DISTANCE FROM FINISH GRADE TO BOTTOM OF SIDING

SEE NOTE 6

SEE NOTE 5

CONTAINMENT BORDER

ROCK ARMOR 3" LAYER MIN.

**NATURAL RESOURCES CONSERVATION SERVICE**  
IN COOPERATION WITH  
**TAHOE RESOURCE CONSERVATION DISTRICT**  
AND  
**NEVADA TAHOE CONSERVATION DISTRICT**

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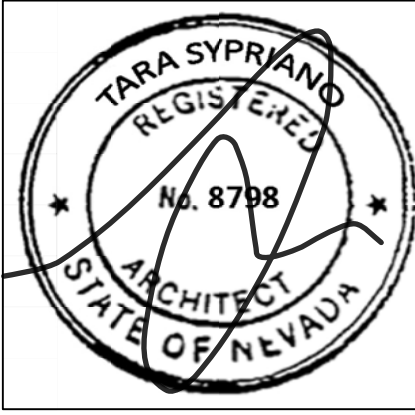
HEDDA

w heddaarch.com  
e tara@heddaarch.com  
p 530.563.6440

Project Name  
**BRANDLE + HABING HOME**

974 Apollo Way  
Incline Village, NV  
89451

APN 125-443-12



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Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

True North

Drawing Title  
**BMP DETAILS**

Scale: 1/10" = 1'-0"

Drawing Number

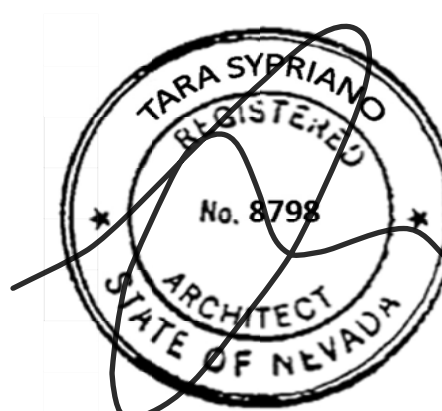
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Project Name

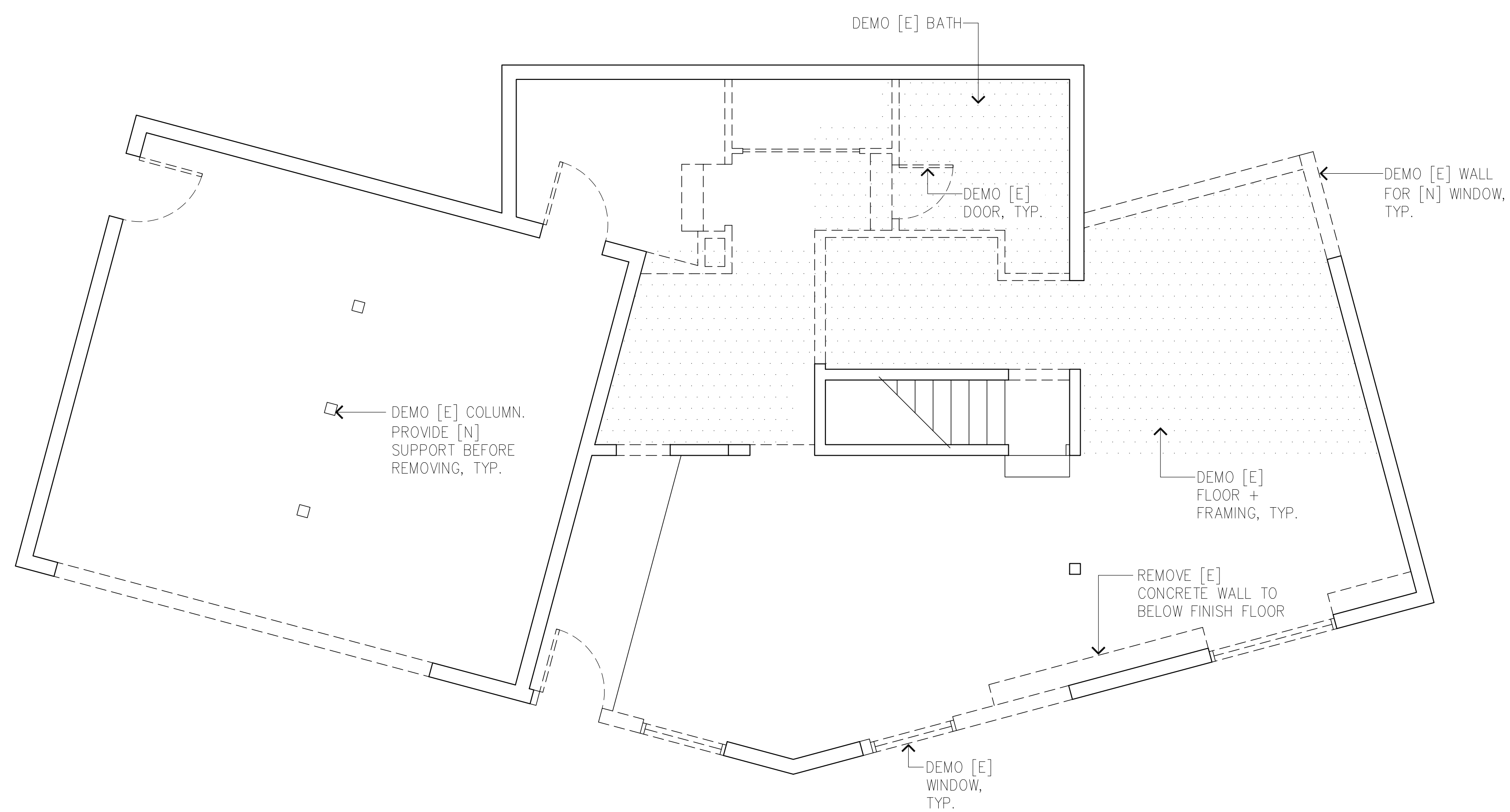
# BRANDLE + HABING HOME

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89451

APN 125-443-12



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1 LOWER LEVEL DEMO PLAN

Job Number

66

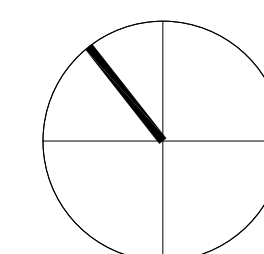
Issue Date

11-28-2022

Subject

TRPA SUBMITTAL

True North



Drawing Title

DEMO PLANS

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

Drawing Number

# A-2.1

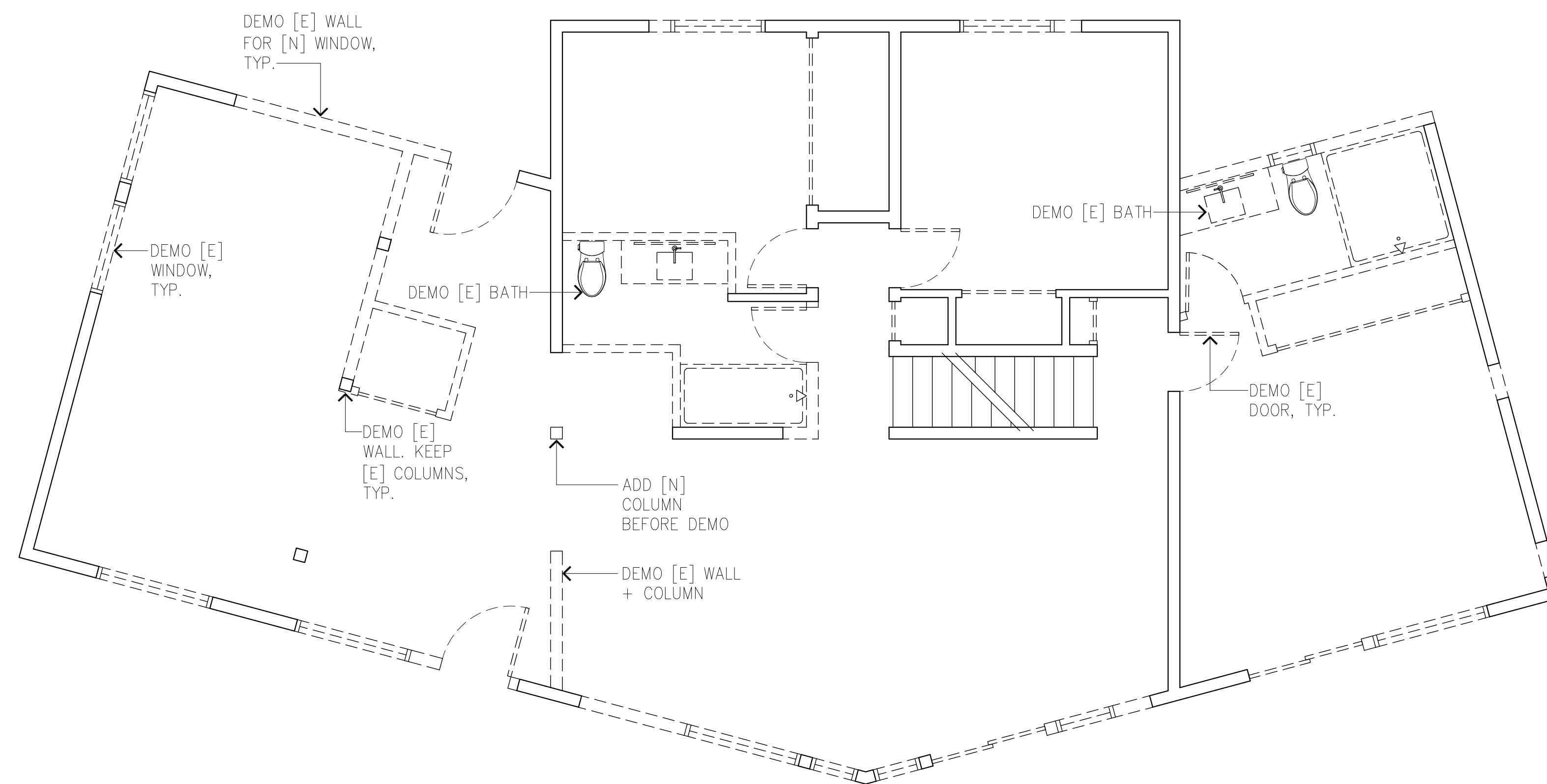
Project Name  
**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
89451

APN 125-443-12



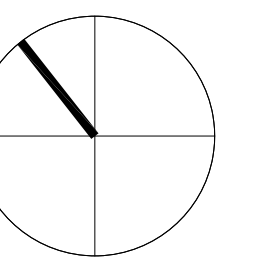
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1 MAIN LEVEL DEMO PLAN

Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

True North



Drawing Title  
**DEMO PLANS**

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

**A-2.2**

Project Name  
**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
89451

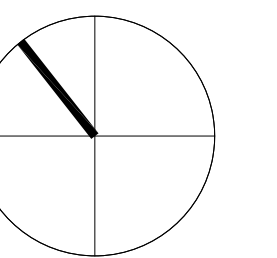
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Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

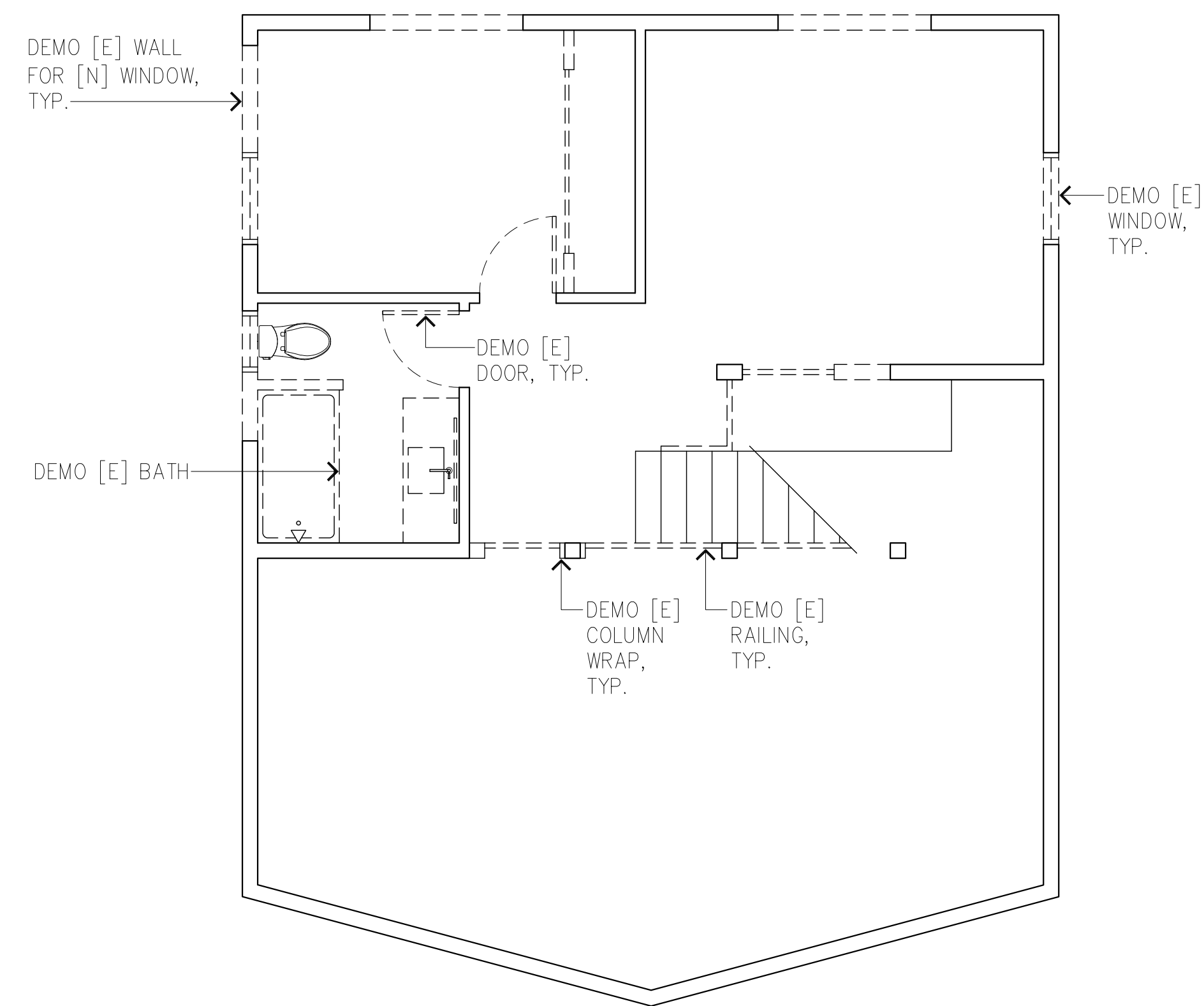
True North



Drawing Title  
**DEMO PLANS**

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

**A-2.3**



1 UPPER LEVEL DEMO PLAN

Project Name  
**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
89451

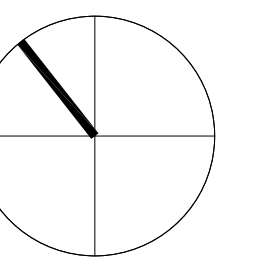
APN 125-443-12



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Job Number  
66  
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11-28-2022  
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TRPA SUBMITTAL

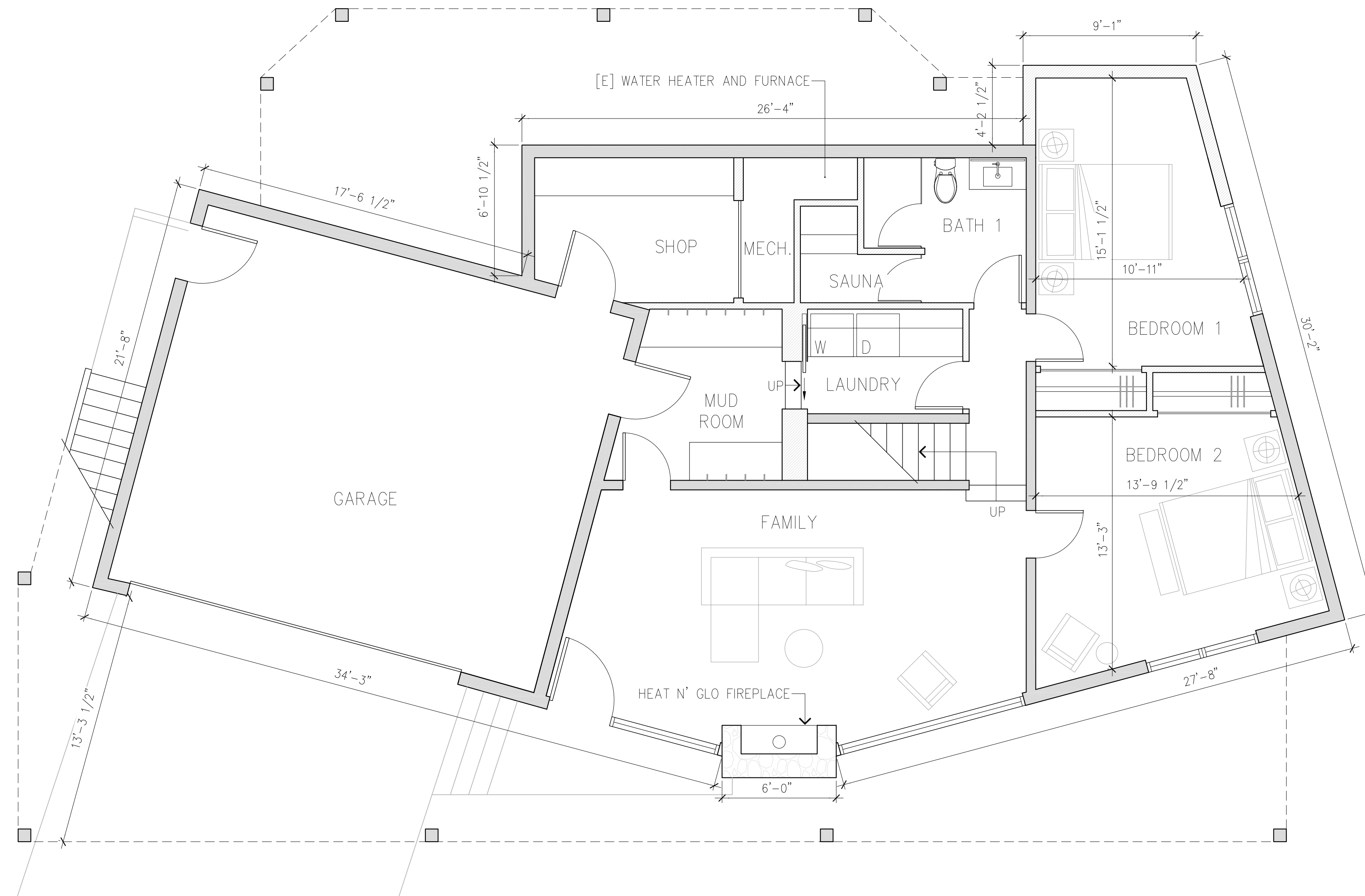
True North



Drawing Title  
**PROPOSED  
PLANS**

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

**A-2.4**  
AGENDA ITEM NO. 11.A



1 LOWER LEVEL PROPOSED PLAN

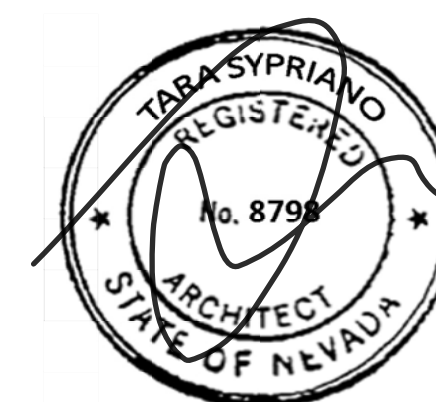


Project Name

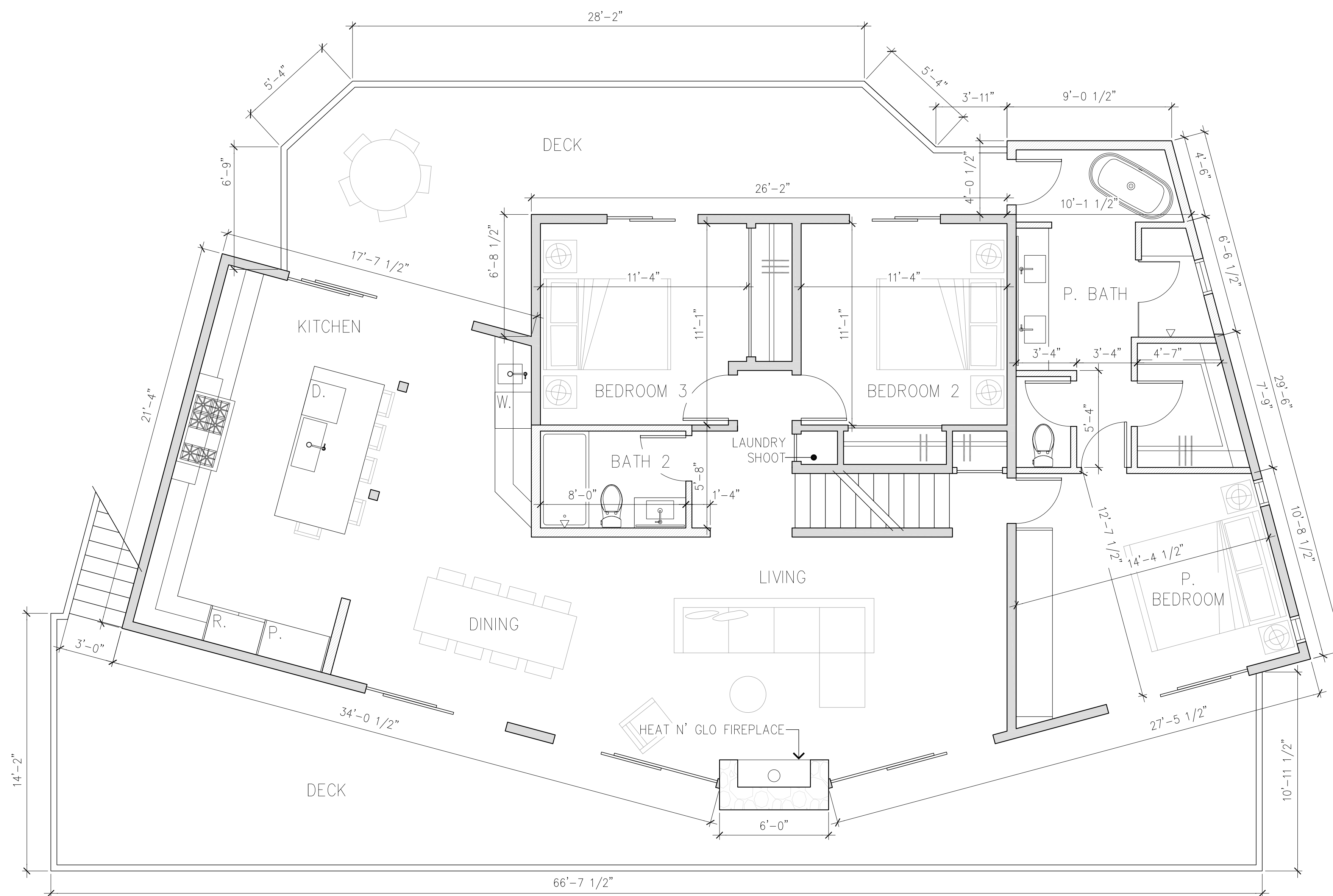
**BRANDLE +  
HABING  
HOME**

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Incline Village, NV  
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APN 125-443-12



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1 MAIN LEVEL PROPOSED PLAN

Job Number

66

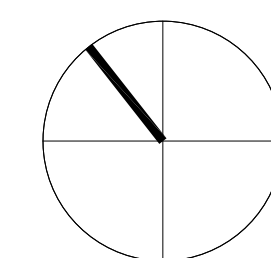
Issue Date

11-28-2022

Subject

TRPA SUBMITTAL

True North



Drawing Title

**PROPOSED  
PLANS**

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

Drawing Number

**A-2.5**

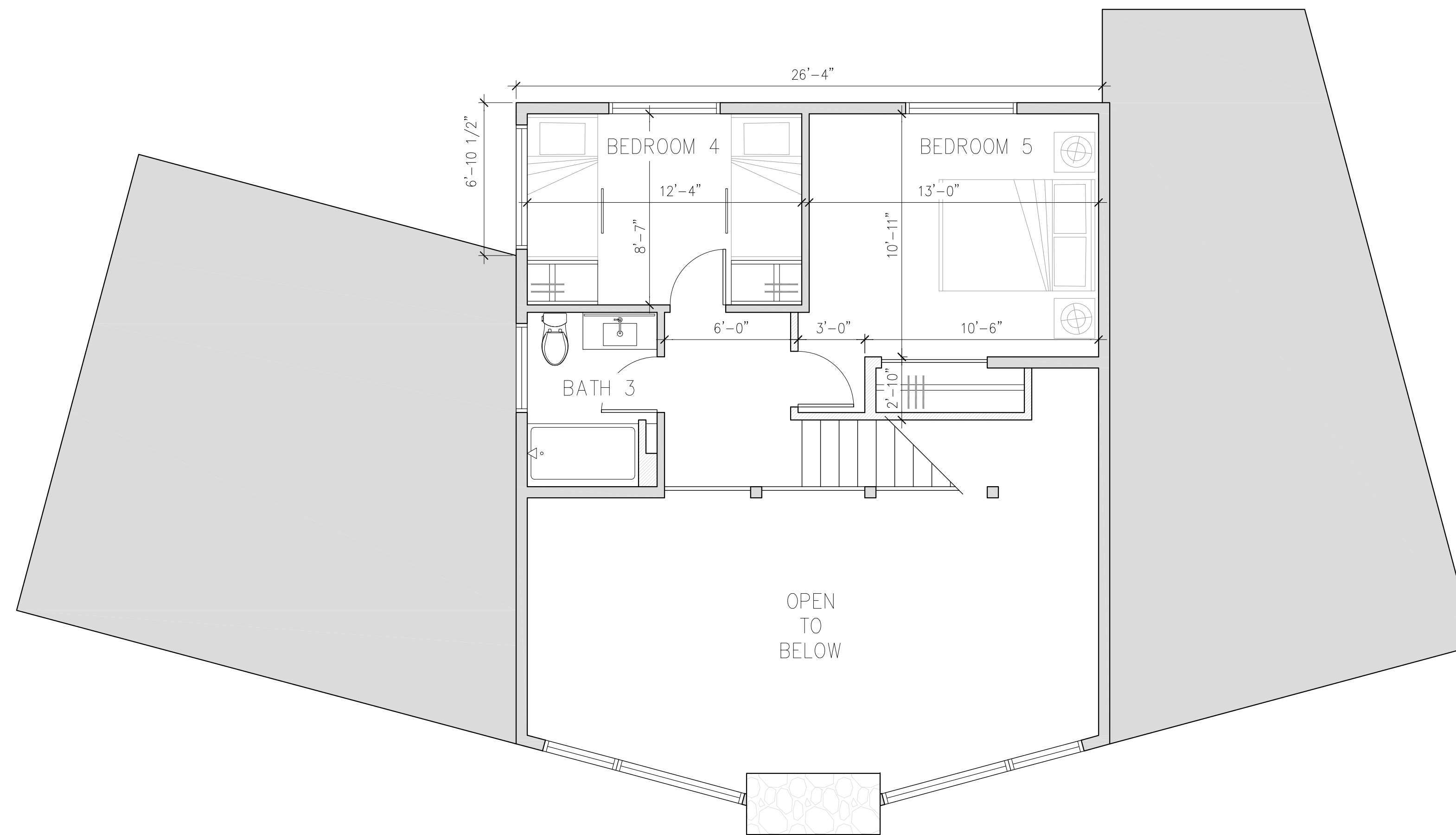
Project Name  
**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
89451

APN 125-443-12



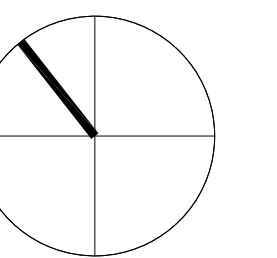
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1 UPPER LEVEL PROPOSED PLAN

Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

True North



Drawing Title  
**PROPOSED  
PLANS**

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

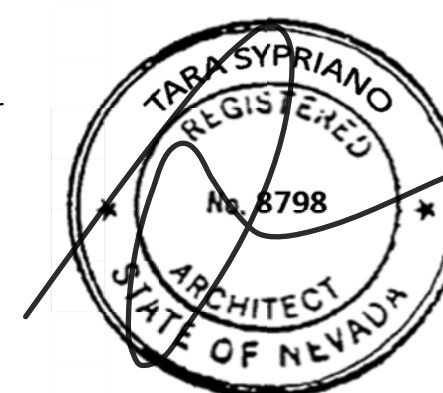
Drawing Number

**A-2.6**

Project Name  
**BRANDLE +  
HABING  
HOME**

974 Apollo Way  
Incline Village, NV  
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APN 125-443-12



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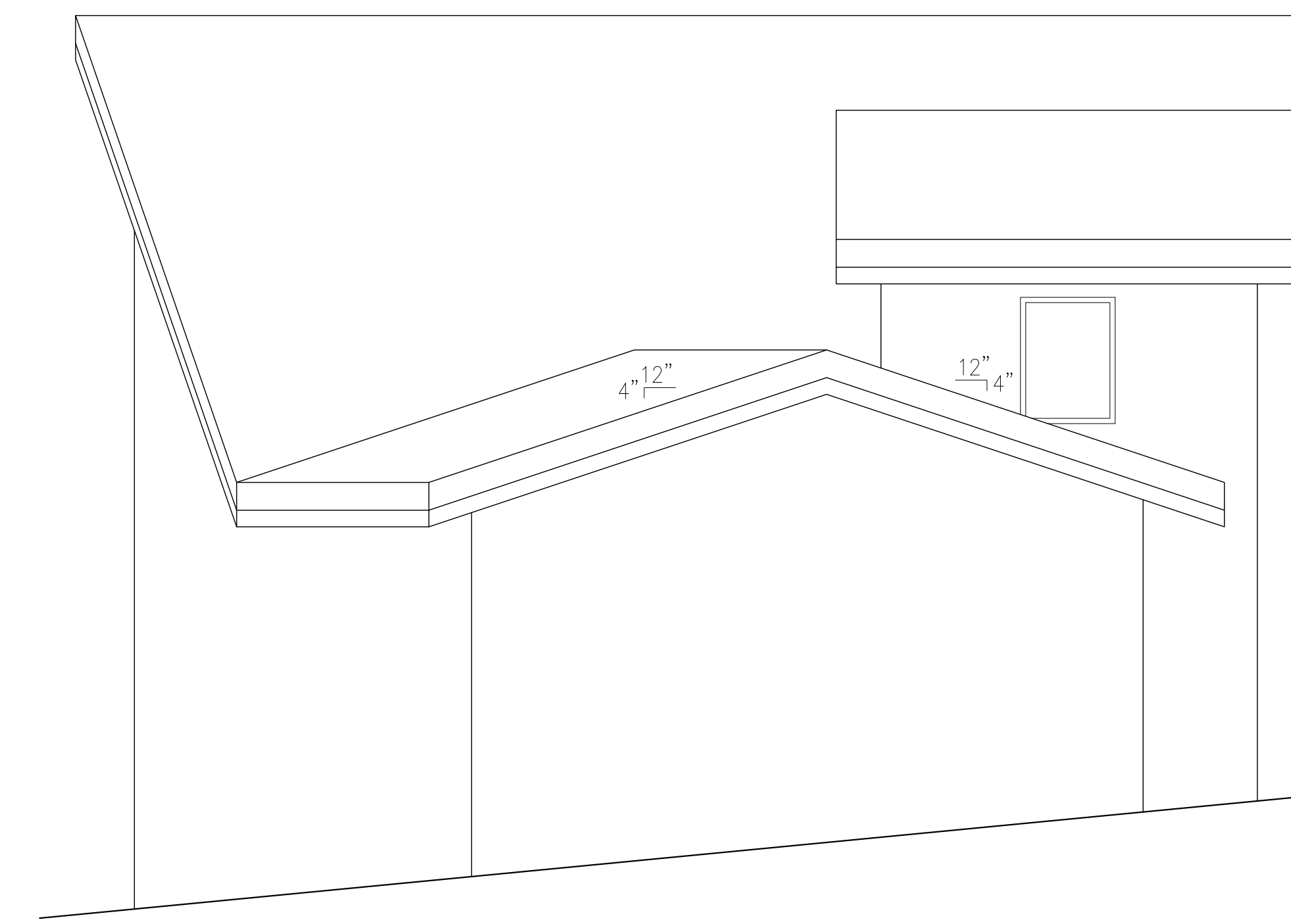
Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

True North

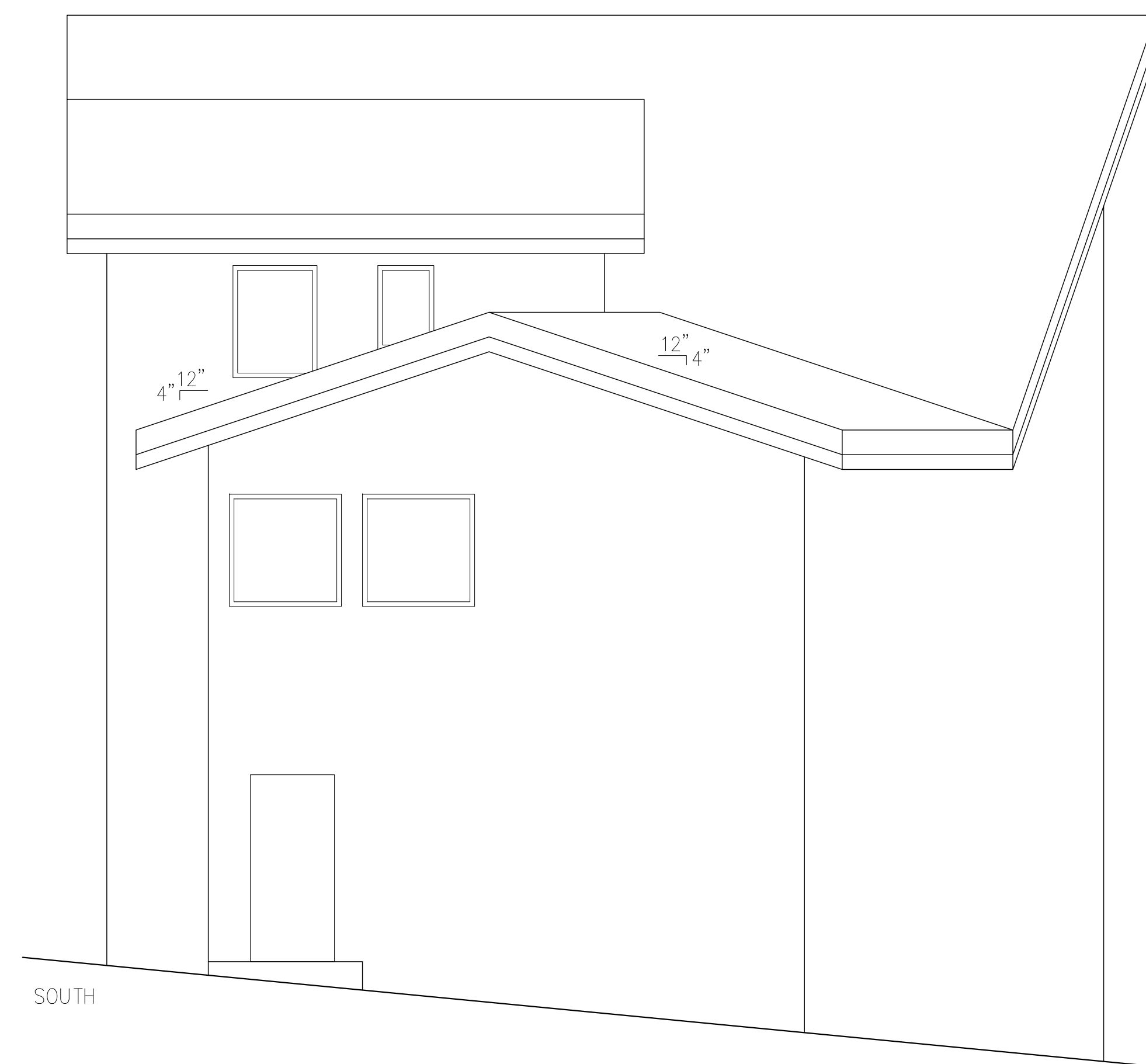
Drawing Title  
**EXISTING  
ELEVATIONS**

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

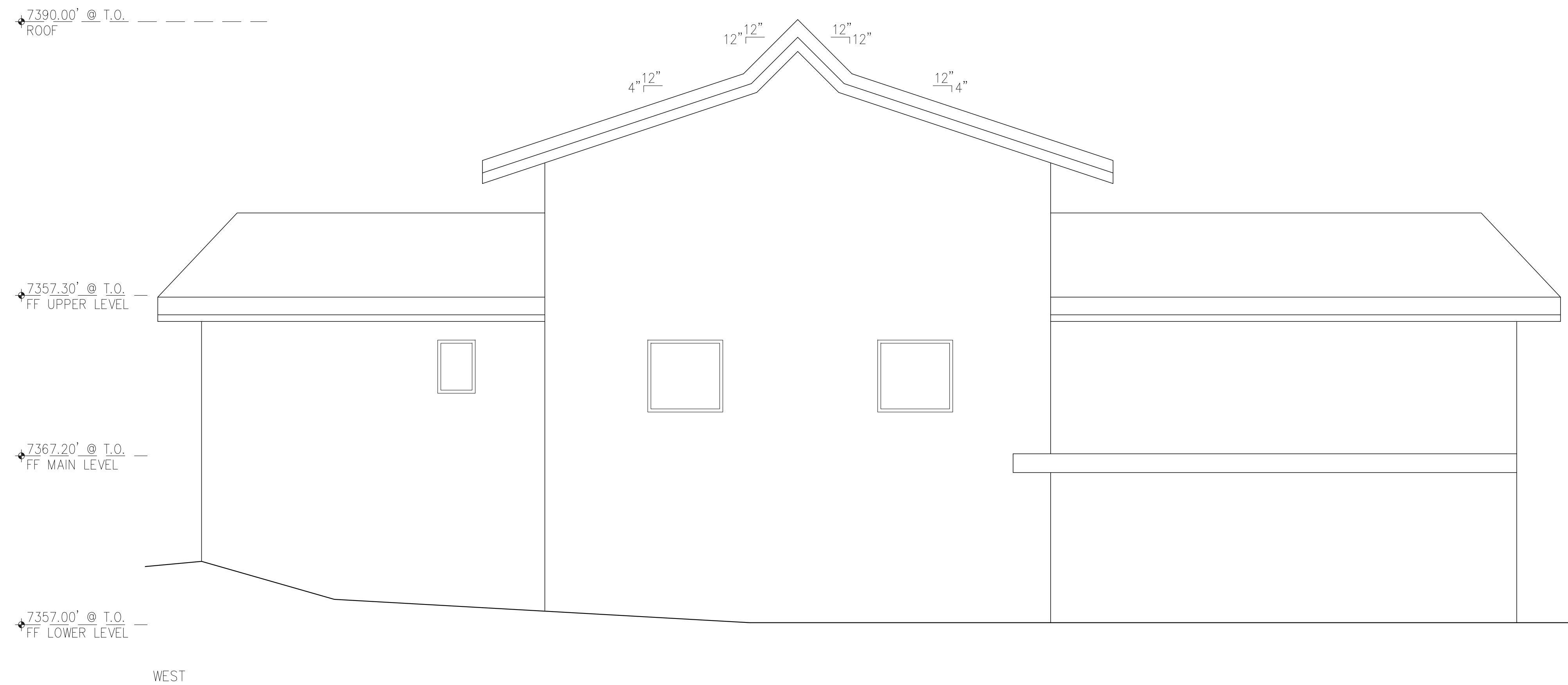
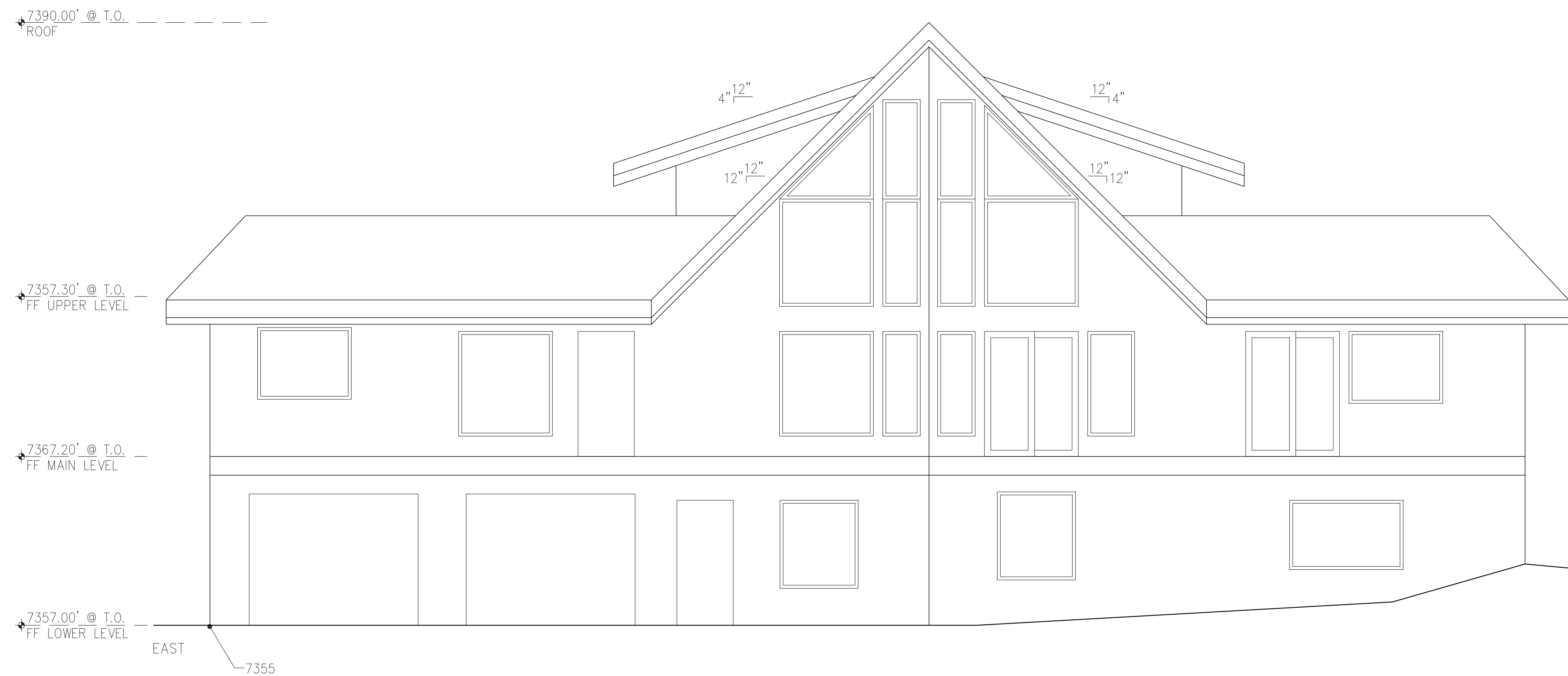
**A-3.1**



NORTH



SOUTH



WEST

TRPA HEIGHT CALCULATIONS

SLOPE ACROSS SITE: 12%  
ROOF PITCH: 12:12  
MAX. ALLOWABLE HEIGHT: 39'-0"  
MAX. [E] HEIGHT : 33'-8"

Appurtenance/Chimney: ~ 3 ft

w heddaarch.com  
e tara@heddaarch.com  
p 530.563.6440

Project Name  
**BRANDLE +  
HABING  
HOME**

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89451

APN 125-443-12



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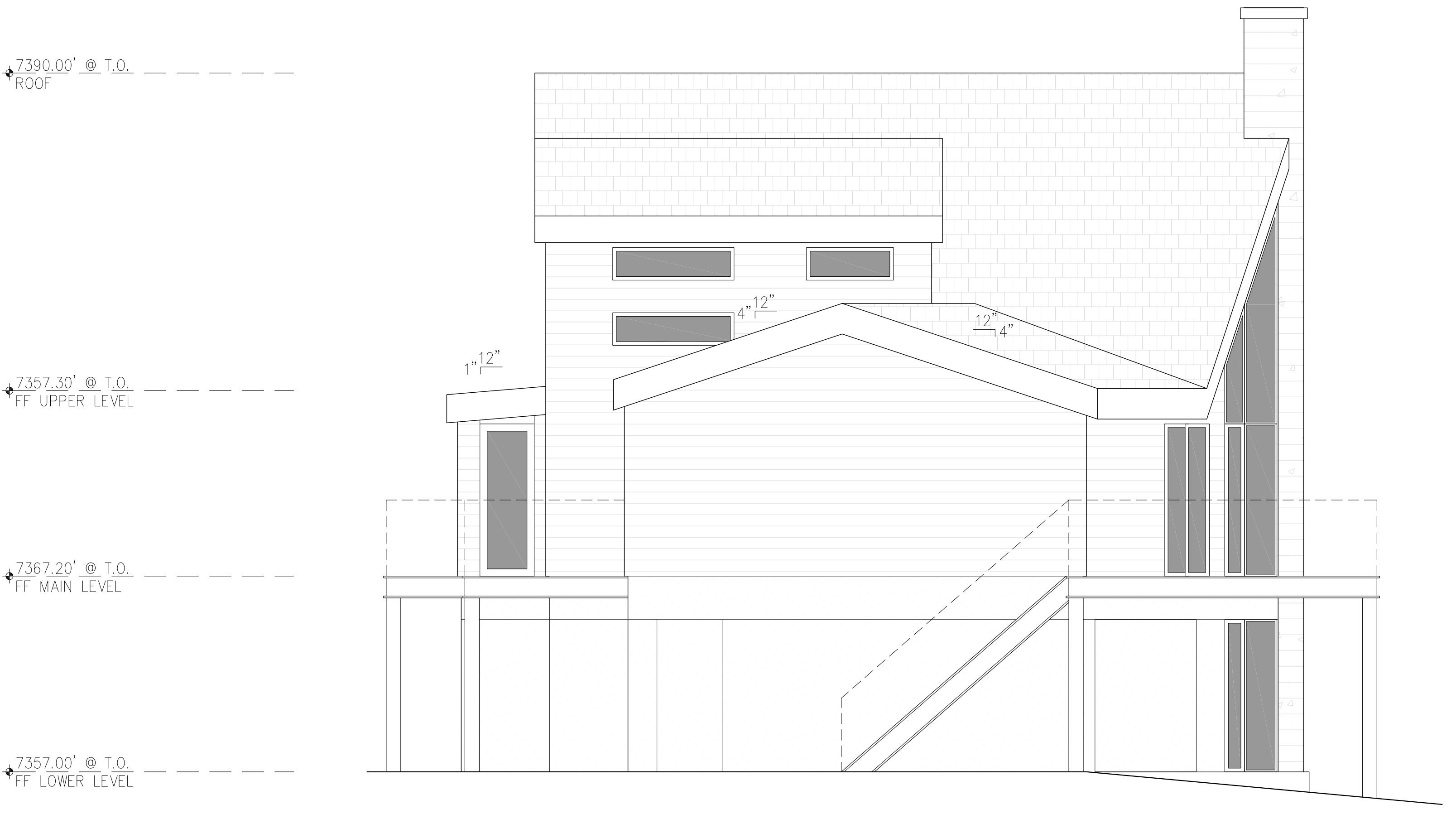
Job Number  
66  
Issue Date  
11-28-2022  
Subject  
TRPA SUBMITTAL

True North

Drawing Title  
**PROPOSED  
ELEVATIONS**

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

**A-3.2**



EAST  
7355 LOWEST ELEVATION AT FOUNDATION

SOUTH

Project Name  
**BRANDLE +  
HABING  
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True North

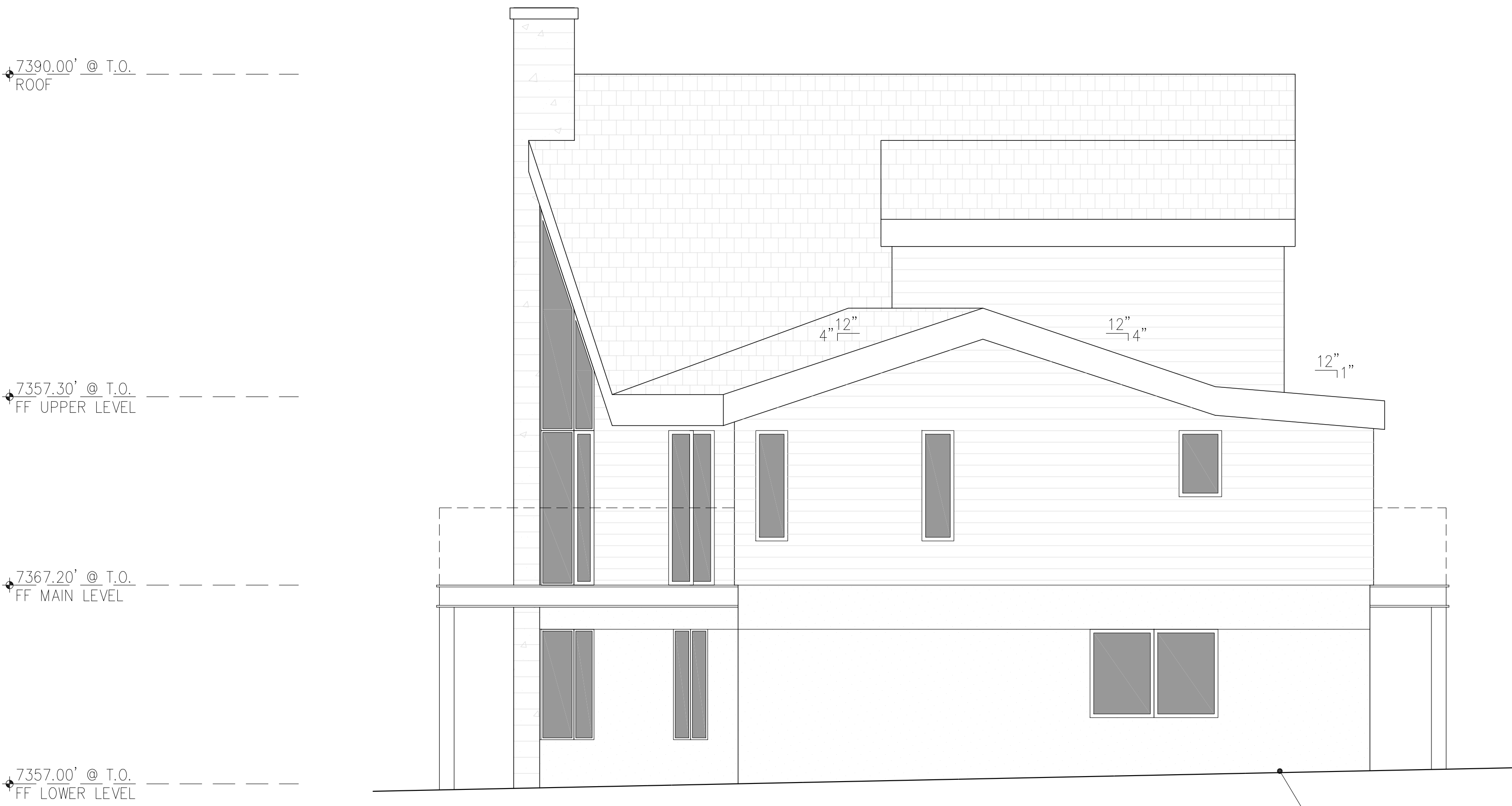
Drawing Title  
**PROPOSED  
ELEVATIONS**

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

**A-3.3**  
AGENDA ITEM NO. 11.A



WEST



NORTH

[N] FOOTING,  
EXCAVATION  
NOT TO EXCEED  
5'-0" IN  
DEPTH, TYP.