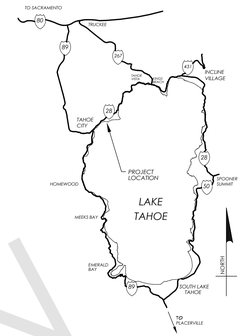
Land Capability and Land Coverage (LCAP2009-0244 and LCAP 2014-0581)

Base Allowable Land Coverage

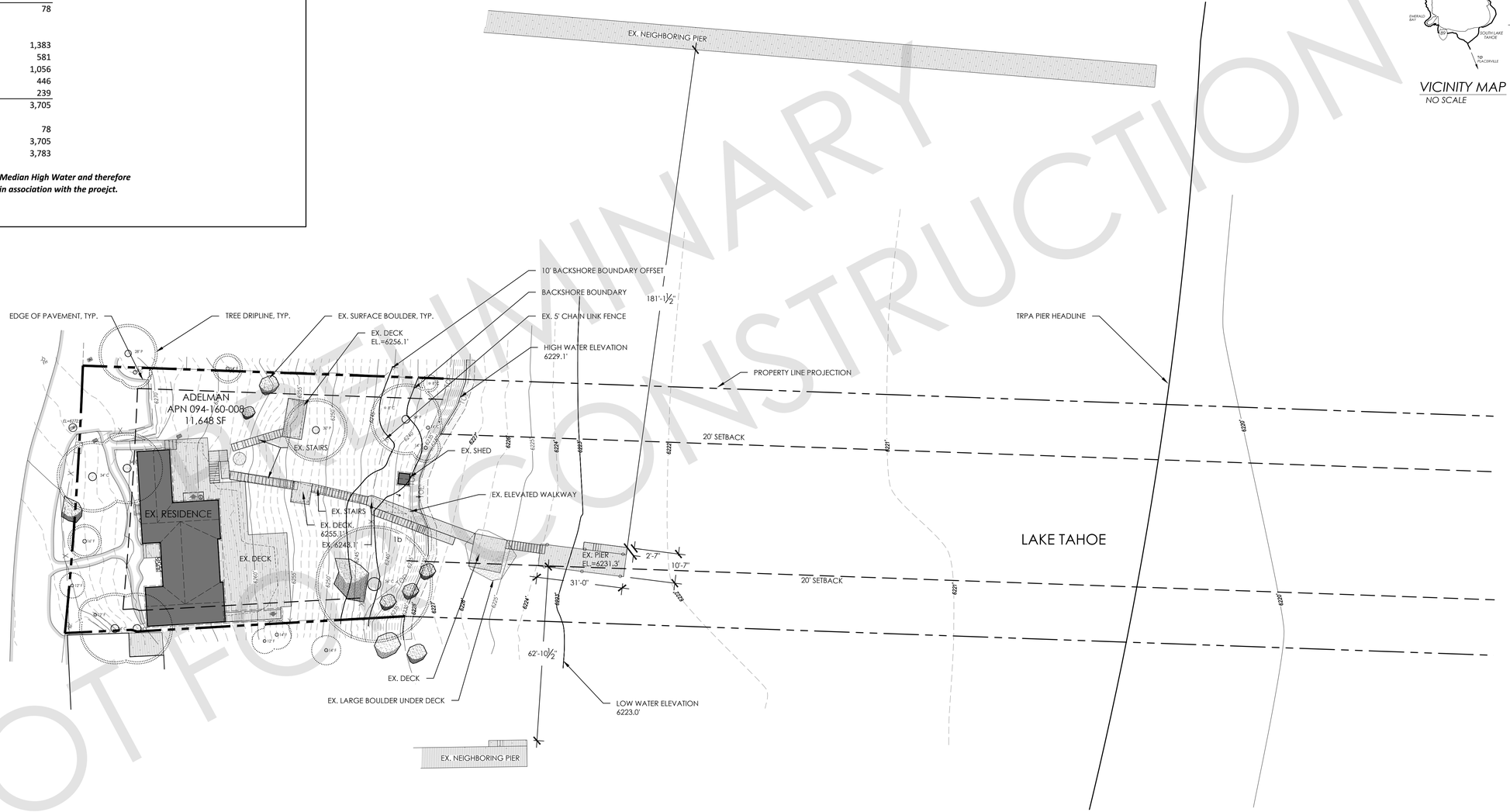
Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Land Coverage (sq. ft.)
Class 1c and Class 1b (Backshore)	1%	11,648	116

Existing Land Coverage	Sq. Ft.
Class 1b (Backshore)	
Stairs and Landings	53
Shed	25
Subtotal	78
Class 1c	
Residence	1,383
Paved Parking Pad	581
Decks	1,056
AC Paths	446
Stairs and Landings	239
Subtotal	3,705
Total Class 1b Coverage	78
Total Class 1c Coverage	3,705
Total Site Land Coverage	3,783

Note: All proposed work is lakeward of Median High Water and therefore no change in land coverage is proposed in association with the proejct.



VICINITY MAP
NO SCALE



EX. PIER PLAN

SCALE: 1"=20'-0"

20' 10' 0 20'

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

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APN: 094-160-008

Date:	7-20-21
Revisions:	⚠ Pier Shift
Date:	12-15-20
Revisions:	

PIER PROJECT
EXISTING
CONDITIONS

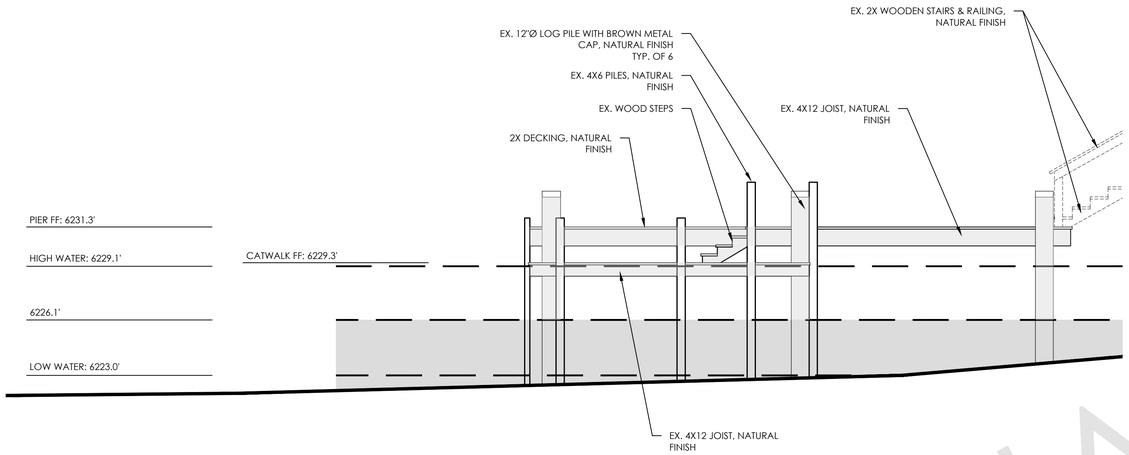
JOB:

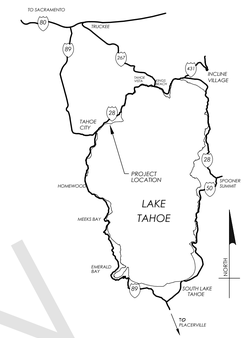
DRAWN BY: KMR

SCALE: AS NOTED

SHEET L1.0

LEGAL COMMITTEE ITEM NO. 3 &
AGENDA ITEM NO. VII. A.

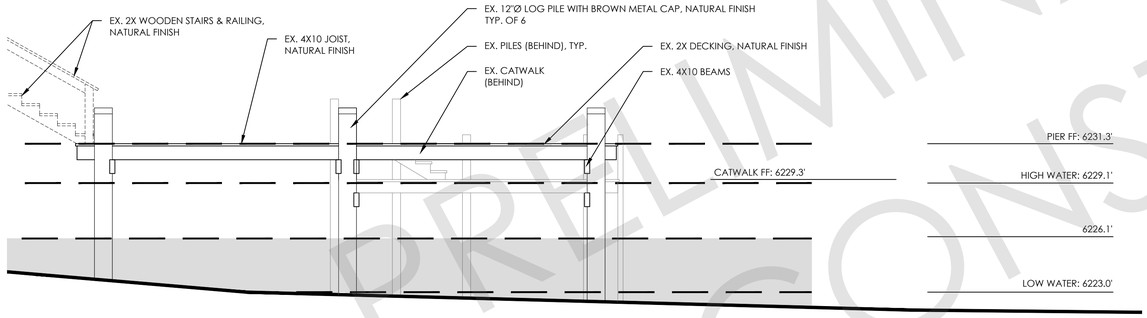


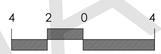


VICINITY MAP
NO SCALE

EXISTING PIER ELEVATION - NORTH

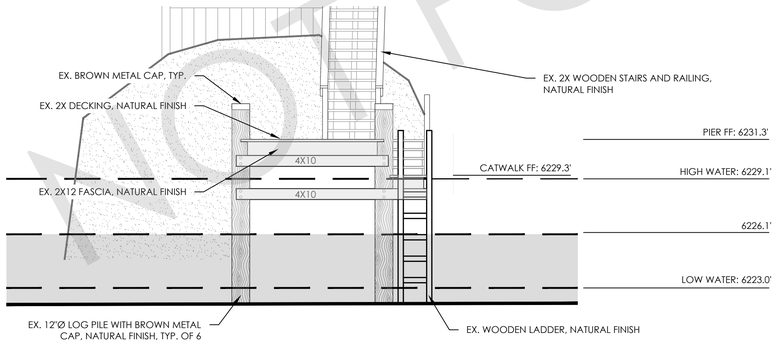
SCALE: 1/4"=1'-0"

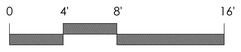




EXISTING PIER ELEVATION - SOUTH

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





EXISTING PIER ELEVATION - EAST

SCALE: 3/16"=1'-0"

EX. VISIBLE AREA: NORTH ELEVATION

STEEL	1.0 SF
WOOD	60.9 SF
TOTAL	61.9 SF

EX. VISIBLE AREA: EAST ELEVATION

STEEL	0.7 SF
WOOD	32.0 SF
TOTAL	32.7 SF

TOTAL AREAS COMBINED:

A.	STRUCTURAL ELEMENTS: STEEL PILINGS AND DECKING	94.6 SF
B.	ACCESSORY ITEMS: HANDRAILS, GUARDRAILS, BUMPERS, STEPS, RAILINGS, ELECTRIC BOX	14.2 SF
TOTAL		108.8 SF

NOTE:

1. ACCESSORY STRUCTURES (I.E. SWIM LADDERS, HANDRAILS, GUARDRAILS, BUMPERS, AND STEPS) ARE NOT INCLUDED IN VISIBLE MASS CALCULATIONS PER TRPA CODE.
2. AREA CALCULATIONS ARE BASED ON VISIBILITY OF PILINGS AT AN ASSUMED 6226.1' ELEVATION WATER LINE.

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Revisions:	⚠ Pier Shift
Date:	12-15-20
Revisions:	

EXISTING PIER ELEVATIONS

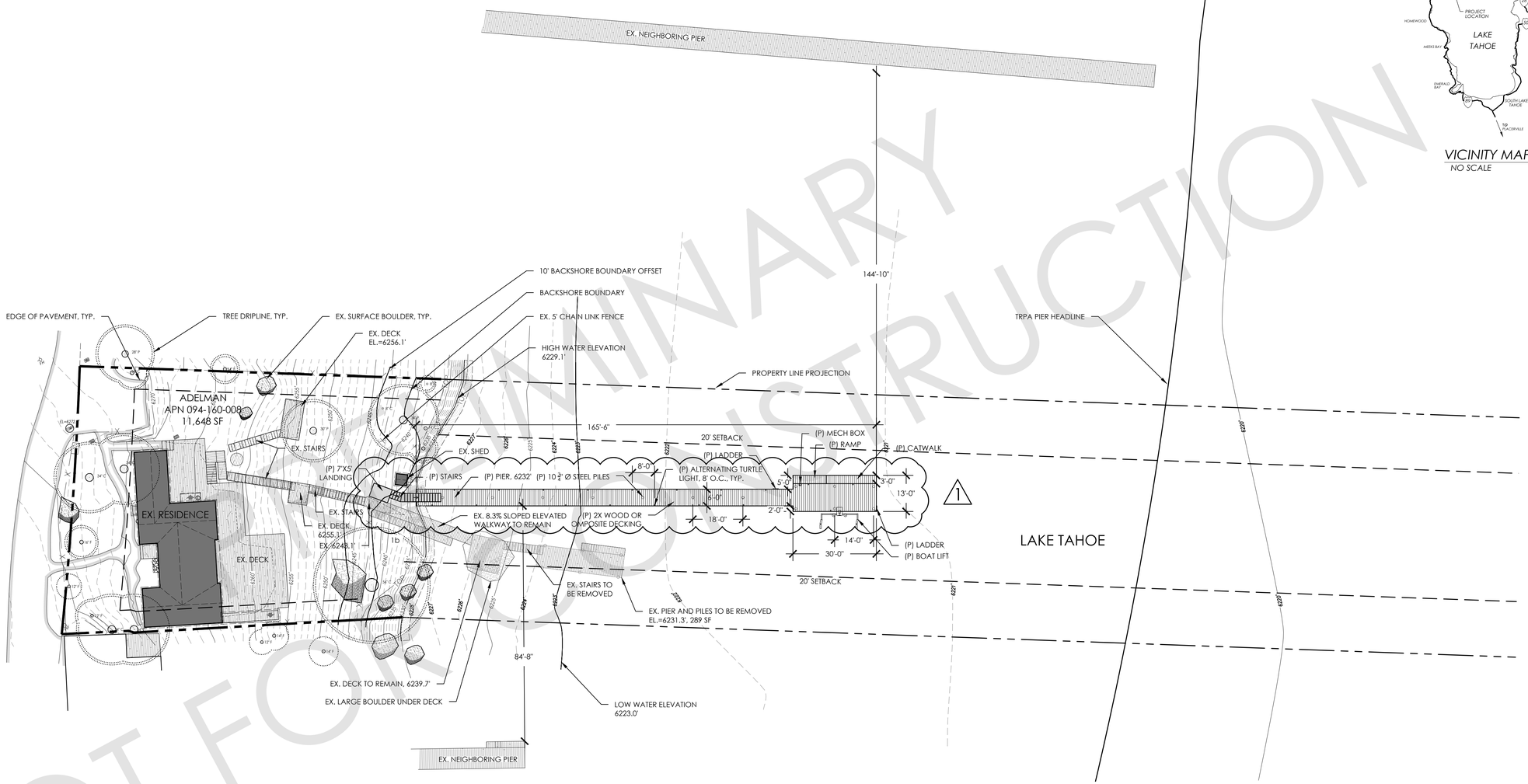
JOB:

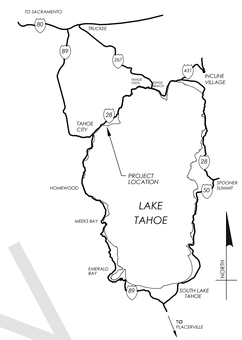
DRAWN BY: KMR

SCALE: AS NOTED

SHEET L1.1

LEGAL COMMITTEE ITEM NO. 3 & AGENDA ITEM NO. VII. A.





VICINITY MAP
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED PIER PLAN

SCALE: 1"=20'-0"

20' 10' 0 20'

NORTH

TURTLE LIGHT DETAIL

NOTE ABOUT BOATLIFT

BOAT LIFT SUBJECT TO TRPA BUOY PERMIT AND CONVERSION OF BUOY TO BOAT LIFT WITH CORRESPONDING SCENIC MITIGATION.

EXISTING LAKEBED DISTURBANCE:	
PILES	4.7 SF
TOTAL:	4.7 SF

1

PROPOSED LAKEBED DISTURBANCE:	
PILES	8.2 SF
BOAT LIFT SUPPORT	0.1 SF
TOTAL:	8.3 SF

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Revisions:

PIER PROJECT PROPOSED CONDITIONS

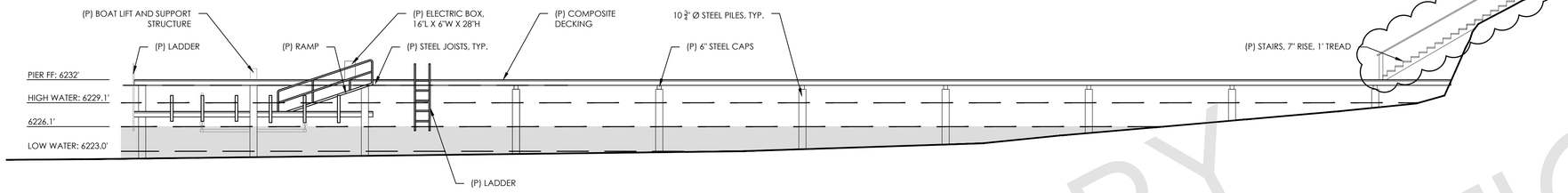
JOB:

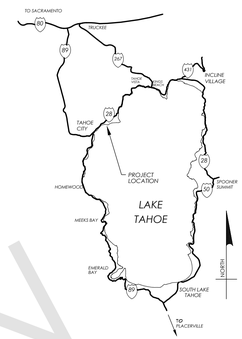
DRAWN BY: KMR

SCALE: AS NOTED

SHEET L2.0

LEGAL COMMITTEE ITEM NO. 3 &
AGENDA ITEM NO. VII. A.



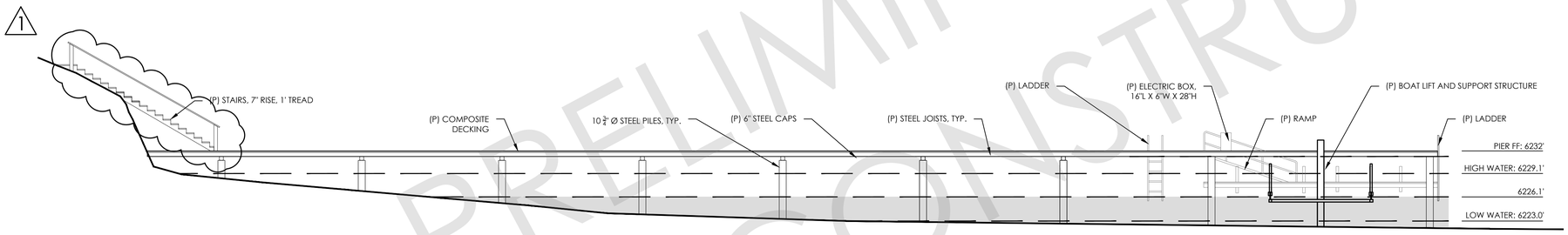


VICINITY MAP
NO SCALE

PROPOSED PIER ELEVATION - NORTH

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

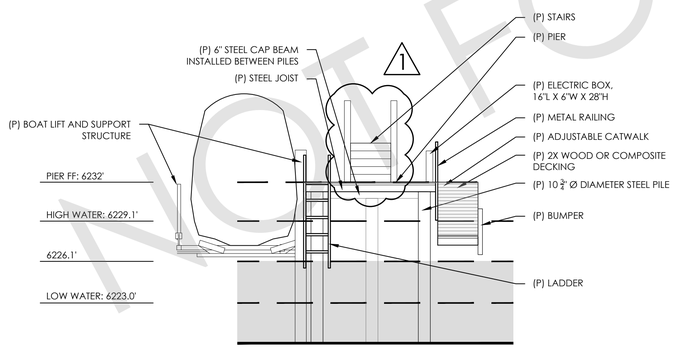
8 4 0 8



8 4 0 8

PROPOSED PIER ELEVATION - SOUTH

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



PROPOSED PIER ELEVATION - EAST

SCALE: 3/16"=1'-0"

0 4' 8' 16'

1

PROPOSED VISIBLE AREA: NORTH ELEVATION

STEEL	162.8 SF
COMPOSITE DECKING	16.1 SF
TOTAL	178.9 SF

PROPOSED VISIBLE AREA: EAST ELEVATION

STEEL	25.2 SF
COMPOSITE DECKING	13.0 SF
TOTAL	38.2 SF

TOTAL AREAS COMBINED:

A.	STRUCTURAL ELEMENTS: STEEL PILINGS AND DECKING	217.1 SF
B.	ACCESSORY ITEMS: HANDRAILS, GUARDRAILS, BUMPERS, STAIRS, RAILINGS, ELECTRIC BOX	45.9 SF
C.	BOAT LIFT	84.0 SF
TOTAL		347.0 SF

NOTE:

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PROPOSED PIER ELEVATIONS

JOB:

DRAWN BY: KMR

SCALE: AS NOTED

SHEET L2.1

LEGAL COMMITTEE ITEM NO. 3 & AGENDA ITEM NO. VII. A.