

Date: June 30, 2022  
To: TRPA Hearings Officer  
From: TRPA Staff  
Subject: Metcalf Summer Home Addition, 9031 Lupine Lane, El Dorado County, California  
APN 017-041-027, TRPA File Number ERSP2022-0790

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Requested Action:

Hearings Officer action on the proposed project and a finding of no significant environmental effect.

Staff Recommendation:

Staff recommends the Hearings Officer make the required findings (Attachment A) and approve the proposed project based on this staff report and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment B).

Project Description/Background:

The subject property is a nearly 11-acre parcel located just north of Emerald Bay. The existing development includes a summer home, two accessory living structures, three sheds, a deck, and a pier.

The project proposes demolition of one accessory living structure, a single-story addition to the summer home, new and reconfigured patios, the addition of a detached carport, and reconfiguration of the driveway (compacted dirt to be paved). Best Management Practices will be installed on the entire property as part of this project.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Subsection 4.4.2 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.
- B. Plan Area Statement: The project is located within Plan Area 146 –Emerald Bay. The Land Use Classification is Recreation, and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, and special policies.
- C. Land Use: The land use (summer home) is a special use in the Emerald Bay Plan Area, and therefore modification of the home requires review and approval by a Hearings Officer in accordance with Section 2.2.2.2.a of the TRPA Code.

- D. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances. The parcel is located on Class 5 and 1b land, per TRPA file LCAP2012-0018. The parcel is 402,125 square feet and is allowed 73,329 square feet of land coverage. A total of 10,144 square feet of coverage is verified as legally existing per TRPA file LCAP2012-0017. Coverage created as part of this project will not exceed the base allowable; the total proposed coverage is 15,510 square feet. All new coverage is subject to water quality mitigation fees. No new coverage is being created in Class 1b.
- E. Density: This project complies with residential density requirements of the TRPA Code of Ordinances.
- F. Historic: Although the original construction of the summer home occurred in the 1950s, the structure is not considered historically significant (historic determination file HIST2022-0044).
- G. Scenic: This property is visible from Shoreline Unit 8 (Rubicon Point), which is currently in attainment with scenic thresholds. The project has been reviewed under Level 5, Option 2 of the visual magnitude system. The project will result in 342 square feet of visible area (maximum allowed visible area is 1,365 square feet). Required scenic mitigation includes retention of existing vegetative screening and use of TRPA approved non-reflective colors and materials. Post-construction monitoring is proposed as a special condition of the permit, to ensure that the project meets the required scenic mitigation.
- H. Tree Removal: A total of ten trees sized between 8" diameter and 18" diameter are proposed to be removed to accommodate the residential addition, carport, and driveway reconfiguration. No old growth trees are proposed for removal.

Contact Information:

If you have any questions, please contact Julie Roll, Senior Planner at jroll@trpa.gov or (775) 589-5247.

Required Actions:

Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft TRPA Permit (Attachment B).

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Proposed Site Plans
- D. Vicinity Map
- E. Photos

Attachment A

Required Findings/Rationale

## Required Findings/Rationale

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 indicated if there is sufficient evidence contained in the record to make the applicable findings or 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.

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

The project meets the provisions of the TRPA Code of Ordinances; no significant environmental impacts will occur, and it will not cause the environmental threshold carrying capacities to be exceeded.

- (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 TRPA 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 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.

A “summer home” is a special use in the Emerald Bay Plan Area. The almost 11-acre subject parcel is located at the very northern end of the plan area boundary, near the border with the Paradise Flat Plan Area. Although most of the land in the Emerald Bay Plan Area is used for recreation, the very northern portion, where the subject parcel is located, has many privately owned and developed properties. The adjacent parcels are all developed with residential uses. In adjacent Paradise Flat Plan area, single-family dwellings are an allowed use.

The summer home was originally built in the 1950s as a summer sleeping cottage for the property next door. Upgrades to the home were made in the 1970s. Since the proposed project is an addition to the existing summer home, there is no proposed



change in land use or intensification in use. As proposed, the remodel will remain single-story, and will blend in the with the existing tree canopy. The land coverage is well within that allowed for the parcel.

- (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.

The project will comply with all TRPA and El Dorado County rules and regulations. The existing structure will be brought into compliance with current building code. The proposed addition is small in scale in comparison with the size of the parcel, so it will not impact neighboring parcels and the surrounding area. Although the parcel is lakefront, the site is densely vegetated and the proposed addition only slightly visible from the lake. Water Quality Best Management Practices will be installed on the entire site.

- (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 summer home, which has existed on the site since the 1950s. The subject property is surrounded by other residential dwellings of similar size on Lupine Lane and nearby One Ring Road.. For these reasons, the project will not change the character of the neighborhood in which it is located.

### 3. Chapter 30 – Coverage Relocation

- A. The relocation is to an equal or superior portion of the parcel or project area, as determined by reference 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 or backshore;

- (6) The project otherwise 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
- C. The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2, or 3 from any higher numbered land capability district.
- D. If the relocation is from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone.

All coverage relocation will be within land capability Class 5. No modifications in the backshore or Class 1b-Stream Environment Zone portions of the parcel are proposed.

#### 4. Chapter 37- Height

- (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 slope across the building site is completely flat, so with a predominate roof pitch of 8:12, the maximum allowed height is 33' 7". The residence will remain single-story, and the proposed height is 32 feet, within the maximum allowed per TRPA Code Section 37.7. The home will not extend beyond the forest canopy or ridgeline when viewed from a distance of 300 feet from any designated scenic viewpoint. Photos taken from 300-feet off the shore have been provided as part of the application.

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

The surrounding area is a mix of single-story and multi-story homes, small cabins and very large estates. The summer home will remain as a single-story, which is consistent with other homes in the surrounding area.

- (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 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 (28.8 feet).

Attachment B

Draft Permit



**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.gov](http://www.trpa.gov)

July 7, 2022

Karin Hoida  
Basin Strategies Planning & Consulting  
1046 Lucerne Way  
Incline Village, NV 89451

**METCALF SUMMER HOME ADDITION, 9031 LUPINE LANE, EL DORADO, CALIFORNIA  
ASSESSOR'S PARCEL NUMBER (APN) 017-041-027, TRPA FILE NUMBER ERSP2022-0790**

Dear Ms. Hoida:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments 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 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 acknowledgement of the permit, but rather 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 submit a final digital set of plans and signed copy of the permit.

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) 589-5247 or by email at [jroll@trpa.gov](mailto:jroll@trpa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Julie Roll".

Julie Roll  
Senior Planner  
Current Planning Department

cc. John & Elizabeth Metcalf

**DRAFT PERMIT**

PROJECT DESCRIPTION: Summer Home Addition

APN: 017-041-027

PERMITTEE(S): John & Elizabeth Metcalf

FILE #: ERSP2022-0790

COUNTY/LOCATION: El Dorado/9031 Lupine Lane

Having made the findings required by Agency ordinances and rules, the Hearings Officer approved the project on July 7, 2022 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 7, 2025 without further notice unless the construction has commenced prior to this date and 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 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 CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A CITY BUILDING PERMIT. THE CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

\_\_\_\_\_  
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 017-041-027  
FILE NO. ERSP2022-0790**

Security Posted (1): Amount \$2,500 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (2): Amount \$223 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Water Quality Mitigation Fee (3): Amount \$9,980.76 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Scenic Security (4): Amount \$2,500 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (2): Amount \$223 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Inspection Fee (4): Amount \$130 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) 15,510 See Special Condition 4.B below
- (2) Subject to change- see TRPA Filing Fee Schedule for current administrative fee
- (3) See Special Condition 4.C below
- (4) See Special Condition 4.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

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***SPECIAL CONDITIONS***

1. This permit specifically authorizes an addition to an existing summer home located within the Emerald Bay Plan Area Statement. The project includes the addition of living space, new and reconfigured patios, a detached carport, and reconfigured driveway (compacted dirt to be paved). The subject parcel is nearly 11-acres in size and verified as land capability classes 1b and 5. The improvements will all be within the Class 5 portion of the parcel. The total base allowed coverage is 73,329 square feet and the project will use a total of 15,510 square feet. As a result of this project the property will have the following remaining allowable coverage: 57,870 square feet Class 5 and 20 square feet Class 1b-backshore. A Water Quality Best Management Practices Source Control Certificate has been issued for this property (#437), but a full BMP Certificate will be issued once the final inspection is passed.

This property is visible from Shoreline Unit 8 (Rubicon Point), which is currently in attainment with scenic thresholds. The project has been reviewed under Level 5, Option 2 of the visual magnitude system. The project will result in 342 square feet of visible area (maximum allowed

visible area is 1,365 square feet). Required scenic mitigation includes retention of existing vegetative screening and use of TRPA approved non-reflective colors and materials.

2. The use on the property is “Summer Home,” and access during winter is restricted. The driveway may not be plowed in the winter and must have a gate, bollards, or something similar to prevent vehicle access in the winter.
3. The Standard Conditions of Approval listed in Attachment R shall apply to this permit.
4. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
  - A. Revise the plans as follows:
    - i. Include amount of total grading (cut/fill)
    - ii. Indicate on floor plans the type of TRPA approved woodstove, fireplace insert, or zero clearance fireplace to be installed.
    - iii. Include the following note on the proposed elevation drawings:

The final construction drawings shall have notes indicating conformance to the following design standards for color, roofs, and fences:

- (a) 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 ranges 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.
      - (b) Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
      - (c) Fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.
- B. The security required under Standard Condition A.3 of Attachment R shall be \$2,500. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- C. A water quality mitigation fee of \$9,980.76 shall be paid to TRPA. This fee is based on the creation of 5,366 square feet of land coverage at a rate of \$1.86/square feet.
- D. The shorezone scenic security of \$2,500 shall be required per TRPA Code of Ordinances Section 5.9. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. An \$130 non-refundable inspection/review fee is due at permit acknowledgement.

- E. The permittee shall submit an electronic version of the final revised plan set.
5. 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 26 must be achieved to comply with the required scenic mitigation and qualify for security return. The project has a maximum of 5 years from final inspection to meet the necessary requirements. When the scenic mitigation requirements have been met, the following documentation shall be submitted at: <https://www.trpa.gov/inspections-and-securities/>

- Post construction photos taken from 300 feet and one quarter mile offshore, with at least one photo from center and perpendicular to the project area, and photos of onsite existing conditions
  - Post construction revised scenic assessment (only required if there are significant changes from the approved scenic assessment, as determined by the TRPA Compliance Inspector)
6. Tree roots must be protected during excavation to prevent damage to the tree. The following practices are recommended:
- Tree roots four inches in diameter or greater shall not be severed, if avoidable. Hand dig around roots if necessary.
  - If roots cannot be avoided, cut as far away from the trunk as possible.
  - A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.
  - Construction materials shall not be stored within the dripline of the tree.
7. Prior to security release photos shall be provided to TRPA taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.
8. All Best Management Practices (BMPs) shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
9. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
10. 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 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.
11. 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.
12. Maximum excavation depth shall not exceed five feet.



13. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
14. 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.
15. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, 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, 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  
Proposed Site Plans



# Metcalf Addition/ Remodel



## GENERAL NOTES

- THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE REGULAR WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ARCHITECT, AND ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR ENGINEER.
- ALL DATUMS AND ELEVATIONS ARE BASED ON EXISTING DATA. THE CONTRACTOR, OWNER, ENGINEER, AND ARCHITECT TO REVIEW DRAINAGE, BUILDING ELEVATIONS AND GRADING PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES DURING THE RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION. THE CONTRACTOR SHALL REPAIR ANY AREAS OF EROSION PRIOR TO ACCEPTANCE OF GRADING.
- THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITY LINES OR OTHER UNDERGROUND FACILITIES AT PROPOSED CROSSINGS OR CONNECTION POINTS TO VERIFY LOCATION AND ELEVATION. BACK FILL SHALL BE INCLUDED IN THE PRICE FOR VARIOUS ITEMS OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING MONUMENTS OR OTHER SURVEY MARKERS. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT IMMEDIATELY UPON ANY EXISTING CONDITION THAT WILL REFLECT CHANGES FROM THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL CALL THE ARCHITECT 24 HOURS PRIOR TO PLACING CONCRETE IN FOOTING FOR STEEL INSPECTION.
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY REGARDING ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
- THE CONTRACTOR IS TO SUBMIT SAMPLES FOR APPROVALS AND NOTIFY THE ARCHITECT AND INTERIOR DESIGNER PRIOR TO PLACING AND INSTALLATION OF ALL LIGHTING FIXTURES, INTERIOR FINISHES, CABINETS, ETC.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, OMISSIONS, ERRORS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER ACCIDENTAL OR INTENTIONAL.
- THE CONTRACTOR SHALL CALL THE ARCHITECT 24 HOURS PRIOR TO PLACING CONCRETE IN FOOTING FOR STEEL INSPECTION.
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY REGARDING ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
- THE CONTRACTOR IS TO SUBMIT SAMPLES FOR APPROVALS AND NOTIFY THE ARCHITECT AND INTERIOR DESIGNER PRIOR TO PLACING AND INSTALLATION OF ALL LIGHTING FIXTURES, INTERIOR FINISHES, CABINETS, ETC.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, OMISSIONS, ERRORS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER ACCIDENTAL OR INTENTIONAL.
- TEMPORARY UTILITIES AND SERVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. THESE UTILITIES AND SERVICES SHALL NOT UNDULY INFRINGE UPON THE AREA'S NATURAL ELEMENTS SUCH AS TREES, ROCKS, SHRUBS, ETC. TEMPORARY HOOKUPS SUCH AS LIGHTS AND POWER SHALL HAVE THEIR OWN TEMPORARY POLES AND SHALL NOT UTILIZE TREES OR OTHER NATURAL ELEMENTS FOR THAT PURPOSE.
- REMOVAL OF TEMPORARY FACILITIES SHALL OCCUR AS PROGRESS OF WORK PERMITS AND NOT LATER THAN THE COMPLETION OF WORK.
- ADEQUATE MEASURES SHALL BE TAKEN TO PROTECT AREAS OUTSIDE THE IMMEDIATE CONSTRUCTION ZONE AND SHALL BE STRICTLY OBSERVED:
  - WHERE A TREE(S) EXISTS WITHIN THE CONSTRUCTION AREA, THE VEGETATION PROTECTIVE FENCING MUST BE PLACED BEYOND THE DRIP-LINE OF THE OUTERMOST BRANCHES OR, IN LIMITED INSTANCES, AT THE LIMIT OF THE RESIDENTIAL FOUNDATION. NO EQUIPMENT, PERSONNEL OR DISTURBANCE IS ALLOWED WITHIN THE VEGETATION FENCING.
  - ADJACENT PROPERTY SHALL BE RESPECTED AND ADEQUATELY PROTECTED. IF IT SHOULD BECOME NECESSARY TO USE THE ADJACENT PROPERTY FOR ANY REASON, THE REASON SHALL BE SPECIFIED AND WRITTEN PERMISSION SHALL BE OBTAINED FROM THE RESPECTIVE OWNER(S).
  - ANY AREAS AFFECTED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
- ANY MATERIAL FROM CLEARING AND EXCAVATION WHICH IS UNSUITABLE FOR FILL OR LANDSCAPING SHALL BE REMOVED FROM THE SITE.
- BACK FILLING OF TRENCHES, FOUNDATION, AND OTHER EXCAVATION SHALL BE DONE IN SUCH A MANNER AS TO NOT DISRUPT NATURAL SITE CONDITIONS, DRAINAGE, GROUND COVER, ETC.
- THE CONTRACTOR IS PERMITTED ONE SIGN STATING HIS FIRM AND SUBCONTRACTORS.
- COMPLETE CLEAN UP OF THE CONSTRUCTION SITE AND ALL AFFECTED AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE AN INTERNAL PART OF THE WORK. NO TRASH SHALL BE ALLOWED TO ACCUMULATE DURING CONSTRUCTION AND SHALL BE REMOVED AT LEAST ON A WEEKLY BASIS.
- VERIFY w/OWNER ALL ITEMS TO BE REMOVED, REUSED, OR STORED.
- REFER TO ENLARGED SITE PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS, & SCHEDULES TO COORDINATE EXTENT OF DEMOLITION AND NEW WORK.
- CONSULT w/OWNER OR ARCHITECT FOR DESIGN OF ALL NEW SITE WALLS & FENCING.

## Green Building Notes:

- Automatic irrigation systems controllers installed at the time of final inspection shall be provided with integral rain sensors or soil moisture sensors that adjust irrigation in response to changes in plants' needs as weather conditions change. (GBC Section 4.304.1)
- Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar acceptable method. (GBC Section 4.406)
- A minimum of 50 percent of the construction waste generated at the site shall be diverted to recycle or salvage. (GBC Section 4.408.1)
- An operation and maintenance manual shall be provided prior to final inspection. (GBC Section 4.410.1)
- Gas fireplaces shall be a direct-vent sealed-combustion type. Wood/pellet stoves shall comply with US EPA Phase II emission limits. (GBC Section 4.503.1)
- Duct and vent openings shall be covered during construction. (GBC Section 4.504.1)
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (GBC Section 4.504.2.1)
- Paints, stains, and other coatings shall be compliant with VOC limits. (GBC Section 4.504.2.2)
- Aerosol paints and coating shall be compliant with product weighted MIR limits for ROC and other toxic compounds. (GBC Section 4.504.2.3)
- Documentation shall be provided to verify that compliant VOC limit finish materials have been used. (GBC Section 4.504.2.4)
- Carpet and carpet systems shall be compliant with VOC limits. (GBC Section 4.504.3)
- 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or compliant with CHPS criteria certified under the Green Guard Children & Schools program or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program or meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," (GBC Section 4.504.4)
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. (GBC Section 4.504.5)
- Moisture content of building materials used in enclosed wall and floor framing is checked before enclosure and cannot exceed 19%. (GBC Section 4.505.3)
- Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2. (GBC Section 4.507.1)
- HVAC system installers are trained and certified in the proper installation of HVAC systems. (GBC Section 702.1)

## INTERNATIONAL WILDLIFE URBAN INTERFACE

### IGNITION-RESISTANT CONSTRUCTION 2019 CRC SECTION R337

- ALL MATERIALS MUST BE LISTED APPROVED BY OSFM BML:
- ROOF COVERINGS: CLASS A
  - FLASHING: 26 GA, 36" WIDE MIN., NO. 72 ASTM CAP SHEET
  - ATTIC VENTS: N/A
  - GUTTERS: PROVIDE A MEANS TO PREVENT ACCUMULATION. E.G. METAL SCREEN
  - EXTERIOR SIDING: NON-COMBUSTIBLE, IGNITION-RESISTANT, OR MEET PERFORMANCE CRITERIA OF SFM12-7A-1.
  - EXTERIOR WALL VENTS: SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE AND OR SHALL BE SCREENED WITH A CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A 1/8" MAX OPENING.
  - EXTERIOR DOORS: NON-COMBUSTIBLE, SOLID WOOD, OR 20-MIN. RATED (DOES NOT APPLY TO VEHICLE ACCESS DOORS).
  - EXTERIOR WINDOWS AND GLAZED DOORS: INSULATING GLASS UNITS WITH A MINIMUM OF 1 TEMPERED PANE OR 20-MIN. FIRE-RESISTANCE RATED.
  - DECKING SURFACES: IGNITION RESITANT PER SFM 12-7A-4, FIRE-RETARDANT TREATED, OR APPROVED NON-COMBUSTIBLE MATERIALS.
  - FLOOR PROJECTIONS AND EAVES: NON-COMBUSTIBLE, IGNITION-RESISTANT, OR MEET PERFORMANCE CRITERIA OF SFM 12-7A-3.

## SQUARE FOOTAGE

EXISTING CONDITIONED SPACE	1,608 SF
PROPOSED CONDITIONED SPACE	3,482 SF

## DALE COX ARCHITECTS

ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT  
DALE COX ARCHITECTS  
4790 CAUGHLIN #417, RENO, NV 89519  
Phone: (530) 550-9144 Fax: (530) 550-9455  
[www.dalecoxarchitects.com](http://www.dalecoxarchitects.com)

## ABBREVIATIONS

A.B	ANCHOR BOLT	R.	RISER
ABV.	ABOVE	RS.	RESAWN
AD.	AREA DRAIN	RD.	ROOF DRAIN
ADJ.	ADJUSTABLE	RAD.	RADIUS
ALUM.	ALUMINUM	REQ.	REQUIRED
		RM.	ROOM
BLDG.	BUILDING	R.O.	ROUGH OPENING
BLKG.	BLOCKING		
BM.	BENCHMARK	S.D.	SOAP DISPENSER
		S.V.	SHEET VINYL
CAB.	CABINET	SIM.	SIMILAR
C.T.	CERAMIC TILE	SHP.	SHelf & POLE
CL.	CENTERLINE	S.O.V.	SHUT-OFF VALVE
CLG.	CEILING	STL.	STEEL
CLR.	CLEAR	SYM.	SYMMETRICAL
CONC.	CONCRETE		
CONT.	CONTINUOUS	T.O.B.	TOP OF BEAM
		T.O.C.	TOP OF CONCRETE
DBL.	DOUBLE	T.O.L.	TOP OF LEDGER
D.F.	DRINKING FOUNTAIN	T.	TREAD
D.S.	DOWN SPOUT	T.B.	TOWEL BAR
D.W.	DISHWASHER	T&G.	TOUNGE & GROOVE
		T.P.	TOILET PAPER DISPENSER
EA.	EACH	TYP.	TYPICAL
EQ.	EQUAL		
EXIST.	EXISTING	U.N.O.	UNLESS NOTED OTHERWISE
F.D.	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FIN.	FINISH		
F.F.	FINISH FLOOR	W.C.	WATER CLOSET
F.H.B.	FROST-FREE HOSE BIB	W.I.	WROUGHT IRON
FTG.	FOOTING	WD.	WOOD
FURR.	FURRING	WR.	WATER RESISTANT
G.B.	GAS BIBB		
GALV.	GALVINIZED		
G.I.	GALVINIZED IRON		
G.L.B.	GLUE LAMINATED BEAM		
GND.	GROUND		
G.T.	GRANITE TILE		
GYP.	GYP SUM		
H.B.	HOSE BIBB		
I.D.	INTERIOR DESIGNER		
L.S.L.	LAMINATED STRAND LUMBER		
MAX.	MAXIMUM		
MIN.	MINIMUM		
M.I.W.	MALEABLE IRON WASHER		
M.B.	MACHINE BOLT		
N.I.C.	NOT IN CONTRACT		
NOM.	NOMINAL		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
OPP.	OPPOSITE		
P.LAM.	PLASTIC LAMINATE		
P.S.L.	PARALLEL STRAND LUMBER		
PLT.	PLATE		
P.T.	PRESSURE TREATED		

## SHEET INDEX

A0.1	COVER SHEET
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	TRPA SITE PLAN
A2.1	EXISTING FLOOR PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	EXISTING ROOF PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	EXISTING ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	PROPOSED ELEVATIONS
A3.5	PERSPECTIVES
A4.1	BUILDING SECTIONS
A5.1	SCHEDULES
A6.1	DETAILS
E1.1	ELECTRICAL PLAN
X1	PERSPECTIVE
X2	PERSPECTIVE
X3	PERSPECTIVE

## SCOPE OF WORK

THE WORK REQUIRED TO BE PERFORMED BY THE CONTRACTOR CONSISTS OF CONSTRUCTING AND COMPLETING THE "PROJECT" AS DEFINED IN THE GENERAL CONDITIONS, IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS. THE WORK INCLUDES FURNISHING ALL PLANT, LABOR, TOOLS, EQUIPMENT, APPLIANCES, MATERIALS, TRANSPORTATION, AND SERVICES AND IN PERFORMING ALL OPERATIONS NECESSARY FOR THE PROPERTY INCIDENTAL TO THE CONSTRUCTION AND PROPER COMPLETION OF THE PROJECT AS SHOWN AND NOTED ON THE DRAWINGS. ALL LAYOUTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

THE CONTRACTOR SHALL REVIEW THESE DRAWINGS AND SPECIFICATIONS AND FAMILIARIZE HIMSELF WITH THE SITE AND FULLY UNDERSTAND THE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT TO THIS SPECIFIC SITE.

## APPLICABLE CODES

ALL SUBMITTALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH:

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CA FIRE CODE 2019  
MEEKS BAY FIRE PROTECTION DISTRICT FIRE CODE ORDINANCE 19-2 ADOPTED 12/11/19  
EL DORADO COUNTY CODE ORDINANCE 5159 ADOPTED 2/1/22  
MEEKS BAY COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)

## SUBMITTALS

CONTRACTOR IS REQUIRED TO PROVIDE THE FOLLOWING SUBMITTALS AND/OR SHOP DRAWINGS FOR ARCHITECT'S REVIEW AT LEAST THREE WEEKS PRIOR TO ORDERING MATERIAL OR PRODUCT.

Lighting Fixtures	Simpson Framing Hardware
Plumbing Fixtures	Specialty Sheet Metal Items
Heating Diagrams/Equipment	Cabinets
Electrical Appliances	Interior Millwork
Doors	Masonry
Door Hardware	Carpet and Floorware
Windows	Reinforcing Steel
Paint Samples	Structural Steel
Any Metal Fabrication	Concrete
Trusses	Roof Drains & Systems
Roofing Materials	Tile

## VICINITY MAP

## DEFERRED SUBMITTALS

FIRE SPRINKLERS TO BE DEFERRED SUBMITTAL.

## BUILDING DATA

PROJECT DESCRIPTION:

CONSTRUCTION TYPE: TYPE V-B

FIRE SPRINKLER: 13-D WITH ENHANCEMENTS FIRE SPRINKLER SYSTEM

## PROJECT INFORMATION

OWNER:

PROJECT ADDRESS:

Enter address here

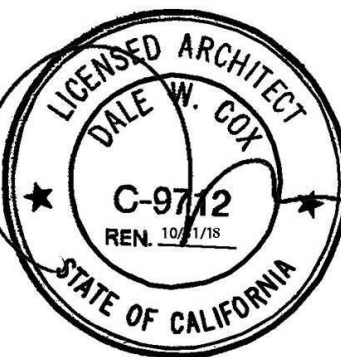
ARCHITECT:

Dale Cox Architects  
4790 CAUGHLIN #417  
RENO, NV 89519  
Phone: 530-550-9144  
Fax: 530-550-9455

CONSULTANTS

STRUCURAL ENGINEER

NAME OF ENGINEER  
ADDRESS LN 1  
ADDRESS LN 2  
PHONE:



SHEET ISSUE DATE 4/11/22

DRAWN BY: MJ

DATE: 4/11/22

SCALE:

JOB # Project Number

SHEET

A0.1



LL 4



**EXISTING SITE PLAN**  
1" = 20'-0"

**EXISTING SITE PLAN**

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS  
Metcalf Addition/ Remodel  
THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS,  
OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND  
PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.  
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REVISIONS

**Metcalf Addition/  
Remodel**

9031 LUPINE LN  
SOUTH LAKE TAHOE, CA 96150

DALE COX ARCHITECTS  
ARCHITECTURE - PLANNING - CONSTRUCTION  
MANAGEMENT  
4799 Caughlin Parkway #417  
Reno NV 89519-0907  
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY: MJ  
DATE: 4/11/22  
SCALE: 1" = 20'-0"  
JOB # Project Number

SHEET  
**A1.1**

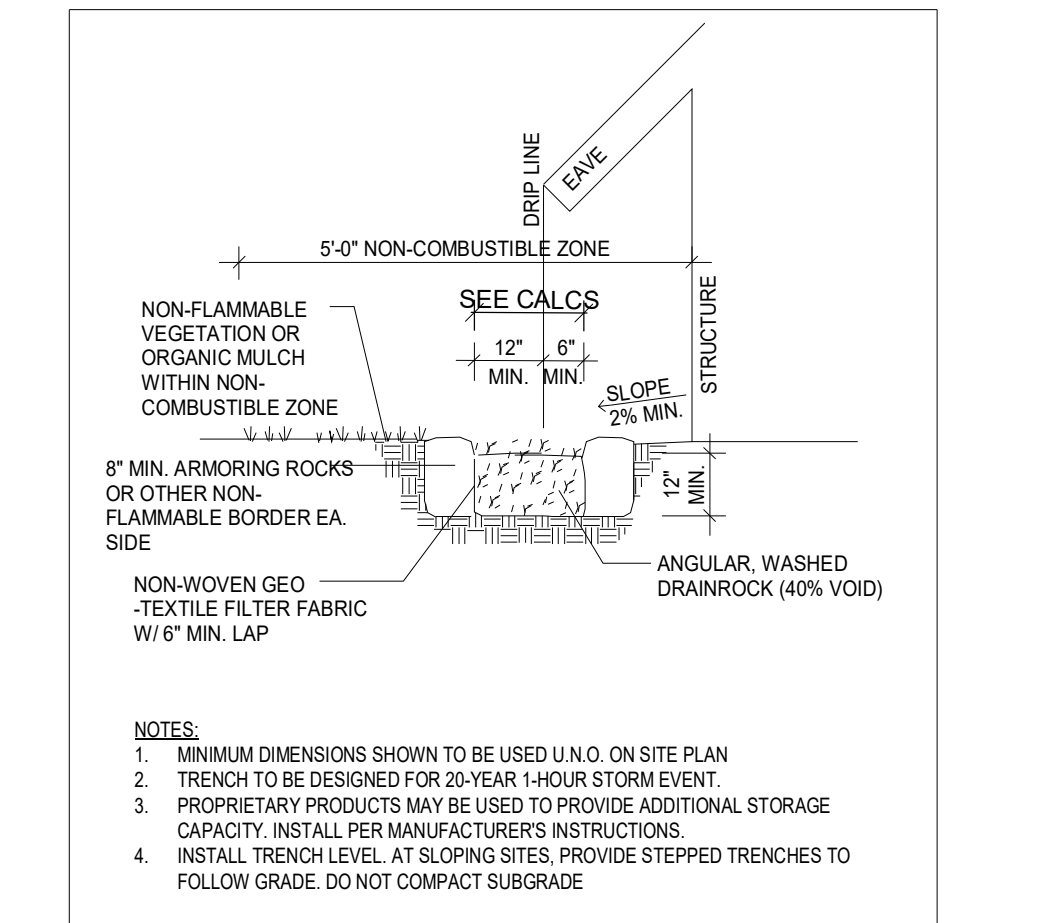
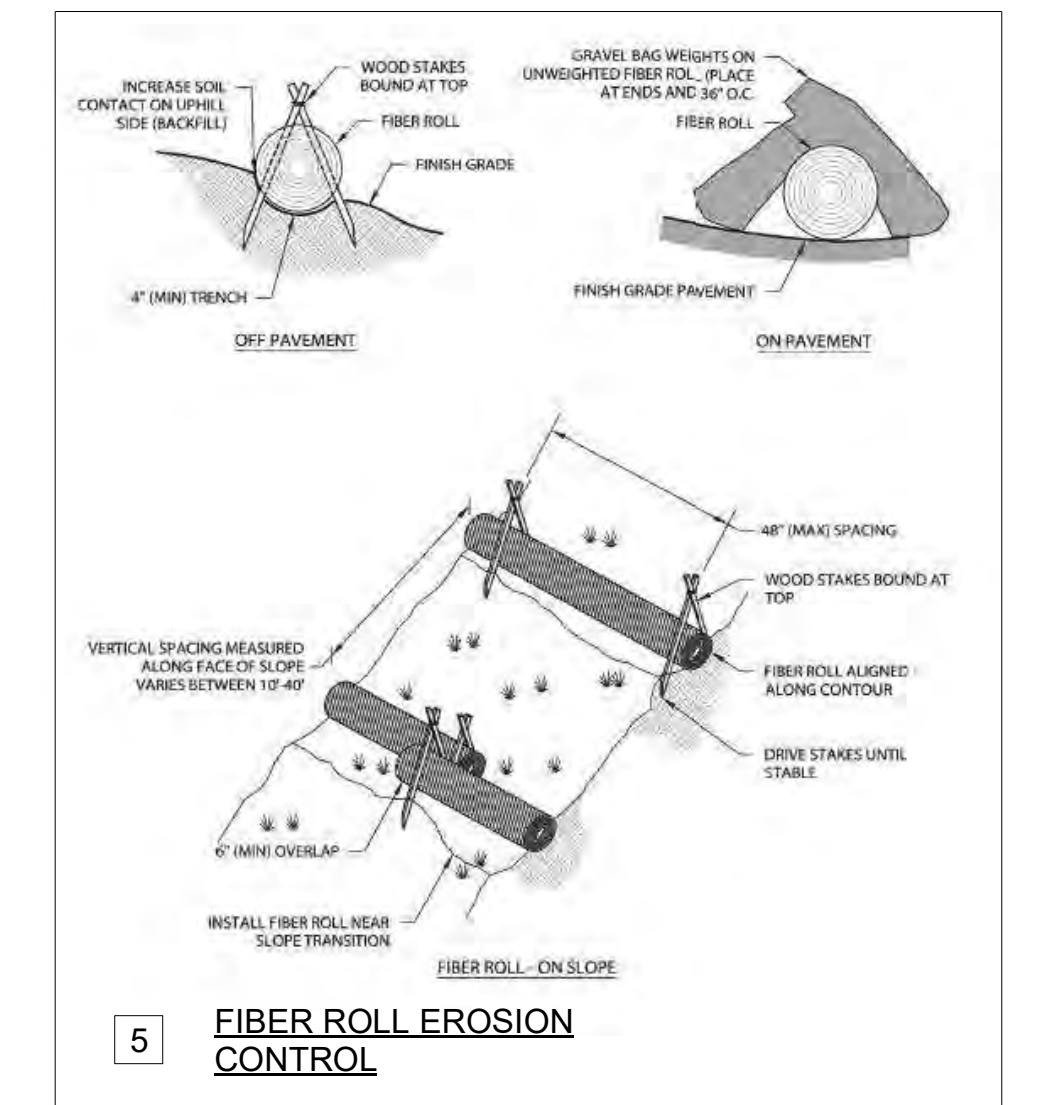


Property Address: 9031 LUPINE LN  
 (Start here) APN: 017-041-27 MAP DATA ON-SITE DEPTHS  
 VATER TABLE: 60in. Total Drain Rock Quantity (yd3) 13.0  
 Restriction: None noted Total Runoff (ft3) 832.3 Amount Treated 832.3  
 Designed By: t. Depth of Install: 48 in. Map Unit: 7541 Total Excavation (yd3) 58.7

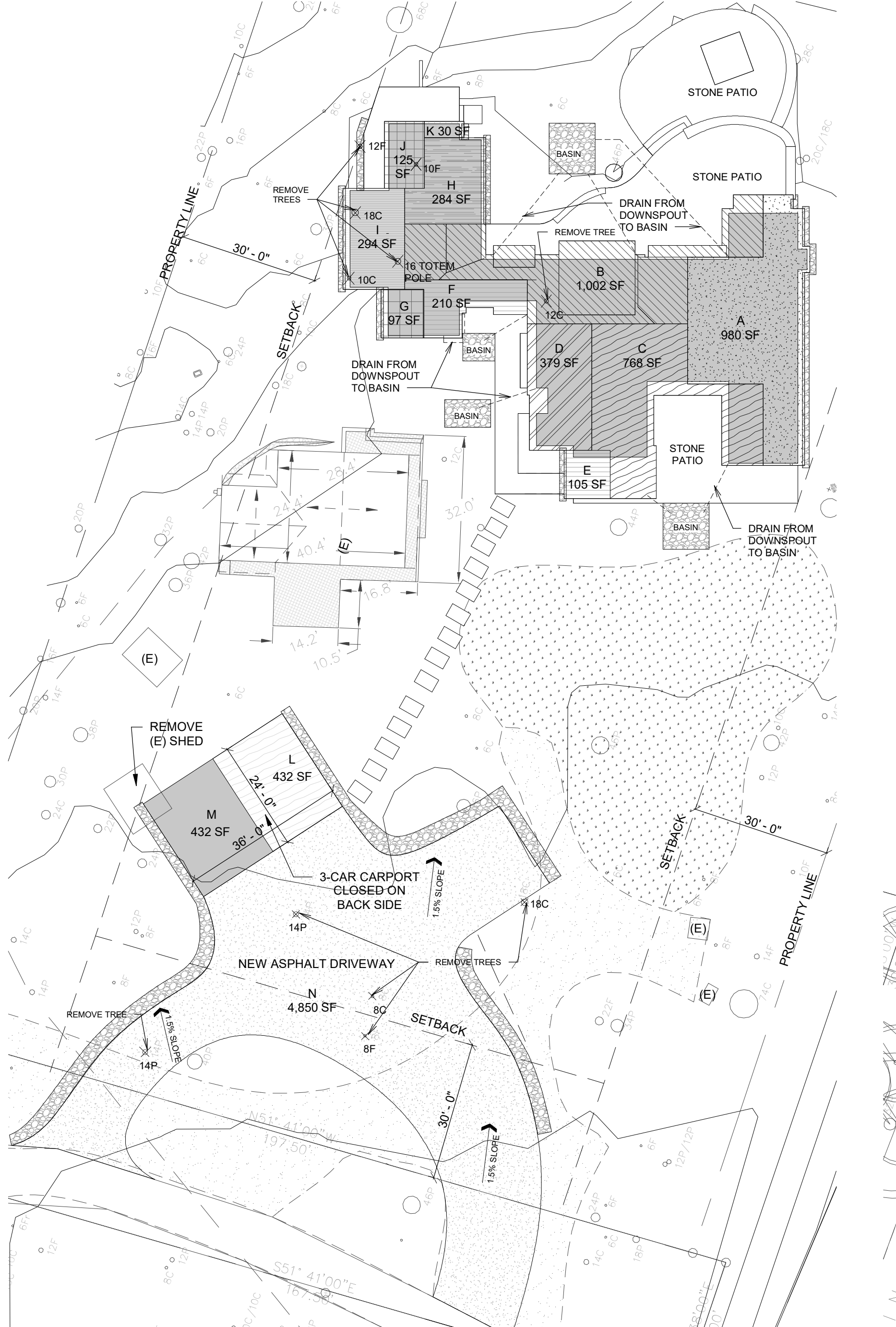
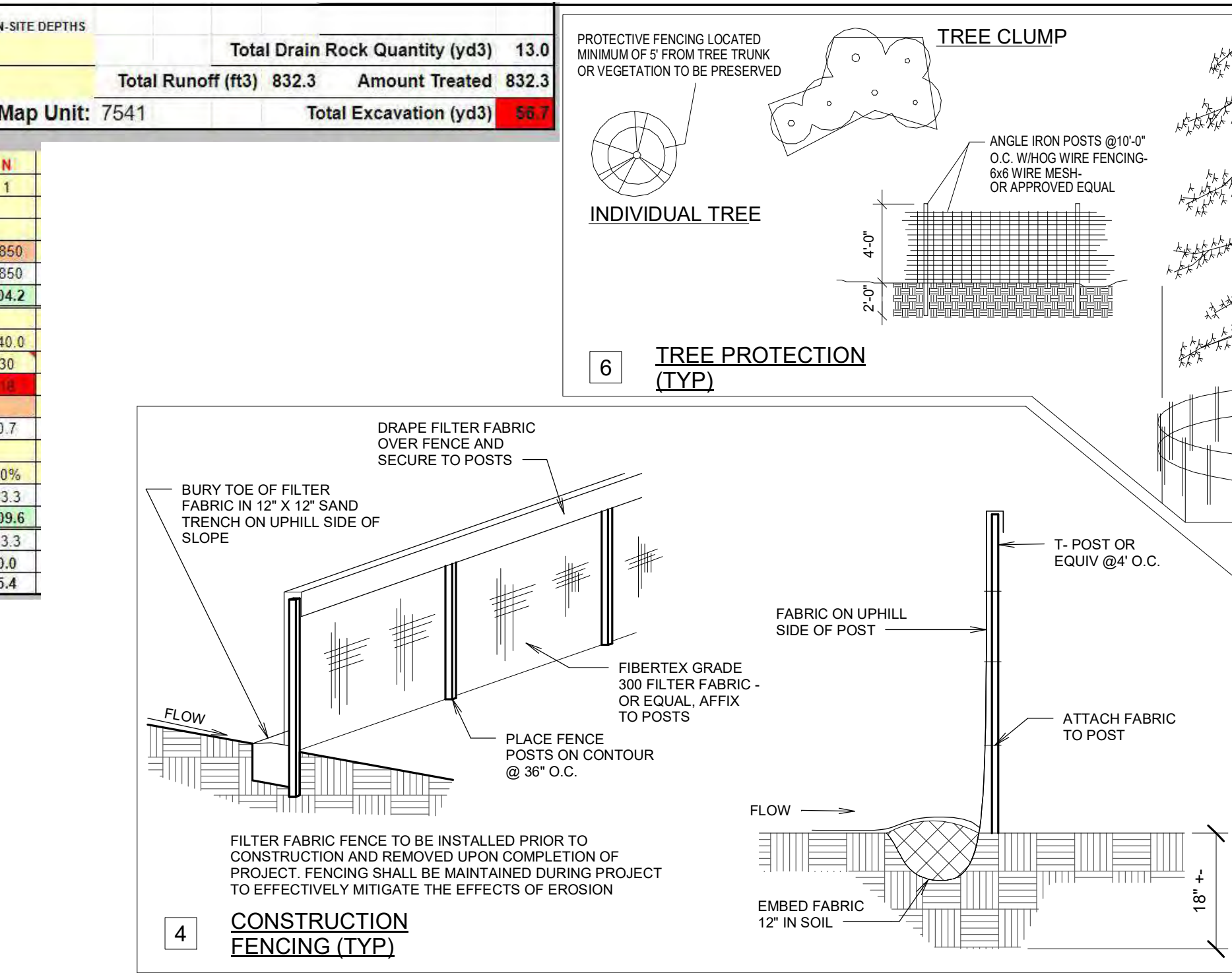
Contributing Surface	A	E	G	H	I	J	K	L	M	N
# of Stories	1	1	1	1	1	1	1	1	1	1
Length (ft.)										
Width (ft.)										
Area (ft2)	800	105	97	284	294	125	30	432	432	4850
Area (ft2)	800	105	97	284	294	125	30	432	432	4850
Runoff (ft3)	81.7	8.8	8.1	23.7	24.5	10.4	2.5	36.0	36.0	404.2
Treatment Label:										
Length (ft.)	59.8	11.5	11.5	19.3	23.0	16.0	3.5	25.0	25.0	240.0
Width (in.)	24	24	24	24	24	18	18	26	26	30
Depth (in.)	24	18	18	18	18	12	12	18	18	18
On-Site Ksat (in/hr)										
mapped Ksat (in/hr)	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Prefab Void Space (%)										
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Effective Volume (yd3)	6.6	0.7	0.6	1.9	2.0	0.9	0.2	3.0	3.0	33.3
Treatment Capacity (ft3)	82.3	9.4	8.6	23.8	25.2	11.6	2.5	37.2	37.2	409.6
Drain Rock Quantity (yd3)	6.6	0.7	0.6	1.9	2.0	0.9	0.2	3.0	3.0	33.3
Excess Runoff (ft3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft3)	0.6	0.7	0.5	0.2	0.7	1.2	0.0	1.2	1.2	5.4

Basin					5:1 (mowable)				
Contributing Surface	B	C	D	F					
Length (ft.)									
Width (ft.)									
Area (ft2)	1002	768	379	210	0	0	0	0	0
Area (ft2)	1002	768	379	210	0	0	0	0	0
Runoff (ft3)	83.5	64.0	31.6	17.5	0.0	0.0	0.0	0.0	0.0
Treatment Label:									
Top Length (ft.)	11.0	10.0	10.0	7.0					
Top Width (ft.)	10.0	10.0	6.0	6.0					
Depth (in.)	24	12	12	12					
Bottom Length (ft.)	3.0	6.0	6.0	3.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	2.0	6.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0
Volume (yd3)	3.1	2.4	1.2	0.7	0.0	0.0	0.0	0.0	0.0
On-Site Ksat									
mapped Ksat	0.7	0.7	0.7	0.7	2.8	2.8	2.8	2.8	2.8
Treatment Capacity (ft3)	87.0	68.1	34.2	21.4	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft3)	3.5	4.1	2.6	3.9	0.0	0.0	0.0	0.0	0.0

CUT AND FILL			
	Fill	Cut	Net cut/fill
NEW GRADING	210 CY	9 CY	201 CY
NEW RESIDENCE SLAB	2 CY	5 CY	-3 CY
NEW RESIDENCE SLAB	2 CY	0 CY	2 CY
NEW RESIDENCE CRAWL SPACE	13 CY	24 CY	-11 CY
NEW FRONT PATIO	20 CY	2 CY	18 CY
NEW BACK UPPER PATIO	30 CY	0 CY	30 CY
NEW BACK LOWER PATIO	26 CY	0 CY	26 CY
NEW BACK DECK/STORAGE	0 CY	4 CY	-4 CY
NEW HOT TUB	0 CY	6 CY	-6 CY
Total Cut and Fill:	302 CY	51 CY	251 CY



3 DRIPLINE TRENCH (TYP)  
1" = 20'-0"



4 CONSTRUCTION FENCING (TYP)  
1" = 20'-0"



PROPOSED SITE PLAN  
1" = 20'-0"

TRPA SQUARE FOOTAGE NOTE:  
 TOTAL S.F. OF MODIFIED/NEW FLOOR AREA COVERED BY ROOF:  
 RESIDENCE 3,477 SF  
 CARPORT 640 SF  
 TOTAL 4,117 SF

FIRE SPRINKLER REQUIREMENTS:  
 13D SPRINKLER SYSTEM WITH ENHANCEMENTS.  
 NEED 2 FORMS OF MITIGATION.

PROPOSED SITE PLAN

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS Metcalf Addition/Remodel. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.

REVISIONS

Metcalf Addition/Remodel

9031 LUPINE LN  
 SOUTH LAKE TAHOE, CA 96150

DALE COX ARCHITECTS  
 ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT  
 4780 Caughlin Parkway #417  
 Reno NV 89519-0907  
 Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY: MJ  
 DATE: 4/11/22  
 SCALE: As indicated  
 JOB #: Project Number  
 SHEET  
**A1.2**



**EXISTING COVERAGE: APN 17-041-27**

LAND CLASSIFICATIONS (LOT AREAS ARE TO THE HIGH WATER LINE)	
TOTAL LOT AREA	478,182 SF
LOT AREA (- EASEMENT AREA)	402,125 SF
CLASS 5 PER TRPA	288,785 SF X 1% = 2,887 SF
SEZ PER TRPA	96,539 SF X 1% = 965 SF
BACKSHORE(1b) AREA PER TRPA	16,801 SF X 1% = 168 SF
TOTAL ALLOWED COVERAGE (-EASEMENT AREA)	73,329 SF
EASEMENT AREA	76,057 SF
CLASS 5 PER TRPA	39,263 SF X 1% = 392 SF
SEZ PER TRPA	36,794 SF X 1% = 368 SF
TOTAL ALLOWED COVERAGE (IN EASEMENT AREA)	10,184 SF
TOTAL ALLOWED COVERAGE	83,513 SF
LAND COVERAGE PER CLASSIFICATION (LOT AREA(- EASEMENT) 402,125 SF)	
CLASS 5 PER TRPA	2,887 SF
BUILDINGS	2,850 SF
SHEDS	287 SF
STONE PATIOS	1,200 SF
DIRT DRIVEWAYS	3,405 SF
CONCRETE (PADS)	7 SF
DECK/STAIRS INCL. TRPA REDUCTION	432 SF
LUPINE WAY (ADDITIONAL PARCEL AREAS)	779 SF
TOTAL	14,326 SQ.FT.
ALLOWED	72,196 SQ.FT.
REMAINDER	63,236 SQ.FT.
CLASS SEZ PER TRPA	
DIRT PARKING (ADDITIONAL PARCEL AREAS)	1,036 SF
TOTAL	1,036 SQ.FT.
ALLOWED	965 SQ.FT.
OVER COVERAGE	71 SQ.FT.
CLASS BACKSHORE(1b) PER TRPA	
DECK	148 SF
TOTAL	148 SQ.FT.
ALLOWED	168 SQ.FT.
REMAINDER	20 SQ.FT.

**PROPOSED COVERAGE: APN:17-041-27**

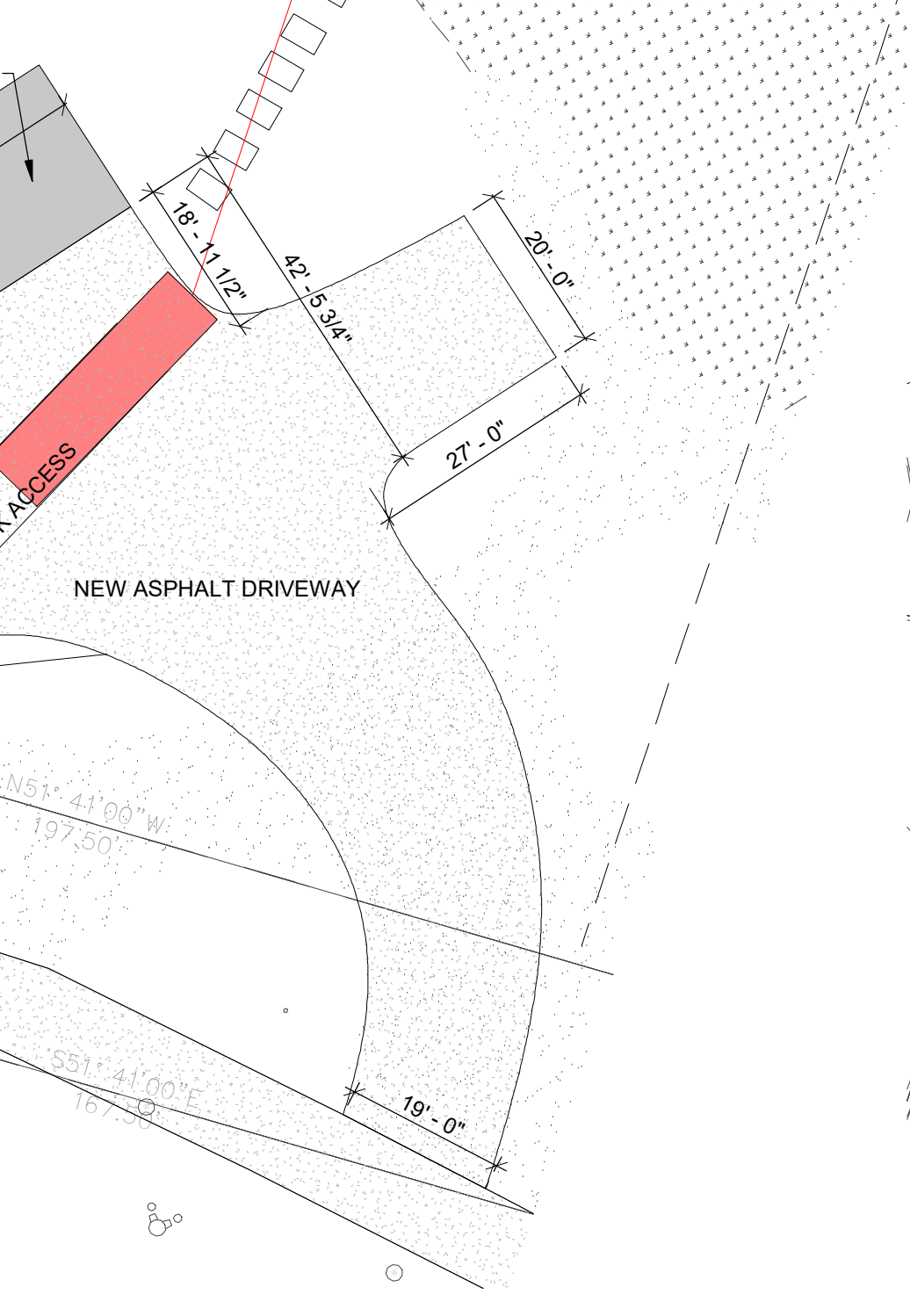
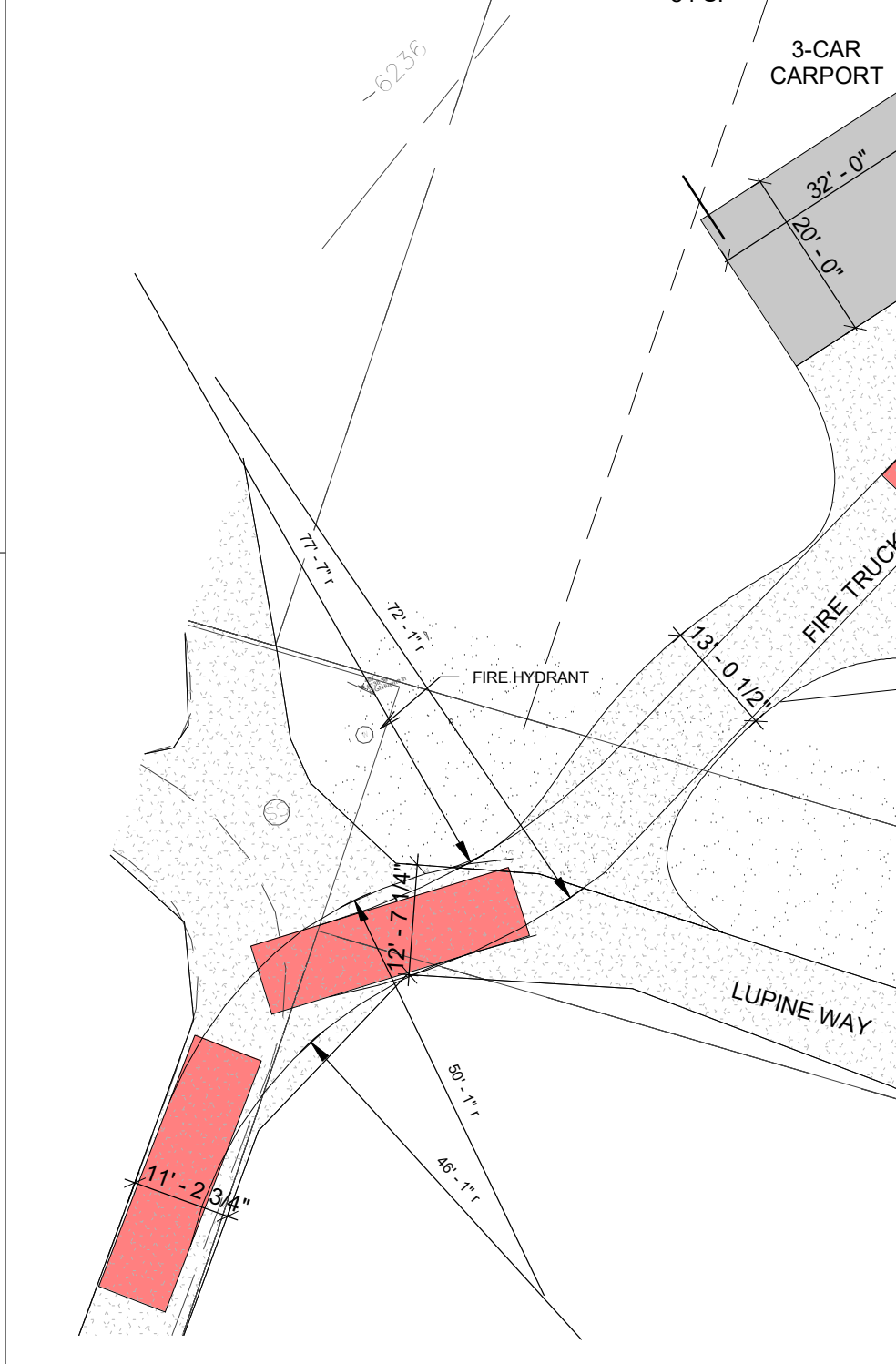
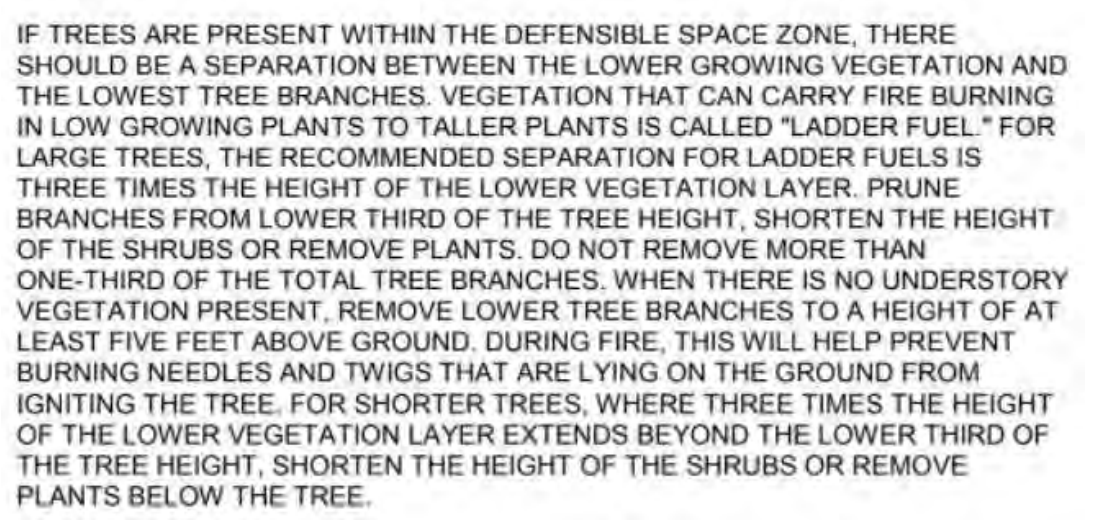
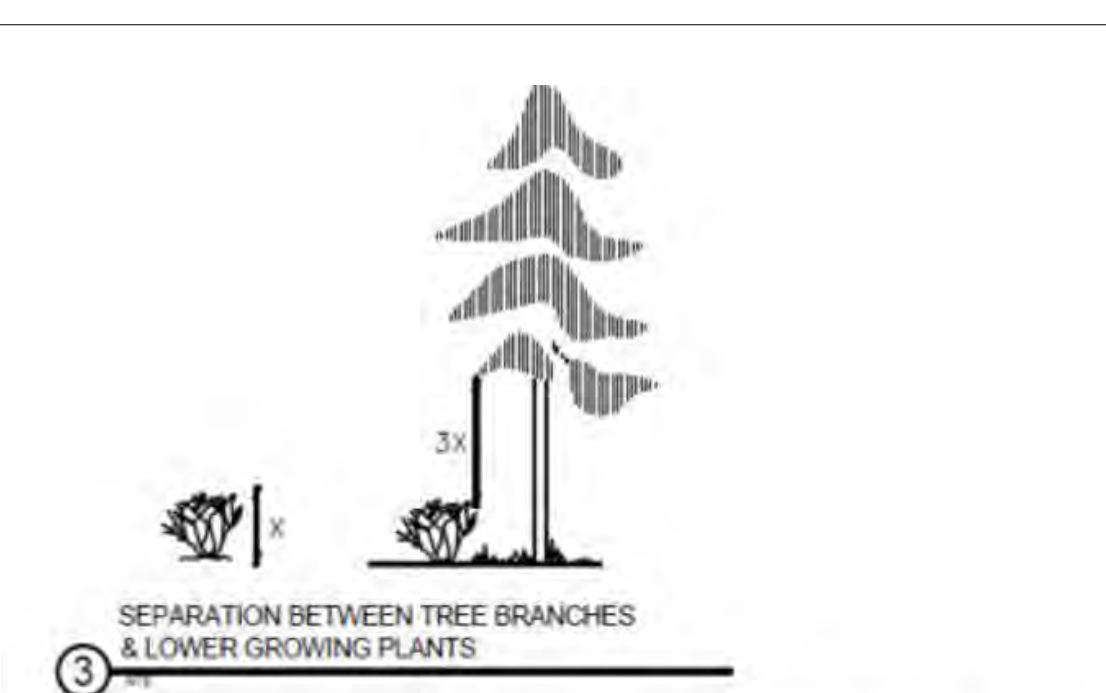
TOTAL ALLOWED COVERAGE (- EASEMENT AREA)	73,329 SQFT
TOTAL PROPOSED COVERAGE (- EASEMENT AREA)	15,510 SQFT
REMAINING	57,819 SQFT
TOTAL ALLOWED COVERAGE (IN EASEMENT AREA)	83,513 SQFT
TOTAL PROPOSED COVERAGE (IN EASEMENT AREA)	26,057 SQFT
REMAINING	57,456 SQFT
CLASS 5 PER TRPA	
BUILDINGS	4,369 SF
CARPORIT	864 SF
SHEDS	179 SF
STONE PATIOS	3,338 SF
ASPHALT DRIVEWAY	4,113 SF
DECK (WATERPROOF) AND STAIRS	252 SF
DECK/STAIRS INCL. TRPA REDUCTION	432 SF
LUPINE WAY (ADDITIONAL PARCEL AREAS)	779 SF
TOTAL	14,326 SQ.FT.
ALLOWED	72,196 SQ.FT.
REMAINDER	57,870 SQ.FT.
CLASS SEZ PER TRPA	
DIRT PARKING (ADDITIONAL PARCEL AREAS)	1,036 SF
TOTAL	1,036 SQFT
ALLOWED	965 SQ.FT.
OVER COVERAGE	71 SQ.FT.
CLASS BACKSHORE(1b) PER TRPA	
DECK	148 SF
TOTAL	148 SQ.FT.
ALLOWED	168 SQ.FT.
REMAINDER	20 SQ.FT.

**EXISTING COVERAGE (CONT.)**

LAND COVERAGE PER CLASSIFICATION (LOT EASEMENT AREA 76,057 SF)	
CLASS 5 PER TRPA	1,257 SF
LUPINE WAY (ASPHALT)	2,213 SF
LUPINE WAY (DIRT DRIVEWAY)	15,855 SF
TWO RING ROAD (ASPHALT)	1,036 SF
TOTAL	18,825 SQ.FT.
ALLOWED	9,816 SQ.FT.
OVER COVERAGE	10,009 SQ.FT.
CLASS SEZ PER TRPA	
DIRT PARKING (ADDITIONAL PARCEL AREAS)	307 SF
TWO RING ROAD (ASPHALT)	8,193 SF
TOTAL	8,500 SQ.FT.
ALLOWED	368 SQ.FT.
OVER COVERAGE	8,132 SQ.FT.

**COVERAGE CONT'D**

LAND COVERAGE PER CLASSIFICATION (LOT EASEMENT AREA 76,057 SF)	
CLASS 5 PER TRPA	1,980 SF
LUPINE WAY (ASPHALT INCL. NEW DRIVEWAY)	15,855 SF
TOTAL	17,835 SQ.FT.
ALLOWED	9,816 SQ.FT.
OVER COVERAGE	8,019 SQ.FT.
CLASS SEZ PER TRPA	
DIRT PARKING (ADDITIONAL PARCEL AREAS)	307 SF
TWO RING ROAD (ASPHALT)	8,193 SF
TOTAL	8,500 SQ.FT.
ALLOWED	368 SQ.FT.
OVER COVERAGE	8,132 SQ.FT.

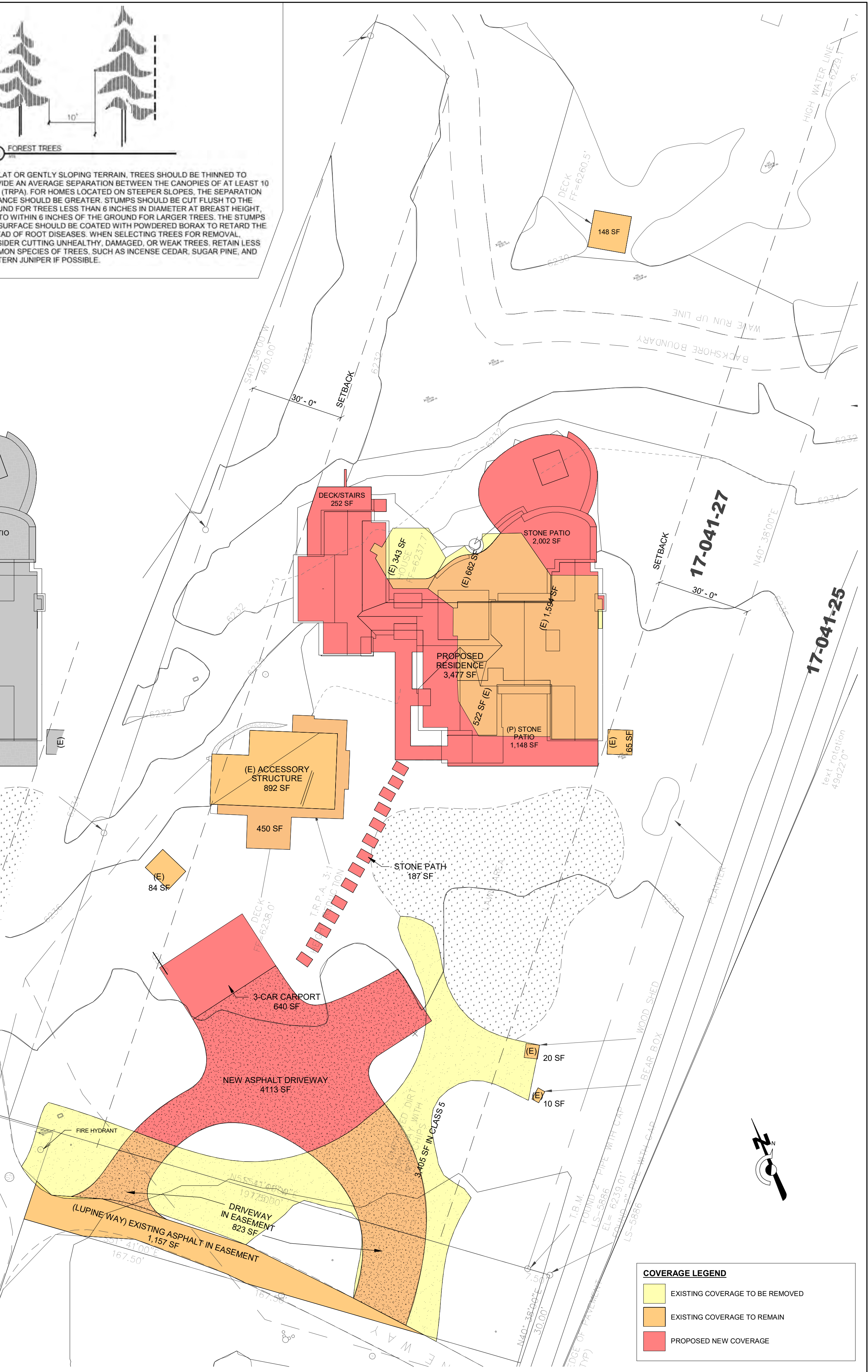


**FIRE ACCESS PLAN**

1" = 20'-0"

**COVERAGE PLAN**

1" = 20'-0"



**COVERAGE LEGEND**

- EXISTING COVERAGE TO BE REMOVED
- EXISTING COVERAGE TO REMAIN
- PROPOSED NEW COVERAGE

**TRPA LANDSCAPE NOTES**

- ZONE 1: 0-5' NONCOMBUSTIBLE AREA**
- CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECKS). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS SUCH AS LAWN, GROUND COVER, AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN; ROCK MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA.
1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
  2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.
- ZONE 2: 5-30' LEAN, CLEAN AND GREEN AREA**
- FOR A DISTANCE OF 5 FEET TO 30 FEET FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN, AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION IF ANY, IS PRESENT WITHIN 30 FEET OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.
1. TRIM ALL TREES OVER 20 FEET TO A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE.
  2. REMOVE ANY TREE 14 INCHES DIAMETER OR LESS (AS INDICATED ON DRAWINGS) TO CREATE A 10 FOOT SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL 2.
  3. REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10 FEET ABOVE ADJACENT GRADE.
  4. WITHIN 5-30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
  5. ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDENTIAL TREES OF THE TREE GROUP.
  6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.
- ZONE 3: 30-100' WILDLAND FUEL REDUCTION AREA**
- THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREES, MANZANITA, SAGEBRUSH, ETC.) WITHIN THIS AREA. REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES ETC. THIN, DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOUR LOCAL FIRE PROFESSIONAL.
1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2.
  2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH SPECIES MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1.
  3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

- FOR SLOPED 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
  - 40%-UP 30 FEET BETWEEN EDGES OF CROWNS
- BRUSH SLOPE SPACING**
- 0-20% 2 X HEIGHT OF RESIDUAL BRUSH
  - 20-40% 4 X HEIGHT OF RESIDUAL BRUSH
  - 40%-UP 6 X HEIGHT OF RESIDUAL BRUSH

**TRPA SITE PLAN**

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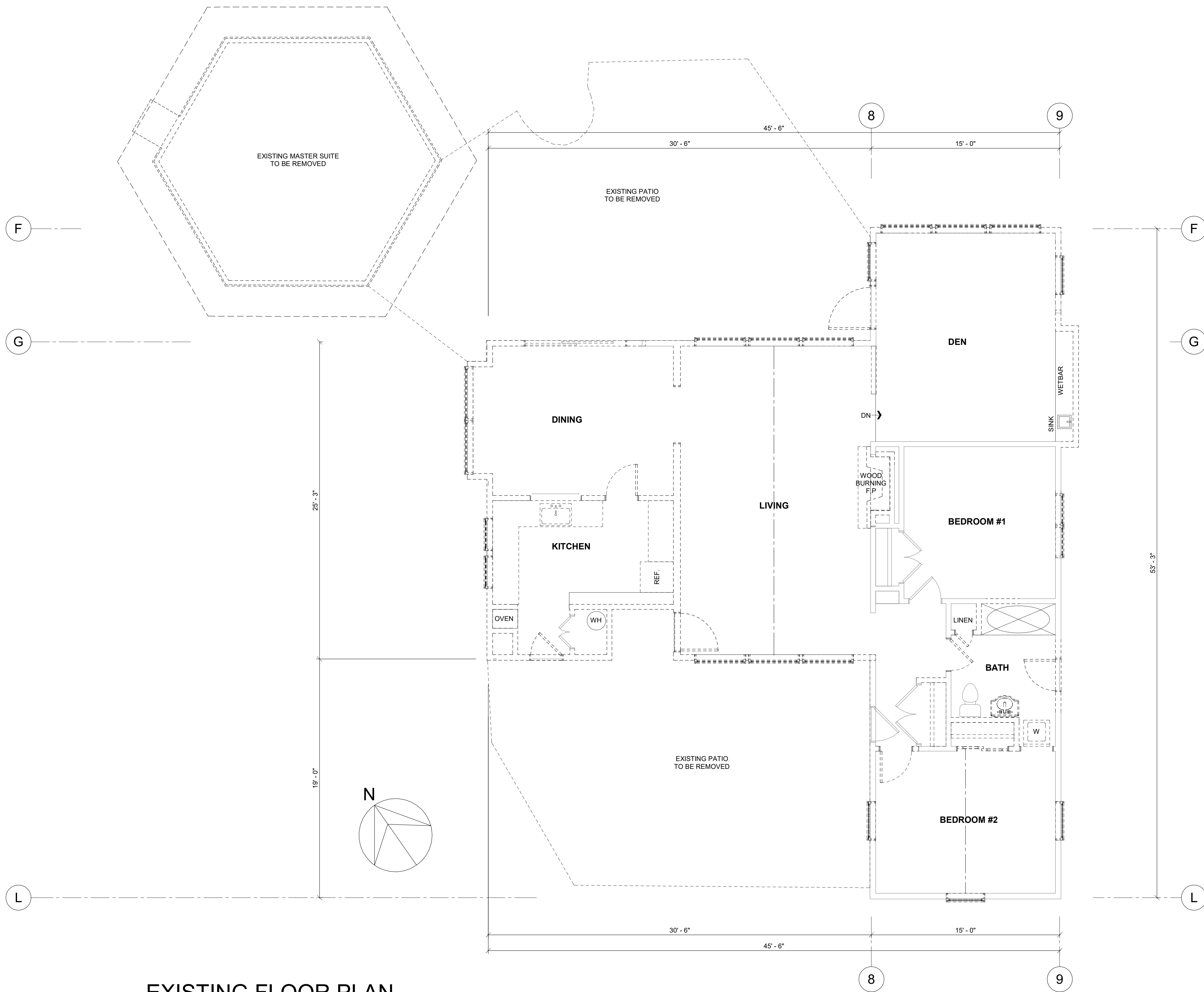
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Reno NV 89519-0907  
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY: MJ  
DATE: 4/11/22  
SCALE: As indicated  
JOB #: Project Number

SHEET  
**A1.3**





**EXISTING FLOOR PLAN**

1/4" = 1'-0"

**EXISTING FLOOR PLAN**

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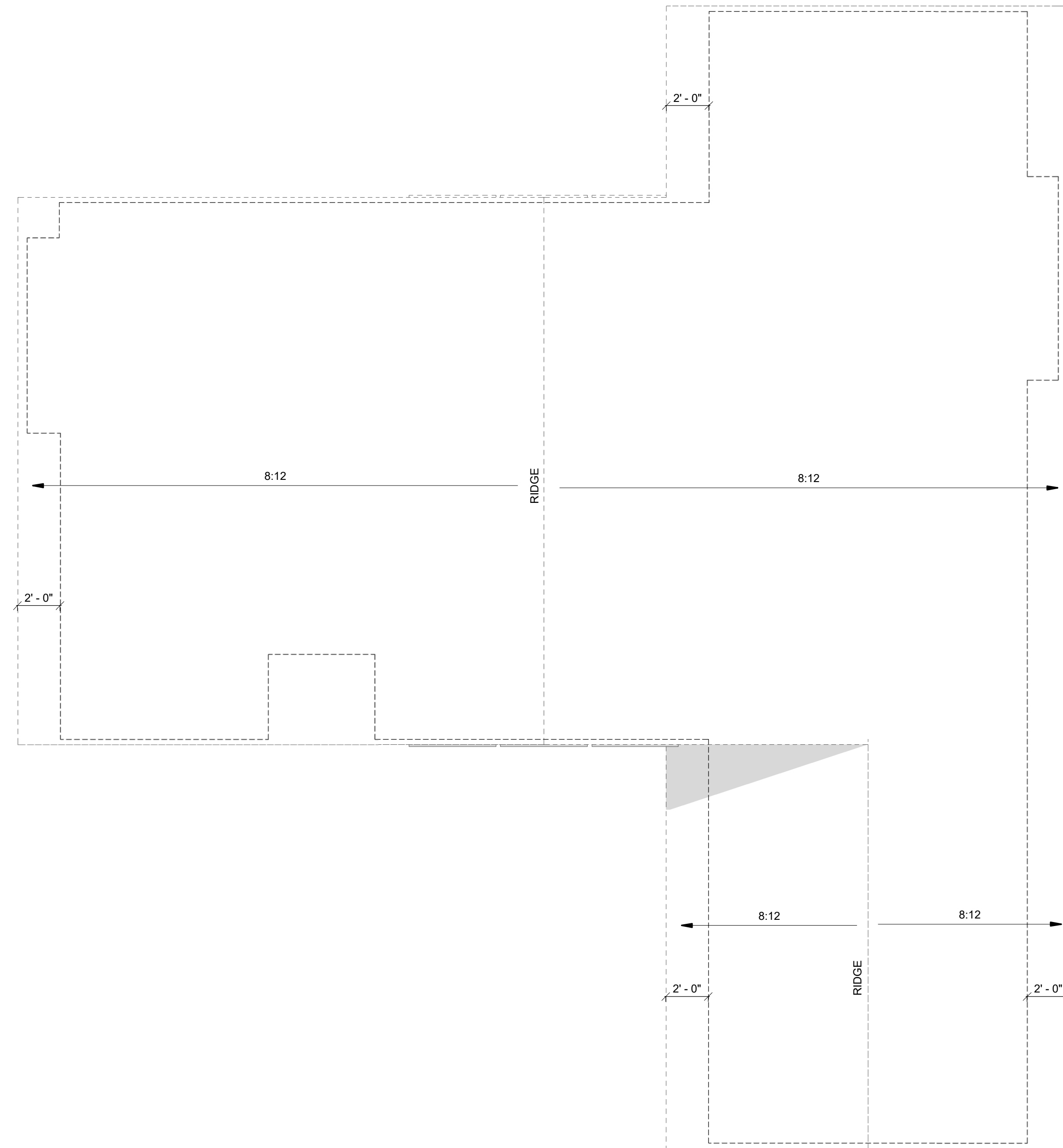
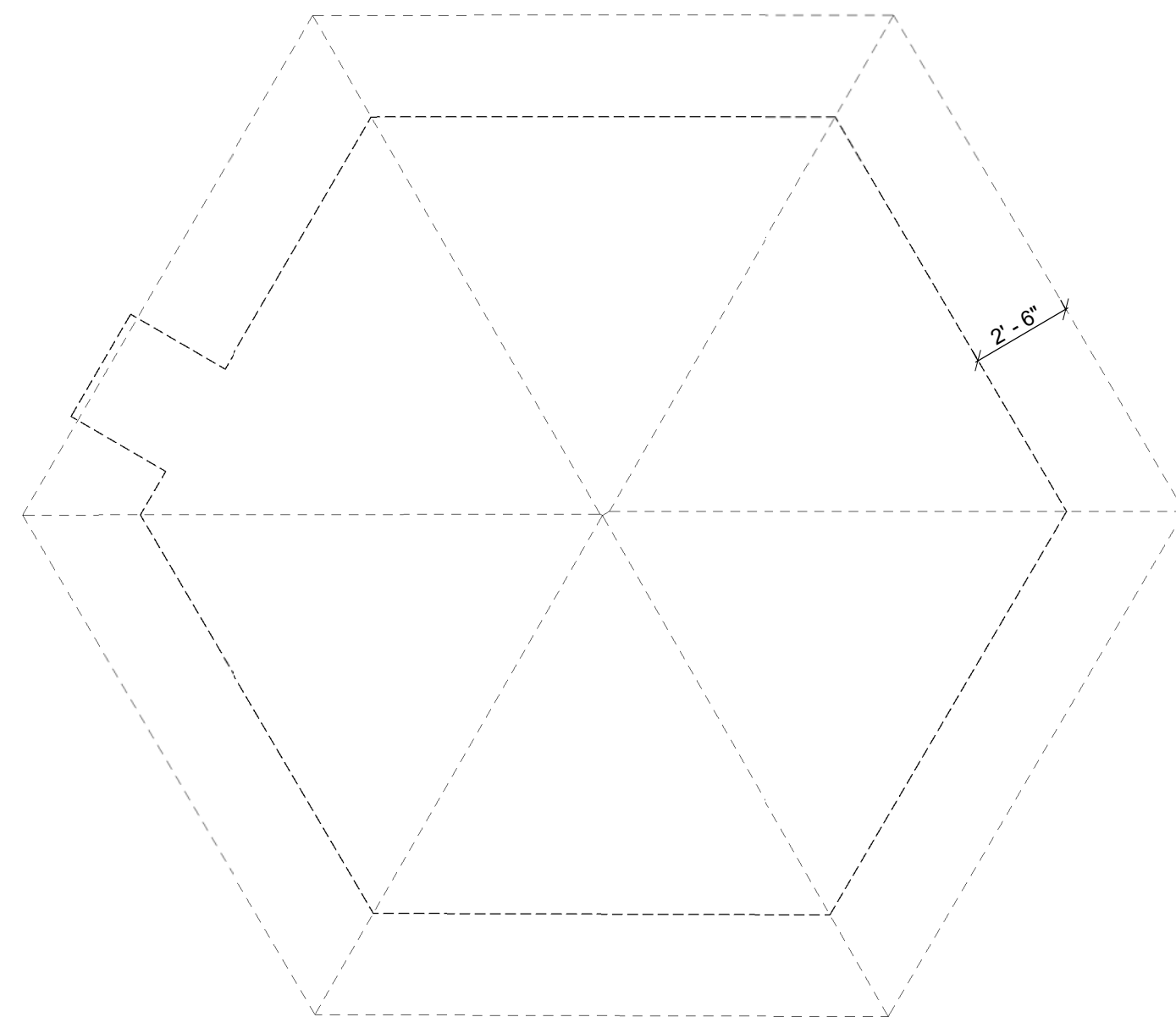
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 DATE : 4/11/22  
 SCALE : 1/4" = 1'-0"  
 JOB # Project Number

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**A2.1**







**EXISTING ROOF PLAN**

1/4" = 1'-0"

**EXISTING ROOF PLAN**

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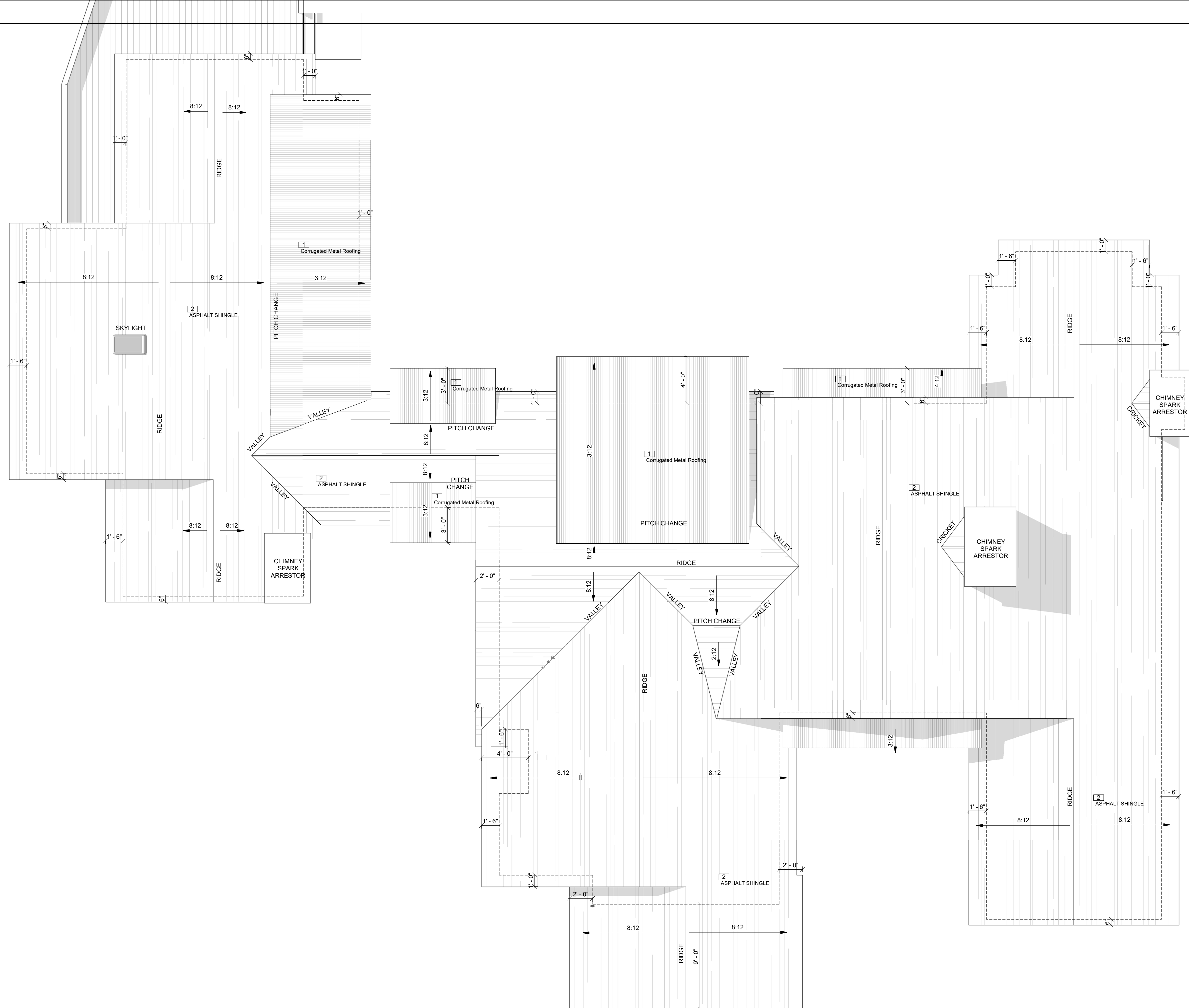
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**A2.3**



**PROPOSED ROOF PLAN**

1/4" = 1'-0"

**PROPOSED ROOF PLAN**

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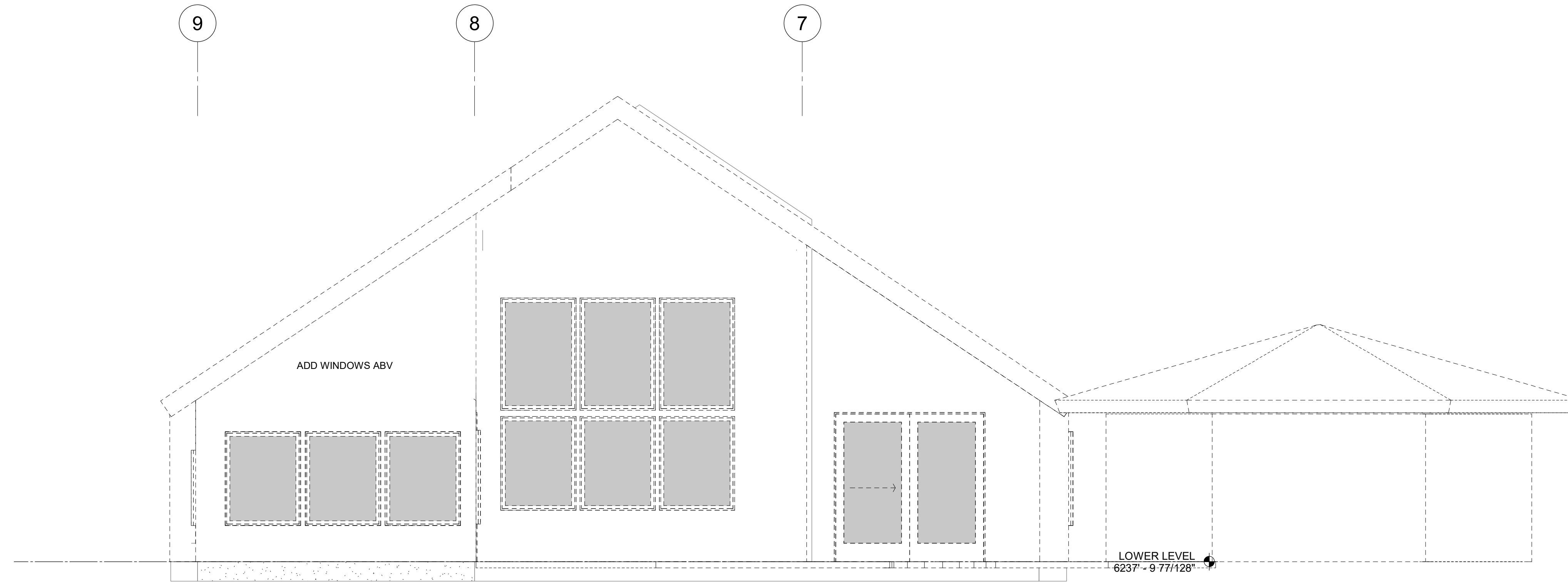
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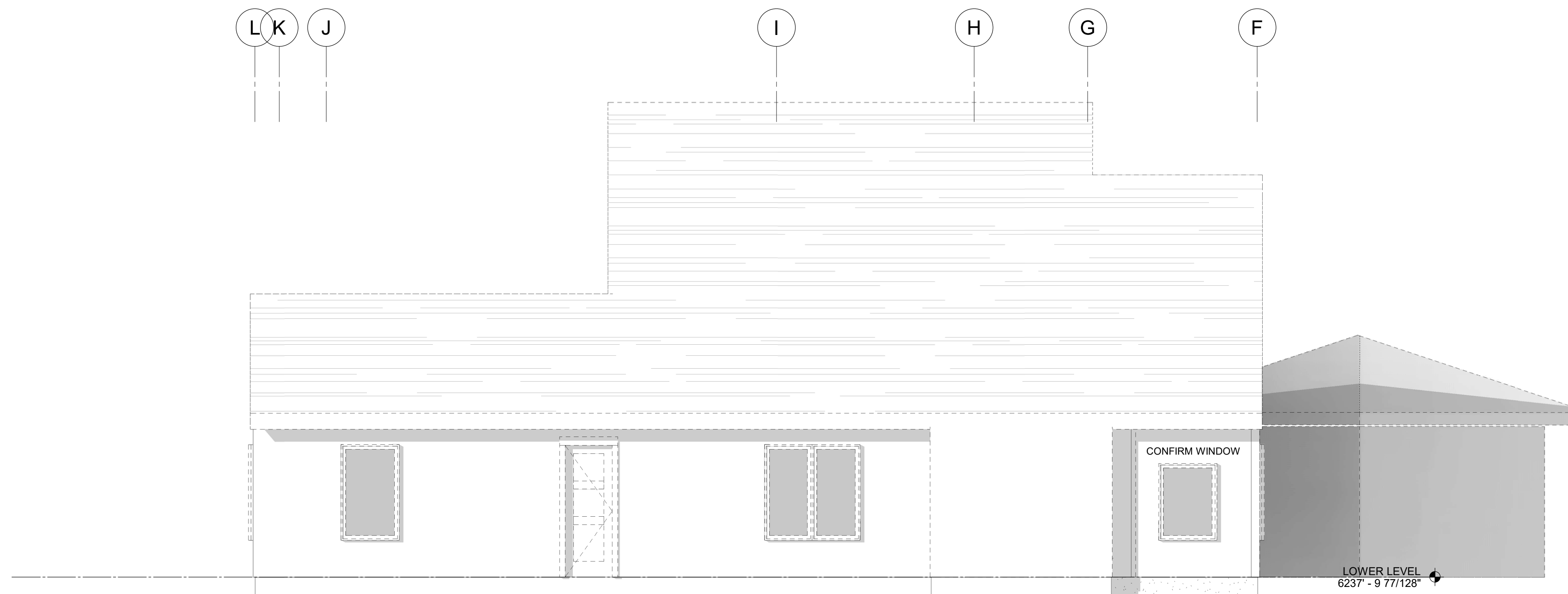
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 DATE : 4/11/22  
 SCALE : 1/4" = 1'-0"  
 JOB # Project Number

SHEET  
**A2.4**



**EXISTING NORTH ELEVATION**

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1/4" = 1'-0"

**EXISTING ELEVATIONS**

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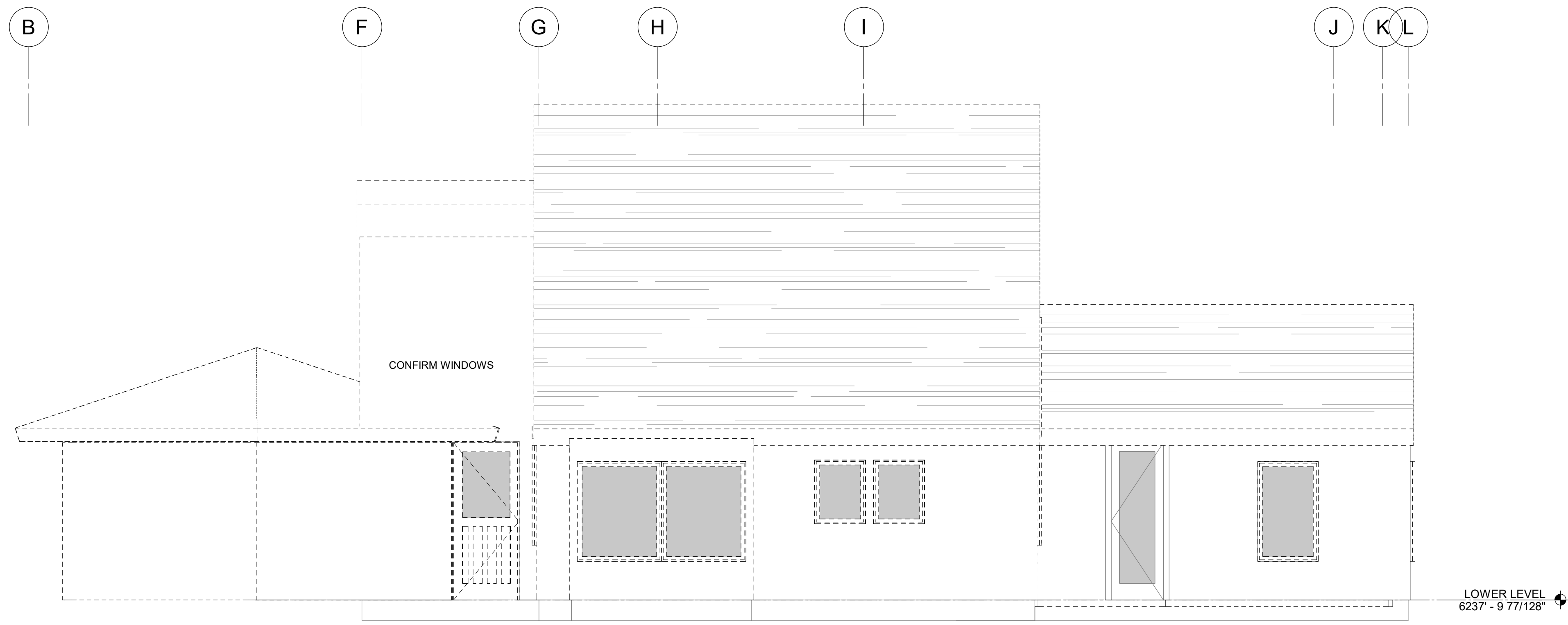
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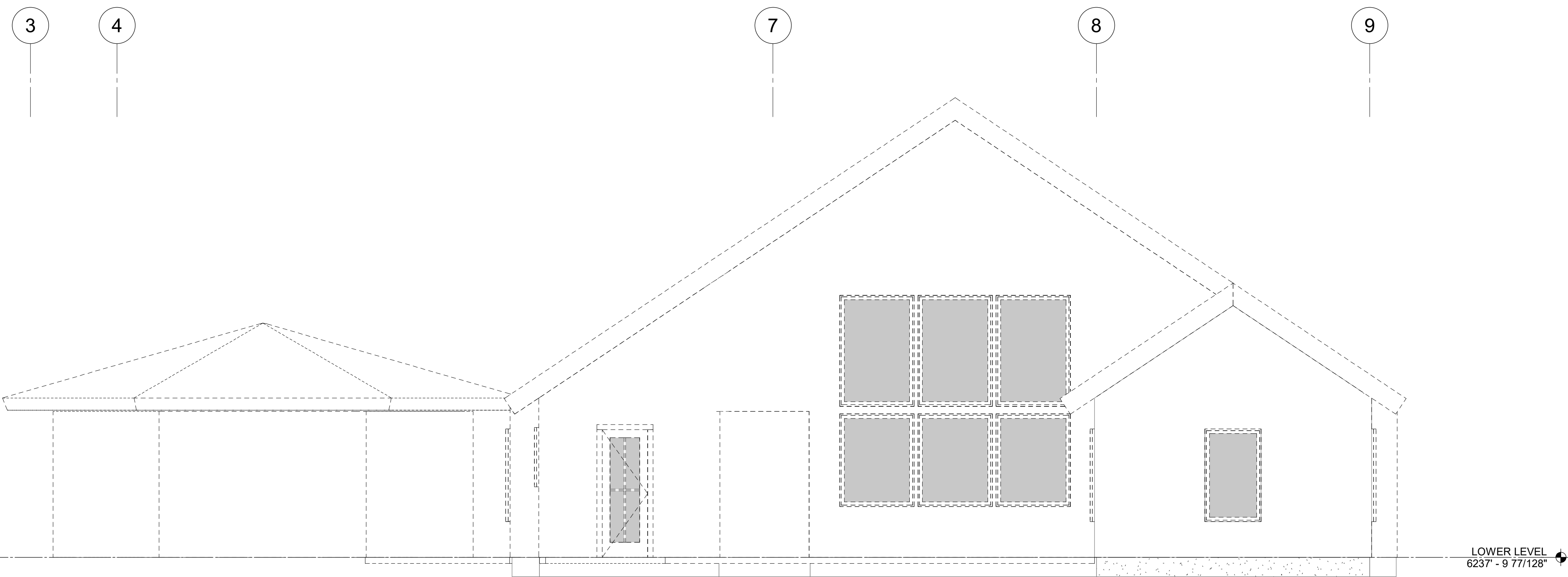
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SCALE : 1/4" = 1'-0"  
JOB # Project Number

SHEET  
**A3.1**



**EXISTING WEST ELEVATION**

1/4" = 1'-0"



**EXISTING SOUTH ELEVATION**

1/4" = 1'-0"

**EXISTING ELEVATIONS**

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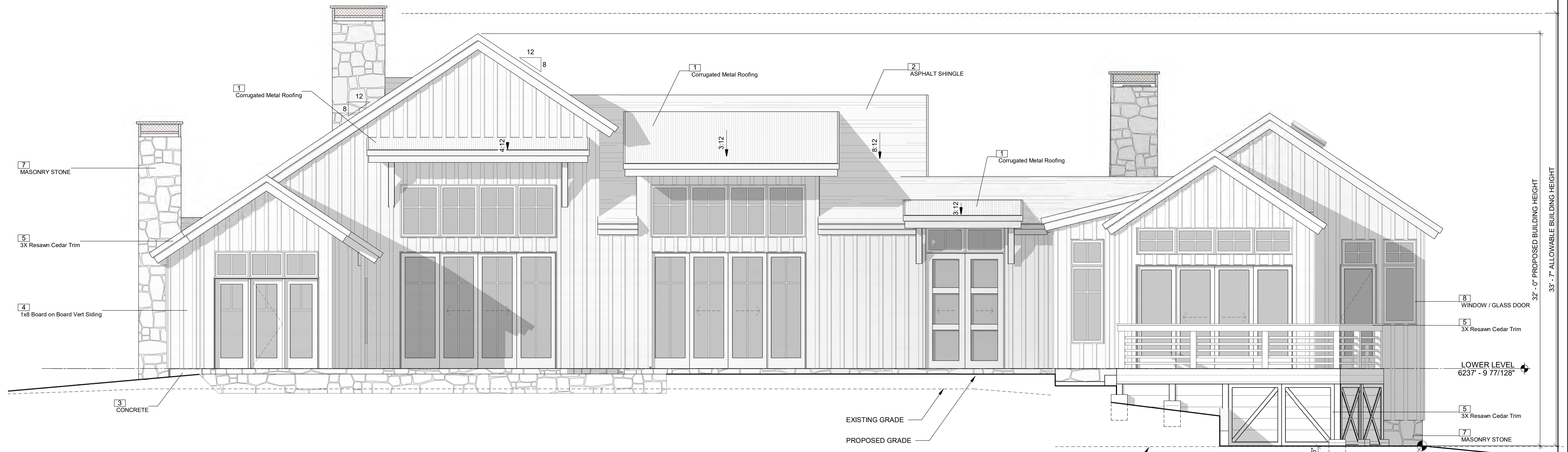
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**A3.2**





**PROPOSED NORTH ELEVATION**

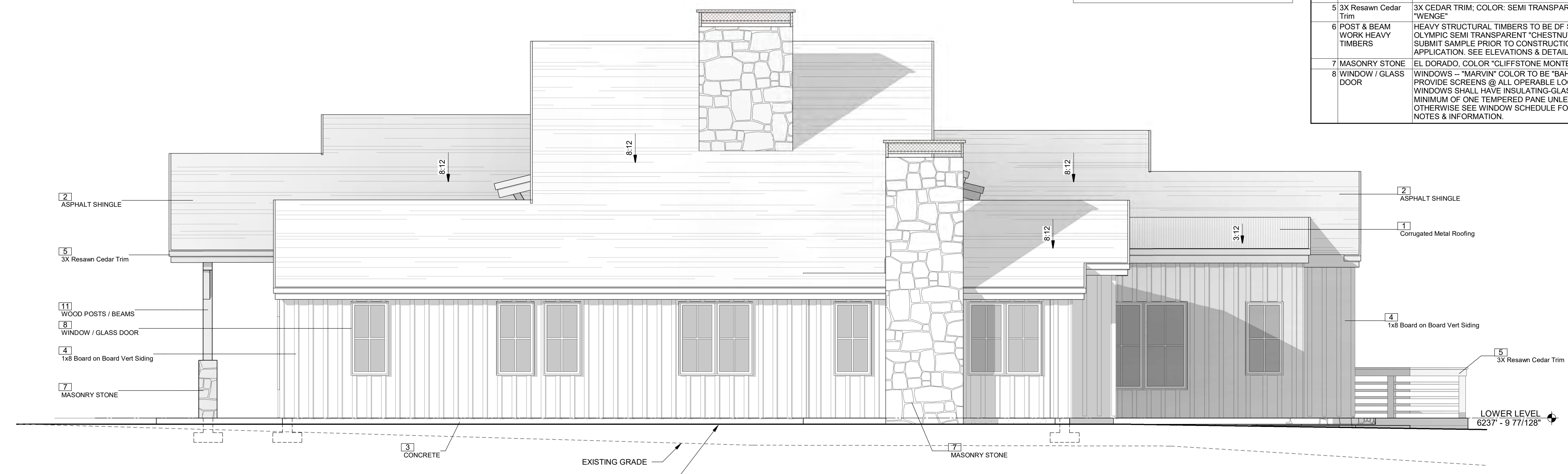
1/4" = 1'-0"

**BUILDING HEIGHT CALCULATIONS**

MAIN ROOF PITCH	8 : 12
CROSS SLOPE	0%
MAXIMUM BUILDING HEIGHT ALLOWED	33'-7"
POINT OF LOWEST NATURAL GRADE	6231.8'
MAXIMUM HEIGHT ALLOWED	6265.4'
PROPOSED BUILDING HEIGHT	6263.8'

**EXTERIOR MATERIALS**

TAG	DESCRIPTION	MATERIAL
1	Corrugated Metal Roofing	METAL ROOFING TO BE STANDING SEAM METAL. METAL SALES CLIP-LOC ROOF. COLOR: "OLD TOWN GREY" (W25)
2	ASPHALT SHINGLE	ASPHALT COMPOSITION SHINGLE ROOFS TO BE CLASS A SHINGLES, CERTAINTEE LANDMARK SOLAR-IS, COLOR: "CRYSTAL GREY"
3	CONCRETE	EXPOSED FOUNDATION. SHERWIN WILLIAMS CONCRETE STAIN "MUDDY GREY HC 172"
4	1x8 Board on Board Vert Siding	BOARD ON BOARD TO BE 1X12 WESTERN RED CEDAR w/ 2X4 CEDAR BATTENS @ 12" O.C. 2-COATS OF "OLYMPIC SEMI-TRANSPARENT "SMOKE BLUE"
5	3X Resawn Cedar Trim	3X CEDAR TRIM, COLOR: SEMI TRANSPARENT STAIN "VENGE"
6	POST & BEAM WORK HEAVY TIMBERS	HEAVY STRUCTURAL TIMBERS TO BE DF SEL. COLOR: OLYMPIC SEMI TRANSPARENT "CHESTNUT BROWN" SUBMIT SAMPLE PRIOR TO CONSTRUCTION & APPLICATION. SEE ELEVATIONS & DETAILS FOR SIZES.
7	MASONRY STONE	EL DORADO, COLOR "CLIFFSTONE MONTECITO"
8	WINDOW / GLASS DOOR	WINDOWS -- "MARVIN" COLOR TO BE "BAHAMA BROWN". PROVIDE SCREENS @ ALL OPERABLE LOCATIONS. ALL WINDOWS SHALL HAVE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE UNLESS NOTED OTHERWISE SEE WINDOW SCHEDULE FOR ADDITIONAL NOTES & INFORMATION.



**PROPOSED EAST ELEVATION**

1/4" = 1'-0"

**PROPOSED ELEVATIONS**

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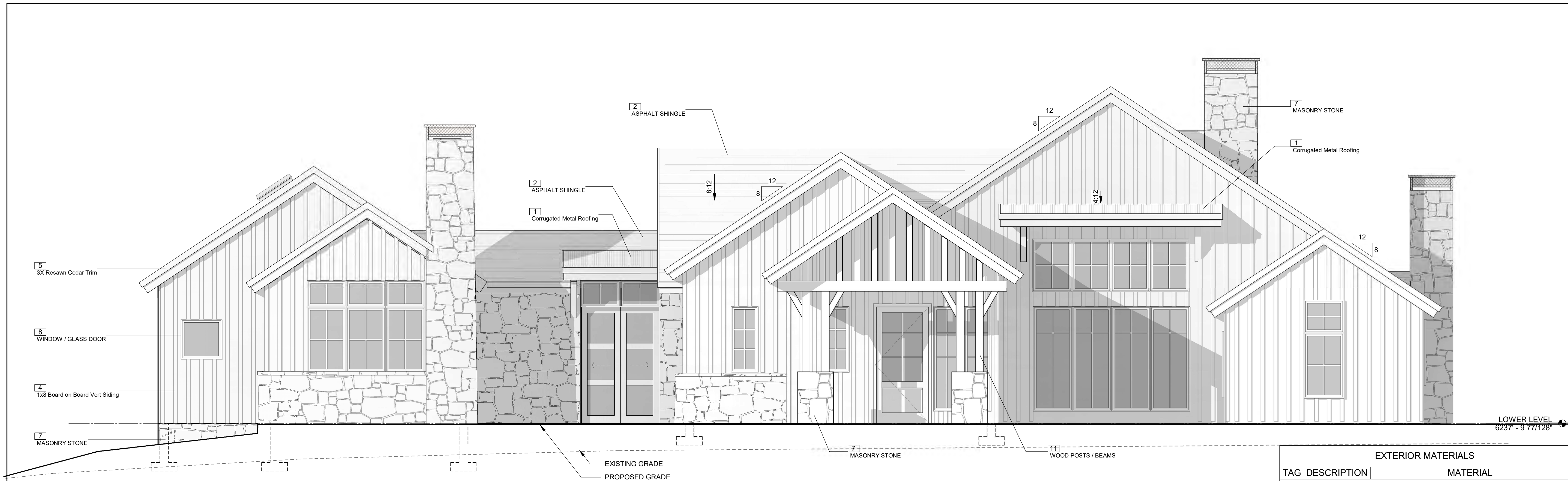
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DATE :	4/11/22	
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JOB #	Project Number	





### PROPOSED SOUTH ELEVATION

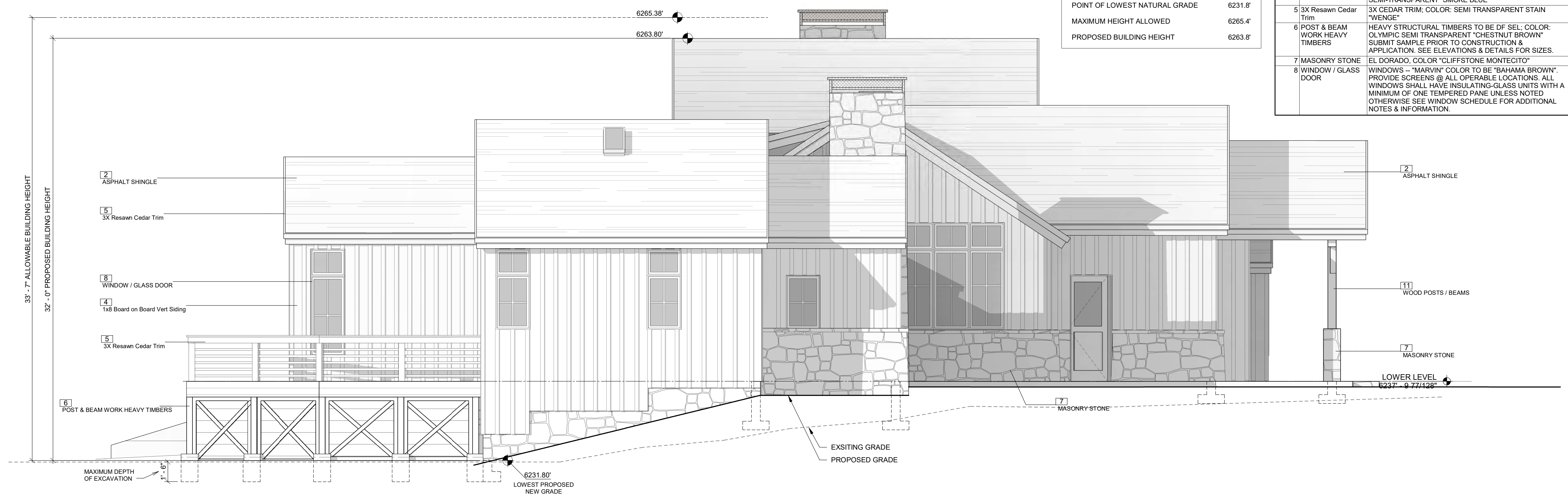
1/4" = 1'-0"

**BUILDING HEIGHT CALCULATIONS**

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CROSS SLOPE	0%
MAXIMUM BUILDING HEIGHT ALLOWED	33'-7"
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### PROPOSED WEST ELEVATION

1/4" = 1'-0"

### PROPOSED ELEVATIONS

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NO.	DESCRIPTION

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DRAWN BY :	MJ	SHEET
DATE :	4/11/22	<b>A3.4</b>
SCALE :	As indicated	JOB #
	Project Number	

Attachment D

Vicinity Map





Emerald Bay Rd

Four Ring Rd

Paradise Flat Ln

89

Three Ring Rd

Lipine Ln

Two Ring Rd

Lester Beach Rd

Emerald Bay Rd

89

Lester Beach Rd



Attachment E

Photos

















