

TRPA NOTES:

- TRPA STANDARD CONDITIONS FOR RESIDENTIAL PROJECTS (ATTACHMENT R) SHALL APPLY TO THIS PROJECT.
- EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH OR WHERE THERE EXISTS A REASONABLE POSSIBILITY OF INTERFERENCE OR INTERCEPTION OF A WATER TABLE SHALL BE PROHIBITED UNLESS APPROVED BY TRPA. PER TRPA CODE OF ORDINANCES 33.3.6.B.
- IF GROUNDWATER IS INTERCEPTED DURING EXCAVATION AND TRPA STAFF IS NOT PRESENT, THEN THE APPLICANT SHALL IMMEDIATELY NOTIFY TRPA AND THE EXCAVATION AND FOUNDATION DESIGN SHALL BE IMMEDIATELY REVISED TO NOT INTERCEPT GROUNDWATER. THE REVISED DEPTH SHALL BE SUBJECT TO APPROVAL BY TRPA STAFF.
- ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES SECTION 36.8. 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 UP-LIGHTING PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHTING FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.
- THE PERMITTEE SHALL SUBMIT A PROJECTED CONSTRUCTION COMPLETION SCHEDULE TO TRPA PRIOR TO COMMENCEMENT OF CONSTRUCTION. SAID SCHEDULE SHALL INCLUDE COMPLETION DATES FOR EACH ITEM OF CONSTRUCTION, AS WELL AS BMP INSTALLATION FOR THE ENTIRE PROJECT AREA.
- STAGING OF CONSTRUCTION EQUIPMENT OR MATERIALS IS PROHIBITED WITHIN THE BACKSHORE BOUNDARY.
- ANY COMBUSTION APPLIANCE (INCLUDING NATURAL GAS OR PROPANE-FIRED WATER HEATERS OR FURNACES OR WOOD HEATERS) SHALL COMPLY WITH TRPA CODE OF ORDINANCES SECTION 65.14 AND ATTACHMENT R SECTION A1.A.
- THE TRPA PERMIT AND THE FINAL CONSTRUCTION DRAWINGS SHALL BE PRESENT ON-SITE FROM THE TIME CONSTRUCTION COMMENCES UNTIL THE FINAL TRPA SITE INSPECTION.
- PRIOR TO COMMENCEMENT OF ACTIVITY ON THE SITE, THE PERMITTEE SHALL CONTACT TRPA AT LEAST 48 HOURS IN ADVANCE AND ARRANGE FOR A PRE-GRADING INSPECTION TO VERIFY THAT ALL TEMPORARY EROSION CONTROL MEASURES AND PROTECTIVE FENCING FOR VEGETATION ARE IN PLACE.

- THE SITE SHALL BE WINTERIZED BY OCTOBER 15TH OF EACH CONSTRUCTION SEASON IN ACCORDANCE TO TRPA WINTERIZATION STANDARDS TO REDUCE AND MITIGATE WATER QUALITY IMPACTS ASSOCIATED WITH WINTER WEATHER.
 - EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOTPRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BUILDING FOOTPRINT.
 - CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
 - THIS SITE SHALL BE WINTERIZED IN ACCORDANCE W/ THE PROVISIONS OF ATTACHMENT R OR BY OCT. 15TH EACH CONSTRUCTION SEASON.
 - THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THIS SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.
 - CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
- CONTRACTOR SHALL SECURE PERMITS PRIOR TO COMMENCEMENT OF WORK AND SATISFY ALL REQUIREMENTS OF GOVERNING AGENCIES. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM TRPA AND OTHER AGENCIES HAVING JURISDICTION TO RESOLVE DESIGN MODIFICATIONS, AS NEEDED.
- CONTRACTOR SHALL CONTACT UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA. PHONE: 811.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THIS PLAN IN A GENERAL WAY ONLY. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SUBSEQUENTLY AFFECTED FACILITIES. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- ANY EXISTING UTILITY COMPANY UTILITIES DISRUPTED WITHOUT THE CONSENT OF THE APPROPRIATE UTILITY COMPANY SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF AND AT NO COST TO THE OWNER.

OWNER & MAILING ADDRESS:
 TAHOE REGIONAL PLANNING AGENCY
 PO BOX 5310
 STATELINE, NV 89449
 (775) 588-4541
 TRPA@TRPA.ORG

BUILDING CODE DATA

OCCUPANCY GROUP = R-3
 TYPE OF CONSTRUCTION = V-N
 SPRINKLERS = NO
 STORIES = 2
 TOTAL CONDITIONED SPACE = 1,964 SF
 TOTAL UNCONDITIONED SPACE = 586 SF

SHEET INDEX

C1 PROPOSED SITE PLAN
 C2 EXISTING SITE PLAN
 C3 BMP/GRADING & FILL PLAN
 C4 DEFENSIBLE SPACE PLAN
 C5 SCENIC SITE PLAN
 A1 EXISTING FLOOR PLANS & ELEVATIONS
 A2 PROPOSED FLOOR PLANS
 A3 PROPOSED ELEVATIONS & ROOF PLAN
 A4 PROPOSED ELEVATIONS
 A5 PROPOSED SCENIC ELEVATIONS

TOTAL PARCEL AREA TO HIGH WATER LINE: 11506 SF
 PLANNING AREA (PAS/COMMUNITY PLAN/AREA PLAN): SOUTH SHORE AREA PLAN (SSAP)
 LAND USE (EXISTING): SINGLE FAMILY DWELLING
 LAND USE (PROPOSED): SINGLE FAMILY DWELLING
 DENSITY (EXISTING): 1 RESIDENTIAL UNIT
 DENSITY (PROPOSED): 1 RESIDENTIAL UNIT
 NATURAL HAZARDS (FLOOD/AVALANCHE): NONE
 AGE OF EXISTING BUILDING(S): 48 YEARS (BUILT IN 1969)
 SCENIC: YES

BASE ALLOWABLE COVERAGE:	1889 SF
TOTAL EXISTING COVERAGE:	1133 SF
TOTAL PROPOSED COVERAGE:	1831 SF
TOTAL REMAINING COVERAGE TO BE BANKED FOR FUTURE USE:	58 SF
EXCESS COVERAGE:	0 SF
EXCESS COVERAGE PREVIOUSLY MITIGATED:	0 SF
REMAINING EXCESS COVERAGE TO BE MITIGATED AS PART OF THIS PROJECT:	0 SF

LAND CAPABILITY	LAND AREA	% COVERAGE	COVERAGE (SF)
1B	2,098 SF	1%	21 SF
2	3,292 SF	1%	33 SF
6	6,116 SF	30%	1,835 SF
	11,506 SF		1,889 SF

EXISTING VERIFIED COVERAGE TABLE (PER TRPA FILE # LCAP2011-0001):

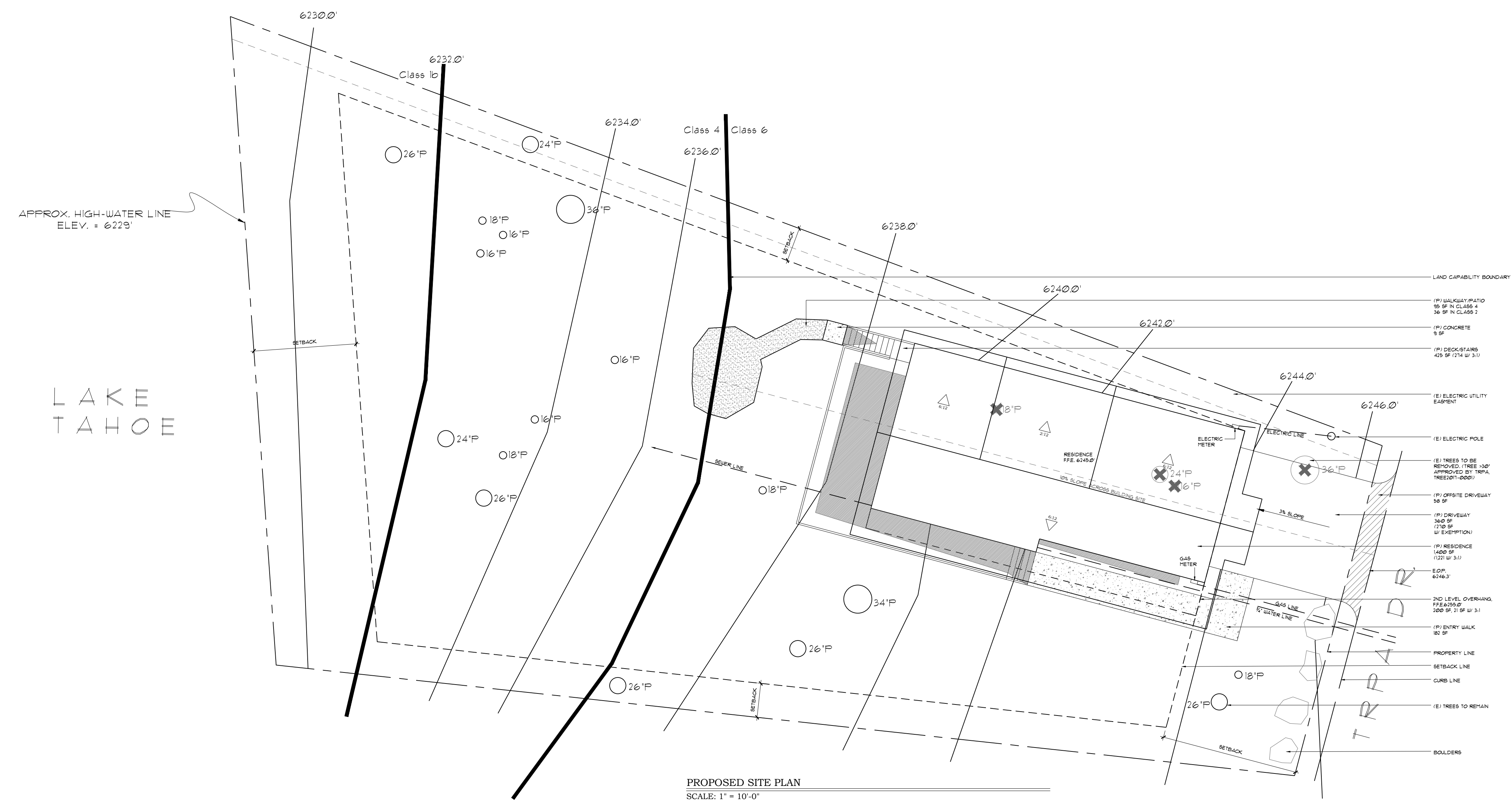
TYPE:	TOTAL SF:
AREA IN LAND CAPABILITY 2:	33 SF
AREA IN LAND CAPABILITY 6:	1,800 SF
(E) RESIDENCE	1,000 SF
(E) PARKING PAD	400 SF
TOTAL EXISTING LAND COVERAGE:	1,133 SF
EXCESS LAND COVERAGE:	0 SF
TOTAL EXISTING OFF-SITE COVERAGE:	0 SF

PROPOSED COVERAGE TABLE:

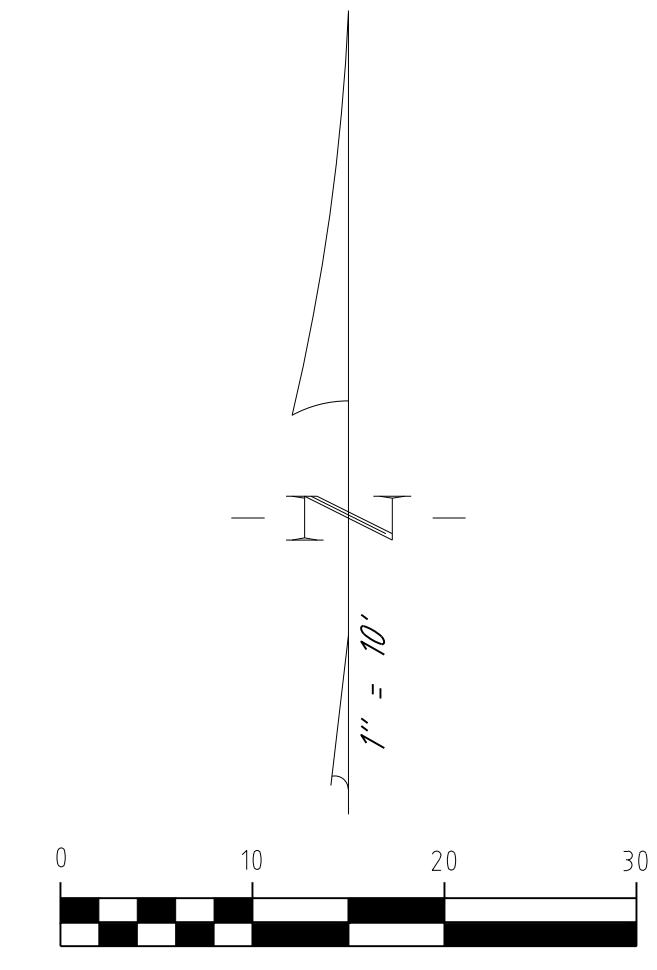
TYPE:	TOTAL SF:	3:1 REDUCTION:	EXEMPTION SF:	TOTAL COVERAGE:
AREA IN LAND CAPABILITY 2:	33 SF	N/A	N/A	33 SF
(P) PATIO	33 SF	0 SF	0 SF	33 SF
TOTAL (P) COVERAGE IN CLASS 2:	33 SF	0 SF	0 SF	33 SF
AREA IN LAND CAPABILITY 6:	1,400 SF	179 SF	N/A	1,221 SF
(P) RESIDENCE/GARAGE	360 SF	N/A	90 SF	270 SF
(P) PAVEMENT DRIVEWAY	425 SF	151 SF	274 SF	0 SF
(P) DECKS	182 SF	N/A	N/A	182 SF
(P) ENTRY WALK	9 SF	N/A	N/A	9 SF
(P) CONCRETE	95 SF	N/A	N/A	95 SF
(P) WALKWAY/PATIO	95 SF	N/A	N/A	95 SF
TOTAL (P) COVERAGE IN CLASS 6:	2,411 SF	330 SF	364 SF	1,711 SF
TOTAL PROPOSED LAND COVERAGE:	1,831 SF			1,831 SF
BANKED CLASS 6 COVERAGE:	58 SF			58 SF
EXCESS COVERAGE:	0 SF			0 SF
TOTAL PROPOSED OFFSITE COVERAGE:	58 SF			58 SF

* ALL COVERAGE EXEMPTIONS MUST BE LOCATED ON NON-SENSITIVE LANDS (LAND CAPABILITY CLASSES 4,5,6,7 OR IPES SCORES 726 OR HIGHER)

MAXIMUM COVERAGE EXEMPTIONS CALCULATIONS (PER TRPA CODE SECTION 30.4.6):
 TOTAL NON-SENSITIVE PARCEL AREA: 6,116 SF
 MAX. COMBINED EXEMPTIONS (not to exceed): 612 SF (6116 x .1)
 MAX. NON-PERMANENT EXEMPTION: 122 SF (6116 x .02, not to exceed 120 SF)
 MAX. PERVIOUS DECK EXEMPTION: 306 SF (6116 x .05, not to exceed 150 SF)
 MAX. PERVIOUS PAVEMENT EXEMPTION: 1579 SF (6116 x .25, not to exceed total combined exemptions of 612 SF)



PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



SCOPE OF WORK

- DEMOLISH (E) SFR AND BUILD NEW SFR

DESIGNER LOGO

SITE PLAN - PROPOSED COVERAGE -

Project For:
 TRPA RESIDENCE
 PO BOX 5310
 STATELINE, NV 89449
 APN: 0000-00-000-001

DATE:
 9/22/17 TDFD SUBMITTAL
 10/17/17 TRPA SUBMITTAL
 10/30/17 TRPA REVISION 1
 11/10/17 TRPA ACKNOWLEDGEMENT

DRAWN BY:
 DATE PREPARED:
 SCALE: AS NOTED

DRAWING No:
C1
 of Sheets