

TITLE:

PROJECT:

Project For:
TRPA RESIDENCE
PO BOX 531
STATELINE, NV 89449
APN: 0000-00-000-001

DATE:

9/22/17 TRPA SUBMITAL

10/17/17 TRPA SUBMITAL

10/30/17 TRPA REVISION 1

11/10/17 TRPA ACKNOWL.

DRAWN BY:

DATE PREPARED:

SCALE: AS NOTED

DRAWING No:

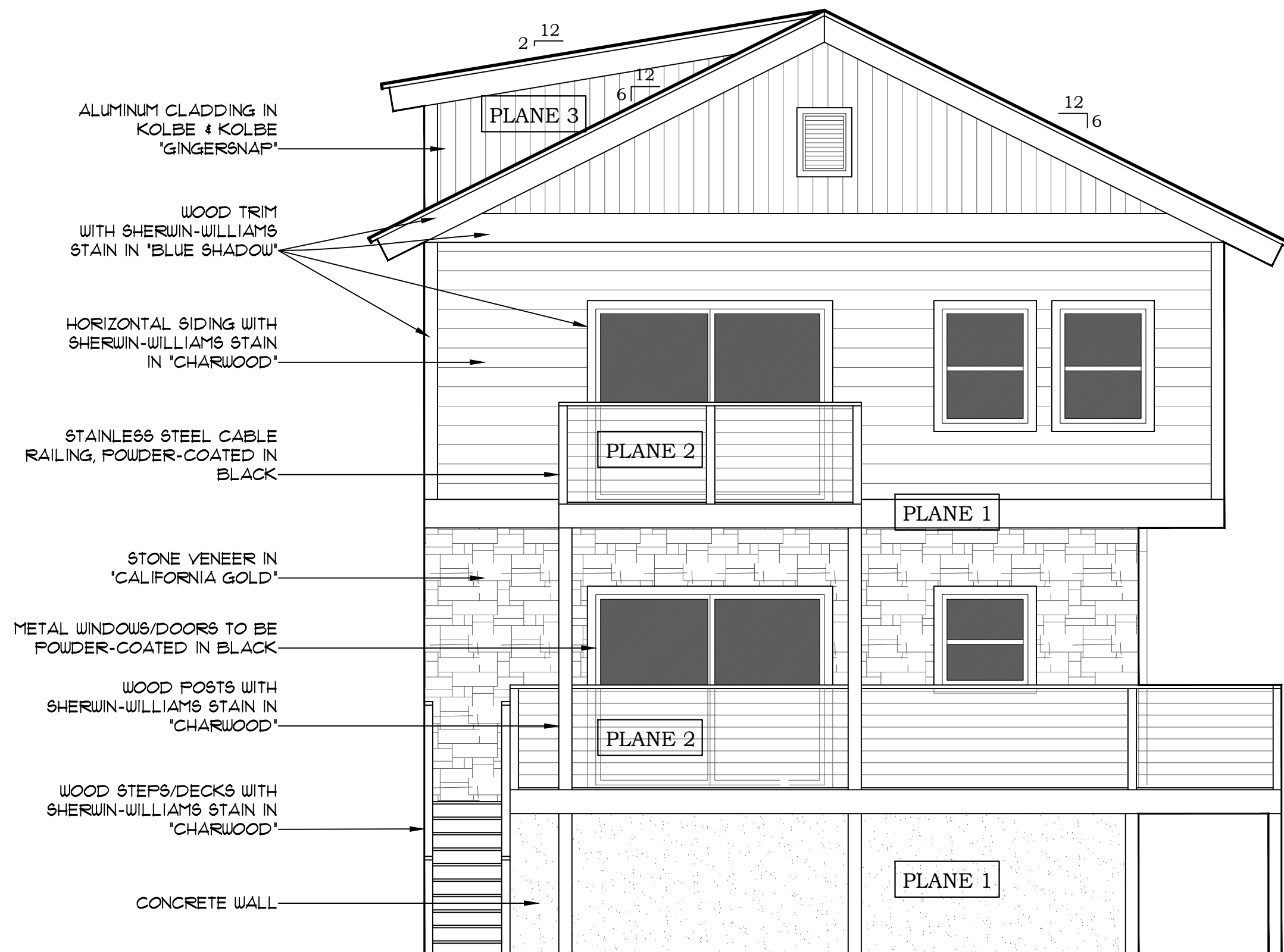
NOTES:

1. THE VISUAL ASSESSMENT FOR THE PROPOSED PROJECT WAS EVALUATED UNDER AND COMPLIES WITH LEVEL 5, OPTION 2 OF THE VISUAL MAGNITUDE SYSTEM (SECTION 66.3.3) OF THE TRPA CODE OF ORDINANCES. THE TOTAL SQUARE FEET OF VISIBLE AREA ALLOWED FOR THIS PROJECT PER CODE IS 1035. THE PROPOSED VISIBLE AREA FOR THIS PROJECT IS 1035 SQUARE FEET.
2. 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.
3. ROOFS: PURSUANT TO TRPA CODE OF ORDINANCES SECTION 36.6.1B, ROOFING MATERIALS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, SKYLIGHTS, CHIMNEYS, AND GUTTERS) SHALL BE CONSTRUCTED OF NON-GLARE FINISHES AND EARTHTONE COLORS THAT MINIMIZE REFLECTIVITY.
4. 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.
5. THE TREES ON THIS PARCEL SHALL BE CONSIDERED AS SCENIC MITIGATION AND SHALL NOT BE REMOVED OR TRIMMED FOR THE PURPOSES OF VIEW ENHANCEMENT. ANY SUCH REMOVAL OR TRIMMING SHALL CONSTITUTE A VIOLATION OF PROJECT APPROVAL.
6. BY ACCEPTANCE OF THIS PERMIT, THE PERMITTEE AGREES THAT ALL SCENIC DESIGN AND MITIGATION MEASURES OUTLINED IN THE SCENIC ANALYSIS ARE HEREBY INCLUDED AS CONDITIONS OF PROJECT APPROVAL AND WILL BE IMPLEMENTED AS SUCH.
7. THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL INCLUDE ELEMENTS THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL EQUIPMENT, INCLUDING REFUSE ENCLOSURES, SATELLITE RECEIVING DISKS, COMMUNICATION EQUIPMENT, AND UTILITY HARDWARE ON ROOFS, BUILDINGS OR THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY.
8. REMOVAL OR TRIMMING OF TREES ON THE LAKE-SIDE OF THE BUILDING(S) OR STRUCTURE(S) MAY TRIGGER THE NEED FOR A REVISED SCENIC ANALYSIS.

CONTRAST RATING AREAS:

MATERIAL	AREA	PERCENTAGE	MUNSELL RATING
ALUMINUM CLADDING	86 SF	10%	2.5 YR 2.5/4 BROWN
WOOD TRIM	116 SF	14%	2.5 YR 2.5/4 BROWN
HORIZONTAL SIDING	144 SF	17%	2.5 YR 2.5/4 BROWN
CABLE RAILING	129 SF	16%	2.5 Y 2.5/1 BLACK
STONE VENEER	100 SF	12%	10 YR 5/1 GREY
METAL WINDOW/DOOR TRIM	15 SF	2%	2.5 Y 2.5/1 BLACK
WOOD POSTS	16 SF	2%	2.5 YR 2.5/4 BROWN
WOOD STEPS/DECKS	50 SF	6%	2.5 YR 2.5/4 BROWN
CONCRETE WALL	103 SF	12%	10 YR 5/1 GREY
GLASS	71 SF	9%	15%
TOTAL	830 SF	100%	

TOTAL AREA: 830 SF
TOTAL PERIMETER: 120'-6"



PROPOSED SCENIC ELEVATION - MATERIALS & PLANES
SCALE: 1/4"=1'-0"

CONTRAST RATING WORKSHEET:

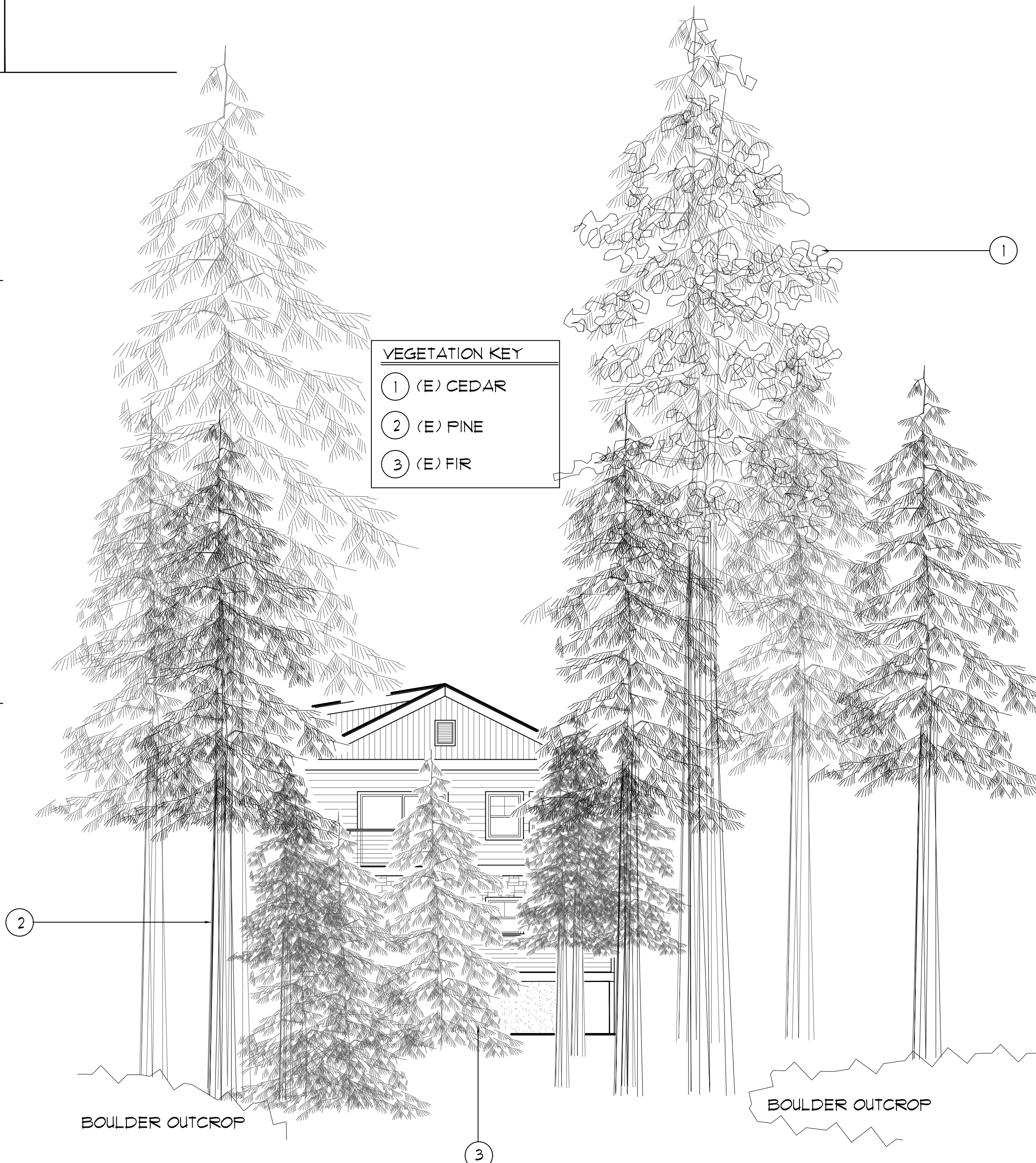
Area SF	ALUM. CLADDING	WOOD TRIM, DECK, STEPS, POSTS	HORIZ. SIDING	CABLE RAILING, METAL TRIM	STONE VENEER	CONC. WALL	GLASS	Total Lakefront Façade
	86.0	182.0	144.0	144.0	100.0	103.0	71.0	830
Percentage	10.4%	21.9%	17.3%	17.3%	12.0%	12.4%	8.6%	
Color and Reflectance Rating¹	9	12	9	19	10	10	0	
Munsell Color for surface and Reflectance for glass	2.5 YR 2.5/4 BROWN	2.5 YR 2.5/4 BROWN	2.5 YR 2.5/4 BROWN	2.5 Y 2.1/1 BLACK	10 YR 5/1 GREY	10 YR 5/1 GREY	15%	
	0.9	2.6	1.6	3.3	1.2	1.2	0.0	10.8
Percentage	10.4%	21.9%	17.3%	17.3%	12.0%	12.4%	8.6%	
Surface Plane/Texture Score²	4	5	4	5	6	3	3	
# of Planes: 3	0.4	1.1	0.7	0.9	0.7	0.4	0.3	4.5
Percent of Perimeter Visible: 20%								9
Perimeter Score³								24
CONTRAST RATING								24

TOTAL PERIMETER = 120.5 LF
SCREENED PERIMETER = 95.8 LF
VISIBLE PERIMETER = 24.7 LF
PERCENT VISIBLE = 20%

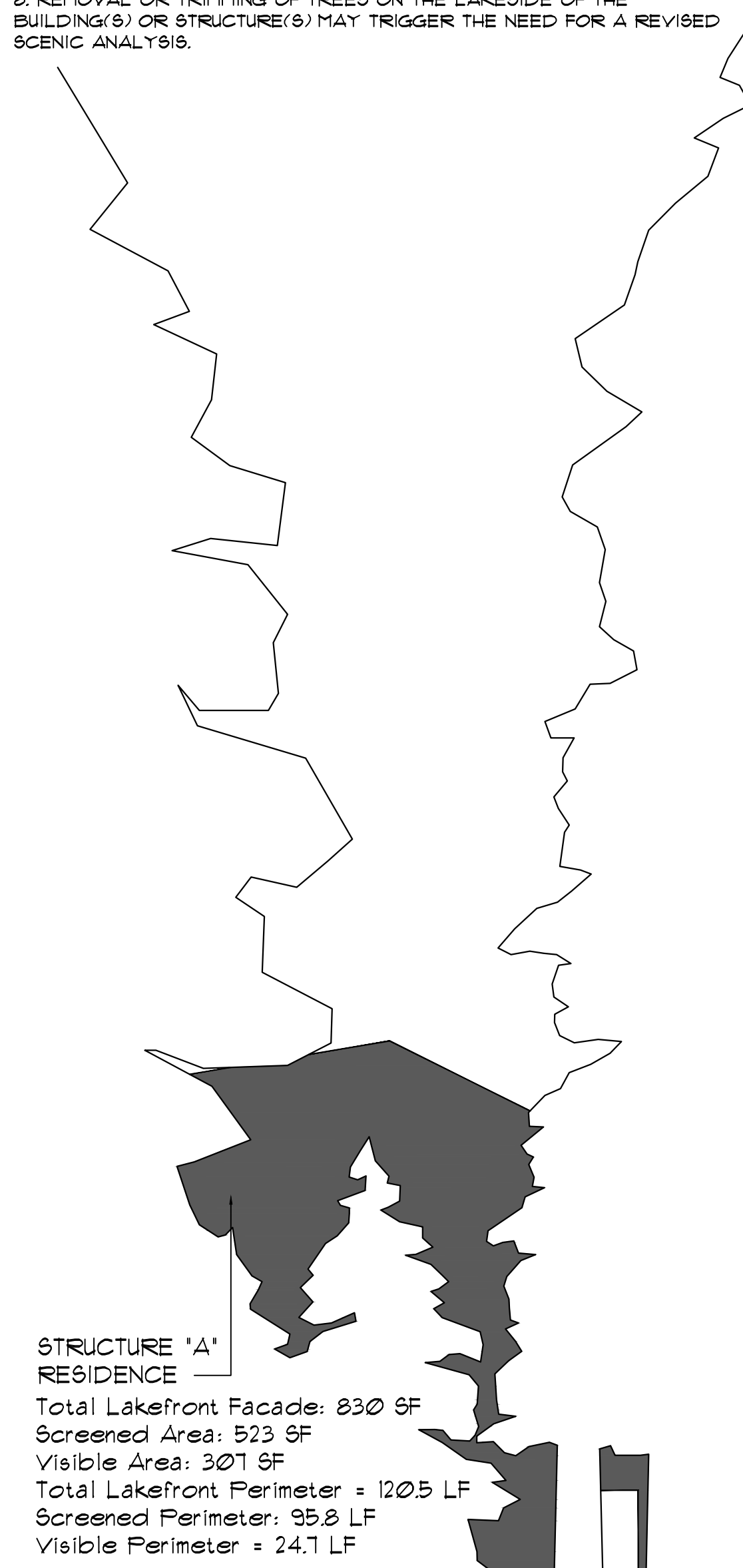
LAKEFRONT FAÇADE AREA = 830 SF
AREA SCREENED FROM 300' OFFSHORE = 523 SF
VISIBLE AREA = 307 SF

VISIBLE SF ALLOWED 1035
LF OF SHORELINE GREATER THAN 100' 0'

NOTE: THE VISUAL ASSESSMENT FOR THE PROPOSED PROJECT WAS EVALUATED UNDER AND COMPLIES WITH LEVEL 5, OPTION 2 OF THE VISUAL MAGNITUDE SYSTEM (SECTION 66.3.3) OF THE TRPA CODE OF ORDINANCES. THE TOTAL SQUARE FEET OF VISIBLE AREA ALLOWED FOR THIS PROJECT PER CODE IS 1035 SQUARE FEET. THE PROPOSED VISIBLE AREA FOR THIS PROJECT IS 307 SQUARE FEET.



PROPOSED SCENIC ELEVATION - VEGETATION
SCALE: 1/8"=1'-0"



STRUCTURE 'A'
RESIDENCE
Total Lakefront Façade: 830 SF
Screened Area: 523 SF
Visible Area: 307 SF
Total Lakefront Perimeter = 120.5 LF
Screened Perimeter: 95.8 LF
Visible Perimeter = 24.7 LF

PROPOSED SCENIC ELEVATION - VISIBLE PERIMETER & AREA
SCALE: 1/8"=1'-0"