
MEMORANDUM

Date: February 16, 2017
To: TRPA Hearings Officer
From: TRPA Staff
Subject: Simmons Residential Modification of Eligible Historic Resource, 1272 Lincoln Park Circle, Douglas County, Nevada; Assessor's Parcel No: 1418-34-110-034; TRPA File No: ERSP2016-1176

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 summary 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 proposed project is a modification to a single family residential property, originally constructed in 1949. The property was evaluated as an eligible historic resource in a 1989 architectural survey.¹ In 2010, Foothill Resources Ltd. concurred with this evaluation.²

The proposed project includes a 112 square foot addition on the northeast (or rear) corner of the existing building, interior remodel, replacement of existing aluminum single pane windows with aluminum clad wood frame windows, replacement of the existing uninsulated standing-seam metal roof with an insulated metal roof and addition of a shed dormer on the west facing roof. The subject property is not visible from any TRPA designated scenic corridor. 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 063 – Lincoln. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff has

¹ Caterino, Phil, and Ana Koval. "Historic Resources of the Nevada Side of the Tahoe Basin." Sept. 1989.

² Marvin, Judith, and Terry Brejla. "Comprehensive History and Neighborhood Character Context Survey of the Nevada Portions of the Lake Tahoe Basin." Sept. 2010.

reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, and special policies. The proposed use (single family dwelling) is listed as an allowed use.

- C. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances, including mitigation of excess land coverage. The parcel is located on Class 1a land. TRPA previously verified 2,762 square feet of land coverage (file 19940818). Coverage for the addition will be relocated on-site through removal of an equal area of the existing driveway. No new coverage will be created.
- D. Density: This project complies with residential density requirements of the TRPA Code of Ordinances.
- E. Historic Resources: The residence on the property is considered eligible as a historic resource by TRPA for planning purposes. Additions, reconstruction, or demolition of eligible or designated historic resources requires review and approval by a Hearings Officer in accordance with Section 2.2.2.2.c of the TRPA Code.

Contact Information: If you have any questions, please contact Julie Roll, Associate Planner at jroll@trpa.org 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. Site Plans

Attachment A

Required Findings/Rationale

Required Findings/Rationale

The following is a list of the required findings as set forth in Chapters 4, 37 and 67 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 Initial Environmental Checklist and 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 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 1a. There is no SEZ present on the property.

3. Chapter 67-Historic Resource Protection: Historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:

A. The action will not be detrimental to the historic significance of the resource;

B. The action is pursuant to a recovery plan approved by the applicable state historic preservation office;

OR

C. It is the only feasible alternative to protect the health and safety of the public.

The proposed project includes a 112 square foot addition on the northeast (or rear) corner of the existing building, interior remodel, replacement of existing aluminum single pane windows with aluminum clad wood frame windows, replacement of the existing uninsulated standing-seam metal roof with an insulated metal roof and addition of a shed dormer on the west facing roof. The proposed rear addition will not detract from the overall character of the building and will be recognizable as a later addition. The proposed shed dormer will be below the existing roof ridgeline and is in-keeping with the overall architectural style of the building. Likewise, the proposed aluminum clad wood windows and insulated standing-seam metal roof will be compatible with and sensitive to existing materials.

In consultation with the Nevada State Historic Preservation Office, TRPA finds the proposed project maintains the feel, character, compatible materials, scale, and massing of the existing building. Pursuant to TRPA Code of Ordinances Section 67.7.1 and 67.7.4 and option A above, the proposed addition is in-keeping with the U.S. Secretary of Interior Standards for the Treatment of Historic Properties and will not be detrimental to the historic significance of the resource. No mitigation is required.

Attachment B

Draft Permit

DRAFT PERMIT

PROJECT DESCRIPTION: Single Family Dwelling Addition

APN: 1418-34-110-034

PERMITTEE(S): Reed Simmons

FILE #: ERSP2016-1176

COUNTY/LOCATION: Douglas County/1272 Lincoln Park Circle

Having made the findings required by Agency ordinances and rules, the Hearings Officer approved the project on February 23, 2017 subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on February 23, 2020 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 COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY ERMIT 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 1418-34-110-034
FILE NO. ERSP2016-1176**

Security Posted (1): Amount \$3,300 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.A below
- (2) \$152 if a cash security is posted or \$135 if a non-cash security is posted.
- (3) See Special Condition 3.B 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 modifications to a single family residential property, previously determined to be an eligible historic resource. The project includes an addition to the northeast corner of the existing building, interior remodel, replacement of existing aluminum single pane windows with aluminum clad wood frame windows, replacement of the existing uninsulated metal roof with an insulated metal roof and addition of a shed dormer on the west facing roof. All coverage for the addition will be relocated on-site. Per TRPA Code 67.7.3 and 67.7.4, the project will not be detrimental to the historic significance or integrity of the building and no mitigation is required.
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 security required under Standard Condition A.3 of Attachment R shall be \$3,300.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
 - B. The affected property has 2,697 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 3 (Cave Rock) 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 multiplied by the fee percentage of .01 (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 formula above) multiplied by the coverage mitigation cost fee of \$25 for projects within Hydrologic Transfer Area 3. 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.

- C. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
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. The roof shall be constructed with a non-glare finish to minimize reflectivity.
6. TRPA approval is subject to approval and conditions of the Douglas County building permit and Code, including, but not limited to, structural building components and building setbacks.
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. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
9. 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.
10. All exterior lighting shall be consistent with TRPA Code of Ordinances, Chapter 36, Section 36.8, Exterior Lighting Standards and TRPA Design Review Guidelines.
11. The permittee is responsible for insuring 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.

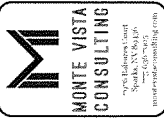
12. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any 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. 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

Site Plans



The Simmons Addition

1722 Lincoln Park Place • APN: 1418-34-10-034 • Douglas County • Nevada



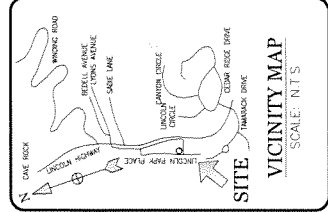
Project No.	16-011
Checked	MHV
Drawn	MHV
Date	08.26.16

Site Plan
C1.1

SHEET INDEX

C1.1	- SITE PLAN
C1.2	- CIVIL DETAILS
C1.3	- PROPOSED FLOOR PLANS
A1.1	- BUILDING SECTION / NOTES
A1.2	- BUILDING SECTION / NOTES
A1.3	- FOUNDATION PLAN
A1.4	- FOUNDATION DETAIL SHEET
A1.5	- STRUCTURAL DETAIL SHEET
A1.6	- STRUCTURAL DETAIL SHEET

OWNER INFORMATION
 RED & MARTY SIMMONS
 1722 N. BOSTON
 RENO, NV 89521



LAND COVERAGE

LAND USE: RESIDENTIAL
 EXISTING COVERAGE: 2,205 S.F.
 PROPOSED COVERAGE: 2,261 S.F.
 DIFFERENCE: +56 S.F.

BMP Calculation Spreadsheet

Estimated Soil Erosion Savings of 8.3 pounds per year by doing your BMPs.

Contributing Surface	Area (sq ft)	Runoff Coefficient	Annual Runoff (gal)	Annual Sediment (lb)
1	1	0.1	10	0.1
2	2	0.2	20	0.2
3	3	0.3	30	0.3
4	4	0.4	40	0.4
5	5	0.5	50	0.5
6	6	0.6	60	0.6
7	7	0.7	70	0.7
8	8	0.8	80	0.8
9	9	0.9	90	0.9
10	10	1.0	100	1.0
11	11	0.1	10	0.1
12	12	0.2	20	0.2
13	13	0.3	30	0.3
14	14	0.4	40	0.4
15	15	0.5	50	0.5
16	16	0.6	60	0.6
17	17	0.7	70	0.7
18	18	0.8	80	0.8
19	19	0.9	90	0.9
20	20	1.0	100	1.0
21	21	0.1	10	0.1
22	22	0.2	20	0.2
23	23	0.3	30	0.3
24	24	0.4	40	0.4
25	25	0.5	50	0.5
26	26	0.6	60	0.6
27	27	0.7	70	0.7
28	28	0.8	80	0.8
29	29	0.9	90	0.9
30	30	1.0	100	1.0
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32	32	0.2	20	0.2
33	33	0.3	30	0.3
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36	36	0.6	60	0.6
37	37	0.7	70	0.7
38	38	0.8	80	0.8
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94	94	0.4	40	0.4
95	95	0.5	50	0.5
96	96	0.6	60	0.6
97	97	0.7	70	0.7
98	98	0.8	80	0.8
99	99	0.9	90	0.9
100	100	1.0	100	1.0

CONSTRUCTION TIMELINE

1. DEMOLITION OF EXISTING CONSTRUCTION APPROXIMATELY FEBRUARY 1ST, 2016
2. EXCAVATION OF EXISTING CONCRETE FOUNDATION, SETTING OF NEW FOUNDATION, AND TYPICAL DRAINAGE & WATER TREATMENT SYSTEMS TO BE INSTALLED.
3. FOUNDATION & UTILITY FRAMEWORK TO BE COMPLETED BY MARCH 1ST, 2016.
4. EXCAVATION OF EXISTING CONCRETE FOUNDATION, SETTING OF NEW FOUNDATION, AND TYPICAL DRAINAGE & WATER TREATMENT SYSTEMS TO BE INSTALLED.
5. FLOORING TO BE COMPLETED BY APRIL 1ST, 2016.
6. INTERIOR FINISHES TO BE COMPLETED BY MAY 1ST, 2016.
7. EXTERIOR FINISHES TO BE COMPLETED BY JUNE 1ST, 2016.
8. OCCUPANCY TO BE ACHIEVED BY JULY 1ST, 2016.

DEFENSIBLE SPACE NOTES

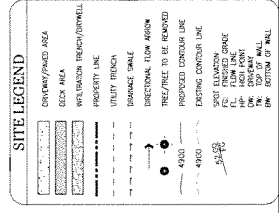
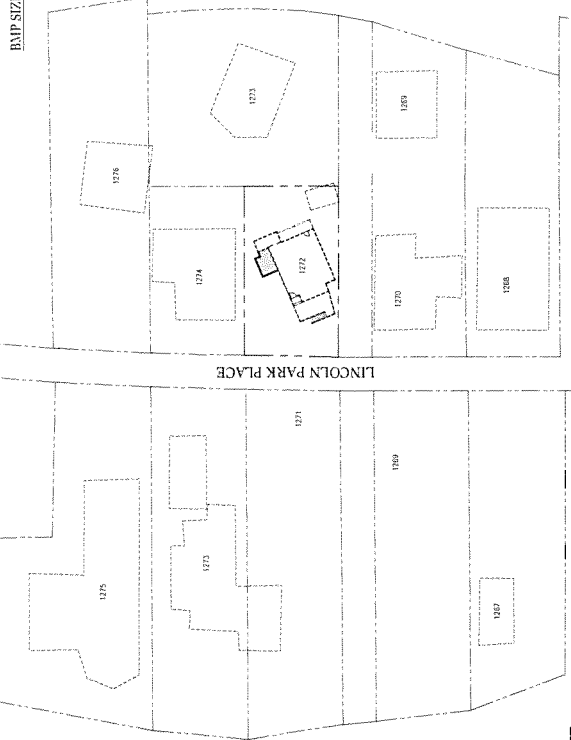
1. ALL NEW DEFENSIBLE SPACE WALLS SHALL BE CONSTRUCTED TO BE 10 FEET HIGH AND TO BE LOCATED 1/2 OF THE TOTAL FIRE-RISK DISTANCE FROM THE EXISTING WALL TO THE PROPOSED WALL.
2. ALL EXISTING DEFENSIBLE SPACE WALLS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE REMOVED OR ALTERED.
3. THE AREA WITHIN 5 FEET OF THE FOUNDATION OR SUPPORT POSTS SHALL NOT CONTAIN ANY COMBUSTIBLE MATERIALS, INCLUDING SUCH MATERIALS AS FURNITURE, CARPETING, DRAPES, CURTAINS, OR OTHER ITEMS THAT COULD BE EASILY IGNITED.
4. ALL EXISTING DEFENSIBLE SPACE WALLS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE REMOVED OR ALTERED.
5. ALL OTHER REQUIREMENTS SHALL BE MET.
6. THE DEFENSIBLE SPACE SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE REMOVED OR ALTERED.
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BUILDING INFORMATION

PROPOSED RESIDENCE - 1722 S.F.
 PROPOSED RESIDENCE - 1724 S.F.
 PROPOSED RESIDENCE - 1726 S.F.
 PROPOSED RESIDENCE - 1728 S.F.
 PROPOSED RESIDENCE - 1730 S.F.
 PROPOSED RESIDENCE - 1732 S.F.
 PROPOSED RESIDENCE - 1734 S.F.
 PROPOSED RESIDENCE - 1736 S.F.
 PROPOSED RESIDENCE - 1738 S.F.
 PROPOSED RESIDENCE - 1740 S.F.

SURROUNDING PROPERTIES EXHIBIT

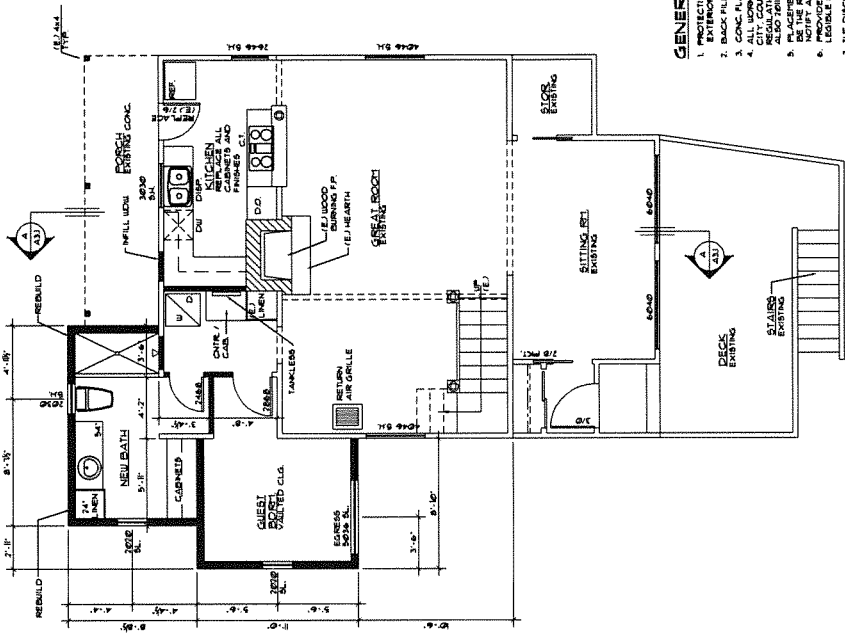


GENERAL SITE NOTES

1. ALL NEW DEFENSIBLE SPACE WALLS SHALL BE CONSTRUCTED TO BE 10 FEET HIGH AND TO BE LOCATED 1/2 OF THE TOTAL FIRE-RISK DISTANCE FROM THE EXISTING WALL TO THE PROPOSED WALL.
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8. THE DEFENSIBLE SPACE SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE REMOVED OR ALTERED.

BMP NOTES

1. THE CORRECT INSTALLATION AND MAINTENANCE OF ALL BMPs IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED BY THE ENGINEER.
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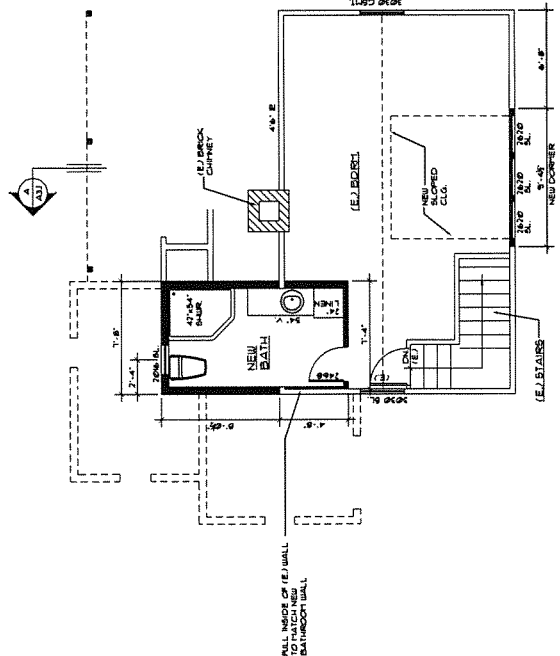


- GENERAL NOTES:**
1. PROTECTIVE SLOPE GRADE AWAY FROM
 2. BACK FILL WITH 6" IN. OF BIRDA
 3. CONCRETE FLOORS TO BE FINISHED PER OWNER DESIRE
 4. CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION
 5. ALSO PER IBC AND 2018 IBC
 6. PLACE OF STRUCTURE WITHIN SETBACKS SHALL
 7. BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED
 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
 9. LOCATIONS BEFORE STARTING WORK
 10. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE
 11. SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM
 12. MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION
 13. SHALL BE STORED ON THE SITE AND NOT DISCHARGED INTO
 14. ANY STORM DRAIN SYSTEM.

NOTE: ALL WINDOWS TO BE REPLACED
UNLESS OTHERWISE NOTED

LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

MAIN LEVEL EXISTING : 930 SQFT.
MAIN LEVEL ADDITION : 109 SQFT.



FLOOR PLAN NOTES

1. TYPICAL EXTERIOR FINISHING
2. ALL EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD AND 5/8" GYPSUM BOARD
3. INTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD AND 5/8" GYPSUM BOARD
4. ALL 4" AND LARGER LUMBER TO BE DPT.
5. UNLESS NOTED OTHERWISE, ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
6. PROVIDE ATTIC ACCESS PER IBC SECTION R807.1
7. PROVIDE WATER RESISTANT GYPSUM BOARD AT
8. EXTERIOR WALLS AND ALL INTERIOR
9. WALLS TO MATCH EXISTING WALLS AND
10. BATH TUBS WITH SHOWER HEADS
11. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
12. NEW DIMENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH

UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

UPPER LEVEL EXISTING : 369 SQFT.
UPPER LEVEL ADDITION : 65 SQFT.

