TAHOE REGIONAL PLANNING AGENCY

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Stateline, NV 89449-5310

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STAFF REPORT

Date: July 12, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Conversion of the "Le Petit Pier" Restaurant building to a single family dwelling and modification of the shoreline protective structure; 7238 North Lake Blvd, Placer County, California; Assessor's Parcel Nos: 117-110-015, 016; TRPA File No: ERSP2018-0457

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Summary and Staff Recommendation: Battle Born Properties, LLC (property owner) is requesting a permit to convert the "Le Petit Pier" Restaurant building to a single-family dwelling and modify the existing shoreline protective structure located at 7238 North Lake Blvd, Placer County, California, along the shoreline of Lake Tahoe. The project involves installing Best Management Practices, remodeling the exterior façade, installing landscaping to provide additional screening from Lake Tahoe, installing a new roof, installing a gate to separate the parking shared with the adjacent commercial building from the residence, installing a sidewalk and bollard lighting, lowering the shoreline protective structure by 18 inches, and adding a sloping rock revetment lakeward of the shoreline protective structure. The subject site is located in the Placer County Tahoe Basin Area Plan North Tahoe West Mixed-Use Subdistrict/Mixed-Use Community Center East Zoning District. Staff recommends approval of the Special Use Permit.

Required Motions: In order to approve the project, the Hearings Officer must make the following motion(s), based on the staff report and record evidence:

1) A motion to approve the findings (Attachment A) contained in this staff report and a finding of no significant effect.
2) A motion to approve the project subject to the conditions contained in the attached Draft Permit (Attachment B).

Shoreline Review Committee Recommendation/Discussion: TRPA facilitates a Shoreline Review Committee (SRC) for permitting agencies to coordinate the permitting of projects along the shoreline of Lake Tahoe. The SRC is scheduled to discuss the shoreline protective structure modification at their July 19, 2018, meeting. TRPA staff will provide an update on the SRC discussion at the Hearings Officer meeting.

Project Description/Background: The subject site is located at 7238 North Lake Blvd., Placer County, California (APNs: 117-110-015 & -016), along the shoreline of Lake Tahoe. The site was used as a restaurant ("Le Petit Pier" Restaurant) from 1974 until around 2009. In 1992, an emergency approval was granted by TRPA to structurally repair the building and install a shoreline protective structure (wall). The shoreline protective structure was built approximately 10 feet farther into the lake than approved by TRPA. TRPA proposed a settlement agreement that would have required the wall be rebuilt in the

approved location. The settlement agreement was never signed by the prior owner. In 2012, TRPA issued a permit for a project on the site that required the shoreline protective structure be reduced in height by 18 inches and additional rock be placed in front of the wall to create a sloping rock revetment. The 2012 permit has expired.

Shoreline Protective Structure: The original application for this project included a request by the applicant to retain the existing shoreline protective structure (as is) and add veneer to improve the scenic view from the lake. TRPA reviewed the project history and provided the applicant the option of: 1) removing and rebuilding the wall in the original approved location as recommended in the settlement agreement; or 2) reducing the height of the wall by 18 inches and adding the sloping rock revetment as approved under the expired 2012 TRPA Permit. Option 2 would bring the shoreline protective structure into further compliance with TRPA Code, Section 84.14.2, which states "sloping permeable revetments are the preferred design for shoreline protective structures." The applicant selected Option 2 and has revised the project application accordingly.

Scenic Quality: A portion of the existing structure is located within the backshore of Lake Tahoe. This portion of the structure is a legal non-conforming use. The portion of the structure within the backshore will not be expanded (size, volume, or height) with this project, but façade improvements and additional vegetative screening are proposed to be approved as part of this permit to improve the Scenic Quality of the structure as viewed from Lake Tahoe.

Level of Review: The subject site is located in the Placer County Tahoe Basin Area Plan North Tahoe West Mixed-Use Subdistrict/Mixed-Use Community Center East (MU-CCE) Zoning District. In the MU-CCE Zoning District, single-family dwellings require a Minor Use Permit (MUP) and shoreline protective structures require a Special Use Permit (SUP). The Placer County Tahoe Basin Area Plan, Section 1.05.G., states that projects that require a MUP that have not been delegated to the County shall be processed as a TRPA Special Use in accordance with TRPA Code, Section 21.2.2.

Environmental Review: The applicant completed an Initial Environmental Checklist (IEC) and TRPA staff completed the "Article V(g) Findings" in accordance with Chapters 3 and 4 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.

Regional Plan Compliance: Regional Plan Goal CD-1 calls for enhancing the scenic quality of the built environment and Policy CD-1.1 calls for maintaining or improving scenic quality ratings established by the environmental thresholds. This project will help to improve the scenic quality rating of the area because the site contrast rating will be increased from 17 to 25 as a result of façade improvements, vegetative screening, reducing the height of the shoreline protective structure and addition of the rock revetment on the lakeward side of the shoreline protective structure.

Contact Information: For questions regarding this agenda item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcmahon@trpa.org.

Attachments:

A. Required Findings/Rationale
B. Draft Permit
C. Site Plan, Elevations, and Floor Plans

Attachment A

Required Findings/Rationale

Required Findings/Rationale

Required Findings: The following is a list of the required findings as set forth in Chapters 4 and 21 of the TRPA Code of Ordinances. Following each finding, agency staff 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.

    All evidence in the file and public record demonstrates that the proposed project will not adversely impact the Regional Plan, is consistent with the Placer County Tahoe Basin Area Plan, complies with the TRPA Code of Ordinances, and will not adversely impact other TRPA plans and programs.

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

    The basis for this finding is provided in the Initial Environmental Checklist and Article V(g) Findings, in accordance with Chapters 3 and 4 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist and findings will be made available at the Hearings Officer hearing and at TRPA.

    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 TPRA Compact, the project meets or exceeds such standards.

    (Refer to paragraph b., above.)

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.

    The subject site is located in the Placer County Tahoe Basin Area Plan North Tahoe West Mixed-Use Subdistrict/Mixed-Use Community Center East (MU-CCE) Zoning District. In the MU-CCE Zoning District, single-family dwellings along the shoreline of Lake Tahoe and shoreline protective structures are considered a special use and are subject to Hearings Officer review and approval. TRPA has reviewed the project application and found that the proposed single-family dwelling is an appropriate use, in terms of nature, scale, density, intensity and type of use, in the MU-CCE zoning district, and compatible with the surrounding area, as well as a less intensive use than the previous use of the site as a restaurant. In addition, TRPA has found that the proposal to reduce the height of the shoreline protective structure and addition of a rock revetment will enhance the

scenic quality of the subject site and bring it into greater conformance with the scenic quality objectives for the area.

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 as conditioned in the Draft Permit will not cause adverse impacts to health, safety and general welfare of the region. As conditioned, the project will not negatively impact the land, water, and air resources of either the applicant's property or that of surrounding property owners.

c. The project, to which the use pertains, will not change the character of the neighborhood detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

   As stated above, the subject site is located in the Placer County Tahoe Basin Area Plan North Tahoe West Mixed-Use Subdistrict/Mixed-Use Community Center East (MU-CCE) Zoning District. In the MU-CCE Zoning District, single-family dwellings along the shoreline of Lake Tahoe and shoreline protective structures are considered a special use and are subject to Hearings Officer review and approval. TRPA has found that the proposal to change the use of the site to a single-family dwelling is compatible with the surrounding area, as well as a less intensive use than the previous use of the site as a restaurant. Thus, it has been determined that the project will not change the character of the neighborhood detrimentally and is consistent with the Placer County Tahoe Basin Area Plan.

Attachment B

Draft Permit

Draft Permit

PROJECT DESCRIPTION: Conversion of the "Le Petit Pier" Restaurant building to a Single Family Dwelling and Modification of the Shoreline Protective Structure.

PERMITTEE(S): Battle Born Properties, LLC/Kaufman Edwards Planning APNs: 117-110-015 & -016

COUNTY/LOCATION: Placer County/7238 North Lake Blvd. FILE #: ERSP2018-0457

Having made the findings required by Agency ordinances and rules, TRPA approved the project on July 19, 2018, subject to the standard conditions of approval attached hereto (Attachment R and S) and the special conditions found in this permit.

This permit shall expire on July 19, 2021, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. 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 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

Excess Coverage Mitigation Fee (1): Amount $_____Paid _____ Receipt No._____

Project Security Posted (2): Amount $_____Paid _____ Receipt No._____

Scenic Security (3): Amount $5,000 Paid _____ Receipt No._____

Shoreline Monitoring Fee (4): Amount $100 Paid _____ Receipt No._____

Project Security Administrative Fee (5): Amount $_____Type _____Paid _____ Receipt No._____

Scenic Security Administrative Fee (5): Amount $_____Type _____Paid _____ Receipt No._____

Air Quality Mitigation Fee (6): Amount $3258.40 Paid _____ Receipt No._____

Notes:

(1) To be determined - See Special Condition 3.B below
(2) To be determined - See Special Condition 3.C below
(3) See Special Condition 3.D below
(4) See Special Condition 3.D below
(5) $152 if a cash security is posted or $135 if a non-cash security is posted.
(6) See Special Condition 3.E 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 the conversion of the "Le Petit Pier" Restaurant building to a single-family dwelling and modification of the existing shoreline protective structure located at 7238 North Lake Blvd, Placer County, California. The project includes remodeling the exterior façade, installing landscaping to provide additional screening from Lake Tahoe, installing a new roof, installing a gate to separate the parking shared with the adjacent commercial building from the residence, installing a sidewalk and bollard lighting, lowering the shoreline protective structure by 18 inches, and adding a sloping rock revetment lakeward of the shoreline protective structure. TRPA has verified 2,510 square feet of Commercial Floor Area that will be removed and banked as part of this project (ref. TRPA Project File No. VBOU2010-0727). The project will not change coverage in Land Capability District (LCD) Class 1b and will reduce

coverage in LDC Class 5 from 6,371 square feet to 6,302 square feet. Thus, 69 square feet of Class 5 coverage will be banked with this project. Temporary and permanent Best Management Practices will be installed as part of this project.

2. The standard conditions in Attachments R and S shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:

   A. Through a separate application process, the applicant shall transfer to the project site one development right and allocation or residential unit of use.

   B. The affected property has 4,919 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 8 – Tahoe City 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 0.50% (as identified in Table A of Subsection 30.6.1, 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 $8.50 for projects within Hydrologic Transfer Area 8 – Tahoe City. Please provide a cost estimate of the structural elements by a licensed contractor, architect or engineer. The structural elements include, without limitation: pier pilings, bracing and supports, bearing walls, rafters, foundations, and base materials under asphalt or concrete.

   C. The security required under Standard Condition A.3 of Attachment S and Standard Condition of A.3 of Attachment R shall be equal to 110% of the estimated BMP cost and shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.

   D. The shorezone scenic security of $5,000 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. A $100 non-refundable monitoring review fee is due at permit acknowledgement.

   E. The permittee shall submit a $3258.40 air quality mitigation fee. This fee is based on the addition of 10 daily vehicle trip ends at $325.84/trip.

F. The permittee shall provide evidence that APNs 117-110-015 & -016 have been merged into one parcel.

G. The coverage table shall be updated to reflect 69 square feet of Class 5 coverage is banked with this project.

H. The final construction drawings shall have a note stating that all vegetation shall be consistent with the requirements of Chapter 61 of the TRPA Code of Ordinances, including the specification for sizing and species type.

I. The final construction drawings shall include a note stating that all landscaping in the backshore shall meet the provisions of TRPA Code of Ordinances, Section 85.7.

J. The final construction drawings shall include a note stating that fertilizer use in the erosion control areas such as swales, backshore areas and shorezone area shall not be used except as outline in TRPA Code of Ordinances, Section 60.1.8.

K. The final construction drawings shall include a note that states: "If groundwater is encountered during excavation, immediately stop work and contact TRPA."

L. The final construction drawings shall have a note stating that: "The visual assessment for the proposed project was evaluated under and complies with Level 4, Option 2, of the Visual Magnitude System, which allows 1,190 square feet of visible area with a Contrast Rating of 25. The total square feet of visible area allowed for this project is 1,190 square feet.

M. The final construction drawings shall have a note stating the reflectivity of windows being replaced shall be between 9% to 11%.

N. The final construction drawings shall include a note indicating that there will be no storage of excavated material on site; and fill material will be disposed of in a TRPA approved location.

O. The final construction drawings shall include a note stating that the installation of dual (double thickness) erosion control fence, fiber roll log or similar product, shall be located within 6 feet of the toe of the proposed rock revetment. The filter fabric fence shall be anchored by grave bags or alternatively a fiber roll log anchored to the lake bottom with properly installed stakes and wire.

P. The final construction drawings shall indicate a staging area for construction.

Q. The permittee shall provide samples of the proposed exterior lighting, which must be consistent with TRPA Code of Ordinances, Chapter 36, Section 36.8, Exterior Lighting Standards and TRPA Design Review Guidelines, for TRPA review and approval.

R. 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.

S. The permittee shall submit three sets of final construction drawings and site plans to TRPA.

4. 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 Ordinances, Section 5.4, and is subject to enforcement actions.

   A contrast rating score of 25 will be achieved to comply with the required scenic mitigation and qualify for security release. 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 to TRPA.

   - Post project visible mass elevation drawings on photos taken from 300 feet offshore
   - Post project contrast rating sheet *(only required if there are significant changes from approved contrast rating sheet)*
   - Invoice for window reflectivity *(window reflectivity shall be between 9% to 11%)*

5. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

6. Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.

7. It is the permittee's responsibility to receive authorization and/or any necessary permits from other responsible agencies for this project.

8. Maximum excavation depth shall not exceed five feet.

9. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan.

10. 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.

11. All BMPs shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

12. TRPA reserves the right to amend any portion of this permit or construction operation while in progress if it is determined that the project construction is causing significant adverse effects.

13. 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.

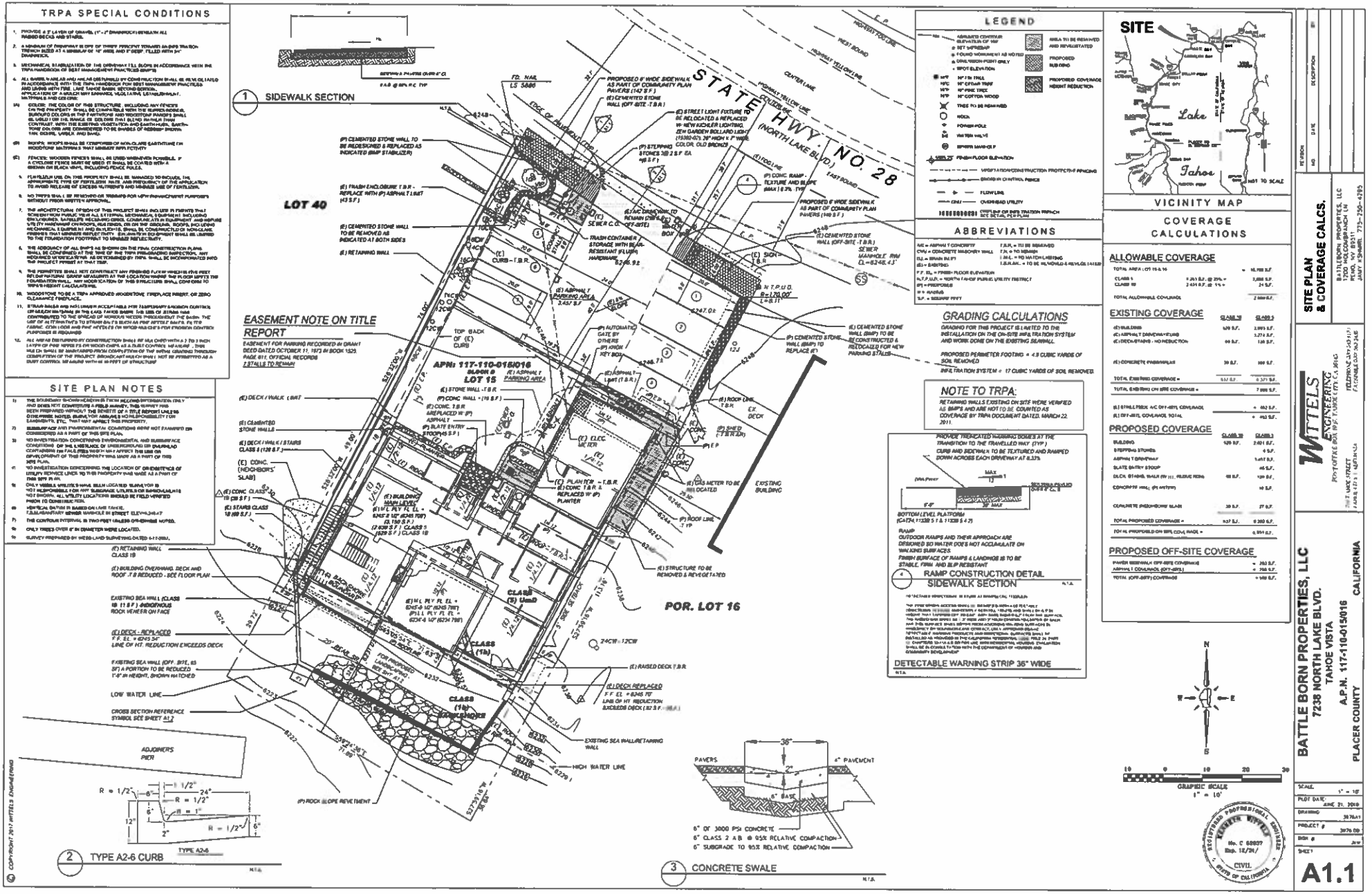
14. Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions 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.

15. 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.

END OF PERMIT

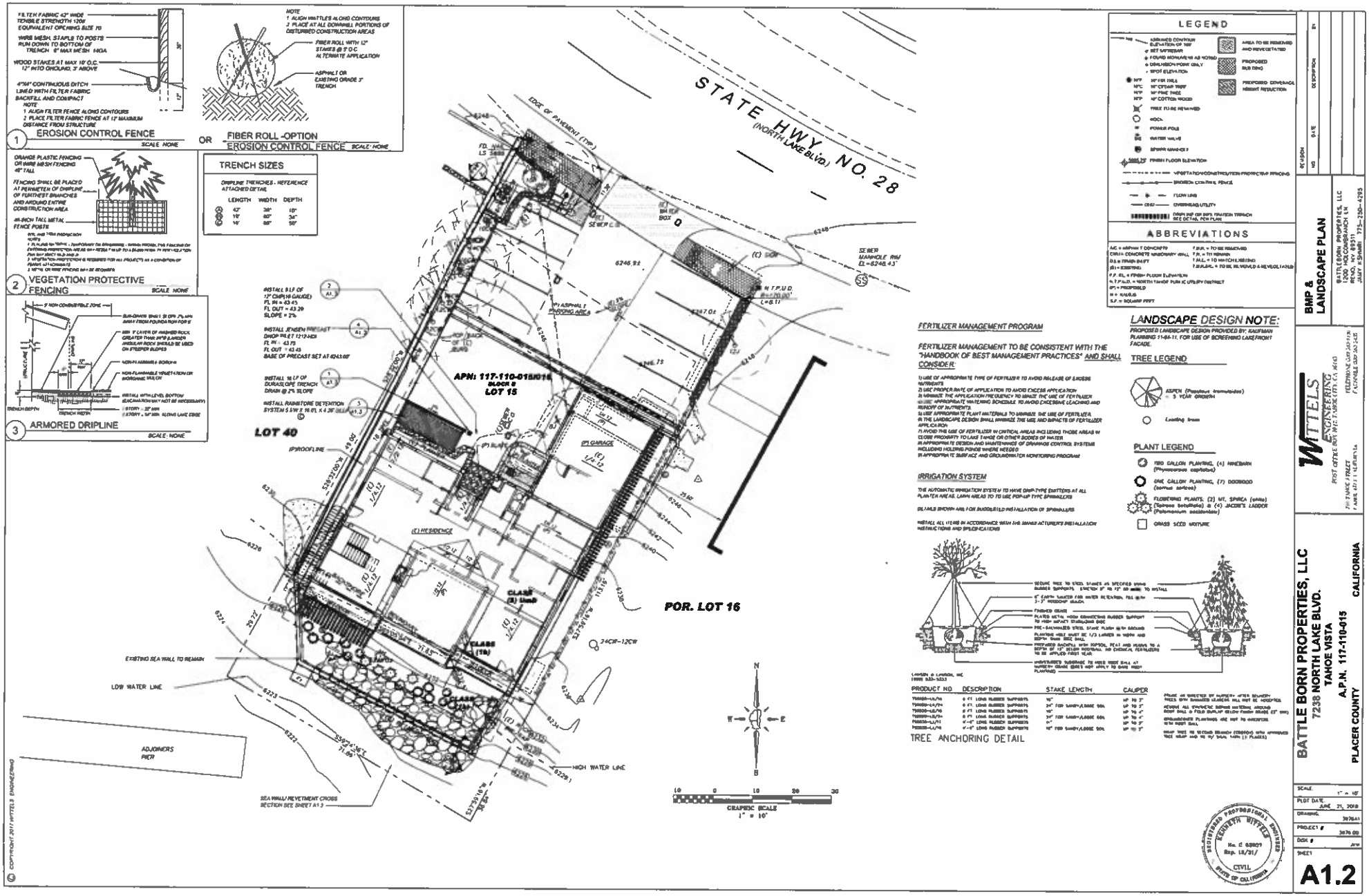
Attachment C

Site Plan, Elevations, Floor Plans




AGENDA ITEM NO. V.A.

Attachment C

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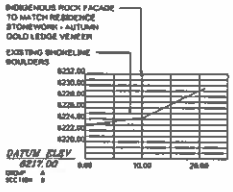
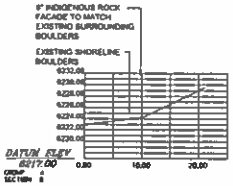
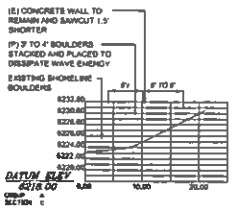
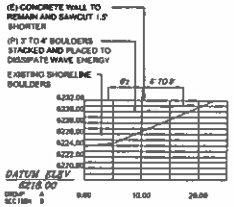
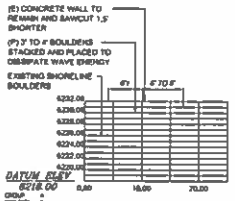
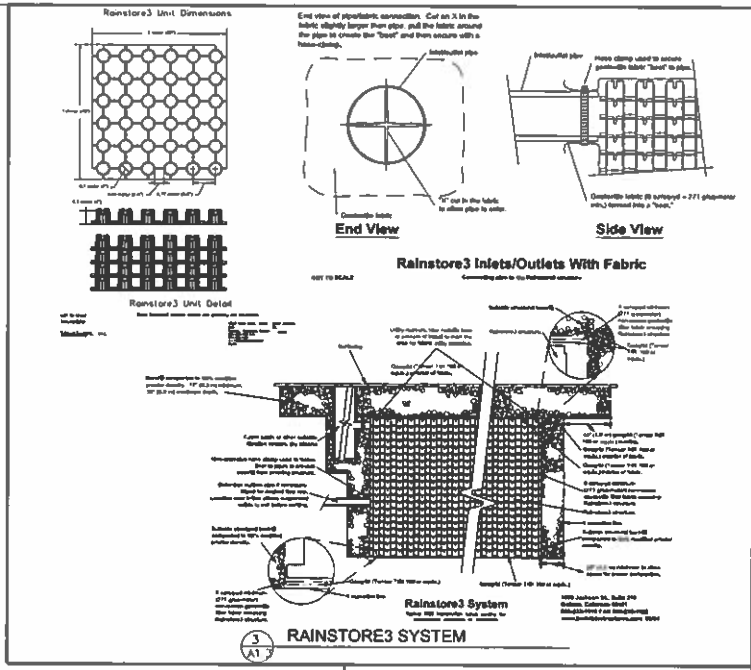


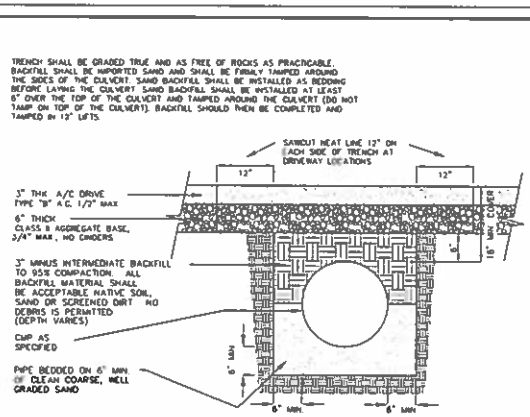



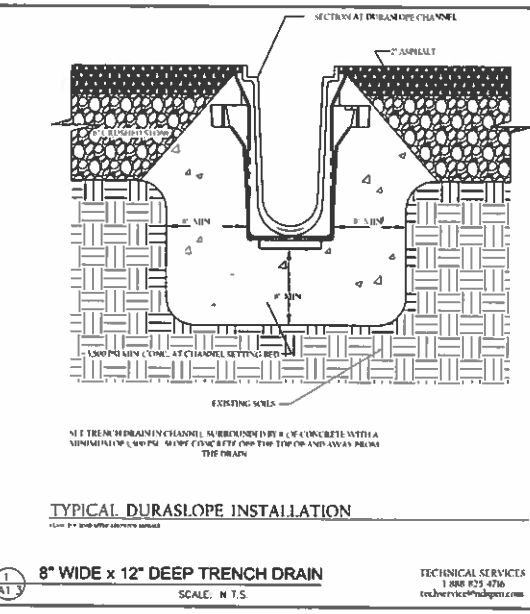




3 A1.3 RAINSTORE3 SYSTEM




2 A1.3 CULVERT DETAIL

SCALE: N.T.S.

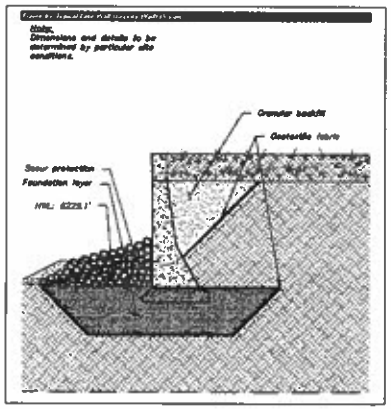



TYPICAL DURASLOPE INSTALLATION

1 A1.3 8" WIDE x 12" DEEP TRENCH DRAIN

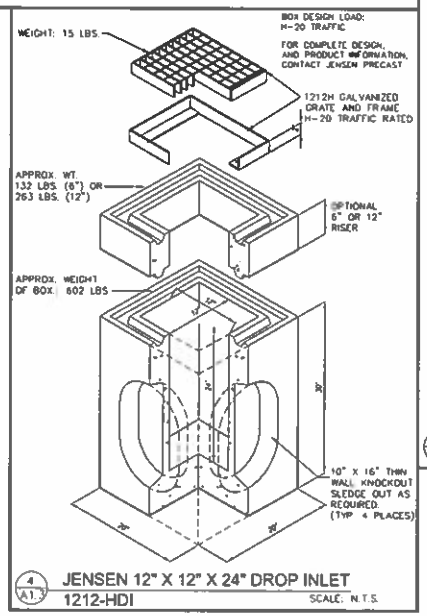
SCALE: N.T.S.

TECHNICAL SERVICES
1 888 825 4736
techservice@ndspro.com




LAKE WALL STANDARD DETAIL

TRPA BMP HANDBOOK 2014




4 A1.3 JENSEN 12" X 12" X 24" DROP INLET 1212-HDI

SCALE: N.T.S.

REVISION | NO | DATE | DESCRIPTION | BY

BMP PLAN DETAILS

BATTLEBORN PROPERTIES, LLC
200 THIS COMSTOCK LN
RENO, NEVADA 89511
JEAN KRAMER 775-250-4795

WITTELS ENGINEERING
POST OFFICE BOX 1917, TAHOE CITY, CA 96145
TELEPHONE 530-583-4053
FACSIMILE 530-583-8018
JIM EVANS STREET
TAHOE CITY, CALIFORNIA

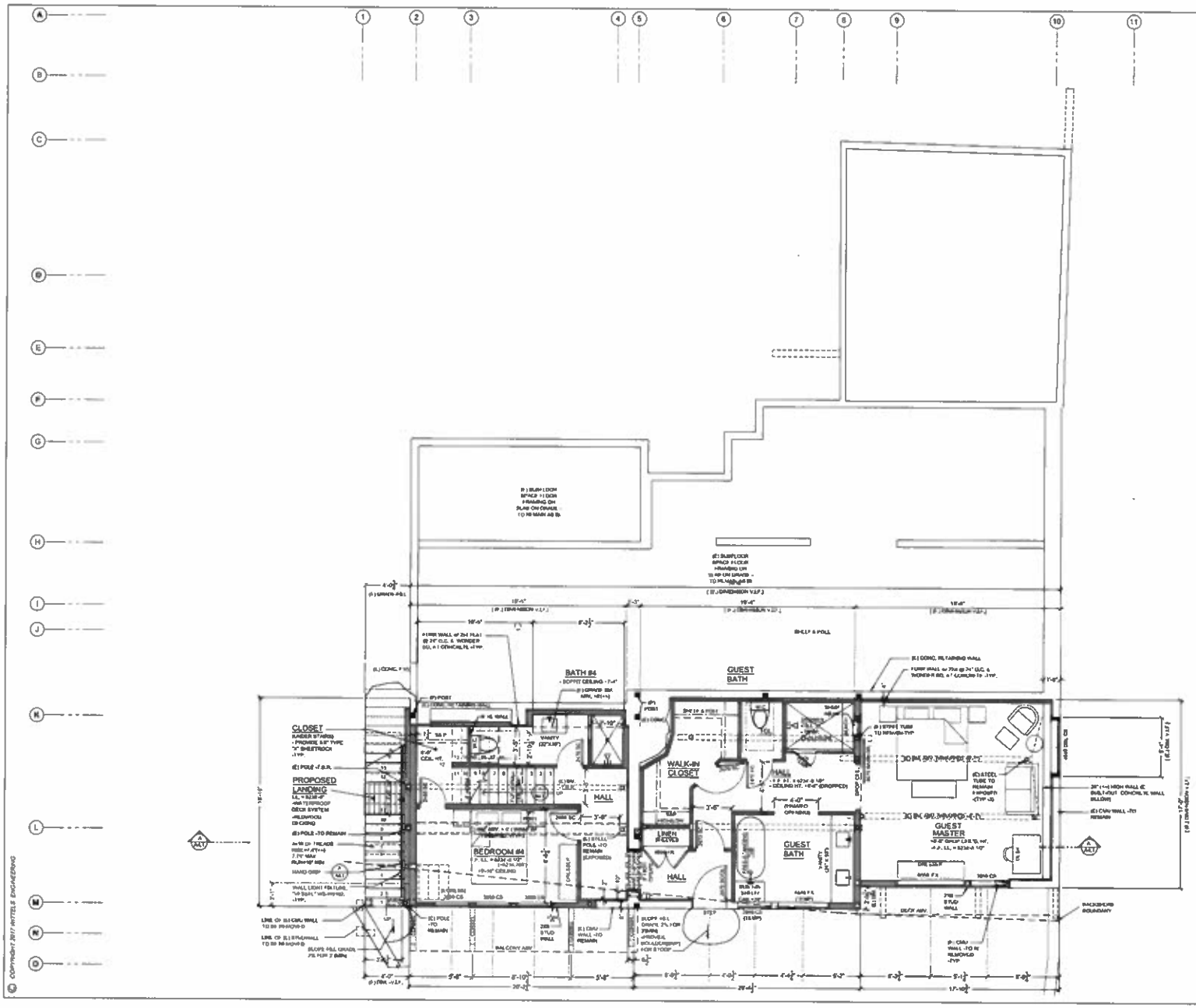
BATTLE BORN PROPERTIES, LLC
7238 NORTH LAKE BLVD.
TAHOE VISTA
A.P.N. 117-110-015
PLACER COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER KENNETH WITTELS No. C 58907 Exp. 12/31/ CIVIL STATE OF CALIFORNIA

SCALE: 1" = 10'
PLOT DATE: JULY 2, 2018
DRAWING
PROJECT #
DISK #
SHEET A1.3

© COPYRIGHT 2017 WITTELS ENGINEERING

AGENDA ITEM NO. V.A.




## LEGEND

- = PROPOSED 2x6 @ 16" O.C. STUD WALL
- = PROPOSED 2x4 @ 16" O.C. STUD WALL
- = EXISTING STUD WALL TO REMAIN (U.N.O.)
- = EXISTING STUD WALL TO BE REMOVED
- = E. FIXTURE REMOVED

(P) = PROPOSED
(E) = EXISTING
(TYP.) = TYPICAL
(U.N.O.) = UNLESS NOTED OTHERWISE
(T.M.E.) = TO MATCH EXISTING
(V.I.F.) = VERIFY IN THE FIELD
(T.B.R.) = TO BE REMOVED

SH = SINGLE HUNG
DH = DOUBLE HUNG
CS = CASEMENT
FX = FIXED
(TEMP.) = TEMPERED
(TRANS.) = TRANSOM
AWN = AWNING
2068 = WINDOW / DOOR CALL OUT
INDICATES INCHES
INDICATES FEET

## PROJECT SCOPE

MAJOR ADDITION TO A SINGLE FAMILY DWELLING (GROUP R-3, TYPE V- WOOD CONSTRUCTION)

## DESIGN CRITERIA:

1. GROUND SNOW LOAD = 230 PSF
2. A) ROOF LIVE LOAD WITH E EXPOSURE REDUCTION = 197 PSF
   B) FLOOR LIVE LOAD = 40 PSF
3. BASIC WIND SPEED = 115 MPH, WIND EXPOSURE B
4. OCCUPANCY CATEGORY: II

SITE CLASS: D
SEISMIC CATEGORY: D

## GROSS AREA CALCULATION:

| | |
|---|---|
| **EXISTING MAIN LEVEL** | |
| EXISTING LIVING AREA | = 3,700 S.F. ( AS PER TAX RECORDS) |
| **LOWER LEVEL** | |
| PROPOSED LIVING AREA | = 884 S.F. |
| **MAIN LEVEL** | |
| EXISTING LIVING AREA (REMODEL) | = 2,884 S.F. |
| PROPOSED LIVING AREA | = -58 S.F. |
| TOTAL PROPOSED LIVING AREA | = 994 S.F. |
| GRAND TOTAL LIVING AREA | = 3,678 S.F. |
| GARAGE (REMODEL) | = 248 S.F. |
| PROPOSED GARAGE AREA | = 151 S.F. |
| TOTAL GARAGE AREA | = 399 S.F. |
| GRAND TOTAL FLOOR AREA | = 4,077 S.F. |
| DECKS (EXISTING RECONSTRUCTED) | = 136 S.F. |
| EXISTING COVERED ENTRY PORCH ( REMODEL) | = 48 SF |

## AS-BUILT DRAWING NOTE:

EXISTING HOUSE PLANS HAVE BEEN TAKEN FROM FIELD DIMENSIONS FROM FINISH MATERIAL BY WITTELS ENGINEERING ON SITE. ALL EXISTING DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR IN THE FIELD FROM ROUGH FRAMING PRIOR TO COMMENCEMENT OF WORK.

PRELIMINARY

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

**BASEMENT/ LOWER LEVEL FLOOR PLAN**

BATTLE BORN PROPERTIES, LLC
7238 NORTH LAKE BLVD
RENO, NV 89511
JAMY KESAMIS 775-250-4295

WITTELS ENGINEERING
P.O.B. 7477 TAHOE CITY, CA 96145
TAHOE CITY, CALIFORNIA 530-412-4450

**BATTLE BORN PROPERTIES, LLC**
**7238 NORTH LAKE BLVD**
**TAHOE VISTA**
**A.P.N.117-110-015/016**
**PLACER COUNTY CALIFORNIA**

SCALE: 1/4" = 1'-0"
PLOT DATE: June 21, 2018
DRAWING: 3076FP
PROJECT #: 3076.05
DRAWN BY: JEW
SHEET: **A2.0**

REGISTERED PROFESSIONAL ENGINEER — No. C 58927 Exp. 12/31/ CIVIL — STATE OF CALIFORNIA

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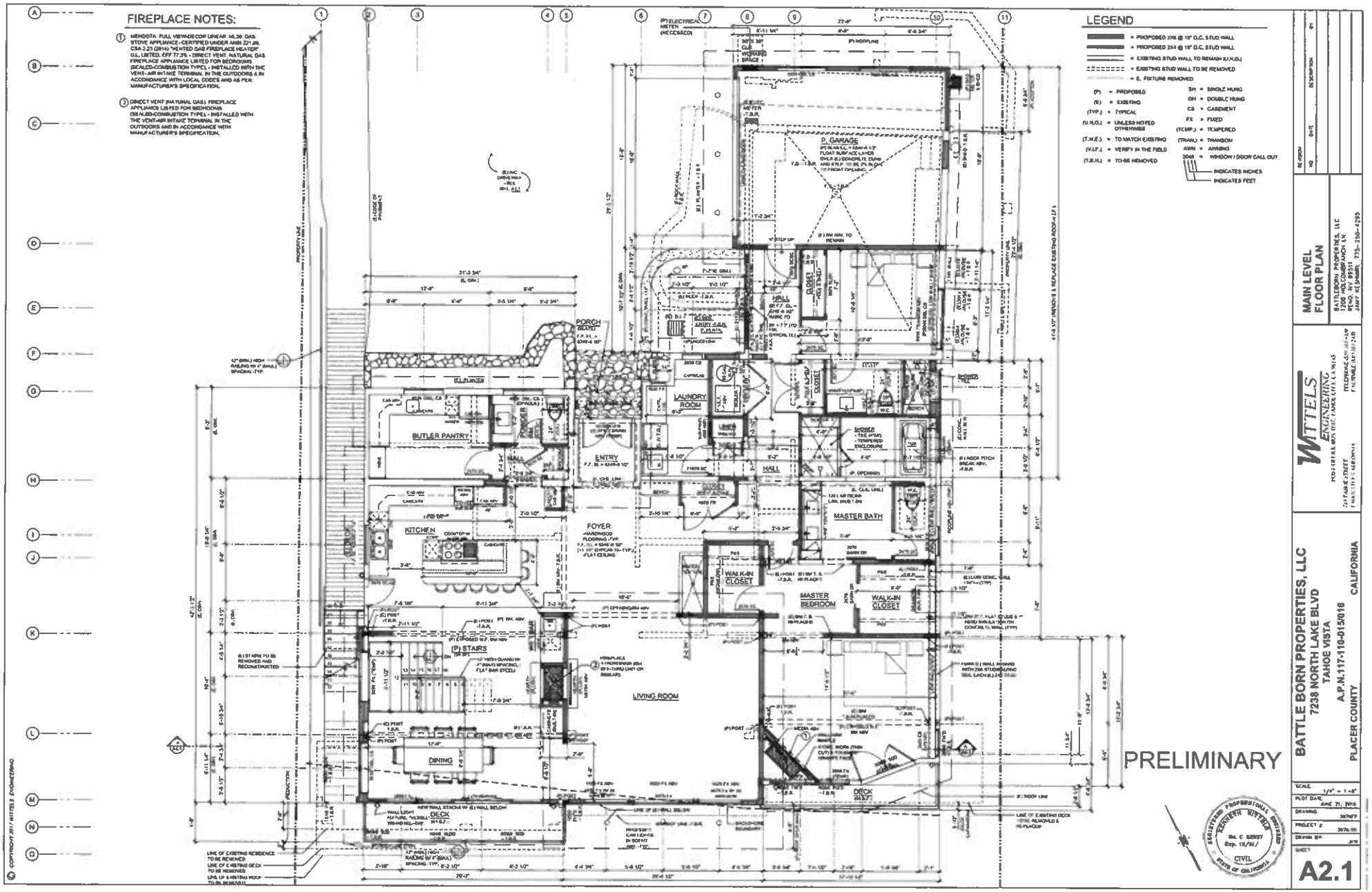
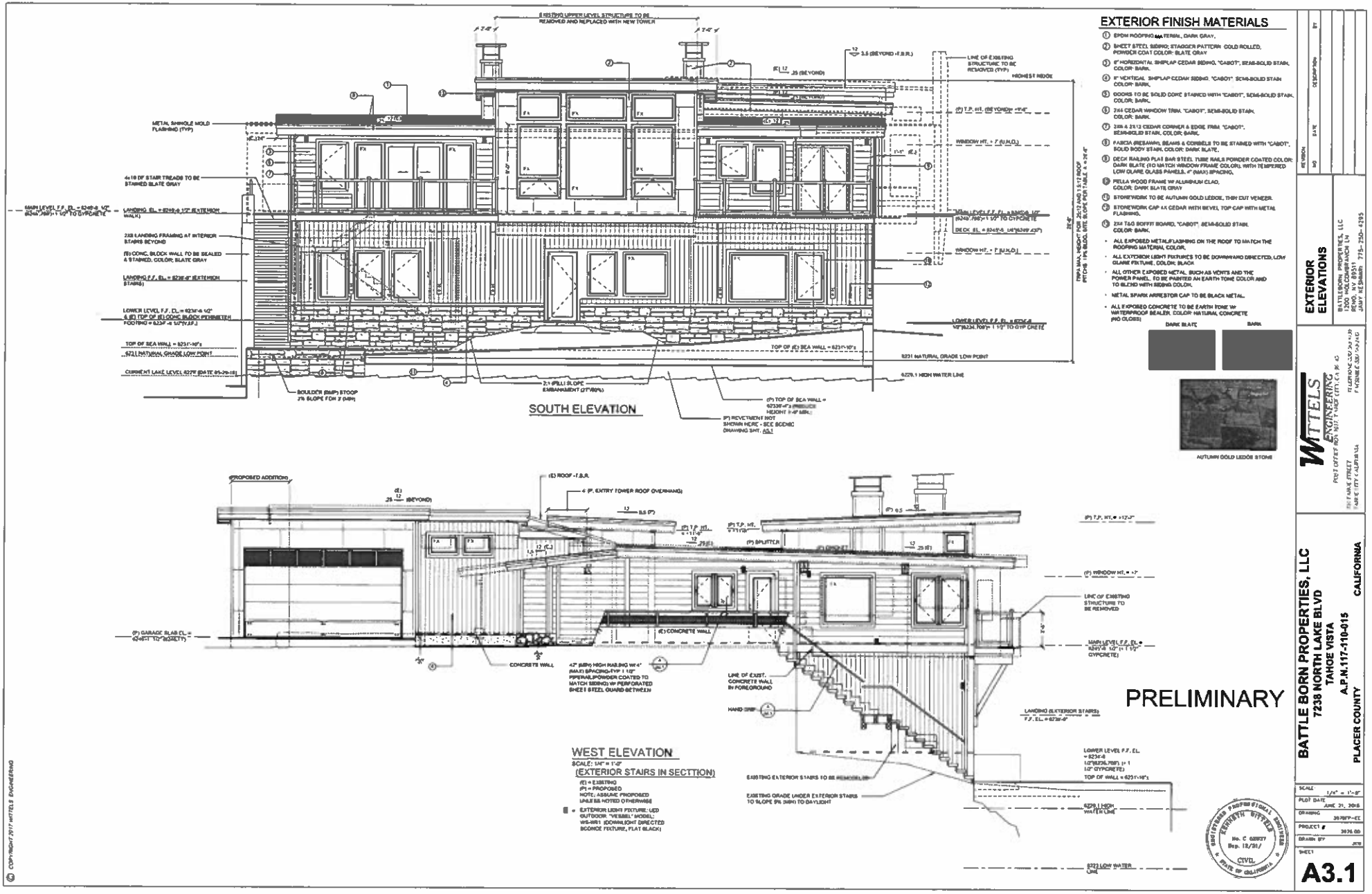
AGENDA ITEM NO. V.A.




AGENDA ITEM NO. V.A.

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EXTERIOR ELEVATIONS

BATTLE BORN PROPERTIES, LLC
1200 HOLCOMB RANCH LN
PARK CITY, UT 84098
JAMY KESSNER: 775-750-4295

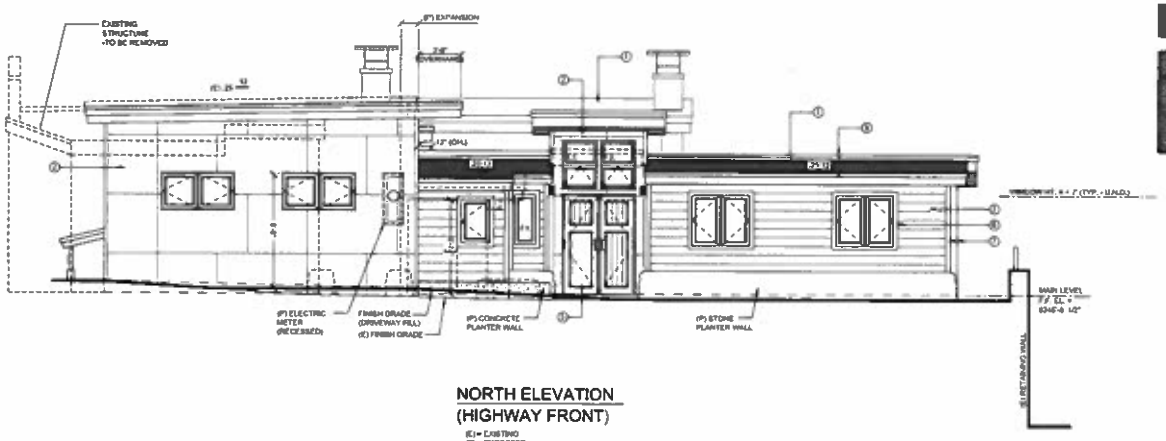
WITTELS ENGINEERING
P.O. BOX 67 (MAIL)
701 PARK STREET
PARK CITY, CA 95746
TELEPHONE: (530) 741-1139
FACSIMILE: (530) 741-1140

BATTLE BORN PROPERTIES, LLC
7238 NORTH LAKE BLVD
TAHOE VISTA
A.P.N. 117-110-015
PLACER COUNTY CALIFORNIA

SCALE: 1/4" = 1'-0"
PLOT DATE: JUNE 21, 2018
DRAWING: 3978PP-EE
PROJECT #: 3978.00
DRAWN BY: JSTR
SHEET

A3.1

AGENDA ITEM NO. V.A.




## NORTH ELEVATION (HIGHWAY FRONT)

(E) = EXISTING
(P) = PROPOSED
NOTE: ASSUME PROPOSED UNLESS NOTED OTHERWISE

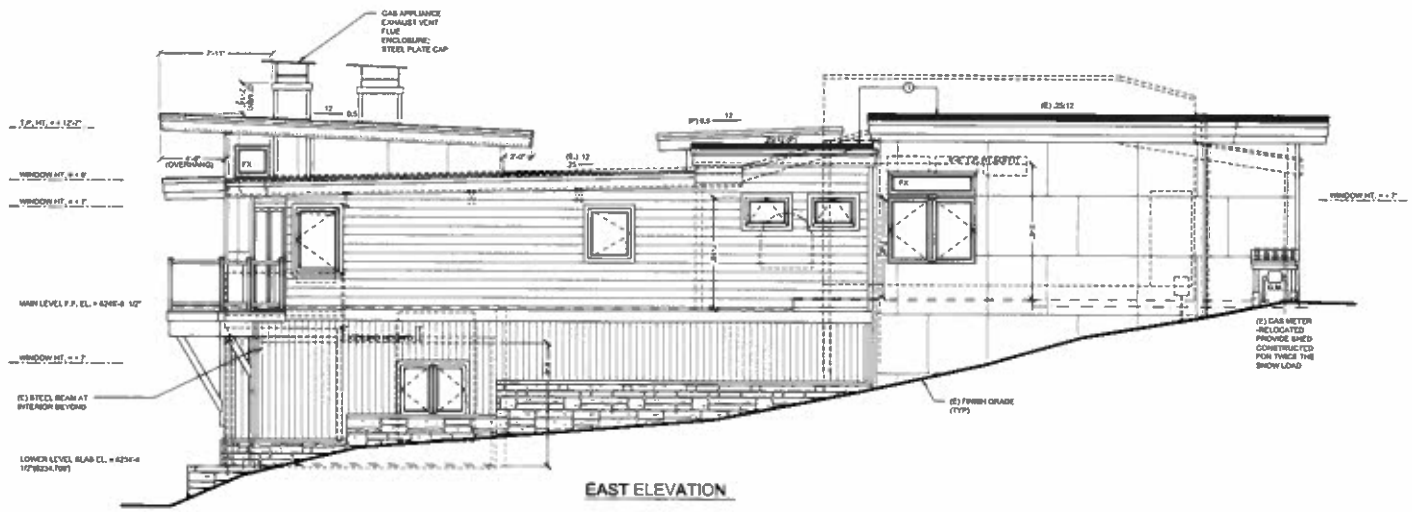
- EXTERIOR LIGHT FIXTURE, LED OUTDOOR "VESSEL" MODEL: WS-AW01 (DOWNLIGHT DIRECTED SCONCE FIXTURE, FLAT BLACK)

AUTUMN GOLD LEDGE STONE

## EXTERIOR FINISH MATERIALS

1. EPDM ROOFING MATERIAL, DARK GRAY.
2. SHEET STEEL SIDING: STAGGER PATTERN, COLD ROLLED, POWDER COAT COLOR: SLATE GRAY
3. 6" HORIZONTAL SHIPLAP CEDAR SIDING, "CABOT", SEMI-SOLID STAIN, COLOR: BARK.
4. 6" VERTICAL SHIPLAP CEDAR SIDING, "CABOT", SEMI-SOLID STAIN, COLOR: BARK.
5. DOORS TO BE SOLID CORE STAINED WITH "CABOT", SEMI-SOLID STAIN, COLOR: BARK.
6. 2X4 CEDAR WINDOW TRIM, "CABOT", SEMI-SOLID STAIN, COLOR: BARK.
7. 2X6 & 2X12 CEDAR CORNER & EDGE TRIM "CABOT", SEMI-SOLID STAIN, COLOR: BARK.
8. FASCIA (PRESAWN), BEAMS & CORBELS TO BE STAINED WITH "CABOT", SOLID BODY STAIN, COLOR: DARK SLATE.
9. DECK RAILING FLAT BAR 2 TIER, TUBE RAILS POWDER COATED COLOR: DARK SLATE (TO MATCH WINDOW FRAME COLOR), WITH TEMPERED LOW GLARE GLASS PANELS, 4" (MAX) SPACING.
10. PELLA WOOD FRAME W/ ALUMINUM CLAD COLOR: DARK SLATE GRAY
11. STONEWORK TO BE AUTUMN GOLD LEDGE, THIN CUT VENEER.
12. STONEWORK CAP EX CEDAR WITH BEVEL TOP CAP WITH METAL FLASHING.
13. 2X4 T&G SOFFIT BOARD, "CABOT", SEMI-SOLID STAIN, COLOR: BARK.

- ALL EXPOSED METAL/FLASHING ON THE ROOF TO MATCH THE ROOFING MATERIAL COLOR.
- ALL EXTERIOR LIGHT FIXTURES TO BE DOWNWARD DIRECTED, LOW GLARE FIXTURE, COLOR: BLACK.
- ALL OTHER EXPOSED METAL, SUCH AS VENTS AND THE POWER PANEL, TO BE PAINTED AN EARTH TONE COLOR AND TO BLEND WITH SIDING COLOR.
- METAL SPARK ARRESTOR CAP TO BE BLACK METAL.
- ALL EXPOSED CONCRETE TO BE EARTH TONE W/ WATERPROOF SEALER, COLOR: NATURAL CONCRETE (NO GLOSS)




## EAST ELEVATION

PRELIMINARY

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| NO | REVISION | BY |
|---|---|---|
| 1 | 04.18 | |

**EXTERIOR ELEVATIONS**

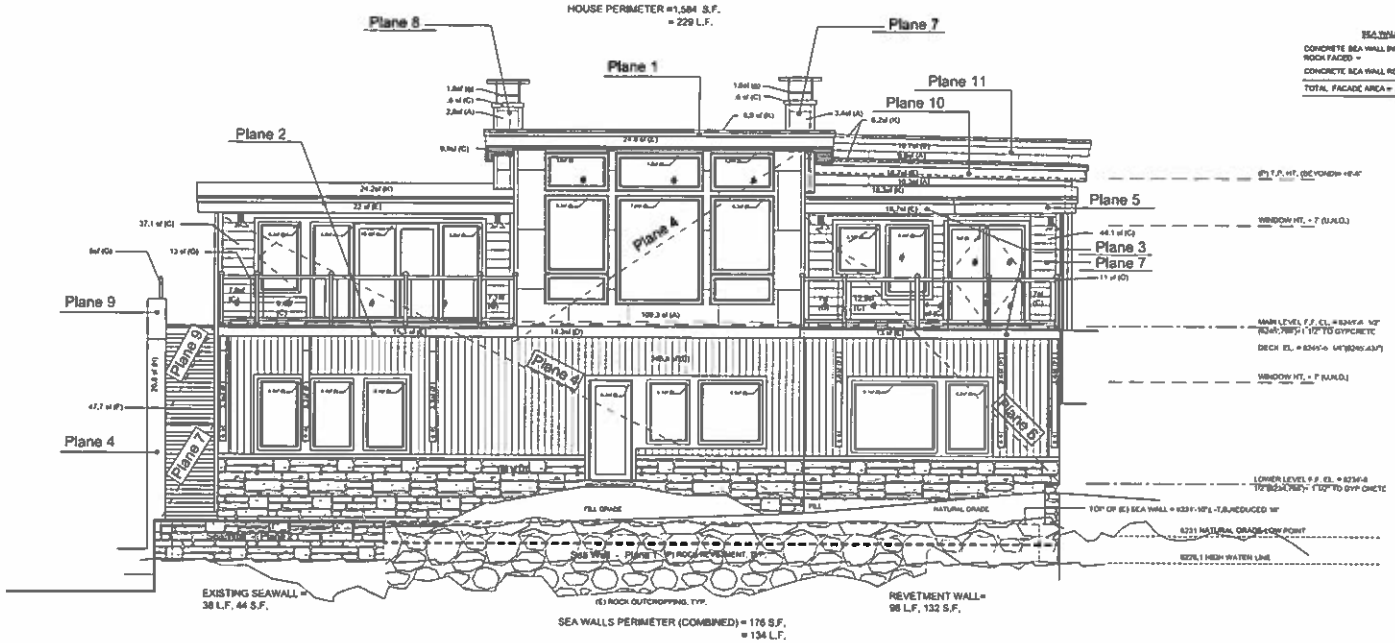
BATTLE BORN PROPERTIES, LLC
1720 HOLCOMB RANCH LN
RENO, NV 89511
JANET KISSANE 775-250-4295

WITTELS ENGINEERING
POST OFFICE BOX 1917, TAHOE CITY, CA 96145
TAHOE VISTA
TAHOE CITY, CALIFORNIA
FAX/PHONE (530) 546-4276

**BATTLE BORN PROPERTIES, LLC**
**7238 NORTH LAKE BLVD**
**TAHOE VISTA**
**A.P.N.117-110-015**
**PLACER COUNTY CALIFORNIA**

SCALE: 1/4" = 1'-0"
PLOT DATE: MAY 28, 2018
DRAWING: 3676P-EE
PROJECT # 3676.00
DRAWN BY JCB
SHEET **A3.2**

AGENDA ITEM NO. V.A.




RESIDENCE FACADE:

| | |
|---|---|
| AREA -A- (SHEET STEEL SIDING) | = 138 SF |
| AREA -B- (GLASS) | = 322 SF |
| AREA -C- (SIDING 8" HORIZ./TRIM/SOFFIT BD.) | = 149 SF |
| AREA -D- (SIDING 8" VERT./TRIM) | = 345 SF |
| AREA -E- (FASCIA) | = 126 SF |
| AREA -F- (WOOD BEAMS CORBELS) | = 76 SF |
| AREA -G- (RAILING/CHIMNEY CAP) | = 32 SF |
| AREA -H- (CONCRETE PAINTED) | = 21 SF |
| AREA -I- (WINDOW FRAMES) | = 118 SF |
| AREA -J- (STONEWORK) | = 166 SF |
| AREA -K- (ROOFING MATL. BRDW METAL/ FLASHG.) | = 76 SF |
| SCONCE LIGHT FIXTURES | = 1 SF |
| TOTAL (P) STRUCTURE FACADE AREA = | 1,364 S.F. |

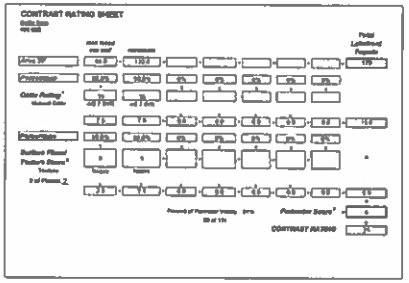
SEA WALL FACADE:

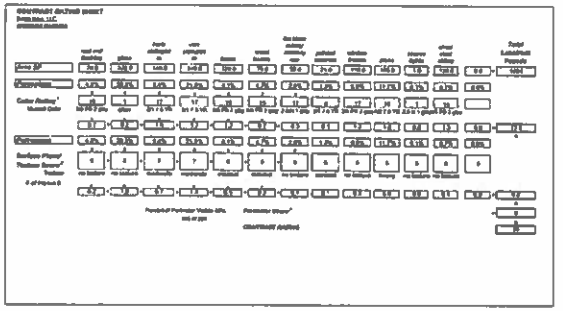
| | |
|---|---|
| CONCRETE SEA WALL (NOSEGNOUS ROCK FACED = | 44 S.F. |
| CONCRETE SEA WALL REVETMENT = | 132 S.F. |
| TOTAL FACADE AREA = | 176 S.F. |

## PROPOSED LAKEFRONT FACADE EXHIBIT

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

NOTE: VIEW ASPECT FROM 300' OFF SHORE





REVISIONS

| NO | DATE | DESCRIPTION | BY |
|---|---|---|---|

PROPOSED LAKEFRONT FACADE EXHIBIT

BATTLEBORN PROPERTIES, LLC
1200 HOLCOMB RANCH LN
RENO, NV 89511
JAMES BATTLE - 775-250-4295

WITTELS ENGINEERING

BATTLE BORN PROPERTIES, LLC
7238 NORTH LAKE BLVD
TAHOE VISTA
A.P.N.117-110-015
PLACER COUNTY CALIFORNIA

SCALE 1/4" = 1'-0"
PLOT DATE JUNE 21, 2018
DRAWING 3978SR+A3
PROJECT # 3978.00
DRAWN BY JW
SHEET A5.1

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AGENDA ITEM NO. V.A.

## RESIDENCE FACADE VISIBLE AREA SF CALC.

| | | |
|---|---|---|
| TOTAL FACADE (STRUCTURE) AREA | = | 1,584 SF |
| SCREENED AREA | = | - 550 SF |
| VISIBLE AREA | = | 1,034 SF |

## RESIDENCE FACADE VISIBLE PERIMETER L.F. CALC.

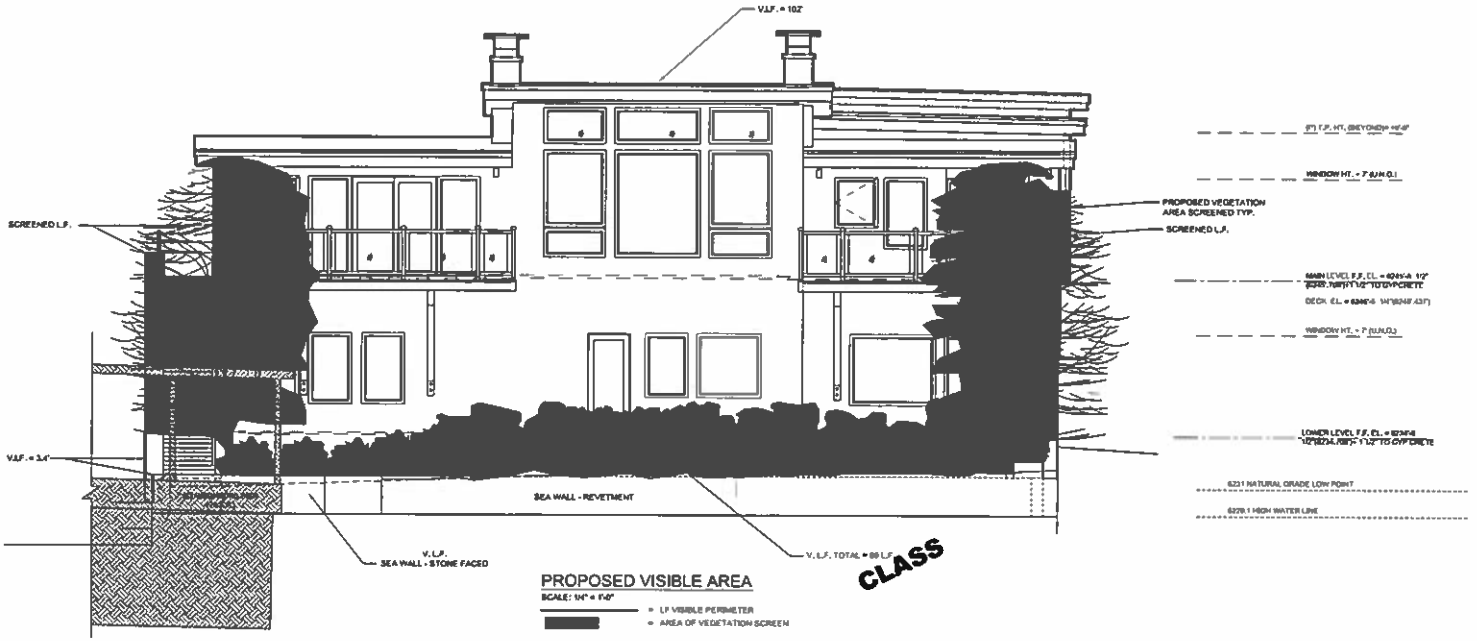
| | | |
|---|---|---|
| RESIDENCE FACADE PERIMETER TOTAL | = | 229 LF |
| RESIDENCE FACADE PERIMETER SCREENED | = | - 124 LF |
| RESIDENCE FACADE PERIMETER VISIBLE | = | 105 LF |

## SEA WALL VISIBLE AREA SF CALC. (WALLS COMBINED)

| | | |
|---|---|---|
| TOTAL FACADE (SEA WALL) AREA | = | 176 SF |
| SCREENED AREA (NEIGHBORS PIER) | = | - 20 SF |
| VISIBLE AREA | = | 156 SF |

## SEA WALL VISIBLE PERIMETER L.F. CALC.

| | | |
|---|---|---|
| TOTAL FACADE PERIMETER | = | 134 LF |
| FACADE PERIMETER SCREENED | = | - 66 LF |
| FACADE PERIMETER VISIBLE (WALLS COMBINED) | = | 68 LF |




PROPOSED VISIBLE AREA

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

= LF VISIBLE PERIMETER

= AREA OF VEGETATION SCREEN

CLASS

## COMPOSITE CONTRAST RATING

| | residence | sea wall | | | | | | Total Lakefront Façade |
|---|---|---|---|---|---|---|---|---|
| Area SF | 1584 | 176 | | | | | | 1760 |
| Percentage | 90% | 10% | 0% | 0% | 0% | 0% | 0% | |
| CONTRAST RATING | x 25 | x 25 | x | x | x | x | x | |
| | = 22.5 | + 2.5 | + 0.0 | + 0.0 | + 0.0 | + 0.0 | + 0.0 | = 25.0 |
| | | | | | | | | = 25 |

COMPOSITE CONTRAST RATING

| | EXISTING |
|---|---|
| LAKEFRONT FAÇADE: | 1,760 |
| SCREENED AREA: | 879 |
| VISIBLE AREA: | 1,190 |

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REGISTERED PROFESSIONAL ENGINEER — KENNETH WITTELS — No. C 58307 — Exp. 12/31/ — CIVIL — STATE OF CALIFORNIA

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

PROPOSED VISIBLE AREA

BATTLEBORN PROPERTIES, LLC
1200 HOLCOMB RANCH LN
RENO, NV 89511
(916) 425-8400, 775-250-4285

WITTELS ENGINEERING
POST OFFICE BOX 1617, TRUCKEE, CA 96161
(530) 582-4124, 530-550-9005
11161 TAHOE STREET
TRUCKEE, CALIFORNIA

BATTLE BORN PROPERTIES, LLC
7238 NORTH LAKE BLVD
TAHOE VISTA
A.P.N. 117-110-015
PLACER COUNTY
CALIFORNIA

| | |
|---|---|
| SCALE: | 1/4" = 1'-0" |
| PLOT DATE: | JULY 2, 2018 |
| DRAWING # | 387058-A5 |
| PROJECT # | 2178.00 |
| DRAWN BY | JHB |
| SHEET | A5.2 |

AGENDA ITEM NO. V.A.