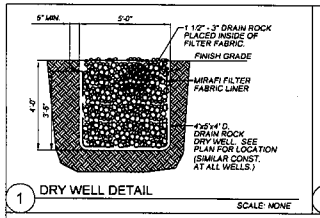
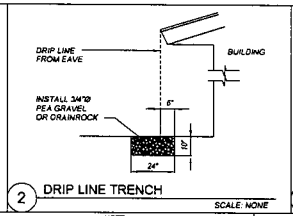
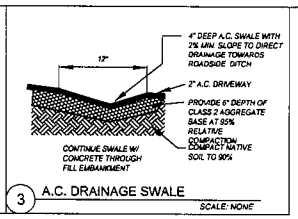


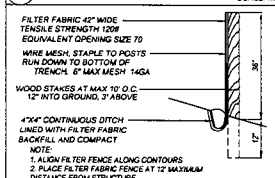
1 DRY WELL DETAIL — SCALE: NONE



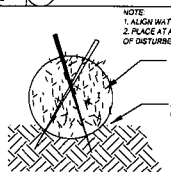
2 DRIP LINE TRENCH — SCALE: NONE



3 A.C. DRAINAGE SWALE — SCALE: NONE



4 EROSION CONTROL FENCE -OR- FIBER ROLL -OPTION EROSION CONTROL FENCE — SCALE: NONE



GROSS AREA CALCULATIONS:

EXISTING LIVING AREA	= 1,316 S.F.
GARAGE ADDITION	= 624 S.F.
GARAGE STORAGE	= 624 S.F.
TOTAL NEW FLOOR AREA	= 1,248 S.F.
GRAND TOTAL FLOOR AREA	= 2,564 S.F.
COVERED ENTRY ROOF REMODEL	= 62 S.F.
PROPOSED COVERED WALK	= 42 S.F.
TOTAL MODIFIED FLOOR AREA (B.C.P.C ONLY)	= 1,352 S.F.

5 VEGETATION PROTECTIVE FENCING — SCALE: NONE

NORTH TAHOE FIRE

CHECKLIST FOR DETERMINING VEGETATION PARAMETERS TO ACCOMPLISH DEFENSIBLE SPACE

The following parameters are to be used for determining defensible space needs from landscape plans for pre-approval of building permits before they are submitted to TNFPA. Any final approval of defensible space will be made in the field, after snow has melted enough to determine compliance with PRC 4291. Please see Living With Fire's Guidelines for Defensible Space at www.livingwithfire.info/tahoe. The fee does not represent an hour/measure of any TNFPA code.

1. ALL DEAD VEGETATION INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
2. ALL REGIONAL TREES WILL BE LIMBED TO A HEIGHT OF TEN (10) FEET FROM THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN 1/3 OF THE LIVE CROWN WILL BE REMOVED TO ACHIEVE THIS LIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER #6 BELOW AND SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
3. ALL REGIONAL TREES WILL BE LIMBED TO ACHIEVE TEN (10) FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN IS LEFT AFTER LIMBING, THE TREE SHOULD BE REMOVED.
4. ALL BRUSH, TWIGS OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF REGIONAL TREES OR TALL GROUPS.
5. WITHIN FIVE (5) FEET OF THE OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE HOUSE OR OUTBUILDING, THERE WILL BE NO FLAMMABLE MATERIAL.
6. WITHIN FIVE TO THIRTY (5-30) FEET ZONE, TREE CANOPIES WILL BE SPACED AT LEAST TEN (10) FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE 30-100 FOOT ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED OR LOWER AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
7. WITHIN FIVE TO THIRTY (5-30) FEET ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY TO A MINIMUM DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET IN AREA AND THREE (3) FEET HIGH. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.

For sloped properties, use the following increase to the above requirements:

TREES SLOPE	SPACING
0-20	10 FEET BETWEEN EDGE OF CROWNS
20-40%	20 FEET BETWEEN EDGE OF CROWNS
40%-UP	30 FEET BETWEEN EDGE OF CROWNS
BRUSH 0-20	2 X HEIGHT OF INDIVIDUAL SHRUBS
20-40%	4 X HEIGHT OF INDIVIDUAL SHRUBS
40%-UP	6 X HEIGHT OF INDIVIDUAL SHRUBS

SITE PLAN NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED FROM ALPINE MEADOWS ESTATES UNIT NO. 9 SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. DATE OF FIELD WORK: JUNE 16, 2014.
6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
7. VERTICAL DATUM IS FROM GOOGLE EARTH, WGS-84
8. T.B.M. = SOUTHEAST PROPERTY CORNER, ELEV=6460.1'
9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN
11. THE TOPOGRAPHIC MAP WAS PREPARED BY, WERE SURVEYING SERVICES & PLANNING P.O. BOX 1257 CARNELIAN BAY, CA 96140 (530) 581-7588, FAX (530) 581-3331, DATED JUNE 16, 2014.
12. BEING A PORTION OF LOT 313, ALPINE MEADOWS ESTATES UNIT #9, BOOK J OF MAPS AT PAGE 14, O.R.P.C., AND A PORTION OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

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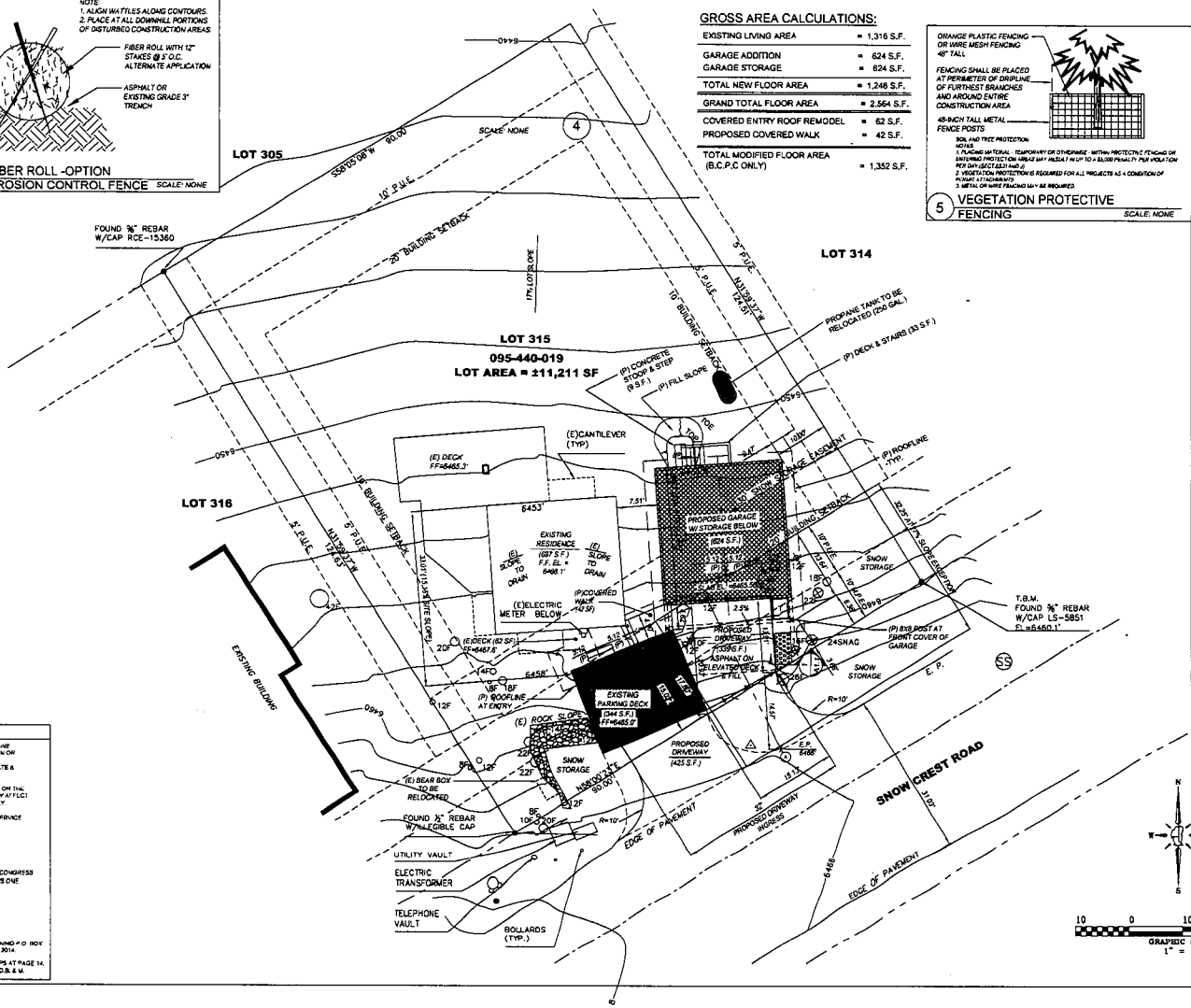
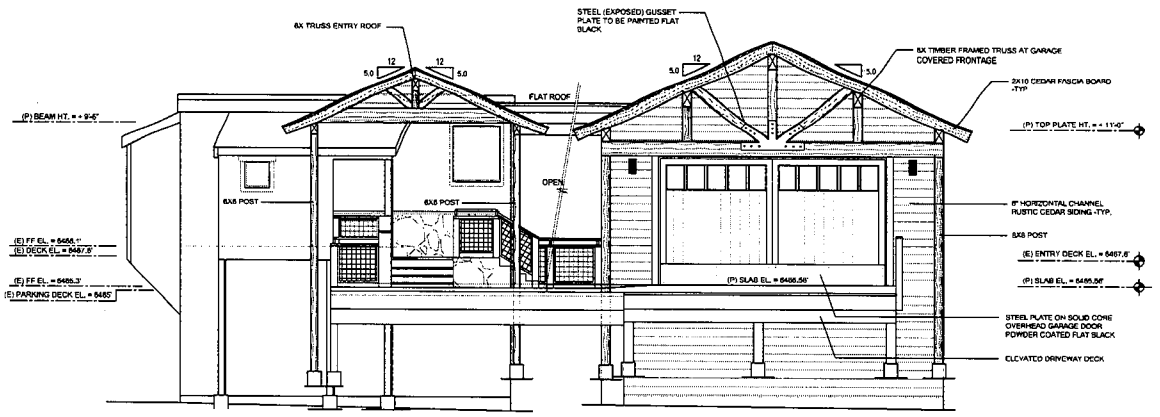

LOT 305
LOT 314
LOT 315
095-440-019
LOT AREA = ±11,211 SF
LOT 316
FOUND ⅜" REBAR W/CAP RCE-15360
S58°05'08"W 80.00'
20' BUILDING SETBACK
10' P.U.E.
5' P.U.E.
17% LOT SLOPE
N31°58'37"W 124.59'
PROPANE TANK TO BE RELOCATED (200 GAL.)
(P) DECK & STAIRS (33 S.F.)
(P) CONCRETE STOOP & STEP (9 S.F.)
(P) FILL SLOPE
(E) CANTILEVER (TYP)
(E) DECK FF=6465.3'
EXISTING RESIDENCE (697 S.F.) F.F. EL. = 6466.1'
(E) SLOPE TO DRAIN
(P) COVERED WALK (42 SF)
(E) ELECTRIC METER BELOW
(E) DECK (62 SF) FF=6467.6
PROPOSED GARAGE W/ STORAGE BELOW (624 S.F.) FF=6465.0'
(P) 2 STORY RESIDENCE (1,248 S.F.) F.F. EL. = 6468.1'
(P) ROOFLINE - TYP.
GARAGE EASEMENT
SNOW STORAGE
PROPOSED DRIVEWAY (339 S.F.)
ASPHALT ON ELEVATED DECK
(P) ENT. PORCH
(P) ENT. PORCH ROOF
(P) ENT. DECK
(P) ENT. RAILING
(P) ENT. STAIRS
(P) ENT. RAILING

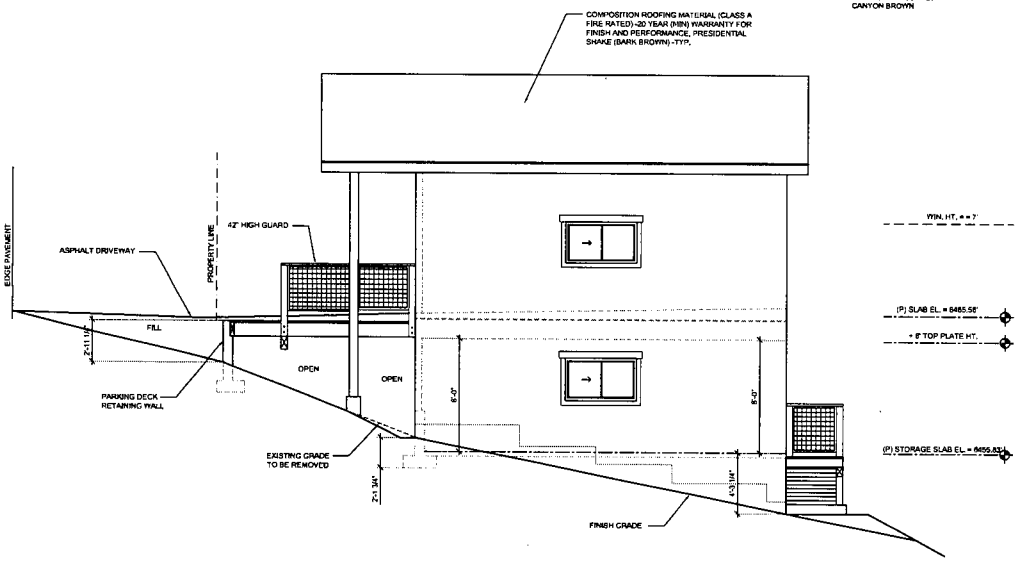


SOUTH ELEVATION

= HIGH EFFICACY WALL LIGHT FIXTURE (DOWNLIGHT DIRECTED SCONCE FIXTURE. FLAT BLACK)

EXTERIOR STAIN NOTE:
ALL FASCIA, SIDING, TRIM BOARDS, DOORS AND RAILING ARE TO BE STAINED WITH "OLYMPIC", MAXIMUM TRANSPARENT STAIN, COLOR: 75% CLEAR 25% CANYON BROWN

WINDOW FRAME NOTE:
PROPOSED WINDOWS ARE TO MATCH THE EXISTING RESIDENCE; BRONZE METAL FRAME W/ DUAL GLAZING (MIN.)



EAST ELEVATION

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REGISTERED PROFESSIONAL ENGINEER — No. C 58997 Exp. 12/31/ — CIVIL — STATE OF CALIFORNIA

REVISION NO.	DATE	DESCRIPTION	BY

EXTERIOR ELEVATIONS

DON TARANTINO
1118 SNOW CREST ROAD
SAN RAFAEL, CA 94901
415-640-3100

MITTELS ENGINEERING INC.
POST OFFICE BOX 1031, TAHOE CITY, CA 96145
PH (530) 583-3143
FAX (530) 583-3143
7207 LAKE STREET
TAHOE CITY, CALIFORNIA 96145

TARANTINO GARAGE & ENTRY ROOF
1118 SNOW CREST ROAD
ALPINE MEADOWS ESTATES #9, LOT 315
A.P.N. 095-440-019
PLACER COUNTY CALIFORNIA

SCALE:	1/4" = 1'-0"
PLOT DATE:	MARCH 5, 2015
DRAWING:	3677PP
PROJECT #:	3677.00
DRAWN BY:	JCW
SHEET	A3.1

2008/02/01

2006/02/01

10/20/2008

2008/02/11