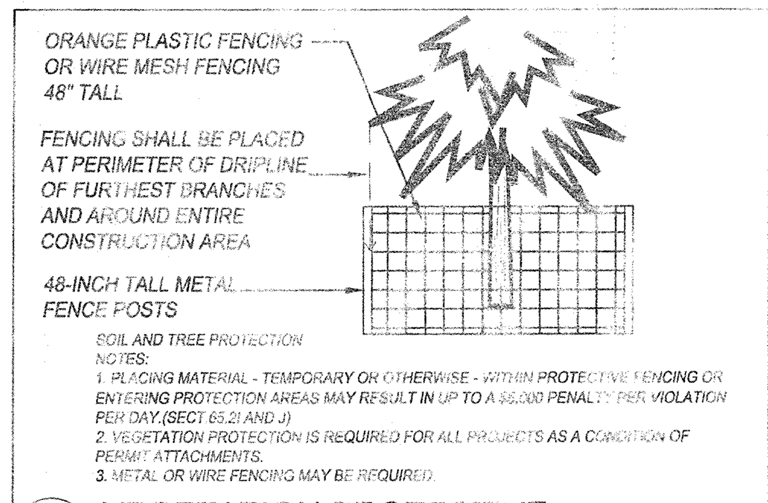
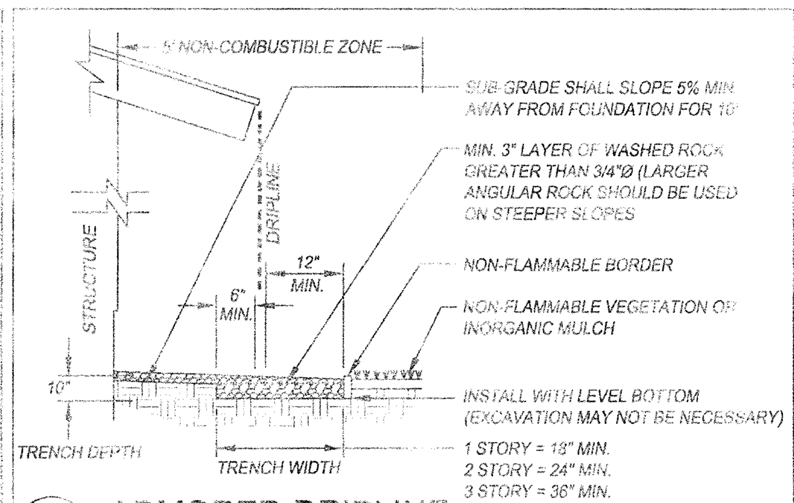
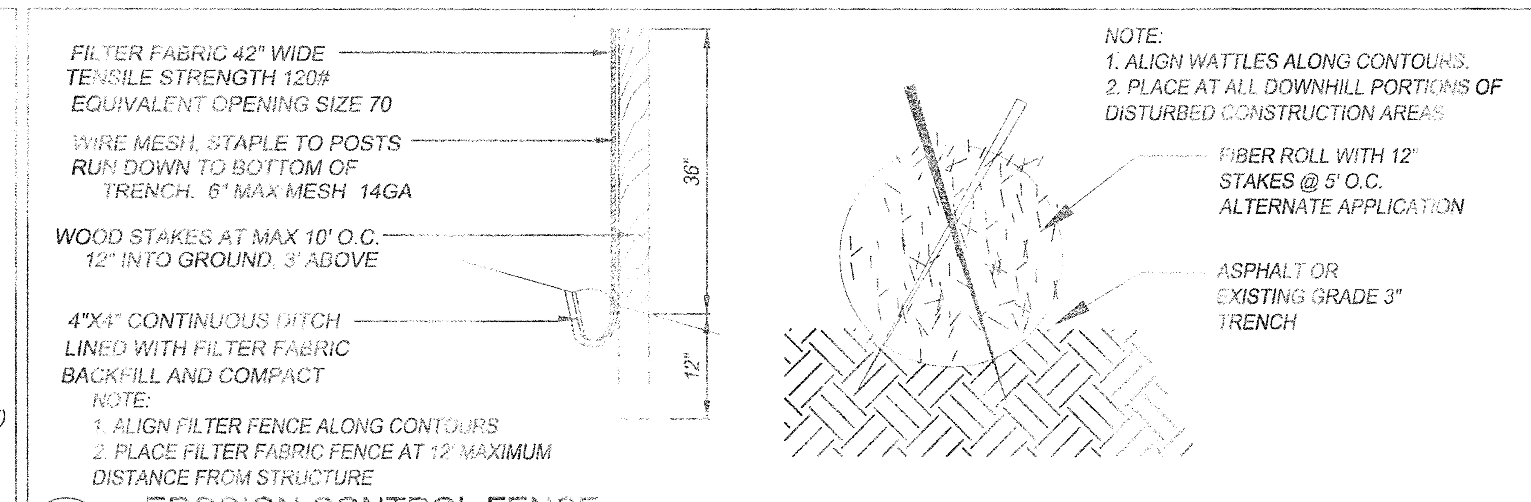


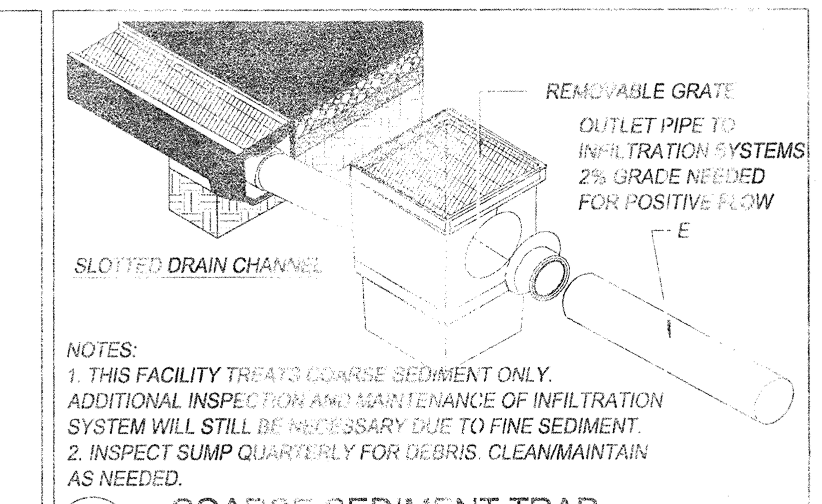
1 VEGETATION PROTECTIVE FENCING SCALE: NONE



2 ARMORED DRIPLINE SCALE: NONE



3 EROSION CONTROL FENCE SCALE: NONE OR FIBER ROLL -OPTION EROSION CONTROL FENCE SCALE: NONE



4 COARSE SEDIMENT TRAP SCALE: NONE

TRPA SPECIAL CONDITIONS

1. PROVIDE A 3" LAYER OF GRAVEL (3/4" - 1 1/2" DRAINROCK) BENEATH ALL RAISED DECKS AND STAIRS.
2. A MINIMUM OF DRIVEWAY SLOPE OF THREE PERCENT TOWARD AN INFILTRATION TRENCH SIZED AT A MINIMUM OF 18" WIDE AND 8" DEEP, FILLED WITH 3/4" DRAINROCK.
3. MECHANICAL STABILIZATION OF THE DRIVEWAY FILL SLOPE IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES (BMP'S)
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK FOR BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND ADDITION.

(A) 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 RANGE OF COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTH-TONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, TAN, OCHRE, UMBER, AND SAND.

(B) ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY

(C) FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF A CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH A BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

5. FERTILIZER USE ON THIS PROPERTY SHALL BE MANAGED TO INCLUDE THE APPROPRIATE TYPE OF FERTILIZER, RATE, AND FREQUENCY OF THE APPLICATION TO AVOID RELEASE OF EXCESS NUTRIENTS AND MINIMIZE USE OF FERTILIZER.
6. NO TREES SHALL BE REMOVED OR TRIMMED FOR VIEW ENHANCEMENT PURPOSES WITHOUT PRIOR WRITTEN APPROVAL.
7. THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL INCLUDE ELEMENTS THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL EQUIPMENT, INCLUDING ENCLOSURES, SATELLITE RECEIVING DISKS, COMMUNICATION EQUIPMENT, AND REFUSE UTILITY HARDWARE ON ROOFS, BUILDINGS, OR ON THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOTPRINT TO MINIMIZE REFLECTIVITY.
8. THE ADEQUACY OF ALL BMP'S AS SHOWN ON THE FINAL 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.
9. THE PERMITTEE SHALL NOT CONSTRUCT ANY FINISHED FLOOR WHICH IS FIVE FEET BELOW NATURAL GRADE MEASURED AT THE LOCATION WHERE THE FLOOR MEETS THE FOUNDATION WALL. ANY MODIFICATION OF THIS STRUCTURE SHALL CONFORM TO TRPA'S HEIGHT CALCULATIONS.
10. WOODSTOVE TO BE A TRPA APPROVED WOODSTOVE, FIREPLACE INSERT, OR ZERO CLEARANCE FIREPLACE.
11. STRAW BALES ARE NO LONGER ACCEPTABLE FOR TEMPORARY EROSION CONTROL OR MULCH MATERIAL IN THE LAKE TAHOE BASIN. THE USE OF STRAW HAS CONTRIBUTED TO THE SPREAD OF NOXIOUS WEEDS THROUGHOUT THE BASIN. THE USE OF ALTERNATIVES TO STRAW BALES SUCH AS PINE NEEDLE BALES, FILTER FABRIC, COIR LOGS AND PINE NEEDLES OR WOOD MULCHES FOR EROSION CONTROL PURPOSES IS REQUIRED.
12. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. . THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITH IN 30 FEET OF STRUCTURE.
13. LAND CAPABILITY HAS BEEN VERIFIED BY TRPA.

SITE PLAN NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM BROCKWAY VISTA 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 23, 2014 BY WEBB LAND SURVEYING.
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.=(STROMDRAIN MANHOLE IN TROUT AVE.), ELEV=6263.6'
9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

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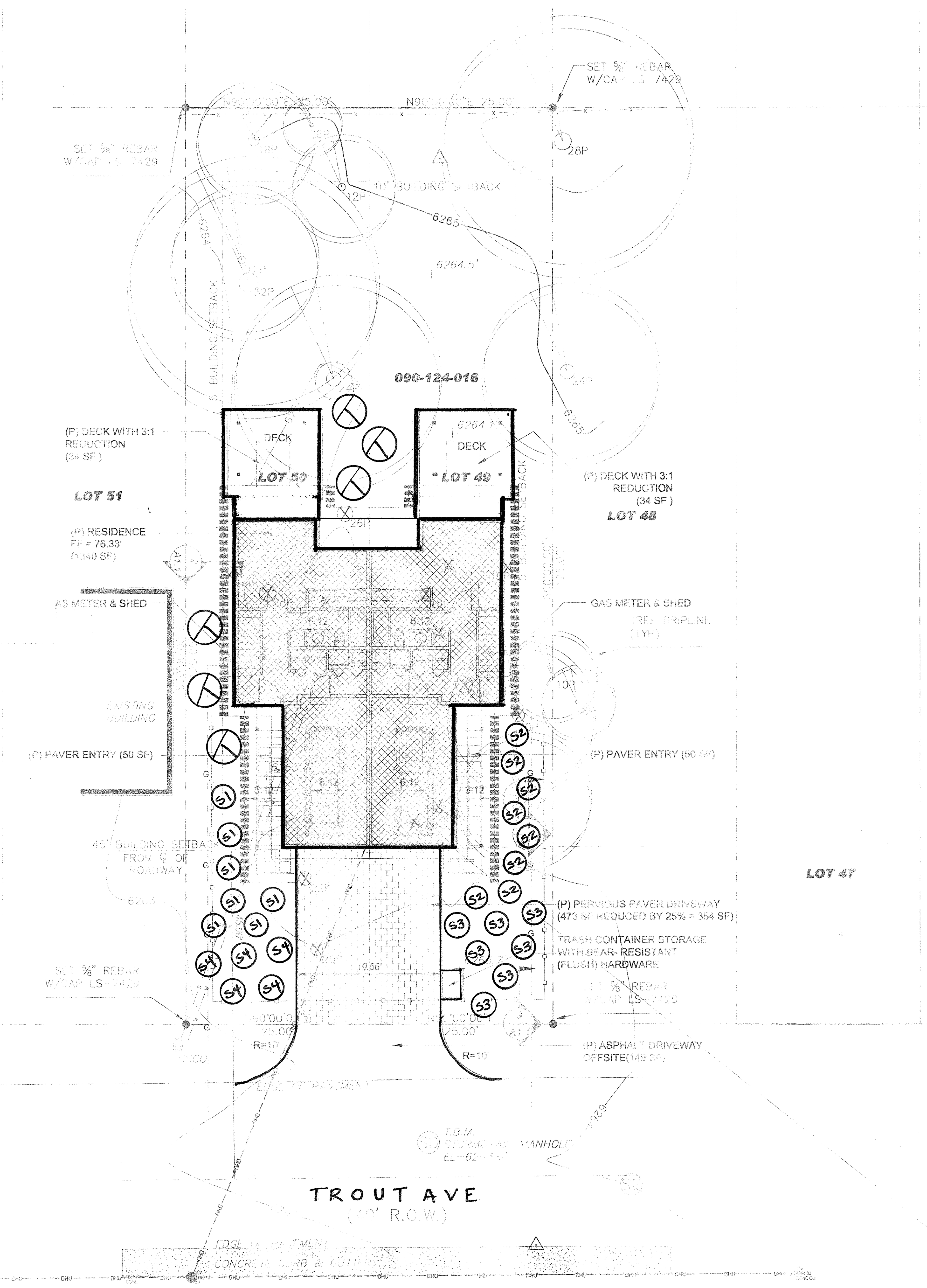
Trout Ave Plant Key:

Trees:

- Populous Tremuloides- Aspen 1"-3" Caliper

5 gallon Shrubs:

- (S1) Cornus cercia- Red Twig Dogwood
- (S2) Ribes nevadense- Sierra Currant
- (S3) Rosa Woodsii- Wild Rose
- (S4) Spirea japonica 'Goldflame'- Goldflame spirea



NORTH TAHOE FIRE

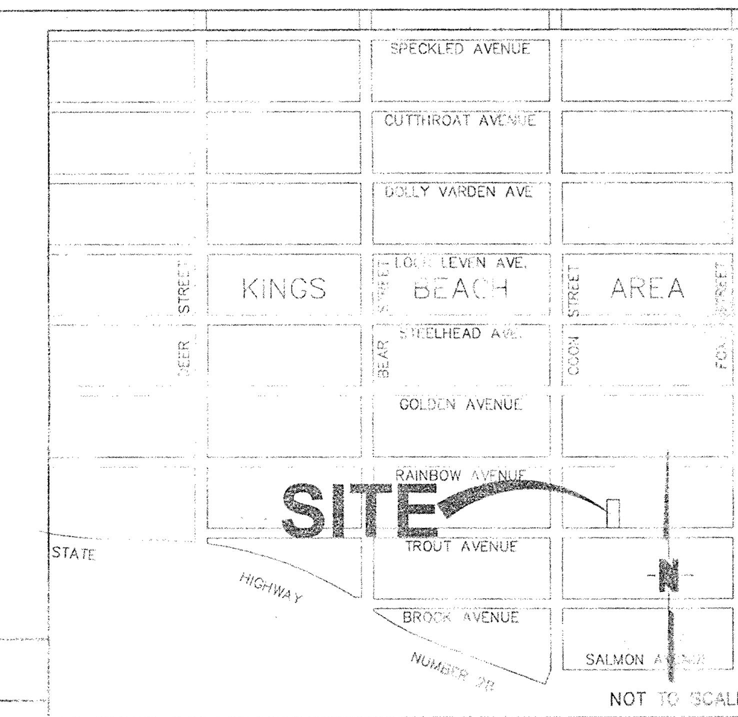
CHECKLIST FOR DETERMINING VEGETATION PARAMETERS TO ACCOMPLISH DEFENSIBLE SPACE

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 TRPA. 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 This list does not represent an interpretation of any TRPA code.

1. ALL DEAD VEGETATION INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
2. ALL RESIDUAL 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 RESIDUAL 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, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE 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 SO LONG 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 standards for the above requirements:

	SLOPE	SPACING
TREES	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 RESIDUAL BRUSH
	20-40%	4 X HEIGHT OF RESIDUAL BRUSH
	40%-UP	6 X HEIGHT OF RESIDUAL BRUSH



VICINITY MAP

LEGEND

Symbol	Description
100	ASSUMED CONTOUR ELEVATION OF 100'
	SET 5/8"REBAR
	FOUND MONUMENT AS NOTED
	DIMENSION POINT ONLY
	SPOT ELEVATION
16"F	16" FIR TREE
16"C	16" CEDAR TREE
16"P	16" PINE TREE
	TREE TO BE REMOVED
	ROCK
	POWER POLE
	WATER VALVE
	SEWER MANHOLE
	AREA TO BE REMOVED AND REVEGETATED
	PROPOSED BUILDING
5985.25'	FINISH FLOOR ELEVATION
	VEGETATION PROTECTIVE FENCING
	EROSION CONTROL FENCE
	CONSTRUCTION FENCE
	FLOW LINE
OHU	OVERHEAD UTILITY
	DRIPLINE OR INFILTRATION TRENCH SEE DETAIL PER PLAN

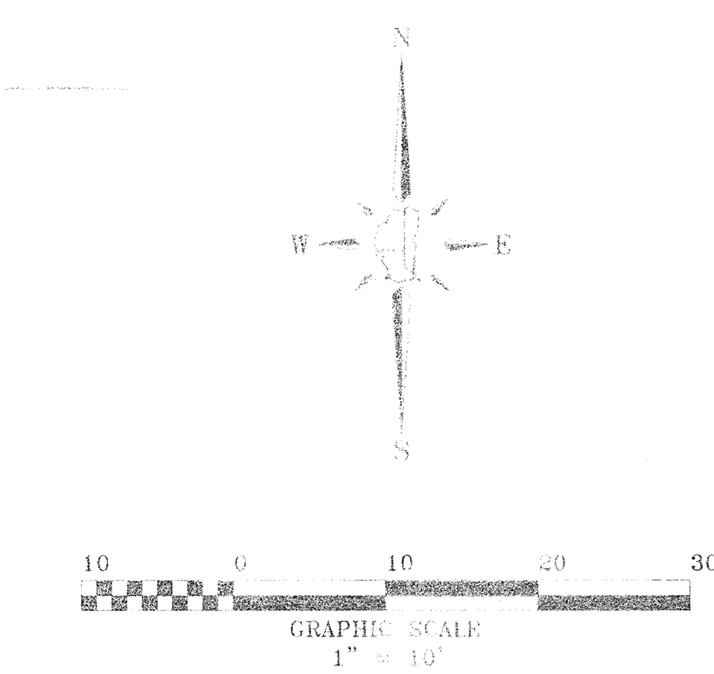
COVERAGE CALCULATIONS

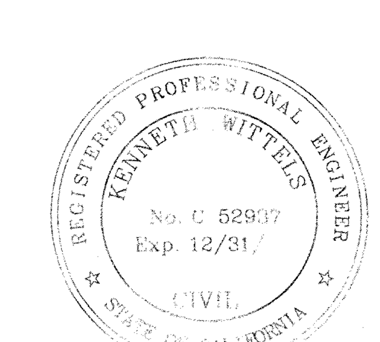
ALLOWABLE COVERAGE

TOTAL AREA LOTS 49 & 50	= 6,250 S.F.
IPES 753 PER TRPA @ 23%	= 1,438 S.F.
TOTAL ALLOWABLE COVERAGE (PURCHASE)	1,800 S.F.

PROPOSED COVERAGE

RESIDENCE	1,340 S.F.
DECKS/STAIRS (WITH 3:1 HT. REDUCTION 68 SF MITIGATED)	0 S.F.
PERVIOUS PAVER DRIVEWAY(473 SF @ 25% REDUCTION)	354 S.F.
PAVER WALKWAY	100 S.F.
TOTAL PROPOSED COVERAGE =	1,794 S.F.
OFFSITE COVERAGE	= 179 S.F.
TOTAL COVERAGE EXEMPTIONS	
DECKS	68 S.F.
PERVIOUS PAVERS	118 S.F.
TOTAL COVERAGE EXEMPTION =	186 S.F.





REVISION NO.	DATE	DESCRIPTION	BY

SITE PLAN

CRESTWOOD CONSTRUCTION INC.
POST OFFICE BOX 8125
TRUCKEE, CA 96143
530-550-9500

WITTELS ENGINEERING INC.
POST OFFICE BOX 1017, TAHOE CITY, CA 96145
710 TAHOE STREET
TAHOE CITY, CALIFORNIA
TELEPHONE (530) 583-6130
FACSIMILE (530) 583-2435

TAHOE TRUCKEE INVESTMENTS DUPLEX
8627 TROUT AVENUE
KINGS BEACH
A.P.N. 090-124-016
PLACER COUNTY CALIFORNIA

SCALE: 1" = 10'
PLOT DATE: JANUARY 7, 2015
DRAWING: 3713A1
PROJECT #: 3713.00
DISK #: KAW
SHEET A1.1