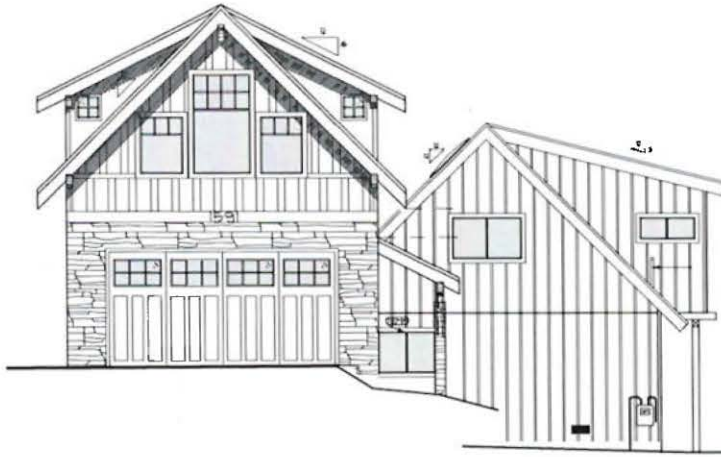


KASAI - RESIDENTIAL ADDITION

1591 Tionontati St.
South Lake Tahoe, CA 96150
EL DORADO COUNTY APN: 081-074-001



VICINITY MAP



- CALL 811 TWO DAYS BEFORE STARTING ANY DIGGING PROJECT
- WAIT FOR THE SITE TO BE MARKED
- RESPECT THE MARKS
- DIG WITH CARE

CONSTRUCTION NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE AND TO NOTIFY ERIC SAMPSON, EL DORADO COUNTY ZONING ADMINISTRATOR, OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

CODES

- THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS SHOWN BELOW:
- 2019 CALIFORNIA BUILDING CODE (CBC) INCLUDING MAJOR TYPICAL (FOR STRUCTURAL)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC) (FOR NON-STRUCTURAL)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - WHERE APPLICABLE AND ANY OTHER PERTINENT LOCAL CODES & ORDINANCES

BUILDING CODE DATA
OCCUPANCY GROUP - R-3.1
TYPE OF CONSTRUCTION - V-B
SPRINKLER - NO
STORIES - 2
RESIDENTIAL UNITS - 1

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2024

BY Eric Sampson/Doe
ZONING ADMINISTRATOR

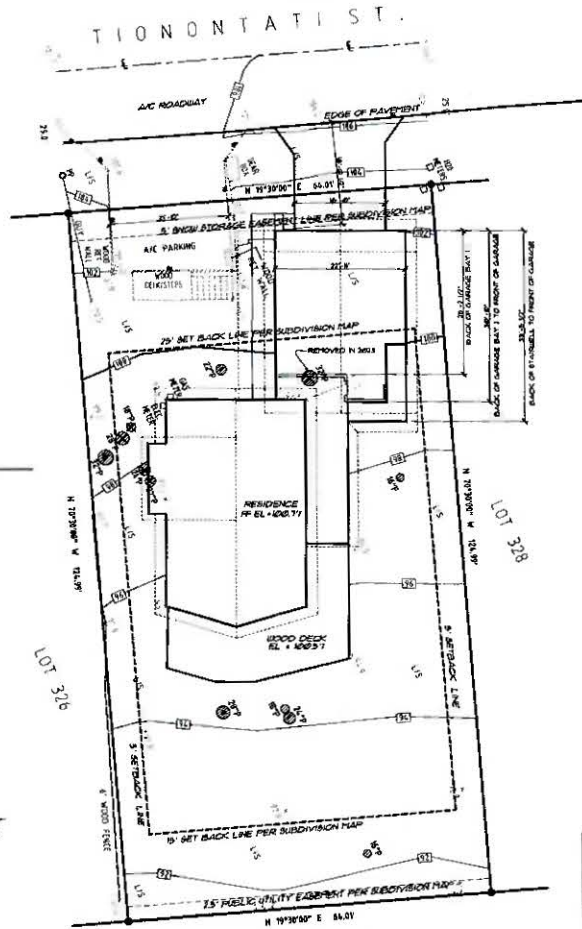
V23-0003

PROPOSED SITE PLAN

Scale: 1"=10'-0"



1' CONTOUR INTERVAL



CLIENT

Chelsea Kasai and Joshua Hanewinkel
1591 Tionontati Street,
South Lake Tahoe, CA 96150
Phone: (Chelsea) 952-210-5212
(Josh) 917-723-6664
Email: (Chelsea) chelsea.kasai@gmail.com
(Josh) joshua.hanewinkel@gmail.com

ENGINEER

Daniel Grant
2259 Rimrock Trail
South Lake Tahoe, CA 96150
Phone: 619-865-8099
Email: daniel@grantstructural.com

CONTRACTOR

(TBD)
Business Name
Phone:
Email:

SURVEYOR

Turner & Associates, Inc.
Land Surveying
Phone: 775-588-5658

SCOPE OF WORK

- *** ADD SECOND FLOOR DORMER ADDITION FOR NEW BATHROOM
- *** ADD CLOSET IN MASTER BEDROOM
- *** ADD RIDGE BEAM

NEW SQUARE FOOT:

DWELLING SF -
GARAGE SF - 0
DECK SF - 0

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

SHEET INDEX

1	C0	COVER SHEET
2	C1	EXISTING SITE PLAN
3	C2	DEFENSIBLE SPACE PLAN
4	C3	BMP PLAN & DETAILS
5	A1	EXISTING FLOOR PLANS
6	A2	EXISTING NORTH&WEST ELEVATIONS
7	A3	EXISTING SOUTH&EAST ELEVATIONS
8	A4	PROPOSED FLOOR PLANS
9	A5	PROPOSED NORTH&WEST ELEVATIONS
10	A6	PROPOSED SOUTH&EAST ELEVATIONS
11	S1	PROPOSED SECTIONS
12	E1	PROPOSED ELECTRICAL PLANS
13	NOTE	2020 CALGREEN NOTES

Südhausen
DESIGN & DRAFT
300 2ND ST. S.
SOUTH LAKE TAHOE, CA 96150
TEL: 916-937-1111
WWW.SUDHAUSEN.COM

COVER

PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST.
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

DATE: 3/20/24
BY: E.S.

ALL WORK
SHOWN IS
BASED ON
FIELD NOTES
AND AS NOTED
HERE.

C0

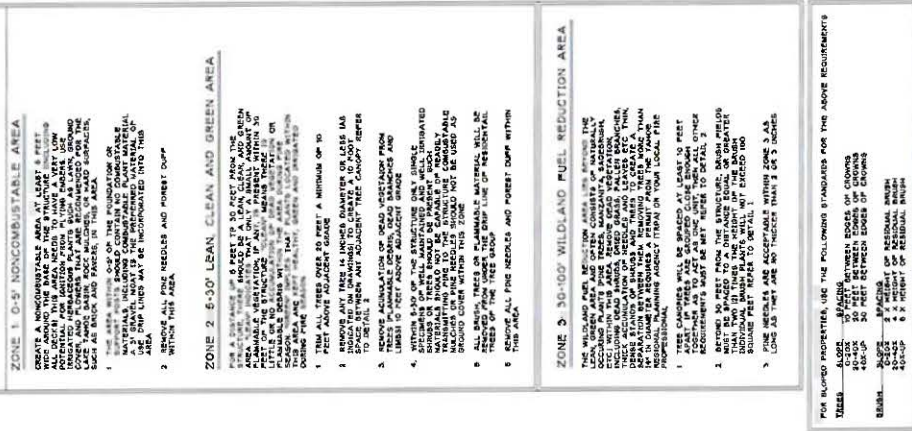
CABLE COVERAGE
CONTINUED DATA
ANALYST DESIGNS.

	LOT INFORMATION	
	LOI AREA	
	AND CAPABILITY CLASS IN)	
	ALLOWABLE COVEROR	
	GROUND FATED COVERAGE	
	RECTIONED COVERAGE	
	ALLLOWED COVERAGE IN RELOCATION	

798 M	6,200 M
44 M	%
	62 M
	32.6 M
	795 M
	2.6 M

DATE March 29, 2024
BY Bret Sampson/dre
ZONING ADMINISTRATOR
V23-0003

02



APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2024

BY Bret Sampson/dre
ZONING ADMINISTRATOR

V23-0003

BMP DETAILS

Dear Tabor Basin Property Owner:

Thank you for your interest in participating in the BMP Retrofit Program! We value your partnership and encourage you to work with us to protect Lake Tahoe.

At this time, we have found that your property includes site characteristics such as high groundwater, steeply sloping soils, rocky soils, or other conditions that make installation of water quality BMPs difficult and/or infeasible. This property is considered "site constrained," therefore, source control BMPs should be installed, which are designed to stabilize sediment on-site, examples are mulching, gravel, erosion and terracing.

Once you have completed source control BMPs for your property, please contact us at 775.755.5170 for a final inspection. Once approved, the property will be issued a "Source Control Certificate," which demonstrates substantial compliance with TRPA requirements for the BMP Retrofit Program (Chapter 10.4, Title 10 of Ordinance 120000). If you are unable to complete source control BMPs, the TRPA will then outline the process to bring your property into full compliance; once implemented, the property will receive a BMP Certificate of Completion.

TRPA will not pursue enforcement action for non-compliance with the BMP Retrofit Program for properties with a valid Source Control Certificate. This Source Control Certificate is transferable to all successors and assigns, and remains valid provided the source control BMPs are maintained and in area used to improve water quality throughout the program is not available.

We appreciate your patience regarding this matter and thank you for doing your part to protect Lake Tahoe.

Sincerely,

Shay Novato
Stormwater Program Manager
Stormwater Management Program

Site Constraint Tracking Form

Property Address	Jurisdiction	APN
1511 Tabor St. South Lake Tahoe	ELDO	081-074-001
Site Evaluation	Agency	Date
Angela Tarnata	TRPA	06/03/2022

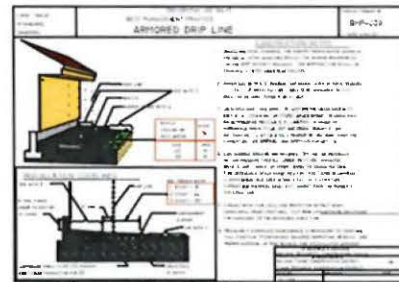
The following site constraints have been identified on your property:

- ☒ Property located in an area with a Seasonal High Water Table/Seasonal Groundwater Zone
- ☒ Property located on steeply sloping soils
- ☒ Property located on rocky soils or in an area with bedrock at or near grade
- ☒ Installation area restricted due to utility obstructions
- ☒ Installation area restricted due to existing structures
- ☒ Steep slopes (10% and steeper)
- ☒ Installation area restricted due to property boundaries
- ☒ Conveyance structures cannot be installed due to underground heating unit
- ☒ Structures located within minimum setbacks to public right-of-way
- ☒ Subsurface contamination
- ☒ Seasonal fire danger/very dry
- ☒ Tahoe Keys property without existing permanent coverage structures pursuant to TRPA Code §36.4.02.1

Evaluation Notes

This project is considered site constrained due to the seasonal water table rising the installation of BMPs is difficult and/or infeasible at this time in terms of stormwater capture and retention. Source control BMPs are required for the property. Source Control BMPs are designed to stabilize sediment on-site, examples include mulching, gravel erosion and terracing. If a site is considered site constrained, the TRPA will then outline the process to bring your property into full compliance; once implemented, the property will receive a BMP Certificate of Completion.

Where applicable, Source Control BMPs also include parking barriers to restrict vehicle access to all unpaved areas without impeding view or travel. Where in traffic impacts and/or disturbed vegetation areas, Source Control BMPs also include parking barriers to restrict vehicle access to all unpaved areas.



N

BMP PLAN

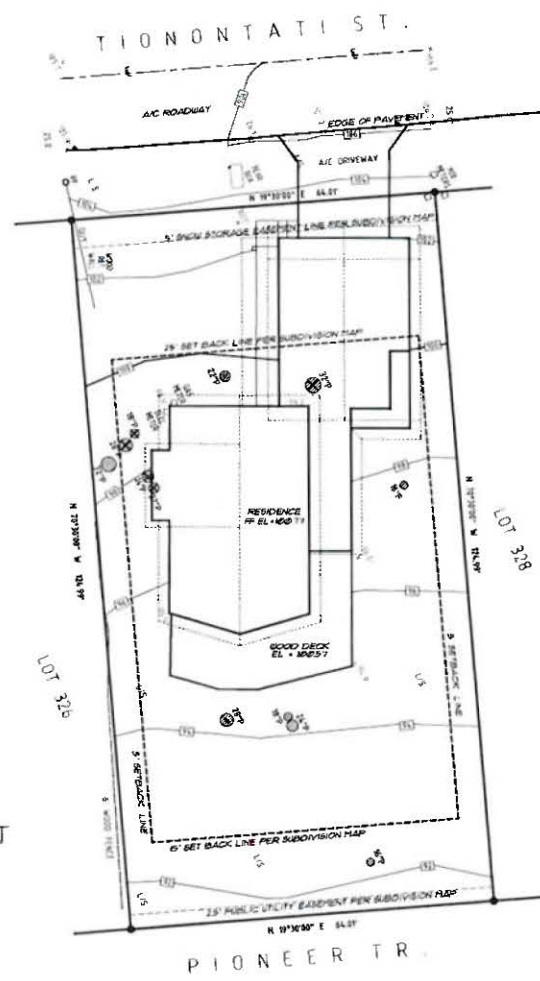
Scale 1"=10'-0"



1" CONTOUR INTERVAL

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

TRPA-SOIL PROTECTION DETAILS



REVEGETATION NOTES:

1. ALL BARRIERS AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDEBOOK OF BEST MANAGEMENT PRACTICES AND LOOSE WITH FINE LAMC TAPED DARK, VEGETATIVE ESTABLISHMENT OF A MULCH MAT EXHIBIT.
 2. EXCAVATION BARRIERS SHALL BE LIMITED TO THE FOUNDATION FOOT PRINT TO MINIMIZE EROSION AND SOIL LOSS. NO GRASS OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BARRIERS FOOTPRINT.
 3. CONSTRUCTION PLANS SHALL BE COMPLETED AT THE TIME OF THE TRPA RETROFIT INSPECTION. ANY REQUIRED MODIFICATIONS SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
 4. PROVIDE A THREE INCH LAYER OF CRUSHED SIV GRANULOMETER ALL BARRIERS.
- FOR ALL AREAS DISTURBED BY CONSTRUCTION, INSTALL TEMPORARY STABILIZATION MEASURES SUCH AS EROSION CONTROL BLANKETS OR HYDROSEEDING TACKLING. COVER A PROPOSED THAT WILL REMAIN OVER WINTER W/ A Durable MATERIAL OF PLASTIC SHEETING. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD THROUGH COMPLETION OF THE PROJECT.
- THIS SITE SHALL BE MONITORED IN ACCORDANCE WITH THE PROVISIONS OF ATTACHMENT B BY OCT 15TH OF EACH CONSTRUCTION SEASON. THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THIS SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.
- ALL BMP DETAILS AND SPECIFICATIONS SHALL BE CONSIDERED WITH THE TRPA HANDEBOOK OF BEST MANAGEMENT PRACTICES. ALL OF THE BMP DETAILS AND INFORMATION MUST BE CAPTURED AND DOWNLOADED AT: <https://www.trpa.gov/landuse/development/bestmanagementpractices>. IF SUB-SURFACE INFILTRATION FACILITIES ARE PROPOSED, IT WILL BE NECESSARY TO LIMIT PHOTO DOCUMENTATION OF SUB-SURFACE INFILTRATION SYSTEMS PRIOR TO ISSUANCE OF A BMP CERTIFICATE OF COMPLETION. THE PHOTOGRAPHS SHALL CLEARLY SHOW THAT THE INFILTRATION SYSTEMS HAVE BEEN INSTALLED AS SPECIFIED ON TRPA APPROVED PLANS.

NOTES

CONSTRUCTION BEGINS AREA SHALL BE LIMITED TO THE MINIMUM VEGETATION PROTECTION FENCING. ALL EXISTING LIGHTING SHALL BE CONSISTENT WITH TRPA CODES OF ORDINANCES CHAPTER 36 SECTION 36.04 EXTERIOR LIGHTING STANDARDS.

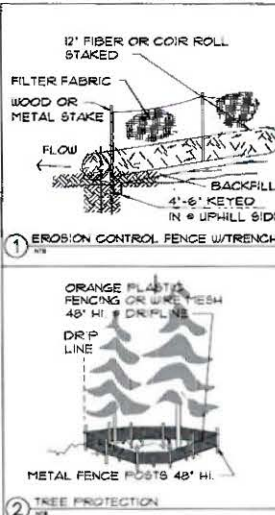
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED THROUGHOUT THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

DRAINAGE

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTION ON LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENTS SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

OWNER IS RESPONSIBLE TO PERPETUATE EXISTING DRAINAGE.

BMP's TEMPORARY



Sudhausen
DESIGN & DRAFT
300 PERRY DR.
SOUTH LAKE TAHOE, CA 96150
E MAIL: sudhausen@sdh.com

BMP PLAN & DETAILS

Project For:
CHELSEA KASAI
1511 Tabor St
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

10/2/2022
10/1/2022

ALL THE
SHOWN ON
THIS PLAN
SHALL BE
MAINTAINED
UNTIL THE
END OF THE
PROJECT

C3



BY Bret Sampson/dre
ZONING ADMINISTRATOR
123-0003

Südhausen
DESIGN & DRAFT
500 544 9037 OFFICE
530 318 1717 CELL
P.O. BOX 10263
SOUTH LAGE PLACE CA 90138
E MAIL: info@sudhausen3d.com

EXISTING FLOOR PLANS

Floor plan of a 200 sq ft mobile home. The layout includes a Kitchen (8'9" CH), Bath (7'5" CH), Living Room (8'9" CH), and two Bedrooms (8'9" CH and 8'0" CH). The plan also shows a Hall (7'5" CH), a Storage Area Under Stairs, and a Deck. Dimensions for rooms and overall exterior measurements are provided. Key features include a kitchen with a refrigerator, stove, and sink; a bathroom with a toilet and shower; two bedrooms; a living room with a fireplace; and a deck. The plan also shows a storage area under the stairs and a closet.

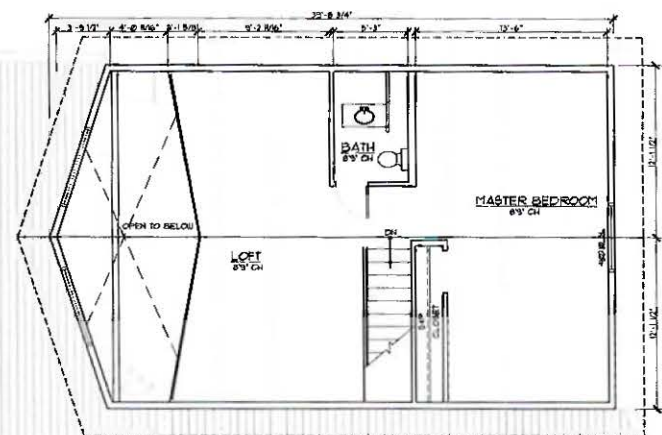
Overall dimensions: 32'-0" (12'-0" + 10'-0" + 10'-0") by 20'-0" (10'-0" + 10'-0").

Room dimensions and features:

- Kitchen:** 8'9" CH. Includes a refrigerator, stove, and sink.
- Bath:** 7'5" CH. Includes a toilet and shower.
- Living Room:** 8'9" CH. Includes a fireplace.
- Bedroom 1:** 8'9" CH.
- Bedroom 2:** 8'0" CH.
- Hall:** 7'5" CH.
- Storage Area:** Under stairs.
- Deck:** Attached to the living room.

Additional features include a storage area under the stairs, a closet, and a deck.

EXISTING FIRST FLOORPLAN



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

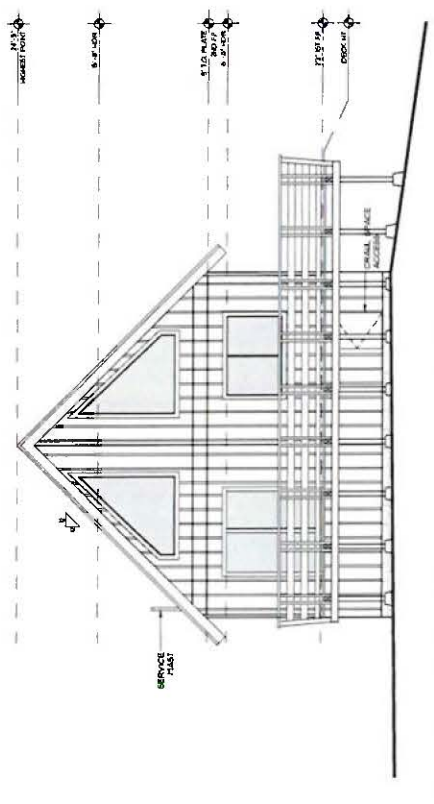
PROJECT FOR
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

 **⚠** **מסכנת חיים**
 ⚠ **מסכנת חיים**

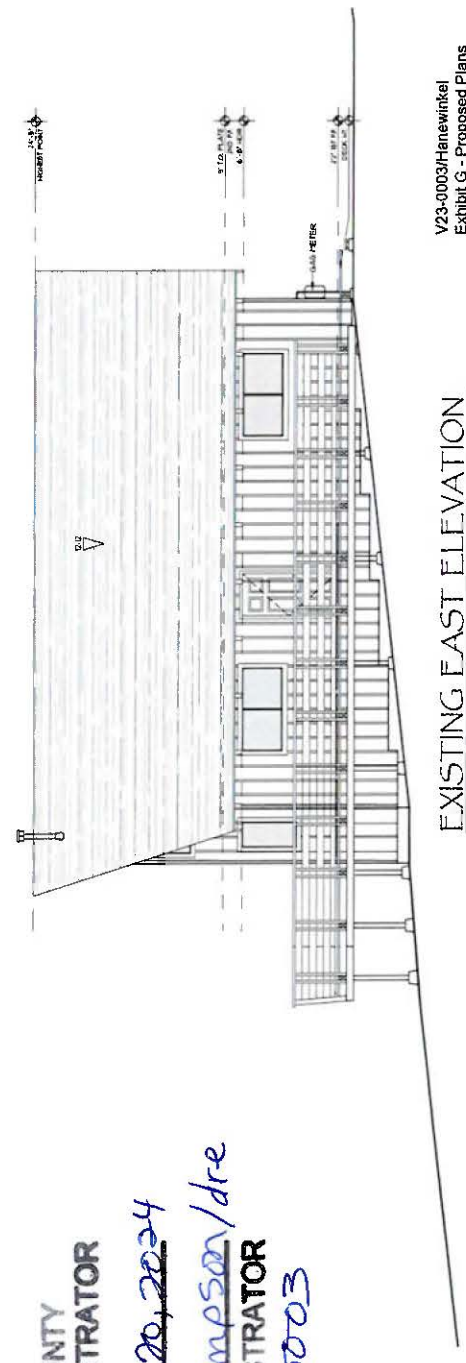
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JANU 87
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DE P&P/Int
ALL DE NOTED
L

STUNG K-

A1



EXISTING SOUTH ELEVATION

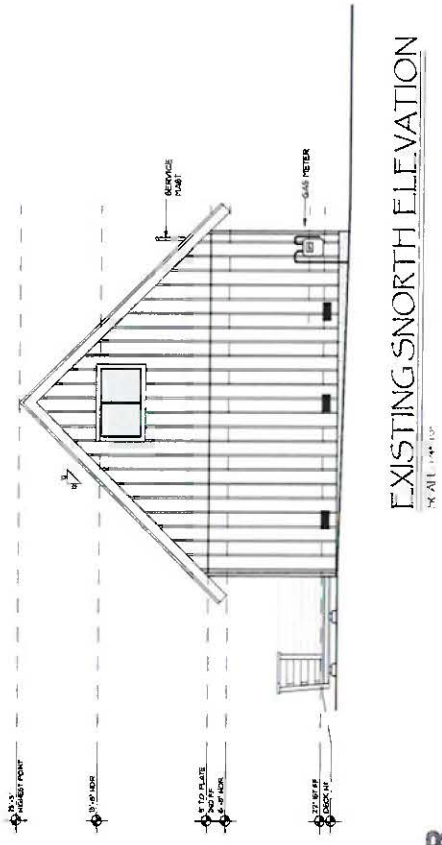


EXISTING EAST ELEVATION

V23-0003/Hanewinkel
Exhibit G - Proposed Plans

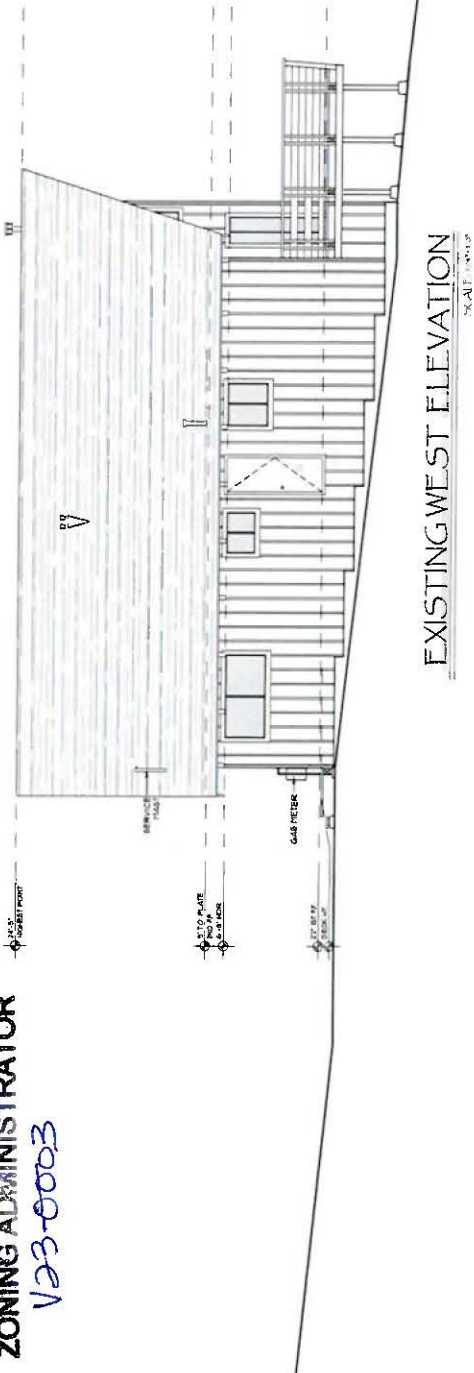
APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 20, 2024
BY Bret Sampson/dre
ZONING ADMINISTRATOR
V23-0003

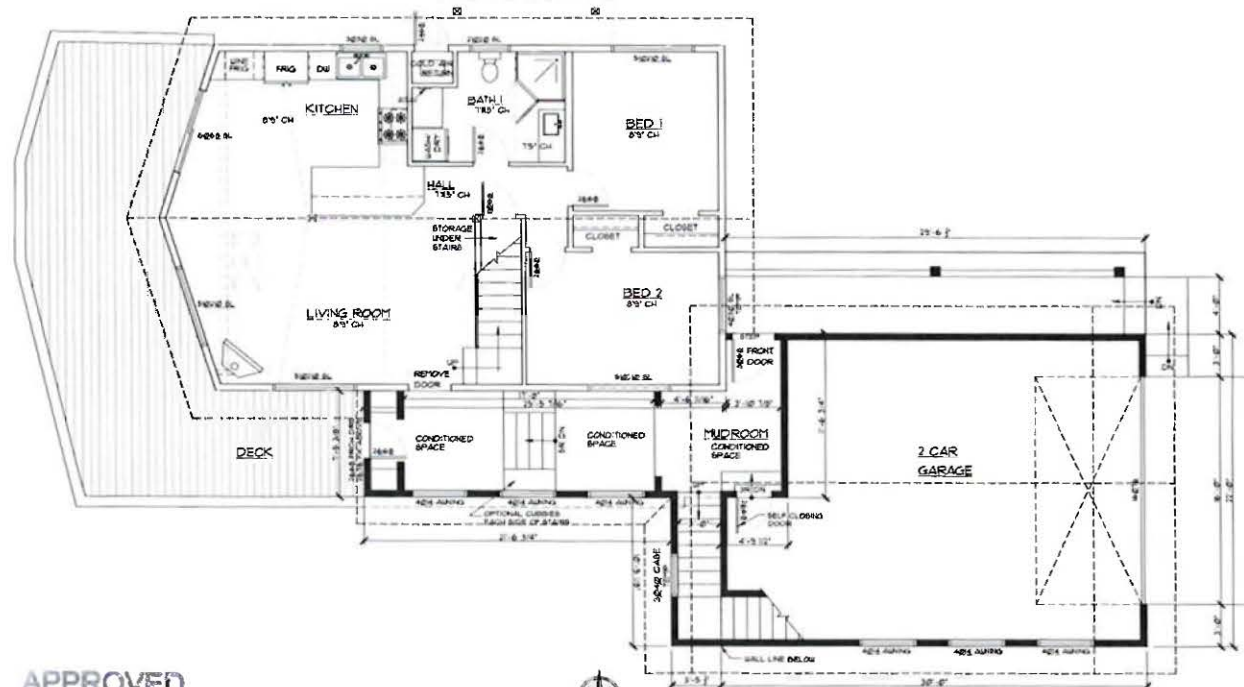
V23-0003/Hanewinkel
Exhibit G - Proposed Plans



APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2024
BY Bret Sampson/dre
ZONING ADMINISTRATOR
V23-0003





PROPOSED FIRST FLOORPLAN

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2024

BY Bret Sampson/dre
ZONING ADMINISTRATOR

V23-0003

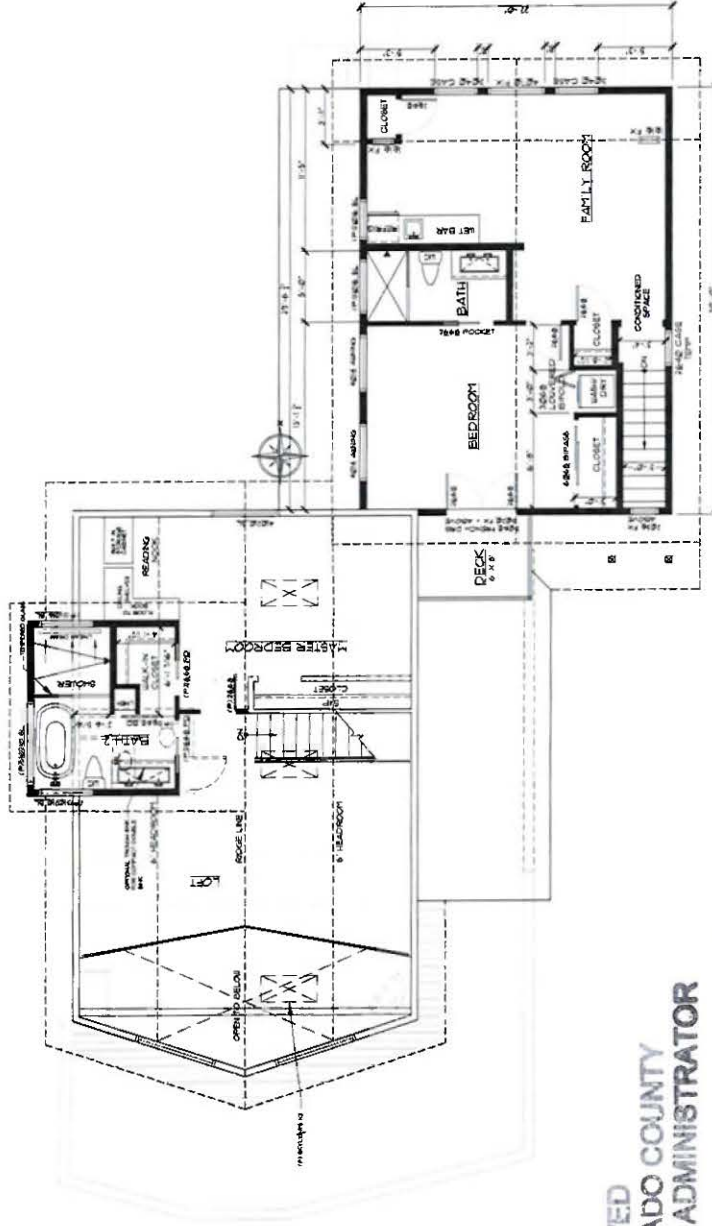
V23-0003/Hanewinkel
Exhibit G - Proposed Plans

PROPOSED FLOOR PLANS
SECOND FLOOR PLAN

PROJECT FOR
CHELSEA KASAI
1591 TIONAWATSI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

DATE: 03/20/2024
BY: Bret Sampson/dre
V23-0003

A4b



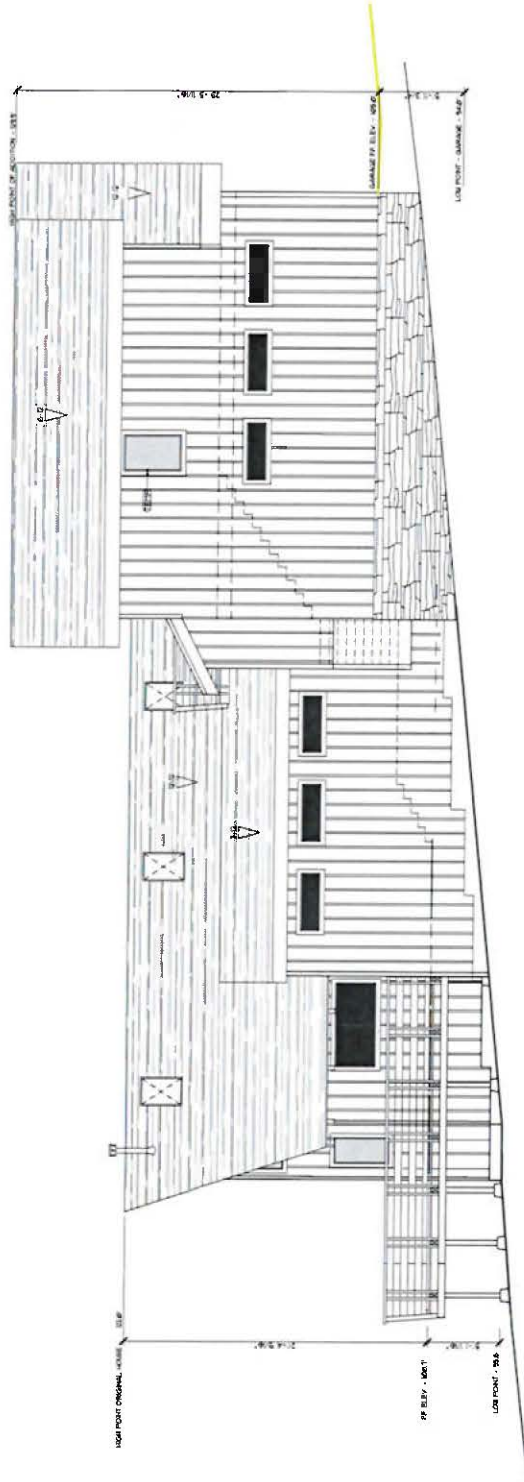
PROPOSED SECOND FLOOR PLAN



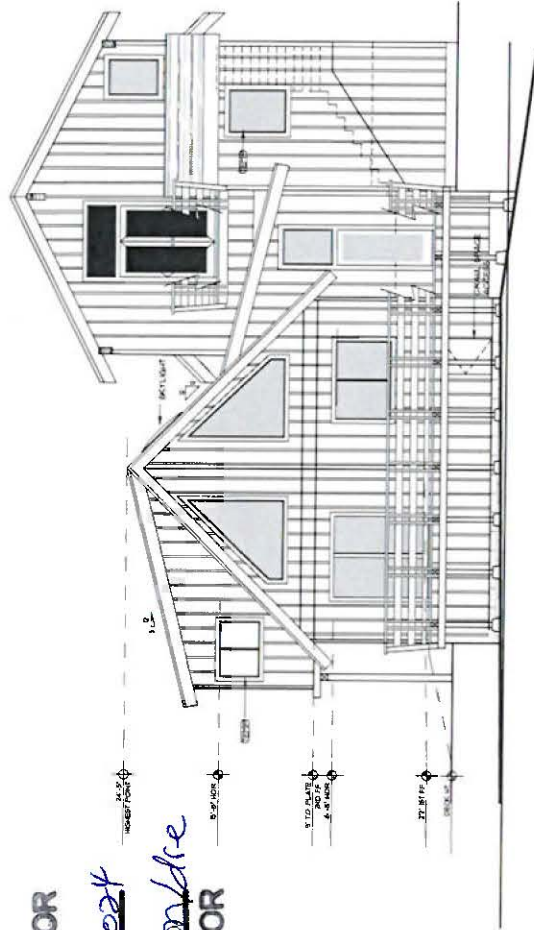
APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2024
BY Bret Sampson/dre
ZONING ADMINISTRATOR
V23-0003

V23-0003/Hanewinkel
Exhibit G - Proposed Plans



PROPOSED EAST ELEVATION
SHEET 1 OF 1
TEMPERED GLASS FOR SAFETY GLAZING



PROPOSED SOUTH ELEVATION
SHEET 2 OF 2
TEMPERED GLASS FOR SAFETY GLAZING

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE March 20, 2021

BY Bret Sampson
ZONING ADMINISTRATOR
V230003