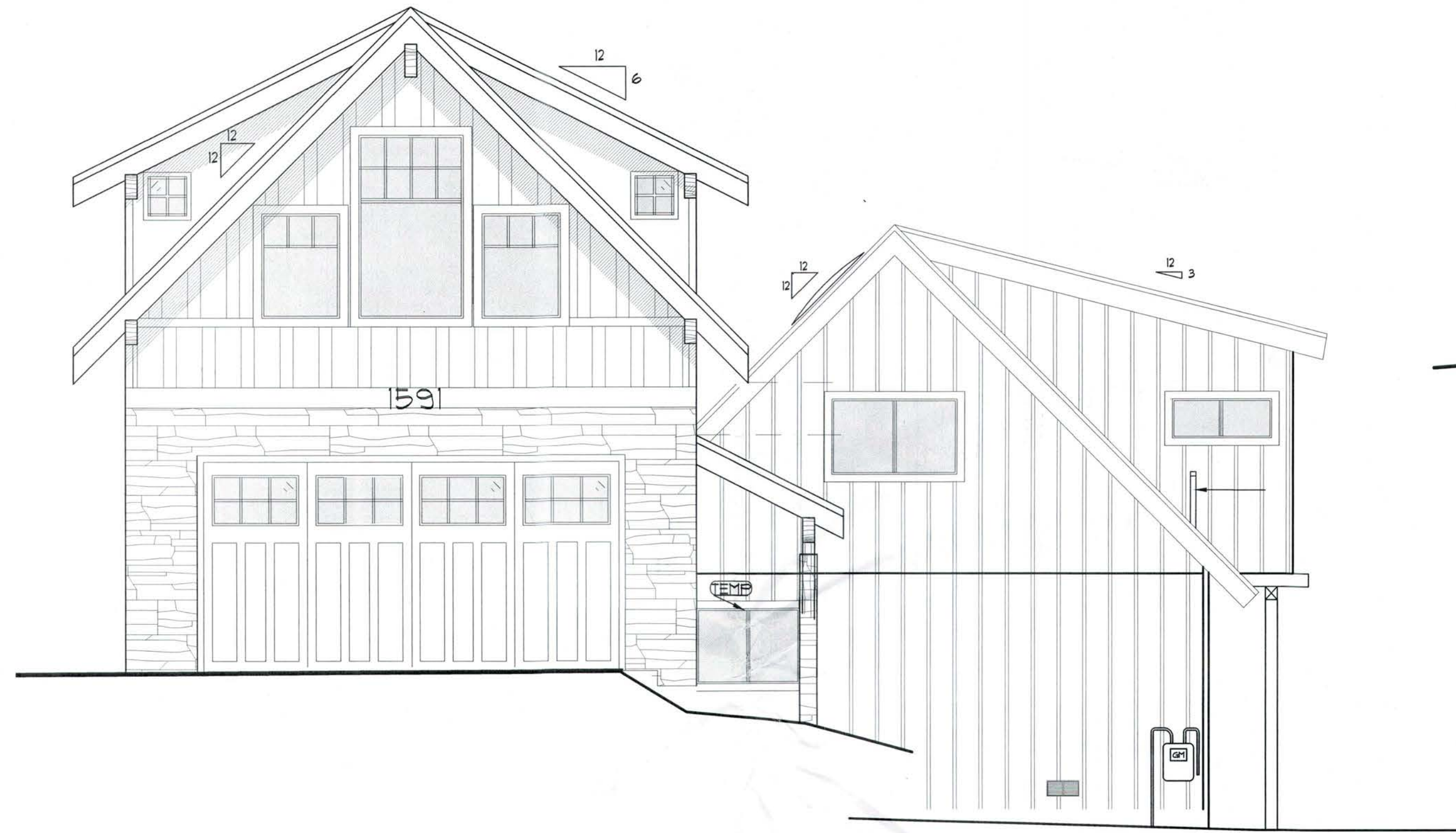


KASAI – RESIDENTIAL ADDITION

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

1) CONSTRUCTION NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS SHOWN AND TO NOTIFY ERIC SUDHAUSEN, NV, RESIDENTIAL DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

2) CODES

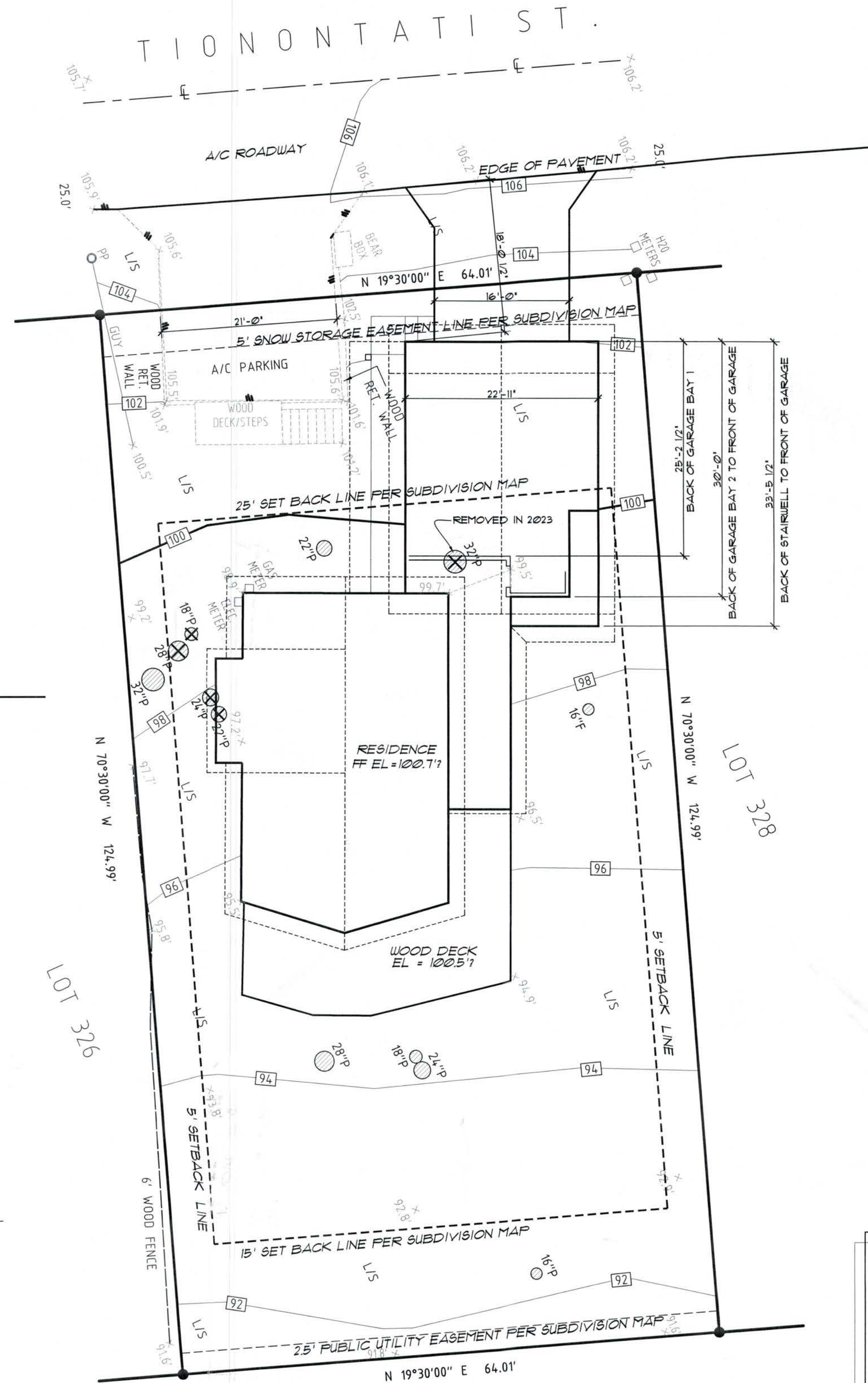
THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS SHOWN BELOW:

- 2019 CALIFORNIA BUILDING CODE (CBC) INCLUDING ASCE 7-05 (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 BUILDING STANDARDS ADMINISTRATION CODE
- 2019 CALIFORNIA GREEN BUILDING
- 2019 CALIFORNIA GREEN BUILDING

STANDARD CODE - WHERE APPLICABLE AND ANY OTHER PERTINENT LOCAL CODES & ORDINANCES

BUILDING CODE DATA

OCCUPANCY GROUP = R-3, U
TYPE OF CONSTRUCTION = V-B
SPRINKLERS = NO
STORIES = 2
RESIDENTIAL UNITS = 1



PROPOSED SITE PLAN

Scale: 1"=10'-0"



1' CONTOUR INTERVAL

CLIENT

Chelsea Kasai and Joshua Hanewinkel
1591 Tionontati Street,
South Lake Tahoe, CA96150
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

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE: March 20, 2024

BY: *Burt Sampson*
ZONING ADMINISTRATOR
V23-0003

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

FILE COPY

V23-0003

Sudhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.318.1717 CELL
530.318.1717 FAX
SOUTH LAKE TAHOE, CA 96158
E-MAIL: eric@sudhausen.com

TITLE:

COVER

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

REVISION: 11/10/2022
 11/17/2022

JOB NO:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: QS noted
FILE:

DRAWING NO:

C0

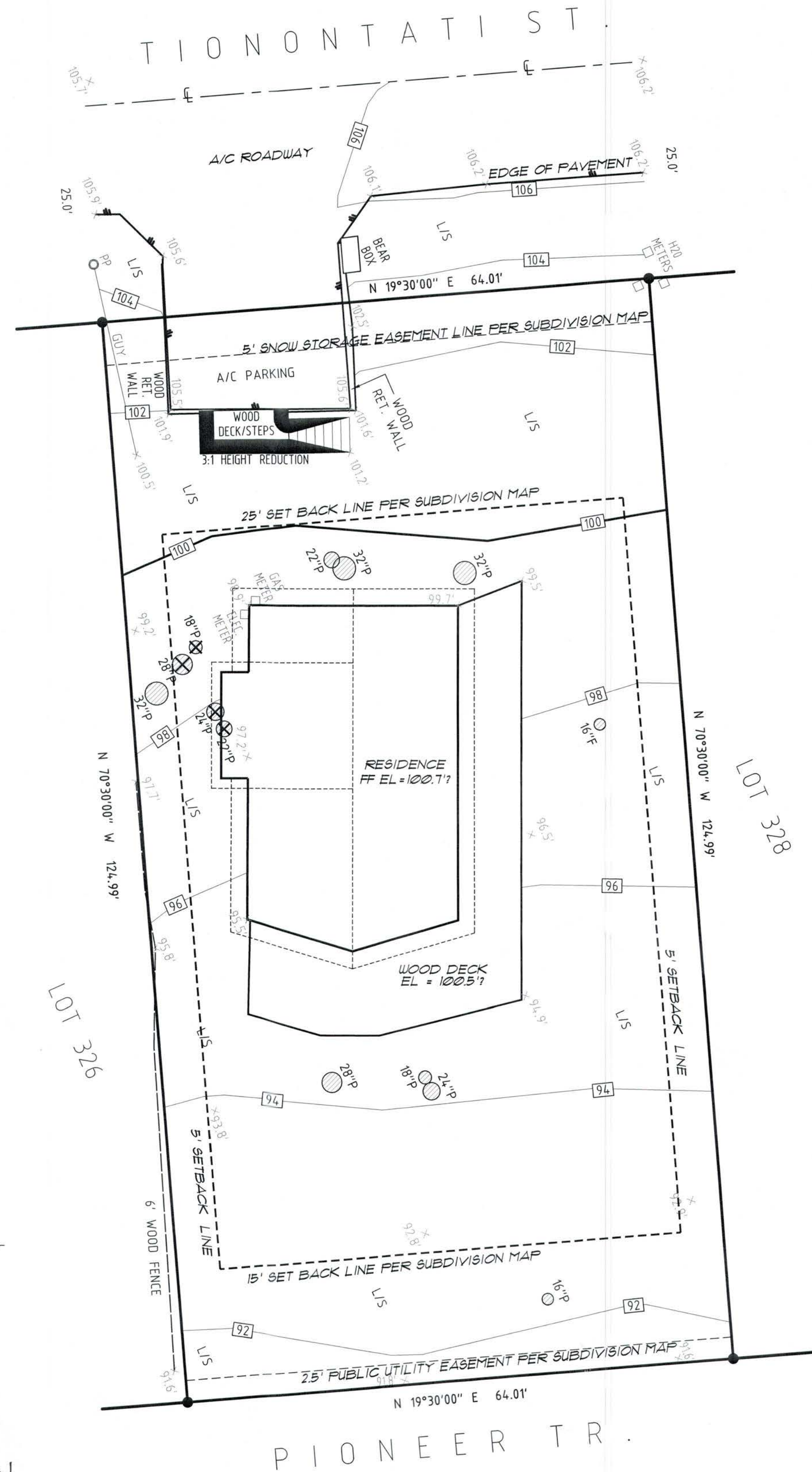
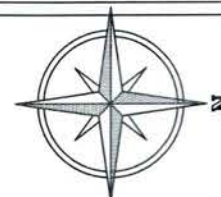
1 of 5 Sheets

SITE PLAN

Scale: 1"=10'-0"



1' CONTOUR INTERVAL



COVERAGE	
RESIDENCE	934
WOOD DECK/STEPS	832
A/C PARKING	238
TOTAL	1104
ESTIMATED OFFSITE COVERAGE	
A/C DRIVEWAY	270
TOTAL	270

COVERAGE TABLE:

ONSITE COVERAGE	EXISTING	PROPOSED	W/ 3:1 HEIGHT REDUCTION	TOTAL
RESIDENCE	934	913	913	913
WOOD DECK	814	0	0	0
TOTAL	1548			

OFFSITE COVERAGE

COMPACTED DIRT

ASPHALT DRIVEWAY:

238 SF

114 SF

LOT INFORMATION

LOT AREA:

LAND CAPABILITY (CLASS B):

ALLOWABLE COVERAGE:

GRAND-FATHERED COVERAGE:

REMOVED COVERAGE:

ALLOWED COVERAGE W/ 15:1 RELOCATION:

TOTAL PROPOSED COVERAGE:

6200 SF

1%

62 SF

2216 SF

198 SF

2010 SF

1910 SF

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 20, 2024
BY Paul Sampson
ZONING ADMINISTRATOR

V23-0003

Südhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.378.1717 CELL
PO BOX 1000
SOUTH LAKE TAHOE, CA 96158
E MAIL: eric@sudhausen.com

TITLE:

EXISTING SITE PLAN

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

REVISION: 11/10/2022
11/17/2022

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING No:

C1

1 of 1 Sheets

ZONE 1: 0-5' NONCOMBUSTABLE AREA

CREATE A NONCOMBUSTABLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECK). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS SUCH AS LAWN, GROUND COVER, AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN, ROCK MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA.

1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTABLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 2: 5-30' LEAN, CLEAN AND GREEN AREA

FOR A DISTANCE OF 5 FEET TO 30 FEET FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN, AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30 FEET OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.

1. TRIM ALL TREES OVER 20 FEET A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE.
2. REMOVE ANY TREE 14 INCHES DIAMETER OR LESS (AS INDICATED ON DRAWINGS) TO CREATE A 10 FOOT SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL 2.
3. REMOVE ACUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10 FEET ABOVE ADJACENT GRADE.
4. WITHIN 5-30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
5. ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDENTIAL TREES OF THE TREE GROUP.
6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 3: 30-100' WILDLAND FUEL REDUCTION AREA

THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREES, MANZANITA, SAGEBRUSH, ETC.) WITHIN THIS AREA. REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES ETC. THIN, DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE LAKE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOUR LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2.
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1.
3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

FOR SLOPED PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

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

LEGEND

- 14" TREE WITH 14" TRUNK DIAMETER AT BREAST HEIGHT
- △ FIRE LODGE POLE
- △ FINE ASPHALT CONCRETE
- △ SPOT ELEVATION
- FOUND 3/4" CAPPED IRON PIPE L8 T88, OR AS NOTED
- GET 8/8" REBAR W/ CAP FL8 T88 OR GET AS NOTED
- ⊗ 14" DEMO-ED TREE

ZONE 1
0-5 FEET FROM STRUCTURE OF BUILDING

ZONE 2
5-30 FEET FROM STRUCTURE OF BUILDING

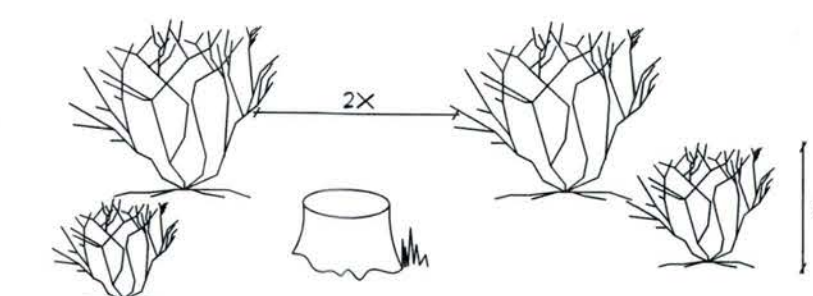
ZONE 3
30-100 FEET FROM STRUCTURE OF BUILDING

DEFENSIBLE SPACE PLAN

Scale: 1"=10'-0"



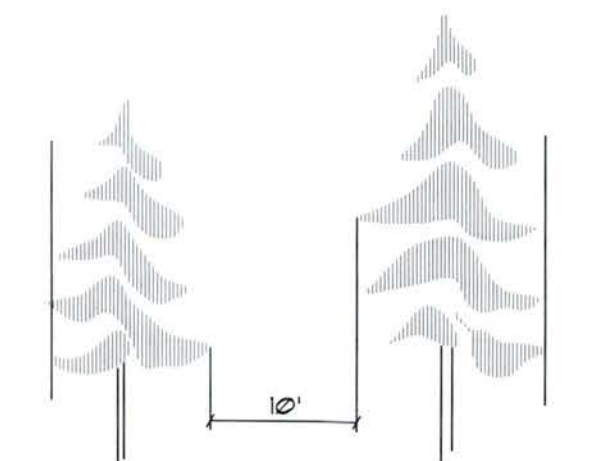
1' CONTOUR INTERVAL



1 SEPARATION BETWEEN TREES & SHRUBS

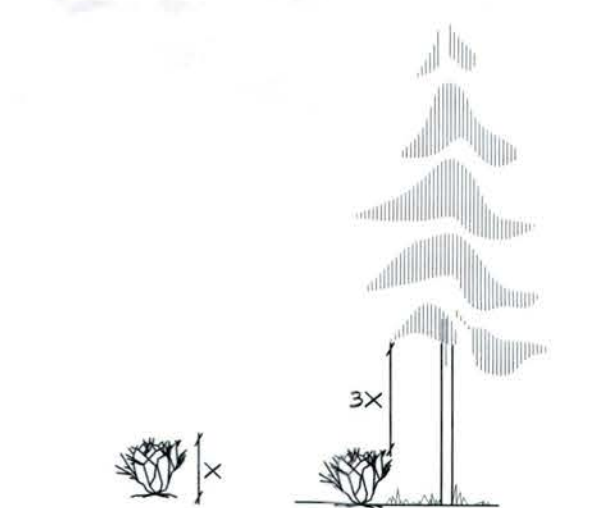
SAGEBRUSH, MANZANITA, HUCKLEBERRY OAK, AND OTHER SHRUBS: ON FLAT TO GENTLY SLOPING TERRAIN, INDIVIDUAL SHRUBS OR SMALL CLUMPS OF SHRUBS WITHIN THE DEFENSIBLE SPACE ZONE SHOULD BE SEPARATED FROM ONE ANOTHER BY AT LEAST TWICE THE HEIGHT OF THE AVERAGE SHRUB. FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER.

FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 2 FEET, THEN THERE SHOULD BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 4 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND/OR DIAMETER.



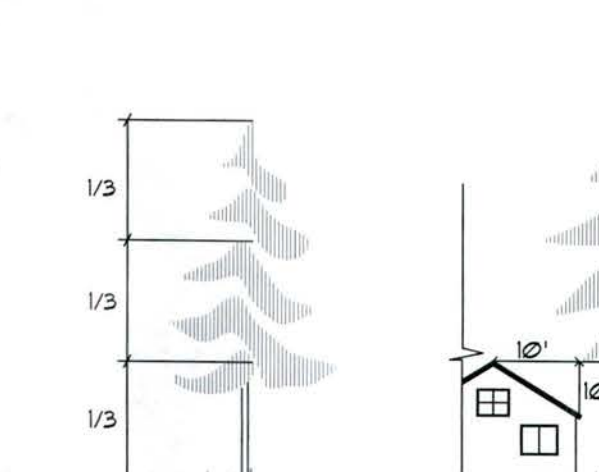
2 FOREST TREES

ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHOULD BE THINNED TO PROVIDE AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TRPA). FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER. STUMPS SHOULD BE CUT SLUSH TO THE GROUND FOR TREES LESS THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6 INCHES OF THE GROUND FOR LARGER TREES. THE STUMPS CUT SURFACE SHOULD BE COATED WITH POWDERED BORAX TO RETARD THE SPREAD OF ROOT DISEASES. WHEN SELECTING TREES FOR REMOVAL, CONSIDER CUTTING UNHEALTHY, DAMAGED, OR WEAK TREES. RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER IF POSSIBLE.



3 SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE, THERE SHOULD BE A SEPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE BURNING IN LOW GROWING PLANTS TO TALLER PLANTS IS CALLED "LADDER FUEL". FOR LARGE TREES, THE RECOMMENDED SEPARATION FOR LADDER FUELS IS THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER. PRUNE BRANCHES FROM LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE BRANCHES. WHEN THERE IS NO UNDERSTORY VEGETATION PRESENT, REMOVE LOWER TREE BRANCHES TO A HEIGHT OF AT LEAST FIVE FEET ABOVE GROUND. DURING FIRE, THIS WILL HELP PREVENT BURNING NEEDLES AND TWIGS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.



4 GUIDELINES FOR TRIMMING TREES

ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF 10'-0" FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.

ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE 10' FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF THIS WOULD REQUIRE REMOVAL OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE, THEN THE ENTIRE SHEET SHOULD BE REMOVED.

TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10' OF THE GROUND.

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE: March 20, 2024

BY: Bart Samsonville
ZONING ADMINISTRATOR
V23-0003

V23-0003

TITLE:

Dear Tahoe Basin Property Owner:

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

At this time, we have found that your property includes site characteristics such as high groundwater, slow permeability soils, rocky soils, or other conditions that make installation of infiltration 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 armoring and terracing.

Once you have completed source control BMPs for your property, please contact us at 775/589-5202 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 60.4, TRPA Code of Ordinances). However, if an area-wide or regional water quality treatment program becomes available, the Source Control Certificate no longer demonstrates substantial compliance. 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 noncompliance 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 an area-wide or regional water quality treatment program is not available.

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

Sincerely,

Shay Navarro
Stormwater Program Manager
Stormwater Management Program

Site Constraint Tracking Form

Property Address:	Jurisdiction:	APN:
1591 Tionontati St, South Lake Tahoe	ELDO	081-074-001
Site Evaluator:	Agency:	Date:
Angela Turrietta	TRPA	08/03/2022

The following site constraint(s) has/have been identified on your property.

- ☒ Property located in an area with a Seasonal High Water Table/Stream Environment Zone
- ☒ Property located on slow soils (Ksat $\leq 1"/hr$)
- ☐ Property located on rocky soils or in an area with bedrock at or near grade
- ☐ Infiltration area restricted due to utility placement
- ☐ Infiltration area restricted due to retaining structures
- ☐ Steep slopes / Cut and fill slopes
- ☐ Infiltration area restricted due to property boundaries
- ☐ Conveyance structure cannot be installed due to underground heating unit
- ☐ Structure located with no/minimal setback to public right-of-way
- ☐ Subsurface contamination
- ☐ Seasonal Use Driveway only
- ☐ Tahoe Keys property, unless utilizing pervious coverage exemption pursuant to TRPA Code §30.4.6.D.1

Evaluator Notes:

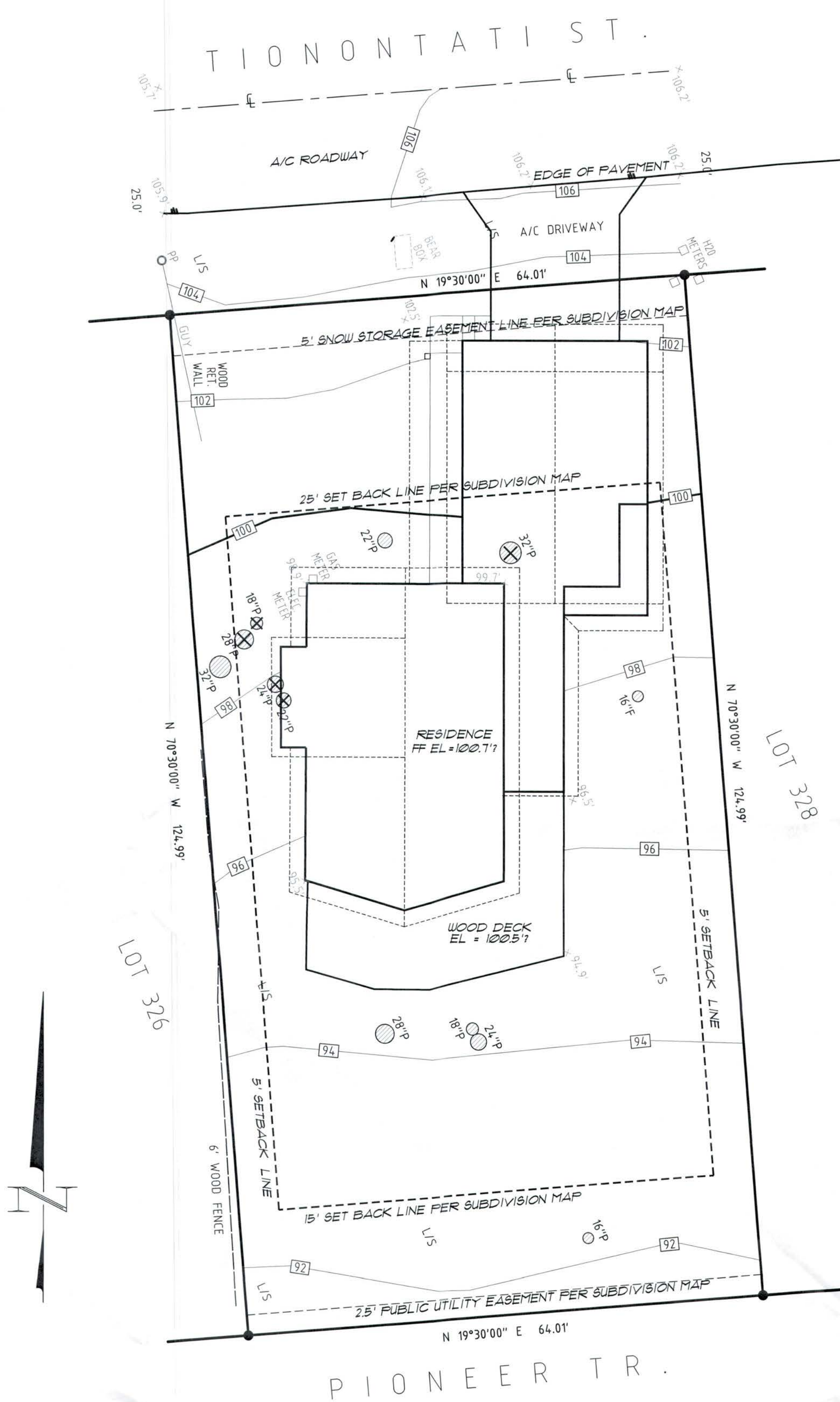
This parcel is considered site constrained due to the reason(s) stated above making the installation of full infiltration BMPs difficult and/or infeasible at this time in terms of stormwater capture and infiltration. However, source control BMPs are still required for the property. Source Control BMPs are designed to stabilize sediment on-site; examples include mulching, gravel armoring and terracing. Fire-defensible space BMPs are also required. No combustible materials, including woody vegetation or wooden borders for infiltration systems, are permitted within 5 feet of any structure. Remove tree limbs that are within 5' of chimneys, decks and roofs of structures. Property must meet FDS requirements in all zones.

Where applicable, Source Control BMPs also include parking barriers to restrict vehicle access to all unpaved areas without impeding snow removal practices. Vehicle traffic compacts soil and disturbs vegetated areas. Please keep this in mind when installing the parcel BMPs on this property.

BMP DETAILS

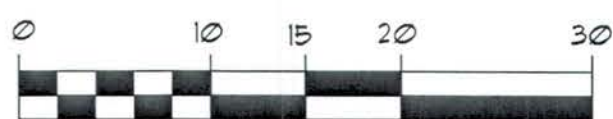
LAKE TAHOE STANDARD DRAWING	(RESIDENTIAL USE ONLY) BEST MANAGEMENT PRACTICE ARMORED DRIP LINE	PROJECT DRAWING NO. BMP-009 DATE: 11-4-2020
CONSTRUCTION NOTES		
1. UNLESS SPECIFIED OTHERWISE, THE MINIMUM TRENCH WIDTHS SHOWN IN THE INSTALLATION GUIDELINES REFLECT THE MINIMUM REQUIREMENTS FOR THE BMP RETROFIT PROGRAM. SEE BMP-002 FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.		
2. ARMOR SOIL WITH A 3" MINIMUM CONTINUOUS LAYER OF ROCK. REACHED 3/4" TO 1 1/2" GRAIN ROCK OR COBBLE IS RECOMMENDED. FLATWE ROCK CAN BE SUBSTITUTED IF AVAILABLE.		
3. ON SLOPED DRIP LINES OVER 10%, CONTAIN THE DRAIN ROCK WITH RAFFLES AS SHOWN OR SUBSTITUTE LARGER RIPRAP FOR DRAIN ROCK. AN ALTERNATIVE PRACTICE IS TO CONSTRUCT A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY RUNOFF TO AN INFILTRATION SYSTEM LOCATED A MINIMUM OF 100' AWAY FROM THE FOUNDATION. SEE BMP-004 AND BMP-005 FOR DETAILS.		
4. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED CONCRETE BLOCK, STONE, COBBLE, OR OTHER LANDSCAPE EROSION MATERIAL. FIVE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE REQUIRE A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.		
5. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LVDFIREDEFENSE.ORG FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.		
6. REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF THE DEBRIS AND ACCUMULATED SEDIMENT.		
NATURAL RESOURCE PROTECTION DISTRICT NEVADA TAHOE CONSERVATION DISTRICT FIRE DEFENSIBLE SPACE REQUIREMENTS		
INSTALLATION GUIDELINES		
MIN. TRENCH WIDTH: 1. STORY = 18" 2. STORY = 24" 3. STORY = 30"		
MIN. FINISH GRADE TO BOTTOM OF DRAIN: 1' MIN.		
SUBGRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 50'		
DRAIN ROCK 3" DEPTH		
CONTAINMENT BORDER SEE NOTE 5		

TRPA-SOIL PROTECTION DETAILS



BMP PLAN

Scale: 1"=10'-0"



1' CONTOUR INTERVAL

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE: March 20, 2024
BY: Beth Sampson, Jr.
ZONING ADMINISTRATOR
V.23-0003

REVEGETATION NOTES:

- ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
- EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOT PRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BUILDING FOOTPRINT.
- 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.
- PROVIDE A THREE INCH (3") LAYER OF CRUSHED 3/4" DRAINROCK BENEATH ALL RAISED DECKS.

FOR ALL AREAS DISTURBED BY CONSTRUCTION, INSTALL TEMPORARY STABILIZATION MEASURES SUCH AS EROSION CONTROL BLANKETS OR HYDROMULCH/W/ TACKIFIERS. COVER STOCKPILES THAT WILL REMAIN OVER WINTER W/ A DURABLE MATERIAL OR PLASTIC SHEETING. THESE MEASURES SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

THIS SITE SHALL BE WINTERIZED IN ACCORDANCE W/ THE PROVISIONS OF ATTACHMENT R 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 SIT PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.

ALL BMP DETAILS AND SPECIFICATIONS SHALL BE CONSISTENT WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. ALL OF THE BMP HANDBOOK DETAILS AND INFORMATION SHEETS CAN BE VIEWED AND DOWNLOADED AT: [HTTP://WWW.TAHOEBMP.ORG/BMPHANDBOOKCH4.ASPX](http://WWW.TAHOEBMP.ORG/BMPHANDBOOKCH4.ASPX). IF SUB-SURFACE INFILTRATION FACILITIES ARE PROPOSED, IT WILL BE NECESSARY TO SUBMIT 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 STAGING AREA SHALL BE LIMITED TO WITHIN THE PERIMETER VEGETATION PROTECTION FENCING.

ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, CHAPTER 30, SECTION 30.8, EXTERIOR LIGHTING STANDARDS.

ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

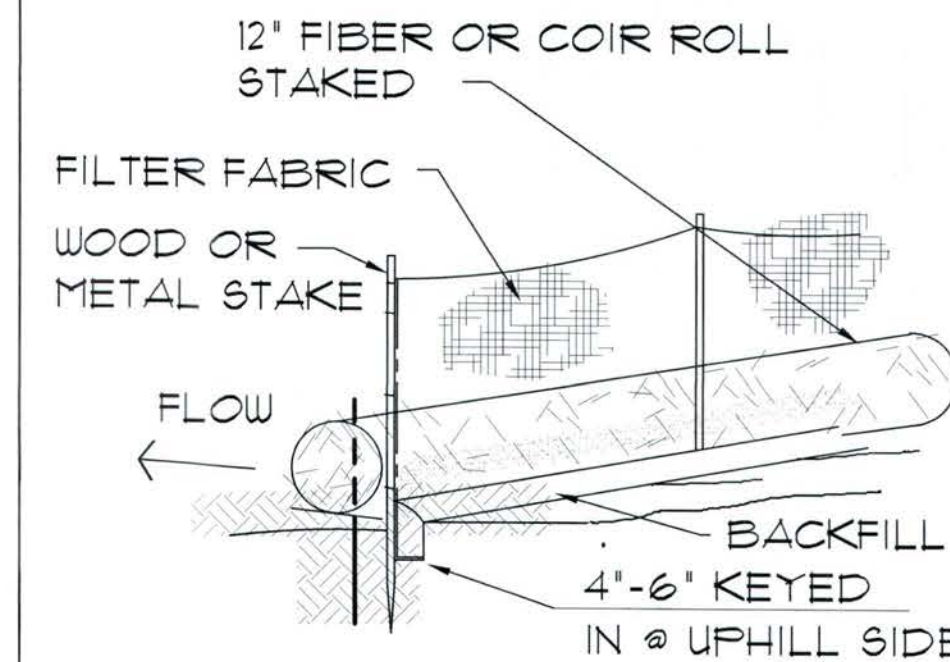
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

DRAINAGE

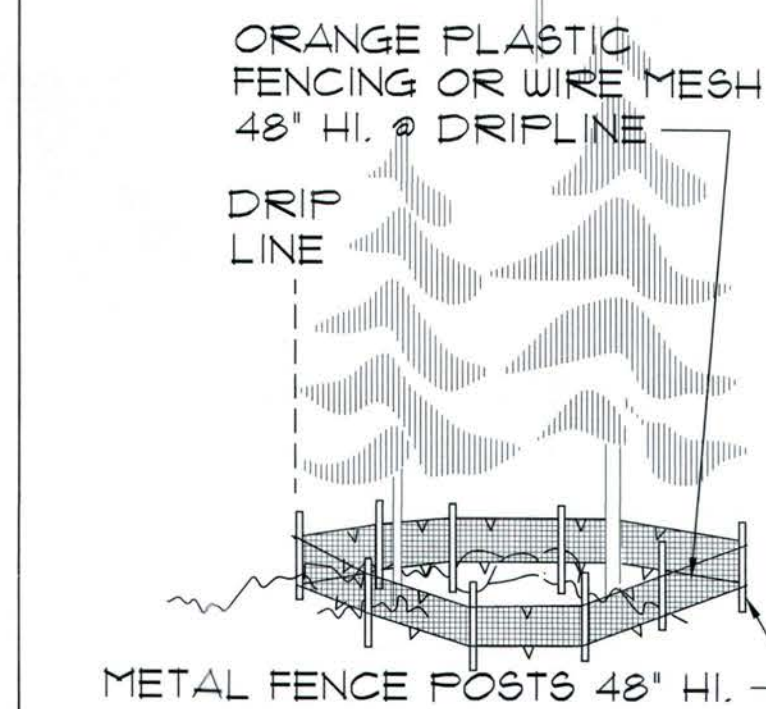
THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT 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



① EROSION CONTROL FENCE W/TRENCH



② TREE PROTECTION

Südhausen
DESIGN & DRAFT
530 E. 10TH ST. OFFICE
530.318.7717 CELL
P.O. BOX 10363
SOUTH LAKE TAHOE, CA 96158
E-MAIL: eric@sudhausen.com

TITLE:

BMP PLAN & DETAILS

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

REVISION: Δ 11/10/2022
 Δ 11/17/2022

JOB NO:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING NO:

C3

V23-0003

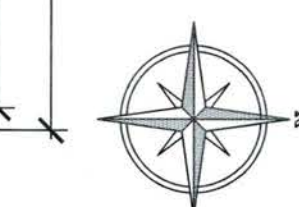
1st Sheets

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

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING No. _____

1 of 2 Sheets



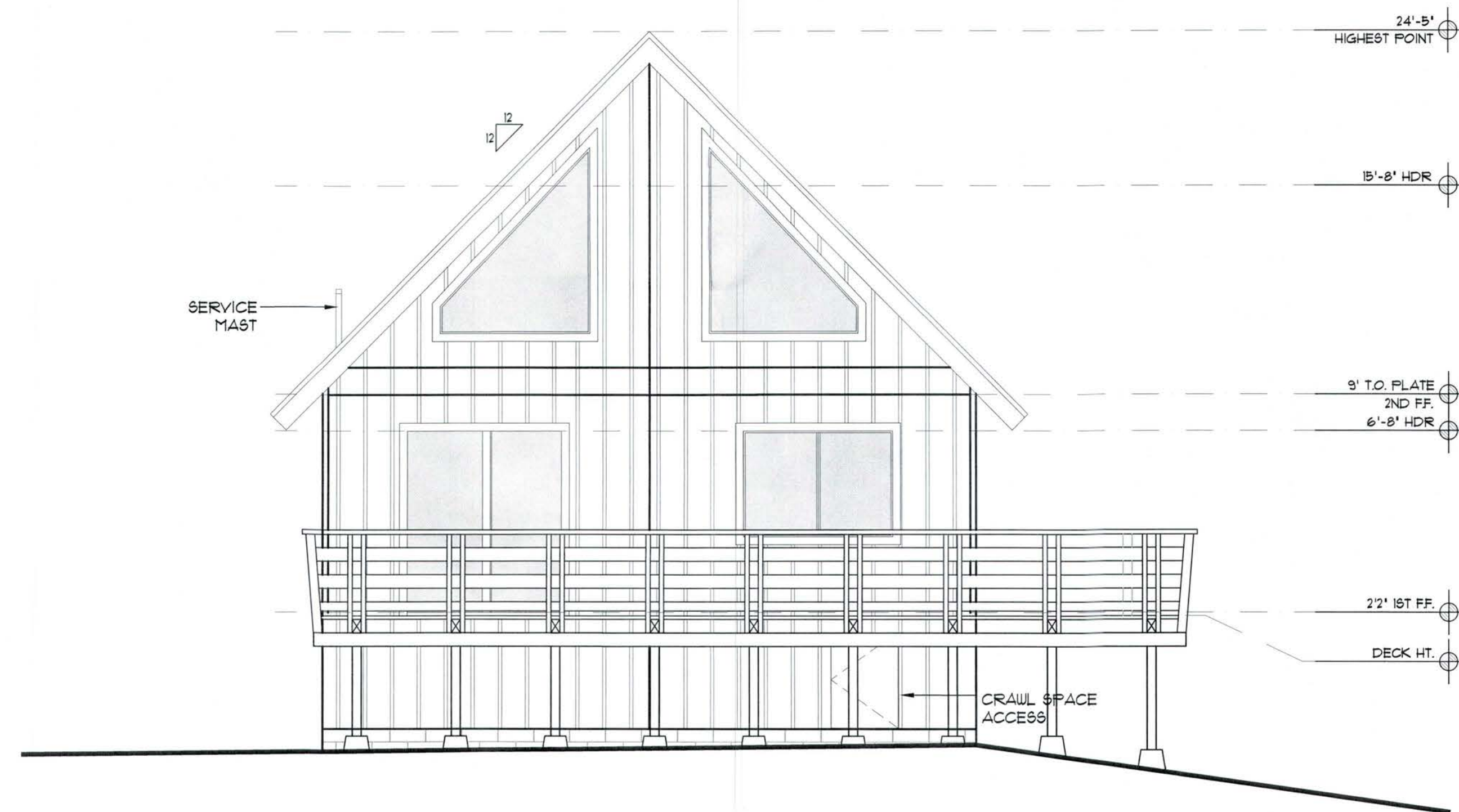
SCALE: 1/4"=1'0"



SCALE: 1/4"=1'0"

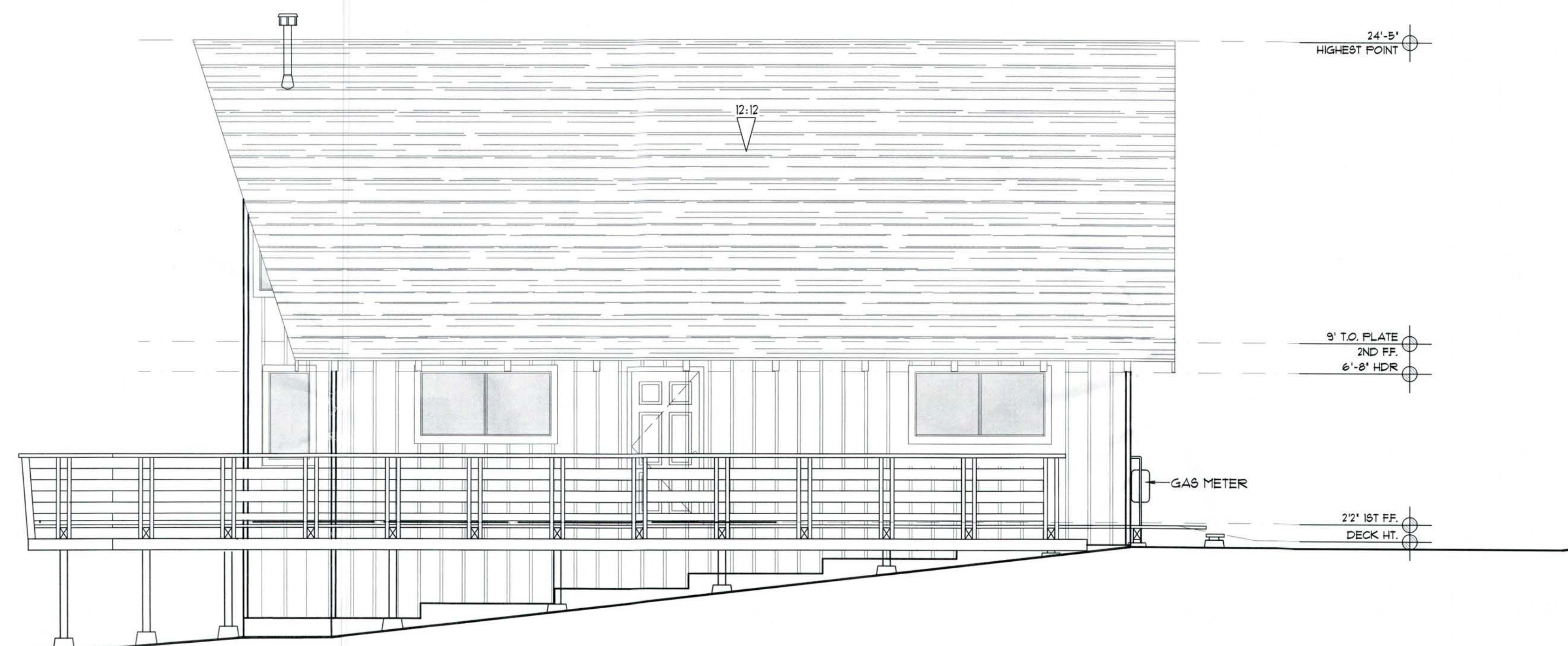
SCALF: $1/4'' = 1'0''$

V23-0003



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'0"



EXISTING EAST ELEVATION

SCALE: 1/4"=1'0"

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE: *March 26, 2024*
BY: *Burt Sampson/Re*
ZONING ADMINISTRATOR
V23-0003

V23-0003

Südhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.316.1717 CELL
P.O. BOX 10363 SOUTH LAKE TAHOE, CA 96158
EMAIL: enclodage@aol.com

TITLE:

EXISTING ELEVATIONS
NORTH AND WEST

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

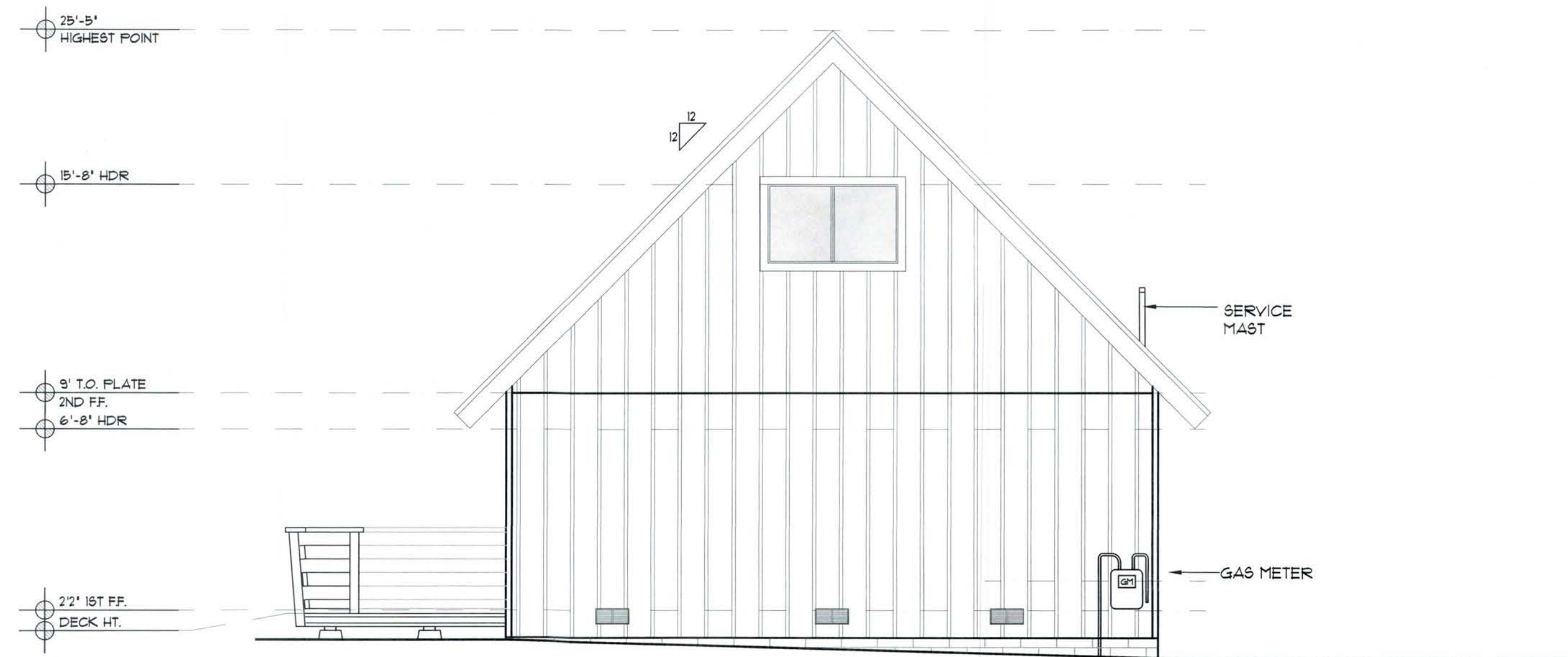
REVISION: 11/10/2022
 11/17/2022

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: QS noted
FILE:

DRAWING No:

A2

1 of Sheets



EXISTING SNORTH ELEVATION

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





EXISTING WEST ELEVATION

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

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE: *March 22, 2024*
BY: *Burt Sampson*
ZONING ADMINISTRATOR
183-0003

EXISTING ELEVATIONS SOUTH AND EAST

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

REVISION:  11/10/2022
 11/17/2022

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: QS noted
FILE:

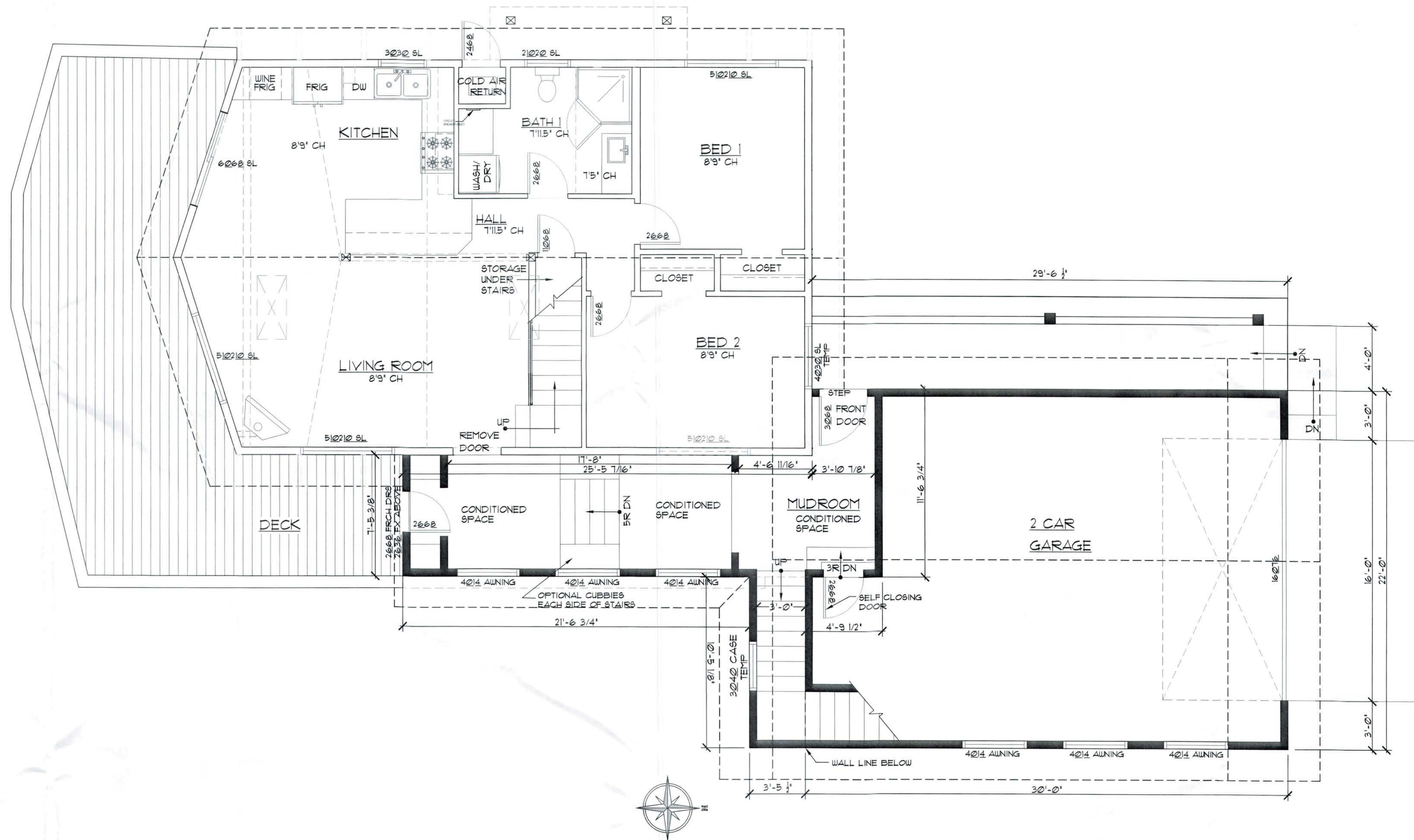
DRAWING No:

A3

1 of Sheets

Südhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.318.1717 CELL
P.O. BOX 10363
SOUTH LAKE TAHOE, CA 96158
EMAIL: eric@sudhausen.com

V23-0003



PROPOSED FIRST FLOORPLAN

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 20, 2024
BY Burt Sampson/dre
ZONING ADMINISTRATOR

V23-0003

Südhausen
DESIGN & DRAFT
5303 1717 CELL
P.O. BOX 10363
SOUTH LAKE TAHOE, CA 96158
E MAIL: ericdodger@aol.com

PROPOSED FLOOR PLANS
FIRST FLOOR PLAN

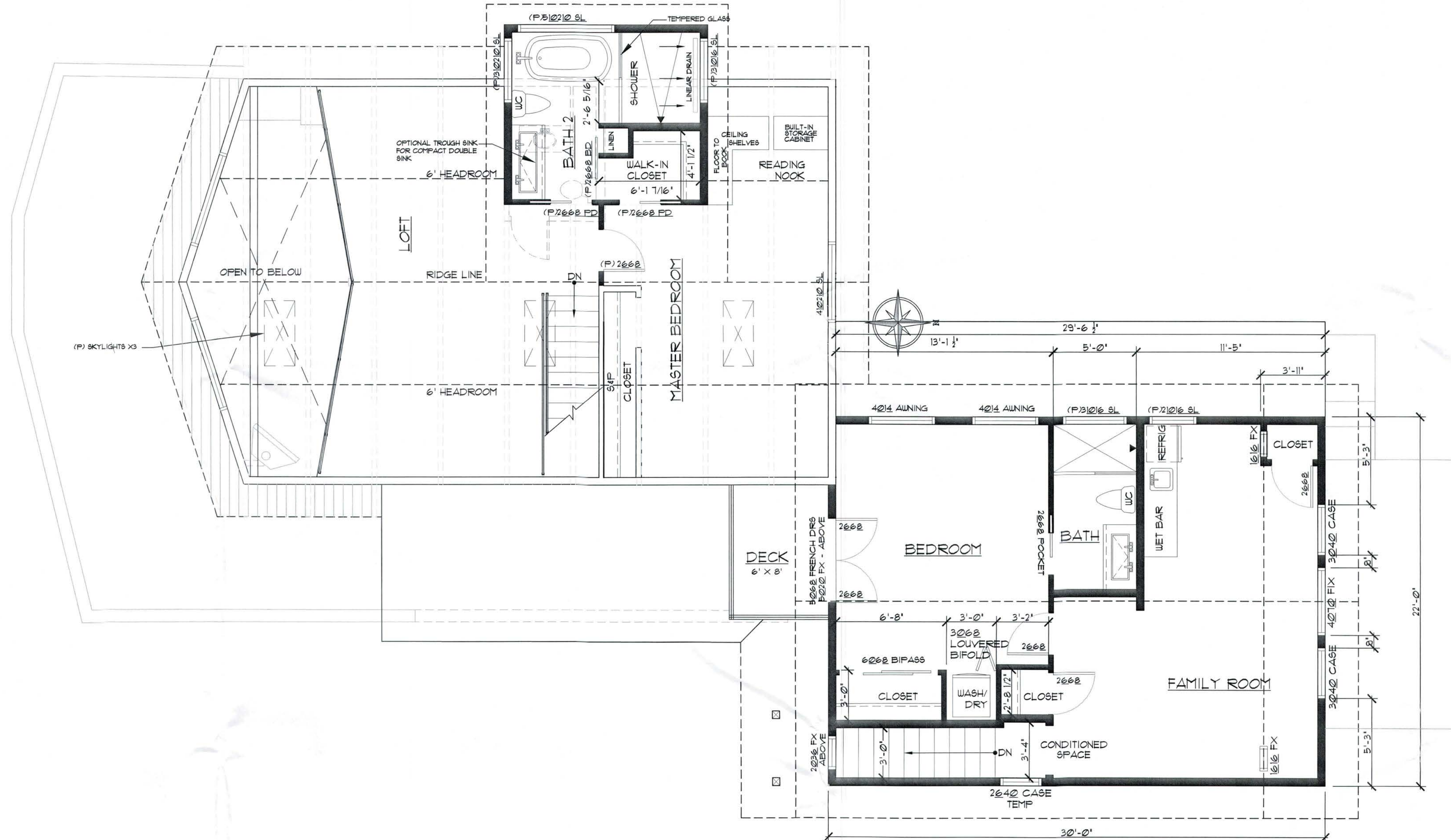
PROJECT FOR:
CHELSEA KASAI
1591 TIONONTATI ST
SOUTH LAKE TAHOE, CA 96150
APN: 081-074-001

REVISION:

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING No:

A4a



PROPOSED SECOND FLOOR PLAN

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 29, 2024
BY Bret Sampson/dre
ZONING ADMINISTRATOR

V23-0003

Südhausen
DESIGN & DRAFT
330 E. 400th Street
P.O. BOX 10363
SOUTH LAKE TAHOE, CA 96158
E MAIL: ericdodger@aol.com

PROPOSED FLOOR PLANS
SECOND FLOOR PLAN

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

REVISION:

JOB NO:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:



DRAWING NO:

A4b

TITLE:

**PROPOSED ELEVATIONS
NORTH AND WEST**

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

REVISION:  11/10/2022
 11/11/2022

JOB No:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING No:

A5

1 of 1 Sheets

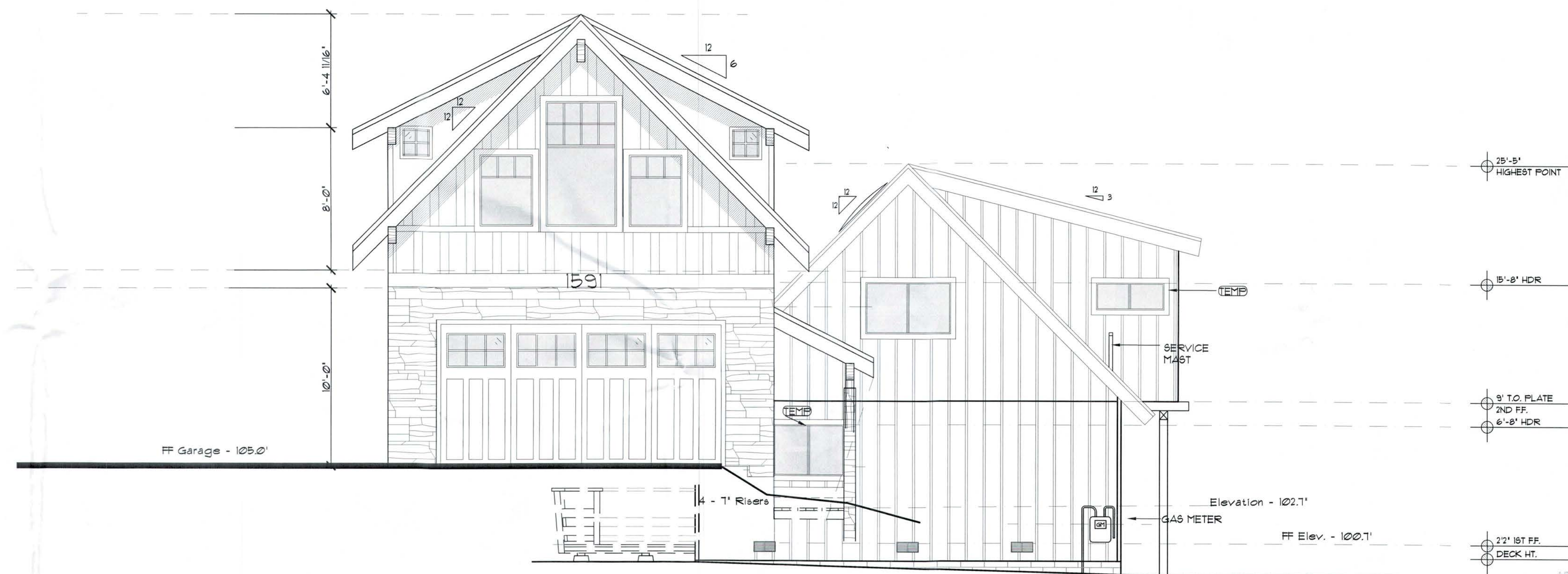
V23-0003

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 29, 2024
BY But Sampson/dhe
ZONING ADMINISTRATOR



PROPOSED WEST ELEVATION

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

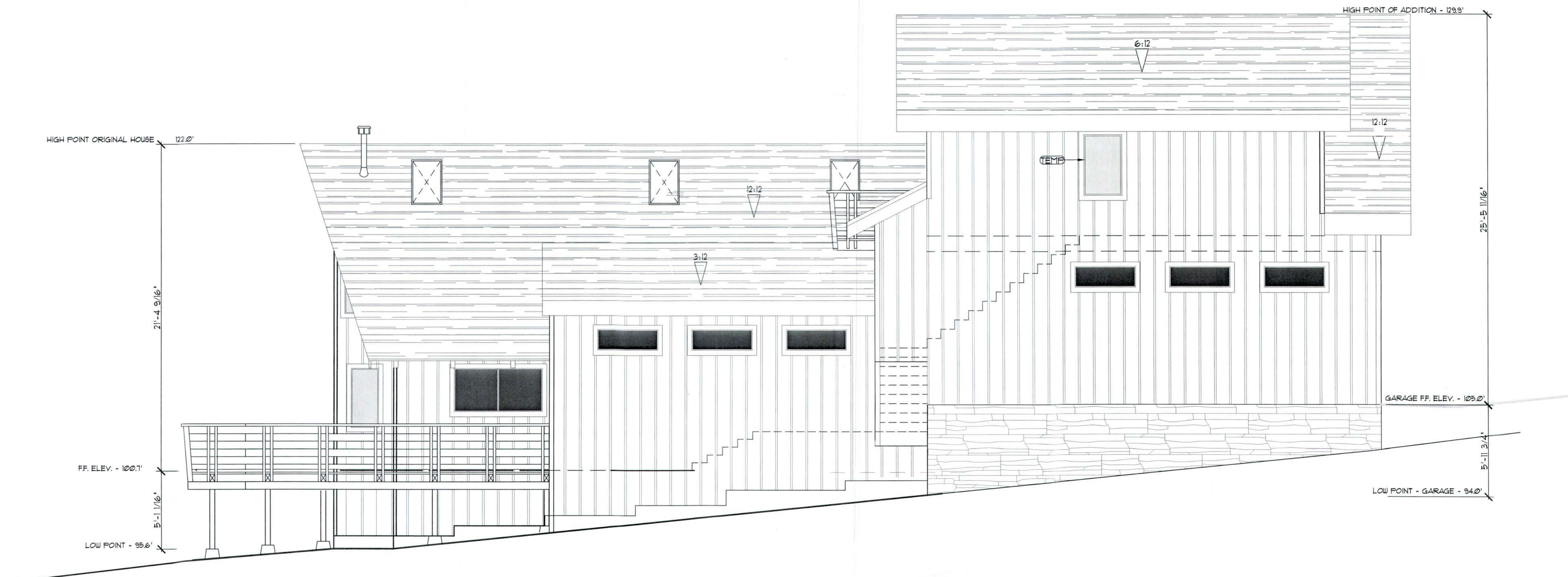


GARAGE NORTH ELEVATION

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

PROPOSED NORTH ELEVATION

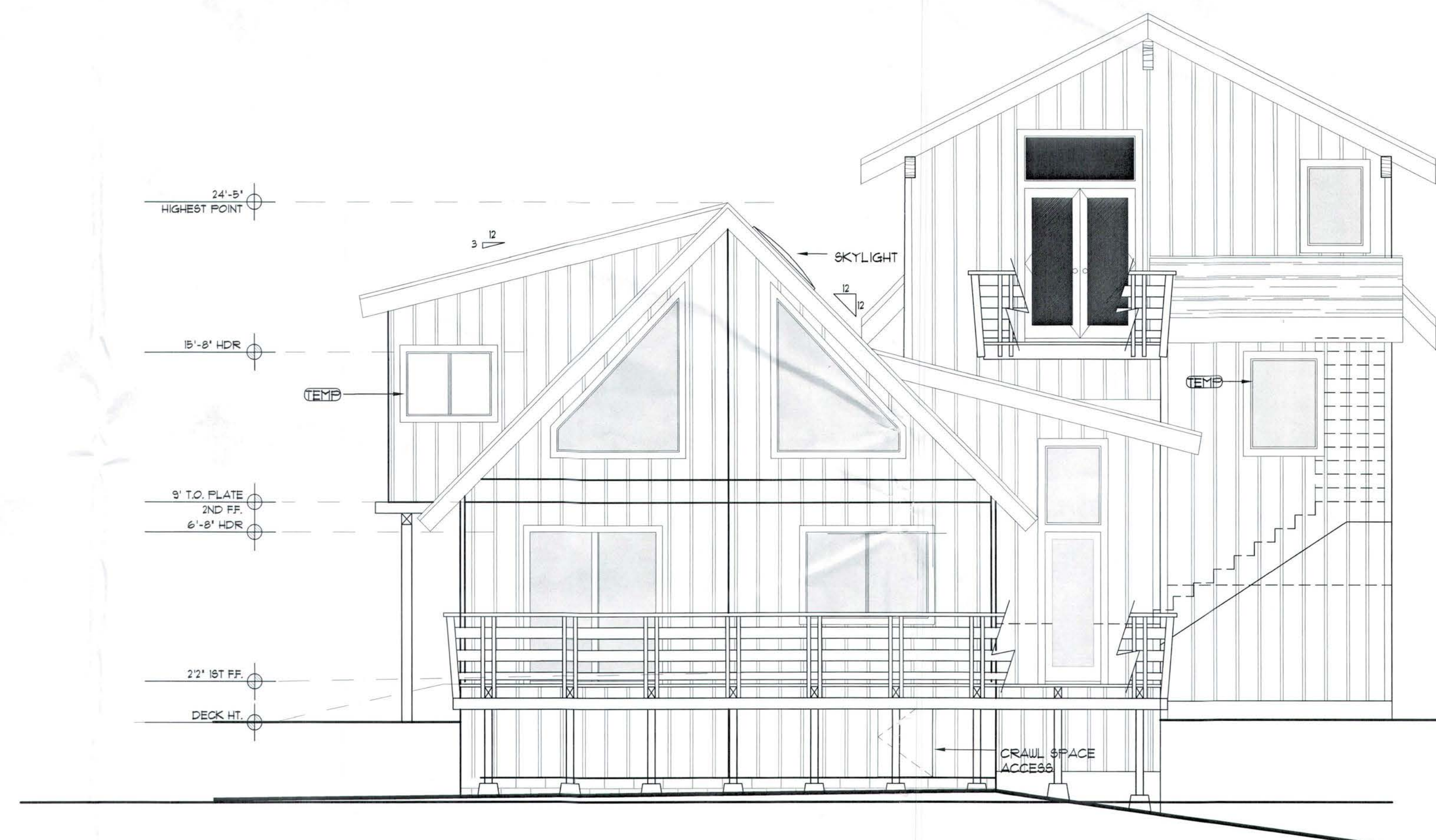
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'0"

(TEMP) = TEMPERED GLASS FOR SAFETY GLAZING.



PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'0"

(TEMP) = TEMPERED GLASS FOR SAFETY GLAZING.

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE: March 20, 2024
BY: Bob Sampson
ZONING ADMINISTRATOR

V23-0003

Südhausen
DESIGN & DRAFT
530.544.9037 OFFICE
530.316.1717 CELL
P.O. BOX 10363
SOUTH LAKE TAHOE, CA 96158
E-MAIL: erich@sudhausen.com

PROPOSED ELEVATIONS
SOUTH AND EAST

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

REVISION: 11/10/2022
11/17/2022

JOB NO:
DRAWN BY:
CHECKED BY:
DATE PREPARED:
SCALE: AS NOTED
FILE:

DRAWING NO:

A6

1 of 1 Sheets