

ARCHITECTURAL STANDARDS COMMITTEE (ASC)

ARCHITECTURAL STANDARDS RULES, PROCEDURES AND RESTRICTIONS FOR LAND USE



MAJOR PLAN SUBMITTAL REQUIREMENTS

House - Garage - Addition - Condos - Commercial Building - Sheds* - Auxiliary Structures*

Survey and Site Plan Requirements:

1) A topographic and boundary survey performed within the last 5 years including the name, address, license number, and signature of the licensed land surveyor or civil engineer who prepared the topographic and boundary survey(s) containing all physical features of the site

2) A site plan; containing the following:

- | | | | |
|-----|-----------|--------------------------|--|
| ASO | Applicant | <input type="checkbox"/> | Scale: 1/8" = 1'0" or 1/10" = 1' 0" |
| | | <input type="checkbox"/> | Area calculations table indicated on plan with total coverage percentage |
| | | <input type="checkbox"/> | Property lines dimensioned and labeled; property pins labeled (ex. Found 3/4" Rebar) |
| | | <input type="checkbox"/> | Edge of pavement and centerline of street |
| | | <input type="checkbox"/> | Accurate locations of adjacent lots and structures |
| | | <input type="checkbox"/> | Easements (front 20ft, side 10ft, and rear 20% setbacks – min. 25') dimensioned and labeled |
| | | <input type="checkbox"/> | Building footprint, eaves, garages, decks, walkways, patios, and direction of roof slope (prefer floor plans not shown on site) |
| | | <input type="checkbox"/> | Dimensions from the property line to the eave line on each outer-most corner of the structure |
| | | <input type="checkbox"/> | Location and material of parking pads, turnouts, and driveway (max. 20' wide at property line for residential and 24' wide at the property line for multiple family units; include dimension at property line) |
| | | <input type="checkbox"/> | Min. parking area of 400 SF inside property lines and excluding access easement; additional 200 SF for ADU/JADU |
| | | <input type="checkbox"/> | Contour lines indicated at min. 2' intervals indicated with a solid line; grade changes indicated with a broken line |
| | | <input type="checkbox"/> | Retaining walls to be indicated on plan, including a cross section if > 18" in height |
| | | <input type="checkbox"/> | Slope, drainage, and places of concentrated flow (infiltration trench) on the lot or retention ponds |
| | | <input type="checkbox"/> | Indication of tree removal within the 10' building zone of the structure and 5' for paved surfaces and decks |
| | | <input type="checkbox"/> | Indication of construction material storage inside the property line, including portable restroom |
| | | <input type="checkbox"/> | Snow storage equal to 30% of the driveway area (snow storage not allowed in the front 20' setback or access easement) |
| | | <input type="checkbox"/> | Indication of all utility lines trenched from source to the house (sewer, OH or UG power, water, and gas) |
| | | <input type="checkbox"/> | Indication of garage or site for future garage |
| | | <input type="checkbox"/> | Location of Animal Resistant Garbage Can Enclosure (ARGCE) |

Elevation and Floor Plan Requirements:

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Scale: 1/4" = 1' 0" |
| <input type="checkbox"/> | <input type="checkbox"/> | Average height from midpoint of natural grade (35' maximum height) |
| <input type="checkbox"/> | <input type="checkbox"/> | True building contours indicating existing and proposed grade levels for each elevation drawing |
| <input type="checkbox"/> | <input type="checkbox"/> | Illustration and call out all materials for each elevation (siding, roofing, window frames, doors, deck railing, etc.) |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of all roof pitches |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of the locations of electric panel service box and natural gas meter shed |
| <input type="checkbox"/> | <input type="checkbox"/> | Indication of the positions of all exterior lighting |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide exterior lighting cut sheet (in color) with lighting specifications |
| <input type="checkbox"/> | <input type="checkbox"/> | Floor plans showing square footage for each floor and kitchen(s) (max. one kitchen per residence plus one per JADU/ADU) |

*These projects may follow the "Minimum Plan Submittal Requirements" and not require a topographic and boundary survey. Please inquire at the Architectural Standards Office for more information or email aso@tahoedonner.com.