

MAJOR PLAN SUBMITTAL REQUIREMENTS

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

THE FOLLOWING ITEMS ARE REQUIRED FOR YOUR PROJECT SUBMITTAL:

1. SURVEY
2. SITE PLAN
3. ELEVATION PLANS
4. FLOOR PLANS (NOT APPLICABLE FOR SHEDS OR FENCES)
5. EXTERIOR LIGHT SPEC SHEET (NOT APPLICABLE FOR FENCES)

PLEASE DO NOT SUBMIT ANY ELECTRICAL PLANS, GRADING PLANS, FOUNDATION PLANS, DEMOLITION OR EROSION PLANS. ALL PROPOSED EXTERIOR LIGHTING MUST BE ON YOUR ELEVATION PLANS. ALL PROPOSED TREE REMOVAL AND LANDSCAPING MUST BE ON YOUR SITE PLAN.

Survey Requirements:

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

Site Plan Requirements:

- Scale: 1/8" = 1'0" or 1/10" = 1' 0"
- Area calculations table indicated on plan with total coverage percentage
- Property lines dimensioned and labeled; property pins labeled (ex. Found ¾" Rebar)
- Edge of pavement and centerline of street
- Accurate locations of adjacent lots and structures
- Easements (front 20ft, side 10ft, and rear 20% setbacks – min. 25') dimensioned and labeled
- Building footprint, eaves, garages, decks, walkways, patios, and direction of roof slope (prefer floor plans not shown on site)
- Dimensions from the property line to the eave line on each outer-most corner of the structure
- Location and material of parking pads, turnouts, and driveway (include dimension at property line)
- Min. parking area of 400 SF inside property lines and excluding access easement; additional 200 SF for ADU/JADU
- Contour lines indicated at min. 2' intervals indicated with a solid line; grade changes indicated with a broken line
- Retaining walls to be indicated on plan, including a cross section if > 18" in height`
- Slope, drainage, and places of concentrated flow (infiltration trench) on the lot or retention ponds
- Indication of tree removal within the 10' building zone of the structure and 5' for paved surfaces and decks
- Indication of construction material storage inside the property line, including portable restroom
- Snow storage equal to 30% of the driveway area (snow storage not allowed in the front 20' setback or access easement)
- Indication of all utility lines trenched from source to the house (sewer, OH or UG power, water, and gas)
- Indication of garage or site for future garage
- Location of Animal Resistant Garbage Can Enclosure (ARGCE) **MUST BE ON PROPERTY, NOT IN TOWN RIGHT OF WAY**
- Solar Panels, if applicable

Elevation and Floor Plan Requirements:

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

Exterior Light Requirements

- Down light only
- Bulb completely shielded
- Glass cover must be sufficiently clouded/bubbled so that the bulb does not show
- No decorative lighting – lights only allowed at entrances and if at the side or rear of house they must be on a motion sensor

*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.

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