

Exhibit A-Location Map V19-0004

A RESUB OF A POR. OF TAHOE HILLS UNIT N<sup>o</sup> 1  
AND INCLUDING POR. OF E1/2 SEC 29 T.14N.R.17E.M.D.M.

16:55

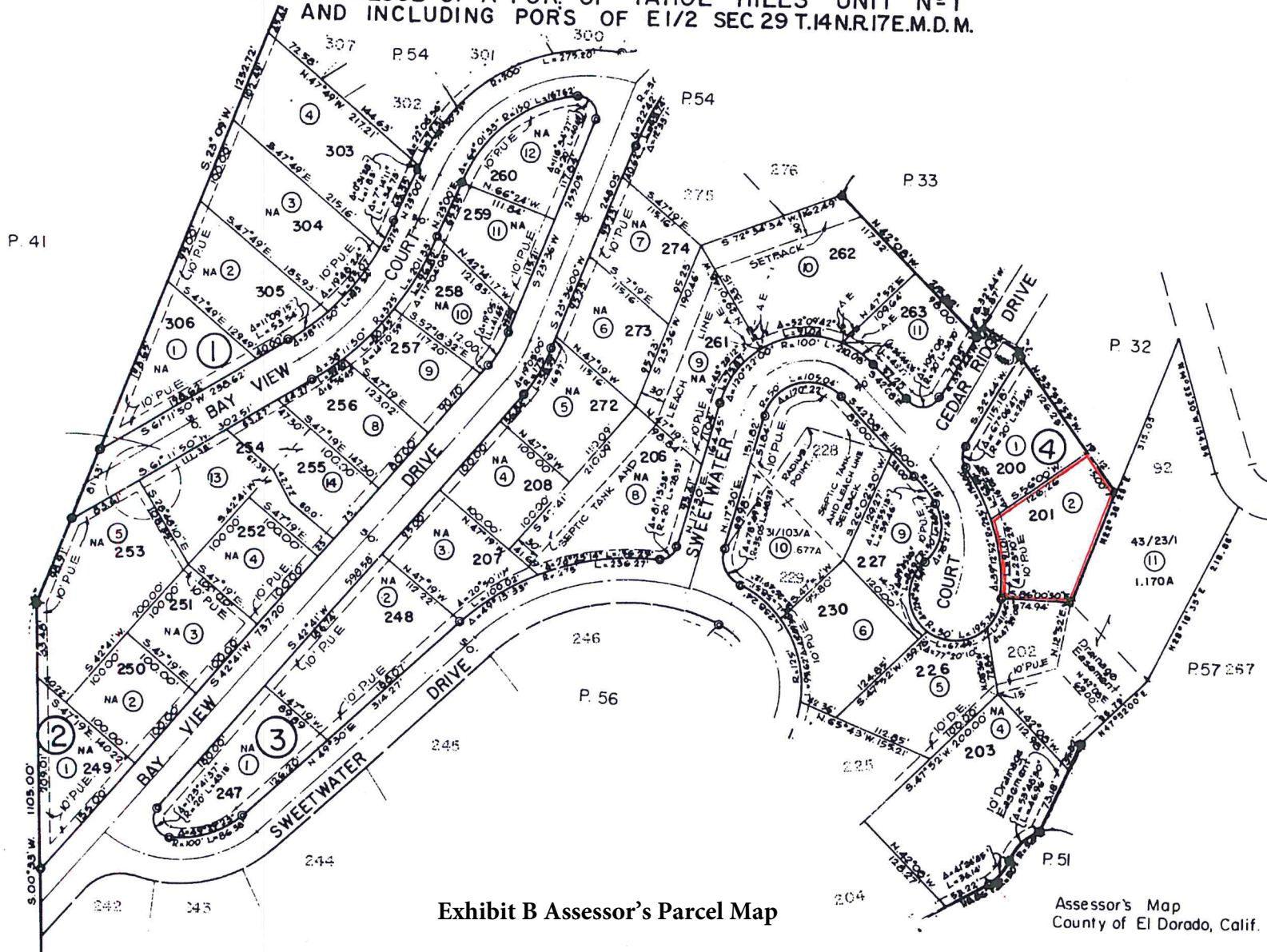
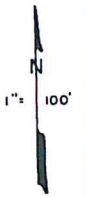


Exhibit B Assessor's Parcel Map

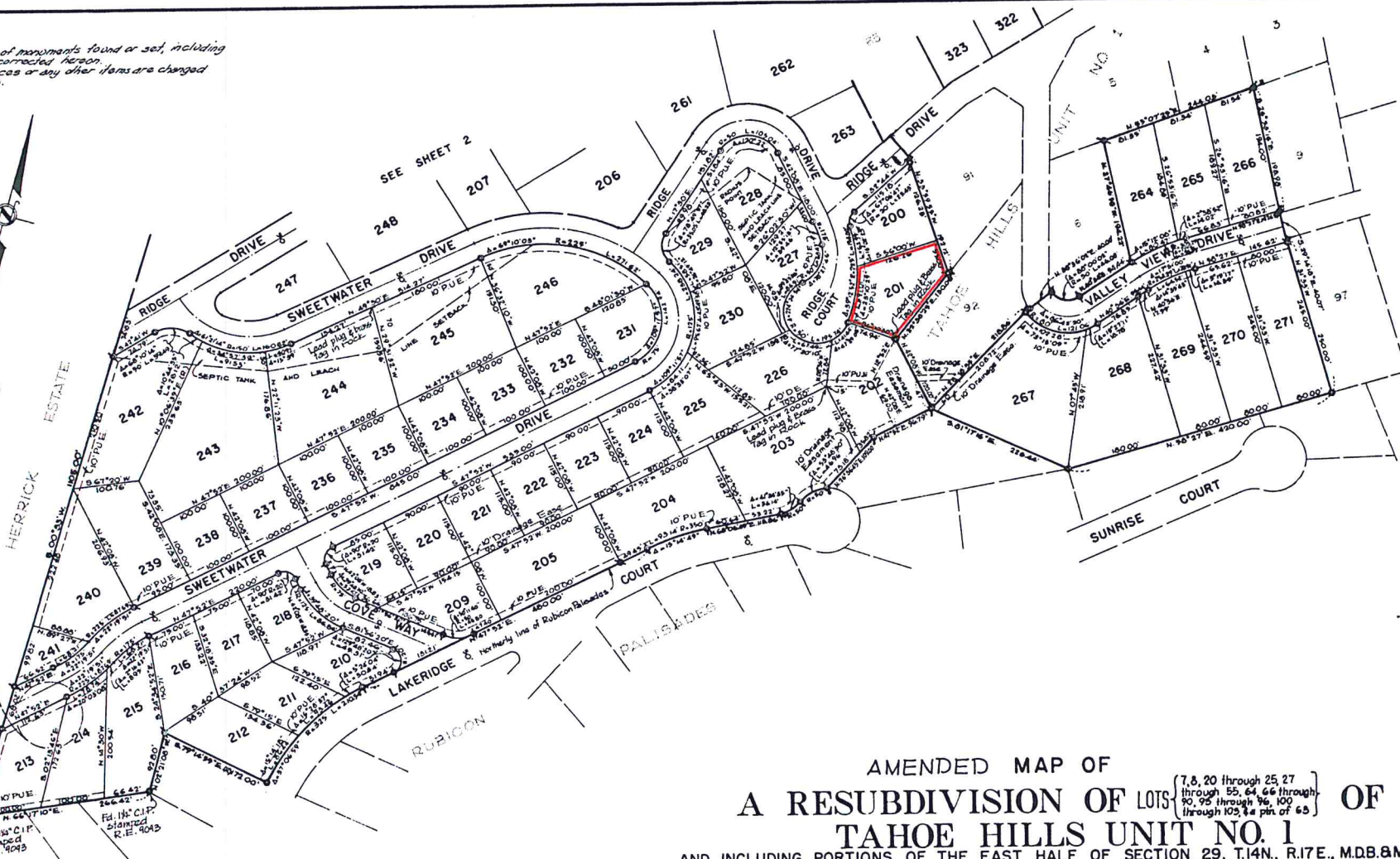
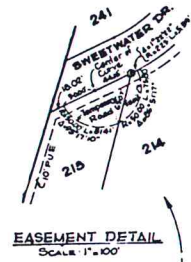
Assessor's Map  
County of El Dorado, Calif.



E-28A

E-28A

**AMENDMENTS**  
 1. Descriptions of types of monuments found or set, including markings thereon are corrected herein.  
 2. No bearings or distances or any other items are changed from the original map.



AMENDED MAP OF  
 A RESUBDIVISION OF LOTS <sup>(7, 8, 20 through 25, 27 through 55, 64, 66 through 90, 95 through 96, 100 through 105, & a ptn. of 65)</sup> OF  
 TAHOE HILLS UNIT NO. 1  
 AND INCLUDING PORTIONS OF THE EAST HALF OF SECTION 29, T.14N., R.17E., M.D.B.&M.  
 EL DORADO COUNTY, CALIFORNIA

LOCATED IN THE EAST 1/2 OF SECTION 29,  
 T. 14 N., R. 17 E., M.D.B.&M.

KIRKER, CHAPMAN & ASSOCIATES  
 CONSULTING CIVIL ENGINEERS

**NOTE:**  
 The bearing of the southerly line of the California State Highway 89 which bears S.75°54'N. as shown on the certain map entitled Tahoe Hills Unit No. 1 recorded in Book C, Page 69, Official Records, El Dorado County, California has been used as the basis of bearings shown on this map.

- LEGEND**
- ⊙ Set 2" Capped Iron Pipe Monument stamped R.C.E. 12281
  - ⊙ Set 3/4" Iron pipe man on 2d corners & curve points stamped R.E. 12282
  - ⊙ Set 1/4" Capped Iron Pipe Monument, stamped R.C.E. 12281

Exhibit C-Subdivision Map E-028A

SCALE: 1"=100'

SHEET 2 OF 2 SHEETS

JANUARY, 1969

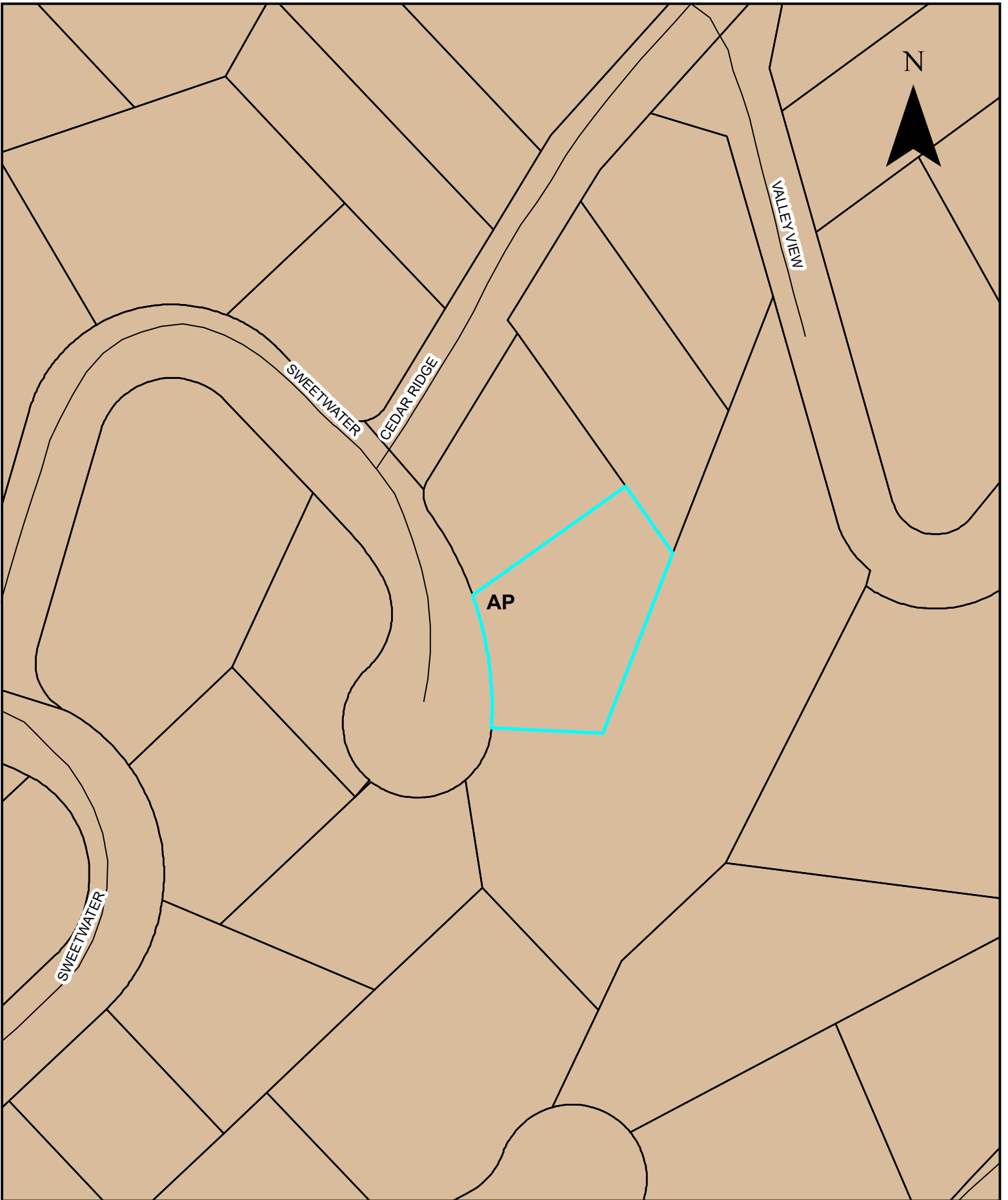
E-28A

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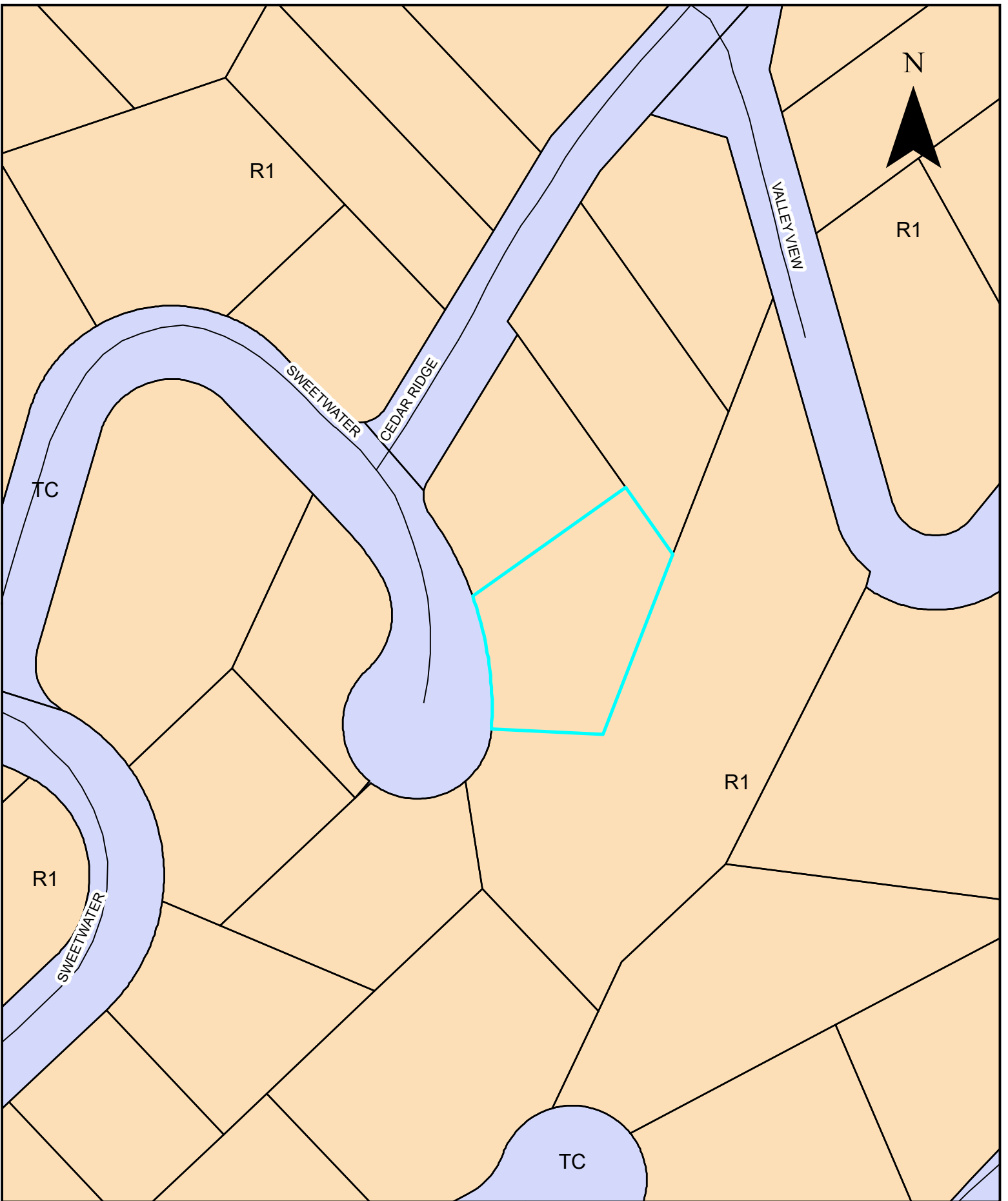
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4-52

4-52



00.0040 0.0095 0.019 0.0285 0.038  
Miles



00.0040 0.0095 0.019 0.0285 0.038  
Miles

Exhibit E-Zoning Map V19-0004



**GENERAL NOTES**

1. THE INFORMATION CONTAINED IN THIS SITE PLAN IS FROM TAHOE BASIN LAND SURVEYING, TOPOGRAPHIC, BAREVIOUS COVERAGE & BOUNDARY SURVEY FOR ANTONINA & JAMES KAPLAN, DATED AUGUST 8, 2002.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM UNLESS OTHERWISE NOTED.
4. THE CONTOUR INTERVAL IS 2 FEET UNLESS NOTED OTHERWISE.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT A BENEFIT OF A TITLE REPORT UNLESS OTHERWISE NOTED.
6. THERE HAS BEEN 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.
7. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
8. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
9. SEE ORIGINAL SURVEY FOR ALL ASSUMPTIONS, LIMITATIONS, REFERENCES, AND DETAILS.

**DEFENSIBLE SPACE NOTES**

1. REMOVE ALL DEAD VEGETATION AND DEAD TREE LIMBS, TYP.
2. REMOVE LADDER FUELS BENEATH TREE DRIFTLINES WITHIN 10' VERTICALLY OF TREE LIMBS.
3. REMOVE TREE LIMBS WITHIN 10' OF GROUND OR 1/2 OF TREE HEIGHT, WHICHEVER IS LESS.
4. CREATE A 5' WIDE NONCOMBUSTIBLE AREA AROUND THE BASE OF STRUCTURE, TYP.
5. REMOVE ALL DRY GRASS AND WEEDS UP TO 30' AWAY FROM STRUCTURE, TYP. (IRRIGATED AREAS NOT INCLUDED)
6. FIRE DEPARTMENT DEFENSIBLE SPACE APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING DEPARTMENT CERTIFICATE OF OCCUPANCY.
7. REFER TO THE NORTH TAHOE FIRE DISTRICT "LIVING WITH FIRE" DOCUMENT FOR ADDITIONAL INFORMATION.

**TRPA NOTES**

1. ALL COVERAGE REMOVED 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.
2. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.
3. A 3" LAYER OF 3/4" CRUSHED GRAVEL SHALL BE PLACED BENEATH ALL RAISED DECKS.
4. SEE SHEET C1.2 FOR TRPA BMP DETAILS.
5. 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 NEEDLE OR WOOD MULCHES FOR EROSION CONTROL PURPOSES IS REQUIRED.
6. ALL AREAS OF REMOVED COVERAGE AND AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH TRPA'S BMP HANDBOOK & "LIVING WITH FIRE" TAHOE BASIN, LATEST EDITION.
7. EXCAVATIONS AND CUTS GREATER THAN 5 FEET DEEP NOT PERMITTED - TRPA SOILS/HYDROLOGY APPROVAL IS REQUIRED.

**OWNER INFORMATION:**

JAMES & ANTONINA NITA KAPLAN  
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EMAIL: nita.kaplan1@gmail.com  
jkaplan@minor.com

PHONE: +66 92 281 0122

**AGENT INFORMATION:**

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PHONE: 530.318.0000

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**ALLOWABLE COVERAGE**

SITE ASSESSMENT DATED DECEMBER 8, 2003, EDC PERMIT# 150417  
TOTAL LOT AREA 14,022 S.F.  
TOTAL ALLOWABLE COVERAGE: LAND CLASS 1G @ 1% 140 S.F.

**EXISTING COVERAGE - ONSITE**

HOUSE 852 S.F.  
DECK 138 S.F.  
STEPS 10 S.F.

TOTAL ONSITE COVERAGE VERIFIED 1,000 S.F.

**EXISTING COVERAGE - OFFSITE**

DIRT PARKING 421 S.F.  
GRAVEL PARKING 255 S.F.  
A/C PAVING 92 S.F.  
GARBAGE SHED 17 S.F.  
DECK 15 S.F.

TOTAL OFFSITE COVERAGE VERIFIED 800 S.F.

**PROPOSED COVERAGE - ONSITE**

EXISTING HOUSE 852 S.F.  
EXISTING DECKS 138 S.F.  
EXISTING STEPS 10 S.F.  
PROPOSED GARAGE W/ 3:1 HT RED. 395 S.F.  
PROPOSED ASPHALT DRIVEWAY 5 S.F.  
SUBTOTAL 1,400 S.F.

TRPA 30.4.2.A.1d EXEMPTION FOR PARKING <400 S.F.>

**PROPOSED COVERAGE - OFFSITE**

PROPOSED ASPHALT DRIVEWAY 636 S.F.  
PROPOSED ASPHALT WALKWAY 76 S.F.  
EXISTING GRAVEL PARKING 73 S.F.  
EXISTING WALKWAY DECK 15 S.F.

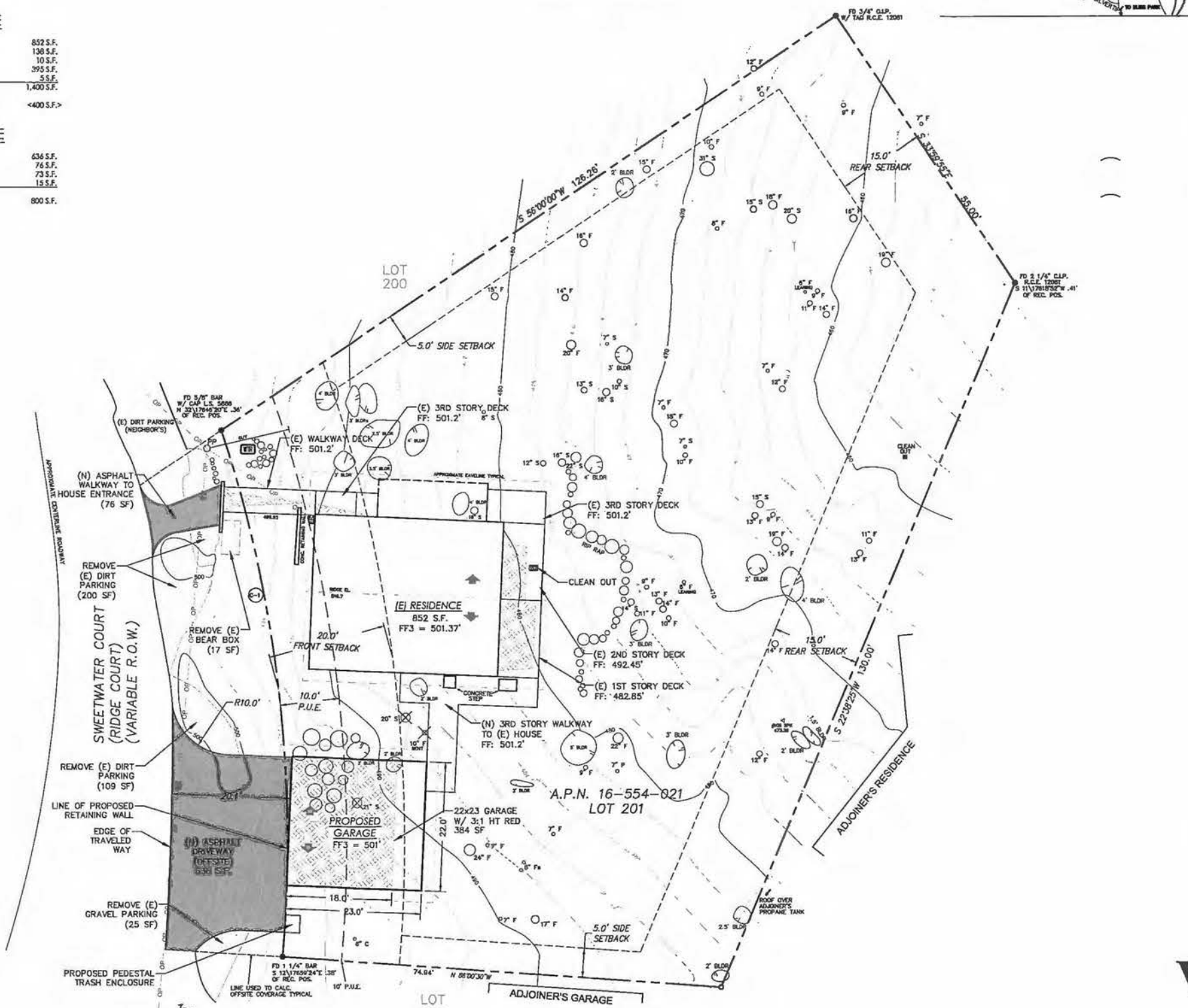
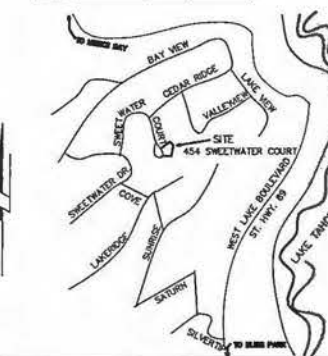
TOTAL PROPOSED OFFSITE COVERAGE 800 S.F.

**LEGEND**

- RECORD PROPERTY LINE
- RECORD ADJACENT PROPERTY LINES
- RECORD R/W CENTERLINE
- SETBACK LINE PER ZONING CODE
- RECORD EASEMENT
- EDGE OF A/C PAVING
- INTERMEDIATE CONTOUR (1" INTERVAL)
- INDEXED CONTOUR (5" INTERVAL)
- TOP OF SLOPE
- TOE OF SLOPE
- FLOWLINE
- OVERHEAD UTILITY
- PERMANENT BMP
- CONSTRUCTION FENCE
- EROSION CONTROL FENCE

- EXISTING TREES  
P=PINE, F=FER, C=CEDAR, A=ASPEN, CH=COTTONWOOD
- SN = STUMP OR SHAG
- LARGE SURFACE BOULDER
- ▲ SURVEY CONTROL POINT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- UTILITY BOX (AS NOTED)
- UTILITY VAULT (AS NOTED)
- ABOVE GROUND UTILITY METER (AS NOTED)
- UTILITY VALVE (AS NOTED)
- SANITARY SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- BOLLARD POST
- FIRE HYDRANT
- UTILITY POLE
- BUILDINGS W/EAVES

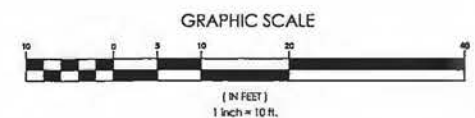
**VICINITY MAP (N.T.S.)**



SITE PLAN

**Exhibit F-Proposed Site Plan**

SCALE 1"=10'



**evolve**  
DESIGN WORKS

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washington  
alaska

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530.412.1328, 530.318.0001  
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project number	2019.055	
drawn by	HS   checked by HS	
ISSUES & REVISIONS		
no.	description	date
A	Variance Submittal	2019.10.25
-	-	-

project location

Detached Garage Addition for:  
**James & Nita Kaplan**  
454 Sweetwater Court  
Tahoma, California  
El Dorado County APN: 016-554-02

description  
**Site Plan**

**V19-0004**

sheet  
**C1.1**

stamp

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project number: 2019.055  
drawn by: HS checked by: HS

issues & revisions		
no	description	date
A	Variance Submittal	2019.10.25

project location

Detached Garage Addition for:

**James & Nita Kaplan**  
454 Sweetwater Ct.  
Tahoma, California  
El Dorado County APN: 016-554-02

description

**Proposed  
Exterior  
Elevations**

**A4.1**

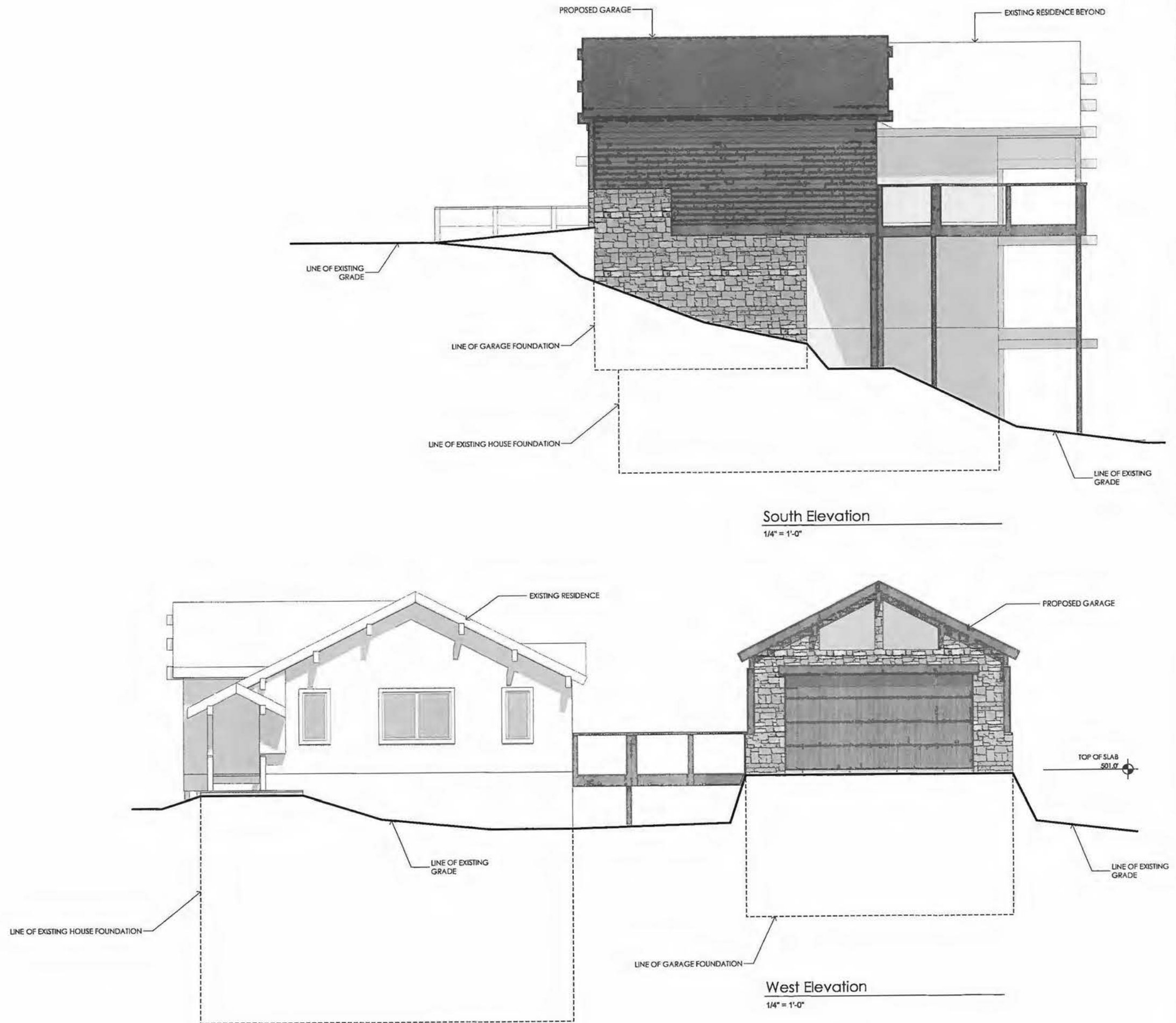


Exhibit G-Proposed Elevations

stamp

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project number: 2019.055

drawn by: HS checked by: HS

issues & revisions

no	description	date
A	Variance Submittal	2019.10.25

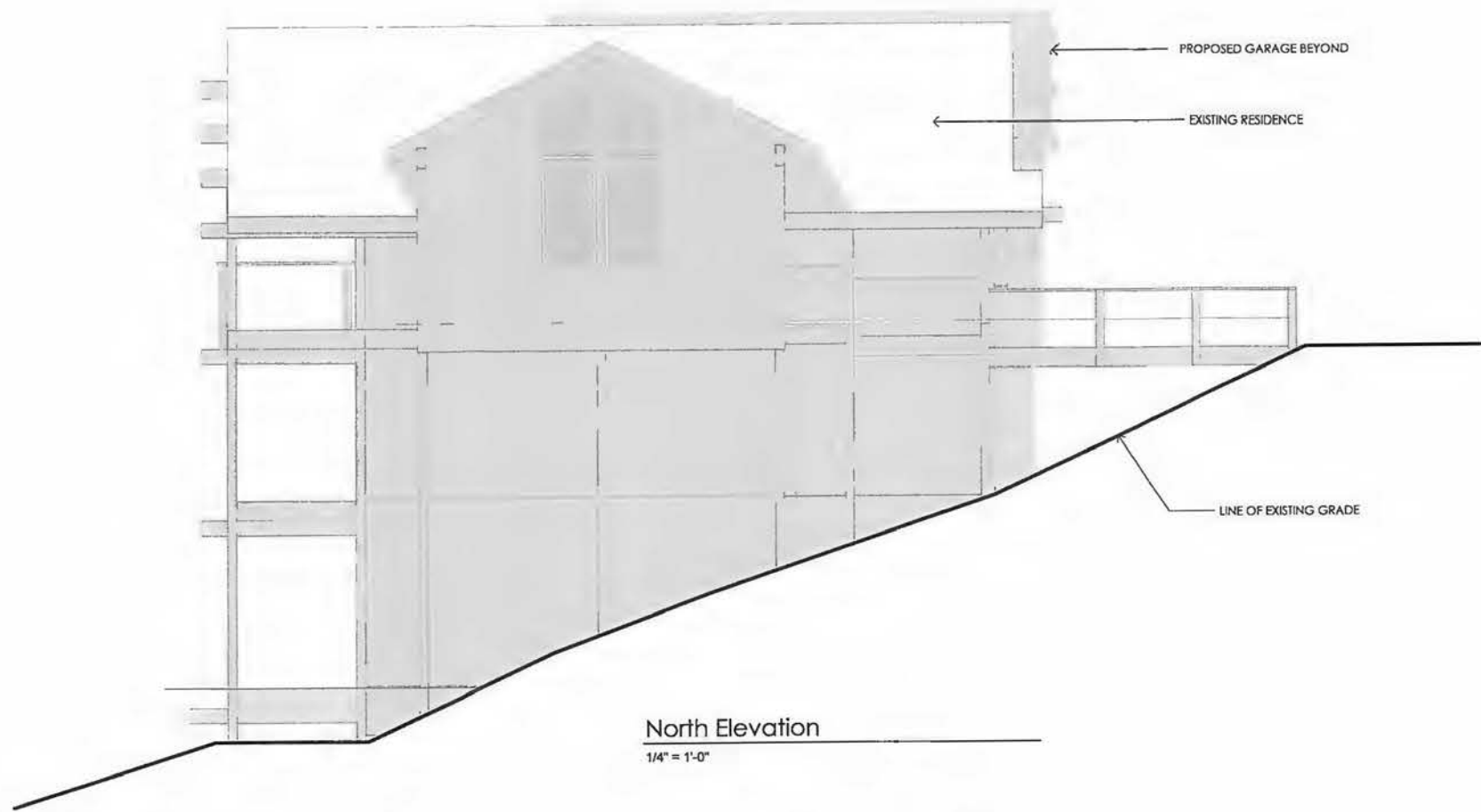
project location

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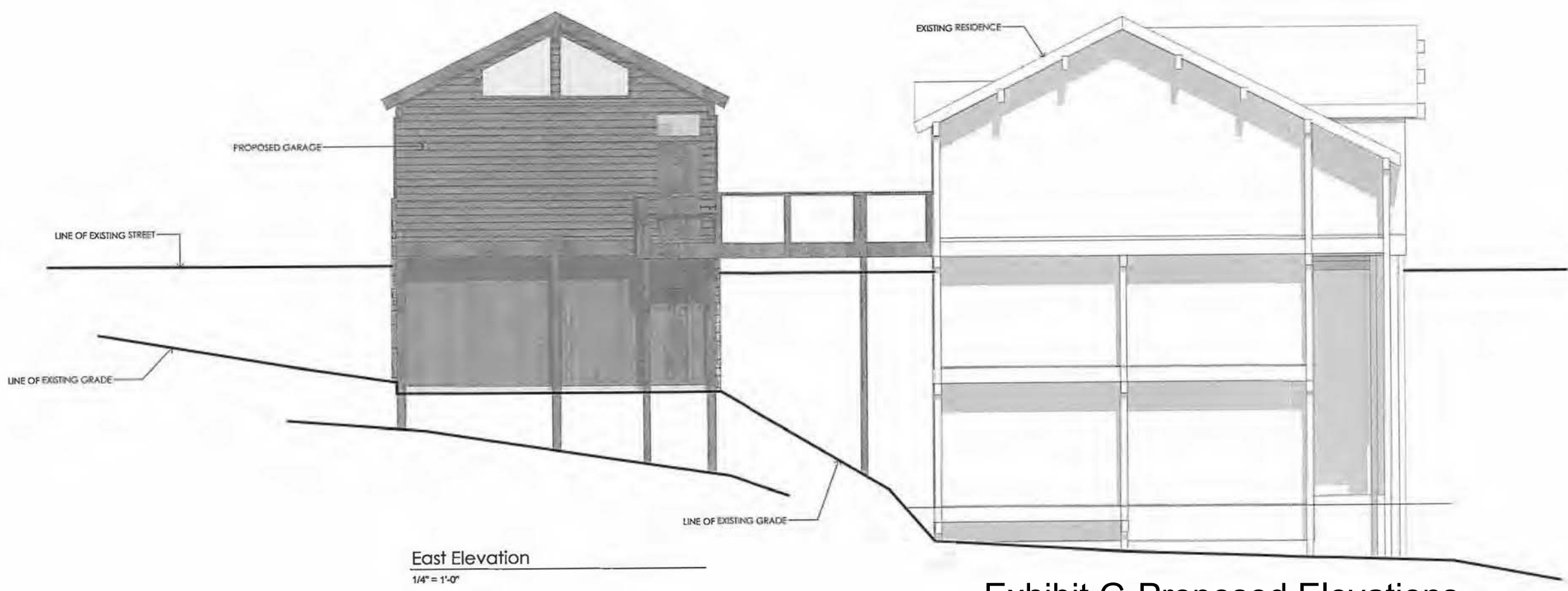
**James & Nita Kaplan**  
454 Sweetwater Ct.  
Tahoma, California  
El Dorado County APN: 016-554-02

description

**Proposed  
Exterior  
Elevations**



**North Elevation**  
1/4" = 1'-0"



**East Elevation**  
1/4" = 1'-0"

**Exhibit G-Proposed Elevations**



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PROJECT NO. 2019.055  
APN: 016-554-02

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**PHOTO EXHIBITS:**

Photo 1: subject parcel street view



Photo 2: Sweetwater Ct. dead end



**V19-0004**



Photo 3: Subject parcel topography and existing structure in front setback.

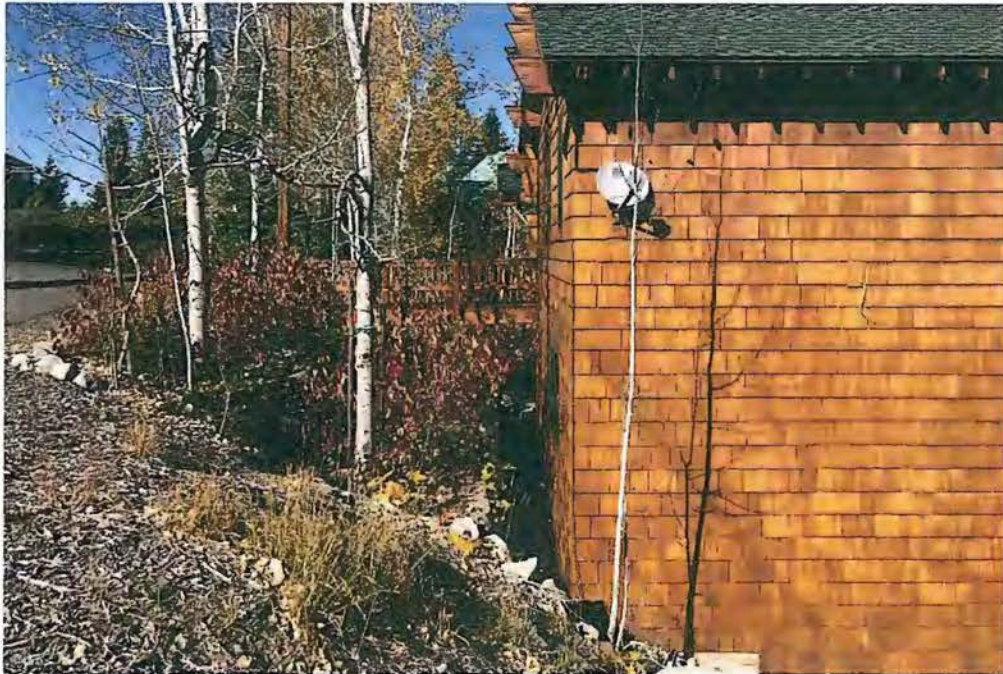


Photo 4: Subject parcel topography and existing structure in the front setback.

