

**AGENDA**  
**TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**  
**Friday, April 14, 2023 10:00 A.M.**

**KMPUD Community Services Building**  
**33540 Loop Road, Kirkwood, CA**

**Join Zoom Meeting:**

<https://us06web.zoom.us/j/86505806754?pwd=RCtYSINMOWpxOXBRszRVbDYvelBHZz09>

Dial by phone: 253 205 0468

Meeting ID: 865 0580 6754

Passcode: 840741

For further information on any of the agenda items please contact the Alpine County Community Development Department at (530) 694-2140 or email [sbooth@alpinecountyca.gov](mailto:sbooth@alpinecountyca.gov). Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 54956.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: December 9, 2022
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Discussion and possible action regarding a request for a variance to reduce the front setback from 25 feet to 5 feet, for a proposed detached garage. The applicant is Gary Sargent. The site is located at 33829 Fremont Rd. in Amador County. APN 026-173-005.

ITEM 2: Discussion and possible action regarding a request for a variance to reduce the front setback from 25 feet to 10 feet, for a proposed attached garage addition. The applicant is Ecosense Designs Architecture on behalf of Jill Nielsen and Fernando Quinones. The site is located at 50975 Wintergreen Way in Amador County. APN 026-182-019.

ITEM 3: Discussion and possible action regarding a request to approve the roof color of a structure within the East Meadows Unit 1 subdivision. The applicant is Trevor Petach. The site is located at 660 East Meadows Dr. in Alpine County. APN 006-131-010-000.

G. Adjournment until the next regularly scheduled meeting May 12, 2023.

SUMMARY MINUTES  
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE Friday, December 9, 2022  
10:00 A.M.  
VIRTUAL MEETING

Meeting link: <https://us02web.zoom.us/j/5375128983>  
Call in phone number: +1 669 900 6833; Meeting ID: 537 512 8983

- A. Call to Order: The meeting was called to order by Chuck Beatty at 10:04 am. Members present were: Brendan Ferry, El Dorado County; Sam Booth, Alpine County; and Chuck Beatty, Amador County.
- B. Approval of Agenda: On a motion by Brendan Ferry and second by Sam Booth, the agenda was unanimously approved as published.
- C. Correspondence: Any correspondence received prior to publication of the agenda has been included with the packet. No additional correspondence was received.
- D. Minutes: September 9, 2022. On a motion by Brendan Ferry and a second by Sam Booth, the minutes from the April 8, 2022 meeting were approved (Beatty abstained).
- E. Public Matters not on the Agenda: There were no public comments on non-agenda items.
- F. Agenda Items:

ITEM 1: Discussion and possible action regarding annual mitigation reports submitted by Kirkwood Mountain Resort:

MM 4.1: Continue avalanche forecasting and control program and annual evaluation

MM 4.7(d): Kirkwood Mountain Resort will prepare an annual report that includes a detailed analysis of day-visitor parking during peak periods

MM 4.09(b) Kirkwood Mountain Resort Snowmaking Noise Management Program

MM 4.10 Kirkwood Mountain Resort Employee Housing Report

MM 4.2 Conduct Street Sweeping Twice a Year

MM 4.05(j) Educational Materials Regarding Cultural Resources

MM 4.03.1 (h) Fishing Regulations Poster

MM 4.12(c) Sensitive Resource Posters at Kirkwood Lake

Chuck Beatty introduced the item. Caroline Miller with KMR stated that she had no additional comment on the submittals and was available to address comments from the group.

The committee discussed specifics of Snowmaking Noise Management Program, Employee Housing Report, Annual Parking Analysis, and Street Sweeping Report individually from the list. After a general discussion of the submitted data, it was determined that the mitigation measures were satisfied.

On a motion by Sam Booth and a second by Chuck Beatty, the Mitigation and Monitoring Reports of Item 1 were unanimously accepted as satisfactory.

ITEM 2: Discussion and possible action regarding the triennial traffic report for the SR88/Kirkwood Meadows Drive intersection per MM 4.7(b).

Chuck Beatty introduced the item. Suzanne Bennett with KMR discussed the methodology of the traffic report and noted that two of the reporting days had less than 4,000 skiers. The data was interpolated approximately 10 percent to represent a 4,000 skier day.

After a general discussion of traffic volumes and movements at the SR88/Kirkwood Meadows Drive intersection only reaching a Level of Service below LOS B due to an atypical medical event taking place in the Village core, it was determined that the mitigation measure was satisfied.

On a motion by Brendan Ferry and a second by Sam Booth, the Mitigation and Monitoring Report of Item 2 was unanimously accepted as satisfactory subject to an edit to correct to data for outbound traffic in Table 2.

G. Adjournment until the next regularly scheduled meeting January 2023.

## **ITEM 1:**

**Discussion and possible action regarding a request for a variance to reduce the front setback from 25 feet to 5 feet, for a proposed detached garage. The applicant is Gary Sargent. The site is located at 33829 Freemont Rd. in Amador County. APN 026-173-005.**

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE  
FOR MEETING OF: APRIL 14, 2023**

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**ITEM 1 Request for a variance (V-23;3-1 Sargent) from the front (25 ft.) yard setback requirement, to allow construction of a detached garage. The request is for a reduction from the required front setback of 25 ft. to 5 ft. for APN: 026-173-005.**

**Applicant:** Gary Sargent

**Supervisory District:** 3

**Location:** 33829 Fremont Rd. Kirkwood, CA 95666, Amador County, CA

**A. General Plan Designation:** SPA, Special Planning Area

**B. Present Zoning:** PD-R1, Planned Development, Single-family Residential (Kirkwood Specific Plan)

**C. Acreage Involved:** 0.4 acres

**D. Description:** The applicant has requested a variance from Amador County Code §19.24.040 (R1 district regulations--generally.), which requires a twenty-five (25) foot front setback to allow for the construction of a ±650 square foot detached garage five (5) feet front the front property line. The location of the garage as proposed, requires a variance from County Code §19.24.040, R1 district regulations--generally which requires a 25-foot front setback. There is an existing single-family residence on the property for which the proposed project is considered an accessory use.

If the Variance is approved, prior to issuance of any building permit the applicant must complete the abandonment of the public utility easement included within the 25' front setback. Prior to issuance of the building permit the applicant must obtain from the Department of Transportation and Public Works an encroachment permit for the driveway, the location of which shall be such that it will not adversely impact the snow storage area adjacent to the proposed driveway. All necessary building permits shall be obtained from the Amador County Building Department for construction of the proposed structure.

**Standard Variance Findings:**

1. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
2. Due to the location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
3. This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305, Class 5 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel) and a Notice of Exemption will be filed with the County Recorder.

**E. Staff Review and Recommendation:** As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. Project recommendations and findings will be forwarded to the Amador County Planning Commission for their consideration. At this time staff anticipates the project will be Categorically Exempt from CEQA.

3/11/2023

Amador County Planning Department

Variance request

We built our Kirkwood home in 1983-84 and have occupied it since that time. We accepted the rigors of living in the valley for the many benefits our family has enjoyed. We wish to build a garage to allow easier access to our home and to secure snow free parking. The proposed plan has been approved by the Kirkwood Meadows Association Planning Committee. We believe the proposed garage is ideally suited for our lot and street access. Additionally, it will enhance the home appearance and value. We request a variance to the Amador County building setback to allow the garage to be sited closer to the property line for reduced snow removal and improved year round home use.

Thank you,

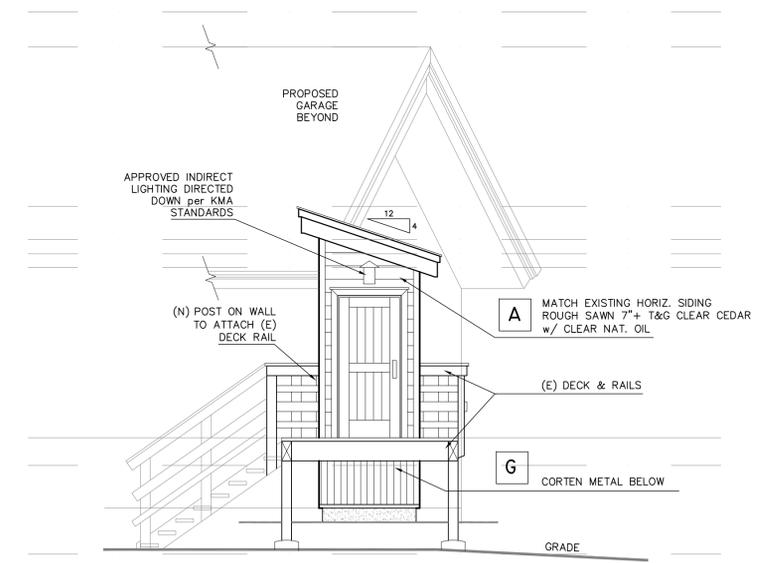
Gary and Elaine Sargent

PREPARED BY:  
**WILLIAM ROSE**  
 9 Hawkside Ct.  
 Marpleeville, CA 96120  
 williamrose133@yahoo.com  
 ph: 775-781-2225

**PROPOSED GARAGE ADDITION**  
**SARGENT RESIDENCE**  
 33829 FREMONT RD., KIRKWOOD, CALIF.  
 AMADOR COUNTY - APN: 026-173-005

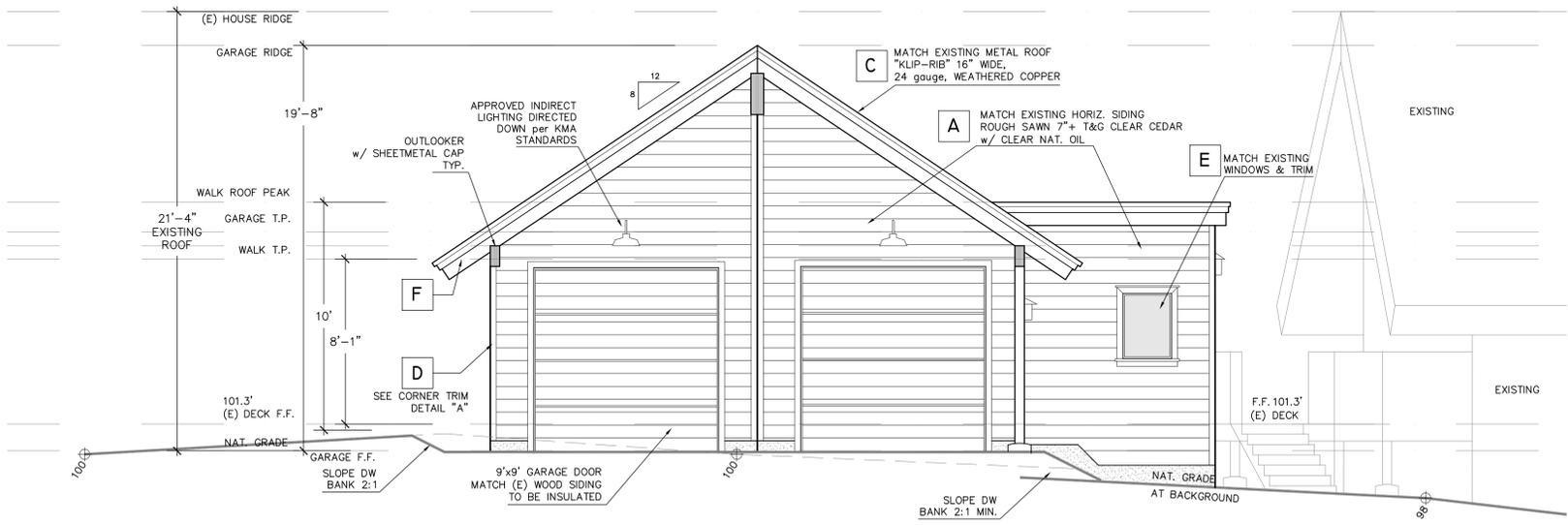
PROPOSED ELEVATIONS  
 DRAWING: 3/9/2023  
 DATE: AS NOTED  
 SCALE: br  
 DRAWN BY: br  
 JOB #:

SHEET:  
**A3.1**



**HALL ELEVATION**

SCALE 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

**FOUNDATION VENTING CALCULATIONS**

UNDER FLOOR AREA = 70 S.F.  
 70/150 = .5 S.F. = 72 SQ. IN. VENT AREA REQD.  
 8"x14" VENT = 62 NFVA  
 72/62 = 2 TOTAL VENTS REQD.

NOTES:  
 1. VENTS TO BE LOCATED WITHIN 36" OF EACH CORNER.  
 2. DIMENSIONS OF OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".  
 3. MATERIALS SHALL BE NON-COMBUSTIBLE & CORROSION RESISTANT. USE SELF CLOSING, HEAT ACTUATED VULCAN VENT or SIM.  
 4. SHALL BE IN COMPLIANCE WITH 2022 CRC & CBC  
 5. CONTRACTOR TO FIELD DESIGNATE ALL VENT LOCATIONS

NOTE: PLACE VENTS IN FOUNDATION/STEM WALL MATCH (E) HDW. WHERE POSS.

EXTERIOR MATERIALS		SFM TEST PROTOCOL # SFM LISTING #
A	SIDING 7"+ WIDE T&G CEDAR SIDING w/ CLEAR OIL FINISH	SFM-12-7A-1 8140-2041:0004
B	STUCCO POLYMER ENHANCED STUCCO SIDING OVER CONC. STEM WALL	NON-COMBUSTIBLE
C	METAL ROOFING "KLIP-RIB" WEATHERED COPPER, 16" WIDE 24 GAUGE METAL PANELS	NON-COMBUSTIBLE
D	WOOD TRIM RUFF SAWN CEDAR CLEAR OIL FINISH	SFM-12-7A-1 AND 4" NOMINAL EXEMPTION
E	WINDOW & DOORS ALUMINUM CLAD, DOUBLE PANE WOOD CASED WINDOWS***	DOORS SFM-12-7A-1 WINDOWS SFM-7A-2
F	EXPOSED EAVES & SOFFITS PROVIDE FIRE RESISTANT TREATED 1x6 OR 5/8" TYPE "X" DRYWALL BENEATH TO MEET WUI CODE 1 HR. FIRE CONSTRUCTION	SFM 12-7A-1 8160-2027:0007
G	RUSTED CORTEN METAL ORIENTED VERTICALLY DRIP EDGE TOP & BOTTOM TYP.	NON-COMBUSTIBLE

\* WILDLAND URBAN INTERFACE (WUI) APPROVED PRODUCT PER CBC CHAPTER 7A & CRC R337

\*\*VENT OPENINGS TO BE 1/16" MINIMUM AND 1/8" MAXIMUM. MATERIAL TO BE NONCOMBUSTIBLE AND CORROSION RESISTANT. VULCAN VENT SFM LISTING 88165-2192:0100

\*\*\*ALL EXTERIOR WINDOWS AND GLAZED DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RATING OF 20 MINUTES. REF: CBC 703.6

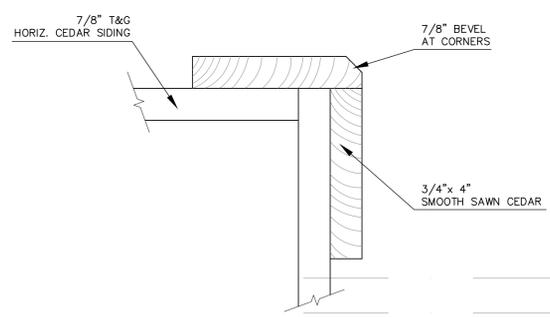
\*\*\*\*ALL EXTERIOR DOORS SHALL BE SOLID CORE WITH STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCH OR SHALL HAVE A FIRE RATING OF 20 MINUTES.

\*\*\*\*\*ALL DECK SURFACES TO COMPLY w/ PERFORMANCE REQUIREMENTS OF CRC SECTION R337.9.4 WHEN TESTED w/ BOTH ASTM E2632 & ASTM E2726 or SECTION R337.4.3 WHEN TESTED IN ACCORDANCE w/ ASTM E84 or UL 723 or BOTH SFM 12-7A-4 & 12-7A-5. ALTERNATE USE OF CLASS A & B FLAME SPREAD INDEX MATERIALS SEE ref CRC R337.9

**ALL EXTERIOR WALLS**  
 ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING ASTM WITH D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIALS SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NO LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. REF: 2022 CRC SEC. R703.2

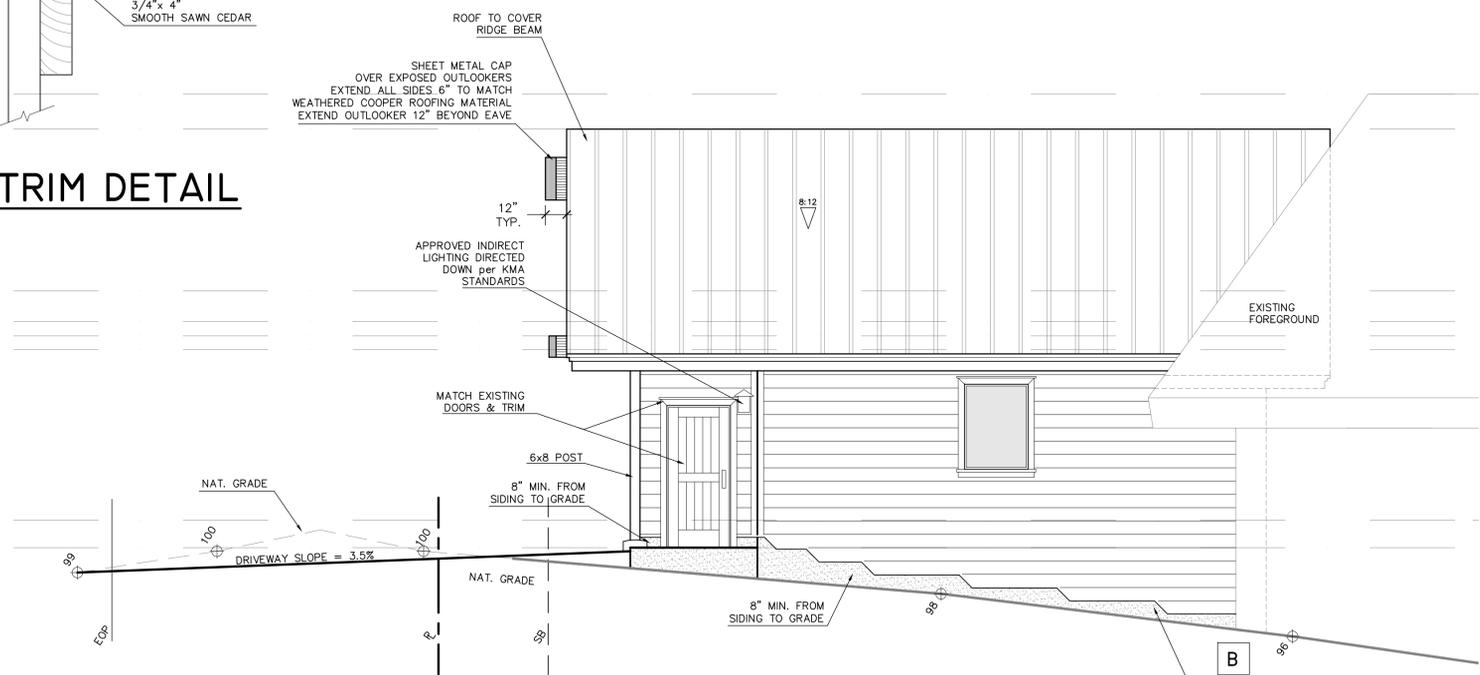
**DOOR NOTES**  
 DOOR MODEL:  
 SIMPSON "BARN DOOR" MODEL 49842  
 WOOD TYPE: CEDAR  
 STAIN & COLOR: NAT. LINSEED OIL-MATCH EXISTING COLOR (CLEAR)  
 ALL DOOR FRAMES TO BE BE STEEL  
 w/ WOOD TRIM CASING.  
 BUILDER TO V.I.F. ALL R.O. w/ MANF. SPECS.

**WINDOW NOTES**  
 WINDOWS TO BE METAL CLAD, WOOD CASED, DOUBLE PANE. BRAND TO BE SPECIFIED BY BUILDER.  
 EXTERIOR TRIM TO MATCH EXISTING.  
 SEE WINDOW DETAIL - A/A3.2  
 BUILDER TO V.I.F. ALL R.O. w/ MANF. SPECS.



**A CORNER TRIM DETAIL**

N.T.S.

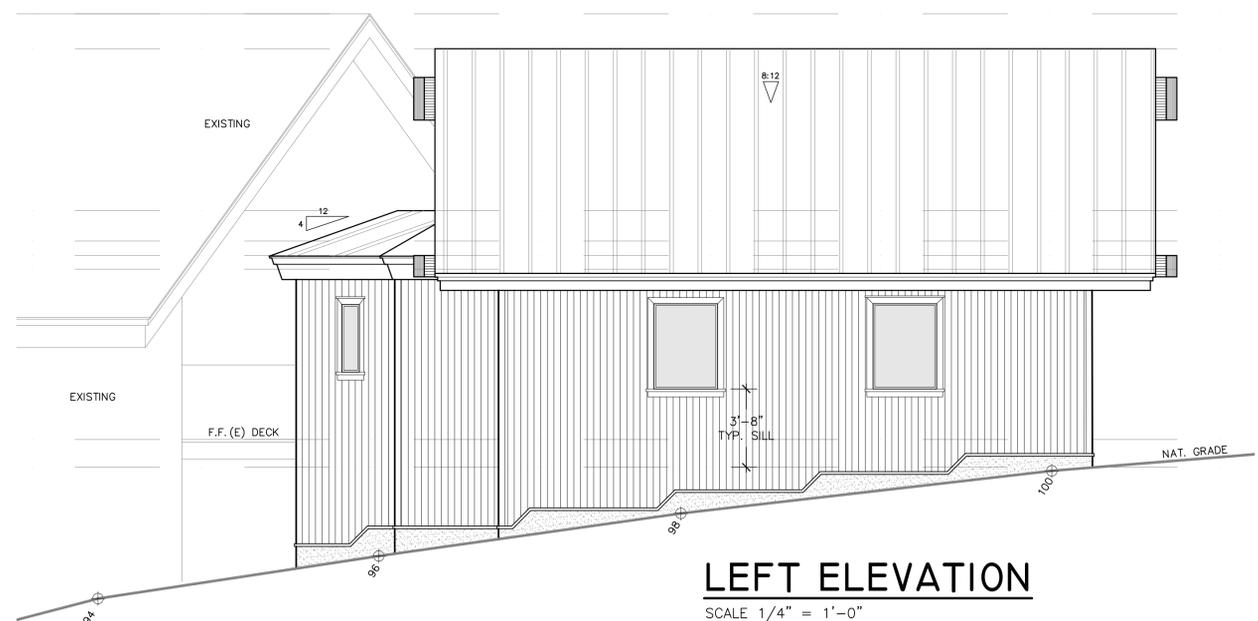
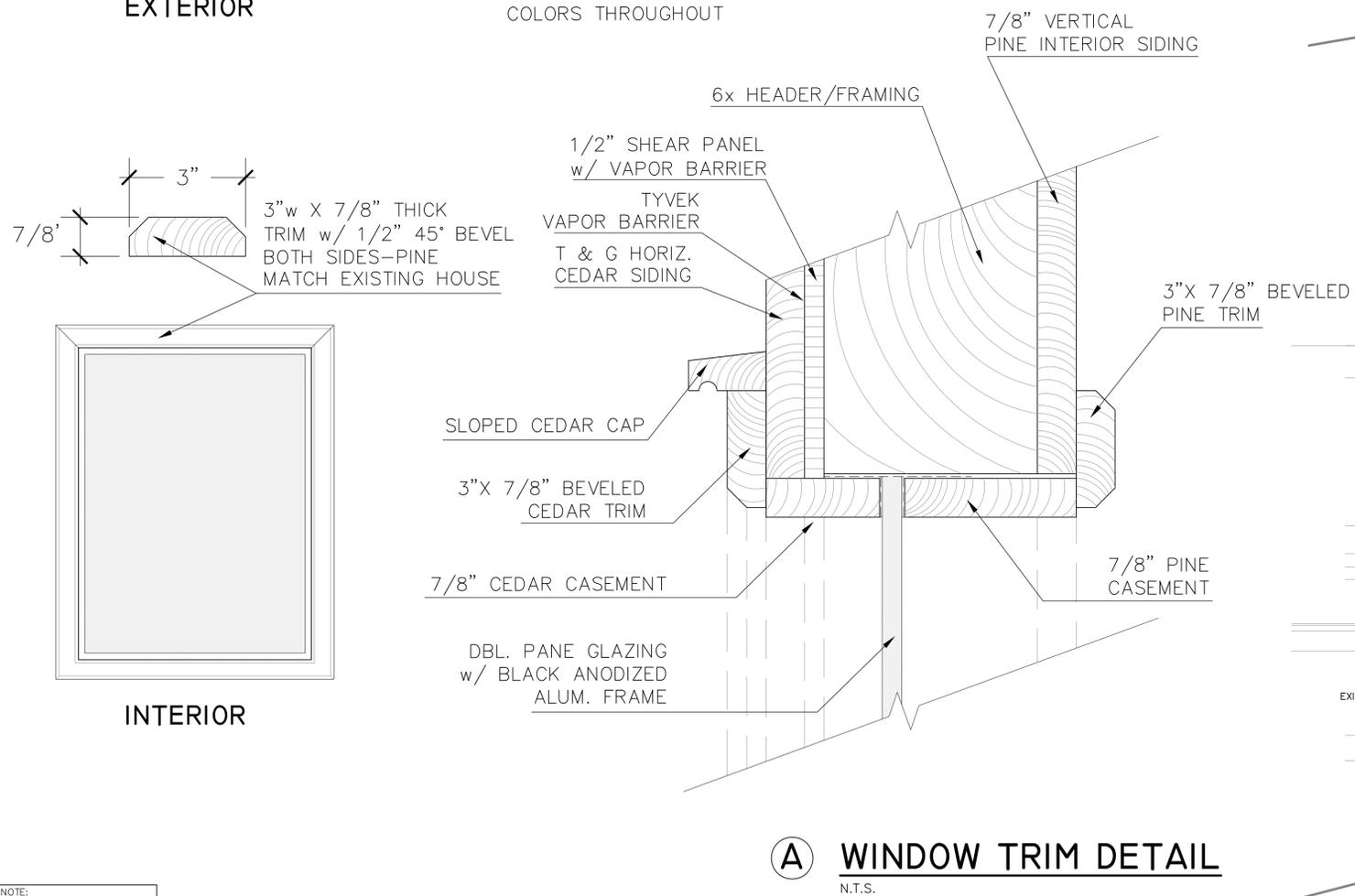
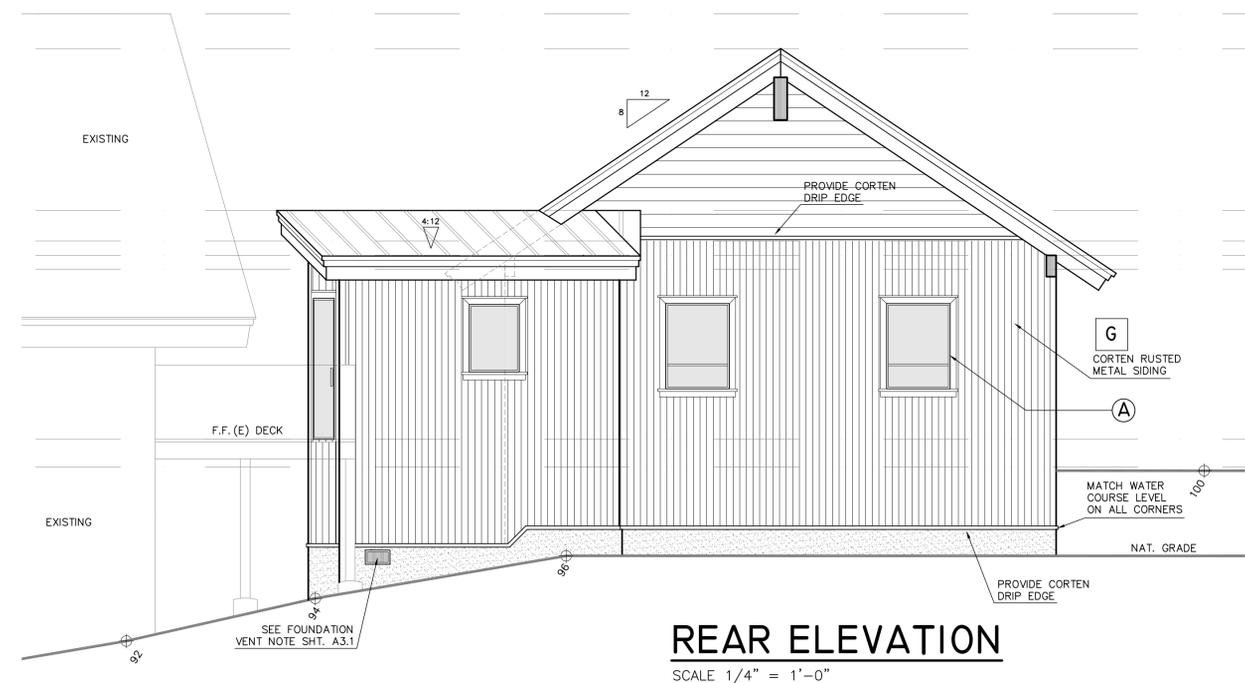
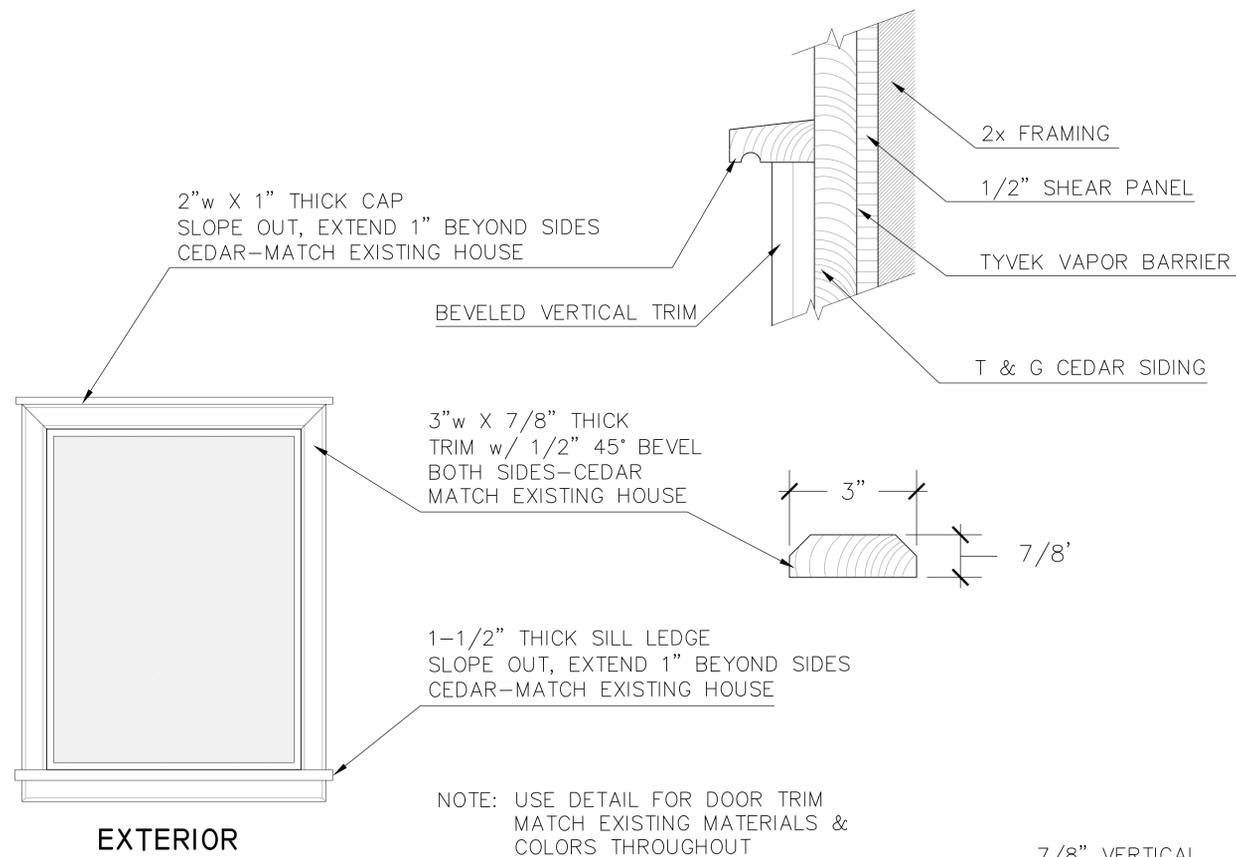


**RIGHT ELEVATION**

SCALE 1/4" = 1'-0"

NOTE:  
 ALL EXPOSED OF LUMBER SHALL BE TREATED w/ DURABLE WOOD PRESERVATIVE PRIOR TO COVERING w/ DECKING SURFACE. TO INCLUDE ALL EDGES AND ENDS. PER CBC 2304.12.2.3

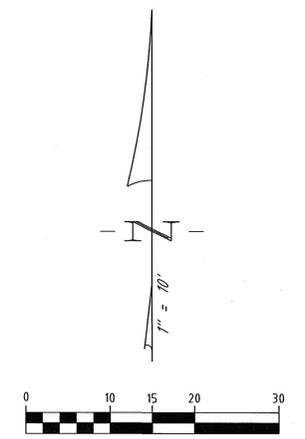
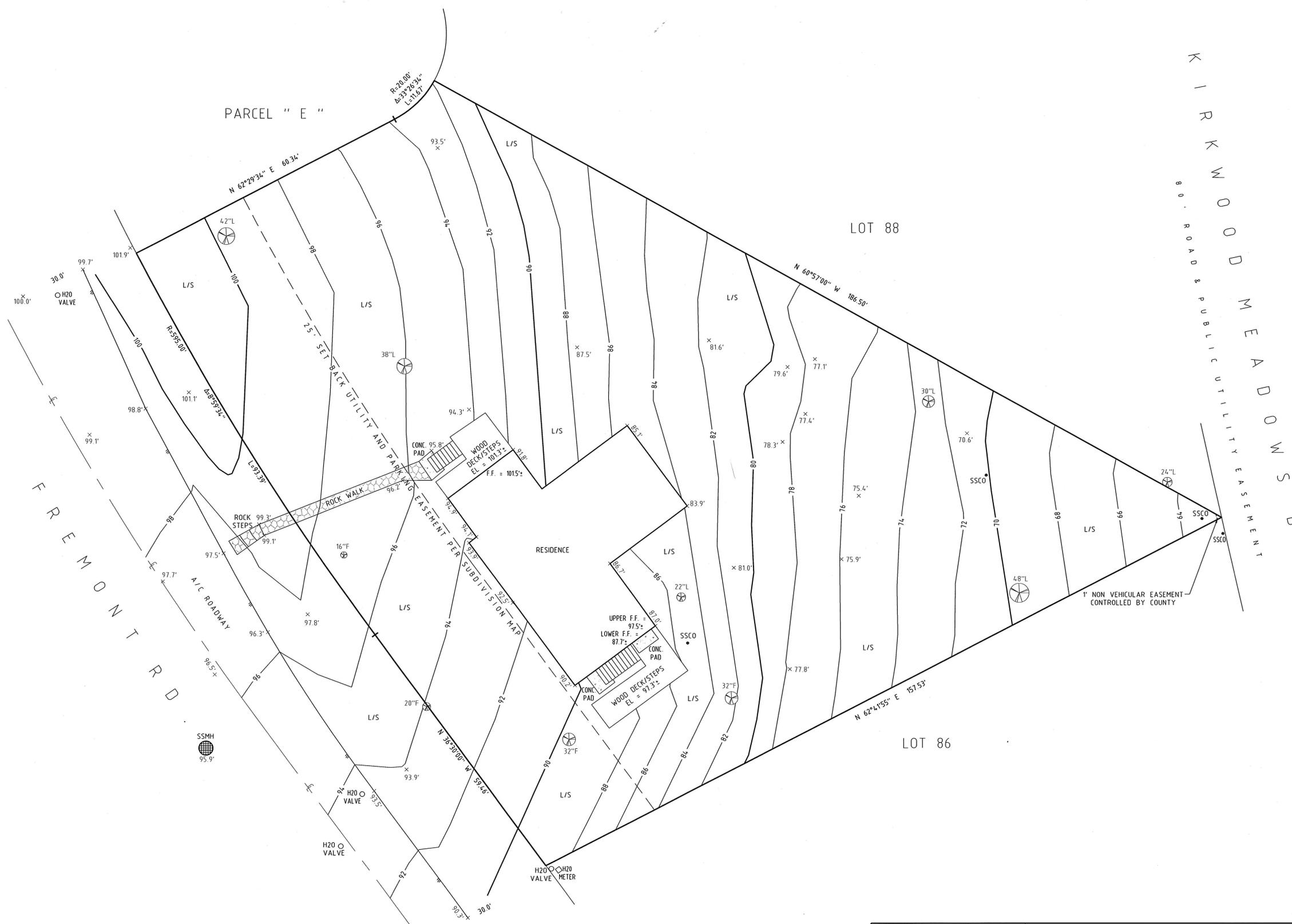
NOTE:  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO COMMENCEMENT OF WORK.



NOTE:  
 ALL EXPOSED OF LUMBER  
 SHALL BE TREATED w/  
 DURABLE WOOD PRESERVATIVE  
 PRIOR TO COVERING w/  
 DECKING SURFACE.  
 TO INCLUDE ALL EDGES AND  
 ENDS. PER CBC 2304.12.2.3

NOTE:  
 CONTRACTOR TO FIELD  
 VERIFY ALL DIMENSIONS  
 AND MATERIALS PRIOR TO  
 COMMENCEMENT OF WORK.





**LEGEND**

A/C	ASPHALTIC CONCRETE
F	FIR TREE
L	LOGSPOLE PINE
L/S	LANDSCAPE/NATURAL GROUND
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
x77.7'	SPOT ELEVATION
---	EDGE OF PAVEMENT

**EASEMENTS PER SUBDIVISION MAP**

The undersigned hereby consent to the preparation and recordation of this Plat of KIRKWOOD MEADOWS UNIT NO. 1 and offer for dedication and do hereby dedicate to any and all public uses the drives and courts shown hereon within the boundary lines of the Subdivision and designated as "Kirkwood Meadows Drive", "Fremont Road", "Fremont Court", "Dangberg Drive" and "Taylor Court".

We also offer for dedication and do hereby dedicate to specific purposes the following:

- Rights-of-way and Easements for light, air, water, gas, sewer, drainage pipes and ditches, underground wires and conduits for electric, telephone and television services, together with all appurtenances thereto on, over, across and under those strips of land designated "Public Utility Easements" and those strips of land lying within ten (10) feet of the rear and five (5) feet of the side lines of all lots and parcels shown hereon.
- Rights-of-way and easements for drainage purposes on, over, across and under those strips of land designated "Drainage Easements".
- A General Easement for road purposes that extends to five (5) feet beyond the catch point of the top of cuts and toe of fills of the roadway section, as shown hereon, is hereby reserved for the County of Amador by the Developer on all roads within this subdivision where the dedicated right-of-way is not sufficient to provide a minimum of five (5) feet from the catch point to the dedicated right-of-way line.
- Easements for light, air, snow storage, parking bays including graded slopes, drains, ditches, underground wires and conduits and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated "Building Set Back Lines", said strips to remain open and free of buildings.
- Easements for ski lift facilities including poles, anchors, supports, guys, overhead wires and cables and all appurtenances thereto on, over, across and under those strips of land designated "Ski Lift Easements".
- Easements for all public uses are those parcels of land which lie within the boundary lines of the Subdivision and designated as "Parcel A", "Parcel B", "Parcel C", "Parcel D", "Parcel E", "Parcel F", "Parcel G", "Parcel H", and "Parcel I".

**CLIENT & MAILING ADDRESS**  
 FRANK WHATFORD CONSTRUCTION  
 P.O. BOX 175  
 KIRKWOOD, CA 95646

**LAND AREA**  
 17,895 SQUARE FEET

8 JUNE 21

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 (775) 588-5658  
 FAX (775) 588-9296  
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
 P.O. BOX 5067 - STATERLINE, NEVADA 89449

**NOTES**

- THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON. TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY
- PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
- THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

BENCH MARK	
NUMBER	100.00'
ELEVATION	100.00'
DATUM	ASSUMED
DESCRIPTION	SET MAG HUB IN DIRT

TOPOGRAPHIC SURVEY  
 LOT 87, KIRKWOOD MEADOWS UNIT NO. 1  
 APN: 026-173-005, 33829 FREMONT RD.  
 AMADOR CO., CA

SCALE    HORIZ. 1"=10'    VERT. 2"=1'

REVISION NO.	DATE	DESCRIPTION	FIELD SW-JF	DRAWN JF	FILE NAME 21131.DWG	CHECKED JMT	JOB NO. 21131



**C2.0**

1999 009515

"OWNERSHIP CHANGE RECEIVED"

RECORDED AT REQUEST OF  
Attorney

at 50 Min. Past 12 P M

SEP 24 1999

Official Records  
Amador County, California

\$ 12.00 Recorder

Recording requested by:  
Walther, Key, et al.  
When Recorded Mail to:  
Gary R. Sargent and Elaine M.  
Sargent, Co-Trustees  
1550 Whiteridge Circle  
Reno, Nevada 89509

DOCUMENTARY TRANSFER TAX \$ -0-  
EXEMPTION (R&T CODE) 1130  
EXPLANATION The conveyance constitutes  
a gift from the Grantors to an entity  
wholly owned by them, without  
consideration.

Signature of Declarant or Agent  
determining tax

QUITCLAIM DEED

Gary R. Sargent and Elaine M. Sargent, husband and wife, hereby quitclaim to Gary R. Sargent and Elaine M. Sargent, as Co-Trustees under The Sargent Family Trust, all of their right, title and interest in the real property located in Amador County, California, described as follows:

Lot No. 87 of Kirkwood Meadows Unit No. 1, as shown on the Official Map filed for record July 1, 1970 in Book 3 of Subdivision Maps at page 30, Records of Amador County.

EXCEPTING THEREFROM the title and exclusive right to all minerals and mineral ores of every kind and character now known to exist or hereafter discovered within or underlying said lot, together with the exclusive right to remove the same; provided that Grantor shall not be entitled to enter upon or make use of the surface of said lot or any portion thereof above a depth of five hundred (500) feet below the surface in the exercise of the foregoing rights.

Assessor's Parcel No.: 026-173-005

Dated this 2 day of SEPTEMBER 1999.

*Gary R. Sargent*  
Gary R. Sargent  
*Elaine M. Sargent*  
Elaine M. Sargent

WALTHER, KEY, RAUPIN, OATE, COX, KLAICH & LIDDY, ATTORNEYS AT LAW, RENO, NEVADA

AMADOR COUNTY



AllPaid  
7820 Innovation Boulevard Suite 250  
Indianapolis, IN 46278  
24hr. Customer Service #: 888-604-7888

**Planning Departments Fees Payment Confirmation (Ref #: 37964369)**

**PLC:** Amador County  
**A002LX** 810 Court Street  
Jackson, California 95642  
For: Planning Departments Fees

**Date:** 03/13/2023 15:01 EDT

**TRANSACTION INFORMATION**

<b>First Name:</b>	Gary	<b>Transaction Reference #:</b>	37964369
<b>Last Name:</b>	R	<b>Transaction Date/Time:</b>	03/13/2023 15:01 EDT
<b>Telephone No:</b>	(775)722-4888		
<b>Mailing Address:</b>	1550 White Ridge Cir. Reno, Nv 89509		
<b>Apn:</b>	026173005000		
<b>Reference:</b>	New Variance Application (v-23;3-1 Sargent) For New Garage At 33829 Fremont Rd. 026-173-005 (\$724 Application, \$50 Admin Fee)		

**BILLING INFORMATION**

<b>Name:</b>	Gary R Sargent
<b>Address:</b>	1550 White Ridge Cir.
<b>City, State Zip:</b>	Reno, Nv 89509
<b>Phone #:</b>	(775)722-4888
<b>Card #:</b>	xxxx-xxxx-xxxx-3439

**PAYMENT INFORMATION**

<b>Approval #:</b>	03095D
<b>Payment Amount:</b>	\$774.00
<b>Service Fee:</b>	\$22.83
<b>Total Amount:</b>	\$796.83

**The service fee is not refundable.**

**ATTENTION CARDHOLDER**

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

**Thank you for using AllPaid**

## **ITEM 2:**

**Discussion and possible action regarding a request for a variance to reduce the front setback from 25 feet to 10 feet, for a proposed attached garage addition. The applicant is Ecosense Designs Architecture on behalf of Jill Nielsen and Fernando Quinones. The site is located at 50975 Wintergreen Way in Amador County. APN 026-182-019.**

Amador County Variance Application  
50975 Wintergreen Way  
Kirkwood CA 95646  
APN: 026-182-021-000  
KMA Lot #123

3/24/2023

This letter is in request for a variance to the Amador County Development Code front setback requirement in conformance with KMAPC Design Guidelines. Variance is for the development of a proposed garage addition to the existing Unit 1 residence located at APN: 026-182-021-000 (*KMA Lot #123*). In addition to the the single single car garage a covered exterior walkway to a rear mudroom addition is also being proposed as part of the project.

The existing site is 9,000 square feet with an allowable 3,150 square feet of coverage (35%). The existing structure 1,742 square feet and proposed addition is 474 square feet bringing total square footage to 2,126 square feet (24.5% coverage).

The existing residence consists of a two story duplex. The proposed garage is for Unit 1 of the duplex. No changes are being proposed to the existing water, sewer or propane connections. Existing electrical meter will be relocated to front facade of the proposed garage. The proposed project allows sufficient space and remaining coverage for Unit 2 to construct a garage at a later date. The proposed project has been reviewed by the owner of unit 2 who has provided a letter with his approval.

Due to existing conditions and site constraints we are requesting variances to allow the addition of this single-car garage, a 15'-0" encroachment into the front setback extending from the front facade of the existing residence, and to allow a covered walkway, a 5'-0" encroachment into the front setback extending from the front facade of the proposed garage. The proposed encroachments extends a total of 20'-0" into the 25'-0" front setback, and remains outside the 5'-0" garage setback required by the KMAPC Design Guidelines.

The proposed single-car garage and driveway will provide an enclosed parking space helping to reduce the quantity of cars using the shared parking pad on Wintergreen Way. The entrance to the proposed mudroom is accessed by an exterior covered walkway from the front of the garage to the rear of Unit 1. This configuration allows to keep the existing public entrance while creating private and easy access into the residence through the mudroom. This project also proposes minimal and gradual grading at the front of the site to accommodate the finish floor of the proposed garage and appropriate driveway sloping. Due to the proposed grading changes, the project scope also consists of replacing the existing front entry deck at the base of the existing stair, with a new raised deck to access the existing entry at the front of the residence.

The residences located on adjacent properties remain a significant distance away from the proposed garage addition and setback encroachments and adequate space is still provided for snow storage to the North West of the proposed driveway turnaround South East side of the proposed garage.

Floor plan has been reviewed with Rick Ansel at KMPUD who has indicated he has no concerns regarding proposed plan, proposed driveway and management of snow removal in relation to these.

The proposed addition will provide for improved safety and accessibility to the existing residence, reduce strain of parking pad use and does not negatively impact the adjoining properties and residences.

Owners would like to begin construction during the summer of 2023 and complete construction this year if possible. Part or all of construction may be pushed off until summer of 2024 depending on timing of submittals and agency review, contractor availability and snow.

Thank you for your consideration,

Anne-Flore P. Dwyer

**Neilsen-Quinones Residence**  
**Amador County- Variance Application**

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**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

- 1. Site Size**  
6,970 SF
- 2. Square Footage of Existing/Proposed Structures**  
Existing SF: 2,094 SF  
Proposed SF: 474 SF
- 3. Number of Floors of Construction**  
1 Floor of construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**  
2-Off Street Parking Spaces
- 5. Source of Water**  
Kirkwood Meadows Public Utility District
- 6. Method of Sewage Disposal**  
Kirkwood Meadows Public Utility District
- 7. Attach Plans**  
See attached
- 8. Proposed Scheduling of Project Construction**  
August 2023
- 9. If project to be developed in phases, describe anticipated incremental development.**  
N/A- Scope of Project to be completed together
- 10. Associated Projects**  
N/A
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.**  
See attached Exhibit.
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.**  
Duplex. Scope of work is for (E) Unit 1-Single Family Residence on APN 026-182-019.
- 13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.**  
N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.**  
N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.**  
N/A

**16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.**

Project scope involves the application and review of a variance to encroach a proposed garage and covered access walkway into the 25' Front Setback. Proposed project scope does not encroach into KMAPCs 5' garage setback.

# SITE PLAN LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR TO BE MODIFIED
- NEW CONTOUR
- SPOT ELEVATION
- UTILITY AS NOTED
- PROPERTY LINE
- BUILDING SETBACK & EASEMENT LINES
- DRAINAGE FLOW LINE
- VEGETATION PROTECTION FENCING
- EROSION CONTROL BARRIER
- UTILITY LINE

## SITE PLAN SHEET NOTES

1. **TOPOGRAPHIC SURVEY:**
- A. TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY R.O. ANDERSON DATED 07/12/2022.
- B. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
2. TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH ARE SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD.
3. **EXISTING UTILITIES:** CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
4. **FOUNDATION DRAINAGE:** PROVIDE FOUNDATION PERIMETER DRAINAGE.
5. **FOUNDATION FINISH:** SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 2%. MAINTAIN THE 2% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT THE 10'-0" DISTANCE, A 3-2% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. PROVIDE 2% MINIMUM SLOPE AT ALL DRAINAGE SWALES LOCATED WITHIN 10' OF A BUILDING. SLOPE ALL IMPERVIOUS SURFACES AWAY FROM BUILDINGS AT A MINIMUM SLOPE OF 2%.
6. **CONSTRUCTION MANAGEMENT PLAN:**
- A. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH HOA CONSTRUCTION GUIDELINES.
- B. ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
- C. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
- D. PARKING: COMPLY WITH REQUIREMENTS OF THE HOA.
- E. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE IMPROVEMENT ENVELOPE AND THE BOUNDARIES OF THE AREA OF DISTURBANCE.
- F. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN OBSTACLE, NUISANCE OR DETRIMENT TO NEIGHBORING PROPERTIES.
- G. HOURS OF CONSTRUCTION: COMPLY WITH LOCAL AND COUNTY REQUIREMENTS AND RESTRICTIONS.
- H. FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. PROVIDE A MINIMUM OF 1 SHOVEL AND TWO 20 LB ABC RATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
- I. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
- J. PORTABLE TOILET AND DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HOA.

## LAND COVERAGE

(E) BUILDING COVERAGE:	1,242 S.F.
PROPOSED BUILDING COVERAGE:	474 S.F.
<b>TOTAL COVERAGE:</b>	<b>3,216 S.F.</b>
SITE AREA:	9,000 S.F.
ALLOWABLE COVERAGE:	5,850 S.F.
35% OF OVERALL SITE AREA	
REMAINING COVERAGE:	<b>3,634 S.F.</b>



## SITE PLAN



**ECOSENSE DESIGNS**  
 ANNE-FLORE DWYER  
 ecosense.design@gmail.com  
 PO BOX 702  
 TRUCKEE CA 96160  
 (530)220-0531  
 CA LICENSE C-35719

# PLOT PLAN

**NEILSEN-QUINNONES  
 REMODEL & ADDITION**  
 50975 WINTERGREEN WAY  
 KIRKWOOD, CA  
 APN: 026-182-021

SCALE: As indicated  
 DATE: 03/28/23  
 STATUS: VARIANCE PLOT PLAN  
 REVISIONS:

# A1.1b

### **ITEM 3:**

**Discussion and possible action regarding a request to approve the roof color of a structure within the East Meadows Unit 1 subdivision. The applicant is Trevor Petach. The site is located at 660 East Meadows Dr. in Alpine County. APN 006-131-010-000.**

## Sam Booth

---

**From:** Trevor Petach <trevor.petach@gmail.com>  
**Sent:** Monday, April 03, 2023 12:37 AM  
**To:** Sam Booth  
**Subject:** 660 East Meadows Dr - Tri-TAC Color Review

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Sam,

We talked on Friday about adding an agenda item to the tri-county technical advisory committee meeting on April 14th to review a black metal roof color.

Architectural plans for the project are here:  
[REDACTED]

Pg. 6 of the [East Meadows HOA design guidelines](#) specify:

There are some lots in the subdivision which are located within highly sensitive visual areas. The improvements on these lots will be subject to more stringent criteria, especially for roofs and exterior colors. The U.S. Forest Service via the Tri-County Technical Advisory Committee (TC-TAC) agenda considers all homes built on lots north of and including 212, 301, & 409. Specifically, the U.S. Forest Service must approve all exterior colors. (See Exhibit B.)

Our lot (#224) is north of lot 212, so I think these guidelines apply, and we are hoping that the advisory committee is willing to approve our proposed black metal roof color.

The approved metal roof colors in exhibit B are:

Exhibit B - U.S.F.S. APPROVED COLOR LIST as of February 2022

The intent of the color charts is to establish compatibility between buildings and the average forest colors and patterns usually found in the natural surrounding landscape.

### RECOMMENDED COLORS

Applications	Manufacturer/Brand	Name of Color (*Generally appropriate for trim only)	
Metal Roof Colors	Western Metal Building Products, Antique Bronze Inc.	Medium Bronze Moca Brown	
	BHP Steel Building Products USA, Inc.	Chestnut Brown Classic Brown	Slate Gray Weathered Copper
	Butler/Butlerib II	Hunter Green	

We are proposing "black" from American Roof Products: <http://www.americanroofproducts.com/resources/color-visualizer/#black>.

Since this color is not on the existing list, we believe that we need explicit approval from the committee.

I believe that the proposed structure would be most visible from the top of Cornice Express lift. Below is a rendering of the structure from the direction of Cornice Express.



The roof will not be visible from highway 88 or from Kirkwood Meadows Dr.

Note that black is already an approved exterior paint color:

Exterior House Paint	ACE Hardware (Ace Seven Star Acrylic Latex)	Bark Brown Bungalow Brown Cafe Noir Deep Teal * Estate Brown Ginger Brown	Gladstone * Navy Wool * Oakleaf Brown * Ranch Red * Slate Gray
	Ameritone Paint (Exterior Colors)	Black (Key 1) Brown Benedictine (Key 2) Commander (Key 1) * Gerardia (Key 1) *	Gondola (Key 2) * Oxford Brown (Key 1) Russet (Key 1) Spanish Brown (Key 2)

And there are existing structures with dark roof colors in East Meadows. For example, 347 Larkspur and 325 Larkspur in the upper left of this aerial image:



Thank you for your consideration,

Trevor Petach  
owner, 660 East Meadows Dr, Markleeville, CA 96120  
720-206-7837  
[trevor.petach@gmail.com](mailto:trevor.petach@gmail.com)

Design Guidelines  
East Meadows Subdivision  
Kirkwood, CA

as edge of pavement should be indicated. Significant views and orientation to the sun should be noted for determining their effect in the site planning process.

The actual site of the proposed structures should relate to the natural terrain. Grading should be minimized and every effort should be made to preserve the natural features of the site. Tree removal should be minimized and must be approved (See Exhibit E ). Trees within the building envelope may be removed for the structure only. They still must be identified on your site plan, as do all natural features. Trees and natural elements outside the building envelope cannot be removed. Building design should take into account grade changes, locations of trees, boulders and orientation to sun and views, and, importantly, snow shedding and drifting. Privacy and impact on adjacent neighbors should be considered both in site planning and in the architectural elements of the structure. Trees and natural vegetation should be incorporated and utilized to enhance the overall design.

Site drainage and spring run-off should be carefully considered in the drainage solution. Natural drainage courses must be preserved and existing vegetation (ground cover, shrubs, and trees) must be left undisturbed on the site except where the structures are located and where construction is necessary. The construction and access area should be as limited as possible and temporarily flagged with orange protective fencing as further described under re-vegetation.

The protection of adjacent environs is critical.

#### The Structure

Natural materials such as redwood or cedar board siding, cedar shingles and shakes are particularly appropriate for their natural appearance and weathering qualities. Metal roofs in natural tones are very functional and durable as well. When properly selected and applied, these materials have a minimum of maintenance requirements and can enhance the appearance of your home.

Garages shall be designed as an integral part of the house. Semidetached garages will be considered on their individual merit. No garages shall be completely detached. An attached covered walkway will be the minimum acceptable attachment for a semi-detached garage. Minimum interior garage dimensions need to provide 10 ft width x 20 ft length for each car.

There are some lots in the subdivision which are located within highly sensitive visual areas. The improvements on these lots will be subject to more stringent

Design Guidelines  
East Meadows Subdivision  
Kirkwood, CA

criteria, especially for roofs and exterior colors. The U.S. Forest Service via the Tri-County Technical Advisory Committee (TC-TAC) agenda considers all homes built on lots north of and including 212, 301, & 409. Specifically, the U.S. Forest Service must approve all exterior colors. (See Exhibit B.)

Approval from TC-TAC for all Phase 3 lots (701-713) is necessary. This approval focuses on impact on the “view shed” in the direction of Highway 88 of the individual residence, site design, tree removal, and structural design.

All improvements within East Meadows must comply with Alpine County's requirement that colors shall, from a distance, blend with the natural landscape.

Re-vegetation Guidelines

Final plans must be accompanied by a re-vegetation plan and erosion control measures. Re-vegetation is required in all areas disturbed by construction. The most destructive impact upon the environment is the disturbance of the existing soil and vegetation during construction. In the mountain environment, the wounds of construction heal very slowly. To destroy and then not repair the very elements that attract us to East Meadows is contrary to the interest of all property owners. Please impress this fact upon your architect, contractor and subcontractors.

It is necessary to scarify the soil after construction in order to loosen the soil to support re-vegetation efforts. The continued existence of native species, and especially of those endemic to special areas, may be threatened by the introduction of non-native species. Therefore, you should use only locally native species in an effort to restore original vegetation. Typical plant materials that are native to East Meadows usually can be found in the local nurseries.

Suggested species and guidelines are included in the Re-vegetation and Landscaping Guidelines located on the EMHOA website at [www.emhoa.org](http://www.emhoa.org)  
A “Short List” of native trees and shrubs are provided in Exhibit H.

To reduce impacts to the site, the area of site disturbance including equipment access shall not exceed twelve feet (12') from the footprint of the structure, driveway, or cut/fill slopes. These construction zone limits shall be shown on the submitted plans and be fenced with orange protective fencing during construction. Exceptions may be granted for utility installation and access, existing disturbed areas, or particular site characteristics that may impact the 12 foot limit (e.g. rock outcropping). These exceptions will be addressed during the on-site Contractor Constraints meeting.

Design Guidelines  
East Meadows Subdivision  
Kirkwood, CA

- scale; i.e., 1/4" = 1 foot
- Floor plans
- Location map showing the location of the lot and all lots and building envelopes on all adjoining lots (a copy of the subdivision map that clearly shows building envelopes will be acceptable).
- One set of drawings reduced to 11" x 17".
- A statement of the need/reasons for the proposed modification; applicants should address the criteria for approval.
- Fee, payable to the Alpine County Planning Department.
- Completed application form (form provided by Alpine County).

Once a completed application is received, it will be scheduled for review by the TC-TAC. At least three weeks prior to the TC-TAC meeting, Alpine County will send a notice of the application, including date and time of the TC-TAC meeting, to all property owners of record within 300 feet of the subject lot, Kirkwood Associates, and any homeowners association, design review board and/or architectural review committee with jurisdiction.

Building Envelope Modification or Variance Fees

Contact the Alpine County Planning Department (a.k.a Alpine County Community Development Department) for fee information.

Application for an envelope variance shall be considered by EMACC when the plans are submitted for Preliminary Plan review. The Owner shall be responsible for notifying all neighbors within 300 feet and shall provide proof of such noticing to EMACC.

**Exhibit B - U.S.F.S. APPROVED COLOR LIST as of February 2022**

The intent of the color charts is to establish compatibility between buildings and the average forest colors and patterns usually found in the natural surrounding landscape. These color lists are only examples of colors that should achieve the desired blending of buildings with the landscape and minimize color contrast. Other colors and brands that closely match these colors may be used after receiving approval by EMACC .

Design Guidelines  
 East Meadows Subdivision  
 Kirkwood, CA

**RECOMMENDED COLORS**

<b>Applications</b>	<b>Manufacturer/Brand</b>	<b>Name of Color</b>
		(*Generally appropriate for trim only)
Metal Roof Colors	Western Metal Building Products, Inc.	Antique Bronze Medium Bronze Moca Brown
	BHP Steel Building Products USA, Inc.	Chestnut Brown Classic Brown Slate Gray Weathered Copper
	Butler/Butlerib II	Hunter Green
Exterior House Paint	ACE Hardware (Ace Seven Star Acrylic Latex)	Bark Brown Bungalow Brown Cafe Noir Deep Teal * Estate Brown Ginger Brown Gladstone * Navy Wool * Oakleaf Brown * Ranch Red * Slate Gray
	Ameritone Paint (Exterior Colors)	Black (Key 1) Brown Benedictine (Key 2) Commander (Key 1) * Gerardia (Key 1) * Gondola (Key 2) * Oxford Brown (Key 1) Russet (Key 1) Spanish Brown (Key 2)
	Ameritone Paint (PA570 Series Exterior Colors)	Cocoa PA575 Magnet PA591 Mahogany PA578 Oxford Brown PA571 Russet PA577
Exterior House Paint (Latex House & Trim Paint)	Sears Best Weatherbeater	MEDIUM 016 Charcoal Grey - A (88) 044 Spruce Green - C (88) 006 Driftwood Brown - B (88) 019 Sierra Brown - ABC (88) DARK 028 Molten Black - ABC (88) 066 Saddle Brown - BC (88) 031 Barcelona Brown-ABC (8)
EXHIBIT B Continued - Exterior Stains Continued:		
Sears Best Weatherbeater	MEDIUM 610 Tuxedo Grey (88) 395 Mountain Forest (90) 396 Lombardi Blue (88) 323 Cathedral Sky (90)	DARK J068 Mountain Blue 5549 Guardian Black (88) 0028 Molten Black (88) 398 Nocturne Grey (90)

Design Guidelines  
 East Meadows Subdivision  
 Kirkwood, CA

563 Stormy Sky (88)  
 327 Puffin Bay Grey (90)  
 527 Colonial Blue (88)  
 330 Cumberland Fog (88)

318 Lava Gray  
 016 Charcoal Grey (88)

Benjamin Moore Paints  
 (Exterior Stains)

Bleached Driftwood  
 Butternut  
 Chocolate  
 Cocoa  
 Coffee  
 Cordovan Brown  
 Deep Charcoal  
 Graywood\*  
 Great Smoky Brown  
 Heritage Blue\*  
 Mission Brown  
 New Pilgrim Red\*

New Stone\*  
 Old Pewter  
 Onyx  
 Ranger Brown  
 Rich Avocado  
 Russet Brown  
 Rustic Taupe  
 Sage Green  
 Spanish Moss  
 Taupe\*  
 Tree Bark  
 Wilderness Gray

Olympic  
 (Solid Color Stains)

Butternut  
 Chocolate  
 Cocoa  
 Coffee  
 Ebony  
 Fawn \*

Heritage Blue\*  
 Mahogany  
 Oxford Brown  
 Russet  
 Taupe \*

New Pilgrim Red\*

Sherwin Williams  
 (Solid Color Stains)

Acadia Blue SW3011\*  
 Black Alder SW3022  
 Black Cherry SW2724  
 Black Forest SW2238  
 Bracken SW2734  
 Brickdust SW2715  
 Buckthorn SW3003  
 Cabin Brown SW3031  
 Caribou SW3025  
 Carnelian SW2708\*  
 Chaparral SW2733  
 Eggplant SW2707\*  
 Flagstone SW3023  
 Heather SW2705\*  
 Ironwood SW3028

Kings Canyon SW3026  
 Lodge Brown SW3007  
 Manor House SW2013  
 Mushroom Basket  
 SW2026\*  
 Pepperidge SW3017  
 River Birch SW3024\*  
 Roan SW2722  
 Ruddy SW2721  
 Salem Red SW3018  
 Shade Tree SW3037  
 Shagbark SW3001  
 Spicewood SW3021  
 Tobacco SW3039  
 Woodland SW3042

Design Guidelines  
 East Meadows Subdivision  
 Kirkwood, CA

EXHIBIT B CONTINUED:	387 Adobe Brown *	394 Fawn *
Exterior Stains	374 Antique Brass	304 Forest
(continued)	360 Avocado	300 Gray Seas *
Behr	381 Bayberry	514 Hemlock Green
(Solid Color Stains)	386 Boot Hill Gray	320 Ivy
	377 Bronze	356 Mahogany
	380 Butternut	517 Mauvewood
	310 Chestnut	373 Mesa Gray
	397 Chocolate	357 New Bark
	328 Cinnamon	359 Oxford Brown
	355 Cocoa	335 Padre Brown
	358 Coffee	518 Pewte
	319 Cordovan Brown	r 354
	503 Dark Gray	Russet 318
	303 Deep Charcoal	Sable
	375 Dove Brown	388 Santa Fe Gray *
		376 Slate

Semi-Transparent Stains:

Olympic 705\*, 707, 708, 709, 711, 713, 723\*, 726, 730, 906\*, 910, 916

Behr 706, 707, 708, 709, 710, 711, 712, 713, 714, 715\*, 719, 721, 722\*, 725, 726, 730, 913, 916\*, 323, 531, 532, 535

Cabot	Bark	Evergreen
	Bark Mulch	Mission Brown
	Chestnut Brown	Mountain Laurel
	Cordovan Brown	Oak Brown
	Deep Forest	Sandstone
		Spanish Moss

Linseed Oil and Acrylic Latex:

California Rustic Stain	MEDIUM	DARK
	857 Chocolate (28, 29)	900 Ebony (70)
	853 Cocoa (79)	848 Mesa Brown (79)
		721 Russet (28, 79)
		855 Mahogany (28, 79)
		850 Oxford Brown (28, 79)





NE Overview



NW Overview



SE Overview



Interior Overview

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Petach / Espomette  
 660 E Meadows Dr.  
 Markleeville, CA 96120  
 Lot 224 (APN 06-020-018)

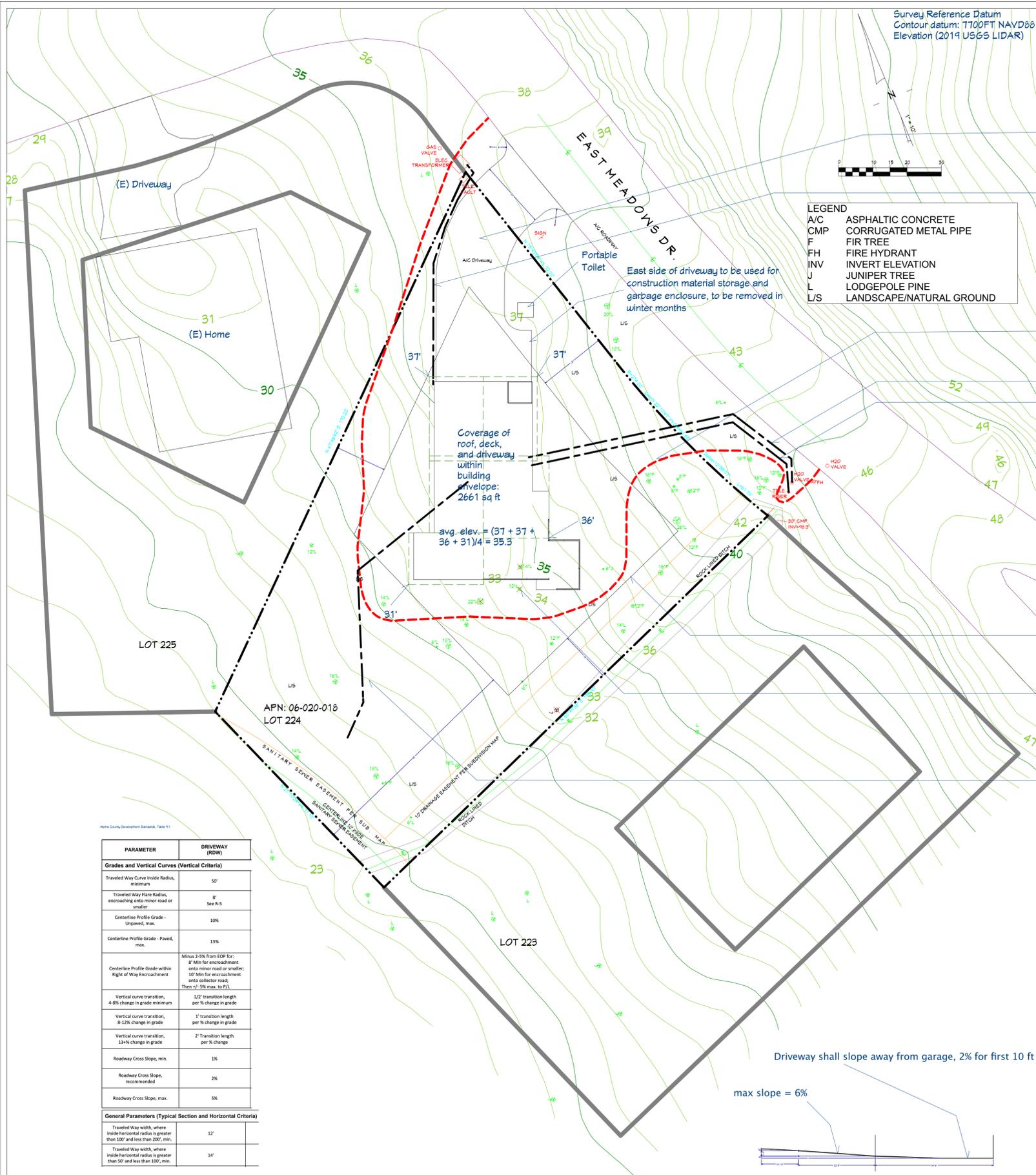
Project Overview

DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
 3/9/23

SHEET:  
**A-2**

Survey Reference Datum  
Contour datum: T100FT NAVD88  
Elevation (2019 USGS LIDAR)



**LEGEND**

A/C	ASPHALTIC CONCRETE
CMP	CORRUGATED METAL PIPE
F	FIR TREE
FH	FIRE HYDRANT
INV	INVERT ELEVATION
J	JUNIPER TREE
L	LODGEPOLE PINE
L/S	LANDSCAPE/NATURAL GROUND



Driveway shall be 2 1/2" A.C over 4" compacted A.B.  
See driveway profile for max slope

New electric trench to home (24" deep)

Construction / Activity Zone  
Trees within CAZ to be protected per Tree Protection and Tree Fencing details  
CAZ perimeter to be fenced with orange construction fencing and fiber rolls per Fiber Roll detail

New water line trench to home (30" deep)

New comm trench to home

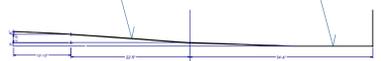
Approx. building envelope

(E) Trees to be removed, typ.

New sewer trench to main (top of pipe >12" below grade)  
VIF for tie in location

Driveway shall slope away from garage, 2% for first 10 ft

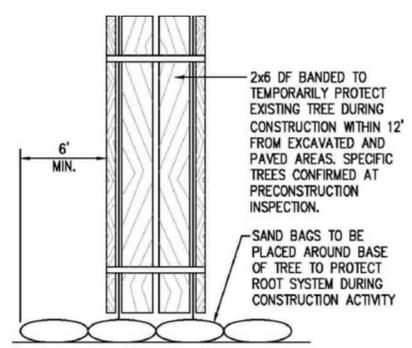
max slope = 6%



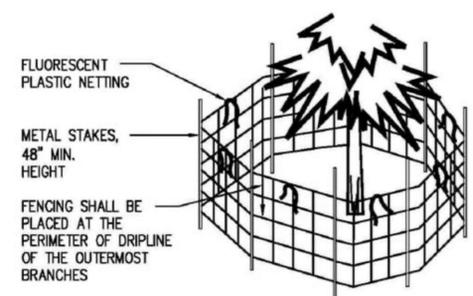
Alpine County Development Standards, Table 01

PARAMETER	DRIVEWAY (RDW)
<b>Grades and Vertical Curves (Vertical Criteria)</b>	
Traveled Way Curve Inside Radius, minimum	50'
Traveled Way Flare Radius, encroaching onto minor road or smaller	8' See R-5
Centerline Profile Grade - Unpaved, max.	10%
Centerline Profile Grade - Paved, max.	13%
Centerline Profile Grade within Right of Way Encroachment	Minus 2.5% from EDP for: 8' Min for encroachment onto minor road or smaller; 10' Min for encroachment onto collector road; Then of .5% max. to P/L
Vertical curve transition, 4-8% change in grade minimum	12' transition length per % change in grade
Vertical curve transition, 8-12% change in grade	1' transition length per % change in grade
Vertical curve transition, 13-1% change in grade	2' transition length per % change
Roadway Cross Slope, min.	1%
Roadway Cross Slope, recommended	2%
Roadway Cross Slope, max.	5%
<b>General Parameters (Typical Section and Horizontal Criteria)</b>	
Traveled Way width, where inside horizontal radius is greater than 100' and less than 200', min.	12'
Traveled Way width, where inside horizontal radius is greater than 50' and less than 100', min.	14'

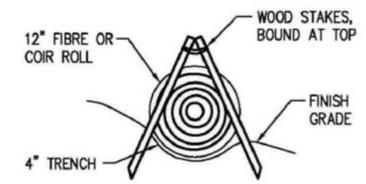
### Erosion Control



### Tree Protection



### Tree Fencing



NOTE:  
ALIGN FILTER ROLL ALONG CONTOURS

### Fiber Roll

**HOA Notes:**  
- Knox box location shown on elevation plan  
- Edge of driveway shall be marked with snow markers. Permanent conduit holes and steel conduit for removable snow stakes shall be provided on each side of driveway per EMHOA specifications  
- Temporary power shall not be nailed to trees  
- Areas of construction disturbance shall be re-vegetated with native/approved vegetation. All affected areas shall be scarified prior re-vegetation

**KPMUD Notes:**  
- Meter protection for electric meter shall be provided in accordance with ordinance 21-01 and KPMUD standards. Clearances shall be provided per details KMG010 and KMG011.

**Fire Notes:**  
- Defensible space shall be provided per KPMUD/fire department requirements

**Area schedule:**  
Conditioned  
Upper: 531 sq ft  
Main: 1025 sq ft  
Basement: 933 sq ft  
TOTAL: 2490 sq ft

Unconditioned  
Garage: 420 sq ft  
Decks: 463 sq ft  
TOTAL: 883 sq ft

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

Drawings provided by:  
**Trevor Petach**  
660 E Meadows Dr.  
Marbleville, CA 96120  
Lot 224 (APN 06-020-018)

## Site Plan

DATE:  
3/9/23

SHEET:  
A-3

PARAMETER	DRIVEWAY (ROW)
<b>Grades and Vertical Curves (Vertical Criteria)</b>	
Traveled Way Curve Inside Radius, minimum	50'
Traveled Way Flare Radius, encroaching onto minor road or smaller	8' See R-5
Centerline Profile Grade - Unpaved, max.	10%
Centerline Profile Grade - Paved, max.	13%
Centerline Profile Grade within Right of Way Encroachment	Minus 2-5% from EOP for: 8' Min for encroachment onto minor road or smaller; 10' Min for encroachment onto collector road; Then -1/2-5% max. to 3/4.
Vertical curve transition, 4-8% change in grade minimum	1/2' transition length per % change in grade
Vertical curve transition, 9-12% change in grade	1' transition length per % change in grade
Vertical curve transition, 13-15% change in grade	2' transition length per % change in grade
Roadway Cross Slope, min.	1%
Roadway Cross Slope, recommended	2%
Roadway Cross Slope, max.	5%
<b>General Parameters (Typical Section and Horizontal Criteria)</b>	
Traveled Way width, where inside horizontal radius is greater than 100' and less than 200', min.	12'
Traveled Way width, where inside horizontal radius is greater than 50' and less than 100', min.	14'

Construction / Activity Zone  
Trees within CAZ to be protected per Tree Protection and Tree Fencing details  
CAZ perimeter to be fenced with orange construction fencing and fiber rolls per Fiber Roll detail

Driveway shall be 2 1/2" A.C. over 4" compacted A.B.  
See driveway profile for max slope

New electric trench to home (24" deep)

Approx. building envelope

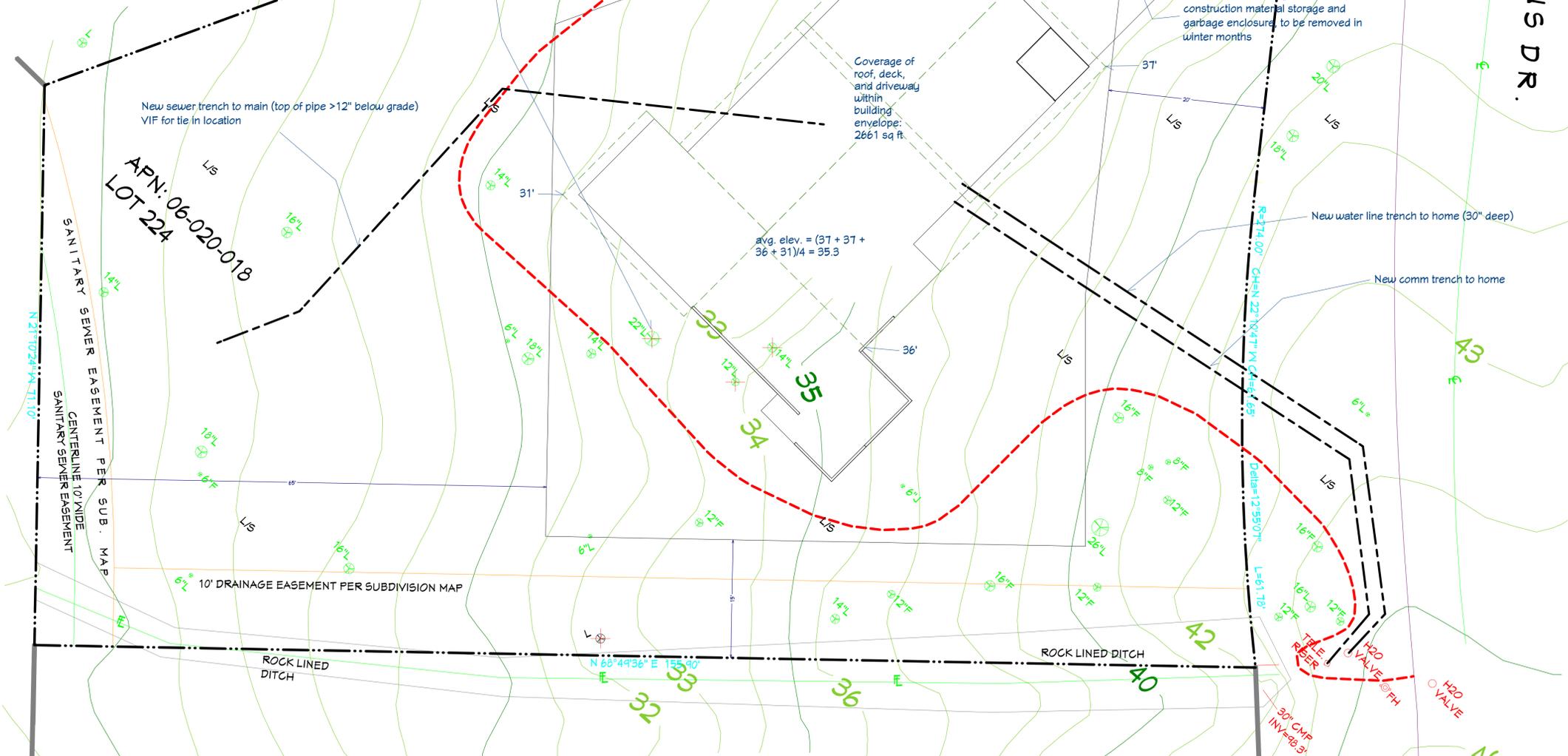
(E) Trees to be removed, typ.

### Alpine County Driveway Standards

Driveway shall slope away from garage, 2% for first 10 ft



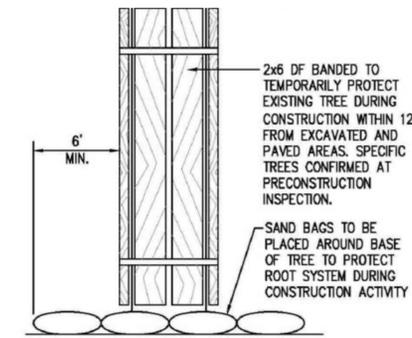
### Driveway Profile



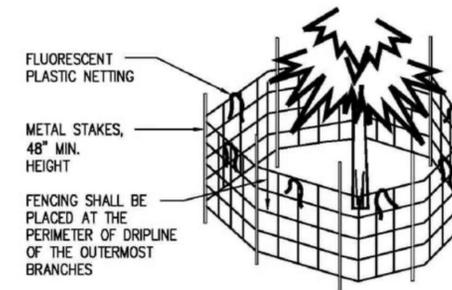
Plot Plan View  
1/8 in = 1 ft

Survey Reference Datum  
Contour datum: T100FT NAVD88  
Elevation (2019 USGS LIDAR)

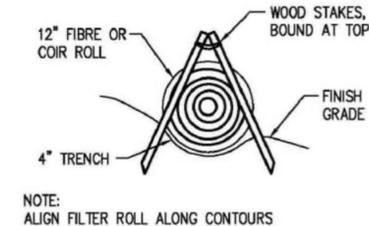
### Erosion Control



### Tree Protection



### Tree Fencing



### Fiber Roll

HOA Notes:  
- Knox box location shown on elevation plan  
- Edge of driveway shall be marked with snow markers. Permanent conduit holes and steel conduit for removable snow stakes shall be provided on each side of driveway per EMHOA specifications  
- Temporary power shall not be nailed to trees  
- Areas of construction disturbance shall be re-vegetated with native/approved vegetation. All affected areas shall be scarified prior re-vegetation

KPMUD Notes:  
- Meter protection for electric meter shall be provided in accordance with ordinance 21-01 and KPMUD standards. Clearances shall be provided per details KMG010 and KMG011.

Fire Notes:  
- Defensible space shall be provided per KMPUD/fire department requirements

Area schedule:  
Conditioned  
Upper: 531 sq ft  
Main: 1025 sq ft  
Basement: 933 sq ft  
TOTAL: 2490 sq ft

Unconditioned  
Garage: 420 sq ft  
Decks: 463 sq ft  
TOTAL: 883 sq ft

NUMBER	DATE	REVISION BY	DESCRIPTION

Petach / Espomette  
660 E Meadows Dr.  
Marbleville, CA 96120  
Lot 224 (APN 06-020-018)

Site Plan - Scaled

Drawings Provided By:  
Trevor Petach

DATE:  
3/9/23

SHEET:  
A-4



West Elevation (E1)  
1/4 in = 1 ft



South Elevation (E4)  
1/4 in = 1 ft

NUMBER	DATE	REVISION BY	DESCRIPTION

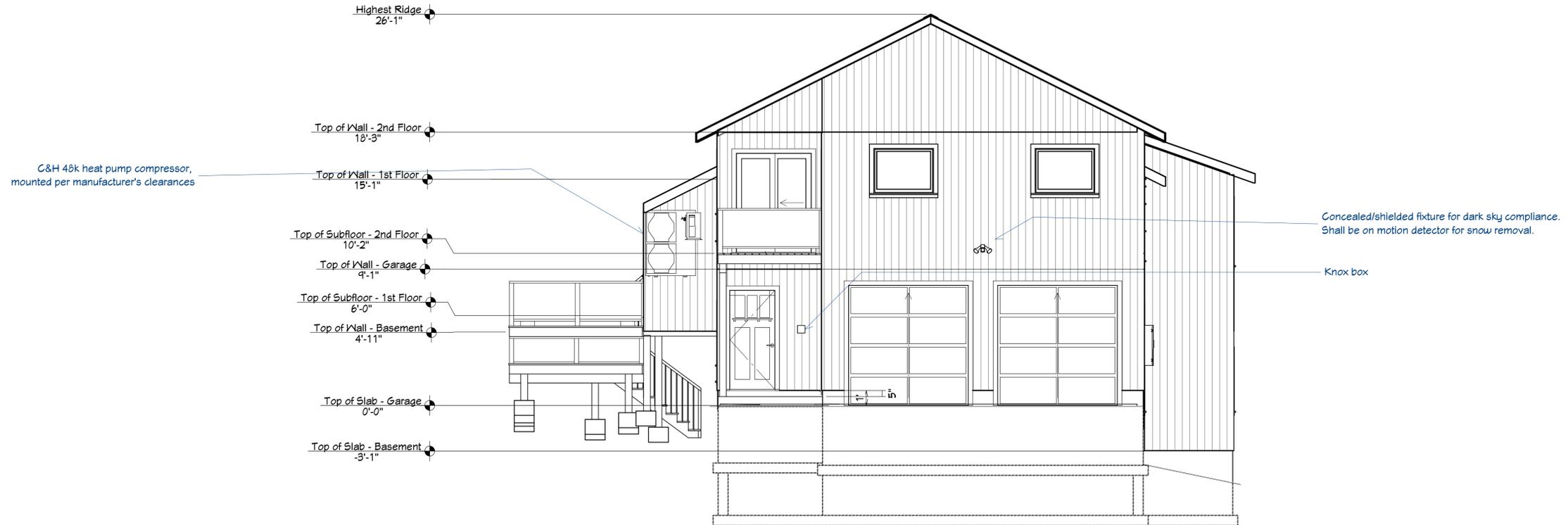
Petach / Espomette  
660 E Meadows Dr.  
Martinez, CA 94512  
Lot 224 (APN 06-020-018)

Elevations

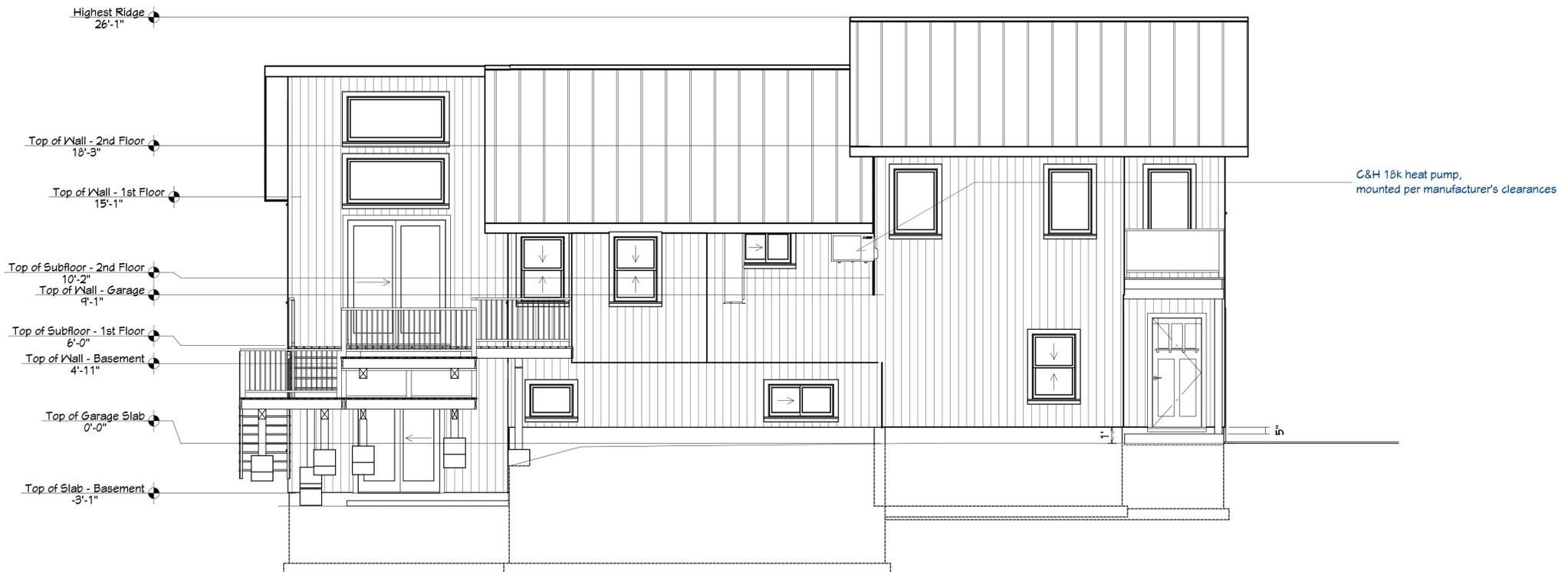
DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
3/9/23

SHEET:  
**A-5**



North Elevation (E2)  
1/4 in = 1 ft



East Elevation (E3)  
1/4 in = 1 ft

NUMBER	DATE	REVISOR	DESCRIPTION

Petach / Espomette  
660 E. Meadows Dr.  
Martinez, CA 94520  
Lot 224 (APN 06-020-018)

Elevations

DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
3/9/23

SHEET:  
A-6

WINDOW SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
	W01	1844DH	2	1	1844DH	21"X53"		DOUBLE HUNG	2X6X24" (2)			
	W02	2020FX	1	1	2020FX	25"X25"		FIXED GLASS	2X6X28" (2)			
	W03	2820FX	1	0	2820FX	33"X25"		FIXED GLASS	2X6X36" (2)			
	W04	28385C	1	2	28385C	33"X45"		SINGLE CASEMENT-HL	2X6X36" (2)			
	W05	2840DH	2	0	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)			
	W06	2840DH	1	1	2840DH	33"X49"		DOUBLE HUNG	2X6X33" (2)			
	W07	2840DH	3	1	2840DH	33"X49"		DOUBLE HUNG	2X6X36" (2)			
	W08	2840FX	3	2	2840FX	33"X49"		FIXED GLASS	2X6X36" (2)			
	W09	3020FX	1	1	3020FX	31"X25"		FIXED GLASS	2X6X40" (2)			
	W10	3020LS	1	1	3020LS	31"X25"		LEFT SLIDING	2X6X40" (2)			
	W11	3020RS	1	2	3020RS	31"X25"		RIGHT SLIDING	2X6X40" (2)			
	W12	3026FX	1	2	3026FX	31"X31"		FIXED GLASS	2X6X40" (2)			
	W13	4011FX	1	1	4011FX	49"X13 5/8"		FIXED GLASS	2X8X52" (2)			
	W14	4020LS	1	0	4020LS	49"X25"		LEFT SLIDING	2X8X52" (2)			
	W15	4024FX	1	1	4024FX	49"X28 1/2"		FIXED GLASS	2X8X52" (2)			
	W16	4028LS	1	1	4028LS	49"X33"		LEFT SLIDING	2X8X52" (2)			
	W17	4030FX	2	2	4030FX	49"X37"		FIXED GLASS	2X8X52" (2)			
	W18	4040LS	1	0	4040LS	49"X49"		LEFT SLIDING	2X8X52" (2)			
	W19	4050FX	2	1	4050FX	49"X61"		FIXED GLASS	2X8X52" (2)			
	W20	60210FX	2	1	60210FX	73"X34 1/2"		FIXED GLASS	2X10X76" (2)			
	W21	6023DH	1	1	6023DH	73"X28 1/4"		DOUBLE HUNG	2X10X76" (2)			
	W22	6044FX	2	0	6044FX	73"X53"		FIXED GLASS	2X10X76" (2)			
	W23	6050FX	2	1	6050FX	73"X61"		FIXED GLASS	2X10X76" (2)			
	W24	60511DH	1	1	60511DH	73"X71 5/8"		DOUBLE HUNG	2X10X76" (2)			

Window Schedule

DOOR SCHEDULE												
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS	
	D01	1668	1	2	1668 L IN	20"X82 1/2"	HINGED-DOOR P04	2X6X23" (2)				
	D02	2068	1	0	2068 L	26"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X29" (2)				
	D03	2068	1	0	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)				
	D04	2068	1	0	2068 R	26"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X29" (2)				
	D05	2068	1	1	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)				
	D06	2068	1	2	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)				
	D07	2668	3	0	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)				
	D08	2668	2	0	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)				
	D09	2668	1	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)				
	D10	2668	3	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)				
	D11	2668	1	2	2668 R	32"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X35" (2)				
	D12	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)				
	D13	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-SLAB	2X6X41" (2)				
	D14	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)				
	D15	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)				
	D16	4068	2	0	4068 L/R	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X53" (2)				
	D17	4068	1	1	4068 L/R	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X53" (2)				
	D18	4068	1	2	4068 L/R	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X53" (2)				
	D19	4868	1	2	4868 L/R	58"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X61" (2)				
	D20	5068	1	0	5068 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)				
	D21	5068	1	0	5068 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)				
	D22	5068	1	2	5068 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)				
	D23	6078	1	1	6078 L EX	74"X95"	EXT. SLIDER-GLASS PANEL	2X10X77" (2)				
	D24	8080	2	1	8080	98"X99"	GARAGE-AVANTE 2 PANEL 24"	2X12X104" (2)				

Door Schedule

REVISION TABLE		
NUMBER DATE	REVISION BY	DESCRIPTION

Petach / Espomette  
660 E Meadows Dr.  
Martinez, CA 94512  
Lot 224 (APN 06-020-018)

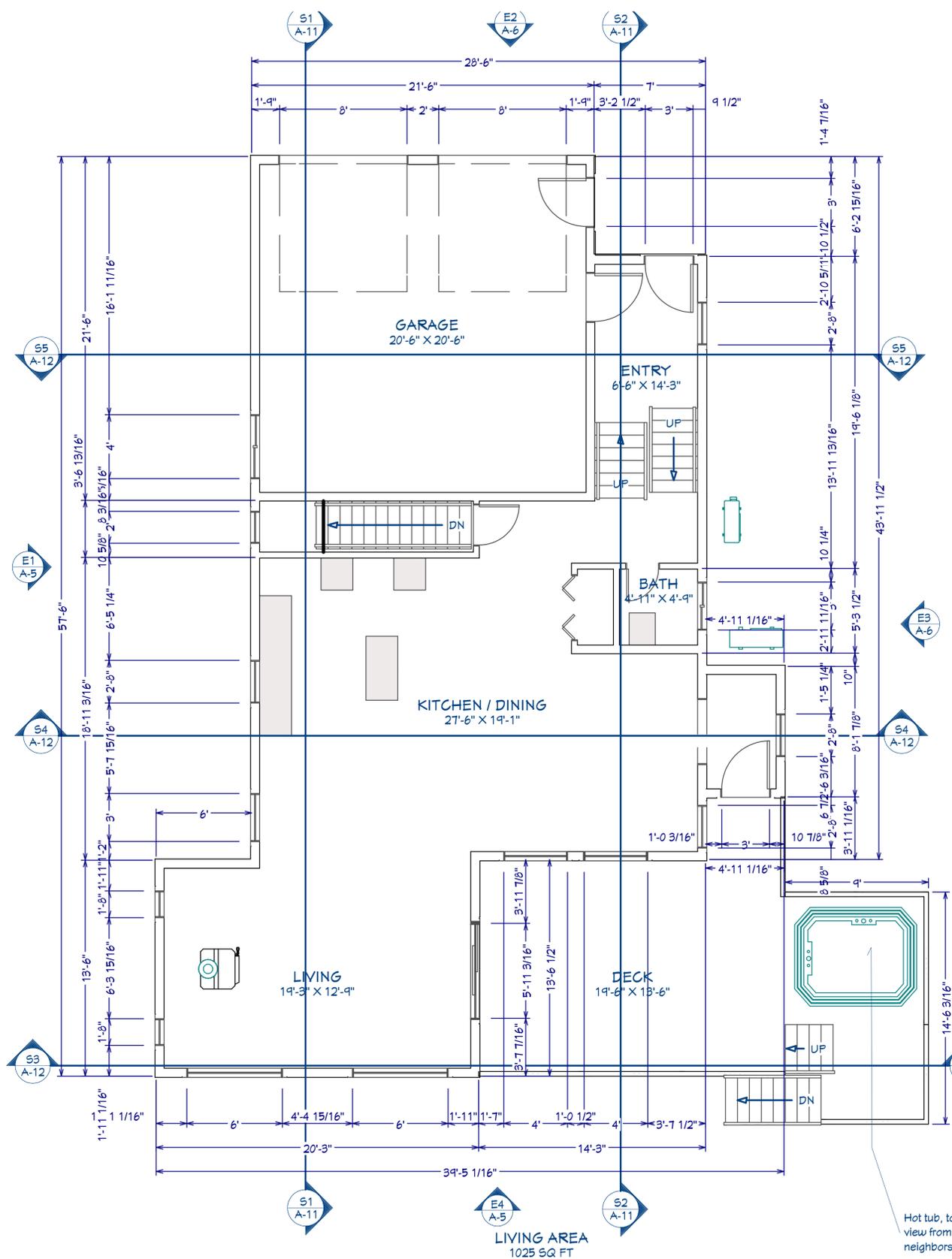
Window and Door Schedules

DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
3/9/23

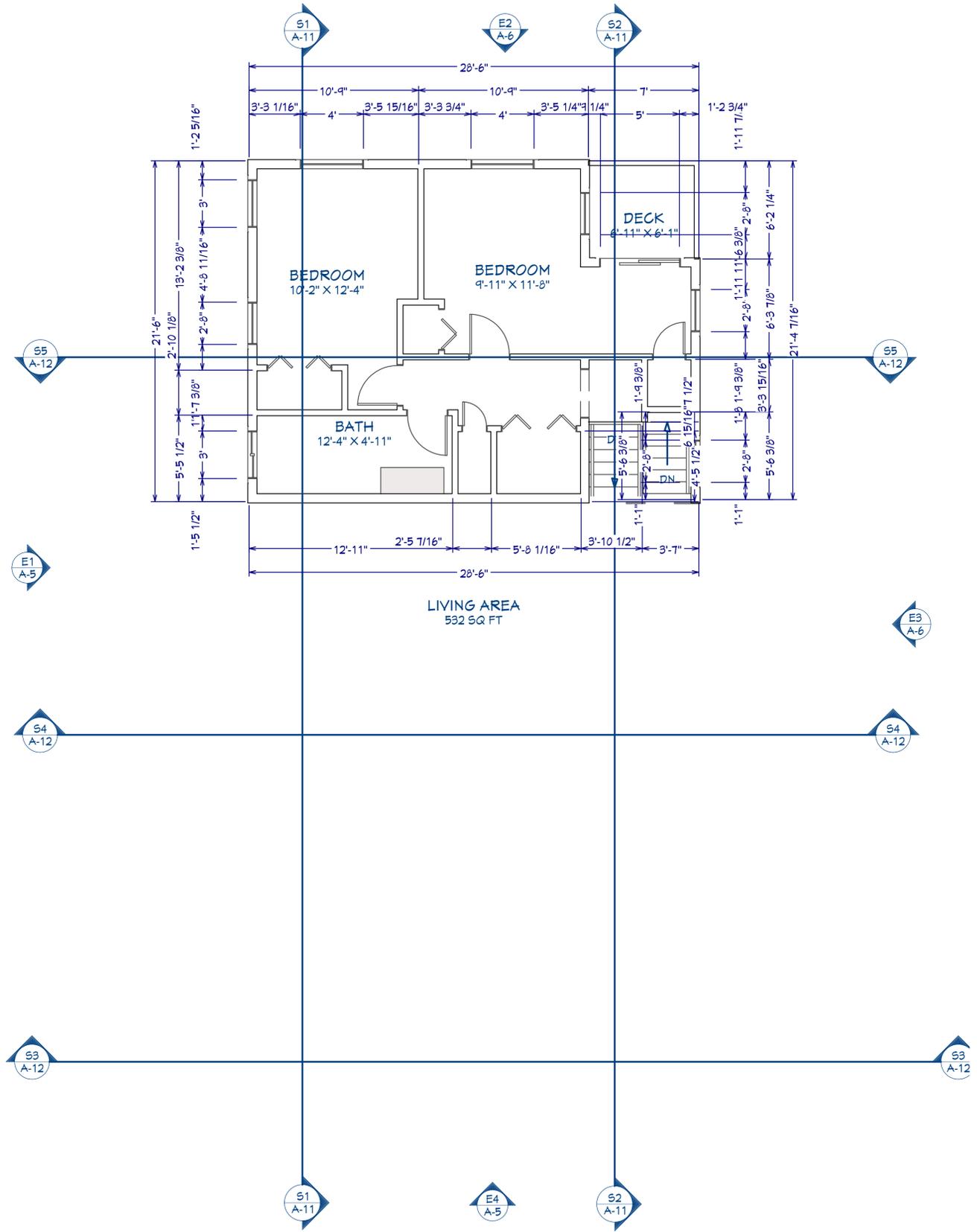
SHEET:

A-7



Floor Plan - First  
1/4 in = 1 ft

Hot tub, to be screened from view from road and neighbors



Floor Plan - Second  
1/4 in = 1 ft

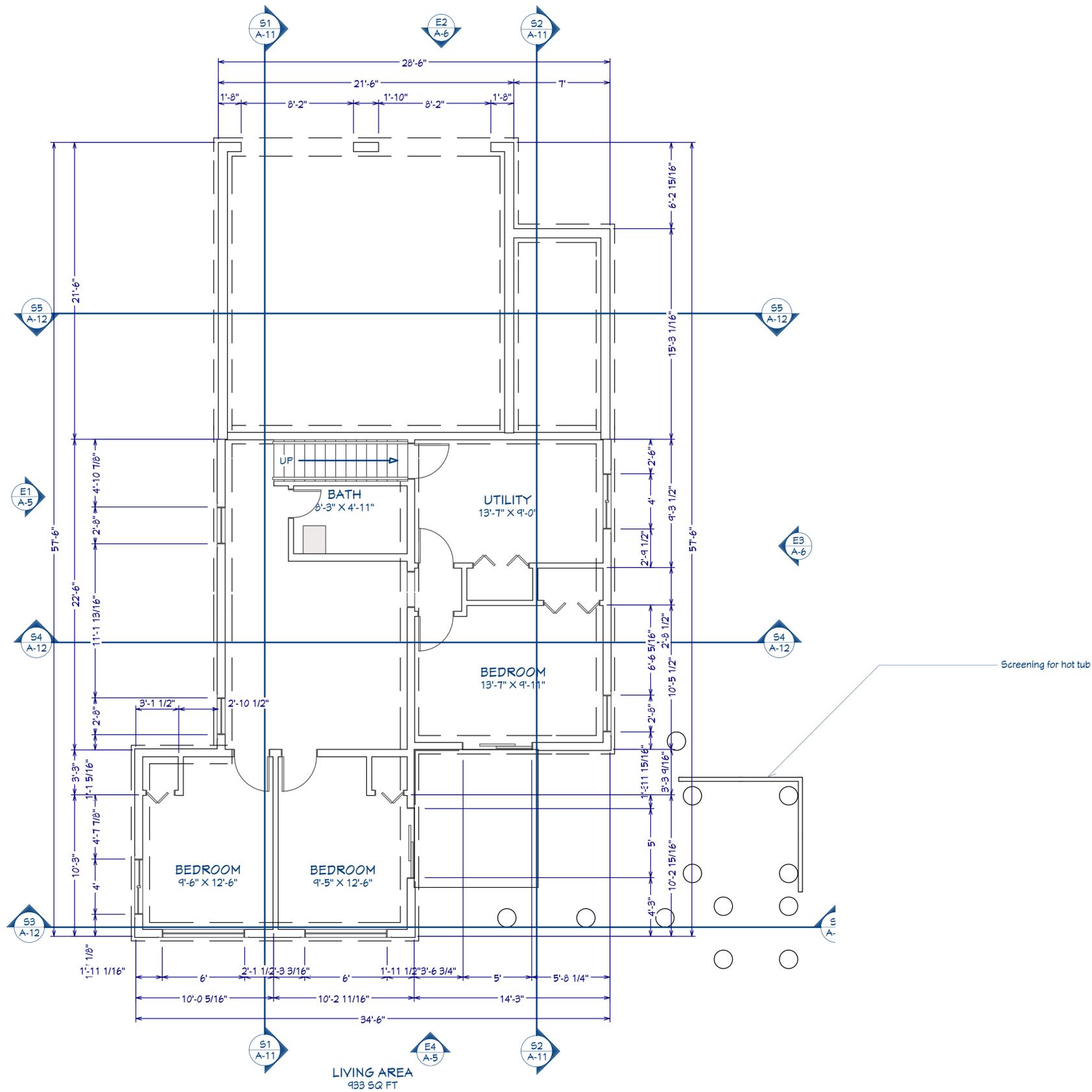
NUMBER	DATE	REVISOR	DESCRIPTION

Drawings provided by:  
**Trevor Petach**  
Petach / Espomette  
660 E. Meadow Dr.  
Martinez, CA 94512  
Lot 224 (APN 06-020-018)

## Floor Plans

DATE:  
3/9/23

SHEET:  
**A-8**



Floor Plan - Basement  
1/4 in = 1 ft

REVISION TABLE	
NUMBER	DATE

REVISION TABLE  
 NUMBER DATE REVISION BY DESCRIPTION

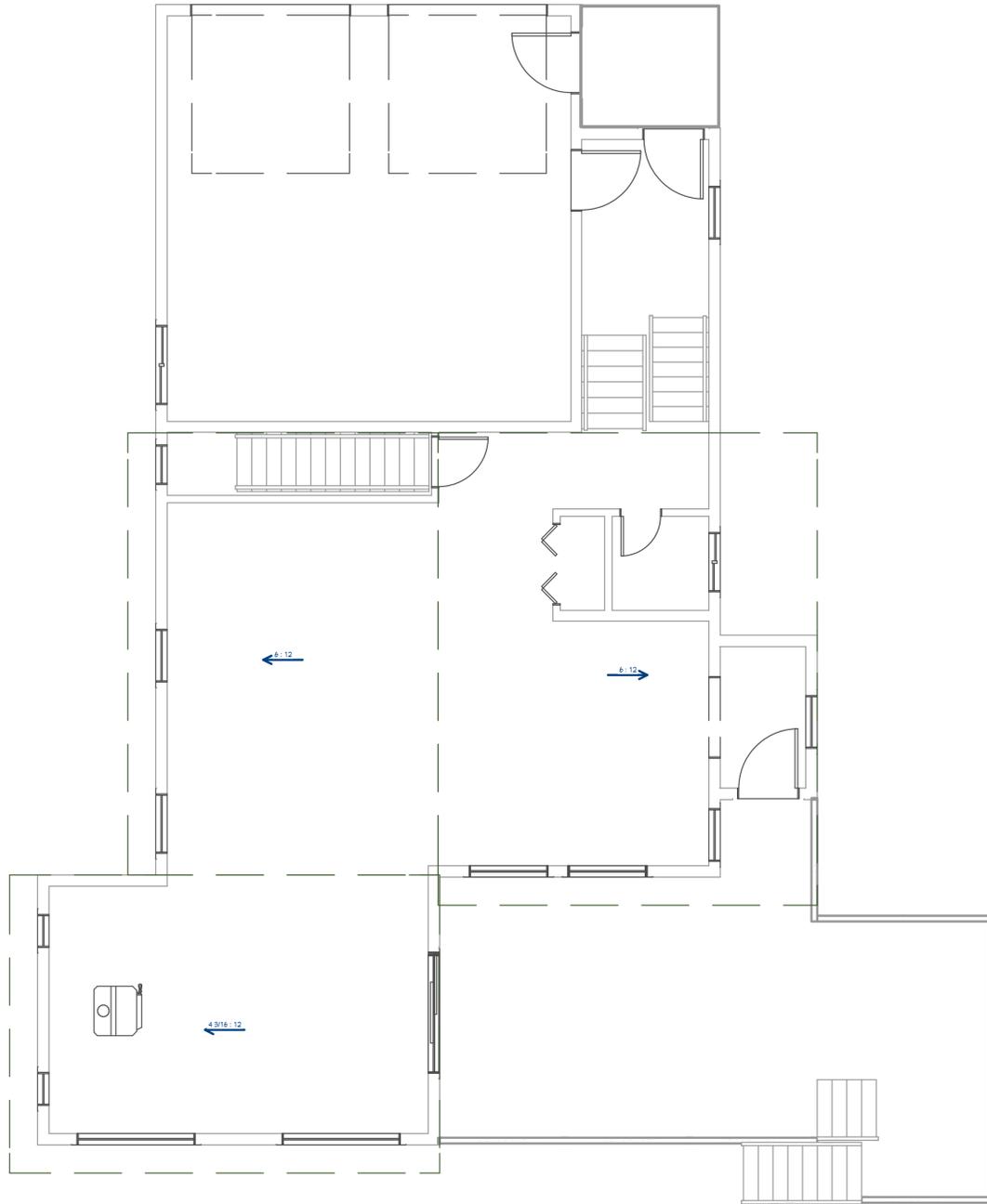
Petach / Espomette  
 660 E Meadows Dr.  
 Mantleville, CA 96120  
 Lot 224 (APN 06-020-018)

DRAWINGS PROVIDED BY:  
**Trevor Petach**

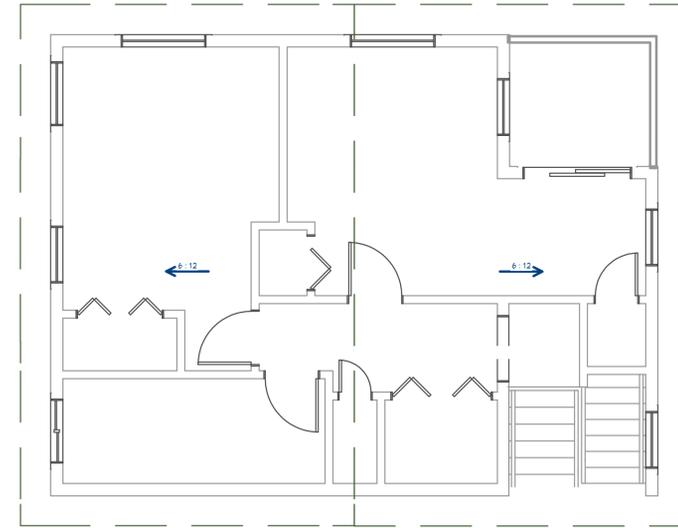
DATE:  
 3/9/23

SHEET:  
**A-9**

Floor Plans



Roof Plan - First  
1/4 in = 1 ft



Roof Plan - Second  
1/4 in = 1 ft

NUMBER	DATE	REVISION BY	DESCRIPTION

Petach / Espomette  
660 E. Meadows Dr.  
Martinez, CA 94512  
Lot 224 (APN 06-020-018)

Roof Plan

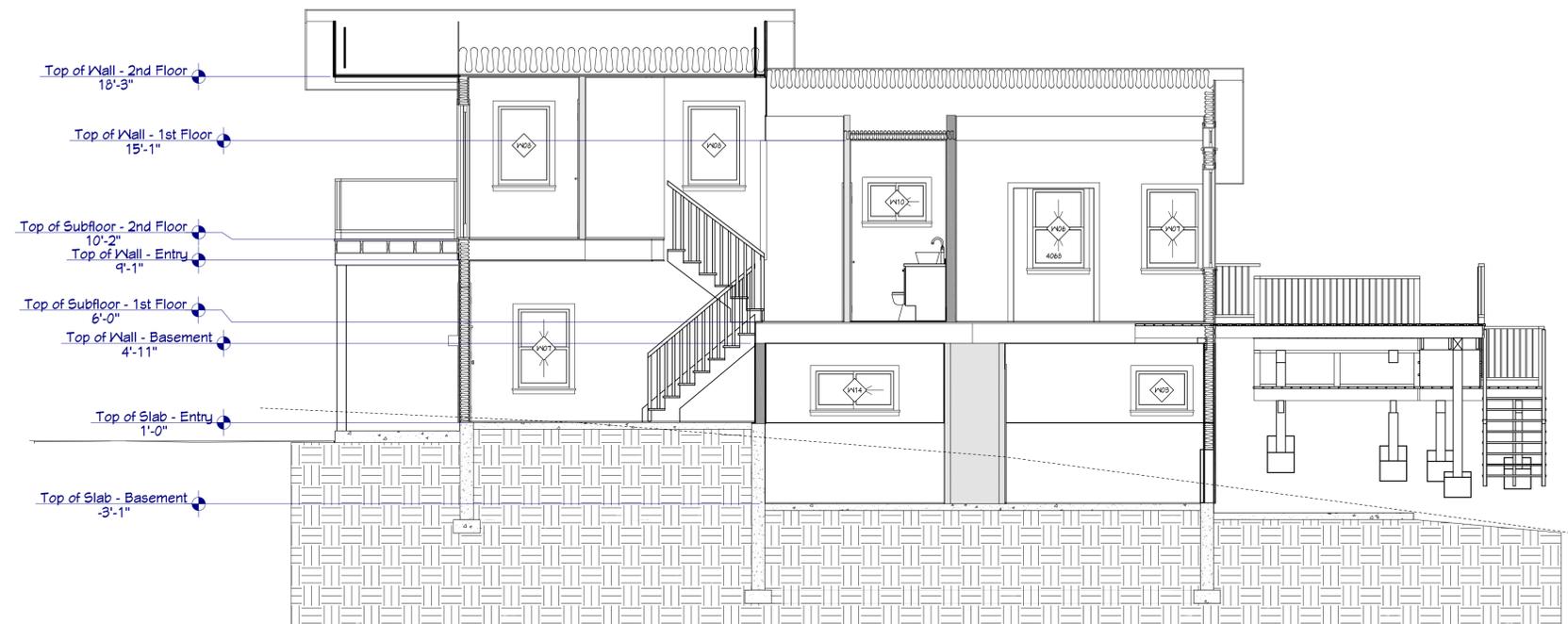
DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
3/9/23

SHEET:  
**A-10**



Section 1



Section 2

REVISION TABLE	
NUMBER	DATE

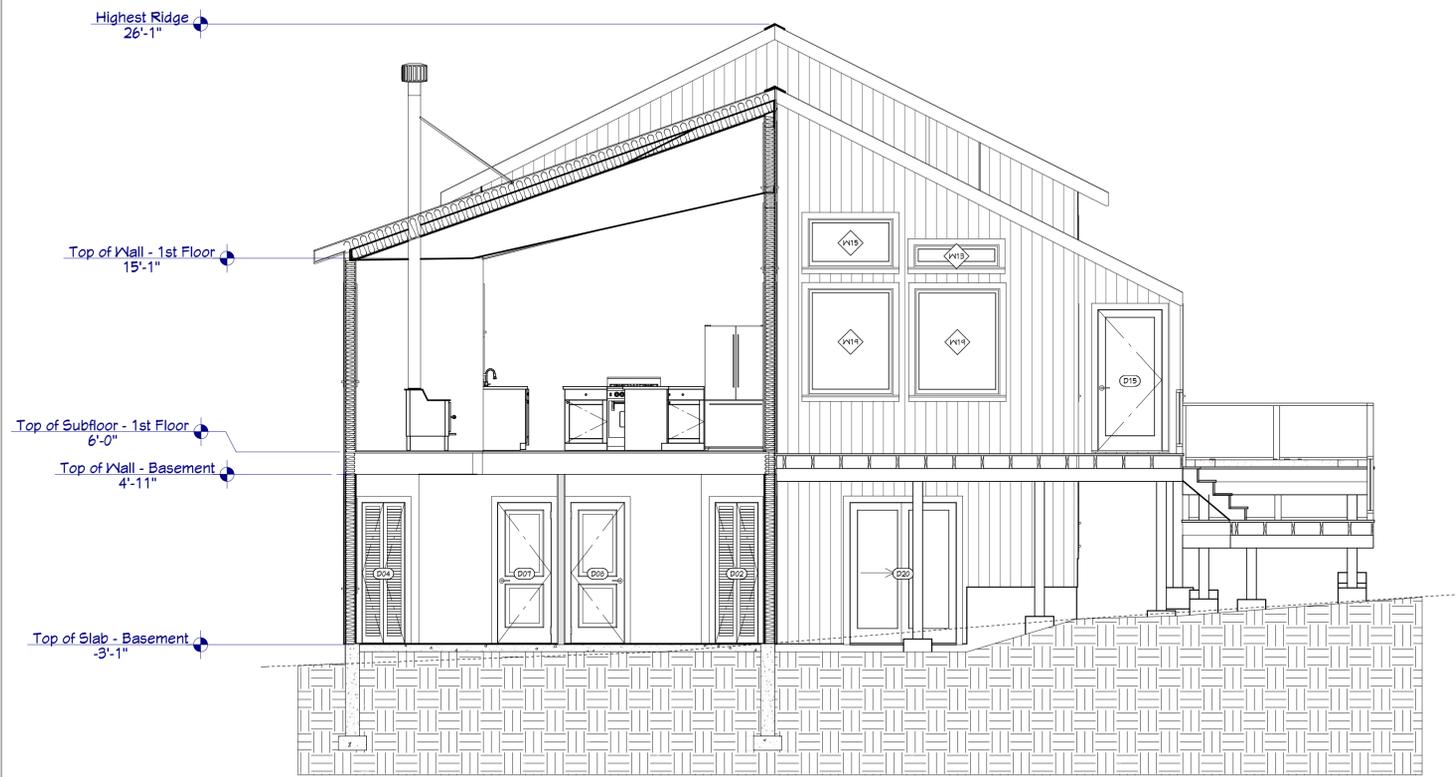
Petach / Espomette  
 660 E Meadows Dr.  
 Mantleville, CA 96120  
 Lot 224 (APN 06-020-018)

Cross Sections

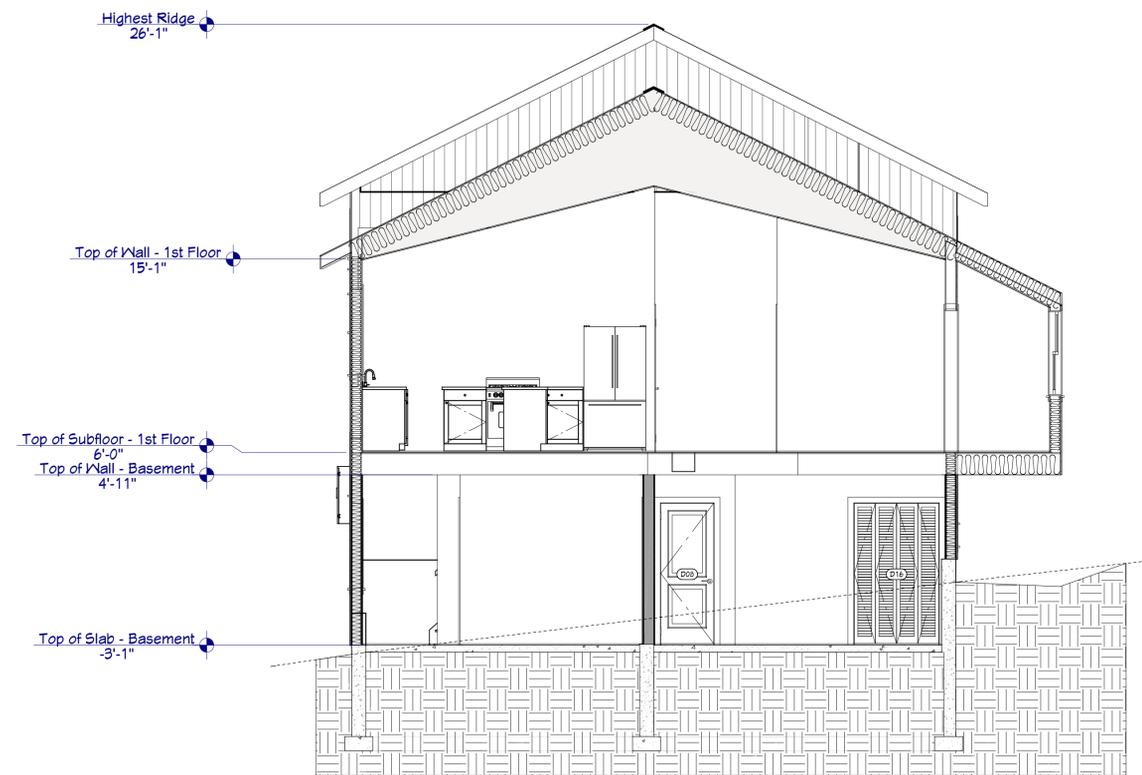
DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
 3/9/23

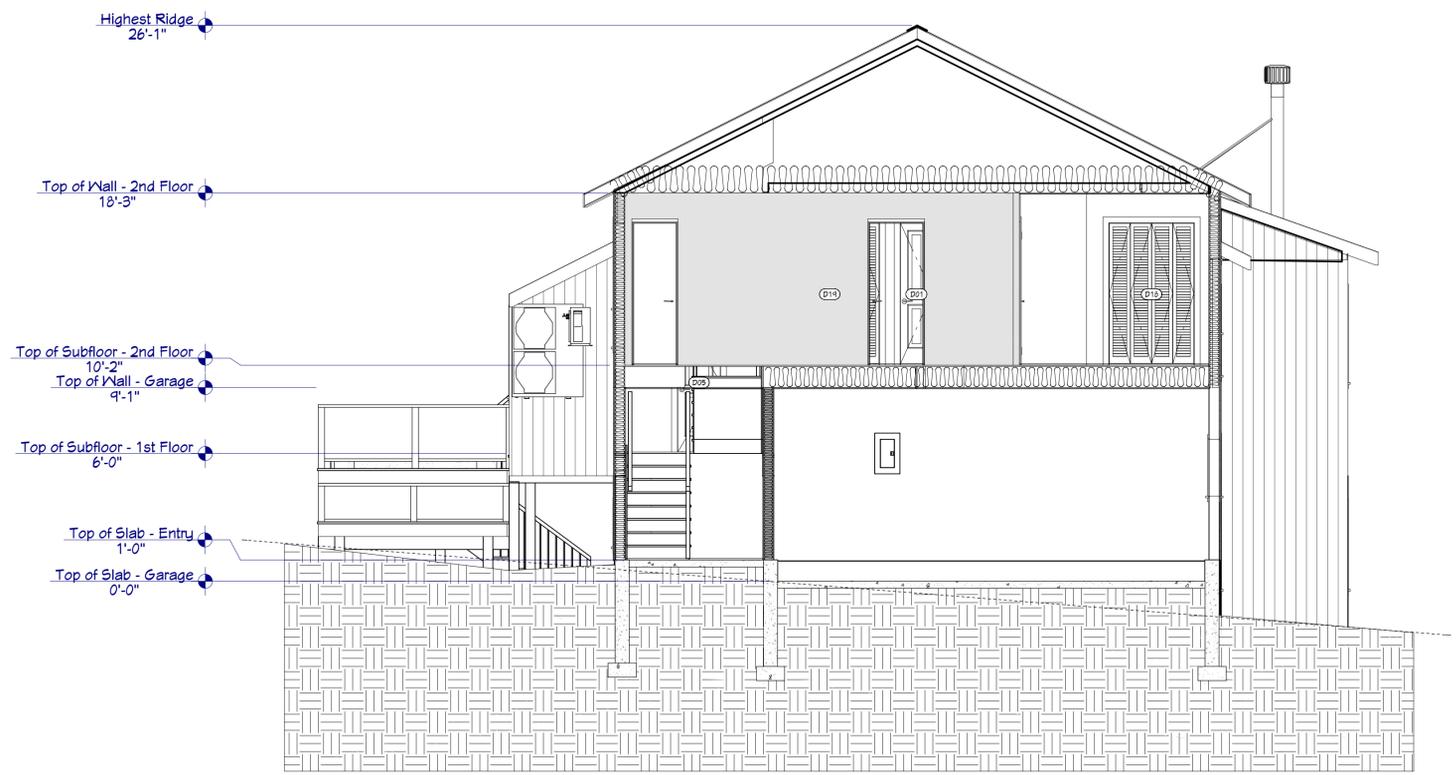
SHEET:  
**A-11**



Section 3



Section 4



Section 5

NUMBER	DATE	REVISOR	DESCRIPTION

Petach / Espomette  
 660 E Meadous Dr.  
 Markleeville, CA 96120  
 Lot 224 (APN 06-020-018)

Cross Sections

DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
 3/9/23

SHEET:  
**A-12**

## Roofing



Standing seam metal roof in black

## Siding



Pattern Stock 1 in. x 6 in. x 96 in. Western Red Cedar STK Shiplap Siding, Armstrong-Clark Natural Tone Transparent Wood Stain

## Decking



Trex Transcend Lineage composite decking in Carmel

## Deck railing



Redwood posts and cedar balusters

## Eaves/soffits



Eaves and soffits in same material as siding, Western Red Cedar panels

## Garage door



Metal garage door in black

## Doors



Metal exterior doors in black

## Windows



Window frames and trim in black

## Foundation



Concrete foundation

NUMBER	DATE	REVISED BY	DESCRIPTION

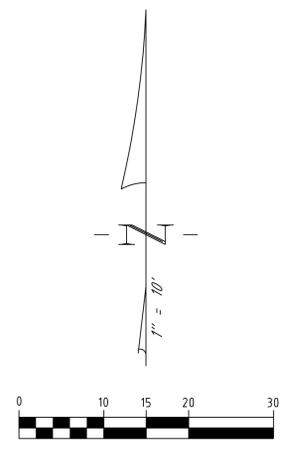
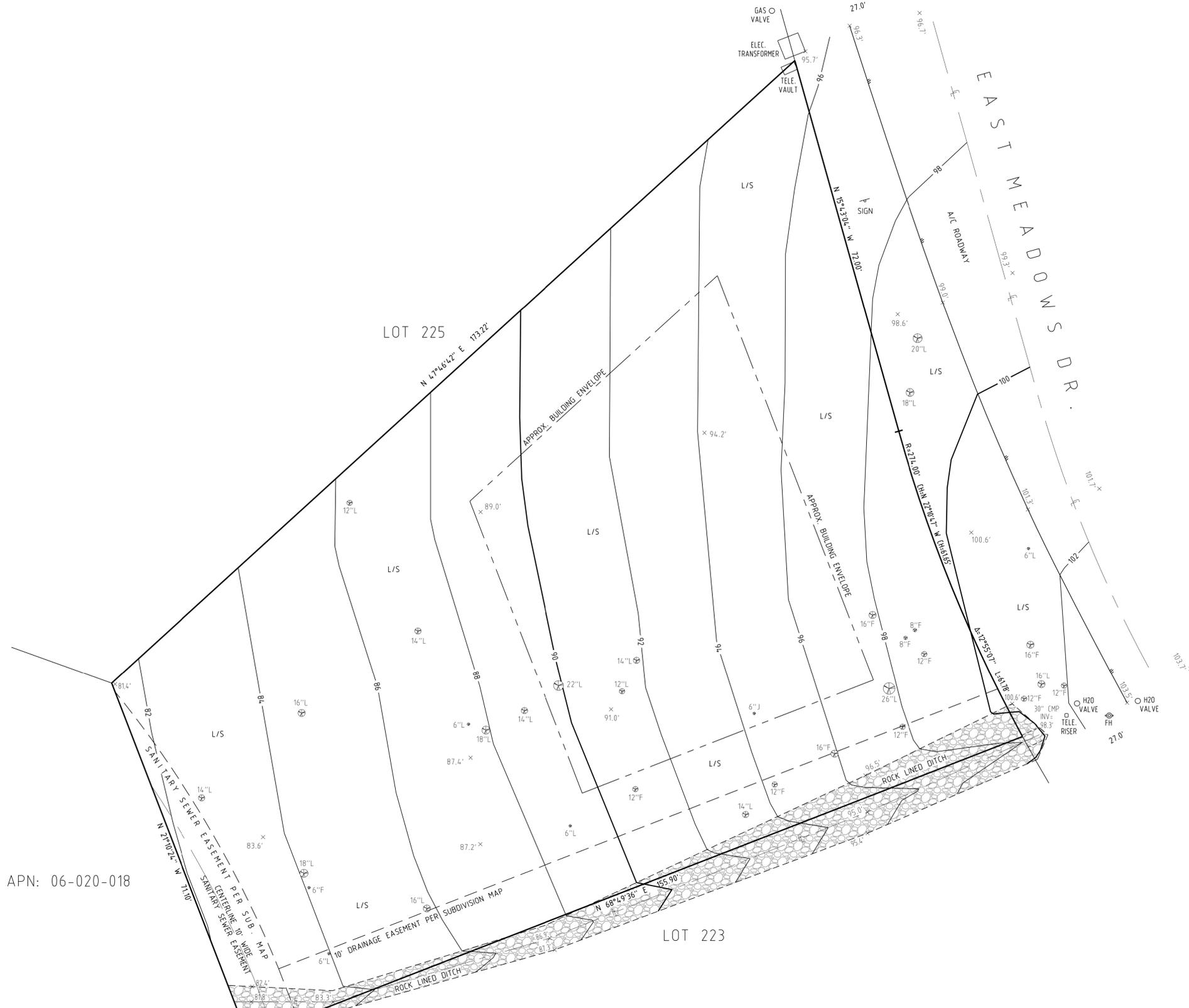
Petach / Espomette  
660 E. Meadows Dr.  
Marbleville, CA 96120  
Lot 224 (APN 06-020-018)

Materials

DRAWINGS PROVIDED BY:  
**Trevor Petach**

DATE:  
3/9/23

SHEET:  
**A-13**



**LEGEND**

A/C	ASPHALTIC CONCRETE
CMP	CORRUGATED METAL PIPE
F	FIR TREE
FH	FIRE HYDRANT
INV	INVERT ELEVATION
J	JUNIPER TREE
L	LOGSPOLE PINE
L/S	LANDSCAPE/NATURAL GROUND
x77.7'	SPOT ELEVATION
—	EDGE OF PAVEMENT

**EASEMENTS PER SUBDIVISION MAP**  
 IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR ITS USE ALL ROADS, EASEMENTS, PUBLIC UTILITY EASEMENTS (P.U.E.) OVER THOSE STRIPS OF LAND LYING WITHIN 5 FEET OF THE REAR AND SIDE LOT LINES AND 7.5 FEET OF THE FRONT PROPERTY LINES OF ALL LOTS (TOGETHER WITH ALL OTHER PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS AND IRRIGATION DITCH EASEMENTS, OTHERS), SHOWN HEREON.  
 B. A 10 FOOT SLOPE EASEMENT IS RESERVED ON THE STREET SIDE OF ALL LOTS.

APN: 06-020-018

**LAND AREA**  
 15,818 SQUARE FEET

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 (775) 588-5658  
 FAX (775) 588-9296  
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
 P.O. BOX 5067 - STATELINE, NEVADA 89449

**NOTES**

- THE APPROX. BUILDING ENVELOPE SHOWN HEREON WAS REQUESTED AND PROVIDED BY OTHERS. TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR THE AUTHENTICITY OF SAID BUILDING ENVELOPE.
- THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON. TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY
- PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
- THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

<b>BENCH MARK</b> NUMBER _____ ELEVATION 100.00' DATUM ASSUMED DESCRIPTION SET MAG NAIL IN A/C ROADWAY		<b>TOPOGRAPHIC SURVEY</b> LOT 224, EAST MEADOWS SUB. UNIT NO. 1 APN: 06-131-010, 660 EAST MEADOWS DR. ALPINE CO., CA				DATE JULY 2021
		<b>SCALE</b> HORIZ. 1"=10' VERT. 2"=1'		FIELD SW DRAWN JF FILE NAME 2114.0-2.DWG CHECKED JTW	JOB NO. 2114.0 SHEET 1 OF 1	
REVISION NO.	DATE	DESCRIPTION			BY	CHKD
1	AUG 2021	ADD BUILDING ENVELOPE AS SCALED FROM UTILITY PLAN BY OTHERS			SW	JWT
2	AUG 2021	ADDED TREE LOCATIONS, SIZES AND DESCRIPTIONS			JF	JWT