

BUILDING DESIGN

Building Design & Articulation: Building form, articulation, materials and colors should be compatible with the surrounding Tahoe environment.



BD1 Use brackets and overhangs to intercept sunlight and encourage building shadowing articulation.



BD2 Buildings should have consistent architectural style and related detailing. All elevations visible to the public should have a complementary level of detailing.

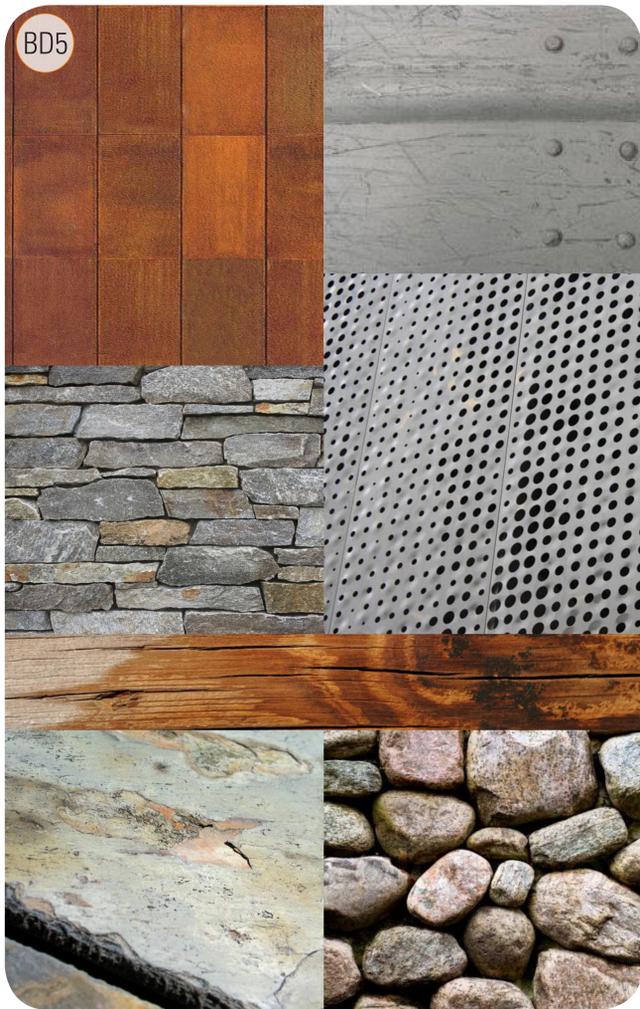


BD3 Use gables, shed roof forms, cornices, balconies, roof terraces and other elements to step and articulate roof lines.



BD4 Local Natural Palette

Utilize natural building materials such as wood and stone to articulate design features. Natural stone can link building elements to the surrounding environment. The use of larger stone at the building's base gives it an anchored and structural appearance. Metal elements are typically incorporated as accents.



BD5 Textured Materials + Trim



BD6 Break up building facades with projections, recesses, piers, textured materials, trim and other architectural details to avoid a bulky or "box-like" appearance.



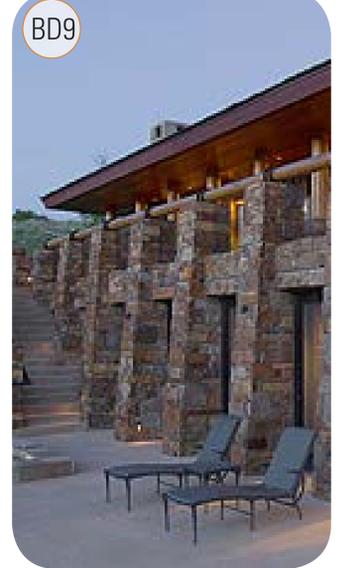
BD7 Screen all mechanical equipment from view.



BD8 Walls and Building Facade Color Palette



BD9 Doors and Windows Color Palette
Building colors shall draw from a natural palette in darker shades and minimize reflectivity. Avoid bright colors that compete with the natural surroundings (for accent only, maximum 10%).



BD9 Consider old Tahoe heritage historical references such as incorporating stone as part of architectural features.



BD10 Store front detailing must be scaled to the pedestrian.



BD11 Store front detailing must be scaled to the pedestrian.



BD12 Do not use too much transparency. Glazing should avoid large reflective window planes without suitable overhangs or other mitigation.

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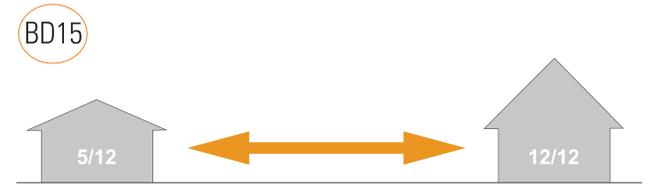
Roofs: Create varied sloping roof-scapes that complement natural forms and Tahoe architectural traditions.



Roof slopes shallower than 5:12 may be appropriate where they comply with other design standards to the maximum extent possible.



Roof forms should be designed to minimize ice dams and damage due to snow creep (glacial action) and freeze/thaw cycles.



Incorporate pitch roofs no less than 5:12 and no more than 12:12.



Roof forms should be designed to protect public entry ways and pathways from ice and shedding snow without using energy consuming snow melt systems.



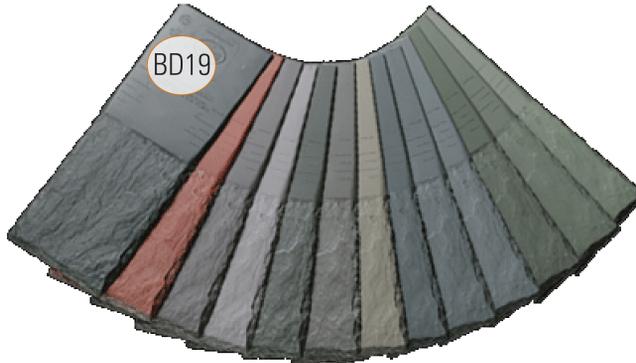
CAUTION: FALLING SNOW + ICE!



Use snow clips and snow fences where necessary. Consider retaining snow on the roof to minimize the impacts and liability of shedding snow and increase building insulation value.



Roof material and colors should minimize reflectivity and blend with natural surroundings.



Mansard roof forms and flat roofs should not be used.



Flat roofed parking structures should be articulated and concealed from primary public views.



Roof design to have a definitive "top" that steps or breaks the rectangular form. Modulated roof forms that are varied in height or broken with architectural features and roof design elements are encouraged.



Utilize nonglare finishes to minimize reflectivity and earth tones that minimize reflectivity for roofs and mechanical equipment and skylights.



Cornices, balconies and other elements should be used, where appropriate, to terminate rooflines and accentuate setbacks between stories.

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Building Height: Create a built environment that preserves views and visually corresponds with the surrounding mountain environment.



Relate building heights to open spaces to allow maximum sun and ventilation, protect from prevailing winds, enhance public views of surrounding mountains and minimize obstruction of view from adjoining structures.



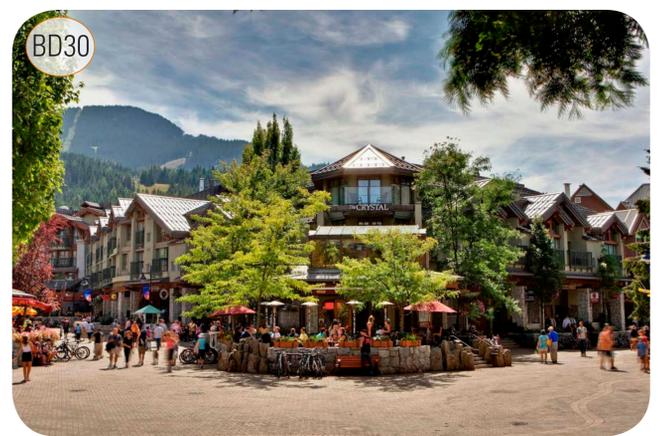
Height and scale of buildings should be compatible with that of surrounding development. New development height should "transition" from the height of adjacent development to the maximum height of the proposed building.



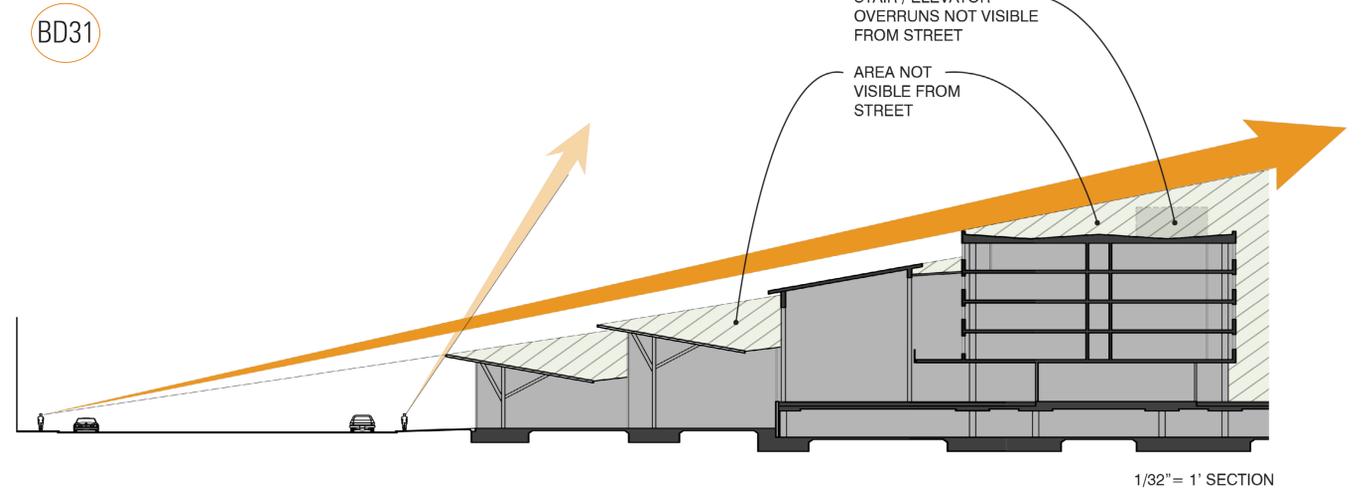
Establish a consistent building frontage through the use of a minimum 15' height of the ground floor.



Ensure compatibility with adjacent uses and viewsheds. Do not project building above forest canopy, ridge lines or detract from mountain or lake views.

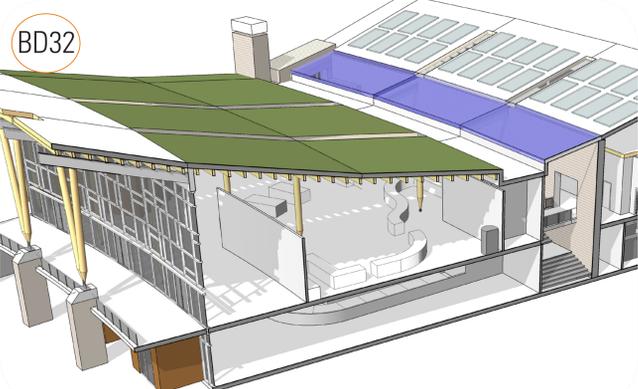


Ensure compatibility with adjacent uses. Provide additional buffering in addition to required setback for buildings permitted additional height.

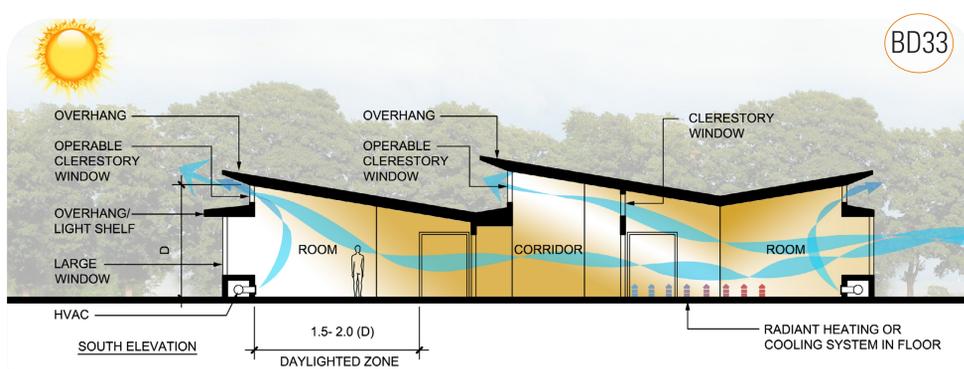


Step back building within a daylight plane along street frontages and adjacent residential areas to protect viewsheds, allow light and air, limit winter shading, and preserve the pedestrian scale.

Green Building: Minimize a buildings impact on the environment while reinforcing the natural harmony of the Lake Tahoe landscape.



Exposed solar panels should be screened when possible and/or compatible with roof forms and the building's architectural character.



Use sustainable building materials that support indoor environmental health, passive environmental systems are encouraged.



Incorporate durable buildings materials including the consideration of recycled materials.