

BUILDING 1: PLACER CO.	
PROJECT INFORMATION	
OWNER	MICHAEL LERCH
ADDRESS	590 LAKE AVE KINGS BEACH, PLACER CO., CA 95143
APN	093-306-001
BLOCK/LOT	N/19
ZONING DISTRICT	032 NORTH STATELINE COMMUNITY PLAN
CONSTRUCTION TYPE	V-B
OCCUPANCY	A-2
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
PARCEL AREA	5,300 SF
EXISTING BLDG AREA	1,231 SF
PROPOSED BLDG AREA	1,231 SF

BUILDING 2: WASHOE CO.	
PROJECT INFORMATION	
OWNER	MICHAEL LERCH
ADDRESS	2 N LAKE AVE CRYSTAL BAY, WASHOE CO., NV 89402
APN	123-043-01
BLOCK/LOT	B/12
ZONING DISTRICT	TC (TOURIST COMMERCIAL)
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
EXISTING USE	NONE
PROPOSED USE	BAR
PARCEL AREA	1,997 SF
EXISTING BLDG AREA	0 SF
PROPOSED BLDG AREA	715 SF

ABBREVIATIONS							
& #	AND AT NUMBER	EJ	EXPANSION JOINT	L	LAM LAM	SCHED	SCHEDULED
A	AIR CONDITIONING	ELEV	ELEVATION(S)	LAV	LAVATORY	SF	SQUARE FEET
A/C	ACOUSTIC CLING TILE	ELEC	ELECTRICAL			SGD	SEE GRAPHIC DWGS
ACT	ADJUSTABLE	EQ	EQUAL			SHT	SHEET
ADD	ADDENDUM	EQUIP	EQUIPMENT			SIM	SIMILAR
ADJ	ADJUSTABLE	EXT	EXTERIOR			SKD	SEE KITCHEN DWGS
AFF	ABOVE FINISH FLOOR	F	FIRE ALARM CONTROL PANEL	M	MANUF	SLD	SEE LIGHTING DWGS
ALT	ALTERNATE	FACP	FIRE ALARM CONTROL PANEL	MAX	MAXIMUM	SMD	SEE MECH DWGS
AL	ALUMINUM	FDC	FIRE DEPARTMENT CONNECTION	MECH	MECHANICAL	SPEC	SPECIFICATION(S)
APPROX	APPROXIMATE	FIN	FINISH	MF	MOMENT FRAME	SQ	SQUARE
ARCH	ARCHITECT(URAL)	FF	FURNISH FLOOR	MIN	MINIMUM	SS	STAINLESS STEEL
		FF&E	FURNISHINGS, FIXTURES & EQUIPMENT	MTL	METAL	SSD	SEE STRUCTURAL DWGS
		FRP	FIBER REINFORCED PLASTIC			STL	STEEL
		FT	FOOT/FEET	N	NEW	STRUC	STRUCTURAL
B	BUILDING	G	GAUGE	(N)	NOT IN CONTRACT	T	TONGUE AND GROOVE
BLDG	BEAM	GA	GALLONS	NC	NOT TO SCALE	T&G	TO BE DETERMINED
BM	B.O.	GALV	GALVANIZED	NTS		TBD	TO BE DETERMINED
B.O.	BOTTOM OF	GC	GENERAL CONTRACTOR			TEL	TELEPHONE
BOH	BACK OF HOUSE	GL	GRID LINE(S)	O	OVER ON CENTER	TRK	THICK
BTWN	BETWEEN	GLS	GLASS	OC	OCCUPANTS	T.P.	TOP OF
		GPM	GALLONS PER MINUTE	OD	OUTSIDE DIMENSION	TS	TUBE STEEL
		GW	GYPSUM WALLBOARD	OPH	OPPOSITE HAND/MIRROR	TYP	TYPICAL
C	CABINET	H	HOSE BIB	P	P LAM	U	ULTRAVIOLET LIGHT
CAB	CAST IN PLACE	HB	HEADER	PART	PARTITION	V	VERIFY IN FIELD
CIP	CLEAR, CLEARANCE	HOR	HORIZONTAL	PERF	PERFORATED	VF	VERTICAL
CLR	CONTROL JOINT	HORZ	HORIZONTAL	PERP	PERPENDICULAR	W	WITH
CJ	CLOSET	HP	HIGH POINT	PL	PROPERTY LINE	WC	WATER CLOSET
CL	CEILING	HRDWD	HARDWOOD	PLYWD	PLYWOOD	WD	WOOD
CLG	COLUMN	HSS	HOLLOW STRUCTURAL SECTION(S)	PT	PRESSURE TREATED	WH	WATER HEATER
COL	CONCRETE	HT	HEATER/VENTILATION/AC	PTD	PAINTED	WJ	WINDOW
CONC	CONTINUOUS, CONTINUE	HVAC		PSL	PARALLEL STRAND LUMBER	WP	WATER PROOFING
COINT	COORDINATE	I	INSIDE DIMENSION	R	REINFORCING		
COORD		ID	INSULATED GLASS UNIT	REQ	REQUIRED, REQUIREMENT(S)		
D	DEPTH	IN	INCHES	RM	ROOM		
DBL	DOUBLE	INCL	INCLUDE/INCLUDING	RO	ROUGH OPENING		
DET	DECOMPOSED GRANITE	INCL	INSTALLATION	RWD	REDWOOD		
DIA	DIAMETER	INSUL	INSULATION	S	SELF-ADHERED SHEET FLASHING		
DR	DOOR	INT	INTERIOR	SAS	SELF-ADHERING SHEET MEMBRANE		
DWG(S)	DRAWING(S)	J	JOINT(S)				
DWR	DRAWER	JT					
E	EXISTING						
(E)	EACH						
EA							

SHEET INDEX		
SHEET NO.	SCALE	DESCRIPTION
ARCHITECTURAL		
A0.10	N/A	SHEET INDEX & PROJECT INFO
A0.50	N/A	EXISTING SITE PHOTOS
A0.60	N/A	PRELIMINARY RENDERINGS
A1.00	NTS	SURVEY (FOR REFERENCE ONLY)
A1.01	1/8"	SITE PLAN: EXISTING
A1.02	1/8"	SITE PLAN: PROPOSED
A1.03	NTS	OFFSITE PARKING DIAGRAM
A1.04	1/8"	LAND COVERAGE DIAGRAM
A1.05	3/16"	SITE ACCESSIBILITY DIAGRAM
A2.00	3/16"	FLOOR PLAN: EXISTING
A2.01	3/16"	FLOOR PLAN: PROPOSED
A2.02	3/16"	ROOF PLAN: EXISTING
A2.03	3/16"	ROOF PLAN: PROPOSED
A3.00	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.01	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.02	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.03	1/4"	EXTERIOR ELEVS: BUILDING 2

VERIFICATION OF LAND CAPABILITY	
TRPA FILE NOS.	VBOU2017-0262 & LCAP2017-0059
DISTRICT	CLASS 4 - 20% COVERAGE ALLOWED
BASE ALLOWABLE COVERAGE	5,300 SF * 0.20 = 1,060 SF
VERIFIED EXST COVERAGE	
BUILDING	1,231 SF
PAVED PARKING	1,562 SF
CONCRETE PATIO	1,403 SF
DECKING	35 SF
TOTAL EXST COVERAGE	4,231 SF
ALLOWABLE COVERAGE	4,231 SF*
*PER TRPA CODE OF ORDINANCES, ALL EXST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")	
TOTAL PROPOSED COVERAGE	4,195 SF (SEE A1.04 FOR COVERAGE CALCS)

VERIFICATION OF LAND CAPABILITY	
TRPA FILE NOS.	VBOC2017-0263 & LCAP2017-0050
DISTRICT	CLASS 4 - 20% COVERAGE ALLOWED
BASE ALLOWABLE COVERAGE	1,997 SF * 0.20 = 399 SF
VERIFIED EXST COVERAGE	
BUILDING	14 SF
PAVED PARKING	494 SF
CONCRETE PATIO	1,195 SF
DECKING	75 SF
TOTAL EXST COVERAGE	1,778 SF
ALLOWABLE COVERAGE	1,778 SF*
*PER TRPA CODE OF ORDINANCES, ALL EXST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")	
TOTAL PROPOSED COVERAGE	1,325 SF (SEE A1.04 FOR COVERAGE CALCS)

APPLICABLE CODES	
TRPA CODE OF ORDINANCES	TAHOE BASIN AREA PLAN - IMPLEMENTING REGULATIONS
PLACER CO. ZONING ORDINANCES	2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE	2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE	2013 CALIFORNIA PLUMBING CODE

APPLICABLE CODES	
TRPA CODE OF ORDINANCES	WASHOE CO. DEVELOPMENT CODE
2012 INTERMEDIATE BUILDING CODE	2011 ELECTRIC CODE
2012 UNIFORM MECHANICAL CODE	2012 UNIFORM PLUMBING CODE

SCOPE OF WORK	
1.	DEMO INTERIOR
2.	REPLACE FACADE
3.	STREET FRONTAGE IMPROVEMENTS
4.	NEW DRIVEWAY AND PARKING
5.	TRPA BMP
6.	LANDSCAPE COURTYARD

SCOPE OF WORK	
1.	NEW CONSTRUCTION OF 1-STORY COMMERCIAL SPACE
2.	STREET FRONTAGE IMPROVEMENTS
3.	TRPA BMP

SYMBOL LEGEND	
	EXTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
	INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
	SECTION DRAWING NUMBER SHEET NUMBER
	DETAIL DRAWING NUMBER SHEET NUMBER
	DELTA REVISION NUMBER AGENCY COMMENT NUMBER FOR REFERENCE
	ELEVATION LEVEL 1
	SCHED WINDOW TYPE
	SCHED DOOR TYPE
	KEYED NOTE
	PARTITION TYPE SEE SHEET A8.0
	SCHED BASE FINISH
	SCHED CEILING FINISH
	SCHED FF&E ITEM
	SCHED FLOOR FINISH
	SCHED PLUMBING FIXTURE
	SCHED STORAGE. SEE A12.3
	SCHED COUNTERTOP FINISH
	SCHED WALL FINISH
	SCHED EXT WALL FINISH



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NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET INDEX & PROJECT INFO
A0.10



1 VIEW FM LAKE AVE AND CALANEVA DR
SCALE N/A

VIEW TOWARDS SITE SHOWING (E) TREES, SIGNS, AND UTILITIES. ELEVATION DROP AT RETAINING WALL AT SOUTHERN PROPERTY LINE VISIBLE.



2 VIEW FM LAKE AVE SHOULDER
SCALE N/A

(E) BLDGS AT 9980 LAKE AVE VISIBLE WITH LARGE PAVED PARKING LOT AND (E) GARBAGE RECEPTACLE IN FOREGROUND. OUTDOOR DINING, (E) TREES, AND "WELCOME TO NEVADA" SIGN TO LEFT OF BUILDING.



3 VIEW FM (E) DRIVEWAY
SCALE N/A

VIEW FROM (E) DRIVEWAY TOWARDS OUTDOOR DINING, (E) TREES, "WELCOME TO NEVADA" SIGN, AND TO TOWN CENTER BEYOND. (E) STRING LIGHTS AND WOODEN FENCE VISIBLE AT OUTDOOR DINING.



4 VIEW FM LAKE AVE
SCALE N/A

VIEW FROM "WELCOME TO NEVADA" SIGN TOWARDS NE CORNER OF WASHOE COUNTY PARCEL. TOWN CENTER VISIBLE BEYOND. (E) TREES TO RIGHT.



5 VIEW FM N LAKE AVE AND STATE LINE RD
SCALE N/A

VIEW TOWARDS SITE SHOWING (E) TREES, RETAINING WALL AT STATE LINE RD, AND OUTDOOR DINING AREA.



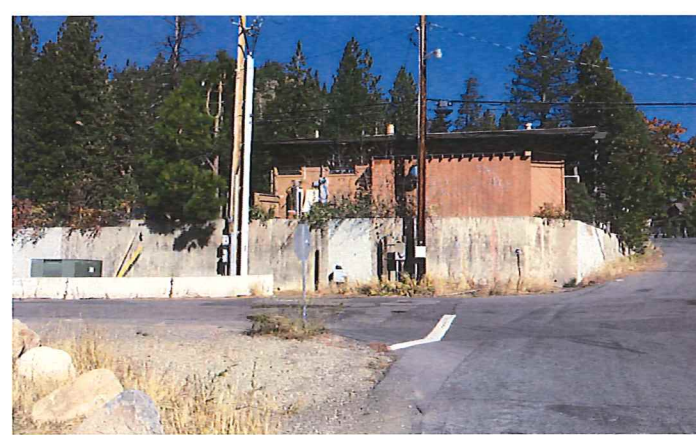
6 VIEW TOWARDS EAST SIDE OF SITE
SCALE N/A

VIEW FM ADJACENT BLDG PARKING LOT ACROSS STATE LINE RD TOWARDS EAST SIDE OF SITE. RETAINING WALL VISIBLE ALONG EASTERN PROPERTY LINE OF WASHOE COUNTY PARCEL.



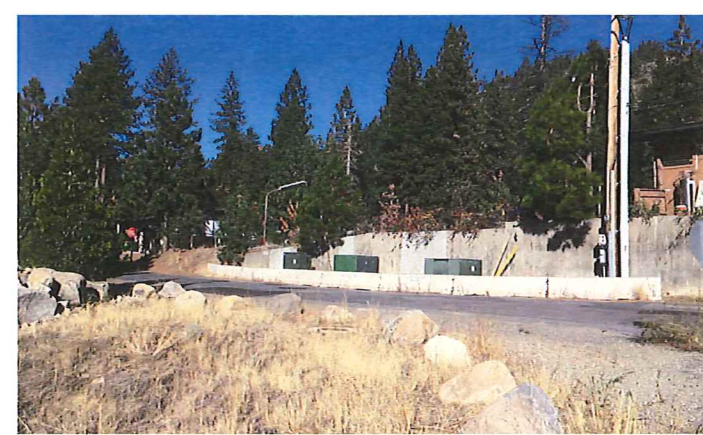
7 VIEW FM STATE LINE RD AND CALANEVA DR
SCALE N/A

VIEW TOWARDS SE CORNER OF SITE SHOWING (E) RETAINING WALL AND ELEVATION CHANGE, (E) UTILITIES, AND SOUTH AND EAST FACADES OF (E) BLDG. LAKE AVE VISIBLE AT END OF CALANEVA DR.



8 VIEW FM STATE LINE RD
SCALE N/A

VIEW TOWARDS SOUTHERN FACADE OF (E) BLDG FM STATE LINE RD. (E) UTILITIES AND RETAINING WALLS VISIBLE.



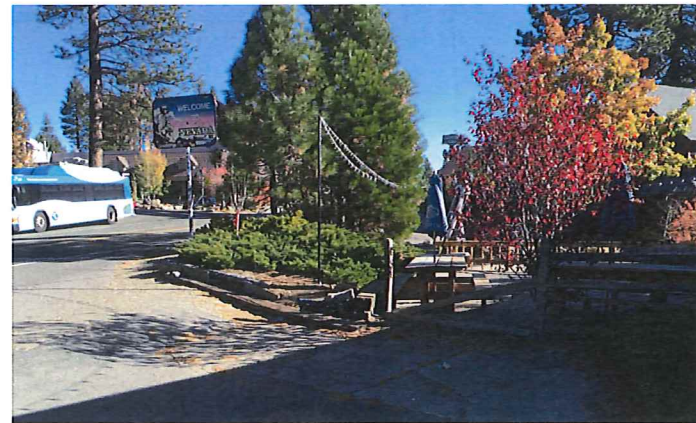
9 VIEW FM STATE LINE RD
SCALE N/A

VIEW FM STATE LINE RD TOWARDS SW CORNER OF SITE.



10 VIEW FM CALANEVA DR
SCALE N/A

VIEW FM CALANEVA DR TOWARDS SW CORNER OF PLACER CO. PARCEL. TERMINATION OF RETAINING WALLS, (E) STREET SIGNS, AND (E) TREES VISIBLE. LAKE AVE TRAFFIC VISIBLE OVER LANDSCAPING.



11 VIEW FM PARKING LOT
SCALE N/A

VIEW TOWARDS (E) PAVED OUTDOOR DINING FM PAVED PARKING LOT. (E) TREES VISIBLE IN CALTRANS ROW.

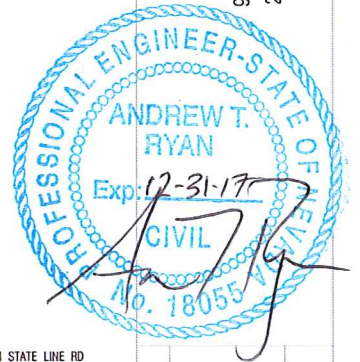


12 DRIVEWAY AT PARKING LOT
SCALE N/A

EDGE OF PAVEMENT AT DRIVEWAY ADJACENT TO OUTDOOR DINING.

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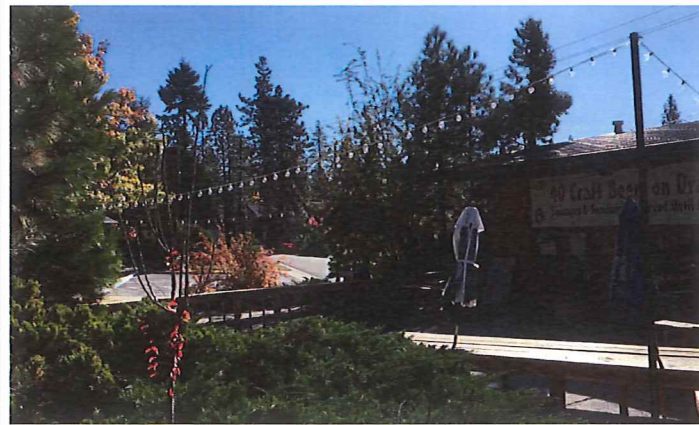
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NO. 18055
12-31-17
CIVIL

EXISTING
SITE PHOTOS

A0.50



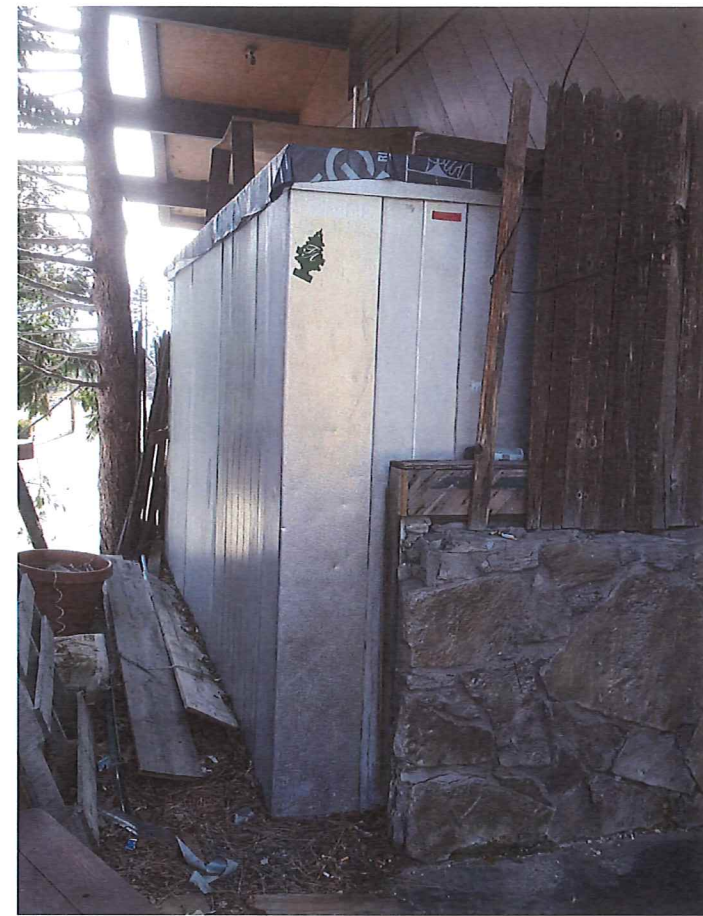
1 (E) OUTDOOR DINING
SCALE N/A

(E) OUTDOOR DINING VISIBLE OVER SHRUBS AT LAKE AVE. ADJACENT PARKING LOT VISIBLE ACROSS PATIO. NORTHERN FACADE AND ENTRY VISIBLE TO RIGHT.



2 VIEW FM NE CORNER OF WASHOE CO. PARCEL
SCALE N/A

PEDESTRIAN ACCESS TO PAVED PATIO VISIBLE FROM LAKE AVE. NORTHERN FACADE OF (E) BLDG AND MAIN ENTRY VISIBLE.



6 (E) WALK-IN COOLER
SCALE N/A

(E) WALK-IN COOLER AT EAST FACADE OF (E) BLDG. LOCATED ON WASHOE COUNTY PARCEL.



4 (E) WESTERN FACADE
SCALE N/A

(E) WESTERN FACADE WITH GLAZING AND ADJACENT PARKING LOT IN FOREGROUND



5 LAKE AVE TOWARDS SITE
SCALE N/A

NW CORNER OF (E) BLDG SHOWING GLAZING AT CORNER.



7 (E) WESTERN FACADE
SCALE N/A

WESTERN FACADE W/ (E) SIGNAGE

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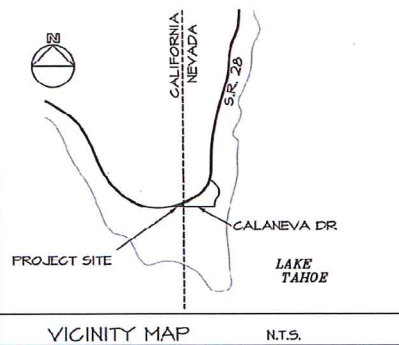
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1	WASHOE CO. VARIANCE APPLICATION	18 05 17
REV	REVISION	DATE

EXISTING
SITE PHOTOS

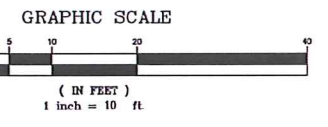
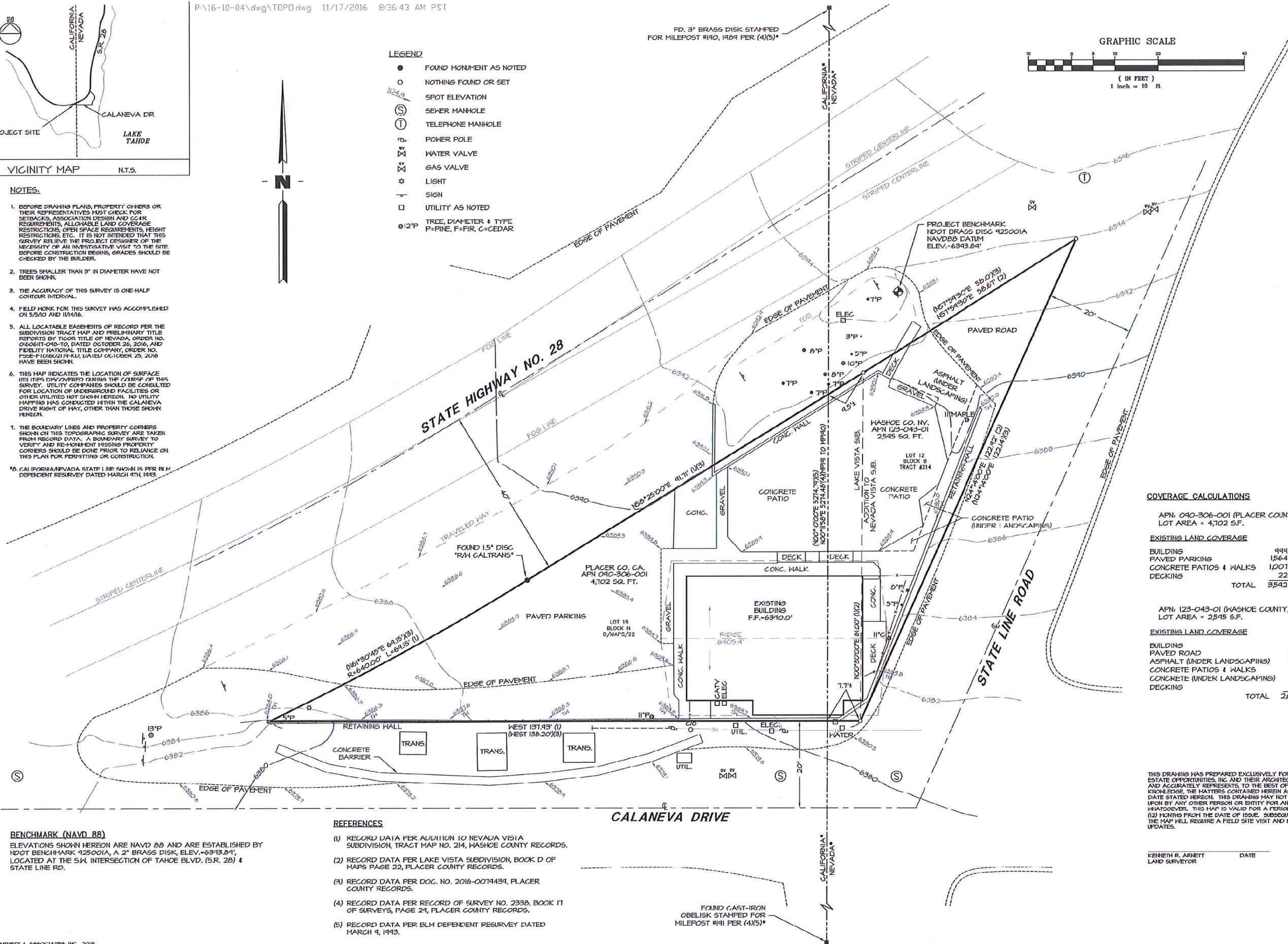
DRAWING NO.
A0.51



- LEGEND**
- FOUND MONUMENT AS NOTED
 - NOTINGS FOUND OR SET
 - SPOT ELEVATION
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ POWER POLE
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ LIGHT
 - ⊙ SIGN
 - ⊙ UTILITY AS NOTED
 - ⊙ TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE BEFORE CONSTRUCTION BEGINS. GRADES SHOULD BE CHECKED BY THE BUILDER.
2. TREES SMALLER THAN 3" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY HAS ACCOMPLISHED ON 5/5/10 AND 10/4/16.
5. ALL LOCATABLE EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP AND PRELIMINARY TITLE REPORTS BY TIGOR TITLE OF NEVADA, ORDER NO. 026917-089-10, DATED OCTOBER 29, 2016, AND FIDELITY NATIONAL TITLE COMPANY, ORDER NO. F25E-F1080221-N-H-KL, DATED OCTOBER 25, 2016 HAVE BEEN SHOWN.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON. NO UTILITY MAPPING HAS CONDUCTED WITHIN THE CALANEA DRIVE RIGHT OF WAY, OTHER THAN THOSE SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO VERIFY AND RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR PERMITTING OR CONSTRUCTION.
8. CALIFORNIA/NEVADA STATE LINE SHOWN IS PER BLM DEPENDENT RESURVEY DATED MARCH 9TH, 1993.



COVERAGE CALCULATIONS

APN: 040-306-001 (PLACER COUNTY, CA)	
LOT AREA = 4,702 S.F.	
EXISTING LAND COVERAGE	
BUILDING	499 S.F.
PAVED PARKING	1564 S.F.
CONCRETE PATIOS & WALKS	1001 S.F.
DECKING	22 S.F.
TOTAL	3542 S.F. (76%)
APN: 123-043-01 (WASHOE COUNTY, NV)	
LOT AREA = 2,545 S.F.	
EXISTING LAND COVERAGE	
BUILDING	241 S.F.
PAVED ROAD	444 S.F.
ASPHALT (UNDER LANDSCAPING)	239 S.F.
CONCRETE PATIOS & WALKS	456 S.F.
CONCRETE (UNDER LANDSCAPING)	39 S.F.
DECKING	88 S.F.
TOTAL	2,063 S.F. (81%)



THIS DRAWING HAS BEEN PREPARED EXCLUSIVELY FOR EVO REAL ESTATE OPPORTUNITIES, INC. AND THEIR ARCHITECT/ENGINEER AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

KENNETH R. ARNETT
LAND SURVEYOR

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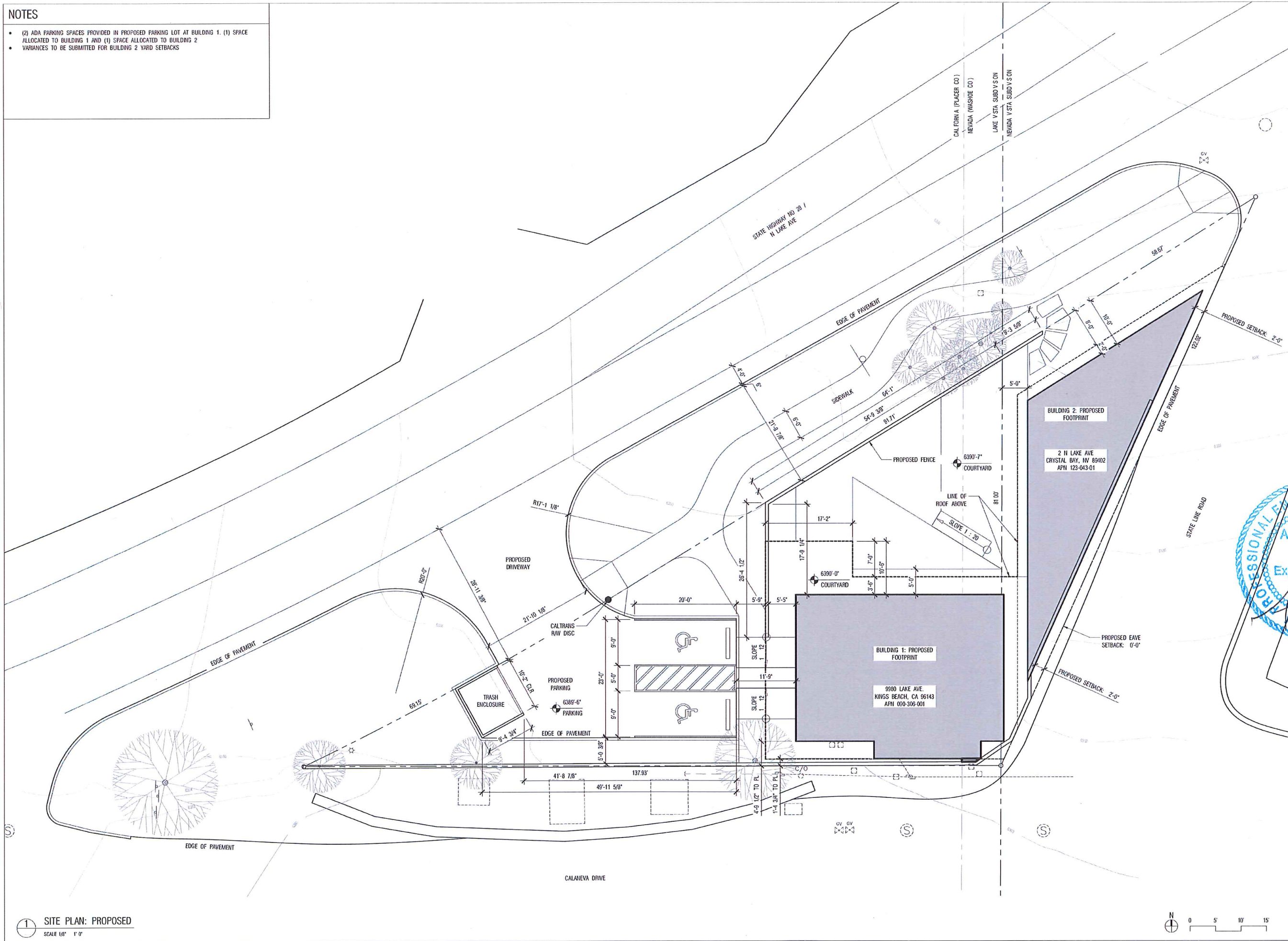
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LAKE AVE, CRYSTAL BAY, NV 89402

- REFERENCES**
- (1) RECORD DATA PER ADDITION TO NEVADA VISTA SUBDIVISION, TRACT MAP NO. 214, WASHOE COUNTY RECORDS.
 - (2) RECORD DATA PER LAKE VISTA SUBDIVISION, BOOK D OF MAPS PAGE 22, PLACER COUNTY RECORDS.
 - (3) RECORD DATA PER DOC. NO. 2016-0019439, PLACER COUNTY RECORDS.
 - (4) RECORD DATA PER RECORD OF SURVEY NO. 2338, BOOK 17 OF SURVEYS, PAGE 24, PLACER COUNTY RECORDS.
 - (5) RECORD DATA PER BLM DEPENDENT RESURVEY DATED MARCH 9, 1993.

BENCHMARK (NAVD 88)
ELEVATIONS SHOWN HEREON ARE NAVD 88 AND ARE ESTABLISHED BY NDOT BENCHMARK 125001A, A 2" BRASS DISK, ELEV. = 6313.81', LOCATED AT THE SW INTERSECTION OF TAHOE BLVD. (SR. 28) & STATE LINE RD.

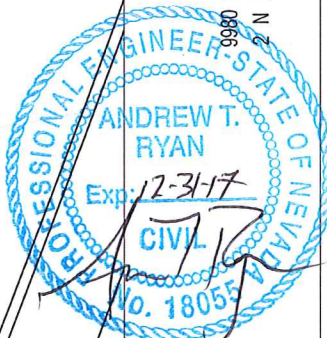
FOUND CAST-IRON
OBELISK STAMPED FOR
MILEPOST #141 PER (41/5)*

- NOTES**
- (2) ADA PARKING SPACES PROVIDED IN PROPOSED PARKING LOT AT BUILDING 1. (1) SPACE ALLOCATED TO BUILDING 1 AND (1) SPACE ALLOCATED TO BUILDING 2
 - VARIANCES TO BE SUBMITTED FOR BUILDING 2 YARD SETBACKS



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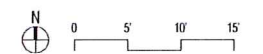
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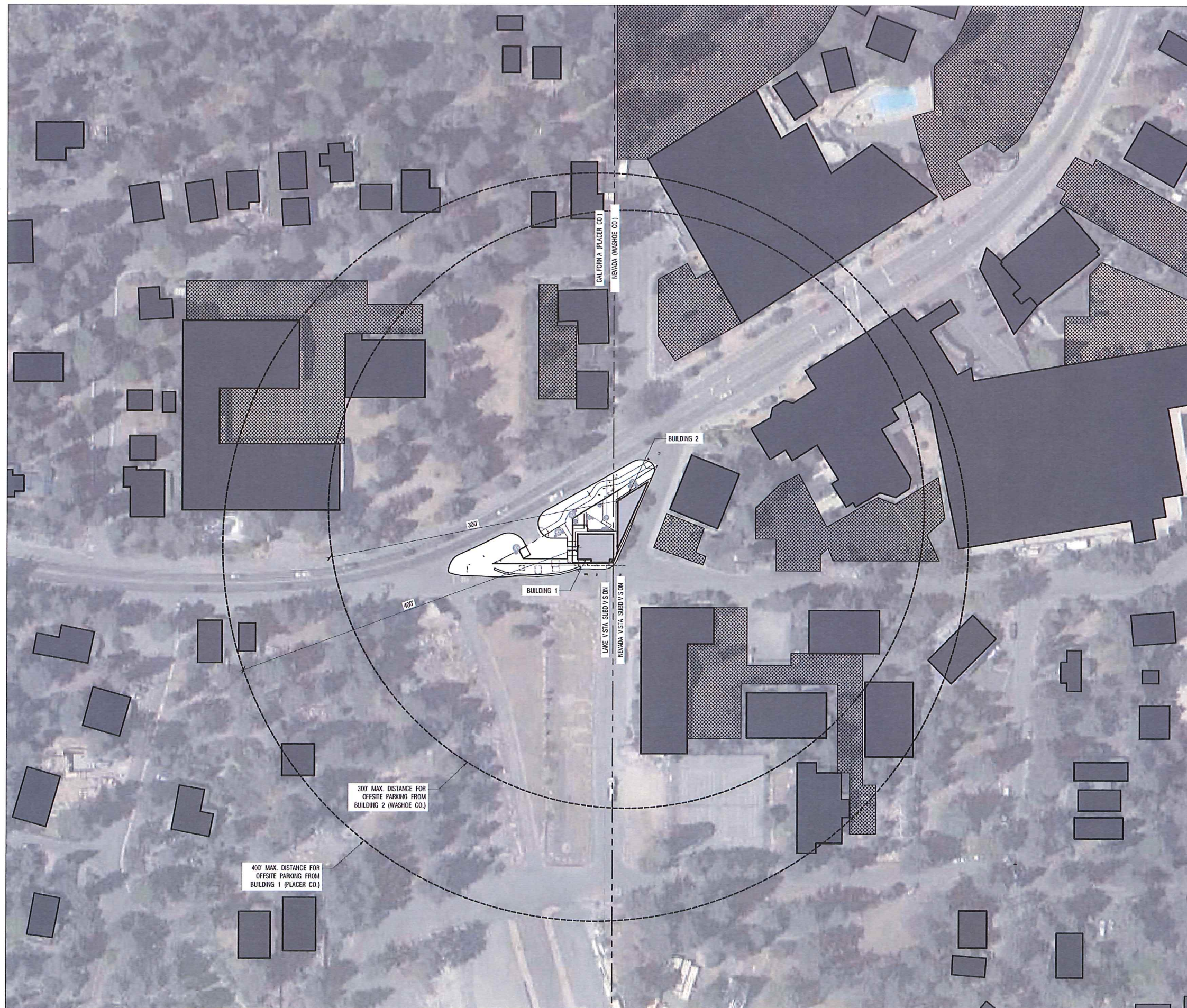


NO.	REVISION OR CHANGE	DATE
1	ISSUE FOR PERMITTING	08 15 17

TITLE
**SITE PLAN:
 PROPOSED**

DRAWING NO.
A1.02





LEGEND

- (E) PARKING LOT
- BUILDING FOOTPRINT
- PROPERTY / STATE LINE
- MAX. DISTANCE FOR OFFSITE PARKING AS NOTED

PROJECT LEAD
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PARKING CALCULATIONS

BUILDING 1: PLACER COUNTY
 TAHOE BASIN AREA PLAN - IMPLEMENTING REGULATIONS
 SECTION 3.07 PARKING AND ACCESS
 • EATING AND DRINKING PLACES: (10) SPACES/1,000 SF OR 0.25 SPACES/SEAT (WHICHEVER IS MORE RESTRICTIVE)
 1,231 SF / 1,000 SF = 1.231 * 10 = 12 PARKING SPACES
 45 SEATS * 0.25 = 11 PARKING SPACES
 • OFFSITE PARKING: APPROVED OFFSITE PARKING SHALL BE WITHIN 400' OF THE FACILITY IT SERVES

PLACER COUNTY ZONING ORDINANCE
 SECTION 17.54.050(B) TYPE & LOCATION OF PARKING REQUIRED
 • (1) ACCESSIBLE SPACE FOR EVERY (25) SPACES
 TOTAL SPACES REQD: 12 SPACES + 1 ACCESSIBLE SPACE

BUILDING 2: WASHOE COUNTY
 WASHOE COUNTY DEVELOPMENT STANDARDS
 SECTION 410 PARKING AND LOADING
 • FULL SERVICE EATING AND DRINKING ESTABLISHMENTS:
 (10) SPACES/1,000 SF + (1) EMPLOYEE DURING PEAK EMPLOYMENT SHIFT
 949 SF / 1,000 SF = 0.949 * 10 = 9 PARKING SPACES
 (2) EMPLOYEES = 2 PARKING SPACES
 • REQUIRED PARKING SPACES SHALL BE LOCATED WITHIN 300' FEET OF THE LOT ON WHICH THE MAIN BUILDING IS LOCATED
 • (1) ACCESSIBLE SPACE FOR EVERY (25) SPACES
 TOTAL SPACES REQD: 11 SPACES + 1 ACCESSIBLE SPACE

NOTES

- (2) ADA PARKING SPACES PROVIDED IN PROPOSED PARKING LOT AT BUILDING 1. (1) SPACE ALLOCATED TO BUILDING 1 AND (1) SPACE ALLOCATED TO BUILDING 2



IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 96143
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① OFFSITE PARKING LOCATIONS
 SCALE NTS

REV	DESCRIPTION	DATE





TITLE
OFFSITE PARKING
 DRAWING NO.
A1.03

LEGEND

EXISTING BUILDING

-  WOOD SIDING
-  STONE

PROPOSED BUILDING

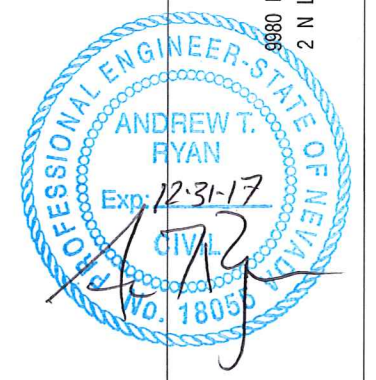
-  WOOD SIDING
-  CHARRED WOOD SIDING
-  TEXTURED GLASS
-  STANDING SEAM ROOF

MAX. BLDG. HEIGHT

TRPA CODE OF ORDINANCES: TABLE 37.4.1-1
 PROPOSED SLOPE ACROSS BLDG SITE: 0%
 PROPOSED ROOF PITCH: 3 : 12
 MAX HEIGHT: 27'-7"

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1847
 Tel: 530.546.4500 x 105

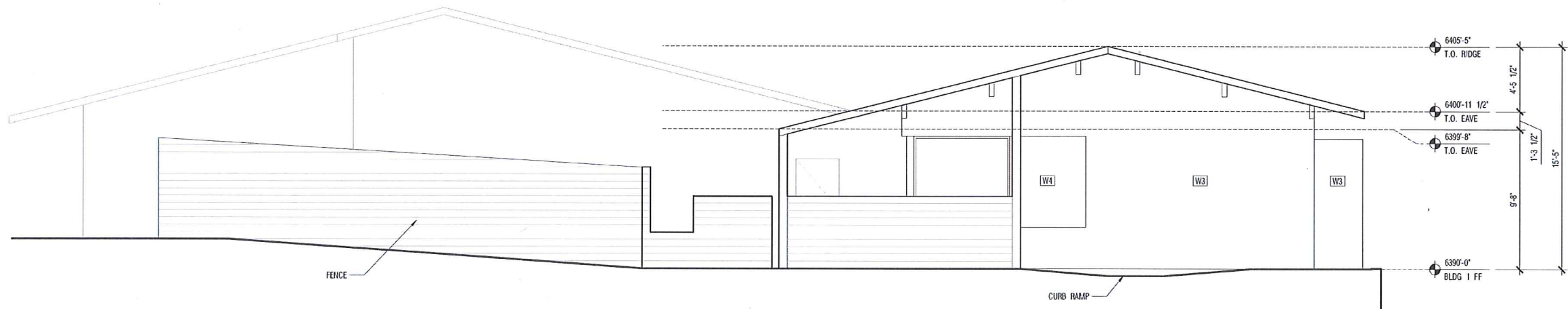
IZAKAYA TAHOE
 9880 LAKE AVE, KINGS BEACH, CA 96143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



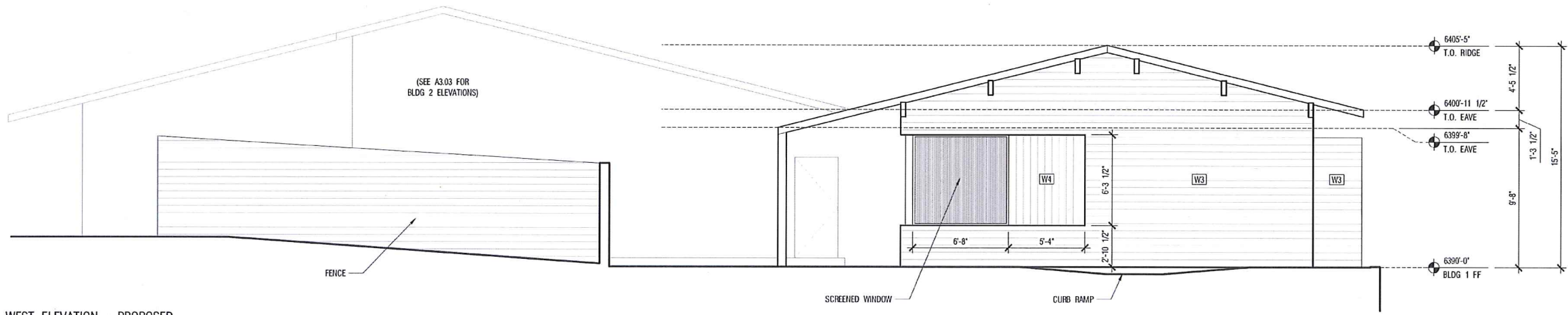
REV	DESCRIPTION	DATE

TITLE
**BUILDING 1
 EXTERIOR
 ELEVATIONS**

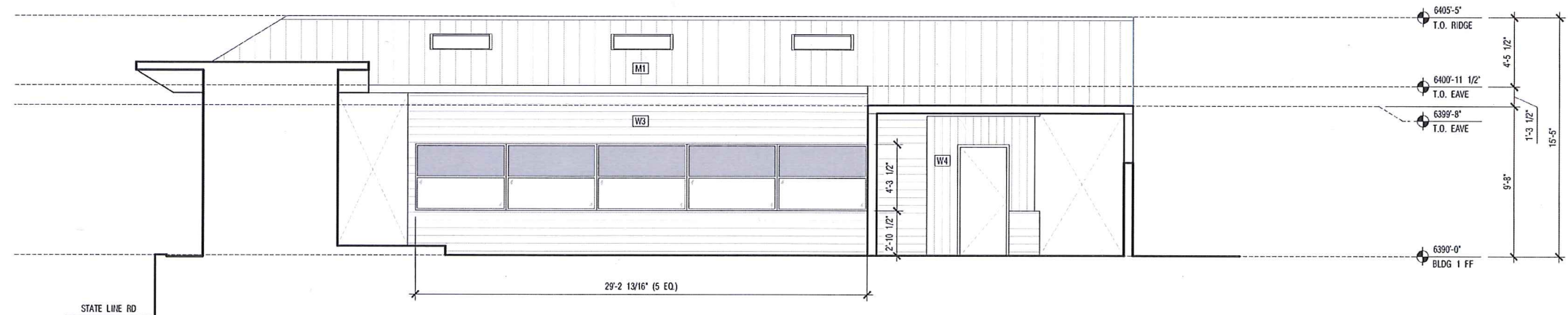
DRAWING NO.
A3.01



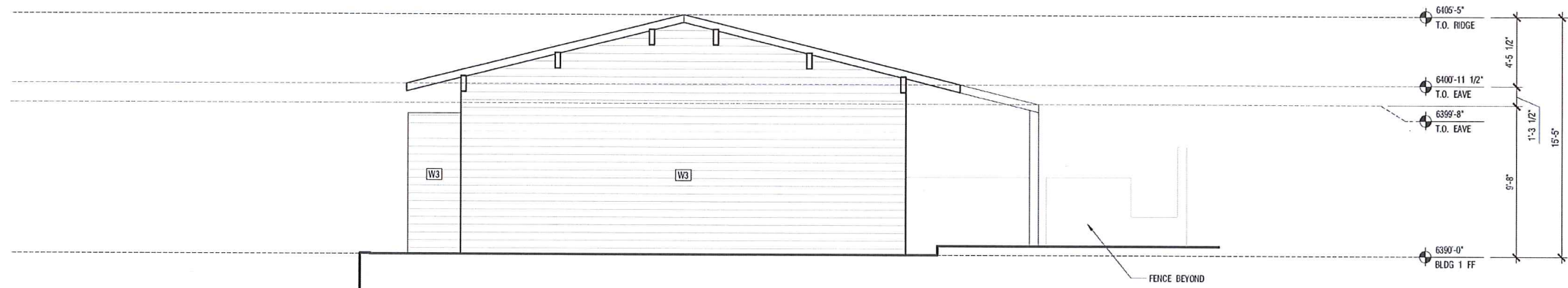
1 WEST FENCE ELEVATION - PROPOSED
 SCALE 1/4" = 1' 0"



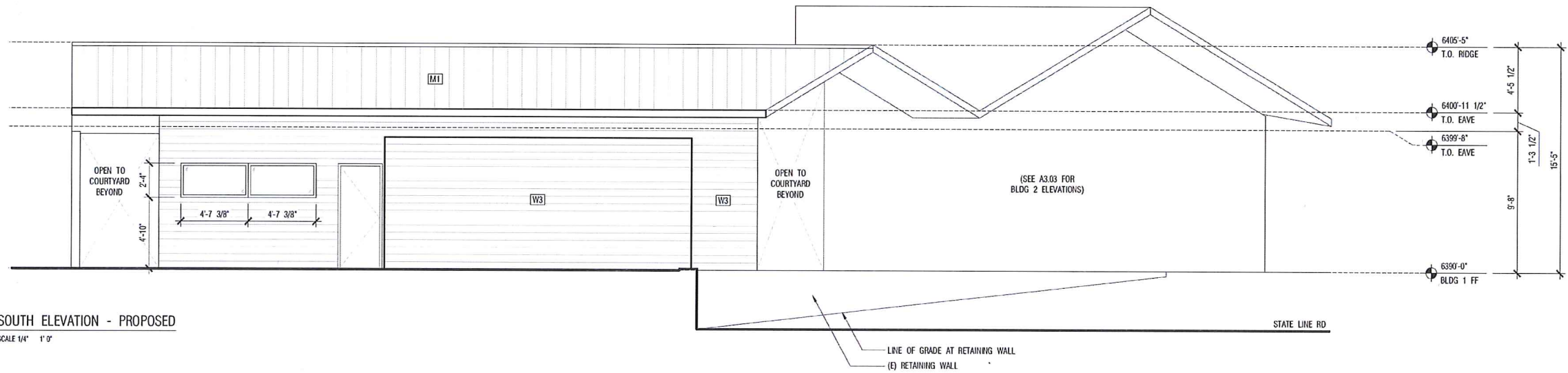
2 WEST ELEVATION - PROPOSED
 SCALE 1/4" = 1' 0"



3 NORTH ELEVATION - PROPOSED
 SCALE 1/4" = 1' 0"



1 EAST ELEVATION - PROPOSED
SCALE 1/4" = 1' 0"



2 SOUTH ELEVATION - PROPOSED
SCALE 1/4" = 1' 0"

LEGEND

EXISTING BUILDING

- [W1] WOOD SIDING
- [W2] STONE

PROPOSED BUILDING

- [W3] WOOD SIDING
- [W4] CHARRED WOOD SIDING
- [G] TEXTURED GLASS
- [M] STANDING SEAM ROOF

MAX. BLDG. HEIGHT

TRPA CODE OF ORDINANCES: TABLE 37.4.1-1
 PROPOSED SLOPE ACROSS BLDG SITE: 0%
 PROPOSED ROOF PITCH: 3 : 12
 MAX HEIGHT: 27'-7"

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1847
 Tel: 530.546.4500 x 105

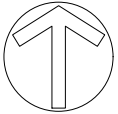
IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 96143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



REV	DATE	DESCRIPTION

TITLE
**BUILDING 1
 EXTERIOR
 ELEVATIONS**

PROJECT NO.
A3.02



PROJECT OVERVIEW
1" = 100'

20 STATE RT 28

EXISTING CONDITIONS

APN: 123-042-12

WASHOE COUNTY

STATELINE, NV

PRJ. ENG.: ATR DRWN: JRL

DATE: 3/19/18

SCALE: AS NOTED

FILE: P:\KAZ 42



PR DESIGN & ENGINEERING INC.
6860 North Lake Blvd., P.O. Box 1845
Kings Beach, California 96149-1847
Tel: 530-548-4900 www.prdetail.com





ALERT
SECURITY
OFFICE
7755604024
ON SITE 24/7

2759

TAHOE
INN

NORTH
LAKE TAHOE

80 CLOSED 14

CLEARANCE 7'





TAHOE BILTMORE

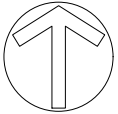
LODGE & CASINO
1-800-BILTMORE
TahoeBiltmore.com

REVAMPED SECRET SLOT PLAY
APRIL 4TH MYSTERY MULTIPLIER
APRIL 6TH TIERED FREE PLAY

MY BOSS
SHEEN SO
I THINK

TO CHANGE THE
HAT HE GOT
EXCELLENT JOB





TURN EXHIBIT - WB 50
1" = 50'

20 STATE RT 28

EXISTING CONDITIONS

APN: 123-042-12

WASHOE COUNTY

STATELINE, NV

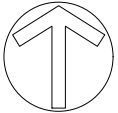
PRJ. ENG.: ATR DRWN: JRL

DATE: 3/19/18

SCALE: AS NOTED

FILE: P:\KAZ 42





TURN EXHIBIT - PASSENGER CAR
1" = 50'

20 STATE RT 28

EXISTING CONDITIONS

APN: 123-042-12

WASHOE COUNTY

STATELINE, NV

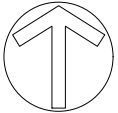
PRJ. ENG.: ATR DRWN: JRL

DATE: 3/19/18

SCALE: AS NOTED

FILE: P:\KAZ 42





TURN EXHIBIT - WB 50
1" = 50'

20 STATE RT 28

PROPOSED CONDITIONS

APN: 123-042-12

WASHOE COUNTY

STATELINE, NV

PRJ. ENG.: ATR DRWN: JRL

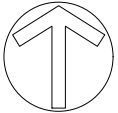
DATE: 3/19/18

SCALE: AS NOTED

FILE: P:\KAZ 42



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6860 North Lake Blvd, P.O. Box 1845
Kings Beach, California 96143-1847
Tel: 530-548-4800 www.prdetail.com



TURN EXHIBIT - PASSENGER CAR
1" = 50'

20 STATE RT 28

PROPOSED CONDITIONS

APN: 123-042-12

WASHOE COUNTY

STATELINE, NV

PRJ. ENG.: ATR DRWN: JRL

DATE: 3/19/18

SCALE: AS NOTED

FILE: P:\KAZ 42



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