



# Design Review Committee Staff Report

Meeting Date: August 11, 2016

Subject: Tentative Map Case Number TM16-003  
Applicant: Incline Creek Estates Phase 2  
**Agenda Item Number: 5A**  
Summary: Review of design standards  
Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3620  
E-Mail: tlloyd@washoecounty.us

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## Description

**Tentative Map Case Number TM16-003** – Hearing, discussion and possible action to approve the landscaping and design plans for Incline Creek Estates Tentative Map Case Number TM16-003 involving the development of a common open space subdivision with zero lot line setbacks that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot.

- Applicant/ Property Owner: NCP/ICP, LLC.
- Location: 800 College Drive
- Assessor's Parcel Numbers: 129-280-21; 129-290-02
- Parcel Size: 1.68
- Master Plan Category: Urban Residential (UR)
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10, T16N, R18E, MDM, Washoe County, NV

**DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW**

- p. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- q. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- r. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

Applicant/Property Owner: NCP/ICP, LLC; Attn: Brian Helm, 264 Village Blvd. Suite 104, Incline Village, NV 89451

Professional Consultant: Welsh Hagen Associates, Attn: David Hagen, 250 South Rock Blvd. Suite 118, Reno, NV 89502



ORIGINAL

### Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Incline Creek Estates - Phase 2			
Project Description: 10 Unit Planned Unit Development residential subdivision			
Project Address: 800 College Dr., Incline Village, NV 89451			
Project Area (acres or square feet): 1.68 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Intersection of College Dr. & Rosewood Circle off of Hwy 431 in Incline Village, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
129-280-21	1.68 acres		
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).Planning Commission Action Order TM16-003			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: NCP/ICP, LLC		Name: Brian Helm	
Address: 264 Village Blvd. Incline Village, NV		Address: 7012 E Mercer Way	
Zip: 89451		Mercer Island, WA	Zip: 98040
Phone: 775-831-2369	Fax:	Phone: 775-313-6903	Fax:
Email: rwittenberg@intlsupplyco.com		Email: helmbd@gmail.com	
Cell: (775) 560-9527	Other:	Cell: 775-313-6903	Other:
Contact Person: Roger Wittenberg		Contact Person: Brian Helm	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: NCP/ICP, LLC		Name: n/a	
Address: same as above		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Property Owner Affidavit

**Applicant Name:** NCP/ICP, LLC / Roger Wittenberg

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 129-280-21 / 129-290-02

Printed Name Roger Wittenberg

Signed \_\_\_\_\_

Address 563 Knotty Pine Dr

Incline Village, NV 89451

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Design Review Development Application Submittal Requirements

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the Design Review Committee may be found in Article 916, Establishment of Committees. Design Review Committee approval is often required to ensure that a project will be compatible with surrounding properties or that appropriate buffering will be provided to mitigate any adverse effects. The condition(s) of approval that require Design Review Committee action will state the items of concern that must be addressed in the application. If the Planning Commission or Board of Adjustment has required that the project be reviewed by the Design Review Committee, then a Design Review Application must be submitted. Each submittal must include the information listed on the application.

1. **Fees:** There is no additional cost to the applicant fee paid at the time the project was submitted to the Division of Planning and Development.
2. **Development Application:** A completed Washoe County Development Application form.
- Sheet C1 3. **Vicinity Map** (format 8.5" x 11" or 11" x 17"): Vicinity map showing the proposed development in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.
4. **Site Plan Requirements (format 8.5" x 11" or 11" x 17"):**
  - Sheet C4 a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
  - Sheet C4 b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - Sheet C4 c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - Sheet C4 & D5-8 d. Show locations of parking, landscaping, signage and lighting.
5. **Landscaping Plans (format 8.5" x 11" or 11" x 17"):**
  - Sheet L1-1 a. **Landscape Area Delineations:** The plan must identify where and a square footage amount for any of the following items:
    - Mulch (rock, DG, bark, etc.).
    - Seeded areas (shrubs, lawn, native or wildflower grasses).
    - Paved or impervious surfaces (such as driveways, walks, patios, etc.).
    - Shrub areas (delineated with a revision cloud or individual plant symbols).
    - Existing plant material to be preserved.
    - Existing areas on the site to be left undisturbed.
    - Detention basins.
    - Sod areas (lawn or wildflower).
  - Sheet L1-1 b. **Plant Legend:** A plant legend containing common name, botanical name, size at planting and spacing.
  - Sheet L1-1 c. **Tree Locations:** The landscape plan shall contain the following information:
    - Individual trees shall be graphically depicted in their proposed locations.
    - Trees shall be identified as either evergreen or deciduous.

- Sheet C3 • Existing trees to remain or to be removed (over 6" in diameter) must be identified along with a label identifying the caliper (dbh), height (optional), type (genus minimum, species optional) and general condition.
- Sheet L1-1 d. **Conceptual Irrigation Statement:** Irrigation will be supported by written statement on the plan of proposed irrigation methods for all applicable areas including: shrub areas, sod areas and seeded areas.
- See Photo 6. **Signage Plan (format 8.5" x 11" or 11" x 17"):** The signage plans shall include sign elevations and delineate location, materials, height, style, dimensions, intensity of sign lighting and finish of any proposed signage.
- Sheet C4 & D5-8 & Photo 7. **Lighting Plan (format 8.5" x 11" or 11" x 17"):** The lighting plan shall delineate location, height, style, light intensity and finish of any proposed lighting. The plans shall also include catalog cut sheets.
- Sheet A1 8. **Architectural Plans (format 8.5" x 11" or 11" x 17"):** The following architectural plans shall be provided:
  - Floor plan (with room titles).
  - Elevations.
  - Building section and/or a building site section.
  - Material(s) selection representing color and texture. Each material shall be identified on the elevations with a color copy accurately representing the proposed materials.
- Sheet C7 9. **Grading Plans (format 8.5" x 11" or 11" x 17"):** The grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc) and drainage channels and the direction of flow.
- See Photo 10. **Site Photos:** A minimum of eight (8) panoramic shots providing north, south, east and west views of the site and views of the adjacent properties.
11. **Materials for the DRC Presentation:** To facilitate the applicant's proposed project, the applicant shall bring the following materials to the meeting:
  - Full size drawings of the reduced copies supplied in the application packet.
  - Full size renderings of the reduced site plan mounted on a rigid board.
  - Material Boards for the proposed building materials.
14. **Packets:** Either one electronic packet (DVD or flash drive) with 7 paper copies **OR** 17 paper copies. **If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required.** One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees), the original signed and notarized Owner Affidavit, and one (1) set of large format maps. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such. In addition, the packets should include a copy of the Action Order approving the project.

- Notes:
- Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.

- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.
- (v) The Design Review Committee (DRC) is requesting reduced copies in efforts to conserve paper and to minimize the costs of printing and mailing. It is the responsibility of the applicant to choose the appropriate page format and scale to ensure maximum legibility. However, the applicant shall make full size drawings available upon request and at no additional charge to any or all of the DRC members.



**WASHOE COUNTY**  
**Planning and Development**  
INTEGRITY COMMUNICATION SERVICE

Community Services Dept.  
P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-6100  
Fax: (775) 328-6133

**Planning Commission Action Order**  
**Tentative Subdivision Map Case Number TM16-003**

Decision: **Approval with Conditions**

Decision Date: June 7, 2016

Mailing/Filing Date: June 8, 2016

Property Owner: NCP/ICP, LLC.  
Attn: Brian Helm  
264 Village Blvd. Suite 104  
Incline Village, NV 89451

Assigned Planner: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328. 3620  
E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**Tentative Map Case Number TM16-003 (Incline Creek Estates Phase 2)** – Hearing, discussion, and possible action to approve a common open space subdivision with zero lot line setbacks that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot.

- Applicant/Property Owner: NCP/ICP, LLC.
- Location: 800 College Drive
- Assessor's Parcel Numbers: 129-280-21; 129-290-02
- Parcel Size: 1.68
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- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10, T16N, R18E, MDM, Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development). If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

To: NCP/ICP, LLC.  
Subject: TM16-003  
Date: June 8, 2016  
Page: 2

This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

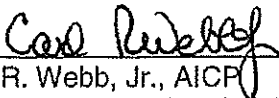
1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.**

To: NCP/ICP, LLC.  
Subject: TM16-003  
Date: June 8, 2016  
Page: 3

Washoe County Community Services Department  
Planning and Development Division



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Carl R. Webb, Jr., AICP  
Secretary to the Planning Commission

CRW/TL/ks

xc:

Applicant/Owner: NCP/ICP, LLC; Attn: Brian Helm, 264 Village Blvd. Suite 104, Incline Village, NV 89451

Representative: Welsh Hagen Associates, Attn: David Hagen, 250 South Rock Blvd. Suite 118, Reno, NV 89502

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Keirsten Beck, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; John Cella, Utilities; Kimble Corbridge/Leo Vesely, Engineering Division; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Tahoe Regional Planning Agency, Post Office Box 5310, Stateline, NV 89449-5310; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451





# Conditions of Approval

Tentative Subdivision Map Case Number TM16-003

The project approved under Tentative Subdivision Map Case Number TM16-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on June 7, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

**FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.**

**Washoe County Planning and Development**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Trevor Lloyd, 775.328.3620**

Washoe County Conditions of Approval

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Development Code Article 608, Common Open Space Development, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	Low Density Urban Land Use Designations (Max. 89 units per project area)
Minimum Lot Area Proposed	2700 square feet
Minimum Lot Width	N/A
Minimum Front Yard	N/A
Minimum Side Yard	N/A
Minimum Rear Yard	N/A
Maximum Building Height	Per TRPA Height Standards

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- e. The sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- g. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM case number for (map name) was APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON DATE.

THIS FINAL MAP, MAP NAME AND UNIT/PHASE #, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS"

CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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WILLIAM H. WHITNEY, DIRECTOR,  
PLANNING AND DEVELOPMENT DIVISION

- h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- i. The applicant shall record the Action Order with the County Recorder. A copy of the recorded Action Order stating conditional approval of this tentative map shall be attached to all applications for administrative permits issued by Washoe County.
- j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the

Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- i. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- m. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- n. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- o. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County [and the Tahoe Regional Planning Agency]. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- p. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- q. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- r. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be

submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

- s. Failure to comply with the conditions of approval shall render this approval null and void.
- t. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Watershed management;
    - c. Debris and litter removal;
    - d. Fire access and suppression; and
    - e. Maintenance of public access and/or maintenance of limitations to public access.
  - 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
  - 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  - 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.

Washoe County Conditions of Approval

6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
8. Mandatory solid waste collection.
9. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- u. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
- v. The applicant shall combine the existing parcel into the existing Incline Creek subdivision.
- w. The final construction drawings shall provide details for the bear proof trash receptacles.

**Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Walt West, 775.328.2310**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada. In addition, the engineer shall provide the as-built drawings in a digital format (Compressed CCITT Group 4 TIFF format).
- c. Prior to the release of the financial assurance for the project, items to be provided to the Washoe County Engineer shall include, but not be limited to, the following:
  - i. Approval letter from IVGID accepting the water and sewer facilities,

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- ii. A construction storm water Notice of Termination (NOT) from NDEP;
  - iii. TRPA Parcel BMP Certificate for all common areas, open space and private streets.
- d. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- e. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- f. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- g. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
- h. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- i. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- j. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- k. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
- l. The following note shall be added to the final construction drawings: Any revisions made by TRPA, IVGID and/or the North Lake Tahoe Fire Protection



District to the Washoe County approved set of construction drawings must be approved by the design engineer and Washoe County. The County Engineer shall determine compliance with this condition.

- m. A design level geotechnical report shall be submitted prior to the finalization of the first final map. The County Engineer shall determine compliance with this condition.
- n. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- o. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- p. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- q. Any increase in stormwater runoff resulting from the development and based on the 100 year storm shall be detained. The County Engineer shall determine compliance with this condition.
- r. Any increase in stormwater runoff resulting from the development and based on the 100 year storm shall be detained. The County Engineer shall determine compliance with this condition.
- s. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division. The County Engineer shall determine compliance with this condition.
- t. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- u. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The

maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- v. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
- w. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer. The County Engineer shall determine compliance with this condition.
- x. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
- y. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
- z. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
- aa. The infiltration basins shall be designed to safely function during a 100 year, 24 hour storm event with 1 foot minimum of freeboard capacity. The infiltration basin shall be designed with an emergency escape way and the subdivision designed to safely pass emergency overflow drainage. The County Engineer shall determine compliance with this condition.
- bb. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- cc. Street names shall be reviewed and approved by the Regional Street Naming Coordinator. The County Engineer shall determine compliance with this condition.
- dd. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street. The County Engineer shall determine compliance with this condition.

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- ee. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
- ff. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication. The County Engineer shall determine compliance with this condition.
- gg. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
- hh. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
- ii. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way. The County Engineer shall determine compliance with this condition.
- jj. Project roadways shall meet minimum County Code requirements including, but not limited to, a minimum right-of-way width of 36 feet, a minimum of 22 feet of AC paving, and sidewalk installed on one side of the street. Also, with the effective project density being less than 1.5 acres per parcel, concrete curb and gutter for the private streets is required. Rolled curb and gutter on one side given the proposed super-elevated road section would be acceptable. An acceptable AC paving edge treatment (e.g. redwood header, concrete header curb, etc.) shall be installed at the non curb and gutter side. The County Engineer shall determine compliance with this condition.
- kk. The paving width of the access road at the intersection of College Drive shall be 36 feet measured at the right-of-way and shall be smoothly transitioned into the standard street section within the property. The roadway easement within the property shall be adjusted accordingly. The County Engineer shall determine compliance with this condition.
- ll. Curb improvements located with County right-of-way shall be Type 1 curb and gutter. The County Engineer shall determine compliance with this condition.
- mm. "No Parking" signs shall be posted on both sides of the private road. The County Engineer shall determine compliance with this condition.
- nn. Project roadways shall be designed to meet minimum horizontal curve radii using a minimum design speed of 15mph (54' radius). The County Engineer shall determine compliance with this condition.

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- oo. The access roadway shall extend north connecting to Phase 1 road improvements. The County Engineer shall determine compliance with this condition.
- pp. Any recorded access easements which will not be used due to the alternative access alignment shall be abandoned prior to the recordation of the first final map. The County Engineer shall determine compliance with this condition.
- qq. This project shall not adversely impact the storm water treatment facilities installed as part of the Central Incline Village Phase I Water Quality Improvement Project except where necessary to install new project access improvements situated at College Blvd and Lucille Dr. intersection. The final design drawings shall include as-built locations of the installed water quality improvement project facilities. The County Engineer shall determine compliance with this condition.

**Incline Village General Improvement District**

- 3. The following conditions are requirements of the Incline Village General Improvement District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Joseph Pomroy, 775.823.1246

- a. The applicant shall comply with all requirements of the condition will serve letter from the Incline Village General Improvement District dated April 15, 2016.

**Washoe County Health District**

- 4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name** – James English, 775.328.2434 and James Shaffer, 775.785.4599

- a. The existing parcel is currently served by municipal sewer and water, and all proposed parcels will be served by municipal water and sewer. At this time the WCHD has no objections to the approval of the Incline Creek Estates Phase 2 Tentative Map as proposed.
- b. Catch basins shall be designed to have no freestanding water; such by the use of weep holes (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- c. The Health District will require percolation testing at or near the design grade of the newly proposed detention basin representative materials (geotech) to determine the soils' ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
- d. Any newly proposed detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over

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excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).

- e. Vegetation planted in the detention basin(s) shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil plans and in the HOA's CC & R's: "All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022).
- f. The Health District will also require the detention basin(s) the bottom of the infiltration to be inclined with 4 to 6 inch rock (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
- g. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

**North Lake Tahoe Fire Protection District**

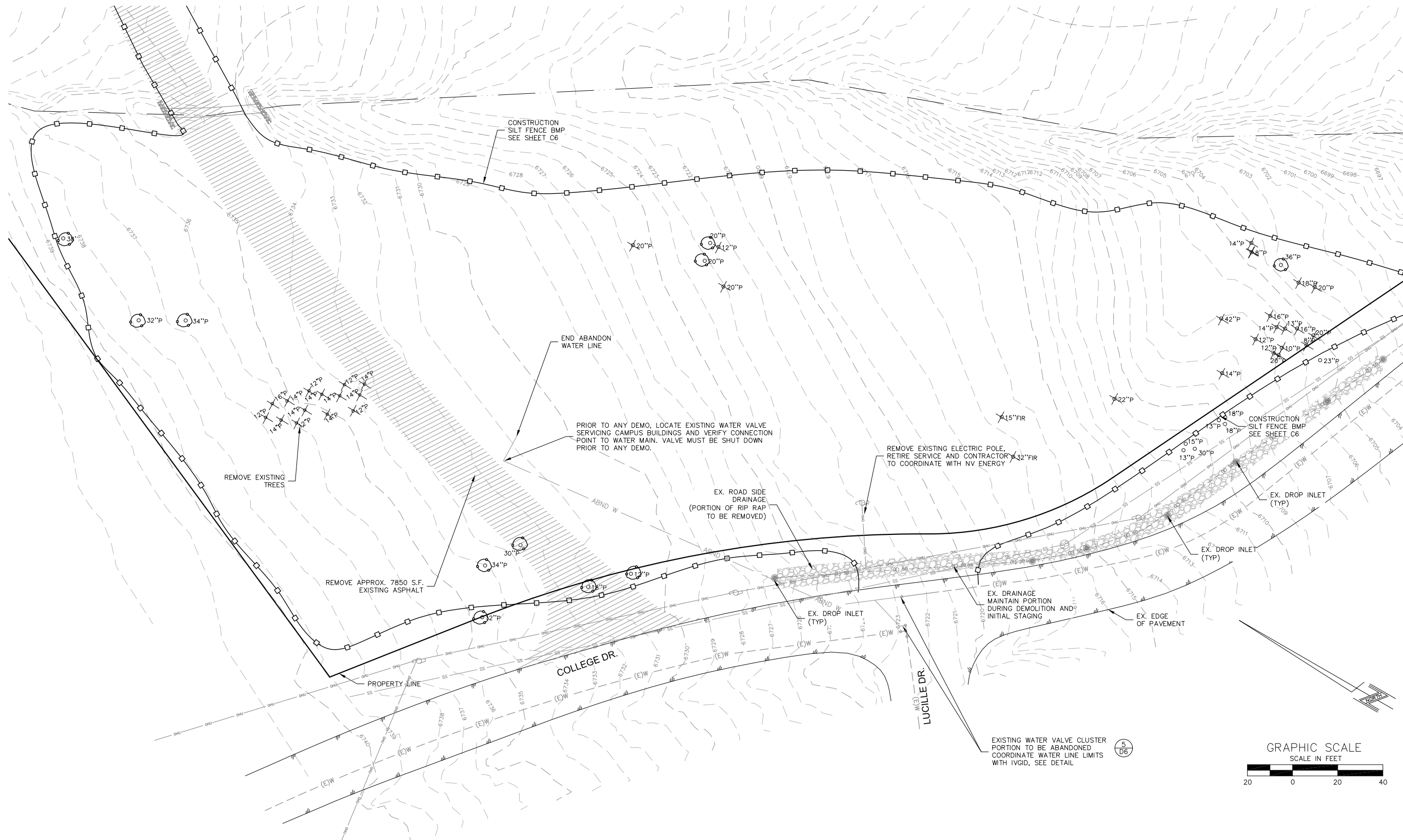
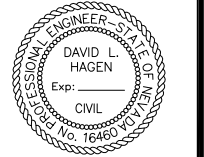
- 5. The following conditions are requirements of the North Lake Tahoe Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Mark Regan, 775.831.0351

- a. A fire hydrant shall be added at the entrance to the subdivision.
- b. A knox box and click 2 Enter shall be added to the gate(s).

\*\*\* End of Conditions \*\*\*



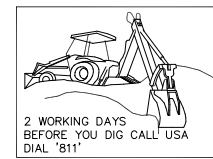
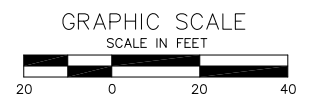


**GENERAL NOTES:**

- ALL MATERIAL GENERATED BY THE DEMOLITION ACTIVITIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXISTING LIVE TREES ON SITE GREATER THAN 14" DBH SHALL BE PROTECTED FROM DAMAGE FROM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE TAHOE REGIONAL PLANNING AGENCY (TRPA) REGULATIONS.
- TEMPORARY BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED FOR THE FULL DURATION OF THE CONSTRUCTION ACTIVITIES. BMP'S SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND THE TRPA REGULATIONS.
- ALL DEMOLITION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION ACTIVITIES.
- SITE TO BE RESTORED PER RESTORATION PLANS AND SPECIFICATIONS.
- ALL EXISTING IMPROVEMENTS NOT MARKED FOR REMOVAL AND NOT WITHIN REMOVAL BOUNDARIES SHALL BE PROTECTED IN PLACE.
- ALL STAGING AND STORAGE AREAS WILL BE LOCATED ONSITE AND BE PROTECTED BY CONSTRUCTION FENCING. THE STAGING AND STORAGE AREA WILL BE POSITIONED WHERE IT WILL HAVE THE LEAST AMOUNT OF IMPACT ON THE SOIL.
- THE EXISTING STORM DRAIN SYSTEM ALONG COLLEGE DRIVE SHALL BE PROTECTED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES AT HIS OWN COST AND AS SATISFACTORY BY THE ENGINEER.

**DEMOLITION NOTES:**

- DEMO AND REMOVE ALL EXISTING ASPHALT PAVEMENT AND BASE MATERIAL WHERE SHOWN.
- REMOVE AND RELOCATE TRAFFIC SIGNS WHERE SHOWN.
- PRIOR TO DEMO, VERIFY LOCATION OF SEWER LATERALS FROM BUILDING CONNECTION TO SEWER MAIN CONNECTION.
- PRIOR TO DEMO, IVGID TO PERFORM SITE INSPECTION.
- EXISTING CONDITIONS SHOWN HEREON ARE REPRESENTED BY A SURVEY CONDUCTED IN 2008. CURRENT CONDITIONS MAY HAVE CHANGED, BUILDINGS AND HARDSCAPE FEATURES MAY HAVE BEEN REMOVED. LIMITS OF REMOVAL ARE SUBJECT TO CHANGE.



1ST SUBMITTAL  
 SUBMITTAL

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

REV.	DATE	DESCRIPTION

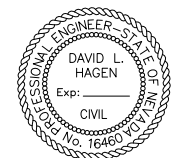
**C3**

DATE: JUNE 2016  
 DRAWN BY: BAMF  
 DESIGNED BY: BAMF  
 CHECKED BY: DLH  
 JOB NO.: ICE-PH2









**BMP PLAN FOR INCLINE CREEK ESTATES PHASE 2**

NCP/ICP, LLC

INCLINE VILLAGE WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

**C6**

DATE: JUNE 2016  
DRAWN BY: BAMF  
DESIGNED BY: BAMF  
CHECKED BY: DLH  
JOB NO.: ICE-PH2



2 WORKING DAYS BEFORE YOU DIG CALL USA DIAL "811"

TENTATIVE MAP SUBMITTAL

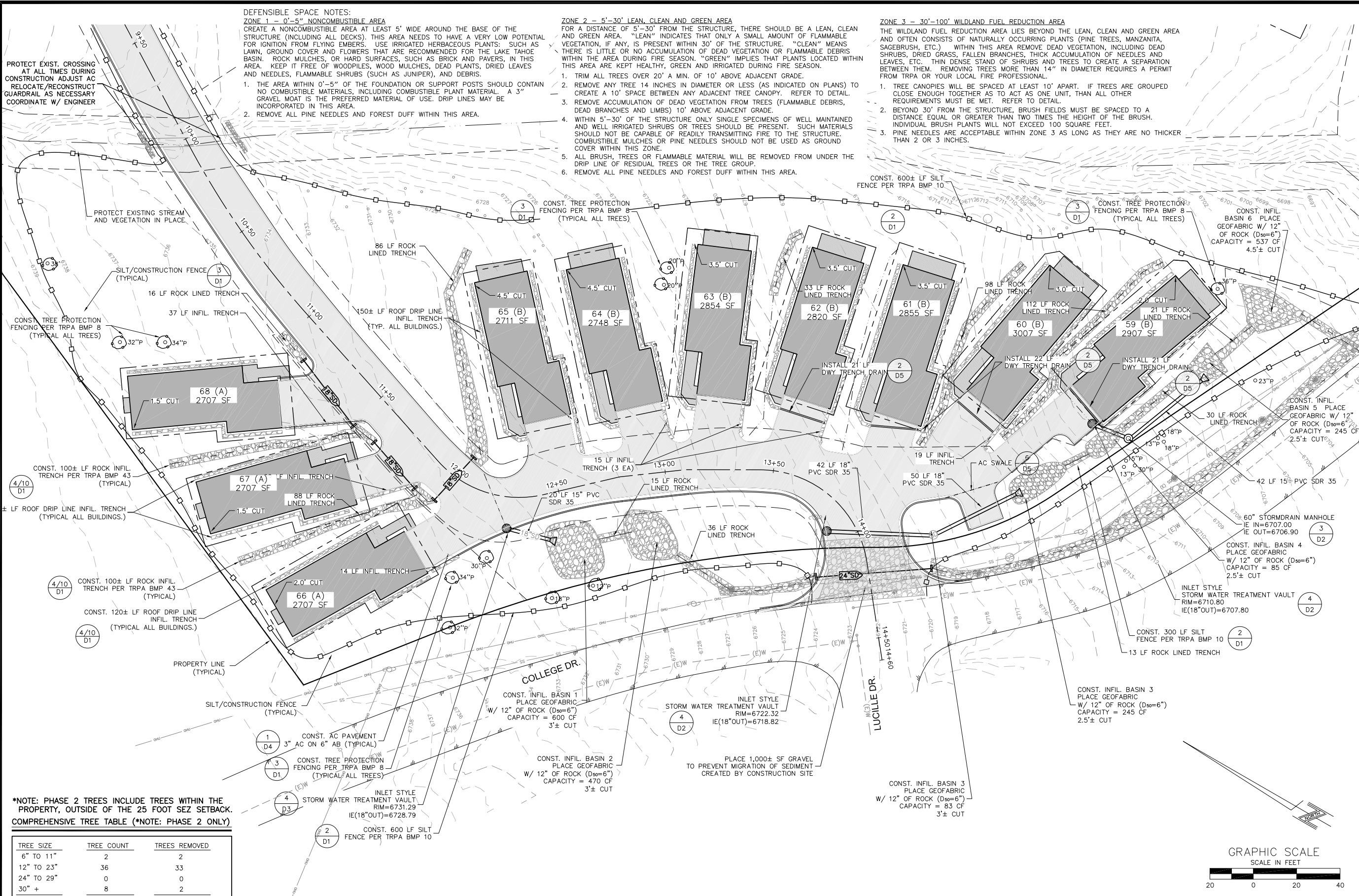
PRELIMINARY NOT FOR CONSTRUCTION

- ZONE 3 - 30'-100' WILDLAND FUEL REDUCTION AREA**  
THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, CLEAN AND GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREES, MANZANITA, SAGEBRUSH, ETC.) WITHIN THIS AREA REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES, ETC. THIN DENSE STAND OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM TRPA OR YOUR LOCAL FIRE PROFESSIONAL.
- TREE CANOPIES WILL BE SPACED AT LEAST 10' APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THAN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL.
  - BEYOND 30' FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET.
  - PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

- ZONE 2 - 5'-30' LEAN, CLEAN AND GREEN AREA**  
FOR A DISTANCE OF 5'-30' FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30' OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.
- TRIM ALL TREES OVER 20' A MIN. OF 10' ABOVE ADJACENT GRADE.
  - REMOVE ANY TREE 14 INCHES IN DIAMETER OR LESS (AS INDICATED ON PLANS) TO CREATE A 10' SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL.
  - REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10' ABOVE ADJACENT GRADE.
  - WITHIN 5'-30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
  - ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR THE TREE GROUP.
  - REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

- DEFENSIBLE SPACE NOTES:**  
**ZONE 1 - 0'-5' NONCOMBUSTIBLE AREA**  
CREATE A NONCOMBUSTIBLE AREA AT LEAST 5' WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECKS). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS, SUCH AS LAWN, GROUND COVER AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN. ROCK MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA. KEEP IT FREE OF WOODPILES, WOOD MULCHES, DEAD PLANTS, DRIED LEAVES AND NEEDLES, FLAMMABLE SHRUBS (SUCH AS JUNIPER), AND DEBRIS.
- THE AREA WITHIN 0'-5" OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED IN THIS AREA.
  - REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

PROTECT EXIST. CROSSING AT ALL TIMES DURING CONSTRUCTION ADJUST AC RELOCATE/RECONSTRUCT GUARDRAIL AS NECESSARY COORDINATE W/ ENGINEER



- GRADING NOTES:**  
TOTAL CUT: 1,306 CUBIC YARDS  
TOTAL FILL: 799 CUBIC YARDS  
NET CUT: 507 CUBIC YARDS

- DRIP LINE INFIL. TRENCH NOTES:**
- ALL "A" UNITS HAVE 120 LF OF DRIP LINE TRENCHES
  - ALL "B" UNITS HAVE 150 LF OF DRIP LINE TRENCH PER DETAIL 4/D1.

\*NOTE: PHASE 2 TREES INCLUDE TREES WITHIN THE PROPERTY, OUTSIDE OF THE 25 FOOT SEZ SETBACK.  
COMPREHENSIVE TREE TABLE (\*NOTE: PHASE 2 ONLY)

TREE SIZE	TREE COUNT	TREES REMOVED
6" TO 11"	2	2
12" TO 23"	36	33
24" TO 29"	0	0
30" +	8	2
TOTAL	46	37

TREE TABLE (\*NOTE: PHASE 2 ONLY)

	LEGEND	TREE COUNT	% OF TREES
TREE PROTECTION	○	9	20%
TREE REMOVAL	✘	37	80%
TOTAL		46	100%

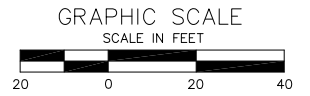


**GRADING NOTES:**

1. THE MAXIMUM DRIVEWAY SLOPE SHALL BE NO GREATER THAN 15% PER TRPA CODE OF ORDINANCES CHAPTER 24, SECTION 24.2.C(5).
2. FILL SLOPE AREA SHALL BE PLANTED WITH A MIX OF NATIVE SPECIES (TABLE 1), GRASSES, GROUND COVERS, SHRUBS AND TREES THAT ENSURE THE SLOPE STABILIZATION PER THE TRPA BEST MANAGEMENT PRACTICES HANDBOOK AND THE HOME LANDSCAPING GUIDE FOR LAKE TAHOE AND VICINITY.
3. TOTAL CUT FOR THE MAIN RESIDENCE BUILDING IS 1,500 CUBIC YARDS (275 CUBIC YARDS GARAGE AND 1250 CUBIC YARDS FOR THE RESIDENCE).
4. TOTAL CUT FOR THE DRIVEWAY FOR PHASE 2 IS 390 CUBIC YARDS.
5. TOTAL EXCAVATION AND BACKFILL FOR UTILITY SERVICES (WATER ELECTRIC AND GAS) TO THE BUILDINGS IS 330 CUBIC YARDS.
6. TOTAL EXCAVATION AND BACKFILL FOR THE SANITARY SEWER RELOCATION AND SERVICE 210 CUBIC YARDS.
6. ALL IMPORTED FILL SHALL CONFORM TO ORANGE BOOK CLASS E BACKFILL SECTION 200.03.06.
7. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE PROPOSED MAIN RESIDENCE/GARAGE FOUNDATION AND DRIVEWAY FOOTPRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING SHALL BE PERMITTED OUTSIDE OF THE PROPOSED BUILDINGS, DRIVEWAY AND UTILITY ACCESS AREAS. NO UNAUTHORIZED EXCAVATION SHALL TAKE PLACE ELSEWHERE ON THE PARCEL INCLUDING THE UPLAND SEZ/SEZ SETBACK AND BACKSHORE.

**NOTES:**

1. CROSS SECTIONS EXTEND 200' BEYOND PROPERTY BOUNDARY (SEE SHEET D8).
2. DESIGN DRAWINGS, SPECIFICATIONS AND IMPROVEMENTS INDICATED HEREIN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
3. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATION ESTABLISHMENT.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.
5. CONSTRUCTION STAGING AREAS ARE TO BE LOCATED WITHIN THE EXISTING DISTURBED AREAS INCLUDING BUT NOT LIMITED TO EXISTING VACANT LOTS AND AREAS THAT HAVE BEEN CLEARED AND GRUBBED. THE STAGING AREAS MAY MOVE TO ANOTHER AREA OF THE SITE DURING CONSTRUCTION.
6. A THREE INCH LAYER OF GRAVEL (1"-2" DRAIN ROCK) SHALL BE PLACED BENEATH ALL RAISED DECKS.
7. EXCAVATION EQUIPMENT SHALL BE LIMITED TO AREAS APPROVED FOR GRADING ON THE APPROVED PLANS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREA.

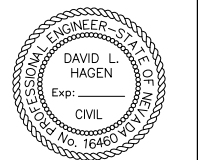


**GRADING QUANTITIES:**  
 TOTAL CUT: 1,306 CUBIC YARDS  
 TOTAL FILL: 799 CUBIC YARDS  
 NET CUT: 507 CUBIC YARDS



ICE-PH2

**WELSH HAGEN**  
 ASSOCIATES  
 ENGINEERING - PLANNING - SURVEYING  
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 Reno, Nevada 89502  
 (775) 853-7776  
 www.welshhagen.com



**GRADING PLAN FOR INCLINE CREEK ESTATES PHASE 2**

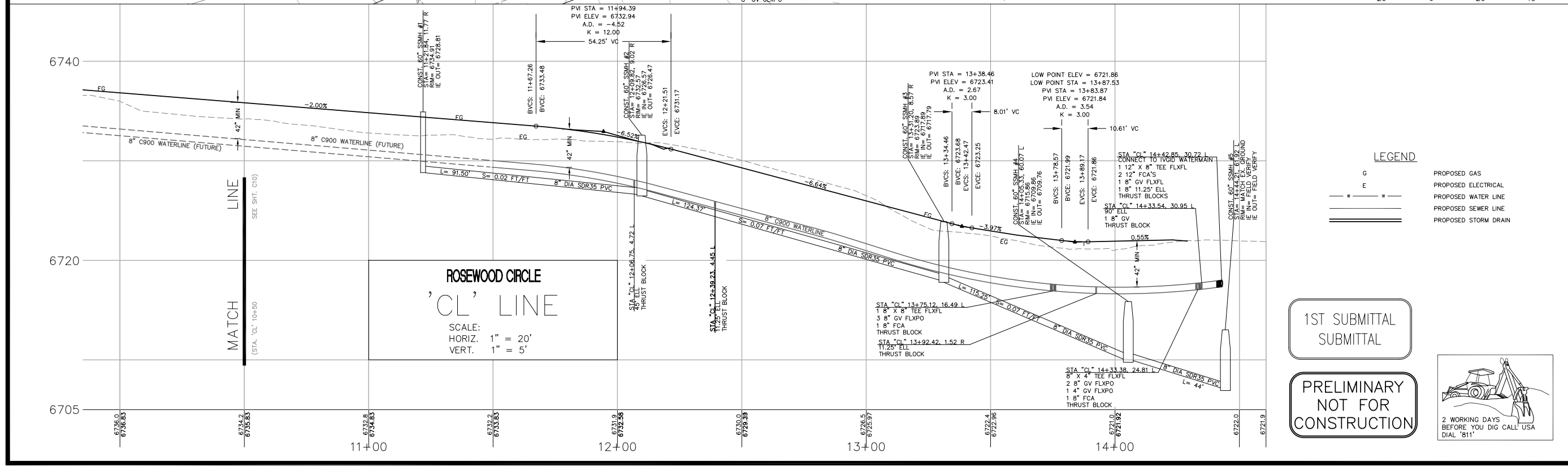
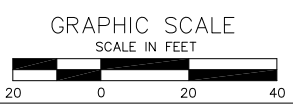
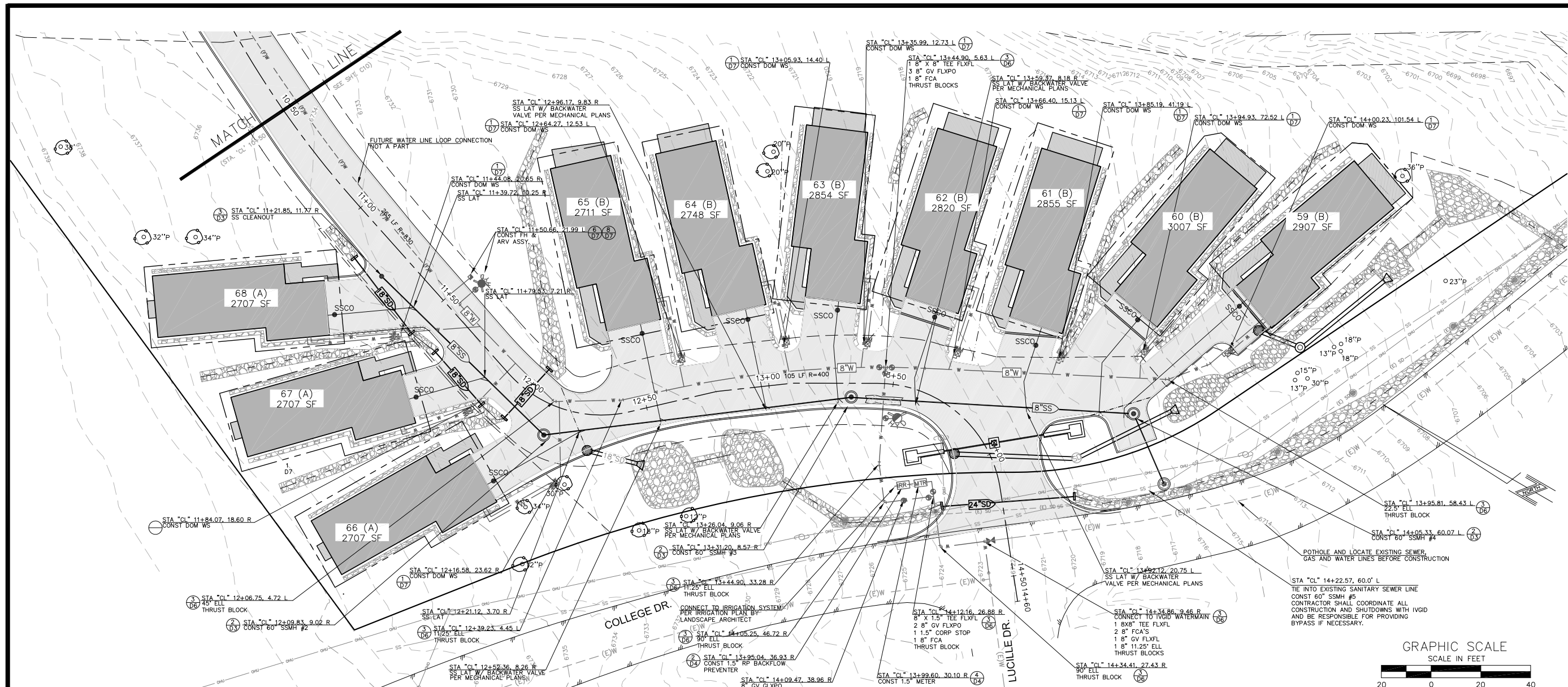
REV	DATE	DESCRIPTION

**C7**

DATE: JUNE 2016  
 DRAWN BY: BAMF  
 DESIGNED BY: BAMF  
 CHECKED BY: DLH  
 JOB NO.: ICE-PH2

1ST SUBMITTAL  
 PRELIMINARY NOT FOR CONSTRUCTION





1ST SUBMITTAL  
SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

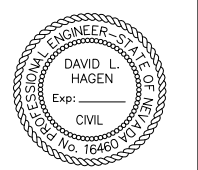


LEGEND

	PROPOSED GAS
	PROPOSED ELECTRICAL
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN

ICE-PH2

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Reno, Nevada 89502  
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NCPIPC, LLC  
 WASHINGTON COUNTY  
 INCLINE VILLAGE  
 WASHOE COUNTY  
 NEVADA

**UTILITY PLAN  
FOR  
INCLINE CREEK ESTATES PHASE 2**

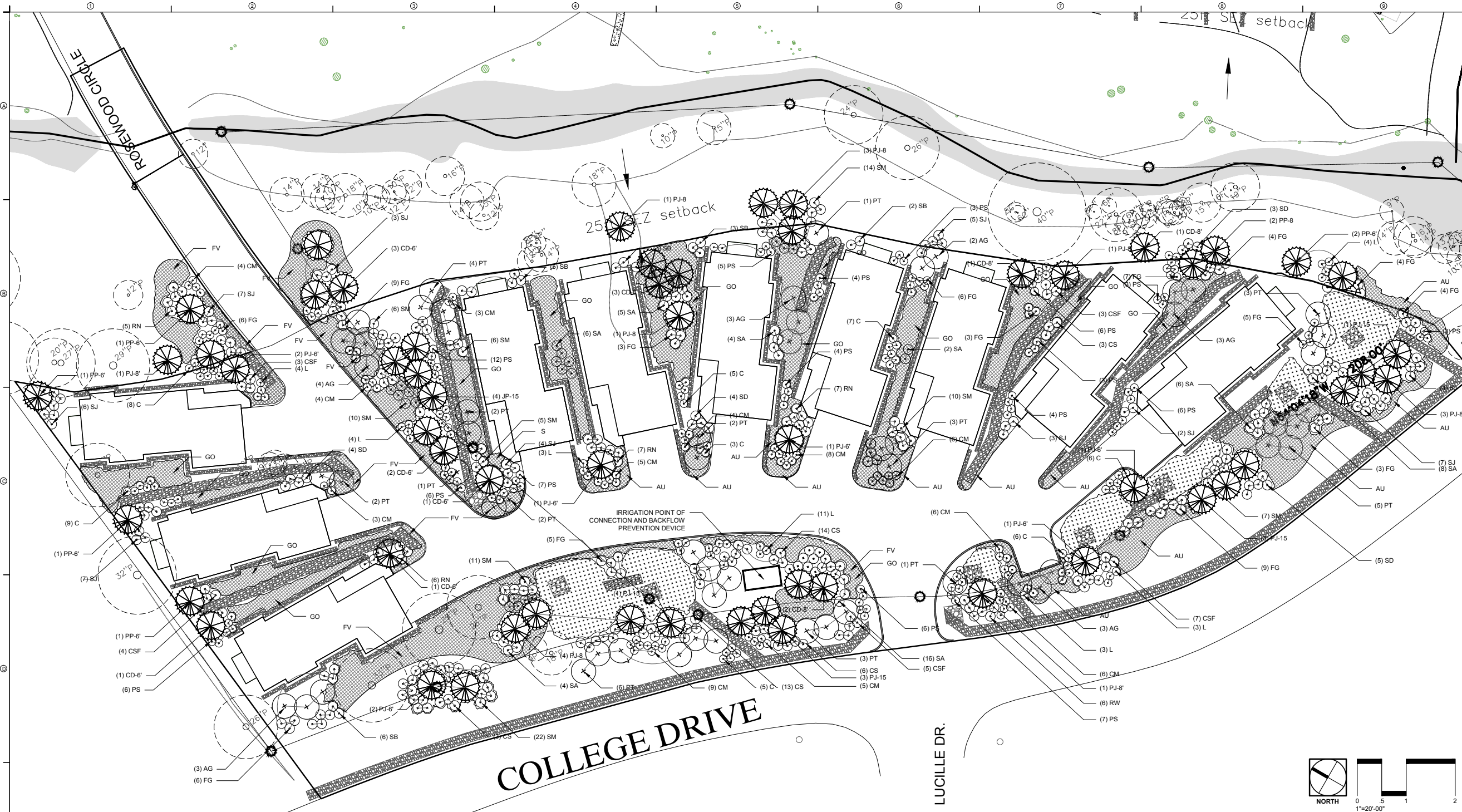
REV	DATE	DESCRIPTION

**C8**

DATE: JUNE 2016  
 DRAWN BY: BAMF  
 DESIGNED BY: BAMF  
 CHECKED BY: DLH  
 JOB NO.: ICE-PH2



**INCLINE CREEK  
ESTATES PHASE 2**  
INCLINE VILLAGE, NEVADA



**PLANT LEGEND**

PLANT LIST						
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
<b>EXISTING TREES</b>						
(Circle with dot)		Existing Trees to Remain	(Various)			
<b>TREES</b>						
(Starburst)	Cd	<i>Calocedrus decurrens</i>	Incense Cedar	8	6'-7' 8'-10'	B&B B&B
	Pj	<i>Pinus jeffreyi</i>	Jeffrey Pine	12	15 gal.	B&B
				8	6'-7'	B&B
				14	8'-10'	B&B
	Pp	<i>Pinus ponderosa</i>	Ponderosa Pine	6	6'-7'	B&B
				2	8'-10'	
	Pt	<i>Populus tremuloides</i>	Quaking Aspen	37	2" cal.	single stem
	Ag	<i>Acer glabrum</i>	Mountain Maple	18	15 gal.	B&B
(Dotted pattern)			Pine Duff Mulch			

SHRUBS						
(Circle with dot)	Cs	<i>Cornus sericea</i>	Redtwig Dogwood	39	5 gal.	Cont.
	Csf	<i>Cornus sericea 'Flaviramea'</i>	Golden Twig Dogwood	22	5 gal.	Cont.
	Rn	<i>Ribes nevadense</i>	Mountain Pink Currant	25	5 gal.	Cont.
	Rw	<i>Rosa woodsii</i>	Woods Rose	6	5 gal.	Cont.
	Sb	<i>Spirea bumalda</i>	Goldflame Spirea	19	5 gal.	Cont.
	Sd	<i>Spirea densiflora</i>	Mountain Spirea	13	5 gal.	Cont.
	Sj	<i>Spirea japonica</i>	Japanese Spirea	48	5 gal.	Cont.
	Sa	<i>Symphoricarpos albus</i>	Common Snowberry	43	5 gal.	Cont.
	Sm	<i>Symphoricarpos mollis</i>	Creeping Snowberry	91	5 gal.	Cont.
GROUNDCOVER AND PERENNIALS						
(Cross-hatch)	Au	<i>Arctostaphylos uva-ursi</i>	Bearberry	-	6" Pot	24" o.c.
	Cm	<i>Chrysanthemum maximum</i>	Shasta Daisy	63	4" Pot	18" o.c.
	Cc	<i>Coreopsis</i>	Tickseed	49	6" Pot	18" o.c.
	Fg	<i>Festuca glauca</i>	Blue Fescue	78	6" Pot	24" o.c.
	Fv	<i>Frageria virginiana</i>	Mountain Strawberry	-	4" Pot	12" o.c.
	Go	<i>Galium odoratum</i>	Sweet Woodruff	-	4" Pot	12" o.c.
	L	<i>Lavandula</i>	Lavender	32	6" Pot	24" o.c.
	Ps	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	85	6" Pot	18" o.c.

**LANDSCAPE PLANTING NOTES**

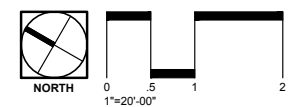
- If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
- Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
- Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
- Provide matching forms and sizes for plant materials within each specie and size designated on the drawings.
- Prune newly planted trees only as directed by Landscape Architect.
- Align and equally space in all directions shrubs so designated per these notes and drawings.
- Finish grades of shrub areas and lawns shall be 1 1/2 inches below adjacent paving or header. (Check mulch depth and if seeded or sodded lawns).
- Provide cutsheet for client approval of metal edging as divider between planting beds and lawn areas.
- Cut and remove burlap from top 1/3 of ball.
- All tree, shrub and groundcover plantings shall be top dressed with a 2" layer of fresh bark mulch unless specified otherwise by Landscape Architect.
- The landscape plan shall be consistent with the requirements of Chapter 36 of the TRPA Code of Ordinances, including the specification for sizing and species of plants. The use of fertilizer shall be kept to a minimum and applied in accordance with Section 60.1.8 of the TRPA Code of Ordinances.
- All planted areas shall be mulched with 2" wood mulch.

**REVEGETATION NOTES**

- All areas disturbed by construction activities shall be revegetated. Additional revegetation may be required beyond what is shown on plans.
  - A minimum of two inches (2") of topsoil shall be placed on all disturbed areas. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and should not be mixed with spoil material.
  - Disturbed areas that are compacted or have experienced heavy vehicle and equipment use shall be plowed with a ripper or other deep tillage implement where feasible to a depth of 12". Soil may be loosened with a backhoe bucket equipped with cutting teeth if loosening is done such that clods remain and soil is not pulverized or inverted. Following soil loosening, all further equipment traffic shall be eliminated from the planting area.
  - Areas should be irrigated by a low-flow irrigation system approximately once every three (3) weeks. The goal for all revegetated areas is to minimize irrigation needs and discontinue the need for irrigation after a maximum of three (3) growing seasons.
  - All areas disturbed as a result of this work shall be revegetated in accordance with TRPA's Handbook of BMS's.
- IRRIGATION NOTE**
- A combination of native, drought resistant plant material and an efficient irrigation system is proposed for the project. An automatic controller with multiple functions will be used to operate different pressure zones and moderate the rates of application of water on a zone by zone basis. Rain sensors will monitor the operation of the system and shut it off during natural rain events. Drip irrigators around trees, shrubs, and perennials will be used to eliminate evaporation losses. Drip irrigators will reduce overall water consumption in these areas by 50-70%. Unlike sprinklers, drip irrigation is practically unaffected by wind conditions, nor is it affected by soil surface conditions. Also, plant species have been grouped with similar water requirements on common zones to match precipitation heads and emitters. Lawn areas use low-volume, low angle sprinklers for irrigation.

**FERTILIZER MANAGEMENT**

- Landscape maintenance and management shall be consistent with Chapter 12 of the TRPA Home Landscaping Guide for Lake Tahoe and Vicinity.
- Use phosphorus free slow release fertilizer only for all perennial and shrub areas. Use phosphorus free fertilizer such as SummerSet 10-0-3 or approved equal at a rate 1/2 to 3/4 pounds per 1000 sf during each application.
- For tree fertilization use "Job's Tree Stakes" or approved equal which are specially formulated to maintain good tree health. Fertilizer shall not be spread over existing vegetation or outside the limit of disturbance.
- Fertilizer shall be applied twice per year: once during early June or late May depending on weather when plants have come out of dormancy, and once late in late September or early October depending on weather, but before the first frost. Avoid using weedkiller / fertilizer combinations that can damage trees and shrubs.
- All proposed shrubs, perennials, and trees are native or adaptive plants to the Tahoe Basin as outlined in on Table 1 of the TRPA Home Landscaping Guide. Therefore these plants will require very little fertilizer long term to sustain their health. The plants will require regular fertilizer applications during their establishment period (3 years).



ISSUE DATE: JUNE 27, 2016

REVISIONS		
#	DATE	DESCRIPTION

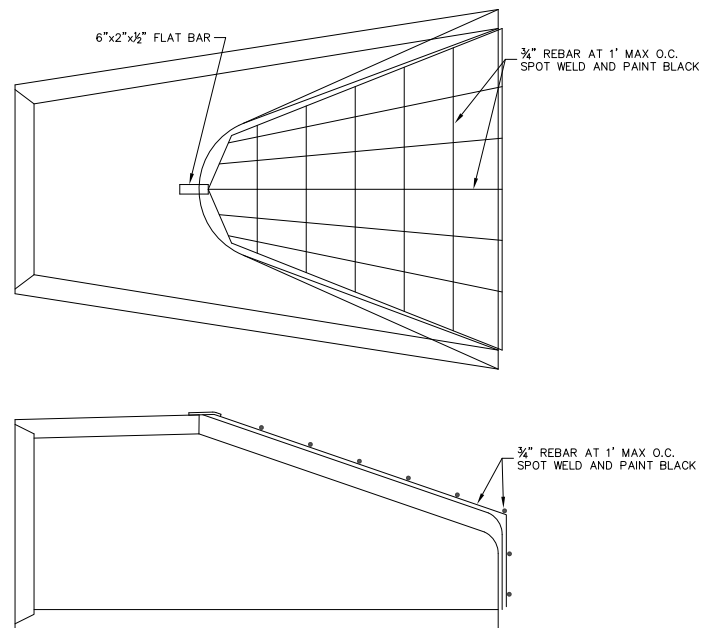
DRAWN: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

**LANDSCAPE PLAN**

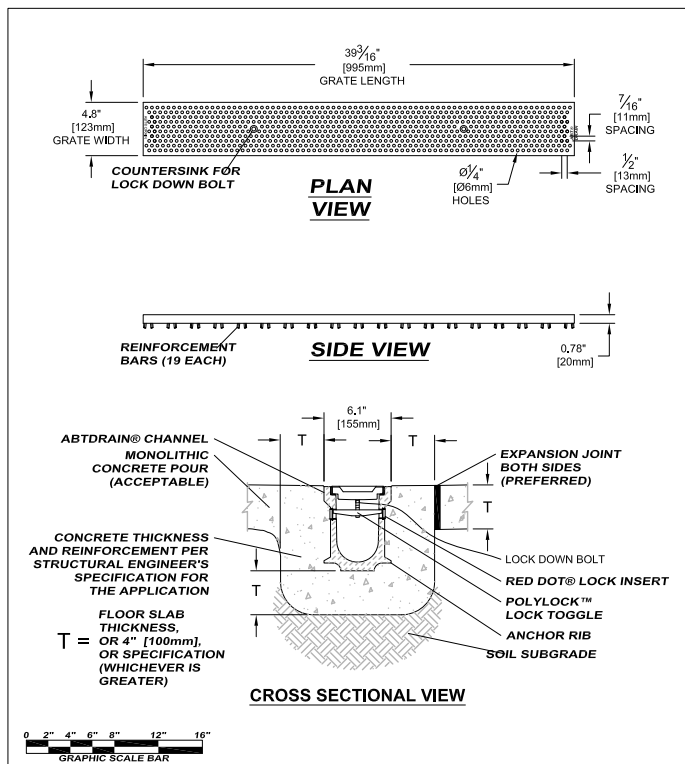
PROJECT NUMBER: 4134

SHEET NUMBER  
**L1-1**

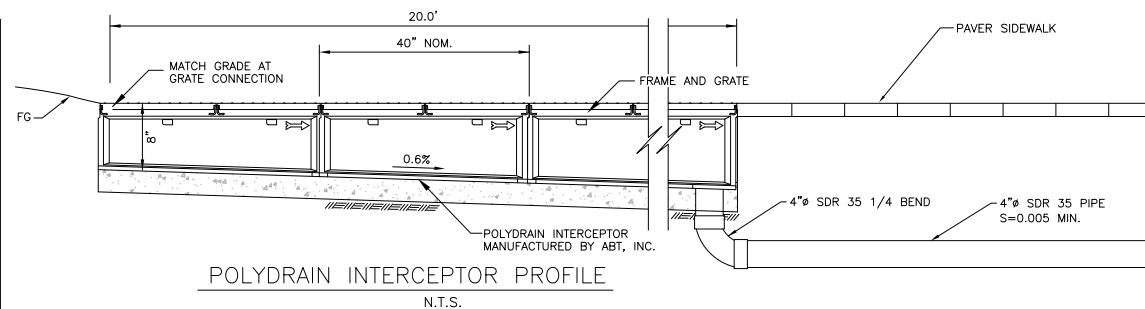
AUG 28, 2016 - 4:23pm  
 C:\Users\johnd\OneDrive\Documents\Incline Creek Estates\BDC\CD\11\_Landscaping\Plan04.rvt



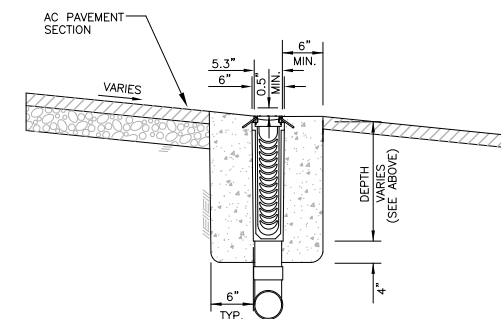
**1 FLARED END SECTION**  
SCALE: NTS



**SPECIFICATION DRAWING ©2005 ABT, Inc.**  
**INLAY GRATE - REINFORCED PERFORATED GALVANIZED STEEL**  
FILE: S-2412.19-01 PART: 2412.19

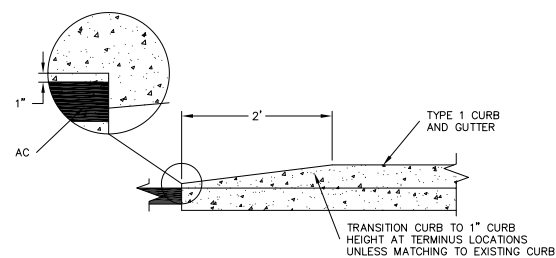


**POLYDRAIN INTERCEPTOR PROFILE**  
N.T.S.

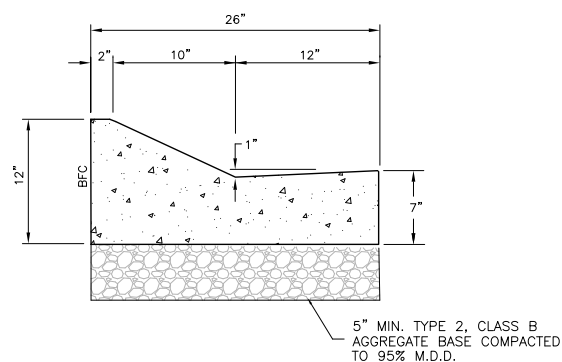


**POLYDRAIN INTERCEPTOR SECTION**  
N.T.S.

- NOTES:  
1. GRATE SHALL BE HS-25 LOAD RATED AND BICYCLE SAFE.  
2. SHALL HAVE REMOVEABLE GRATE EVERY 45 FEET.

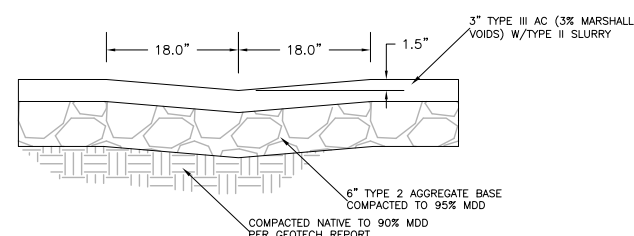


**5 CURB TERMINUS DETAIL**  
SCALE: NTS

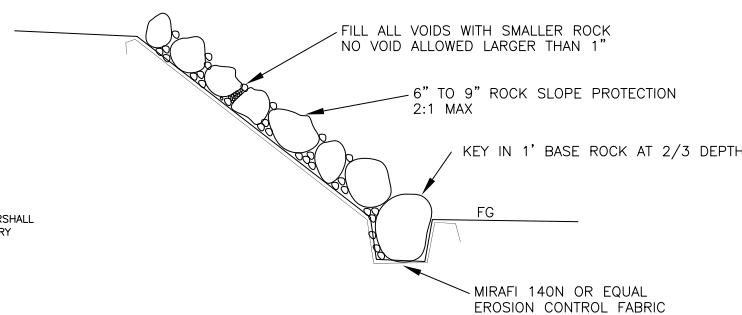


- CURB NOTES:**
- LOCATE 1/2" PREMOLDED TRANSVERSE EXPANSION JOINTS OF ASPHALT IMPREGNATED CELOTEX IN CURB AND GUTTER AT 20' INTERVALS.
  - CONCRETE TO CONFORM TO SPECIFICATIONS (WITH 6' AIR ENTRAINMENT)
  - THE MATERIALS AND METHOD OF PLACEMENT SHALL CONFORM TO THE SPECIFICATIONS UNDER SECTION COVERING CONCRETE PLACEMENT.
  - CURB AND GUTTER SHALL BE SPRAYED UNIFORMLY WITH A CLEAR PIGMENTED CURING COMPOUND, THE MATERIAL, METHOD AND RATE OF APPLICATION SHALL CONFORM TO THE SPECIFICATIONS.
  - ALL CURB AND GUTTER SHALL BE WATER TESTED.

**4 P.C.C. ROLLED CURB**  
SCALE: NTS

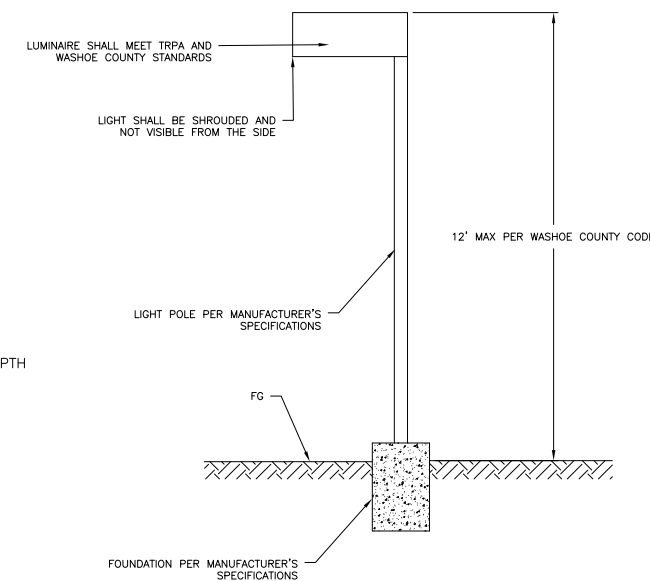


**6 ASPHALT SWALE**  
SCALE: NTS



- NOTES  
1. ALL VOIDS IN ROCK SLOPE PROTECTION SHALL BE FILLED WITH SMALLER ROCK TO PREVENT RODENT HABITATION. NO VOID SHALL BE ALLOWED GREATER THAN 1" DIAMETER

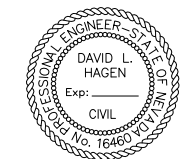
**7 ROCK SLOPE PROTECTION**  
SCALE: NTS



**8 STREET LIGHT**  
SCALE: NTS

ICE-PH2

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NCPI/CP, LLC

**DETAILS FOR INCLINE CREEK ESTATES PHASE 2**

NEVADA

WASHOE COUNTY

INCLINE VILLAGE

REV	DATE	DESCRIPTION

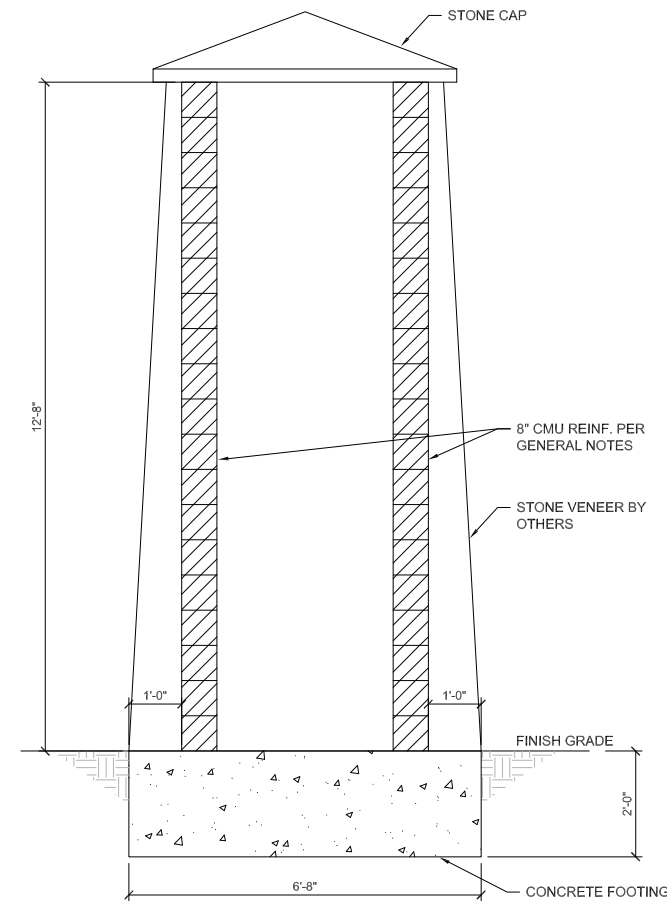
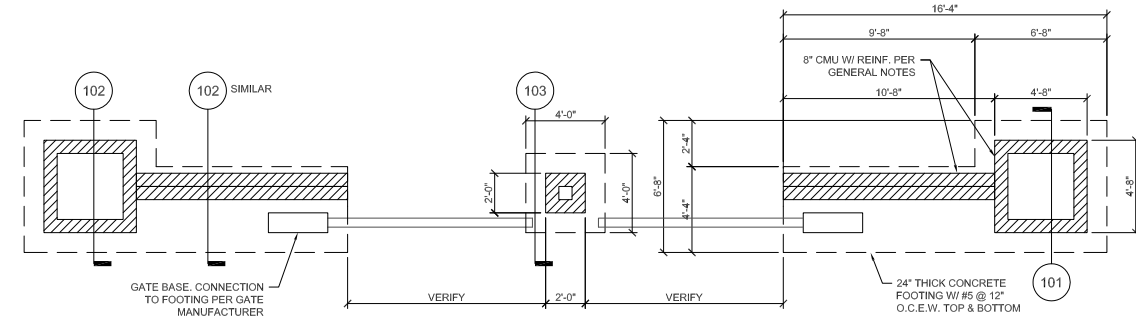
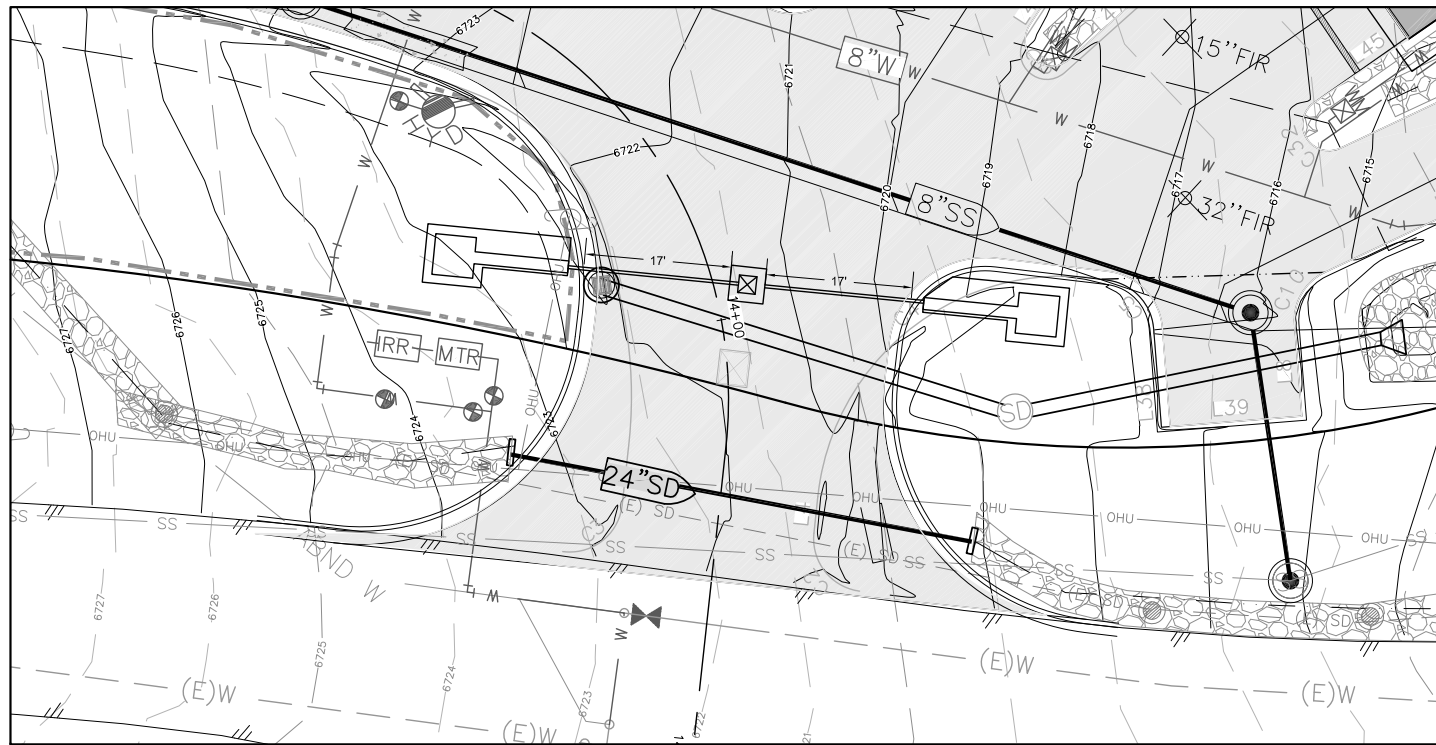
**D5**

DATE: JUNE 2016  
DRAWN BY: BAMF  
DESIGNED BY: BAMF  
CHECKED BY: DLH  
JOB NO.: ICE-PH2

1ST SUBMITTAL

PRELIMINARY





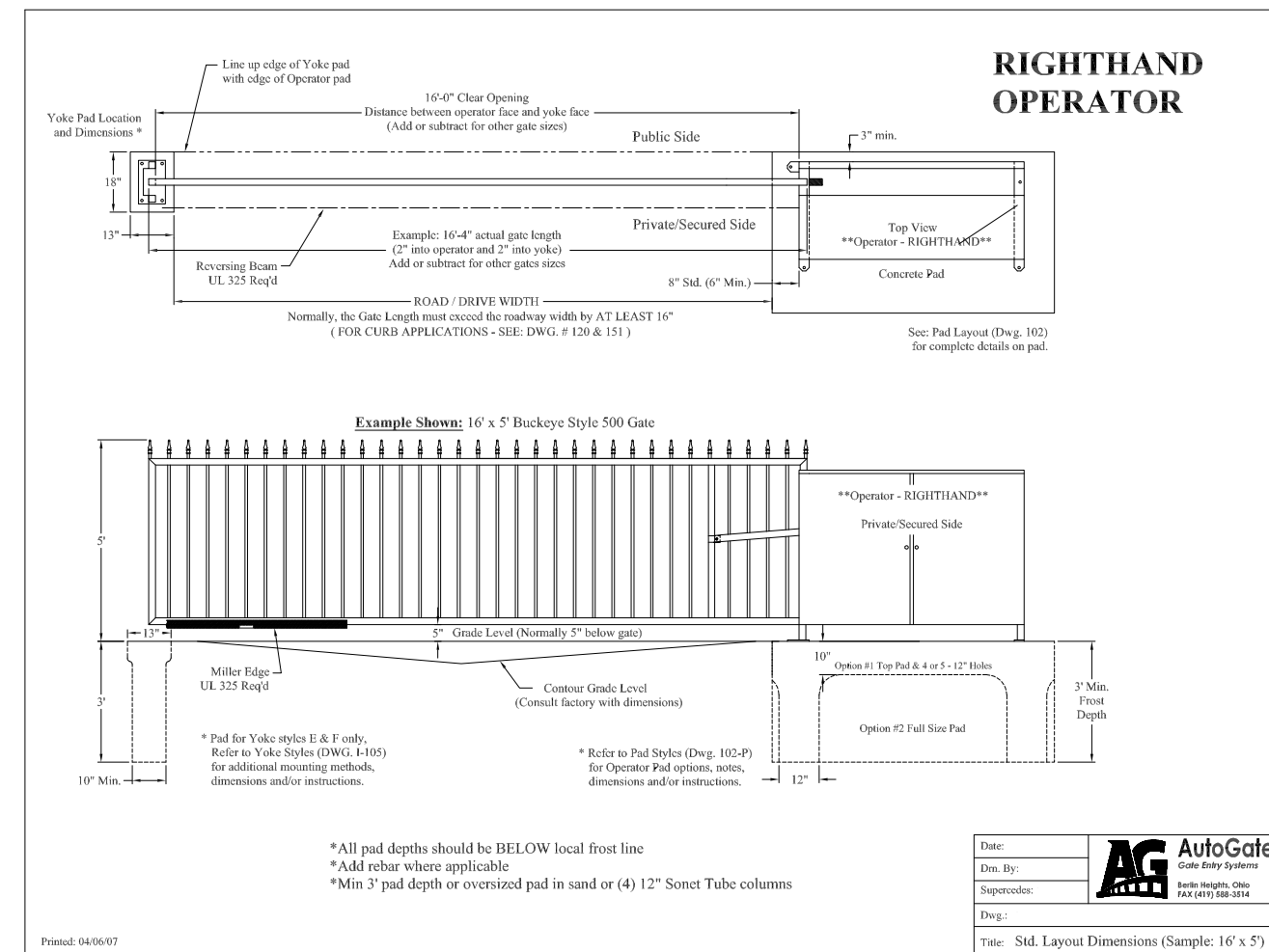
**DETAIL 101 - ENTRY TOWER**  
SCALE: 3/4"=1'-0"

1ST SUBMITTAL  
SUBMITTAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION



NOTE:  
ALL WORKMANSHIP SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES AS APPLICABLE.



**RIGHTHAND OPERATOR**

Example Shown: 16' x 5' Buckeye Style 500 Gate

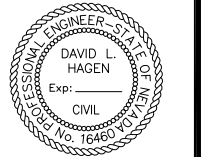
\* Pad for Yoke styles E & F only. Refer to Yoke Styles (DWG. I-105) for additional mounting methods, dimensions and/or instructions.

\* Refer to Pad Styles (Dwg. 102-P) for Operator Pad options, notes, dimensions and/or instructions.

\*All pad depths should be BELOW local frost line  
\*Add rebar where applicable  
\*Min 3' pad depth or oversized pad in sand or (4) 12" Sonet Tube columns

Date:	<p><b>AG AutoGate</b> Gate Entry Systems Berlin Heights, Ohio FAX (419) 588-3214</p>
Des. By:	
Supercodes:	
Dwg.:	
Title: Std. Layout Dimensions (Sample: 16' x 5')	

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NCPICP, LLC  
 DETAIL SHEET FOR INCLINE CREEK ESTATES PHASE 2  
 INCLINE VILLAGE WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

**D9**

DATE: JUNE 2016  
DRAWN BY: BAMF  
DESIGNED BY: BAMF  
CHECKED BY: DLH  
JOB NO.: ICE-PH2



ABBREVIATIONS	
ABV	ABOVE
AC	ASPHALT CONCRETE
ACOUS	ACOUSTIC
ADJTN	ADDITION
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ASB	ASBESTOS
AUTO	AUTOMATIC
<	ANGLE
@	AT
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BY OTHERS
BTM	BOTTOM
BR	BRONZE
BRG	BEARING
BTWN	BETWEEN
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CFM	CUBIC FEET/MINUTE
CI	CAST IRON
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
UNIT	UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONTROL JOINT
CONT	CONTINUOUS
COOLG	COOLING
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSINK
C	CENTERLINE
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DN	DOWN
DR	DOOR
DRWG	DRAWING
DS	DOWNSPOUT
O	DIAMETER
DISP	DISPENSER
D	DEEP
DIR	DIRECTIONAL
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER
COOLER	COOLER
EW	ELECTRIC WATER
HEATER	HEATER
EXH	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FE	FIRE EXTINGUISHER
FFHB	FROST FREE HOSE BIB
FIN	FINISH
FLR	FLUORESCENT FLOOR
FMD	FORMED
FL	FLOOR OPENING
FOS	FACE OF STUD
FS	FLOOR SINK
FTG	FOOTING
FOUND	FOUNDATION
FRMG	FRAMING
GA	GAUGE/GAGE
GAL	GALLON
GALV	GALVANIZED
GI	GALVANIZED IRON
GL	GLASS
GLB	GLULAM BEAM
GYP BD	GYP SUM BOARD
HARDBD	HARDBOARD
HB	HOSE BIB
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
JTS	JOINTS
L	LONG
LAM	LAMINATED
LAV	LAVATORY
LB	POUND
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OC EW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
O	OVER

MATERIAL SYMBOLS	
	EARTH (SECTION)
	CONCRETE (SECTION)
	STONE VENEER (PLAN & SECTION)
	CONCRETE MASONRY UNIT (PLAN & SECTION)
	STRUCTURAL WOOD MEMBER (BLOCKING)
	STRUCTURAL WOOD MEMBER (CONT. - NOM. SIZE INDICATED)
	GYP SUM WALL BOARD
	FINISHED WOOD MEMBER (ARCH) (SECTION)
	PLYWOOD
	METAL-STEEL OR IRON
	INSULATION BATT
	RIGID INSULATION BOARD OR TILE
	COMPACTED AGGREGATE

REFERENCE SYMBOLS	
	SECTION IDENTIFICATION SHEET DESIGNATION
	DETAIL IDENTIFICATION SHEET DESIGNATION
	INTERIOR ELEVATIONS SHEET DESIGNATION
	EXTERIOR ELEVATIONS ELEVATION IDENTIFICATION SHEET DESIGNATION
	ELEVATION
	ROOM IDENTIFICATION
	PARTITION TYPE
	REVISION



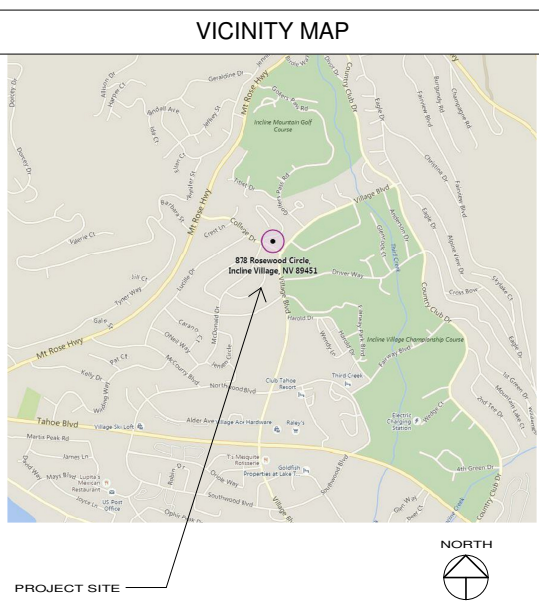
# INCLINE CREEK ESTATES

BUILDING HEIGHT CALCULATIONS						
UNIT NUMBER	UNIT TYPE	PERCENT GROSS SLOPE	ALLOWABLE HEIGHT 8:12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"
60	ROSEWOOD (A)	14.10%	37'-1"	35'-0"	6,712'-4"	6,716'-4"
61	ROSEWOOD (A)	6.90%	35'-1"	32'-6"	6,718'-6"	6,720'-0"
62	ROSEWOOD (A)	6.70%	35'-1"	32'-6"	6,721'-0"	6,722'-6"
63	ROSEWOOD (A)	6.70%	35'-1"	31'-11"	6,723'-10"	6,724'-9"
64	ROSEWOOD (A)	13.00%	36'-7"	30'-9"	6,728'-0"	6,727'-9"
65	ROSEWOOD (A)	5.70%	34'-7"	29'-1"	6,731'-8"	6,729'-9"
66	MANZANITA (B)	7.00%	35'-1"	33'-3"	6,738'-0"	6,739'-0"
67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"

APPLICABLE CODES	
NOTE: project is designed under 2012 INTERNATIONAL RESIDENTIAL CODE	
2012 INTERNATIONAL BUILDING CODE is applicable to structural provisions only.	
ADDITIONAL APPLICABLE CODES:	
2012 INTERNATIONAL MECHANICAL CODE	
2012 INTERNATIONAL FUEL GAS CODE	
2012 UNIFORM MECHANICAL CODE	
2012 UNIFORM PLUMBING CODE	
2011 NATIONAL ELECTRICAL CODE	

PROJECT CONTACTS	
<b>OWNER:</b> INCLINE CREEK ESTATES ATTN: BRIAN HELM P. 775.313.6903 EMAIL: HELMBD@GMAIL.COM	<b>ENERGY CONSULTANT:</b> WOOD ENERGY CONSULTANTS 5900 WILBUR MAY PKWY, UNIT 1001 RENO, NV 89521 P. 775.830.9101 EMAIL: CLEMENT@WOODSENERGY.COM
<b>RESIDENTIAL DESIGNER:</b> LOT C ARCHITECTURE P.O. BOX 8145 TRUCKEE, CA 96162 P. 530.550.7468 F. 530.579.5681 CONTACT: JASON M. WOOLEY EMAIL: JASON@LOTCAARCHITECTURE.COM	<b>CIVIL ENGINEER:</b> WELSH HAGEN ASSOCIATES ATTN: DAVID HAGEN P. 775.853.7776 EMAIL: DHAGEN@WELSHHAGEN.COM WWW.WELSHHAGEN.COM
<b>STRUCTURAL ENGINEER:</b> DUNAGAN ENGINEERING INC. ATTN: BRIAN DUNAGAN, P.E. P. 775.329.2733 EMAIL: BRIAN@DEIENGINEERS.COM WWW.DEIENGINEERS.COM	<b>CONTRACTOR:</b> BRENT ROBINSON CONSTRUCTION ATTN: BRENT ROBINSON P. 775.831.3297 EMAIL: BRENT@ROBINSON7@GMAIL.COM

PROJECT DATA	
<b>PROJECT ADDRESS</b> INCLINE CREEK ESTATES INCLINE VILLAGE, NV	<b>APN:</b> ZONING: RESIDENTIAL CONSTRUCTION TYPE: TYPE 'V-B'
<b>SQUARE FOOTAGES</b> - LOWER LEVEL = 1,126 S.F. - UPPER LEVEL = 1,613 S.F. - TOTAL CONDITIONED = 2,739 S.F. - GARAGE = 572 S.F. - ENTRY PORCH = 55 S.F. - REAR PATIO = 21 S.F. - UPPER LEVEL DECKS = 303 S.F.	



SHEET LIST	
<b>ARCHITECTURAL</b> A0.1 A2.1 A2.3 A2.4 A3.1 A3.2 A4.1 MEP2.0 MEP2.1 EC.1	<b>GENERAL INFORMATION</b> FLOOR PLANS ROOF PLAN DOOR AND WINDOW SCHEDULES ELEVATIONS SECTIONS LOWER LEVEL MEP PLAN UPPER LEVEL MEP PLAN ENERGY CALCULATIONS
<b>STRUCTURAL</b> S0.1 S0.2 S0.3 S0.4 S0.5 S0.6 S0.7 S1.1 S1.2 S2.1	

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PROJECT:  
**Incline Creek Estates**

MANZANITA (B)  
Permit Set

Incline Village, NV

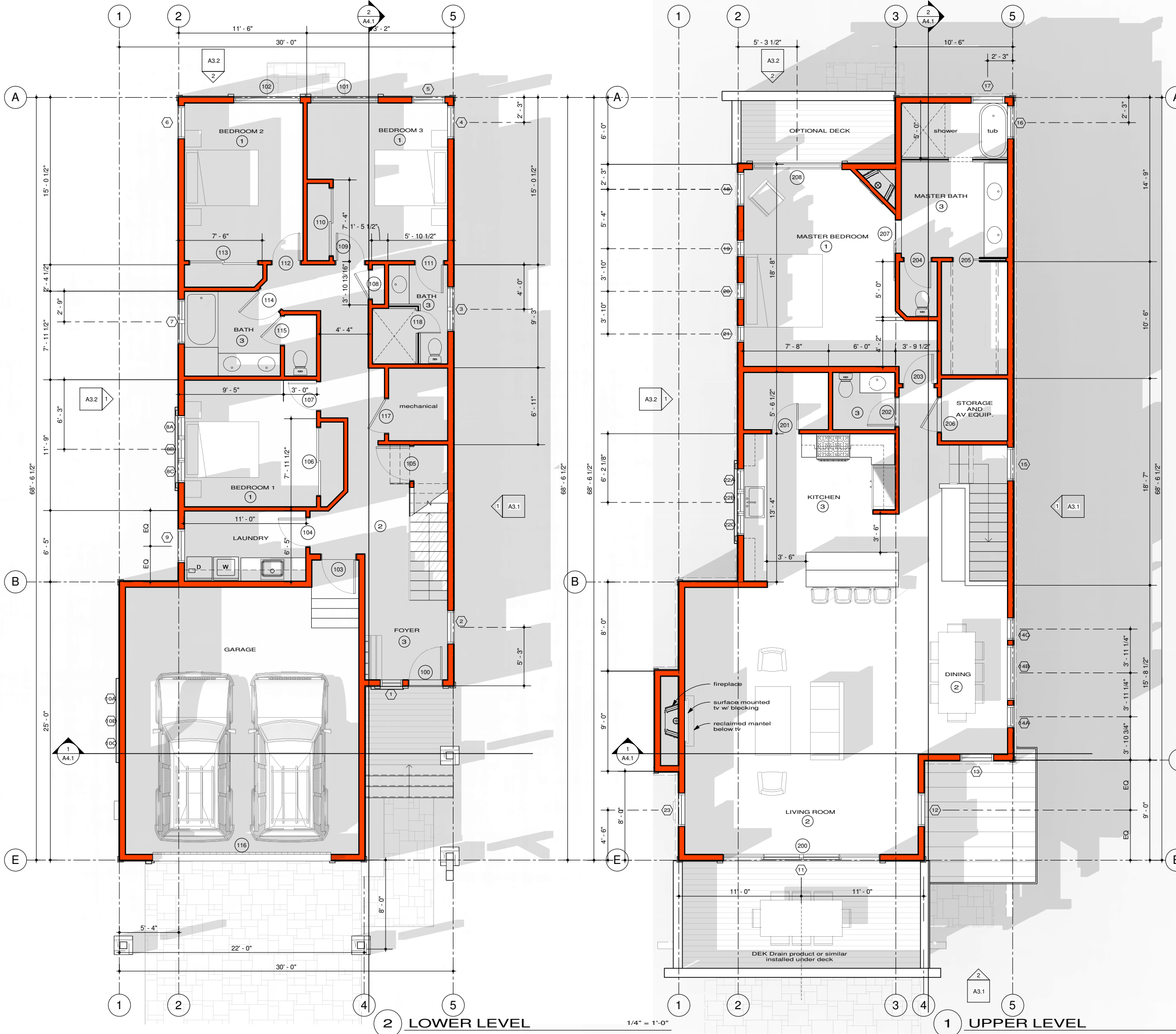
REVISIONS:

NO.	DATE	REMARKS

PROJECT NO:  
1519  
ISSUE DATE:  
June 28, 2016

DRAWING TITLE:  
**GENERAL INFORMATION**  
As indicated

DRAWING NO:  
**A0.1**



**LEGEND**

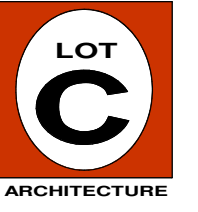
NEW 2X WOOD STUD WALLS

**SQUARE FOOTAGE**

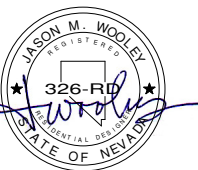
- SQUARE FOOTAGE
  - MAIN FLOOR = 1,613 S.F.
  - GARAGE = 572 S.F.
  - FRONT PORCH = 55 S.F.
  - DECK = 303 S.F.
  - DRIVEWAY = XXX S.F.
- LOWER FLOOR = 1,126 S.F.
  - REAR PATIO = 21 S.F.
- TOTAL CONDITIONED = 2,739 S.F.

**SHEET NOTES**

1. FINISH FLOOR MATERIAL TO BE CARPET
2. FINISH FLOOR MATERIAL TO BE WOOD
3. FINISH FLOOR MATERIAL TO BE STONE
4. FINISH FLOOR MATERIAL TO BE EXPOSED CONCRETE
5. FINISH FLOOR MATERIAL TO BE CONCRETE PAVERS
6. ALL HANDRAILS TO BE 36" ABOVE STAIR NOSING, 1.5" X 1.5" TUBE STEEL RAIL (PAINTED MATTE BLACK) WITH 1-1/2" SPACING FROM THE WALL.
7. THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION. MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1-3/8" IN THICKNESS OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF NOT LESS THAN 20 MINUTES. MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE. WHERE THE SEPARATION IS HORIZONTAL, STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION. NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 5% OF FLOOR AREA (MIN. 5 S.F.) IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS. NATURAL LIGHT AREA OF NOT LESS THAN 10% OF FLOOR AREA (MIN. 10 S.F.) IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS.
11. ALL WINDOWS THROUGHOUT PROJECT ARE TO HAVE THE EXTERIOR PANE OF DUAL PANE GLASS BE TEMPERED. "T" INDICATES TEMPERED GLAZING REQUIRED FOR BOTH PANES OF GLASS AT THIS WINDOW OR DOOR.
12. EPA PHASE 2 CERTIFIED WOOD BURNING DEVICE MUST HAVE A UL APPROVED DECORATIVE GAS-BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FLUE SYSTEM. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS PER HOUR.
13. NATURAL GAS FIRE PIT WITH CERAMIC LOG KIT INSTALLED IN ORDER TO MEET THE CONDITIONS OF APPROVAL AND CC&RS FOR MARTIS CAMP.
14. GAS METER LOCATION
15. ELECTRICAL METER LOCATION
16. FINISH FLOOR MATERIAL TO BE 2X6 REDWOOD DECKING. PER WUJI HANDBOOK, MINIMUM NOMINAL 5/4" THICK AND NOMINAL 6" WIDE DECKING BOARDS WITH A MAXIMUM 3/8" RADIUS EDGES. CONSTRUCTION COMMON, COMMERCIAL OR BETTER GRADES FOR REDWOOD. DECK BOARDS SPACED FOR DRAINAGE. DECK TO DRAIN TO CENTRAL DRAIN, DOWN EXTERIOR WALL BELOW (GRID 9), THEN UNDER PATIO TO DAYLIGHT. THE FOUNDATION SHALL BE A PERIMETER STEM WALL FOUNDATION. ONCE IT IS STRIPPED AND BACK FILLED WITH ROCK TO 2" BELOW BOTTOM OF 5" SLAB ELEVATION, THEN BLOW IN A CLOSED CELL INSULATION, 2" THICK OVER THE ROCK AND UP THE INSIDE OF THE STEM WALLS WHICH ACTS AS INSULATION AS WELL AS A VAPOR BARRIER. THEN TIE THE STEEL OVER DOBIES ON THE INSIDE OF THE INSULATION AND TIE THE HYDRONIC TUBING ON TOP OF THE REBAR AND THEN POUR THE 5" INFILL SLAB. THE R VALUE FOR THE 2" INSULATION IS R13. (R6.5 PER INCH).
18. DECKING, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS. EXTERIOR FIRE-RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL OR OTHER APPROVED NONCOMBUSTIBLE MATERIALS ALL MEETING THE PERFORMANCE REQUIREMENTS AS SET FORTH BY THE SPM, CRC F927.7.7, F927.7.8, & F927.7.9.
19. SHOWER ENCLOSURE SHALL BE TEMPERED PER CRC F908.4.5.
20. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OR FLIGHT OF STAIRS WITH 4 OR MORE RISERS, CRC R311.7.8. HANDRAILS ARE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND HANDRAILS. CRC 311.7.8.2. LOCATION OF IN FLOOR OPENING FOR UNDERFLOOR ACCESS FOR CRAWL SPACE. A MINIMUM 18" X 24" UNDER-FLOOR ACCESS, PROVIDE A SOLID COVER. CRC 408.4 & CRC 707.9.
23. 36" X 36" CONCRETE LANDING



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PROJECT:  
*Incline Creek Estates*

MANZANITA (B)  
Permit Set

*Incline Village, NV*

REVISIONS:

NO.	DATE	REMARKS
1		

PROJECT NO:  
1519  
ISSUE DATE:  
June 28, 2016

DRAWING TITLE:

FLOOR PLANS  
1/4" = 1'-0"

DRAWING NO.:

**A2.1**

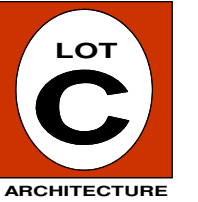
2 LOWER LEVEL

1/4" = 1'-0"

1 UPPER LEVEL

1/4" = 1'-0"





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PROJECT :

*Incline Creek Estates*

MANZANITA (B)  
Permit Set

*Incline Village, NV*

REVISIONS :

NO.	DATE	REMARKS

PROJECT NO :

1519

ISSUE DATE :

June 28, 2016

DRAWING

TITLE :

**ELEVATIONS**

1/4" = 1'-0"

DRAWING NO :

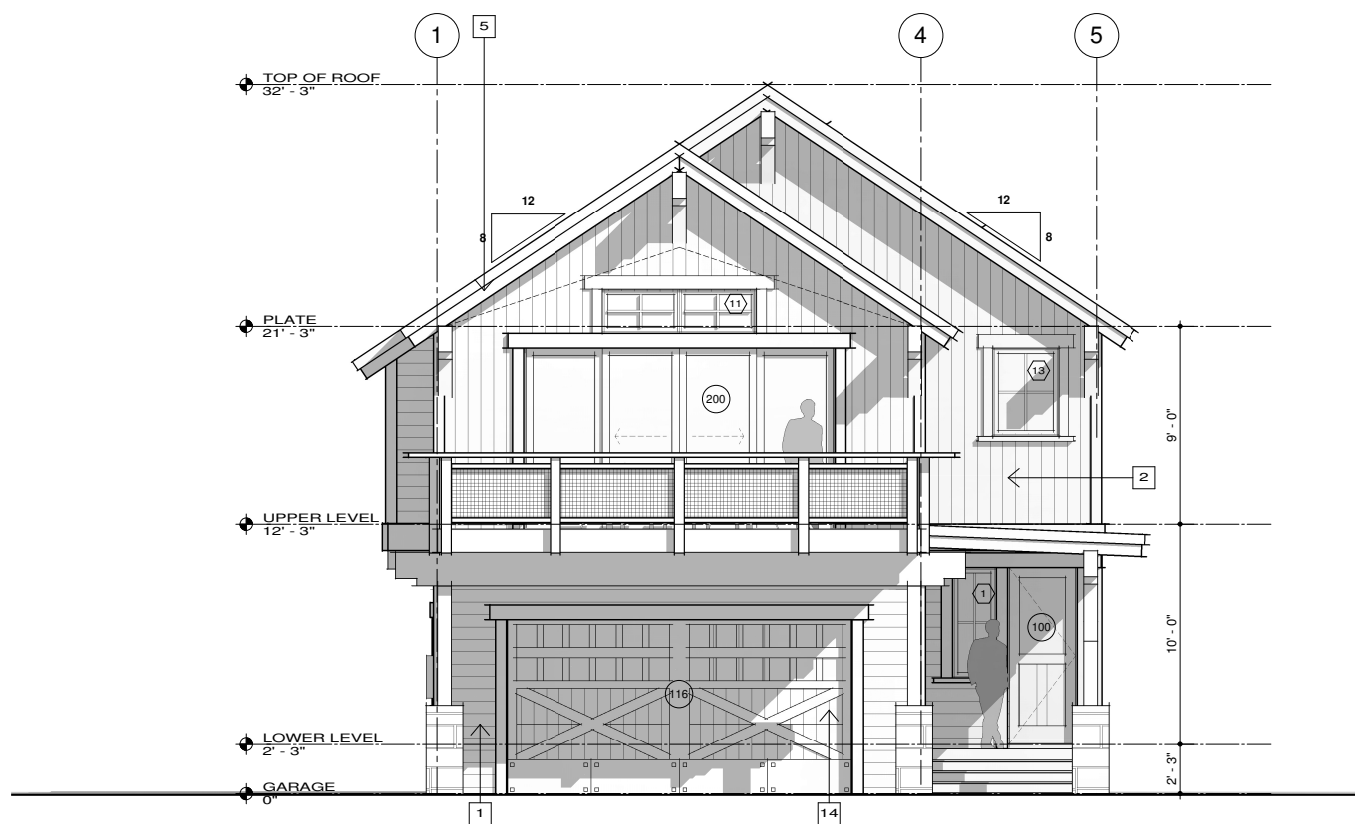
**A3.1**

### BUILDING HEIGHT CALCULATIONS

UNIT NUMBER	UNIT TYPE	PERCENT CROSS SLOPE	ALLOWABLE HEIGHT 8:12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	FINISHED FLOOR ELEVATION	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"	6743'-4"
60	ROSEWOOD (A)	14.10%	37'-1"	35'-0"	6,712'-4"	6,716'-4"	6747'-4"
61	ROSEWOOD (A)	6.90%	35'-1"	32'-6"	6,718'-6"	6,720'-0"	6750'-12"
62	ROSEWOOD (A)	6.70%	35'-1"	32'-6"	6,721'-0"	6,722'-6"	6753'-6"
63	ROSEWOOD (A)	6.70%	35'-1"	31'-11"	6,723'-10"	6,724'-9"	6755'-9"
64	ROSEWOOD (A)	13.00%	36'-7"	30'-9"	6,728'-0"	6,727'-9"	6758'-9"
65	ROSEWOOD (A)	5.70%	34'-7"	29'-1"	6,731'-8"	6,729'-9"	6760'-9"
66	MANZANITA (B)	7.00%	35'-1"	33'-3"	6,738'-0"	6,739'-0"	6771'-3"
67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"	6771'-3"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"	6772'-3"

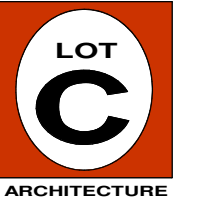


**1 Right Side Elevation** 1/4" = 1'-0"

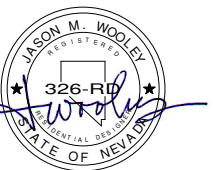


**2 Street View Elevation** 1/4" = 1'-0"

- ### SHEET NOTES
- 1 X 8 HORIZONTAL SIDING WITH 1/2" REVEAL (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
  - 1 X 6 VERTICAL SIDING WITH 1/4" REVEAL (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
  - CEDAR SHINGLE SIDING - SHAKERTOWN CRAFTSMAN 1-COURSE CEDAR SHINGLE PANEL, 7" EXPOSURE SIDING PRODUCT, WESTERN RED CEDAR VERTICAL-GRAIN HEARTWOOD SHINGLE, INSTALLED OVER ORIENTED STRAND BOARD (OSB) WITH A 7/16" MINIMUM THICKNESS. (AS LISTED IN SFM HANDBOOK)
  - 2 X 6 JAMB TRIM, 3 X 8 HEAD TRIM & SHAPED SILL PIECE CEDAR TRIM (4X)
  - 2X12 FACIA W/ 2X6 TRIM (DRIP FLASHING AT ALL FACIA TO BE PAINTED TO MATCH ROOFING COLOR)
  - GUARDS (GUARDRAILS) SHALL FORM BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. OPEN GUARDS SHALL HAVE BALUSTER OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. (CUSTOM METAL - BLUE STEEL FINISH)
  - VINYL WINDOW OR DOOR (COLOR - ALMOND). ALL WINDOWS AND DOORS THROUGHOUT PROJECT ARE TO HAVE THE EXTERIOR PANE OF DUAL PANE GLASS BE TEMPERED. "TEMPERED" INDICATES TEMPERED GLAZING REQUIRED FOR BOTH PANES OF GLASS AT THIS WINDOW OR DOOR (INDICATED ON SHEET A2-4). EXTERIOR DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK.
  - ASPHALT SHINGLE ROOFING SYSTEM (UL - CLASS A FIRE RESISTANCE)(CERTAINTED: "MOIRE BLACK")
  - TORCH-DOWN ROOFING SYSTEM (UL - CLASS A FIRE RESISTANCE)(JOHNS MANVILLE, DYNALASTIC 250 FR: "BLACK", INSTALLED PER MANUFACTURER'S SPECIFICATIONS)
  - EXTERIOR LIGHT FIXTURE W/ CONCEALED LIGHT SOURCE, TYP. (MAX. WATTAGE OF 60)
  - ELECTRICAL METER - RECESSED AND BEHIND WOOD PANEL DOOR (HIDDEN DOOR WITHIN SIDING)
  - GAS METER LOCATION (BELOW ENTRY DECK)(TO BE APPROVED BY UTILITY SERVICE PROVIDER)
  - CUSTOM METAL CHIMNEY CAP WITH METAL MESH INFILL (PAINTED TO MATCH ROOF COLOR) (CHIMNEY SHALL EXTEND 2' ABOVE ROOF/WALL WITHIN 10' AS PER R1003. ANCHOR CHIMNEY TO FLOOR AND ROOF/CEILING JOISTS, REINFORCE MASONRY CHIMNEY AS PER R1003, SPARK ARRESTOR REQUIRED AS PER R1003)
  - CUSTOM WOOD GARAGE DOOR
  - KNOTTY ALDER WOOD PANEL DOOR WITH METAL PANEL ACCENTS (CLEAR STAIN) (EXTERIOR DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK) TOP PANELS W/ TEMPERED GLAZING
  - ALL SOFFITS, PORCH AND DECK CEILING AREAS TO HAVE 1X6 CEDAR SOFFIT W/ 5/8", TYPE 'X' GYPSUM WALLBOARD INSTALLED BEHIND.
  - NATURAL GRADE

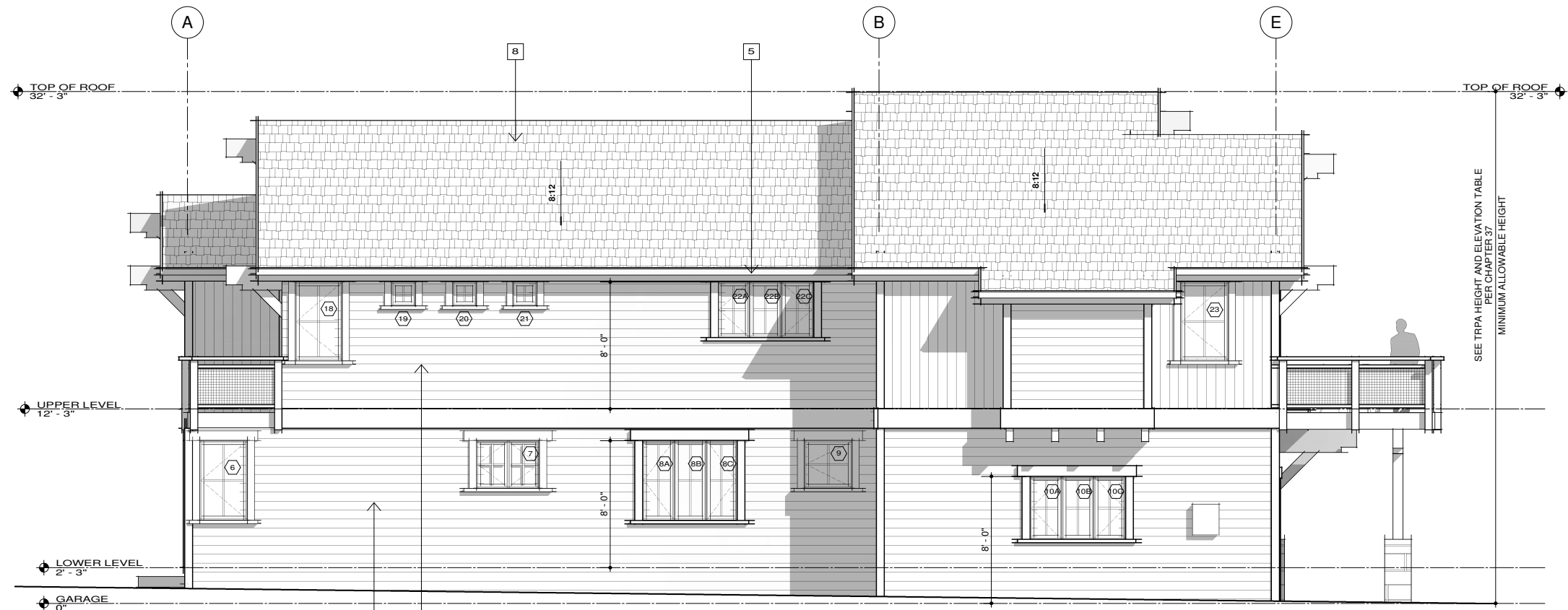


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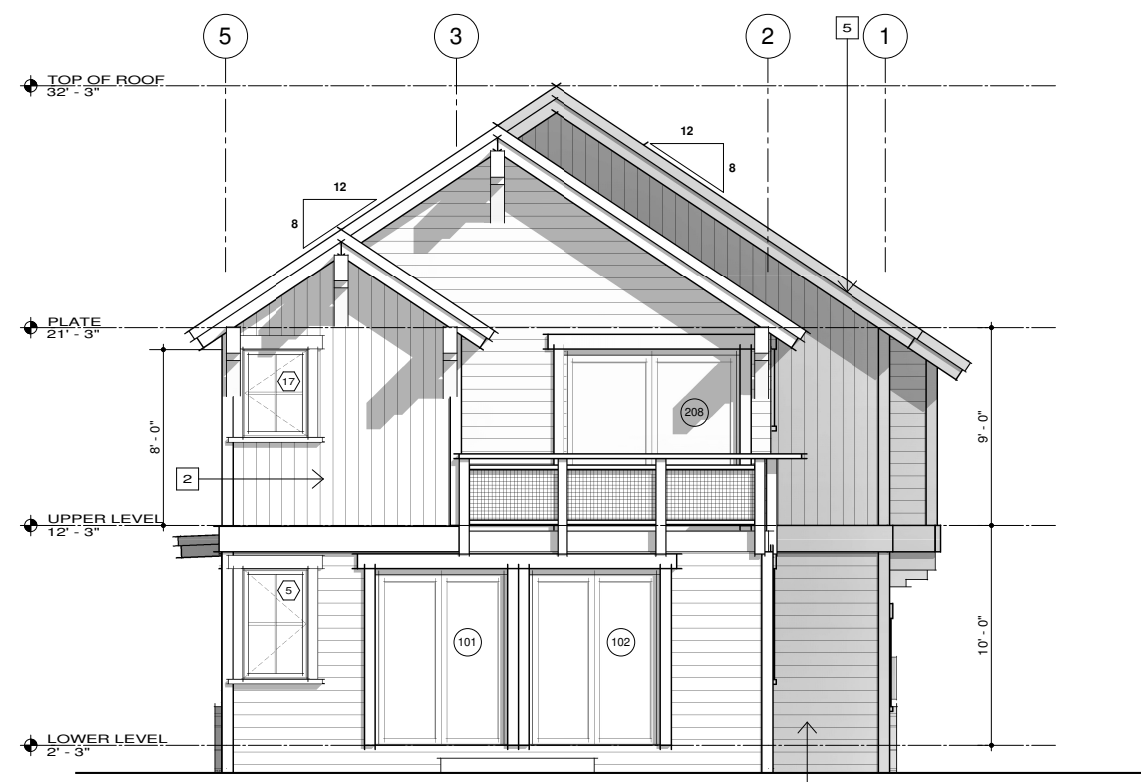


**BUILDING HEIGHT CALCULATIONS**

UNIT NUMBER	UNIT TYPE	PERCENT CROSS SLOPE	ALLOWABLE HEIGHT @ 12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	FINISHED FLOOR ELEVATION	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"	6743'-4"
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67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"	6771'-3"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"	6772'-3"



**1 Left Side Elevation** 1/4" = 1'-0"



**2 Rear View Elevation** 1/4" = 1'-0"

- SHEET NOTES**
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  - 1 X 6 VERTICAL SIDING WITH 1/4" REVEAL (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
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  - 2 X 6 JAMB TRIM, 3 X 8 HEAD TRIM & SHAPED SILL PIECE CEDAR TRIM (4X)
  - 2X12 FACIA W/ 2X6 TRIM (DRIP FLASHING AT ALL FACIA TO BE PAINTED TO MATCH ROOFING COLOR)
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  - ALL SOFFITS, PORCH AND DECK CEILING AREAS TO HAVE 1X6 CEDAR SOFFIT W/ 5/8", TYPE 'X' GYPSUM WALLBOARD INSTALLED BEHIND.
  - NATURAL GRADE

PROJECT :

*Incline Creek Estates*

MANZANITA (B)  
Permit Set

*Incline Village, NV*

REVISIONS :

NO.	DATE	REMARKS

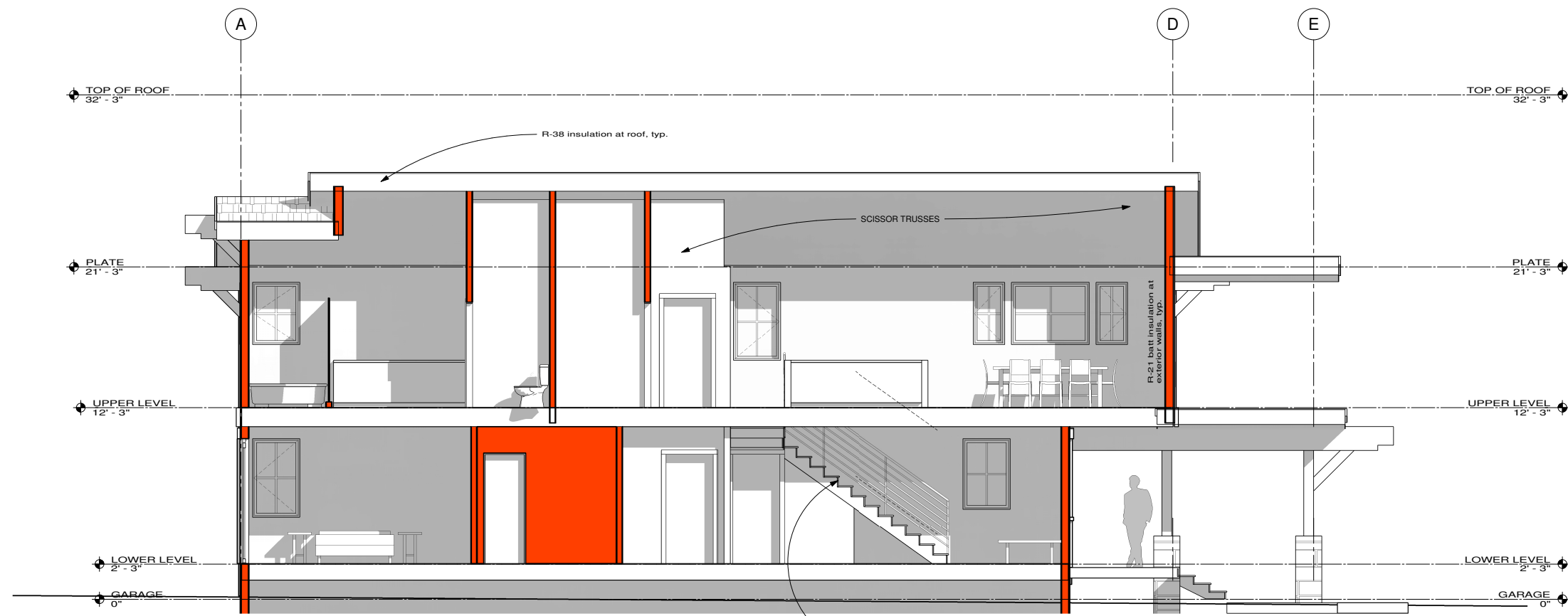
PROJECT NO :  
1519  
ISSUE DATE :  
June 28, 2016

DRAWING TITLE :

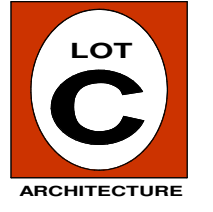
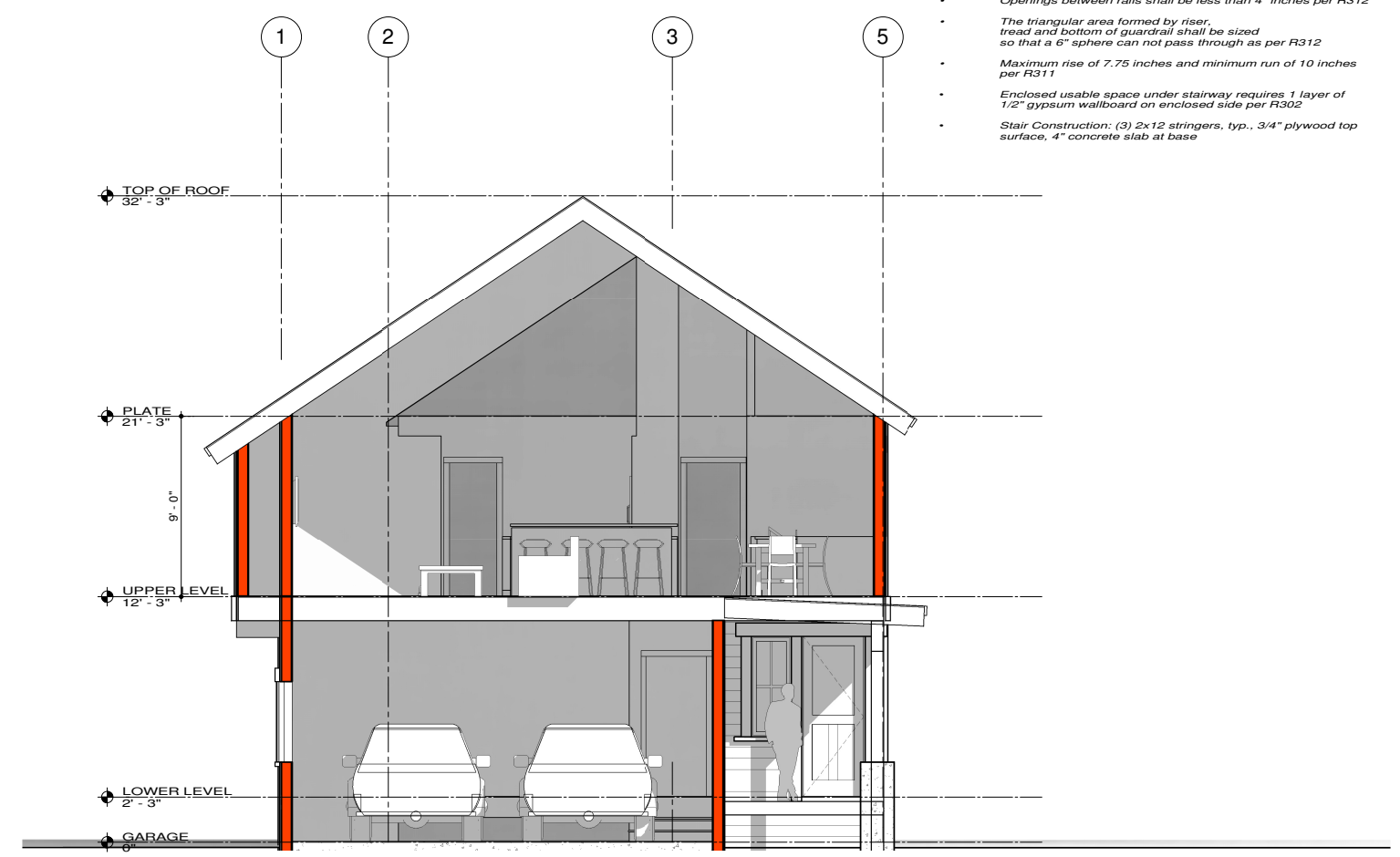
**ELEVATIONS**  
1/4" = 1'-0"

DRAWING NO :

**A3.2**



- STAIR AND RAILING NOTES:**
- Openings between rails shall be less than 4" inches per R312
  - The triangular area formed by riser, tread and bottom of guardrail shall be sized so that a 6" sphere can not pass through as per R312
  - Maximum rise of 7.75 inches and minimum run of 10 inches per R311
  - Enclosed usable space under stairway requires 1 layer of 1/2" gypsum wallboard on enclosed side per R302
  - Stair Construction: (3) 2x12 stringers, typ., 3/4" plywood top surface, 4" concrete slab at base



**LOT  
C  
ARCHITECTURE**



PROJECT:  
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REVISIONS:

NO.	DATE	REMARKS
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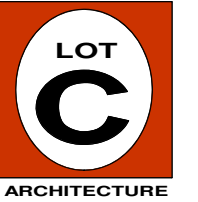
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TITLE:

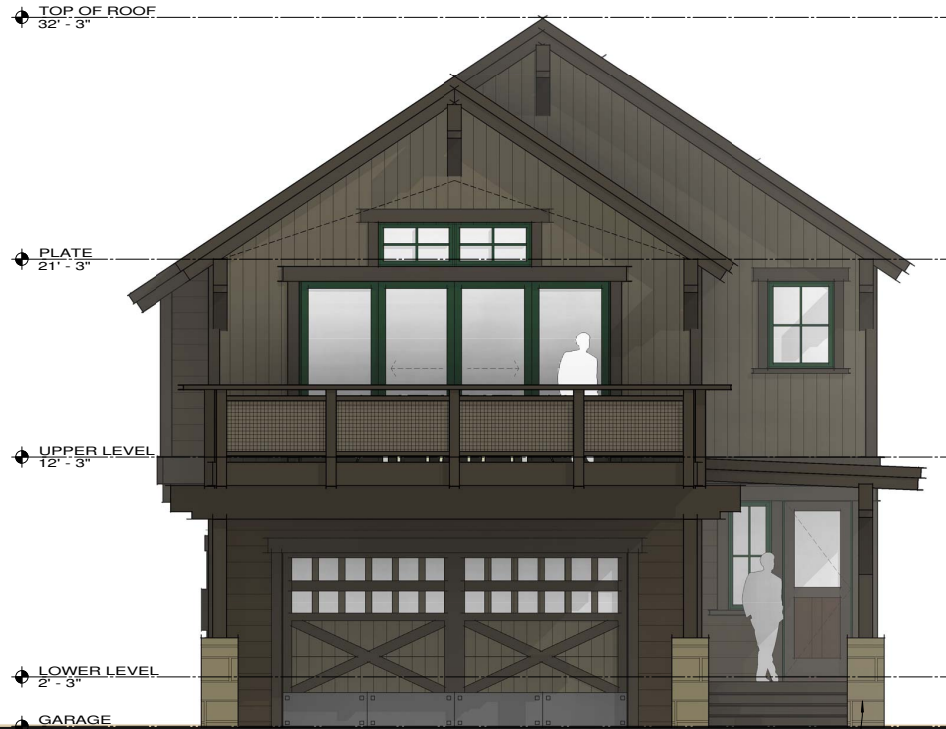
**SECTIONS**  
1/4" = 1'-0"

DRAWING NO.:

**A4.1**



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1 Left Side Elevation 1/4" = 1'-0"

2 Street View Elevation 1/4" = 1'-0"

CABOT STAIN on CEDAR - "BARK" COLOR  
 CABOT STAIN on CEDAR - "SPANISH MOSS"  
 NATURAL STONE - "AUTUMN GOLD, SQUARES AND RECS"  
 ASPHALT SHINGLE ROOFING - "SHENANDOAH"  
 ALUMINUM CLAD WINDOWS - "HARTFORD GREEN"



3 Right Side Elevation 1/4" = 1'-0"

4 Rear View Elevation 1/4" = 1'-0"

PROJECT :

*Incline Creek Estates*

MANZANITA (B)  
 Siding 1, Color 1

*Incline Village, NV*

REVISIONS :

NO.	DATE	REMARKS

PROJECT NO :  
 1519  
 ISSUE DATE :  
 July 21, 2016

DRAWING TITLE :

**ELEVATIONS**  
 1/4" = 1'-0"

DRAWING NO :

**A3.1**



Incline Creek Estates – Phase 2  
Material Images

Asphalt Shingle – Shenandoah

Natural Stone – Autumn Gold

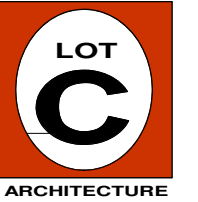
Bark Stain  
Spanish Moss

Hartford Green  
Aluminum Window



1519\_Rosewood\_S1C12 (materials)

1519\_Manzanita\_S1C12 (Materials)



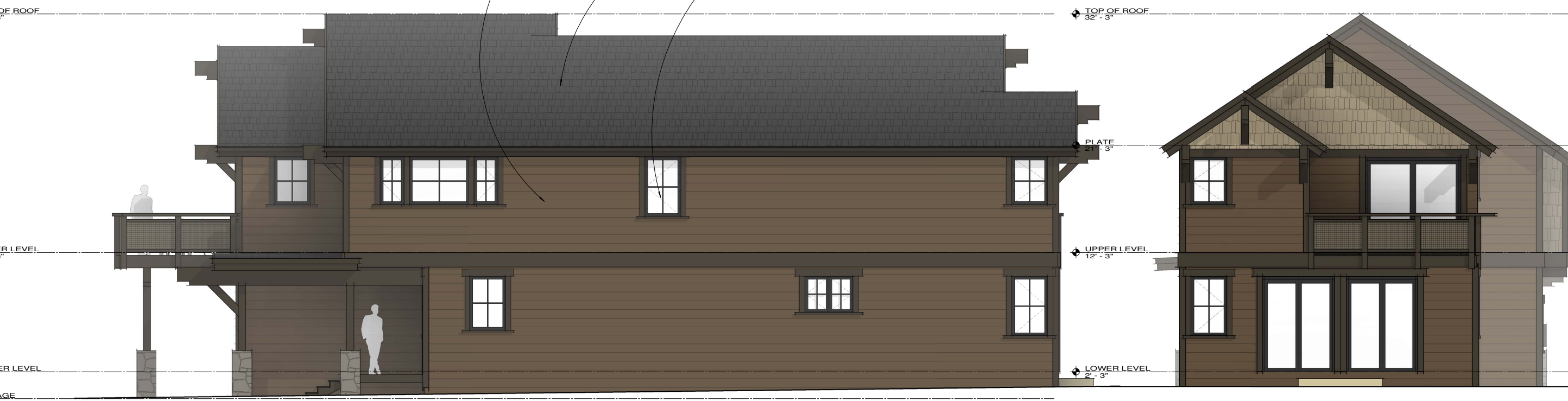
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1 Left Side Elevation 1/4" = 1'-0"

2 Street View Elevation 1/4" = 1'-0"

CABOT STAIN on CEDAR - "DUSK" COLOR  
 CABOT STAIN on CEDAR - "SPANISH MOSS"  
 NATURAL STONE - "BIGHORN WEATHERED GRANITE"  
 ASPHALT SHINGLE ROOFING - "COUNTRY GRAY"  
 ALUMINIUM CLAD WINDOWS - "TRUFFLE" COLOR



3 Right Side Elevation 1/4" = 1'-0"

4 Rear View Elevation 1/4" = 1'-0"

PROJECT:

*Incline Creek Estates*

MANZANITA (B)  
 Siding 2, Color 2

*Incline Village, NV*

REVISIONS:

NO.	DATE	REMARKS

PROJECT NO:  
 1519  
 ISSUE DATE:  
 July 21, 2016

DRAWING TITLE:

**ELEVATIONS**  
 1/4" = 1'-0"

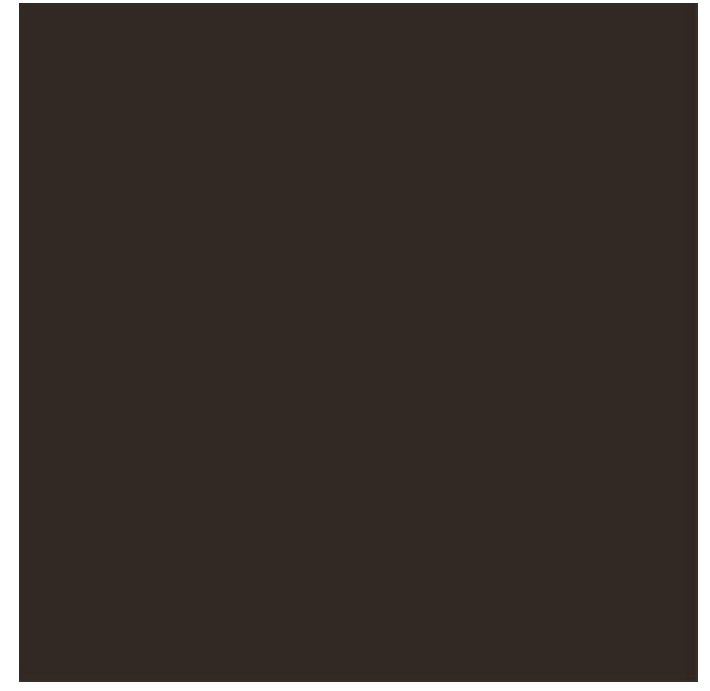
DRAWING NO.:

**A3.1**



Incline Creek Estates – Phase 2  
Material Images

Asphalt Shingle – Country Gray | Natural Stone – Big Horn WG | Mission Brown |  
Dusk Stain | Truffle  
Aluminum Window



1519\_Manzanita\_S2C22 (materials)

1519\_Rosewood\_S2C22 (materials)

ABBREVIATIONS	
ABV	ABOVE
AC	ASPHALT CONCRETE
ACOUS	ACOUSTIC
ADDJTN	ADDITION
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ASB	ASBESTOS
AUTO	AUTOMATIC
<	ANGLE
@	AT
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BY OTHERS
BTM	BOTTOM
BR	BRONZE
BRG	BEARING
BTWN	BETWEEN
CAB	CABINET
CB	CONCRETE BLOCK
CEM	CEMENT
CER	CERAMIC
CFM	CUBIC FEET / MINUTE
CI	CAST IRON
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONTROL JOINT
CONT	CONTINUOUS
COOL'G	COOLING
CT	CERAMIC TILE
CTR	COUNTER
CTSK	COUNTERSINK
C	CENTERLINE
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DN	DOWN
DR	DOOR
DRWG	DRAWING
DS	DOWNSPOUT
O	DIAMETER
DISP	DISPENSER
D	DEEP
DIR	DIRECTIONAL
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EW	ELECTRIC WATER
EW	ELECTRIC WATER
HEATER	HEATER
EXH	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FE	FIRE EXTINGUISHER
FFHB	FROST FREE HOSE BIB
FIN	FINISH
FL	FLUORESCENT
FLR	FLOOR
FMD	FORMED
FL	FLOOR OPENING
FOS	FACE OF STUD
FS	FLOOR SINK
FTG	FOOTING
FOUND	FOUNDATION
FRMG	FRAMING
GA	GAUGE/GAGE
GAL	GALLON
GALV	GALVANIZED
GI	GALVANIZED IRON
GL	GLASS
GLB	GLULAM BEAM
GYP BD	GYPSUM BOARD
HARDBD	HARDBOARD
HB	HOSE BIB
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
JTS	JOINTS
L	LONG
LAM	LAMINATED
LAV	LAVATORY
LB	FOUND
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
(N)	NEW
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OC	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
O'	OVER
T	TREAD
T()	TOP OF (ITEM)
TEL	TELEPHONE
TH	THICK
TH	THICK
TS	TUBE STEEL
TW	TOP OF WALL
TYP	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED
OTHERWISE	OTHERWISE
VAC	VACUUM
VARS	VARIABLES
VB	VINYL BASE
VCT	VINYL
COMPOSITION	COMPOSITION
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
WH	WATER HEATER
WH	WINDOW
W	WIDE
WHSE	WAREHOUSE
WTR	WATER
PART	PARTITION
PLATE	PLATE
PLAS	PLASTIC
PLAS LAM	PLASTIC LAMINATE
PLMG	PLUMBING
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PROP	PROPERTY
PT	PRESSURE TREATED
PNL	PANEL
PNTD	PAINTED
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REC	RECESSED
REC	RECESSED
REDWD	REDWOOD
REFL	REFLECTED
RENF	REINFORCING
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN OR RESAWN
SAR	SUPPLY AIR REGISTER
SECT	SECTION
SEP	SEPARATION
SHT	SHEET
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SPL	SPLASH
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR
STRUCT	STRUCTURAL
SURF	SURFACE

MATERIAL SYMBOLS	
	EARTH (SECTION)
	CONCRETE (SECTION)
	STONE VENEER (PLAN & SECTION)
	CONCRETE MASONRY UNIT (PLAN & SECTION)
	STRUCTURAL WOOD MEMBER (BLOCKING)
	STRUCTURAL WOOD MEMBER (CONT - NOM. SIZE INDICATED)
	GYPSUM WALL BOARD
	FINISHED WOOD MEMBER (ARCH) (SECTION)
	PLYWOOD
	METAL-STEEL OR IRON
	INSULATION - BATT
	RIGID INSULATION BOARD OR TILE
	COMPACTED AGGREGATE

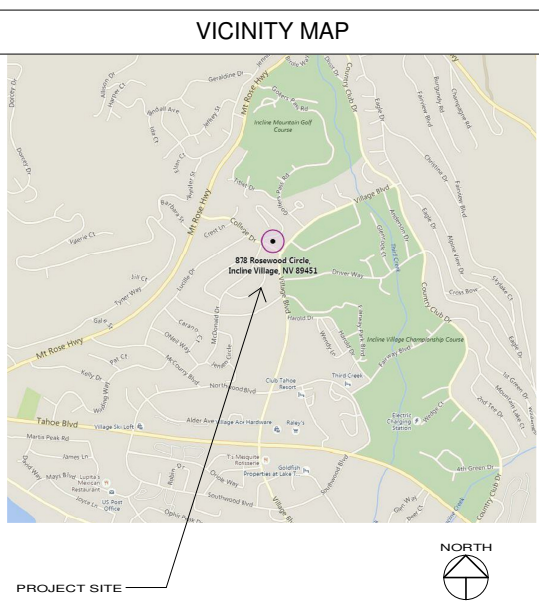
REFERENCE SYMBOLS	
	SECTION IDENTIFICATION SHEET DESIGNATION
	DETAIL IDENTIFICATION SHEET DESIGNATION
	INTERIOR ELEVATIONS SHEET DESIGNATION
	EXTERIOR ELEVATIONS SHEET DESIGNATION
	ELEVATION
	ROOM IDENTIFICATION
	PARTITION TYPE
	REVISION



# INCLINE CREEK ESTATES

BUILDING HEIGHT CALCULATIONS						
UNIT NUMBER	UNIT TYPE	PERCENT CROSS SLOPE	ALLOWABLE HEIGHT 8:12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"
60	ROSEWOOD (A)	14.10%	37'-1"	35'-0"	6,712'-4"	6,716'-4"
61	ROSEWOOD (A)	6.90%	35'-1"	32'-6"	6,718'-6"	6,720'-0"
62	ROSEWOOD (A)	6.70%	35'-1"	32'-6"	6,721'-0"	6,722'-6"
63	ROSEWOOD (A)	6.70%	35'-1"	31'-11"	6,723'-10"	6,724'-9"
64	ROSEWOOD (A)	13.00%	36'-7"	30'-9"	6,728'-0"	6,727'-9"
65	ROSEWOOD (A)	5.70%	34'-7"	29'-1"	6,731'-8"	6,729'-9"
66	MANZANITA (B)	7.00%	35'-1"	33'-3"	6,738'-0"	6,739'-0"
67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"

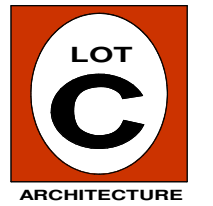
PROJECT CONTACTS	
<b>OWNER:</b> INCLINE CREEK ESTATES ATTN: BRIAN HELM P. 775.313.6903 EMAIL: HELMBD@GMAIL.COM	<b>ENERGY CONSULTANT:</b> WOOD ENERGY CONSULTANTS 3900 WILBUR MAY PKWY, UNIT 1001 RENO, NV 89521 P. 775.830.9101 EMAIL: CLEMENT@WOODSENERGY.COM
<b>RESIDENTIAL DESIGNER:</b> LOT C ARCHITECTURE P.O. BOX 8145 TRUCKEE, CA 96162 P. 530.550.7488 F. 530.570.5881 CONTACT: JASON WOOLEY EMAIL: JASON@LOTARCHITECTURE.COM	<b>CIVIL ENGINEER:</b> WELSH HAGEN ASSOCIATES ATTN: DAVID HAGEN P. 775.853.7776 EMAIL: DHAGEN@WELSHHAGEN.COM WWW.WELSHHAGEN.COM
<b>STRUCTURAL ENGINEER:</b> DUNAGAN ENGINEERING INC. ATTN: BRIAN DUNAGAN, P.E. P. 775.329.2733 EMAIL: BRIAN@DEIENGINEERS.COM WWW.DEIENGINEERS.COM	<b>CONTRACTOR:</b> BRENT ROBINSON CONSTRUCTION ATTN: BRENT ROBINSON P. 775.831.3297 EMAIL: BRENTROBINSON7@GMAIL.COM



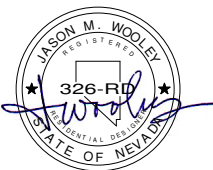
APPLICABLE CODES	
NOTE: project is designed under 2012 INTERNATIONAL RESIDENTIAL CODE. 2012 INTERNATIONAL BUILDING CODE is applicable to structural provisions only.	
ADDITIONAL APPLICABLE CODES:	
2012 INTERNATIONAL MECHANICAL CODE	
2012 INTERNATIONAL FUEL GAS CODE	
2012 UNIFORM MECHANICAL CODE	
2012 UNIFORM PLUMBING CODE	
2011 NATIONAL ELECTRICAL CODE	

PROJECT DATA	
<b>PROJECT ADDRESS</b> INCLINE CREEK ESTATES INCLINE VILLAGE, NV	
<b>APN:</b> ZONING: RESIDENTIAL	
<b>CONSTRUCTION TYPE:</b> TYPE 'V-B'	
<b>SQUARE FOOTAGES</b> - LOWER LEVEL = 1,096 S.F. - UPPER LEVEL = 1,820 S.F. - TOTAL CONDITIONED = 2,916 S.F.  - GARAGE = 572 S.F. - ENTRY PORCH = 63 S.F. - REAR PATIO = 158 S.F. - UPPER LEVEL DECKS = 207 S.F.	

SHEET LIST	
<b>ARCHITECTURAL</b> A0.1 A2.1 A2.3 A2.4 A3.1 A3.2 A4.1 MEP2.0 MEP2.1 EC.1	<b>GENERAL INFORMATION</b> FLOOR PLANS ROOF PLAN DOOR AND WINDOW SCHEDULES ELEVATIONS ELEVATIONS SECTIONS LOWER LEVEL MEP PLAN UPPER LEVEL MEP PLAN ENERGY CALCULATIONS
<b>STRUCTURAL</b> S0.1 S0.2 S0.3 S0.4 S0.5 S0.6 S0.7 S1.1 S1.2 S2.1	



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PROJECT:  
**Incline Creek Estates**

ROSEWOOD (A)  
Permit Set

Incline Village, NV

REVISIONS:		
NO.	DATE	REMARKS

PROJECT NO:  
1519  
ISSUE DATE:  
June 28, 2016

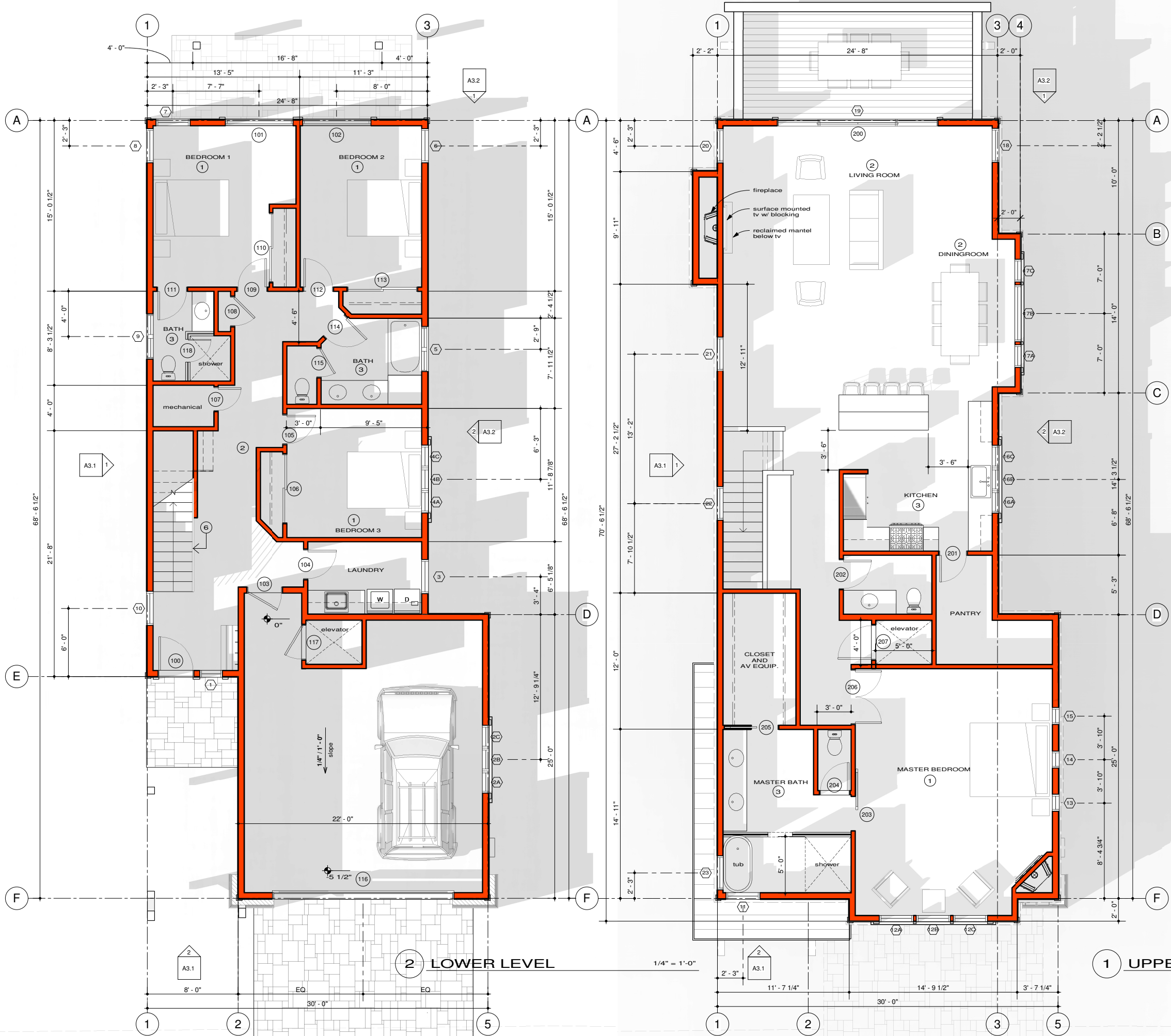
DRAWING TITLE:

**GENERAL INFORMATION**  
As indicated

DRAWING NO.:

**A0.1**





### LEGEND

█ NEW 2X WOOD STUD WALLS

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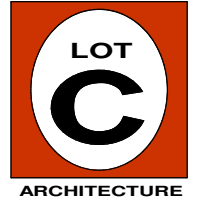
### SQUARE FOOTAGE

- SQUARE FOOTAGE
  - MAIN FLOOR = 1,820 S.F.
  - GARAGE = 572 S.F.
  - FRONT PORCH = 63 S.F.
  - DECK = 207 S.F.
  - DRIVEWAY = XXX S.F.
- LOWER FLOOR = 1,096 S.F.
  - REAR PATIO = 158 S.F.
- TOTAL CONDITIONED = 2,916 S.F.

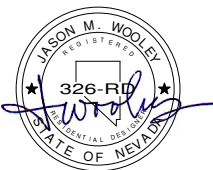
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### SHEET NOTES

1. FINISH FLOOR MATERIAL TO BE CARPET
2. FINISH FLOOR MATERIAL TO BE WOOD
3. FINISH FLOOR MATERIAL TO BE STONE
4. FINISH FLOOR MATERIAL TO BE EXPOSED CONCRETE (QUICK TOP MATERIAL AT INTERIOR)
5. FINISH FLOOR MATERIAL TO BE CONCRETE PAVERS
6. ALL HANDRAILS TO BE 36" ABOVE STAIR NOSING. 1.5" X 1.5" TUBE STEEL RAIL (PAINTED MATT BLACK) WITH 1-1/2" SPACING FROM THE WALL.
7. THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
8. MINIMUM OPENING PROTECTION FOR DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF A SELF-CLOSING TIGHT-FITTING SOLID WOOD DOOR 1-3/8" IN THICKNESS OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF NOT LESS THAN 20 MINUTES.
9. MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE THE INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE. WHERE THE SEPARATION IS HORIZONTAL, STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION.
10. NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 5% OF FLOOR AREA (MIN. 5 S.F.) IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS. NATURAL LIGHT AREA OF NOT LESS THAN 10% OF FLOOR AREA (MIN. 10 S.F.) IS REQUIRED IN GUEST ROOMS AND HABITABLE ROOMS.
11. ALL WINDOWS THROUGHOUT PROJECT ARE TO HAVE THE EXTERIOR PANE OF DUAL PANE GLASS BE TEMPERED. "T" INDICATES TEMPERED GLAZING REQUIRED FOR BOTH PANES OF GLASS AT THIS WINDOW OR DOOR.
12. EPA PHASE 2 CERTIFIED WOOD BURNING DEVICE MUST HAVE A UL APPROVED DECORATIVE GAS-BURNING APPLIANCE THAT USES EITHER A DIRECT VENT OR B VENT FLUE SYSTEM. THE MAXIMUM EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED 7.5 GRAMS PER HOUR.
13. NATURAL GAS FIRE PIT WITH CERAMIC LOG KIT INSTALLED IN ORDER TO MEET THE CONDITIONS OF APPROVAL AND CC&RS FOR MARTIS CAMP.
14. GAS METER LOCATION
15. ELECTRICAL METER LOCATION
16. FINISH FLOOR MATERIAL TO BE 2X6 REDWOOD DECKING. PER WUI HANDBOOK, MINIMUM NOMINAL 5/4" THICK AND NOMINAL 6" WIDE DECKING BOARDS WITH A MAXIMUM 3/8" RADIUS EDGES. CONSTRUCTION COMMON, COMMERCIAL OR BETTER GRADES FOR REDWOOD. DECK BOARDS SPACED FOR DRAINAGE. DECK TO DRAIN TO CENTRAL DRAIN, DOWN EXTERIOR WALL BELOW (GRID 9), THEN UNDER PATIO TO DAYLIGHT.
17. THE FOUNDATION SHALL BE A PERIMETER STEM WALL FOUNDATION, ONCE IT IS STRIPPED AND BACK FILLED WITH ROCK TO 2" BELOW BOTTOM OF 6" SLAB ELEVATION, THEN BLOW IN A CLOSED CELL INSULATION 2" THICK OVER THE ROCK AND UP THE INSIDE OF THE STEM WALLS WHICH ACTS AS INSULATION AS WELL AS A VAPOR BARRIER. THEN TIE THE STEEL OVER DOBIES ON THE INSULATION AND TIE THE HYDRONIC TUBING ON TOP OF THE REBAR AND THEN POUR THE 5" INFILL SLAB. THE R VALUE FOR THE 2" INSULATION IS R13. (R6.5 PER INCH).
18. DECKING, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS, EXTERIOR FIRE-RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL OR OTHER APPROVED NONCOMBUSTIBLE MATERIALS ALL MEETING THE PERFORMANCE REQUIREMENTS AS SET FORTH BY THE SFM, CRC R327.7.7, R327.7.8, & R327.7.9. SHOWER ENCLOSURE SHALL BE TEMPERED PER CRC R308.4.5.
19. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OR FLIGHT OF STAIRS WITH 4 OR MORE RISERS, CRC R311.7.8.
20. HANDRAILS ARE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND HANDRAILS. CRC 311.7.8.2.
21. LOCATION OF IN FLOOR COVER FOR UNDERFLOOR ACCESS FOR CRAWL SPACE. A MINIMUM 18" X 24" UNDER-FLOOR ACCESS, PROVIDE A SOLID COVER. CRC 408.4 & CPC 707.9
22. 36" x 36" CONCRETE LANDING



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PROJECT:  
**Incline Creek Estates**

ROSEWOOD (A)  
 Permit Set

Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS
1		

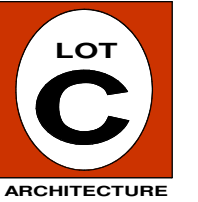
PROJECT NO:  
 1519  
 ISSUE DATE:  
 June 28, 2016

DRAWING TITLE:

FLOOR PLANS  
 1/4" = 1'-0"

DRAWING NO.:

**A2.1**



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PROJECT:  
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June 28, 2016

DRAWING  
TITLE:

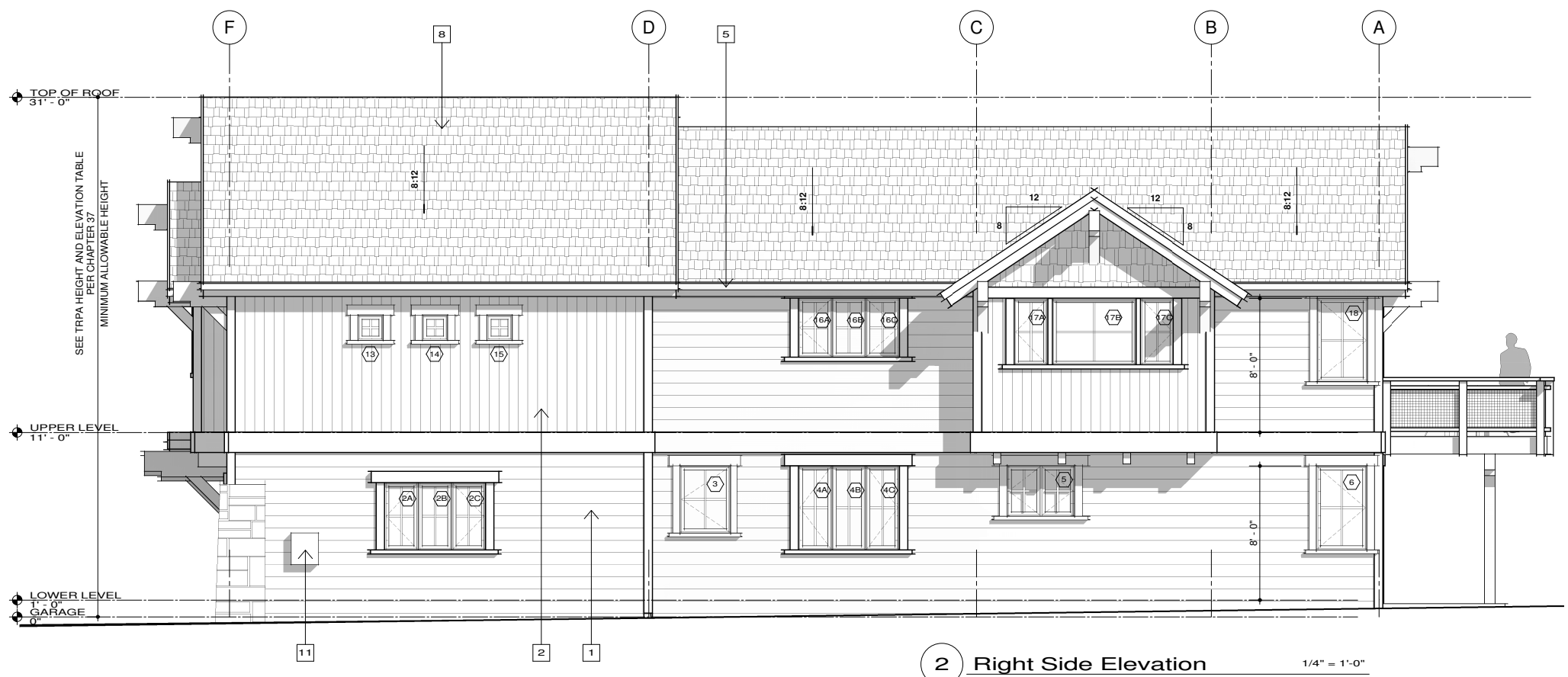
ELEVATIONS  
1/4" = 1'-0"

DRAWING NO.:

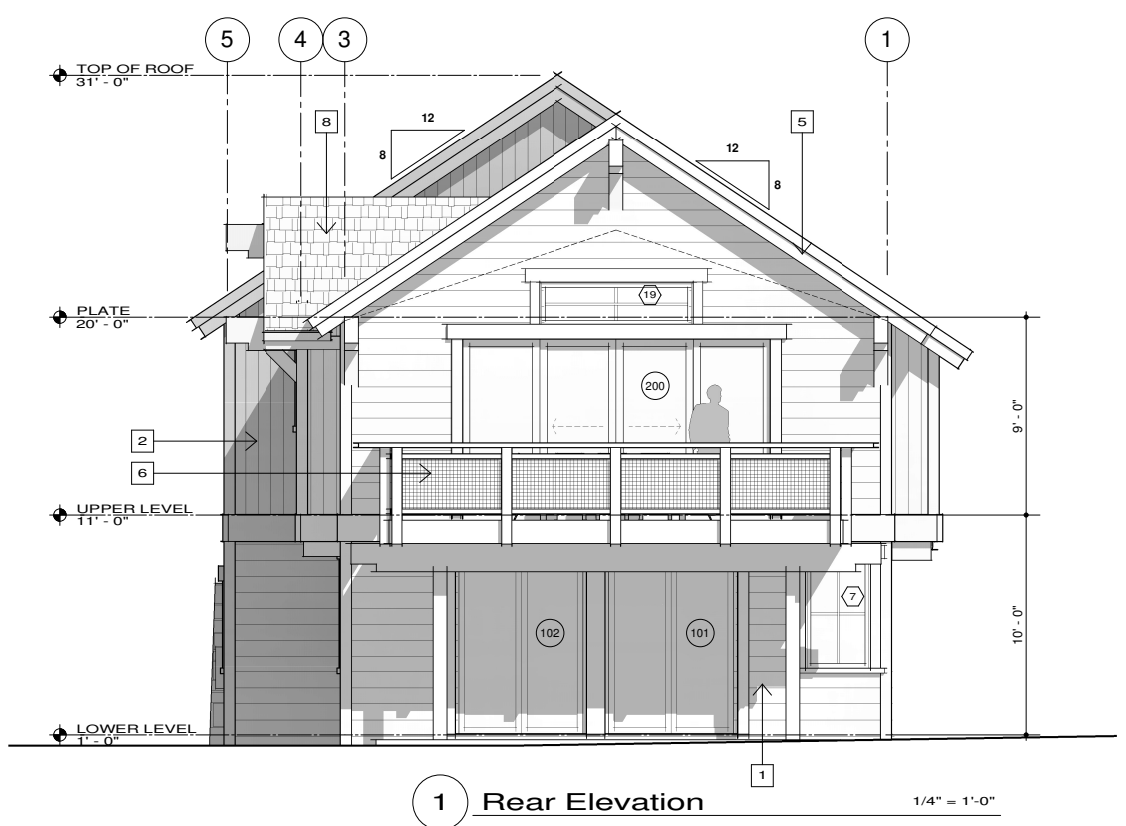
A3.2

### BUILDING HEIGHT CALCULATIONS

UNIT NUMBER	UNIT TYPE	PERCENT CROSS SLOPE	ALLOWABLE HEIGHT 8:12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	FINISHED FLOOR ELEVATION	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"	6743'-4"
60	ROSEWOOD (A)	14.10%	37'-1"	35'-0"	6,712'-4"	6,716'-4"	6747'-4"
61	ROSEWOOD (A)	6.90%	35'-1"	32'-6"	6,718'-6"	6,720'-0"	6750'-12"
62	ROSEWOOD (A)	6.70%	35'-1"	32'-6"	6,721'-0"	6,722'-6"	6753'-6"
63	ROSEWOOD (A)	6.70%	35'-1"	31'-11"	6,723'-10"	6,724'-9"	6755'-9"
64	ROSEWOOD (A)	13.00%	36'-7"	30'-9"	6,728'-0"	6,727'-9"	6758'-9"
65	ROSEWOOD (A)	5.70%	34'-7"	29'-1"	6,731'-8"	6,729'-9"	6760'-9"
66	MANZANITA (B)	7.00%	35'-1"	33'-3"	6,738'-0"	6,739'-0"	6771'-3"
67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"	6771'-3"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"	6772'-3"

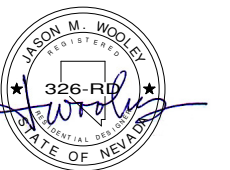


2 Right Side Elevation 1/4" = 1'-0"



1 Rear Elevation 1/4" = 1'-0"

- ### SHEET NOTES
- 1 X 8 HORIZONTAL BEVEL SIDING (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
  - 1 X 6 VERTICAL SIDING WITH 1/8" REVEAL (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
  - CEDAR SHINGLE SIDING - SHAKERTOWN CRAFTSMAN 1-COURSE CEDAR SHINGLE PANEL, 7" EXPOSURE SIDING PRODUCT, WESTERN RED CEDAR VERTICAL-GRAIN HEARTWOOD SHINGLE, INSTALLED OVER ORIENTED STRAND BOARD (OSB) WITH A 7/16" MINIMUM THICKNESS, (AS LISTED IN SFM HANDBOOK)
  - 2 X 6 JAMB TRIM, 3 X 8 HEAD TRIM & SHAPED SILL PIECE CEDAR TRIM (4X)
  - 2X12 FACIA W/ 2X6 TRIM (DRIP FLASHING AT ALL FACIA TO BE PAINTED TO MATCH ROOFING COLOR)
  - GUARDS (GUARDRAILS) SHALL FORM BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. OPEN GUARDS SHALL HAVE BALUSTER OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING.
  - ALUMINUM CLAD WOOD WINDOW OR DOOR (COLOR TO BE DETERMINED). ALL WINDOWS AND DOORS THROUGHOUT PROJECT ARE TO HAVE THE EXTERIOR PANE OF DUAL PANE GLASS BE TEMPERED. "TEMPERED" INDICATES TEMPERED GLAZING REQUIRED FOR BOTH PANE OF GLASS AT THIS WINDOW OR DOOR (INDICATED ON SHEET A2.4). EXTERIOR DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK.
  - ASPHALT SHINGLE ROOFING SYSTEM (UL - CLASS A FIRE RESISTANCE)(CERTAINTED)
  - STANDING SEAM METAL ROOFING SYSTEM (METAL SALES, "MAGNA-LOC", COLOR TO BE DETERMINED, INSTALLED PER MANUFACTURER'S SPECIFICATIONS)(UL - CLASS A FIRE RESISTANCE)
  - EXTERIOR LIGHT FIXTURE W/ CONCEALED LIGHT SOURCE, TYP. (MAX. WATTAGE OF 60)
  - ELECTRICAL METER - RECESSED AND BEHIND WOOD PANEL DOOR (HIDDEN DOOR WITHIN SIDING)
  - GAS METER LOCATION
  - CUSTOM WOOD GARAGE DOOR
  - KNOTTY ALDER WOOD PANEL DOOR WITH METAL PANEL ACCENTS (CLEAR STAIN)
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  - NATURAL STONE
  - NATURAL GRADE



PROJECT:

*Incline Creek Estates*

ROSEWOOD (A)  
Permit Set

*Incline Village, NV*

REVISIONS:

NO.	DATE	REMARKS

PROJECT NO:

1519

ISSUE DATE:

June 28, 2016

DRAWING TITLE:

**ELEVATIONS**

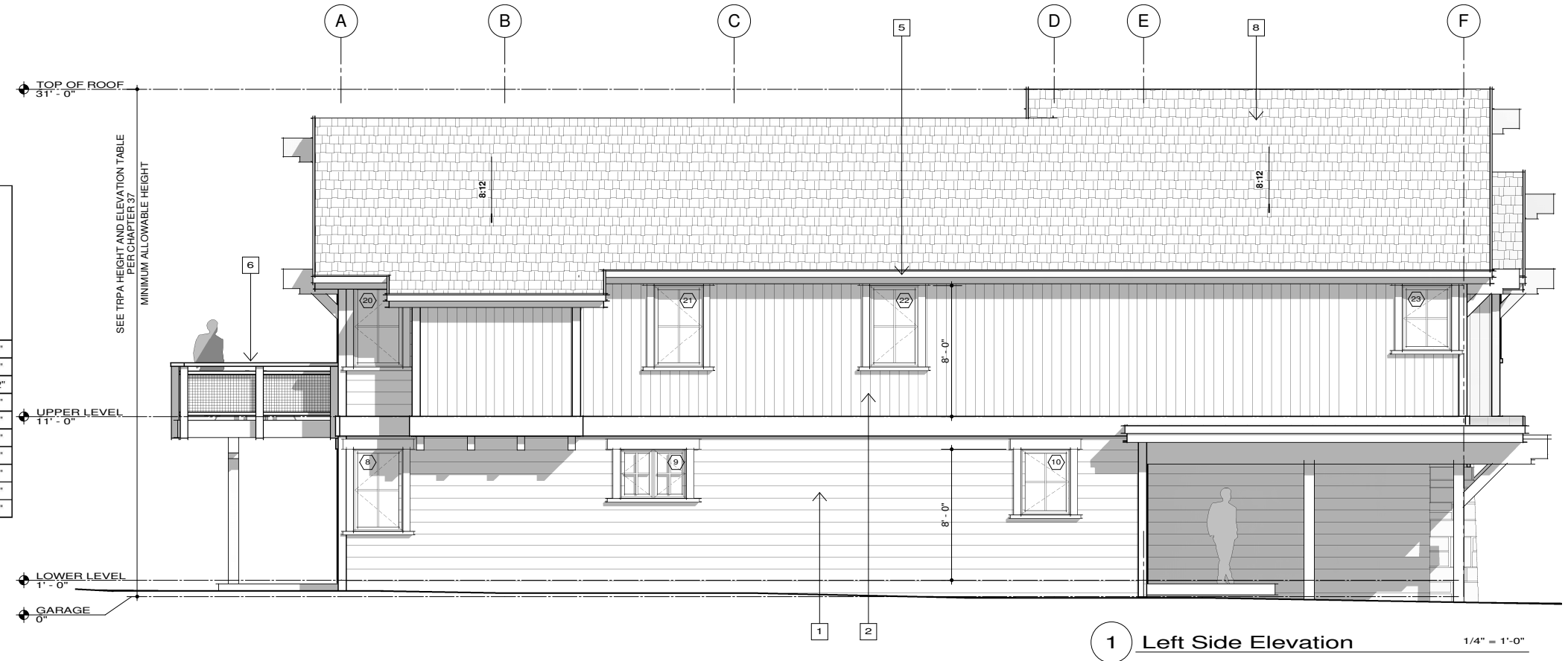
1/4" = 1'-0"

DRAWING NO.:

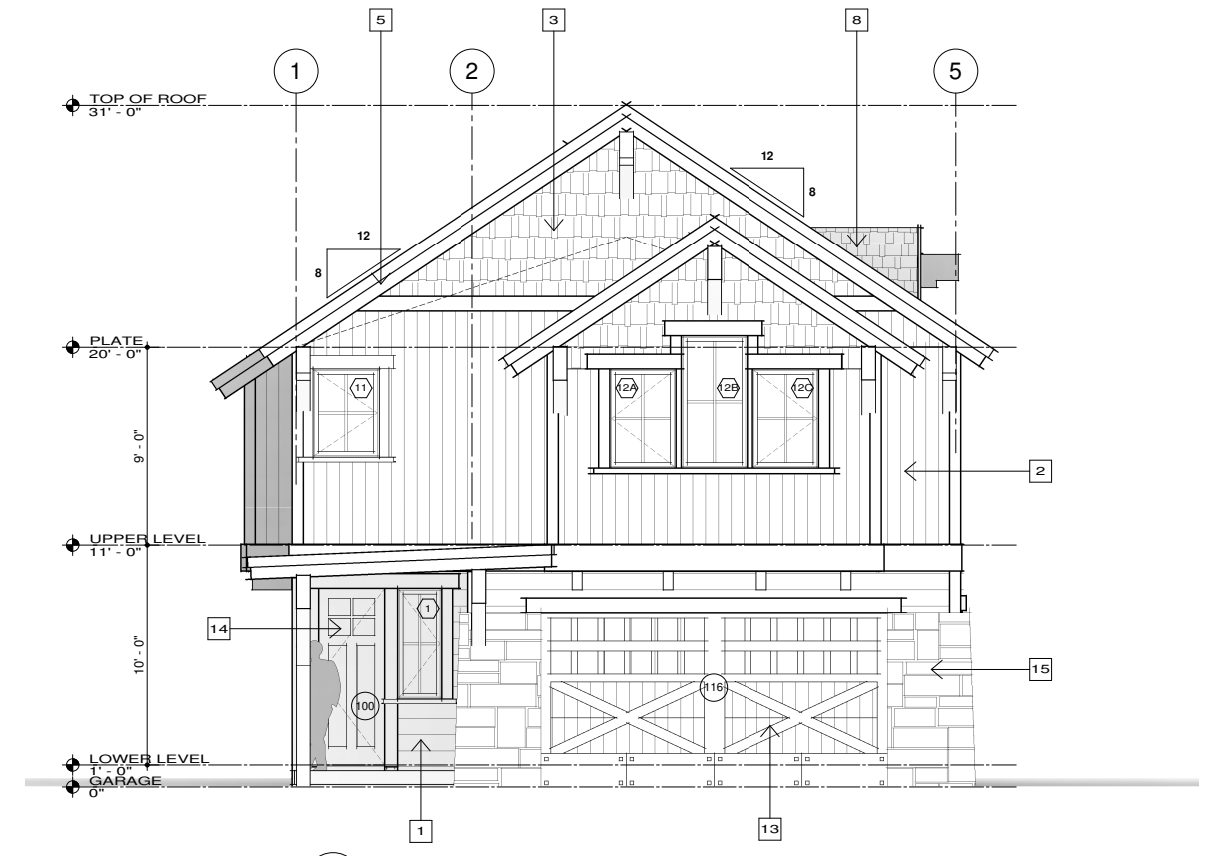
**A3.1**

**BUILDING HEIGHT CALCULATIONS**

JNIT NUMBER	JNIT TYPE	PERCENT CROSS SLOPE	ALLOWABLE HEIGHT 8:12 ROOF	PROPOSED HEIGHT	LOWEST NATURAL GRADE	FINISHED FLOOR ELEVATION	HIGHEST POINT OF ROOF RIDGE
59	ROSEWOOD (A)	6.50%	35'-1"	35'-0"	6,708'-4"	6,712'-4"	6743'-4"
60	ROSEWOOD (A)	14.10%	37'-1"	35'-0"	6,712'-4"	6,716'-4"	6747'-4"
61	ROSEWOOD (A)	6.90%	35'-1"	32'-6"	6,718'-6"	6,720'-0"	6750'-12"
62	ROSEWOOD (A)	6.70%	35'-1"	32'-6"	6,721'-0"	6,722'-6"	6753'-6"
63	ROSEWOOD (A)	6.70%	35'-1"	31'-11"	6,723'-10"	6,724'-9"	6755'-9"
64	ROSEWOOD (A)	13.00%	36'-7"	30'-9"	6,728'-0"	6,727'-9"	6758'-9"
65	ROSEWOOD (A)	5.70%	34'-7"	29'-1"	6,731'-8"	6,729'-9"	6760'-9"
66	MANZANITA (B)	7.00%	35'-1"	33'-3"	6,738'-0"	6,739'-0"	6771'-3"
67	MANZANITA (B)	5.90%	34'-7"	33'-5"	6,737'-10"	6,739'-0"	6771'-3"
68	MANZANITA (B)	6.60%	35'-1"	34'-9"	6,737'-6"	6,740'-0"	6772'-3"

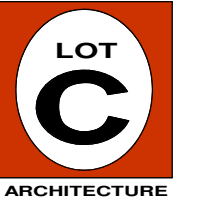
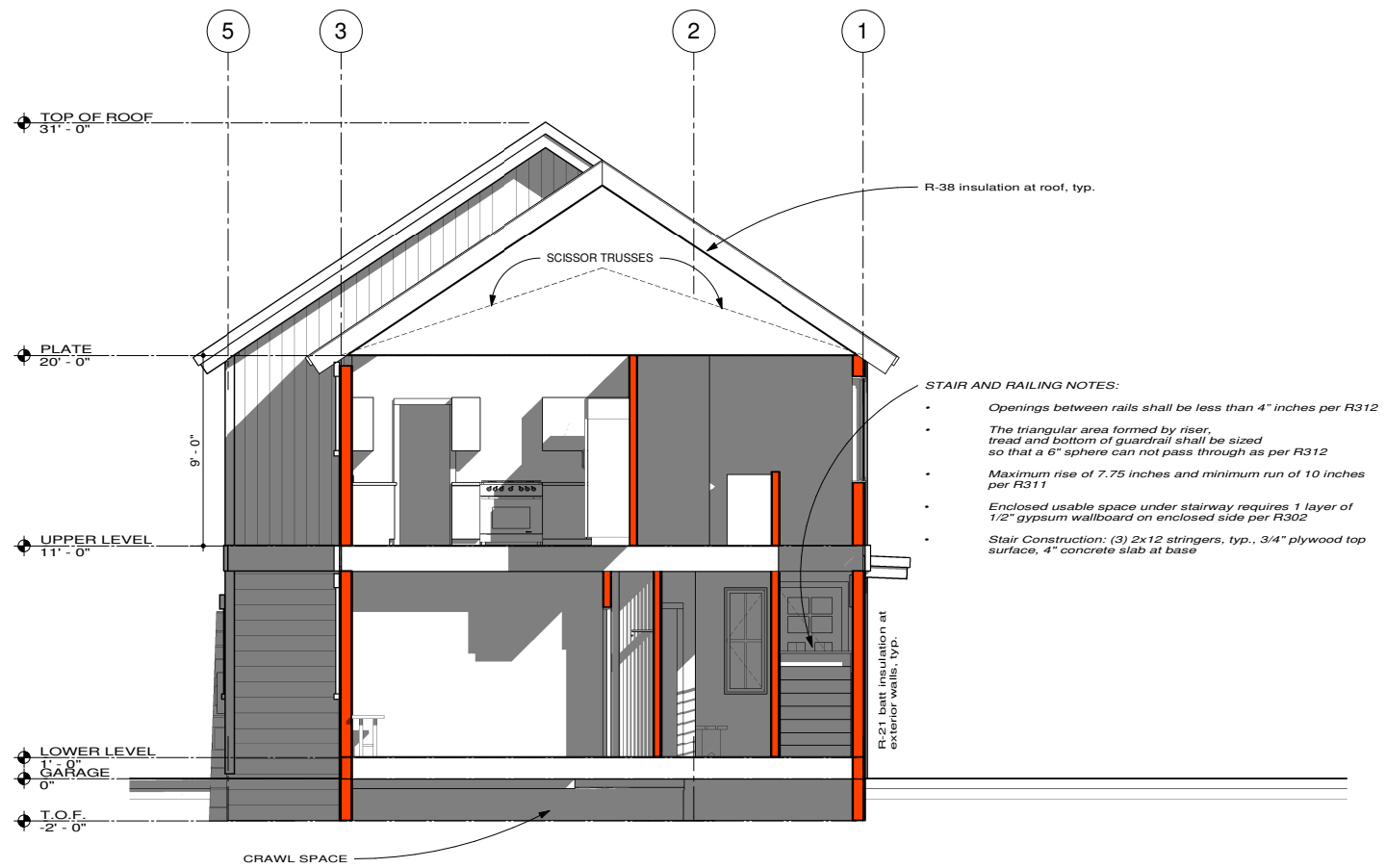
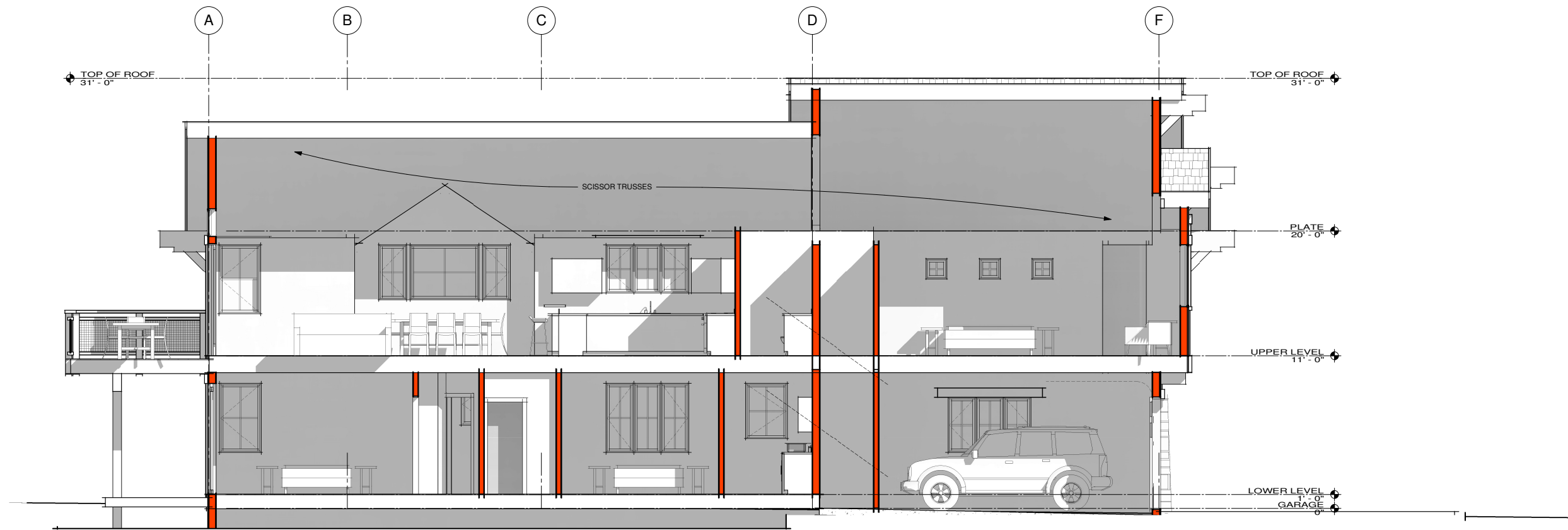


**1 Left Side Elevation** 1/4" = 1'-0"

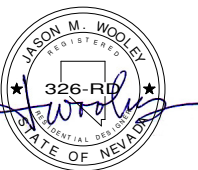


**2 Street Elevation** 1/4" = 1'-0"

- SHEET NOTES**
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  - 1 X 6 VERTICAL SIDING WITH 1/8" REVEAL (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM (AS LISTED IN SFM HANDBOOK)
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  - 2 X 6 JAMB TRIM, 3 X 8 HEAD TRIM & SHAPED SILL PIECE CEDAR TRIM (4X)
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  - ASPHALT SHINGLE ROOFING SYSTEM (UL - CLASS A FIRE RESISTANCE)(CERTAINTED)
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  - EXTERIOR LIGHT FIXTURE W/ CONCEALED LIGHT SOURCE, TYP. (MAX. WATTAGE OF 60)
  - ELECTRICAL METER - RECESSED AND BEHIND WOOD PANEL DOOR (HIDDEN DOOR WITHIN SIDING)
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  - NATURAL STONE
  - NATURAL GRADE



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ARCHITECTURE



PROJECT:  
*Incline Creek Estates*

ROSEWOOD (A)  
Permit Set

*Incline Village, NV*

REVISIONS:

NO.	DATE	REMARKS

PROJECT NO:  
1519  
ISSUE DATE:  
June 28, 2016

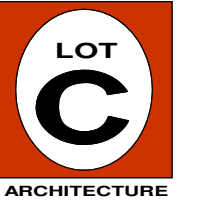
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TITLE:

SECTIONS  
1/4" = 1'-0"

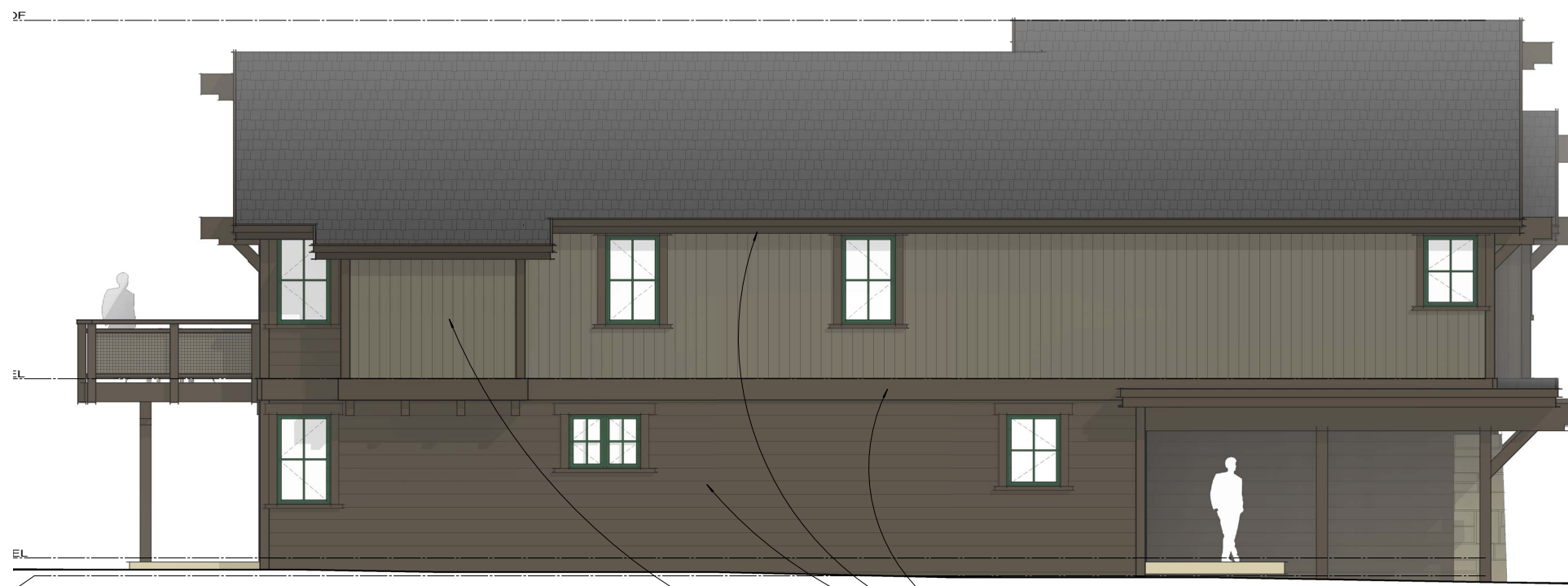
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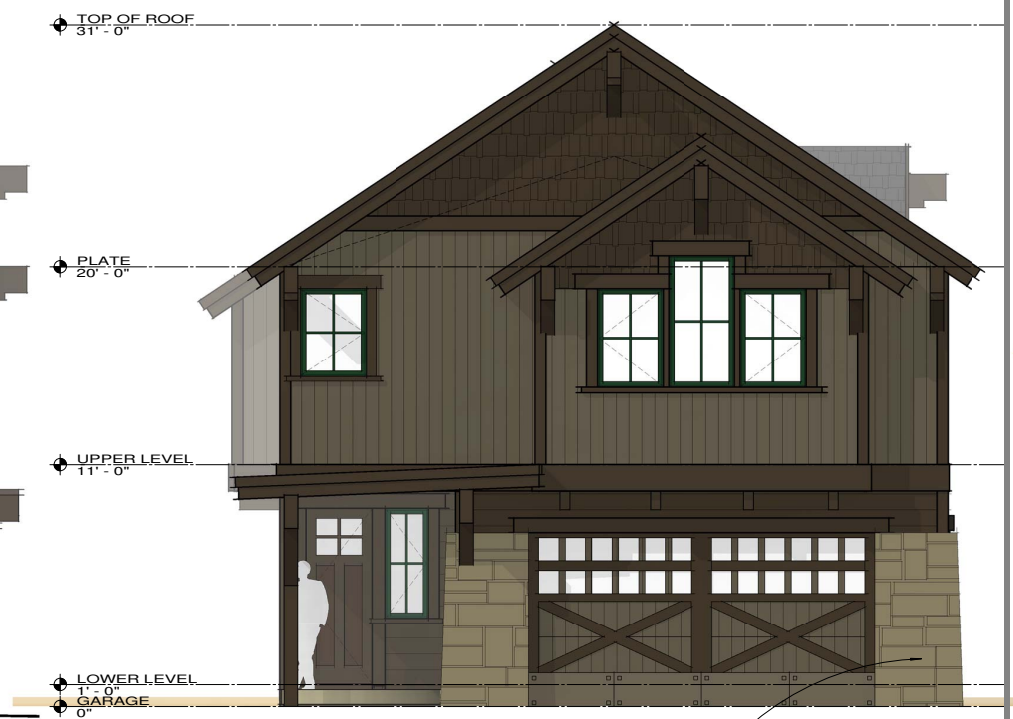




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 p.o. box 8145  
 truckee, ca 96162  
 www.lotarchitecture.com



1 Left Side Elevation 1/4" = 1'-0"

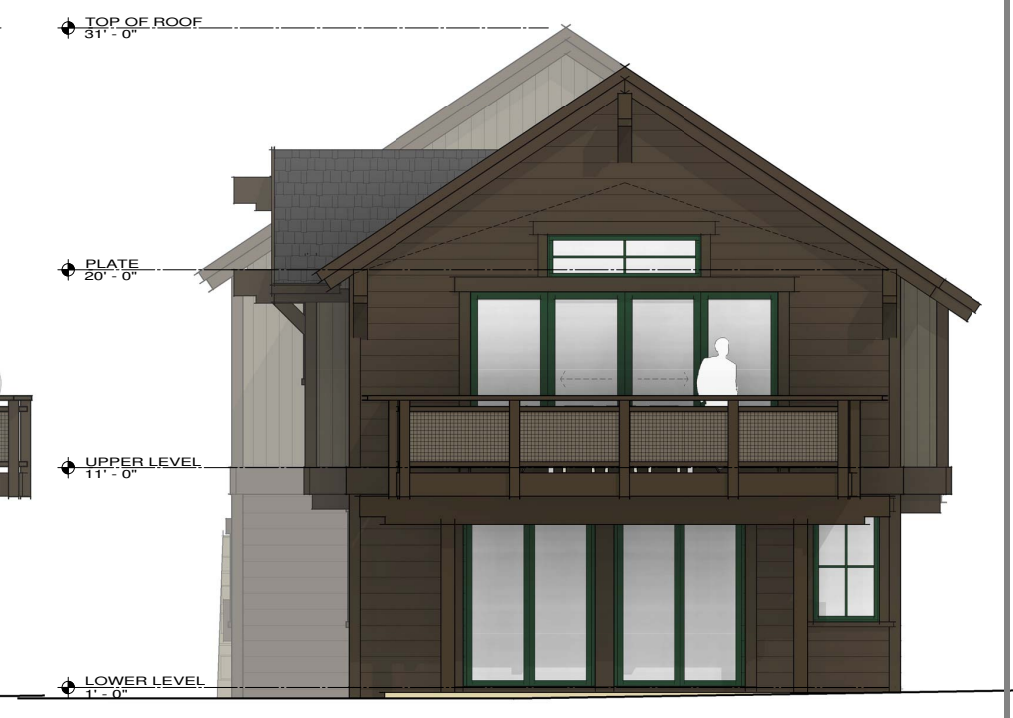


2 Street Elevation 1/4" = 1'-0"

CABOT STAIN on CEDAR - "BARK" COLOR  
 CABOT STAIN on CEDAR - "SPANISH MOSS"  
 NATURAL STONE - "AUTUMN GOLD, SQUARES AND RECS"  
 ASPHALT SHINGLE ROOFING - "SHENANDOAH"  
 ALUMINIUM CLAD WINDOWS - "HARTFORD GREEN"



3 Right Side Elevation 1/4" = 1'-0"



4 Rear Elevation 1/4" = 1'-0"

PROJECT:  
 Incline Creek Estates

ROSEWOOD (A)  
 Siding 1, Color 1

Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS

PROJECT NO:  
 1519  
 ISSUE DATE:  
 July 21, 2016

DRAWING TITLE:

ELEVATIONS  
 1/4" = 1'-0"

DRAWING NO.:

A3.1

Incline Creek Estates – Phase 2  
Material Images

Asphalt Shingle – Shenandoah

Natural Stone – Autumn Gold

Bark Stain  
Spanish Moss

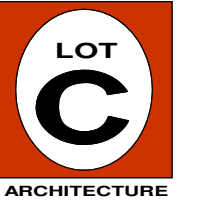
Hartford Green  
Aluminum Window



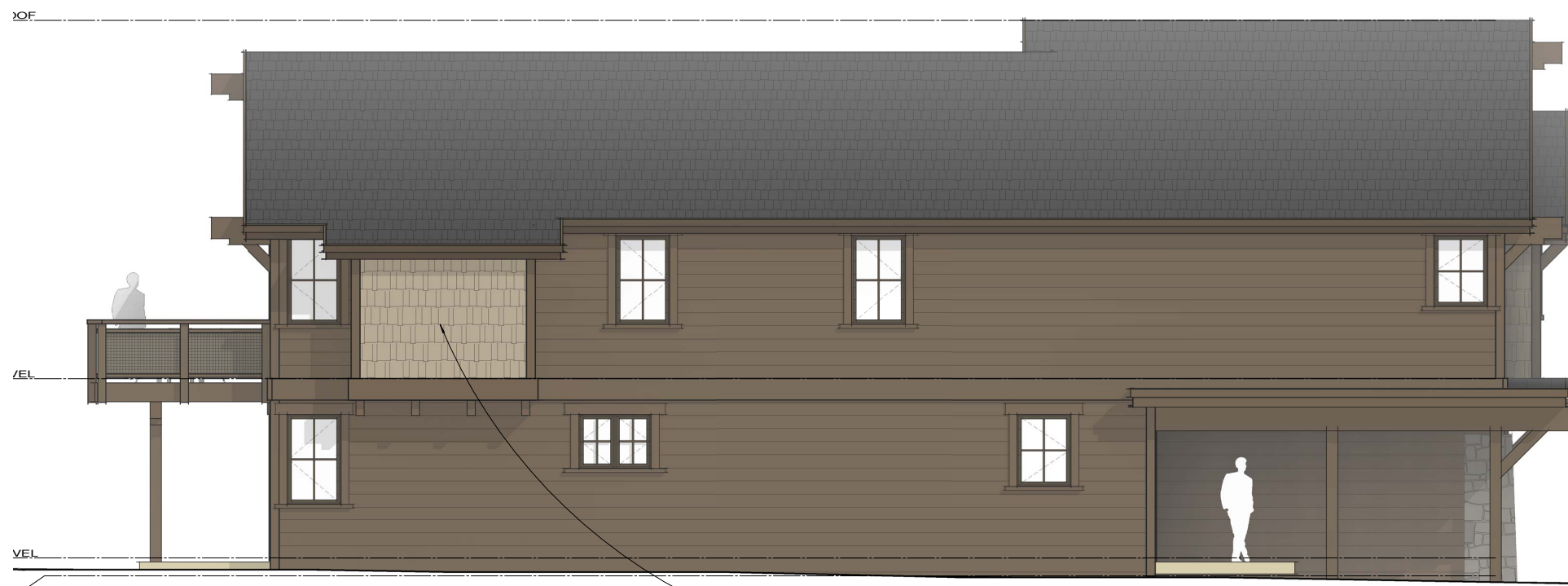
1519\_Rosewood\_S1C12 (materials)

1519\_Manzanita\_S1C12 (Materials)

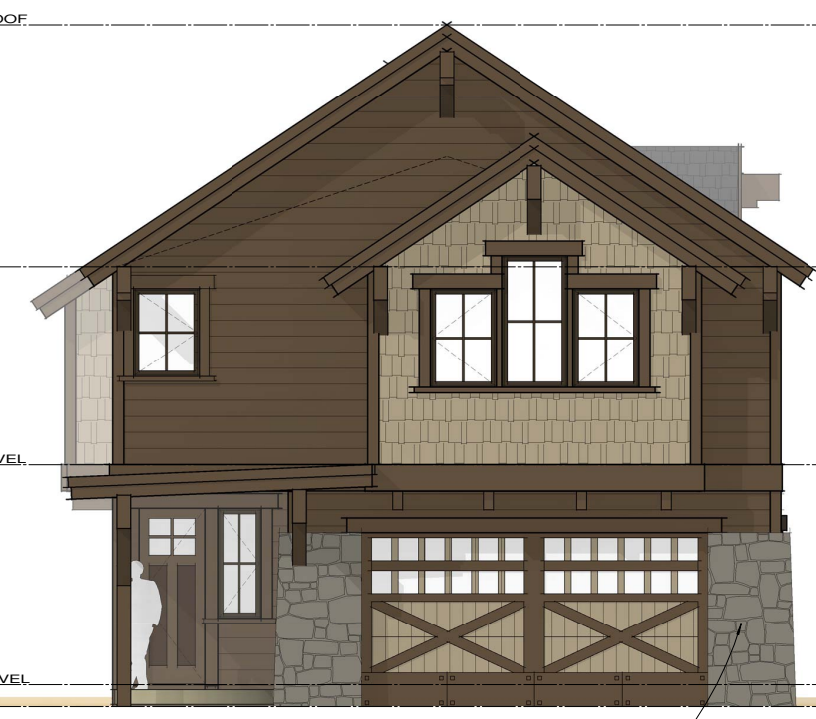




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1 Left Side Elevation 1/4" = 1'-0"



2 Street Elevation 1/4" = 1'-0"

CABOT STAIN on CEDAR - "DUSK" COLOR  
 CABOT STAIN on CEDAR - "MISSION BROWN"  
 NATURAL STONE - "BIGHORN WEATHERED GRANITE"  
 ASPHALT SHINGLE ROOFING - "COUNTRY GRAY"  
 ALUMINIUM CLAD WINDOWS - "TRUFFLE"



3 Right Side Elevation 1/4" = 1'-0"



4 Rear Elevation 1/4" = 1'-0"

PROJECT:  
 Incline Creek Estates

ROSEWOOD (A)  
 Siding 2, Color 2

Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS

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 1519  
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 July 21, 2016

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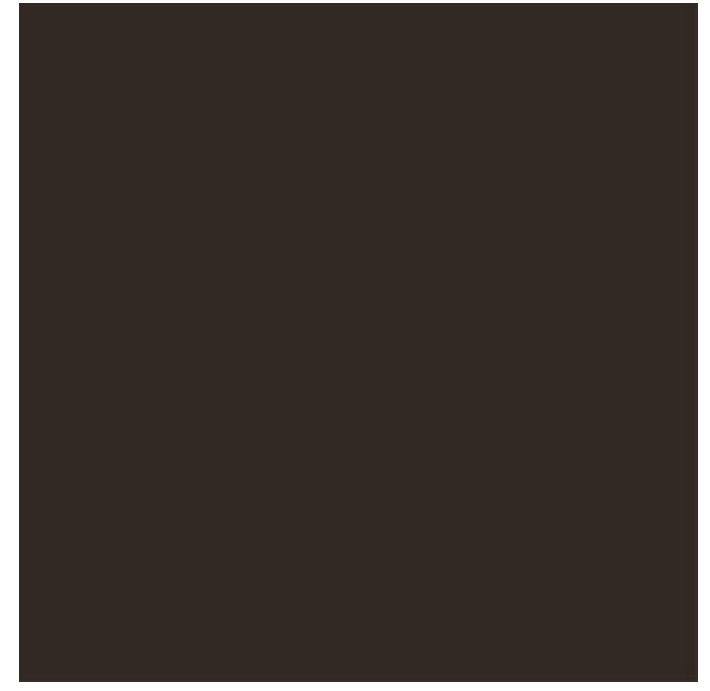
ELEVATIONS  
 1/4" = 1'-0"

DRAWING NO.:

A3.1

Incline Creek Estates – Phase 2  
Material Images

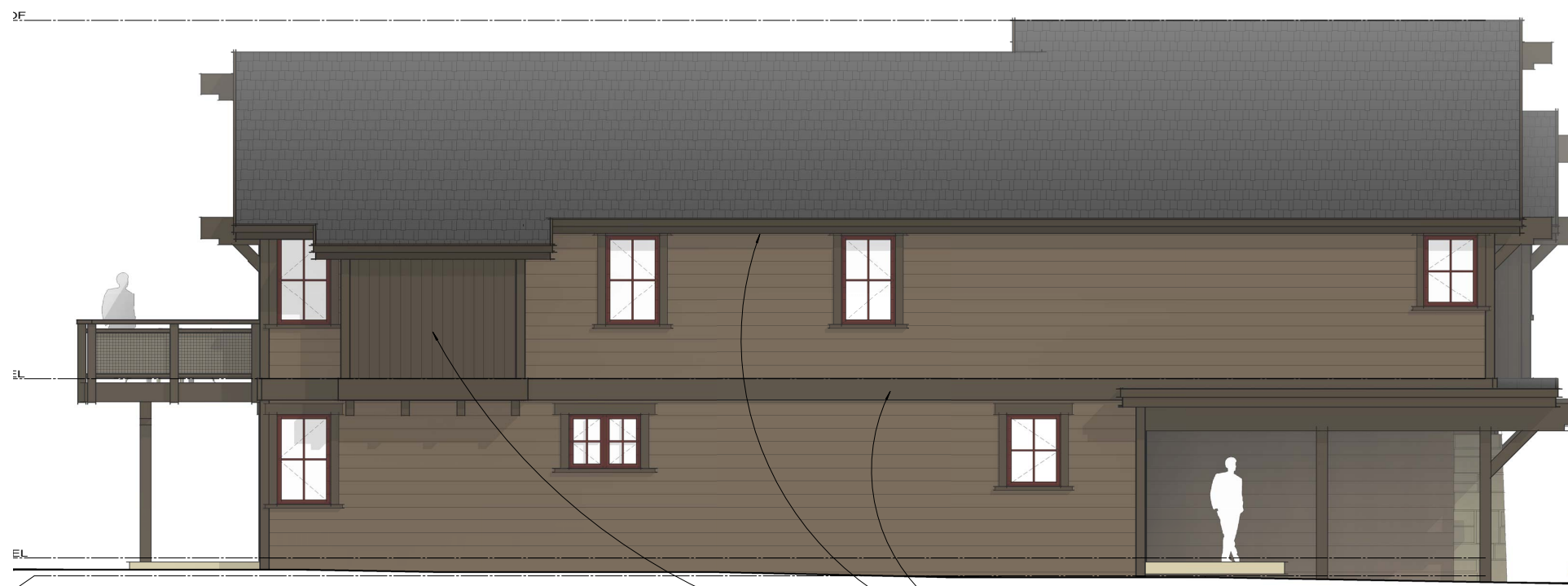
Asphalt Shingle – Country Gray | Natural Stone – Big Horn WG | Mission Brown |  
Dusk Stain | Truffle  
Aluminum Window



1519\_Manzanita\_S2C22 (materials)

1519\_Rosewood\_S2C22 (materials)





1 Left Side Elevation 1/4" = 1'-0"



2 Street Elevation 1/4" = 1'-0"

CABOT STAIN on CEDAR - "BARK" COLOR  
 CABOT STAIN on CEDAR - "CHESTNUT BROWN"  
 NATURAL STONE - "BOUQUET CANYON GRANITE LEDGESTONE"  
 ASPHALT SHINGLE ROOFING - "MOIRE BLACK"  
 ALUMINIUM CLAD WINDOWS - "MERLOT"



3 Right Side Elevation 1/4" = 1'-0"



4 Rear Elevation 1/4" = 1'-0"

PROJECT:  
*Incline Creek Estates*

ROSEWOOD (A)  
*Siding 3, Color 3*

*Incline Village, NV*

REVISIONS:

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1519  
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July 21, 2016

DRAWING TITLE:

ELEVATIONS  
1/4" = 1'-0"

DRAWING NO.:



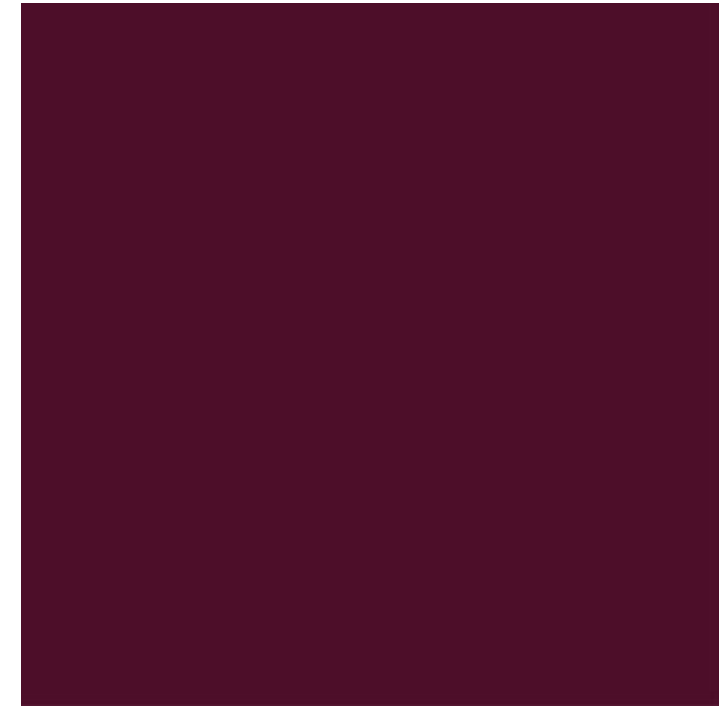
Incline Creek Estates – Phase 2  
Material Images

Asphalt Shingle – Moire Black

Natural Stone – CG LedgeStone

Bark Stain  
Chestnut Brown

Merlot  
Aluminum Window



1519\_Rosewood\_S3C32 (materials)



# Incline Creek Estates – Phase 2 Site Photos





# Incline Creek Estates – Phase 2 Site Photos





# Incline Creek Estates – Phase 2 Site Photos





# Incline Creek Estates – Phase 2 Neighboring properties - Photos





# Incline Creek Estates – Phase 2 Entry Gate, Signage & Lighting Style

PHASE 2 TO MATCH PHASE 1

