

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

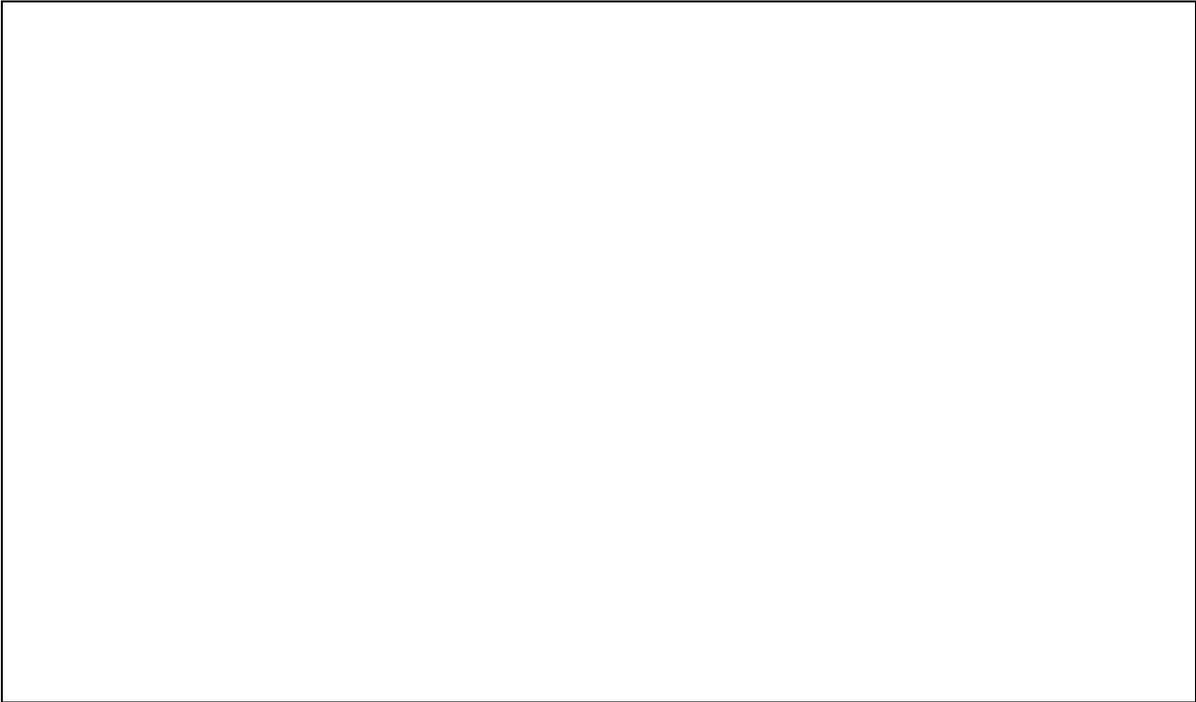
Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

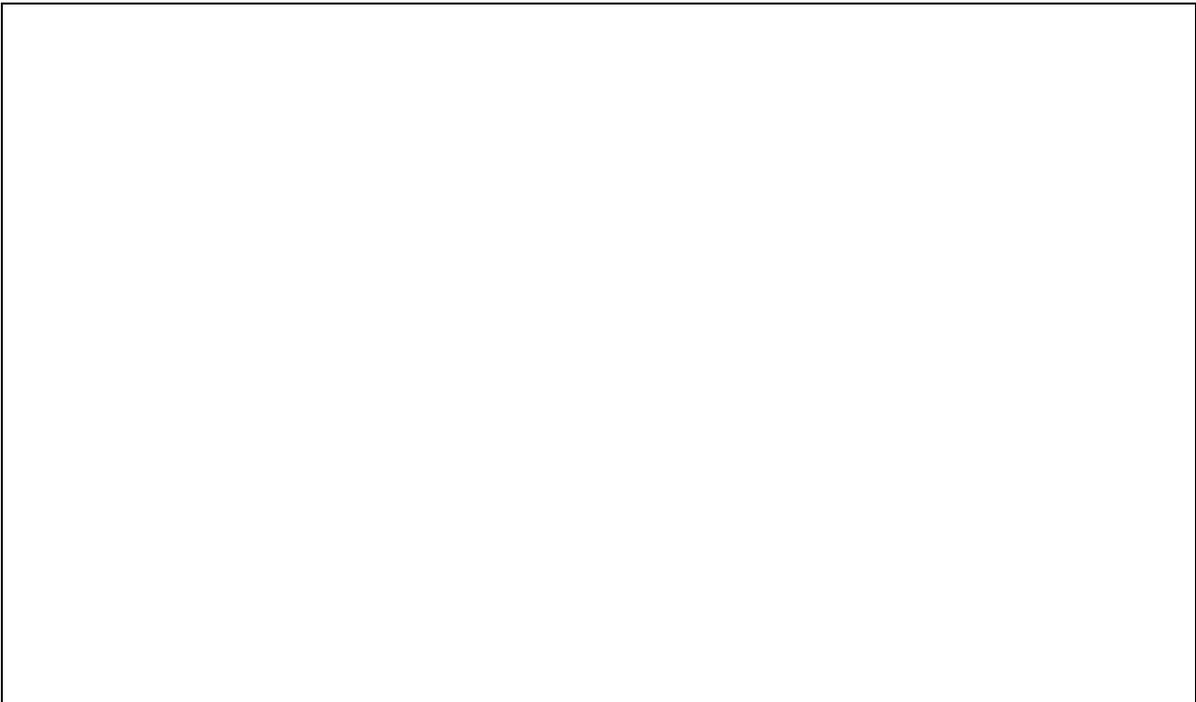
You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?



4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?



5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

8. What is your type of sewer service provided?

Property Owner Affidavit

Applicant Name: Bryon McLendon

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, Bryon McLendon
(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): 131-224-07

Printed Name Bryon McLendon

Signed [Signature]

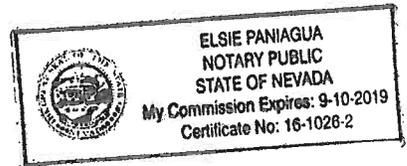
Address 383 2nd Tee Dr.
Incline Village NV 89451

Subscribed and sworn to before me this
14 day of June, 2017

[Signature]
Notary Public in and for said county and state

My commission expires: 9-10-2019

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record 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

Property Owner Affidavit

Applicant Name: Tania McLendon

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, Tania McLendon
(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): 131-224-07

Printed Name Tania McLendon

Signed [Signature]

Address 383 2nd Tee Dr

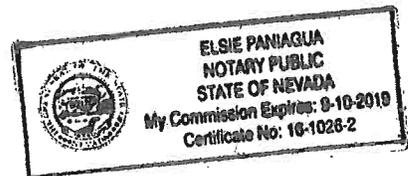
Incline Village NV 8945

Subscribed and sworn to before me this 14 day of June 2017.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 9-10-2019



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- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
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- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 13122407
 AIN:

Balance Good Through:	06/14/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894513:

BRYON & TANIA MCLENDON 2006 TRUST
 930 TAHOE BLVD 802 542
 INCLINE VILLAGE NV 89451

Description:

Situs: 487 EAGLE DR
 INCL

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
13122407	2016	2016104701	1	08/15/2016	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		2	10/03/2016	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		3	01/02/2017	1,993.41	0.00	0.00	1,993.41	0.00
13122407	2016		4	03/06/2017	1,993.40	0.00	0.00	1,993.40	0.00
Current Year Totals					7,973.63	0.00	0.00	7,973.63	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

McLendon
Residence

Preliminary
Not for Construction

487 Eagle Drive
Incline Village
Nevada
89451
APN 131-224-07



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Job Number
706
Issue Date
15 June 2017
Subject
Variance Submittal

Drawing Title
Cover

Drawing Number
a 0.1

M C L E N D O N
R E S I D E N C E

SHEET INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
- A-0.2 MODEL IMAGES
- A-1.1 SITE PLAN
- A-2.1 KEY PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-3.2 EXTERIOR ELEVATIONS



NORTH ELEVATION



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



SOUTH ELEVATION



SOUTH-WEST ELEVATION



WEST ELEVATION

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Drawing Title
Model
Images

Drawing Number

a 0.2

COVERAGE ANALYSIS

LOT SIZE:	= 21,870 SF		BASE ALLOWABLE COVERAGE
AREA	50 FT.	% COVERAGE	
IPES BUILDING SITE	14,520 SF	26 %	= 3,175 SF
STONE + CONTIGUOUS SOIL AS IPES BUILDING SITE	2,186 SF	26 %	= 564 SF
CLASS 1a (STRENGTH ENVIRONMENT ZONE)	1,218 SF	1 %	= 12 SF
CLASS 1a (SLOPE > 30%)	4,934 SF	1 %	= 100 SF
TOTAL	21,870 SF		= 4,456 SF

PROPOSED COVERAGE:

DRIVEWAY (w/ 25% PAVEMENT REDUCTION TO 16)	= 52 SF
BUILDING FOOTPRINT	= 3,414 SF
ENTRY PORCH/BRIDGE	= 171 SF
COVERED DINING	= 134 SF
FIRE PIT DECK	= 114 SF
TOTAL PROPOSED COVERAGE	= 4,456 SF

SLOPE CALCULATION

$\Delta = 21'-0" (6619.00' - 6651.00') = 21'-0"$
 $L = 83'-0"$
 $21/83 = 25\% \text{ SLOPE}$

HEIGHT CALCULATION

SEE SHEET A-3J

NOTES

- 1) SURVEY INFORMATION PROVIDED BY LICENSED LAND SURVEYOR.
 - 2) BUILDING SHALL BE SITED BY A REGISTERED CIVIL ENGINEER. EXACT LOCATION TO BE VERIFIED IN FIELD. NOTIFY DESIGNER/ENGINEER OF ANY CONFLICTS PRIOR TO PROCEEDING WITH WORK.
 - 3) ALL ELEVATIONS ARE BASED ON EXISTING SITE INFORMATION PROVIDED BY A LICENSED LAND SURVEYOR. THE CONTRACTOR SHALL CONFIRM GRADING, SITE DRAINAGE, AND BUILDING FINISH FLOOR ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
 - 4) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE SYSTEMS. A DRAINAGE SHALE SHALL BE PROVIDED AT THE PERIMETER OF BUILDING TO INSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM 2% SLOPE FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. EXCEPTION WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN 2% SLOPE. CBC 18033.5. ALL DRIP LINE TRENCHES SHALL BE CONNECTED TO SUBSURFACE DRAINPIPE AND DRYWELLS. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY DRAINAGE RELATED ISSUES IMMEDIATELY.
 - 5) CONTRACTOR SHALL FIELD VERIFY ROUTING OF ALL PROPOSED UTILITIES AND UTILITY TRENCHES TO AVOID DAMAGE TO ANY TREES OR EXISTING ESTABLISHED VEGETATION. CONTRACTOR SHALL PROVIDE THE REQUIRED FENCING AROUND THE JOINT TRENCH CONNECTION TO THE RESIDENCE.
 - 6) CONTRACTOR SHALL INSTALL ALL UTILITIES PER PLACER COUNTY REQUIREMENTS. VERIFY THE REQUIRED CLEARANCES WITH THE APPROPRIATE SERVING UTILITIES.
 - 7) WATER SUPPLY PIPING SHALL BE PROTECTED FROM FREEZING BY A 36" MINIMUM EARTH COVERING. WATER SUPPLY PIPING SHALL BE PROVIDED WITH AN APPROVED BACK FLOW PREVENTION DEVICE. THE WATER SERVICE SHALL BE INSTALLED 24" BELOW GRADE AT A LOCATION INSIDE THE FOUNDATION PERIMETER, EQUIPPED WITH A "STOP AND DRAIN" VALVE, AND FITTED WITH A HANDLE THAT IS READILY ACCESSIBLE. ALL WATER PIPING SHALL BE GRADED TO DRAIN. WATERLINE SHALL BE INSPECTED BEFORE COVERING. THE PIPE IS PROHIBITED IF MORE THAN 5 FEET INSIDE THE FOUNDATION.
 - 8) CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY UTILITIES AND SERVICES IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. TEMPORARY UTILITIES AND SERVICES SHALL NOT INTERFERE WITH NATURAL SITE FEATURES SUCH AS TREES OR OTHER EXISTING ESTABLISHED VEGETATION. TEMPORARY HOOKUPS MUST BE PROVIDED WITH THEIR OWN MEANS OF SUPPORT.
 - 9) CONTRACTOR SHALL PROTECT ALL EXISTING ESTABLISHED VEGETATION WHETHER INSIDE OR OUTSIDE OF THE CONSTRUCTION ACTIVITY ZONE. CONTRACTOR SHALL HAND-DIG WITHIN THE DRIP LINE OF ALL EXISTING TREES.
 - 10) EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITY ON PROPERTY. STRAW MATS OR EQUAL ARE REQUIRED ON THE DOWNHILL SIDE OF ALL DISTURBED AREAS. AN AGGREGATE BASE FOR THE ENTIRE LENGTH OF THE DRIVEWAY SUCH AS 1-1/2" ROCK SHALL BE IN PLACE. ALL ERODIBLE PILES SHALL BE COVERED WITH TARPS AND HELD DOWN WITH BOLDS. THE INSTALLATION OF THESE MEASURES WILL BE VERIFIED AT SUB-GRADE INSPECTION. PRIOR TO REQUESTING AN OCCUPANCY/FINAL INSPECTION, VERIFY THAT THE FINAL EROSION PROTECTION, SUCH AS PINE NEEDLES, ETC., HAS BEEN INSTALLED.
 - 11) CONTRACTOR SHALL NOT ATTACH ANYTHING TO EXISTING TREES OR ESTABLISHED VEGETATION. CONTRACTOR SHALL PROTECT ALL TREES MARKED TO BE PROTECTED AND SHALL FOLLOW ALL TREE PROTECTION SPECIFICATIONS OUTLINED IN REFERENCED DETAILS.
 - 12) CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS. SURVEY MARKERS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - 13) ALL SITE MATERIAL NOT SUITABLE FOR FILL OR RE-VEGETATION SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - 14) CONTRACTOR SHALL PROVIDE 6 INCH ADDRESS NUMBERS ON RESIDENCE AS SPECIFIED BY OWNER AND DESIGNER/ENGINEER.
 - 15) DRIVEWAY CUT AND FILL SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1 IF EARTH FACED AND 1:1 IF ROCK FACED (HORIZONTAL:VERTICAL). THE TOP OF A CUT SLOPE SHALL HAVE A MINIMUM SEPARATION DISTANCE FROM A SIDE PROPERTY LINE EQUAL TO ONE FIFTH OF THE VERTICAL HEIGHT OF THE CUT WITH A MINIMUM OF 2- FEET AND A MAXIMUM OF 10- FEET. THE TOP OF A FILL SLOPE SHALL HAVE A SEPARATION DISTANCE FROM A PROPERTY SIDE EQUAL TO ONE HALF OF THE VERTICAL HEIGHT OF THE FILL WITH A MINIMUM OF 2- FEET AND A MAXIMUM OF 20- FEET.
 - 16) PORTA-POTTI REQUIRED ON JOB SITE AT TIME OF FIRST INSPECTION.
 - 17) CONSTRUCTION ACTIVITY ZONE FENCING SHALL BE 48 IN MINIMUM HEIGHT AND SHALL BE CONSTRUCTED OF METAL POSTS AND ORANGE CONSTRUCTION FENCING OR METAL MESH FENCING.
 - a. PUMP AND HOLDING TANK SHALL BE INSTALLED IN A LOCATION SUCH AS TO BE REASONABLY ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
 - b. PUMP SYSTEM SHALL MEET TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS AND MANUFACTURERS SPECIFICATIONS.
 - c. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND A TSD INSPECTOR IS REQUIRED PRIOR TO START OF CONSTRUCTION TO DISCUSS PUMP SYSTEM DESIGN.
 - d. A PUMP INT WITH A SEALED LID IS REQUIRED PER TSD DETAIL FIGURE 14.
 - e. IF THE HOLDING TANK IS LOCATED OUTSIDE OF THE BUILDING FOUNDATION IT SHALL NOT BE LOCATED WITHIN 5 FEET OF ANY BUILDING USED AS A DWELLING OR WITHIN 10 FEET OF ANY PROPERTY LINE.
 - 18) SEWER CLEANOUT: A ONE-HAY CLEANOUT IS REQUIRED WITHIN 5 FEET OF WHERE THE LATERAL EXITS THE STRUCTURE FOUNDATION. CLEANOUT BOXES SHALL BE SET TO GRADE. LIDS SHALL HAVE "SEWER" OR EQUIVALENT IMPRINTED ON THE LID. CLEANOUT MUST BE READILY ACCESSIBLE AND MAY NOT BE COVERED BY PERMANENT TILES, ROCK, ECT. ALL SEWER FACILITIES MUST MEET TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS.
- DEFENDABLE SPACE**
- 20) ALL TREE REMOVAL SHALL BE REVIEWED AND APPROVED BY MARTIS CAMP ARCHITECTURAL REVIEW ON A CASE BY CASE BASIS.
 - 21) ALL BRANCH LIMBING SHALL BE REVIEWED AND APPROVED BY MARTIS CAMP ARCHITECTURAL REVIEW ON A CASE BY CASE BASIS.
 - 22) ALL TREES LESS THAN 6 INCHES IN DIAMETER WITHIN 30 FEET OF THE STRUCTURE SHALL BE REMOVED AND THAT ANY OTHER BRUSH AND FLAMMABLE MATERIALS WITHIN 30 FEET OF THE STRUCTURE SHALL BE DRAGGERS THINNED OR REMOVED SO AS TO PREVENT THE CONVEYANCE OF FIRE TO OR FROM THE STRUCTURE, PER CALIFORNIA PUBLIC RESOURCE CODE 4291.
 - 23) A DEFENDABLE SPACE "FINAL" WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE.
 - 24) LIMB ALL BRANCHES TO PROVIDE A 10'-0" MINIMUM CLEARANCE BETWEEN FOLIAGE AND STRUCTURE.



walton
architecture + engineering inc.
 740 north lake blvd
 tahoe city ca 96145
 p 530.583.3690
 f 530.583.4690

McLendon Residence

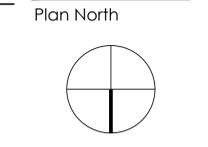
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Job Number
 706
 Issue Date
 15 June 2017
 Subject
 Variance Submittal



Drawing Title
 Site Plan

Scale: 3/32" = 1'-0"
 Drawing Number

a1.1

SQUARE FOOTAGE ANALYSIS

CONDITIONED SQUARE FOOTAGE	
LOWER LEVEL (GYM + 4105SF)	= 1534 SF
MIDDLE LEVEL	= 2479 SF
UPPER LEVEL	= 2849 SF
TOTAL	= 6862 SF

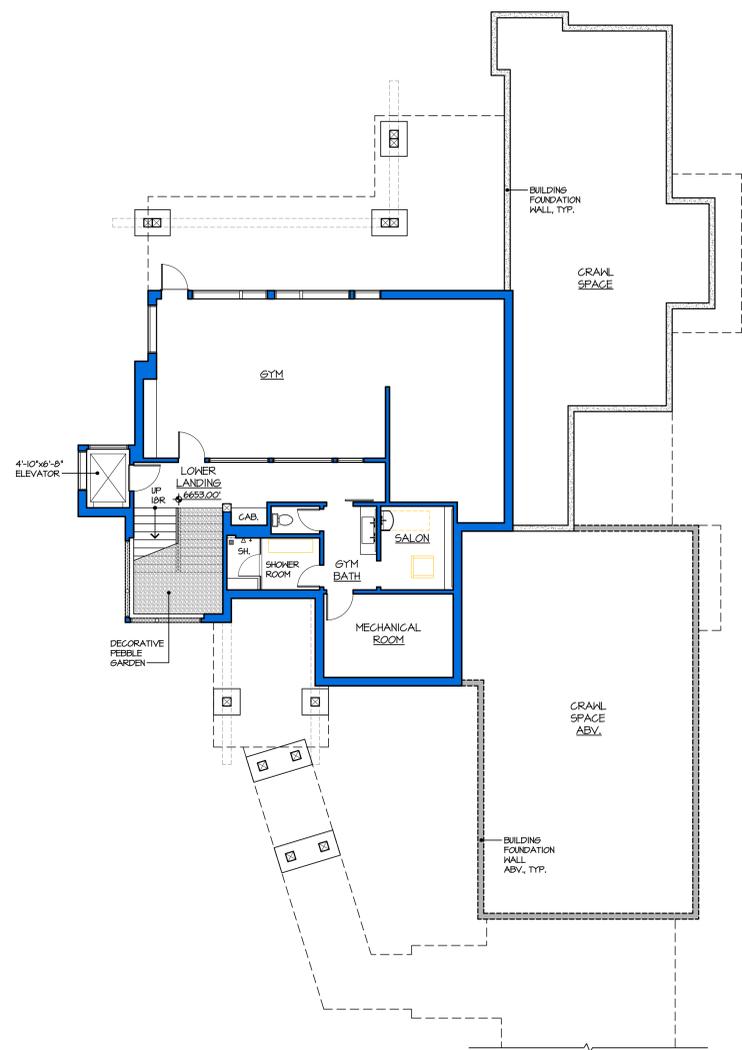
UNCONDITIONED SQUARE FOOTAGE:	
MECHANICAL ROOM	= 174 SF
GARAGE	= 1862 SF
TOTAL	= 1936 SF



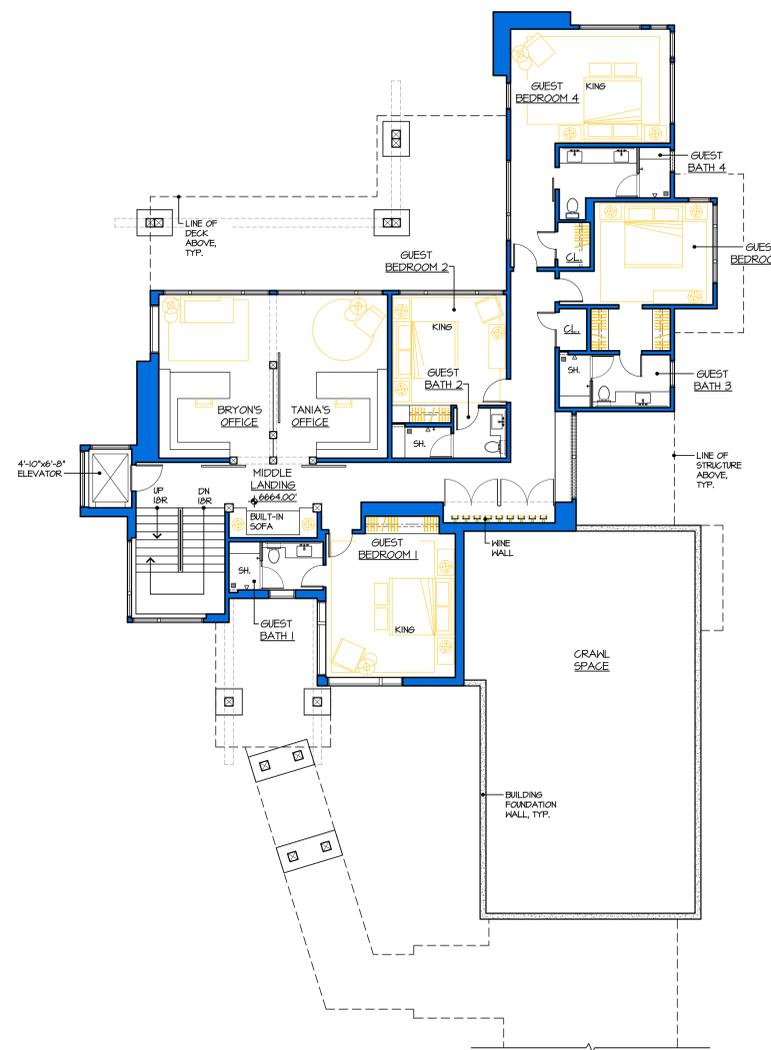
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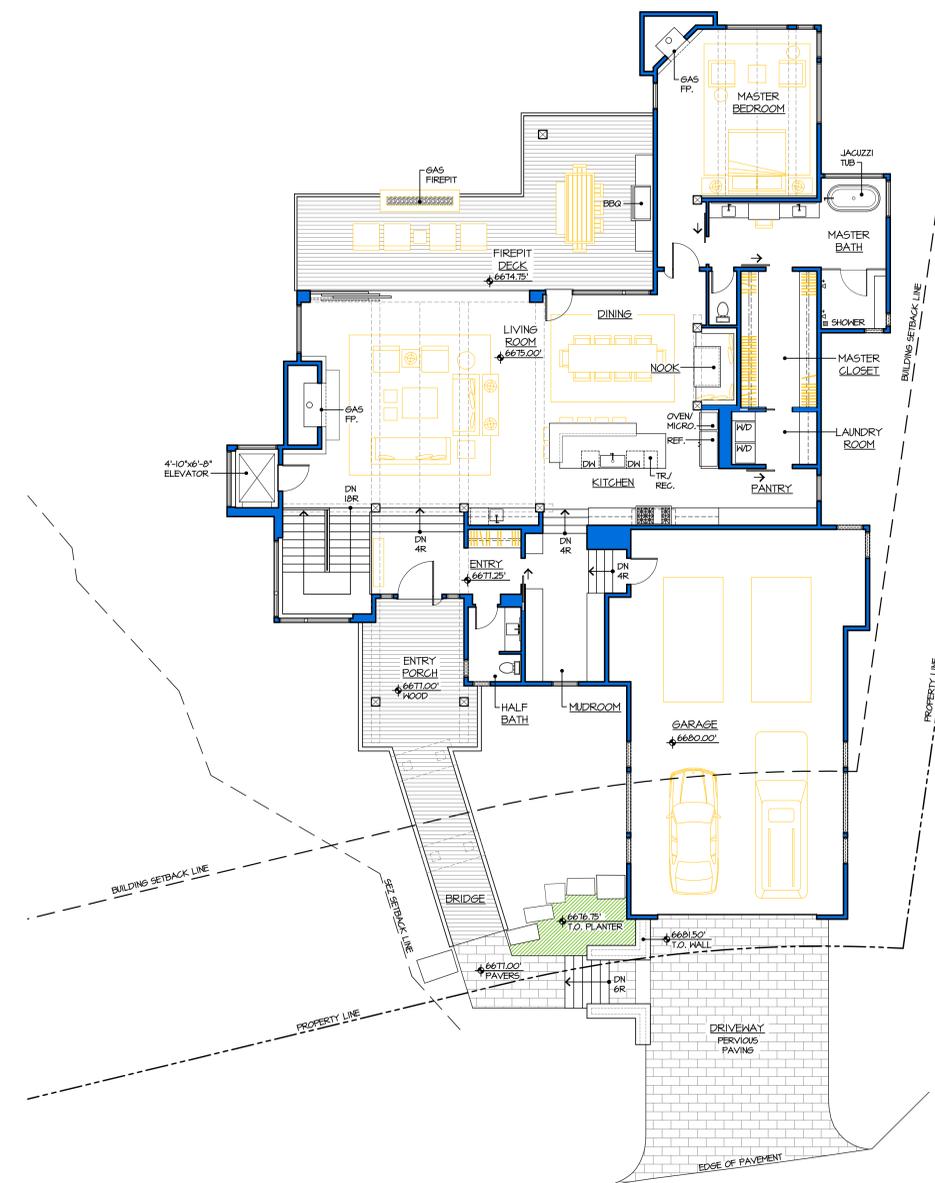
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1 LOWER LEVEL FLOOR PLAN



2 MIDDLE LEVEL FLOOR PLAN



3 UPPER LEVEL FLOOR PLAN

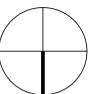
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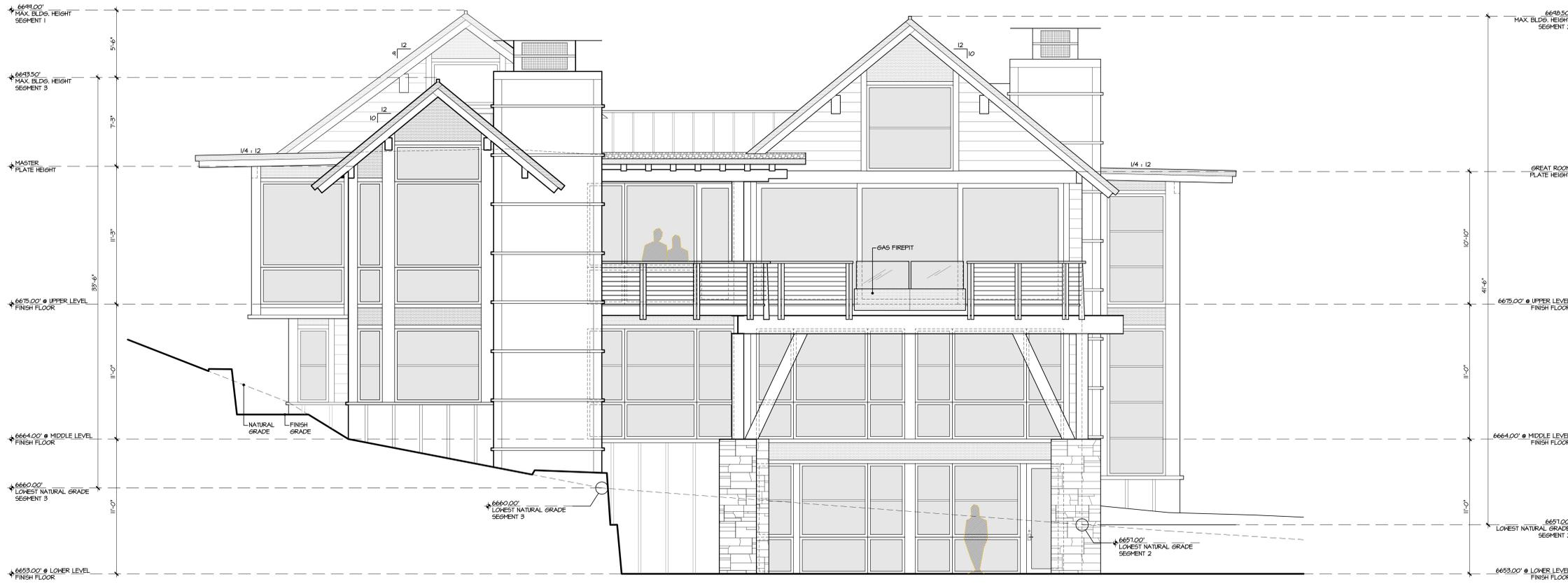
Plan North



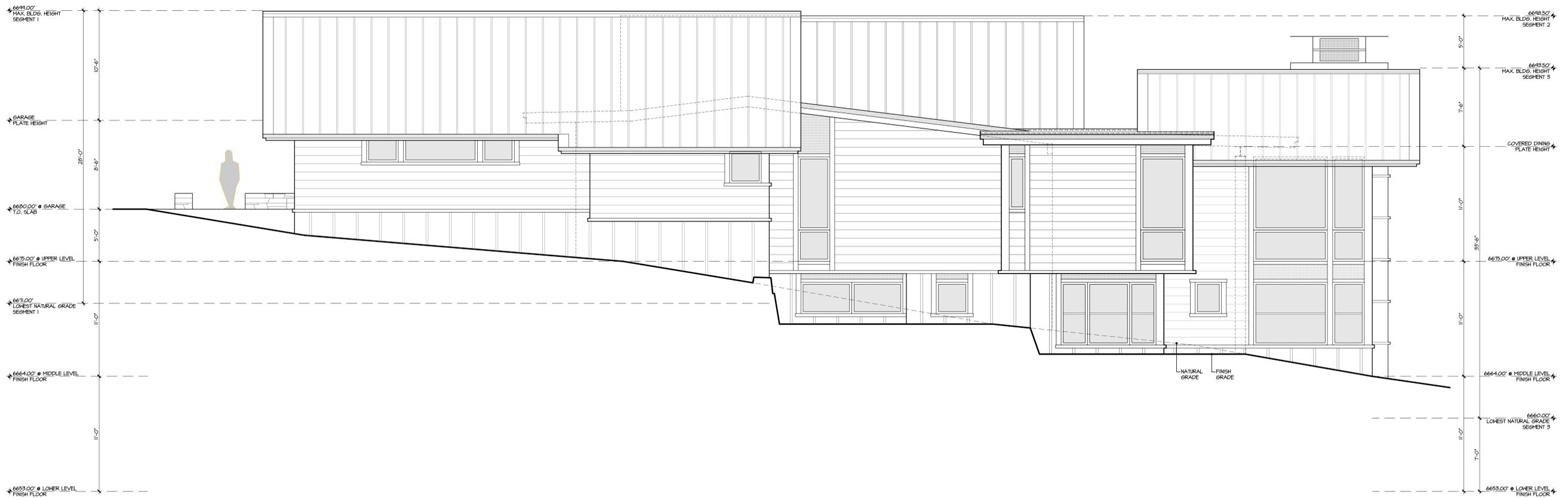
Drawing Title
 Key Plan

Drawing Number

a 2.1



1 NORTH ELEVATION



1 EAST ELEVATION

HEIGHT CALCULATION

TRPA CODE OF ORDINANCES CHAPTER 31.4.2
 MAXIMUM HEIGHT FOR BUILDINGS ON SLOPES

PERCENT SLOPE RETAINED ACROSS BUILDING SITE = 25%
 SEE SHEET A-11

SEGMENT 1 (GARAGE)
 ROOF PITCH: 4:12
 LOWEST NATURAL GRADE @ BLDG. FOUNDATION = 6671.00'
 MAXIMUM BUILDING HEIGHT @ RIDGE = 6649.00'
 PROPOSED BUILDING HEIGHT = 28'-0"
 ALLOWABLE BUILDING HEIGHT = 28'-0"

SEGMENT 2 (LIVING ROOM)
 ROOF PITCH: 10:12
 LOWEST NATURAL GRADE @ BLDG. FOUNDATION = 6651.00'
 MAXIMUM BUILDING HEIGHT @ RIDGE = 6643.50'
 PROPOSED BUILDING HEIGHT = 41'-6"
 ALLOWABLE BUILDING HEIGHT = 42'-0"

SEGMENT 3 (MASTER BEDROOM)
 ROOF PITCH: 10:12
 LOWEST NATURAL GRADE @ BLDG. FOUNDATION = 6660.00'
 MAXIMUM BUILDING HEIGHT @ RIDGE = 6643.50'
 PROPOSED BUILDING HEIGHT = 33'-6"
 ALLOWABLE BUILDING HEIGHT = 42'-0"

EXTERIOR FINISH LEGEND

FLASHING: PAINTED METAL
 COLOR: BLACK

ROOFS (1/4:12 - 10:12): ASPHALT COMPOSITION SHINGLE
 COLOR: BLACK

ROOFS (12:12): DOUBLE-LOCK STANDING SEAM PAINTED METAL
 COLOR: BLACK

ROOFS (1/4:12): TORCH-DOWN WITH DECORATIVE PEBBLE BALLAST
 COLOR: BLACK

WOOD SIDING: BARNWOOD, 1x10, SHIPLAP
 COLOR: BROWN

WOOD SIDING ACCENT: BARNWOOD, 1x4, TONGUE AND GROOVE
 COLOR: BROWN

METAL SIDING + ACCENTS: HOT ROLLED STEEL
 FINISH: CLEAR

TRIM: BARNWOOD, SIZE AS NOTED
 COLOR: BROWN

WINDOWS: ALUMINUM GLAD EXTERIOR, WOOD INTERIOR
 COLOR: BLACK

EXPOSED STRUCTURAL STEEL: CLEAR FINISH

CHIMNEY CAP: PAINTED METAL W/ MESH INFILL
 COLOR: BLACK

SOFFITS: DOUGLAS FIR GRADE D, RESAWN, 1x4 TONGUE AND GROOVE
 STAIN: GINGER

STONE VENEER: LEDGESTONE



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Drawing Title
 Exterior Elevations

Scale: 1/4" = 1'-0"
 Drawing Number

a 3.1

HEIGHT CALCULATION

SEE SHEET A-31

EXTERIOR FINISH LEGEND

SEE SHEET A-31



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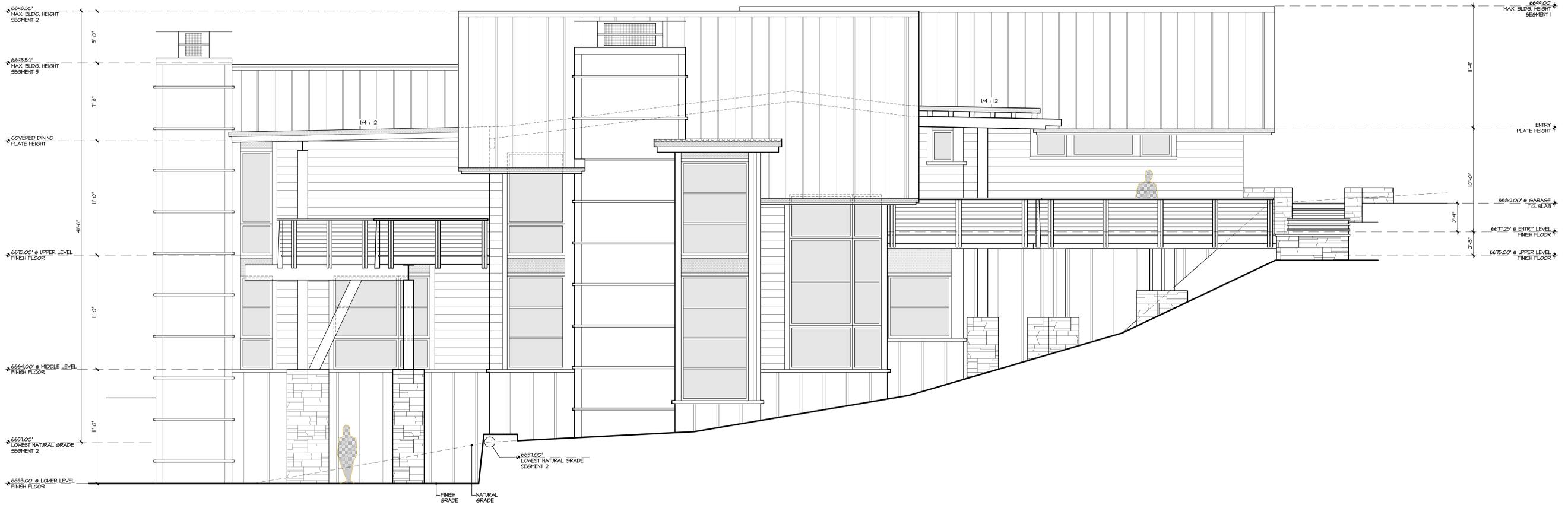
Drawing Title
Exterior Elevations

Scale: 1/4" = 1'-0"
Drawing Number

a 3.2



1 SOUTH ELEVATION



1 WEST ELEVATION



473 ALPINE VIEW DRIVE



517 ALPINE VIEW DRIVE

McLENDON RESIDENCE | APN 131-224-07



531 ALPINE VIEW DRIVE



CROSS BOW COURT

McLENDON RESIDENCE | APN 131-224-07



521 EAGLE DRIVE



577 EAGLE DRIVE

McLENDON RESIDENCE | APN 131-224-07



599 EAGLE DRIVE



DRIVER WAY

McLENDON RESIDENCE | APN 131-224-07



637 EAGLE DRIVE



637 EAGLE DRIVE

McLENDON RESIDENCE | APN 131-224-07