Community Services Department Planning and Building DETATCHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW APPLICATION



Community Services Department Planning and Building 1001 E. Ninth St., Bldg. A Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	s	Staff Assigned Case No.:		
Project Name: Geden/Teel Residence				
Project Demolish the existing 77 year old non-historically significant Single Family Residence with a single carp updated, code compliant Single Family Residence with a two car garage. As is typical for older structure has poor insulation, uneven floors, and substandard utilities (wiring, piping, heating, etc.) the proposed development project will generate less than 80 weekday peak hour trips.				
Project Address: 315 Tuscarora	Road, Incline Village,	Nevada 89451		
Project Area (acres or square fee	et):			
Project Location (with point of re	ference to major cross	streets AND area locator):		
Beowawie Road	l and Tusc	arora an Highw	ay 28	
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:	
123-155-08	16,134 sf			
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applica	ation:	
Applicant Information (attach additional sheets if necessary)			sary)	
Property Owner:		Professional Consultant:		
Name: Bradley Geden & Michell	e Teel	Name: Smith Design Group		
Address: 14270 Via Los Tulares		Address: 120 Country Club Dr No.17		
Carmel Valley, California Zip: 93924		Incline Village, Nevada	Zip: 89451	
Phone: 408-416-1439 Fax:		Phone: 775-831-7158 Fax:		
Email: bradley.geden@synopsys.com		Email: peggy@smithdesigngroup.com		
Cell: Other:		Cell: Other:		
Contact Person: Bradley Geden		Contact Person: Dale Smith		
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):		

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

2,261 SF dwelling with 423 SF attached garage

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

Not Applicable

3.	How are you planning to integrate the main dwelling and secondary dwelling to provide architectura
	compatibility of the two structures?

Per WCC 110.220.60(b), we are requesting the dwelling encroach into the 20' front yard set back. See below for full description.

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

2 covered (garage), 2 in the driveway

6.	What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of	of
	existing vegetation, etc.) your project may have on adjacent properties?	

The relocated driveway will no longer encroach on the neighboring parcel, will provide safer ingress/egress to the property, and facilitate snow removal

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

☐ Yes ☐ No If yes, please list the HOA name.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

☐ Yes ☐ No If yes, please attach a copy.

9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

☐ Yes ☐ No If yes, please provide information on the secondary unit.

10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	IVGID	N/A
Electrical Service	NV Energy	N/A
Solid Waste Disposal Service	Waste Management	N/A
Water Service	IVGID	N/A

Full description: The proposed residence would be 15' from the property line with an 11' wide covered porch encroaching an additional 4'-8", which would reduce the front setback to 10'-4".

HOLLOW METAL

AND AIR CONDITIONING HOT WATER INSIDE DIAMETER

HORIZONTAL

Hour

HVAC

WATER HEATER

WALKIN CLOSET

WATERPROOF WATER RESISTANT

ABBREVIATIONS

PROJECT CONTACTS

OWNER
BRADLEY GEDEN AND MICHELLE TEEL DRADLEY GEDEN AND MICHELLE TEEL 15270 VIA LCS TULLARES CARMEL VALLEY, CALIFORNIA 93924 TEL 408.416.1439 CONTACT BRADLEY GEDEN OR MICHELLE TEEL

ARCHITECT/PRINCIPAL DESIGN PROFESSIONAL

SMITH DESIGN GROUP 120 COUNTRY CLUB DRIVE, NO.17 INCLINE VILLAGE, NEVADA 89451 TEL 775.831.7158 FAX 775.831.7161 CONTACT DALE E. SMITH, AIA CIVIL/STRUCTURAL ENGINEER

OWNER NAME MAILING ADDRESS CITY, STATE ZIP
TEL XXX.XXX.XXXX
FAX XXX.XXX.XXXX
CONTACT XXX

PROJECT DESCRIPTION

DEMOLISH THE ENSTING 77-YEAROLD, NON-HISTORCALLY SIGNIFICANT, SINGLE PANILY RESULDING WITH A DIRECT COMPLIANT SINGLE FAMILY RESULDING WITH A DIRECT COMPLIANT SINGLE FAMILY RESULDING WITH A TWO CAR GARAGE. AS ISTYPICAL FOR OLDER STRUCTURES, THE CURRENT RESULDING POOR INSULATION, UNEVEN FLOORS, AND SUBSTANDARD UTILITIES (WIRING, PIFING

DISTRIBUTION JOURNAL

00/00/00	ISSUED FOR	DESCRIPTION
09/22/23	OWNER	REVIEW
10/08/23	WCBD	ADMINISTRATIVE PERMIT REVIEW
XX/XX/XX	TRPA	REVIEW
xx/xx/xx	WCBD	PLAN CHECK

BU

BUILDING AREA CALCULATIONS	DESIGN CRIT	
IEW CONSTRUCTION BUILDING AREA LIVING AREA		OCCUPANCY GROUPS TYPE OF CONSTRUCTION
BASEMENT	354 SF	LOCATION ON PROPERTY
LOWER LEVEL	788 SF	North
UPPER LEVEL	939 SF	South
TOTAL LIVING AREA	2,081 SF	EAST WEST
GARAGE	371 SF	SEISMIC DESIGN CATEGO
STORAGE	0 SF	BUILDING AREA
COVERED DECK/STAIRS	0 SF	R-3 OCCUPANCY GRO
UNCOVERED DECK/STAIRS	0 SF	BASEMENT LEVEL
BUILDING AREA CALCULATED AS PER IBC CHAPTER 5		LOWER LEVEL

UNCOVERED DECK/STAIRS *BUILDING AREA CALCULATED AS PER IBC CHAPTER 5			
GRAPHIC SYMBOLS			
000000.X	PROJECT KEYNOTE KEYNOTE MARK PER SPECIFICATIONS SECT		
1>	REFERENCE NOTE SYMBOL - REFERENCE NOTE		
1	DOOR SYMBOL - DOOR MARK (SEE DOOR SCHEDULE)		
(x-)	WINDOW SYMBOL - WINDOW MARK (SEE WINDOW SCHEDULE)		
1-	WALL TYPE - WALL MARK (SEE WALL TYPES)		
1)	COLUMN LINE OR GRID LINE MARK		
Φ	MATCH LINE		
-	WORK POINT, CONTROL POINT OR DATUM POINT		
~	DETAIL SYMBOL		
(°)	DETAIL IDENTIFICATION - SHEET WHERE DETAIL IS LOCATED		
1	REVISION SYMBOL		
(m)	REVISION MARK REVISION CLOUD		
	BUILDING/ WALL SECTION SYMBOL		
(AQQ)	SECTION IDENTIFICATION		
	SHEET WHERE SECTION IS LOCATED		
\triangle –	INTERIOR ELEVATION SYMBOL		
(AOO DX	ELEVATION IDENTIFICATION		

SHEET WHERE ELEVATION IS LOCATED

NORTH ARROW

TRUE NORTH

SHEET INDEX

COVER SHEET - ABBREVIATIONS, PROJECT CONTACTS, PROJECT DESCRIPTION, DISTRIBUTION JOURNAL, BUILDING AREA CALCULATIONS, GRAPHIC SYMBOLS, SHEET INDEX, DESIGN CRITERIA, VICINITY MAP AND GENERAL REQUIREMENTS

SITE PLAN - EXISTING / DEMOLITION

CROSS SECTION AT EXISTING STREET

LOWER AND MIDDLE LEVEL - DIMENSION PLAN

UPPER LEVEL - DIMENSION PLAN AND ROOF PLAN EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

DESIGN CRITERIA

	WEST	108'
	SEISMIC DESIGN CATEGORY	D
	BUILDING AREA	
	R-3 OCCUPANCY GROUP	
	BASEMENT LEVEL	354 SF
	LOWER LEVEL	788 SF
	UPPER LEVEL	939 SF
	TOTAL	2,081 SF
-	U OCCUPANCY	
	PRIVATE GARAGE	371 SF
	FIRE SPRINKLERS	YES
	FIRE ALARM SYSTEM	YES
	NUMBER OF STORIES AND HEIGHT	3 STORIES AND X'-X"
	OCCUPANT LOAD	XXX
	LAND USE ZONE	TA_CB
	WIND LOAD	XX MPH w/Exposure C
	Snow Load, Ground	XXX PSF
	SPECIAL INSPECTION PROGRAM	SEE STRUCTURAL
	BUILDING CODES - WASHOE O	COUNTY
	CONSTRUCTION SHALL COMPLY WITHTHE	FOLLOWING CODES AS
	ADOPTED BY WASHOE COUNTY TOGETHER	WITH THE SUPPLEMENTS.
	LISTED CHANGES, ADDITIONS AND DELETIO	ONS AS NOTED IN WASHOE
	COUNTY BUILDING CODE, CHAPTER 100:	
	2018 INTERNATIONAL BUILDING CODE	
	2018 INTERNATIONAL RESIDENTIAL CODE	
	2018 INTERNATIONAL EXISTING BUILDING	
	2018 INTERNATIONAL ENERGY CONSERVA	TION CODE
	2018 UNIFORM PLUMBING CODE	
	2018 UNIFORM MECHANICAL CODE	
	2018 INTERNATIONAL MECHANICAL CODE	
	2018 INTERNATIONAL FUEL GAS CODE	
	2018 INTERNATIONAL WILDLAND-URBAN IN	
	2018 INTERNATIONAL SWIMMING POCL AN	
	2018 INTERNATIONAL FIRE PROTECTION A	SSOCIATION 54 AND 58
	2017 NATIONAL ELECTRICAL CODE	
	2018 Northern Nevada Amendments B	
	CHAPTER OF THE INTERNATIONAL COL	DE COUNCIL
	AND	
	CODE OF ORDINANCES, TAHOE REGIONAL	PLANNING AGENCY
	WASHOE COUNTY DEVELOPMENT CODE	
	2018 INTERNATIONAL FIRE CODE AND 201	
	WILDLAND-URBAN INTERFACE CODE, ADOF	TED BY RESOLUTION, NORTH
	LAKE TAHOE FIRE PROTECTION DISTRICT	

DEFERRED SUBMITTALS

SUBMISSION AND REVIEW BY WASHOE COUNTY BUILDING DEPARTMENT HAS BEEN DEFERRED ON THE FOLLOWING RI

2. SHOP FABRICATED WOOD TRUSSES

THE CONTRACTOR WILL NOT INITIATE THESE PORTIONS OF THE WORK

UNTIL THE AUTHORITY HAVING JURISDICTION HAS APPROVED THE DESIGN AND SUBMITTAL DOCUMENTS FOR THE WORK.

1. AUTOMATIC SPRINKLER SYSTEM

GENERAL REQUIREMENTS A. BY MAKING A BID, BIDDER REPRESENTS THAT BIDDER HAS READ AND

SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE UNDERSTANDS THE BIDDING DOCUMENTS; HAS VISITED THE SITE, BECOME EQUIPMENT AND FIXTURE INSTALLATION. EXAMINE WALLS, FLOORS, AND FAMILIAR WITH LOCAL CONDIT ONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HAS CORRELATED PERSONAL OBSERVATIONS WITH THE REQUIREMENTS OF THE PROPOSED CONTRACT DOCUMENTS; AND THAT THE BID IS MADE IN ACCORDANCE WITH THE BIDDING DOCUMENTS AND BASED UPON THE MATERIALS, EQUIPMENT AND SYSTEMS REQUIRED BY THE BIDDING DOCUMENTS WITHOUT EXCEPTION.

- B. SHOULD A BIDDER FIND DISCREPANCIES. AMBIGUTIES, INCONSISTENCES, ERRORS OR OMSSIONS IN THE DRAWINGS OR OTHER BIDDING DOCUMENTS, OR BE IN DOUBT AS TO THEIR MEANING, BIDDER SHOULD AT ONCE NOTIFY THE ARCHITECT. FAILURE OF THE BIDDER TO SHOULD AT ONCE MOSTREPANCIES, AMBIGUTIES, OR OMISSIONS OF THE ARCHITECT. FAILURE OF THE BIDDER TO SHOULD BE STORT OF THE ARCHITECT. FAILURE OF THIS DIDER TO THE STORT OF THE ARCHITECT. SHOULD NOT SHOULD BE STORT OF THE ARCHITECT. BIDDER FROM PERFORMING THE NECESSARY WORL
- C. COORDINATE CONSTRUCTION OPERATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK, COORDINATE CONSTRUCTION OPERATIONS THAT DEPEND ON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION
- D. BEMITS. LENASS. AND CERTIFICATES: FOR OWNER'S RECORDS, SUBMET COMES OF PERMITA. LICHORS. CARET PECANONS. ROBERTON. REPORTS, RELEASS, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PARMENTS, JUDIOMENTS, CORRESPONDENCE, RECORDS, AND SIMILAR DOCUMENTS. ESTABLISHED FOR COMPLIANCE WITH STANDARDS AND REGULATIONS BEARMAGO BY REFORMANCE OF THE WORK.
- E. INSTALLER/FABRICATOR QUALIFICATIONS: A FIRM OR INDIVIDUAL EXPERIENCED IN INSTALLING, ERECTING, APPLICATION, ASSEMBLING, OR POLOCING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT, WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH A RECORD OF SUCCESSEUL IN-SERVICE PERFORMANCE AND HAVING COMPLIED WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- APPLICABILTY OF STANDARDS: UNLESS THE CONTRACT F. DICTILLABILITY UF. SIANUARUS, UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION NDUISTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF SOUND OR CO-PED DIRECTLY INTO THE CONTRACT DOCUMENTS TO THE CENTRACT MORE APPLICABLE OF THE CONTRACT DOCUMENTS OF THE CONTRACT DOCUMENTS OF THE PREVIOUS APPLICABLE OF THE CONTRACT DOCUMENTS OF THE PREVIOUS OF THE PROVIDE OF T
- G. <u>CONFLICTING REQUIREMENTS</u>: IF COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLYWITH THE MOST STRINGENT REQUIREMENT. REFER DUREMENTS THAT ARE DIFFERENT. BUT APPARENTLY EQUAL, TO ARCHITECT FOR A DECISION BEFORE
- H. DELIVER, STORE, AND HANDLE PRODUCTS USING NEARS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- I. PROVIDE PRODUCTS THAT COMPLY WITH THE CONTRACT DOCUMENTS, THAT ARE UNDAMAGED, AND UNLESS OTHERWISE INCLATED, THAT ARE NEW AT TIME OF INSTALLATION. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTE
- CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. VERIFI COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH EXISTING FINISHES OR PRIMERS. EXAMINE ROUGHINGIN FOR MECHANICAL AND ELECTRICAL

A CONTEMPORARY

HIDEAWAY FOR

ROOFS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH THE WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS

- TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY, RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT, WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT TO OTHER CONSTRUCTION, VERRIP DIMPSISONS OF OTHER CONSTRUCTION SHELP DIMPSISONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION.
- REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS: IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF T CONTRACT DOCUMENTS, SUBMIT A PEQUEST FOR INFORMATION TO ARCHITECT, INCLUDE A DETAILED DESCRIPTION OF PROBLEM CONTRACT DOCUMENTS.
- LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY. N CORRECT ALIGNMENT AND ELEVATION, AS INDICATED. MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTA.. WORK LEVEL, WHERE SPACE IS
- O. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.
- CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK S SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
- PROVIDE ANCHORS AND FASTENERS AS REQUIRED TO ANCHOR EACH COMPONENTS AND FAST INTUMES AS REQUIRED TO ANCHOR EAC.

 COMPONENTS SECURELY IN PLACE, ACCURATELY LOCATED AND ALIGNED

 WITH OTHER PORTIONS OF THE WORK. WHERE MOUNTING HEIGHTS ARE

 WOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY OWNER

 ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND

 CONTRACTION.
- MAKE JOINTS OF UNIFORM WIDTH, WHERE JOINT LOCATIONS IN POSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM
- S. CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. COORDINATE PROGRESS CLEANING FOR JOINT-USE AREAS WHERE MORE THAN ONE INSTALLER HAS WORKED. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY. MAINTAIN PROJECT SITE FREE OF WASTE MATERIALS AND DEERIS.
- T. KOD INSTALLED WORK CLEAN CELAN INSTALLED SUPFACES
 ACCORDING TO WHITE THE INSTALLED SUPFACE AND ACCORDING TO WHITE THE INSTALLED SUBHO ONLY CLEANING MITERIALS
 FABRICATION OF PHODUCT INSTALLED, USING ONLY CLEANING MITERIALS
 SPECIFICALLY RECOMMENDED. IS FECIFIC CLEANING MATERIALS THAT ARE NOT HAZARDOUST ON RECOMMENDED, USE CLEANING MATERIALS THAT ARE NOT HAZARDOUST HEALTH OF REPORTERY AND THAT WILL NOT DAMAGE EXPOSED SUPFACES.
- J. ACCEPTANCE OF CONDITIONS; EXAMINE SUBSTRATES, AREAS, AND U. LIMITING EXPOSURES; SUPERVISE CONSTRUCTION OPERATIONS TO ASSURE THAT NO PART OF THE CONSTRUCTION, COMPLETED OR IN PROGRESS, IS SUBJECT TO HARMFUL, DANGEROUS, DAMAGING, OR OTHERWISE DELETERIOUS EXPOSURE DURING THE CONSTRUCTION PERIOD





TEL 775 831 7158

www.smithdesigngroup.com

PRELIMINARY

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MICHI 3151 YSTAL YOE CC ΩZ

REVISIONS

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09 OCT. 2023 WASHOE COUNTY CHECKED BY: SCALE: 12" = 1'-0" PROJECT No.: 2210.00

SHEET CONTENTS

COVER SHEET- ABBREVIATIONS PROJECT CONTACTS, PROJECT DESCRIPTION, DISTRIBUTION JOURNAL, BILLIDING AREA CALCULATIONS, GRAPHIC SYMBOLS, SHEET INDEX, DESIG CRITERIA, VICINITY MAP AND

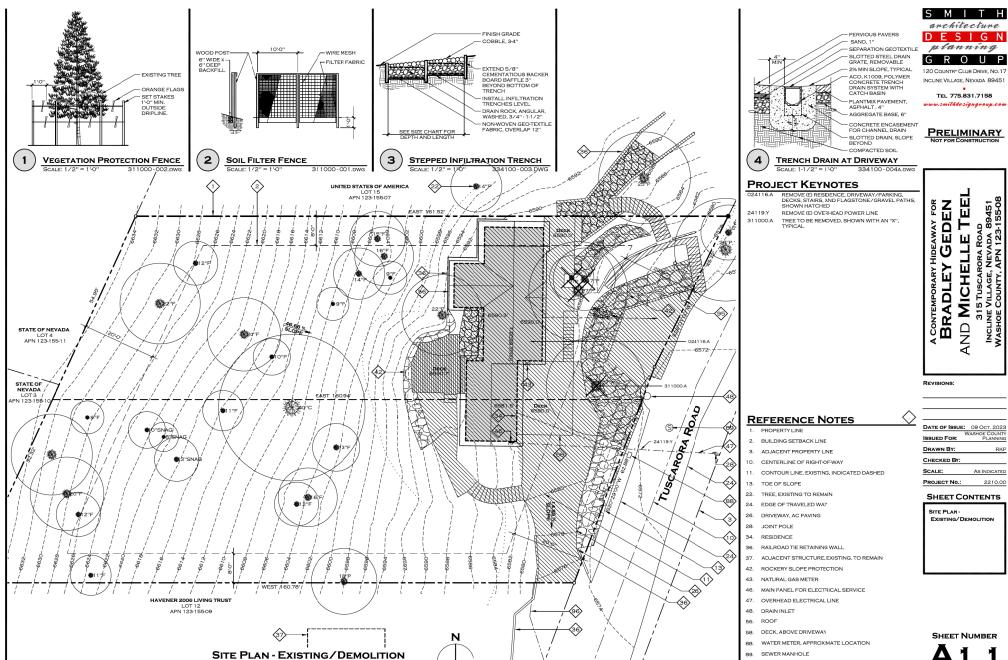
VICINITY MAP



BRADLEY GEDEN AND **MICHELLE** TEEL

315 TUSCARORA ROAD CRYSTAL BAY, NEVADA 89402 LOT 13 AND 14, BLOCK 3, CRYSTAL BAY PARK 1 WASHOE COUNTY, APN 123-155-08

SHEET NUMBER A0.1



SCALE: 1/8" = 1'-0"

DESIGN

120 COUNTRY CLUB DRIVE, No.17 INCLINE VILLAGE, NEVADA 89451

PRELIMINARY

BEAR PROOF TRASH ENCLOSURE

INGRESS & EGRESS EASEMENT, PER DOC. #1721686 APPURTENANT TO APN 123-155-08

VEGETATION MANAGEMENT PLAN

A. A DEFENSIBLE SPACE EVALUATION CAN BE ARRANGED THROUGH THE FIRE DISTRICT BY CONTACTING CONTACT NLTFPD INSPECTOR AT (775) 833-8107 TO SCHEDULE AN ADDITIONAL TO THE PROPERTY OF THE PROP

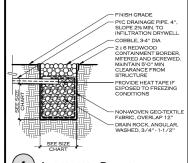
EVALUATIONS ARE ONLY CONDUCTED SEASONALLY AFTER ALL SNOW COVER HAS MELTED AND PRIOR TO THE ONSET OF WINTER, HAZARDOUS VEGETATION IDENTIFIED IN THE SURVEY MUST BE REMOVED WITHIN A SPECIFIED TIME FRAME FOLLOWING THE SURVEY.

FOR MORE INFORMATION, SEE THE PUBLICATION ""FIRE ADAPTED COMMUNITIES: THE NEXT STEP IN WILDFIRE PREPAREDNESS" PRODUCED IN ASSOCIATION WITH THE UNIVERSITY OF NEVADA RENO, NEVADA DIVISION OF FORESTRY, AND NORTH LAKE TAHOE FIRE PROTECTION DISTRICT. COPIES ARE AVAILABLE IN THE FIRE DISTRICT'S OFFICE. ADDITIONALLY PLEASE REFER TO LIVING WITH FIRE'S "GUIDELINES FOR CREATING CEFENSIBLE SPACE" AT WWW.LIVINGWITHFIRE.INFO/TAHOE

THIS INFORMATION DOES NOT REPRESENT AN INTERPRETATION OF ANY TRPA CODE OR ORDINANCE.

ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (WUIC) WITH AMENDMENTS IN NLTFPD RESOLUTIONS 18-1 AND 18-2 A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSFOLIT

- B. REMOVE ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION
- C. LIMB RESIDUAL TREES TO A HEIGHT OF TEN FEET (10') ABOVE LIMB RESIDUAL TREES TO A HEIGHT OF TEN FEET (10) ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS LIMBING, THEN MUST BE REMOVED TO ACCOMPLISH THIS LIMBHING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH BELOW. PLEASE SEE SPACING GUIDELINES BELOW
- D. LIMB ALL RESIDUAL TREES TO ACHIEVE A TEN FOOT (10)
 CLEARANCE FROM ANY PART OF THE HOUSE TO THE
 BRANCHES OF THE TIRE. IF LESS THAN 60% OF THE LIVE
 CROWN WOULD BE LEFT AFTER LIMBING, THE TREE SHOULD
 BE REMOVED
- REMOVE ALL BRUSH, TREES, AND FLAMMABLE MATERIALS FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS
- REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS WITHIN FIVE FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTJRE OR AN OUTBUILDING
- G. LIMIT VEGETATION TO SINGLE, WELL-SPACED SPECIMEN PLANTS WITHIN THE FIVE FOOT (5') TO THIRTY FOOT (30') ZONE. IF SOME FLAMMABLE BRUSH REMAINS, IT MUST BE THINNED AND MAINTAINED TO THE EXTENT THAT IT CANNOT TRANSFER FIRE TO THE STRUCTURE OR OTHER VEGETATION
- SPACE BRUSH FIELDS HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH WHEN WITHIN THE THIRTY FOOT (30') TO ONE HUNDRED FIFTY FOOT (150') ZONE INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100 SQ. FT.) IN
- THIN TREES TO CREATE AN AVERAGE CROWN SPACING OF THIN TREES TO CREATE AN AVERAGE CROWN SPACING OF AT LEAST TEN FEET (10) WITHIN ONEHUNDRED AND FIFTY FEET (1690) OF A STRUCTURE. TREES ADJACENT TO A STRUCTURE SHOULD BE REMOVED IF A CONTINUOUS PATHWAY OF VEGETATION AND OTHER TREES CAN CARRY FIRE TO THE STRUCTURE. TREES GROUPED LOSE ENOUGH TOGETHER TO ACT AS ONE UNIT MAY BE CONSIDERED AS ONE CROWN SPACING MAY BE MODIFIED BY THE FIRE DISTRICT CROWN SPACING MAY BE MODIFIED BY THE FIRE DISTRICT OR STRUCTURE. THE ASSED ON SITC CONSTITUTION.



INFILTRATION DRYWELL

334100-002.DWG

SITE NOTES

- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING
- C. ELEVATION MARKS INDICATE ELEVATION OF FINISH MATERIAL. VERIFY THICKNESS OF FINISH MATERIAL BASE COURSE(S), DRAINAGE FILL OR TOPSOIL AND PREPARE SUBGRADE ACCORDINGLY.
- D. FINISH GRADE TC HAVE A MINIMUM 5% SLOPE AWAY FROM THE BUILDING FCUNDATION FOR A MINIMUM OF 10 TEET. WHERE CONDITIONS PROHIBIT MAINTAINING THIS REQUIREMENT, WATER SHALL BE DIRECTED TO DRAINS OR SWALE ST OW MINITAIN DRAINGAE AWAY FROM THE STRUCTURE. SWALES WITHIN 10 FEET OF THE STRUCTURE SHALL HAVE A MINIMUM 28 SLOPE. IMPERVIOUR SHALL HAVE A MINIMUM 28 SLOPE MAY SHAULTHE SHALL HAVE A MINIMUM 28 TO FER HAVE THE SHAUL HAVE A MINIMUM 28 THE SHAUL FARE SHAUL HAVE A MINIMUM 28 THE SHAUL FARE SHAUL HAVE A MINIMUM 28 THE SHAUL FARE A
- E. TEMPORARY POWER POLE SHALL NOT BE ATTACHED TO
- THE TREES ON THIS PARCEL SHALL BE CONSIDERED AS SCENIC MITIGATION AND SHALL NOT BE REMOVED OR TRIMMED FOR THE PURPOSES OF VIEW ENHANCEMENT ANY SUCH REMOVAL OR TRIMMING SHALL CONSTITUTE A VIOLATION OF PROJECT APPROVAL.
- G. SURVEY DATA TAKEN FROM TOPOGRAPHIC SURVEY DRAWING PREPARED BY KENNETH R. ARNETT, PLS #7629, DATED, 22 June 2022.
- REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS TO BE CONSTRUCTED IN THE WASHOE COUNTY RIGHT-OF-WAY.
- ALL IMPROVEMENTS WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY CODES AND THE COUNTY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT ON THE CATE IF SSUANCE OF THE REVOCABLE ENCROACHMENT PERMIT
- 3:1 FILL SLOPES SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACKIFIER AND IRRIGATED UNTIL
 ESTABLISHED TO THE SATISFACTION OF WASHOE COUNTY. IF HOUSE CONSTRUCTION IS DELAYED, NO 3:1 SI OPES SHALL BE LEFT UNTREATED FOR A PERIOD OF MORE THAN

SITE PROTECTION NOTES

PROVIDE TEMPORARY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP' S), INCLUDING VEGETATION PROTECTION FENCING, BOUNDARY FENCING AND FILTER FENCE SEDIMENT BARRIER AS INDICATED AND AS REQUIRED BY TRPA FIELD INSPECTOR

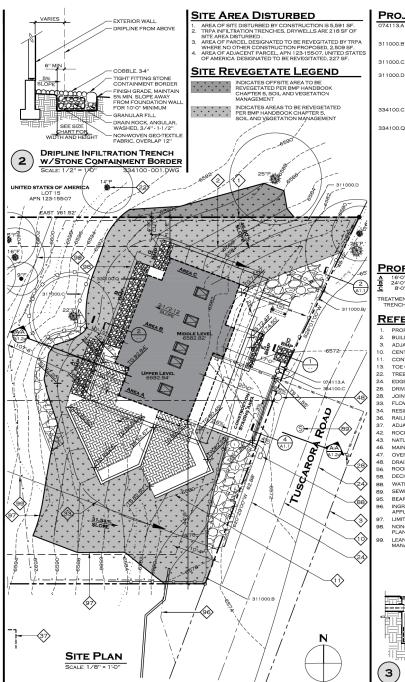
NOTE: STRAW BALES ARE NOT ACCEPTABLE FOR NOTE: STRAW BALES ARE NOT ACCEPTABLE FOR THE THE THE THE THE PRAFT AND T WOOD MULCHES FOR EROSION CONTROL PURPOSES IS

- CONTRACTOR SHALL INSPECT AND REPLACE TEMPORARY CONSTRUCTION SITE BMP'S DAMAGED DURING THE COURSE OF WORK.
- C. THE CONTRACTOR SHALL CONFINE WORK AND MATERIAL STORAGE TO DRIVEWAY AND RESIDENCE AND SHALL USE ALL MEANS NECESSARY TO PROTECT TREES AND NATURAL GROUND COVER FROM DAMAGE DURING CONSTRUCTION
- D. PROVIDE DRIPLINE INFILTRATION TRENCH AS INDICATED.
- E. ALL CUT OR FILL SLOPES GREATER THAN 2:1 ARE TO BE PROTECTED WITH ROCK RIPRAP IN ACCORDANCE WITH "TRPA VOLUME II, HANDBOOK OF BEST MANAGEMENT PRACTICES"
- ALL CLEARED, GRADED OR AREAS DISTRUBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE "TRPA VOLUME II, HANDBOOK OF BEST MANAGEMENT PRACTICES".

CUT/FILL

A. PROPOSED WORK WILL REQUIRE A MINOR GRADING PERMIT PURSUANT TO WASHOE COUNTY DEVELOPMENT CODE SECTION 110.438.31.

- B. THE NEW FOUNDATION, AND SITE GRADING WILL REQUIRE EXCAVATING 443 CUBIC YARDS OF MATERIAL. AND FILL OF 241 CUBIC YARDS MAXIMUM CUT 13 20°0", PER SOILS. HYDROLOGY REPORT, TRPA LCAP2023-0286, MAXIMUM FILL IS 11".
- C. EXCAVATED MATERIAL/ROCK THAT IS NOT USED AS FILL WILL BE HAULED OFF SITE TO THE FW CARSON CO. INCLINE VILLAGE FACILITY FOR MATERIAL DISPOSAL



PROJECT KEYNOTES

PVC DRAINAGE PIPE, 2% SLOPE MIN FROM CATC BASIN AT GUTTER DOWNSPOUT, PROVIDE HEAT

311000 B TEMPORARY EROSION AND SEDIMENTATION

CONTROL (FABRIC TYPE SOIL FILTER FENCE), SEE DETAIL 2/41 1 TEMPORARY (VEGETATION) FENCING AROUND TREE PROTECTION ZONE, SEE DETAIL 1/A1.1

IREE PROTECTION ZONE, SEE DE TAIL TATL.

ORANGE CONS TRUCTION FENCE OR METAL

MESH, 4°O" TALL MIN, PROVIDE METAL STAKING

AT 8°O" ON CENTER, MAX, SET 12°O", MAX FROM

RESIDENCE FOUNDATION, DECKS, AND

ROCKERY WALLS, INSPECT DAILY, REPAIR

DOWNED SECTIONS IMMEDIATELY

CATCH BASIN/SEDIMENT TRAP WITH PEMOVARI E WIRE BASKET TYPICAL AT DOWN SPOUTS, SEE DETAIL 3/A1.2

334100.Q DRIP LINE TRENCH, SEE BMP CALCULATIONS SPREADSHEET FOR WIDTH AND DEPTH. TYPICAL

architecture DESIGN planning G R O U P

120 COUNTRY CLUB DRIVE, NO.17 INCLINE VILLAGE, NEVADA 89451 TEL 775.831.7158

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REVISIONS

AD A 89451 3-155-08

SCARORA ROAD IGE, NEVADA 89 ITY, APN 123-15

313 INCLINE

ROA

PROPOSED BMP SIZES

16'-0" x 4'-4" x 0'-10" 24'-0" x 3'-10" x 0'-10" 8'-0" x 3'-3" x 0'-10"

4'-0" x 4'-0" x 2'-10' 9'-8" x 1'-6" x 0'-3"

TREATMENT LABEL TRENCH SIZE (L/W/D)

REFERENCE NOTES

PROPERTY LINE

BUILDING SETBACK LINE

ADJACENT PROPERTY LINE CENTERLINE OF RIGHT-OF-WAY

CONTOUR LINE, EXISTING, INDICATED DASHED

TOE OF SLOPE

TREE, EXISTING TO REMAIN

24. EDGE OF TRAVELED WAY

26. DRIVEWAY, AC PAVING

JOINT POLE

33 FLOWLINE OF SWALE

34. RESIDENCE

RAILROAD TIE RETAINING WALL

AD JACENT STRUCTURE EXISTING TO REMAIN ROCKERY SLOPE PROTECTION

43. NATURAL GAS METER

46. MAIN PANEL FOR ELECTRICAL SERVICE

OVERHEAD ELECTRICAL LINE

48. DRAIN INLET

ROOF DECK, ABOVE DRIVEWAY

WATER METER, APPROXIMATE LOCATION

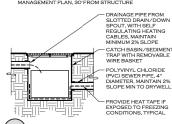
SEWER MANHOLE

BEAR PROOF TRASH ENCLOSURE INGRESS & EGRESS EASEMENT, PER DOC. #1721686

APPLIETTNANT TO APN 123-155-08 LIMITS OF DISTURBED SITE AREA

NON-COMBUSTIBLE ZONE, SEE VEGETATION MANAGEMENT PLAN, 5' FROM STRUCTURE

LEAN, CLEANED, AND GREEN ZONE, SEE VEGETATION MANAGEMENT PLAN, 30' FROM STRUCTURE



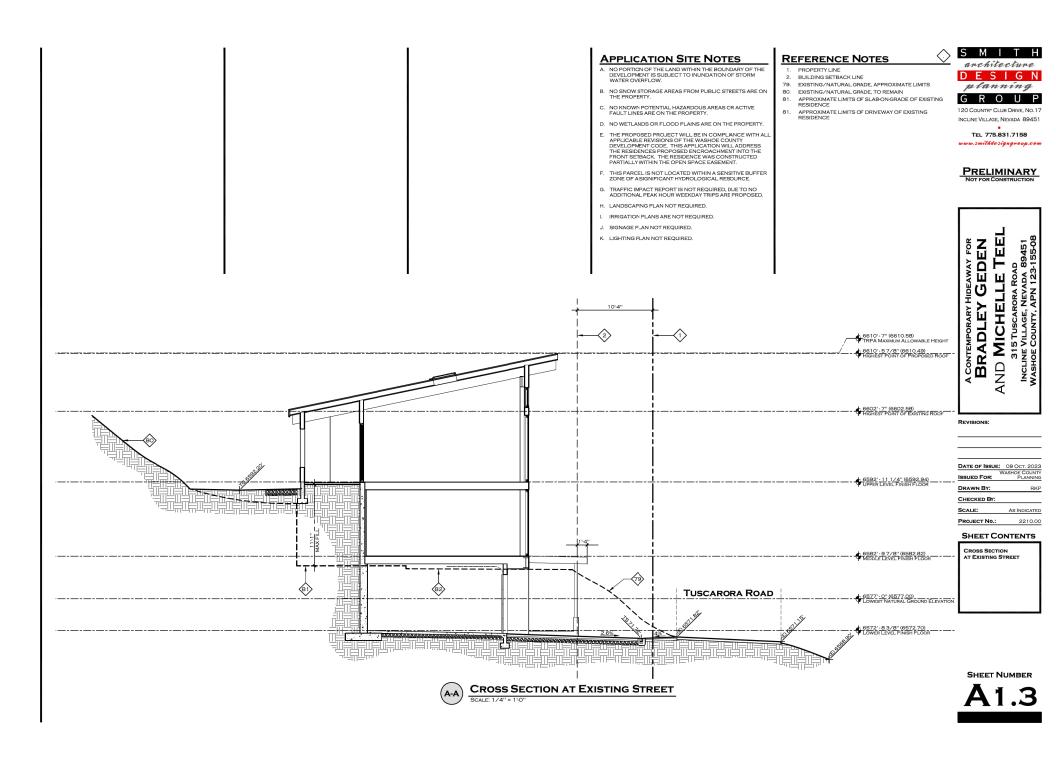
SHEET NUMBER

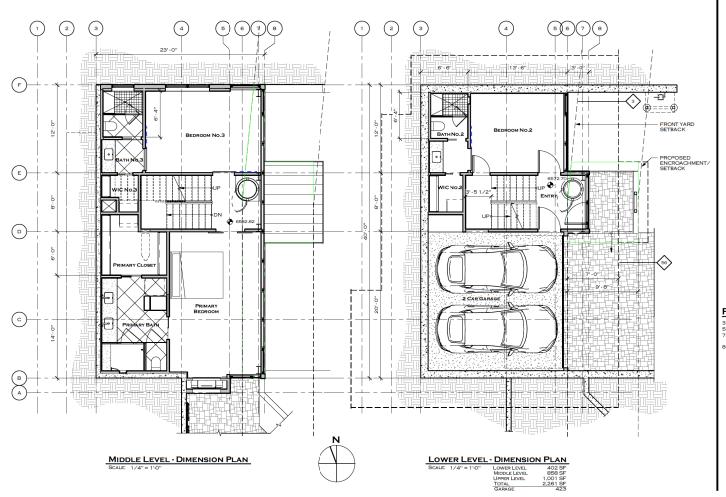
3

CATCH BASIN/SEDIMENT TRAP

DATE OF ISSUE: 09 OCT. 2023 ISSUED FOR: CHECKED BY: SCALE: AS INDICATED PROJECT No.:

SHEET CONTENTS SITE PLAN





PROJECT KEYNOTES

SMITH architecture DESIGN planning GROUP 120 COUNTRY CLUB DRIVE NO.17 INCLINE VILLAGE, NEVADA 89451 TEL 775.831.7158

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PRELIMINARY

GEDEN

AND MICHELLE BRADLEY

REVISIONS:

SDG SDG SCALE: 1/4" = 1'-0" PROJECT No.: 2210.00

REFERENCE NOTE SCHEDULE

- FRONT YARD SETBACK
 ROOF ABOVE
 EXISTING/NATURAL GRADE, APPROXIMATE LIMITS AT
 SOUTH SIDE
 MAXIMUM EXCAVATION DEPTH, 20'0"

SHEET CONTENTS LOWER AND MIDDLE LEVEL -DIMENSION FLAN

SHEET NUMBER

A2.1

PROJECT KEYNOTES



PRELIMINARY

BRADLEY GEDEN
AND MICHELLE TEEL
315TUSCARDAR BOAD
CENSTAI RAY NEWADA BOADO

REVISIONS:

SHEET CONTENTS

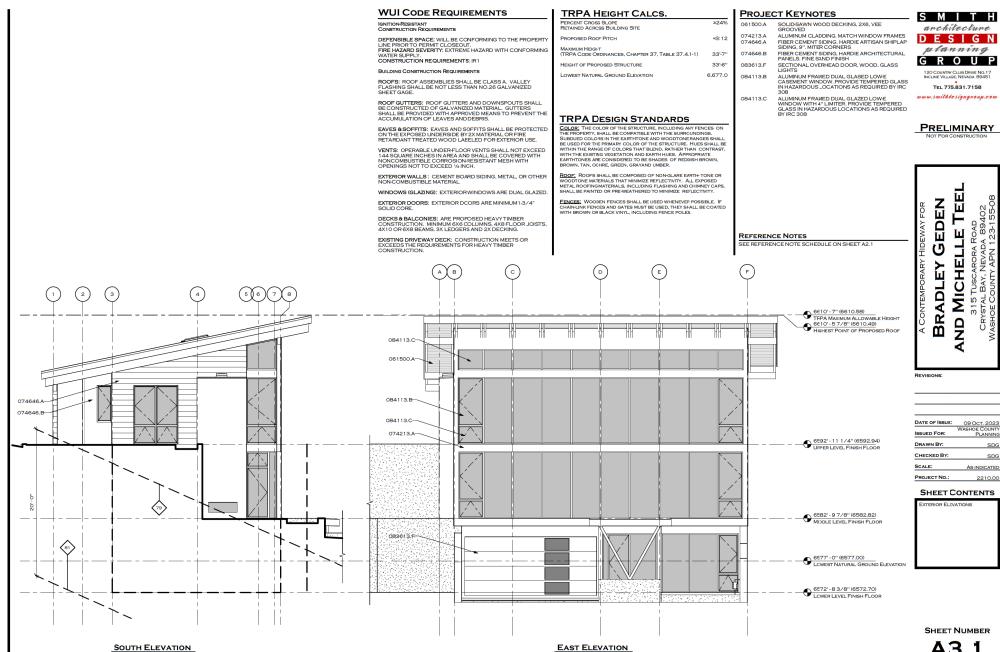
UPPER LEVEL - DIMENSION PLAN AND ROOF PLAN

SHEET NUMBER

A2.3

REFERENCE NOTES

SEE REFERENCE NOTE SCHEDULE ON SHEET A2.



A3.1

