Eget variance extension of time

From: Mullin, Kelly D. (kmullin@washoecounty.gov)

To: [redacted]

Cc: tevans@washoecounty.gov; tlloyd@washoecounty.gov

Date: Friday, November 6, 2026 at 03:43 PM PST

Wayne,

I received your follow-up voicemail this afternoon from our conversation re: the Eget variance. I understand you weren't able to connect with our team today, but I would recommend still submitting the amendment of conditions application for the extension of time for your client by Monday. With your client currently out of the country, we understand that they won't be able to make the application payment on the 9th, but we should be able to work with you to allow for payment after they're back the following week, as long as the application is submitted timely.

The application is available online at https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/application_files/applications_only/amendment_app_20261.pdf and I have CC'd both Tim and Trevor here if you have any questions on the process for submittal.

Regards,

Kelly Mullin, AICP
Planning & Building Division Director | Community Services Department
kmullin@washoecounty.gov | Office: 775.328.3619
1001 E. Ninth Street, Building A, Reno, NV 89512

Visit us online at www.washoecounty.us/csd

For Building, call 775.328.2020 or email building@washoecounty.gov

For Planning, call 775.328.6100 or email planning@washoecounty.gov

Have some kudos to share about an employee or experience? Submit a nomination.

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	**Staff Assigned Case No.:**
Project Name: EGET-REMODEL ADDITION	
Project Description: Amendment of Conditions for Action Order Variance Case Number WPVAR23-0002(Eget) Condition 1.c Two Years for all permits to be issued. Date of Action Order June 1,2023. Amend to additional 18 months June 1, 2025 All permits by 1/1/26 Amend Condition to additional 18 months	
Project Address: 45E. Tuscarora Road, Crystal Bay, NV	
Project Area (acres or square feet):	
Project Location (with point of reference to major cross streets AND area locator): Tuscarora/washoe road and Theresa Ct.	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-136-02			

Indicate any previous Washoe County approvals associated with this application:
Case No.(s). WPVAR23-0002 (Eget) WPVAR23-0002 /WAC25-0005

Applicant Information (attach additional sheets if necessary)

Property Owner:	**Professional Consultant:**
Name: Jeffery Eget, TTE Eget Family Trust	Name: Wayne Ford
Address: [redacted]	Address: [redacted]
[redacted] Zip: [redacted]	[redacted] Zip: [redacted]
Phone: Fax:	Phone: [redacted] Fax:
Email: [redacted]	Email: [redacted]
Cell: [redacted] Other:	Cell: same as above Other:
Contact Person: Robert J Angres, Esq.	Contact Person: Wayne Ford
Applicant/Developer:	**Other Persons to be Contacted:**
Name: same as above	Name: Robert J. Angres, Esq.
Address:	Address: [redacted]
Zip:	[redacted] Zip: [redacted]
Phone: Fax:	Phone: [redacted] Fax: [redacted]
Email:	Email: [redacted]
Cell: Other:	Cell: same as above Other:
Contact Person:	Contact Person: Robert Angres

For Office Use Only

Date Received: Initial:	Planning Area:
County Commission District:	Master Plan Designation(s):
CAB(s):	Regulatory Zoning(s):

Amendment of Conditions Application
Supplemental Information

(All required Information may be separately attached)

Required Information

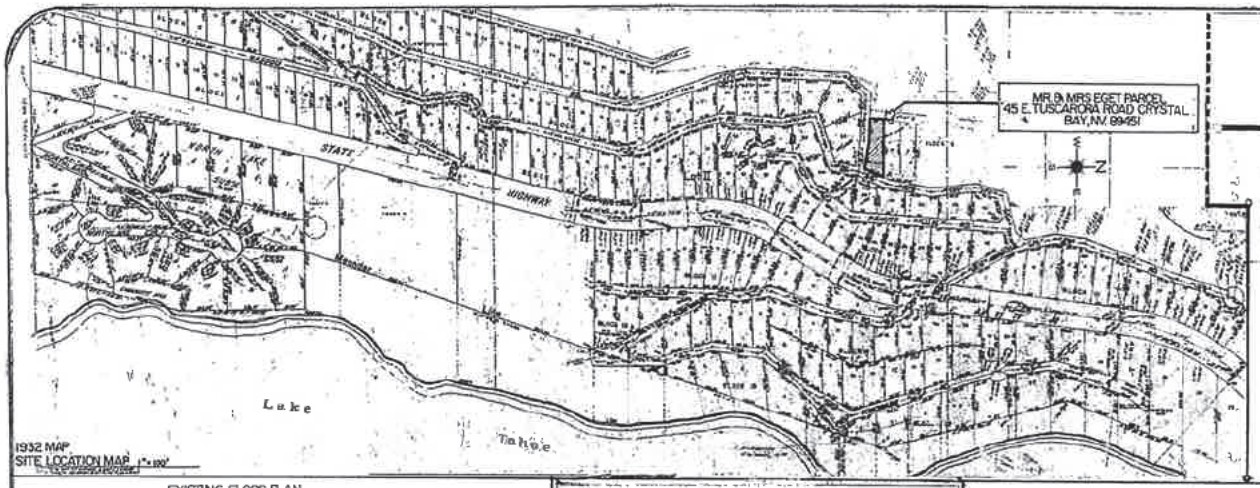
1. The following information is required for an Amendment of Conditions:
   a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
   b. Identify the specific Condition or Conditions that you are requesting to amend.
   c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed*** **condition(s).**

WPVAR23-0002 to expire December 1,2026.Due to TRPA's current review time of over 520 days,no TRPA permit has been issued.
Extend WAC25-005 for a additional ~~18~~ 2yrs/24. months. to or from December 1,2026 to ~~6/1/28~~ DEC,1,2028

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

None: The extension will allow for any changes under a issued TRPA permit to correctlyreflect with Washoe County Plans,as submitted.They must match.

The application to TRPA received a complete statis within 10 days. Notice of complete application June 3,2025 / TRPA
A new planner has also been assigned to the application



1932 MAP
SITE LOCATION MAP 1"=100'

EXISTING RESIDENCE 2025

Living Area	982 SF.	
Detached Garage	740 SF	(To be removed)
PROPOSED ADDITION:		
Proposed: Basement below new attached garage		807.00 SF
Ramp Room/Library/Gallery		619.00 SF
First Floor Garage		570.00 SF
Entry		324.00 SF
Second Floor		875.00 SF
Porch at entry		124.00 SF
Existing Porch convert to living area.		200.00 SF
TRPA total under Roof Area (New)		3,521.00SF
Final Total Project Areas: Living New	2,825. SF	
Existing Residence	982. SF	
Total New Living Area	3,807. SF	
Total Structure Area	4,377 SF (NLTFPD)	
Decks Added 1st floor	294.00 SF	
2nd floor	318.00 SF	
Total Deck Area New	522.00 SF	

EXISTING AND PROPOSED PROJECT AREAS

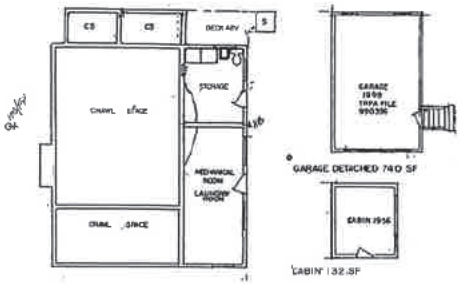
IVGID EXISTING Fixture Count Tabulation Forms 2017

Address 45 E. TUSCARORA RD. Date 6.16.17
Unit# Parcel # APN # 128-136-02

Fixture	SF	$	Existing	Prop	Final	Tot. Water	Tot. Sew	Prop. Water	Prop. Sew	Total Actual Water	Total Actual Sew	Water Reqmt
Kitchen Sink	1.5	2	1	1	2	1.5	2	1.5	2	3	4	
Bar Sink	1	1										
Dishwasher	1.5	2		1	1	1.5	2	1.5	2	1.5	2	
Office Sink	0.5	0.5										
Tub/Shr/Whirlpl	4	2	1		1	4	2			4	2	
Water Closet	2.5	9	2	2	4	5	6	5	6	10	12	
Bidet	1	1										
Lav Sink	1	1	2	2	4	2	2	2	2	4	4	
Showerhead	2	2	1	1	2	2	2	2	2	4	4	
Urinal	UPC	UPC										
Floor Sink	UPC	UPC										
Washer	4	3		1	1			4	3	4	3	
Laundry Tub	1.5	2										
Mop Sink	1.5	3										
Waterfall	3	3										
House Mh	2.5		1			2.5						
Additional House Mh	1		3	2		3		5		5		
Toilet						8	14	18	17	26	31	
Existing Water Rights						20				38.5		
Total Acre Feet Needed												

Water Rights Calculation = (Est Proposed Fixture Units x 1.5 Efficiency) 895.00 = Ac/Ft
All Backwater valves to be sized according to Table A-2 Chapter 6 Uniform Plumbing Code
For water rights only each Backwater would be counted = 1 Future water only

EXISTING FLOOR PLAN



BASEMENT: FINISHED BASEMENT 396 SF UNFINISHED BASEMENT 153 SF © ASSESSORS RECORD 2/17/2023

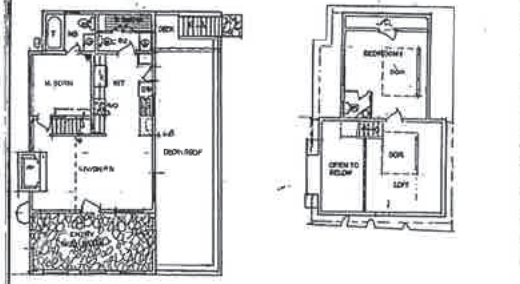
RESIDENTIAL REMODEL
AND
ADDITION

ADA GARAGE/ENTRY/LIVING AREA
ADA ACCESS ROOM-RAMP
ATTACHED TO EXISTNG
SINGLE FAMILY RESIDENCE

OWNERS

Mr. and Mrs. Eget
45 East Tuscarora Road Crystal Bay, NV.
89451
APN: 123-136-02

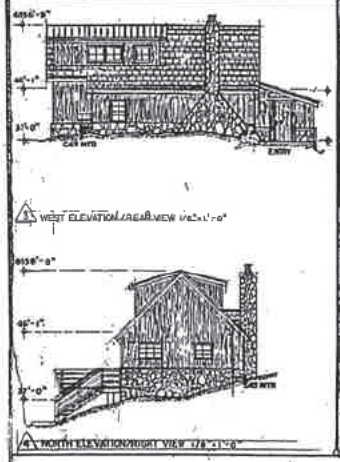
EXISTING FLOOR PLANS



1ST FLOOR RESIDENCE ASSESSOR BUILT 1936
RESTORED 2017 WBLD17-101707

2ND. FLOOR © PW STAND SECOND FLOOR LIVING AREA

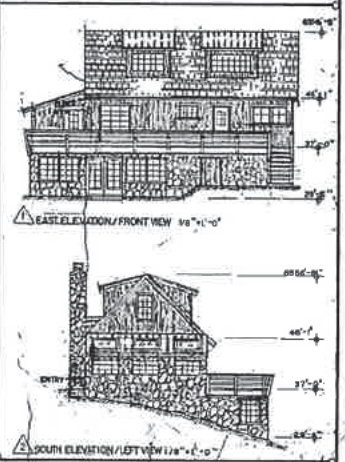
EXISTING EXTERIOR ELEVATIONS





RESTORED RESIDENCE 45 E.TUSCARORA ROAD CRYSTAL BAY, NEVADA BUILT 1936

EXISTING EXTERIOR ELEVATIONS



INDEX

A0 Cover sheet. Site Location Map, Exist Floor Plans, Exist Ext Elevations, Exist Water Fix Count.
A1 Garage Level, Floor Site Plan, Setback Var approval conditions. TRPA Agreement and NLTFPD Conditions under life and safety
A2 Floor Plans Upper and Lower Levels/ Ramp Room/Library Section. Elevator Spec.
A3 Roof Plan dominate pitch area and Exterior Elevations and TRPA allowed Height for three segment project. Soils Hydro Cut/GRADING PLAN
A4 TRPA approved Land Capability and allowed Coverage: TRPA Code under 1/3 Acre.
A5 TRPA approved existing coverage/ stamped site plan. 2017
A6 NLTFPD Stamped/ Defensible Space Plan
A7 Utility Plan Water and Sewer/ Gas/ Nv Energy
A8 IVGID Water and Sewer Spec. NV Energy Specs.
A9 IVGID Water and Sewer Spec. NV Energy
A10 IVGID Water and SW Gas Spec/ NV Energy
A11 IVGID Water/Sewer/SW Gas Spec./ NV Energy
A12 BMP Sheet: Temporary and Permanent
A13 BMP TRPA Grading Conditions
A14 BMP Details
A15 BMP Details
A16 Coverage Plan. Agreement to transfer coverage for live and safety and ADA Compliance for access.
A17 Exterior Elevations ¼ inch scale. Exterior Finish Schedule
A18 ADA Compliance Garage and Access Requirements TRPA Agreement to allow for additional Coverage Transfer, Life and Safety ADA Code

RESIDENTIAL DESIGN

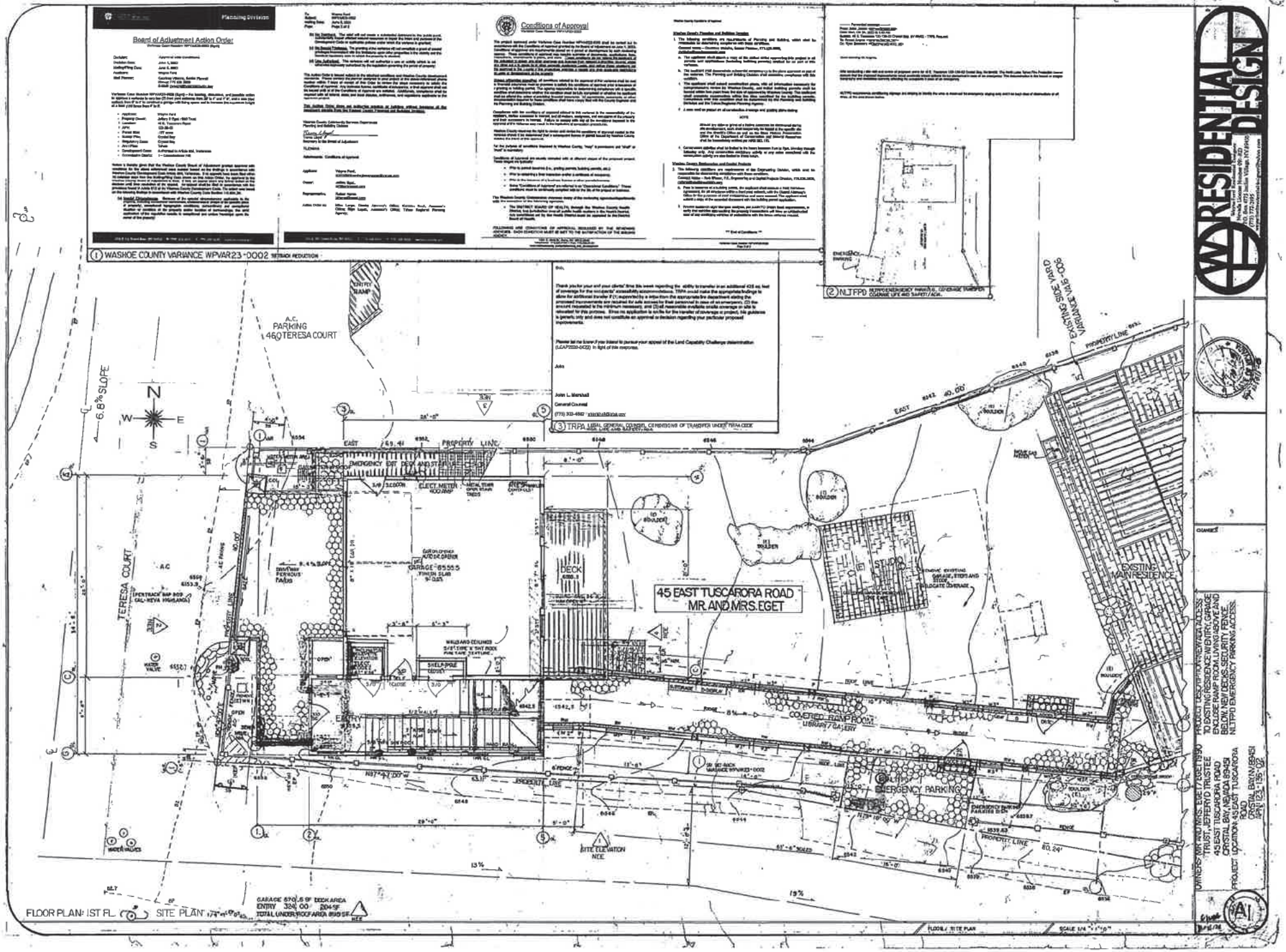
OWNERS: MR. AND MRS. EGET
PROJECT DESCRIPTION: NEW ADA GARAGE/ENTRY/LIVING AREA (ABOVE & BELOW) ADA ACCESS ROOM-RAMP ATTACHED TO EXISTING RESIDENCE NEW ENTRY/FOYER NEW ELEVATOR NEW DECKS NEW FIRE PLACE NEW ENTRY/PORCH NEW EMERGENCY PARKING
PROJECT LOCATION: 45 EAST TUSCARORA ROAD CRYSTAL BAY, NV 89451
APN # 128-136-02

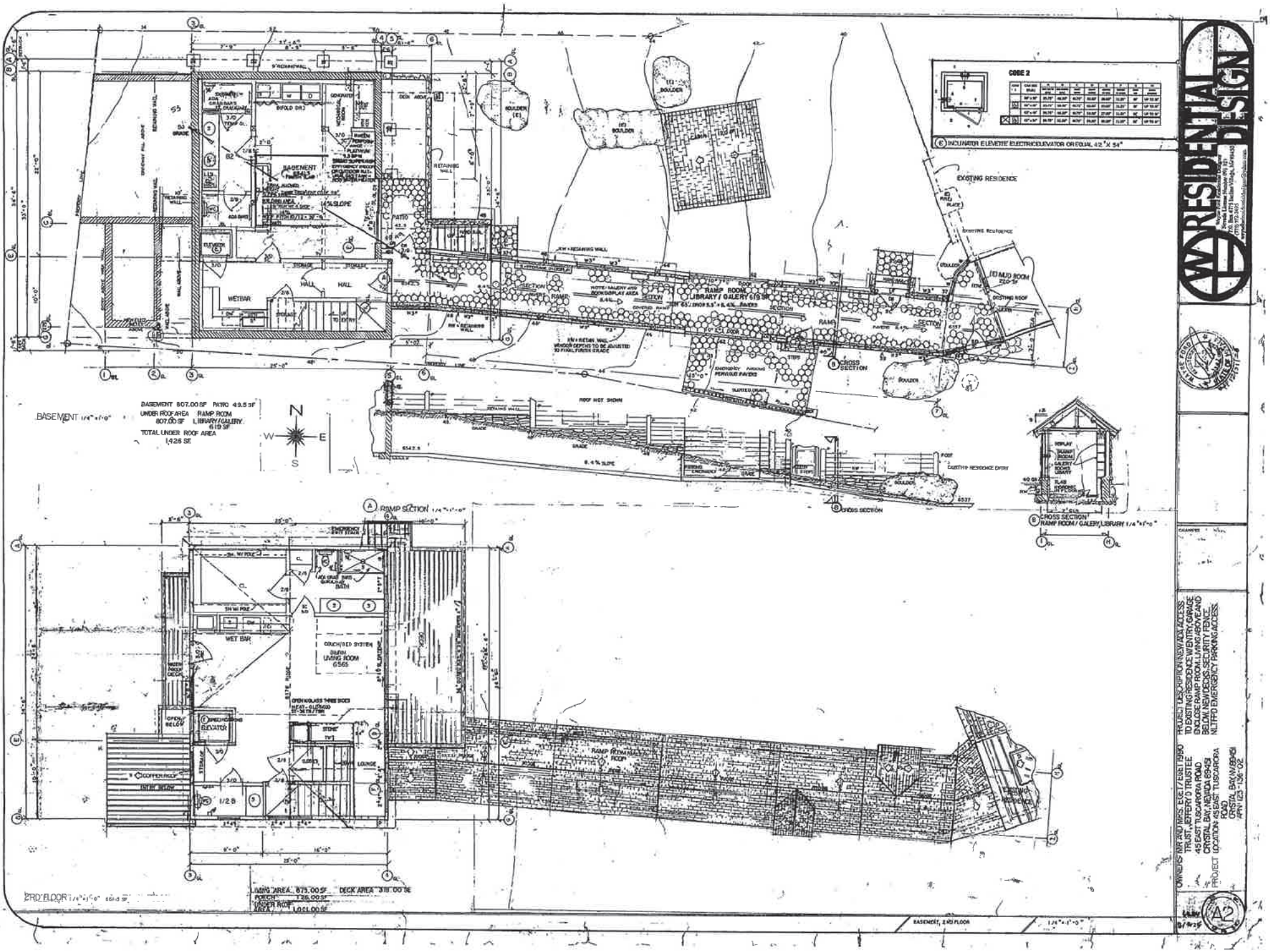
Changes:

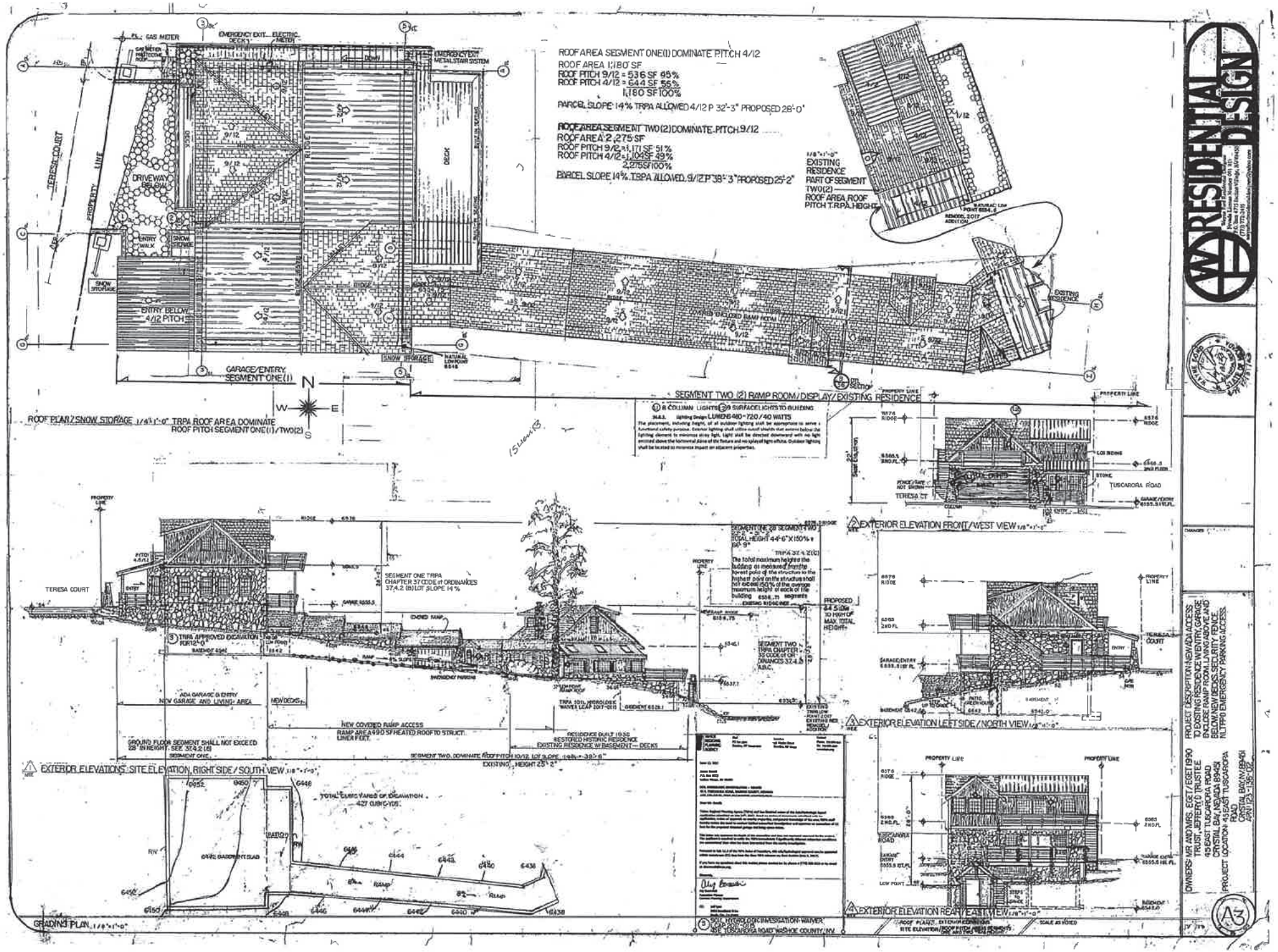
A0

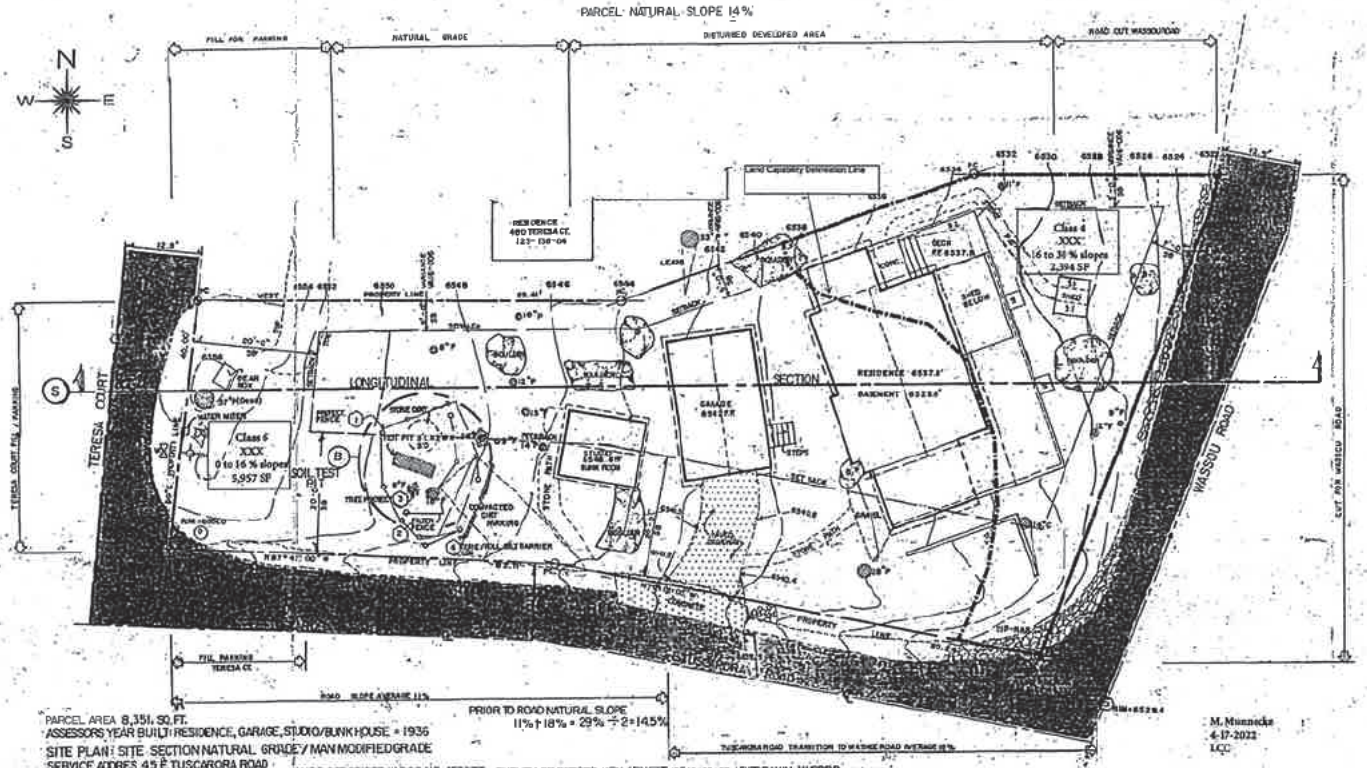
COVER SHEET, SITE LOCATION MAP, SITE DATA, EXHIBITS, EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS

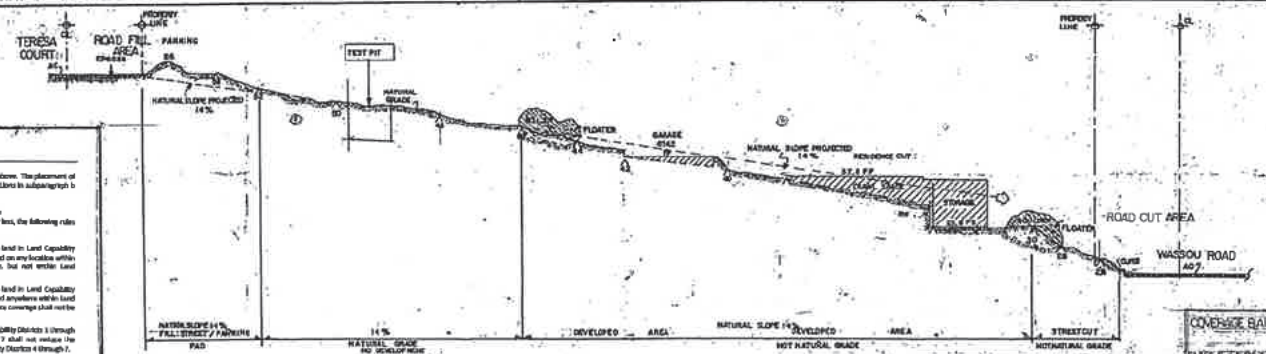
SCALE AS NOTED


Planning Division
Board of Adjustment Action Order
Conditions of Approval
(1) WASHOE COUNTY VARIANCE WPVAR23-0002 SETBACK REDUCTION
(2) NLTFPD NON-EMERGENCY PARKING/AL COVERAGE EXCEPTION
(3) TRPA LEGAL GENERAL COUNSEL OPINION OF TRANSFER UNDER TRPA CODE
EXISTING SIDE YARD VARIANCE WB-005
A.C. PARKING
460 TERESA COURT
6.8% SLOPE
TERESA COURT
EMERGENCY EXIT DECK AND STAIRS
ELECT. METER 400 AMP
DECK
GARAGE 655.5
45 EAST TUSCARORA ROAD
MR. AND MRS. EGET
EXISTING MAIN RESIDENCE
REMOVE EXISTING GARAGE, STEPS AND DECK RELOCATE COVERAGE
STUDIO
COVERED RAMP ROOF
LIBRARY GALLERY
ENTRY
SHELF/BASE
WALL AND CEILINGS 5/8" TYPE 'X' TNT ROCK PAINT SAND TEXTURE
SITE ELEVATION NICE
NLTFPD EMERGENCY PARKING
EMERGENCY PARKING 6539.63
PROPERTY LINE
EAST 40.00'
N87°47'00"W
63.31'
13%
19%
SITE PLAN
FLOOR PLAN: 1ST FL.
GARAGE 670.5 SF DECK AREA
ENTRY 324.00 SF
TOTAL UNDER ROOF AREA 994.5 SF
RESIDENTIAL DESIGN
OWNER'S NAME: EGET TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
APN: 123-135-02
PROJECT DESCRIPTION: NEW FOR ADDITION TO EXISTING RESIDENCE W/ENTRY, GARAGE BELOW, NEW DECKS, SITE WORK, DRIVEWAY AND NLTFPD EMERGENCY PARKING ACCESS
A1


RESIDENTIAL DESIGN
CODE 2
INCLINATOR ELEVETTE ELECTRICELEVATOR OR EQUAL 42"X 54"
EXISTING RESIDENCE
RAMP ROOM
LIBRARY / GALERY 619 SF
(E) MUD ROOM 220 SF
EXISTING ROOF
RAMP
SECTION
CROSS SECTION
BOULDER
(E) BOULDER
RETAINING WALL
ROOF NOT SHOWN
8.4% SLOPE
EXISTING RESIDENCE ENTRY
BASEMENT 1/4"=1'-0"
BASEMENT 807.00 SF PATIO 49.5 SF
UNDER ROOF AREA RAMP ROOM
807.00 SF LIBRARY/GALERY
619 SF
TOTAL UNDER ROOF AREA
1,426 SF.
N
W
E
S
A RAMP SECTION 1/4"=1'-0"
B CROSS SECTION
C CROSS SECTION
RAMP ROOM / GALERY/LIBRARY 1/4"=1'-0"
2ND FLOOR 1/4"=1'-0" 661.5 SF
WET BAR
COUCH/BED SYSTEM
LIVING ROOM
656
ELEVATOR
STONE
TV
LOUNGE
LIVING AREA 675.00 SF DECK AREA 318.00 SF
PORCH 126.00 SF
UNDER ROOF AREA 1,061.00 SF
RAMP ROOM
EXISTING RESIDENCE
BASEMENT, 2ND FLOOR
1/4"=1'-0"
OWNERS: MR AND MRS. ESELT/ESELT 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
APN 123-134-02
PROJECT DESCRIPTION: NEW ADDITION TO EXISTING RESIDENCE W/ENTRY, GARAGE ENCLOSER, RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTFPD EMERGENCY PARKING ACCESS
CHANGES
A2
9/9/25


ROOF AREA SEGMENT ONE(1) DOMINATE PITCH 4/12
ROOF AREA 1,180 SF
ROOF PITCH 9/12 = 536 SF 45%
ROOF PITCH 4/12 = 644 SF 55%
1,180 SF 100%
PARCEL SLOPE 14% TRPA ALLOWED 4/12 P 32'-3" PROPOSED 28'-0"
ROOF AREA SEGMENT TWO (2) DOMINATE PITCH 9/12
ROOF AREA 2,275 SF
ROOF PITCH 9/12 = 1,171 SF 51%
ROOF PITCH 4/12 = 1,104 SF 49%
2,275 SF 100%
PARCEL SLOPE 14% TRPA ALLOWED 9/12 P 38'-3" PROPOSED 25'-2"
1/8"=1'-0"
EXISTING RESIDENCE
PART OF SEGMENT TWO(2)
ROOF AREA, ROOF PITCH T.R.P.A. HEIGHT
REMODEL 2017 ADDITION
GAS METER
EMERGENCY EXIT
ELECTRIC METER
EMERGENCY EXIT METAL STAIR SYSTEM
TERESA COURT
PROPERTY LINE
DRIVEWAY BELOW
ENTRY WALK
SNOW STORAGE
ENTRY BELOW 4/12 PITCH
RIDGE
DECK
BUILT-IN SEATING
GARAGE/ENTRY SEGMENT ONE (1)
SNOW STORAGE
NATURAL LOW POINT 6548
COVERED ENCLOSED RAMP ROOM
EXISTING RESIDENCE
SEGMENT TWO (2) RAMP ROOM / DISPLAY / EXISTING RESIDENCE
N
W
E
S
ROOF PLAN / SNOW STORAGE 1/8"=1'-0" TRPA ROOF AREA DOMINATE ROOF PITCH SEGMENT ONE (1) / TWO (2)
8 COLUMN LIGHTS 2 SURFACE LIGHTS TO BUILDING
Lighting Design LUMENS 480 - 720 / 40 WATTS
The placement, including height, of all outdoor lighting shall be appropriate to serve a functional safety purpose. Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize stray light. Light shall be directed downward with no light emitted above the horizontal plane of the fixture and no splayed light effects. Outdoor lighting shall be located to minimize impact on adjacent properties.
PROPERTY LINE
RIDGE
LOG SIDING
2ND FL
STONE
TUSCARORA ROAD
TERESA CT
GARAGE/ENTRY
EXTERIOR ELEVATION FRONT / WEST VIEW 1/8"=1'-0"
TERESA COURT
SEGMENT ONE TRPA CHAPTER 37 CODE of ORDINANCES 37.4.2 (B) LOT SLOPE 14%
TRPA APPROVED EXCAVATION FOR 12'-0"
BASEMENT 6542
LOW POINT
ENTRY
COVERED RAMP
RAMP
EMERGENCY PARKING
ADA GARAGE & ENTRY
NEW GARAGE AND LIVING AREA
NEW DECKS
NEW COVERED RAMP ACCESS
RAMP AREA 490 SF HEATED ROOF TO STRUCT. LINER FEET.
GROUND FLOOR SEGMENT SHALL NOT EXCEED 28' IN HEIGHT. SEE 37.4.2 (E)
SEGMENT ONE
RESIDENCE BUILT 1935
RESTORED HISTORIC RESIDENCE
EXISTING RESIDENCE W BASEMENT — DECKS
SEGMENT TWO, DOMINATE ROOF PITCH 10/12, LOT SLOPE 14% = 38'-6"
EXISTING, HEIGHT 25'-2"
SEGMENT ONE & SEGMENT TWO TOTAL HEIGHT 44'-6" X 150% = 66'-9"
TRPA 37.4.2 (C)
The total maximum height of the building as measured from the lowest point of the structure to the highest point of the structure shall not exceed 150% of the overall maximum height of each of the building segments
EXISTING RIDGE LINE
PROPOSED 24.5' DIM TO HIGH OF MAX TOTAL HEIGHT
SEGMENT TWO TRPA CHAPTER 37 CODE OF ORDINANCES 37.4.2 A,B,C.
TRPA 50% HYDROLOGIC WAIVER LEAP 2017-2018
EXISTING TRIM LOW POINT 6'-0" EXISTING RES REMODEL / ADDITION
EXTERIOR ELEVATIONS: SITE ELEVATION, RIGHT SIDE / SOUTH VIEW 1/8"=1'-0"
TOTAL EARTHWORKS OF EXCAVATION 427 CUBIC YDS.
RATIO 2:1
6452
6450
6448
6446
6444
6442
6440
6438
6442 BASEMENT SLAB
RAMP
GRADING PLAN 1/8"=1'-0"
50% HYDROLOGIC IMPRESSION WAIVER CAP 2017-2018 1018 TUSCARORA ROAD, WASHOE COUNTY, NV
EXTERIOR ELEVATION LEFT SIDE / NORTH VIEW 1/8"=1'-0"
EXTERIOR ELEVATION REAR / EAST VIEW 1/8"=1'-0"
ROOF PLANS, EXTERIOR ELEVATIONS, SITE ELEVATION / ROOF PLAN / SCALE AS NOTED
RESIDENTIAL DESIGN
Nevada License Number 001 851
P.O. Box 4775 Incline Village, NV 89451
(775) 833-0440
DATE
CHANGES
PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE WITH GARAGE, IN-LOBE RAMP ROOM, LIVING AREA BELOW NEW DECKS, SECURITY FENCE N.I.T.P.O. EMERGENCY PARKING ACCESS.
OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89450
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02
A3





SITE SECTION 1/8"=1'-0"

CHAPTER 30 LAND COVERAGE
30.4 Land Coverage Limitations
30.4.1 Base Allowable Land Coverage

project area, as determined by subparagraph 2 above. The placement of this base land coverage is subject to the restrictions in subparagraph b below.

b. Parcel or Project Area of One-Third Acre or Less
For a parcel or project area of one-third acre or less, the following rules apply:

All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7; however, such base coverage shall not be placed in Land Capability Districts 1 through 3.

Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.

Base coverage shall only be used in Land Capability Districts 1 through 3 if the use meets an exception in subsection 30.5.1 or 30.5.2, or any other code section that provides a specific exception.

(B) TRPA CODE

LAND CAPABILITY CHALLENGE
FILE LCAP2020-0022

DETERMINATION

Julie Roll

COVERAGE DAILY PARCEL AREA 8,351.00 SF
CLASS 6 = 5,957 X30% = 1,787 SF
CLASS 4 = 2,394 X20% = 479 SF
(1) INFA CODE 2,266 SF
CHAPTER 30.3 Parcel or Project Area Slope: Negative or Less = 0 through 30% ... Moderate
ADDITIONAL COVERAGE FOR PUBLIC SAFETY AND ACCESS OF THE DESIGNED, CHAPTER 30 = 30.4.2.D - 151

SITE PLAN / SITE SECTION

1 TEMP BOUNDARY CONSTRUCTION FENNING NO SCALE

2 SELT FENCE NO SCALE

3 TREE PROTECTION NO SCALE

4 FIBER ROLL: SILT BARRIER NO SCALE

TRPA TEMPORARY EROSION ...
1. THE EROSION CONTROL MEASURES ON THE SITE OF THE TEST PIT MUST BE OUT UNTIL ... WITH NO DISTURBANCE OF NATIVE SOIL AND VEGETATION ...
2. VERIFY UNDERGROUND UTILITIES ...
3. TEST PIT SHALL BE 8 FEET IN LENGTH, 2 FEET IN WIDTH AND 5' IN DEPTH ...
4. IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, NOTIFY DISTRICT ...
EXCAVATED SOILS SHALL BE PLACED ON 6 MIL PLASTIC ...
5. IMMEDIATELY FILL AND COVER THE TEST PIT TO PREVENT ACCIDENTS OR INJURY ...
BACKFILL THE TEST PIT WITHIN 48 HOURS OF EXCAVATION ...

RESIDENTIAL DESIGN
Nevada Lic. No. 0010
California Lic. No. 026-820
(775) 772-2481

RECEIVED
OCT 11 2020
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT
PLANNING & BUILDING DIVISION

CHANGES

LAND CAPABILITY CHALLENGE

OWNER: MR. AND MRS. EGET
45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402

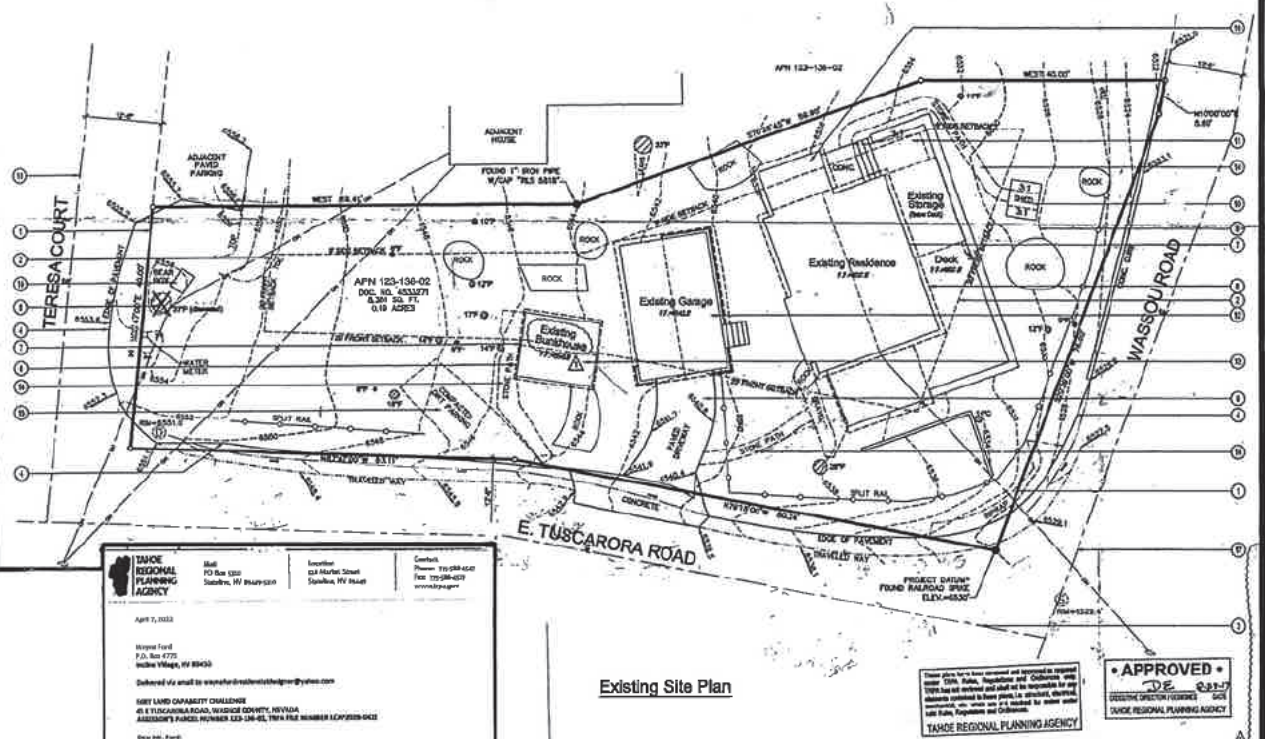
PROJECT LOCATION: 45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA
APN: 123-136-02

SITE PLAN / SITE SECTION

1/8"=1'-0"

9/1/20

A1



Existing Site Plan

Key Notes

1. Property line
2. Setback line
3. Centerline of Tuscarora Road
4. Edge of pavement
5. Existing contour line
6. Limits of existing roof
7. Limits of existing building
8. Existing tree to be removed, typ. where shown with "X"
9. Remove existing driveway (185 SF)
10. Remove existing shed
11. Remove existing concrete landing and existing deck as required for new deck (549 SF)
12. Remove existing garage building and steps (357 SF)
13. Remove existing bunkhouse
14. Remove existing stone path
15. Remove existing compacted dirt parking and provide outdoor parking sections per TRPA standards
16. Washoe County Variance previously granted for 5'-0" setback for addition to building, Variance Case No. VS-8-99
17. Centerline of Wassou Road
18. Centerline of Teresa Court
19. Relocate existing bear box

Property Description
APN 123-136-02
Lot 1 & PRD, Crystal Bay Park
45 E. Tuscarora Road
Crystal Bay, Washoe County, Nevada

Owner
Jeff Eget
3981 Woodland Drive
Rocky City, CA 91854
Telephone: 805.217.8232

TRPA Site and Land Coverage Data

Allowable Land Coverage (Square Feet)

Total Parcel Area		8,361
Land Capability	HDW 4 & 6 LCAP2020-0422 TRPA	1b
Allowable Base Land Coverage (%)	NA	1%
Allowable Base Land Coverage (SF)		N/A

Existing Land Coverage (Square Feet) per TRPA Parcel #00-4287

Residence		903
Deck		600
Bunk House	TO BE RELOCATED	119
Driveway	TO BE RELOCATED	223
Stone Paths	TO BE RELOCATED	25
Concrete Solar Roof Stonemason	TO BE RELOCATED	42
Garage	TO BE RELOCATED	308
Stoops	TO BE RELOCATED	16
Total Existing Verified Land Coverage		1,988
Total Existing Verified Off-Site Land Coverage		110

borelli

JAMES H. BORELLI, AIA
775.831.5040 ph
775.833.3979 fx
jim@borelli.com
P.O. Box 6773 Incline Village, NV 89450

NEVADA P. BORELLI No. 12176 STATE OF NEVADA ARCHITECT

A Remodel and Addition Project for:

Jeff Eget

45 E. Tuscarora Road
Crystal Bay, Nevada
APN 123-136-02

Revision	Date
Miscellaneous Building Dept. Revisions	8-10-17
Miscellaneous Building Dept. Revisions	9-22-17

Date June 19, 2017
Drawn JP/DR/RH
Scale 1/8"=1'-0"

WASHOE COUNTY BUILDING DEPT
OFFICE COPY

Existing Site Plan

A1.1

TAHOE REGIONAL PLANNING AGENCY
Mail: PO Box 5310 Stateline, NV 89449-5310
Location: 128 Market Street Stateline, NV 89449
Contact: Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

April 7, 2022

Wayne Ford
P.O. Box 4775
Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

NOT LAND CAPABILITY CHALLENGE
45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA
ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422

Dear Mr. Ford:

LAND CAPABILITY CHALLENGE

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel on the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1b to Classes 4, and 6.

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 4 (SCS, 15-30% slope)	20%	1,394	279
Class 6 (SCS, 0-15% Slope)	30%	5,817	1,747
		8,311	2,026

APPEAL RIGHTS

You may appeal this decision to the Governing Board (through an appeal application) within 15 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 589-5247 or by email at jrell@trpa.gov.

Sincerely,

Julie Rell
Senior Planner
Current Planning Department

LAND CAPABILITY CHALLENGE LCAP-2020-0422

SITE PLAN TRPA APPROVED EXISTING COVERAGE 1/8"=1'-0" FILE OR CASE : FEET2017-0620

EXISTING LAND COVERAGE/ SITE COVERAGE
LAND COVERAGE TRPA LAND CAPABILITY CHALLENGE

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

PROJECT DESCRIPTION: NEW SHIRRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE, NEVADA RAMP (UNCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (DEDICATED EMERGENCY PARKING NEW ROCK RETAINER)

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E. TUSCARORA
CRYSTAL BAY, NV 89451
APN 123-136-02

A5

Vegetation parameters to accomplish defensible space

The following parameters are to assist owners, designers, developers and builders in determining Defensible Space needs for their projects. This information is also the basis for Fire District pre-approval of project applications prior to submittal to TRPA:

- All dead vegetation, including trees, brush and other vegetation, must be removed.
- All residual trees will be limited 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 use the horizontal spacing guidelines listed for brush below. Please see spacing guidelines below for steep slopes.
- All residual trees will be limbed to achieve a ten-foot (10') clearance from any part of the house to the branches of the tree. If less than 66% of the live crown would be left after limbing, the tree should be removed.
- All brush, trees and flammable materials must be removed from under the drip line of residual trees or tree groupings.
- Within five-feet (5') of the foundation or support posts of any part of the structure or an outbuilding, remove all flammable vegetation and materials.
- Within the five-foot (5') to thirty-foot (30') zone, tree canopies will be spaced at least ten-feet (10') apart. If trees are grouped close enough together as to act as one unit, then all other requirements must be met. Within the thirty (30') to one-hundred-foot (100') zone, stands of large trees do not have to be removed as long as the vegetation underneath them is removed. Please see spacing guidelines below for steeper slopes.
- Within the five-foot (5') to thirty-foot (30') zone, brush fields must be spaced horizontally a minimum distance equal to or greater than twice the height of the brush. Individual brush plants cannot exceed 100-square feet (100 sq. ft.) in area and three-feet (3') in height. Please see spacing guidelines below for steeper slopes.

For sloping properties, use the following standards for the above requirements:

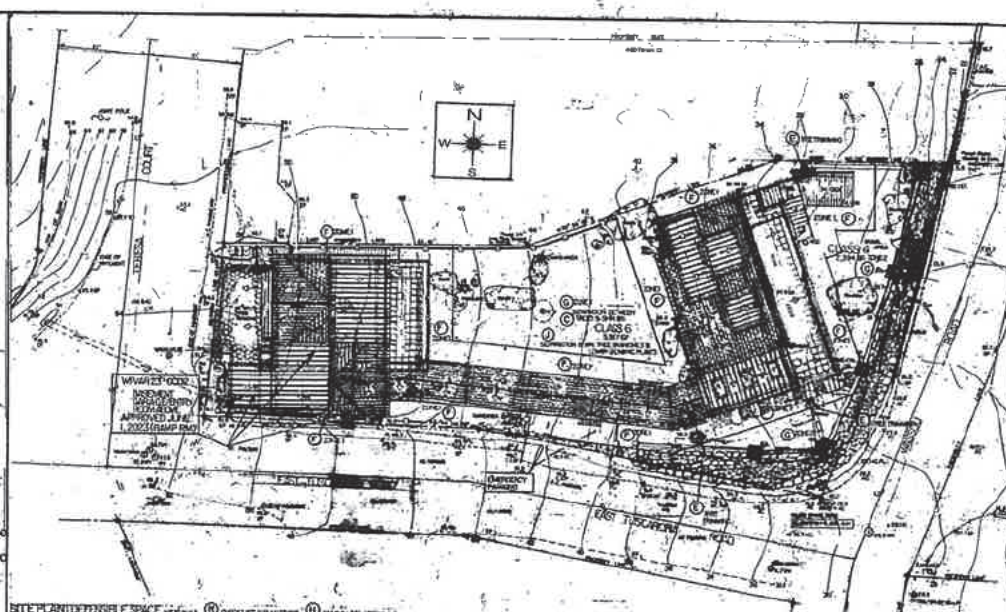
	Slope	Spacing
Trees	0 – 20%	10 feet between edges of crowns
Brush	0 – 20%	2 times the height of residual brush

Any final approval of Defensible Space will be made in the field, after snow has melted sufficiently to determine compliance with the IWUIC.

NATURAL SLOPE 631 MARTIS PEAK INCLINE VILLAGE, NEVADA = 4%

July 2008

Ⓑ VEGETATION PARAMETERS TO ACCOMPLISH DEFENSIBLE SPACE

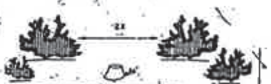


SITE PLAN/DEFENSIBLE SPACE Ⓚ CHECKLIST EXPLANATIONS Ⓗ ZONE 3 30'-100'

A defensible space inspection is required to provide the safe separation between structures and wildland vegetation. All items noted during the inspection must be corrected prior to permit closeout.

Refer to Living with Fire in the Lake Tahoe Basin (www.livingwithfire.info) and the 2012 International Urban-Wildland Interface Code, adopted by NLTFPD Resolution 14-02.

-UPDATE IWUIC TO 2018



SEPARATION BETWEEN TREES & SHRUBS ①

Ⓒ SEPARATION BETWEEN TREES & SHRUBS



FOREST TREES ②

Ⓓ FOREST TREES

ZONE 1 0-5' NONCOMBUSTIBLE AREA

CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET 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.

1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS, SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MULCH, IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA

Ⓕ ZONE 1=0'-5' NONCOMBUSTIBLE AREA

ZONE 2 5'-30' LEAN, CLEAN AND GREEN AREA

FOR A DISTANCE OF 5 FEET TO 30 FEET 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 FEET 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.

1. TRIM ALL TREES OVER 30 FEET A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE
2. REMOVE ANY TREE 14 INCHES DIAMETER OR LESS ... TO CREATE A 10 FOOT SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL 3
3. REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES ... ADJACENT GRADE.
4. 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.
5. ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES ...
6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA

Ⓖ ZONE 2=5'-30' LEAN, CLEAN AND GREEN AREA

ZONE 3 30'-100' WILDLAND FUEL REDUCTION AREA

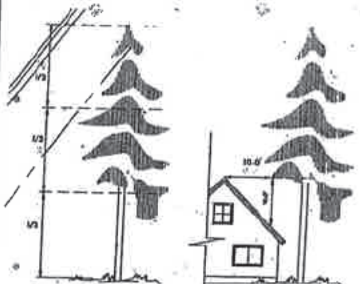
THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS ... AND WITHIN THIS AREA, REMOVE DEAD VEGETATION, OCCASIONAL DEAD SHRUBS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES ETC. THIN DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR THE LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1
3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

Ⓗ ZONE 3=30'-100' WILDLAND & FUEL REDUCTION AREA

GENERAL NOTES:

1. DISPLAY ADDRESS IN CONTRASTING COLORS (4" MIN SIZE) EASILY READABLE FROM THE STREET OR ACCESS ROAD
2. PLUG ALL UNSTOPPED ROOF OPENINGS
3. COVER ALL GAPS AND HOLES IN SIDING
4. INSTALL APPROVED SPARK ARRESTOR AND COVER ALL VENT OPENINGS W/ APPROVED VENT OR SCREEN.
5. WILDLAND URBAN INTERFACE PLAN: All new construction will be ... follow THE ADOPTED 2018 IWUIC NLTFPD RESOLUTIONS 18-1 AND 18-2



GUIDELINES FOR TRIMMING TREES ④

Ⓔ GUIDELINES FOR TRIMMING TREES

NLTFPD NOTES

- APPLICATION NEEDS TO BE FILLED OUT IN FULL.
- PLEASE PROVIDE ALL APPLICABLE FIELDS, AS STATED IN APPLICATION.

APPROVED
MAY 19 2023
North Lake Tahoe Fire Protection District
NORTH LAKE TAHOE Build to: 1901 FIRE PROTECTION DISTRICT

Ⓘ DEFENSIBLE SPACE EVALUATION



SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS ③

Ⓙ SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

The North Lake Tahoe Fire Protection District has conducted a defensible space fire safety evaluation of your property. The purpose of this evaluation is to help your home survive in the event of a wildland fire and bring your property into compliance with state and local fire safety regulations. If your property was found to be "out of compliance" your property may be re-evaluated within 30 days. If you have any questions about the results of this evaluation or need further information on actions you should take, please call the Fire District at (775) 831-0351.

CHECKLIST EXPLANATIONS

Ⓚ CHECKLIST EXPLANATIONS

NOTE: IF THERE IS NEED TO REMOVE ADDITIONAL TREES NOT INDICATED ON THIS PLAN THE PROPERTY OWNER IS TO CONTACT T.R.P.A. OR THEIR LOCAL FIRE DISTRICT FOR ASSISTANCE.

RESIDENTIAL DESIGN

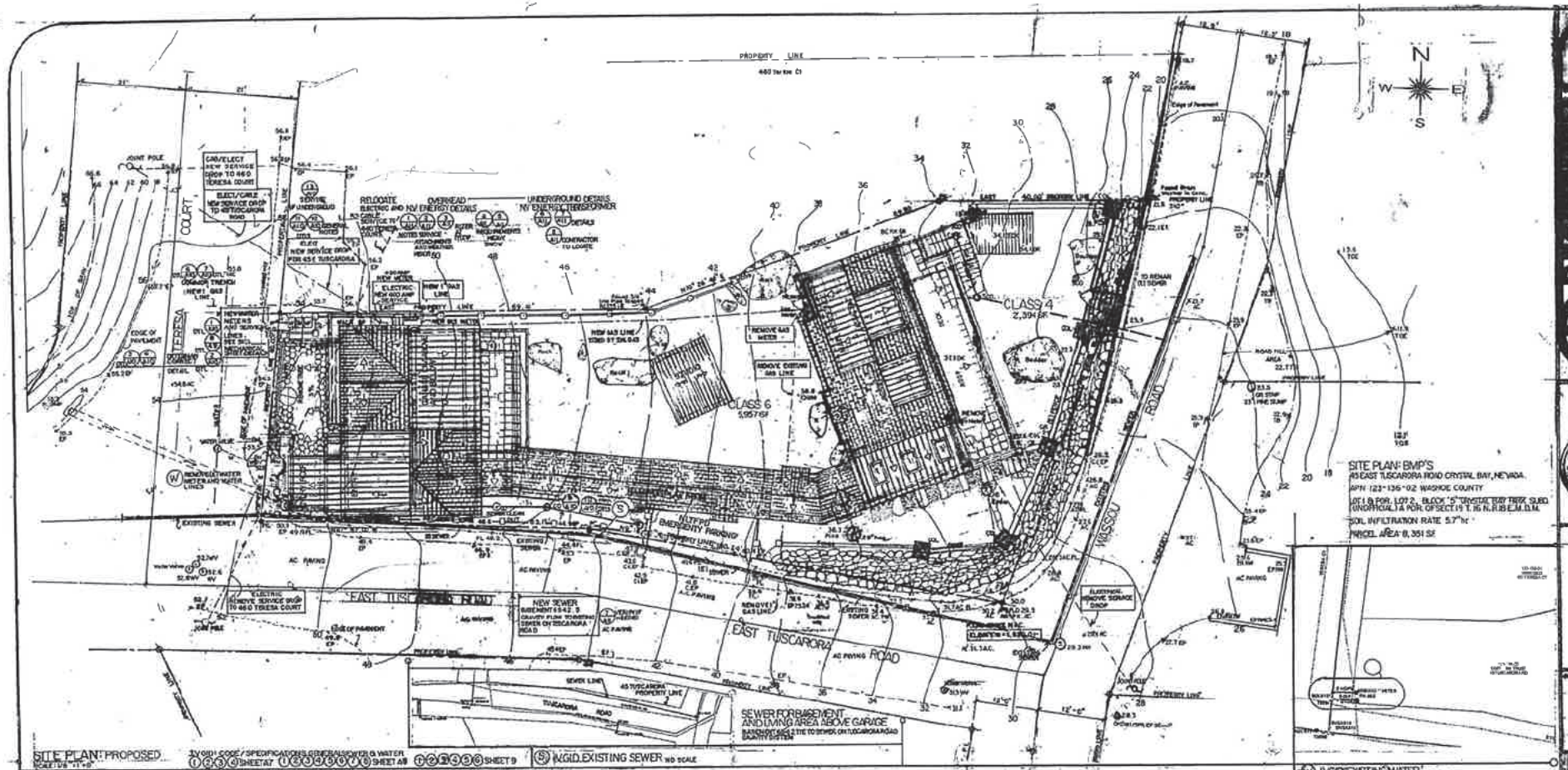
CHANGES:

PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

DEFENSIBLE SPACE | SCALE: AS NOTED

A6



SITE PLAN: PROPOSED SCALE: 1"=10' 3V 0101 CODE / SPECIFICATIONS GENERAL SEWER & WATER 1 2 3 4 SHEET A7 1 2 3 4 5 6 7 8 SHEET A8 1 2 2 1 3 3 6 SHEET 9 (S) IVGID EXISTING SEWER NO SCALE (W) IVGID EXISTING WATER NO SCALE

IVGID WATER AND SEWER SPECIFICATIONS:

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

NEED TO KNOW INFORMATION

IVGID Codes of Enforcement

- The current approved edition of the Uniform Plumbing Code (UPC).
- Nevada Administrative Code (NAC water controls).
- Nevada Revised Statutes (NRS water controls).
- Tahoe Basin Standards.
- Incline Village General Improvement District Ordinances 1, 3, 4

Plan Checking Information that is needed but Often Missed

- All Utility Easements.
- Fences and their locations identified on the plans.
- All locations of new private water and sewer utility lines and their details.
- Lawn irrigation system(s), complying with all IVGID 13% rules and regulations.

Agency Requiring Additional Permitting

- NDOT Permits: Nevada Department of Transportation (NDOT) oversees state roadways and rights-of-way that may need approval for your project. The design consultant is responsible to prepare all documentation as required by the latest and conditions relating to the Right-Of-Way Occupancy Permit.
- NDOT Link: https://www.dot.nv.gov/home/showpublishedcontent/publications/publications/3240
- The North Lake Tahoe Fire Protection District is located at 866 Oriole Way, in Incline Village, Nevada. The NLTFPD reviews/approves all fire sprinkler system designs and types. IVGID approves all water connection points to the potable water system supplying all fire systems.

Water service fire classification: Contact the IVGID Pipeline Supervisor at 775-832-1229 and schedule a water service flow hearing.

Construction Types

- Interior/exterior remodel only with no additional water or sewer fixtures units.
- Interior/exterior remodel with additional water and sewer fixture units identified on plans.
- All demo/new construction with additional water or sewer fixture units identified on plans.

Interior/exterior remodel only no additional water or sewer fixture units.

- When a project requires a Fire Sprinkler System:
  - Designer to indicate on plans that a fire sprinkler system is required and the size of water tap needed for the new fire sprinkler system. Review water details within this document.
- Cross-Connection Control Devices must be indicated on plans in a location such as a mechanical room or dedicated area approved by IVGID.
- Type of heating system.
- Lawn landscaping system.
- Location of the water pressure regulator.

IVGID Compliance Division 775-832-1224 Water & Sewer ® Page 2

1 GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

- Grade elevation for a sewer backwater valve.

Interior/Exterior Remodel with Additional Water and Sewer Fixture Units Identified on Plans

- When a project requires a Fire Sprinkler System:
  - Designer to indicate on plans that a fire sprinkler system is required and the size of water tap needed for this fire sprinkler system. Review water details within this document.
- Cross-Connection Control Devices must be indicated on plans in a location such as a mechanical room or dedicated area approved by IVGID.
- Water line must be identified on the plans, and comply with all UPC requirements.
- Sewer line must be identified on the plans, and comply with all UPC requirements.
- Unless approved by an agent of the District, all water meters and their locations must be identified on the plans, and located at the parcel property corner of said parcel.
- All water and sewer utility easements are to be identified on the plans.
- All Fences are to be identified on the plans.
- Type of heating system are to be identified on the plans.
- Lawn irrigation systems are to be identified on the plans.
- If this project requires a sewer water upgrade, the parcel will require a property survey identifying all property corners and lines.
- Grade elevation for a sewer backwater valve.
- When a project requires a sewer PI pump station located outside of the footprint, refer to IVGID Sewer Detail - Pump Station documents within this document.

Demo/New Construction with Additional Water and Sewer Fixture Units Identified on Plans.

- Parcel must have a survey identifying all property corners and lines.
- Complete a Washoe County Demo permit application.
  - If there is no existing structure, a demo permit is not needed.
- When a project requires a Fire Sprinkler System:
  - Designer to indicate on plans that a fire sprinkler system is required and the size of water tap needed for this fire sprinkler system. Review Water Details within this document.
- Cross-Connection Control Devices must be indicated on plans in a location such as a mechanical room or dedicated area approved by IVGID.
- Water line must be identified on the plans, and comply with all UPC requirements.
- Sewer line must be identified on the plans, and comply with all UPC requirements.
- Unless approved by an agent of the District, all water meters and their locations must be identified on the plans and located at the property corner of said parcel.
- All water and sewer utility easements are to be identified on the plans.
- All fences are to be identified on the plans.
- Type of heating system to be identified on the plans.
- Lawn irrigation systems to be identified on the plans.
- Grade elevation for a sewer backwater valve.
- When a project requires a sewer lift pump station located outside of the footprint, refer to IVGID Sewer Detail - Pump Station documents within this document.

IVGID Compliance Division 775-832-1224 Water & Sewer ® Page 3

2 GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

INSPECTIONS

Agent or IVGID Inspector:

That person as designated by the District Engineer to perform inspections, tests, fixture unit counts, and related work in determining compliance with IVGID construction specifications, standards and Ordinances. Inspectors review construction plans, manage the District's cross-connection control and grease programs, and perform all field inspections related to water and sewer systems.

Pipeline Distribution/Collection Supervisor: Contact (775) 832-1228 for all sewer and sewer utility line locations and requests for freezing of existing water lines.

Air Gap:

An air gap is an unobstructed vertical open distance between the water outlet and the flood level of a plumbing fixture. This design allows water to flow from the drinking water supply, but there is no way for water to flow into the drinking water system.

An approved air gap shall be at least double the diameter of the supply pipe, measured vertically, above the overflow rim of the vessel, and in no case less than one inch. Any air gap located near sidewalls, ribs or similar obstructions shall be a distance greater than three times the diameter of the effective opening.

Note: All new water services greater than 2 inches must maintain an approved air gap until all disinfection processes have been approved by the District Inspector, and the contractor receives written approval allowing the contractor to make a physical water connection to the IVGID potable water system.

Backflow Prevention and Cross-Connection Control Program:

The District reserves the right to require the installation of an approved backflow prevention assembly.

1. No water service connection to any premises may be installed or maintained by the District unless an Air Gap, RPA, DC, PVB or SVB, as required by State laws and regulations and District ordinances, protects the water supply. Service of water to any premises may be discontinued by the District if a backflow prevention assembly has been removed, bypassed, or if an unprotected cross-connection exists on the premises. Service will not be restored until such conditions or defects are corrected. The IVGID inspector shall determine what type of backflow device is approved for each degree of hazard present.
2. The customer's system shall be open for inspection at all reasonable times to authorized representatives of the District to determine whether cross-connections or other structural or sanitary hazards exist. When such a hazard becomes known, the Director of Public Works may deny or discontinue service to the premises by providing for a physical break (air gap) in the service line until the customer has corrected the condition(s) in conformance with state law and local Ordinances relating to plumbing and water supplies, and any regulations adopted pursuant thereto.

IVGID Compliance Division 775-832-1224 Water & Sewer ® Page 4

3 GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

Codes: Sewer and water service lines shall be constructed in accordance with the latest edition of:

A. The current Uniform Plumbing Code (UPC) adopted by the Board of Trustees, as prepared by the International Association of Plumbing and Mechanical Officials, except for particular requirements in excess of the Codes, as stated herein.

B. Nevada Administrative Code 445A - Water Operations

C. IVGID Ordinances.

Conditional Final

A Conditional Final may be given at the discretion of IVGID Inspectors. In this case, the Washoe County Building Department will sign off on the permit, and IVGID will hold the contractor/owner responsible for completing all IVGID requirements before completing work required by IVGID.

A written acknowledgement of easements across contractor/owner may be required and must be approved by an IVGID Inspector.

Connection Fees - New Construction

A. All connection fees must be paid before the District will approve plans for construction, inspect service lines, or install water meters.

B. Payment of connection fees constitutes acceptance of a new service connection application by the District.

C. Connection fees shall be charged at the rate in effect on the day of application for a Building Permit from Washoe County.

D. Any application that has been accepted by the District shall be considered revoked if the Applicant fails to commence construction and connection to the District's water system within 540 days of such acceptance.

E. Connections not made within 540 days will be subject to connection fees in effect at the time of connection.

F. Previously paid connection fees shall be credited to the new connection fee rate, or may be returned to the Applicant upon written request.

G. No fees will be refunded after connection.

Connections

All new water service and sewer connections shall comply with one of the following conditions, whichever is applicable.

A. Single Family Residence: Where a single-family residence is constructed on a single parcel, direct connection to the public water and sewer system shall be made. Should the parcel not border upon a utility easement or dedicated right-of-way containing the public utilities, it is the property owner's responsibility to obtain the necessary easements and/or construct main extensions as determined to be necessary by the District. Reimbursement for main extensions is provided should additional

IVGID Compliance Division 775-832-1224 Water & Sewer ® Page 5

4 GENERAL

UTILITY PLANS WATER - SEWER

SCALES AS NOTED

SITE PLAN: BMP'S
45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA
APN 123-135-02 WASHOE COUNTY
LOT 9 & PORTION OF LOT 2, BLOCK "S" CRYSTAL BAY TRACT SUBD (UNOFFICIAL) & PORTION OF SECT 19 T. 16 N. R. 18 E. M. D. M.
SOIL INFILTRATION RATE 5.7" hr
PARCEL AREA = 8,351 SF

PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSURE, RAMP, ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTFPD EMERGENCY PARKING ACCESS.

PROJECT LOCATION: 45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA 89451

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

RES DESIGN
Brenda Eisner Thunder PM 181
P.O. Box 4773 Incline Village, NV 89450
(775) 813-3693

from (A7)

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

connections be made to the extended main within a ten-year period, in accordance with the standard "District Main Extension Agreement."

B. Multiple Residences with Common Land Ownership / Commercial Developments: A development with more than one residential building with common land ownership shall be served by communal water and sewer systems. The development shall be metered near the point where the service line crosses the property line, and each unit shall be served by an individual meter; however, the only meter used for billing purposes is the master meter. The District shall approve the number, location and size of meters.

C. IVGID reserves the right to water parcels as it sees fit for the benefit of the general public. The operation and maintenance of the system as well as purposes of fire protection free shall be the responsibility of the owners of the property served or of the HOA having legal responsibility for buildings and grounds.

Corrections Notice

Written instructions to bring noncompliant work up to code requirements.

Cross Connections

A. A cross-connection is an ACTUAL or POTENTIAL link between the potable water supply and a source of contamination (sewage, chemicals, gas, etc.). This link can be established as a conduit or hose permitting the transfer of foreign material into a safe drinking water system.

B. Any new installation of water piping greater than 2" is considered a lethal cross-connection and must be protected with an air gap and if approved therefore pressure hose been completed and approved by IVGID. No physical connection to the IVGID potable water system will be allowed until written approval of all work has been received from the District's agent/inspector.

Customer Service Line

The plumbing from point of connection in the street to the property. This is the responsibility of the property owner, including all maintenance and repairs.

Customer Service Valve (CSV)

A. It is recommended that property owners provide a CSV on the customer service line side of the meter and as close to the meter location as practicable, to control the flow of water to the premises.

B. Neither the customer, nor their agent, shall access the meter to turn water on or off; a meter tampering fine will be assessed if this happens.

Degree of Hazard

A. The degree of hazard is a commonly used phrase utilized in cross connection programs and is simply a determination on whether the substance in the non-potable system is toxic (health hazard) or non-toxic (non-health hazard). There are three degrees of hazard: Severe, moderate and minor.

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

1. Severe Hazard: Any condition with the potential to introduce a biological or living organism into the water supply system and its operations, which could create a potentially fatal situation to the water consumer or water supply system.
2. Moderate Hazard: Any condition, device, or practice in the water supply system and its operation, which could create or may create a danger to the health and well-being of the water consumer.
3. Minor Hazard: A minor hazard is when potential backflow can pollute the drinking water. Pollution is defined as materials that can cause undesirable effects to the water, such as discoloration, foul smell or taste, but will not cause sickness or death.

District

The Incline Village General Improvement District (IVGID).

District Engineer

The Engineer appointed and acting for the District, who shall be a registered Civil Engineer in the State of Nevada.

Fire Sprinkler Systems

IVGID does not review a project to determine the need for fire sprinklers. The applicant is advised to contact the North Lake Tahoe Fire Protection District (NLTFPD) at (775) 831-0351 to determine the applicable requirements for their project and the potential need of a fire sprinkler system.

The NLTFPD will make available their "Fire Protection Bureau Standard Operations Procedure" upon request. Their formal review of the plans will occur in conjunction with the District review; however, District approval will not be granted prior to NLTFPD approval.

A fire sprinkler system may require a separate service line tapped to the District's sewer main, as determined by the NLTFPD. In some cases, a two-headed calculation may be allowed, eliminating the need for a new tap and street cut.

If used in conjunction with fire sprinkler service, the potable water service line must be approved by the District and located on the property line by means of a separate valve and riser pipe with a properly sized enclosure.

All fire flow shall be metered.

Hoses Flame

All piping and fittings installed within a home or building, past the customer service line, is the responsibility of the property owner, including all maintenance and repairs.

Inspection Fees

Inspection fees shall be invoiced at the rates shown in Exhibit C, and are subject to change from time to time at the discretion of the Director of Public Works.

Inspection Schedules:

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

No backfilling shall be performed until the District has inspected and approved the work. The contractor shall schedule all inspections at least forty-eight (48) hours in advance. All testing shall be performed in the presence of an authorized representative of the District. Inspection fees shall be set by the District and charged for each inspection.

A fee may be charged in a rate set by the District for re-inspection if the site is not ready for inspection, or if the initial inspection fails.

If not ready for scheduled inspection, please call 775-833-1224 for cancellation.

Improver

See "Agent or IVGID Inspector," above.

Ordinances

IVGID Ordinance 1 - Sewer and Ordinance 4 - Water are made a part of this document by reference herein, and can be found at https://www.ivgidwebsite.com/index?searchword=ordinances.

Parcel Owner

The owner of a parcel within Incline Village/Crystal Bay. The parcel owner is responsible for all costs incurred for work in said parcel, including but not limited to plan check fees, permit fees, construction costs, utility connection fees, TCOT and Washoe County street cut fees, utility easements, and all sewer and sewer utility appurtenances which are required in order to comply with Nevada State Health Codes and IVGID Ordinances.

Permits

A. IVGID does not issue permits.

B. It is the parcel owner's responsibility to acquire all required permits prior to the installation of any water or sewer systems, pursuant to Nevada State regulations and District Ordinances.

C. NDOT: The Nevada Department of Transportation (NDOT) oversees state roads and rights-of-way. With the exception of ski way, road maintenance within the District is not an IVGID function. The design consultants will be required to work with NDOT for any project that requires a Right-of-Way Occupancy or Street Cut Permit.
https://www.dot.nv.gov/home/showpublishedcontent/?itsID=6729&itsTime=1369630000

D. TRPA: https://www.trpa.gov/permitting-process/

E. Washoe County Building Department: Prior to building permit issuance, the Washoe County Building Department will require proof that IVGID has examined the plans for compliance with all water, sewer and trash enclosure projects within the District.
https://www.washoecounty.gov/building/getting_started/what_requires_a_permit.php

Plan Checking Process

The District works in cooperation with the Washoe County Building Department, and uses their Permit Process and Permit #, for project reviews. The District will review information provided to the Building

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

Department relating to water and sewer systems, including utility easements, existing or new fire sprinkler systems, water and sewer lines, backflow devices, pressure regulators, proposed fences, lawn irrigation systems, etc.

Plan Check Fees

A. In accordance with the District's most recently adopted revision of the Uniform Plumbing Code, a plan check fee shall be required for all plans requiring the District's review and approval.

B. Plan checking is performed for any aspect of a project specific to water and sewer systems, and only one plan check fee is assessed per project plan set.

1. Any plan revision requiring rechecking shall necessitate the charge of an additional plan check fee.

C. Plan check fee are invoiced at the rates shown in the current published District Ordinances.

Private Contained Water System

Any owners served by District water/sewer utilities shall install water system, where maintenance and repairs of these systems are the responsibility of the HOA. All private communal water systems must comply with IVGID water and sewer ordinances.

Uniform Plumbing Code/International Association of Plumbing & Mechanical Officials

A. The Uniform Plumbing Code (UPC) and International Association of Plumbing & Mechanical Officials (IAPMO) provisions are made a part of this document by reference herein.

B. Where inconsistencies exist, IVGID Ordinances will take precedence over UPC or IAPMO requirements or definitions.

Violations

Any property found in basic violation of any provision of this document or District Ordinance, rule or regulation, shall receive written notice by an authorized District representative stating the nature of the violation and providing ten (10) business days for the satisfactory correction thereof. The property owner or their agent or tenant shall, within the period of time stated, permanently cease all violations and shall immediately work to correct the violation.

The property owner shall be held strictly responsible for all acts of their agents, tenants or employees under the provisions of this or any District Ordinance, rule or regulation of the District.

A. Violations of these Regulations may be subject to civil monetary penalties as established by:
1. Nevada Revised Statutes (NRS) or Nevada Administrative Code (NAC);
2. Nevada Division of Environmental Protection (NDEP); and
3. Any penalties as may be adopted by the District Board of Trustees.

B. Continuing Violations. For purposes of the completion of penalties, each day of a continuing violation beyond the 10-business-day time limit noted above shall be deemed a separate violation.

(1) GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

Water Rights

A. In addition to compliance with all other standards for granting applications for new connections and as a condition of project approval, applicant shall be required to assign water rights to the District in an amount sufficient to support the proposed development.

B. Upon project approval, the District will provide issuance of a will-serve letter, sign-off on condo plat, approval of plans, or applicable.

C. Water rights assigned to IVGID as a condition of project approval will not revert back to the applicant.

D. All assignments of water rights to IVGID shall be completed and approved by the State Engineer Office.

Article 1. GENERAL SPECIFICATIONS

1.01 IVGID shall provide to parcel owner or his agent an approximate location and size of all District utility lines. It is the property owner or their agent's responsibility to field locate and confirm utility locations and sizes before digging or cutting any streets. Refer to "Permits," above.

1.02 These requirements are applicable within the jurisdiction of the Incline Village General Improvement District for the building of water and sewer service lines from the property or easement line to the home or building and within county rights-of-way (ROW). Service lines on private property shall be constructed and maintained by the property owner in accordance with these requirements.

1.03 Water and sewer taps require scheduling for inspections at least 48 hours in advance. Line locations must be confirmed prior to any excavations.

1.04 Abandonment of Connection Points: All existing water and or sewer connection points must be coordinated to all IVGID specifications by means of Full Circle Repair Clamps or other means approved by the District agent/inspector.

1.05 Water service line abandonment: Contact the IVGID Pipeline Supervisor at 775-833-1135 to schedule a water service line freeze.

ARTICLE 2. WATER SERVICE LINE SPECIFICATIONS

2.01 Service Line Requirements for Pipe Inch (1") and Smaller:

A. For each service line upgrade required per the UPC, each lot shall be serviced by a separate service connection of required size from the District main water line to the water meter.

B. Fire service and domestic water service shall use the same main line water tap, with separation downstream of the water meter. The fire line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy-coated body and then through a curb stop, terminating at structure. See Combined Domestic and Fire Water Service Detail.

(2) GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

C. The domestic water line shall be connected off a tee fitting downstream of water meter and upstream of fire gate valve. The domestic line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy-coated body and then through a curb stop, terminating at structure. See Combined Domestic and Fire Water Service Detail.

D. The District requires that all approved piping must be installed through the foundation and capped for pressure testing. Domestic water and fire water piping must be sleeved through the foundation utilizing link seals. Speak to an IVGID inspector for formal requirements or call 775-832-1224 if installed under the foundation. Link seals and/or bushings and piping must be used as a sleeve.

E. IVGID will make inspections up to and through the foundation on all water and fire services.

F. 4" and larger applications, see Water Services for Metered Domestic and the Detector Check Fire Water Services Detail. 4" stainless steel risers shall be installed on all 4" and above lines. Risers coming through the foundation of the building need to be covered and link sealed. Other means of installation can be approved by the District agent/inspector.

2.02 Pipe Materials: Water service lines shall conform to the UPC and applicable AWWA standards and be Type K copper tubing or 200-250 PSI PE 4710 tubing, SDR-9 ASTM D-2737, SDR-11 D-3035 copper tube size, PVC C-900 DR14 Class 305 and Ductile Iron Pipe class 305 are allowable for services four inches (4") or larger. If copper is used, service lines two inches (2") in diameter or smaller shall be Type K copper conforming to ASTM B-88. Customer service valve boxes must be Christy G-5 or equivalent concrete box with a steel lid marked "Water." Line sizes are to be commensurate with health standards to ensure that no stagnant water will accumulate. All service line fittings shall be mechanical compression type, or soldered with lead-free UPC approved solder. Solder spools shall be available for inspection.

From the District's main line to the meter, only mechanical joints will be allowed. Under no circumstances will pipe crimping or soldering be accepted by the District.

2.03 Curb Stops: Shall be non-rising stem type and be approved by UL Listed and FM Approved. Lead free curb stops shall be installed no more than two feet (2') downstream of the water meter box/pit with an approved C-5 round concrete box with a steel lid marked water.

2.04 Air Relief Valve: Air relief valve shall be single-housing style, cast-iron body, stainless steel trim, one inch (1") inlet and outlet connections, and/or 5/16" diameter orifice, for a working maximum pressure of 300 psi. Contact the District at 775-832-1224 for Model and Installation Criteria.

2.05 Trenching: All trenching for water and sewer lines must meet OSHA requirements.

Separations: All water lines shall be placed at and maintain a minimum depth of thirty-six inches (36") and be on an undisturbed shelf. All water utility lines, domestic and fire sprinkler systems must keep a twelve inch (12") separation at all times. All sewer service lines shall maintain at least twelve inches (12") vertical separation below the water line, and maintain a minimum horizontal separation of twelve inches (12") from water line at all times. If the sewer line is pressurized, the vertical separation is twelve inches (12") below the water line and the horizontal separation is five feet (5'), in a separate trench. Any other installation must be approved by IVGID Compliance. This IS AN IVGID REQUIREMENT.

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IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

2.06 Tracer Wire: All pipe materials (except copper) require an approved #10 tracer wire, attached to the pipe every five feet (5') by means of tape, and made accessible at the meter pits.

2.07 Caution Tape: Warning Tape shall be blue in color, three inches (3") in width, 5 mil in thickness, continuously printed "CAUTION BURIED WATER LINE BELOW." Installed twelve inches (12") above the pipe.

2.08 Backfill: Material used for the pipe zone shall be sand, similar, or Class A backfill with no mineral material larger than three eighths of an inch (3/8"), as stated in Section 201, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County. The trench bottom shall be level and smooth, and excavated as needed to maintain a minimum of six inches (6") of bedding below the grade required by the underside of the pipe barrel, with twelve inches (12") above the pipe. Minimum allowable cover for water service lines is thirty-six inches (36").

2.09 Backfill: All backfill shall meet the requirements of Class C backfill as stated in Section 200, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County, with no rock larger than four inches (4"). If native material does not meet these requirements, backfill material shall be imported. Minimum allowable cover for water service lines is thirty-six inches (36").

2.10 Main Line Tapping: When making a new service connection to the District main line, all taps shall maintain a minimum of two feet (2') separation between all fittings, joints and appurtenances. This applies to all main line pipe. Any other installation must be approved by the District.

2.11 Tapping Saddles and Tapping Sleeves:

Tapping Saddles: For water services shall be epoxy coated ductile iron body with two stainless steel straps. Saddles shall be suitable for 150-psi service and compact to manufacturers specifications.

Tapping Sleeves: Shall be Stainless Steel and shall be or equivalent for all taps larger than two inches (2") in size. Shall be torqued to all manufacturers specifications by means of a torque wrench.

All Tapping Sleeves: Shall be hydrostatically tested. The hydrostatic test pressure (NO air testing permitted) shall not exceed 1.25 psi across the pressure inside of the pipe being tapped at the time of the test. The testing time shall last for 15 minutes with no loss. Air testing of any tapping SLEEVE is prohibited. Taps on all tests to manufacturer's specifications.

2.12 Cathodic Protection: This is not required on any District-approved plastic piping. Installation of cathodic protection is required for all copper water services. A 5-pound "high-potential" magnesium anode, packaged in chemical backfill with ten feet (10') of #12 lead wire, shall be used. The anode shall be buried at a minimum depth of forty-eight inches (48"). A bronze or lead clamp shall be used to attach the lead wire to the meter yoke. The anode must be a minimum of thirty-six inches (36") from the meter yoke, service line or water main. If a bonding wire is installed on the water service line, cathodic protection shall be installed a minimum of once every five hundred feet (500') and at each interruption along that line.

2.13 Pressure Regulator and Isolation Valve: At all service locations, property owners are required to furnish individual lead free pressure regulators. All pressure regulators must be installed under the house within ten feet (10') of exterior door, readily accessible, and approved by the District. If house is slab-built, the pressure regulator must be located in a readily accessible and District-approved

(4) GENERAL

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

location. An isolation valve is required directly upstream of the pressure regulator for service of the regulator and isolation of the structure's plumbing.

2.14 Water Pressure Testing: The Contractor shall provide all labor, tools, and equipment necessary to perform required tests. Any faulty equipment shall be replaced before any test is accepted. Water lines four inches (4") and greater shall be tested/disinfected per the following: (Length x Pipe Diameter x Square root of pressure divided by 148,000.) All water lines smaller than four inches (4") will be tested at the District's main line pressure.

2.15 Water Pressure Testing Time: Minimum time frame of 1 hour of IVGID engineering may require a longer testing time, based on scope of work.

Example: 4 - 300 (average feet of all trenches) (1320 linear feet of 4" pipe tested at 200psi) 148,000

Example = 1000' x 4" x 10.44 = 46,440 = .34 gallons
148,000

10in. = 1 gal. 6" cu. = 2gal. 8" cu. = 3gal. 12in. = 4gal/1 gallon

Chlorine Test: >=50ppm/24hr >=10ppm/Flushing/residual/BACT-T- Testing.
2nd Chlorine Test: >=200ppm/8hrs>=20ppm/Flushing/residual/BACT-T-Testing.
Note: All BACT-T-testing is a 24 Hr. turning timeline. (Saturday – Wednesday)

During water pressure testing and disinfection, all new water piping must maintain an approved air gap from the IVGID potable water system. No physical water connection point(s) can be installed until all Backflow testing has been approved by the District.

Service Line Test: After the water is set, the water will be turned on and the line tested for leaks and proper installation. The service line shall be exposed at this time and all visible leaks shall be repaired. Once approved, the water service line may then be backfilled.

2.16 As-Built Plans: Contractor is responsible to submit As-Built plans to the District upon completion of work. These utility plans/drawings must have 3 reference point/ties taken from each end of building(s) for all water meter and shut-off valves. For projects larger than a duplex, the District will require plans or drawing to be provided as a PDF file. Plans and drawings will be approved by the District agent or inspector on a case-by-case basis.

Article 3. WATER METER SPECIFICATIONS

3.01 Meters: All water meters are provided by IVGID. Contractor must survey and permit property owner and install water meter and yoke at the approved property owner. Any other location of the water meter must be approved by District agent or inspector.

3.02 Temporary Meter Area: A temporary meter may be set upon request. A temporary meter rental form must be completed and approved by a District agent or inspector.

3.03 Meter Setters: Meter setters are required and, for 1" and 1-inch services, shall be the Mueller Eary Sensor Meter Pit with no bypass 1.5" and 2" service shall use the Mueller EZ Vault Meter Setter with no bypass. No code will be permitted.

(5) WATER

(6) WATER/SEWER

(7) WATER

(8) WATER

IVGID \ WATER, POWER SPECIFICATIONS

SCALE: AS NOTED

RESIDENTIAL DESIGN
Nevada and California Licensed
Nevada License Number 291 R11
P.O. Box 4775 Incline Village, NV 89450
(775) 831-1314
info@residentialdesign.net

PROJECT DESCRIPTION: NEW/ENTRY AT NEW ADA GARAGE W LIVING AREA ABOVE, NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (ED)- CATEGORICAL EXCLUSION PENDING

OWNER: MR AND MRS SEET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

CHANGES

DATE 6/11/25

A8

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

3.04 **Meter Pits:** Meter pits for 5/8" and 1" services shall be the Mueller EZ Vault Meter Setter with an Inyear, NO LEADED PITS ARE PERMITTED. The meter lid shall be a DFW(BRUD-104CP, shall have a recessed lid hook, be non-locking and be marked "water." Meter vaults for larger than two inch (2") services must be approved by IVGID, accommodate all appurtenances, and provide a 12" clearance on all sides within the box. The lid must be a steel spring-loaded bolt-down type. Meter installations shall be made at the property line, in the right-of-way (ROW). Meter locations to be marked with a blue stake.

3.05 **Concrete Boxes:** 6-5 Traffic Rated Boxes, 5-4 Non Traffic Rated Boxes 8-13, 16, 16, and must be approved a District agent or inspector.

ARTICLE 4. FIRE SYSTEM SPECIFICATIONS

4.01 **Fire Service Requirements:** The North Lake Tahoe Fire Protection District will determine the size of connection required for fire service and adequacy of system for fire protection. Fire service lines will be made using the same material(s) and methods as stated herein for service laps. The District requires that the beginning point of the fire system shall be on the downstream side of the backflow prevention device. All backflow devices must be approved by the district and all discharge lines must be installed by the contractor and approved by the District.

A. **Service Line Replacements, 2" and Smaller:** For each service line upgrade required per the UPC, each lot shall be serviced by a separate service connection of required size from the District main sewer line to the water meter. Fire service and domestic water service shall use the same main line water tap with separation downstream of the water meter. The fire line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy coated body and terminate at structure. The domestic water line shall be connected off a tee fitting downstream of water meter and upstream of fire gate valve. The domestic line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy coated body and then through a dual strap and terminate at structure. Please see diagram Combined Domestic and Fire Water Service detail or contact the IVGID Utilities Department at 775-832-1224 for more information. The District requires that all approved piping must be installed on virgin soil (3') of foundation and sloped for pressure testing.

B. **Fire Service Line Requirements, 4" and Larger:** All fire systems requiring a 4" or larger pipe size must install a single-check detector, IVGID approved 250-PSI piping and one-piece stainless steel riser with anchorage (see Detail Page 16). All 4" or larger fire systems must be chlorinated/disinfected to IVGID specifications and/or current state codes and regulations. All chlorination/disinfection must be witnessed and lab tested by IVGID before any physical water connection point(s) can be made to the IVGID potable water system.

4.02 **Automatic Sprinkler System Design Criteria Density:** The criteria for automatic systems can be found in the most current adopted editions of the National Fire Protection Association (NFPA) Standard 13 and NFPA Standard 13-R with amendments (13D is not acceptable). A minimum 10-psi margin between the available water supply and the system demand point, including any required inside hose stream

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

allowance, is required by NAC 477.465. (Customary margin allowance of only ten percent (10%) common in other regions is not allowed by this Nevada Fire Marshal regulation).

Notes

- All single-family dwellings larger than 10,000 square feet or more than four (4) stories in height must conform to the design requirements in NFPA 13 (IFC 903.3.1.3).
- A "modified" 13R System may be considered for remodel projects less than 10,000 square feet (modified 13R systems can be requested and will be reviewed on a case-by-case basis by the MUPD Fire Prevention.
- Designers of the fire sprinkler systems must hold a minimum Level II certification from the National Institute for Certification in Engineering Technologies (NICET) be licensed as a professional engineer pursuant to Chapter 625 of NRS.

4.03 **Submittals:** All fire sprinkler systems must be presented from the District water system with an approved backflow prevention device. This device must be approved by the District and in compliance with all State and Local codes.

A. Double Check backflow prevention devices shall be approved for class one (1), two (2), three (3) or four (4) fire systems when chemical additives are not being used. When a Double Check backflow prevention device has approved from the district to be installed on class one (1), two (2), three (3), or four (4) fire systems the installation must meet all State and local codes. The District also requires a sign to be placed in an approved location, with two inch (2") red letters on a white background stating the class of system, water only, absolutely no additives of any kind.

B. Reduced pressure backflow prevention devices shall be approved for class four (4), five (5) or six (6) fire systems when chemical additives are being used. The installation must meet all State and local codes.

ARTICLE 5. DISTRICT REGULATIONS FOR BOILER/MECHANICAL SYSTEMS

5.01 **Boiler Backflow:** All boiler/mechanical systems must be separated from the District water system with an approved reduced pressure backflow prevention device or an approved air gap. It must be installed in compliance with all State and local codes, and must be plumbed from a domestic cold water supply only. All backflow reduced pressure assembly backflow devices, discharge lines must be installed by the contractor and approved by the district. Boilers with a self contained unit inspected and approved by IVGID do not need an approved backflow device.

5.02 **Heat Exchangers:** All heat exchangers used for domestic hot water service must be double walled.

5.03 **Hot Water Tanks:** All boilers that heat a hot water tank must be equipped with a double walled heat exchanger.

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

ARTICLE 6. DISTRICT REGULATIONS FOR IRRIGATION SYSTEMS

6.01 **Irrigation Requirements:** All irrigation systems require a Washoe County irrigation permit for construction. All work must comply with the District landscape packet.

6.02 **Separation:** All irrigation/sprinkler systems must be separated from the District water system with an approved backflow prevention device (supplied to all State and local codes.

6.03 **Irrigation Materials:** Materials shall comply with the District specifications as type K copper or brass. All fittings must be approved curb stops. Drain Valves and valves for winter time removal. Devices shall be plumbed so no water shall be in standpipes when device is removed for winter time.

6.04 **Inspection:** All inspection of connections to the domestic water line is required, please call IVGID Compliance at 775-832-1224 to schedule an appointment. On-site inspection prior to installation is highly recommended, to ensure compliance with District regulations.

ARTICLE 7. REGULATIONS FOR PRIVATE BACKFLOW TESTING

7.01 **Forms:** All IVGID backflow-testing forms must be properly filled out. All testing forms must be submitted to the District within two (2) working days from the date of the test. Compliance@IVGID.org

7.02 **Testers:** All testers must be licensed with the American Water Works Association (AWWA).

7.03 **Device Certifications:** Any backflow device that does not pass the initial certification test must be repaired and retested. If repairs require delay due to parts, etc., the District will allow five (5) additional working days for such repairs and retest. If a repair is not complete longer than five (5) working days, an additional extension must be approved by the District.

7.04 **Cancellations:** Failure to comply with 7.01 or 7.03 will result in the tester's name being given to the Northern Nevada Backflow Administrator for AWWA.

7.05 **Absence/Collections:** Proof of current AWWA license and approved annual gauge calibration must be submitted to the District with every test or group of tests. These may be emailed to compliance@ivgid.org hand delivered or mailed.

ARTICLE 8. SEWER SERVICE SPECIFICATIONS

8.01 **Materials:** Acceptable pipe materials are DUCTILE IRON or POLYVINYL CHLORIDE PIPE SDR 35, all of which shall conform to the specifications set forth in the UPC. Joints shall be of the same material as the pipe using internal rubber or plastic gaskets, or an external rubber sleeve using stainless steel bands, all as manufactured strictly for use with particular type of pipe. Solvent weld joints, ABS Piping, Brass or Copper shall not be permitted. Where different pipe materials are joined the connection shall be made by the use of an approved mechanical sleeving specifically manufactured for use with the different pipes to be joined. Fittings such as bell adaptor couplings or coupling approved by the district/agents shall be approved. POLYVINYL CHLORIDE PIPE shall not be used where the sewer is less than thirty-six inches (36") or greater than eighty-six inches (86"). DUCTILE IRON may be used where

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

eighteen inches (18") of sewer is available. For shallower depths, concrete encasement or other special means approved by the District must be used to protect the pipe.

8.02 **Size:** Building sewer shall be a minimum diameter of four inches (4") or six inches (6") for single family residences. Building sewers for apartments, motels, and commercial establishments shall be sized in accordance with the requirements of the UPC and shall be four-inch (4") minimum size.

8.03 **Trenching:** All trenching for water and sewer lines must meet OSHA Requirements.

8.04 **Inspection:** All water lines shall be placed at and maintain a minimum depth of thirty six inches (36") and be on an undisturbed shelf. All sewer service lines shall maintain at least 12 inches (12") vertical separation below the water line, and maintain a minimum horizontal separation of twelve inches (12") from water line at all times. If the sewer line is proposed then the vertical, separation is twelve inches (12") below the water line and the horizontal separation is five feet (5') in a separate trench. Any other installation must be approved by IVGID Compliance. THIS IS AN IVGID REQUIREMENT.

8.05 **Building Sewer Construction:** Where building sewer main line connections have not been provided by the District to the property, and/or the properties were not assessed for the building sewer installation, the property Owner shall assume the cost of providing the required connection. Owner shall be responsible for obtaining the necessary Washoe County street cut permits and coordination with other utility agencies for their utility locations. Owner requesting the tap will be responsible for cutting pavement and excavating the trench to proper depth and grade. Owner shall be responsible for the tap to the main. Owner is responsible for being building sewer with all required appurtenances.

8.06 **Connection to the existing Sewer Main:** Shall be with an approved Romac style "CSF" or equivalent double stainless steel strap saddle for transite, plastic, cast iron, or concrete mains. A Fernco Flexible tapping saddle with Part A and B epoxy may be approved. For vitreous clay main, a section must be removed and a wye installed with Fernco style couplers or other approved by IVGID. The pipe grade for four inch (4") must be two percent (2%) grade or a minimum of 1/4" per foot of fall or greater, six inch (6") diameter pipe must be one percent (1%) grade or a minimum of 1/8" per foot of fall or greater. The District requires that all approved piping must be installed within five feet (5') of foundation and capped for pressure testing.

8.07 **Tracer Wire:** All pipe materials, except copper, require an approved #10 tracer wire attached to the pipe every five feet (5') by means of tape or other approved means, made accessible at the clean-outs.

8.08 **Caution Tape:** Warning Tape shall be green in color, three inches (3") in width, 5 mil in thickness, permanently printed "CAUTION IVGID SEWER LINE BELOW," and installed twelve inches (12") above the pipe.

8.09 **Water/Air Tension:** Contractor shall provide all labor, tools, and equipment necessary to perform the required tests. Any faulty equipment shall be replaced before any test is accepted. Contractor shall supply a pressure gauge that can be read in increments of between one and five psi, in accordance with the UPC. Installation must pass the standard five pounds per square inch (5 psi) for fifteen (15) minute pressure tests, per the UPC. Mandrel/ball/flush testing will be required on all new sewer

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

piping. Mandrels shall be specifically designed for the piping being tested. The sizing is typical of 4" and larger piping.

Manholes shall be tested with the ring, cone and grade adjustment rings installed. All pipes entering the manholes shall be plugged and braced and a vacuum of ten inches (10") of mercury shall be drawn. The vacuum pump shall be turned off and the time monitored as the vacuum drops one inch (1"). The vacuum must not drop more than one inch (1") for the duration of the time indicated in the following table:

Diameter	Time	Mercury Level	Allowable Loss
48 Inches	1 Minute	10 Inches	1 Inch max.
60 Inches	1 Min. 15 Sec.	10 Inches	1 Inch max.
72 Inches	1 Min. 30 Sec.	10 Inches	1 Inch max.

Manholes which fail the vacuum test shall have the defects located and repaired and the test shall be repeated. Repair and repeat testing shall be continued until the testing requirements are met.

8.10 **As-Built Plans:** Contractor is responsible to submit As-Built plans to the District upon completion of work. These plans must be on a PDF file for any project larger than a Triplex. Smaller projects may be submitted on an 8.5" X 11" sheet of paper. These will be reviewed and approved by the District.

8.11 **Backfill:** Material used for the pipe zone shall be sand, choker, or Class A backfill with no mineral material larger than three eighths of an inch (3/8") as stated in Section 200, aggregate, of the Standard Specifications for Public Works Construction for Washoe County, with no rock larger than four inches (4"). If native material does not meet the requirements then backfill material shall be imported. Minimum allowable cover for sewer service lines is twelve inches (12").

8.12 **Backfill:** All backfill shall meet the requirements of Class E backfill as stated in Section 200, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County, with no rock larger than four inches (4"). If native material does not meet the requirements then backfill material shall be imported. Minimum allowable cover for sewer service lines is twelve inches (12").

8.13 **Clean Outs:** A clean out shall be provided by the Owner within five feet (5') outside of the foundation. A clean out must also be installed where the building sewer crosses the property or easement line. All clean outs shall be installed at intervals not to exceed one hundred feet (100'), excepting in circumstances that must be approved by IVGID Compliance. In changes of direction ninety degrees (90°) or more, a clean-out must be installed within one foot (1') of that direction. All clean-outs shall be cut to grade, plugged, and have a concrete box with metal lid marked "Sewer." Plugs shall be two piece expansion types similar to JTECH. T-bone stopper or equivalent steel or glue is prohibited. Owner shall be responsible for keeping clean-out boxes from being buried or damaged.

8.14 **Backwater Valves:** Installation of a backwater valve on lots with fixtures lower than the next upstream manhole, is more specifically explained in the UPC, shall be enforced. Backwater valves must be located in an accessible location inside or outside of the structure. Outside installations will be required to be properly boxed, minimum of foundation clearance. Please see the following Backwater Valve Diagram for a further explanation. Combination Backwater/Cleanouts may also be utilized call the IVGID Compliance Dept. 775-832-1221 for further details and installation criteria.

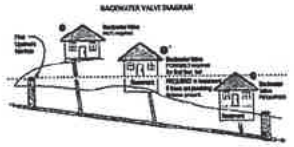
IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

8.15 **Max Adapter Coupling:** Max adapter the universal shielded sewage coupling for run-pressure sewer coupling for 4" 6" 8" 10" the 10" coupling will cover the 12" SDR range sewer piping.

8.16 **Unit Seals:** Shall be used on all penetrations of Vaults and Foundations.

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

BACKWATER VALVE DIAGRAM



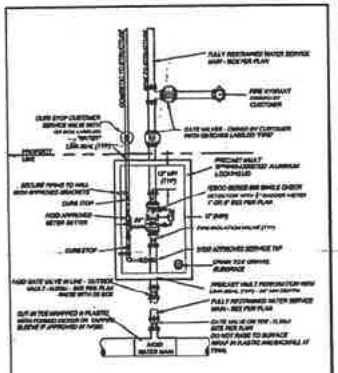
One of the keys to preventing a sewer backup in your basement is knowing your location in relation to the sanitary sewer system that serves your building or home. A sewer backup valve (backwater valve) can make all the difference between having your basement or home flooded knee deep with raw sewage and staying high and dry.

- Homes #1 does not need a backwater valve because water would drain from the first upstream sanitary sewer manhole which is lower than the inlet to the drain pipe in this home's basement. This home should not experience a flooded basement due to a sewer backup.
- Drains located on the first floor of Homes #2 might be safe as it is slightly higher (must be at least 24" higher) than the first upstream sanitary sewer manhole cover, but there are some cases in which pressure builds enough to temporarily allow water to flow at street above the lowest drain. When in doubt, and especially when the second floor living space is installed, it is wise to install a backwater valve. However, any drain fixture in the basement of Home #2 would be below the level of the first upstream manhole and sewage backups would occur without a backwater valve.
- Any drain opening in Home #2 would be located below the level of the first upstream sewer manhole cover so this home would definitely require the installation of a backwater valve.

All Backwater Valves shall be placed within the crawl space or confines of the home and be made readily accessible for maintenance and repairs. Exceptions can be made if the home is slab built.

Please contact IVGID Compliance 775-832-1224 for more details.

IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
DETECTOR CHECK FIRE WATER SERVICE

1 WATER, FIRE SERVICE

2 FIRE SERVICE, BOILERS, HEAT EXCHANGER, HOT WATER TANKS

3 IRRIGATION SYSTEMS, SEWER

4 SEWER

5 IVGID REQUIREMENTS FOR CONSTRUCTION OF SEWER

6 IVGID REQUIREMENTS FOR CONSTRUCTION OF SEWER

7 BACKWATER VALVES

8 METERED DOMESTIC & DETECTOR CHECK FIRE WATER SERVICES

RESIDENTIAL DESIGN

Nevada License Number CID 1011
Nevada License Number CBC 1011
P.O. Box 4777 Incline Village, NV 89450
(775) 831-3440
jeff@residentialdesignstudio.com

CHANGES

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W LIVING SPACE ABOVE. NEW ADA RAMP (UNCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW. DEDICATED EMERGENCY PARKING

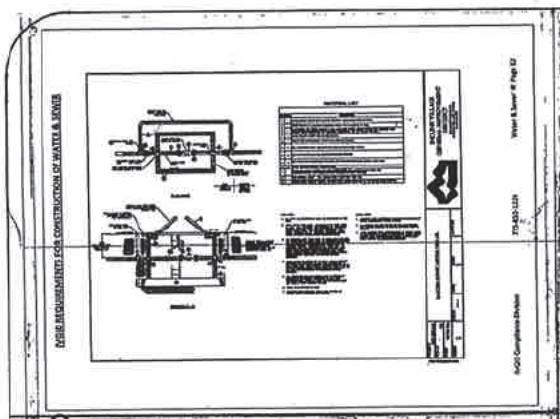
NEW GARAGE BASEMENT NEW DECKS TWO LEVELS

8/8/22

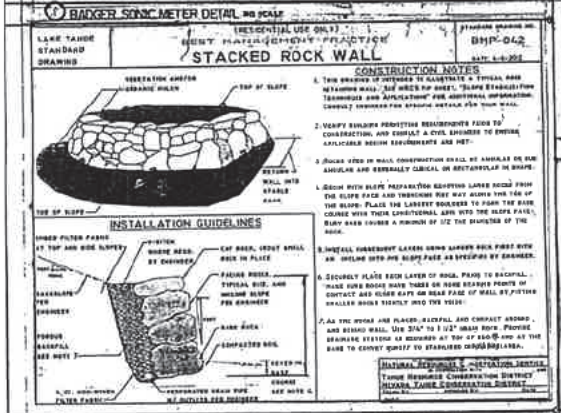
A9

IVGID WATER AND SEWER

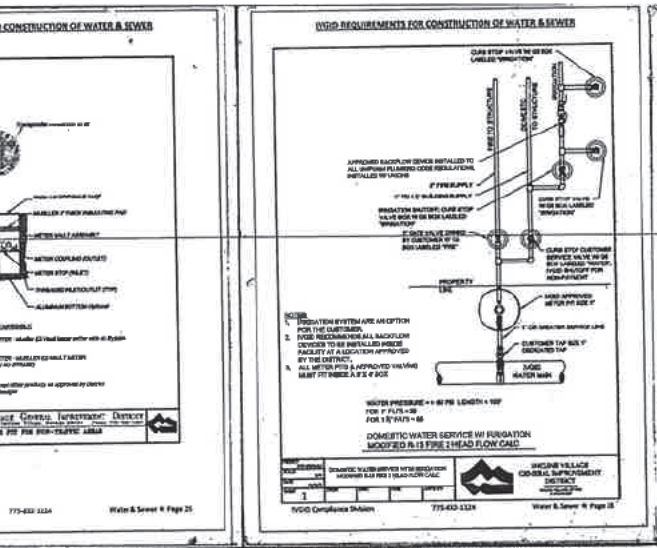
SCALE AS NOTED



(1) BADGER SONIC METER DETAIL NO SCALE

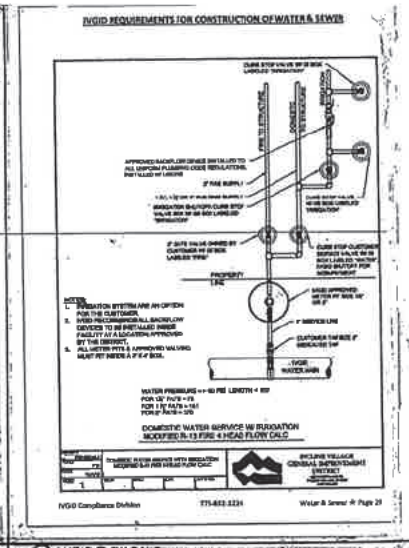


(5) STACKED ROCK WALL NO SCALE T.R.P.A. BEST MANAGEMENT PRACTICES (BMP)

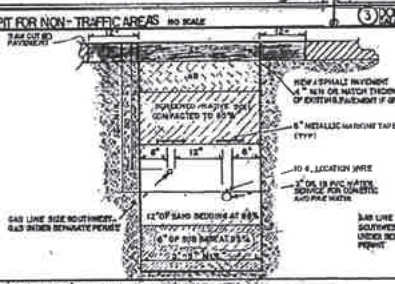


(2) METER PIT FOR NON-TRAFFIC AREAS NO SCALE

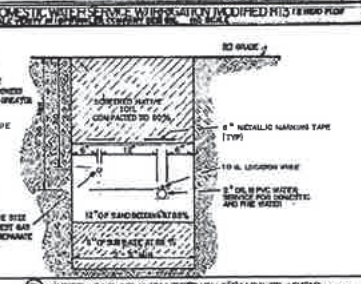
(3) DOMESTIC WATER SERVICE W/IRRIGATION MODIFIED R-13 FIRE 1 HEAD FLOW CALC NO SCALE



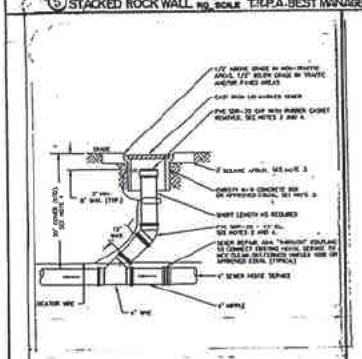
(4) 4 HEAD FLOW CALC. NO SCALE



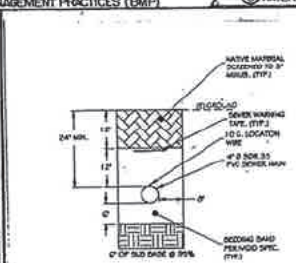
(6) WATER/GAS COMMON TRENCH PAVED AREAS NO SCALE



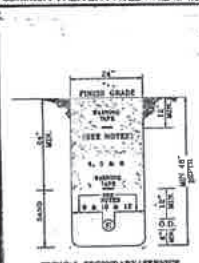
(7) WATER/GAS COMMON TRENCH NON PAVED AREAS NO SCALE



(9) SEWER CLEAN OUT DETAIL NO SCALE



(10) SEWER TRENCH NO SCALE



ENGINEERING NOTES:

A. If conflicts on this page are not in a joint trench as shown, refer trench depths and clearances referenced in Typical Trench Details 1-19.

B. All trenches must be approved by NVE prior to any construction.

C. In some cases, Gas Services may be run with electric primary. A special line type shall be used on the design drawings as well as on the distribution map indicating that electric primary is below the gas service line.

(11) NV. ENERGY TRENCH DETAIL NTS

CONSTRUCTION NOTES:

A. See T800931U for typical trench details.

B. See SUB43X for trench bedding and backfill specs.

C. Electric to pass under Gas mains with min. 1" separation.

D. Applicant to determine and stake finish grade.

E. Comm/cable TV in conduit is allowed to cross over non-parallel gas services.

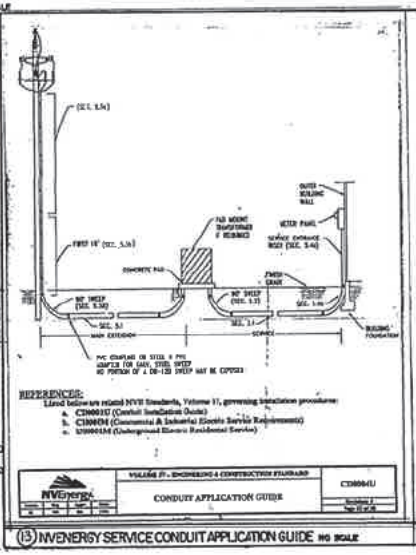
F. Service stubs to cross main trench and over electric whenever possible.

G. Conflict in facilities will be handled according to T800931U Note 17 and 18-a.

H. Electric may cross over any utility, with a minimum cover of, 48" for primary and, 36" for secondary/service, can be maintained and a 12" minimum radial separations to all other facilities can be maintained. Water/gas must be above electric facilities and water needs a min of 24" radial separation.

I. Gas and water to adjust depth of service to coincide with their zone at main trench depth measured from finish grade.

(12) NVENERGY GENERAL NOTES



REFERENCES:
Listed below are related NVE Standards, Volume #1, governing installation procedures:
a. C3000937 (Conduit Installation Guide)
b. C3000931 (Commercial & Industrial (Electric Service Requirements)
c. U3000851M (Underground Electric Residential Service)



(13) NVENERGY SERVICE CONDUIT APPLICATION GUIDE NO SCALE

IVGID WATER, STACKED WALL 36", SEWER MED NV ENERGY

SCALE: AS NOTED

RESIDENTIAL DESIGN

PROJECT DESCRIPTION: NEW ENTRY ATNEW A.D.A. GARAGE W LIVING AREA ABOVE, NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DED' CATED EMERGENCY PARKING

OWNER: MR. AND MRS. EBERT
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

A10

OVERHEAD ELECTRIC RESIDENTIAL SERVICE

0 INDEX

1.0 INDEX
2.0 PURPOSE
3.0 LIMITS
4.0 CUSTOMER RESPONSIBILITY
5.0 NVE RESPONSIBILITY
6.0 SERVICE AND METER LOCATION
7.0 CLEARANCES
8.0 SERVICE ATTACHMENTS AND WEATHERHEADS

1.0 PURPOSE

The purpose of this standard is to assist the customer and his engineer and/or contractor in planning for an acceptable location and type of termination for overhead service from NVE's overhead electric distribution system.

3.0 LIMITS

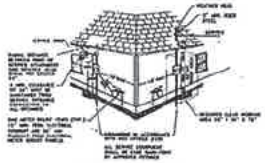
The requirements of this standard are limited to single or multiple dwelling residence with a 400A maximum single phase entrance. If the length of service is such that it would prove electrically prohibitive, a transformer and primary extension may be required, in which case, NVE's overhead line extension rule will be applied. NVE will install a single span of service drop from its pole to the customer's permanent approved support, provided the customer has made an application for service and customer's permanent approved support is within reach (max. 150' in length) of NVE's distribution pole line is located on the customer's premises or in an easement (public or private) adjoining said premises.

4.0 CUSTOMER RESPONSIBILITY

The customer shall furnish, install and maintain, at his expense, the riser conduit, service entrance conductor, service insulator/attachment, weather head, service equipment and grounding in accordance with all Local, State and National Electric (NEC) Codes.
Service drop support shall be constructed to provide proper clearances. Poles greater than 200 amps require prior NVE approval.
For residential emergency generator requirements, see the local district office. NEC, Article 700, NVE Standard, RM000IM, Volume 17, Metering Section and NVE Standard EH004U Volume 5 apply.

NVEnergy	VOLUME 17 - ENGINEERING & CONSTRUCTION STANDARDS	OS0001U
	OVERHEAD ELECTRIC RESIDENTIAL SERVICE	Sheet 1 of 10

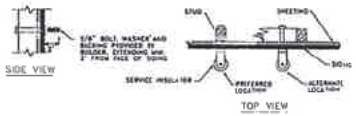
1 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE



BUILDING CLEARANCES
SERVICE DETAILS

5.0 SERVICE ATTACHMENTS AND WEATHER HEADS

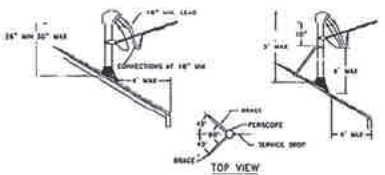
Two types of service attachments are used by NVE, service insulators attached to the building and periscopes which extend above the roof. The preferred attachment is the preferred method. Typical methods of attaching residential overhead service are illustrated in this section. Where the building is high enough to permit proper clearance, the service insulator can be located on roof rafters or wall studs. Customer will provide backing for the service insulator (min. 2" x 6"), securely anchored to building frame. Service insulator will not be attached to roof fascia or wall sheeting unless proper backing is provided. Customer to provide and install the service insulator and attachments. Screw type insulators are not approved.



NVEnergy	VOLUME 17 - ENGINEERING & CONSTRUCTION STANDARDS	OS0001U
	OVERHEAD ELECTRIC RESIDENTIAL SERVICE	Sheet 2 of 10

2 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE

A periscope attachment is the preferred method by providing a house support for the service wire, and better clearance of conductors. Periscopes are to be a minimum of 2" rigid steel securely fastened to the building stud. Periscopes are to extend a minimum of 24" above the roof.



NOTES:

1. Periscopes are to be installed per NEC, Article #230. Periscope structures projecting over 20" above the roof must be braced against the normal pull of the service drop conductors (see Section 4.0). Bracing will be required for larger conductors or longer spans. Bracing, when required, shall consist of two galvanized steel members installed at approximately 90° spread. Minimum size brace shall be 1½" x 1½" x 1/8" galvanized steel angle. Periscope bracing shall be anchored through the subroof with a minimum of 3/8" galvanized carriage bolts. For snow loading areas see page 5a.
2. Riser conduit will not have couplings above the roof or accessible points from the top of the meter panel to the weather head (3 bends, LB's LR's LL's).
3. Service weather heads shall not be located on the exterior face of any wall which is less than 2' from any common property line. Point of attachment of service drop must be high enough to meet required clearances. (See page 5A, Section 7.0 for clearance details).
4. Alternate service attachment points must not be more than 24" from weather head.
5. Service conductors must extend a minimum of 18" from weather head to provide for the make-up of the required drip loop.
6. The conductor service insulator and attachment will be provided and installed by the customer. Screw-type insulators are not approved.

NVEnergy	VOLUME 17 - ENGINEERING & CONSTRUCTION STANDARDS	OS0001U
	OVERHEAD ELECTRIC RESIDENTIAL SERVICE	Sheet 3 of 10

3 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE

9.0 SPECIAL SERVICE REQUIREMENTS FOR HEAVY SNOW LOADING AREAS

In areas of heavy snow loading the customer shall locate the service entrance in such a manner so that storm damage will be kept to a minimum. Heavy snow areas are defined in general as areas above 6,000 feet elevation. Check with local NVE office for snow loading requirements.

a. Span length of service drop to be a maximum of 75 feet (#2 triplex). Larger conductor will require shorter length.

b. Weatherhead should be located on the garage side of the structure and as high as practical to keep clear of snow.

c. Service drop will be attached at house gable (preferred location) to protect services from snow sliding off the roof.

d. Meter equipment is to be located on gable side of house within 3' of a snow plowed area.

e. Periscope service entrance per NEC, Article #230 and must be approved by NVE prior to installation.

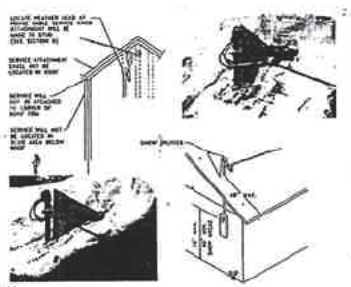
f. Snow spinters are required to be provided and installed by the customer (roofing contractor). Snow spinters must prevent the periscope, weather head and any associated bracing. Snow spinters may be purchased though a local sheet metal shop. Please provide the shop with the slope of your roof and the information included under note 1 of the next page. See details next page.

g. New services will NOT be attached to trees.

h. Screw-type insulators will not be allowed for new services. All new services attached to the house will be a 40.5 (insulator below) to a reinforced location as determined by NVE, see Section 8.0.

NVEnergy	VOLUME 17 - ENGINEERING & CONSTRUCTION STANDARDS	OS0001U
	OVERHEAD ELECTRIC RESIDENTIAL SERVICE	Sheet 4 of 10

4 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE



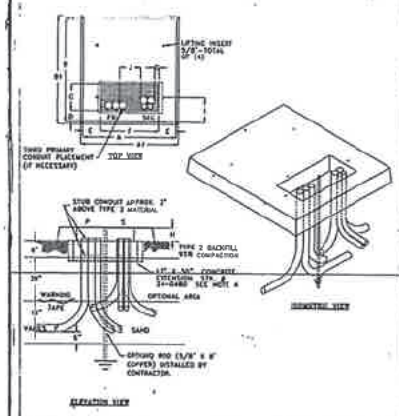
NOTES:

1. Snow spinners must completely cover the periscope and bracing to prevent it:
   1) Minimum 10" wide at the base.
   2) Minimum 20 gauge sheet metal.
   3) 4" flange, rolled edge, for roof attachment without shingles.
   4) ½ - 1" flange for roof attachment with shingles.
   5) 4" max. on corner attachment points along flange for roof attachment.
   6) Height to match height of weather head.
2. Periscope to be installed per NEC, Article #230. If periscope extends over 20" (less than 30" as preferred) snow rail, a minimum 2" galvanized steel riser pipe, braced with 1¼" x 1¼" x 3/16" galvanized angle iron, anchored through the sub-roof with 1/2" minimum galvanized bolts is required.
3. All other requirements of Sections 7.0 and 8.0 are applicable.

NVEnergy	VOLUME 17 - ENGINEERING & CONSTRUCTION STANDARDS	OS0001U
	OVERHEAD ELECTRIC RESIDENTIAL SERVICE	Sheet 5 of 10

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TRANSFORMER PAD 1Ø 25-167 KVA

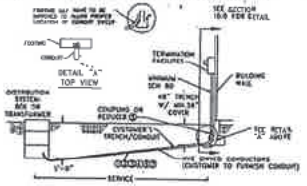


NVEnergy	TRANSFORMER PAD 1Ø 25-167 KVA	FZ0001U
		Sheet 6 of 10

6 NV ENERGY TRANSFORMER PAD VERIFY KVA DEMAND NO SCALE

7.0 UNDERGROUND SERVICES FROM UNDERGROUND DISTRIBUTION SYSTEM

The customer will be served with an underground service if his site or lot is located within an area that is supplied with existing underground distribution system or if required by local ordinances.



NOTES:

1. Minimum conduit size shall be:

Panel Size	Length of Service	Conduit Size	Wire Size
100 amp	All	2" or 3"	#2 Tx.
200 amp	Under 75'	3"	3/0 Tx.
200 amp	Over 75'	3"	4/0 Tx.
400 amp	All	3"	350 Tx.
600 amp	All	4"	750 Tx.
800 amp	All	2-3"	2-350 Tx.

* Note: Minimum conduit sizing requirements vary within NVE's service territory, depending on local requirements and normal construction practices. The customer should consult with the local NVE representative to confirm the required service conduit size prior to commencing construction. For additional conduit sizing details, refer to CS0001U, 600V Underground Cable and Conduit Selection Guide, Vol. 11, Section 4.

2. Maximum service distance and conduit bends are to be determined by the local customer service planner or inspector. Generally pull boxes will be required for more than 75' of service or more than 270 degrees of accumulated bends (using five foot sweeps). Contact the local NVE office for an acceptable layout.

NVEnergy	UNDERGROUND ELECTRIC RESIDENTIAL SERVICE	US0001M
		Sheet 10 of 10

7 NV ENERGY UNDERGROUND ELECT SERVICE RESIDENTIAL NO SCALE

SURFACE MOUNT PANEL INSTALLATION REQUIREMENTS

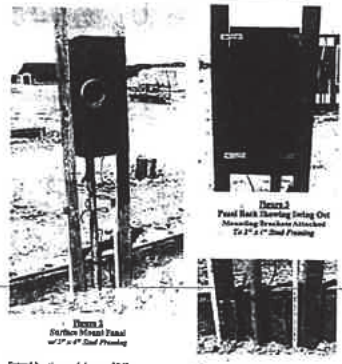


Figure 1
Surface Mount Panel
w/ 2" x 4" Stud Framing

Figure 2
Panel Back Showing Swing Out
Mounting Brackets Attached
To 2" x 4" Stud Framing

Figure 3
Conduit Support Strap
Attached To Cliff Plate

Extend bracing a minimum of 24" below grade to provide stability to panel during construction.

NVEnergy	UNDERGROUND ELECTRIC TEMPORARY SERVICE PANEL	UT0001M
		Sheet 11 of 10

8 NV ENERGY UNDERGROUND ELECT TEMP. SERVICE PANEL NO

NV ENERGY RESIDENTIAL SERVICE | SCALE | AS NOTED

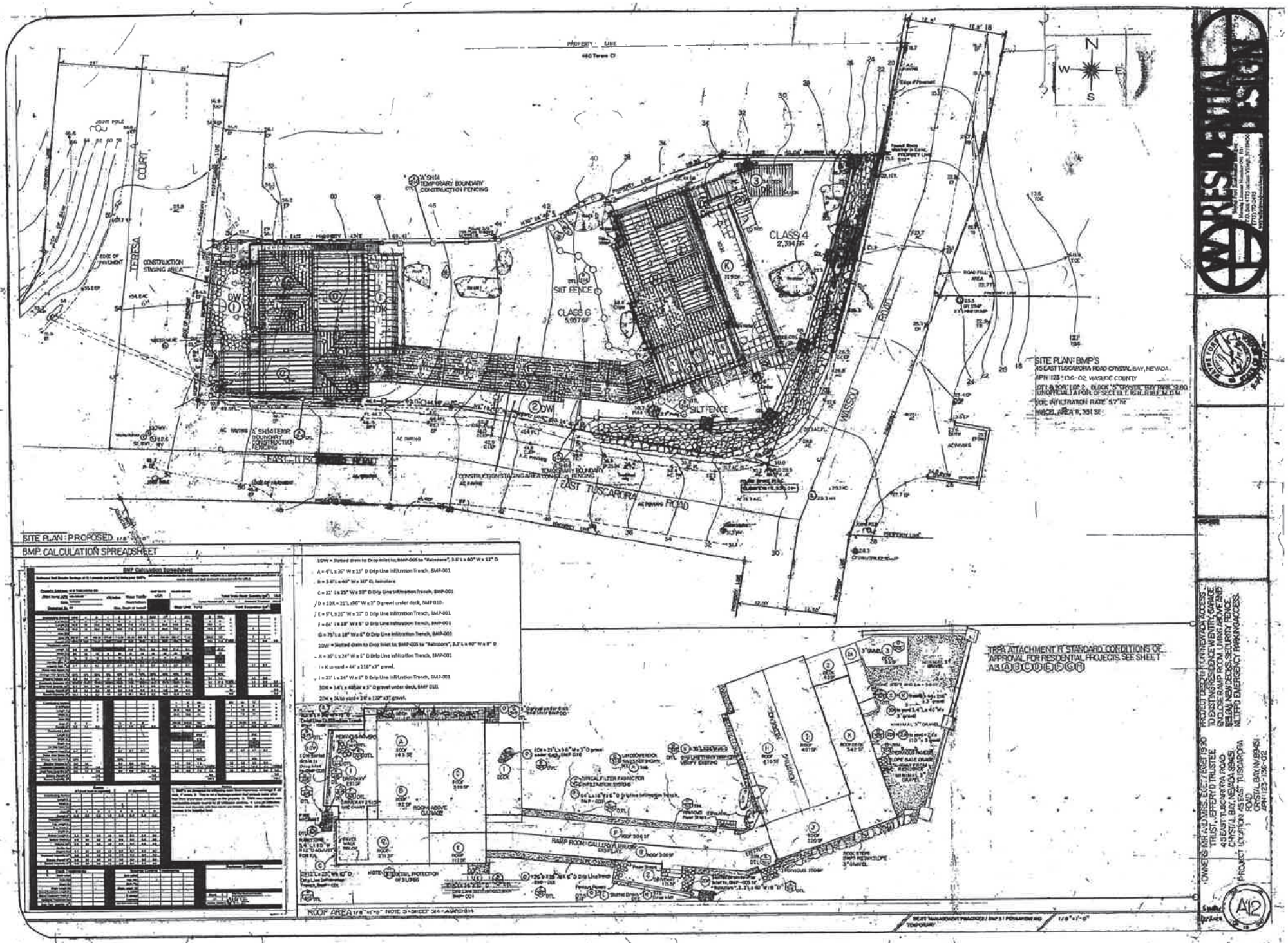
RESIDENTIAL DESIGN

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE. NEW ADA RAMP (INCLUSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (RED) - CATED EMERGENCY PARKING

OWNER: NR AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA
CRYSTAL BAY, NV 89451
APN 123-136-02

ALL

23


PROPERTY LINE
460 Terace Ct
JOINT POLE
COURT
TERESA
CONSTRUCTION STAGING AREA
EDGE OF PAVEMENT
EAST PROPERTY LINE
4' SHIA TEMPORARY BOUNDARY CONSTRUCTION FENCING
CLASS 4
2,394 SF
CLASS 6
5,957 SF
SILT FENCE
ROAD FILL AREA
22.7 SF
EAST TUSCARORA ROAD
WISCO
N
W
E
S
SITE PLAN: BMP'S
AT EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA
APN 123-136-02, WASHOE COUNTY
LOT 1 IN BOOK 1129, PAGE 14 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, A PORTION OF SECTION 7, T. 16 N., R. 18 E., M.D.B.&M.
SOIL INFILTRATION RATE: 5.7" /HR
IMPACT AREA: 8,391 SF
SITE PLAN: PROPOSED
BMP CALCULATION SPREADSHEET
A = 4' L x 36" W x 15" D Drip Line Infiltration Trench, BMP-001
B = 3.6' L x 40" W x 30" D, Rainstore
C = 11' L x 25" W x 30" D Drip Line Infiltration Trench, BMP-001
D = 106 + 21' L x96" W x 3" D gravel under deck, BMP 010
E = 9' L x 26" W x 30" D Drip Line Infiltration Trench, BMP-001
F = 64' L x 18" W x 6" D Drip Line Infiltration Trench, BMP-001
G = 75' L x 18" W x 6" D Drip Line Infiltration Trench, BMP-003
1DW = Slotted drain to Drop Inlet to, BMP-005 to "Rainstore", 3.3' L x 40" W x 8" D
R = 30' L x 24" W x 6" D Drip Line Infiltration Trench, BMP-001
I + K to yard = 44' x 216" x3" gravel.
J = 23' L x 24" W x 6" D Drip Line Infiltration Trench, BMP-003
3DK = 3.4' L x 40"W x 3" D gravel under deck, BMP 010.
2DK + 1A to yard = 24' x 120" x3" gravel.
TYPICAL FILTER FABRIC FOR INFILTRATION SYSTEMS
RAMP ROOM / GALLERY / RETAIL DISPLAY
ROOF AREA 1/8"=1'-0" NOTE 3-SHEET SP4 - A1/A2/B14
TRPA ATTACHMENT R STANDARD CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECTS. SEE SHEET A3 (A) (B) (C) (D) (E) (F) (G) (H)
OWNERS: MR AND MRS. EDEY / EDEY 1930 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02
PROJECT DESCRIPTION: NEW ADDITIONS TO EXISTING RESIDENCE W ENTRY, GARAGE, ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.
A1.2

TAHOE REGIONAL PLANNING AGENCY

Mail: PO Box 1038, Stateline, NV 89449-1038
Location: 128 Market Street, Stateline, NV 89449
Contact: Phone: 775-588-4547, Fax: 775-588-4527, www.trpa.gov

ATTACHMENT R
STANDARD CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECTS

For any questions regarding information within this packet, please call 775-589-5333 or email TRPAR@trpa.gov to speak with a permitting technician.

I. CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

The following conditions shall be satisfied prior to commencement of any construction activity on the project site, including but not limited to grading, excavation, and clearing of trees. Failure to satisfy these conditions of approval prior to commencement of construction activity shall be grounds for revocation of the permit. The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations, and Ordinances.

A. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood, and the contents are accepted prior to any activity or grading occurring within the project area. Please staff not be prompted approved without TRPA receiving a copy of the signed permit.

B. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA, and will typically be equal to 110 percent of estimated costs of the revegetation, drainage improvements slope cut fabrication plans and other conditions of approval. For further information on acceptable types of securities, see Attachment J.

C. The permittee shall submit all required mitigation fees.

D. Prior to commencement of activity on the site, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all temporary erosion control measures and protective fencing for vegetation are in place.

E. It is the permittee's obligation to locate all subsurface facilities and/or utilities prior to any grading, dredging or other subsurface activity. The permittee is responsible for contacting the Northern Underground Service Alert (USA, usually known as USA 1803, 1-800-227-2600) prior to commencement of any activity on the site.

F. The permittee shall submit final construction drawings and a plan(s) showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization and drainage

improvement plans shall be designed in conformance with the Lake Tahoe Basin Water Quality Management Plan, Volume II, Handbook of Best Management Practices (BMPs).

II. CONSTRUCTION RELATED CONDITIONS

A. Any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 am and 6:30 pm.

B. The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.

C. Engine doors shall remain closed during periods of operation except during necessary engine maintenance.

D. Stationary equipment (e.g. generators or pumps) shall be located as far as feasible from noise-sensitive receptors and residential areas. Stationary equipment shall be equipped with temporary sound barriers that are near sensitive noise sources or residential areas.

E. Sonic pile driving shall be utilized instead of impact pile driving where feasible. Holes shall be predrilled to minimize noise impacts from pile driving subject to design engineer's approval.

F. Grading:

1) All material obtained from excavation work shall be either contained within the foundations, retaining walls, or be disposed of at a site approved by TRPA.

2) The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by the TRPA.

3) Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

4) All excavated material shall be stored separate from uncovered areas. No material shall be stored in stream environment zones or other areas with saturated ground.

5) No grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged. If any historic or prehistoric ruins or monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall immediately cease and shall not recommence until a discovery plan is approved by the TRPA.

6) Excavation equipment shall be limited to the immediate footprints to minimize site disturbance. No grading or excavation shall be permitted outside of the building footprint.

7) All excavated materials that are not to be reused on site shall be hauled to a disposal site approved by the TRPA Compliance Inspector or to a location outside of the Tahoe Basin.

8) Maximum excavation depth shall not exceed five feet, unless otherwise approved by TRPA.

H. Vegetation Protection

1) Tree roots must be protected during construction to prevent damage to the tree. The following practices are recommended:

i. Tree roots four inches in diameter or greater shall not be severed, if available. Hand dig around roots if necessary.

ii. If roots cannot be avoided, cut as far away from the trunk as possible.

iii. A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.

iv. Construction materials shall not be stored within the dripline of the tree.

2) Tree protection fencing shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6.1). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.

3) No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval.

4) No trees shall be removed or trimmed without prior TRPA written approval unless otherwise specifically exempted under Chapter 2 of the Code of Ordinances.

I. Construction BMPs

1) Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

2) Soil and construction materials shall not be tracked offsite. Grading operations shall cease in the event of a danger of violating this condition exists. Theses shall be cleaned, and the road right-of-way shall be swept clean when necessary.

3) Loose soil mounds or surfaces shall be protected from wind and water erosion by being appropriately covered and contained when active construction is not occurring.

4) Equipment of a size and type that will do the least amount of damage to the environment shall be used. Clearing of equipment, including cement mixers, shall not be permitted unless approved by TRPA.

5) Vehicles or heavy equipment shall not be allowed in a stream environment zone or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetation protection fencing unless specifically authorized by TRPA.

6) At all times during construction, environmental protection and control devices shall be maintained in a functioning state. Such devices include, but are not limited to, dust control devices and vegetative protection.

9) If groundwater is encountered during construction, cease work and contact TRPA immediately to discuss possible changes in design or dewatering options.

G. Winterization:

1) There shall be no grading or land disturbance performed with respect to the project between October 15 and May 1, except as follows:

i. The grading or land disturbance is for excavation and backfilling for a volume not in excess of three cubic yards for projects approved under the IPES system or parcels within land capability districts 4 through 7.

ii. The activity is completed within a 48-hour period.

iii. The excavation site is stabilized to prevent erosion.

iv. A pre-grade inspection is performed by TRPA staff, and the activity passes the inspection.

v. The grading/project does not represent or involve a series of excavations, which, when viewed as a whole, would exceed the provisions of this Standard Condition of Approval, and Subsection 2.4 of the TRPA Code of Ordinances.

2) Work shall be performed in such a manner that the project can be winterized within 24 hours.

3) All construction sites shall be winterized no later than October 15 of each year as follows:

i. Interim winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site, including, but not limited to:

1. Installation of temporary erosion controls;
2. Installation of temporary protective fencing of vegetation;
3. Stabilization of all disturbed areas;
4. Cleanup and removal of all construction slash and debris;
5. Installation of permanent mechanical stabilization and drainage improvements, where feasible, and;
6. Removal or stabilization of spoil piles.

ii. Active winter sites shall comply with the following:

1. Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas;
2. Installation of all permanent drainage improvements; and,
3. Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas.

A TRPA ATTACHMENT 'R' : PRIOR TO CONSTRUCTION

B CONSTRUCTION RELATED CONDITIONS

C CONT.

D CONT.

J) All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.

K) To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or any fill slope. The approved plans should show the fencing and approved exceptions (Section 36.2).

III. CONDITIONS TO BE SATISFIED PRIOR TO COMPLETION OF THE PROJECT

A. The residence or residence addition shall be completed within two years of the pre-grading inspection. A completed residence or residence addition shall consist of a finished shell and roof. All permanent drainage improvements, slope stabilization and revegetation shall be complete. Permittee may apply for a one-time-only one-year extension of the two-year completion condition. Application shall be made in writing and an application fee submitted prior to the expiration of the two-year period. TRPA must find that the project has been diligently pursued each building season or that events beyond the control of the permittee prevented diligent pursuit of the project. An additional security may be required to be posted as a condition of the approved permit extension.

B. Revegetation of disturbed and compacted dirt areas shall follow the guidelines delineated in Chapter 5: Soil and Vegetation Management in the Handbook of Best Management Practices. Only species approved by TRPA shall be used for landscaping or revegetation. A list of acceptable native and adapted species is available from TRPA.

C. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.

D. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all the conditions of the permit have been satisfied.

E. Prior to security release, photos shall be provided to the TRPA Environmental Compliance Inspector taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.

F. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

IV. DESIGN STANDARDS.

A. All exterior lighting shall be consistent with TRPA Code of Ordinances Section 36.8 Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward

so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.

B. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.

C. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. The site shall be designed to avoid disturbance to rock outcrops and to minimize vegetation removal and maintain the natural slope of the project area.

D. The roof shall be constructed with a non-glare finish to minimize reflectivity.

E. The project shall conform to the following design standards for color, roofs, and fences:

a. Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Trim shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish browns, browns, tan, ochre, and umber.

b. Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.

c. Fences: Wooden fences shall be used wherever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.

F. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.

G. Equipment specifications shall be in conformance with the following:

a. Gas water heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (or NO2) per joule of heat output at sea level.

b. Water conservation devices shall be used on all fixtures.

c. Gas space heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (or NO2) per joule of heat output at sea level.

d. Wood heaters installed in the Region shall not cause emissions of more than 7.5 grams of particulates per hour for noncatalytic wood heaters or 4.1 grams per hour for catalytically equipped wood heaters.

e. Woodstoves and fireplace inserts should be operated to minimize particulate emissions. Use only dry, seasoned wood, operate the unit with the doors closed (except

when starting the fire); and do not allow a fire to smolder in the unit in a choked condition. A list of acceptable and recommended gas stoves and wood heaters and fireplace inserts is available from TRPA.

V. OTHER GENERAL CONDITIONS

A. The TRPA Code of Ordinances prohibits the use of the structures authorized by this permit for other than a residential use. Prohibited uses include, but are not limited to, Tourist Accommodation commercial and public services. By acceptance of this permit, the permittee agrees to use the authorized structures solely for residential purposes.

B. The TRPA permit and the final construction drawings shall be present on-site from the time construction commences until the final TRPA site inspection.

C. Violation of any of the Special or Standard Conditions shall be grounds for revocation of the permit. Failure to commence construction within the approval period shown on the permit face or failure to diligently pursue construction within the two-year completion period shall result in the expiration of the permit, without notice, by operation of law, on the date shown on the permit face.

D. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

E. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

F. TRPA reserves the right to amend any portion of this permit or construction operation while in progress if it is determined that the project construction is causing significant adverse effects.

G. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (i) the processing, conditioning, issuance, or implementation of this permit; (ii) any failure to comply with all applicable laws and regulations; or (iii) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA

for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

E PRIOR TO COMPLETION / DESIGN STANDARDS

F CONT.

G GENERAL CONDITIONS

H CONT.

RESIDENTIAL DESIGN

Nevada and California Licensed Contractor
Nevada Lic# 0082000
775 Elks #193 Incline Village, NV 89451
(775) 831-1000
www.residentialdesign.com

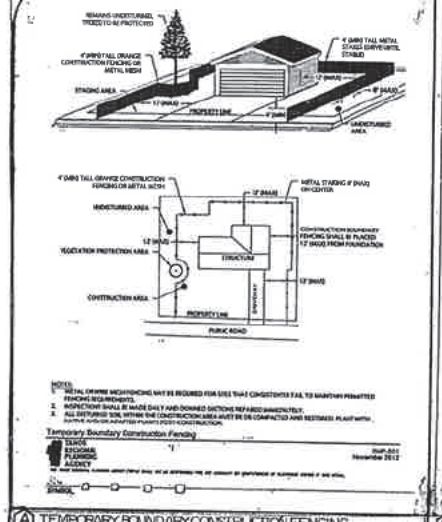
Drawn

PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W/LIVING AREA ABOVE. NEW NON-RAMP (NCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (D) (E) CATED EMERGENCY PARKING

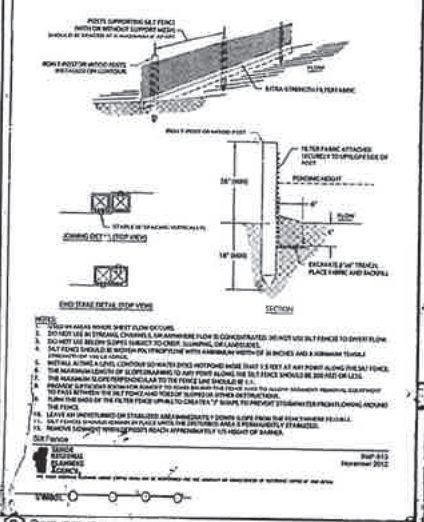
OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

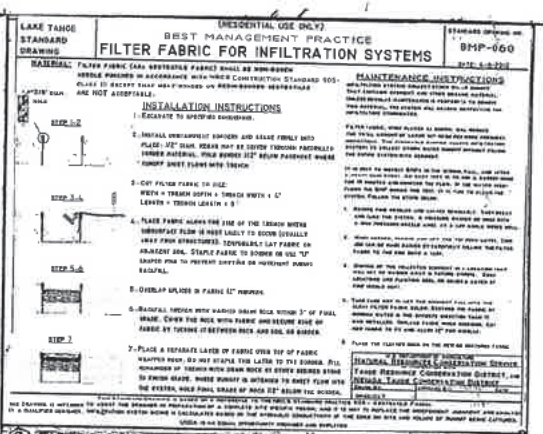
A1.3



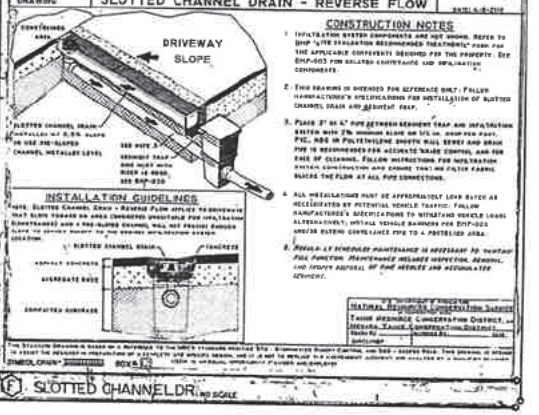
A TEMPORARY BOUNDARY CONSTRUCTION FENCING NO SCALE



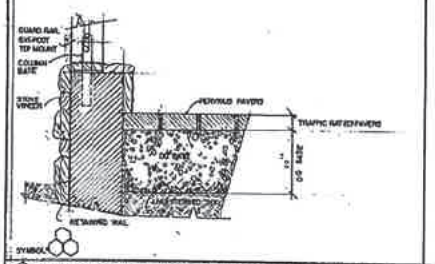
B SILT FENCE NO SCALE



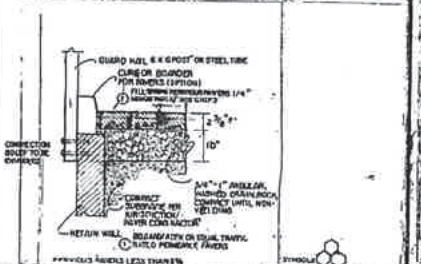
C FILTER FABRIC



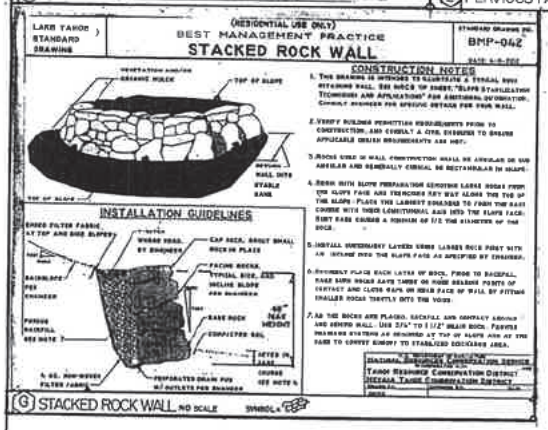
F SLOTTED CHANNEL DR. NO SCALE



D PERVIOUS PAVERS DRIVEWAY, STOOPS, WALKS OPTION ONE NO SCALE



E PERVIOUS PAVERS DRIVEWAY, STOOPS, WALKS NO SCALE OPTION TWO



G STACKED ROCK WALL NO SCALE

OWNER: MR. AND MRS. EISET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

PROJECT DESCRIPTION: NEW ENTRY, AT NEW ADA GARAGE W LIVING AREA ABOVE, NEW ADA RAMP (INCLUDED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE, BELOW DEDICATED EMERGENCY PARKING

CHANGES

BMP'S TEMP. BOUNDARY FENCE, SILT FENCE, FILTER FABRIC, PERVIOUS PAVERS, SLOTTED

NO SCALE

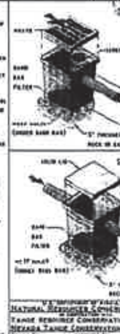
A4

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

BEST MANAGEMENT PRACTICE — SEDIMENT TRAP

STANDARD DRAWING NO. BMP-030



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

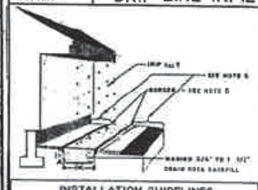
(A) SEDIMENT TRAP NO SCALE

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

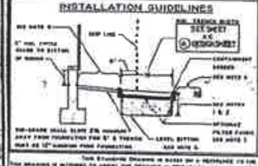
BEST MANAGEMENT PRACTICE — DRIP LINE INFILTRATION TRENCH

STANDARD DRAWING NO. BMP-001



CONSTRUCTION NOTES

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

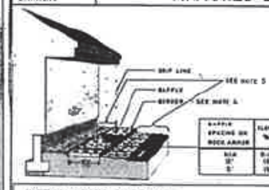
(B) DRIP LINE INFILTRATION TRENCH NO SCALE

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

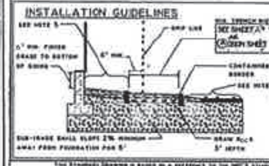
BEST MANAGEMENT PRACTICE — ARMORED DRIP LINE

STANDARD DRAWING NO. BMP-009



CONSTRUCTION NOTES

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEVADA TAHOE CONSERVATION DISTRICT, and
TAHOE RESOURCE CONSERVATION DISTRICT

(C) ARMORED DRIP LINE NO SCALE

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

BEST MANAGEMENT PRACTICE — EROSION CONTROL FOR ELEVATED STRUCTURES

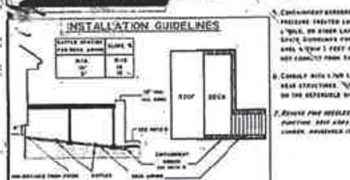
(DECKS, OPEN STAIRCASES, WALKWAYS, AND ELEVATED DRIVEWAYS)

STANDARD DRAWING NO. BMP-010



CONSTRUCTION NOTES

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

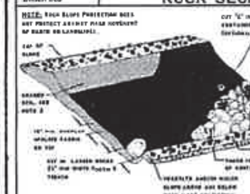
(D) EROSION CONTROL FOR ELEVATED STRUCTURES NO SCALE

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

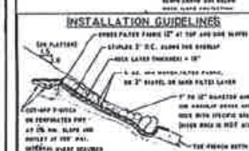
BEST MANAGEMENT PRACTICE — ROCK SLOPE PROTECTION

STANDARD DRAWING NO. BMP-041



CONSTRUCTION NOTES

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

(E) ROCK SLOPE PROTECTION NO SCALE

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

BEST MANAGEMENT PRACTICE — SEDIMENT TRAP SIZING SHEET

STANDARD DRAWING NO. BMP-030A

Maximum Contributing Surface Area (SF)	Minimum Sediment Trap Storage Volume (CU IN)	Available Products	General Dimensions
[illegible]	[illegible]	[illegible]	[illegible]
✓ 300 / 250 SF	600	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
350	[illegible]	[illegible]	[illegible]
DRIVEWAY AREA 250 SF 400	800	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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1000	3000	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

(F) SEDIMENT TRAP SIZING SHEET

(RESIDENTIAL USE ONLY)

LAKE TAHOE STANDARD DRAWING

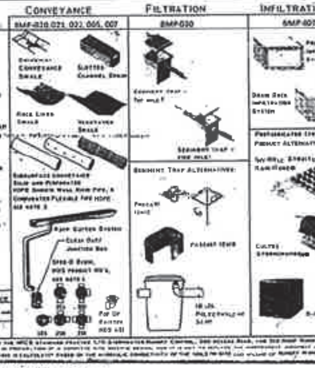
BEST MANAGEMENT PRACTICE — INFILTRATION SYSTEM COMPONENTS

STANDARD DRAWING NO. BMP-006

STANDARD DRAWING REFERENCES:	CONVEYANCE BMP-020, 021, 022, 005, 007	FILTRATION BMP-030	INFILTRATION BMP-007

NOTES:

1. THIS DRAWING ILLUSTRATES THE VARIOUS COMPONENTS AND ALTERNATIVE PRODUCTS AVAILABLE TO DESIGN INFILTRATION SYSTEMS. THE NATURAL RESOURCES CONSERVATION SERVICE AND THE CONSERVATION DISTRICTS DO NOT ENDORSE ANY PARTICULAR BMP PRODUCTS.
2. REFER TO BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM AND BMP SITE PLAN FOR THE APPLICABLE BMPS DESIGNED FOR THE PROPERTY.
3. INSTALL CLEAN OUTS AS NECESSARY FOR SUBSURFACE CONVEYANCE SYSTEMS. REFER TO DETAILS IN BMP-005, "SUBSURFACE CONVEYANCE SYSTEM."
4. USE PRODUCTS SHOWN (OR EQUAL) IN CONJUNCTION WITH ROOF GUTTER SYSTEMS TO PROVIDE INLETS AND OUTLETS, CLEAN-OUTS, AND JOIN MULTIPLE PIPES AS NECESSARY.



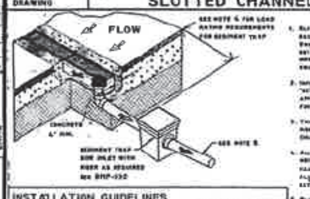
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

(G) INFILTRATION SYSTEM COMPONENTS

LAKE TAHOE STANDARD DRAWING

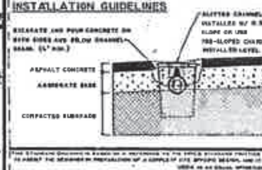
BEST MANAGEMENT PRACTICE — SLOTTED CHANNEL DRAIN

STANDARD DRAWING NO. BMP-020



CONSTRUCTION NOTES

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEVADA TAHOE CONSERVATION DISTRICT, and
TAHOE RESOURCE CONSERVATION DISTRICT

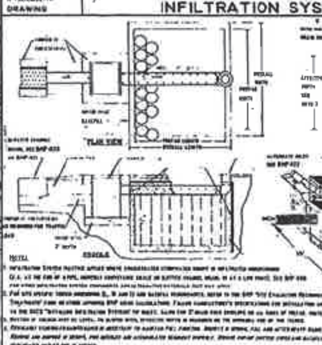
SYMBOL! =

(H) SLOTTED CHANNEL DRAIN NO SCALE

LAKE TAHOE STANDARD DRAWING

BEST MANAGEMENT PRACTICE — INFILTRATION SYSTEM

STANDARD DRAWING NO. BMP-007



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, and
NEVADA TAHOE CONSERVATION DISTRICT

SYMBOL! =

(I) INFILTRATION SYSTEM NO SCALE

RESIDENTIAL DESIGN

CHANGES

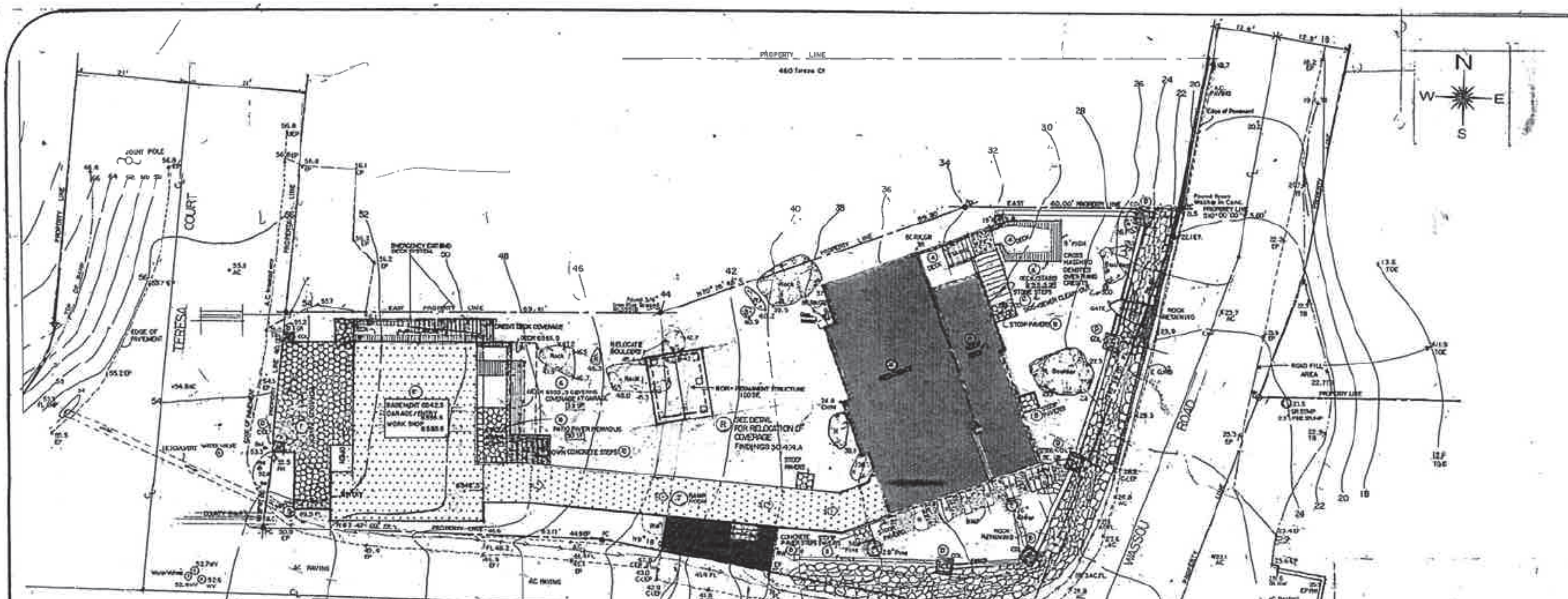
PROJECT DESCRIPTION: NEW ENTRY AT NEWADA GARAGE W/ LIVING AREA ABOVE, NEWADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING

OWNER: MR. AND MRS. EBET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

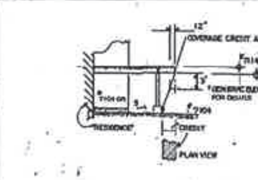
BMP'S TEMPORARY/PERMANENT: SEDIMENT TRAP, DRIP-LINE, ARMORED DRIP LINE, DECK, ROCK SLOPE, SED TRAP, COMPONETS — SLOTTED DRAIN, INFILTRATION SYSTEM

NO SCALE

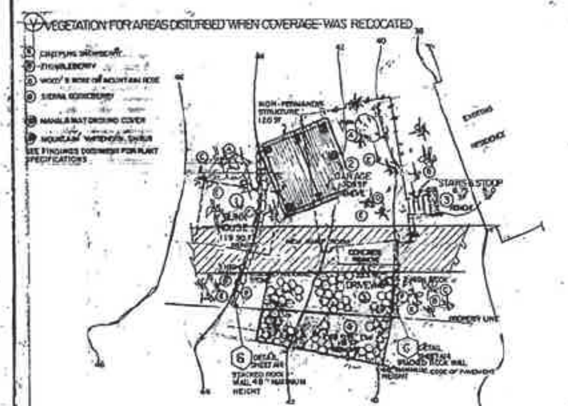
A15



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



(A) OVERHANG REDUCTION 1/8" = 1'-0"



(R) RELOCATION OF EXISTING LAND COVERAGE 1/8" = 1'-0"

PARCEL AREA		8,351 square feet
LAND COVERAGE	BAILEY 4	
	AREA	2,394 ft²
	BASE ALLOWABLE COVERAGE	479 ft²
	BASE ALLOWABLE PERCENT 20%	
	BAILEY 6	
	AREA	5,957 ft²
	BASE ALLOWABLE COVERAGE	1,787 ft²
	BASE ALLOWABLE PERCENT 30%	
RECORDED AREA FOR ALL LAND CAPABILITIES TOTAL RED	TOTAL RECORDED AREA	8,351 ft²
	TOTAL BASE ALLOWABLE COVERAGE	2,266 ft²

PARCEL IS LESS THAN 1/3 ACRE: 0.19T., COVERAGE AREA'S CAN BE COMBINED

EXISTING LAND COVERAGE SEE SHEET A5 FOR TRPA STAMP		
	RESIDENCE	643 ft²
	ROOF DECK	52.0 ft²
	BUNK HOUSE 120 ft² NO PERMANENT FOUNDATION	[illegible] ft²
	DRIVEWAY TO BE IN PAVERS TO BE RELOCATED	223 ft²
	STONE PATHS TO BE REMOVED	[illegible] ft²
	CONCRETE GUTTER ROAD ENCROACHMENT TO BE REMOVED	42 ft²
	GARAGE TO BE RELOCATED	308 ft²
	STOOPS	[illegible]
	TOTAL EXISTING VERIFIED LAND COVERAGE	1,896 SQ.FT.
	TOTAL EXISTING VERIFIED OFF-SITE LAND COVERAGE	115.5 SQ.FT.

PROPOSED COVERAGE

Item	Area	KEY
(G) RESIDENCE	643.00 SF	
(H) ROOF DECK	520.00 SF	
(A) DECK/STAIRS 845 SF (EXEMPT)	000.00 SF	
(B) STOOPS 25% REDUCTION PERVIOUS PAVERS @ 186SF X 25%	139.00 SF	
(F) DRIVEWAY/ENTRY WALK/EMERGENCY PARKING 25% 584SF X 25% + 146SF 584-146 = 438SF	438.00 SF	
(D) STONE STEPS	72.00 SF	
ADA ACCESS		
(E) GARAGE (ATTACHED) ENTRY/LIVING ABOVE AND BELOW	233.00 SF	
(J) RAMP ROOM	560.00 SF	
(S) SECURITY COLUMNS	40.00 SF	
TOTAL	[illegible]	
EMERGENCY PARKING NO COVERAGE (E) PUBLIC SAFETY	239.00 SF	
ALLOWABLE COVERAGE	2868.00 SF / 2266.00 SF	
(E) COVERAGE TRANSFERRED ADA	596.00 SF	
SPECIAL CONDITION OF TRANSFERRED COVERAGE	596.00 SF	

PARCEL AREA	8,351 S.F.
LAND COVERAGE CLASS 4&6	2,266 S.F.
MAXIMUM COVERAGE EXEMPTION CALCULATIONS PER TRPA CODE 30.4.6	
Total Non-Sensitive Parcel Area	8,351 S.F.
Max. Combined Exemptions (10% of high capability land) not to exceed:	835 S.F.
Max. non-permanent structures (2% or 250SF, whichever is lesser)	120 S.F.
Max. pervious deck (5%):	418 S.F.
Max. pervious coverage	835 S.F.

NOTES:

1) 1,896 SQ FT verified on site coverage. WASHOE COUNTY BILL OR CASE FILE 2017-0620. SEE SHEET A5 TRPA STAMP 6/29/2017 DE
2) Pervious Deck Exemptions applied (TRPA Code Section 30.4.6 D.2): 100% reduction is 500SF Parcel 501-1,000SF Maximum Exemption of 418SF
3) Pervious Coverage (TRPA Code Section 30.4.6.D.1) 25% reduction in coverage for existing Pervious coverage

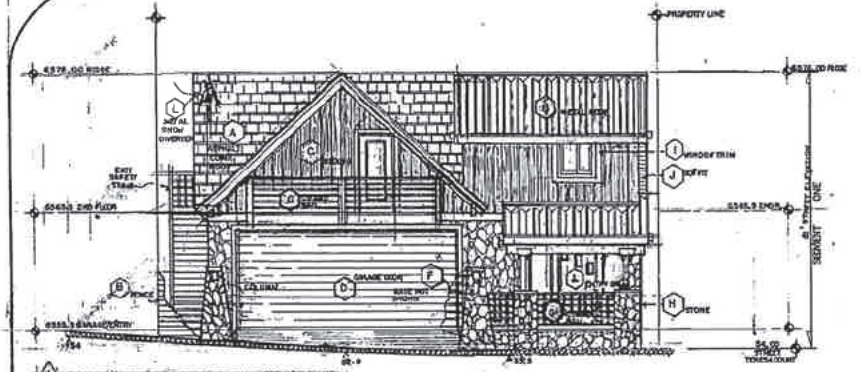
PREVIOUSLY APPROVED		PROPOSED	EXEMPTION	ACTUAL
RESIDENCE	643 SF	[illegible]	[illegible]	[illegible]
ROOF DECK	52 SF	[illegible]	[illegible]	[illegible]
BUNK HOUSE	[illegible]	[illegible]	[illegible]	[illegible]
DRIVEWAY	223 SF	[illegible]	146 SF	[illegible]
[illegible]	23 SF	72 SF	00 SF	72 SF
[illegible]	42 SF	0.0 SF	0.0 SF	0.0 SF
GARAGE	308 SF	00.0 SF	0.0 SF	0.0 SF
STOOPS	18 SF	126 SF	32 SF	[illegible]
TOTAL EXISTING VERIFIED COVERAGE	1,896 SF			
[illegible]		40 SF	20 SF	40 SF
EMERGENCY PARKING (E)		239 SF	239 SF	[illegible]
TOTALS		3,616 SF	536 SF	[illegible]

SITE PLAN: PROPOSED COVERAGE (ADA) PERVIOUS DECK EXEMPTIONS, RELOCATION OF EXISTING LAND COVERAGE 1/8" = 1'-0"

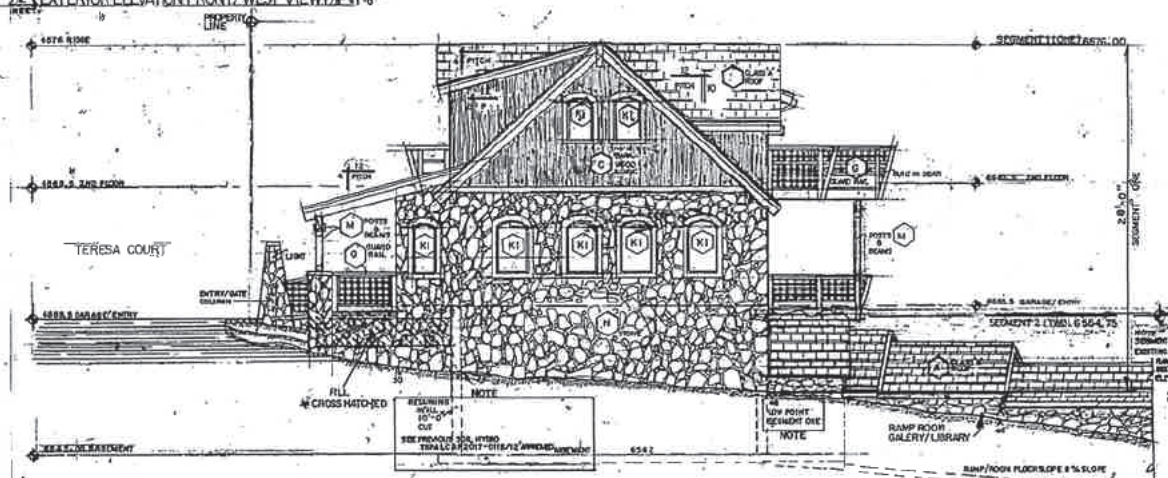
PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W LIVING AREA ABOVE, NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING

OWNER: MR. AND MRS. EGET
45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

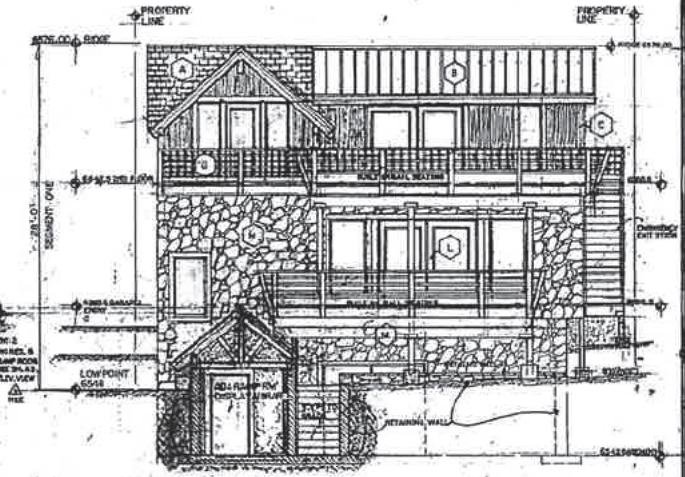
A16



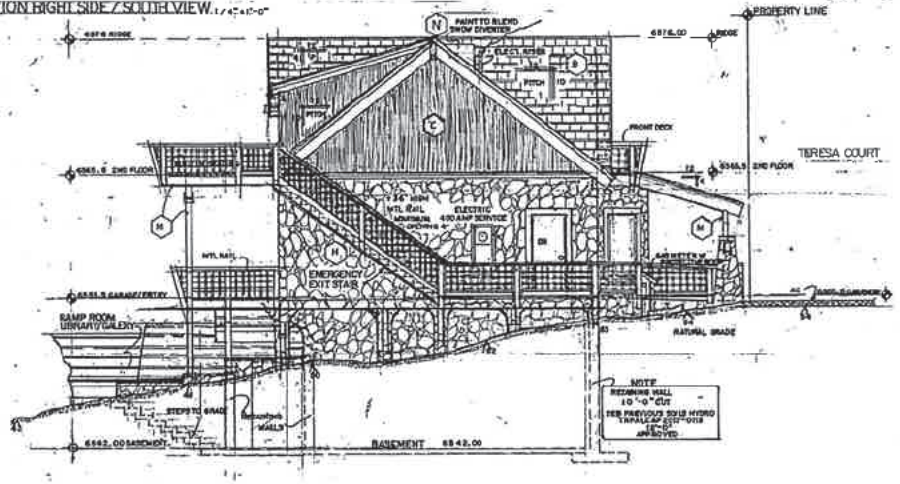
EXTERIOR ELEVATION FRONT/WEST VIEW 1/4"=1'-0"



EXTERIOR ELEVATION RIGHT SIDE / SOUTH VIEW 1/4"=1'-0"



EXTERIOR ELEVATION REAR SIDE / EAST VIEW 1/4"=1'-0"



EXTERIOR ELEVATION LEFT SIDE / NORTH VIEW 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE	MATERIAL	COLOR	MUNSELL
A ROOF MATERIAL / COLOR	DAVINCI SLATE TILES	DARK GRAY	5/10BG CLEAR
B ROOF MATERIAL / COLOR	COPPER ACID UNOXIDIZED	GREEN	4/5G .2GLEY
C SIDING	NATURAL BARK	REDISH BROWN	3/3 10R
D GARAGE DOOR	WOOD DOOR	REDISH BROWN	3/3 10R
E FENCE	CEDAR PLANKS	DARK BROWN	3/3 2.5 YR
F GATE	ORNAMENTAL IRON	BLACK	2.5/10B GLEY
G GUARD RAIL	ORNAMENTAL IRON	BLACK 4" SQ GRID	2.5/10B GLEY
H STONE	GRANITE	MIX BLK/GRAY	2.5/5G 5/10GY GLEY1
I TRIM	CEDAR 4" x 1½"	BROWN	4/3 7.5 YR
J SOFFIT	CEDAR 4" x 1½"	BROWN	4/3 7.5 YR
K (K1) WINDOWS	METAL CLAD PANE	GREEN	3/5G GLEY1
L DOOR SL GL / ENTRY	WOOD	NATURAL	4/3 5 YR
M POST / BEAMS	CEDAR	BROWN	4/3 7.5 YR
N METAL COL CAPS, BASES, DIVERTERS, FLASHING	PAINT TO BLEND		

EXTERIOR ELEVATIONS/EXTERIOR FINISH SCHEDULE
PROJECT HEIGHT SEGMENT ONE

1/4"=1'-0"

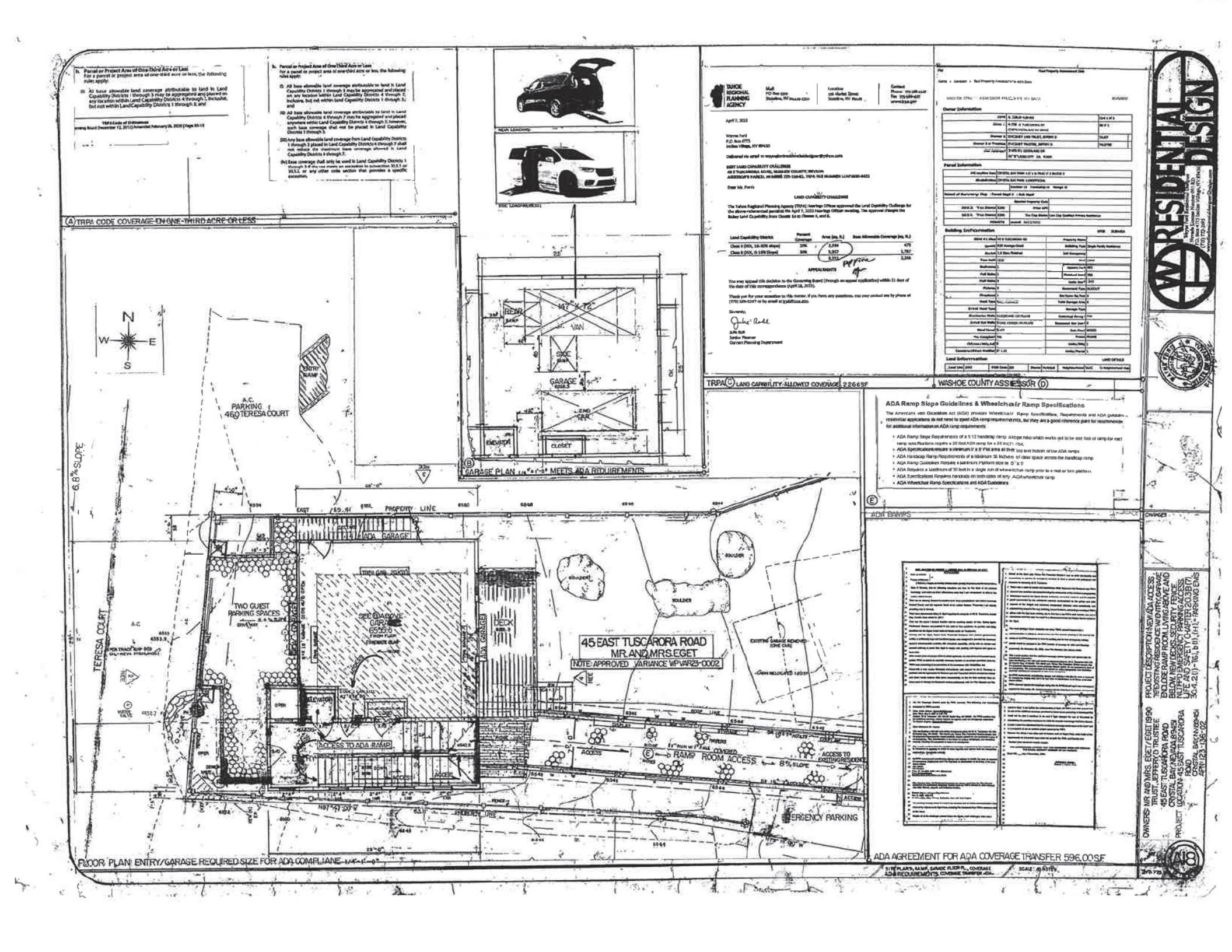
RESIDENTIAL DESIGN

PROJECT DESCRIPTION: NEW ENTRY AT NEVADA GARAGE W LIVING AREA ABOVE, NEVADA RAMP (NOT ENCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (DEDICATED EMERGENCY PARKING)

OWNER: MR. & MRS. SEGET
45E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

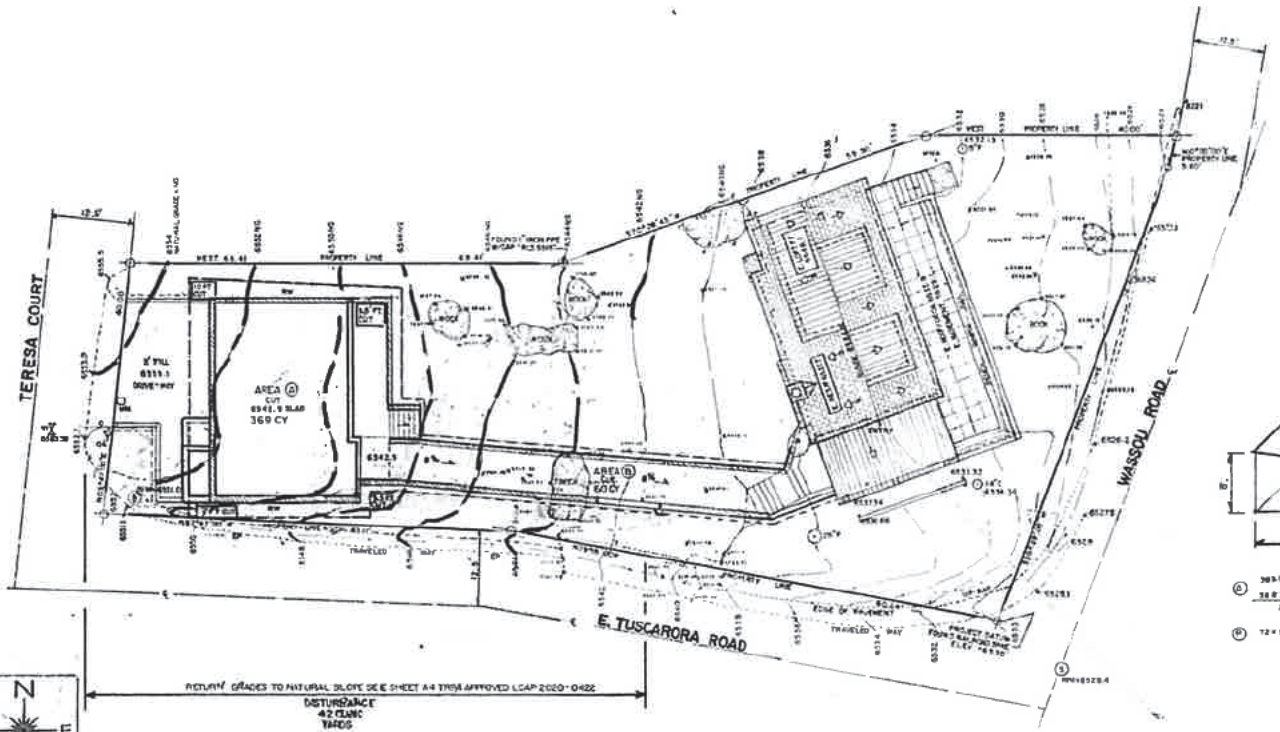
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN 123-136-02

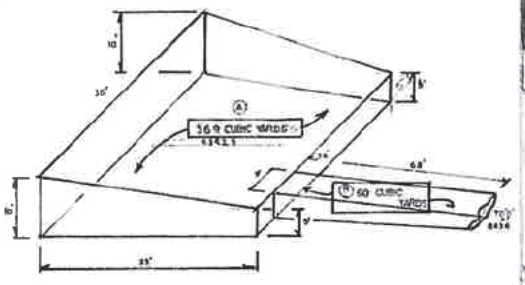
A7


TRPA CODE COVERAGE ON ONE-THIRD ACRE OR LESS
TRPA LAND CAPABILITY ALLOWED COVERAGE 2266SF
WASHOE COUNTY ASSESSOR
ADA Ramp Slope Guidelines & Wheelchair Ramp Specifications
ADA RAMPS
GARAGE PLAN 1/4"=1'-0" MEETS ADA REQUIREMENTS
45 EAST TUSCARORA ROAD
MR. AND MRS. EGET
NOTE: APPROVED VARIANCE WPVAR25-0002
TWO GUEST PARKING SPACES
ACCESS TO ADA RAMP
RAMP
ROOM ACCESS
ACCESS TO EXISTING RESIDENCE
EMERGENCY PARKING
TERESA COURT
A.C. PARKING 460 TERESA COURT
ENTRY RAMP
6.8% SLOPE
PROPERTY LINE
EAST 69.41
NEW ADA GARAGE
DECK
EXISTING GARAGE REMOVED (ONE CAR)
BOULDER
VAN
SIDE
REAR
ELEVATOR
CLOSET
FLOOR PLAN: ENTRY/GARAGE REQUIRED SIZE FOR ADA COMPLIANE 1/4"=1'-0"
ADA AGREEMENT FOR ADA COVERAGE TRANSFER 596.00 S.F.
SITE PLAN, RAMP, GARAGE FLOOR PL., COVERAGE & REQUIREMENTS COVERAGE TRANSFER ADA
RESIDENTIAL DESIGN
PROJECT DESCRIPTION: NEW ADA ACCESS; REMODEL EXISTING RESIDENCE W/ ENTRY GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE
NLTFPD EMERGENCY PARKING ACCESS
LIFE AND SAFETY CHAPTER 20.3.6(7), 30.4.2(1) - 16), b (1), (+1) - PARKING ENS
OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D. TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

GRADING PLAN
NEW SHEET 19

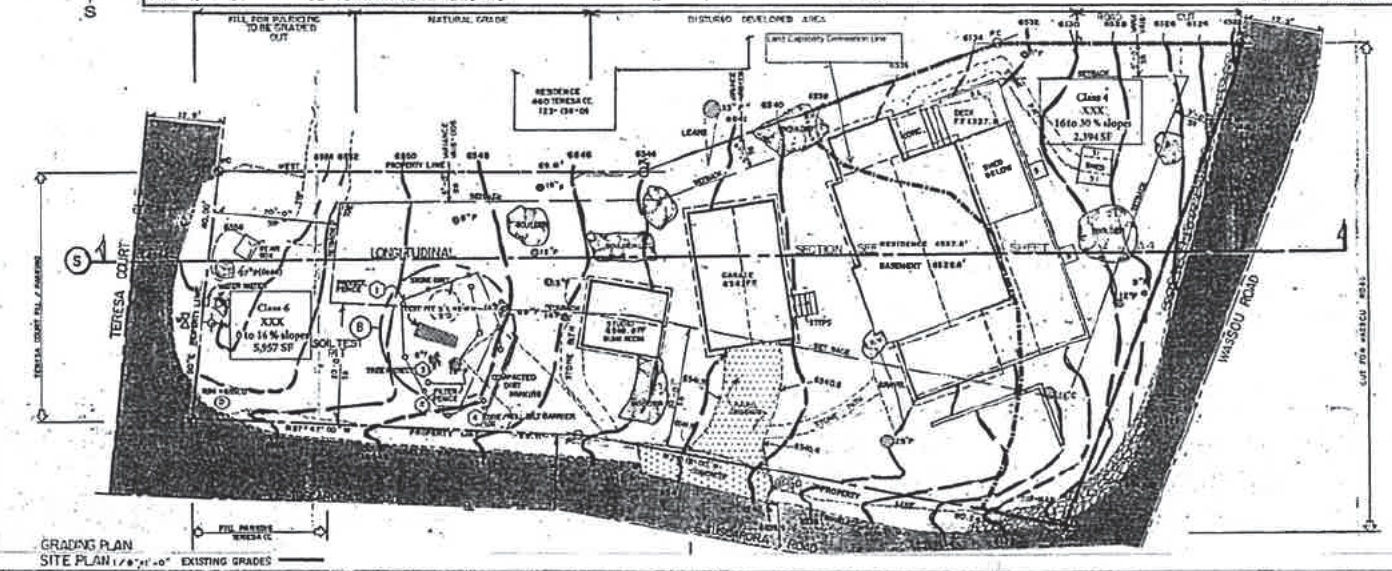
NOTE: INDEX SHEET ADD SHEET A19
SHEET A2 BUNKHOUS AND
DETACHED GREENHOUSE
SHEET A16 CHANGE: REMOVE
PATIO AND ADD STOOP.
SHEET 18 ADA GARAGE FINDINGS





SITE PLAN: RETURN GRADES TO NATURAL SLOPE 1/8"=1'-0" — — = NEW RECORDED COUNTORS ▭▭▭ = FOUNDATION WALL

SCHEMATIC OF EXCAVATED AREA 1/8"=1'-0" 429 CUBIC YARDS+-



GRADING PLAN
SITE PLAN 1/8"=1'-0" EXISTING GRADES ——

GRADING PLAN: EXISTING SITE PLAN WAS MODIFIED
GRADES SITE PLAN RETURN SHEET TO NATURAL - SCHEMATIC EXCAVATION TOTALS

SCALE 1/8"=1'-0"

RESIDENTIAL DESIGN

CHANGES
SITE PLAN EXCAVATING
SITE PLAN REVISED
CONTINUED TO ADDRESS
E. COMMENTS
EXCAVATION TOTALS

OWNERS MR. ANDRZEJ BIAYNSKI
SITE ADDRESS 460 TERESA COURT
PROJECT CRYSTAL BAY, NEVADA
CROSS BEAM BRACE
GARAGE ENTRY DOOR ABOVE
NEW INSULATED CONCRETE FOUNDATION WALL
NEW INSULATED CONCRETE SLAB ON GRADE
NEW INSULATED CONCRETE STEM WALL
NEW INSULATED CONCRETE RETAINING WALL
ADD GENERATOR WITH SERVICE BUILT UP

APN 123-136-02 WASHOE COUNTY
LEGAL CRYSTAL BAY NEVADA
TRACT 1008 SEC 19 T16 R18
CRYSTAL BAY MARKET LT 8 BLK C
LT 2 BLOCK 5

A19

GRADING PLAN
NEW SHEET 19

NOTE: INDEX SHEET ADD SHEET A19
SHEET A2 BUNKHOUS AND
DETACHED GREENHOUSE
SHEET A16 CHANGE: REMOVE
PATIO AND ADD STOOP.
SHEET 18 ADA GARAGE FINDINGS

INDEX : EGET

Theresa Avance list of items to be provided

Project Description

Finding locations in application for Coverage to be Transferred

Fence Life and Safety Letter from Engineer. Photos of front yard with snow blown by Washoe County. Snow blowing equipment being used by County.

Wayne Ford
Wayne Ford Residential Design
10/3/2026

Re: Status Eget Project

From: Robert Angres [redacted]

To: [redacted]

Cc: [redacted]

Date: Thursday, October 1, 2026 at 09:07 AM PDT

thank you

On Thu, Oct 1, 2026 at 9:01 AM Theresa Avance <[redacted]> wrote:

Good morning, Mr. Angres,

The initial purpose of my call to Wayne last week was to request that Wayne upload the plans that he had previously tried to email to me to our Accela website, since I didn't receive them by email. I expected them, unchanged, right away.
We also clarified questions I had about the proposed design, and discussed where certain design features would not be permissible or where I had concerns. I did not expect the plans to be revised at this time, since I have not completed my review and will have other changes that will be needed. I am sorry that was misunderstood.

I confirmed the specifics of what I requested in a follow up email to Wayne, below.

From: Theresa Avance <[redacted]>
Sent: Friday, September 25, 2026 4:08 PM
To: [redacted]
Subject: Eget Items

Hi Wayne,
Thank you both for your time today.

I spoke with Jennifer this afternoon and she and I administratively created a historic determination for this property. Since modifications to the property/structure have been previously approved through TRPA and Washoe County action, we made a determination that the property has lost any potential historical significance. You and Jeff should have received an email with the determination letter earlier today from [redacted]

The other items that I recall you would provide were:

- Upload the revised plans to Accela
- Provide a letter-sized written project description
- Specify where and how much land coverage for public health and safety is proposed. This should be the minimum necessary after any possible relocation of land coverage.

Was there anything we discussed that I missed above?

Theresa Avance, AICP
Senior Planner
Permitting & Compliance Department
(775) 589-5224 · [redacted]

From: Robert Angres [redacted]
Sent: Thursday, October 1, 2026 7:20 AM
To: Theresa Avance [redacted]
Cc: [redacted]
Subject: Status Eget Project

Dear Theresa, thanks for the call the other day and following up with Mr. Eget and Wayne thereafter.

Although, as I mentioned to you, my understanding of all of this is well below that of yourself and Wayne and that everyone's understanding was improved by the phone conversation you had with Wayne. I understand that Wayne is in the process of redrafting the drawings to remove the patio on the first floor and providing the floor plan and elevations for the bunkroom structure and will forward those to you by Monday, October 5th via Acella. Between the conversation and the

revisions, I am hoping we find ourselves on a path needed to move the project along.

I was well aware you were swamped before you confirmed and amplified that impression...but none of us has been given a real solution to your daunting workload and the various pressures between Washoe County and TRPA strictures under which the Egets are laboring also.

Thank you for your efforts, rja

--
Robert Julian Angres, Esq.

--
Robert Julian Angres, Esq.

PROJECT DESCRIPTION

EGET TRPA #ERSP2025-0534
45 E TUSCARORA ROAD
CRYSTAL BAY,NV. APN: 123-138-02

PROJECT DESCRIPTION

Addition to single family residence. New ADA access plan.
Attached ADA garage with entry system and elevator.
New living area ADA acessable to above and below garage.
New ADA ramp/display room from garage to existing residence. Safety fence to protect front yard of existing residence and emergence parking for NLTFPD on Tuscarora Road.
Moving of Bunkroom (storage room) to allow for new project access. Detached accessory green house area set on existing deck.

Wayne Ford
Wayne Ford Residential Design
10/3/2026

FINDINGS FOR COVERAGE TRANSFER UNDER LIFE AND SAFETY SHEET 18 OF PLANS

EGET TRPA #ERSP2025-0534
45 E TUSCARORA ROAD
CRYSTAL BAY,NV. APN: 123-138-02

Land Coverage required to be transferred for public health and safety.794 Square Feet.
See Findings Documents submitted for project. Project introduction and area for transfer of coverage. Findings opening statement. Chapter 30 land Coverage 30.4.2.

Wayne Ford
Wayne Ford Residential Design
10/3e/2026

STRUCTURAL FENCE
SECURITY FENCE

Structured Engineering, LLC
Jeff Harrell, P.E.
972 Jennifer Street
Incline Village, NV 89451
775-813-4915
jeff@structured-engineering.com

Memo

To: Wayne Ford

From: Jeff Harrell, P.E.

Re: 45 E. Tuscarora Road, Crystal Bay, NV

I have reviewed the specifications for the snow blowers that Washoe county uses to clear the roads. They use a D65 model snow blower.

This model blows a maximum volume of 3500 tons per hour which works out to 1944 pounds per second. The exit velocity based on the 40" impellar through the snow up to 150 feet is approximately 65-80 feet per second. The force that it puts out is approximately 4223 pounds of continuous force based on an exist velocity of 70 feet per second. This works out to pressures between 280 pounds per square foot to 1500 pounds per square foot based on how far away the blower is to where it is throwing the snow. At a distance of 5'-15' the pressure is at the maximum of about 1500 pounds per square foot.

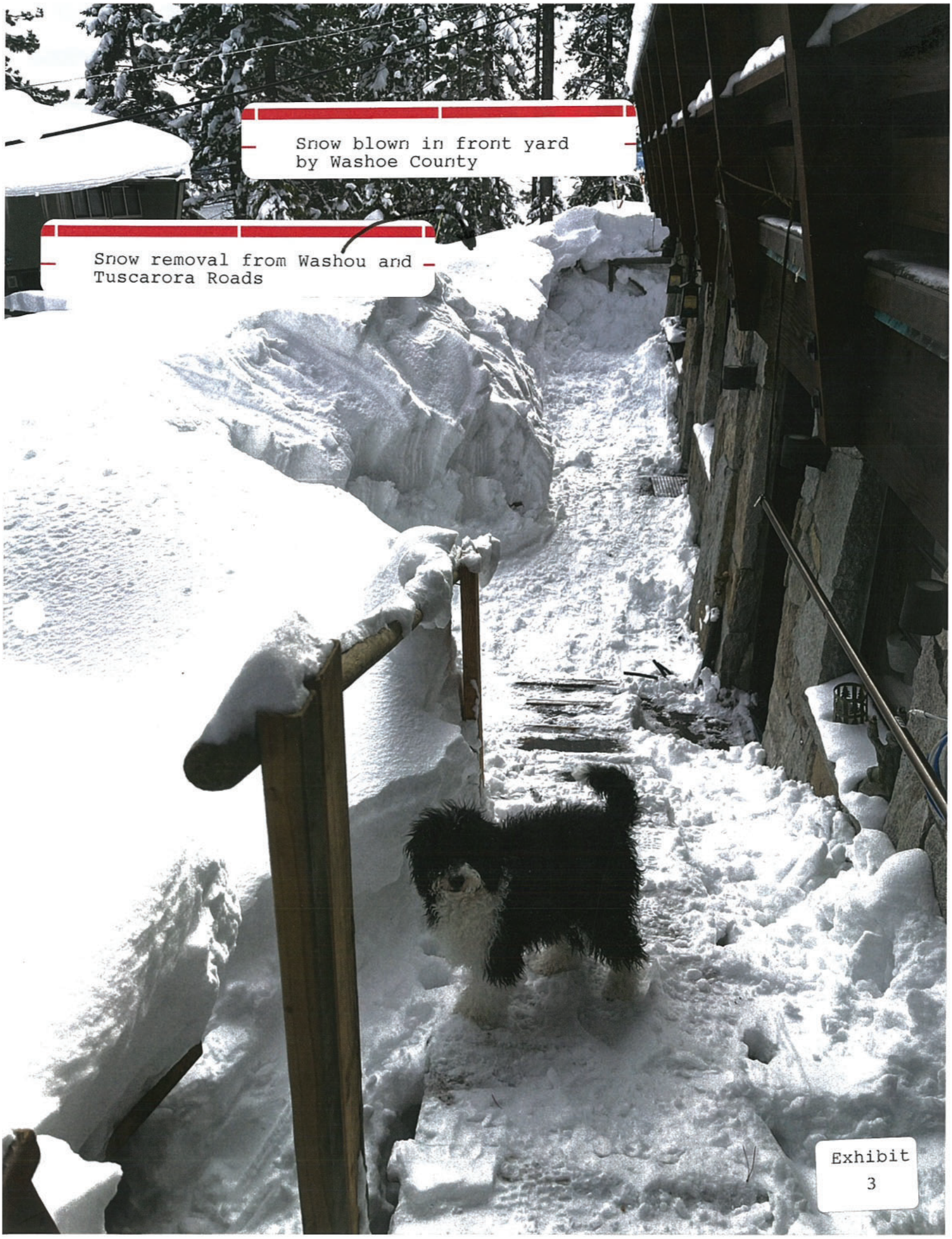
Due to this amount of pressure, the original fencing was constantly being destroyed and there were life safety issues due to the location of the fence to the structure. The owners placed the current fencing and concrete support balusters to provide a stronger barrier to withstand the forces from the snow blowers. The concrete footings were as minimal as possible to still provide the required strength to resist the loads.

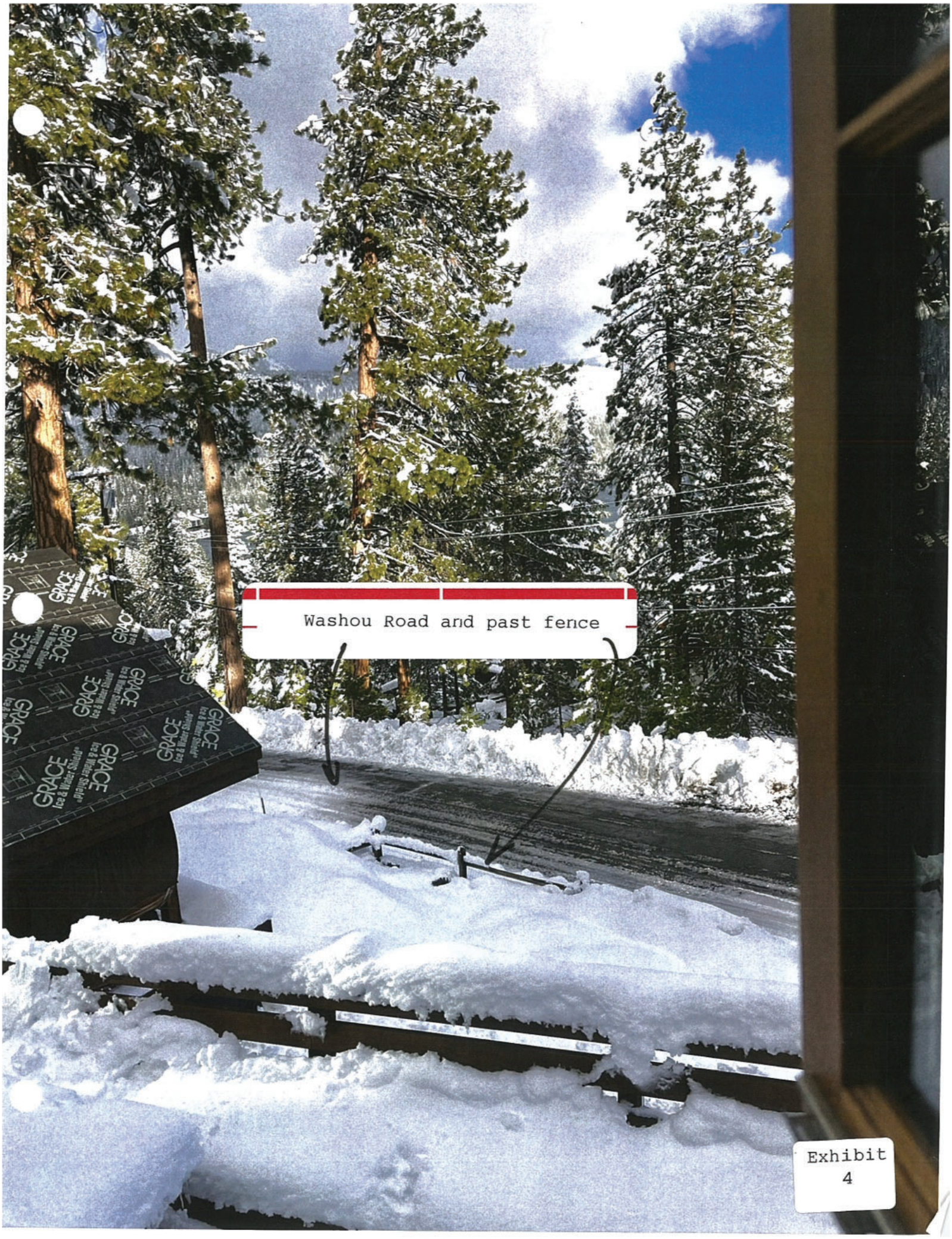
Thank you,

Jeff Harrell, P.E.

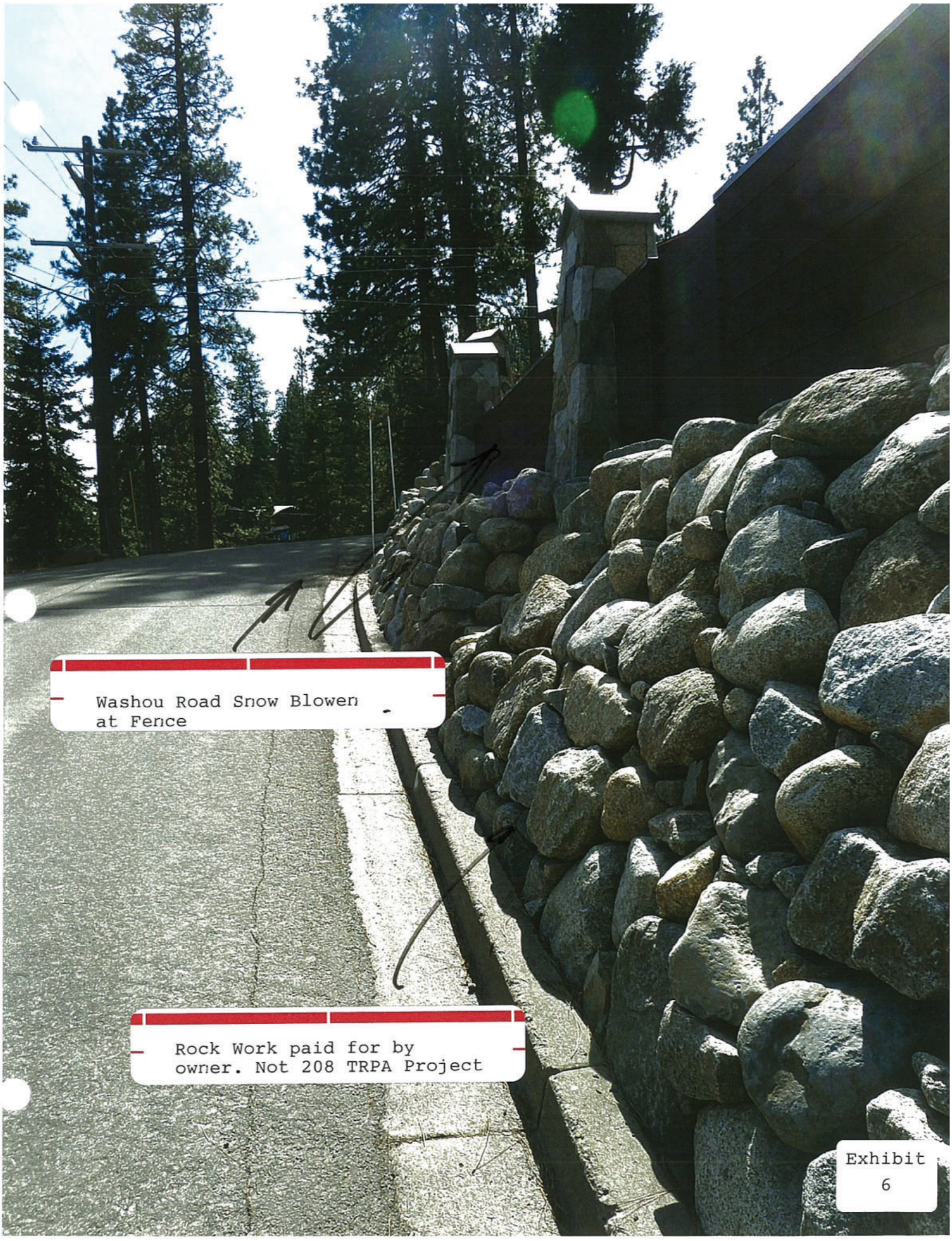


Exhibit
1


Snow blown in front yard
by Washoe County
Snow removal from Washou and
Tuscarora Roads
Exhibit
3


Washou Road and past fence
GRACE
Ice & Water Shield
Exhibit
4


45 E Tuscarora Residence
Owner paid to stabilize bank with rock, County would not do
Tuscarora and Washou inter-section
Exhibit 5

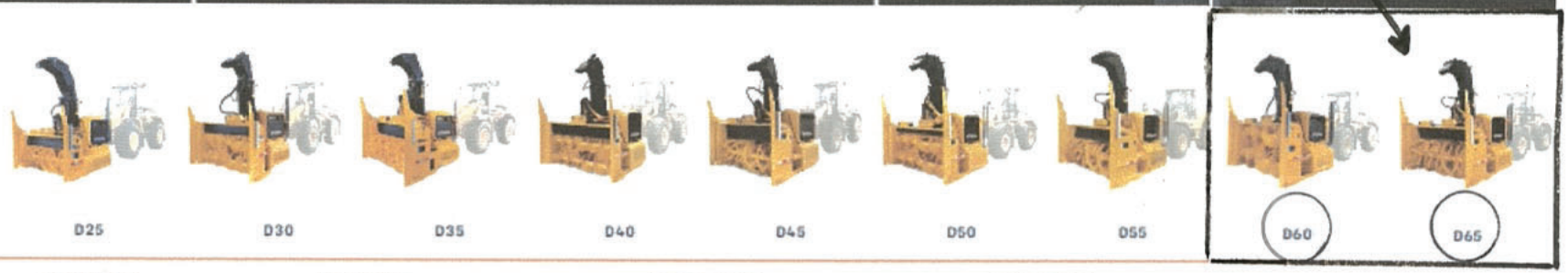

Washou Road Snow Blowen at Fence
Rock Work paid for by owner. Not 208 TRPA Project
Exhibit 6


Fence Approved by Variance
Washoe County WAC25-0005
Tuscarora and Washou
Exhibit
7


Washoe County Blowers
that are attached to loaders
County Yard Highway 28
Exhibit
8

TECHNICAL SPECIFICATIONS

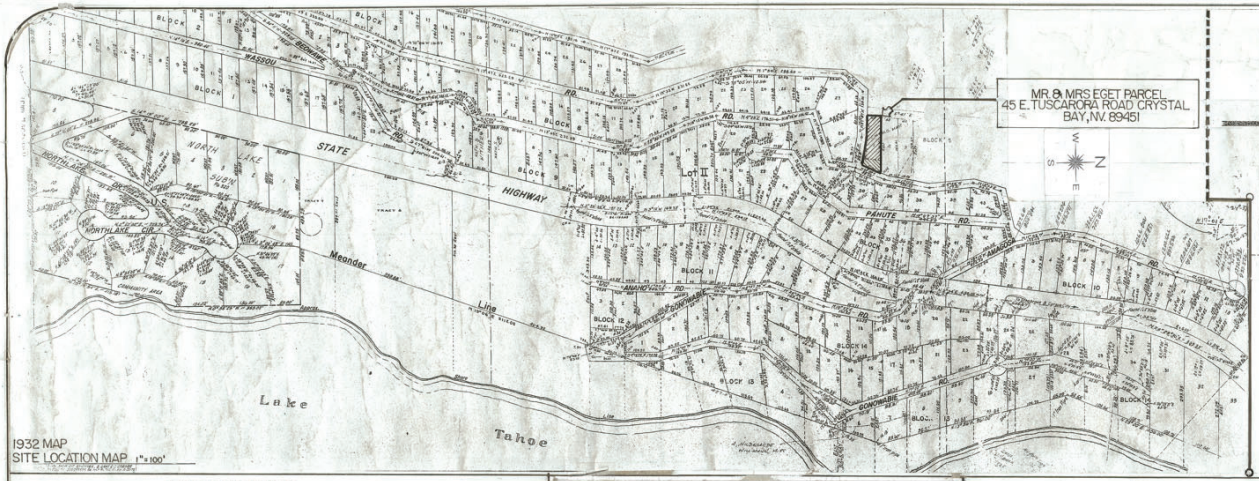
Blowers that are mounted to Loaders. (See Exhibit 8



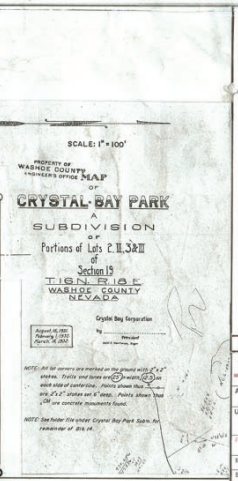
	SMALL	MEDIUM				LARGE			
STANDARD SPECIFICATIONS	D25	D30	D35	D40	D45	D50	D55	D60	D65
PERFORMANCE CLASS	1,400 TONS/H	1,800 TONS/H		2,400 TONS/H		3,000 TONS/H		3,500 TONS/H	
VOLUMETRIC CAPACITY[1]	1,750 YD³/H @ 1,700 LB-FT	2,900 YD³/H @ 2,150 LB-FT		3,600 YD³/H @ 2,500 LB-FT		4,650 / 5,300 YD³/H @ 4,500 LB-FT		4,650 / 5,300 / 6,050 YD³/H @ 4,500 LB-FT	
CASTING DISTANCE[2]	125 FT	150 FT							
ENGINE	CUMMINS® F3.8			CUMMINS® QSB6.7		CUMMINS® B6.7		CUMMINS® B6.7 / L9	
EMISSION STANDARD	STAGE V / TIER 4 FINAL			STAGE IV / TIER 4 FINAL		STAGE V / TIER 4 FINAL			
ENGINE POWER	134 HP	173 HP		235 HP		310 / 326 HP		310 / 326 / 365 HP	
ENGINE TORQUE	406 LB-FT	457 LB-FT		655 LB-FT		950 / 1,014 LB-FT		950 / 1,014 / 1,151 LB-FT	
FUEL TANK CAPACITY	46 US GAL			66 US GAL		92 US GAL			
WORKING WIDTH[3]	91 IN	102 IN		110 IN		111 IN			
WORKING HEIGHT	42 IN	52 IN		54 IN		55 IN		60 IN	
DRIFT CUTTERS HEIGHT	72 IN	84 IN				96 IN			
TRUCK LOADING HEIGHT[4]	125 IN	129 IN				133 IN			
TRANSPORTATION HEIGHT	87 IN	97 IN		93 IN		104 IN		105 IN	
TRANSPORTATION WIDTH	120 IN	143 IN		147 IN		150 IN			
LENGTH	94 IN	91 IN	100 IN	94 IN	103 IN	98 IN	110 IN	102 IN	112 IN
RIBBON / AUGER DIAMETER	28 IN	2 X 17 IN	32 IN	2 X 17 IN	32 IN	2 X 20 IN	36 IN	2 X 26 IN	40 IN
IMPELLER DIAMETER	28 IN	34 IN				41 IN			
WEIGHT[5]	7,000 LB	7,500 LB		8,000 LB		10,250 LB		11,000 LB	
MINIMUM LOADER SIZE	1 YD³	1.8 YD³		2 YD³		2.5 YD³		3 YD³	

[1] Volumetric capacity at specific impeller torque.
[2] Maximum casting distance is achieved when using the drum.
[3] Working width can be extended by 6" for all models or by 12" (D5X-D6X only) with the widening kit option.
[4] Truck loading height can be extended by 18" or 30" with the telescopic chute extension option. See page 14 for availability.
[5] Operating weight is subject to change depending on fluid levels, selected equipment and options.
Transportation dimensions are subject to change depending on selected equipment and options.

Exhibit 2



1932 MAP
SITE LOCATION MAP 1"=100'



EXISTING RESIDENCE 2025

Living Area	982 SF.	
Detached Garage	740 SF	(To be removed)

PROPOSED ADDITION:

Proposed:	Basement below new attached garage	807.00 SF
	Ramp Room/Library/Gallery	619.00 SF
	First Floor Garage	570.00 SF
	Entry	324.00 SF
	Second Floor	875.00 SF
	Porch at entry	126.00 SF
	Existing Porch convert to living area.	200.00 SF
	TRPA total under Roof Area (New)	3,521.00SF

Final Total Project Areas: Living New	2,825. SF
Existing Residence	982. SF
Total New Living Area	3,807. SF
Total Structure Area	4,377.SF (NLTFPD)

Decks Added 1st floor	204.00 SF
2nd floor	318.00 SF
Total Deck Area New	522.00 SF

EXISTING AND PROPOSED PROJECT AREAS

IVGID EXISTING **Fixture Count Tabulation Form** 2017

Address 45 E. TUSCARORA RD. Date 6.16.17
Unit# Permit # APN # 128-136-02

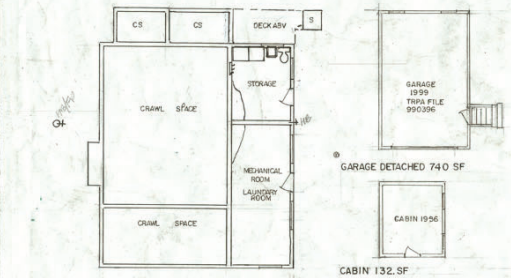
Fixture	W	S	Existing	Prop	Total	Ex. Water	Ex. Sew.	Prop. Water	Prop. Sew.	Total Water	Total Sew.	Water Rights
Kitchen Sink	1.5	2	1	1	1	1.5	2	1.5	2	3	4	
Bar Sink	1	1										
Dishwasher	1.5	2		1	1	1.5	2	1.5	2	1.5	2	
Drink Foun.	0.5	0.5										
Tub/Shr/Whrpl	4	2	1		1	4	2			4	2	
Water Closet	2.5	3	2	2	4	5	6	5	6	10	12	
Bidet	1	1										
Jv Sink	1	1	2	2	4	2	2	2	2	4	4	
Showerhead	2	2	1	1	2	2	2	2	2	4	4	
Urinal	UPC	UPC										
Flush OM	UPC	UPC										
Washer	4	3		1	1			4	3	4	3	
Laundry Tub	1.5	2										
Mop Sink	1.5	2										
Waterfall	3	2										
Hose Bib	2.5		1			2.5						
Additional Hose Bib	1		3	2		3		2		5		21
Total						14		18		17		21
Existing Water Rights						20				35.5		
Total Acre Feet Needed												

Water Rights Calculation = 15 x Proposed Fixture Units x 365 Divided By 325,851 = Ac/Ft

All Flushometer valves to be sized according to Table 6-7 Chapter 6 Uniform Plumbing Code

For water rights only each Flushometer would be counted as 5 fixture units only.

EXISTING FLOOR PLAN



BASEMENT FINISHED BASEMENT 396 SF UNFINISHED BASEMENT 153 SF ASSESSORS RECORD 2/17/2023

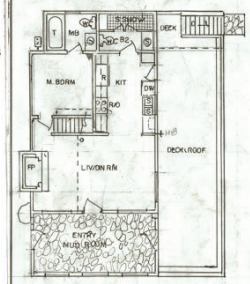
RESIDENTIAL REMODEL
AND
ADDITION

ADA GARAGE/ENTRY/LIVING AREA
ADA ACCESS ROOM-RAMP
ATTACHED TO EXISTNG
SINGLE FAMILY RESIDENCE

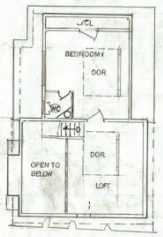
OWNERS

Mr. and Mrs. Eget
45 East Tuscarora Road Crystal Bay, NV.
89451
APN: 123-136-02

EXISTING FLOOR PLANS

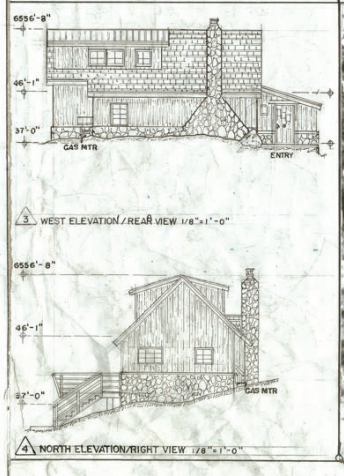


1ST.FLOOR RESIDENCE ASSESSOR BUILT 1936 RESTORED 2017 WBLD17-101707



2ND. FLOOR FIRST AND SECOND FLOOR LIVING AREA 3825SF

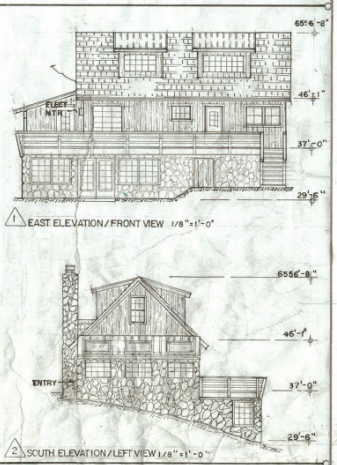
EXISTING EXTERIOR ELEVATIONS





RESTORED RESIDENCE 45 E. TUSCARORA ROAD CRYSTAL BAY, NEVADA BUILT 1936

EXISTING EXTERIOR ELEVATIONS



INDEX

AO Cover sheet. Site Location Map, Exist Floor Plans, Exist Ext Elevations, Exist Water Fix Count.
A1 Garage Level, Floor Site Plan, Setback Var approval conditions. TRPA Agreement and NLTFPD Conditions under life and safety
A2 Floor Plans Upper and Lower Levels/ Ramp Room/Library Section. Elevator Spec.
A3 Roof Plan dominate pitch area and Exterior Elevations and TRPA allowed Height for three segment project. Soils Hydro Cut/GRADING PLAN
A4 TRPA approved Land Capability and allowed Coverage. TRPA Code under 1/3 Acre.
A5 TRPA approved existing coverage/ stamped site plan. 2017
A6 NLTFPD Stamped/ Defensible Space Plan
A7 Utility Plan Water and Sewer/ Gas/ Nv Energy
A8 IVGID Water and Sewer Spec. NV Energy Specs.
A9 IVGID Water and Sewer Spec. NV Energy
A10 IVGID Water and SW Gas Spec/ NV Energy
A11 IVGID Water/Sewer/SW Gas Sp./ NV Energy
A12 BMP Sheet: Temporary and Permanent
A13 BMP TRPA Grading Conditions
A14 BMP Details
A15 BMP Details
A16 Coverage Plan. Agreement to transfer coverage for live and safety and ADA Compliance for access.
A17 Exterior Elevations ¼ inch scale. Exterior Finish Schedule
A18 ADA Compliance Garage and Access Requirements TRPA Agreement to allow for additional Coverage Transfer. Life and Safety ADA Code
A19 Grading Plan

RESIDENTIAL DESIGN
Nevada License Number 791 B3
P.O. Box 4791 Incline Village, NV 89450
(775) 772-3490

CHANGES: ADD-10 UNDER A-19 GRADING NOT PLANS 9/18/25

PROJECT DESCRIPTION: NEW ADA ACCESS W/ COST GARAGE/ENTRY/LIVING AREA (825 SF BELOW) 45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA 89451 PROJECT LOCATION: 45 EAST TUSCARORA ROAD CRYSTAL BAY, NV 89451 APN 123-136-02

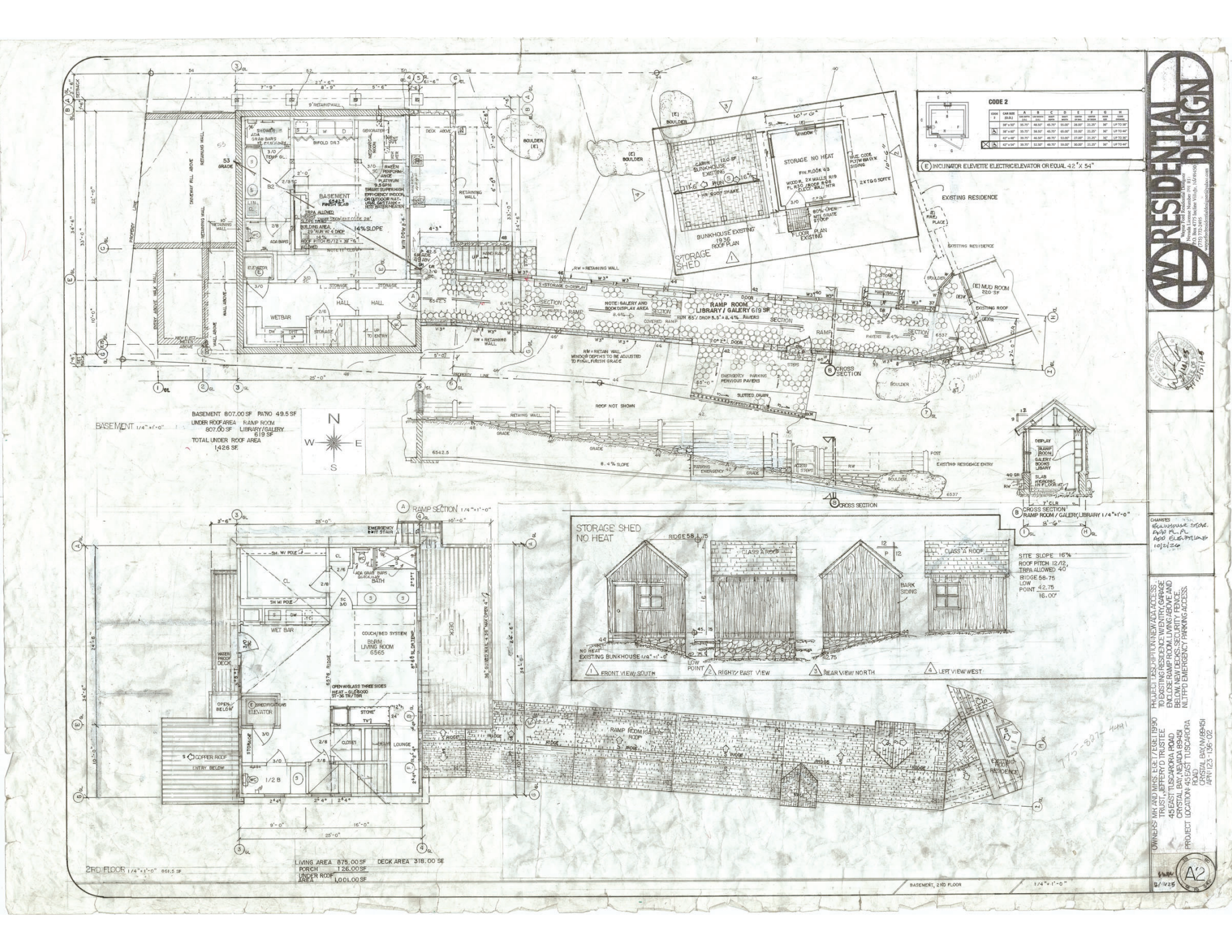
OWNERS: MR. AND MRS. EGET (EGET 1990 TRUST, RTD) 45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA 89451

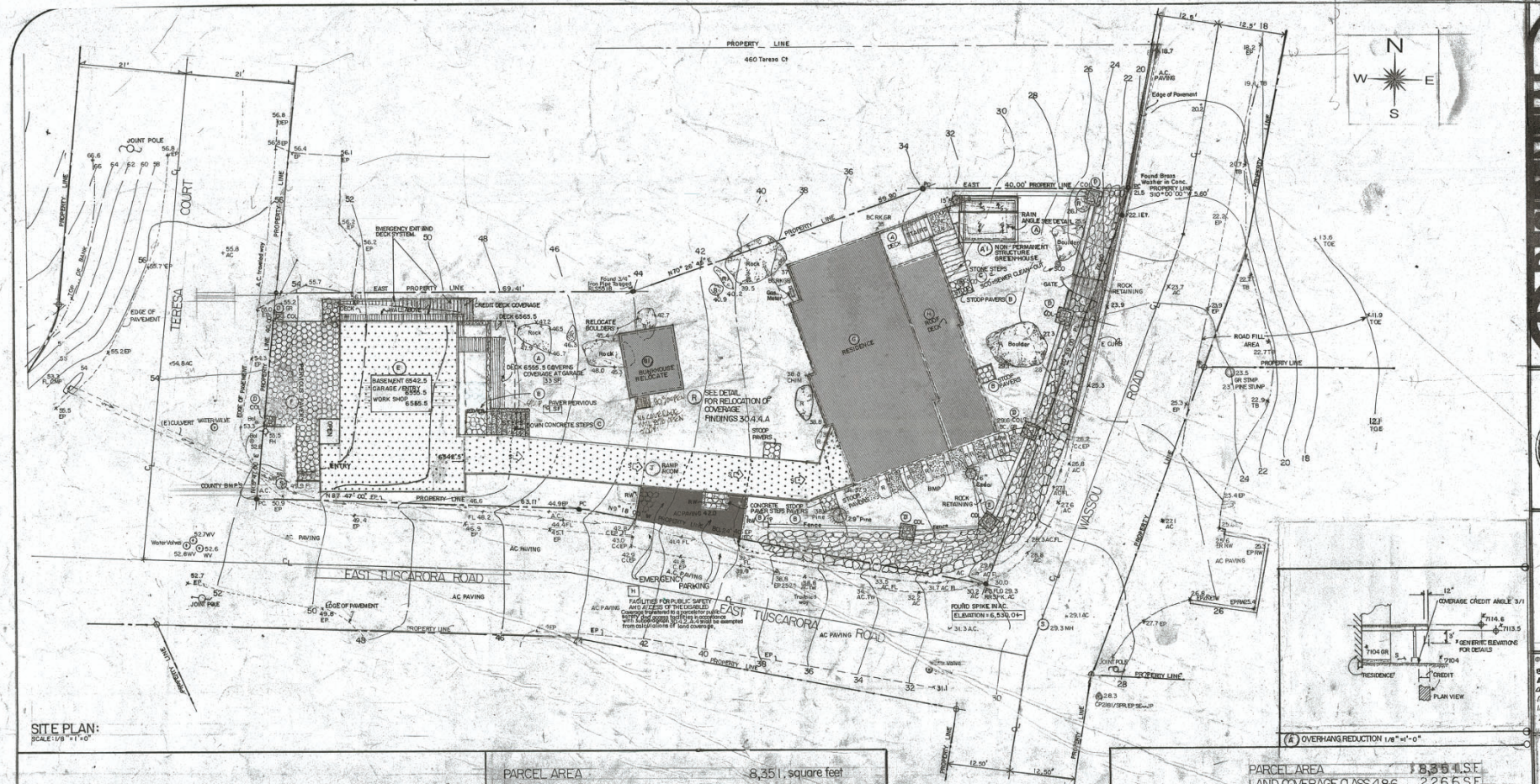
AO

9/11/25

COVER SHEET, SITE LOCATION MAP, SITE DATA, EXIST RESIDENCE IMAGE BUILT 1932, EXT ELEVS

SCALE AS NOTED


BASEMENT 1/4"=1'-0"
BASEMENT 807.00 SF PATIO 49.5 SF
UNDER ROOF AREA RAMP ROOM 807.00 SF LIBRARY/GALERY 619 SF
TOTAL UNDER ROOF AREA 1,426 SF
2ND FLOOR 1/4"=1'-0" 861.5 SF
LIVING AREA 875.00 SF DECK AREA 318.00 SF
PORCH 126.00 SF
UNDER ROOF AREA 1,001.00 SF
A RAMP SECTION 1/4"=1'-0"
B CROSS SECTION
B CROSS SECTION
RAMP ROOM / GALERY / LIBRARY 619 SF
STORAGE SHED NO HEAT
EXISTING BUNKHOUSE 1936
STORAGE NO HEAT
EXISTING RESIDENCE
CODE 2
E INCLINATOR ELEVETTE ELECTRIC ELEVATOR OR EQUAL 42"X 54"
SITE SLOPE 16%
ROOF PITCH 12/12, TRPA ALLOWED 40°
RIDGE 58.75
LOW POINT 42.75
16.00'
1 FRONT VIEW/ SOUTH
2 RIGHT/ EAST VIEW
3 REAR VIEW/ NORTH
4 LEFT VIEW/ WEST
RESIDENTIAL DESIGN
Norm Ford Designer
Nevada License Number PH 1171
P.O. Box 4775 Incline Village, NV 89450
(775) 831-1314
norm@normfordresidentialdesign.com
CHANGES
Guesthouse store.
ADD PLAN
ADD ELEVATIONS
10/2/24
PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ENTRY GARAGE ENCLOSE RAMP ROOM. LIVING ABOVE AND BELOW, NEW DECKS. SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.
OWNERS: MH AND MHS: EGE 1/1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-106-02
A2
8/1/25
BASEMENT, 2ND FLOOR
1/4"=1'-0"

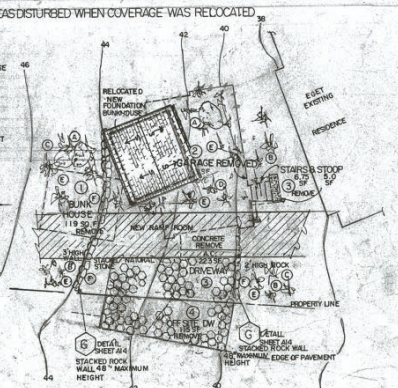


SITE PLAN:
SCALE: 1/8" =1'-0"

(V) VEGETATION FOR AREAS DISTURBED WHEN COVERAGE WAS RELOCATED

- (D) CREEPING SNOWBERRY
- (W) THIMBLEBERRY
- (E) WOOD'S ROSE OR MOUNTAIN ROSE
- (S) SIERRA GOOSEBERRY
- (B) MAHALA MAT GROUND COVER
- (P) MOUNTAIN WHITETHORN SHRUB

SEE FINDINGS DOCUMENT FOR PLANT SPECIFICATIONS



(R) RELOCATION OF EXISTING LAND COVERAGE 1/8" =1'-0"

PARCEL AREA		8,351. square feet
LAND COVERAGE	BAILEY 4	
	AREA	2,394 ft2
	BASE ALLOWABLE COVERAGE	479 ft2
	BASE ALLOWABLE PERCENT 20%	
	BAILEY 6	
	AREA	5,957 ft2
	BASE ALLOWABLE COVERAGE	1,787 ft2
	BASE ALLOWABLE PERCENT 30%	
RECORDED AREA FOR ALL LAND CAPABILITIES TOTAL REC		
	TOTAL RECORDED AREA	8,351 ft2
	TOTAL BASE ALLOWABLE COVERAGE	2,266 ft2
PARCEL IS LESS THAN 1/3 ACRE, 0.197, COVERAGE AREA'S CAN BE COMBINED		

EXISTING LAND COVERAGE SEE SHEET A5 FOR TRPA STAMP

RESIDENCE	643 ft2
ROOF DECK	52 ft2
BUNK HOUSE 120 ft2 NO PERMANENT FOUNDATION	119 ft2
DRIVEWAY TO BE RELOCATED	223 ft2
STONE PATHS TO BE REMOVED	23 ft2
CONCRETE GUTTER ROAD ENCROACHMENT TO BE REMOVED	42 ft2
GARAGE TO BE RELOCATED	308 ft2
STOOPS	18 ft2
TOTAL EXISTING VERIFIED LAND COVERAGE	1,896 SQ.FT.
TOTAL EXISTING VERIFIED OFF-SITE LAND COVERAGE	115 SQ.FT.

COVERAGE SCHEDULE PROPOSED

KEY	AREA	AREA SF	KEY
(G)	MAIN RESIDENCE 1936 BUILT LIVING AREA TRPA SHT. A5	643.00	S.F.
(B1)	BUNK HOUSE 1936 BUILT LIVING AREA TRPA SHT. A5	119.00	S.F.
(H)	ROOF DECK 1936 BUILT 1 LIV. AREA BASEMENT SHEAR TRPA	52.00	S.F.
(A)	DECK AND STAIRS 245 SF MAX 500 SF EXEMPT	000.00	S.F.
(A1)	NON-PERMANENT STRUCTURE MAX 120 SF PROPOSED	000.00	S.F.
(B)	STOOPS 25% REDUCTION PERVIOUS PAVERS 126 SF X 25% = 31.5 SF 126-31.5 = 94.5 SF	94.50	S.F.
(F)	DRIVEWAY / ENTRYWALKS 280 SF PERVIOUS PAVERS COVERAGE REDUCTION 588 SF X 25% = 95 SF = 280 SF	280.00	S.F.
(C)	STONE STEPS	72.00	S.F.
ADA ACCESS USE OF PROPERTY			
(E)	GARAGE (ATTACHED) ENTRY, LIVING ABOVE AND BELOW ELEVATOR.	733.00	S.F.
(J)	RAMP ROOM, GALLERY ROOM	559.00	S.F.
(D)	FENCE COLUMNS FOR SECTURITY NOT ENGINEERED SYSTEM TO WITHSTAND WASHOE COUNTY SNOW STORAGE	400.00	S.F.
TOTAL COVERAGE PROPOSED		3060.00	
TOTAL COVERAGE UNDER BAILY LAND CAPABILITY 486		2266.00	
(K)	COVERAGE TRANSFERED ADA	794.00	

THE 794.00 SF UNDER ADA FINDINGS MUST BE BANKED FOR: (A) REMOVAL OF EXISTING RESIDENCE AND APPROVED NEW LIVING AREA, AND GARAGE / RAMP ROOM.

(K) BANKED COVERAGE 794 SF CAN BE SOLD

SITE PLAN: PROPOSED COVERAGE UNDER PERVIOUS DECK EXEMPTIONS, RELOCATION OF EXISTING LAND COVERAGE 1/8"=1'-0"

PARCEL AREA	8,351.S.F.
LAND COVERAGE CLASS 486	2,266.S.F.
MAXIMUM COVERAGE EXEMPTION CALCULATIONS PER TRPA CODE 30.4.6	
Total Non-Sensitive Parcel Area	8,351.S.F.
Max. Combined Exemptions (10% of high capability land) not to exceed:	835.S.F.
Max. non-permanent structures (2% or 120 SF, whichever is lower)	120.S.F.
Max., pervious deck (5%):	418.S.F.
Max., pervious coverage	835.S.F.

NOTES:

(1) 1,895 square feet of verified on site coverage per WASHOE COUNTY FILE OR CASE: FEET-2017-0620 SEE SHEET A5 TRPA STAMP 8/29/2017 DE

2) Pervious Deck Exemptions Applied (TRPA Code Section 30.4.6. D.2.): (10 % reduction to 500 SF Partial 501 - 1,000 SF Maximum Exemption of 418 SF.

3) Pervious Coverage (TRPA) Code Section 30.4.0.1) 25% reduction in coverage for meeting Pervious Coverage criteria

PREVIOUSLY APPROVED	EXISTING SF	AS	PROPOSED	AS	EXEMPTION		ACTUAL	
RESIDENCE	643	SF	643	SF			643	SF
BUNKHOUSE	119	SF	119	SF			119	SF
ROOF DECK BASEMENT	52	SF	52	SF			52	SF
DRIVEWAY	223	SF						
STONE PATHS / STEPS	23	SF	72	SF			72	SF
CONCRETE GUTTER RD ENCRO	42	SF						
GARAGE	308	SF						
STOOPS	18	SF						
TOTAL EXISTING VERIFIED COVERAGE TOTAL	1,896	SF	886	SF	317	SF	1269	SF
ADA REQUIRED								
GARAGE (ATTACHED) LIVING ABOVE AND BLW			733	SF			733	SF
RAMP ROOM, GALLERY			559	SF			559	SF
DRIVEWAY, ENTRY WALKS,			250	SF	95	SF	38	SF
FENCE COLUMNS / STRUCTURAL SECURITY			00	SF	400	SF		
DECK AND STAIRS			600	SF	245	SF	245	SF
EMERGENCY PARKING (NLTFPD) TRPA EXEMPT.			000	SF	239	SF		
TOTALS			3060	00	645	SF	3397	SF

(T) TRANSFER OF MINIMUM ADA COVERAGE 794 SF FOR ACCESS

(A) OVERHANG REDUCTION 1/8"=1'-0"

CHANGES: RELOCATE BUNK HOUSE. A1: OUT RAMP W/O OVERHANG. 9/12/20 REMOVE PATIO 10/2-20 / ADD STAIRS

PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W/ LIVING AREA ABOVE. NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING RELOCATE BUNKHOUSE

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

A16

b. **Parcel or Project Area of One-Third Acre or Less**
For a parcel or project area of one-third acre or less, the following rules apply:

(i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

TRPA Code of Ordinances
erning Board December 12, 2012 | Amended February 26, 2020 | Page 30-10

b. **Parcel or Project Area of One-Third Acre or Less**
For a parcel or project area of one-third acre or less, the following rules apply:

(i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

(ii) All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7; however, such base coverage shall not be placed in Land Capability Districts 1 through 3.

(iii) Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.

(iv) Base coverage shall only be used in Land Capability Districts 1 through 3 if the use meets an exception in subsection 30.5.1 or 30.5.2, or any other code section that provides a specific exception.



REAR LOADING



SIDE LOADING (BEST)

TAHOE REGIONAL PLANNING AGENCY

Mail: PO Box 5310, Stateline, NV 89449-5310
Location: 128 Market Street, Stateline, NV 89449
Contact: Phone: 775-589-4547, Fax: 775-589-4577, www.trpa.gov

April 7, 2022

Wayne Ford
P.O. Box 4775
Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

EGET LAND CAPABILITY CHALLENGE
45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA
ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422

Dear Mr. Ford:

LAND CAPABILITY CHALLENGE

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1a to Classes 4, and 6.

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 4 (XXX, 16-30% slope)	20%	2,394	479
Class 6 (XXX, 0-16% Slope)	30%	5,957	1,787
		8,351	2,266

approx

APPEAL RIGHTS

You may appeal this decision to the Governing Board (through an appeal application) within 21 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 589-5247 or by email at jroll@trpa.gov.

Sincerely,

Julie Roll

Julie Roll
Senior Planner
Current Planning Department

PM — Real Property Assessment Data

Home » Assessor » Real Property Assessment Data

WASHOE COUNTY ASSESSOR PROPERTY DATA — 8/30/2021

Owner Information

APN	123-136-02	Card 1 of 1
Situs 1	45 E TUSCARORA RD CRYSTAL BAY NV 89402	Bld # 1
Owner 1	EGET 1990 TRUST, JEFFERY D	TRUST
Owner 2 or Trustee	EGET TRUSTEE, JEFFERY D	TRUSTEE
Mail Address	3651 GOODLAND DR STUDIO CITY CA 91604	

Parcel Information

Keyline Desc	CRYSTAL BAY PARK 1 LT 1 & PRAC LT 2 BLOCK 5		
Subdivision	CRYSTAL BAY PARK 1 UNOFFICIAL		
	Section 19	Township 16	Range 18
Record of Survey Map	Parcel Map# 0	Sub Map#	
		Special Property Code	
2022 Tax District	5200	Prior APN	
2021 Tax District	5200	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	shed#	04/12/2022	

Building Information

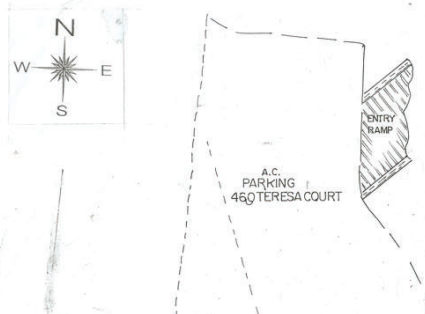
XFOB SUBAREA

Bld #1 Situs	45 E TUSCARORA RD	Property Name	
Quality	R35 Average-Good	Building Type	Single Family Residence
Stories	1.5 Story Finished	2nd Occupancy	
Year Built	1936	WAY	1968
Bedrooms	2	Square Foot	982
Full Baths	2	Finished Bsmt	396
Half Baths	0	Unfin Bsmt	243
Fixtures	9	Basement Type	OUGOUT
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	WALL FURNACE	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	HARDBOARD ON FRAME	Detached Garage	740
2nd Ext Walls	STONE VENEER ON FRAME	Basement Gar Door	0
Roof Cover	SLATE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obsv/Bldg Adj	0	Units/Bldg	1
Construction Modifier	ST 1.05	Units/Parcel	1

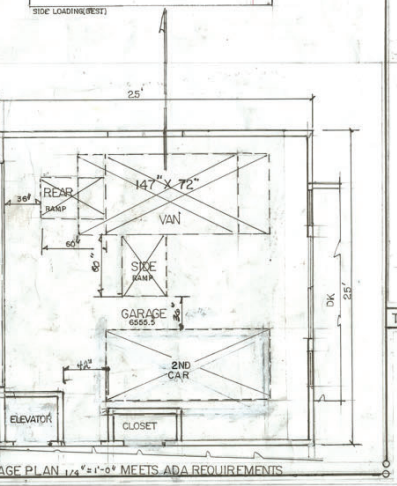
Land Information — LAND DETAILS

Land Use	DOR Code	Sewer	Neighborhood	TAAC
200	200	Municipal	TA Neighborhood Map	

assessor.washoecounty.us/assessorpi/Image?parid=123136020



FLOOR PLAN: ENTRY/GARAGE REQUIRED SIZE FOR ADA COMPLIANE 1/4"=1'-0"



GARAGE PLAN 1/4"=1'-0" MEETS ADA REQUIREMENTS

TRPA LAND CAPABILITY ALLOWED COVERAGE 2266SF

WASHOE COUNTY ASSESSOR

ADA Ramp Slope Guidelines & Wheelchair Ramp Specifications

The Americans with Disabilities Act (ADA) provides Wheelchair Ramp Specifications. Requirements and ADA guidelines residential applications do not need to meet ADA ramp requirements, but they are a good reference point for recommende for additional information on ADA ramp requirements.

- ADA Ramp Slope Requirements of a 1:12 handicap ramp slope ratio which works out to be one foot of ramp for eact ramp specifications require a 20 foot ADA ramp for a 20 inch rise.
- ADA Specifications require a Minimum 5' x 5' Flat area at the top and bottom of the ADA ramps
- ADA Handicap Ramp Requirements of a Minimum 36 inches of clear space across the handicap ramp
- ADA Ramp Guidelines Require a Minimum Platform size is 5' x 5'
- ADA Requires a Maximum of 30 feet in a single run of wheelchair ramp prior to a rest or turn platform
- ADA Specifications Requires handrails on both sides of any ADA wheelchair ramp
- ADA Wheelchair Ramp Specifications and ADA Guidelines

E ADA RAMPS



ADA AGREEMENT FOR ADA COVERAGE TRANSFER 596.00 S.F.

SITE PLAN, RAMP, GARAGE FLOOR PL., COVERAGE ADA REQUIREMENTS, COVERAGE TRANSFER ADA

SCALE: AS NOTED

RESIDENTIAL DESIGN

Wayne Ford Residential Designer
Nevada License Number: 991
P.O. Box 4775
Incline Village, NV 89450
(775) 772-2495
www.residentialdesigner.com | waynefordres@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ADA ACCESS: TO EXISTING RESIDENCE W/ENTRY, GARAGE ENCLOSE RAMP ROOM LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS. LIFE AND SAFETY CHAPTER 20, 3B(7), 304.2 (1) - (6), b (1), (H) = PARKING EMS

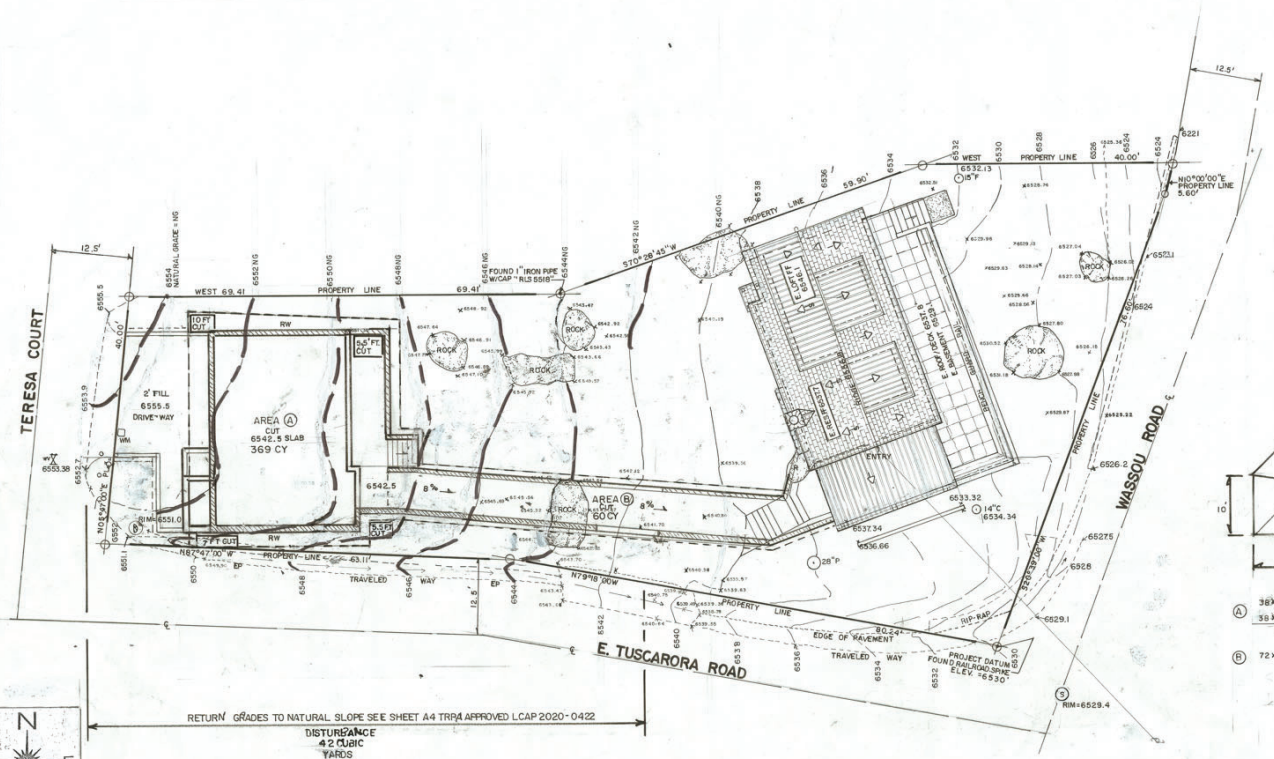
OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE

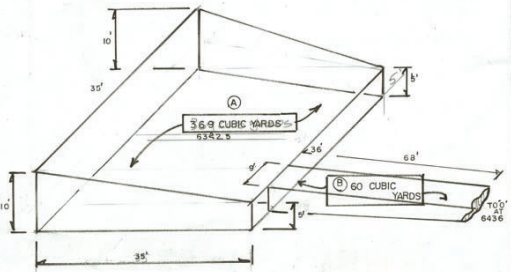
PROJECT LOCATION: 45 EAST TUSCARORA ROAD, CRYSTAL BAY, NEVADA 89451

45 EAST TUSCARORA ROAD CRYSTAL BAY, NV 89451 APN 123-136-02

A1.8

1/11/25





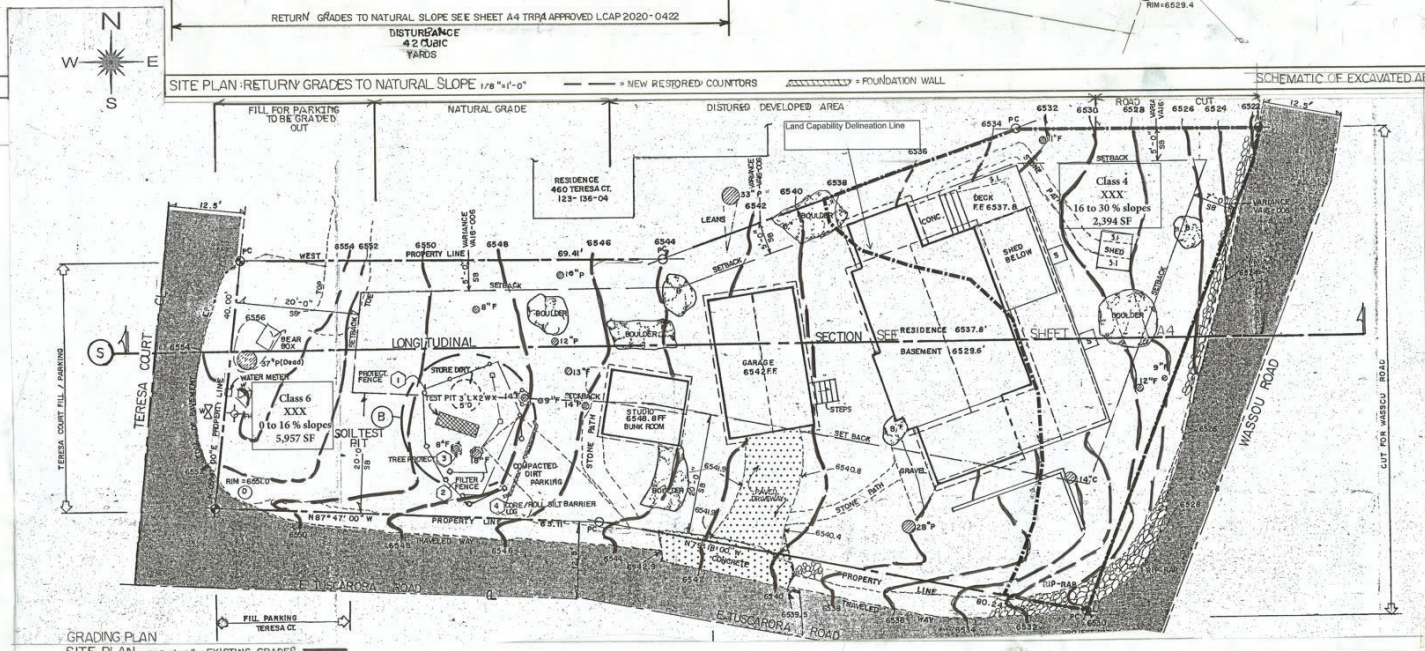
38 X 36 X 5 = 6650 CF

(A) $\frac{38 \times 35 \times 5}{2} = 3325$ CF $\div$ 9975 $\div$ 27 = 369 CY

(B) 72 X 5 = 360 $\div$ 2 = 180 X 9 = 1620 CF $\div$ 27 = 60 CY

TOTAL 429 CY (CUBIC YARDS)

SCHEMATIC OF EXCAVATED AREA 1/8"=1'-0" 429 CUBIC YARDS



GRADING PLAN / EXISTING SITE PLAN MAY MODIFIED GRADES. SITE PLAN RETURN GRADES TO NATURAL, SCHEMATIC EXCAVATION TOTALS

SCALE 1/8"=1'-0"

RESIDENTIAL DESIGN

Wayne Ford Residential Designer
Nevada License Number 091 851
P.O. Box 4775 Incline Village, NV 89450
(775) 298-0905
wayneford@residentialdesigner@yahoo.com

CHANGES
SITE PLAN EXISTING
SITE PLAN REVISED
COUNTOURS TO MATCH
EXCAVATION TOTALS

OWNERS: MR AND MRS EGET
45E TUSCARORA ROAD
CRYSTAL BAY, NV 89402

PROJECT: GARAGE ENTRY ROOMS ABOVE
ADD ATTACHED DECK
MAIN RESIDENCE ADD MUD ROOM
ADD GENERATOR FOR SERVICE BACK-UP

APN: 123-136-02 WASHOE COUNTY

LEGAL: CRYSTAL BAY PARK I
TOWNSHIP 16 RANGE 18
CRYSTAL BAY PARK LT 18 FRAC LT 2 BLOCK 5

A19