

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: JKBI - Bingham ADU			
Project Description: This project proposes a new ADU that is part of the detached garage structure.			
Project Address: 303 Winding Way Incline Village, NV 89451			
Project Area (acres or square feet): 1600 square feet			
Project Location (with point of reference to major cross streets AND area locator): Winding Wood Lot 38 at the intersection of State Route 28 & Winding Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
124-032-32	0.62 acres		
Section(s)/Township/Range: Winding Wood Subdivision/Township 16/Range 18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Bingham Living Trust		Professional Consultant: Elise Fett & Associates	
Name: Joseph Bingham, Trustee		Name: Elise Fett	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Joe Bingham		Contact Person: Elise Fett	
Applicant/Developer: Elise Fett & Associates, Ltd.		Other Persons to be Contacted:	
Name: Julie Soules		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Julie Soules		Contact Person:	
For Office Use Only			
Date Received: _____		Initial: _____	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Administrative Review Permit Application

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

Accessory dwelling unit as part of detached garage structure.

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

The dwelling unit is 495sf and the detached garage is 1,152sf for a total of 1,647sf. There is also a 137sf deck and 287sf carport.

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

A remodel to the existing residence was designed and permitted at the same time as detached garage structure with proposed office space. This application is being submitted to revise the permit for the office space to be an ADU instead. The full design was done at the same time, so the design is cohesive and compatible with the existing property and surrounding neighborhood

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

5, driveway/access improvements have already been approved/permitted.

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

No negative impacts are foreseen, the existing home does not have covered parking and the new detached garage is an improvement by providing covered storage. Minimal trees were removed as part of this project.

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

The project is on a corner, but it adheres to the standard 20' setback and is not utilizing the reduced setbacks allowed by 110.220.60.

8. Is the proposed building intended to be used for a business or as a short-term rental (STR)? If so, have you obtained a business license or STR permit?

No, it is intended to be used for guests.

9. Is the subject property part of an active Homeowners Association (HOA) or Architectural Control Committee?

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

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

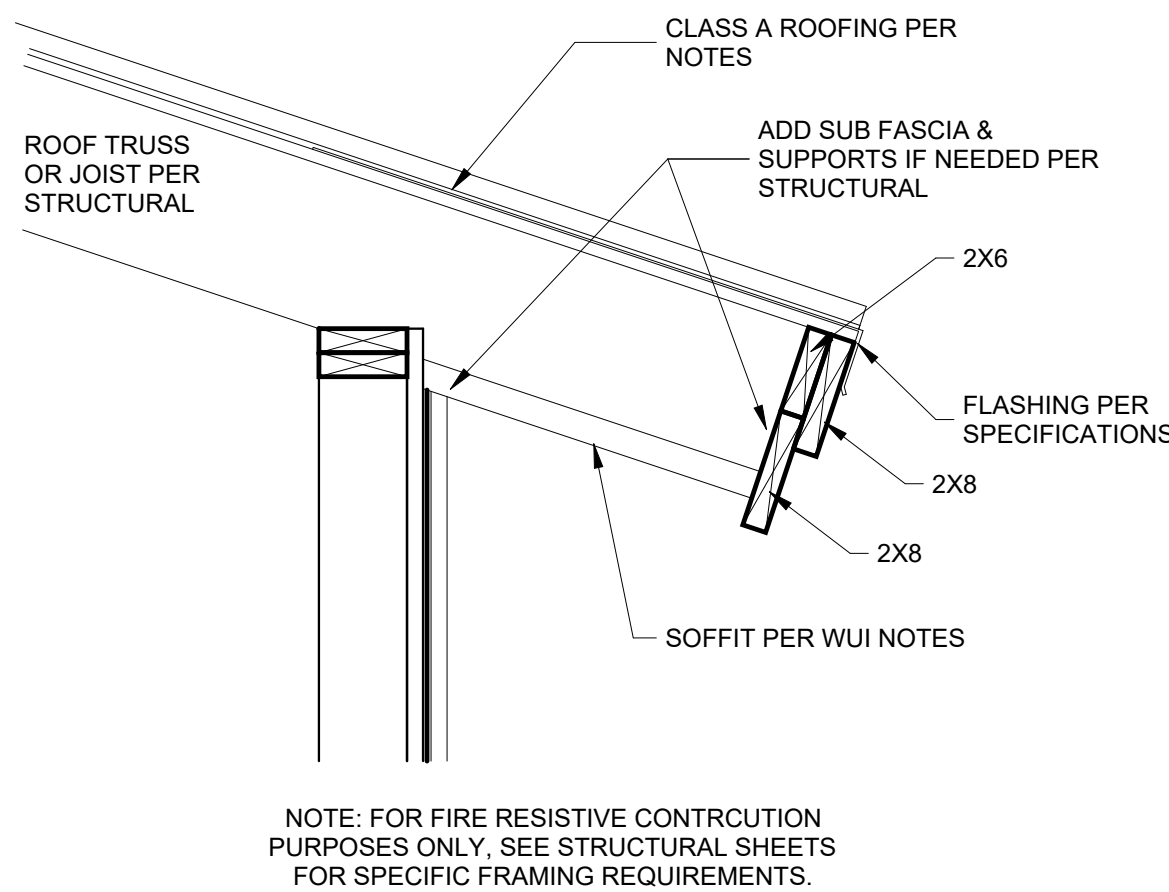
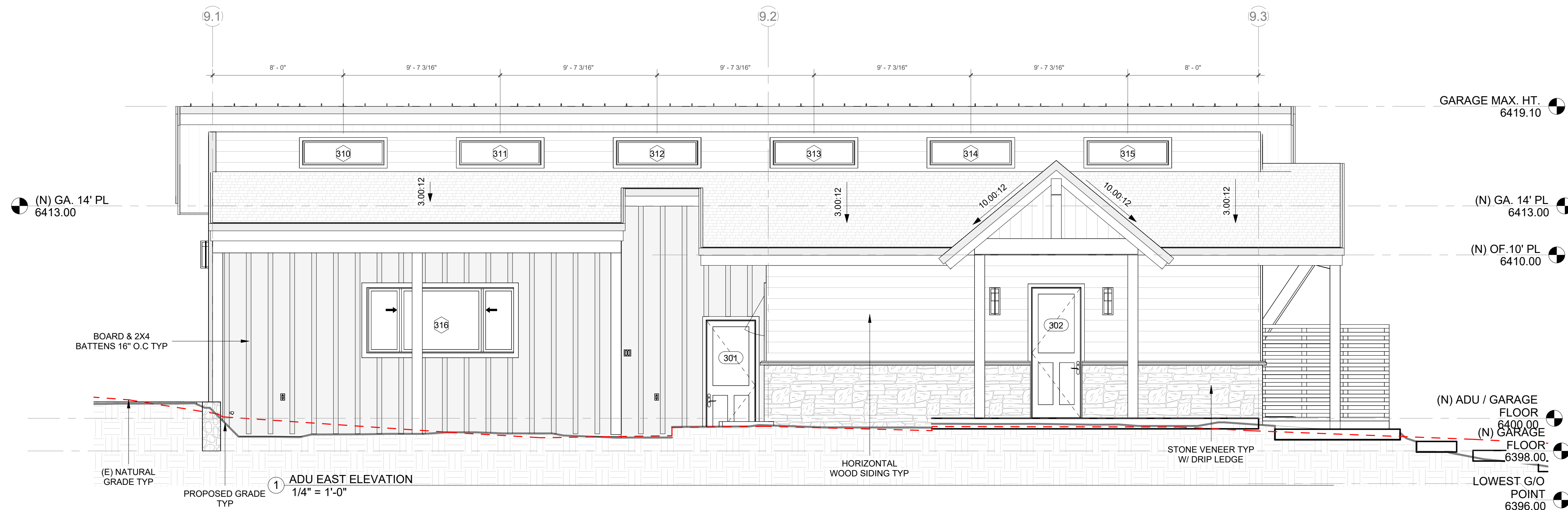
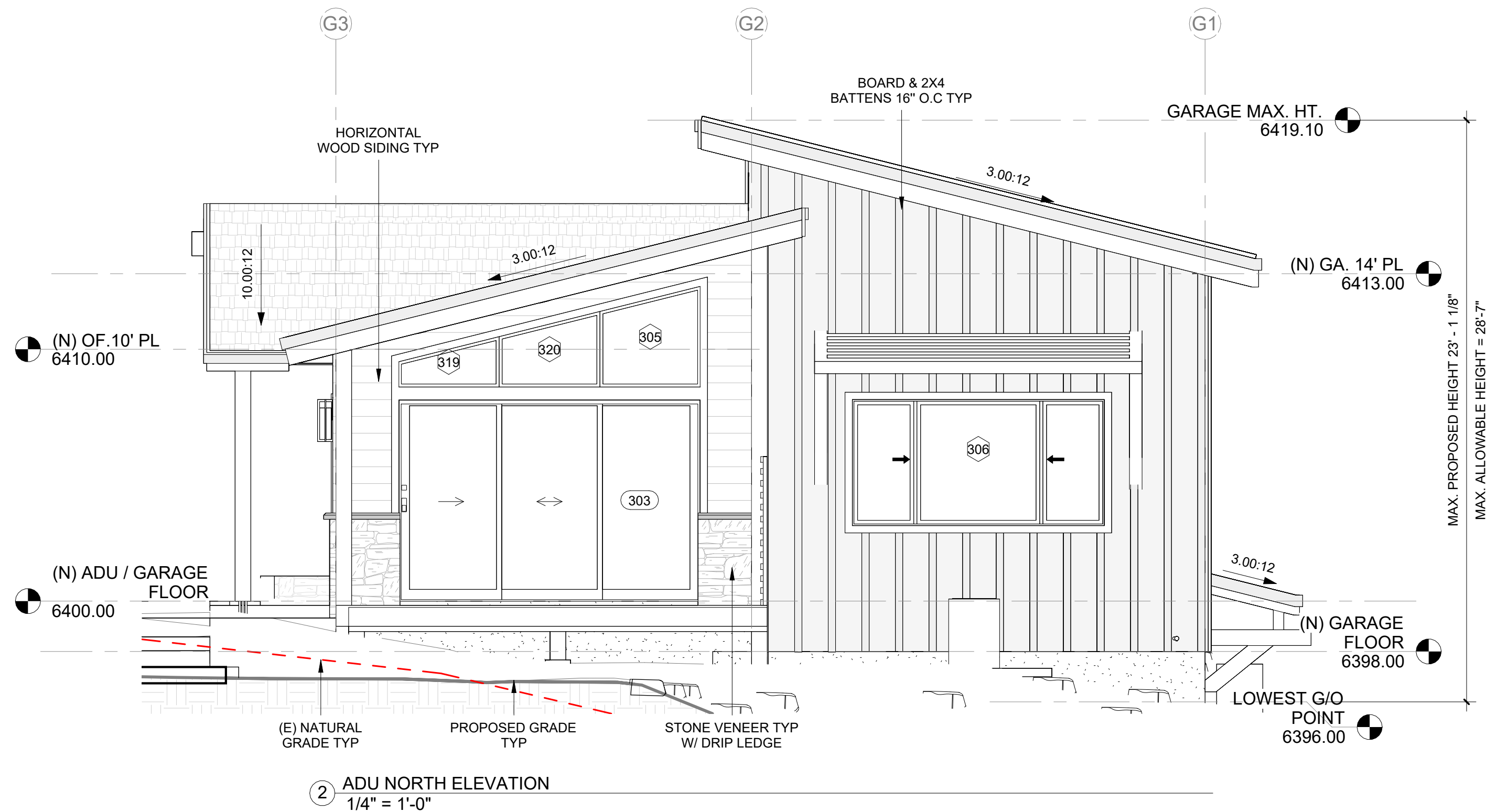
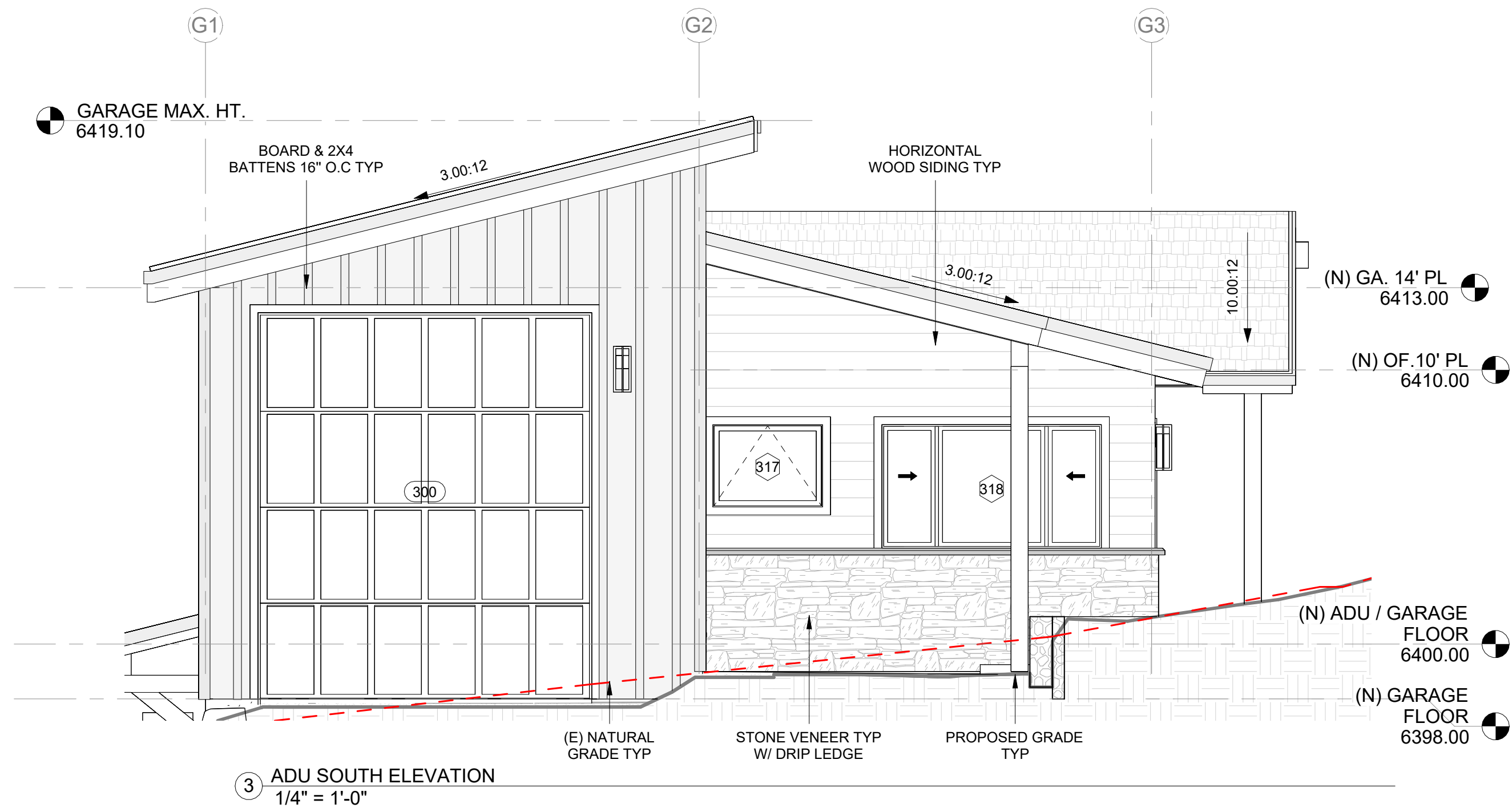
☐ Yes	☒ No	If yes, please attach a copy.
------------------------------	--	-------------------------------

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

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

12. List who the service providers are for the main dwelling and accessory dwelling (if applicable):

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



EXTERIOR FINISHES / W.U.I. NOTES

- **ROOF:** CLASS "A" COMPOSITE SHINGLE. METAL W/ CLASS II STANDING SEAM OR EQUIVALENT OVER 1 LAYER OF GRACE ICE & WATER SHIELD HIGH TEMP WATER PROOFING PLUS A 2ND LAYER TO 6' UP ABOVE THE EXTERIOR WALL PLATE. CLASS "A" ASSEMBLY REQUIRED.
- **EAVES (SOFFIT) FASCIA:** REPLACE (E) FASCIAS TO HAVE NEW 2x LUMBER SOFFITS ON (E) REMAINING ROOF'S SOFFITS. (N) ROOF'S SOFFITS TO BE 2x LUMBER. NO EXPOSED TAILS UNLESS HEAVY TIMBER.
- **VENTS:** <144 SQUARE INCHES, <1/4" NON-COMBUSTIBLE CORROSION-RESISTANT MESH, VULCAN, BRANDGUARD, OR SIMILAR APPROVED VENTS
- **EXTERIOR WALLS:** EXTERIOR FIRE X FIRE RETARDANT TREATED CEDAR SIDING. BOARD & BATTEN: EXTERIOR FIRE X FIRE RETARDANT TREATED PLYWOOD AS BOARD UNDER BATTENS @16" O.C. NON-COMBUSTIBLE STONE. PLACEMENT OF MATERIALS AS NOTED ON ELEVATIONS.
- **EXTERIOR GLAZING:** DOUBLE PANE W/ONE TEMPERED PANE (MIN)
- **EXTERIOR DOORS:** (EXCLUDING VEHICLE ACCESS DOORS): APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (1-3/4" MIN), MINIMUM 20 MINUTE RATING
- **DECKING:**
 - UNSOFFITED: HEAVY TIMBER WITH FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE.
 - SUPPORT COLS: 6x8 MIN. PER WUI (SIZED PER STRUCTURAL)
 - SUPPORT BEAMS: 6x8 OR 4x10 MIN. PER WUI (SIZED PER STRUCTURAL)
 - DECK JOISTS: 4x8 MIN. IF NOT SOFFITED PER WUI (SIZED PER STRUCTURAL)
 - LEDGERS: 3x MIN. PER WUI (SIZED PER STRUCTURAL)
 - DECKING: TIMBERTECH ADVANCED PVC CLASS A COMPOSITE DECKING - VINTAGE OR LANDMARK COLLECTION ONLY
- **GUTTERS & DOWNSPOUTS:** GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

TRPA NOTES

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN EARTHONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES CHAPTER 36, SECTION 36.8, EXTERIOR LIGHTING STANDARDS AND TRPA DESIGN REVIEW GUIDELINES.

SEE SHEET A-G4 FOR EXTERIOR COLORS

ALLOWABLE BUILDING HEIGHT CALCULATIONS

HOUSE SITE SLOPE	8%
>50% OF ROOF PITCH	3:12
MAX. ALLOWABLE HT.	29'-7"
MAX. PROPOSED HT.	23'-1"

REVISIONS		
#	DATE	BY

EFA

• ARCHITECTURE
• ENGINEERING
• INTERIORS
• TRPA

**ELISE FETT
& ASSOCIATES, LTD.**

AIA · RCE · CATT

PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elise fett.com

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: As indicated

JOB NO: JKBI

PRINT DATE: 10/8/2026 2:16:59 PM

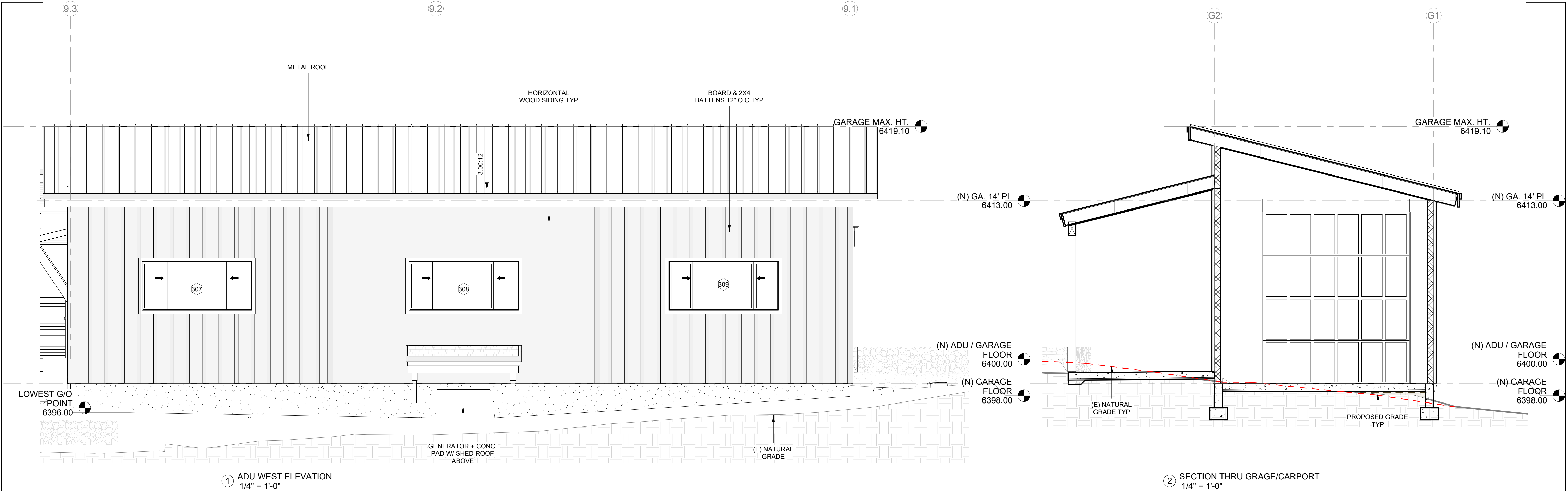
SHEET

A-G2

**S, N, & E
ADU/GARAGE
ELEVATIONS**

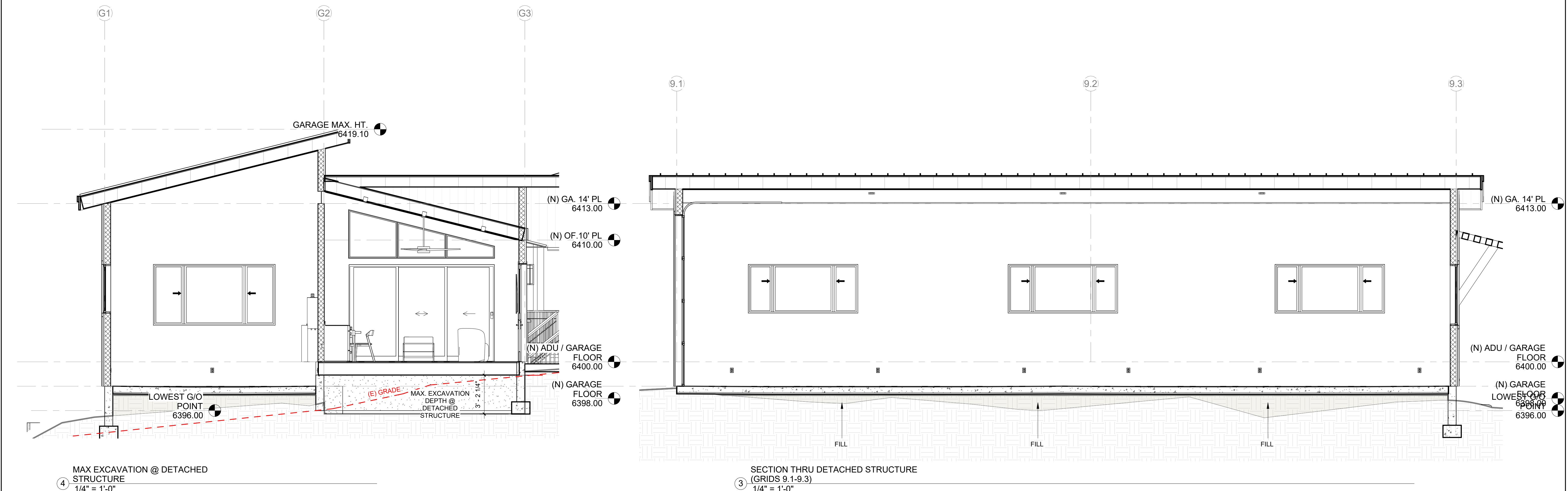
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

Z:\K\B\KBI - 10-7-26 ADU PERMITTING.vr



1 ADU WEST ELEVATION
1/4" = 1'-0"

2 SECTION THRU GRAGE/CARPORT
1/4" = 1'-0"



4 MAX EXCAVATION @ DETACHED
STRUCTURE
1/4" = 1'-0"

3 SECTION THRU DETACHED STRUCTURE
(GRIDS 9.1-9.3)
1/4" = 1'-0"

REVISIONS		
#	DATE	BY

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

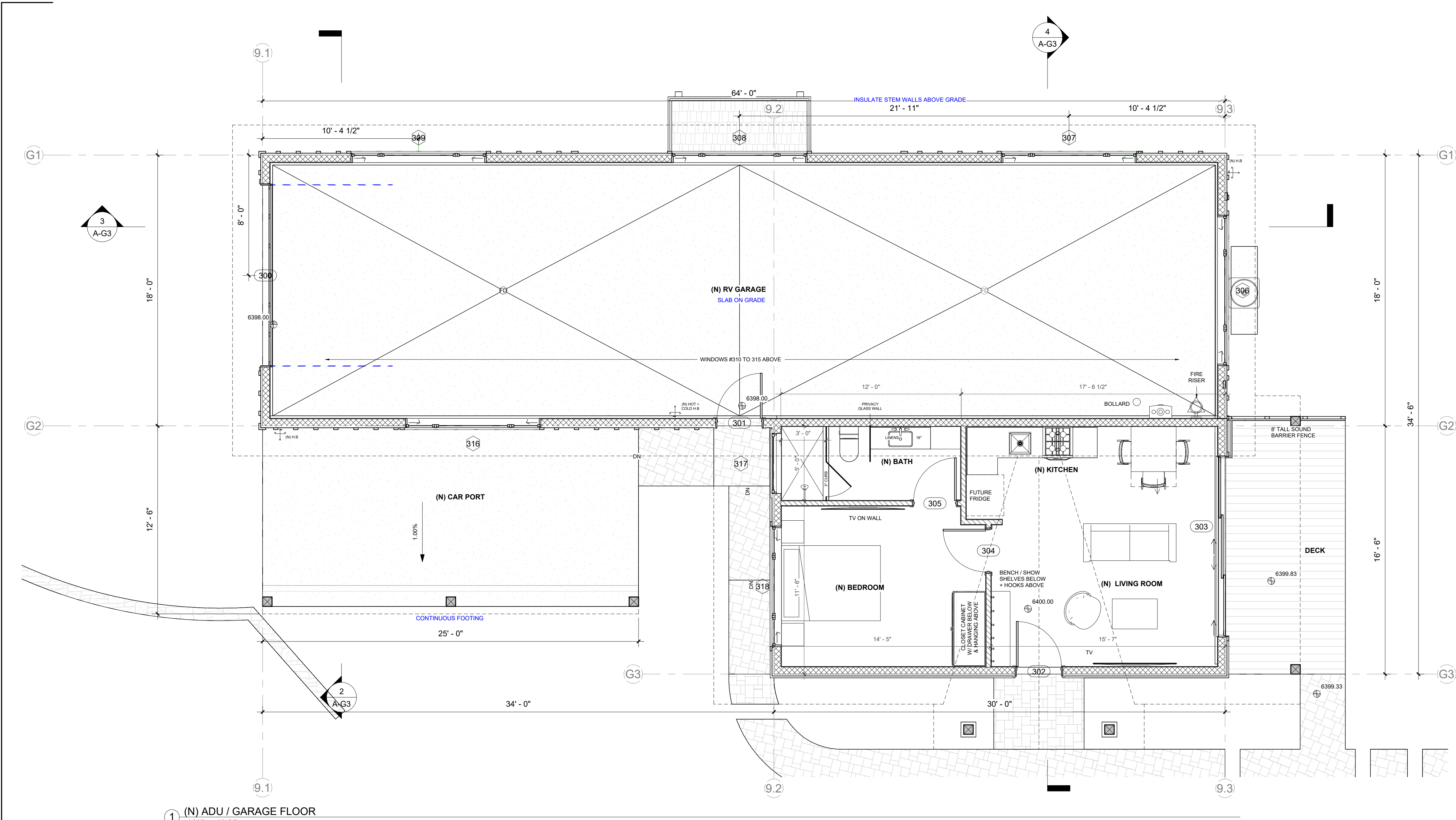
ELISE FETT
& ASSOCIATES, LTD.
AIA · RCE · CATT
PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisefett.com
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

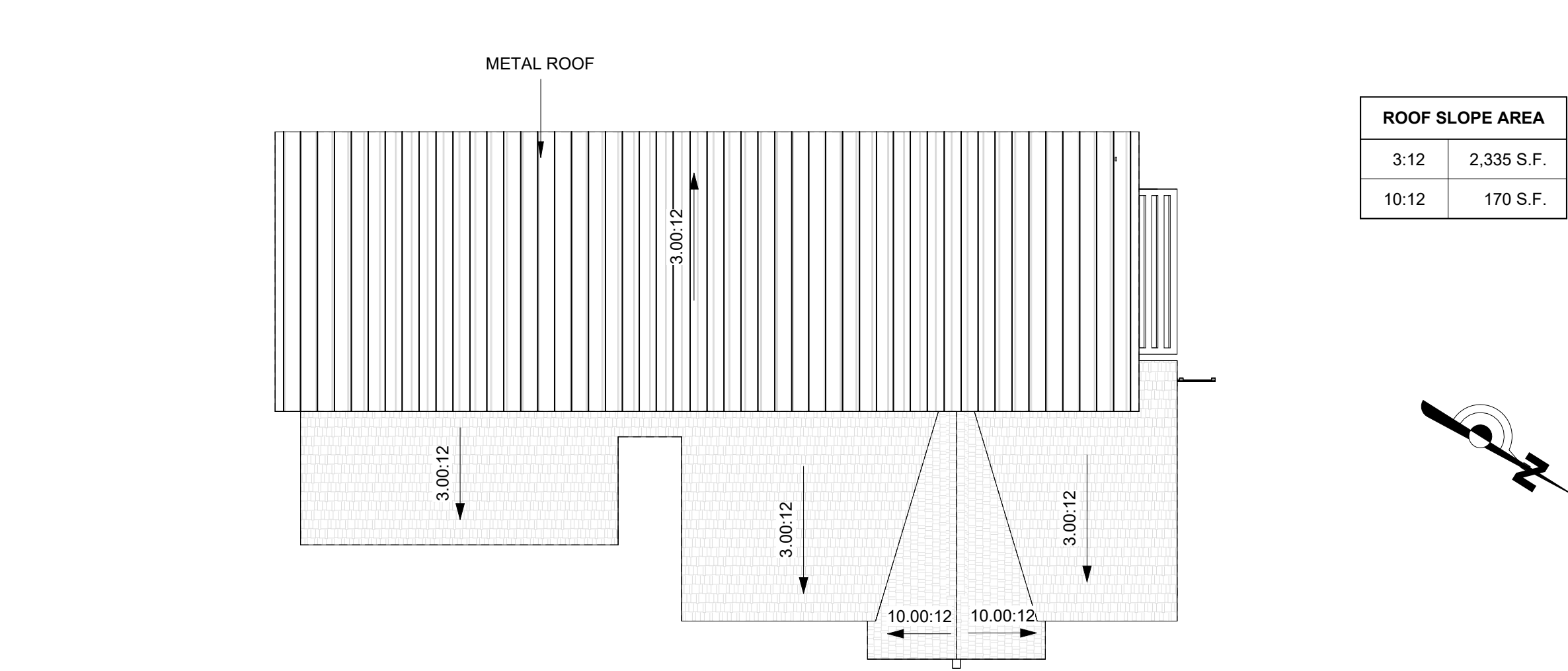
BINGHAM - REMODEL / ADDITION
303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: 1/4" = 1'-0"
JOB NO: JKBI
PRINT DATE: 10/8/2026 2:17:01 PM
SHEET
A-G3
W ADU/GARAGE
ELEVATION &
SECTIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. Z:\KBU\KBI - 10-7-26 ADU PERMITTING.dwg

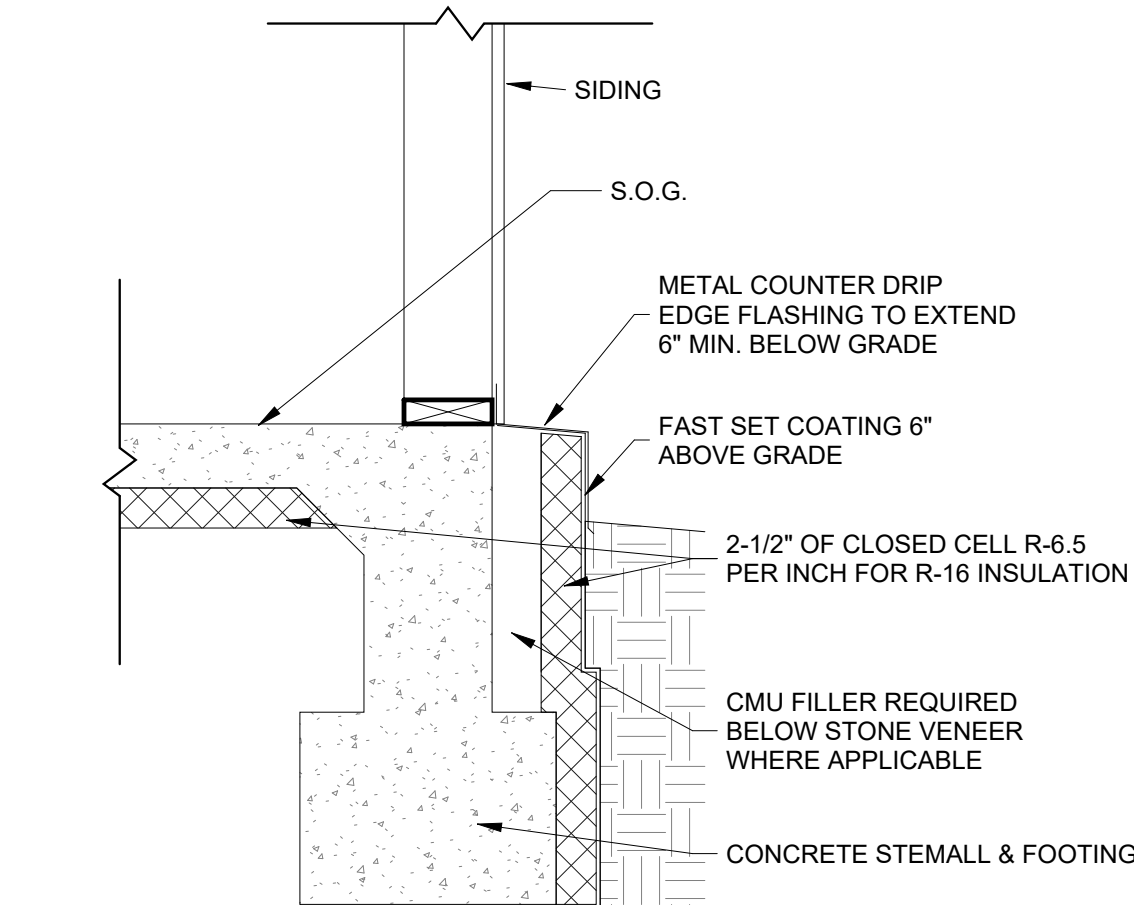


1 (N) ADU / GARAGE FLOOR
1/4" = 1'-0"



2 ROOF PLAN ADU / GARAGE PROPOSED
1" = 10'-0"

ROOF SLOPE AREA	
3:12	2,335 S.F.
10:12	170 S.F.



3 A02 SLAB EDGE INSULATION DETAIL
1" = 1'-0"

ADU/GARAGE DOOR SCHEDULE

Mark	Family	Width	Height	Comments
300	OVERHEAD EMBOSSED PANEL	12' - 0"	14' - 0"	
301	SINGLE TOP GLASS EXTERIOR	3' - 0"	8' - 0"	
302	SINGLE TOP GLASS EXTERIOR	3' - 0"	8' - 0"	
303	Door-Slider-Fleetwood-3070_T-O XX	12' - 0"	8' - 0"	W/ PHANTOM SCREEN
304	SINGLE 1-PANEL WOOD	2' - 10"	8' - 0"	
305	SINGLE 1-PANEL WOOD	2' - 10"	8' - 0"	
311	SINGLE	2' - 4"	6' - 8"	
315	SINGLE	2' - 6"	6' - 8"	

ADU/GARAGE WINDOW SCHEDULE

Mark	Family	Width	Height	Head Height	Comments
305	TRAPEZOID	48"	48"	12' - 6"	
306	Picture-Side Slide w Trim	120"	60"	10' - 0"	
307	Picture-Side Slide w Trim	108"	48"	10' - 0"	
308	Picture-Side Slide w Trim	108"	48"	10' - 0"	
309	Picture-Side Slide w Trim	108"	48"	10' - 0"	
310	FIXED	60"	18"	19' - 0"	
311	FIXED	60"	18"	19' - 0"	
312	FIXED	60"	18"	19' - 0"	
313	FIXED	60"	18"	19' - 0"	
314	FIXED	60"	18"	19' - 0"	
315	FIXED	60"	18"	19' - 0"	
316	Picture-Side Slide w Trim	108"	48"	10' - 0"	
317	AWNING - SINGLE	48"	36"	8' - 0"	
318	Picture-Side Slide w Trim	96"	54"	8' - 0"	
319	TRAPEZOID	48"	24"	10' - 6"	
320	TRAPEZOID	48"	36"	11' - 6"	

WINDOW & DOOR NOTES

- FOR ADDITIONAL WINDOW AND DOOR INFORMATION, PLEASE SEE THE ELEVATIONS.
- ANY WINDOW AND DOOR GRIDS ARE PER THE ELEVATIONS.
- SEE ENERGY REQUIREMENTS BELOW FOR MIN. GLASS REQUIREMENTS PRIOR TO ORDERING.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH STRUCTURAL PLANS AND **VERIFY ALL OPENINGS IN THE FIELD PRIOR TO ORDERING.**
- ALL GLASS DOORS TO BE SAFETY GLAZED.
- ALL EXTERIOR GLAZING TO BE DOUBLE PANE MIN. w/AT LEAST ONE TEMPERED PANE AND LOW-E.

INSULATION/ENERGY REQUIREMENTS

DETACHED STRUCTURE

INSULATION

- CEILING - R-38 OR BETTER
- WALLS - R-21 OR BETTER
- FLOOR - R-38 OR BETTER
- GARAGE SLAB - FULLY INSULATED WITH R-15 OR BETTER FOR 2' AT SLAB PERIMETER AND UNDER SLAB

FENESTRATION & GLAZING

- FIXED WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF 0.28 OR BETTER
- OPERABLE WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF 0.32 OR BETTER
- SLIDING GLASS DOOR - DOUBLE PANE, LOW E, U FACTOR OF 0.33 OR BETTER
- EXTERIOR SWING DOORS - U FACTOR OF .32 OR BETTER
- GARAGE DOOR - WAYNE DALTON MODEL 8850 w/LOW E GLASS OR SIMILAR, U FACTOR OF 0.28 OR BETTER

*ENERGY REQUIREMENTS SHALL MEET OR EXCEED THE ENCLOSED ENERGY CALCULATION REQUIREMENTS.

VENTING NOTES

DETACHED STRUCTURE

UNDER FLOOR VENTING

- NEW UNDERFLOOR VENTING: 475 SQ.FT. x 1/1,500 = 0.32 SQ.FT. OF VENTING REQUIRED.
- CLASS 1 VAPOR RETARDER MATERIAL REQUIRED.
- VENTS TO MEET WU REQUIREMENTS LISTED ON SHEET AG-2.

ROOF VENTING

- NEW ROOF TO BE CLOSED CELL INSULATION, THEREFORE NO ROOF VENTING REQUIRED.

WALL LEGEND

	NEW 2X6 WALLS
	NEW 2X4 WALLS
	EXISTING TO REMAIN
	WALLS TO BE REMOVED

NOTE: DIMENSIONS ARE TO EDGE OF STUD (NEW CONSTRUCTION), FINISHED FACE OF WALL (INTERIOR OF EXISTING CONSTRUCTION) AND TO CENTERLINE OF DOORS AND WINDOWS.

REVISIONS		
#	DATE	BY
1	2/3/26	AP
A	6/25/26	AP

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

ELISE FETT & ASSOCIATES, LTD.

AIA • RCE • CATT

PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisebett.com

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: As indicated

JOB NO: JKBI

PRINT DATE: 10/8/2026 2:14:52 PM

SHEET

A-G1

(N) DETACHED
STRUCTURE
FLOOR PLANS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

ZLVKBUKBI - 10-7-26 ADU PERMITTING.vr

EXTERIOR FINISHES / W.U.I NOTES

- **ROOF:** CLASS "A" COMPOSITE SHINGLE. METAL W/ CLASS II STANDING SEAM OR EQUIVALENT OVER 1 LAYER OF GRACE ICE & WATER SHIELD HIGH TEMP WATER PROOFING PLUS A 2ND LAYER TO 6" UP ABOVE THE EXTERIOR WALL PLATE. CLASS "A" ASSEMBLY REQUIRED.
- **EAVES (SOFFIT) FASCIA:** REPLACE (E) FASCIAS TO HAVE NEW 2x LUMBER SOFFITS ON (E) REMAINING ROOFS SOFFITS. (N) ROOFS SOFFITS TO BE 2x LUMBER. NO EXPOSED TAILS UNLESS HEAVY TIMBER.
- **VENTS:** <144 SQUARE INCHES. <1/4" NON-COMBUSTIBLE CORROSION-RESISTANT MESH, VULCAN, BRANDGUARD, OR SIMILAR APPROVED VENTS
- **EXTERIOR WALLS:** EXTERIOR FIRE X FIRE RETARDANT TREATED CEDAR SIDING. BOARD & BATTEN: EXTERIOR FIRE X FIRE RETARDANT TREATED PLYWOOD AS BOARD UNDER BATTENS @16" O.C. NON-COMBUSTIBLE STONE. PLACEMENT OF MATERIALS AS NOTED ON ELEVATIONS.
- **EXTERIOR GLAZING:** DOUBLE PANE w/ONE TEMPERED PANE (MIN)
- **EXTERIOR DOORS** (EXCLUDING VEHICLE ACCESS DOORS): APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (1-3/4" MIN), MINIMUM 20 MINUTE RATING
- **DECKING:**
 - UNSOFFITED: HEAVY TIMBER WITH FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE. SUPPORT COLS: 6x6 MIN. PER WUI (SIZED PER STRUCTURAL)
 - SUPPORT BEAMS: 6x8 OR 4x10 MIN. PER WUI (SIZED PER STRUCTURAL)
 - DECK JOISTS: 4x8 MIN. IF NOT SOFFITED PER WUI (SIZED PER STRUCTURAL)
 - LEDGERS: 3x MIN. PER WUI (SIZED PER STRUCTURAL)
 - DECKING: TIMBERTECH ADVANCED PVC CLASS A COMPOSITE DECKING - VINTAGE OR LANDMARK COLLECTION ONLY
- **GUTTERS & DOWNSPOUTS:** GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

TRPA NOTES

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN EARTHSTONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHSTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHSTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES CHAPTER 36, SECTION 36.8, EXTERIOR LIGHTING STANDARDS AND TRPA DESIGN REVIEW GUIDELINES.

SEE SHEET A-G4 FOR EXTERIOR COLORS

VENTING NOTES

RESIDENCE:

UNDER FLOOR VENTING

- EXISTING UNDERFLOOR VENTING TO REMAIN.
- NEW UNDERFLOOR VENTING @ ENTRY/MUDROOM: 167 SQ.FT. x 1/1,500 = 0.11 SQ.FT. OF VENTING REQUIRED.
- NEW UNDERFLOOR VENTING @ REAR ADDITION: 847 SQ.FT. x 1/1,500 = 0.57 SQ.FT. OF VENTING REQUIRED.
- CLASS 1 VAPOR RETARDER MATERIAL REQUIRED.
- VENTS TO MEET WUI REQUIREMENTS LISTED ON SHEET A-4.

ROOF VENTING

- EXISTING ROOF VENTING TO REMAIN.
- NEW ROOF TO BE CLOSED CELL INSULATION, THEREFORE NO ROOF VENTING REQUIRED.

DRYER EXHAUST VENT

- (E) DRYER DUCT TO REMAIN. IF (E) EXHAUST TERMINATION IS NOT A MIN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDING, EXHAUST TERMINATION TO BE RELOCATED FOR COMPLIANCE.

ALLOWABLE BUILDING HEIGHT CALCULATIONS

HOUSE SITE SLOPE	14%
>50% OF ROOF PITCH	3:12
MAX. ALLOWABLE HT.	31'-1"
MAX. PROPOSED HT.	31'-1"



REVISIONS		
#	DATE	BY
1	2/3/26	AP
A	6/25/26	AP

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

ELISE FETT & ASSOCIATES, LTD.

AIA • RCE • CATT

PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisefett.com

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

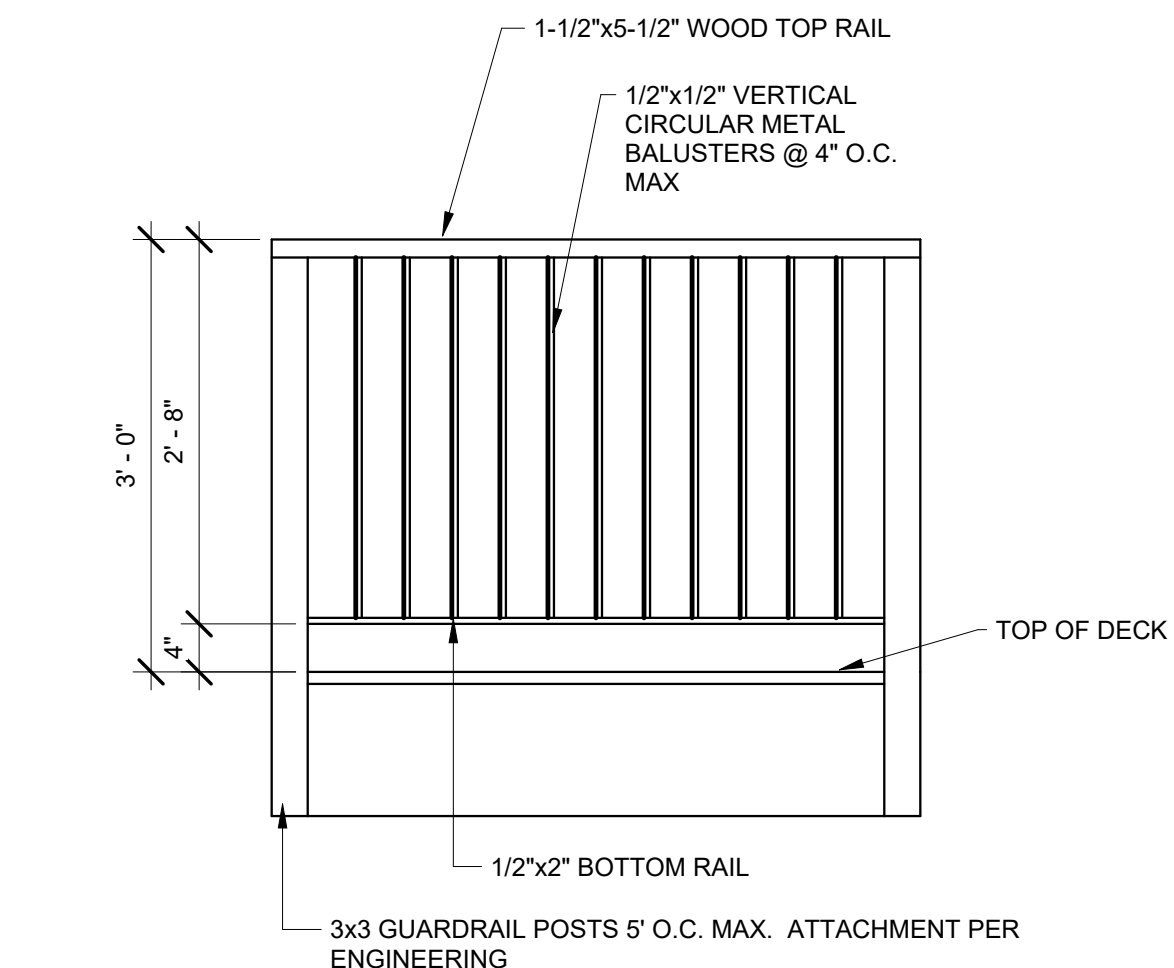
SCALE:	1/4" = 1'-0"
JOB NO:	JKBI
PRINT DATE:	10/8/2026 2:19:35 PM
SHEET	

A-4

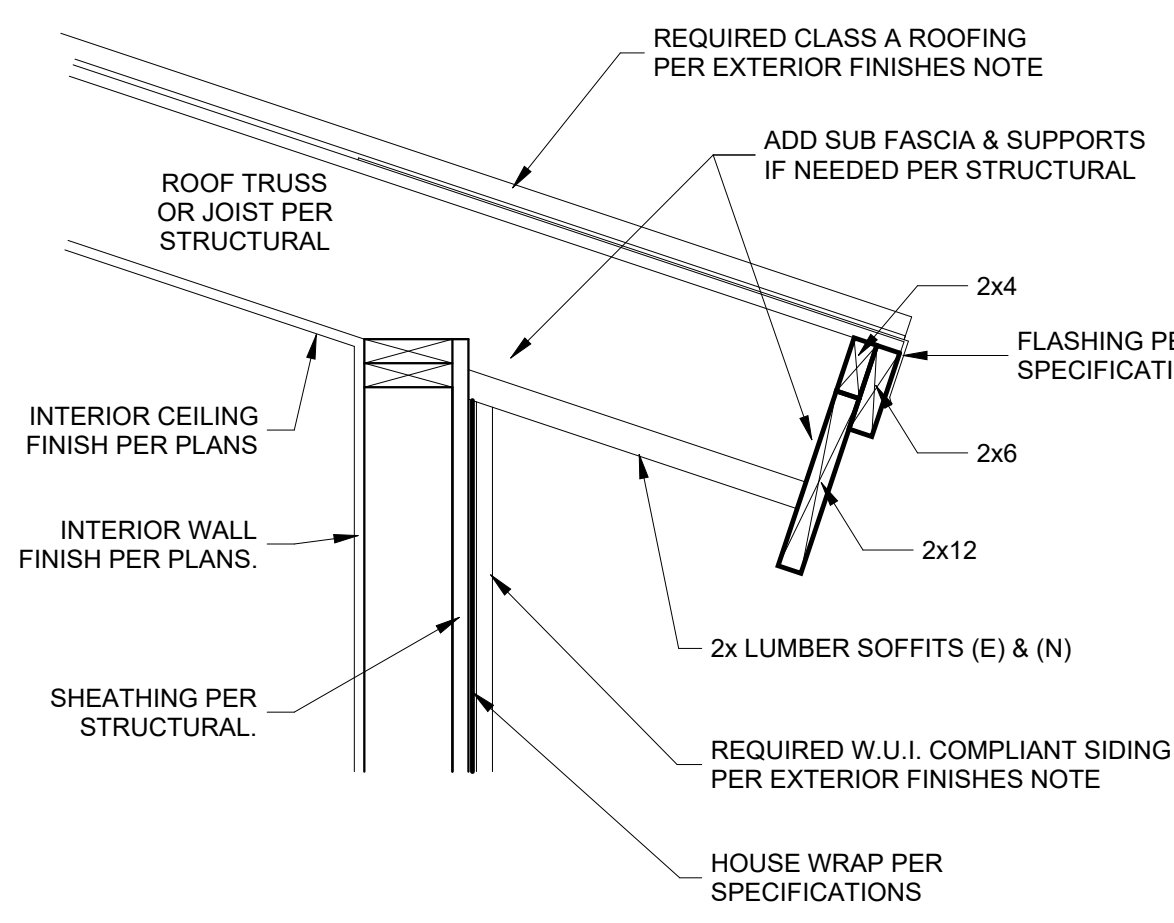
E & S PROPOSED ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

ZLVBUKBI-10-7-26 ADU PERMITTING.vr



A01E DECK RAILING DETAIL - VERTICAL INFILL
3/4" = 1'-0"



A05 WUI SECTION
1" = 1'-0"

INSULATION/ENERGY REQUIREMENTS

ADDITION @ EXISTING RESIDENCE

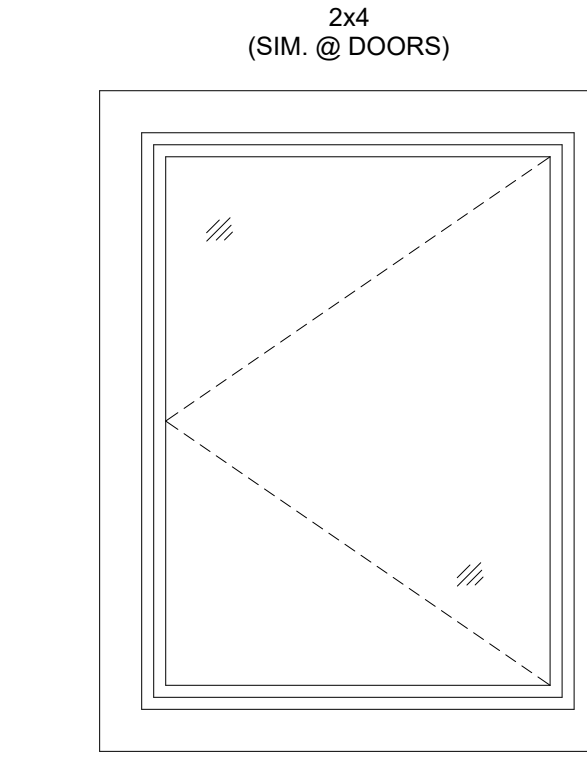
INSULATION

- CEILING - R-49 OR BETTER
- WALLS - R-21 OR BETTER
- FLOOR - R-38 OR BETTER

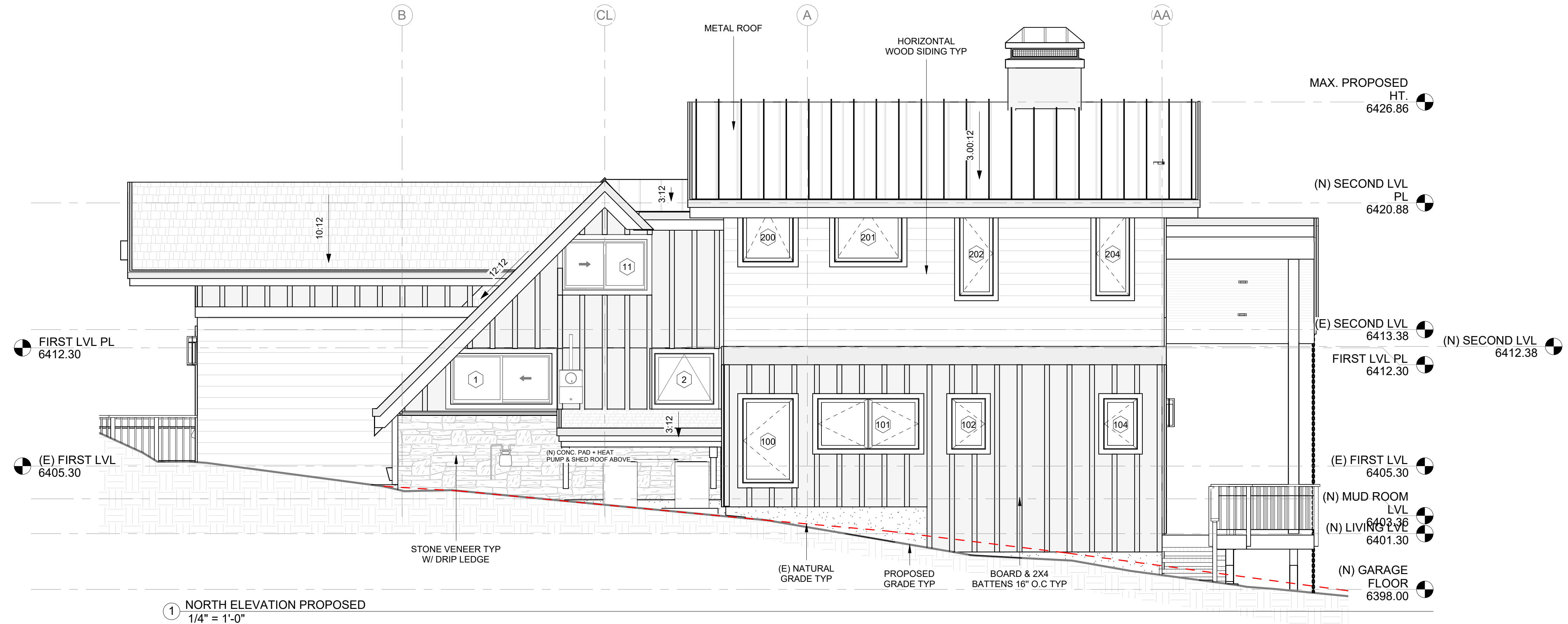
FENESTRATION & GLAZING

- OPERABLE WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF 0.31 OR BETTER
- FIXED WINDOWS - DOUBLE PANE, LOW E, U FACTOR OF 0.28 OR BETTER
- EXTERIOR SWING DOORS - DOUBLE PANE, LOW E, U FACTOR OF .32 OR BETTER
- EXTERIOR SLIDING GLASS DOORS - DOUBLE PANE, LOW E, U FACTOR OF .33 OR BETTER

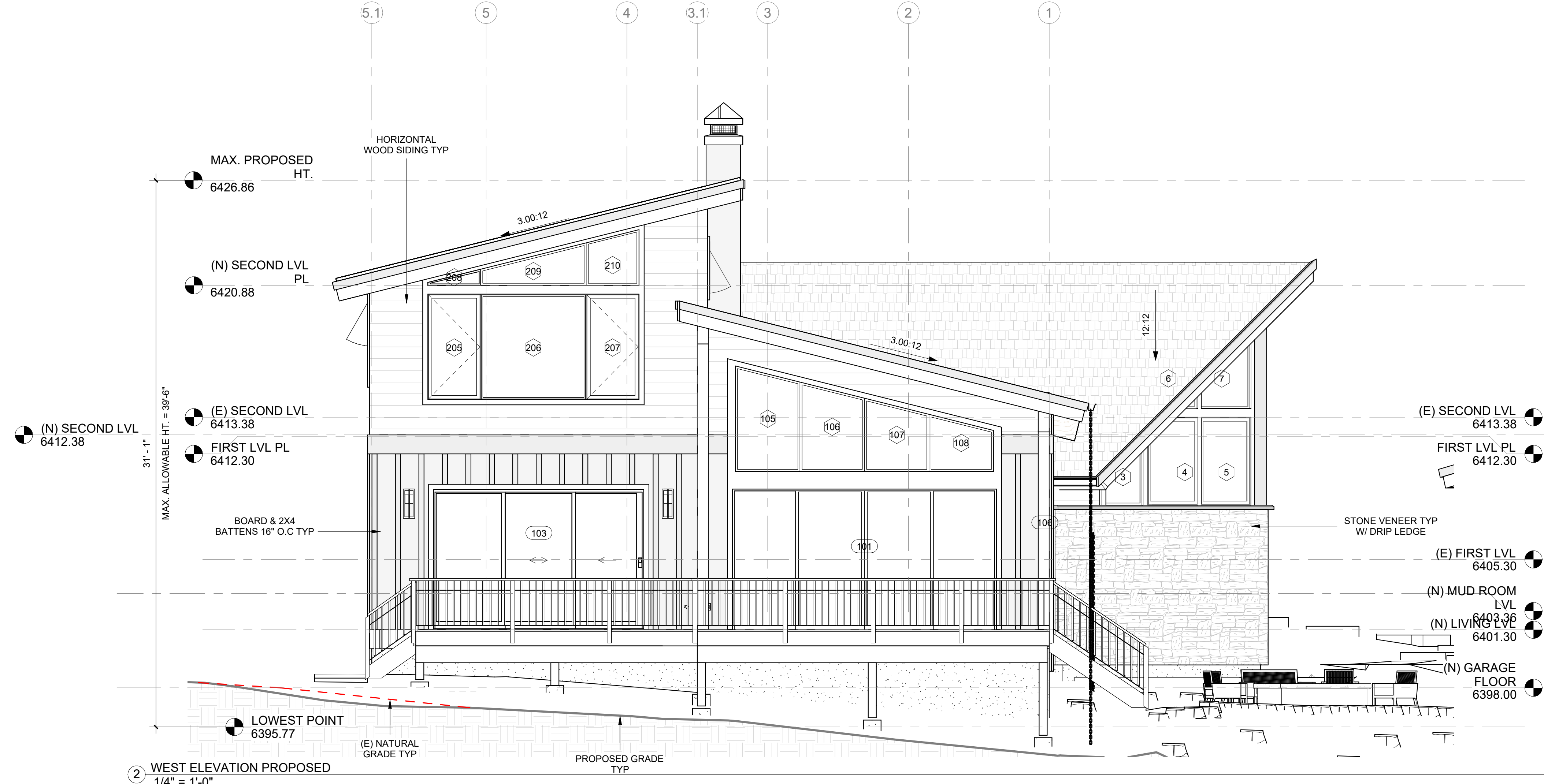
*ENERGY REQUIREMENTS SHALL MEET OR EXCEED THE ENCLOSED ENERGY CALCULATION REQUIREMENTS.



A07 DOOR & WINDOW TRIM
3/4" = 1'-0"



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



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

REVISIONS		
#	DATE	BY
1	2/3/26	AP

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

ELISE FETT & ASSOCIATES, LTD.
AIA · RCE · CATT
PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elise fett.com
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

BINGHAM - REMODEL / ADDITION

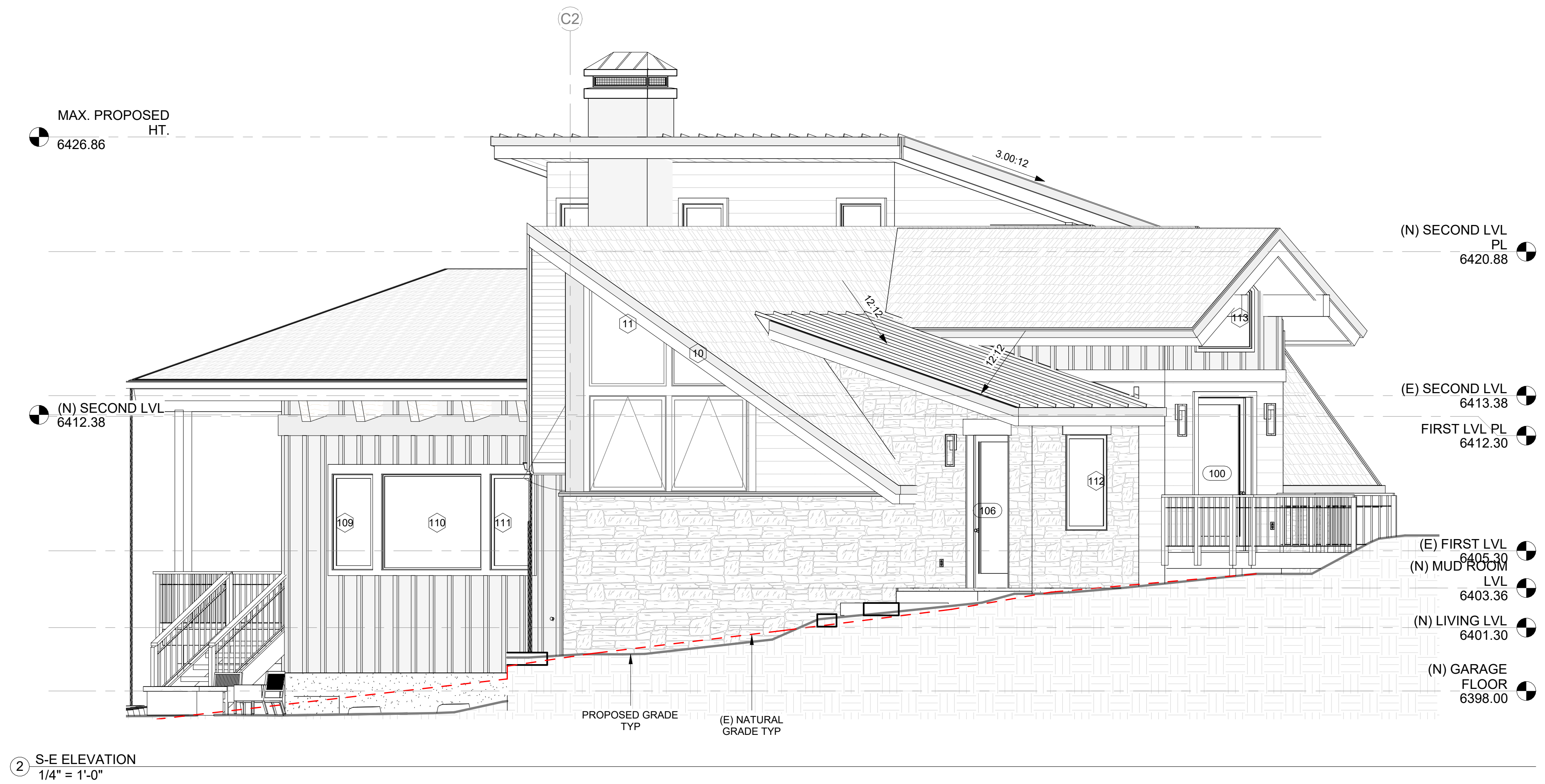
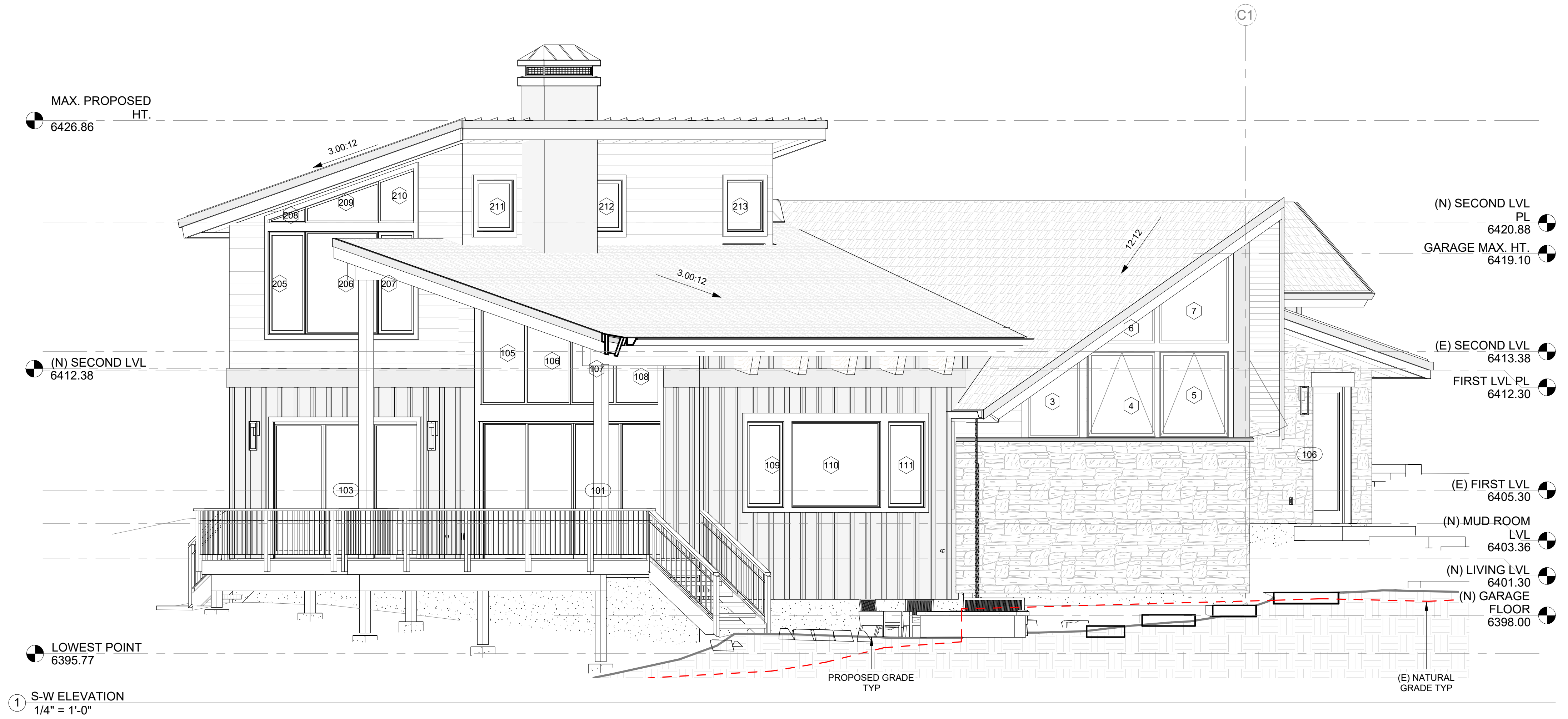
303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE:	As indicated
JOB NO:	JKBI
PRINT DATE:	10/8/2026 2:19:44 PM
SHEET	

A-5

N & W PROPOSED ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



REVISIONS		
#	DATE	BY

EFA

• ARCHITECTURE
• ENGINEERING
• INTERIORS
• TRPA

**ELISE FETT
& ASSOCIATES, LTD.**

AIA · RCE · CATT

PHONE: (775) 833-3388

FAX: (775) 833-2388

elise@elisefett.com

P.O. BOX 5989

INCLINE VILLAGE

NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: 1/4" = 1'-0"

JOB NO: JKBI

PRINT DATE: 10/8/2026 2:19:55 PM

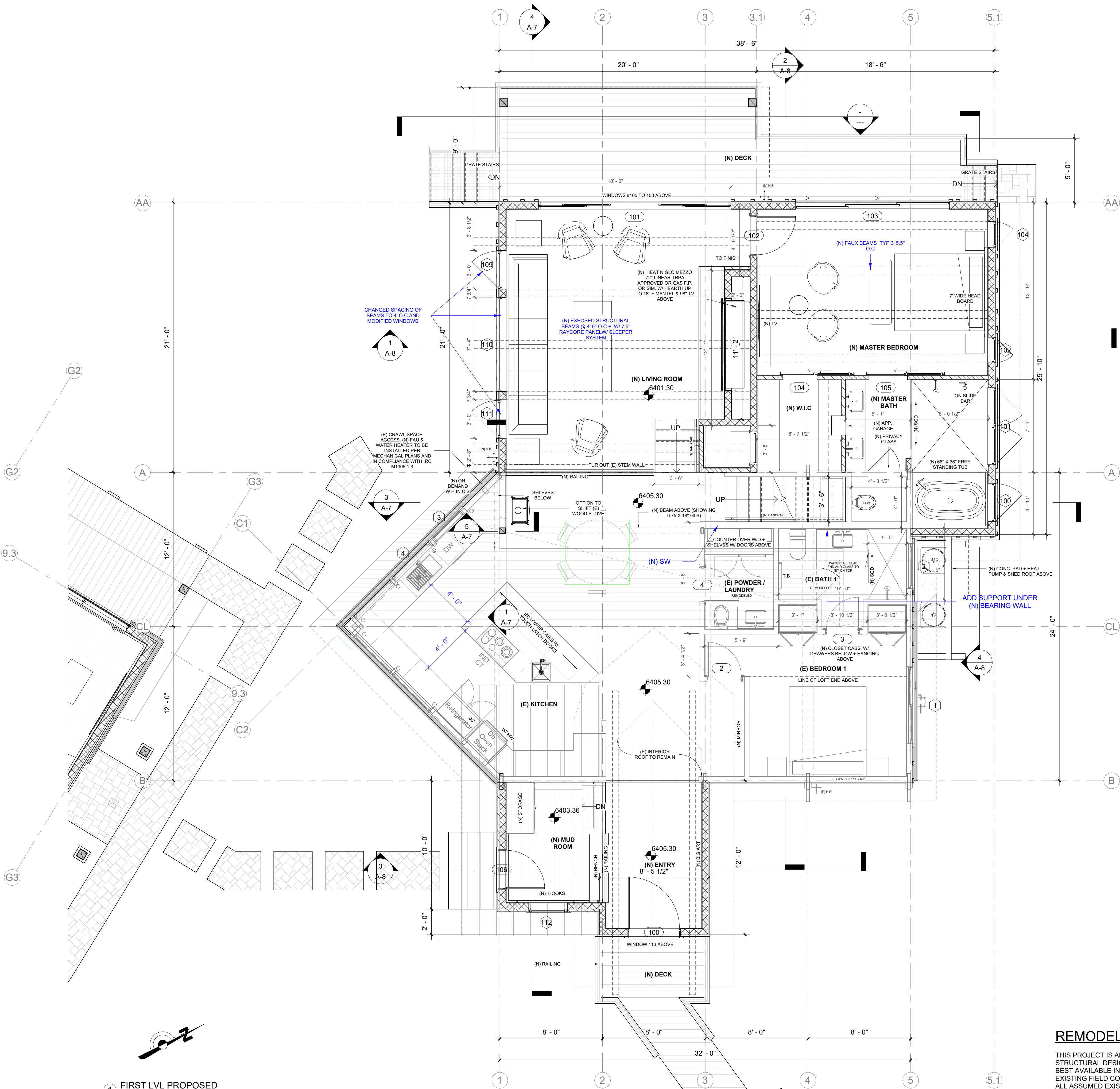
SHEET

A-6

**SW & SE
PROPOSED
ELEVATIONS**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

Z:\KBI\KBI - 10-7-26 ADU PERMITTING.dwg



1 FIRST LVL PROPOSED
1/4" = 1'-0"

1L DOOR SCHEDULE

Mark	Family	Width	Height	Comments
100	SINGLE FULL GLASS WOOD	4' - 0"	8' - 0"	
101	FOUR PANEL SLIDING	15' - 0"	8' - 0"	
102	WOOD DOOR	3' - 0"	8' - 0"	
103	Door-Slider-Fleetwood-3070_T-O XX	12' - 0"	8' - 0"	
104	SINGLE SLIDING BARN	2' - 8"	8' - 0"	
105	SINGLE SLIDING BARN	3' - 0"	9' - 0"	
106	SINGLE FULL GLASS WOOD	3' - 0"	8' - 0"	
107	WOOD DOOR	2' - 4"	8' - 0"	

1L WINDOW SCHEDULE

Mark	Family	Width	Height	Head Height	Comments
100	CASEMENT - SINGLE LEFT	36"	60"	8' - 0"	SAFETY GLAZING
101	CASEMENT - DOUBLE	72"	36"	8' - 0"	SAFETY GLAZING
102	CASEMENT - SINGLE RIGHT	24"	36"	8' - 0"	
104	CASEMENT - SINGLE LEFT	24"	36"	8' - 0"	
105	TRAPEZOID	44"	72"	15' - 0"	
106	TRAPEZOID	44"	61"	14' - 1"	
107	TRAPEZOID	44"	50"	13' - 2"	
108	TRAPEZOID	44"	39"	12' - 3"	
109	CASEMENT - SINGLE RIGHT	36"	60"	8' - 0"	
110	FIXED	88"	60"	8' - 0"	
111	CASEMENT - SINGLE RIGHT	36"	60"	8' - 0"	
112	AWNING - SINGLE	36"	60"	8' - 0"	
113	Window-Fixed-Pentagon	48"	56"	15' - 2"	

WINDOW & DOOR NOTES

- FOR ADDITIONAL WINDOW AND DOOR INFORMATION, PLEASE SEE THE ELEVATIONS.
- ANY WINDOW AND DOOR GRIDS ARE PER THE ELEVATIONS.
- SEE **ENERGY REQUIREMENTS SHEET A-5** FOR MIN. GLASS REQUIREMENTS PRIOR TO ORDERING.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH STRUCTURAL PLANS AND **VERIFY ALL OPENINGS IN THE FIELD PRIOR TO ORDERING.**
- ALL GLASS DOORS TO BE SAFETY GLAZED.
- ALL EXTERIOR GLAZING TO BE DOUBLE PANE MIN. w/AT LEAST ONE TEMPERED PANE AND LOW-E.

VENTING NOTES

RESIDENCE:

- UNDER FLOOR VENTING**
- EXISTING UNDERFLOOR VENTING TO REMAIN.
- NEW UNDERFLOOR VENTING @ ENTRY/MUDROOM: 167 SQ.FT. x 1/1,500 = 0.11 SQ.FT. OF VENTING REQUIRED
- NEW UNDERFLOOR VENTING @ REAR ADDITION: 847 SQ.FT. x 1/1,500 = 0.57 SQ.FT. OF VENTING REQUIRED.
- CLASS 1 VAPOR RETARDER MATERIAL REQUIRED.
- VENTS TO MEET WUI REQUIREMENTS LISTED ON SHEET A-4.

ROOF VENTING

- EXISTING ROOF VENTING TO REMAIN.
- NEW ROOF TO BE CLOSED CELL INSULATION, THEREFORE NO ROOF VENTING REQUIRED.

DRYER EXHAUST VENT

- (E) DRYER DUCT TO REMAIN. IF (E) EXHAUST TERMINATION IS NOT A MIN 3' IN ANY DIRECTION FROM OPENINGS INTO BUILDING, EXHAUST TERMINATION TO BE RELOCATED FOR COMPLIANCE.

WALL LEGEND

	NEW 2X6 WALLS
	NEW 2X4 WALLS
	EXISTING TO REMAIN
	WALLS TO BE REMOVED

NOTE: DIMENSIONS ARE TO EDGE OF STUD (NEW CONSTRUCTION), FINISHED FACE OF WALL (INTERIOR OF EXISTING CONSTRUCTION) AND TO CENTERLINE OF DOORS AND WINDOWS.

REMODEL DISCLAIMER

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT. EXISTING FIELD CONDITIONS, AND PROVIDED (E) PLANS AND INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTORS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.

REVISIONS		
#	DATE	BY
1	2/3/26	AP
A	6/25/26	AP

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

ELISE FETT & ASSOCIATES, LTD.
AIA · RCE · CATT
PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisefett.com
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

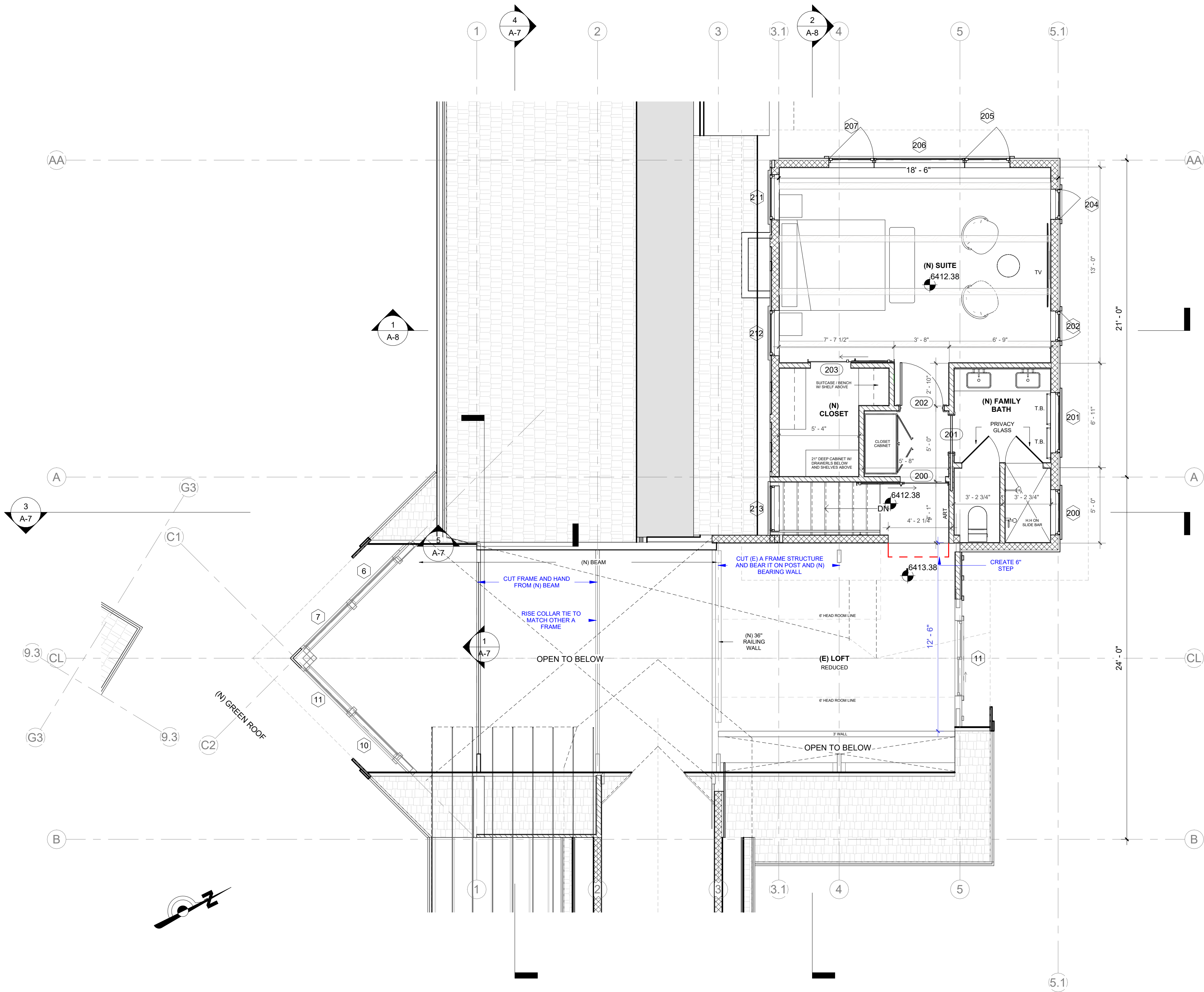
303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: 1/4" = 1'-0"
JOB NO: JKBI
PRINT DATE: 10/8/2026 2:18:38 PM

SHEET
A-2
PROPOSED FIRST LEVEL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

Z:\KBLUGB - 10-7-26 ADD PERMITTING.vr



1 SECOND LVL PROPOSED
1/4" = 1'-0"

2L DOOR SCHEDULE

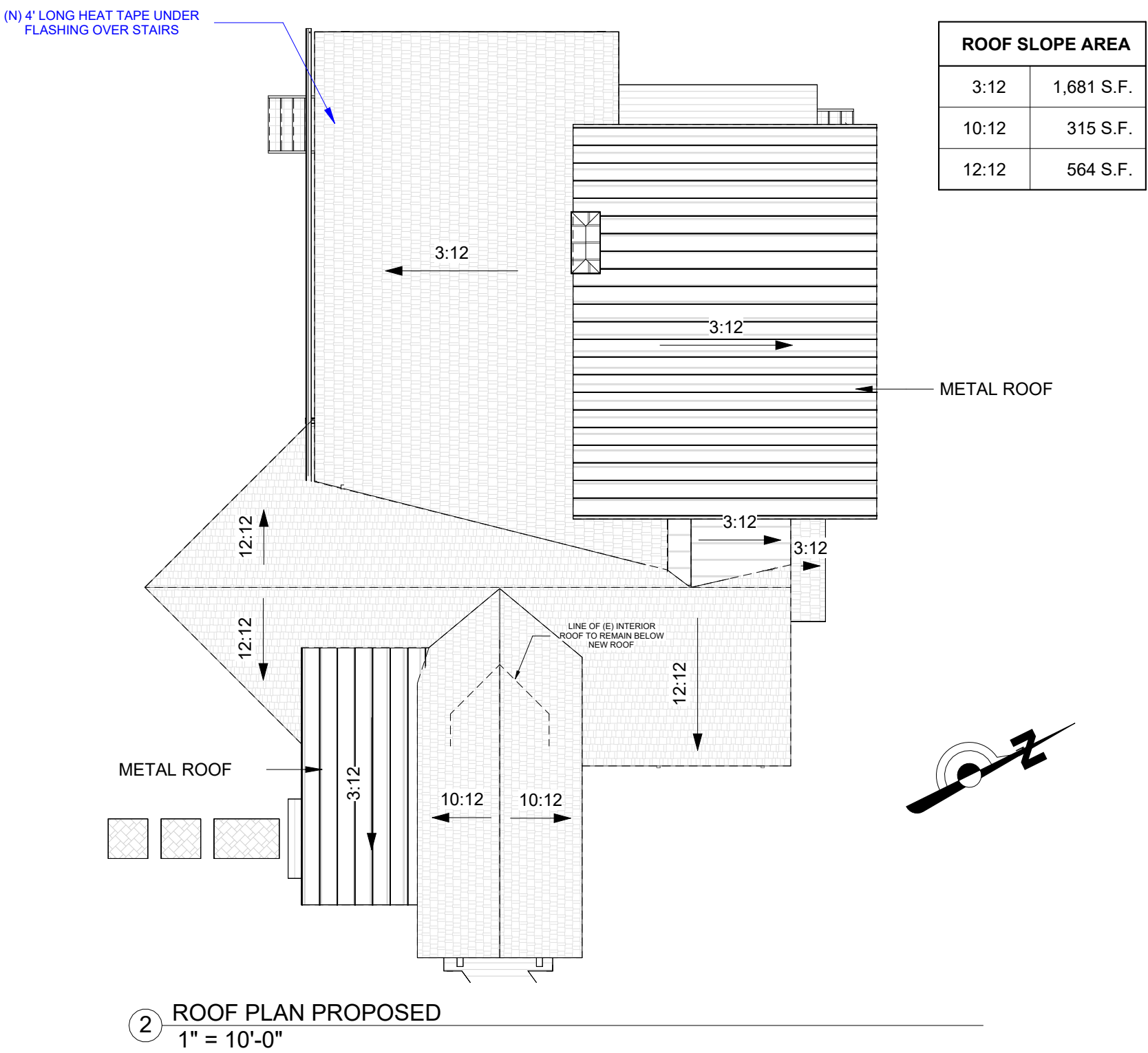
Mark	Family	Width	Height	Comments
200	SINGLE SLIDING BARN	3' - 0"	9' - 0"	
201	POCKET 2-PANEL WOOD	2' - 6"	8' - 0"	
202	WOOD DOOR	2' - 10"	8' - 0"	
203	SINGLE SLIDING BARN	2' - 8"	8' - 0"	

2L WINDOW SCHEDULE

Mark	Family	Width	Height	Head Height	Comments
200	AWNING - SINGLE	36"	36"	8' - 0"	SAFETY GLAZING
201	AWNING - SINGLE	48"	36"	8' - 0"	SAFETY GLAZING
202	CASEMENT - SINGLE RIGHT	24"	60"	8' - 0"	
204	CASEMENT - SINGLE LEFT	24"	60"	8' - 0"	
205	CASEMENT - SINGLE RIGHT	36"	72"	8' - 0"	
206	FIXED	72"	72"	8' - 0"	
207	CASEMENT - SINGLE RIGHT	36"	72"	8' - 0"	
208	FIXED, RAKED	36"	11"	9' - 5"	
209	TRAPEZOID	72"	29"	10' - 11"	
210	TRAPEZOID	36"	38 1/4"	11' - 8 1/4"	
211	AWNING - SINGLE	36"	36"	11' - 0"	
212	AWNING - SINGLE	36"	36"	11' - 0"	
213	FIXED	36"	36"	11' - 0"	

WINDOW & DOOR NOTES

- FOR ADDITIONAL WINDOW AND DOOR INFORMATION, PLEASE SEE THE ELEVATIONS.
- ANY WINDOW AND DOOR GRIDS ARE PER THE ELEVATIONS.
- SEE **ENERGY REQUIREMENTS SHEET A-5** FOR MIN. GLASS REQUIREMENTS PRIOR TO ORDERING.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH STRUCTURAL PLANS AND **VERIFY ALL OPENINGS IN THE FIELD PRIOR TO ORDERING.**
- ALL GLASS DOORS TO BE SAFETY GLAZED.
- ALL EXTERIOR GLAZING TO BE DOUBLE PANE MIN. w/AT LEAST ONE TEMPERED PANE AND LOW-E.



2 ROOF PLAN PROPOSED
1" = 10'-0"

WALL LEGEND

	NEW 2X6 WALLS
	NEW 2X4 WALLS
	EXISTING TO REMAIN
	WALLS TO BE REMOVED

NOTE: DIMENSIONS ARE TO EDGE OF STUD (NEW CONSTRUCTION), FINISHED FACE OF WALL (INTERIOR OF EXISTING CONSTRUCTION) AND TO CENTERLINE OF DOORS AND WINDOWS.

REMODEL DISCLAIMER

THIS PROJECT IS AN ADDITION/REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED UPON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT LAYOUT, EXISTING FIELD CONDITIONS, AND PROVIDED (E) PLANS AND INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTORS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.

REVISIONS		
#	DATE	BY
A	6/25/26	AP

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

ELISE FETT & ASSOCIATES, LTD.

AIA · RCE · CATT

PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisefett.com

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

10/08/26

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

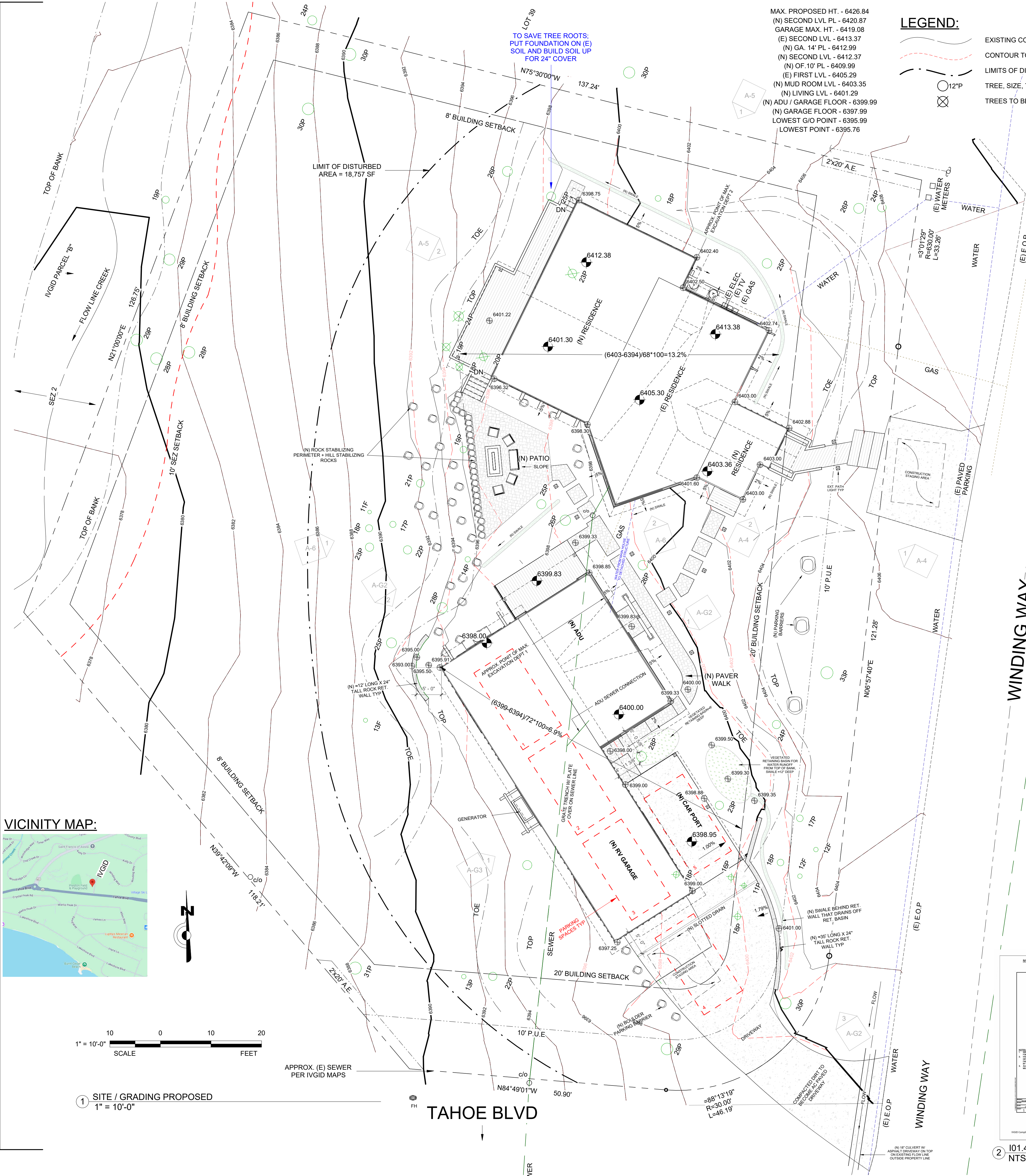
SCALE: As indicated
JOB NO: JKBI
PRINT DATE: 10/8/2026 2:18:42 PM
SHEET

A-3

**PROPOSED
SECOND LEVEL &
ROOF PLAN**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

Z:\KBL\KBI - 10-7-26 ADD PERMITTING.vr



LEGEND:

- EXISTING CONTOURS
- CONTOUR TO BE REMOVED
- LIMITS OF DISTURBED AREA
- TREE, SIZE, TYPE
- TREES TO BE REMOVED

TRPA NOTES

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE. LAKE TAHOE BASIN, SECOND EDITION.

DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.

EXCAVATION EQUIPMENT SHALL BE LIMITED TO APPROVED CONSTRUCTION AREAS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREAS OF DISTURBANCE.

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.

NOTE: CONTRACTOR TO REQUEST AND PASS TRPA PRE-GRADE INSPECTION UPON INSTALLATION OF TEMPORARY BMPs AND PRIOR TO COMMENCEMENT OF ANY EARTHWORK.

NLTFPD

- ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER SHALL BE NOT LESS THAN A NOMINAL HEIGHT OF 6-INCHES WITH A MINIMUM 1/8-INCH STROKE.
- RESIDENTIAL FIRE SPRINKLERS SYSTEM REQUIRED **FOR THE NEW DETACHED STRUCTURE**.
- A KNOX BOX SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IFC CHAPTER 5.
- WHEN HOT WORK IS CONDUCTED WITHIN A WILDFIRE RISK AREA IN ACCORDANCE WITH 2018 IFC SECTION 105.6.23: HOT WORK OPERATIONS INCLUDING CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITIES REQUIRE A PERMIT FROM THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT 775-831-0351.
- AN OPERATIONAL PERMIT, ISSUED BY NLTFPD, IS REQUIRED FOR NATURAL GAS OR LPG FUELED RECREATIONAL FIRE FEATURES WITHIN THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT. NOTE: IN ADDITION TO THE PERMIT, ALL FEATURES SHALL BE UL LISTED AND CONFORM TO MANUFACTURER CLEARANCE REQUIREMENTS. PERMIT MAY BE OBTAINED BY CALLING 775-833-8107.
- THE OWNER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, IMPLEMENTATION, AND MAINTENANCE OF A WRITTEN PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE APPLICABLE THROUGHOUT ALL PHASES OF THE CONSTRUCTION, REPAIR, ALTERATION, OR DEMOLITION WORK. THE PLAN SHALL ADDRESS THE REQUIREMENTS OF IFC 3308.1 AND OTHER APPLICABLE PORTIONS OF THE IFC CODE, THE DUTIES OF STAFF, AND STAFF TRAINING REQUIREMENTS. THE PLAN SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST.

DEFERRED SUBMITTALS

- A SEPARATE PLAN/PERMIT FOR REQUIRED FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO NLTFPD FOR PERMIT

SCOPE OF WORK

CONSTRUCTION OF NEW DETACHED STRUCTURE w/1,152 SF OF GARAGE AND 495 SF ADU AREA. THERE WILL BE A (N) DECK OFF OF THE OFFICE AND AN ATTACHED CARPORT.

PARTIAL REMODEL OF EXISTING RESIDENCE TO ALLOW A NEW 2 STORY ADDITION AT THE REAR OF THE HOME. THE FIRST FLOOR OF THE ADDITION INCLUDES A NEW LIVING ROOM w/ A GAS FIREPLACE AND A NEW MASTER SUITE. THE SECOND FLOOR CREATES A NEW EN SUITE BEDROOM ABOVE THE NEW MASTER SUITE.

NEW STAIRS ARE BEING CREATED WITHIN THE FOOTPRINT OF THE EXISTING RESIDENCE.

THERE WILL BE A NEW REAR DECK OFF THE NEW LIVING ROOM AND MASTER BEDROOM.

AT THE FRONT OF THE HOME THERE WILL BE A NEW/EXPANDED ENTRY AND NEW MUD ROOM. THERE WILL BE A NEW ENTRY DECK WITH STAIRS FROM THE ROAD ABOVE PLUS A NEW SMALL DECK OFF OF THE MUD ROOM/SIDE ENTRANCE.

ADDITION OF NEW PAVER PATIOS AND WALKWAYS AS SHOWN IN PLAN.

SITE NOTES:

- EXISTING SURVEY & SITE PLAN PROVIDED BY ARNETT & ASSOCIATES, INC. - 2025.
- ALL PERFORATED DRAINAGE PIPE OUTLETS TO BE KEPT CLEAR AND MARKED, ESPECIALLY FROM BEHIND RETAINING WALLS. WITH A MINIMUM 3' LONG METAL STAKE, PLACED A MINIMUM 1' INTO THE GROUND AND PAINTED RED ON TOP. INSTALL 1/4" SCREENS/MESH AT OUTLETS TO PREVENT RODENTS FROM ENTERING DRAINAGE PIPES

IVGID NOTES

- EXISTING FAU TO REMAIN
- NEW HEAT PUMP SPLIT SYSTEMS TO BE INSTALLED FOR ADDITION & DETACHED STRUCTURE
- DETACHED STRUCTURE MUST HAVE FIRE SPRINKLERS
- SEWER LINE MUST BE AIR TESTED TO THE CURRENT UPC AND IVGID REQUIREMENTS

IVGID FIXTURE COUNT:

	Count	Water Value	Sewer Value	Water Count	Sewer Count
Kitchen Sink	1	1.5	1	1.5	2
Bar Sink	1	1	1	1	1
Dishwasher	1	1.5	2	1.5	2
Toilet/Shower	1	4	2	4	2
Water Closet	5	2.5	3	12.5	15
Bidet	0	1	1	0	0
Lav sink	2	1	1	2	2
Shower head	6	2	2	12	12
Washer	1	4	3	4	3
Laundry sink	0	1.5	2	0	0
Map sink	0	1.5	3	0	0
Hose bib (let)	1	2.5	n/a	2.5	0
Additional Hose Bibs	5	1	n/a	5	0
Totals				51	44

101.4 IVGID CONNECTION UPDATE NTS

OWNER

BINGHAM LIVING TRUST
JOSEPH D & KAREN R BINGHAM, TRUSTEES
340 JUNIPER HILL RD
RENO, NV 89519

PROPERTY

303 WINDING WAY
INCLINE VILLAGE, NV 89451
WINDING WOOD LT 38
APN: 124-032-32

CONTACT PERSON

ELISE FETT & ASSOCIATES, LTD.
P.O. BOX 5989
INCLINE VILLAGE, NV 89450
(775) 833-3388

SQUARE FOOTAGE

(E) RESIDENCE/STRUCTURE:	
(E) RESIDENCE TO REMAIN	1,027 SQ. FT.
(E) RESIDENCE REMODELED	70 SQ. FT.
(N) RESIDENCE	1,475 SQ. FT.
TOTAL	2,572 SQ. FT.

(N) DECK	385 SQ. FT.
----------	-------------

(N) DETACHED STRUCTURE:	
-------------------------	--

GARAGE	1,152 SQ. FT.
--------	---------------

ADU	495 SQ. FT.
-----	-------------

(N) DECK	137 SQ. FT.
----------	-------------

(N) CARPORT	287 SQ. FT.
-------------	-------------

CODE ANALYSIS

CODE EDITION - I.R.C. 2018
OCCUPANCY GROUP - R-3
TYPE OF CONSTRUCTION - V-B
2018 IFC, IBC, & NFPA
2018 NORTHERN NEVADA AMENDMENTS
NLTFPD RESOLUTIONS 18-1 & 18-2
IR1 CONSTRUCTION REQUIRED

LAND AREA

27,008 SQ. FT.
0.27 acres
(PER SURVEY)

EARTHWORK

CUT	133 CU.YDS.
FILL	91 CU.YDS.
GROSS CUT/FILL	224 CU.YDS.
NET CUT/FILL	42 CU.YDS.

TO BE EXPORTED OUT OF THE BASIN OR
TO A TRPA APPROVED SITE.

LIMIT OF DISTURBED AREA 18,757 SQ FT

SHEET INDEX

- SP-1 SITE / GRADING PROPOSED
- SP-1.1 DRIVEWAY DETAILS
- SP-2 TRPA COVERAGE
- SP-3 DEFENSIBLE SPACE PLAN
- SP-4 BMPs
- SP-4.1 BMP DETAILS
- SP-5 3D WHOLE SITE
- SP-6 REVOCABLE OCCUPANCY PLAN
- A-1 DEMO PLANS
- A-2 PROPOSED FIRST LEVEL
- A-3 PROPOSED SECOND LEVEL & ROOF PLAN
- A-4 E & S PROPOSED ELEVATIONS
- A-5 N & W PROPOSED ELEVATIONS
- A-6 SW & SE PROPOSED ELEVATIONS
- A-7 ARCHITECTURAL SECTIONS & DETAILS
- A-8 ARCHITECTURAL FULL SECTIONS
- A-9 3D RESIDENCE VIEWS
- A-10 KEYNOTES - RESIDENCE
- E-1 ELECTRICAL PLANS - RESIDENCE
- A-G1 (N) DETACHED STRUCTURE FLOOR PLANS
- A-G2 S, N, & E ADU/GARAGE ELEVATIONS
- A-G3 W ADU/GARAGE ELEVATION & SECTIONS
- A-G4 ADU/GARAGE KEYNOTES
- E-G1 ELECTRICAL PLANS - ADU / GARAGE
- M0.1 MECHANICAL COVERSHEET
- M0.2 RADIANT HEATING CALCULATIONS AND PIPING LAYOUT
- M1.1 MECHANICAL FIRST FLOOR PLAN
- M1.2 MECHANICAL GARAGE FLOOR PLAN
- M1.3 MECHANICAL EQUIPMENT PLAN
- M2.1 MECHANICAL SECOND FLOOR PLAN
- S1 EXISTING ROOF/FOUNDATION PLAN AND DETAILS
- S2 EXISTING RESIDENCE SECTIONS AND DETAILS
- S3 MAIN HOUSE ADDITION FOUNDATION PLAN
- S4 MAIN HOUSE ADDITION ROOF & SECOND FLOOR FRAMING PLAN
- S5 NEW DETACHED STRUCTURE FOUNDATION PLAN
- S6 NEW DETACHED STRUCTURE ROOF FRAMING PLAN
- SD1 NOTES AND STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS
- SD4 STRUCTURAL DETAILS

PLEASE REFER TO ENCLOSED 8.5X11 ARCHITECTURAL PROJECT GUIDELINES FOR ADDITIONAL DETAILS AND PROJECT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUBS RECEIVE A COPY OF AND ADHERE TO THESE GUIDELINES. IF ADDITIONAL COPIES (ELECTRONIC OR PAPER) ARE NEEDED, PLEASE CONTACT ELISE FETT & ASSOCIATES, LTD.

REVISIONS		
#	DATE	BY
1	2/3/26	AP



ELISE FETT & ASSOCIATES, LTD.
AIA - RCE - CATT
PHONE: (775) 833-3388
FAX: (775) 833-2388
elise@elisegett.com
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450

BINGHAM - REMODEL / ADDITION

303 Winding Way
Incline Village, NV 89451
APN: 124-032-32

SCALE: As indicated

JOB NO: JKBI

PRINT DATE: 10/8/2026
2:13:33 PM

SHEET

SP-1

SITE / GRADING
PROPOSED