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: Marrone Addition	
Project Description: Add to permit #WBLD22-102402 per Cloud/Delta 3: TUB/Shwr @ Main Level Bath; Bedrm/Bath @ Upper Level floor plan.	
Project Address: 1530 Vivian Lane, Incline Village, NV.	
Project Area (acres or square feet): 912 SF.	
Project Location (with point of reference to major cross streets **AND** area locator): Major Cross Street Lakeshore Blvd; Area east of Hwy 28.	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-241-28	0.69		

Indicate any previous Washoe County approvals associated with this application:
Case No.(s).

Applicant Information (attach additional sheets if necessary)

Property Owner:	**Professional Consultant:**
Name: Kathleen Marrone	Name: Susie Yanagi Architect
Address: [redacted]	
Contact Person:	Contact Person:
Applicant/Developer:	**Other Persons to be Contacted:**
Name: Same as Owner	Name:
Address:	Address:
Zip:	Zip:
Phone: Fax:	Phone: Fax:
Email:	Email:
Cell: Other:	Cell: Other:
Contact Person:	Contact Person:

For Office Use Only

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

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

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

Existing Main Dwelling = 4,574 SF.
Proposed accessory dwelling = 912 SF.

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

Total 912 SF. (Existing 635 SF + 277 SF Addition)

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

All materials, colors & details match.

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

6+ spaces; No new driveway or access required.

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 exterior changes to occur.

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

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

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

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

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

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

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

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

BEST MANAGEMENT PRACTICES:

PROVIDE TEMPORARY BMP INSTALLATION DURING CONSTRUCTION TO CAPTURE SEDIMENT RUN-OFF FOR THE CONSTRUCTION AREA AND TO PROTECT EXISTING VEGETATION. PROVIDE PERMANENT BMP INSTALLATION BY PROJECT COMPLETION, INCLUDING: RE-VEGETATION OF BARREN AREAS; DRIP LINE INFILTRATION TRENCHES; DRIVEWAY INFILTRATION; PARKING BARRIERS; SLOPE STABILIZATION AND GRAVEL BENEATH DECKS AND PORCHES. ALL BMPs SHALL BE MAINTAINED TO ENSURE EFFECTIVENESS, INCLUDING PERIODIC REINSTALLMENT OR REPLACEMENT.

INFILTRATION TRENCH SIZES:

A	ROOF-A	81'Lx30"Wx5'D
B	ROOF-B	25'Lx24"Wx4'D
C	ROOF-C	29'Lx24"Wx4'D
D	ROOF-D	22'Lx24"Wx4'D

WATER/SEWER NOTES:

SEE SHT. A4.0 FOR COMBINED DOMESTIC & FIRE WATER SERVICE DTL. ALL BASIC SERVICE REQ'TS. FOR MIN. FIRE FLOW SHALL BE MET OR EXCEEDED IN ACCORDANCE W/ SEC. 32.4A, TABLE 32.4.2-1 OF THE TRPA CODE.

1. EXISTING TAP: 1"
   EXISTING WATER MTR.: 1"
   EXISTING WATER SERVICE: 1.25"
2. ALLOWABLE FIXTURES: 78 UNITS
   EXISTING FIXTURES: 48 UNITS
   PROPOSED ADDITION: 17 UNITS
3. FIRE SPRINKLER SYS. NOT REQUIRED PER NLTFPD INSPEC.; REPLACE W/ FIRE ALARM MONITORING SYS. (3)
4. PROPOSED HEATING SYS. TO BE IN-FLOOR HYDRONIC
5. INSTALL BACKFLOW DEVICES FOR IRRIGATION, BOILER & PER IVGID REQ'TS.
6. LOCATE SEWER CLEANOUTS AT FOUNDATION AND AT PROPERTY LINE.
7. 15 MIN., 5 PSI AIR TEST TO BE COMPLETED BY CONTRACTOR AND WITNESSED BY IVGID.
8. IVGID-APPROVED BOXES, LIDS AND CAPS TO BE INSTALLED AT PROJECT COMPLETION.
9. SEWER TESTING: 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 PIPING. MANDRELS SHALL BE SPECIFICALLY DESIGNED FOR THE PIPING BEING TESTED. THIS TESTING IS TYPICAL OF 4" AND LARGER PIPING.

DEFENSIBLE SPACE REQUIREMENTS:

ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC) WITH AMENDMENTS. (3)
A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSEOUT. CONTACT AN NLTFPD INSPECTOR AT nltfpd.org/inspections TO SCHEDULE AN APPOINTMENT.

REF. GUIDELINES FOR CREATING DEFENSIBLE SPACE AT WWW.LIVINGWITHFIRE.INFO/TAHOE.

1. THE HOUSE ADDRESS SHALL BE MIN. 6" H & CLEARLY VISIBLE TO EMERGENCY RESPONSE PERSONNEL.
2. ALL COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM BENEATH DECKS, STAIRWAYS, AND OVERHANGS.
3. ALL PINE NEEDLES SHALL BE REMOVED FROM ROOF AND GUTTERS.
4. CHIMNEY CAPS SHALL HAVE WIRE MESH AND SPARK ARRESTERS.
5. WITHIN 5' OF THE BUILDING, ALL PINE NEEDLES, COMBUSTIBLE MULCH AND FLAMMABLE VEGETATION SHALL BE REMOVED AND KEPT CLEAR YEAR ROUND.
6. WITHIN 30' OF THE BUILDING & WITHIN PROPERTY LINES: ALL DEAD TREES, PINE NEEDLES, LIMBS, BRANCHES, BARK CHUNKS, SCRAP LUMBER, AND HIGHLY FLAMMABLE ORNAMENTAL VEGETATION SHALL BE REMOVED; WEEDS AND DEAD GRASS SHALL BE CUT 2" OR SHORTER; FIREWOOD, LUMBER, AND LARGE WOODY MATERIAL SHALL BE REMOVED AND COVERED; FLAMMABLE SHRUBS SHALL BE SEPARATED BY TWICE THE AVERAGE SHRUB HEIGHT.
7. WITHIN 100' OF THE BUILDING & WITHIN PROPERTY LINES: ALL DRY FLAMMABLE VEGETATION SHALL BE REMOVED; ALL TREES SHALL BE LIMBED 10' FROM THE GROUND; EXCESSIVELY DENSE TREE COVER SHALL BE REMOVED; CONTINUOUS VEGETATION SHALL BE SEPARATED.

VEGETATION MANAGEMENT PLAN:

CHECKPOINTS FOR MAINTAINING DEFENSIBLE SPACE REQUIREMENTS SHALL OCCUR AT LEAST TWICE YEARLY AND DOCUMENTED, TO AID IN THE REDUCTION OF FIRE HAZARD SEVERITY AND THE PREVENTION OF FIRE BEING CARRIED TOWARD OR AWAY FROM THE BUILDING. ALL ITEMS LISTED ON THIS SHEET MUST BE MET AT A MINIMUM, INCLUDING REGULAR THINNING OF LIVE TREES AND REGULAR REMOVAL OF SLASH, SNAGS, VEGETATION THAT MAY GROW INTO OVERHEAD ELECTRICAL LINES, OTHER GROUND FUELS, LADDER FUELS AND DEAD TREES.

LANDSCAPE NOTES:

1. ALL BARREN AREAS SHALL BE REMULCHED. 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.
2. ANY RE-VEGETATION SHALL BE OF NATIVE MATERIALS AND SELECTED FROM THE TRPA HOME LANDSCAPING GUIDE. ALL VEGETATION SHALL BE CONSISTENT W/ REQUIREMENTS OF CHP. 61 OF THE TRPA CODE OF ORDINANCES, INCLUDING SPECIFICATION FOR SIZING AND SPECIES TYPE.
3. NO TURF AREA PROPOSED W/ THIS BUILDING PERMIT SUBMITTAL. FUTURE LANDSCAPE / IRRIGATION TO BE PERMITTED SEPARATELY W/ IVGID.

SHEET INDEX:

A1.0	SITE/ROOF PLAN & COVER SHEET
A2.0	FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A6.0	REFLECTED CEILING PLANS w/ LIGHTING & ELECTRICAL

PROJECT DESCRIPTION:

PROPOSED PROJECT WILL ADD A DETACHED ACCESSORY STRUCTURE AT THE REAR CORNER OF THE PROPERTY. THE EXISTING DRIVEWAY WILL BE REDUCED TO ACCOMMODATE LAND COVERAGE FOR THE ADDITION. ALL OTHER EXISTING DEVELOPMENT TO REMAIN. (1)
NO CONNECTION TO GAS OR 220V ELECTRICITY FOR KITCHEN FACILITIES ALLOWED. (2)
PROPOSED REVISION TO APPROVED PERMIT # WBLD 22-102402 WILL REPLACE THE RECREATION ROOM W/ A BEDROOM, AND ADD A TUB/SHOWER TO THE BATH AT THE MAIN LEVEL. THE UPPER LEVEL WILL BE ADAPTED FOR A NEW BEDROOM/BATH. (3)

ADDITION FLOOR AREAS:

MAIN LEVEL FLOOR PLAN	496 SF.
UPPER LEVEL FLOOR PLAN	416 SF.
TOTAL	912 SF. (3)

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH: 2004 EDITIONS OF THE IBC, IRC, IEBC, IECC, IPSC, IGCC, IMC, IWUIC, IFC, ISPSC, UPC, UMC, UNIFORM, NFPA, NORTHERN NEVADA FIRE AMENDMENTS & 2023 NEC.

FIRE SPRINKLER SYS. NOT REQUIRED PER NLTFPD INSPEC.; REPLACE W/ FIRE ALARM MONITORING SYS. (3)

FIRE ALARM SYS. SHALL BE INSTALLED PER NFPA 72 & BY A NEVADA STATE FIRE MARSHAL LICENSED/CERTIFIED CONTRACTOR. A SEPARATE PLAN/PERMIT IS REQUIRED FOR FIRE ALARM SYS. DESIGNED PER NAC477.300 & SUBMITTED TO NLTFPD FOR PERMIT.

GENERAL INFORMATION:

PROPERTY OWNER: MARRONE FAMILY LIVING TRUST
1530 VIVIAN LANE
INCLINE VILLAGE, NV. 89451

PROPERTY ADDRESS: 1530 VIVIAN LANE
INCLINE VILLAGE
WASHOE COUNTY, NV.

PROJECT SITE: APN 130-241-28
INCLINE PARK SUBD.
LOT 11 & 12

PARCEL SIZE: 30,003 SF.

COVERAGE INFORMATION:

Per TRPA STAMPED APPROVED SITE PLAN DATED 2/12/90.

Total Lot area:	30,003 SF.
Land Capability Class 6 (30%)	9,001 SF.
Base Allowable Coverage:	9,001 SF.

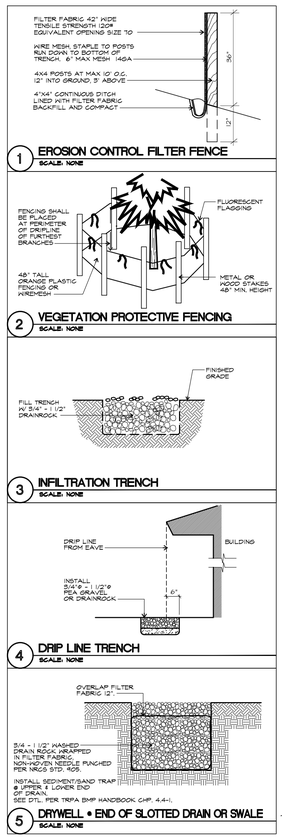
MAXIMUM COVERAGE EXEMPTION CALCULATIONS (PER TRPA CODE 30.4.6):

Total Non-Sensitive Parcel Area:	30,003 SF.
Max. Combined Exemptions (10% of high capability land), not to exceed:	3,000 SF.
Max., non-permanent structures (2%, or 120 sf, whichever is lower):	120 SF.
Max., pervious deck (5% up to max. 750 sf.)	750 SF.
Max., pervious coverage	3,000 SF.

	Verified Existing	Coverage (square feet) Proposed	Exemption	Actual
Residence/Garage	4,321	4,321	0	4,321
Driveway	2,711	2,553	0	2,553
Overhangs	130	130	0	130
Patios/Porches	1,435	1,435	0	1,435
Detached Addition	0	446	0	446
Stoops	0	43	0	43
Mech. Pad	0	6	0	6
TOTAL:	8,663	8,990	0	8,990
Offsite Coverage:	215	486	0	486

SLOPE CALCULATION ACROSS BLDG. SITE:

(6285-6283) / 26 = 0.07 x 100 = 7%



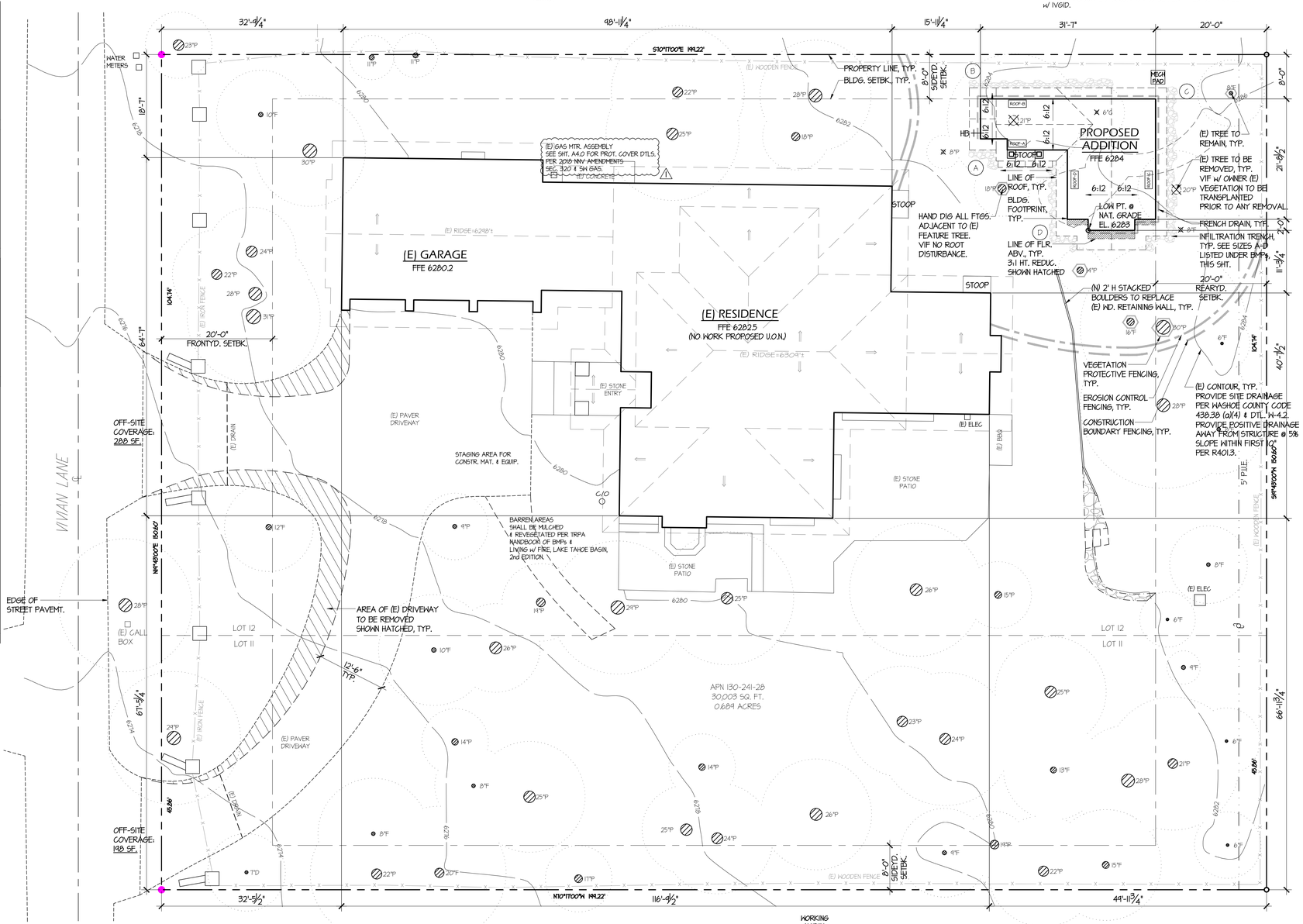
ESTIMATE OF CUT & FILL:

FOR FOUNDATION, FOOTINGS, AND BMP TRENCHES:

CUT = 36.0 cu. yd.
FILL = 18.0 cu. yd.

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.

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



SITE/ROOF PLAN

SCALE: 1" = 10'-0"

SITE INFORMATION OBTAINED FROM AS-BUILT TOPO SURVEY DATED 10/06/21 BY KENNETH R. ARNETT, P.L.S.

WORKING NORTH

SUSIE S. YANAGI
REGISTERED
No. 4858
ARCHITECT
STATE OF NEVADA

Susie Yanagi
ARCHITECT
530 / 583-1789
susie@jps.net
590 High Street
P.O. Box 1662
Carnelian Bay, CA 96140

Marrone Addition
1530 Vivian Lane
Incline Village, Nv.

PROJECT:

NOTE:

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ITERATIONS:		
5/27/22	SUBMITTAL SET	TRPA
6/1/22	SUBMITTAL SET	WC
1 8/1/22	PLN. CHK.	WC
2 8/22/22	PLN. CHK.	TRPA
9/2/22	ACKNOWLEDGEMENT	DADAR
3 11/8/26	SUBMITTAL	

JOB NO.: MAR-1213
DRAWN/CHECKED BY: EZ/SY

SHEET TITLE:
SITE/ROOF PLAN & COVER SHEET

SHEET NO.:
A1.0

INTERIOR FINISH SCHEDULE

MAIN LEVEL FLOOR PLAN

ROOM NAME	FLOOR	BASE	WALLS	CEILING
ENTRY	STONE W/ WD BORDER	WD.	GYP. BD./T&G WD.	GYP. BD.
ENTRY CLO.	STONE	WD.	GYP. BD.	GYP. BD.
BEDROOM 1	WD.	WD.	GYP. BD./T&G WD.	GYP. BD.
BATH	TILE	TILE	GYP. BD./TILE	GYP. BD.
CLO.	WD.	WD.	GYP. BD.	GYP. BD.
STAIR	WD.	WD.	GYP. BD./T&G WD.	GYP. BD.

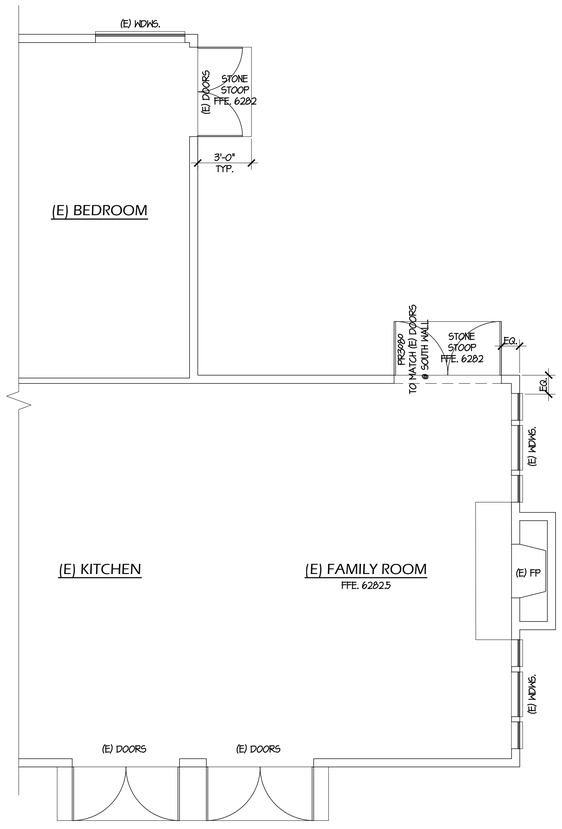
UPPER LEVEL FLOOR PLAN

ROOM NAME	FLOOR	BASE	WALLS	CEILING
STAIR/FOYER	WD.	WD.	GYP. BD./T&G WD.	GYP. BD.
CLO.	CARPET	WD.	GYP. BD.	GYP. BD.
BEDROOM 2	CARPET	WD.	GYP. BD.	GYP. BD.
BATH 2	TILE	TILE	GYP. BD./TILE	GYP. BD.

NOTE: ALL DTLS. TO MATCH (E) RESIDENCE, INCLUDING DOORS, WDWS., TRIM & T&G WD. WALL FINISH, & RAILINGS. VERIFY W/ OWNER FINAL PRODUCT SELECTIONS, FIXTURES, SURFACE MATERIALS & COLORS.

PROPOSED HEATING SYS. TO BE HYDRONIC IN-FLOOR RADIANT. CHANGE TO FORCED AIR SYS. REQUIRES SUBMITTAL OF MANUAL J, S, & D CALCULATIONS FOR WASHOE COUNTY APPROVAL PER 2018 IRC R303.10, M1401.3. ⚠1

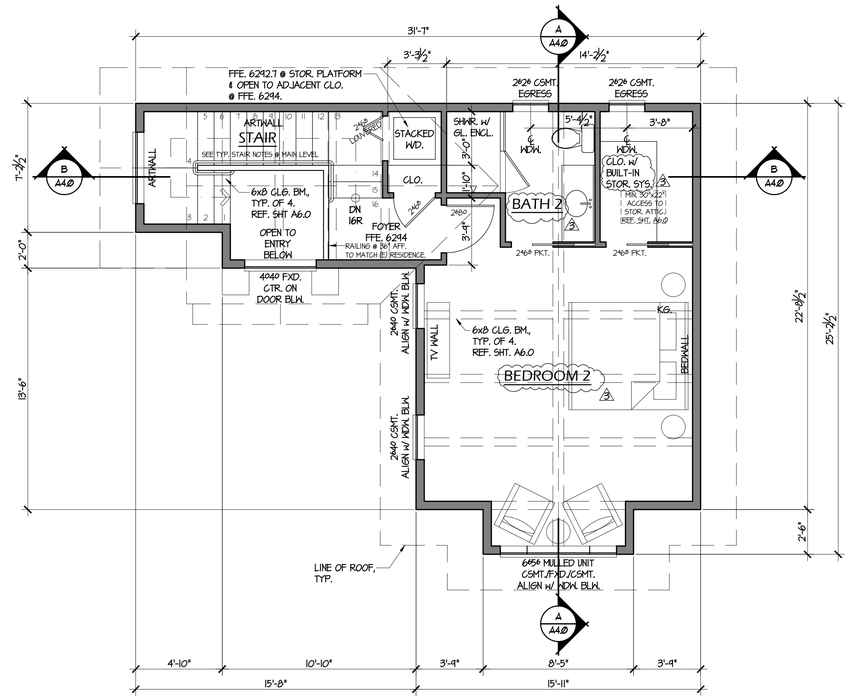
A SEPARATE PERMIT IS REQUIRED WHEN HOT WORK IS CONDUCTED WITHIN A WILDFIRE RISK AREA IN ACCORDANCE WITH 2018 IFC, SECTION 105.6.23. HOT WORK OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, INSTALLATION OF TORCH-APPLIED ROOF SYSTEM OR ANY OTHER SIMILAR ACTIVITIES. PERMITS FOR HOT WORK OPERATIONS SHALL BE OBTAINED THROUGH THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT (NLTFPD), 775-831-0351. ⚠1



PARTIAL MAIN LEVEL FLOOR PLAN @ (E) RESIDENCE

SCALE: ¼" = 1'-0"

NORTH

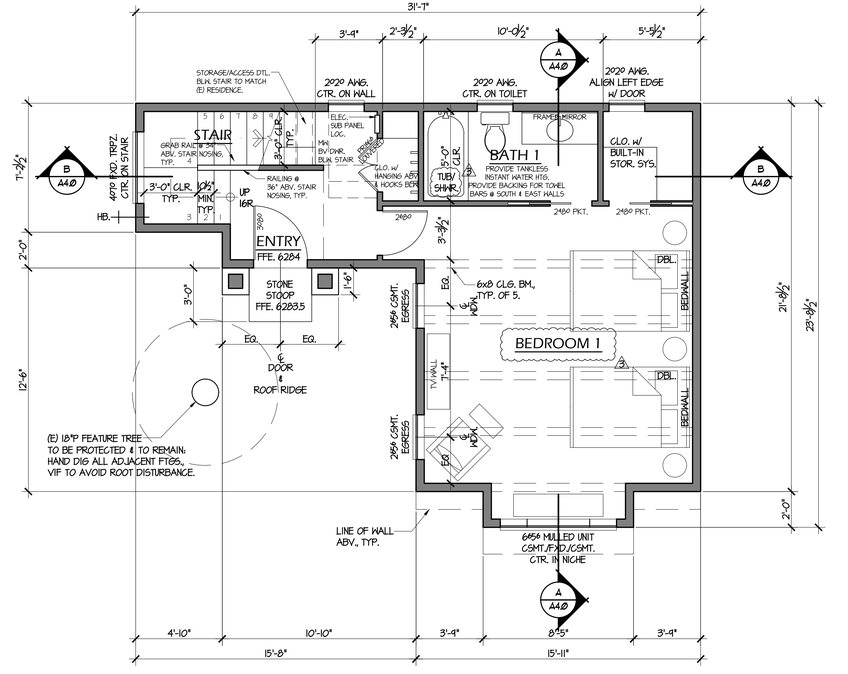


PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: ¼" = 1'-0"

CONDITIONED AREA: 416 SF. ③2

NORTH



PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: ¼" = 1'-0"

REF. SHT. A6.0 FOR CEILING LAYOUT.

CONDITIONED AREA: 416 SF. ③2

NORTH

SUSIE S. YANAGI REGISTERED NO. A8658 ARCHITECT STATE OF NEVADA
Exp. 6/30/24

Susie Yanagi
ARCHITECT
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P.O. Box 1662
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susie@jps.net

Marrone Residence Addition
1530 Vivian Lane
Incline Village, Nv.

PROJECT:

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ITERATIONS:	TRPA
5/21/22	SUBMITTAL SET
	PC
6/1/22	SUBMITTAL SET
	PC
⚠1 8/1/22	PLN. CHK.
	TRPA
9/2/22	ACKNOWLEDGEMENT
	DADAR
③2 11/8/26	SUBMITTAL

JOB NO.: MAR-7213

DRAWN/CHECKED BY: EZ/SY

SHEET TITLE:

FLOOR PLANS

SHEET NO.:

A2.0

WUI REQUIREMENTS:

(N) ROOFING SHALL BE CLASS A, WITH CLASS A CONTINUOUS RIDGE VENT BY LOMANCO, OR WASHOE COUNTY APPROVED EQUAL, TYP.

(N) VALLEY FLASHING SHALL BE MINIMUM NO. 26 GALVANIZED SHEET GAGE.

ANY SPACE BETWEEN ROOF COVERING AND ROOF DECKING OR AT EAVE ENDS SHALL BE FIRE STOPPED TO PREVENT THE ENTRY OF FLAMES OR EMBERS.

ROOF GUTTERS AND DOWNSPOUTS SHALL BE OF NON-COMBUSTIBLE MATERIALS AND PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

UNDERSIDE OF (N) ROOF OVERHANGS AND (N) BUILDING OVERHANGS SHALL BE SOFFITED WITH 2x6 WESTERN RED CEDAR BOARDS. EAVE VENTS SHALL BE BY VULCAN OR BRANDGUARD, OR WASHOE COUNTY APPROVED EQUAL.

(N) EXTERIOR WALL FINISH THAT IS NON-IGNITION RESISTANT SHALL BE INSTALLED IN A FIRE RATED ASSEMBLY, USING TYPE 'X' GYPSUM BOARD ON THE UNDERSIDE OF THE COMBUSTIBLE SIDING, OR FIRE RESISTANT STRUCTURAL OSB SHEATHING BY LP-FLAMEBLOCK, OR WASHOE COUNTY APPROVED EQUAL.

(N) EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS AND SKYLIGHTS SHALL BE TEMPERED GLASS, INSULATING DUAL GLAZED GLASS UNITS, GLASS BLOCK OR HAVE A MINIMUM 20 MINUTE FIRE RESISTIVE RATING.

(N) EXTERIOR DOORS SHALL BE MINIMUM 1 ¾" SOLID CORE OR HAVE A 20 MINUTE FIRE RATING. DOOR TRIM, THRESHOLDS, SCREENS AND WEATHER STRIPPING HAVE NO WUI REQUIREMENT.

(N) EXTERIOR DECKING SHALL BE NON-COMBUSTIBLE MATERIAL, OR CLASS B RATED DECK BOARDS. HANDRAILS, GUARDRAILS AND BALUSTERS HAVE NO WUI REQUIREMENT.

EXTERIOR LIGHTING NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE CONSISTENT W/ TRPA CODE OF ORDINANCES SEC. 36.8 STANDARDS. REF. DARKSKY.ORG FOR PRODUCT INFO. DETAILS FOR ALL EXTERIOR LIGHTING SHALL BE APPROVED BY TRPA PRIOR TO USE ON PROJECT.
2. ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO NOT PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC R.O.W. OR ADJOINING PROPERTIES.
3. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.

DESIGN STANDARDS FOR COLOR, ROOFS AND FENCES:

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN EARTHTONE AND WOODTONE RANGES SHALL BE USED FOR PRIMARY COLOR OF STRUCTURE. HUES SHALL BE WITHIN RANGE OF NATURAL COLORS THAT BLEND, NOT CONTRAST, WITH EXISTING VEGETATION AND EARTH HUES. EARTHONE COLOR CONSIDERED ARE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE 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.

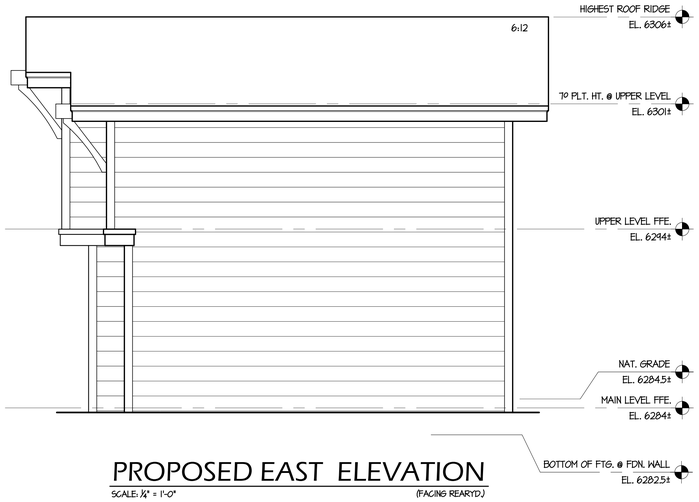
HEIGHT CALCULATIONS:

GROSS SLOPE = (6285 - 6283) / 26
= 0.07 x 100 = 7%

ALLOWABLE BLDG. HT. @ 7% GROSS SLOPE & 6:12 ROOF PITCH = 33'-2"

PROPOSED BUILDING HT.:

0'-0"	LOWEST POINT @ NAT. GRADE EL. 6283
+1'-0"	TO MAIN FLOOR F.F. EL. 6284
+10'-0"	TO UPPER FLOOR. F.F. EL. 6294
+7'-0"	TO ROOF PLATE EL. 6301
+5'-0"	TO HIGHEST RIDGE @ 6:12 ROOF PITCH EL. 6306
=23'-0"	HT. OF HIGHEST POINT OF ROOF FROM LOWEST POINT @ NATURAL GRADE



PROPOSED EAST ELEVATION

SCALE: ¼" = 1'-0" (FACING REAR/YD.)

SEE SOUTH ELEV. FOR TYP. NOTES.



PROPOSED NORTH ELEVATION

SCALE: ¼" = 1'-0" (FACING LEFT SIDEYD.)

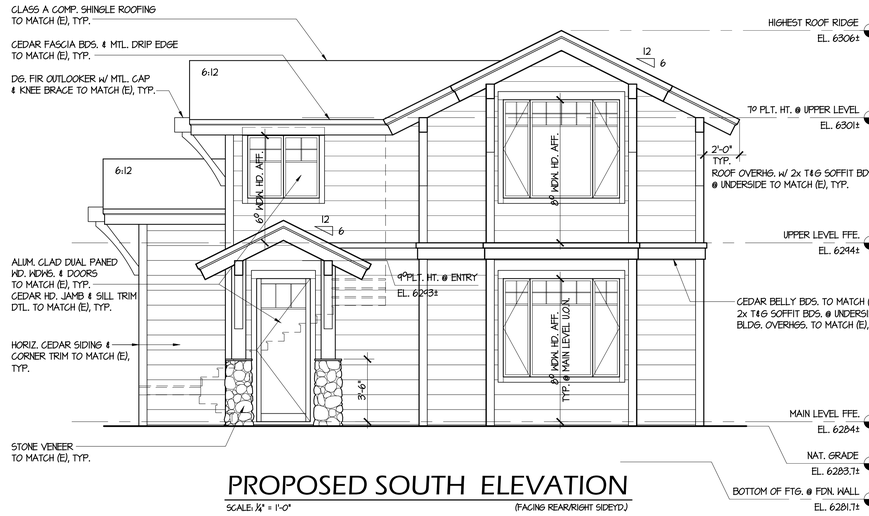
SEE SOUTH ELEV. FOR TYP. NOTES.



PROPOSED WEST ELEVATION

SCALE: ¼" = 1'-0" (FACING RESIDENCE)

SEE SOUTH ELEV. FOR TYP. NOTES.



PROPOSED SOUTH ELEVATION

SCALE: ¼" = 1'-0" (FACING REAR/RIGHT SIDEYD.)

ALL MATERIALS & COLOR TO MATCH (E) RESIDENCE.
SEE WUI REQUIREMENTS, THIS SHT.

NO CHANGES PROPOSED TO APPROVED EXTERIOR ELEVATIONS PER PERMIT # WELD22-102402.

3

SUSIE S. YANAGI
REGISTERED
No. 4858
ARCHITECT
STATE OF NEVADA
11/18/26

Susie Yanagi
ARCHITECT
530 / 583-1799
susiey@jps.net
590 High Street
P.O. Box 1662
Carnelian Bay, CA 96140

Marrone Residence Addition

1530 Vivian Lane
Incline Village, Nv.

PROJECT:

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5/21/22	TRPA SUBMITTAL SET
6/1/22	PC SUBMITTAL SET
1 8/1/22	PLN. CHK.
9/2/22	TRPA ACKNOWLEDGEMENT
3 11/8/26	DADAR SUBMITTAL

JOB NO.: MAR-7213

DRAWN/CHECKED BY: EZ/SY

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A3.0















