

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
General Manager

**FROM:** Brad Underwood, PE  
Director of Public Works

**SUBJECT:** Review, discuss and possibly authorize issuance of a Will-Serve Letter, Staff to Execute Utility Applications (NDOT and NDEP), and the intent to sell Water Rights for the Proposed 40 Airspace Parcel Condominium Development known as 947 Tahoe

**DATE:** January 12, 2022

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### **I. RECOMMENDATION**

That the Board of Trustees makes a motion to:

1. Authorize the issuance of a Will-Serve Letter for water, sanitary sewer, and solid waste removal services associated with the proposed 40 airspace parcel condominium development known as 947 Tahoe.
2. Authorize Staff to execute an NDOT encroachment permit and NDEP Water Project application for the proposed development. All costs associated with preparing the applications and application fees shall be borne by the Developer.
3. Authorize the intent to sell water rights as required for the proposed development per Ordinance 4. Exact amount of water rights required for the development shall be determined once detailed plans are submitted to IVGID Compliance for approval.

### **II. BACKGROUND**

The proposed project known as 947 Tahoe is to be located at the southwest intersection of Tahoe Boulevard and Southwood Boulevard. Currently, the site is comprised of two parcels; APN 132-231-09 is approximately 1.389 acres, and APN

132-231-10 is approximately 0.598 acres. As a part of the project, these parcels will be legally merged to facilitate the subdivision of 40 airspace condominiums within a common area parcel. The 40 airspace condominiums will have their own individual assessor's parcel numbers.

As part of the Washoe County development approval process, a Will-Serve Letter is required to accompany the Developer's application. In accordance with District Ordinance 4, a request for service is made to the Board of Trustees (Attachment A) and the Board of Trustees must approve new development on a case-by-case basis. A draft Will-Serve Letter to provide water, sanitary sewer, and solid waste removal service to the proposed development has been included in this package (Attachment B).

Currently the developer has proposed to connect to an existing sanitary sewer line located within Tahoe Boulevard (SR 28), in Nevada Department of Transportation's (NDOT) right-of-way, which will require an encroachment permit through NDOT. Since the sanitary sewer line will be the ultimate responsibility of IVGID, IVGID must apply for the NDOT encroachment permit. This is standard practice and has been done for a variety of projects, both public and private, within IVGID's service area. The developer will prepare all the required documents for Public Works Staff review and approval prior to submitting to NDOT for approval.

The proposed development also requires that an application for a water project be submitted to Washoe County Health Department and the Nevada Division of Environmental Protection – Safe Drinking Water Bureau (NDEP). As part of this application, an evaluation of the water system will be completed. IVGID will contract with Lumos and Associates to perform the water model of the system to ensure the proposed development will not have a negative impact on existing facilities. IVGID will recover the cost of the analysis from the developer as part of the project approval process. The results of the water system analysis will determine if any improvements to the infrastructure are required. Any costs associated with required infrastructure improvements will be borne by the developer.

As part of the connection process to IVGID's water system, the multifamily development is required to provide water rights. Currently, IVGID has not received detailed plans to determine the exact amount of water rights the proposed development will require, but the developer has estimated that a total of 11.2 acre-feet (af) of water will be required for this project. In order for the developer to continue with the proposed project, they are requesting an intent to sell water rights for the project be approved by the Board of Trustees. Currently, IVGID owns and maintains more water rights than are required by the current population and sells water rights for various developments throughout the service area for \$16,000/af.

Once IVGID receives detailed plans for the proposed development, the total water rights and connection fees will be calculated and billed to the developer for payment.

### III. BID RESULTS

This item is not subject to competitive bidding.

### IV. FINANCIAL IMPACT AND BUDGET

Public Works Staff anticipates the majority of Staff time to be expensed to the Developer as part of the permitting process for the proposed development. The District will gain income from connection fees that will be charged per parcel as well as from the sale of water rights required for the project.

### V. ALTERNATIVES

Not authorize the issuance of a Will-Serve Letter and not provide an intent to sell water rights for the proposed development in accordance with Ordinance 4 Section 5. Also not authorize Public Works Staff to execute applications to NDOT and NDEP associated with the proposed project.

### VI. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

#### Attachments:

Attachment A – Will Serve Request from NCE

Attachment B – DRAFT Will Serve Letter

Attachment C – Supporting Information for IVGID from NCE

Attachment D – Tentative Map Submittal

Attachment E – Miscellaneous Project Information



# Attachment A



November 1, 2021  
File No. 1171.02.25

Kate S. Nelson, PE & WRS  
Engineering Manager  
Incline Village General Improvement District  
Public Works Department  
1220 Sweetwater Road  
Incline Village, NV 89451

**Re: 947 Tahoe Will-serve Request**

Dear Ms. Nelson:

NCE has been performing preliminary engineering at the properties at 941 and 947 Tahoe Blvd for possible development and completed a predevelopment meeting with Tim Buxton on September 28, 2021. We are requesting a will-serve letter from IVGID for planned water and sewer connections.

The proposed project will consist of 40 full ownership condominium units on one underlying site parcel with an approximate total square footage of 150,000sf. Total fixture counts are estimated at 630 with a fire flow of 4,000gpm as requested of NLTFPD.

Thank you for your assistance with this matter. Should you have any questions or require additional information, please do not hesitate to call me at 775-588-2505 x234.

Respectfully,

NCE

A handwritten signature in black ink, appearing to read "Michael Lefrancois".

Michael Lefrancois  
Senior Engineer  
mlefrancois@ncenet.com

Lake Tahoe, NV  
P.O. Box 1760  
Zephyr Cove, NV 89448  
(775) 588-2505

# Attachment B

**WILL SERVE LETTER**  
*Water Rights Required*  
*New Development*

Date

EHS Director  
Washoe County Health District  
Environmental Health Services Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512

RE: "947 Tahoe" Condominium Development  
*947 Tahoe Boulevard, Incline Village, NV – Current APNs 132-231-09 and 132-231-10*

This letter serves to notify you that the subject development is within the jurisdictional boundaries of the Incline Village General Improvement District (*IVGID, or District*), and that the District will serve the proposed project with water, sanitary sewer service, and solid waste removal subject to the project's final utility plans meeting design, material, and installation requirements of the District, and subject to the assignment of water rights to IVGID in accordance with IVGID's Water Rights Dedication Procedures. In addition:

1. Water rights associated with this property, if any, shall be assigned to the District.
2. All requirements shall be met regarding STANDARD SPECIFICATIONS FOR IVGID'S WATER, SEWER, AND PRIVATE COMMUNAL UTILITY SYSTEMS.
3. Meters and control manholes shall be placed off the property as approved by IVGID.
4. Cost for additional water storage or delivery capacity shall be borne by Applicant.
5. Separately owned parcels shall not be served by the same service connection.
6. All taxes and assessments on the parcel are current and shall remain current.

The applicant for the subject project is required to assign additional water rights to the District in the amount of TBD acre feet (*af*) as a condition of issuance of this Will Serve Letter and project approval. This is in accordance with IVGID's Water Management Plan and Policies, and is contingent upon existing permitted water rights and sewer capacities, including any action brought against the District contesting such permitted rights or capacities. IVGID has dedicated an additional TBD af from its water rights bank for the proposed project; payment of TBD was received on date for these water rights.

In the event additional water service demand is required by future change in service requests, additional water rights issues shall be addressed at that time.

The Applicant agrees to hold IVGID harmless from any costs, damages, or expenses incurred by the Applicant in the event IVGID fails to be able to supply water or sewer connections, or for any delays to the Applicant's project schedule caused by IVGID's review and approval procedures.

Very truly yours,

Brad B. Underwood, P.E.  
Director of Public Works

File: *APN: Streets: Will-Serve*



# Attachment C

**947 Tahoe - Supporting information for IVGID – Prepared by Mike Lefrancois 12.17.2021**

**Background:**

- Project proposes 40 parcels in Incline Village with connection to water and sewer systems. NCE engaged IVGID with mapping requests in July 2021. Virtual project meetings occurred with IVGID on 9/28, 11/18 and 12/13.
- Washoe County hosted a pre-application meeting on August 25, 2021. Attendees included representatives from NDOT, North Lake Tahoe Fire Protection District, Washoe Co. Planning, Washoe Co. Health District. Washoe County indicates need for “will-serve” letter from IVGID and NDEP “Water Project” per NAC 445a.
- A TRPA application was submitted for the project in September 2021.

**IVGID Requests:**

- **Will-serve letter** – A formal request letter was sent to IVGID on November 1, 2021. The project is to be reviewed at the Washoe County Planning Commission on February 8. This letter is specifically required of the Health District for Tentative Map approval:
  - 14. **Washoe County Health District:** An “Acknowledgment of Water Service” letter from the water purveyor shall be submitted with the tentative subdivision map application. Washoe County Health District will consider the application incomplete without compliance with NAC 445A.666.
- **NDEP application** – Consistent with similar projects in Incline Village NCE will be submitting the NDEP application with support of IVGID. This requires disclosure of general water system information with IVGID as the operator of the Public Water System (PWS) NAC 445A.66725.
  - NDEP *Application for Approval of Water Project* was emailed to Kate Nelson, Brad Underwood, and Indra Winquest for review on 12/17/2021.
  - Section 14 requires a *flow diagram* from IVGID (received 12/17/2021)
  - NCE’s subconsultant performing flow analysis required in accordance with NAC 445A.6672
- **NDOT sewer encroachment with IVGID as permittee** –modifications to sewer main connections in Tahoe Blvd are required and have been reviewed by IVGID Compliance. No feasible alternatives exist. NDOT requires individual permitting to IVGID as owner. See *Terms and Conditions Relating to Right-of-Way Occupancy Permits, 2021 Edition, Section IV.10*. Similar permits exist throughout Incline Village/Crystal Bay with recent examples being 1 Bigwater Dr (Boulder Bay), 1082 Tahoe Blvd (Ponderosa Ranch). Consistent with past IVGID practice NCE will be preparing applications and submittals and IVGID will need to sign the permit, once ready for approval.
- **Water Rights** –Board Action required: The project proposes to purchase water rights from IVGID. The estimated water rights required are (.28 acre ft. x 40 units) = 11.2 Acre ft. NCE is told this transaction exceeds staff authority and requires Board Action. Please advise.

# Attachment D





**NCE**  
 1885 S. Arlington Ave, Suite 111  
 Reno, Nevada 89509  
 (775) 329-4955 \* Fax (775) 329-5098



947 TAHOE

OWNER  
**PALCAP FFIF TAHOE 1, LLC**  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

TREE REMOVAL	
TREES REMOVED	1 X
TREE SIZE	
TREES > 24" PINE	20
TREES 14"-24" PINE	25
TOTAL	45

NO	DATE	DESCRIPTION

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 DESIGNED BY: KH  
 CHECKED BY: KH  
 DATE: ---  
 DATE: 12-08-2021

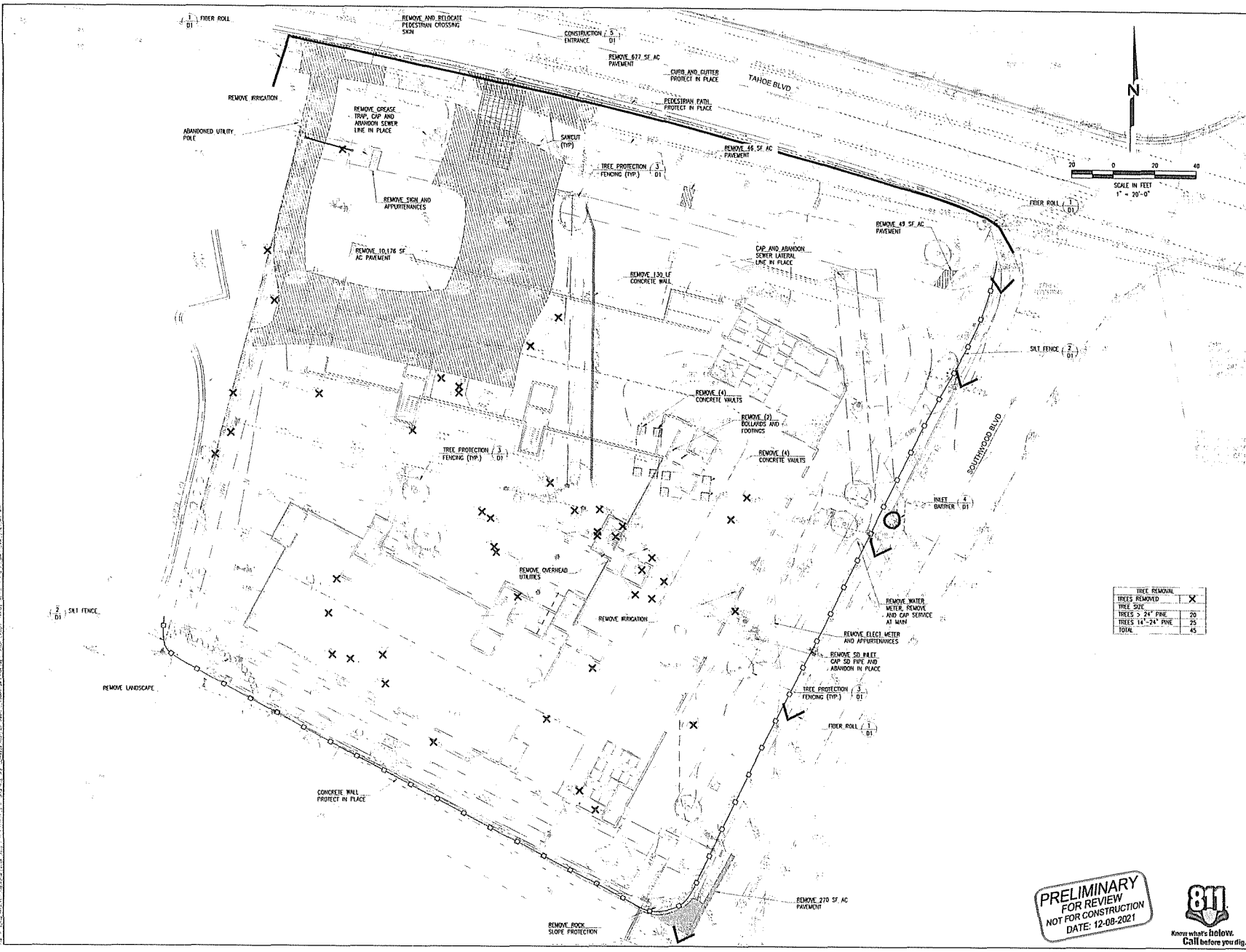
SHEET TITLE

**BMP-DEMO  
 PLAN**

DRAWING: **C2**

SHEET 3 OF 19

**PRELIMINARY  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021**





947 TAHOE

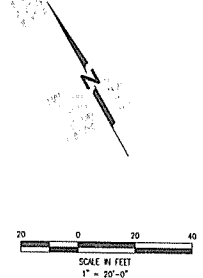
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**PALCAP FFIF TAHOE 1, LLC**  
**940 SOUTHWOOD BLVD.**  
**STE 101**  
**INCLINE VILLAGE, NV**  
**89451**

DATE	DESCRIPTION
12-08-2021	12-08-2021

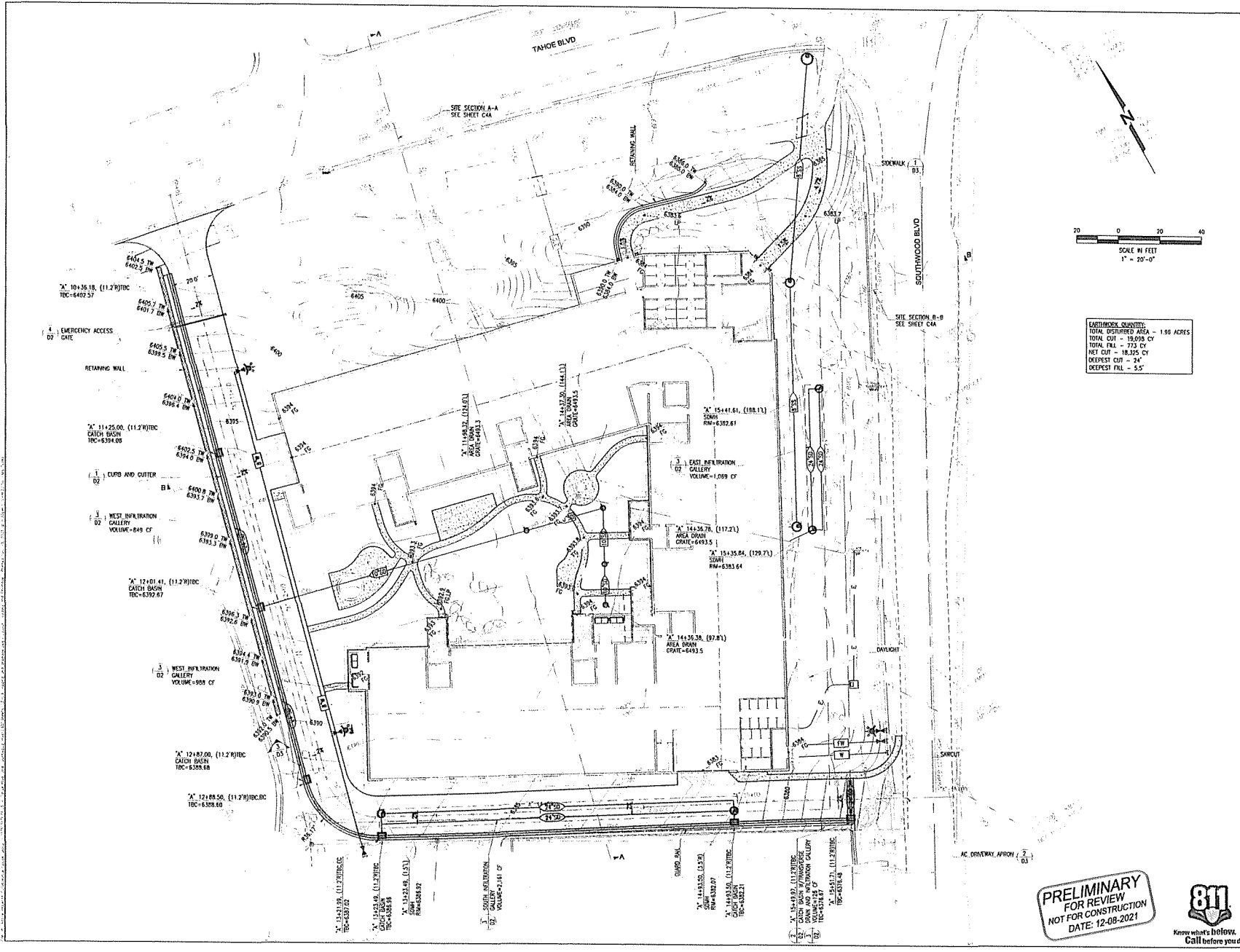
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**GRADING AND DRAINAGE**

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 SHEET 4 OF 19

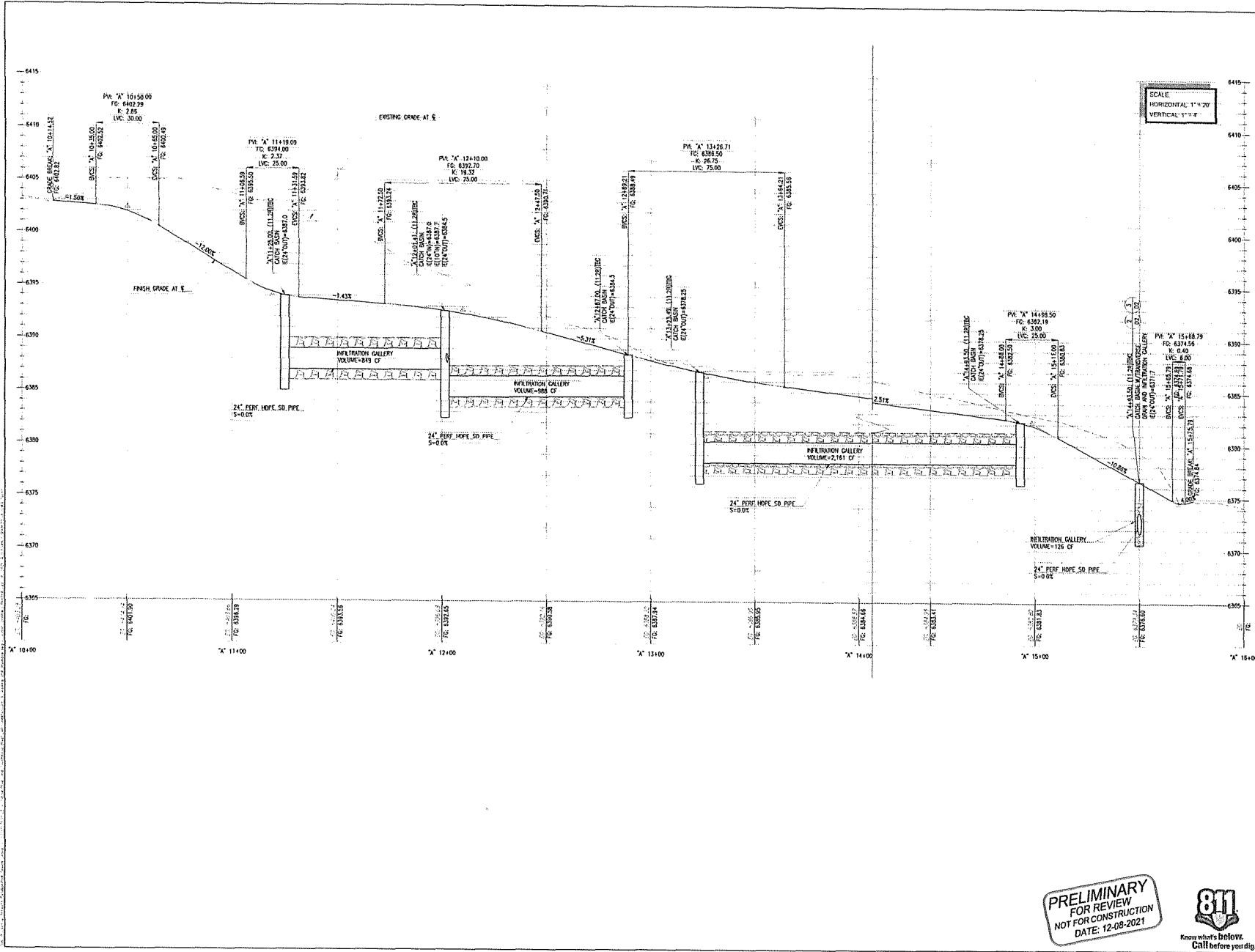


**EARTHWORK QUANTITIES**  
 TOTAL DISTURBED AREA - 1.98 ACRES  
 TOTAL CUT - 19,093 CY  
 TOTAL FILL - 373 CY  
 NET CUT - 18,720 CY  
 DEEPEST CUT - 2'  
 DEEPEST FILL - 5.5'



**PRELIMINARY FOR REVIEW NOT FOR CONSTRUCTION DATE: 12-08-2021**





**NCE**  
 1855 S. Arlington Ave. Suite 111  
 Reno, Nevada 89509  
 (775) 328-4555 • Fax (775) 328-5093



947 TAHOE

PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION

PROJECT NO: 1171.01.25  
 DESIGNED BY: KH  
 DRAWN BY: KH  
 CHECKED BY: --- DATE: ---  
 DATE: 12-08-2021

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SHEET TITLE  
 DRIVEWAY  
 ACCESS  
 PROFILE

DRAWING: C4  
 SHEET 5 OF 19

**PRELIMINARY**  
 FOR REVIEW  
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 DATE: 12-08-2021







947 TAHOE

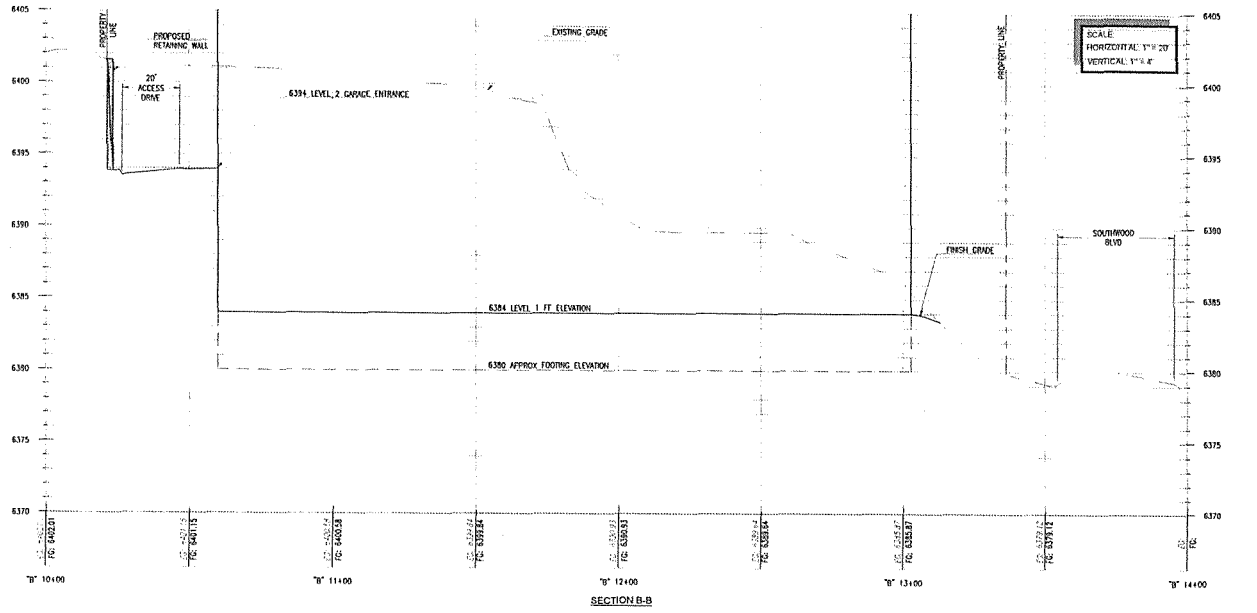
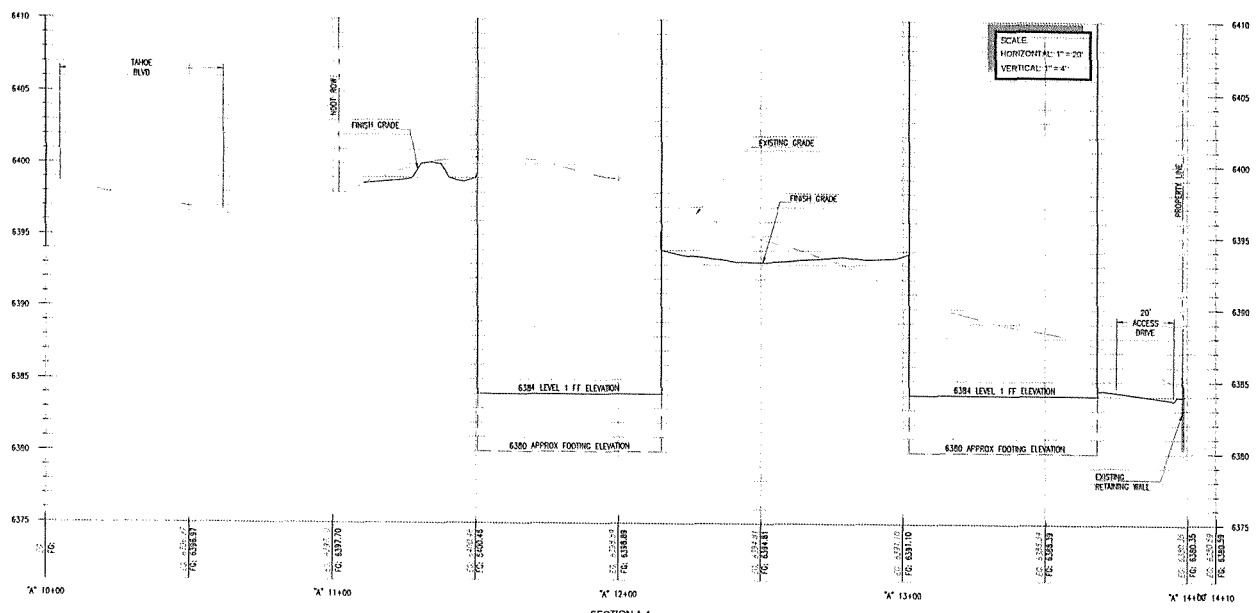
OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

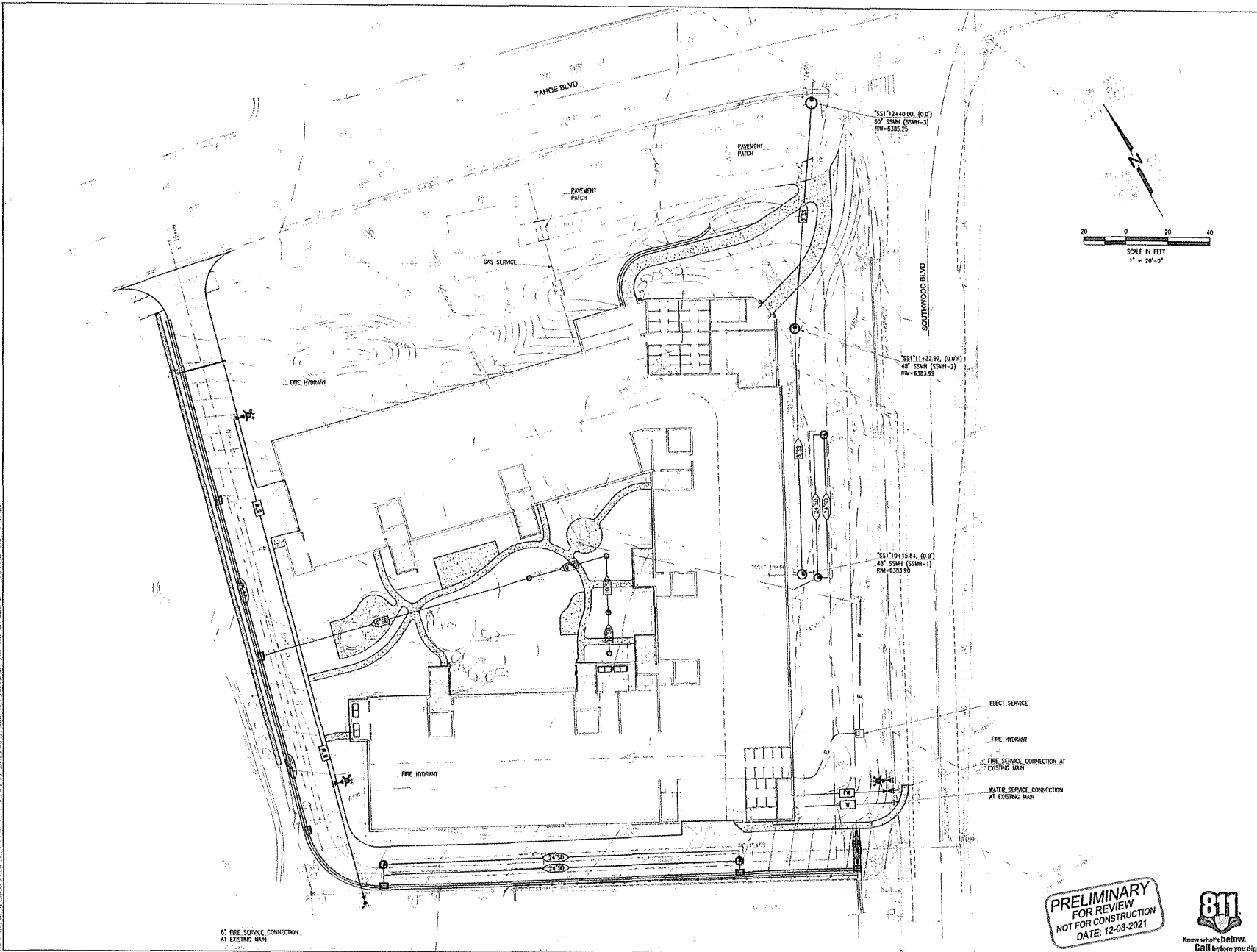
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DESIGNED BY	KH	
DRAWN BY	KH	
CHECKED BY	--	DATE
DATE	12-08-2021	

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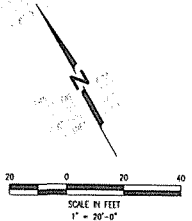
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SHEET	6 OF 19

**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021





**NCE**  
 1895 S. Arlington Ave. Suite 111  
 Reno, Nevada 89509  
 (775) 329-4955 • Fax (775) 329-5098



947 TAHOE

OTHER  
 PALCAP FFIF TAHOE 1,  
 LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO	DATE	DESCRIPTION
PROJECT NO	1171.01.25	
DESIGNED BY	KH	
DRAWN BY	KH	
CHECKED BY	---	DATE
DATE	12-08-2021	

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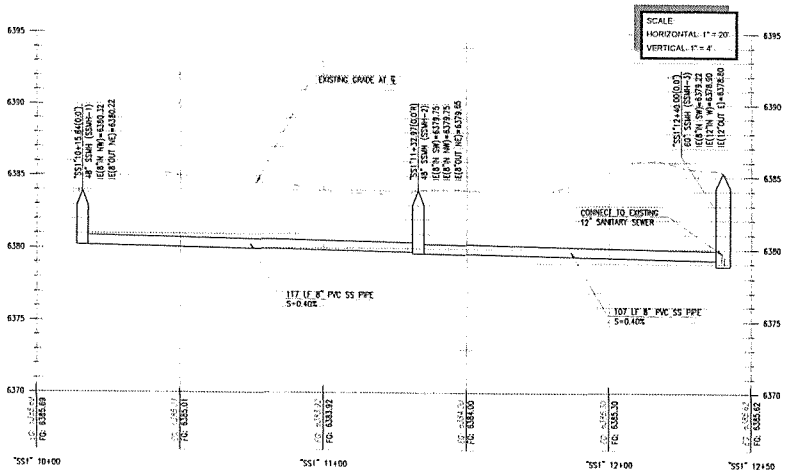
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**UTILITY PLAN**

EPAWN:  
**C5**

SHEET 7 OF 19

**PRELIMINARY FOR REVIEW NOT FOR CONSTRUCTION DATE: 12-08-2021**





**NCE**  
 1805 S. Arlington Ave. Suite 111  
 Reno, Nevada 89509  
 (775) 328-4955 • Fax (775) 328-5098



947 TAHOE

OWNER  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO	DATE	DESCRIPTION

PROJECT NO: 1171.01.25  
 DESIGNED BY: KH  
 CHECKED BY: KH  
 DATE: 12-08-2021

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SHEET TITLE  
 SANITARY  
 SEWER  
 PROFILE

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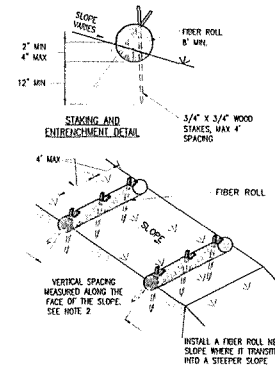
SHEET 8 OF 19

**PRELIMINARY**  
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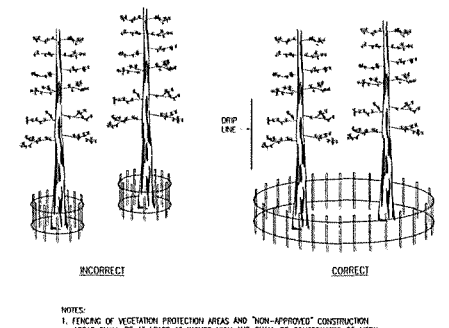
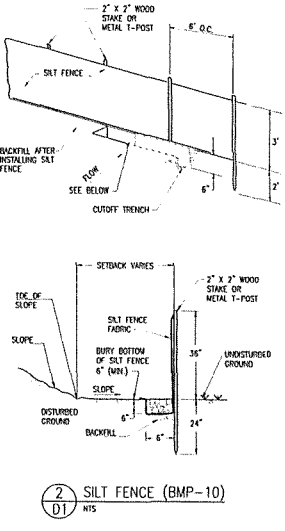
**TEMPORARY EROSION, SEDIMENT, & POLLUTION CONTROL NOTES**

- THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) IN ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL PLAN NOTES AND DETAILS INCLUDED IN THIS PLAN SET MAY BE INTEGRATED INTO THE PROJECT SWPPP.
- GRADING, EXCAVATION, BACKFILLING AND CLEARING OF VEGETATION OR OTHER DISTURBANCE OF SOIL SHALL NOT OCCUR BETWEEN OCTOBER 15 AND MAY 1.
- ALL CONSTRUCTION SITES SHALL BE WHITENED BY OCTOBER 15 TO REDUCE THE WATER QUALITY IMPACTS ASSOCIATED WITH WINTER WEATHER PER TRPA CODE CHAPTER 33.3.3.D.
- THE PROJECT SITE AND ALL TEMPORARY BMPs SHALL BE INSPECTED BY QUALIFIED PERSONNEL BEFORE AND AFTER EACH STORM EVENT AND DAILY DURING CONSTRUCTION WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY BMPs AT ALL TIMES.
- DUST CONTROL
  - DUST CONTROL MEASURES SHALL BE REQUIRED FOR ANY GRADING ACTIVITY CREATING SURSTAT CONTROL MEASURES SHALL BE APPROVED BY TRPA.
  - AT A MINIMUM THE CONTRACTOR SHALL PROVIDE A WATER TRUCK TO WATER AREAS AS NECESSARY TO CONTROL DUST.
  - STOCKPILES AND LOOSE SOIL MOUNDS SHALL BE PROTECTED FROM WIND OR WATER EROSION BY BEING APPROPRIATELY PROTECTED OR COVERED WHEN CONSTRUCTION IS NOT IN ACTIVE PROGRESS OR WHEN REQUIRED BY TRPA OR THE SWPPP.
- VEGETATION PROTECTION
  - ALL TREES AND NATURAL VEGETATION SHALL NOT BE DISTURBED, HARMED OR REMOVED EXCEPT AS SPECIFICALLY CALLED FOR IN THIS PLAN SET AND TRPA CODE CHAPTER 33.8.
  - TREES SHALL NOT BE USED FOR THE PURPOSE OF SIGN POSTS, TELEPHONE WIRES OR TEMPORARY POWER, BRACING FOR FORMS OR OTHER SIMILAR TYPES OF USES PER TRPA CODE CHAPTER 33.6.7.
  - VEGETATION PROTECTION FENCING SHALL BE CONSTRUCTED WITH METAL POSTS, INDUSTRY STANDARD ORANGE MESH FENCING, AND AT LEAST 4 FEET TALL, UNLESS AN ALTERNATIVE METHOD IS APPROVED BY THE COUNTY OR TRPA.
- EROSION CONTROL
  - MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.
  - PHASE CONSTRUCTION ACTIVITY WHEN FEASIBLE.
  - CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT SITE.
  - DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITIES AT THAT LOCATION HAVE CEASED.
  - IF ROLLED EROSION CONTROL PRODUCTS ARE USED FOR SOIL STABILIZATION, INSTALLATION AND STAKING SHALL BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - NO VEHICLE OR HEAVY EQUIPMENT SHALL BE ALLOWED IN A STREAM ENVIRONMENT ZONE OR NET AREA EXCEPT AS AUTHORIZED BY TRPA.
  - ONLY EQUIPMENT OF A SIZE AND TYPE THAT WILL DO THE LEAST AMOUNT OF DAMAGE, UNDER PREVAILING SITE CONDITIONS, AND CONSIDERING THE NATURE OF THE WORK TO BE PERFORMED, SHALL BE USED.
- SEEDING CONTROL
  - STORM DRAIN PALETS SHOULD BE PROTECTED AT ALL TIMES UTILIZING BMP - 12.
  - SILT FENCE BMP - 10 OR FIBER ROLL BMP - 9 SHOULD BE USED AS PERIMETER CONTROLS FOR THE PROJECT SITE AS DIRECTED BY THE SWPPP OR THE COUNTY AND TRPA IN THE FIELD.
  - EXCAVATED MATERIAL SHALL BE STORED UPGRADE FROM THE EXCAVATED AREA WHENEVER POSSIBLE. NO MATERIAL SHALL BE STORED IN ANY STREAM ENVIRONMENT ZONE OR NET AREA.
  - CONTRACTOR SHALL PROVIDE CRUSHED ROCK OR RUMBLE DOARDS IN AREAS OF CONSTRUCTION SITE ACCESS AND EXITS.
  - SOIL AND CONSTRUCTION MATERIAL SHALL NOT BE TRACKED OFF THE CONSTRUCTION SITE. GRADING OPERATIONS SHALL CEASE IN THE EVENT THAT A DANGER OF VIOLATING THIS CONDITION EXISTS.
  - STREET DRESSING SHALL BE PERFORMED AS NEEDED TO KEEP TRAVELED BAYS FREE OF SEDIMENT (TYPICALLY DAILY).
- POLLUTION CONTROL
  - NO WASHING OF VEHICLES OR HEAVY EQUIPMENT, INCLUDING CONCRETE MIXERS, SHALL BE PERMITTED ANYWHERE ON THE SUBJECT PROPERTY UNLESS AUTHORIZED BY TRPA IN WRITING.
  - DISPOSAL OF ANY EXHAUSTED OR WASTE MATERIAL (LIQUID OR SOLID) SHALL BE TO A SITE OUTSIDE THE TRACTE BAY OR A LOCATION APPROVED BY TRPA IN WRITING.
  - STAGING AREAS SHOULD BE CLEARLY DELINEATED BY THE CONTRACTOR AND APPROVED BY TRPA PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL DEVELOP AND HAVE A SPILL PREVENTION AND RESPONSE PLAN WITH SPILL RESPONSE MATERIALS ON-SITE AT ALL TIMES.
  - TEMPORARY BMPs SHALL BE INSTALLED AND MAINTAINED PRIOR TO EXCAVATION AND DURING ALL PHASES OF THE PROPOSED PROJECT. PROJECT CONSTRUCTION SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED SOILS EXISTING AT ONE TIME - ADDITIONALLY ALL NEW AND EXISTING CONCRAVES AND TREATMENT FACILITIES SHALL BE FITTED WITH TEMPORARY BMPs TO PREVENT THE TRANSPORT OF SEDIMENT DURING STORM EVENTS DURING CONSTRUCTION.
  - TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED EVERY 500 FEET MINIMUM IN EXCAVATED TRENCHES AND DITCHES. WHERE PRACTICAL, TEMPORARY EROSION CONTROL DEVICES SHALL BE PLACED EVERY 100 FEET. TEMPORARY EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL SITE IS STABILIZED.
  - TEMPORARY BMPs SHOWN ON THE PLANS DO NOT FULFILL ALL REQUIREMENTS OF THE SWPPP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE TEMPORARY BMPs ARE INSTALLED IN ALL AREAS NECESSARY TO COMPLY WITH THE SWPPP, NDEP, AND TRPA PERMITS.

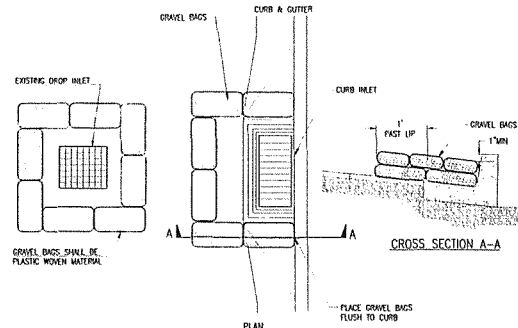


- NOTES:**
- FIBER ROLLS SHOULD CONSIST OF STRAW, FLAX, WOOD EXCELSSION OR COCOON FIBERS BOUND IN A TIGHT FIBERGLASS ROLL.
  - LOCATE FIBER ROLLS ON LEVEL, CONTIGUOUS SPACES AS FOLLOWS:
    - SLOPE INCLINATION OF 4:1 (H) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
    - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
    - SLOPE INCLINATION OF 2:1 (H) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
  - TURN THE CHISEL OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM COMING AROUND THE ROLL.
  - IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPING, NOT ADJUTED.
  - FIBER ROLLS MAY BE USED FOR DRAINAGE INLET PROTECTION IF PROPERLY OVERLAPPED.
  - SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE SEDIMENT STORAGE DEPTH.

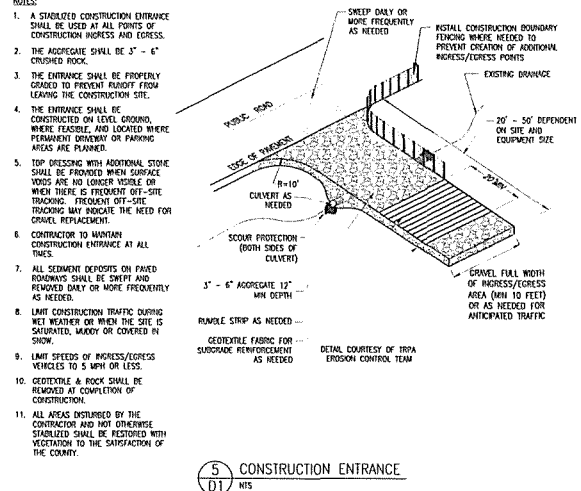
- NOTES:**
- SITE CONSIDERATIONS**
    - DO NOT USE IN STREAMS, CHANNELS, DRAIN INLETS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE TO GREAT FLOW.
    - MAXIMUM SLOPE LENGTH BEHIND FENCE LINE SHOULD NOT BE LONGER THAN 200'.
    - MAXIMUM SLOPE STEEPNESS BEHIND FENCE LINE SHOULD NOT BE STEEPER THAN 1:1.
    - WHERE POSSIBLE, MINIMUM LENGTH FROM TOE OF SLOPE TO FENCE SHOULD BE 6'-6".
  - FABRIC**
    - SILT FENCE FABRIC SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 48" AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
    - FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHOULD HAVE AN INTEGRAL REINFORCEMENT LAYER. THE REINFORCEMENT LAYER SHOULD BE A POLYPROPYLENE OR EQUIVALENT, NET PROVIDED BY THE MANUFACTURER.
    - THE PERMEABILITY OF THE FABRIC SHOULD BE BETWEEN 0.1 SEC-1 AND 0.15 SEC-1 IN CONFORMANCE WITH THE REQUIREMENTS IN THE ASTM DESIGNATION D4691.
  - POSTS AND STAKES OR WIRE**
    - POST SHALL BE A MINIMUM OF 2" X 2" WOOD STAKES OF COMMERCIAL QUALITY LUMBER OR EQUIVALENT STRENGTH METAL 1-POST OR GREATER.
    - STAKES USED TO FASTEN THE FENCE FABRIC TO THE STAKES SHOULD NOT BE LESS THAN 1/2" LONG AND SHOULD BE FORGATED FROM 1/4 GAUGE OR HEAVIER WIRE. PLASTIC WIRE NETS AND/OR STEEL BRACKING WIRE (9 GAUGE OR HEAVIER) MAY BE SUBSTITUTED. NOT LESS THAN 4 STAPLES/STAKES SHALL BE USED IN EACH SLOPE.
  - INSTALLATION**
    - EXCAVATE TRENCH A MINIMUM OF 6" X 6" ALONG THE ENTIRE LENGTH OF THE FENCE LINE.
    - STAKES SHALL BE SPACED AT 6'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
    - THE LAST 8' OF FENCE SHALL BE TURNED UPSLOPE.
    - CORNER/JUNCTION OF SILT FENCES SHALL BE COMPLETED BY TIGHTLY OVERLAPPING THE ENDS OF THE ROLLS A MINIMUM OF 12" OR BY OVERLAPPING THE END POSTS AND SECURING THE TWO POSTS TOGETHER WITH AN END POST.
    - BOTTOM OF SILT FENCE SHOULD BE KEPT IN 12".
    - DO NOT INSTALL PERPENDICULAR TO ANY SLOPE OR ANY CONTOUR LINE.
  - MAINTENANCE**
    - SILT FENCES SHOULD BE LEFT IN PLACE, REGULARLY INSPECTED, AND MAINTAINED UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.
    - SEDIMENT SHOULD BE REMOVED BEFORE THE SEDIMENT ACCUMULATION REACHES ONE-THIRD OF THE BARRIER HEIGHT.



- NOTES:**
- FENCING OF VEGETATION PROTECTION AREAS AND "NON-APPROVED" CONSTRUCTION AREAS SHALL BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND ORANGE CONSTRUCTION FENCING AT LEAST 48 INCHES HIGH.
  - NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING ON OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL FROM THE COUNTY. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL.
  - TREE PROTECTION FENCING SHOWN ON PLANS IS NOT TO SCALE.



- NOTES:**
- GRAVEL BAG CONSTRUCTION SHOULD BE USED FOR PAVED OR UNPAVED AREAS WITH SLOPES LESS THAN 5% IF TWO LAYERS OF GRAVEL BAGS ARE INSTALLED, PROVIDE CAPS AS FOLLOWS:
    - LEAVE CAP OF ONE BAG DIRECTLY IN FRONT OF THE DROP INLET FOR DROP PALETS LOCATED IN A SUB.
    - LEAVE CAP OF ONE BAG ON THE UPSLOPE SIDE FOR AREAS WITH SLOPES GREATER THAN 2% BUT LESS THAN 5%.
  - GRAVEL BAGS SHALL BE FILLED WITH CLEAN, WASHED 1/2" GRAVEL OR EQUIVALENT.
  - DAMAGED GRAVEL BAGS SHALL BE REPLACED PROMPTLY.
  - GRAVEL BAG BARRIER HEIGHT SHALL EQUAL 5" OR 6" MINIMUM DEPENDENT ON CURB HEIGHT. MAINTAIN 1" MIN FROM TOP OF GRAVEL BAG TO TOP OF CURB.



- NOTES:**
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
  - THE ENTRANCE SHALL BE 5' - 6' CRUSHED ROCK.
  - THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMITTED DRIVEWAY OR PARKING AREAS ARE PLANNED.
  - TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED WHEN SURFACE VEHICLES ARE AND LOWER VISIBLE OR WHEN THERE IS FREQUENT OFF-SITE TRAFFIC. FREQUENT OFF-SITE TRAFFIC MAY INDICATE THE NEED FOR GRAVEL REPLACEMENT.
  - CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
  - ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE SWEEP AND REMOVED DAILY OR MORE FREQUENTLY AS NEEDED.
  - LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY OR COVERED IN SNOW.
  - LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 MPH OR LESS.
  - GEOTEXTILE & ROCK SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.
  - ALL AREAS DISTURBED BY THE CONSTRUCTION AND NOT OTHERWISE STABILIZED SHALL BE RESTORED WITH VEGETATION TO THE SATISFACTION OF THE COUNTY.

**NCE**  
 1885 S. Arlington Ave. Suite 111  
 Reno, Nevada 89509  
 (775) 328-4955 • Fax (775) 328-5098



947 TAHOE

**PALCAP FFIF TAHOE 1, LLC**  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

DATE	DESCRIPTION
PROJECT NO.	1171.01.25
DESIGNED BY:	KH
DRAWN BY:	KH
CHECKED BY:	INIL
DATE:	12-08-2021

**BMP DETAILS**

SHEET TITLE

BMP DETAILS

DATE: 12-08-2021

SHEET 9 OF 19

**PRELIMINARY FOR REVIEW FOR CONSTRUCTION DATE: 12-08-2021**





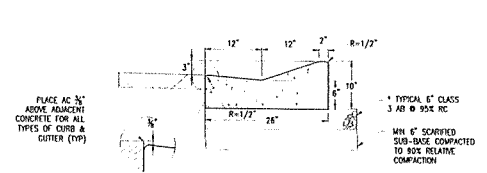
947 TAHOE

OWNER  
**PALCAP FFIF TAHOE 1, LLC**  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

REV	DATE	DESCRIPTION
PROJECT NO.	1171.01.25	
DESIGNED BY:	KH	
ISSUED BY:	KH	
CHECKED BY:	---	DATE: ---
DATE:	12-08-2021	

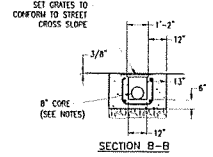
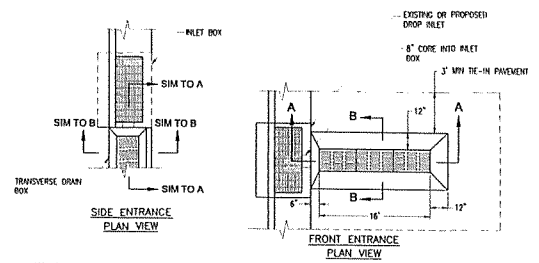
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SHEET TITLE	
DETAILS	
VERSION:	D2
SHEET	10 OF 19



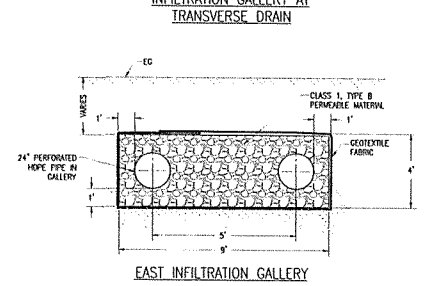
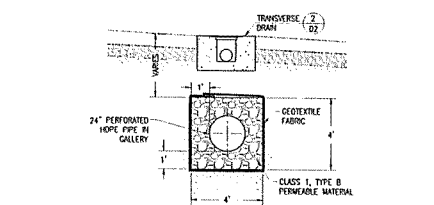
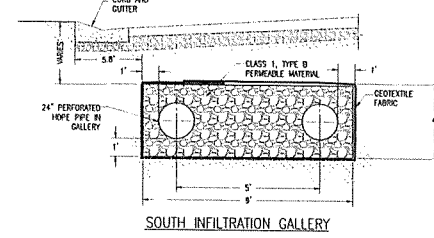
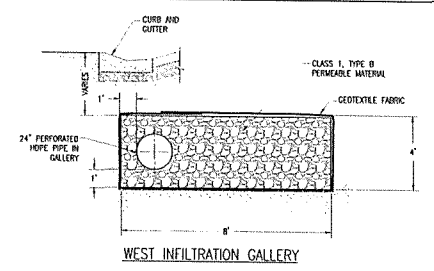
- NOTES:
- ALL BASE MATERIAL SHALL BE COMPACTED AND TESTED BY THE CITY OR BY A THIRD PARTY INSPECTOR AT THE CITY'S OCCASION PRIOR TO CONCRETE POUR. NOTIFY THE CITY AT LEAST 24 HRS PRIOR TO POUR.
  - CONTRACTOR SHALL CONTACT INSPECTOR FOR SCHEDULING CURB STRIKELINE INSPECTION AT LEAST 24 HRS PRIOR TO CONCRETE POUR.
  - ALL FLOWPES SHALL BE WATER TESTED BEFORE ACCEPTANCE FOR PAYMENT. CONTRACTOR SHALL CONTACT INSPECTOR TO SCHEDULE WATER TESTING.
  - LOCATE 2" DEEP TRANSVERSE SLOPES AT 10' INTERVALS IN CURB AND CUTTERS. INSTALL EXPANSION JOINTS AT ALL COLD JOINTS.
  - (7) #12 DONNELLS ARE REQUIRED AT ALL COLD JOINTS, INCLUDING WHERE NEW CURB AND CUTTER IS TO MEET EXISTING. DONNELLS SHALL BE GRouted AND INSTALLED INTO THE CURED CONCRETE CURB AND CUTTER, COVERED VERTICALLY AND 3" OFF OF EACH SIDE.
  - NO MACHINERY OF TRUCKS AND/OR EQUIPMENT WILL BE ALLOWED ON SITE UNLESS A SIGN IS PROVIDED AND APPROVED BY THE INSPECTOR.
  - CONTRACTOR MUST FENCE ALL OPENINGS FOR 72 HOURS AFTER CONCRETE POUR.
  - CITY HAS THE RIGHT TO REJECT CURBS FOR NON-COMFORMANCE AND/OR POST CONSTRUCTION DAMAGE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY EMBs, AC CUTS AND REPLACEMENT, REVEGETATION AND ALL OTHER INCIDENTALS ASSOCIATED WITH CURB INSTALLATION.

**1**  
**D2**  
 CURB AND CUTTER  
 NTS

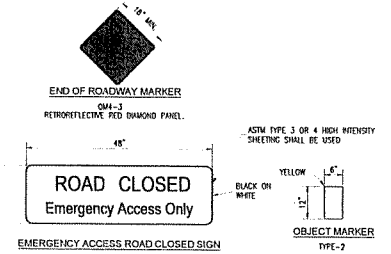
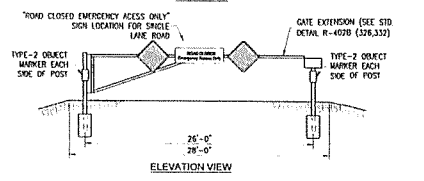
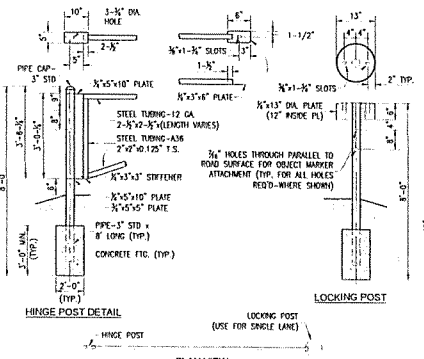


- NOTES:
- WHEN INSTALLING TRANSVERSE DRAIN ON EXISTING PAVEMENT, ORILL AND EPOXY #4 x5\"/>

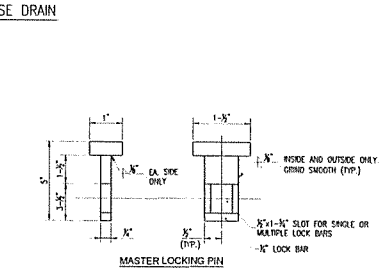
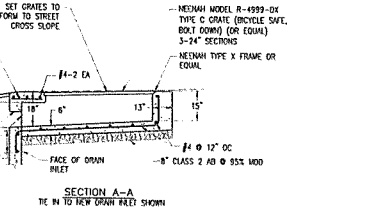
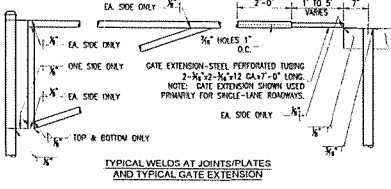
**2**  
**D2**  
 TRANSVERSE DRAIN  
 NTS



**3**  
**D2**  
 INFILTRATION GALLERY  
 NTS



**4**  
**D2**  
 EMERGENCY ACCESS GATE  
 NTS



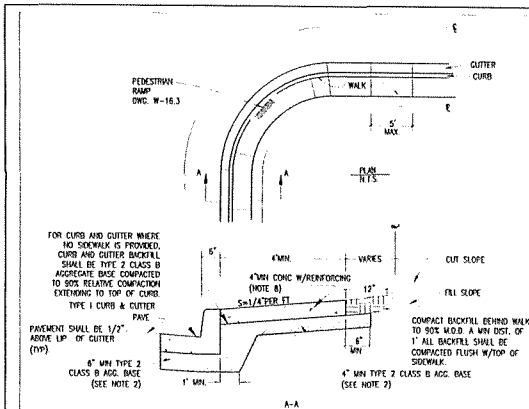
- NOTES:
- ALL HOLES DRILLED THROUGH TO BE 7/16\"/>
  - ALL THREADS OF ALL BOLTS USED ARE TO BE FINED AFTER INSTALLATION/USAGE TO PREVENT BOLT WEAR.
  - ALL MEMBERS OF THE GATE ASSEMBLY SHALL BE FABRICATED FROM THE STANDARD STEEL SECTIONS. FABRICATED MEMBERS SHALL RECEIVE ENO SHOP COAT OF ALUMINUM PAINT AFTER FABRICATION. ALUMINUM PAINT SHALL CONFORM TO AASHTO SPECIFICATION M99-70. HARDWARE SHALL BE CROMIUM PLATED.

**MATERIALS LIST**

ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	GATES AND GATE EXTENSIONS
2	1	HINGE POST, WITH PIPE CAPS
3	1	MASTER LOCKING PINS
4	2	LOCKING POST
5	2	OMI-3 END OF ROADWAY MARKER
6	4	6\"/>
7	2	3/8\"/>
8	6	3/8\"/>
9	6	3/8\"/>
10	1	18\"/>

**PRELIMINARY**  
 FOR REVIEW  
 NOT FOR CONSTRUCTION  
 DATE: 12-08-2021

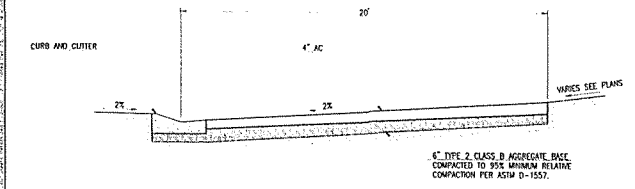




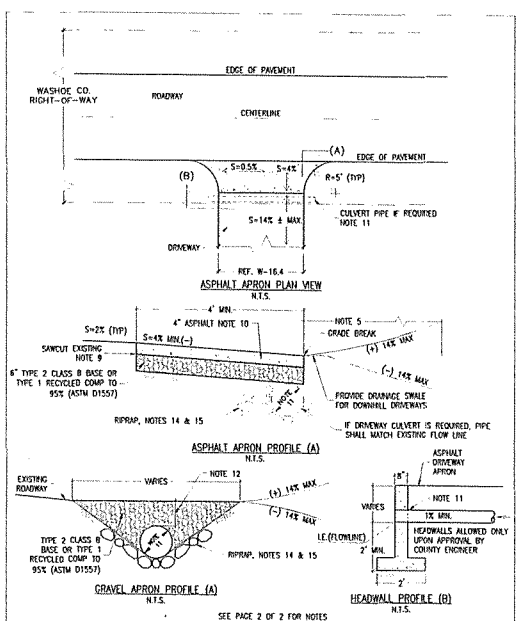
- NOTES**
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL MEET THE FOLLOWING SPECIFICATIONS: 4,000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS W/ MIN. 6.25 BAGS OF TYPE I CEMENT (200 LBS) PER CUBIC YARD OF CONCRETE; WATER/CEMENT RATIO 0.45 MAX. AIR ENTRAPMENT SHALL BE 4.5% - 7.5%; SLUMP SHALL RANGE FROM 1" MIN TO 4" MAX. ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPC).
  - AGGREGATE BASE SHALL BE TYPE 2 CLASS B COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D-1557.
  - EMULSION REDUCERS (SUCH AS COMFAM) SHALL BE APPLIED IMMEDIATELY AFTER INITIAL CURING.
  - FINISHING AND CURING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPC.
  - TESTING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPC.
  - SIDEWALK REMOVAL SHALL BE TO NEAR SUB-CUT-LINE.
  - NO EQUIPMENT SHALL BE PERMITTED ADJACENT TO OR ACROSS THE SIDEWALK UNTIL THE FOURTH DAY FOLLOWING PLACEMENT OF THE CONCRETE OR UNTIL THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
  - SUBGRADE SHALL BE COMPACTED TO 90% MIN. RELATIVE COMPACTION. IF DRIVEWAYS OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE RECHECKED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
  - SIDEWALK SHALL RECEIVE A LIGHT BROOM FINISH.
  - SEE ROADWAY SECTIONS FOR SIDEWALK NOTES.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	WASHOE
1	ISSUED	02/23/20	P.C.C. SIDEWALK	SECTION	WASHOE
2	REVISED	02/23/20		SECTION	WASHOE
3	REVISED	02/23/20		SECTION	WASHOE

1  
D3  
SIDEWALK  
N.T.S.



3  
D3  
EMERGENCY ACCESS / DRIVEWAY SECTION  
N.T.S.



NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	WASHOE
1	ISSUED	02/23/20	ASPHALT AND GRAVEL DRIVEWAY APRONS	SECTION	WASHOE
2	REVISED	02/23/20		SECTION	WASHOE
3	REVISED	02/23/20		SECTION	WASHOE

2  
D3  
AC DRIVEWAY APRON  
N.T.S.

- NOTES**
- ENCROACHMENT / EXCAVATION PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
  - THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
  - SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSUITABLE, UNSUITABLE OR TO HAVE EXHAUSTIVE SOILS TO CONFORM WITH THE SOILS REPORT OR WASHOE COUNTY REQUIREMENTS.
  - ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND ASPHALT EXCEEDS 6", PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
  - NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
  - A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
  - DRIVEWAY GEOMETRICS SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-16.4. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-5.11.
  - MATCH WITH A HEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. MAINTAIN A MINIMUM DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
  - HOT MIX ASPHALT SHALL BE TYPE 3, PG54-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLENDS PER SIDE MAX WITH 1.5% LINE AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.
  - MINIMUM SIZE CURVEPIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CURVEPIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS 5 MEETING REQUIREMENTS OF ASTM W214.
  - CURVEPIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS B AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.
  - CURVEPIPE SHALL BE SLOPED TO MATCH EXISTING DITCH / ROAD GRADE OR 1% MINIMUM.
  - CURVEPIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RPPRP HORIZONTALLY PAST END OF FEE.
  - CLASS 150 RPPRP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
  - NO CONCRETE OR PAVEN DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
  - HYDROIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
  - WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APPROX.
  - CURRENT ASHIO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	WASHOE
1	ISSUED	02/23/20	ASPHALT AND GRAVEL DRIVEWAY APRON NOTES	SECTION	WASHOE
2	REVISED	02/23/20		SECTION	WASHOE
3	REVISED	02/23/20		SECTION	WASHOE

**NCE**  
1855 S. Arlington Ave. Suite 111  
Reno, Nevada 89509  
(775) 329-4555 • Fax (775) 328-5098



947 TAHOE

PALCAP FFIF TAHOE 1, LLC  
940 SULLWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION
PROJECT NO.	1171.01.25	
DESIGNED BY	KH	
DRAWN BY	KH	
CHECKED BY	---	DATE
DATE:	12-08-2021	

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SHEET TITLE  
**DETAILS**

DRAWING NO.  
**D3**

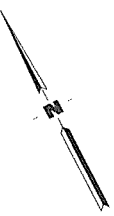
SHEET 11 OF 19

**PRELIMINARY FOR REVIEW NOT FOR CONSTRUCTION DATE: 12-08-2021**

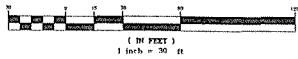


**LEGEND**

- SET 5/8" REBAR W/ CAP STAMPED PLS 1624
- FOUND HOLE AS NOTED
- DIRECTION POINT - NOTHING FOUND OR SET
- GRANT DEED TO PALCAP FFIF TAHOE I, LLC, RECORDED IN DOC. NO. 5010654, HASKIE COUNTY OFFICIAL RECORDS.



**GRAPHIC SCALE**



**RECORD DOCUMENTS:**

THIS MAP IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY EQUINIX TITLE ESCROW CO. LAMAR, NEVADA DATED NOVEMBER 15, 2020.

THE FOLLOWING DOCUMENTS AFFECT THE PARCELS:

15. An assessment on granted to Sierra Pacific Power Company and Bell Telephone Company of Nevada to construct, operate and maintain electric power and communication lines and incidental matters by instrument recorded November 15, 1924 in Book 056, Page 233, Document No. 37632, Deed Records, SAID INSTRUMENT APPEARS TO AFFECT A PORTION OF THE SOUTHWEST CORNER OF LOT 9 OF SOUTHWOOD BLVD. AND DOES NOT ENCLOSE THE FORESET PARCEL.

16. Covenants, conditions and restrictions, as contained in a deed recorded June 12, 1965 in Book 603, Page 565, on Document No. 28214, of Deed Records, Washoe County Nevada, which setting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, marital condition, marital status, marital status, disability, handicap, national origin, ancestry or source of income on and forth in applicable state or Federal laws, except to the extent that such covenant or restriction is prohibited by applicable law. SEE DOCUMENT FOR PARTICULARS.

17. An assessment for public utilities and incidental purposes, on set forth in an instrument recorded June 12, 1965 in Book 603, Page 565, on Document No. 28214, Deed Records, SAID INSTRUMENT IS A STRIP OF LAND 50' IN WIDTH AS SHOWN HEREON.

**GENERAL NOTES**

1. THIS MAP IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE HASKIE COUNTY DEVELOPMENT CODE.
2. SEE ENGINEERING CIVIL PLANS FOR GRADING, DRAINAGE, EROSION CONTROL AND TOPOGRAPHIC INFORMATION.
3. SEE SHEETS 2-4 OF 5 FOR UNIT BOUNDARY INFORMATION.
4. SEE SHEET 5 OF 5 FOR UNIT VERTICAL BOUNDARY INFORMATION.

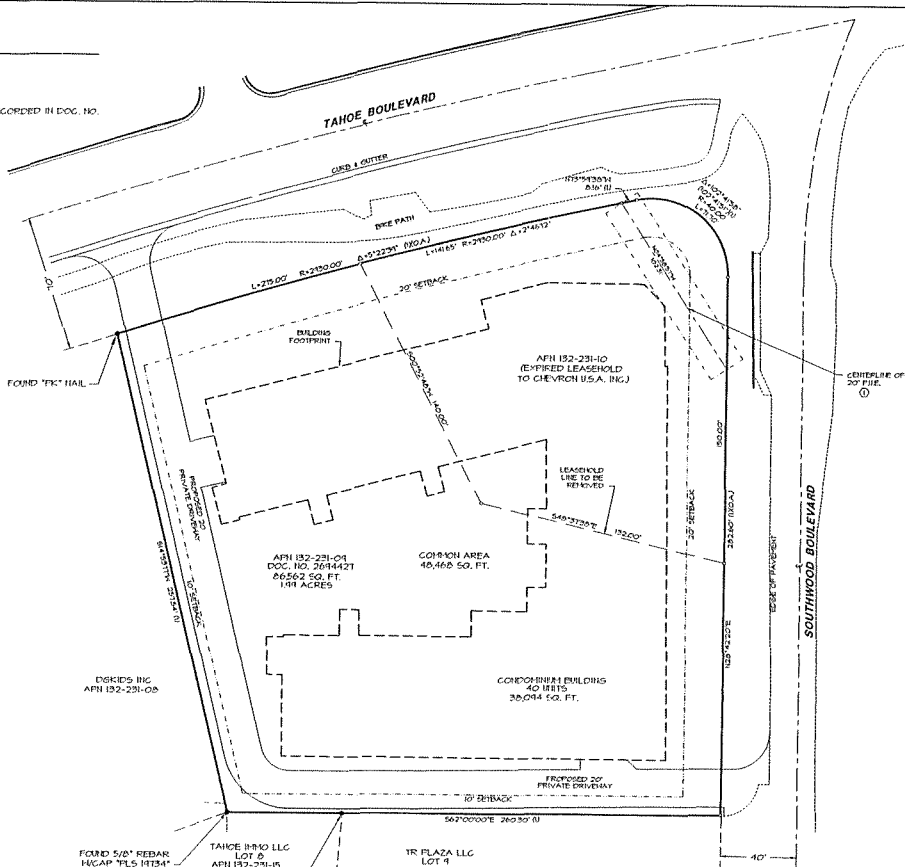
**BASIS OF BEARINGS AND COORDINATES**

NORTH AMERICAN DATUM OF 1983 (NAD 83) (NAD 83/NA), NEVADA STATE PLANE WEST ZONE AS DESCRIBED WITH FINAL THE KIRKBYING (KIRK) GPS OBSERVATION, OBSERVED ON JULY 23, 2020, USING TRIMBLE R4 RECEIVER WITH CORRECTIONS RECEIVED FROM TRIMBLE RTK BASE STATION OCCUPYING NEVADA DEPARTMENT OF TRANSPORTATION CONTROL POINT "282002A", ALL DIMENSIONS AND COORDINATES SHOWN ARE U.S. SURVEY FOOT, GRID DIMENSIONS.

"282002A" STATE PLANE GRID COORDINATES, N WEST ZONE  
 N = 4164350.00  
 E = 2238241.57

**BASIS OF ELEVATION:**

A FOUND MAG HAIL AT THE NORTHWEST CORNER OF 141 TAHOE BOULEVARD (APN 132-231-01) AS SHOWN ON THE SITE PLAN PREPARED BY ARNETT & ASSOCIATES.  
 "MAG HAIL"  
 ELEVATION = 6406.00'



**SITE INFORMATION**  
 141 & 143 TAHOE BLVD.  
 INCLINE VILLAGE, NV  
 APN 132-231-01 & 10, HASKIE COUNTY, NEVADA  
 LOTS DESCRIBED IN DOC. NO. 5010654, HSCOR

**LAND USE INFORMATION**  
 TOTAL LOT AREA: 26,262 SQ. FT. (0.61 ACRES)  
 COMMON AREA: 48,468 SQ. FT. (1.11 ACRES)  
 LAND USE DESIGNATION: TOWN CENTER OF THE INCLINE VILLAGE COMMERCIAL (VC) REGULATORY ZONE OF THE TAHOE AREA PLAN  
 ZONING: TFC (MULTI-FAMILY EXCELLENCE)  
 SETBACKS: PER TRPA CODE SECTION 60.5.4.1  
 FRONT - 20'  
 SIDE - 10'  
 REAR - 10'

**DENSITY**  
 TOTAL LOT AREA: 26,262 SQ. FT. (0.61 ACRES)  
 TOTAL PROPOSED UNITS = 40  
 PROPOSED DENSITY = 20 UNITS/ACRE  
 ALLOWABLE DENSITY: PER TRPA CODE SECTION 60.5.4.1  
 20 UNITS/ACRE FRONT  
 20 UNITS/ACRE REAR  
 20 UNITS/ACRE REAR

**SURVEYOR/ MAP PREPARER:** ARNETT & ASSOCIATES, INC., 120 COUNTRY CLUB DR. 10118 INCLINE VILLAGE, NV 89451 PHONE: (775) 831-0160 KEVIN HANRA KEVIN@ARNETTCONSULTANTS.COM

**LANDOWNER:** PALCAP FFIF TAHOE I LLC, 140 SOUTHWOOD BLVD., SUITE 101 INCLINE VILLAGE, NV 89451 PHONE: (775) 831-0160 KEVIN HANRA KEVIN@PALCAPFFIHTAHOE.COM

**CIVIL ENGINEER:** ICE, 1025 S. ARLINGTON AVE., SUITE III RENO, NV 89501 PHONE: (775) 588-2505 (X 234) MICHAEL LEFRANKOIS, PE MLEFRANKOIS@ICE.NET

**ARCHITECT:** COLLABORATIVE DESIGN STUDIO, 1444 DOUBLE R BLVD., SUITE B RENO, NV 89501 PHONE: (775) 240-7777 PETER GROVE, AIA PETER@COLLABORATIVEDESIGNSTUDIO.COM

**ATTORNEY:** FELDMAN LAUGHLIN BUEHL LLP, 170 U.S. HIGHWAY 50 ZEPHYRUS GORGE, NV 89440 PHONE: (775) 280-7431 KARA TRILL KARA@FELTHTAHOE.COM

**NOTES**

1. THE COMMON ELEMENT (CE) IS THE ENTIRE SUBDIVISION SHOWN HEREON INCLUDING ALL LAND RESERVES EXCEPT ALL UNITS, BUT INCLUDING ALL LIMITED COMMON ELEMENTS (LCE). ALL COMMON ELEMENTS SHALL BE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE HOMEOWNERS ASSOCIATION. THE TERM COMMON ELEMENT IS SYNONYMOUS WITH "COMMON AREA" AS DEFINED IN NRS 110.010.
2. EXCEPT WHERE OTHERWISE NOTED, SANITARY SEWER AND STORM WATER DRAINAGE FACILITIES ARE PRIVATELY MAINTAINED AND PERPETUALLY FUNDED BY THE OWNERS OF THE COMMON ELEMENT.
3. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
4. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL WATER & SEWER LINES WITHIN THE SHOWN COMMON AREA TO THE CONNECTION TAP AT 14,610' S. PUBLIC SEWER & WATER MAINS.
5. DENTIFICATION/INFILTRATION AND OTHER STORM DRAINAGE FACILITIES, AS WELL AS THE COMMON AREA AND THE PRIVATE DRIVEWAYS SHALL BE PERPETUALLY FUNDED AND PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



**947 TAHOE A CONDOMINIUM**

**OWNER**  
 PALCAP FFIF TAHOE 1, LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451

NO.	DATE	DESCRIPTION

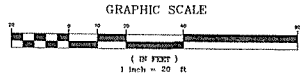
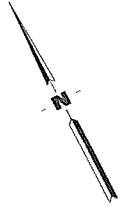
PROJECT NO: 00-09-05  
 DESIGNED BY: KA  
 DRAWN BY: JT  
 CHECKED BY: --- DATE: ---  
 DATE: 12-01-2021

**SHEET TITLE**

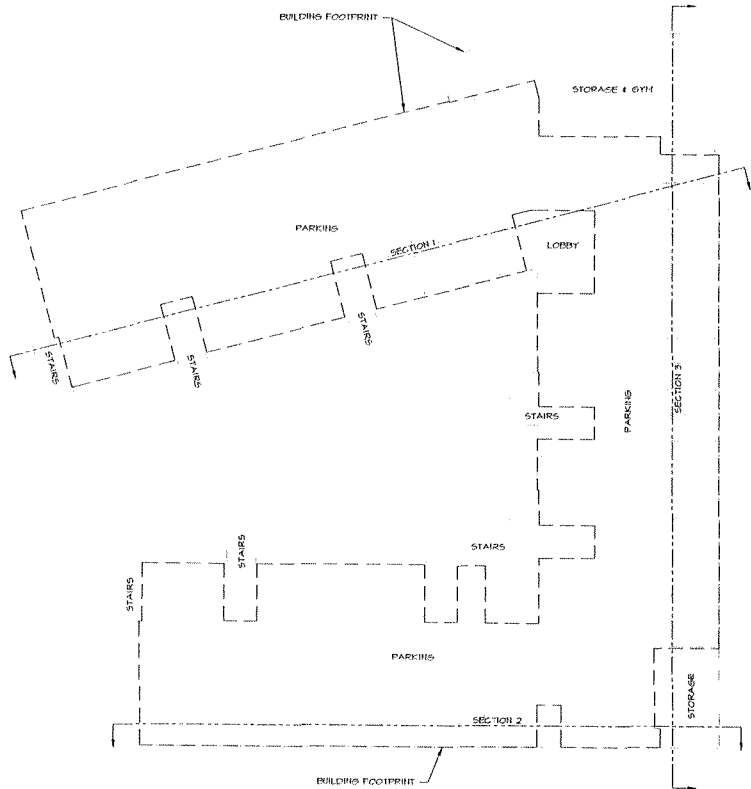
**TENTATIVE SUBDIVISION MAP**

**DRAWING**  
 TM-1

SHEET 12 OF 19

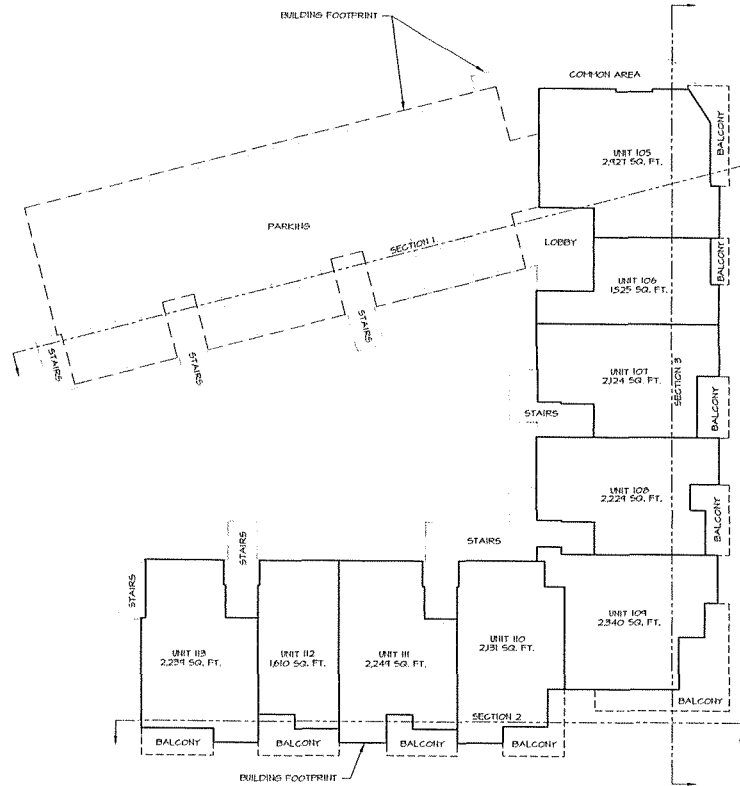


NOTE: THERE ARE 45 PARKING SPACES TOTAL, 4 OF WHICH ARE HANDICAP ACCESSIBLE (2 ON THE BASEMENT LEVEL AND 2 ON LEVEL 1. THE VAN ACCESSIBLE SPACE IS ON LEVEL 1.



BASEMENT LEVEL

NOTE: SEE SHEET 115 FOR SECTIONS



1ST FLOOR

**KARNEY & ASSOCIATES, INC.**  
 LAND SURVEYORS • PLANNERS  
 87 COUNTY CLUB DR. #10 INCLINE VILLAGE, NV 89451



**947 TAHOE  
 A CONDOMINIUM**

OWNER

**PALCAP FFIF TAHOE 1,  
 LLC  
 940 SOUTHWOOD BLVD.  
 STE 101  
 INCLINE VILLAGE, NV  
 89451**

NO.	DATE	DESCRIPTION

PROJECT NO	00-09-05
DESIGNED BY	KA
DRAWN BY	JT
CHECKED BY	DATE
DATE	12-01-2021

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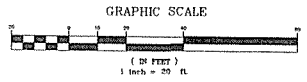
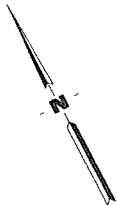
SHEET TITLE

**TENTATIVE  
 SUBDIVISION MAP**

DRAWING  
**TM-2**

SHEET 13 OF 19





2ND FLOOR



3RD FLOOR

NOTE: SEE SHEET T15 FOR SECTIONS

**KARNETT**  
ASSOCIATES, INC.  
LAND SURVEYORS & PLANNERS  
105 COUNTY CLUB DR. SUITE 110, INCLINE VILLAGE, NV 89415



947 TAHOE  
A CONDOMINIUM

OWNER  
**PALCAP FFIF TAHOE 1, LLC**  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

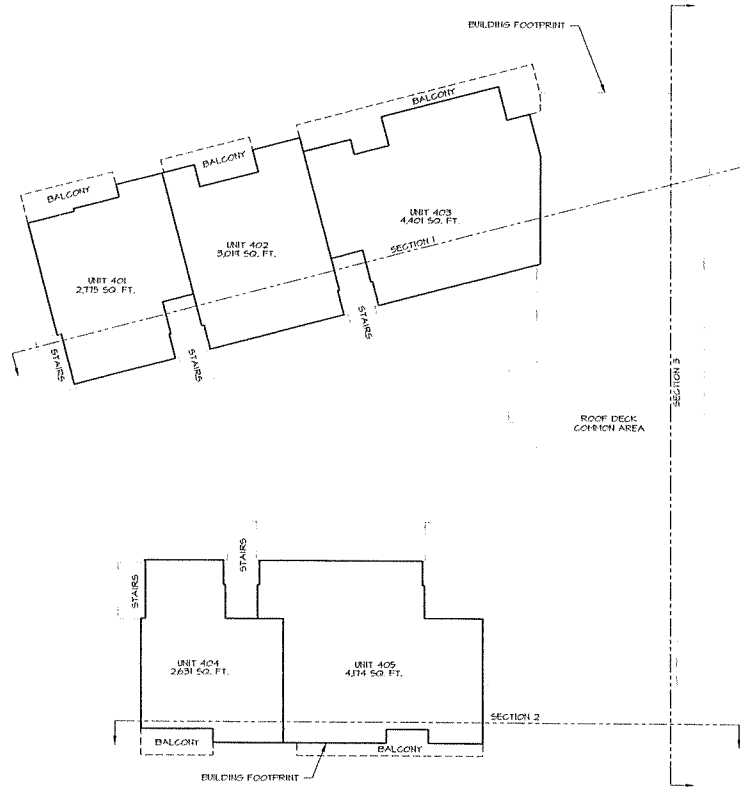
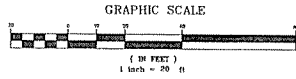
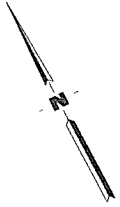
PROJECT NO: 00-09-05  
DESIGNED BY: KA  
DRAWN BY: JT  
CHECKED BY: --- DATE: ---  
DATE: 12-01-2021

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SHEET TITLE  
**TENTATIVE  
SUBDIVISION MAP**

DRAWING  
**TM-3**

SHEET 14 OF 19



PENTHOUSE FLOOR

NOTE: SEE SHEET T-5 FOR SECTIONS



947 TAHOE  
A CONDOMINIUM

OWNER

PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWOOD BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO: 00-09-05  
DESIGNED BY: KA  
DRAWN BY: JT  
CHECKED BY: --- DATE: ---  
DATE: 12-01-2021

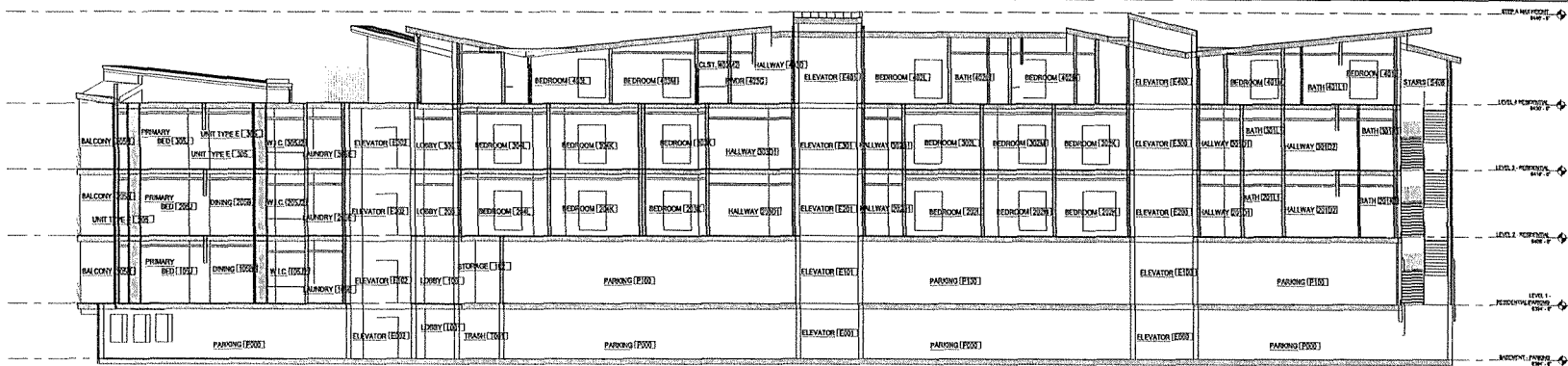
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SHEET TITLE

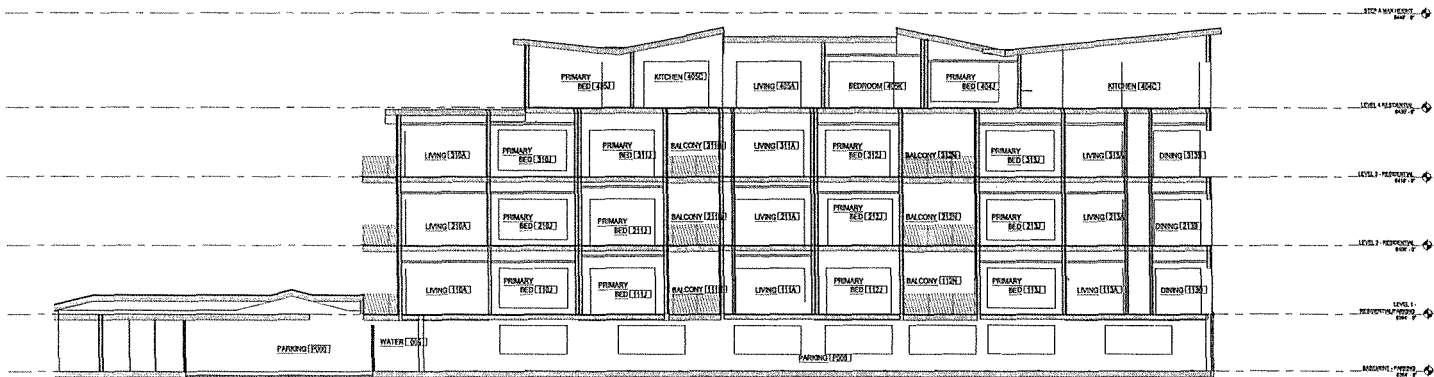
TENTATIVE  
SUBDIVISION MAP

DRAWING  
TM-4

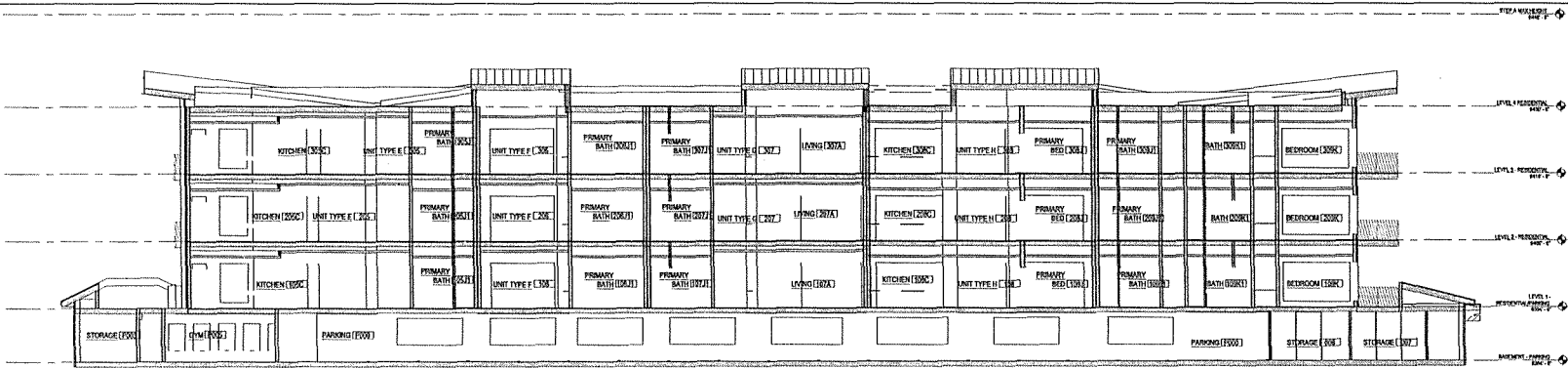
SHEET 15 OF 19



SECTION 1



SECTION 2



SECTION 3

AIRSPACE EXHIBIT  
SCALE: 1"=10'



947 TAHOE  
A CONDOMINIUM

OWNER  
  
PALCAP FFIF TAHOE 1,  
LLC  
940 SOUTHWEST BLVD.  
STE 101  
INCLINE VILLAGE, NV  
89451

NO.	DATE	DESCRIPTION

PROJECT NO:	00-09-05
DESIGNED BY:	KA
DRAWN BY:	JJ
CHECKED BY:	ONE
DATE:	12-01-2021

SHEET TITLE

TENTATIVE  
SUBDIVISION MAP

DRAWING  
TM-5

SHEET 16 OF 19



# Attachment E

# NINE 47 TAHOE



**SHEET INDEX:**

- COVER
- TA2.00 - OVERALL BASEMENT FLOOR PLAN
- TA2.01 - OVERALL 1ST FLOOR PLAN
- TA2.02 - OVERALL 2ND FLOOR PLAN
- TA2.03 - OVERALL 3RD FLOOR PLAN
- TA2.04 - OVERALL 4TH FLOOR PLAN
- TA2.05 - OVERALL ROOF PLAN
- E1A - EXTERIOR ELEVATIONS
- E1B - EXTERIOR ELEVATIONS
- E1C - EXTERIOR ELEVATIONS
- E1D - EXTERIOR ELEVATIONS

**COLLABORATIVE**  
 DESIGN  
 STUDIO architecture of experience and place  
 9444 DOUBLE R BLVD SUITE B RENO NV 89521 T 775.348.7777 F 775.348.0904

A.P.N. 132-231-09  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

DESIGN DEVELOPMENT  
 1-4-2022

OWNER  
**PALCAP FFIF**  
**TAHOE 1, LLC**  
9444 DOUBLE R BLVD SUITE B RENO NV 89521  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

ARCHITECT  
**CDS**  
9444 DOUBLE R BLVD SUITE B RENO NV 89521  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

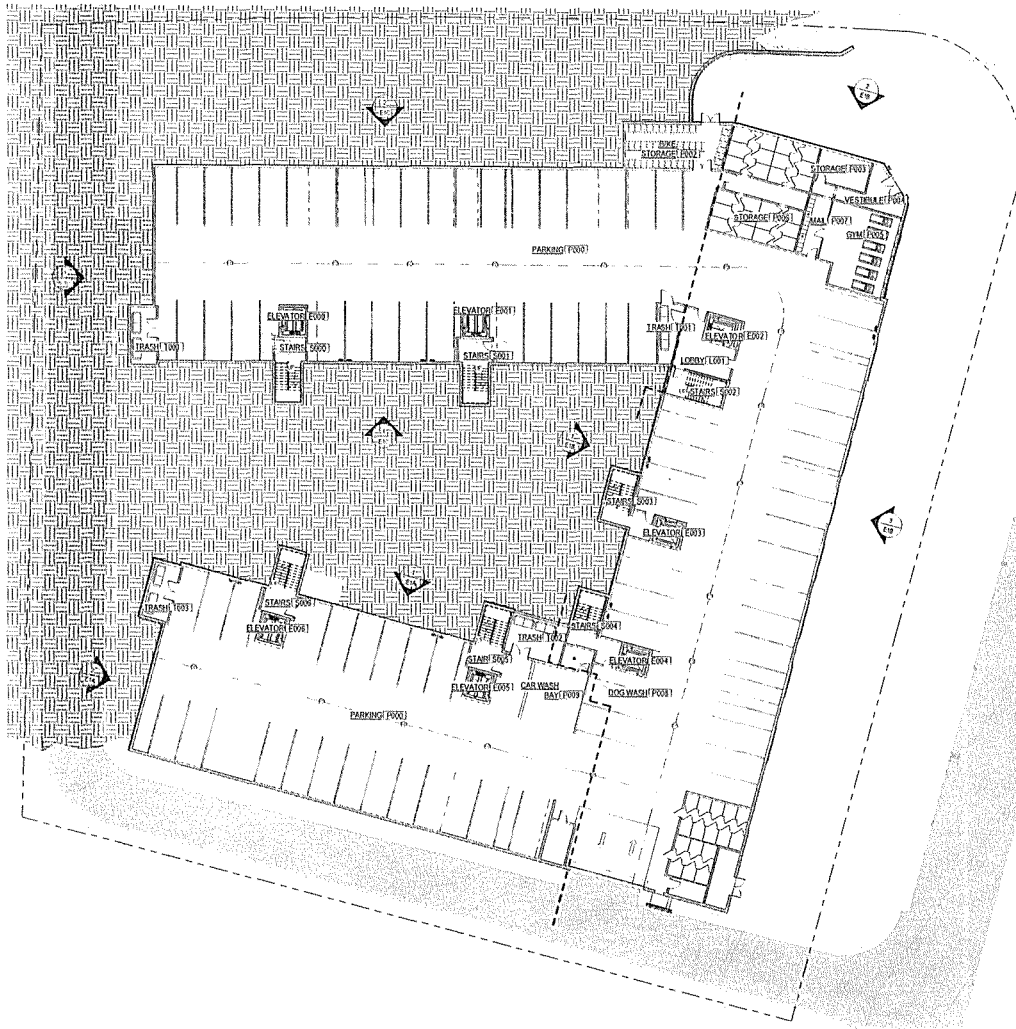
CIVIL ENGINEER  
**NCE**  
1050A AVENUE RENO NV 89503  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

STRUCTURAL ENGINEER  
**LSE**  
5530 CALIFORNIA BLVD RENO NV 89509  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

MECHANICAL ENGINEER  
**SGF**  
**ENGINEERING**  
5530 CALIFORNIA BLVD RENO NV 89509  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

ELECTRICAL ENGINEER  
**JP ENG, LLC**  
5530 CALIFORNIA BLVD RENO NV 89509  
 TEL 775.348.7777  
 FAX 775.348.0904  
 CM - COLLABORATIVE

LANDSCAPE ARCHITECT  
**DESIGN**  
**WORKSHOP**  
1530 HANCOCK BLVD RENO NV 89509  
 TEL 775.348.7777  
 FAX 775.348.0904  
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OVERALL BASEMENT FLOOR PLAN  
1/8" = 1'-0" 1 +

**GENERAL SHEET NOTES**

- 1. SEE EXISTING AND PROPOSED CONSTRUCTION DETAILS FOR ALL CONSTRUCTION.
- 2. SEE EXISTING AND PROPOSED CONSTRUCTION DETAILS FOR ALL CONSTRUCTION.
- 3. SEE EXISTING AND PROPOSED CONSTRUCTION DETAILS FOR ALL CONSTRUCTION.
- 4. SEE EXISTING AND PROPOSED CONSTRUCTION DETAILS FOR ALL CONSTRUCTION.
- 5. SEE EXISTING AND PROPOSED CONSTRUCTION DETAILS FOR ALL CONSTRUCTION.

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STUDIO**

1445 EXETER BLVD SUITE 81, INCLINE VILLAGE, NV 89451  
 WWW.COLLABORATIVEDSIGNSTUDIO.COM  
 775.348.7771 | 775.348.7004

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NOT FOR CONSTRUCTION

**NINE 47 TAHOE**

A.P.N. 132-231-09  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

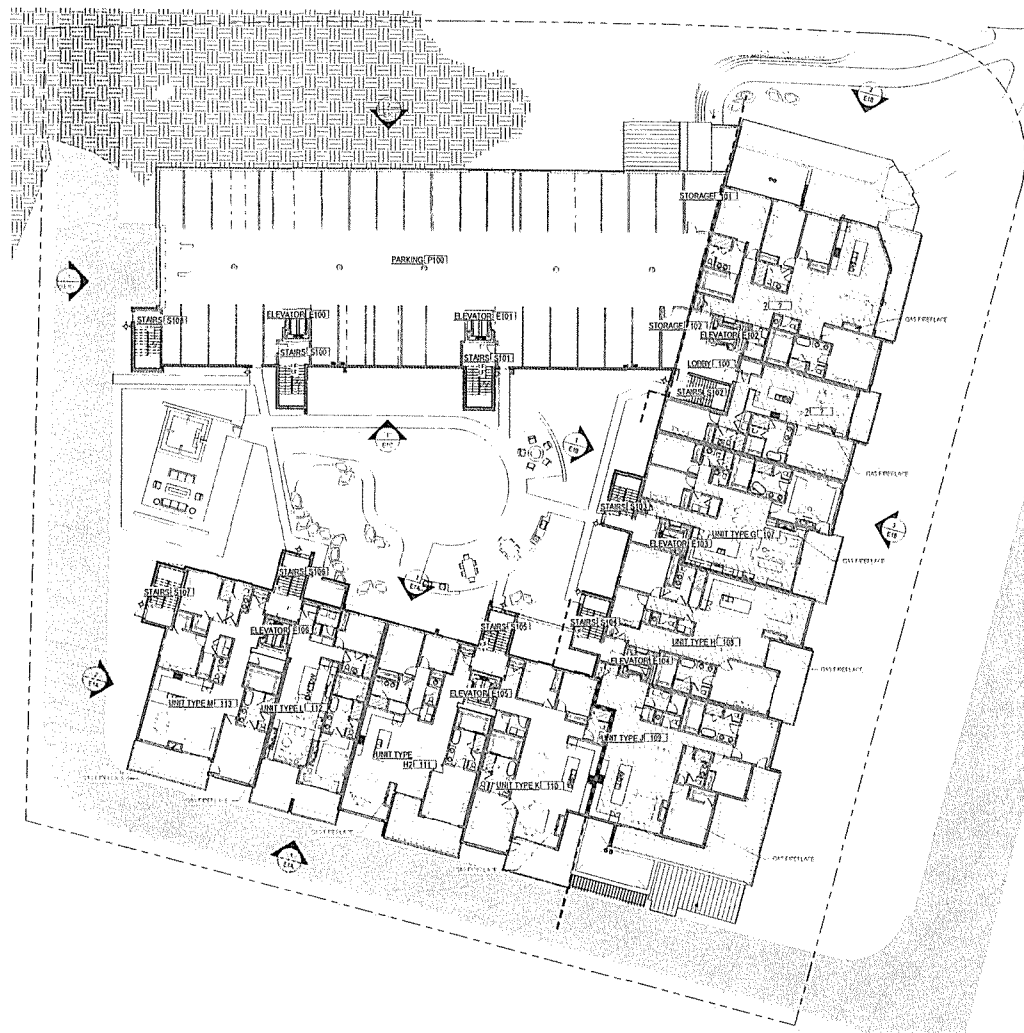
DESIGNER: JSD/EM  
 DATE: 4.4.2022  
 PROJECT: TA2.00

DESIGN DEVELOPMENT

OVERALL BASEMENT FLOOR PLAN



**TA2.00**



OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0"



GENERAL SHEET NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF NOTES AND CONDITIONS TO THE CONTRACT DOCUMENTS.
2. CONSULT THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF NOTES AND CONDITIONS TO THE CONTRACT DOCUMENTS.
3. THE ARCHITECT'S GENERAL NOTES TAKE PRECEDENCE OVER ANY CONFLICTING NOTES ON THIS SHEET.
4. CONSULT THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF NOTES AND CONDITIONS TO THE CONTRACT DOCUMENTS.

**COLLABORATIVE  
DESIGN  
STUDIO**

ARCHITECTS & INTERIORS  
SARA DICKSTEIN, P. ARCH. SUITE 810 1070 4TH STREET  
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NINE 47 TAHOE

A.P.N. 132-231-09  
INCLINE VILLAGE, NV 89451  
WASHOE COUNTY

DATE 1.4.2013  
PROJECT

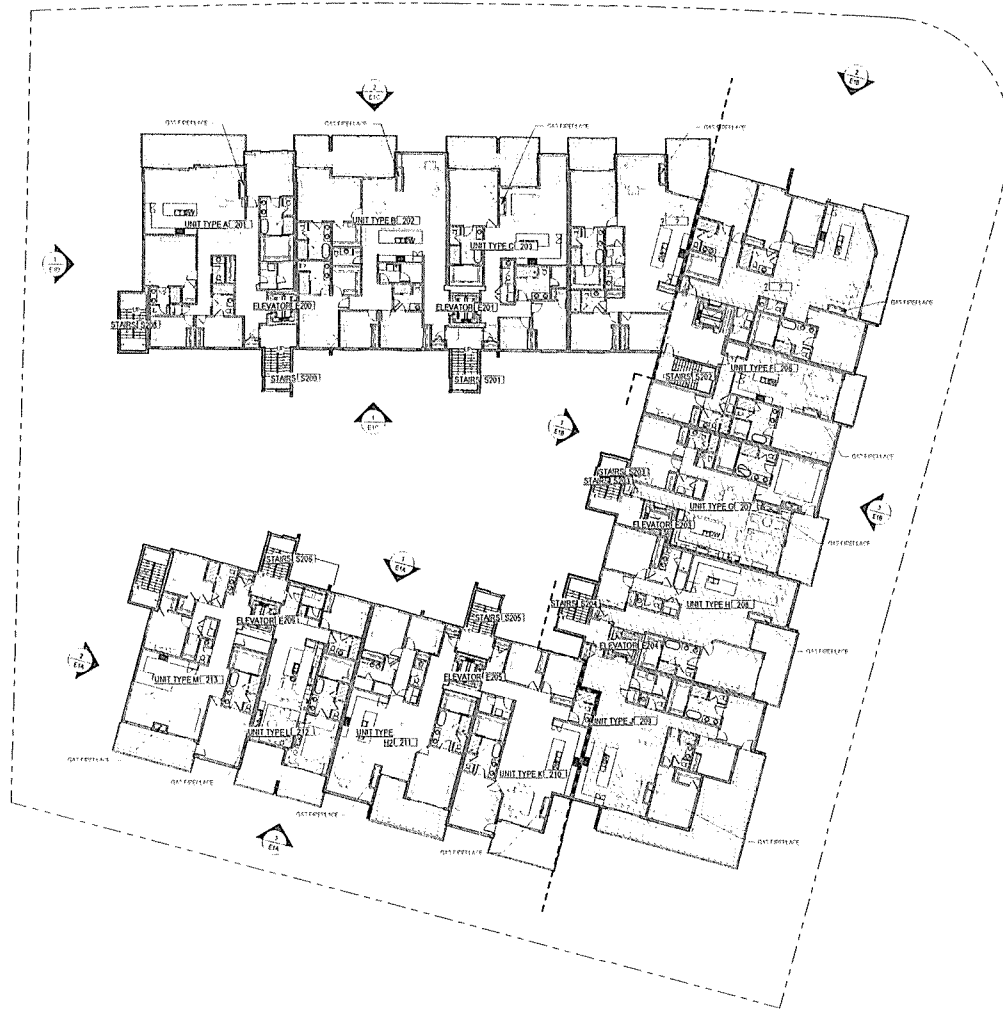
DESIGN DEVELOPMENT

OVERALL 1ST FLOOR PLAN



TA2.01



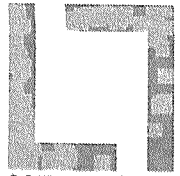


OVERALL SECOND FLOOR PLAN  
1/16" = 1'-0"



GENERAL SHEET NOTES

1. SEE OVERALL SHEET FOR GENERAL NOTES AND SPECIFICATIONS TO THE ARCHITECTURAL DRAWINGS.
2. SEE OVERALL SHEET FOR GENERAL NOTES AND SPECIFICATIONS TO THE STRUCTURAL DRAWINGS.
3. SEE OVERALL SHEET FOR GENERAL NOTES AND SPECIFICATIONS TO THE MECHANICAL DRAWINGS.
4. SEE OVERALL SHEET FOR GENERAL NOTES AND SPECIFICATIONS TO THE ELECTRICAL DRAWINGS.
5. SEE OVERALL SHEET FOR GENERAL NOTES AND SPECIFICATIONS TO THE PLUMBING DRAWINGS.



COLLABORATIVE  
DESIGN  
STUDIO

1000 COLLABORATIVE DRIVE  
SUITE 100  
DENVER, CO 80202  
773.246.7777 | 773.246.0004

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NINE 47 TAHOE

A.P.N. 132-231-09  
INCLINE VILLAGE, NV 89451  
WASHOE COUNTY

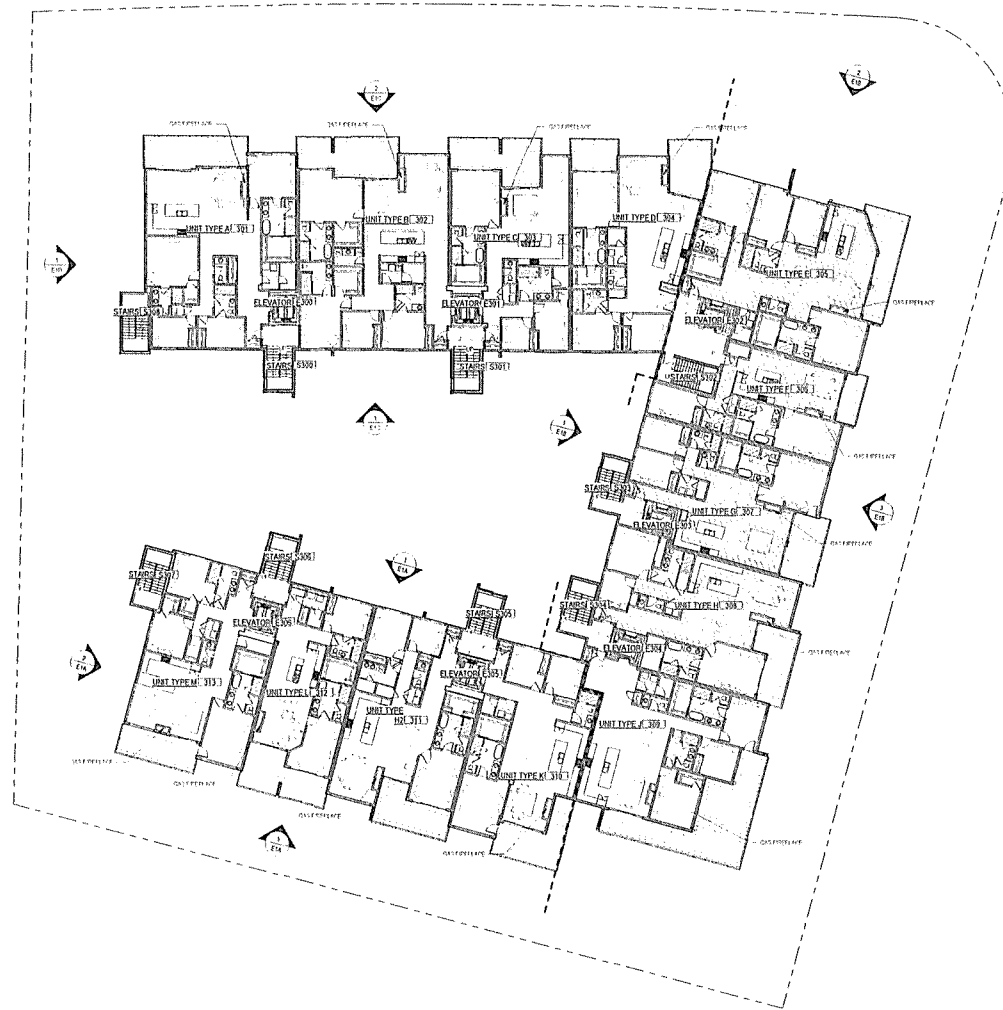
PERIOD	30/24
DATE	11/1/2022
REVISIONS	

DESIGN DEVELOPMENT

OVERALL 2ND FLOOR PLAN



TA2.02

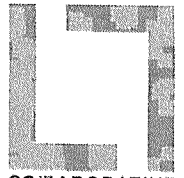


OVERALL THIRD FLOOR PLAN  
1/10 - 1/10



GENERAL SHEET NOTES

1. SEE GENERAL NOTES FOR ALL INFORMATION CONCERNING THE CONTENTS OF THIS SHEET.
2. THIS SHEET IS A PART OF THE PROJECT AND SHOULD BE USED IN CONJUNCTION WITH THE OTHER SHEETS OF THE PROJECT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**COLLABORATIVE  
DESIGN  
STUDIO**  
ARCHITECTS & INTERIORS  
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WASHOE COUNTY, NV 89451  
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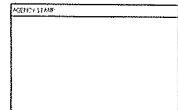
NINE 47 TAHOE

A.P.N. 132-231-09  
INCLINE VILLAGE, NV 89451  
WASHOE COUNTY

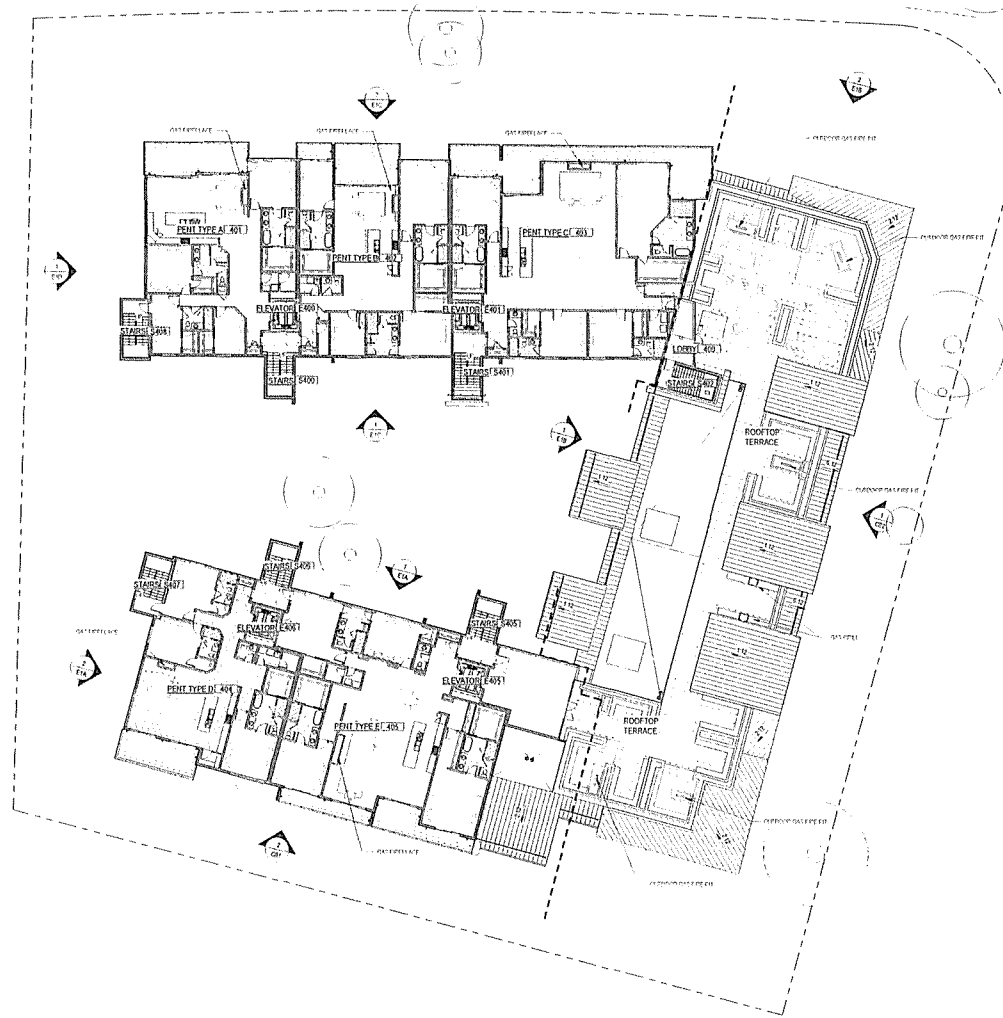
NO. 102 2014  
DATE 1.8.2017  
REVISED

DESIGN DEVELOPMENT

OVERALL 3RD FLOOR PLAN



TA2.03

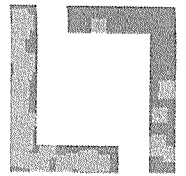


OVERALL FORTH FLOOR PLAN  
1/8" = 1'-0"



GENERAL SHEET NOTES

1. SEE GENERAL NOTES FOR ALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).



**COLLABORATIVE  
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WASHOE COUNTY

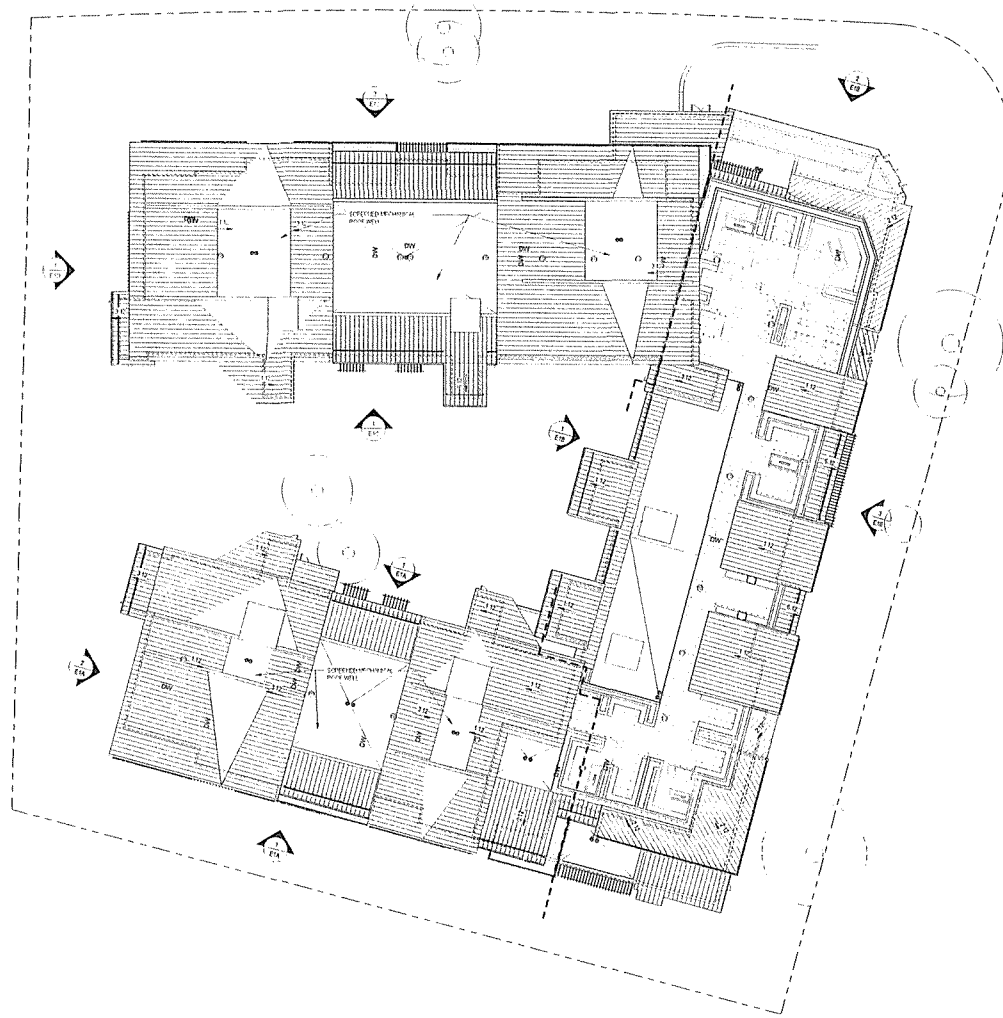
PROJECT NO. 201904  
DATE 11.14.2022  
PROJECT NAME

DESIGN DEVELOPMENT

OVERALL 4TH FLOOR PLAN



TA2.04

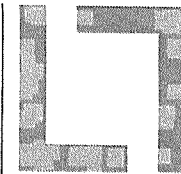


OVERALL ROOF PLAN  
1/8" = 1'-0"



GENERAL SHEET NOTES

1. SEE GENERAL NOTES FOR INFORMATION ON THE PROJECT AND THE CONTRACT.
2. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS.
3. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS.
4. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS.
5. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THE DRAWINGS.



**COLLABORATIVE  
DESIGN  
STUDIO** ARCHITECTS, P.C.  
1000 S. 2ND AVENUE, SUITE 1000, DENVER, CO 80202  
WWW.COLLABORATIVEDSIGNSTUDIO.COM  
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NINE 47 TAHOE

A.P.N. 132-231-09  
INCLINE VILLAGE, NV 89451  
WASHOE COUNTY

PROJECT	2019
DATE	11/2020
REVISION	

DESIGN DEVELOPMENT

OVERALL ROOF PLAN



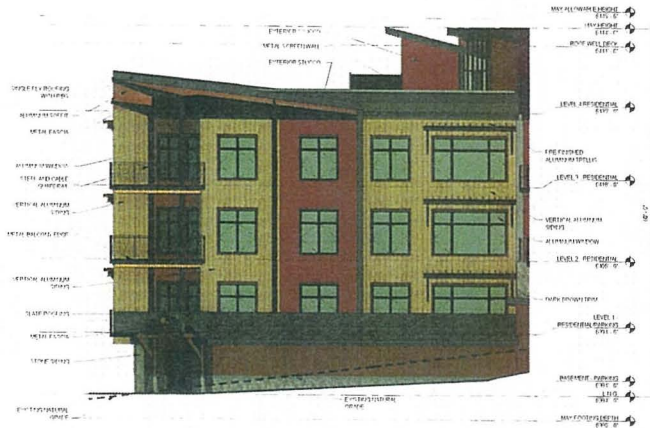
TA2.05





SIDE WING EAST ELEVATION  
1/8" = 1'-0"

3



SIDE WING NORTH ELEVATION  
1/8" = 1'-0"

2



SIDE WING WEST ELEVATION  
1/8" = 1'-0"

1

HEIGHT MATRIX	
1. FLOOR	FIN. 1F
ALLOWABLE HEIGHT	50' 0"
MIN. HEIGHT FOR NEW GREEN	5' 0"
MAX. ALLOWABLE HEIGHT	85' 0"
MAX. ALLOWABLE ELEVATION	850.0'
ADJ. FIN. ELEVATION	748.0'
ALLOWABLE STORES ABOVE GRADE	4
MINIMUM STORES ABOVE GRADE	4

**COLLABORATIVE DESIGN STUDIO**  
 8444 LOCUST BLVD. SUITE 8 | INCLINE VILLAGE, NV 89451  
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NOT FOR CONSTRUCTION

NINE 47 TAHOE

A.P.N. 132-231-09  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

DESIGN DEVELOPMENT

ELEVATIONS  
 ARCHITECT

E1B



TOP WING NORTH ELEVATION

1/8" = 1'-0"

2

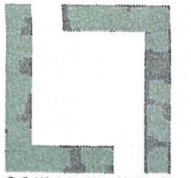


TOP WING SOUTH ELEVATION

1/8" = 1'-0"

1

HEIGHT MATRIX	
TYPE	HEIGHT (FT)
MAX ALLOWABLE HEIGHT	50'-0"
MAX FINISHED ELEVATION	5'-0"
MAX ALLOWABLE HEIGHT	45'-0"
MAX FINISHED ELEVATION	40'-0"
MAX ALLOWABLE HEIGHT	40'-0"
MAX FINISHED ELEVATION	35'-0"
MAX ALLOWABLE HEIGHT	35'-0"
MAX FINISHED ELEVATION	30'-0"



**COLLABORATIVE DESIGN STUDIO**  
 8444 DOUGLASS BLVD SUITE 810 RENO NV 89503  
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NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NINE 47 TAHOE

A.P.N. 132-231-09  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

DATE: 1-4-2024  
 REVISIONS:

DESIGN DEVELOPMENT

ELEVATIONS



E1C



**COLLABORATIVE**  
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**NINE 47 TAHOE**

A.P.N. 132-231-09  
INCLINE VILLAGE, NV 89451  
WASHOE COUNTY

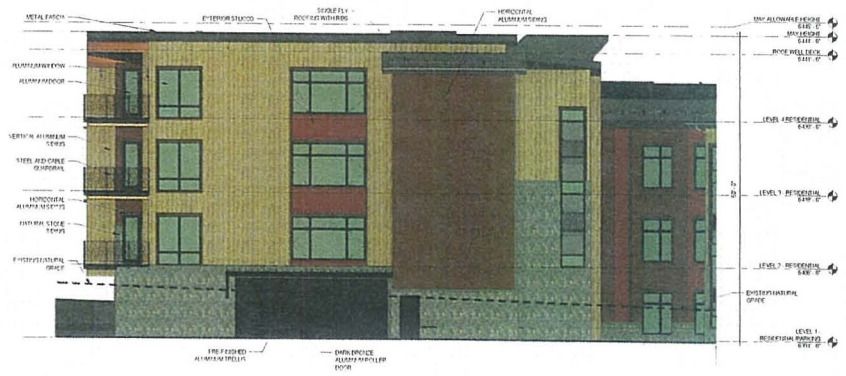
JOB# 202104  
DATE 1.4.2022  
REVISIONS

DESIGN DEVELOPMENT

ELEVATIONS



**E1D**



**TOP WING WEST ELEVATION**  
1/8" = 1'-0"

1

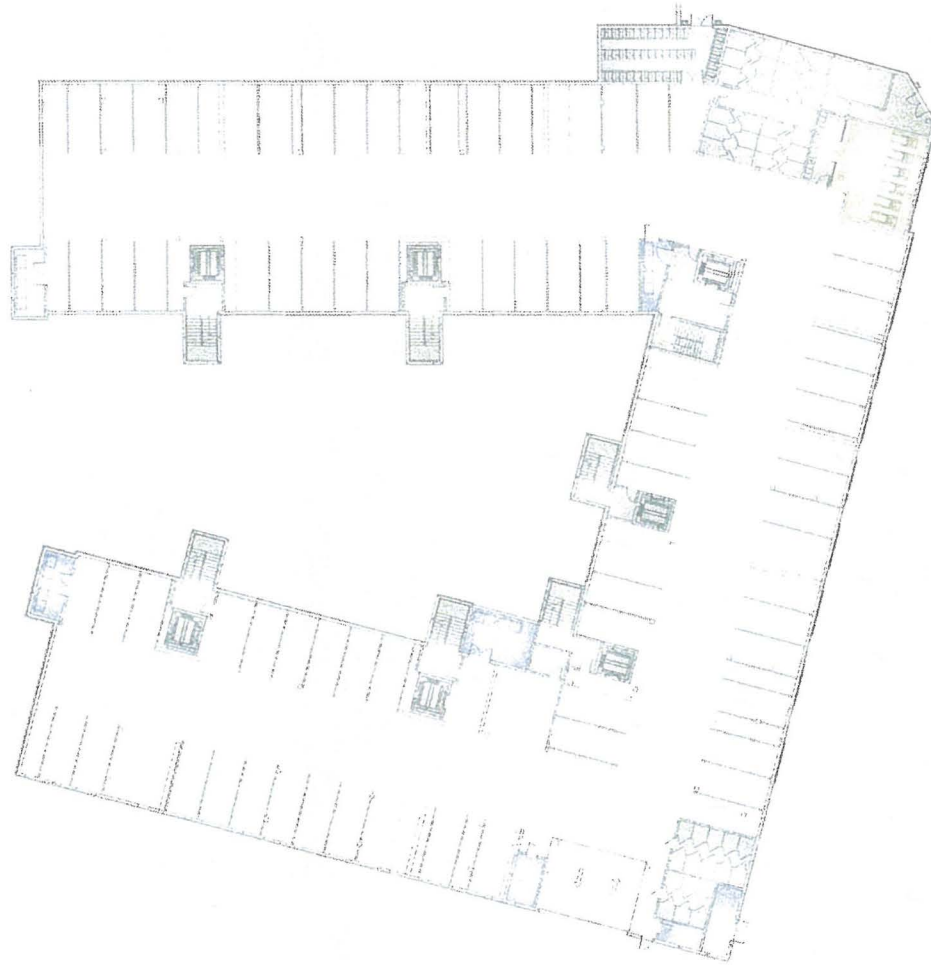




## 947 TAHOE BOULEVARD

INCLINE VILLAGE, NV  
89451

JANUARY 4, 2022



AMENITIES	
FITNESS	572 SQ. FT.
MAIL	144 SQ. FT.
BIKE STORAGE	476 SQ. FT.
PERSONAL STORAGE	772 SQ. FT.
PARKING	30,614 SQ. FT.
UTILITY	964 SQ. FT.
CIRCULATION	2,133 SQ. FT.

LEGEND	
	STORAGE/CIRCULATION/UTILITY
	FITNESS CENTER
	PARKING
	UTILITY

## PROGRAMMING: BASEMENT LEVEL

JANUARY 4, 2022



SQUARE FOOTAGE  
 PARKING 10,314 SQ. FT. (96 TOTAL SPACES)  
 RESIDENTIAL 20,300 SQ. FT.



- LEGEND
- STORAGE/CIRCULATION/UTILITY
  - GATHERING SPACE
  - BEDROOMS
  - BATHROOMS
  - PARKING & BALCONY

## PROGRAMMING: LVL 1

JANUARY 4, 2022



SQUARE FOOTAGE  
FLOOR PLATE 35,675 SQ. FT.



- LEGEND
- STORAGE/CIRCULATION/UTILITY
  - GATHERING SPACE
  - BEDROOMS
  - BATHROOMS
  - BALCONY

## PROGRAMMING: LVL 2&3

JANUARY 4, 2022



SQUARE FOOTAGE  
FLOOR PLATE 35,675 SQ. FT.



LEGEND

- STORAGE/CIRCULATION/UTILITY
- GATHERING SPACE
- BEDROOMS
- BATHROOMS
- ROOFTOP DECK & BALCONY

PROGRAMMING: ROOF LVL

JANUARY 4, 2022





RENDER FROM STREET

JANUARY 4, 2022





## RENDER OF COURTYARD

JANUARY 4, 2022





## RENDER OF ROOF DECK

JANUARY 4, 2022





THANK YOU



947 TAHOE BOULEVARD

INCLINE VILLAGE, NV  
89451

JANUARY 4, 2022