

October 7, 2020

Midkiff
& Associates, Inc.
CONSULTANTS

Washoe County Community Services Department
Planning & Building Division
Trevor Lloyd, Planning Manager
1001 E. 9th Street
Reno, NV 89512

**Subject: Special Use Permit for a Proposed Single-Family Dwelling and Driveway
447 Lakeshore Blvd., Crystal Bay, NV APN# 123-250-07
WBLD20-101375**

Dear Trevor,

On behalf of the applicant/property owner (Aqua Verde Investment Group, LLC), please find the attached Special Use Permit application, drawings, and supplemental information.

The July 9, 2020 email from Christopher Bronczyk with County comments identified requirements for both a special use permit and variance for a number of issues. However, in a September 22, 2020 meeting with you and Mojra Hauenstein to carefully review the issues raised, it was determined that only a Special Use Permit was needed to address the unavoidable portion of the driveway crossing an area of greater than 30% slope.

The Special Use permit is being requested due to the nature of the parcel that is situated on a steep slope in Crystal Bay. Like many properties in the basin and specifically in Crystal Bay and Incline Village, the site slopes downward from State Route 28/Lakeshore Blvd. towards Lake Tahoe in excess of 30% slope. In this case, because the parcel and home site is below the roadway and the upper portion of the parcel crosses the fill slope from construction of the roadway there is no option to avoid having the driveway crossing the area of greater than 30% slope. Without County approval to cross the area of 30% slope the parcel would not be developable.

Although, the majority of the site is predominately steep, the area along the highway is particularly steep as it is the fill that supports the highway above.

There are several constraining factors that dictated the building placement and the reason why the driveway must traverse the steep slope.

- The building was positioned within the TRPA established building site
- The building was positioned outside the designated Backshore Boundary
- The building was positioned on the natural bench that is somewhat flatter
- Maintaining the maximum allowed driveway slope to the building site from State Route 28 highway grade

- TRPA building height regulations – the maximum building height elevation sets the driveway elevation.
- TRPA scenic regulations from Lake Tahoe and State Route 28 – lowering the garage roof height to not be visible from State Route 28. Utilized existing trees on the lakeside for scenic mitigation screening.
- The building was positioned to limit excessive tree removal and to retain the largest mature trees
- The required Building Setbacks
- The existing NDOT easement for a highway storm drain and outlet structure

Because all of these factors established the building placement, it is necessary that the driveway traverse the steep slope. Therefore, an alternative driveway access point is not feasible.

Please note that we are requesting to vary the front yard standard, to establish the lakeside as the front yard and State Route 28 highway as the rear yard. The rear yard setback allows walls to be 6' tall. As shown in the plans, in driveway wall sections C-C and D-D the walls within the rear setback do not exceed the 6' height limit. Also, shown in these sections, the fill area above natural grade does not exceed 6' in the rear yard setback. As noted on Driveway wall sections A-A and B-B (attached sections) are within the NDOT Right-of-Way and are not subject to Washoe County purview and therefore are not applicable to the Special Use Permit.

Please contact me if you have any questions regarding this application.

Regards,



Gary D. Midkiff
Principal

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: Aqua Verde Investment Group, LLC			
Project Description: Special use permit for grading on slopes greater than 30% slope for a private driveway to a proposed single-family dwelling.			
Project Address: 447 State Route 28			
Project Area (acres or square feet): 51,839 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): The property is located between Gonowabie Rd. and Crystal Tower.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-250-07	51,839 sq. ft.		
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: Aqua Verde Investment Group, LLC		Name: Midkiff & Associates, Inc.	
Address: 6490 S. McCarran Blvd. Suite F-46		Address: P.O. Box 12427	
Reno, NV	Zip: 89509	Zephyr Cove, NV	Zip: 89448
Phone:	Fax:	Phone: 775-588-1090	Fax: 588-1091
Email: garythesurf@gmail.com		Email: Gary@midkiffandassoc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Gary Hill		Contact Person: Gary Midkiff	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Property Owner		Name: Susie Ynagi, Architect	
Address:		Address: P.O.Box 1662	
	Zip:	Carnelian Bay, CA	Zip: 96140
Phone:	Fax:	Phone: 530-583-1789	Fax:
Email:		Email: susiey@jps.net	
Cell:	Other:	Cell: 530-546-1789	Other:
Contact Person:		Contact Person: Susie	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The special use permit is being requested as the proposed private driveway traverses slopes greater than 30% slope.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached civil site plans.

3. What is the intended phasing schedule for the construction and completion of the project?

The schedule is to commence construction of the single-family dwelling and driveway is Spring 2021 and will take three years to complete. Please refer to the attached construction methodology and sequencing prepared by Remick & Associates.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The proposed use of the property is a single-family dwelling, which the grading/disturbance is necessary in order to construct the driveway and residence. The proposed use is consistent with the Master Plan classification as Suburban Residential and zoned Medium Density Suburban. The property is surrounded by existing and new single-family homes along Lakeshore and Crystal Bay, consistent with the proposed project. The property has a high IPES score of 834 with an allowable land coverage of 29%, which is considered adequate for development.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The development of the property will result in increase of property values to adjacent properties.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Single-family dwelling is considered a relatively low impact to adjacent properties. The residence will be built below the highway grade and downslope, to avoid blocking views from the roadway. Furthermore, the residence and driveway will be heavy screened with vegetation to further mitigate scenic impacts from the roadway and from Lake Tahoe.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

The proposed residence includes a garage that can accommodate four-six vehicles, plus the driveway can accommodate additional vehicle parking, as necessary. The landscaping plan consists of native trees and plants within the Tahoe Basin and provides screening of the residence in order to comply with the TRPA scenic regulations. The exterior light fixtures will be shielded and directed downward to not shed light onto adjacent properties and consistent with the TRPA lighting standards.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	ATT & Spectrum
d. LPG or Natural Gas Service	SW Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	ATT & Spectrum
g. Water Service	IVGID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD - North Lake Tahoe Fire Station 2
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary
d. Middle School	Incline Middle School
e. High School	Incline High
f. Parks	Preston Field
g. Library	Incline Village Library
h. Citifare Bus Stop	Crystal Bay - SR28 & Amagosa Rd.

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

The purpose of the grading is to construct a private driveway and a proposed single-family residence.

2. How many cubic yards of material are you proposing to excavate on site?

The estimated earthwork quantities for the driveway only is: 150 CY of Cut & 316 CY of Fill

3. How many square feet of surface of the property are you disturbing?

The approximate grading disturbance on the subject property is 19,713 sq. ft.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Approximately 316 CY of material will be imported. Material will be off-hauled to a TRPA approved location, (such as FW Carson) for storage and holding and then brought back to the site for use as fill, when appropriate.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

In order to adhere to the strict Lake Tahoe basin development standards, it would not be possible to develop the property without grading on slopes greater than 30%. Similar to other properties in Crystal Bay, the entire property is 30% slope or more. In order to limit visibility from the roadway, the building was sited lower on-site. In order to comply with building height standards and driveway slope, the driveway entry was shifted to the north. The steep slope conditions of Crystal Bay and the numerous limiting development standards, creates a situation where grading standards are exceeded.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No work has been done.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

The proposed disturbance is identified on the site plan as "area of grading".

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

During construction the disturbed areas of driveway and building pad will be visible from off-site, from Lakeshore Blvd., properties above the subject property and Lake Tahoe. After construction is completed and vegetation is well established, the driveway will be screened from off-site views, as well as the residence to comply with the TRPA scenic regulations.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

The proposed driveway is being created to serve one single-family residence. Given the topography of the site, a shared driveway would not be feasible and would create more disturbance.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The slope is greater than 30% of the cut and fill areas of the driveway. Temporary BMPs will remain in place until the new plantings have established, as shown on the civil plans and described in the construction methodology.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes, retaining walls will be required to support the driveway and the three foundation walls for the residence.

13. What are you proposing for visual mitigation of the work?

The residence will be built below the highway grade and downslope, to avoid blocking the view from the roadway. Furthermore, the residence and driveway will be screened with vegetation to further mitigate scenic impacts.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

The proposed driveway and residence will require 11 trees to be removed.
1-8" P, 2-12" P, 25" Snag, 34" P, 27" P, 2-11" F, 10" F, 17" F, 7" P

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Please refer to the landscape plan sheets LS-1.1, LI-3.1, which details the revegetation plan.

16. How are you providing temporary irrigation to the disturbed area?

Please refer to landscape plan sheets LI3.1 and LI3.2.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No, the plan has not been reviewed by the conservation district.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Property Owner Affidavit

Applicant Name: Aqua Verde Investment Group, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Gary James Hill, Manager
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 123-250-07

Printed Name Aqua Verde Investment Group LLC

Signed [Signature]

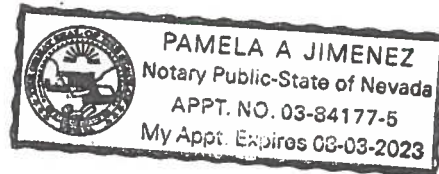
Address 6480 S. McCarran Blvd #F-46
 Reno NV 89509

Subscribed and sworn to before me this
5th day of August, 2020

[Signature] Douglas County, NV
Notary Public in and for said county and state

My commission expires: 8/03/2023

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: AQUA VERDE INVESTMENT GROUP LLC Entity Number: E0268532011-2

Entity Type: Domestic Limited-Liability Company (86) Entity Status: Active

Formation Date: 05/10/2011 NV Business ID: NV20111316645

Termination Date: Perpetual Annual Report Due Date: 5/31/2021

Series LLC: Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity: MARK G SIMONS Status: Active

CRA Agent Entity Type: Registered Agent Type: Commercial Registered Agent

NV Business ID: Office or Position:

Jurisdiction:

Street Address: 6490 S. MCCARRAN BLVD., STE. F-46, RENO, NV, 89509, USA

Mailing Address:

Individual with Authority to Act: JODI ALHASAN

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	NAPLES INVESTMENTS FAMILY LIMITED PARTNERSHIP	1631 E. CHEERY LYNN, PHOENIX, AZ, 85016, USA	05/24/2019	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#) [Return to Results](#)

OPERATING AGREEMENT

FOR

**AQUA VERDE INVESTMENT GROUP, LLC
a Nevada Limited Liability Company**

THIS OPERATING AGREEMENT is made effective as of the 11th day of May, 2011, by Naples Investments Family Limited Partnership, an Arizona limited partnership ("Member").

RECITALS

A. On May 10, 2011, Articles of Organization forming Aqua Verde Investment Group LLC ("Company") were filed with the Nevada Secretary of State.

B. The Member wishes to define its interests, rights, and obligations by means of this Operating Agreement.

THEREFORE, it is agreed as follows.

SECTION ONE

Organization of Limited Liability Company

1.1 Purpose. The purpose of the Company shall include all lawful activity that may be approved in advance by the Member unanimously,

1.2 Member and Interests. The Original Member of the Company is as follows:

<u>Name and Address</u>	<u>Percentage Interest</u>
Naples Investments Family Limited Partnership 1631 E. Cheery Lynn Phoenix, Arizona 85016	100%

1.3 Capital Contributions. The contributions by each Member, together with

any other real or personal property acquired by the Company, shall be referred to as the "Assets".

If the Members determine that additional capital is required for development of the assets, then all Members shall contribute their pro rata share of such additional capital within ninety (90) days of issuance of written notice to each Member of the amount of additional capital due from such Member.

1.4 Control. Each Member shall be entitled a vote equal to his or her fractional interest in the Company. The following decisions shall require unanimous written consent by the Members of the Company, (a) contribution of additional capital; (b) admission of additional Members; (c) encumbrance or sale of substantially all of the Assets; (d) dissolution of the Company prior to sale of the Assets or prior to the term of the Company's duration; (e) continuance of the Company notwithstanding sale or abandonment of the business or Assets or death of a Member; and (f) modification or amendment of this Agreement.

1.5 Admission of Additional Members. If additional capital is required within the Company, but one or more of the Members elects not to contribute all or any part of the additional capital, then upon a unanimous vote of the Members, additional Member(s) may be admitted and may be required to contribute in cash, services, or promissory notes as such additional capital may be needed. All additional members shall execute and be bound by the terms of this Agreement as it may be amended from time to time.

SECTION TWO

Management of Business and Distribution of Profits

2.1 Management. The Company is managed by its sole Member Naples Investments Family Limited Partnership, an Arizona limited partnership ("Naples") Naples hereby designates its General Partners Gary James Hill and Kimberly L. Hill ("Managers") to act for and on behalf of the Member Manager. Either may act for and bind the Company. The Managers shall secure all services and materials necessary for the development, operation, and management of the business, including the employment of accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds; shall obtain and maintain in force adequate policies of comprehensive general liability and property damage insurance, worker's compensation, and fidelity bonds with respect to the business and its operations; shall maintain all books and records and make all government filings (including tax returns); shall enter into and execute contracts and other documents on behalf of the Company; and shall secure adequate and necessary permits, labor, materials, and services to conduct the business.

Unless authorized to do so by this Operating Agreement or by the Managers of the Company, no attorney-in-fact, employee or other agent of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose. The Member shall have the power and authority to bind the Company.

2.2 Liability for Certain Acts. The Managers shall perform their duties as

waiver of any such provision in the future. This Agreement shall be interpreted and enforced according to the laws of the State of Nevada.

4.3 Binding Effect. This Agreement shall inure to the benefit and shall be binding upon the parties, their legal representatives and assigns.

4.4 Gender, Number and Tense. Except as required by the context:

(a) The masculine gender includes the feminine and neuter genders.

(b) The singular number includes the plural number, and the plural includes the singular.

(c) The present tense includes the future tense.

IN WITNESS WHEREOF, the Member hereto has executed this Agreement on the day and year first above written.

NAPLES INVESTMENT FAMILY LIMITED PARTNERSHIP
an Arizona limited partnership

By: 

Gary James Hill, General Partner

By: 

Kimberly L. Hill, General Partner

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 12325007
 AIN:

Balance Good Through:	10/06/2020
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO



C/O MARK G SIMONS ESQ
 AQUA VERDE INVEST GRP LLC
 6490 S MCCARRAN BLVD F 46
 RENO NV 89509

Description:

Situs: 447 LAKESHORE BLVD
 INCLINE VILLAGE

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
12325007	2020	2020509351	1	08/17/2020	1,262.03	0.00	50.48	1,312.51	0.00
12325007	2020		2	10/05/2020	1,261.90	0.00	0.00	1,261.90	0.00
12325007	2020		3	01/04/2021	1,261.89	0.00	0.00	1,261.89	0.00
12325007	2020		4	03/01/2021	1,261.89	0.00	0.00	1,261.89	0.00
Current Year Totals					5,047.71	0.00	50.48	5,098.19	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
12325007	Active	10/6/2020 1:40:22 AM
Current Owner: AQUA VERDE INVEST GRP LLC 6490 S MCCARRAN BLVD F 46 RENO, NV 89509		SITUS: 447 LAKESHORE BLVD INCLINE VILLAGE NV
Taxing District 5200		Geo CD:
Legal Description		
Township 16 Section Lot A Block Range 18 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
Incline Recreati	\$830.00	\$0.00	\$830.00
Incline Village	\$532.27	(\$393.70)	\$138.57
North Lake Tahoe 2	\$2,630.88	(\$1,938.02)	\$692.86
State of Nevada	\$690.20	(\$477.01)	\$213.19
Washoe County	\$5,650.30	(\$3,905.06)	\$1,745.24
Washoe County Sc	\$4,622.31	(\$3,194.59)	\$1,427.72
LAKE TAHOE WATER BASIN	\$0.13	\$0.00	\$0.13
Total Tax	\$14,956.09	(\$9,908.38)	\$5,047.71

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020509351	B20.113259	\$5,098.19	9/30/2020

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

From: [TAX](#)
To: [Melissa Bickenbach](#)
Subject: RE: Proof of Property Tax Payment for Special Use Permit Application - 123-250-07
Date: Tuesday, October 06, 2020 10:57:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[123-250-07.pdf](#)

Good morning,

Please find the attached 2020/21 revenue object statement for the parcel #123-250-07. This information can also be found on our website.

To inquire on the tax status of any parcel at any time, visit our website at www.washoecounty.us/treas and click the "View or Pay Taxes" link.

Please do not hesitate to contact our office if you have any other questions.

Thank you,



Marquette Smith
Account Clerk II | Washoe County Treasurer
Masmith@washoecounty.us | Office: 775.328-2500
PO Box 30039, Reno, NV 89520-3039
Pay online: | www.washoecounty.us/treas



Disclaimer: The Washoe County Treasurer's Office will retain e-mail correspondence for 30 days. It is your responsibility to retain copies for future reference.

From: Melissa Bickenbach <melissa@midkiffandassoc.com>
Sent: Tuesday, October 6, 2020 10:27 AM
To: TAX <tax@washoecounty.us>
Subject: Proof of Property Tax Payment for Special Use Permit Application

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

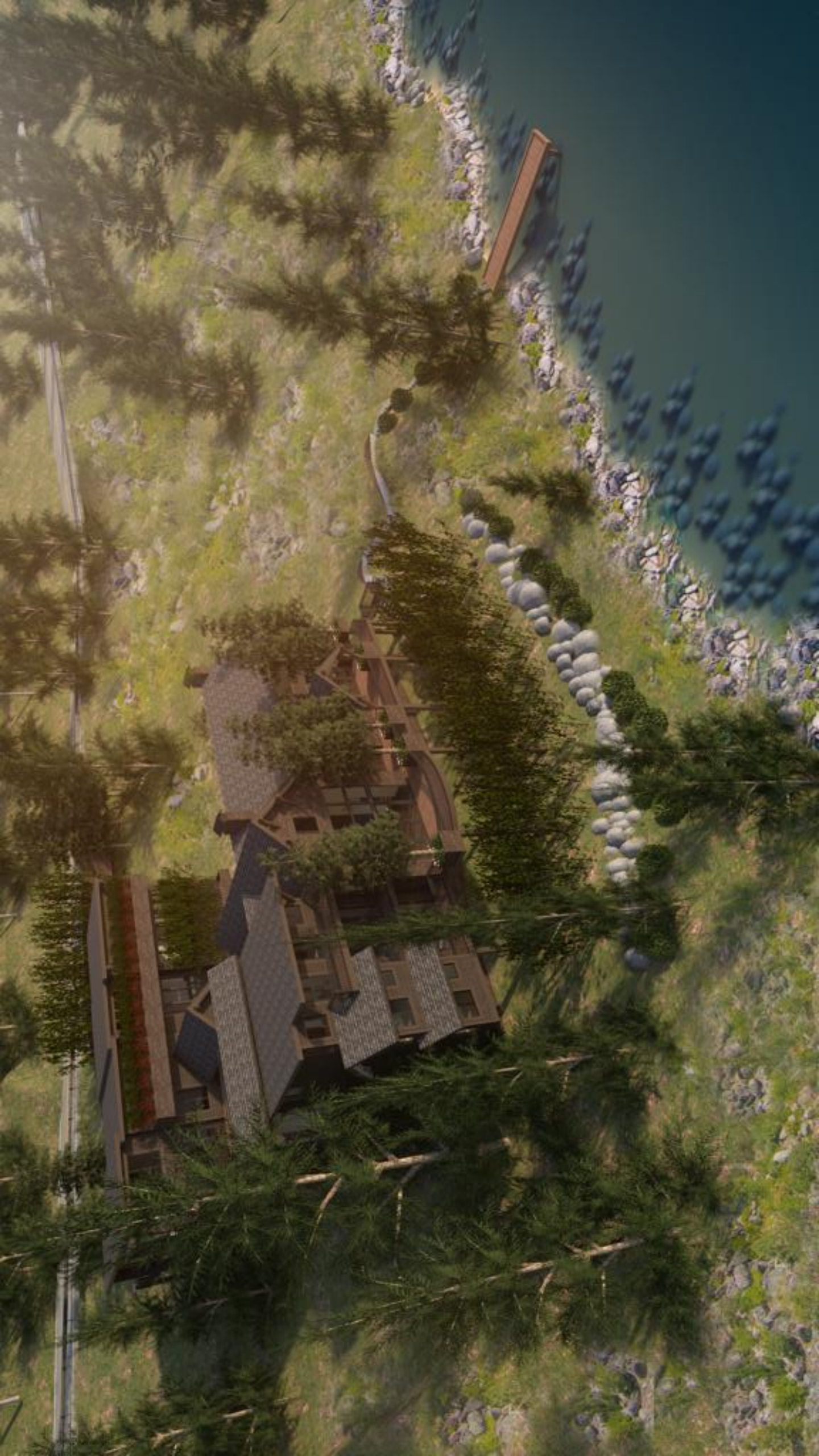
Good Morning,

Could you kindly provide a written statement of the property tax payment status for this parcel?

447 Lakeshore Blvd.

APN# 123-250-07

Aqua Verde Investment Group, LLC





Note: The retaining wall height closest to State Route 28 is not accurately depicted, per the drawings. The retaining wall is approximately 6" -12" above existing grade.





GENERAL INFORMATION:

PROJECT SITE: 447 LAKESHORE BLVD., INCLINE VILLAGE, NV.
 PROPERTY ADDRESS: 447 LAKESHORE BLVD., INCLINE VILLAGE, NV.
 PROPERTY OWNER: AQUA VERDE INVESTMENT GROUP LLC, 447 LAKESHORE BLVD., INCLINE VILLAGE, NV.
 PARCEL SIZE: 5,001 SF.

COVERAGE INFORMATION:

EXISTING SITE COVERAGE: 1,200 SF
 PROPOSED LAND COVERAGE: 2,200 SF
 PROPOSED LAND COVERAGE: 2,200 SF
 TOTAL: 3,400 SF
 PERCENT COVERED: 68%
 PROPOSED OFF-SITE COVERAGE: 2,200 SF

SHEET INDEX:

- G00 SITE PLAN AND SHEET INDEX
- G01 CIVIL GRADING PLAN
- G02 CIVIL UTILILITY PLAN
- G03 CIVIL DETAILS AND BMP CALCULATORS
- G04 CIVIL DETAILS
- G05 CIVIL DETAILS
- G06 CIVIL DETAILS
- G07 CIVIL DETAILS
- G08 CIVIL DETAILS
- G09 CIVIL DETAILS
- G10 CIVIL DETAILS
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- G100 CIVIL DETAILS

PROJECT DESCRIPTION:

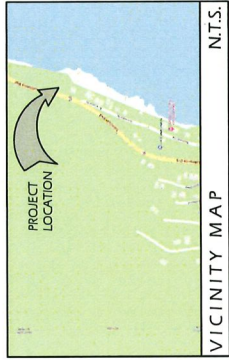
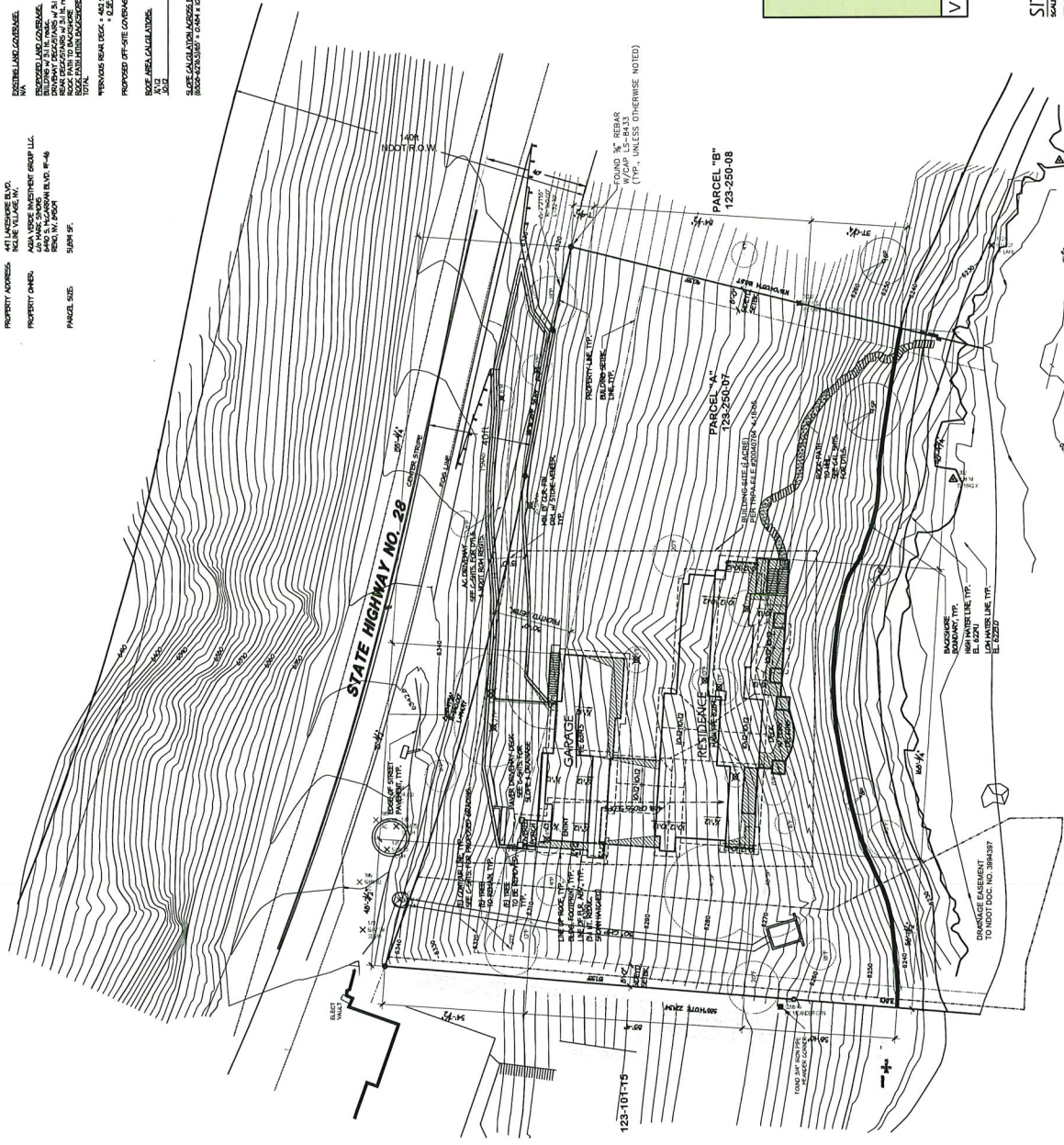
RESIDENCE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE CONSISTING OF A DETACHED GARAGE, DETACHED PORCH, AND DETACHED UTILITY BUILDING. THE PROPOSED RESIDENCE WILL BE SITUATED ON A 5,001 SF PARCEL. THE PROPOSED RESIDENCE WILL BE SITUATED ON A 5,001 SF PARCEL. THE PROPOSED RESIDENCE WILL BE SITUATED ON A 5,001 SF PARCEL.

PROJECT AREAS:

RESIDENCE: 2,200 SF
 GARAGE: 1,200 SF
 TOTAL: 3,400 SF

APPLICABLE CODES:

2015 IBC
 2015 IRC
 2015 IFC
 2015 IMLC
 2015 IBC
 2015 IRC
 2015 IFC
 2015 IMLC



SITE PLAN
 COVER SHEET
 SEE SHEETS FOR GRADING, UTILITIES, & ROOT CUTS.
 SEE SHEETS FOR LANDSCAPE PLANTING & DEFENSIBLE SPACE PLAN.
 NOTES: TERRACING OF SITE IS PROHIBITED EXCEPT AS NOTED ON SITE PLANS.
 INCLUDES P.A. & I.L. SHEETS.

A7.0

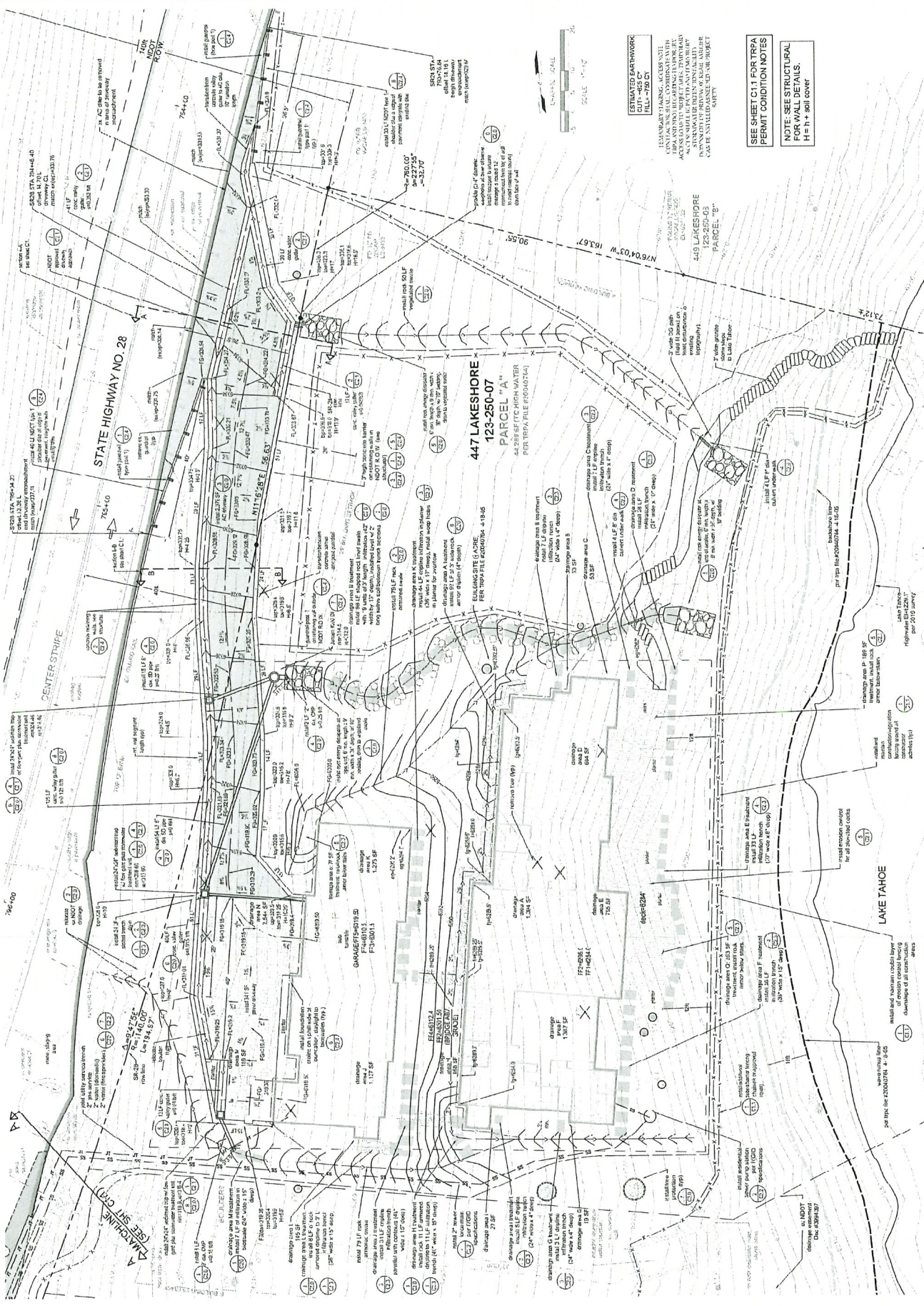
New Residence
 for
 Aqua Verde Investment Group LLC.
 447 Lakeshore Blvd.
 Incline Village, NV.

PREPARED BY: [Firm Name]
 CHECKED BY: [Firm Name]
 DATE: [Date]

REV	DATE	DESCRIPTION	APPROVED	DATE

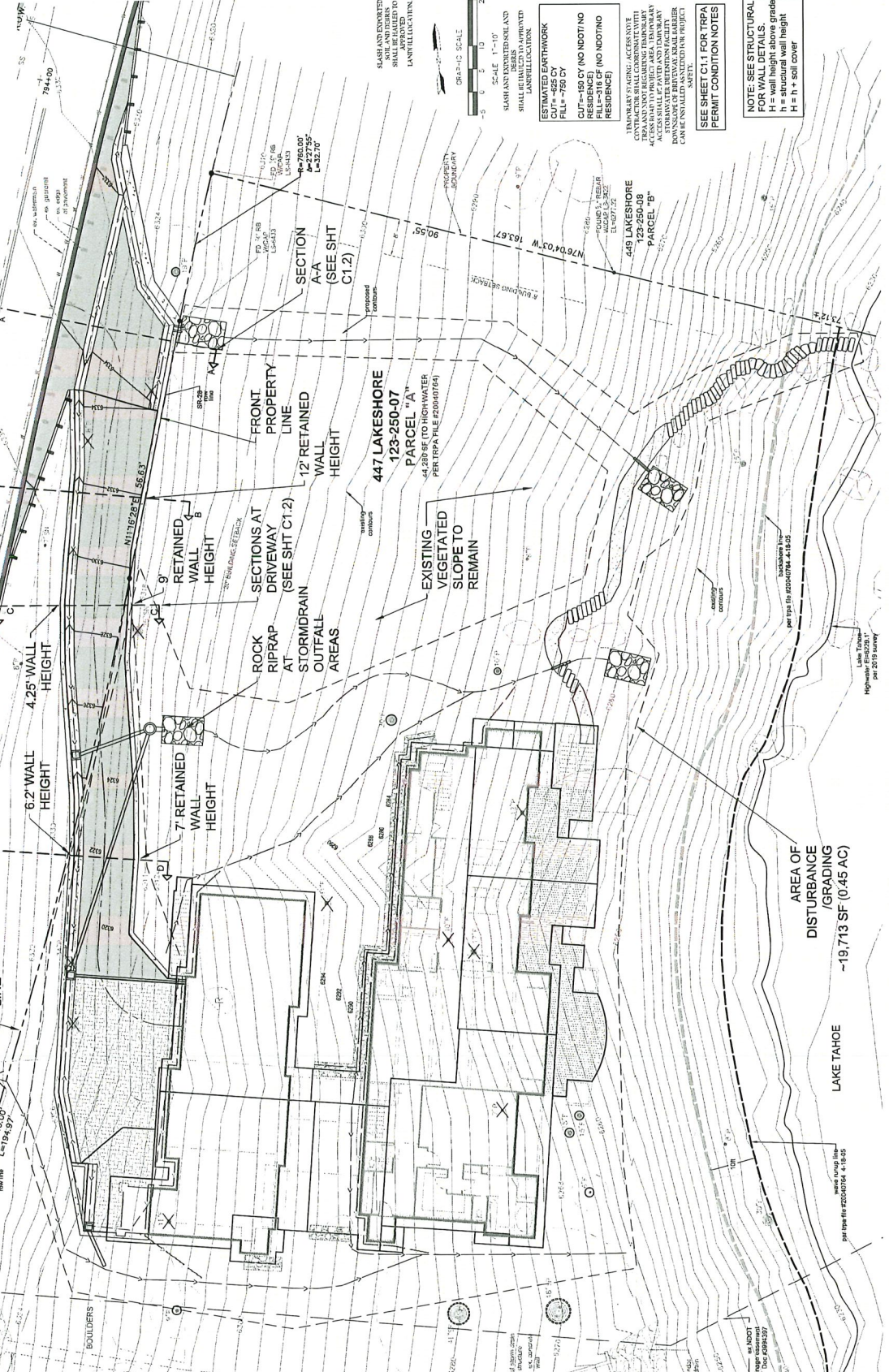


CIVIL GRADING, BMP & UTILITY PLAN
AQUA VERDE INVESTMENT GROUP, LLC.
 447 LAKESHORE
 APN 123-250-07
 WASHOE COUNTY
 NEVADA
 DATE: 4-11-2020
 SHEET: C1.0
 SCALE: 1" = 10'
 HORIZONTAL
 SCALE: 1" = 10'
 VERTICAL
 DRAWN: BRUCE
 CHECKED: BRUCE
 AT:



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING TREES AS NOTED
- EXISTING CONTOURS (1' = 5')
- EDGE OF PAVEMENT
- CONCRETE
- ROCK BORDER



447 LAKESHORE
 123-250-07
 PARCEL "A"
 44,839 SQ. FT. (1.02 AC)
 PER TRPA FILE #20040164

448 LAKESHORE
 123-250-08
 PARCEL "B"
 10,177 SQ. FT. (0.23 AC)
 PER TRPA FILE #20040164

STATE HIGHWAY NO. 28

AREA OF DISTURBANCE / GRADING
 ~19,713 SF (0.45 AC)

LAKE TAHOE

SECTION A-A (SEE SHT C1.2)

SEASANT EXISTED SHALL BE MAINTAINED TO APPROVED LAND UTILIZATION.

SCALE 1" = 10'

GRADED SCALE

ESTIMATED EARTHWORK
 CUT = 148 CY (NO MOOTING RESIDENCE)
 FILL = 316 CF (NO MOOTING RESIDENCE)
 FILL = 750 CY

TEMPORARY STAGING ACCESSORY CONTRACTOR SHALL COORDINATE WITH LOCAL AGENCIES TO OBTAIN NECESSARY ACCESS TO PROJECT AREA. TEMPORARY STAGING SHALL BE MAINTAINED TO APPROVED LAND UTILIZATION. TEMPORARY STAGING SHALL BE MAINTAINED TO APPROVED LAND UTILIZATION.

SEE SHEET C1.1 FOR TRPA PERMIT CONDITION NOTES

NOTE: SEE STRUCTURAL SHEET C1.1 FOR PERMITTING REQUIREMENTS.
 H = wall height above grade
 h = structural wall height
 H = h + soil cover

TIESLAI CIVIL ENGINEERING, INC.
 1100 W. HAZEL BLVD.
 SUITE 100
 TUCUMCUM, IDAHO 83431
 (208) 765-1800

CIVIL ENGINEER
 TIESLAI CIVIL ENGINEERING, INC.
 TIESLAI
 CIVIL ENGINEER
 LICENSE NO. 14868

OWNER: AQUA VERDE INVESTMENT GROUP, LLC.
 447 LAKESHORE
 APN 123-250-07
 WASHOE COUNTY
 CRYSTAL BAY

COMP. DESIGN
 DRAWN: P. JUNG
 PROJECT # 18004
 SCALE: 1" = 5'
 DATE: 10-7-2020

C1.0

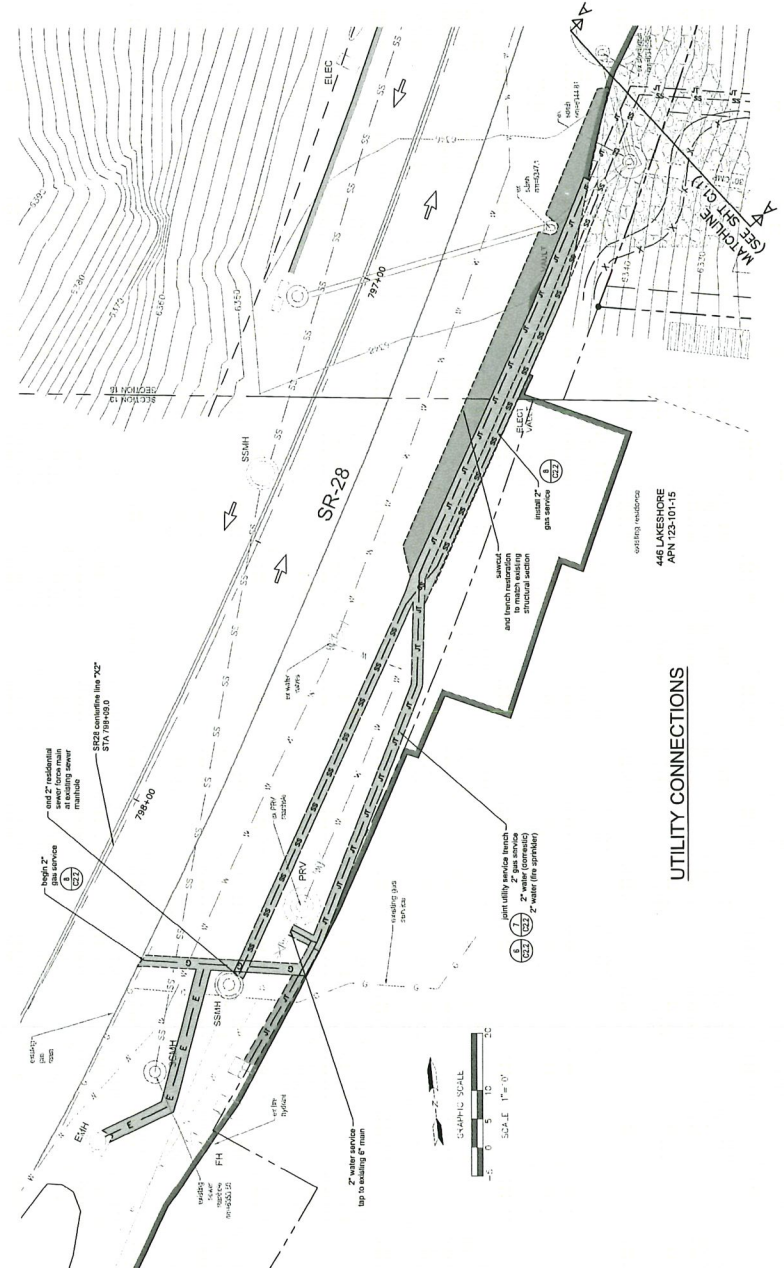
REV	DATE	DESCRIPTION	APPROVED	DATE



CIVIL GRADING, BMP & UTILITY PLANS
 447 LAKESHORE
 APN 123-250-07
 WASHOE COUNTY
 NEVADA

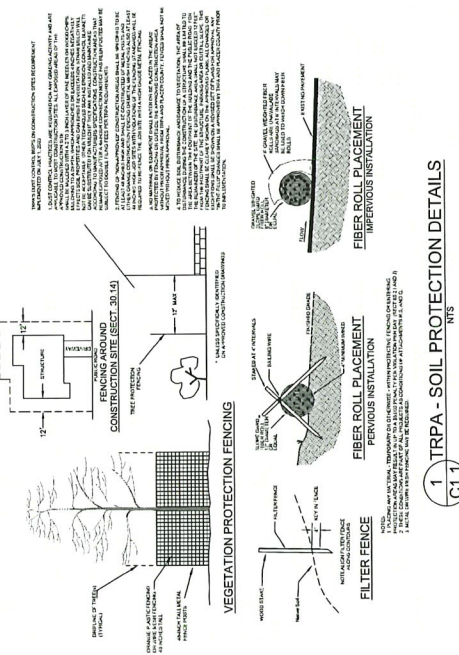
COMP: _____ DESIGN: _____
 DRAWN: _____ PREPARED BY: AT
 PROJECT #: 18.024
 SCALE: HORIZONTAL: N/A
 VERTICAL: N/A
 DATE: 10.7.2020

C1.1



UTILITY CONNECTIONS

- TRPA PERMIT CONDITION NOTES:**
- THE STANDARD CONDITIONS OF APPROVAL LISTED IN ATTACHMENT R SHALL APPLY TO THIS PERMIT.
 - EXISTING NATIVE SHRUBS SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
 - TOPOGRAPHY AND PERMANENT BMPs MAY BE FIELD-FIT AS APPROPRIATE BY THE TRPA INSPECTOR.
 - ALL EXCAVATED MATERIALS SHALL BE HAULLED AWAY FROM THE SITE TO A LEGALLY ACCEPTABLE LOCATION, NOT FILLS OR RE-CONTOURING, OTHER THAN BACKFILL, FOR THE CUT-FITTING STRUCTURES IS ALLOWED.
 - THE CREATION OF A CONCRETE WASHOUT FACILITY IS PROHIBITED UNLESS APPROVED IN WRITING BY TRPA.
 - STABILIZATION OF EXPOSED SOILS SHALL BE COMPLETED WITHIN 14 DAYS OF EXPOSURE.
 - REPAIRS TO EXISTING BMPs SHALL BE COMPLETED WITHIN 14 DAYS OF IDENTIFICATION.
 - EXCAVATION EQUIPMENT SHALL BE LIMITED TO APPROVED CONSTRUCTION AREAS TO MINIMIZE SITE DISTURBANCE. NO DRIVING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED DISTURBANCE.
 - ANY FURTHER CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE APPROVED DISTURBANCE SHALL BE COMPLETED WITHIN 14 DAYS OF IDENTIFICATION.
 - ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 14 DAYS OF IDENTIFICATION.
 - THE PERMITTEE IS RESPONSIBLE FOR INSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THE SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERSEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.
 - CONSTRUCTION SHALL BE ACCORDANCE WITH THE PROVISIONS OF ATTACHMENT R BY OCTOBER 15TH OF EACH CONSTRUCTION SEASON.
 - CHANGING IS PROHIBITED ANY TIME OF THE YEAR DURING PERIODS OF PRECIPITATION AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOW, GRASS IS SATURATED, MUDDY, OR UNSTABLE CONDITION.
 - ALL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT TO ENSURE EFFECTIVENESS WHICH MAY VARY THROUGHOUT THE CONSTRUCTION PERIOD.
 - ANY CHANGE TO THE PROJECT REQUIRES APPROVAL (EXCEPT FOR TRPA EXEMPT ACTIVITIES) OF A TRPA PLAN REVISION PERMIT BEFORE THE CHANGES BEING MADE TO ANY ELEMENT OF THE PROJECT (I.E. STRUCTURAL MODIFICATIONS, COVERAGE, SCENIC GRADING, BMPs, ETC.). FAILURE TO OBTAIN PRIOR APPROVAL FOR MODIFICATIONS MAY RESULT IN MONETARY PENALTIES AND REMOVAL OF THE UNAPPROVED ELEMENTS.



1 TRPA - SOIL PROTECTION DETAILS

C1.7



TRESA U.
CIVIL
ENGINEERING, INC.
1000 NORTH LAKE BLVD
TAPPAHAWAY, NJ 07075
TEL: 908-461-5100
FAX: 908-461-5181
WWW.TRESAENGINEERING.COM

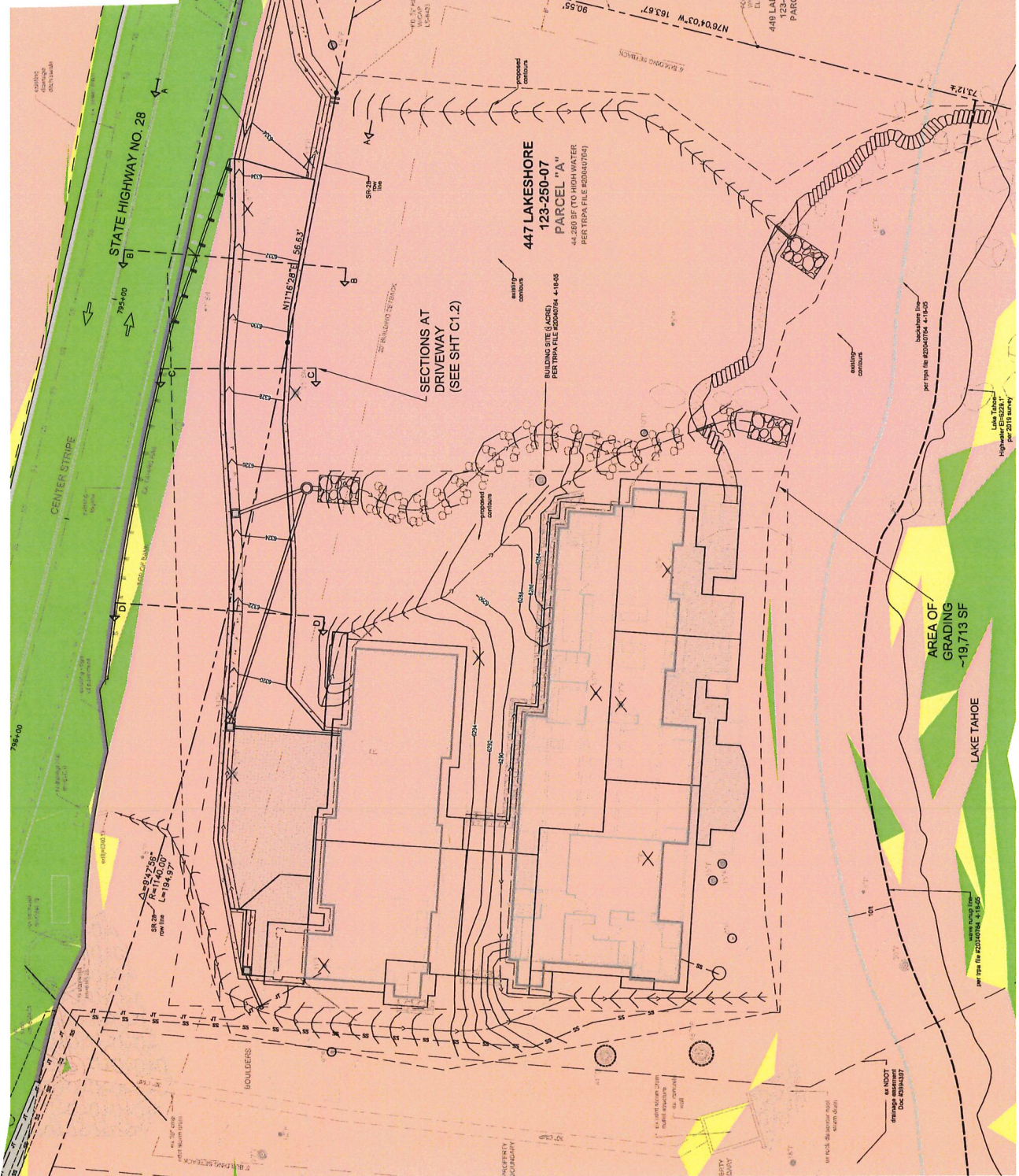
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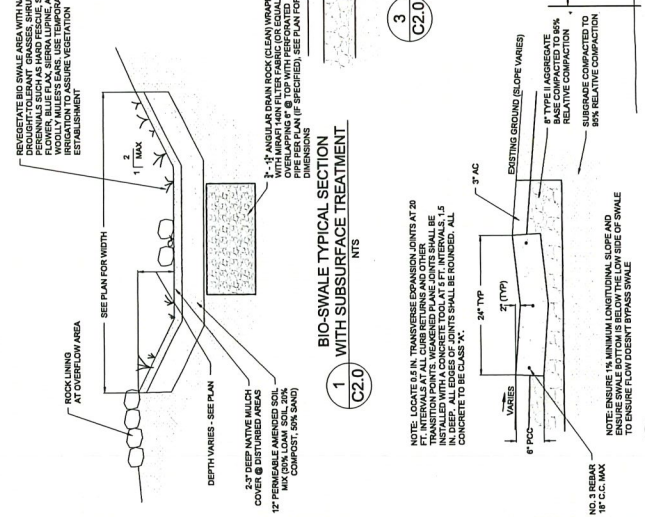
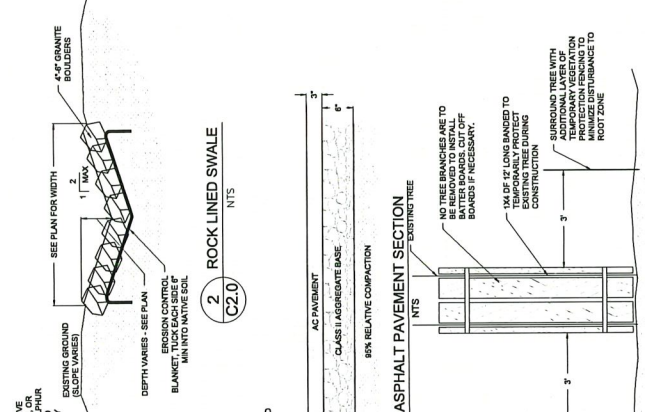
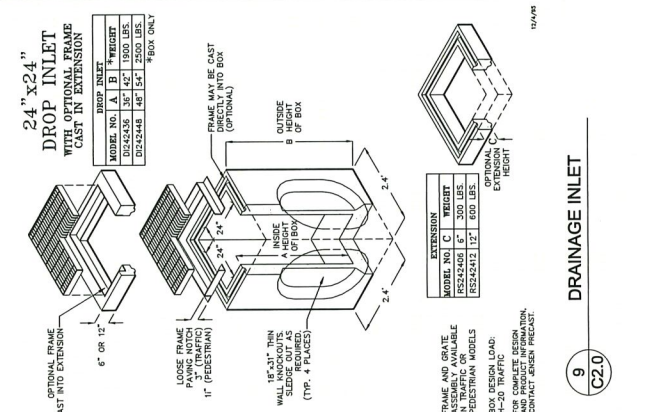
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING TREE AS NOTED
- EXISTING CONTOURS (1' > 2' > 3')
- EDGE OF PAVEMENT
- CONCRETE
- ROCK BORDER

30°
 45°
 60°
 75°
 90°

ROCK BORDER
 CONCRETE

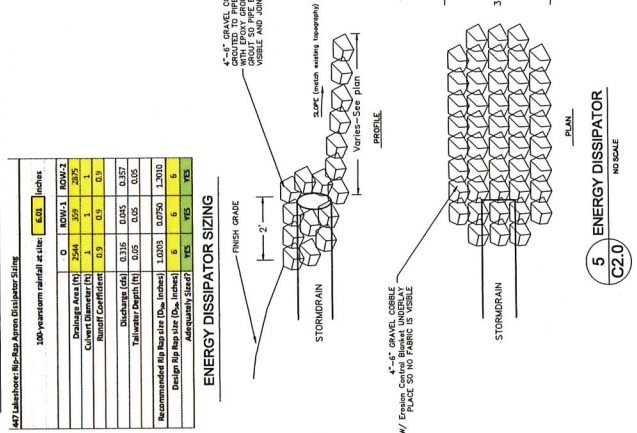
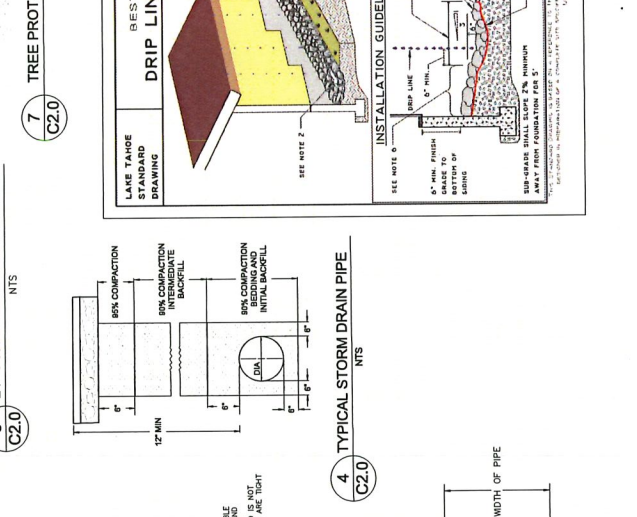
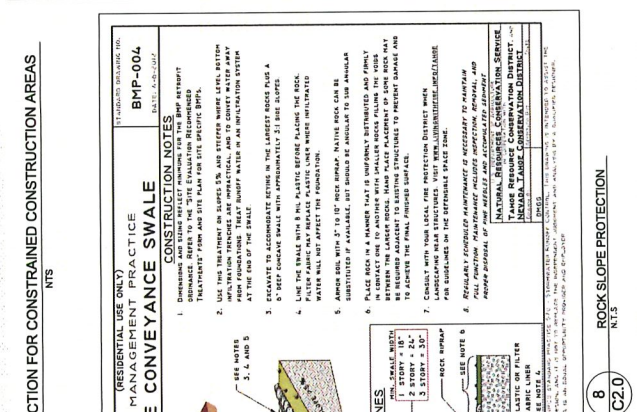
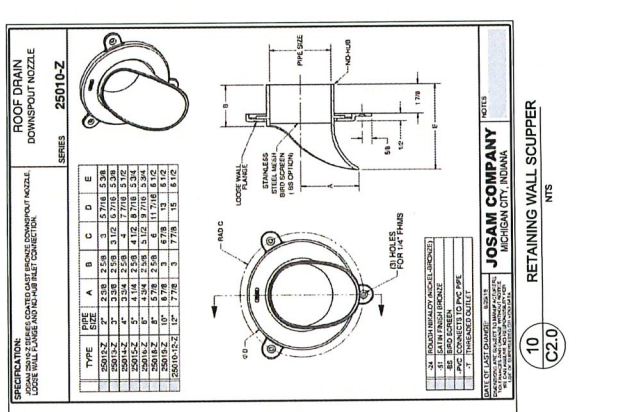


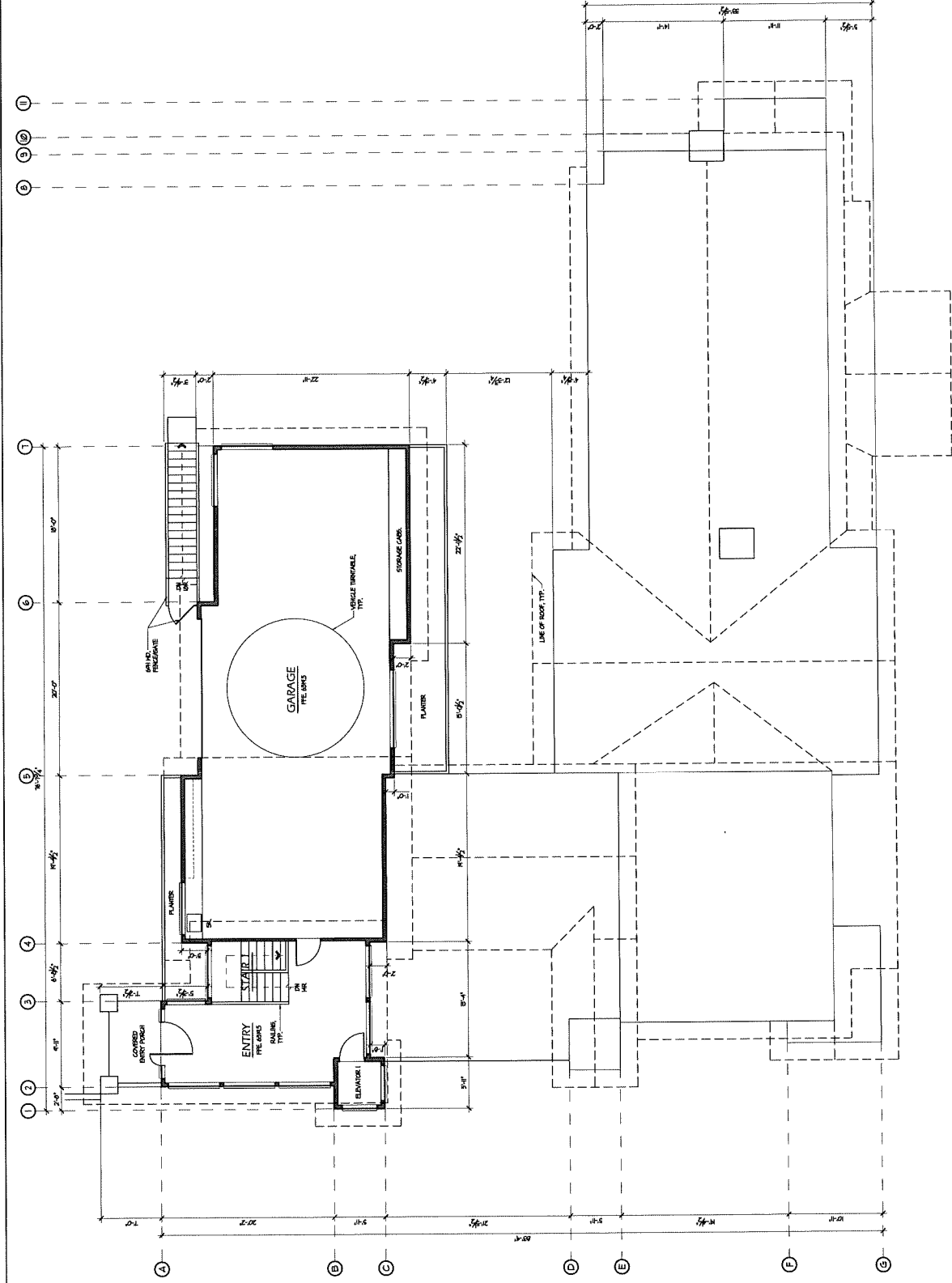


STORMWATER CALCULATIONS (20 YEAR-1 HOUR STORM)

447 Lakeshore Strip-Run Stormwater Dissipator Sizing

100-year storm rainfall rate (h)	4.68	inches
Drainage Area (A)	254	sq ft
Runoff Coefficient	0.9	
Discharge (Q)	0.18	cfs
Time to travel (T)	0.05	min
Recommended Rip Rap size (D ₅₀ , inches)	1.000	
Design Rip Rap size (D ₈₅ , inches)	6	
Adequately Sized?	YES	





FIFTH FLOOR PLAN - GARAGE/ENTRY LEVEL
 SCALE: 1/8" = 1'-0"



PROJECT CONSULTANTS
 M. J. G. Engineering, Inc.
 447 Lakeshore Blvd.
 Incline Village, NV
 89450

OWNER
 Aqua Verde Investment Group LLC
 447 Lakeshore Blvd.
 Incline Village, NV
 89450

DATE
 11/15/2017

DESCRIPTION
 FIFTH FLOOR PLAN - GARAGE/ENTRY LEVEL

SCALE
 1/8" = 1'-0"

PROJECT NO.
 2017-001

DATE
 11/15/2017

SCALE
 1/8" = 1'-0"

PROJECT CONSULTANTS
 M. J. G. Engineering, Inc.
 447 Lakeshore Blvd.
 Incline Village, NV
 89450

OWNER
 Aqua Verde Investment Group LLC
 447 Lakeshore Blvd.
 Incline Village, NV
 89450

DATE
 11/15/2017

DESCRIPTION
 FIFTH FLOOR PLAN - GARAGE/ENTRY LEVEL

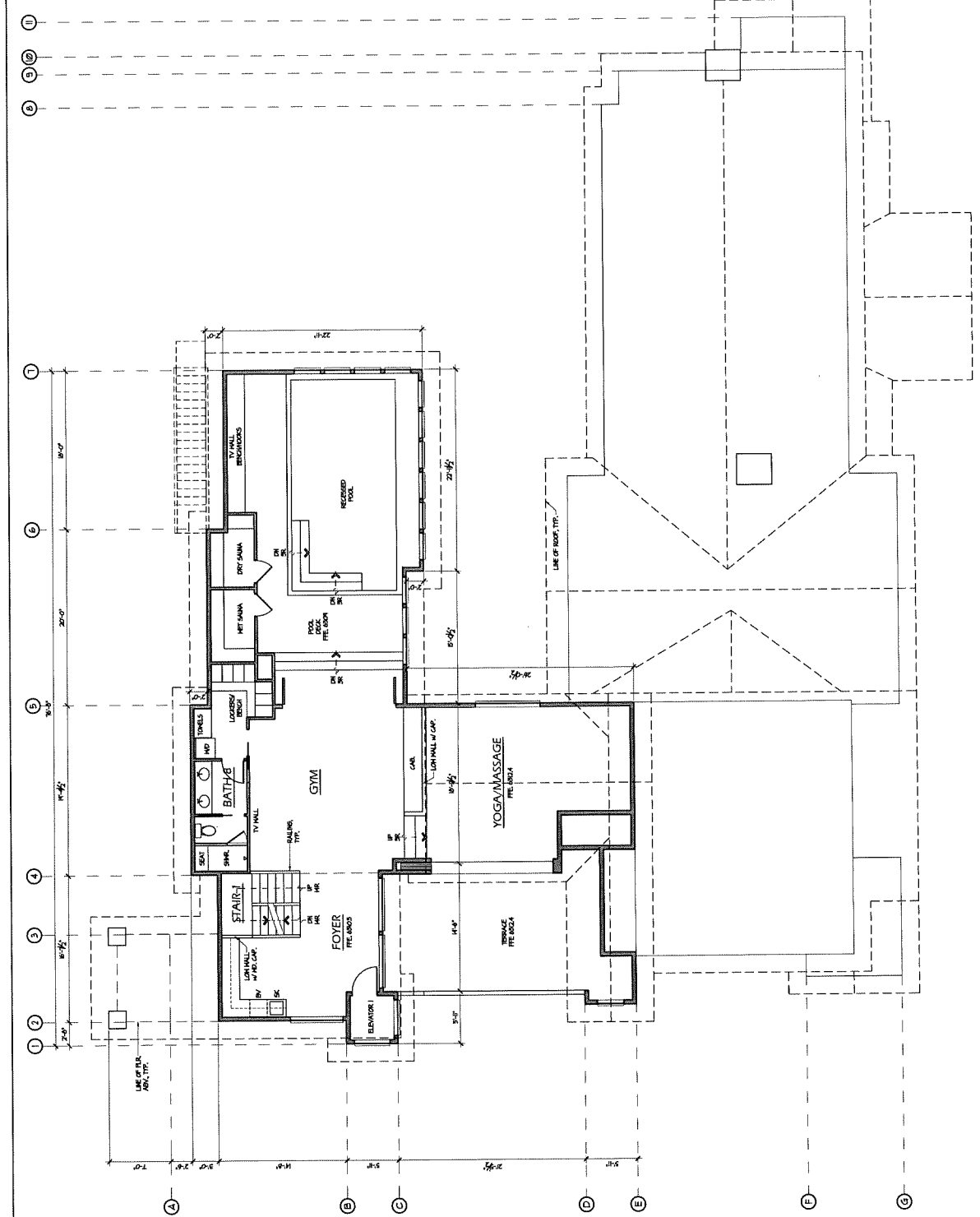
SCALE
 1/8" = 1'-0"

PROJECT NO.
 2017-001

DATE
 11/15/2017

SCALE
 1/8" = 1'-0"

A2.0



FOURTH FLOOR PLAN - SPA/GYM LEVEL
SCALE: 1/8" = 1'-0"



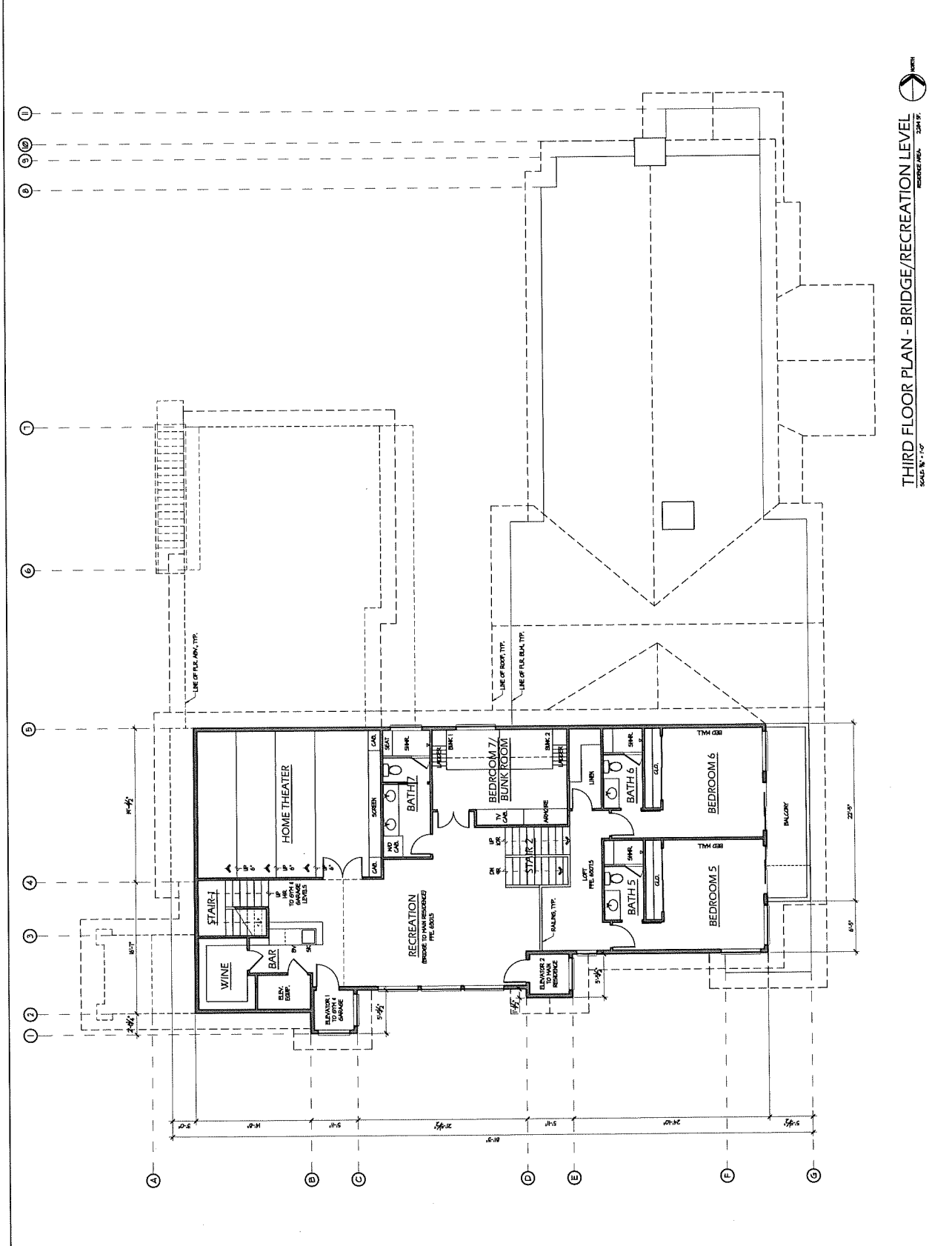
A2.1

New Residence
for
Aqua Verde Investment Group LLC.
447 Lakeshore Blvd.
Incline Village, NV.

PROJECT CONSULTANTS
Middleff and Associates
2000 S. Lake Street
Reno, NV 89502
ARCHITECT
Suzuro Concepts, Inc.
2000 S. Lake Street
Reno, NV 89502
MECHANICAL
Tropi, GJM Engineering, Inc.
2000 S. Lake Street
Reno, NV 89502
ELECTRICAL
Tropi, GJM Engineering, Inc.
2000 S. Lake Street
Reno, NV 89502
PLUMBING
Tropi, GJM Engineering, Inc.
2000 S. Lake Street
Reno, NV 89502
LANDSCAPE ARCHITECTURE
Tropi, GJM Engineering, Inc.
2000 S. Lake Street
Reno, NV 89502

DATE: 11/10/2011
DRAWN BY: J. M. MIDDLEFF
CHECKED BY: J. M. MIDDLEFF
DATE: 11/10/2011
SCALE: AS SHOWN
PROJECT NO.: 2011-001
SHEET NO.: A2.1

FOURTH FLOOR
PLAN
(SPA/GYM LEVEL)



THIRD FLOOR PLAN - BRIDGE/RECREATION LEVEL
 SCALE: 1/4" = 1'-0"
 REVISION: 04/27/17



A2.2

PROJECT CONSULTANTS:
 ARCHITECT: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 ARCHITECT: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 CIVIL: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 MECHANICAL/ELECTRICAL/PLUMBING: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 STRUCTURAL: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 LANDSCAPE ARCHITECT: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000
 INTERIOR DESIGN/CONSULTING: **WHEATON AND ASSOCIATES**
 200 W. 10th Street
 Chicago, IL 60604
 (312) 467-1000

NEW RESIDENCE
 FOR
 Aqua Verde Investment Group LLC
 447 Lakeshore Blvd.
 Incline Village, NV.

DATE: 04/27/17
 SHEET NO.: A2.2
 25/25

PREPARED BY: **WHEATON AND ASSOCIATES**
 CHECKED BY: **WHEATON AND ASSOCIATES**
 DATE: 04/27/17

THIRD FLOOR PLAN
 (BRIDGE/
 RECREATION
 LEVEL)

PROJECT CONSULTANTS

ARCHITECT
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

MECHANICAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

ELECTRICAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

PLUMBING
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

STRUCTURAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

INTERIOR DESIGN
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

LANDSCAPE ARCHITECT
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

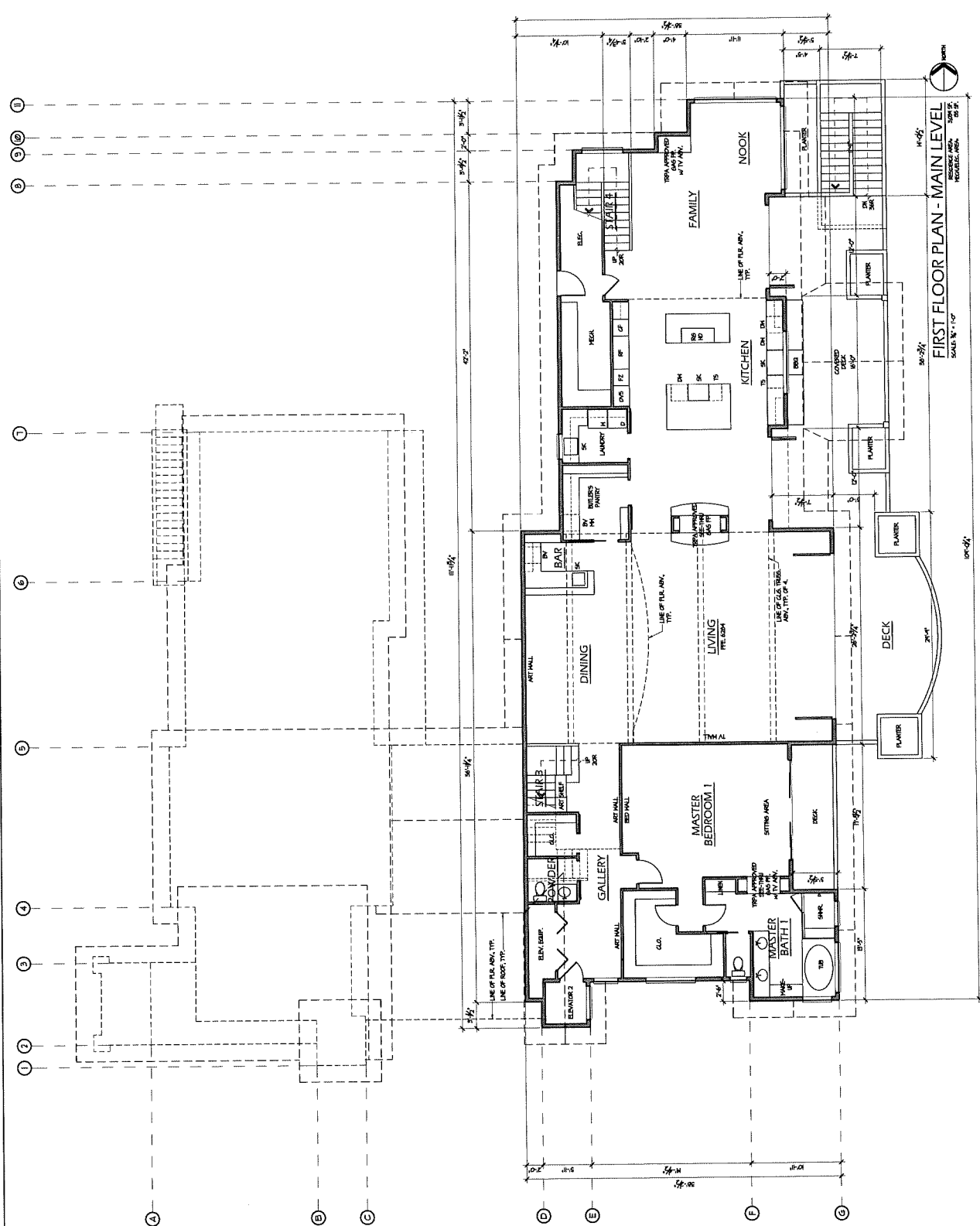
ENVIRONMENTAL ENGINEERING
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

New Residence
 for
Aqua Verde Investment Group LLC.
 447 Lakeshore Blvd.
 Incline Village, NV.

DATE: 08/20/14
PROJECT NO.: 14-001
REVISIONS:
 NO. DATE BY
 1 08/20/14 JAC/SL
 2 08/20/14 JAC/SL
 3 08/20/14 JAC/SL
 4 08/20/14 JAC/SL
 5 08/20/14 JAC/SL
 6 08/20/14 JAC/SL
 7 08/20/14 JAC/SL
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 99 08/20/14 JAC/SL
 100 08/20/14 JAC/SL

1st FLOOR PLAN (MAIN LEVEL)

A2.4



PROJECT CONSULTANTS

ARCHITECT
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

MECHANICAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

ELECTRICAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

PLUMBING
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

STRUCTURAL
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

INTERIOR DESIGN
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

LANDSCAPE ARCHITECT
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

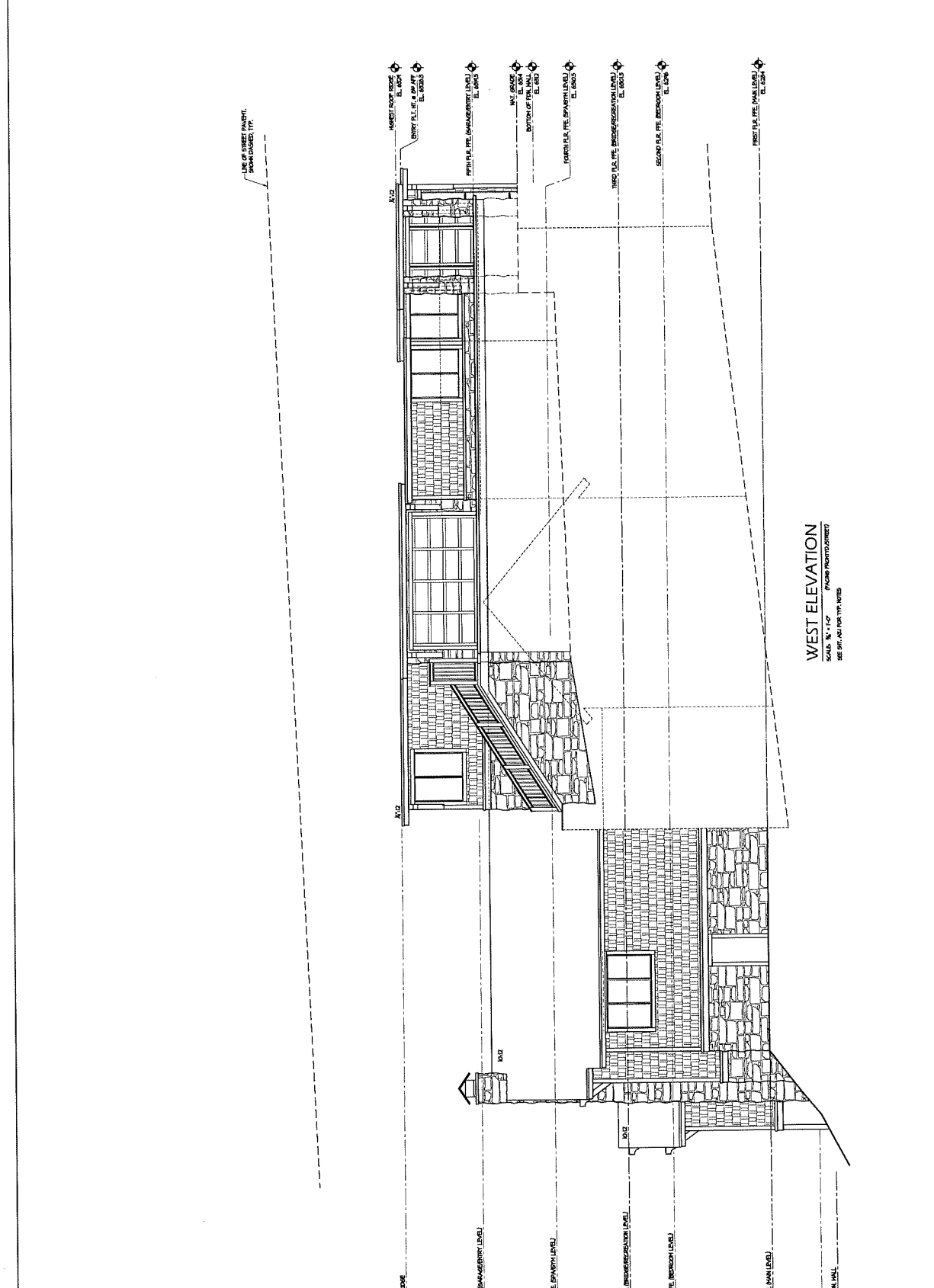
ENVIRONMENTAL ENGINEERING
 MUMFORD AND ASSOCIATES
 200 W. 10th St.
 STE 200
 CHICAGO, IL 60604

New Residence
 for
Aqua Verde Investment Group LLC.
 447 Lakeshore Blvd.
 Incline Village, NV.

DATE: 08/20/14
PROJECT NO.: 14-001
REVISIONS:
 NO. DATE BY
 1 08/20/14 JAC/SL
 2 08/20/14 JAC/SL
 3 08/20/14 JAC/SL
 4 08/20/14 JAC/SL
 5 08/20/14 JAC/SL
 6 08/20/14 JAC/SL
 7 08/20/14 JAC/SL
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 9 08/20/14 JAC/SL
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1st FLOOR PLAN (MAIN LEVEL)

A2.4



HIGHEST ROOF CORNER
 EL. 6000
 ENTRY FLOOR FIN. SURF
 EL. 6020.0
 FIFTH FLOOR FINE MANAGEMENT LEVEL
 EL. 6065
 1ST FLOOR
 EL. 6040
 BOTTOM OF FIN. WALL
 EL. 6000
 FORMER 1ST FLOOR PARTIAL LEVEL
 EL. 6065
 THIRD FLOOR FINE MANAGEMENT LEVEL
 EL. 6065
 SECOND FLOOR FINE MANAGEMENT LEVEL
 EL. 6040
 HIGHEST FIN. FLOOR
 EL. 6040

WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 FROM PROPERTY SURVEY
 SEE SHEET 101 FOR TYP. NOTES

PROJECT CONSULTANTS
 ARCHITECTS
 MATHIAS and Associates
 200 S. 10TH ST.
 FREDERICK, MD 21734
 ARCHITECT
 CONCEPTS, INC.
 200 S. 10TH ST.
 FREDERICK, MD 21734
 CIVIL
 C. J. Engineering, Inc.
 200 S. 10TH ST.
 FREDERICK, MD 21734
 STRUCTURAL
 J. M. Engineering, Inc.
 200 S. 10TH ST.
 FREDERICK, MD 21734
 MECHANICAL/ELECTRICAL
 AQUA TAVO ARCHITECT
 447 LAKE SHORE BLVD.
 INCLINE VILLAGE, NY 12548
 LANDSCAPE ARCHITECTS
 Licensed Professional Consulting
 447 LAKE SHORE BLVD.
 INCLINE VILLAGE, NY 12548

New Residence
 for
 Aqua Verde Investment Group LLC
 447 Lakeshore Blvd.
 Incline Village, NV

ALL DRAWINGS AND NOTATIONS
 SHALL BE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 ARCHITECTURAL BOARD OF THE
 STATE OF MARYLAND
 AND THE BOARD OF ARCHITECTS
 OF THE STATE OF NEW YORK
 DRAWING NO. 2020-01
 SHEET NO. 101
 DATE: 04/21/2020
 PROJECT NO. 2020-01
 PROJECT NAME: NEW RESIDENCE
 PROJECT ADDRESS: 447 LAKE SHORE BLVD., INCLINE VILLAGE, NY 12548
 PROJECT OWNER: AQUA VERDE INVESTMENT GROUP LLC
 PROJECT ARCHITECT: MATHIAS AND ASSOCIATES
 PROJECT ENGINEER: CONCEPTS, INC.
 PROJECT MECHANICAL/ELECTRICAL ENGINEER: C. J. ENGINEERING, INC.
 PROJECT LANDSCAPE ARCHITECT: AQUA TAVO ARCHITECT
 PROJECT NO.: 2020-01
 SHEET NO.: 101
 DATE: 04/21/2020

WEST
 EXTERIOR
 ELEVATION
 SHEET NO.

A3.0

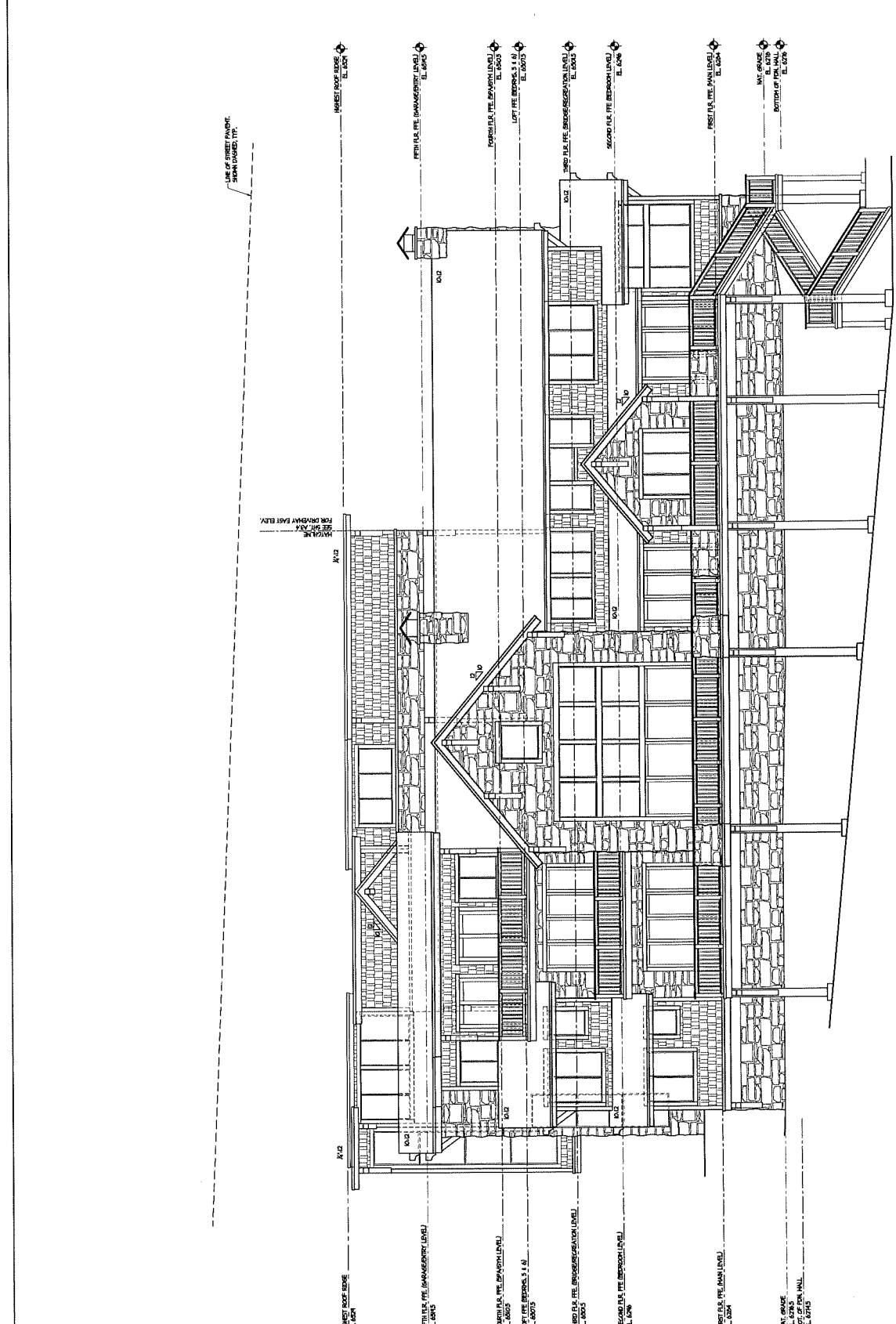
PROJECT CONSULTANTS
ARCHITECT
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100
GENERAL CONTRACTOR
 Mullan and Associates
 200 Main Street
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MECHANICAL ENGINEER
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 200 Main Street
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ELECTRICAL ENGINEER
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100
PLUMBING ENGINEER
 Mullan and Associates
 200 Main Street
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LANDSCAPE ARCHITECT
 Mullan and Associates
 200 Main Street
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INTERIOR ARCHITECT
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 (914) 361-1100
PAINTING CONTRACTOR
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ROOFING CONTRACTOR
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100
CONCRETE CONTRACTOR
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100
FOUNDATION CONTRACTOR
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100
SMALL BUSINESS DEVELOPMENT CENTER
 Mullan and Associates
 200 Main Street
 Westport, NY 10994
 (914) 361-1100

New Residence
 for
Aqua Verde Investment Group LLC
 447 Lakeshore Blvd.
 Incline Village, NV

DATE: 08/11/10
PROJECT NO.: 10010
SCALE: 1/4" = 1'-0"
PROJECT NAME: NEW RESIDENCE
CLIENT: AQUA VERDE INVESTMENT GROUP LLC
ARCHITECT: MULLAN AND ASSOCIATES
MECHANICAL ENGINEER: MULLAN AND ASSOCIATES
ELECTRICAL ENGINEER: MULLAN AND ASSOCIATES
PLUMBING ENGINEER: MULLAN AND ASSOCIATES
LANDSCAPE ARCHITECT: MULLAN AND ASSOCIATES
INTERIOR ARCHITECT: MULLAN AND ASSOCIATES
PAINTING CONTRACTOR: MULLAN AND ASSOCIATES
ROOFING CONTRACTOR: MULLAN AND ASSOCIATES
CONCRETE CONTRACTOR: MULLAN AND ASSOCIATES
FOUNDATION CONTRACTOR: MULLAN AND ASSOCIATES
SMALL BUSINESS DEVELOPMENT CENTER: MULLAN AND ASSOCIATES

EAST ELEVATION
DATE: 08/11/10
PROJECT NO.: 10010
SCALE: 1/4" = 1'-0"
PROJECT NAME: NEW RESIDENCE
CLIENT: AQUA VERDE INVESTMENT GROUP LLC
ARCHITECT: MULLAN AND ASSOCIATES
MECHANICAL ENGINEER: MULLAN AND ASSOCIATES
ELECTRICAL ENGINEER: MULLAN AND ASSOCIATES
PLUMBING ENGINEER: MULLAN AND ASSOCIATES
LANDSCAPE ARCHITECT: MULLAN AND ASSOCIATES
INTERIOR ARCHITECT: MULLAN AND ASSOCIATES
PAINTING CONTRACTOR: MULLAN AND ASSOCIATES
ROOFING CONTRACTOR: MULLAN AND ASSOCIATES
CONCRETE CONTRACTOR: MULLAN AND ASSOCIATES
FOUNDATION CONTRACTOR: MULLAN AND ASSOCIATES
SMALL BUSINESS DEVELOPMENT CENTER: MULLAN AND ASSOCIATES

A3.2



EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 PLOTTED REVERSE/LAND
 SEE SHEET A3.1 FOR DRIVEWAY ELEV.



NO.	REVISION	DATE

SITE NOTES

- CONSTRUCTION OF PROJECT SHALL BE EXECUTED BY A LICENSED LANDSCAPE CONTRACTOR.
- REMINER, STAMPED AND SIGNED PLANS ARE LEGAL DOCUMENTS WHICH REQUIRE DUE RESPECT. ALL CONSTRUCTION SHALL BE EXECUTED OR OWNER SHALL APPROVE DEVIATION FROM SUCH IN WRITING. CONTRACTOR MAY OFFER SUBSTITUTIONS AND/OR CHANGES FOR CONSIDERATION BY LANDSCAPE ARCHITECT OR OWNER.
- SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER. ANY SUBSTITUTIONS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT OR OWNER AS REQUESTED BY SUCH. APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING.
- IN THE EVENT OF SIGNIFICANT DEVIATION FROM LANDSCAPE DOCUMENTS, ARCHITECT AND OWNER AT COMPLETION OF PROJECT INSTALLATION.
- EXISTING SITE FEATURES NOT SUBJECT TO LANDSCAPE IMPROVEMENTS, I.E. EXISTING TREES, SHALL BE PROTECTED TO REMAIN IN ORIGINAL OR BETTER CONDITION THAN THAT PRIOR TO COMMENCEMENT OF ORIGINAL OR CONSTRUCTION.
- ALL PLANT MATERIALS, OTHER THAN CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR MINIMUM ONE YEAR, WITH EXCEPTION OF DAMAGE CAUSED BY VANDALISM, THE CONTROL OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND INSPECTIONS REQUIRED BY TRPA AND WASHOE COUNTY ARE APPROVED AND AVAILABLE FOR INSPECTION ON SITE.
- CONTRACTOR SHALL MEET WITH GENERAL CONTRACTOR ONE WEEK PRIOR TO EXCAVATION TO VERIFY DEPTH AND LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED WORK IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. ANY NECESSARY ADJUSTMENT TO PLANS SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED WORK IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. ANY NECESSARY ADJUSTMENT TO PLANS SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED WORK IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. ANY NECESSARY ADJUSTMENT TO PLANS SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF ALL PROJECT PHASES, INSTALLING CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND FINAL APPROVAL.
- LOCATIONS OF EXISTING SITE FEATURES ARE BASED ON ARCHITECT'S/ENGINEER'S SURVEY. CONTRACTOR SHALL VERIFY AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES WHICH AFFECT DESIGN OUTCOME.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING VISITS WITH LANDSCAPE ARCHITECT GIVING 4 DAYS NOTICE UNLESS LA IS IN THE TRUCKEE REGION THEN 48 HOURS NOTICE IS ACCEPTABLE.
- CONTRACTOR SHALL LEAVE SITE IN EXCELLENT CONDITION FREE OF EXTRANEOUS ROCK AND CONSTRUCTION DEBRIS AS WELL AS WEEDS AND SLASH.
- SEE IRRIGATION PLAN FOR SLEEVE LOCATIONS.
- CONTRACTOR TO VERIFY PROPERTY LINES, CORNER MARKERS AND ANY OTHER LEGAL DESCRIPTIONS NECESSARY TO COMPLETE PROJECT.
- CONTRACTOR TO MAINTAIN SITE SURFACE AND SUBSURFACE DRAINAGE AS SHOWN ON ALL CONSTRUCTION DRAWINGS. NATURAL DRAINAGE PATTERNS SHALL NOT BE INTERRUPTED UNLESS OTHERWISE SPECIFICALLY NOTED (STREAM ENVIRONMENT ZONES) IS PROHIBITED UNLESS STIPULATED UNDER PERMIT.
- ALL UNWEATHERED EXCAVATED NATIVE BOULDERS SHALL BE WEATHERED BY UTILIZING ECOPROCOOTE SOY CONCRETE OR EQUAL CONCRETE STAIN TO MATCH EXISTING WEATHERED NATIVE BOULDERS. CONTRACTOR SHALL FOLLOW INSTRUCTIONS THIS SHEET. TRPA TO APPROVE FINAL APPEARANCE FOR CONFORMANCE TO TRPA CONDITION 3.1.

SITE PROTECTION

- PROTECT DRILLLINE INFILTRATION TRENCHES WHERE INSTALLED ON SITE. SEE CIVIL PLANS FOR SIZE AND LOCATIONS.
- MAINTAIN REQUIRED EROSION CONTROL DEVICES AND VEGETATION AS REQUIRED BY TRPA. FIELD INSPECTOR. SEE CIVIL PLANS.
- THE ADEQUACY OF ALL BMP'S AS SHOWN ON THE FINAL PERMIT SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
- "ALL BARRIERS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. A HANDBOOK OF BEST MANAGEMENT PRACTICES, AND LIVING WITH FIRE, SECOND EDITION, LAKE TRUCEE BASIN, APPLICATION OF A HANDBOOK OF BEST MANAGEMENT PRACTICES, AND LIVING WITH VEGETATIVE ESTABLISHMENT - SEE PLANTING PLAN SHEET LP-4.0.
- THE CONTRACTOR SHALL CONSIDER WORK AND MATERIAL STORAGE TO DRIVEWAY AND RESIDENCE AND SHALL USE ALL MEANS NECESSARY TO PROTECT TREES AND NATURAL GROUND COVER FROM DAMAGE DURING CONSTRUCTION.
- VEGETATION PROTECTIVE FENCING AROUND THE ENTIRE PERIMETER OF THE PROJECT SHALL BE MAINTAINED AT ALL TIMES. FEET FROM ANY FOOTPRINT, DRIVEWAY, OR AREA OF APPROVED DISTURBANCE. TREES LOCATED WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED BY FENCING OR OTHER MEANS AS NECESSARY.
- EXISTING TREES SHALL BE PROTECTED DURING THE COURSE OF WORK. CONTRACTOR SHALL REMOVE OR TRIMMED FOR VIEW ENHANCEMENT MEASURES WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY REMOVAL OF FORESTRY, OR LOCAL FIRE DISTRICT.
- NO EXISTING TREES SHALL BE REMOVED OR TRIMMED FOR VIEW ENHANCEMENT MEASURES WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY REMOVAL OF FORESTRY, OR LOCAL FIRE DISTRICT.

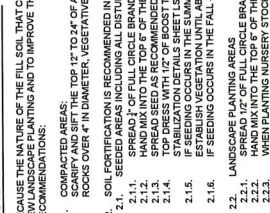
SOIL IMPROVEMENT NOTES

- BECAUSE THE NATURE OF THE FILL SOIL THAT COVERS THE PROPERTY IS NOT AN OPTIMAL GROWING MEDIUM FOR NEW LANDSCAPE PLANTING AND TO IMPROVE THE ODDS OF SUCCESS, WE MAKE THE FOLLOWING RECOMMENDATIONS:
 - COMPACTED AREAS: SCARIFY AND SIFT THE TOP 12" TO 24" OF AREAS TO BE LANDSCAPED TO REMOVE ROCKS OVER 4" IN DIAMETER, VEGETATIVE, CONSTRUCTION AND OTHER DEBRIS.
 - SOIL FORTIFICATION IS RECOMMENDED IN THREE STAGES:
 - 2.1. SEED AREAS INCLUDING ALL DISTURBED AREAS.
 - 2.1.1. SEED AREAS INCLUDING ALL DISTURBED AREAS.
 - 2.1.2. HAND MIX INTO THE TOP 5" OF THE SOIL.
 - 2.1.3. SEED AREAS INCLUDING ALL DISTURBED AREAS.
 - 2.1.4. STABILIZATION DETAILS SHEETS LS-1.1
 - 2.1.5. IF SEEDING OCCURS IN THE SUMMER MONTHS, TEMPORARY IRRIGATION IS RECOMMENDED TO ESTABLISH VEGETATION IN THE SPRING AND CONTINUED UNTIL MID-SEPTEMBER IF SEEDING OCCURS IN THE FALL. NO IRRIGATION WILL BE NECESSARY.
 - 2.1.6. LANDSCAPE PLANTING AREAS
 - 2.2. FULL CIRCLE PRODUCTS ARE MADE FROM LOCALLY HARVESTED ORGANICS FROM THE LAKE TRUCEE REGION AND ARE FREE FROM FOREIGN PATROGENS. THEIR PRODUCTS ARE ALL ORGANIC AND CONTAIN A NUMBER OF SOIL FORTIFYING INGREDIENTS, INCLUDING MACRO AND MICRO NUTRIENTS AND BENEFICIAL MICROBES, THAT FOSTER A HEALTHY GROWING MEDIUM. ADDITIONALLY THEY ARE INFLAMMABLE.
 - 2.3. TO MAINTAIN A HEALTHY GROWING ENVIRONMENT IN THE LONG TERM IT IS RECOMMENDED TO REAPPLY PRODUCT APPROXIMATELY EVERY THREE YEARS.
 - 2.4. FULL CIRCLE PRODUCTS ARE AVAILABLE LOCALLY OR FROM THEIR PLANT IN MINDEN, NEVADA - FOR MORE INFORMATION GO TO <http://fullcircleplant.com/>

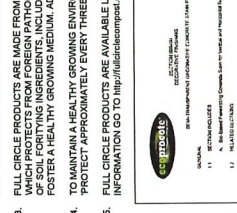
ROCK STAIN SPECIFICATIONS

- ALL UNWEATHERED EXCAVATED NATIVE BOULDERS SHALL BE WEATHERED BY UTILIZING ECOPROCOOTE SOY CONCRETE OR EQUAL CONCRETE STAIN TO MATCH EXISTING WEATHERED NATIVE BOULDERS. CONTRACTOR SHALL FOLLOW INSTRUCTIONS THIS SHEET. TRPA TO APPROVE FINAL APPEARANCE FOR CONFORMANCE TO TRPA CONDITION 3.1.
- ALL ELEVATED PLANTERS SHALL BE LINED WITH CUSTOM MOLDED FIBER REINFORCED POLYMER (FRP) LINING. SEE CIVIL PLANS FOR SIZES AND LOCATIONS.
- DRAIN HOLES SHALL ALIGN WITH PLANTER DRAIN HOLES AND BE FITTED ON LOCATION.
- CONTRACTOR SHALL CONSULT WITH GROUP ENGINEER FOR DRAINAGE INFORMATION.

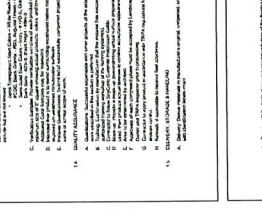
BOULDER RETAINING DETAIL



STEEL HEADER DETAIL



JUTE MAT RETENTION SYSTEM DETAIL



STEP AND POND SWALE DETAIL



NOT TO SCALE

- CUTTEN STEEL HEADERS
- 6" MINIMUM HEADER DEPTH
- CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS SYSTEM
- CORNERS-ANCHOR EDGINGS TO SUPPORT ARC & FORM A CONTINUOUS CORNER

NOT TO SCALE

- U-SHAPED PINS PLACED IN 3' SPACING PATTERN
- JUTE MESH EROSION CONTROL MAT
- ANCHOR TRENCH
- RETAINED NATIVE SOIL
- FULL BUSH WARE AREA

NOT TO SCALE

- NOTE: FOR USE OUTSIDE OF 45° NON-COMBUSTIBLE ZONES ONLY

NOT TO SCALE

- COBBLE LINED SWALE
- SMALL POOLS FOR SEDIMENT SETTLEMENT - STEP WITH TERRAIN
- UNWEATHERED NATIVE SOIL - LOOSELY COMPACTED

Permitting Agent: Gary D. Midkiff
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Architect: Suhle Yonagi, Architect
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 EMAIL: info@litchfield-dc.com

Checked By: P.W.L.
 Drawing Date: 28 MAY 2020

IRRIGATION NOTES & LEGEND

THIS DESIGN IS PARAMETRIC. ALL PRINGS, VALVES, ETC. SHOWN ARE FOR DESIGN CLARIFICATION ONLY. INSTALL CONTROLLER AND RAIN SENSOR RECEIVER ON WALL UNDER MAIN ENTRY/DRIVEWAY SHELTERED FROM ELEMENTS DRIP IRRIGATION IS DESIGNED FOR 40 PSI @ THE VALVE WITH MAXIMUM FLOW RATE OF 13.59 GPM. INSTALL PRESSURE REGULATOR AND COMPENSATE FOR THE BETTER OF THE OVERALL SYSTEM PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IF WATER PRESSURE AND FLOWS DO NOT MEET MINIMUM REQUIREMENTS. INSTALL PRESSURE REGULATOR AS NEEDED FOR THE BETTER OF THE OVERALL SYSTEM. GPM RATES SHOWN PER VALVE ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY FLOWS DO NOT MEET MINIMUM REQUIREMENTS. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM. TO WINTERIZE SYSTEM INSTALL CHAMPION MANUAL DRAIN VALVE OR EQUAL WITH CROSS HANDLE AT VALVE MANIFOLDS, BETWEEN POC AND BACKFLOW PREVENTER AND LOWER END MANIFOLDS. IN EXCAVATION SECTIONS AS SHOWN IN DETAILS AND AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM. ESTABLISH LOW POINTS IN ALL EXHAUST HEADERS AND INSTALL KING DRAINS AT THESE LOW POINTS WITH GRAVEL SUMP BELOW. FLOW RATE AT POC IS UNKNOWN AND ASSUMED CORRECT TO ADJUST PIPE SIZING FOR OPTIMUM FLOW AND PRESSURE. CONTRACTOR SHALL PROVIDE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS UPON COMPLETION OF PROJECT. CONTRACTOR TO SUPPLY HUNTER TOAMT WITH 265000 WALL MOUNT SMART PORT BRACKET. ROOM REMOTE AND SET UP WHERE A DIFFERENCE OF 15 FEET OR MORE OCCURS IN ONE ECO-WRAP ZONE. ADDITIONAL AVB VALVES WILL BE REQUIRED.

SYMBOL	QTY.	DESCRIPTION	SIZE
M		METER - VERIFY EXISTENCE AND LOCATION - SEE CIVIL PLANS - 2" SUPPLY @ STREET	
J	1	POC - POINT OF CONNECTION - LOCATE SOURCE FROM JOINT TRENCH	2"
⊗	1	BACKFLOW PREVENTION DEVICE - WILKINS 975-XL REDUCED PRESSURE ASSY	AS RECD
⊕	2	PER IVDID DETAIL - WATER CONNECTION DETAIL - MUELLER 1 CURB STOP VALVE ON 1" SCH 40 PVC IN GS BOX MARKED IRRIGATION	
⊖	1	WALL MOUNTED CONTROLLER - HUNTER PRO-C MODULAR MODEL PC-400 PLUS ONE POC-300 MODULE AND ONE POC-600 MODULE TO EXPAND TO 18 STATIONS	18 STATION
⊗	1	120 VAC CONTROLLER WITH WSS WIRELESS SOLAR-SYNC SENSOR RECEIVER & CONTROL MODULE	
⊕	1	WIRELESS SOLAR-SYNC SENSOR - INSTALL ON WEST END OF 4TH FLOOR DECK FASCIA CLEAR TREE DRIPLINES AND SHADOWS, MINIMIZE VISIBILITY FROM INTERIOR WINDOWS	
⊖	14	BALL VALVE - WATTS FBV-4 BALL VALVE (OR APP'YD EQUAL) @ POC	SIZE AS RECD
⊗	13	QUICK COUPLING VALVE - HUNTER HQ41RC - SPACE AT 50' INTERVALS	1"
⊕	14	IRRIGATION VALVE - HUNTER DRIP ZONE (CZ-10) LF - 40' LOW FLOW KIT	1"
⊗	5	ECO-ID - ECO INDICATOR - INSTALL AT FAR END OF ECO WRAP ZONES	
⊖	155 WPX	HALO SPRAY MICRO-SPRAYS - LOCATE AND ADJUST RADIUS UP TO 11.5' TO COVER	
⊕	50	SINGLE DRIP EMITTER HE-20T THREADED POINT SOURCE EMITTER	
⊗		HATCHES - DRIP ZONES - SEE LEGEND TO LEFT	
⊖	94	HUNTER DRIFLINE (RD-L-06-CV) SHRUB RING - DETAIL 15 SHEET LI-3.2	
⊕		HUNTER DRIFLINE (RD-L-06-CV) TREE RING - DETAIL 16 SHEET LI-3.2	
⊗	19	HUNTER DRIFLINE (RD-L-06-CV) SPECIMEN TREE RING - DETAIL 17 SHEET LI-3.2	
⊖	12	VALVE ID BOX	
⊕	800 LF	SCHEDULE 40 PVC MAINLINE AT 24" BELOW GRADE - LOOPED	1 1/4"
⊖	550 LF	SCHEDULE 40 PVC LATERAL LINE AT 18" BELOW GRADE - SIZE AS NEEDED	3/4" AND 1"
⊕	155 LF	HUNTER ECO WRAP DRIP LINE AT 6" BELOW GRADE	1/2"
⊖	2750 LF	HUNTER TWPE-7000HD - BLANK DRIFLINE SUPPLY TO RINGS AND HALO SPRAYS	4"
⊕	50 LF	SLEEVES - SCHEDULE 40 PVC SLEEVE, 4" UNLESS OTHERWISE NOTED ON PLAN - DEPTH RECD FOR LINE TYPE	

- NOTES:
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 - INSTALL PRESSURE REGULATOR AS NEEDED FOR THE BETTER OF THE OVERALL SYSTEM. GPM RATES SHOWN PER VALVE ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY FLOWS DO NOT MEET MINIMUM REQUIREMENTS.
 - INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM.
 - TO WINTERIZE SYSTEM INSTALL CHAMPION MANUAL DRAIN VALVE OR EQUAL WITH CROSS HANDLE AT VALVE MANIFOLDS, BETWEEN POC AND BACKFLOW PREVENTER AND LOWER END MANIFOLDS. IN EXCAVATION SECTIONS AS SHOWN IN DETAILS AND AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM. ESTABLISH LOW POINTS IN ALL EXHAUST HEADERS AND INSTALL KING DRAINS AT THESE LOW POINTS WITH GRAVEL SUMP BELOW.
 - FLOW RATE AT POC IS UNKNOWN AND ASSUMED CORRECT TO ADJUST PIPE SIZING FOR OPTIMUM FLOW AND PRESSURE.
 - CONTRACTOR SHALL PROVIDE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS UPON COMPLETION OF PROJECT.
 - CONTRACTOR TO SUPPLY HUNTER TOAMT WITH 265000 WALL MOUNT SMART PORT BRACKET. ROOM REMOTE AND SET UP WHERE A DIFFERENCE OF 15 FEET OR MORE OCCURS IN ONE ECO-WRAP ZONE. ADDITIONAL AVB VALVES WILL BE REQUIRED.

SYMBOL	DESCRIPTION
M	METER - VERIFY EXISTENCE AND LOCATION - SEE CIVIL PLANS - 2" SUPPLY @ STREET
J	POC - POINT OF CONNECTION - LOCATE SOURCE FROM JOINT TRENCH
⊗	BACKFLOW PREVENTION DEVICE - WILKINS 975-XL REDUCED PRESSURE ASSY
⊕	PER IVDID DETAIL - WATER CONNECTION DETAIL - MUELLER 1 CURB STOP VALVE ON 1" SCH 40 PVC IN GS BOX MARKED IRRIGATION
⊖	WALL MOUNTED CONTROLLER - HUNTER PRO-C MODULAR MODEL PC-400 PLUS ONE POC-300 MODULE AND ONE POC-600 MODULE TO EXPAND TO 18 STATIONS
⊗	120 VAC CONTROLLER WITH WSS WIRELESS SOLAR-SYNC SENSOR RECEIVER & CONTROL MODULE
⊕	WIRELESS SOLAR-SYNC SENSOR - INSTALL ON WEST END OF 4TH FLOOR DECK FASCIA CLEAR TREE DRIPLINES AND SHADOWS, MINIMIZE VISIBILITY FROM INTERIOR WINDOWS
⊖	BALL VALVE - WATTS FBV-4 BALL VALVE (OR APP'YD EQUAL) @ POC
⊗	QUICK COUPLING VALVE - HUNTER HQ41RC - SPACE AT 50' INTERVALS
⊕	IRRIGATION VALVE - HUNTER DRIP ZONE (CZ-10) LF - 40' LOW FLOW KIT
⊗	ECO-ID - ECO INDICATOR - INSTALL AT FAR END OF ECO WRAP ZONES
⊖	HALO SPRAY MICRO-SPRAYS - LOCATE AND ADJUST RADIUS UP TO 11.5' TO COVER
⊕	SINGLE DRIP EMITTER HE-20T THREADED POINT SOURCE EMITTER
⊗	HATCHES - DRIP ZONES - SEE LEGEND TO LEFT
⊖	HUNTER DRIFLINE (RD-L-06-CV) SHRUB RING - DETAIL 15 SHEET LI-3.2
⊕	HUNTER DRIFLINE (RD-L-06-CV) TREE RING - DETAIL 16 SHEET LI-3.2
⊗	HUNTER DRIFLINE (RD-L-06-CV) SPECIMEN TREE RING - DETAIL 17 SHEET LI-3.2
⊖	VALVE ID BOX
⊕	SCHEDULE 40 PVC MAINLINE AT 24" BELOW GRADE - LOOPED
⊖	SCHEDULE 40 PVC LATERAL LINE AT 18" BELOW GRADE - SIZE AS NEEDED
⊕	HUNTER ECO WRAP DRIP LINE AT 6" BELOW GRADE
⊖	HUNTER TWPE-7000HD - BLANK DRIFLINE SUPPLY TO RINGS AND HALO SPRAYS
⊕	SLEEVES - SCHEDULE 40 PVC SLEEVE, 4" UNLESS OTHERWISE NOTED ON PLAN - DEPTH RECD FOR LINE TYPE

DELIVERY METHOD - SHEET-DETAIL

SYMBOL	DESCRIPTION
1	PERMANENT - TOP OF SLOPE TREES AND SHRUBS
2	TEMPORARY / INTERMITTENT - SEED ESTABLISHMENT AND MAINTENANCE
3	TEMPORARY / INTERMITTENT - SEED ESTABLISHMENT AND MAINTENANCE
4	PERMANENT - GROUNDCOVER MAINTENANCE
5	PERMANENT - GROUNDCOVER MAINTENANCE
6	PERMANENT - GROUNDCOVER MAINTENANCE
7	TEMPORARY / INTERMITTENT - SEED ESTABLISHMENT AND MAINTENANCE
8	PERMANENT - SHRUB RINGS WITH ZONES 4, 5 AND 7
9	PERMANENT - GROUNDCOVER MAINTENANCE
10	TEMPORARY / INTERMITTENT - SEED ESTABLISHMENT AND MAINTENANCE
11	PERMANENT - TREE, SHRUB, GROUNDCOVER MAINTENANCE, ELEVATED BED
12	TEMPORARY / INTERMITTENT - SEED ESTABLISHMENT AND MAINTENANCE
13	PERMANENT - ELEVATED BED - LOW FLOW - SEE SPECIAL INSTALLATION NOTE
14	PERMANENT - ELEVATED PLANTERS - LOW FLOW - SEE SPECIAL INSTALL NOTE

IRRIGATION NOTES - CONTINUED

- INSTALLING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AREAS PRIOR TO START OF JOB. INTENT IS FOR FULL COVERAGE OF PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING.
- PLAN IS DIAGRAMMATIC AND NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING AND VALVES.
- ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CONTRACTOR IS ADVISED TO OBTAIN SUBSTITUTIONS AND/OR CHANGES FOR CONSIDERATION BY LANDSCAPE ARCHITECT OR OWNER.
- MAINLINE SHALL BE SCH40 PVC MINIMUM DEPTH OF 24" BELOW FINISH GRADE. LATERAL LINES SHALL BE SCH 40 PVC AT A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. USE ONLY THE 200 MARK PLASTIC PIPE JOINTS. ALLOW 15 MINUTES SET-UP CURING TIME BEFORE MOVING OR HANDLING, AND 24 HOURS CURING TIME BEFORE WATER IS PLACED IN PVC PIPE. CENTER LOADS AND WHIPPING UNDER PRESSURE BACKFILL TO PREVENT ACHING AND WHIPPING UNDER PRESSURE.
- WHERE MORE THAN ONE PIPE IS INSTALLED IN A TRENCH, PLACE PIPE SIDE BY SIDE AND BACKFILL WITH FINE MATERIAL ON BOTTOM OF TRENCH PRIOR TO INSTALLATION OF PIPE.
- ALL VALVES SHALL BE BELOW GRADE IN CARBON POLY-PLASTIC VALVE BOXES OR EQUAL SIZE AS NEEDED FOR VALVE MANIFOLD. INSTALL VALVE BOXES IN PLANTERS WHENEVER POSSIBLE.
- INSTALL ALL POP-UP SPRAY HEADS AT GRADE, 2" FROM WALKS AND CURBS AND 12" FROM WALLS. ALL LAWN SPRAY HEADS TO BE INSTALLED AT GRADE 2" FROM CURBS AND WALLS. ALL HEADS TO BE INSTALLED WITH DOUBLE MARLEX STREET ELKS.
- SECURELY MOUNT CONTROLLER AS DIRECTED BY MANUFACTURER. COMPLETE ALL ELECTRICAL CONNECTIONS TO CONTROLLER. ALL CONTROLLER WIRING SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES IN COMMON TRENCHES WITH MAINLINE WHENEVER POSSIBLE. WHERE WIRE CROSSES PAVING, ENCASE WIRE IN A SCH 40 PVC SLEEVE. SECURELY MOUNT CONTROLLER TO LAST VALVE ON THE MAINLINE. LABEL AND LEAVE IN LAST VALVE BOX FOR FUTURE ACCESS.
- AT VALVES, BOTH WIRES SHALL BE BROUGHT INTO VALVE BOX AND SHALL HAVE AN EXCESS LOOP OF 24" BEFORE BEING SPLICED INTO THE SOLENOID PITTINGS USING PENNITE CONNECTORS.
- AFTER VALVES HAVE BEEN INSTALLED, TEST ALL MAINLINES FOR LEAKS AT FULL LINE PRESSURE FOR A PERIOD OF TWO HOURS WITH COUPLINGS EXPANDED AND TAMPED FOR AT LEAST 24 HOURS. PROVISIONS SHALL BE MADE FOR THOROUGHLY BLEEDING THE LINE OF AIR AND DEBRIS. CORRECT ALL DEFECTS AND RETEST.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH FINE MATERIAL TO 4" ABOVE CROWN OF PIPE AND TAMPED; THEN FILL WITH EARTH AND TAMP. ALL TRENCHES SHALL BE LEFT FLUSH WITH ADJOINING GRADE AND IN CONFORMANCE WITH ALL APPLICABLE CODES. SUBSEQUENT SETTLING SHALL BE CORRECTED BY THE CONTRACTOR.

IRRIGATION MANAGEMENT PLAN AND TRPA NOTES

- IRRIGATION MUST BE ADJUSTED TO ALL SPECIFIED PLANTS TO ENSURE GROWTH RATES AND SUITABILITY. CONTRACTOR SHALL PROVIDE REGULAR MAINTENANCE TO ENSURE EFFICACY FOR SPRAY FOR GROUND COVER. ELASTIC IRRIGATION TO AVOID RUNOFF, OVERSPRAY, EXCESSIVE WATER CONSUMPTION, AND WATER FLOW ON ADJACENT PROPERTY. REGULAR MAINTENANCE REQUIRED. TO DESIGNATED HYDROZONES. ALL IRRIGATION SHALL APPLY TO THE TRPA CODE OF ORDINANCES AND COMPLY WITH THE TRPA HOME MANUFACTURER'S INSTRUCTIONS. IRRIGATION REQUIRE FOR YOUNG PLANTS IN BACKSHORE UNTIL ESTABLISHED.
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