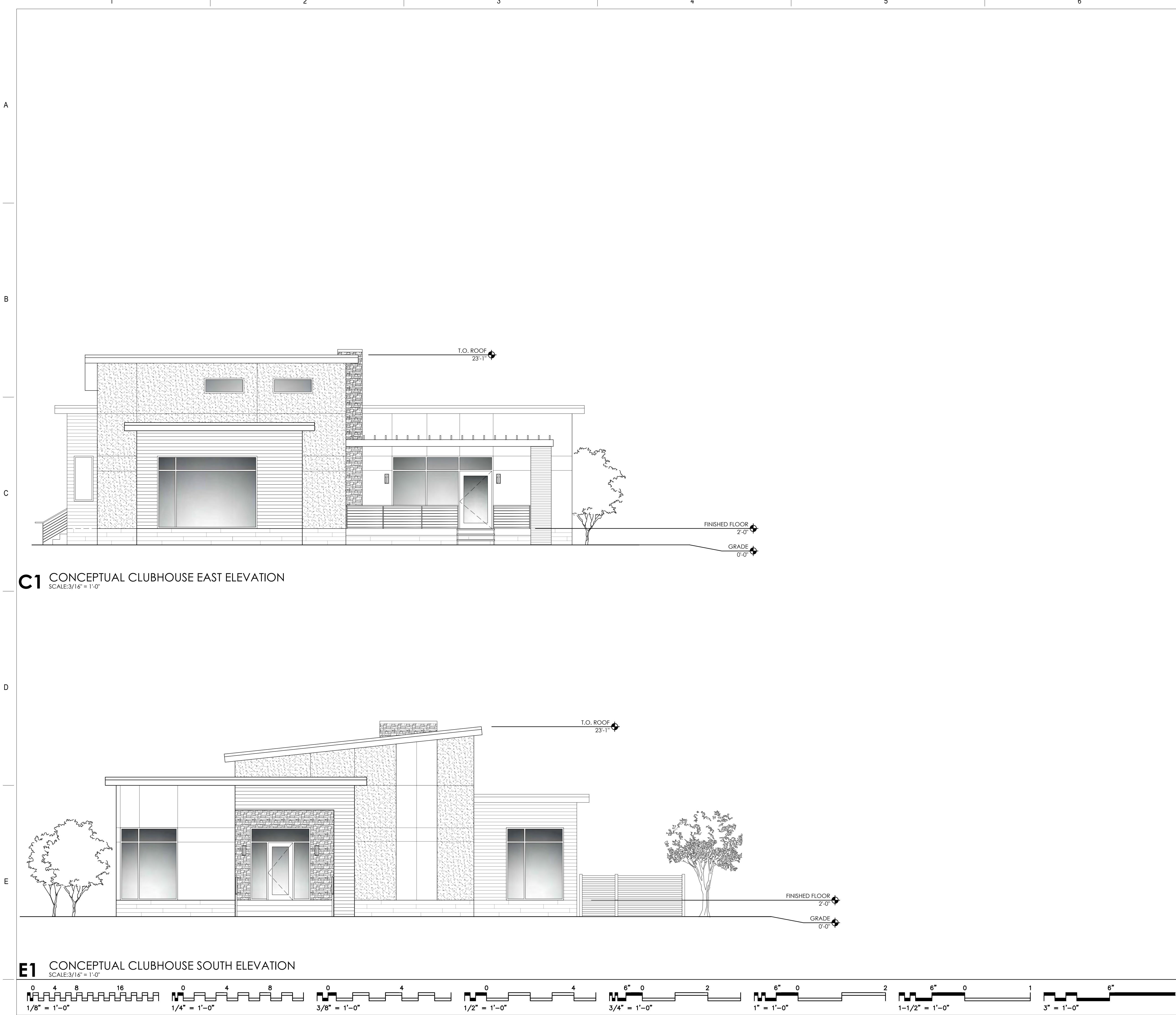




SHEET NOTES

NOVAK ARCHITECTURE INC
17020 SW BOONES FERRY RD
SUITE 200
PORTLAND, OR 97224
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LITTLE LANE APARTMENTS
SPECIAL USE PERMIT APPLICATION
CARSON CITY, NEVADA

CLARK RSF ENTERPRISES, LLC
3377 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92121

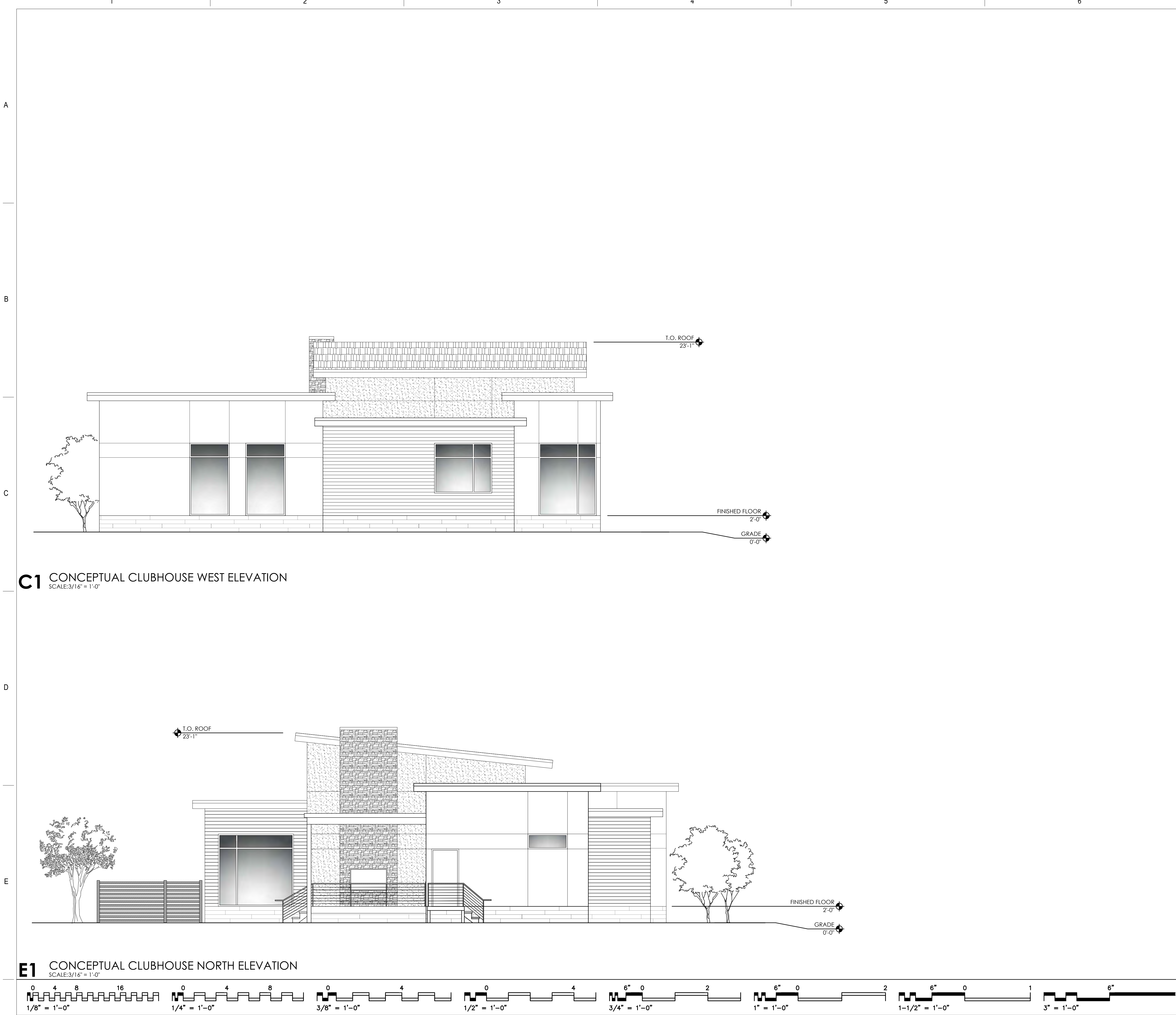
project number	19-15
date	09/19/19
revisions	

KEY NOTES

CONCEPTUAL
ELEVATIONS

sheet number

A9



SHEET NOTES

KEY NOTES

A

B

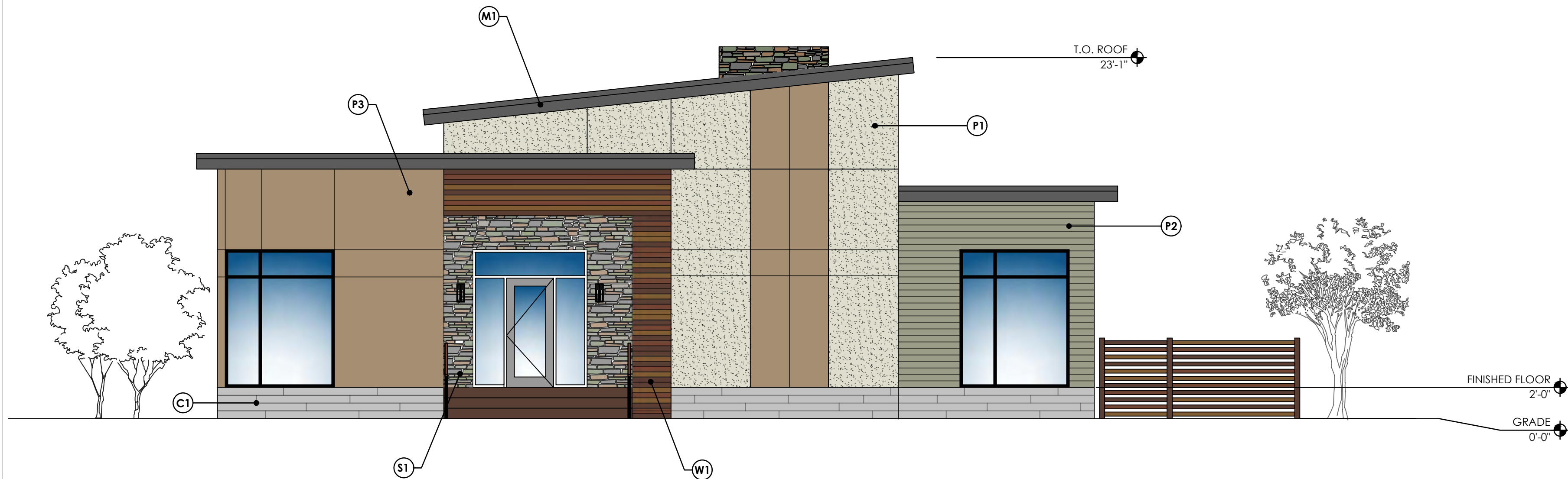
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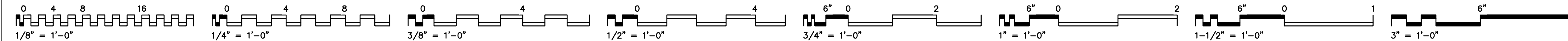
E



C1 CONCEPTUAL CLUBHOUSE EAST ELEVATION
SCALE: 3/16" = 1'-0"



E1 CONCEPTUAL CLUBHOUSE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



MATERIALS LEGEND

Morning Dew
1493

Stucco
BENJAMIN MOORE | MORNING DEW 1493

Raintree Green
1496

Hardie Plank Lap Siding
BENJAMIN MOORE | RAINTREE GREEN 1496

Clay
1034

Eifs
BENJAMIN MOORE | CLAY 1034
CONCEALED FASTENERS

Stone
ELDORADO STONE | CASTAWAY

Hardie Plank Wood Grain Lap Siding
RUSTIC SERIES BY WOODTONE | ASPEN RIDGE, OLD CHERRY, SMOKEY ALDER

Concrete
BOARD FORM CONCRETE

Architectural Grade Asphalt Shingles
CERTAINTED LANDMARK 1L | AGED BARK

Flashing
BENJAMIN MOORE
CHARCOAL SLATE PM-8

SHEET NOTES

KEY NOTES



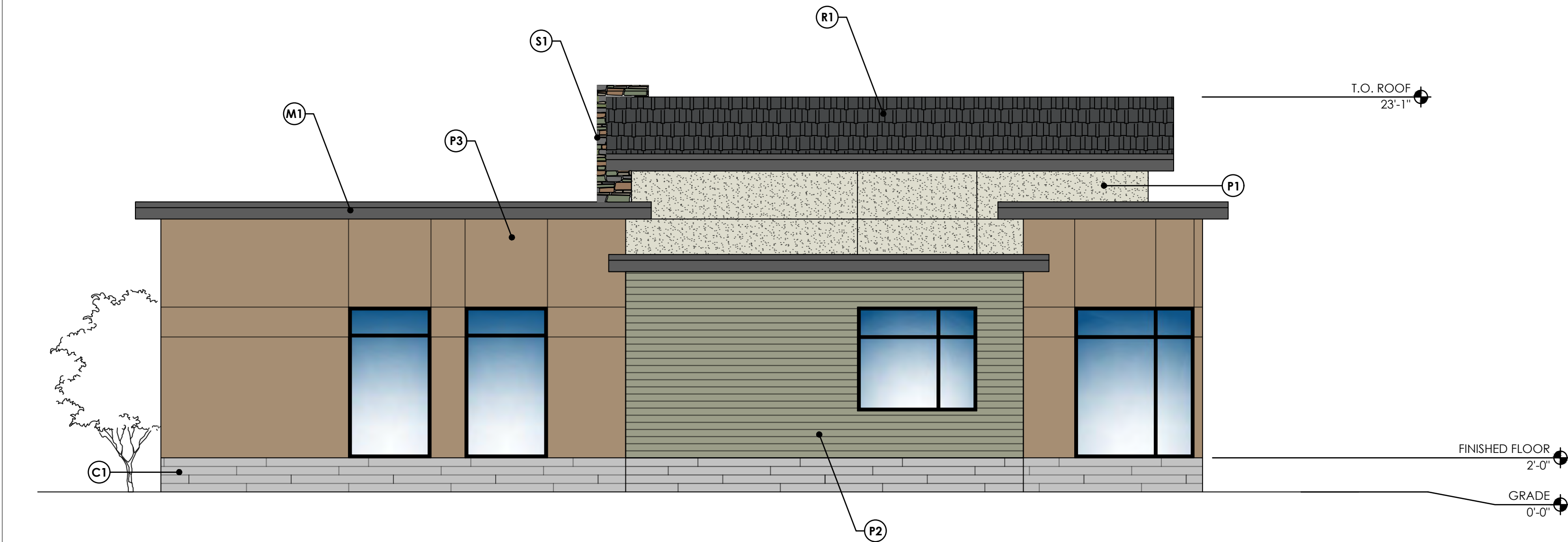
A

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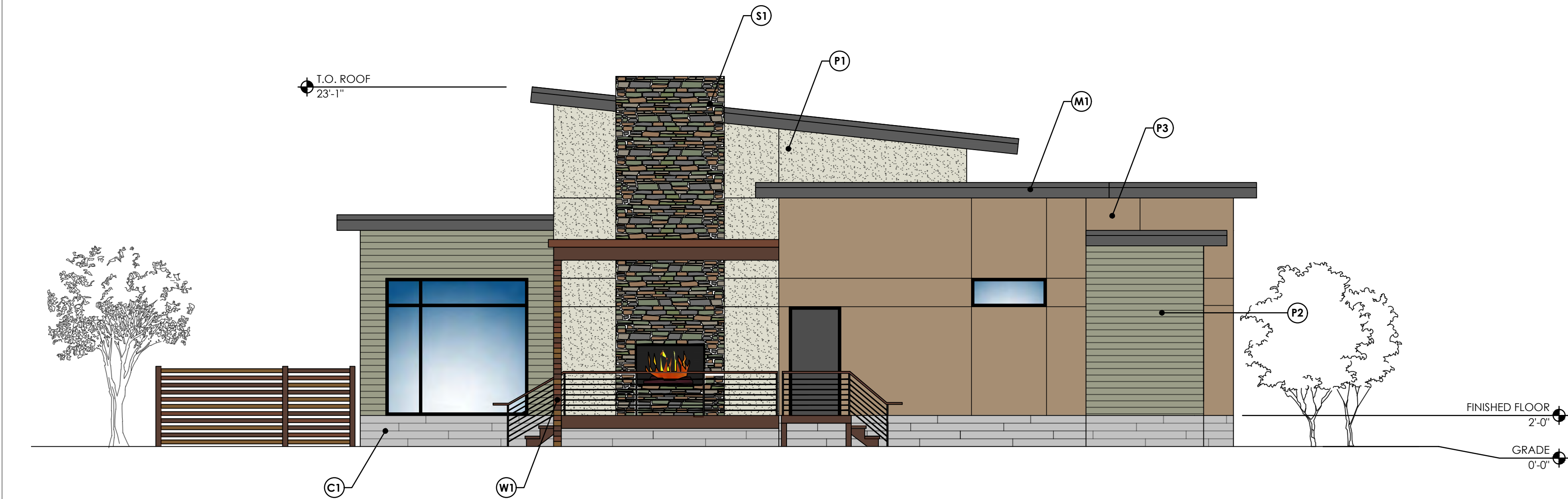
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D

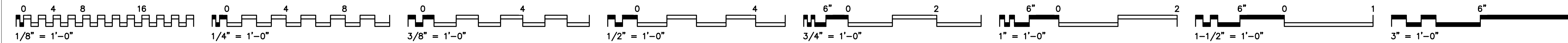
E



C1 CONCEPTUAL CLUBHOUSE WEST ELEVATION
SCALE: 3/16" = 1'-0"



E1 CONCEPTUAL CLUBHOUSE NORTH ELEVATION
SCALE: 3/16" = 1'-0"



MATERIALS LEGEND

Morning Dew
1493

Raintree Green
1456

STUCCO
BENJAMIN MOORE | MORNING DEW 1493

HARDIE PLANK LAP SIDING
BENJAMIN MOORE | RAINTREE GREEN 1496

Clay
1034

EIFS
BENJAMIN MOORE | CLAY 1034
CONCEALED FASTENERS

STONE
ELDORADO STONE | CASTAWAY

HARDIE PLANK WOOD GRAIN LAP SIDING
RUSTIC SERIES BY WOODTONE | ASPEN RIDGE, OLD CHERRY, SMOKEY ALDER

CONCRETE
BOARD FORM CONCRETE

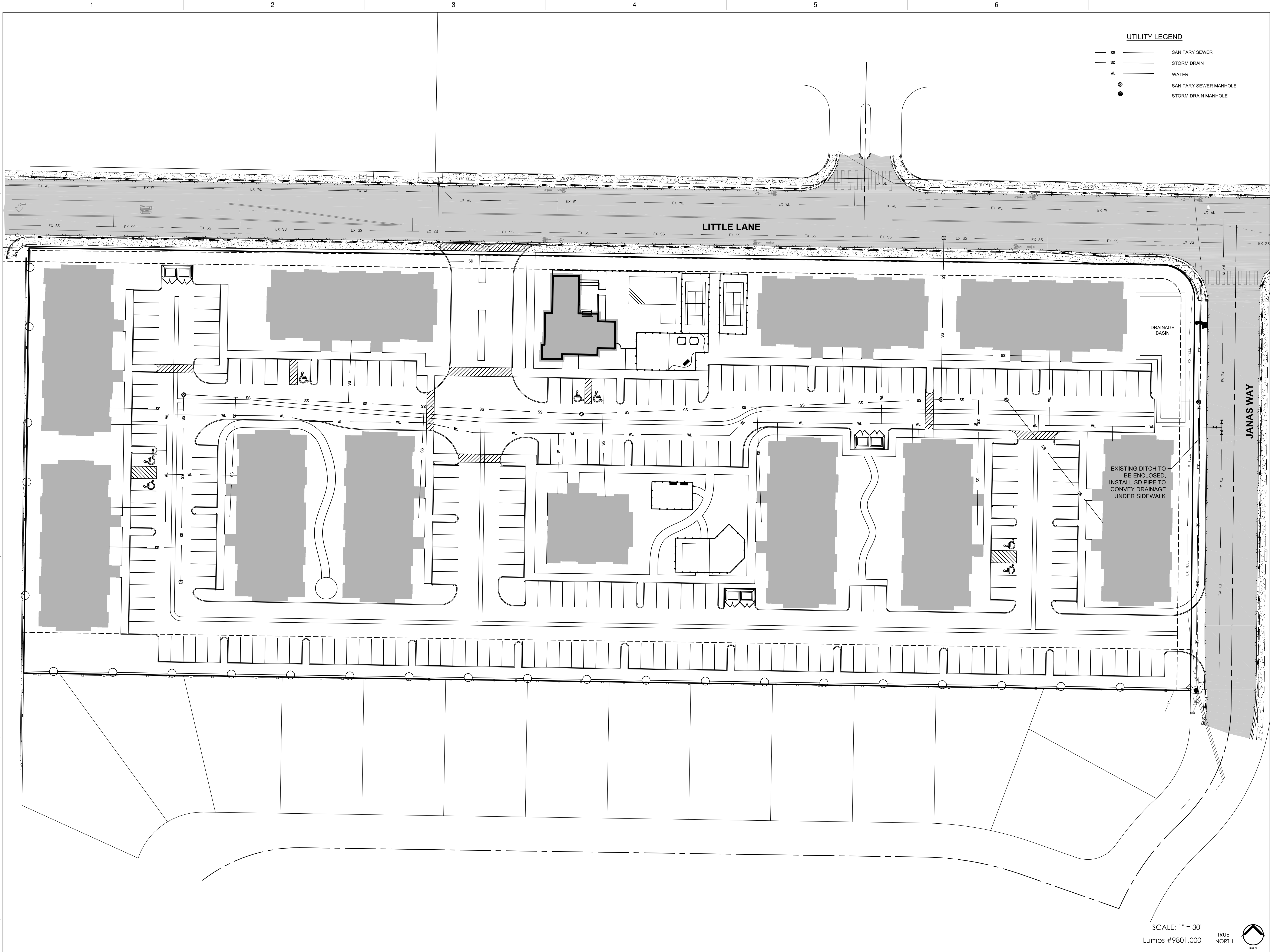
ARCHITECTURAL GRADE ASPHALT SHINGLES
CERTANTEED LANDMARK TL | AGED BARK

FLASHING
BENJAMIN MOORE
CHARCOAL SLATE PM-B

Charcoal Slate
PM-B

SHEET NOTES

KEY NOTES



UTILITY LEGEND	
SS	SANITARY SEWER
SD	STORM DRAIN
WL	WATER
⊙	SANITARY SEWER MANHOLE
⦿	STORM DRAIN MANHOLE



LUMOS & ASSOCIATES
ENGINEER
308 N. CURRY ST., STE. 200
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TEL: 775.883.7077

LITTLE LANE APARTMENTS
CARSON CITY, NEVADA

CLARK RSF ENTERPRISES, LLC
3377 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92121

project number 9801.000
date 9/17/19
revisions

STAMP

SHEET TITLE

CONCEPTUAL
UTILITY PLAN

sheet number

SCALE: 1" = 30'
Lumos #9801.000
TRUE NORTH

C2.0

LANDSCAPE CALCULATIONS			
PROJECT NAME: LITTLE LANE APARTMENTS		Project # 9801.000	
CARSON CITY DIVISION 3			
LANDSCAPE DEVELOPMENT STANDARD 3			
AREA OF NEW BUILDING FOOTPRINT	=	69,300	s.f
PERCENT OF EXPANSION & COMPLIANCE STANDARD: 20% NET AREA REQ'D	=	100% REQ'D	
3.5.2 REQUIRED LANDSCAPING: 20% OF IMPERVIOUS SURFACE MINUS BUILDING			
NET AREA OF IMPERVIOUS SURFACE, MINUS BUILDING FOOTPRINT (NEW)	=	129,000	s.f
LANDSCAPE AREA REQUIRED, (IMPERVIOUS SURFACE-BUILDING AREA x .20)	=	25,800	s.f
LANDSCAPE AREA PROVIDED (ON-SITE)	=	57,400	s.f
LANDSCAPE AREA PROVIDED (PUBLIC R.O.W.) 10,665 TOTAL x 25%	=	2,666	s.f
3.11.2 BASIN LANDSCAPE CREDIT			
LANDSCAPE AREA PROVIDED (ON-SITE) 2,130 SF x 10%	=	213	s.f
TOTAL PROVIDED		=	60,279 s.f
3.7 TREES REQUIRED			
3.7.1 TREES REQUIRED FOR STREET FRONTAGE: (1 Tree/30 L.F., INCLUDED IN MINIMUM)			
LITTLE LANE FRONTAGE = 860 LF /30 LF	=	29	40 TOTAL
JANAS WAY FRONTAGE = 305 LF /30 LF	=	11	
TREES REQUIRED IN PARKING AREAS (1 TREE / 10 PARKING SPACES, @ 250 SPACES, INCLUDED IN MINIMUM)	=	25	
TREES REQUIRED (1/400 SF OF REQUIRED LANDSCAPE, 25,800 s.f.)	=	65	
MINIMUM # OF NEW TREES REQUIRED	=	65	
TOTAL NEW TREES SHOWN		=	97



SHEET NOTES



ENGINEER

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LITTLE LANE APARTMENTS
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CLARK RSF ENTERPRISES, LLC
3377 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92121

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KEY NOTES

LANDSCAPE LEGEND:

- 15 SMALL DECIDUOUS/ACCENT TREE PER CITY APPROVED TREE LIST
- 42 MEDIUM AND LARGE DECIDUOUS TREES PER CITY APPROVED TREE LIST
- 40 MEDIUM AND LARGE EVERGREEN TREES PER CITY APPROVED TREE LIST
- 60,120 SF LANDSCAPE PLANTING AREA WITH SHRUBS & MULCH. MIX OF 5 GALLON SHRUBS PER CODE
- 2,130 SF BIORETENTION PLANTINGS
- 8,100 SF TURF AREAS
- 8,500 SF 3' SHRUB SCREENING
- FENCE

SCALE: 1" = 40'
Lumos #9801.000



STAMP



SHEET TITLE

CONCEPTUAL LANDSCAPE
SITE PLAN

sheet number

L1