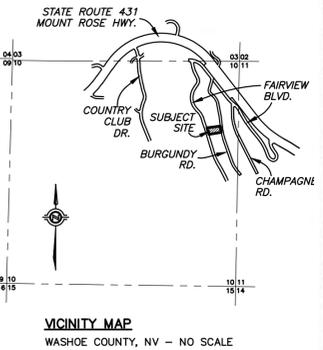


Owner's Name:

Mailing Address:

Project Location:
739 BURGUNDY RD
INCLINE VILLAGE NV 89451

Parcel Information:
APN: 126-261-02
LOT 7 BLOCK C
CHATEAU ACRES SUBDIVISION NO. 1



FORTRESS CONSTRUCTION INC

DESIGN CRITERIA:

- 2018 International Building Code ("IBC"), chapters 1 through 35 and Appendices C,E, and I
 - 2018 International Residential Code ("IRC"), chapters 1 through 44 and Appendices A, B, C, G, H, J, K, and Q
 - 2018 International Existing Building Code ("IEBC"), chapters 1 through 16 and Appendices
 - 2018 International Energy Conservation Code ("IECC")
 - 2018 International Mechanical Code ("IMC"), chapters 1 through 15
 - 2018 International Wildland-Urban Interface Code ("IWUIC"), chapter 5
 - 2018 Uniform Plumbing Code ("UPC"), chapters 1 through 17 and Appendices A, B, D, E, I, and L.
 - 2018 Uniform Mechanical Code ("UMC"), chapters 1 through 17
 - 2017 National Electrical Code ("NEC").
 - 2018 National Fire Protection Association ("NFPA") 58 and 54
 - 2015 Northern Nevada Energy Code Amendments by the Northern Nevada Chapter of the International Code Council
 - 2018 International Fire Code ("IFC")
 - 2018 International Wildland Interface Code ("IWUIC")
 - 2018 International Residential Code ("IRC") Required Fire and Carbon Monoxide Alarms as per R314.3, R315.1
- General Note: Hot Work Operations permit required as per 2018 "IFC", Section 105.6.23 if Applicable

TAHOE REGIONAL PLANNING AGENCY

NOTE: Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of pregrade inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

TAHOE REGIONAL PLANNING AGENCY

NOTE: Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of pregrade inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

TAHOE REGIONAL PLANNING AGENCY

APPROVED

THIS APPROVAL EXPIRES ON 6/27/2025

TRPA FILE # ERS2022-1040

BY Julie Roll DATE 06/29/2022
Executive Director/Designee
Tahoe Regional Planning Agency

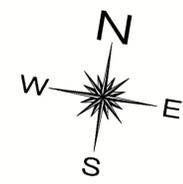
Revisions		
No.	Description	Date

Date 3/10/2021
Drawn by RL
Checked by RL

TITLE PAGE

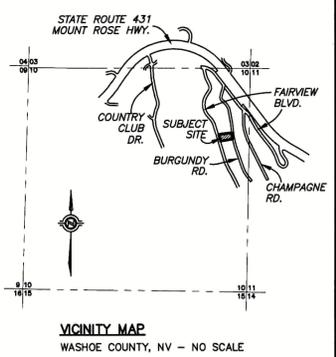
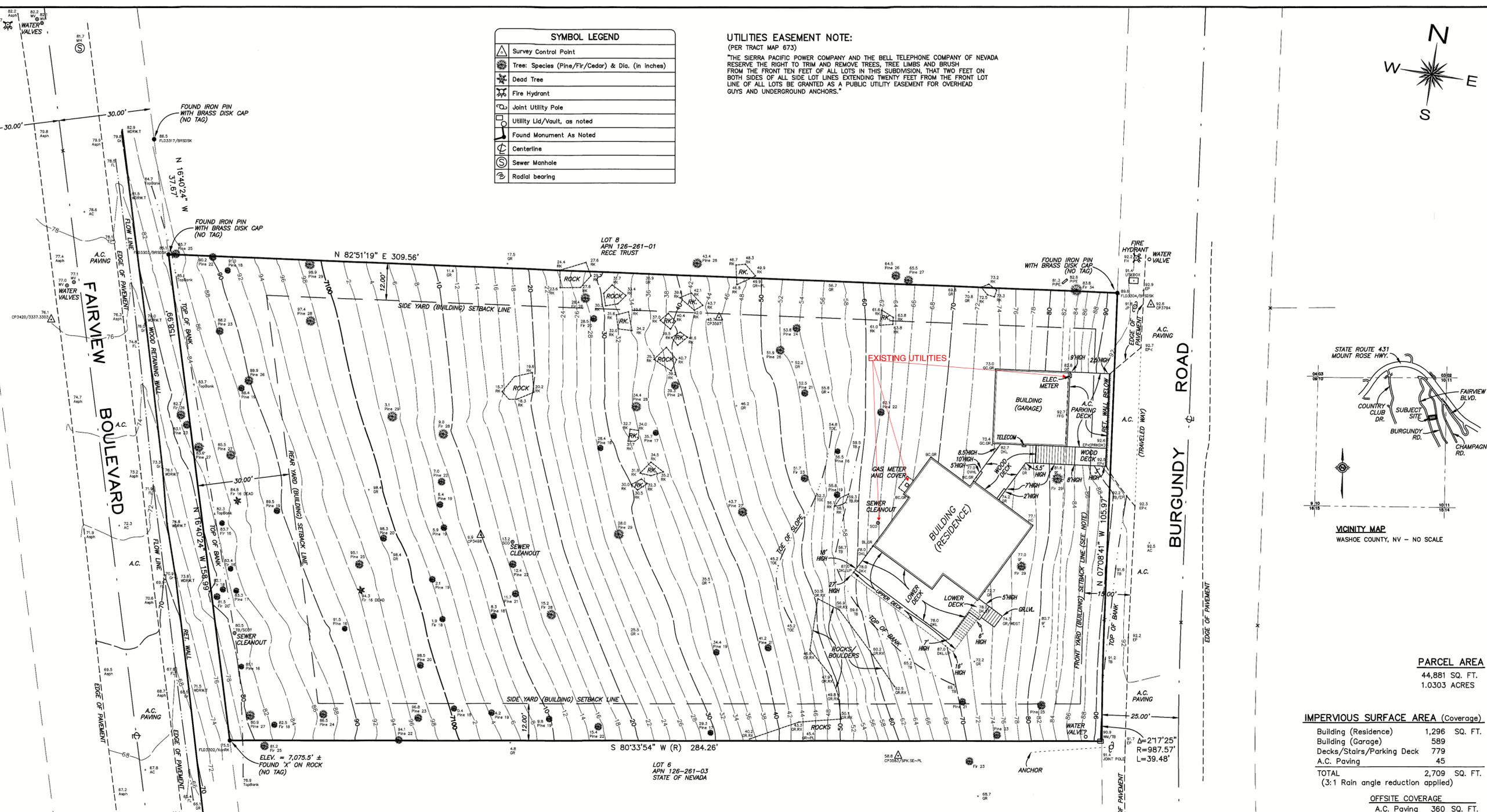
A 0.0

Scale 1/4" = 1'-0"



SYMBOL LEGEND	
	Survey Control Point
	Tree: Species (Pine/Fir/Cedar) & Dia. (in inches)
	Dead Tree
	Fire Hydrant
	Joint Utility Pole
	Utility Lid/Vault, as noted
	Found Monument As Noted
	Centerline
	Sewer Manhole
	Radial bearing

UTILITIES EASEMENT NOTE:
 (PER TRACT MAP 673)
 THE SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA RESERVE THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH FROM THE FRONT TEN FEET OF ALL LOTS IN THIS SUBDIVISION, THAT TWO FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING TWENTY FEET FROM THE FRONT LOT LINE OF ALL LOTS BE GRANTED AS A PUBLIC UTILITY EASEMENT FOR OVERHEAD GUYS AND UNDERGROUND ANCHORS.



VICINITY MAP
 WASHOE COUNTY, NV - NO SCALE

PARCEL AREA
 44,881 SQ. FT.
 1.0303 ACRES

IMPERVIOUS SURFACE AREA (Coverage)

Building (Residence)	1,296 SQ. FT.
Building (Garage)	589
Decks/Stairs/Parking Deck	779
A.C. Paving	45
TOTAL	2,709 SQ. FT.

(3:1 Rain angle reduction applied)

OFFSITE COVERAGE

A.C. Paving	360 SQ. FT.
TOTAL	360 SQ. FT.

FRONT YARD SETBACK NOTE

Section 110.220.60 Siting on Corner Lots and Sloped Lots. The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

(a) The front yard setback for accessory structures may be extended to the front property line on any corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provision within this section. When a primary building or accessory structure is placed within the front yard setback as described in this section, all the following shall apply:

(1) The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;

(2) The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and

(3) The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted master plan.

(4) The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.

(5) The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.

(6) Structures proposed within 20 feet of the rights-of-way of State Routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.A.2 of the TRPA Code of Ordinances.

(b) Proposals to establish primary structures utilizing the same development standards for accessory structures found above shall be reviewed pursuant to the administrative review process described in WCC section 110.306.25 for the approval of detached accessory dwellings. However, appeals of administrative reviews for extending the front setback for primary structures to the property line shall be held before the Board of County Commissioners.

REFERENCES (ALL IN WASHOE COUNTY OFFICIAL RECORDS)

- 1) GRANT, BARGAIN, SALE DEED; DOC. No. 5210533 DATED JULY 30, 2021.
- 2) WASHOE COUNTY PLANNING VARIANCE V7-39-82 REDUCED THE FRONT YARD SETBACK FROM 30 FEET TO 15 FEET FOR THE CONSTRUCTION OF A DETACHED GARAGE (12 AUG 1982).
- 3) TRACT MAP 673 "OFFICIAL PLAT OF CHATEAU ACRES #1" RECORDED 09 NOV 1960 AS FILE No. 328247.

REQUIRED YARD (BUILDING) SETBACKS & ZONING

WASHOE CO. ASSESSOR LISTS ZONING CODE AS "TA.C.". PREVIOUS ZONING WAS LISTED AS "LD5" HAVING SETBACKS OF 30' FRONT & REAR, 12' SIDES WITH FRONT SETBACK REDUCED TO 15' PER WASHOE CO. DEVELOPMENT CODE SEC. 110.406.30(b) FRONT YARDS-INTERIOR LOTS (SLOPE). ON 15APR2021 THE DEVELOPMENT CODE SEC. 110 ARTICLE 220 "TAHOE AREA" WAS REVISED SPECIFYING A PARCEL SIZE OF 35,000 SQ.FT. TO 2.5 ACRES (MIN. PARCEL WIDTH 80') HAS SETBACKS OF 30' FRONT & REAR, 12' SIDES WITH EXCEPTIONS FOR SLOPED LOTS.

AGENCY PERMITS DISCLAIMER

THIS MAP DEPICTS THE EXISTING TOPOGRAPHY AND IMPROVEMENTS OF THE SITE ON THE DATE OF SURVEY SHOWN HEREON. DETERMINING AND TABULATING AGENCY PERMITS/CODES/REQUIREMENTS WERE NOT PART OF THIS SURVEY MAPPING AGREEMENT (NOT SHOWN ON THIS MAP).

LAND COVERAGE NOTE

THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE. OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE, NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.

MAP DIMENSIONS NOTE

PARCEL BEARINGS SHOWN ARE FROM TRACT MAP 673 "OFFICIAL PLAT OF CHATEAU ACRES #1" RECORDED 09 NOV 1960 AS FILE No. 328247 (BASIS OF BEARINGS).

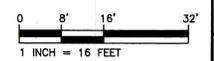
CONFORMANCE OF EXISTING SETBACKS

WASHOE COUNTY DEVELOPMENT CODE, TAHOE AREA SECTION 110.220.75 CONFORMANCE OF SETBACKS ON EXISTING RESIDENCES. EXISTING SETBACKS FOR A HOME LEGALLY CONSTRUCTED PRIOR TO 2020 THAT DO NOT MEET THE STANDARDS ESTABLISHED IN SECTION 110.220.55, YARD AND LOT STANDARDS, SHALL BE DEEMED THE LEGAL AND CONFORMING SETBACKS FOR SAID PARCEL.

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required or reviewed under said Rules, Regulations, and Ordinances.



13 May 2022



DISCLAIMER
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR FORTRESS CONSTRUCTION AND ACCURATELY REPRESENTS THE INFORMATION PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. AN AGREEMENT BETWEEN FORTRESS CONSTRUCTION AND LANCASTER LAND SURVEYS EXISTS IN WHICH THE TERMS AND CONDITIONS CONTROL THE USE OF THIS DRAWING AND ELECTRONIC MEDIA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SCOPE OF THE SURVEY FIELD WORK.
 Roger B. Lancaster, PLS
 11/18/2021, 11/12/2021, 4/01/2022
 DATE OF SURVEY FIELD WORK

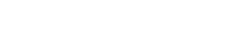
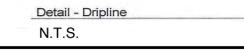
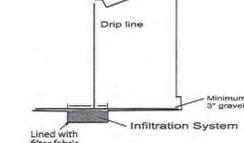
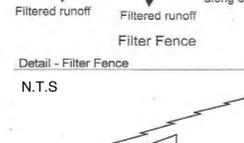
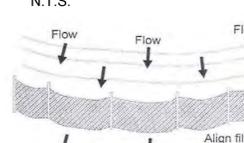
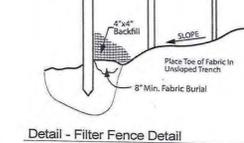
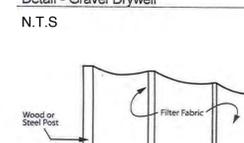
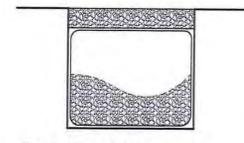
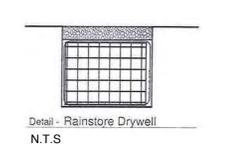
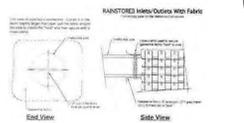
NOTES:
 1) OWNER'S NAME(S): KOCH LIVING TRUST
 2) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN; CONTOURS ARE AVERAGED IN THESE AREAS.
 4) ELEVATIONS ARE SHOWN IN FEET ABOVE SEA LEVEL.
 5) TREES GREATER THAN 14" IN DIA. SHOWN ON MAP, MEASURED AT APPROX. 4' ABOVE GROUND.
 6) PRELIMINARY TITLE REPORT/TITLE SEARCH NOT PROVIDED; EASEMENTS AND OTHER OWNERSHIP INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.
 7) INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.
 8) PER WASHOE COUNTY DEVELOPMENT CODE SEC. 110.220.60 (DUE TO SLOPE).

Topographic As-Built Survey
 Lot 7, Block C, Chateau Acres #1 Subdivision
 A.P.N. 126-261-02 / Washoe County
 739 Burgundy Road, Incline Village, Nevada
 A. Per. of Sec. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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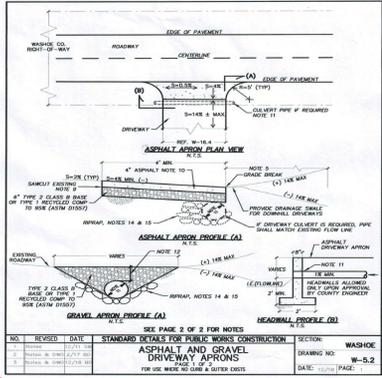
RESTORATION NOTES
NEW RESIDENCE FOOTPRINT TO COVER EXISTING RESIDENCE FOOTPRINT

GRADING NOTES
TOTAL CUT: 250 CUBIC YDS
TOTAL FILL: 10 CUBIC YDS
PROVIDE 5% SLOPE OR 6" GRADE DECLINE AWAY FROM STRUCTURE FOR 10' MINIMUM
MAXIMUM DEPTH OF EXCAVATION 12'
SEE AS-BUILT SURVEY FOR EXISTING UTILITIES

FEMA Floodplain Zone X
Area of minimal flood hazard



NOTES
1. FOUNDATION / EXCAVATION PERMIT AND/OR A SPECIFIC OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE LOCAL GOVT. COUNTY ENGINEER BEFORE ANY WORK.
2. THE SHOWN SETBACKS SHALL BE MAINTAINED AT ALL TIMES.
3. SURVEY SHALL BE OVER-EXAMINED IN AREAS DETERMINED UNRELIABLE OR TO HAVE EXPANSIVE SOILS TO CORRECT WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. NEW SIDE YARD SETBACKS SHALL BE MAINTAINED AT ALL TIMES.
6. NEW SIDE YARD SETBACKS SHALL BE MAINTAINED AT ALL TIMES.
7. NEW SIDE YARD SETBACKS SHALL BE MAINTAINED AT ALL TIMES.
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20. NEW SIDE YARD SETBACKS SHALL BE MAINTAINED AT ALL TIMES.

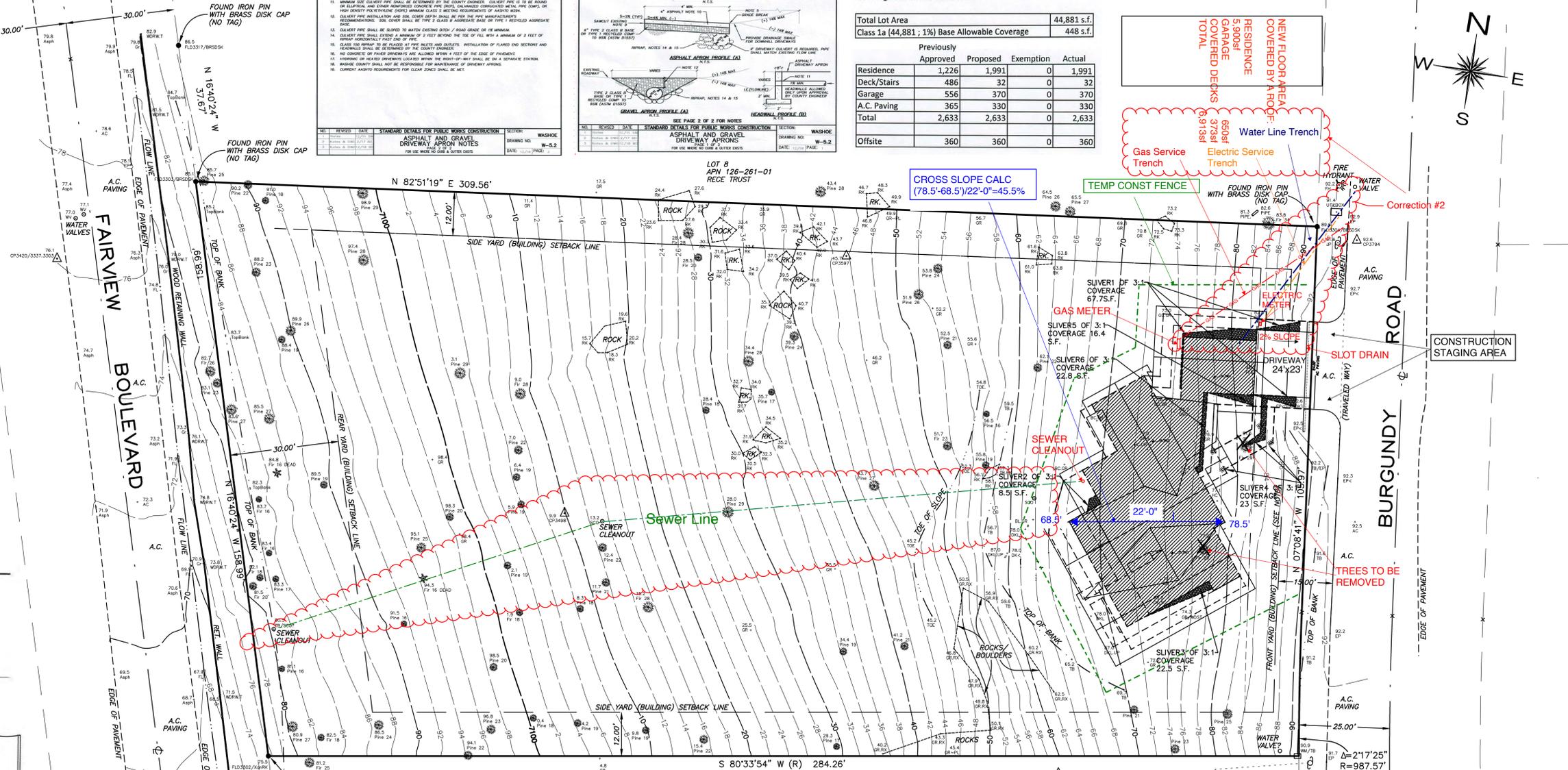


DRIVEWAY (D)	RESIDENTIAL	MULTI FAMILY & LIGHT COMMERCIAL	HEAVY COMMERCIAL & INDUSTRIAL
12' MIN	1-CAR GARAGE/ACCESS DR.	14' MIN (ONE-LANE)	20' MIN (ONE-LANE)
16' MIN	2-CAR GARAGE	36' MIN (TWO-LANE)	40' MIN (TWO-LANE)
24' MIN	2-CAR GARAGE W/ RV PARKING OR 3 CAR GARAGE	45' MIN (3 LANES)***	54' MAX. (3 LANES)***
40' MAX	3-CAR GARAGE W/ RV PARKING OR 4-CAR GARAGE		

Coverage Table APN 126-261-02

	Previously Approved	Proposed	Exemption	Actual
Residence	1,226	1,991	0	1,991
Deck/Stairs	486	32	0	32
Garage	556	370	0	370
A.C. Paving	365	330	0	330
Total	2,633	2,633	0	2,633
Offsite	360	360	0	360

UTILITIES EASEMENT NOTE:
(PER TRACT MAP 673)
THE SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA RESERVE THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH FROM THE FRONT TEN FEET OF ALL LOTS IN THIS SUBDIVISION, THAT TWO FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING TWENTY FEET FROM THE FRONT LOT LINE OF ALL LOTS BE GRANTED AS A PUBLIC UTILITY EASEMENT FOR OVERHEAD GUYS AND UNDERGROUND ANCHORS.



BMP Calculation Spreadsheet

Estimated Soil Erosion Savings of 66.9 pounds per year by doing your BMPs. Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contributions of source control and best treatments calculated with the USLE.

Property Address:	APN:	Water Table:	MAP DATA:	ON-SITE DETAILS:	Total Rain Runoff (yd ³):	Amount Treated:	Total Excavation (yd ³):
739 BURGUNDY RD	126-261-02	>5ft	APN 126-261-02	Restriction: None noted	335.9	335.9	11.8
Date:	9/4/22	Max. Depth of Install:	67 in.	Map Unit:	7153		

Contributing Surface	Length (ft)	Width (ft)	Area (ft ²)	Runoff (ft)																
1	44	13.0	572	10	4.5	7	30.5	24												
2	11	22.5	247.5	10.5	6	14	15													
3	484	303.75	147,075	42	427	360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	46.0	17.5	805	6.5	9.0	32.5	4.0													
5	20	30	600	24	34	40														
6	4	4	16	4	4	33														
7	4.0	4.0	16	4.0	4.0	1.3	4.0	4.0	4.0	1.3										
8	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
9	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
10	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
11	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
12	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
13	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
14	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
15	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
16	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
17	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
18	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
19	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
20	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
21	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
22	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
23	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
24	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
25	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
26	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
27	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
28	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
29	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
30	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
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32	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
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34	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
35	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
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46	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
47	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
48	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
49	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
50	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
51	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
52	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
53	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
54	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
55	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
56	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
57	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
58	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
59	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
60	0.7	0.7	0.49	0.1	0.1	0.1	0.0	0.0	0.0	0.0										
61	0.7	0.7	0.49	0.1	0.1															



879 Tanager St
Incline Village, NV 89451
NV LIC#56666

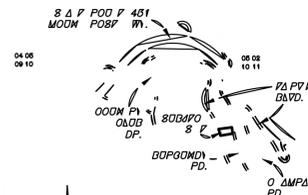
Contact Person:
Rob Laurie
Phone: 775-832-5226
Email: rob@fortressinc.net

Owner's Name:

Mailing Address:

Project Location:
739 BURGUNDY RD
INCLINE VILLAGE NV 89451

Parcel Information:
APN: 126-261-02
LOT 7 BLOCK C
CHATEAU ACRES SUBDIVISION NO. 1



VOM MAP
WAS OP OODM V, NV MO 80AMP

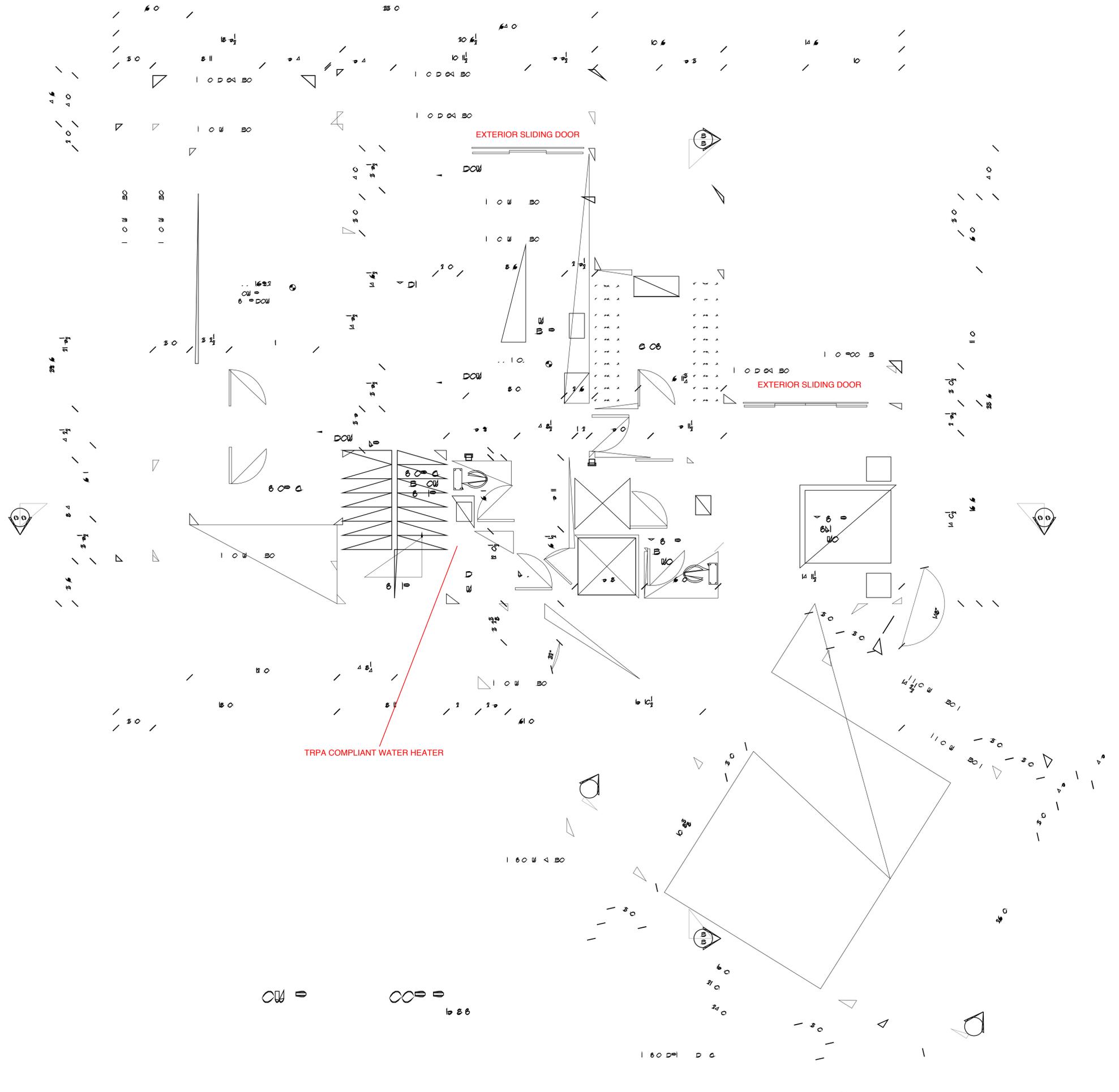
Revisions		
No.	Description	Date

Date: 3/10/2021
 Drawn by: RL
 Checked by: RL

LOWER LEVEL FLOOR PLAN

A 1.0

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



 TAHOE REGIONAL PLANNING AGENCY

These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

 **APPROVED**

THIS APPROVAL EXPIRES ON 6/27/2025
 ERSP2022-1040

TRPA FILE # _____

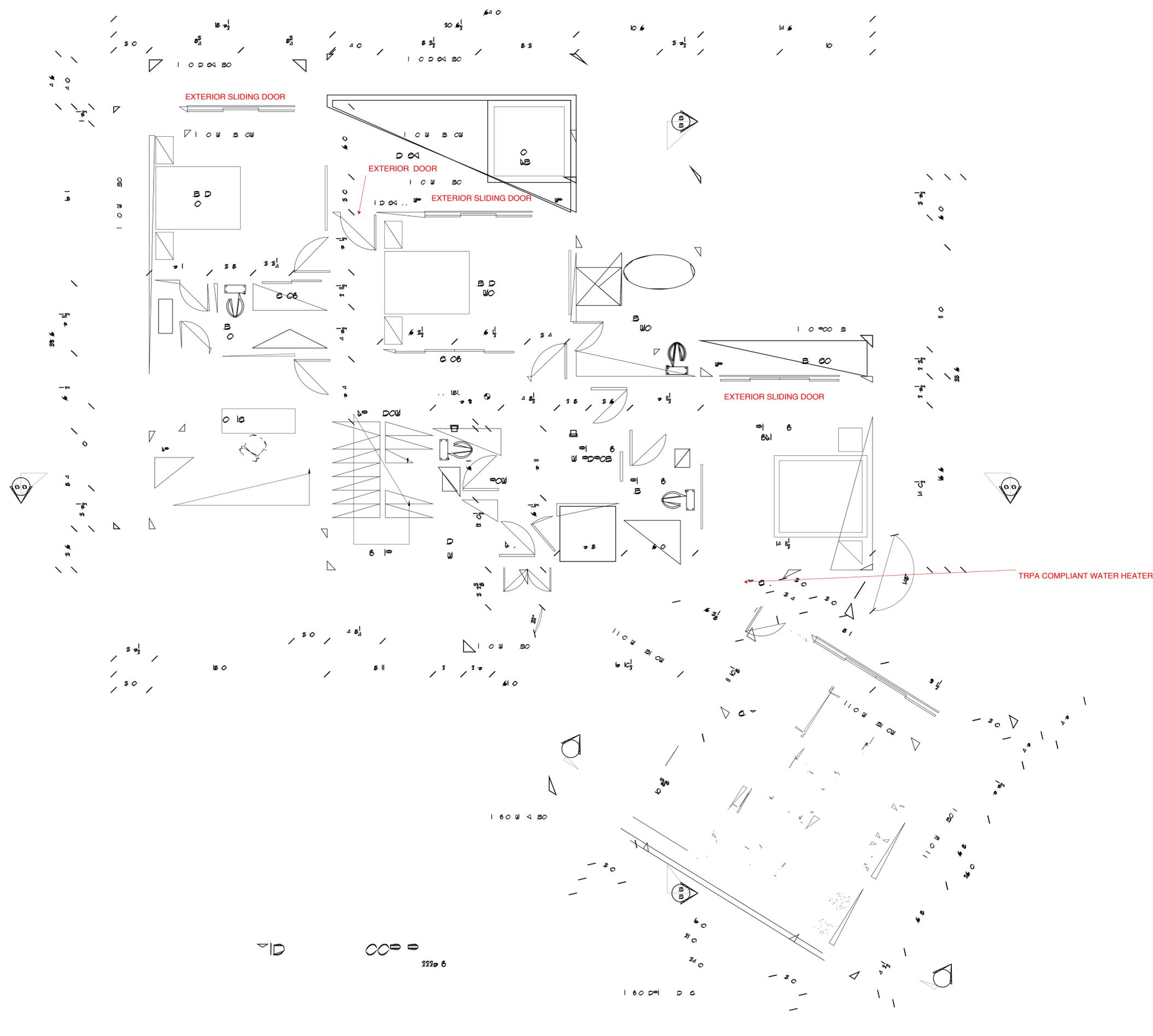
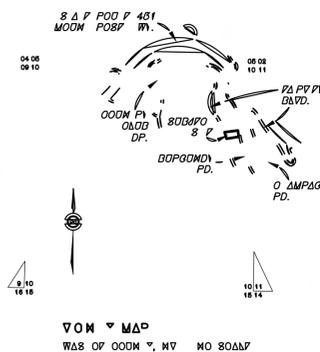
BY Jake Roll DATE 06/29/2022
 Executive Director/Designee
 Tahoe Regional Planning Agency

Owner's Name:

Mailing Address:

Project Location:
739 BURGUNDY RD
INCLINE VILLAGE NV 89451

Parcel Information:
APN: 126-261-02
LOT 7 BLOCK C
CHATEAU ACRES SUBDIVISION NO. 1



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TAHOE REGIONAL PLANNING AGENCY

APPROVED

THIS APPROVAL EXPIRES ON 6/27/2025

ERSP2022-1040

TRPA FILE #

BY John Roll DATE 06/29/2022

Executive Director/Designee
Tahoe Regional Planning Agency

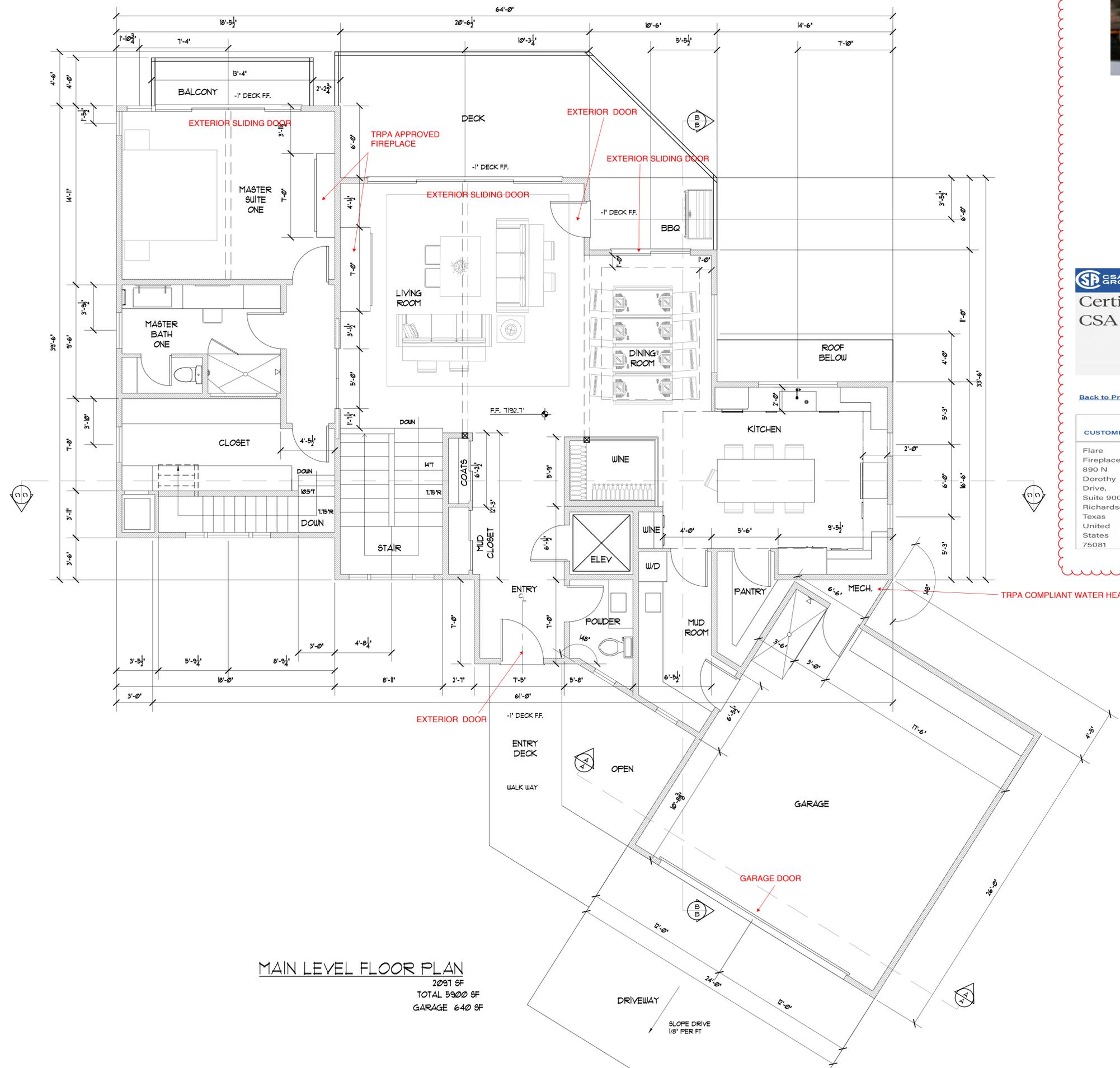
Revisions		
No.	Description	Date

Date 3/10/2021
Drawn by RL
Checked by RL

MID LEVEL FLOOR PLAN

A 2.0

Scale 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN
 2031 SF
 TOTAL 5900 SF
 GARAGE 640 SF



Indoor Flare Front - Modern...

CSA GROUP
Certification Record |
CSA Group.

[Back to Product List](#)

CUSTOMER	CLASS	FILE NUMBER
Flare Fireplaces 890 N Dorothy Drive, Suite 900 Richardson Texas United States 75081	2901-84 DOMESTIC HEATERS (GAS) - Vented Fireplace-Certified to U.S. Standards	263124

Correction #1

TAHOE REGIONAL PLANNING AGENCY
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TAHOE REGIONAL PLANNING AGENCY
APPROVED
 THIS APPROVAL EXPIRES ON 6/27/2025
 TRPA FILE # ERSP2022-1040
 BY *Julie Roll* DATE 06/23/2022
 Executive Director/Designee
 Tahoe Regional Planning Agency

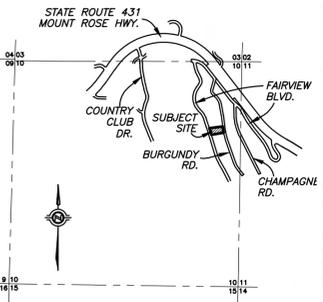


879 Tanager St
 Incline Village, NV 89451
 NV LIC#56666
 Contact Person:
 Rob Laurie
 Phone: 775-832-5226
 Email: rob@fortressinc.net

Owner's Name:
 Mailing Address:

Project Location:
 739 BURGUNDY RD
 INCLINE VILLAGE NV 89451

Parcel Information:
 APN: 126-261-02
 LOT 7 BLOCK C
 CHATEAU ACRES SUBDIVISION NO. 1



VICINITY MAP
 WASHOE COUNTY, NV - NO SCALE

Revisions		
No.	Description	Date

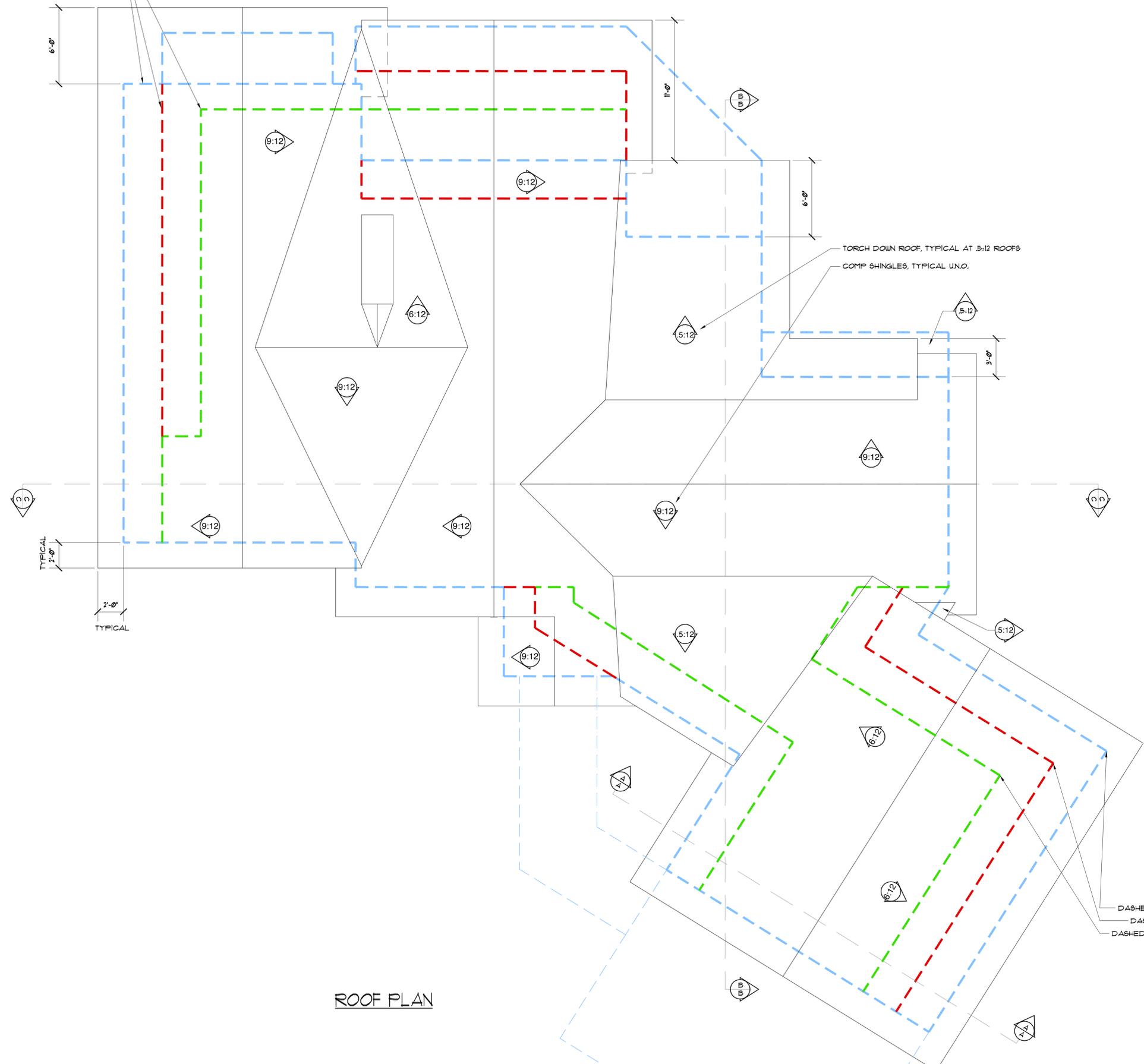
Date 3/10/2021
 Drawn by RL
 Checked by RL

MAIN LEVEL FLOOR PLAN

A 3.0

Scale 1/4" = 1'-0"

DASHED LINE SHOWING GROUND LEVEL FOOTPRINT
 DASHED LINE SHOWING MID LEVEL FOOTPRINT
 DASHED LINE SHOWING UPPER LEVEL FOOTPRINT



ROOF PLAN

TAHOE REGIONAL PLANNING AGENCY
 These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

DASHED LINE SHOWING UPPER LEVEL FOOTPRINT
 DASHED LINE SHOWING MID LEVEL FOOTPRINT
 DASHED LINE SHOWING GROUND LEVEL FOOTPRINT

APPROVED
 THIS APPROVAL EXPIRES ON 6/27/2025
 TRPA FILE # BRSP2022-1040
 BY *Julie Roll* DATE 06/23/2022
 Executive Director/Designee
 Tahoe Regional Planning Agency

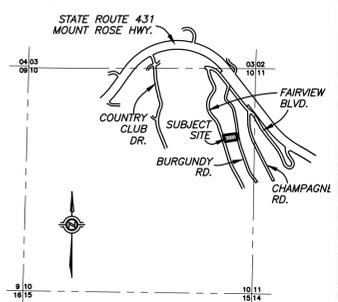
FORTRESS
 CONSTRUCTION INC
 879 Tanager St
 Incline Village, NV 89451
 NV LIC#56666
 Contact Person:
 Rob Laurie
 Phone: 775-832-5226
 Email: rob@fortressinc.net

Owner's Name:

Mailing Address:

Project Location:
 739 BURGUNDY RD
 INCLINE VILLAGE NV 89451

Parcel Information:
 APN: 126-261-02
 LOT 7 BLOCK C
 CHATEAU ACRES SUBDIVISION NO. 1



VICINITY MAP
 WASHOE COUNTY, NV - NO SCALE

Revisions		
No.	Description	Date

Date 3/10/2021
 Drawn by RL
 Checked by RL

ROOF PLAN

A 3.1

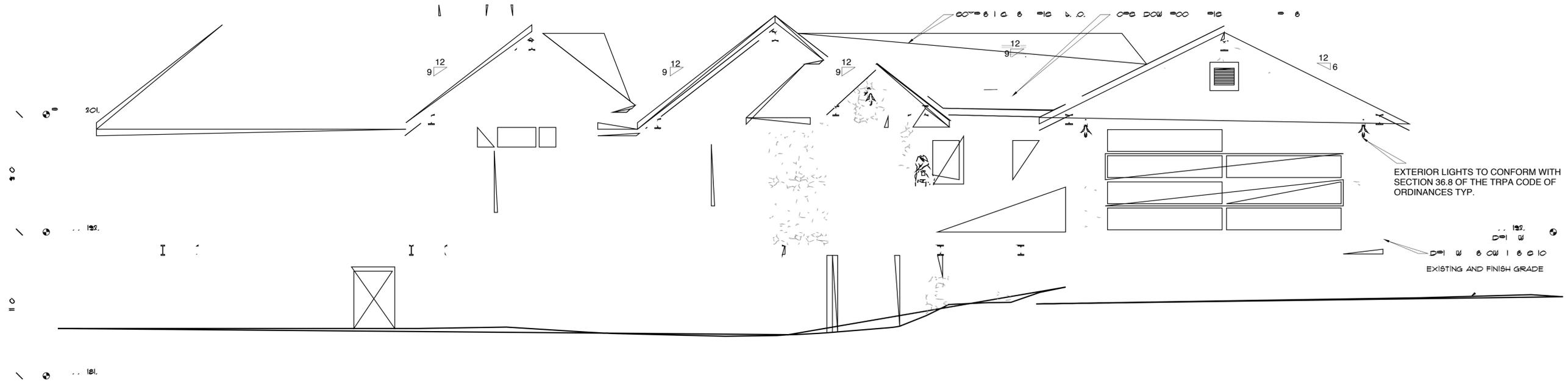
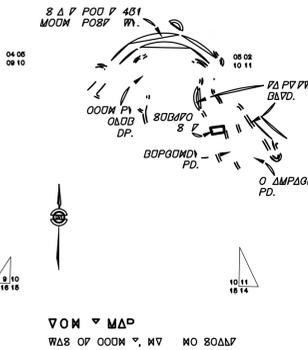
Scale 1/4" = 1'-0"

Owner's Name:

Mailing Address:

Project Location:
739 BURGUNDY RD
INCLINE VILLAGE NV 89451

Parcel Information:
APN: 126-261-02
LOT 7 BLOCK C
CHATEAU ACRES SUBDIVISION NO. 1



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TAHOE REGIONAL PLANNING AGENCY
APPROVED
THIS APPROVAL EXPIRES ON 6/27/2025
ERSP2022-1040
TRPA FILE #
BY Julie Roll DATE 06/29/2022
Executive Director/Designee
Tahoe Regional Planning Agency

Revisions		
No.	Description	Date

Date 3/10/2021
Drawn by RL
Checked by RL

**EAST
ELEVATION
A 4.0**

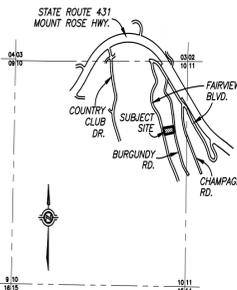
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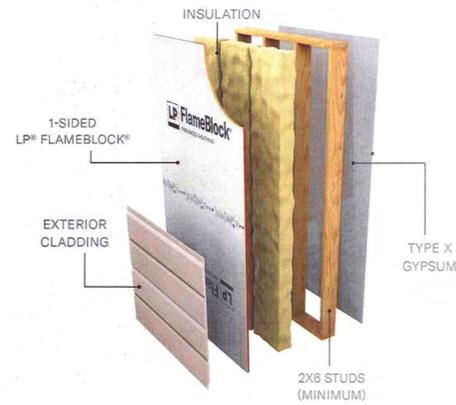
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VICINITY MAP
WASHOE COUNTY, NV - NO SCALE



General Notes:
- All walls ceilings 5/8" gypsum wall board
- All windows double pane U-Factor 0.31 or better
- All exterior doors solid core (1-3/4" min) 20 min. rating
- All decking materials to comply with 2018 WUI Ch. 5. Heavy timber posts to be 6x6 Douglas Fir, deck joist to be 4x8 Douglas fir and Decking to be 2x4 Red wood Planking.

1hr Fire Rated Siding - Flameblock
N.T.S.

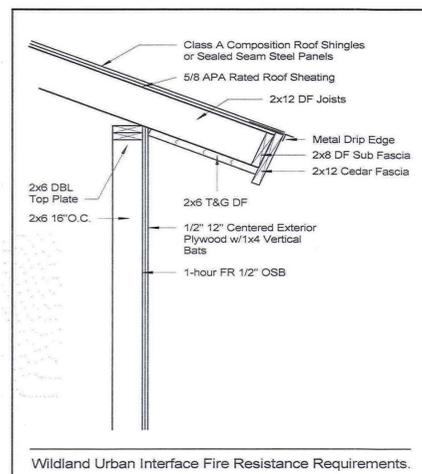
TRPA HEIGHT CALCULATION
45.5% SLOPE 9:12 ROOF PITCH
MAX ALLOWABLE HEIGHT PER TRPA TABLE
37.4.1-1 = 40'-9"



EXTERIOR LIGHTS TO CONFORM WITH SECTION 36.8 OF THE TRPA CODE OF ORDINANCES TYP.

TRPA COLOR, ROOF, FENCE REQUIREMENTS

- Color:** The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, and umber.
- Roofs:** Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
- Fences:** Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.



INSULATION NOTES:

Roof Insulation R-49 Min
Wall Insulation R-21 Min
Floor Insulation R-38 Min

NORTH ELEVATION

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

Defensible Space

Establish and maintain defensible space surrounding structures in accordance with the 2018 International Wildland Urban Interface Code (IWUIC) with amendments in NLTFFD Resolutions 18-1 and 18-2. A defensible space inspection is required to provide safe separation between structures and wildland vegetation. All items noted during the inspection must be corrected prior to permit closeout. Contact an NLTFFD Inspector at (775) 833-8130 to schedule an appointment. NLTFFD defensible space requirements can be found on the NLTFFD website under Fuels Management or by following this link: <http://www.unrce.unr.edu/publications/files/nr/2014/sp1405.pdf> See especially pages 14-17.



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NORTH ELEVATION
A 4.1

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

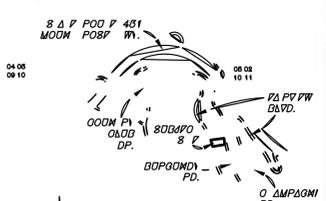
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VOM MAP
WAS OF OODM V, MV NO 80AM7

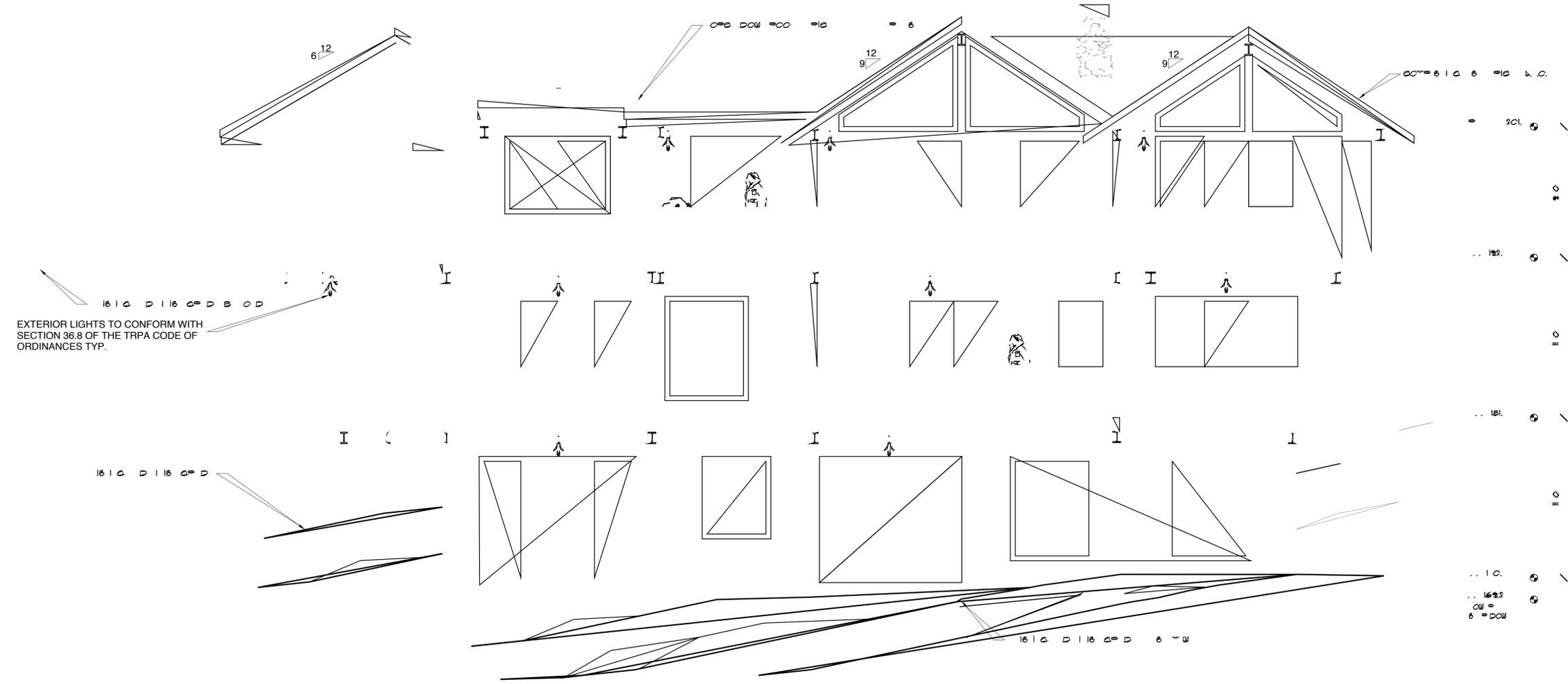
Revisions		
No.	Description	Date

Date: 3/10/2021
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WEST ELEVATION

A 4.2

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



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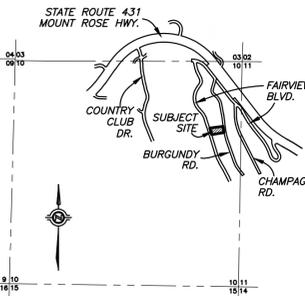
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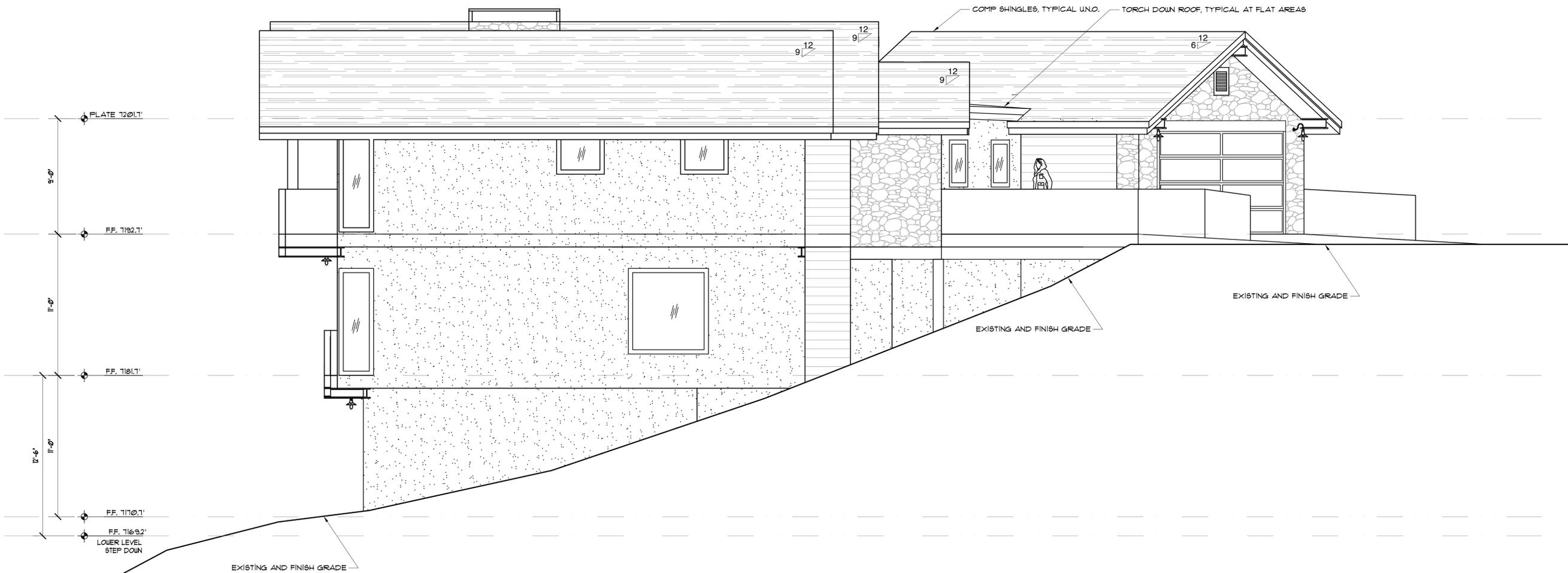
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VICINITY MAP
WASHOE COUNTY, NV - NO SCALE



SOUTH ELEVATION

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

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Executive Director/Designee
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SOUTH ELEVATION

A 4.3

Scale 1/4" = 1'-0"