

ORIGINAL

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: IZAKAYA TAHOE			
Project Description: New Construction of Accessory Use Building 949 SF			
Project Address: 2 N Lake Ave., Crystal Bay, NV 89402			
Project Area (acres or square feet): 1,778 SF			
Project Location (with point of reference to major cross streets AND area locator): Int of SR 28 and State Line Rd. Crystal Bay, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-043-01	0.04		
Section(s)/Township/Range: T16 R18 S30			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Addition to Nevada Subdivision Tract Map No. 214			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Evo Real Estate Inc.		Professional Consultant: PRDEI	
Name: Michael Lerch		Name: Andrew T. Ryan, PE	
Address: 703 Champagne Rd., Incline Village, NV		Address: 8889 N. Lake Blvd. Box 1847, Kings Beach, CA	
Zip: 89451		Zip: 96143	
Phone:	Fax:	Phone: 530-546-4500	Fax:
Email:		Email: andrew@prdei.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer: Evo Real Estate Inc.		Other Persons to be Contacted:	
Name: Brent Norton		Name: Studio Terpeluk	
Address: 2425 Olympic Blvd. Santa Monica, CA		Address: 148 Townsend Street, San Francisco	
Zip: 90404		Zip: 94107	
Phone: 310-283-2855	Fax:	Phone: 415-335-3512	Fax:
Email: bn@evofund.com		Email: michelle@studioterpeluk.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: EVO REAL ESTATE OPPORTUNITIES 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, MICHAEL LEZCA
(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): 123-043-01

Printed Name MICHAEL LEZCA

Signed 

Address 703 CHAMPAGNE RD

INCLINE VILLAGE, NV 89451

(Notary Stamp)

Subscribed and sworn to before me this _____ day of _____, _____.

Notary Public in and for said county and state

My commission expires: _____

*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

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

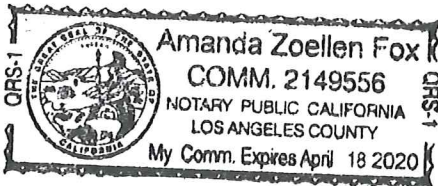
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On Aug 10, 2017 before me, Michael Amanda Zoellen Fox, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Lerch
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Partner — Limited General Partner — Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

There are two items requested under this variance:

1. Setbacks- Along State Line Road the request is to match existing condition of 2 ft for proposed building. Along SR 28 the variance is requesting 10 ft from property line to building.

2. Lot Standards - Because of the State Line the applicant is not able to perform a voluntary merger and build an accessory structure to support the existing building to be remodeled. As such, the applicant is requesting a waiver of the minimum lot size of 10,000 SF to 2,595 SF.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

See attached findings dated 8/14/2017 prepared by PR Design and Engineering, INC

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Due to the nature and intent of the improvements substantial negative impacts are not anticipated and the proposed development is complimentary to nearby established uses. See Findings for No Detriment.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The project is urban-infill redevelopment that is consistent with the goals and environmental policies of the TRPA Regional Plan that intends to redevelop a blighted site and a time-worn structure. The proposed project includes new facades, new buildings, new landscape, and improved access for pedestrians and vehicles. The project is both centrally located in a blighted area and at a gateway to Nevada.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The requested variance will allow:

1. An irregular, topographically challenged, and difficult to access site to enjoy redevelopment opportunities regularly available to conforming parcels.
2. The property owner to actively participate in environmental threshold attainment.
3. The value of the property to increase over time; thereby increase tax revenue.
4. The owner to experience pride in ownership and provide community benefit through removal of blight.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

To be provided by IVGID

8. What is your type of sewer service provided?

To be provided by IVGID



NOTICE OF TAXES
WASHOE COUNTY, NEVADA
 TAMMI DAVIS - TREASURER

www.washoecounty.us/treas
 PHONE (775) 328-2510
 FAX (775) 328-2500

tax@washoecounty.us
 Fiscal Year July 1, 2017 - June 30, 2018
 Annual Real Property - Tax Year 2017

OFFICE LOCATION:
 1001 E. NINTH ST-BLDG D RM 140
 RENO NV 89512 Mon - Fri 8am - 5pm

TAX YEAR	PARCEL NUMBER	NAME	PROPERTY LOCATION AND DESCRIPTION
2017	12304301	EVO REAL ESTATE INC	STATE ROUTE 28 Township 16 Lot 12 Block B Range 18 SubdivisionName NEVADA VISTA SUBDIVISION ADD Section 30
AREA	TAX RATE		
5000	3.3293		
ASSESSED VALUATION		EXEMPTION VALUES	
LAND VALUE	3,500	EXEMPTION VALUE	0
IMPROVEMENT VALUE	7,441		
TOTAL ASSESSED VALUE	10,941	TOTAL EXEMPTION VALUE	0

ACCOUNT SUMMARY

GROSS AD VALOREM TAX	\$364.26
ABATEMENT AMOUNT	\$0.00
ABATEMENT APPLIED LIMITS INCREASE TO 2.6%	
RECAPTURE TAX AMOUNT	\$0.00
NET AD VALOREM TAX (DETAIL BELOW)	\$364.26
EXEMPTION AMOUNT	\$0.00
SPECIAL ASSESSMENTS	\$0.20
PENALTIES	\$0.00
FEES	\$0.00
INTEREST	\$0.00
TOTAL AMOUNT BILLED	\$364.46
LESS PAYMENTS APPLIED	\$0.00
BALANCE REMAINING	\$364.46
PRIOR YEAR DELINQUENCIES	\$0.00
TOTAL AMOUNT OWING	\$364.46

SEE REVERSE SIDE FOR PAYMENT OPTIONS

WASHOE COUNTY TREASURER
 PO BOX 30039
 RENO NV 89520-3039

**IF PAYING BY CHECK INCLUDE APPROPRIATE COUPONS.
 REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND
 CORRESPONDENCE TO ASSURE PROPER CREDIT.**

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY
 TO ENSURE THAT PAYMENT IS RECEIVED.**

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPECIAL ASSESSMENTS	RATE	AMOUNT
N LAKE TAHOE FPD2	0.62910000	\$68.83	LAKE TAHOE WATER BASIN		\$0.20
STATE OF NEVADA	0.17000000	\$18.60			
SCHOOL DEBT	0.38850000	\$42.51			
SCHOOL GENERAL	0.75000000	\$82.06			
COUNTY GENERAL	1.34670000	\$147.34			
COUNTY DEBT	0.01500000	\$1.64			
ANIMAL SHELTER OP	0.03000000	\$3.28			

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

If this property is protected by a bankruptcy, this notice is for your information and should not be considered an attempt to collect.
 Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL NUMBER 12304301

New Address:

12304301

EVO REAL ESTATE INC
 2425 OLYMPIC BLVD STE 120E
 SANTA MONICA CA 90404-4083



SIGNATURE

PHONE NUMBER

4

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO NV 89520-3039



Pay online: www.washoecounty.us/treas



TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER
2017	03/05/2018	12304301
		4th INSTALLMENT AMOUNT
		\$91.06

11741230430100000091068

3

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO NV 89520-3039



Pay online: www.washoecounty.us/treas



TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER
2017	01/01/2018	12304301
		3rd INSTALLMENT AMOUNT
		\$91.06

11731230430100000091060

2

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO NV 89520-3039



Pay online: www.washoecounty.us/treas



TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER
2017	10/02/2017	12304301
		2nd INSTALLMENT AMOUNT
		\$91.07

11721230430100000091070

1

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO NV 89520-3039

WTCPNA1 04/17 (QESP)35:T100:045270:002:0000:011467747:WC-A2-2011:0DWTFORMA



Pay online: www.washoecounty.us/treas



TAX YEAR	TOTAL AMOUNT DUE	INSTALLMENT DUE DATE	PARCEL NUMBER
2017	\$364.46	08/21/2017	12304301
			1st INSTALLMENT AMOUNT
			\$91.27

1171123043010000009127000000364461

Thank you for using ePayment Services to process your payment on-line.

Payment will be considered received on the date/time submitted and will show payment pending until funds are actually received. Payments will be posted when funds are received, usually within 2-3 business days after submission.

By making your payment through this site, you are accepting responsibility for the accuracy of the information provided. If your chosen payment method is not honored (example, your account number is not entered correctly), you may be subject to late penalties and/or returned item charges.

Please keep this confirmation for your records and if you have any questions, please contact us at

Washoe County Treasurer
P.O. 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email:tax@washoecounty.us

Washoe County Treasurer - Tammi Davis

Transaction: 51624327223
Approval: 3708747552

Paid with: E-Check
Approval: 3708747552
Posted: 8/10/2017 2:23:33 PM

Description	Amount
Taxes for 12304301	\$364.46
Sub total:	\$364.46
Service fee:	\$0.00
Transaction total:	\$364.46



Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039 Reno, NV 89570-0039
ph: (775) 326-2510 fax: (775) 328-2600
Email: tc@washoecounty.us

[TREASURER HOME PAGE](#) [WASHOE COUNTY HOME PAGE](#)

[Tax Search](#) [Payment Cart](#)

Checkout

Pay with **E-Check**
Total amount **\$364.46**

- 1: Agreement
- 2: Billing Form
- 3: Receipt

Thank You

Paid with: E-Check
Approval: 3708747552
Posted: 8/10/2017 2:23:33 PM

Description	Amount
Taxes for 12304301	\$364.46
Sub total:	
	\$364.46
Service fee:	
	\$0.00
Transaction total:	
	\$364.46

[Done](#) [Print Receipt](#)

Evo Real Estate Inc.
Izakaya Tahoe
2 N. Lake Blvd.
Crystal Bay, NV 89402
APN: 123-043-01

August 14, 2017

Project Description:

The proposed project includes the construction of a 949 SF accessory use building in conjunction with the eating and drinking establishment on the adjacent property 9980 N. Lake Blvd, Kings Beach, CA 96143. This property is the Gateway to NV and Washoe County for eastbound traffic on SR 28.

Required Findings per Section 110.804.25

- a) Special Circumstances. The parcel meets all three categories for special circumstance:
- Exceptional narrowness, shallowness or shape of the specific property. *The existing parcel is an obtuse triangle with three street frontages, SR 28, Cal Neva Dr. and State Line Rd. A three-sided parcel of this size is inherently more difficult to meet standard development codes.*
 - Exceptional topographic conditions. *The site has an existing retaining wall used to create flat frontage along SR 28. The elevation change from the South property line to Cal Neva Dr. below is approximately 10.5 feet. The height of the retaining wall parallel to State Line Dr. varies from 6 inches to 10 feet. This topographic condition allows for egress along SR 28 only.*
 - Other Extraordinary and exceptional situation or condition of the property and/or location of surroundings. *The property has 3 roadway frontages that intersect in an oblique manner. Additionally, recent development of the parcel east of State Line Road included the installation of curb, gutter, sidewalk within the 40-foot public R.O.W. This resulted in the vehicular travel way shifting west instead of being centered in R.O.W. This limits the ability to have longer “runs” to resolve steps in grade with acceptable slopes. As can be seen on the site survey, the State Line and the Subdivision Boundary are offset by approximately 8 feet. This has resulted in more extensive permit and development efforts as it has doubled the number of Agencies Having Jurisdiction (AHJ). Specifically, this limits the owner from a voluntary merger to resolve lot standards and setbacks.*

The findings above demonstrate that the property has been found to have special circumstances and that strict application of lot standards, setbacks, and typical requirements result in exceptional and undue hardships for the owner of the property.

- b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted. *The existing parcel is previously developed and impacted from development. The proposed urban infill redevelopment is consistent with the goals of TRPA Regional Plan Update and is expected to be compliant with the forthcoming Washoe County Area Plan (a specific plan subset of TRPA Regional Plan). Furthermore,*

redevelopment will encourage attainment of environmental thresholds as required by TRPA and Washoe County. Specific thresholds that are expected to benefit from this redevelopment include:

- *Water Quality* – through installation of permanent Best Management Practices - treatment
- *Water Quantity* – through installation of BMPs – infiltration
- *Soil Conservation* – through stabilization of disturbed areas, improved stormwater conveyance, and revegetation
- *Air Quality* – location of eating and drinking establishments within walking distance of Casino Core and transit facilities encourages a “park once” strategy and helps to reduce vehicle miles traveled. Any reduction in VMTs is beneficial to air quality.
- *Vegetation Preservation* – due to the previously developed nature of the site, there is limited native landscape. The proposed project is committed to landscaping consistent with TRPA and Washoe County standards that includes native vegetation.
- *Noise* – SR 28 is generally out of attainment for noise due to volume, speed, and type of traffic. Small projects typically do not improve noise threshold attainment; however, the project’s location to transit and surrounding hotel uses will encourage alternate forms of travel: walking, cycling, and public transportation. Any reduction to vehicle trips is beneficial for noise threshold attainment.
- *Recreation*- The Crystal Bay Casino core is a recreation hub for gaming and nightlife activities. A quality eating and drinking establishment is complimentary to the present and future plans for the immediate area.
- *Scenic Resources* – The project is a gateway location within a scenic corridor. The project proposes new façades on existing structures, new buildings, new landscaping, new sidewalks, and general beautification of a dilapidated site with time-worn structure. There is opportunity for significant improvement to the Roadway Scenic Unit as the project is centrally located and nearly surrounded by blight. To the northwest is the boarded-up and chain link fenced former Tahoe Inn. To the south is the closed and chain link fenced historic Cal Neva. To the east is the former Lake Tahoe Brewing location that is closed and now rooms operated by Crystal Bay Casino.

Based upon the analysis above the project is expected to have environmental benefit as related to TRPA thresholds of attainment and is expected to improve the public good through removal of blight.

- c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone. *There appears to be no findings that support relaxation of lot standards and setbacks as being unique and/or a special granting of privileges. Lot setbacks are regularly modified through the variance process and the existing building setbacks for this lot, as a result of prior development, are consistent with the requested variance.*
- d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of the property. *The proposed use is permissible.*
- e) Effect on Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation. *There is no nearby military facility.*

Findings prepared by Andrew Ryan PRDEI 8/14/2017
andrew@prdei.com 530.546.4500 x 105

IZAKAYA TAHOE

BUILDING 1: PLACER CO.

PROJECT INFORMATION	
OWNER	MICHAEL LERCH
ADDRESS	590 LAKE AVE KINGS BEACH, PLACER CO., CA 95143
APN	090-306-001
BLOCK/LOT	N/19
ZONING DISTRICT	032 NORTH STATELINE COMMUNITY PLAN
CONSTRUCTION TYPE	V-B
OCCUPANCY	A-2
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
PARCEL AREA	5,300 SF
EXISTING BLDG AREA	1,231 SF
PROPOSED BLDG AREA	1,231 SF

VERIFICATION OF LAND CAPABILITY	
TRPA FILE NOS.	VBOU2017-0262 & LCAP2017-0059
DISTRICT	CLASS 4 - 20% COVERAGE ALLOWED
BASE ALLOWABLE COVERAGE	5,300 SF * 0.20 = 1,060 SF
VERIFIED EXST COVERAGE	
BUILDING	1,231 SF
PAVED PARKING	1,562 SF
CONCRETE PATIO	1,403 SF
DECKING	35 SF
TOTAL EXST COVERAGE	4,231 SF
ALLOWABLE COVERAGE	4,231 SF*
*PER TRPA CODE OF ORDINANCES, ALL EXST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")	
TOTAL PROPOSED COVERAGE	4,195 SF (SEE A1.04 FOR COVERAGE CALCS)

APPLICABLE CODES	
TRPA CODE OF ORDINANCES	TAHOE BASIN AREA PLAN - IMPLEMENTING REGULATIONS
PLACER CO. ZONING ORDINANCES	
2013 CALIFORNIA BUILDING CODE	
2013 CALIFORNIA PLANNING CODE	
2013 CALIFORNIA ELECTRICAL CODE	
2013 CALIFORNIA MECHANICAL CODE	
2013 CALIFORNIA PLUMBING CODE	

SCOPE OF WORK	
1.	DEMO INTERIOR
2.	REPLACE FACADE
3.	STREET FRONTAGE IMPROVEMENTS
4.	NEW DRIVEWAY AND PARKING
5.	TRPA BMP
6.	LANDSCAPE COURTYARD

LOCATION MAP



BUILDING 2: WASHOE CO.

PROJECT INFORMATION	
OWNER	MICHAEL LERCH
ADDRESS	2 N LAKE AVE CRYSTAL BAY, WASHOE CO., NV 89402
APN	123-043-01
BLOCK/LOT	B/12
ZONING DISTRICT	TC (TOURIST COMMERCIAL)
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
EXISTING USE	NONE
PROPOSED USE	BAR
PARCEL AREA	1,997 SF
EXISTING BLDG AREA	0 SF
PROPOSED BLDG AREA	715 SF

VERIFICATION OF LAND CAPABILITY	
TRPA FILE NOS.	VBOC2017-0263 & LCAP2017-0050
DISTRICT	CLASS 4 - 20% COVERAGE ALLOWED
BASE ALLOWABLE COVERAGE	1,997 SF * 0.20 = 399 SF
VERIFIED EXST COVERAGE	
BUILDING	14 SF
PAVED PARKING	494 SF
CONCRETE PATIO	1,195 SF
DECKING	75 SF
TOTAL EXST COVERAGE	1,778 SF
ALLOWABLE COVERAGE	1,778 SF*
*PER TRPA CODE OF ORDINANCES, ALL EXST COVERAGE WILL BE CONSIDERED LEGAL (OR "GRANDFATHERED-IN")	
TOTAL PROPOSED COVERAGE	1,325 SF (SEE A1.04 FOR COVERAGE CALCS)

APPLICABLE CODES	
TRPA CODE OF ORDINANCES	WASHOE CO. DEVELOPMENT CODE
2012 INTERMEDIATE BUILDING CODE	
2011 ELECTRIC CODE	
2012 UNIFORM MECHANICAL CODE	
2012 UNIFORM PLUMBING CODE	

SCOPE OF WORK	
1.	NEW CONSTRUCTION OF 1-STORY COMMERCIAL SPACE
2.	STREET FRONTAGE IMPROVEMENTS
3.	TRPA BMP

VICINITY MAP



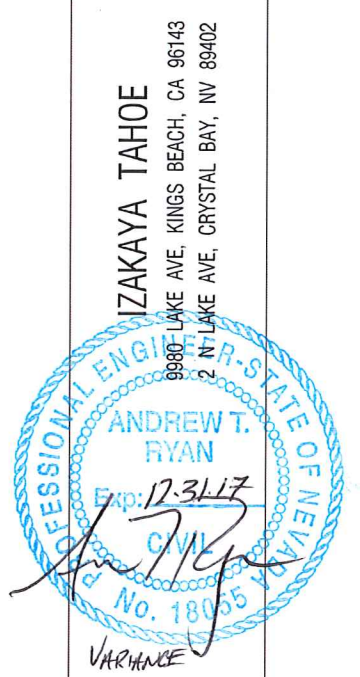
ABBREVIATIONS	
&	AND
@	AT
#	NUMBER
A	AIR CONDITIONING
A/C	ACOUSTIC CLING TILE
ACT	ADDENDUM
ADD	ADJUSTABLE
ADJ	ABOVE FINISH FLOOR
AFF	ALTERNATE
ALT	ALUMINUM
AL	APPROXIMATE
APPROX	ARCHITECT(URAL)
ARCH	BUILDING
BLDG	BEAM
BM	B.O.
B.O.	BOTTOM OF
BOH	BACK OF HOUSE
BTWN	BETWEEN
C	CABINET
CAB	CAST IN PLACE
CIP	CLEAR, CLEARANCE
CLR	CONTROL JOINT
CJ	CEILING
CL	COLUMN
CLG	CONCRETE
COL	CONTINUOUS, CONTINUE
COIC	COORDINATE
COIN	DEPTH
COORD	DOUBLE
D	DETAIL
DBL	DECOMPOSED GRANITE
DET	DIA
DG	DIAMETER
DI	DOOR
DIA	DRAWING(S)
DR	DRAWER
DWG(S)	EXISTING
DWR	EACH
E	ELEVATION
(E)	ELECTRICAL
EA	EQUIP
EJ	EXPANSION JOINT
ELEV	ELEVATION(S)
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
F	FIRE ALARM CONTROL PANEL
FACP	FIRE DEPARTMENT CONNECTION
FDC	FINISH
FIN	FINISH FLOOR
FF	FURNISHINGS, FIXTURES & EQUIPMENT
FF&E	FIBER REINFORCED PLASTIC
FRP	FOOT/FEET
FT	GAUGE
G	GALLONS
GA	GALVANIZED
GALS	GENERAL CONTRACTOR
GALV	GRID LINE(S)
GC	GLS
GL	GLASS
GLS	GALLONS PER MINUTE
GPM	GYPSON WALLBOARD
GWB	H
H	HOSE BIB
HB	HEADER
HOR	HORIZONTAL
HORZ	HIGH POINT
HP	HARDWOOD
HRDWD	HOLLOW STRUCTURAL SECTION(S)
HSS	HEIGHT
HT	HEATER/VENTILATION/AC
HVAC	I
I	INSIDE DIMENSION
ID	INSULATED GLASS UNIT
IGU	IN
IN	INCHES
INCL	INCLUDE/INCLUDING
INCLD	INSTALLATION
INSTALL	INSULATION
INSUL	INTERIOR
INT	J
J	JOINT(S)
JT	L
L	LAM
LAM	LAV
LAV	LAMINATE
M	LAMINATORY
MANUF	MAX
MAX	MECH
MECH	MECHANICAL
MF	MINIMUM FRAME
MIN	MINIMUM
MTL	METAL
N	(N)
(N)	NEW
NC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	O
OJ	OVER
OC	ON CENTER
OCC	OCCUPANTS
OD	OUTSIDE DIMENSION
OPH	OPPOSITE HAND/MIRROR
P	P LAM
P LAM	PART
PART	PERFORATED
PERF	PERFECT
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PSL	PARALLEL STRAND LUMBER
R	REIN
REIN	REQUIRED, REQUIREMENT(S)
REQ	ROOM
RM	ROUGH OPENING
RO	REDWOOD
RWD	S
S	SASF
SASF	SELF-ADHERED SHEET FLASHING
SASM	SELF-ADHERING SHEET MEMBRANE
SCHED	SCHEDULED
SF	SQUARE FEET
SGD	SEE GRAPHIC DWGS
SHT	SHEET
SIM	SIMILAR
SKD	SEE KITCHEN DWGS
SLD	SEE LIGHTING DWGS
SMD	SEE MECH DWGS
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DWGS
STL	STEEL
STRUC	STRUCTURAL
T	T&G
T&G	TONGUE AND GROOVE
T&G TO BE DETERMINED	TO BE DETERMINED
T&G	TELEPHONE
TEL	THICK
THK	TOP OF
T.P.	TUBE STEEL
TS	TYPICAL
TYP	U
U	ULTRAVIOLET LIGHT
UV	V
V	VERIFY IN FIELD
VIF	VERTICAL
VERT	W
W	WITH
W/	WATER CLOSET
WC	WOOD
WD	WATER HEATER
WH	WINDOW
WIN	WATER JET CUT
WJ	WATER PROOFING
WP	XI
XP	SCHED EXT WALL FINISH

SYMBOL LEGEND	
EXTERIOR ELEVATION	INTERIOR ELEVATION
DRAWING NUMBER	DRAWING NUMBER
SHEET NUMBER	SHEET NUMBER
SECTION	ROOM NAME
DRAWING NUMBER	ROOM NUMBER
SHEET NUMBER	DELTA
DETAIL	REVISION NUMBER
DRAWING NUMBER	AGENCY COMMENT
SHEET NUMBER	NUMBER FOR REFERENCE
ELEVATION	LEVEL 1
SCHED WINDOW TYPE	SCHED WINDOW TYPE
SCHED DOOR TYPE	SCHED DOOR TYPE
KEYED NOTE	KEYED NOTE
PARTITION TYPE	PARTITION TYPE
SEE SHEET A8.0	SEE SHEET A8.0

SHEET INDEX

SHEET NO.	SCALE	DESCRIPTION
ARCHITECTURAL		
A0.10	N/A	SHEET INDEX & PROJECT INFO
A0.50	N/A	EXISTING SITE PHOTOS
A0.60	N/A	PRELIMINARY RENDERINGS
A1.00	NTS	SURVEY (FOR REFERENCE ONLY)
A1.01	1/8"	SITE PLAN: EXISTING
A1.02	1/8"	SITE PLAN: PROPOSED
A1.03	NTS	OFFSITE PARKING DIAGRAM
A1.04	1/8"	LAND COVERAGE DIAGRAM
A1.05	3/16"	SITE ACCESSIBILITY DIAGRAM
A2.00	3/16"	FLOOR PLAN: EXISTING
A2.01	3/16"	FLOOR PLAN: PROPOSED
A2.02	3/16"	ROOF PLAN: EXISTING
A2.03	3/16"	ROOF PLAN: PROPOSED
A3.00	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.01	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.02	1/4"	EXTERIOR ELEVS: BUILDING 1
A3.03	1/4"	EXTERIOR ELEVS: BUILDING 2

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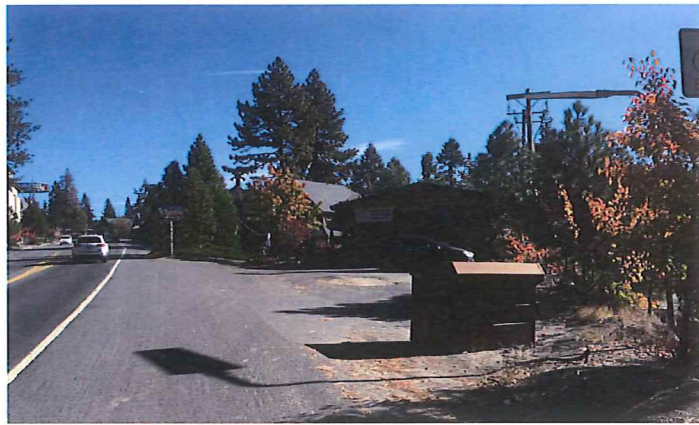
SHEET INDEX & PROJECT INFO

A0.10



VIEW TOWARDS SITE SHOWING (E) TREES, SIGNS, AND UTILITIES. ELEVATION DROP AT RETAINING WALL AT SOUTHERN PROPERTY LINE VISIBLE.

1 VIEW FM LAKE AVE AND CALANEVA DR
SCALE N/A



(E) BLDGS AT 9980 LAKE AVE VISIBLE WITH LARGE PAVED PARKING LOT AND (E) GARBAGE RECEPTACLE IN FOREGROUND. OUTDOOR DINING, (E) TREES, AND "WELCOME TO NEVADA" SIGN TO LEFT OF BUILDING.

2 VIEW FM LAKE AVE SHOULDER
SCALE N/A



VIEW FROM (E) DRIVEWAY TOWARDS OUTDOOR DINING, (E) TREES, "WELCOME TO NEVADA" SIGN, AND TO TOWN CENTER BEYOND. (E) STRING LIGHTS AND WOODEN FENCE VISIBLE AT OUTDOOR DINING.

3 VIEW FM (E) DRIVEWAY
SCALE N/A



VIEW FROM "WELCOME TO NEVADA" SIGN TOWARDS NE CORNER OF WASHOE COUNTY PARCEL. TOWN CENTER VISIBLE BEYOND. (E) TREES TO RIGHT.

4 VIEW FM LAKE AVE
SCALE N/A



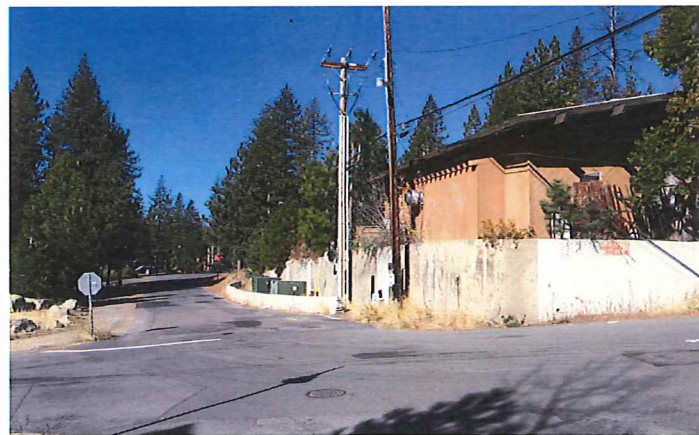
VIEW TOWARDS SITE SHOWING (E) TREES, RETAINING WALL AT STATE LINE RD, AND OUTDOOR DINING AREA.

5 VIEW FM N LAKE AVE AND STATE LINE RD
SCALE N/A



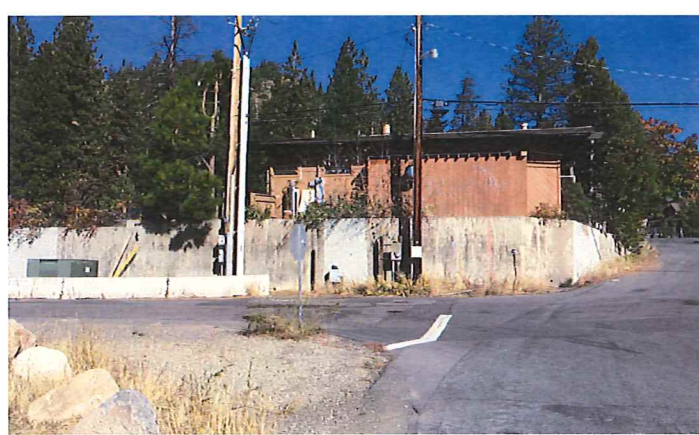
VIEW FM ADJACENT BLDG PARKING LOT ACROSS STATE LINE RD TOWARDS EAST SIDE OF SITE. RETAINING WALL VISIBLE ALONG EASTERN PROPERTY LINE OF WASHOE COUNTY PARCEL.

6 VIEW TOWARDS EAST SIDE OF SITE
SCALE N/A



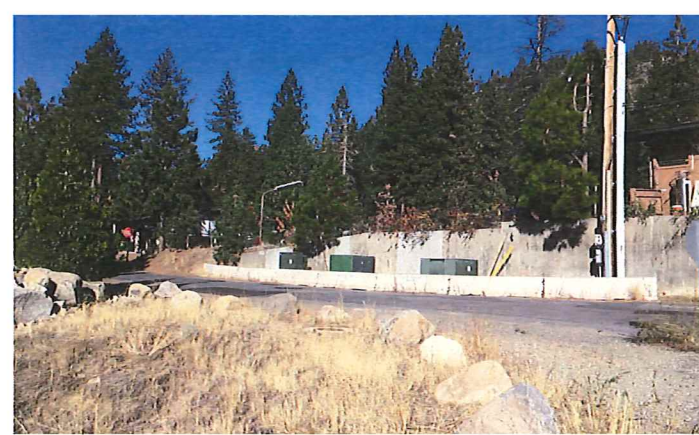
VIEW TOWARDS SE CORNER OF SITE SHOWING (E) RETAINING WALL AND ELEVATION CHANGE, (E) UTILITIES, AND SOUTH AND EAST FACADES OF (E) BLDG. LAKE AVE VISIBLE AT END OF CALANEVA DR.

7 VIEW FM STATE LINE RD AND CALANEVA DR
SCALE N/A



VIEW TOWARDS SOUTHERN FACADE OF (E) BLDG FM STATE LINE RD. (E) UTILITIES AND RETAINING WALLS VISIBLE.

8 VIEW FM STATE LINE RD
SCALE N/A



VIEW FM STATE LINE RD TOWARDS SW CORNER OF SITE.

9 VIEW FM STATE LINE RD
SCALE N/A



VIEW FM CALANEVA DR TOWARDS SW CORNER OF PLACER CO. PARCEL. TERMINATION OF RETAINING WALLS, (E) STREET SIGNS, AND (E) TREES VISIBLE. LAKE AVE TRAFFIC VISIBLE OVER LANDSCAPING.

10 VIEW FM CALANEVA DR
SCALE N/A



VIEW TOWARDS (E) PAVED OUTDOOR DINING FM PAVED PARKING LOT. (E) TREES VISIBLE IN CALTRANS ROW.

11 VIEW FM PARKING LOT
SCALE N/A

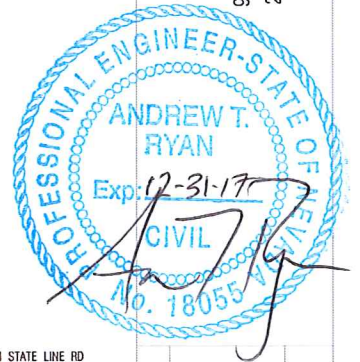


EDGE OF PAVEMENT AT DRIVEWAY ADJACENT TO OUTDOOR DINING.

12 DRIVEWAY AT PARKING LOT
SCALE N/A

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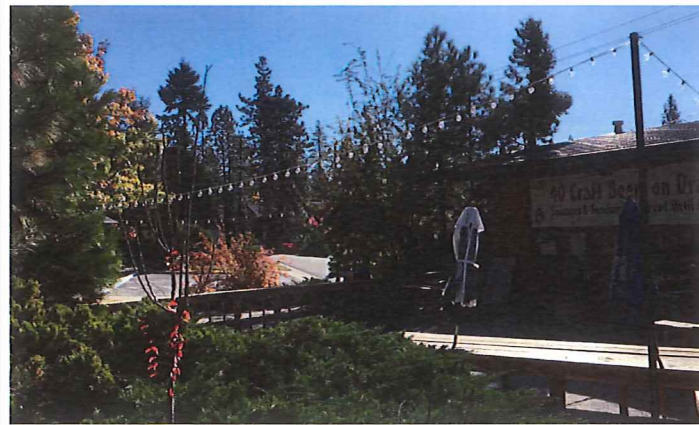
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2 N LAKE AVE, CRYSTAL BAY, NV 89402



NO. 18055
CIVIL
Exp. 12-31-17
ANDREW T. RYAN
PROFESSIONAL ENGINEER-STATE OF NEVADA

EXISTING
SITE PHOTOS

A0.50



1 (E) OUTDOOR DINING
SCALE N/A

(E) OUTDOOR DINING VISIBLE OVER SHRUBS AT LAKE AVE. ADJACENT PARKING LOT VISIBLE ACROSS PATIO. NORTHERN FACADE AND ENTRY VISIBLE TO RIGHT.



2 VIEW FM NE CORNER OF WASHOE CO. PARCEL
SCALE N/A

PEDESTRIAN ACCESS TO PAVED PATIO VISIBLE FROM LAKE AVE. NORTHERN FACADE OF (E) BLDG AND MAIN ENTRY VISIBLE.



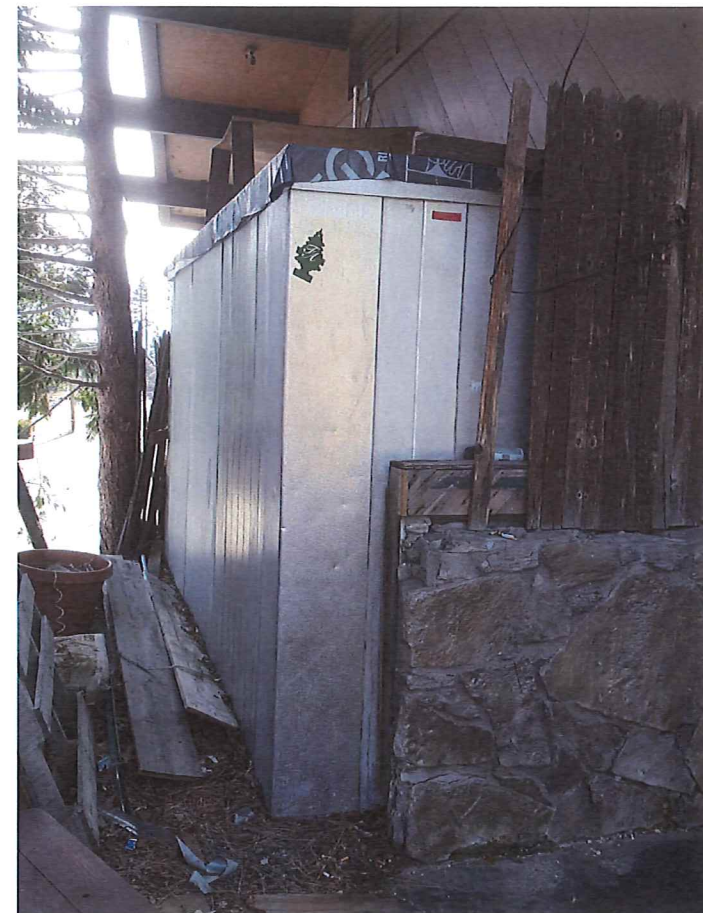
4 (E) WESTERN FACADE
SCALE N/A

(E) WESTERN FACADE WITH GLAZING AND ADJACENT PARKING LOT IN FOREGROUND



5 LAKE AVE TOWARDS SITE
SCALE N/A

NW CORNER OF (E) BLDG SHOWING GLAZING AT CORNER.



6 (E) WALK-IN COOLER
SCALE N/A

(E) WALK-IN COOLER AT EAST FACADE OF (E) BLDG. LOCATED ON WASHOE COUNTY PARCEL.

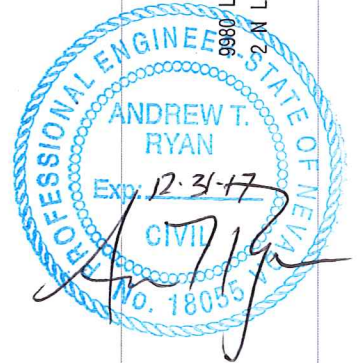


7 (E) WESTERN FACADE
SCALE N/A

WESTERN FACADE W/ (E) SIGNAGE

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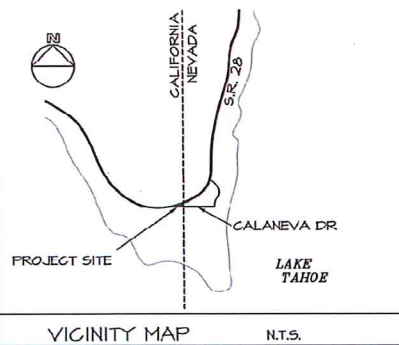


1 WASHOE CO. VARIANCE APPLICATION 18 05 17
REV. DRAWING SITE

EXISTING
SITE PHOTOS

DRAWING NO.

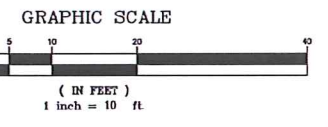
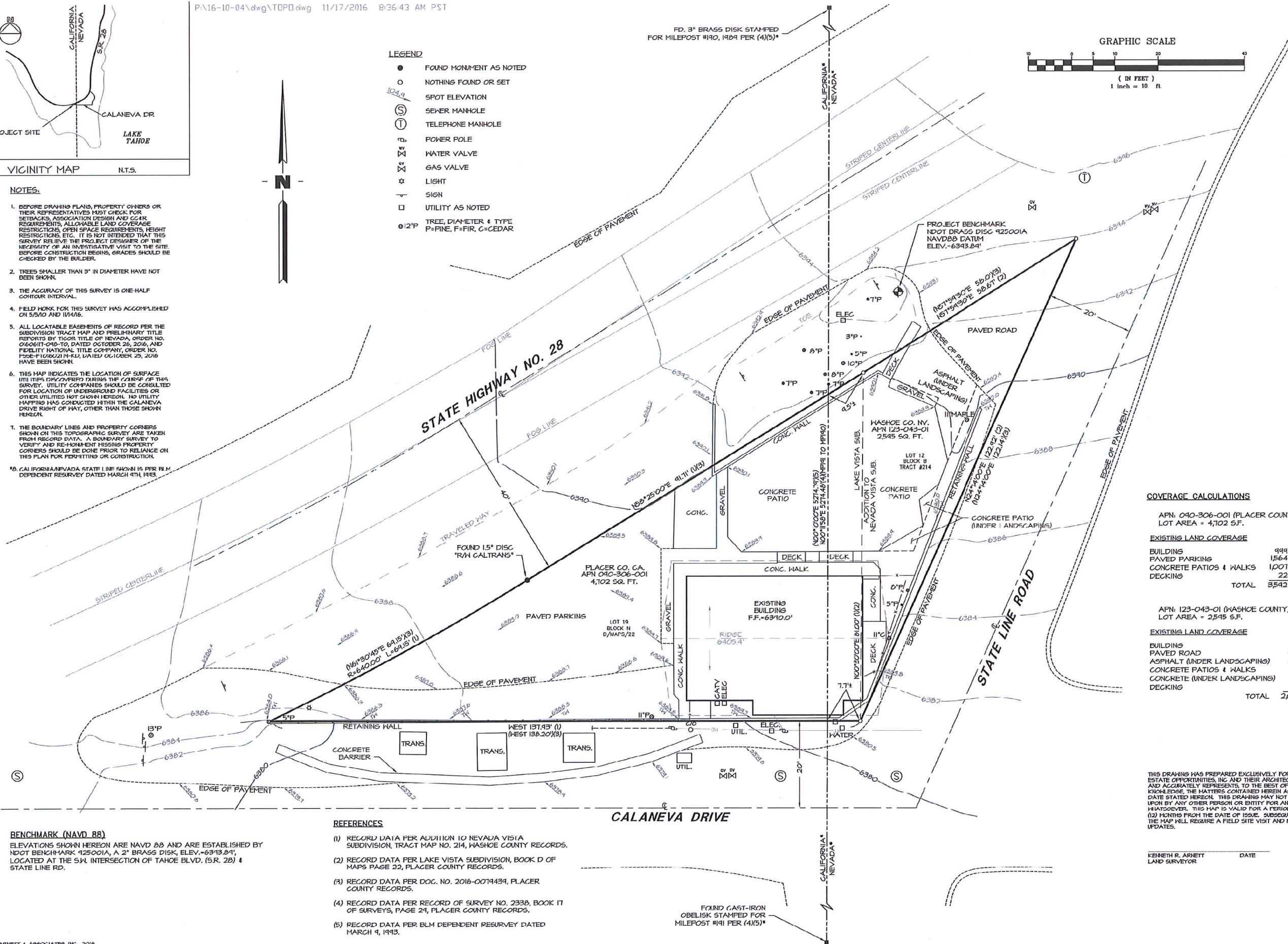
A0.51



- LEGEND**
- FOUND MONUMENT AS NOTED
 - NOTINGS FOUND OR SET
 - SPOT ELEVATION
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ POWER POLE
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ LIGHT
 - ⊙ SIGN
 - ⊙ UTILITY AS NOTED
 - ⊙ TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, ALLOWABLE LAND COVERAGE RESTRICTIONS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
2. TREES SMALLER THAN 3" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY HAS ACCOMPLISHED ON 5/5/10 AND 10/4/16.
5. ALL LOCATABLE EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP AND PRELIMINARY TITLE REPORTS BY TIGOR TITLE OF NEVADA, ORDER NO. 026917-089-10, DATED OCTOBER 25, 2016, AND FIDELITY NATIONAL TITLE COMPANY, ORDER NO. F25E-F1080221-N-H-KL, DATED OCTOBER 25, 2016 HAVE BEEN SHOWN.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON. NO UTILITY MAPPING HAS CONDUCTED WITHIN THE CALANEA DRIVE RIGHT OF WAY, OTHER THAN THOSE SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO VERIFY AND RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR PERMITTING OR CONSTRUCTION.
8. CALIFORNIA/NEVADA STATE LINE SHOWN IS PER BLM DEPENDENT RESURVEY DATED MARCH 9TH, 1993.



COVERAGE CALCULATIONS

APN: 040-306-001 (PLACER COUNTY, CA)	
LOT AREA = 4,702 S.F.	
EXISTING LAND COVERAGE	
BUILDING	499 S.F.
PAVED PARKING	1564 S.F.
CONCRETE PATIOS & WALKS	1001 S.F.
DECKING	22 S.F.
TOTAL	3542 S.F. (75%)
APN: 123-043-01 (WASHOE COUNTY, NV)	
LOT AREA = 2,545 S.F.	
EXISTING LAND COVERAGE	
BUILDING	241 S.F.
PAVED ROAD	444 S.F.
ASPHALT (UNDER LANDSCAPING)	239 S.F.
CONCRETE PATIOS & WALKS	456 S.F.
CONCRETE (UNDER LANDSCAPING)	34 S.F.
DECKING	88 S.F.
TOTAL	2,063 S.F. (81%)

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR EVO REAL ESTATE OPPORTUNITIES, INC AND THEIR ARCHITECT/ENGINEER AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

KENNETH R. ARNETT DATE
LAND SURVEYOR



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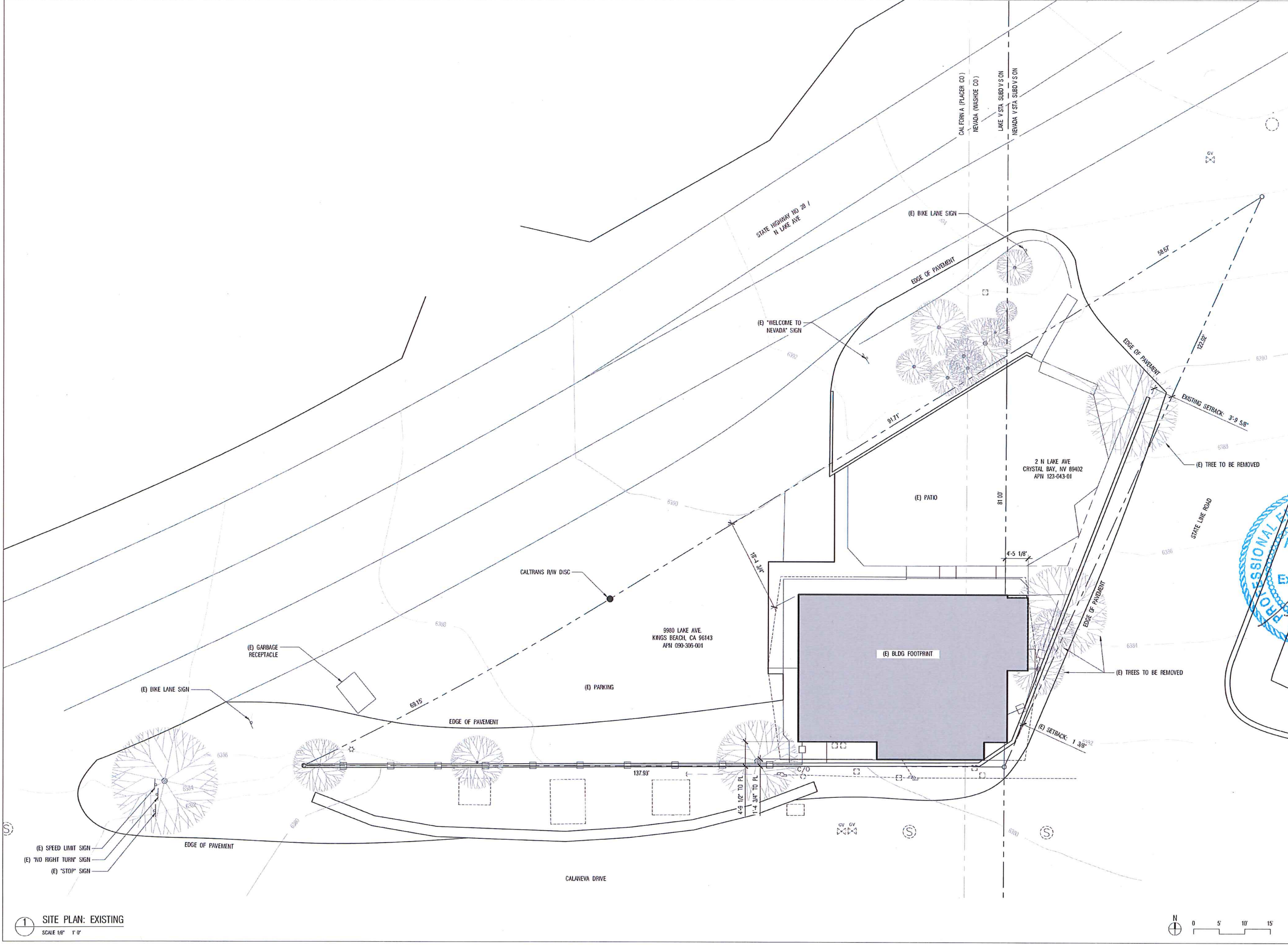
IZAKAYA TAHOE
LAKE AVE, KINGS BEACH, CA 96143
LAKE AVE, CRYSTAL BAY, NV 89402

REFERENCES

- (1) RECORD DATA PER ADDITION TO NEVADA VISTA SUBDIVISION, TRACT MAP NO. 214, WASHOE COUNTY RECORDS.
- (2) RECORD DATA PER LAKE VISTA SUBDIVISION, BOOK D OF MAPS PAGE 22, PLACER COUNTY RECORDS.
- (3) RECORD DATA PER DOC. NO. 2016-0019434, PLACER COUNTY RECORDS.
- (4) RECORD DATA PER RECORD OF SURVEY NO. 2338, BOOK 17 OF SURVEYS, PAGE 24, PLACER COUNTY RECORDS.
- (5) RECORD DATA PER BLM DEPENDENT RESURVEY DATED MARCH 9, 1993.

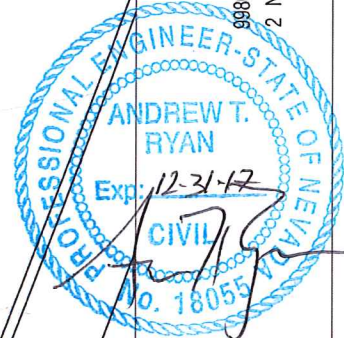
BENCHMARK (NAVD 88)
ELEVATIONS SHOWN HEREON ARE NAVD 88 AND ARE ESTABLISHED BY NDOT BENCHMARK 125001A, A 2" BRASS DISK, ELEV.-63'13.81', LOCATED AT THE SW INTERSECTION OF TAHOE BLVD. (SR. 28) & STATE LINE RD.

FOUND CAST-IRON OBELISK STAMPED FOR MILEPOST #141 PER (41/5)*



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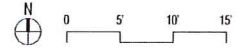
NO.	DATE	DESCRIPTION	BY

TITLE
 SITE PLAN:
 EXISTING

PROJECT NO.

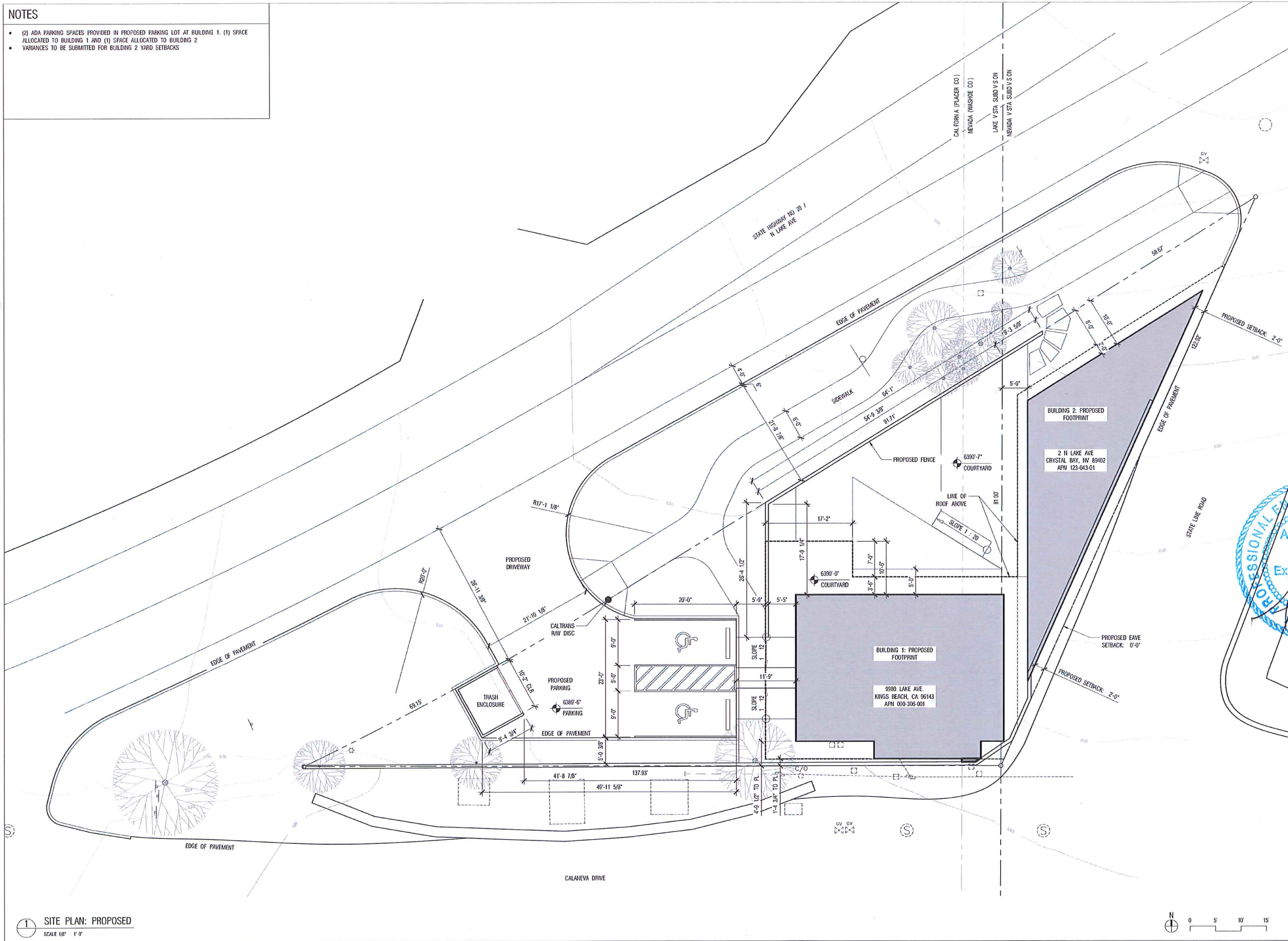
A1.01

1 SITE PLAN: EXISTING
 SCALE 1/8" = 1'-0"



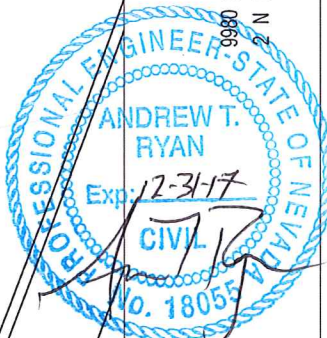
NOTES

- (2) ADA PARKING SPACES PROVIDED IN PROPOSED PARKING LOT AT BUILDING 1. (1) SPACE ALLOCATED TO BUILDING 1 AND (1) SPACE ALLOCATED TO BUILDING 2
- VARIANCES TO BE SUBMITTED FOR BUILDING 2 YARD SETBACKS



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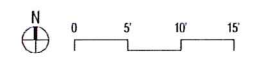
REV	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	08 15 17

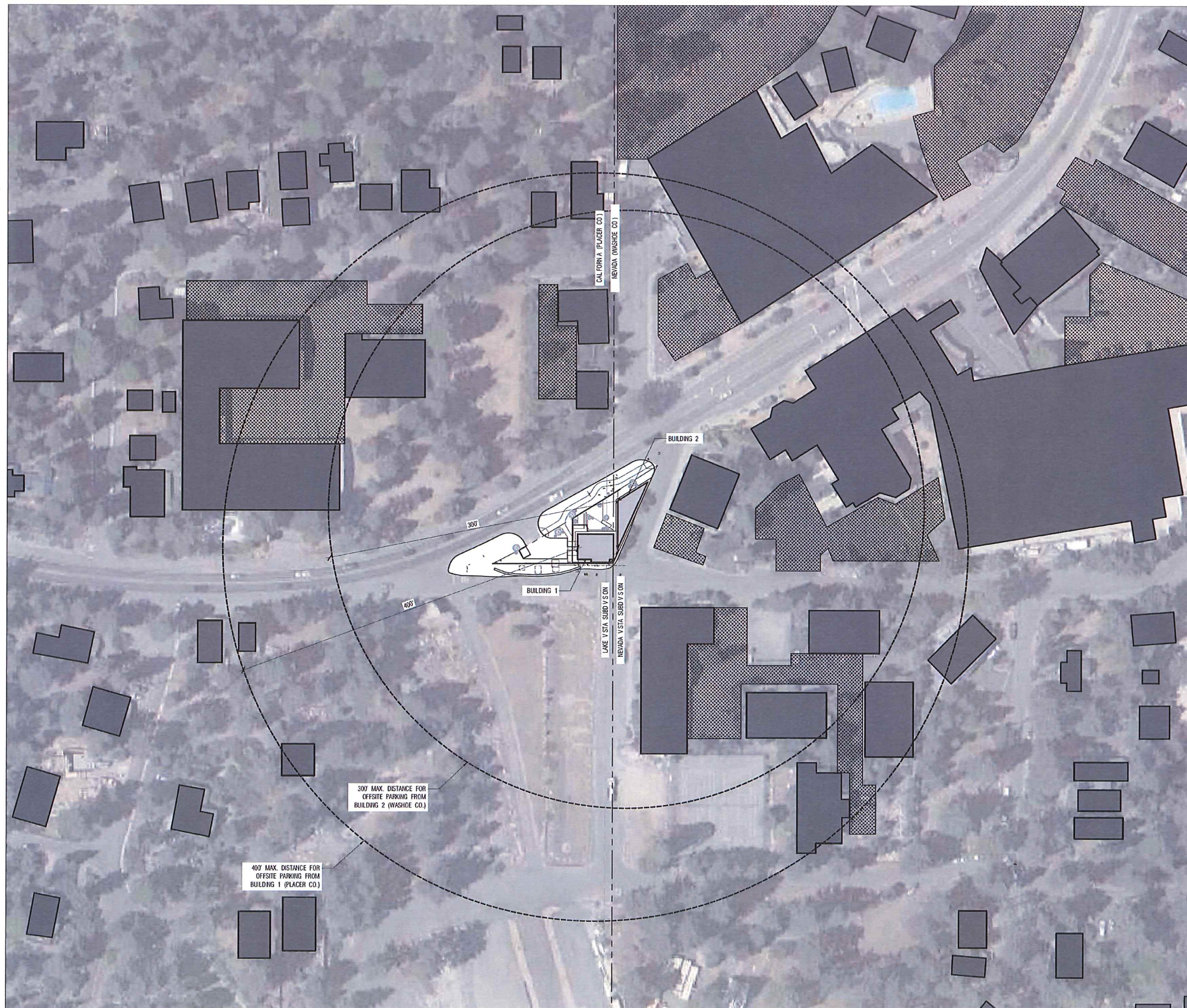
TITLE
**SITE PLAN:
 PROPOSED**

DRAWING NO

A1.02

1 SITE PLAN: PROPOSED
 SCALE 1/8" = 1' 0"





LEGEND

- (E) PARKING LOT
- BUILDING FOOTPRINT
- PROPERTY / STATE LINE
- MAX. DISTANCE FOR OFFSITE PARKING AS NOTED

PARKING CALCULATIONS

BUILDING 1: PLACER COUNTY
 TAHOE BASIN AREA PLAN - IMPLEMENTING REGULATIONS
 SECTION 3.07 PARKING AND ACCESS
 • EATING AND DRINKING PLACES: (10) SPACES/1,000 SF OR 0.25 SPACES/SEAT (WHICHEVER IS MORE RESTRICTIVE)
 1,231 SF / 1,000 SF = 1.231 * 10 = 12 PARKING SPACES
 45 SEATS * 0.25 = 11 PARKING SPACES
 • OFFSITE PARKING: APPROVED OFFSITE PARKING SHALL BE WITHIN 400' OF THE FACILITY IT SERVES

PLACER COUNTY ZONING ORDINANCE
 SECTION 17.54.050(B) TYPE & LOCATION OF PARKING REQUIRED
 • (1) ACCESSIBLE SPACE FOR EVERY (25) SPACES
 TOTAL SPACES RECD: 12 SPACES + 1 ACCESSIBLE SPACE

BUILDING 2: WASHOE COUNTY
 WASHOE COUNTY DEVELOPMENT STANDARDS
 SECTION 410 PARKING AND LOADING
 • FULL SERVICE EATING AND DRINKING ESTABLISHMENTS:
 (10) SPACES/1,000 SF + (1)EMPLOYEE DURING PEAK EMPLOYMENT SHFT
 949 SF / 1,000 SF = 0.949 * 10 = 9 PARKING SPACES
 (2) EMPLOYEES = 2 PARKING SPACES
 • REQUIRED PARKING SPACES SHALL BE LOCATED WITHIN 300' FEET OF THE LOT ON WHICH THE MAIN BUILDING IS LOCATED
 • (1) ACCESSIBLE SPACE FOR EVERY (25) SPACES
 TOTAL SPACES RECD: 11 SPACES + 1 ACCESSIBLE SPACE

NOTES

- (2) ADA PARKING SPACES PROVIDED IN PROPOSED PARKING LOT AT BUILDING 1. (1) SPACE ALLOCATED TO BUILDING 1 AND (1) SPACE ALLOCATED TO BUILDING 2

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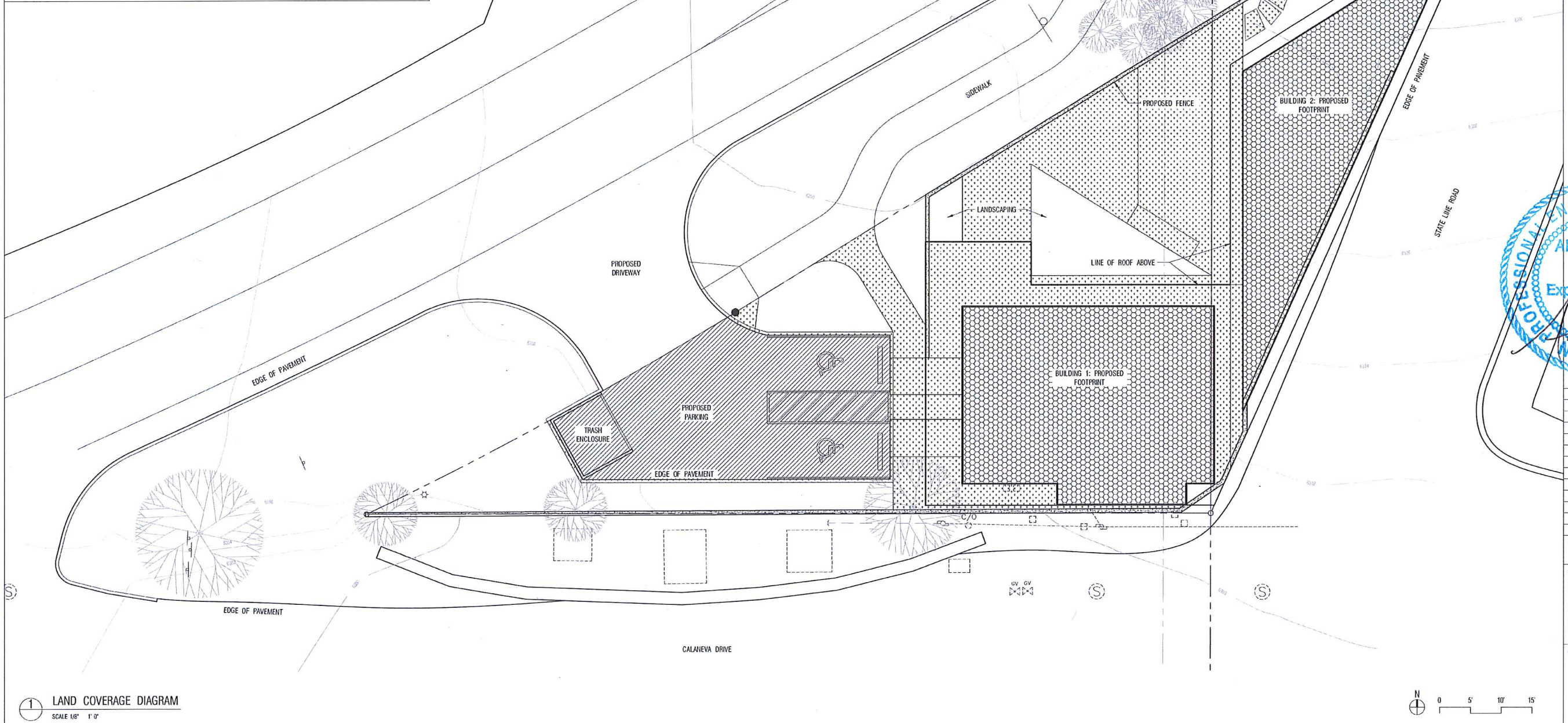
IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 96143
 22 N LAKE AVE, CRYSTAL BAY, NV 89402



NO.	REVISION	DATE

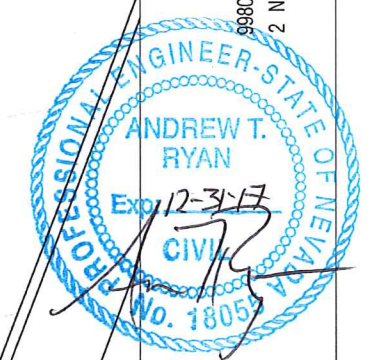
LEGEND			
	RETAINING WALLS / FENCE		PAVED SIDEWALK / DECKING
	PROPOSED BUILDING		PAVED PARKING

LAND COVERAGE CALCULATIONS			
BY STATE LINE:		BY SUBDIVISION LINE:	
BUILDING 1: PLACER COUNTY		BUILDING 1: PLACER COUNTY	
TOTAL ALLOWABLE COVERAGE:	3,633 SF	TOTAL ALLOWABLE COVERAGE:	4,231 SF
PROPOSED COVERAGE:		PROPOSED COVERAGE:	
RETAINING WALLS / FENCE	100 SF	RETAINING WALLS / FENCE	111 SF
PROPOSED BUILDING	1,000 SF	PROPOSED BUILDING	1,231 SF
PAVED SIDEWALK / DECKING	1,420 SF	PAVED SIDEWALK / DECKING	1,740 SF
PAVED PARKING	1,113 SF	PAVED PARKING	1,113 SF
TOTAL	3,633 SF	TOTAL	4,195 SF
BUILDING 2: WASHOE COUNTY		BUILDING 2: WASHOE COUNTY	
TOTAL ALLOWABLE COVERAGE:	1,923 SF	TOTAL ALLOWABLE COVERAGE:	1,778 SF
PROPOSED COVERAGE:		PROPOSED COVERAGE:	
RETAINING WALLS / FENCE	27 SF	RETAINING WALLS / FENCE	16 SF
PROPOSED BUILDING	1,180 SF	PROPOSED BUILDING	949 SF
PAVED SIDEWALK / DECKING	715 SF	PAVED SIDEWALK / DECKING	395 SF
PAVED PARKING	0 SF	PAVED PARKING	0 SF
TOTAL	1,922 SF	TOTAL	1,360 SF



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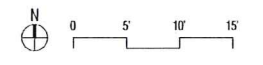


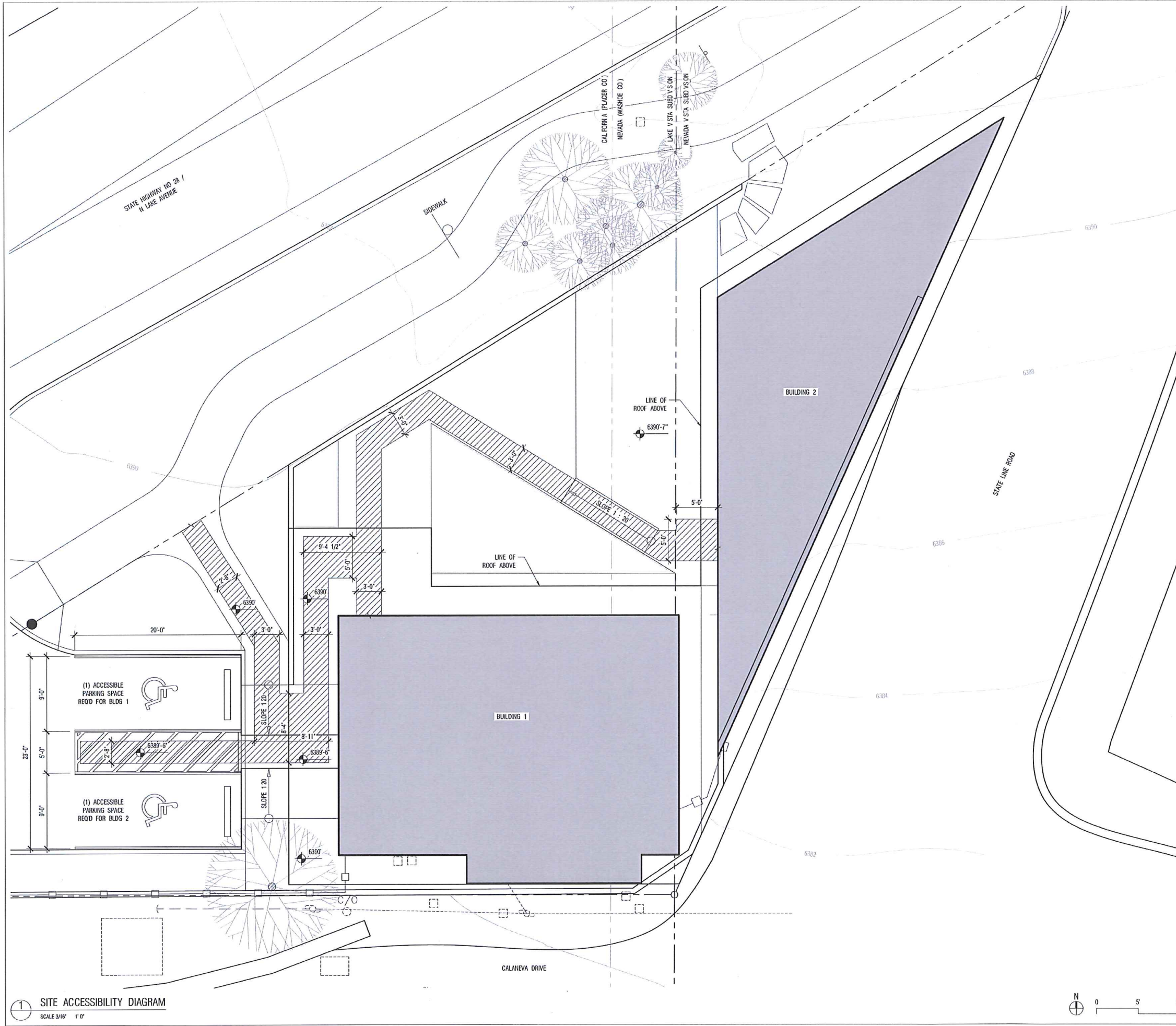
REV	DESCRIPTION	DATE

TITLE: **LAND COVERAGE DIAGRAM**




DRAWING NO: **A1.04**

1 LAND COVERAGE DIAGRAM
 SCALE 1/8" = 1' 0"





LEGEND

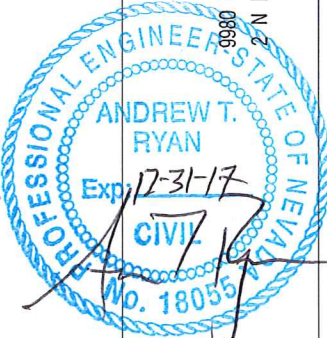
-  ACCESSIBLE ROUTE
-  BUILDING FOOTPRINT
-  PROPERTY / STATE LINE

NOTES

- (2) TOTAL ADA SPACES REQ'D FOR BOTH BLDGS 1 & 2 (SEE PARKING CALCULATIONS ON A1.03). BOTH SPACES PROVIDED IN PARKING LOT AT BLDG 1

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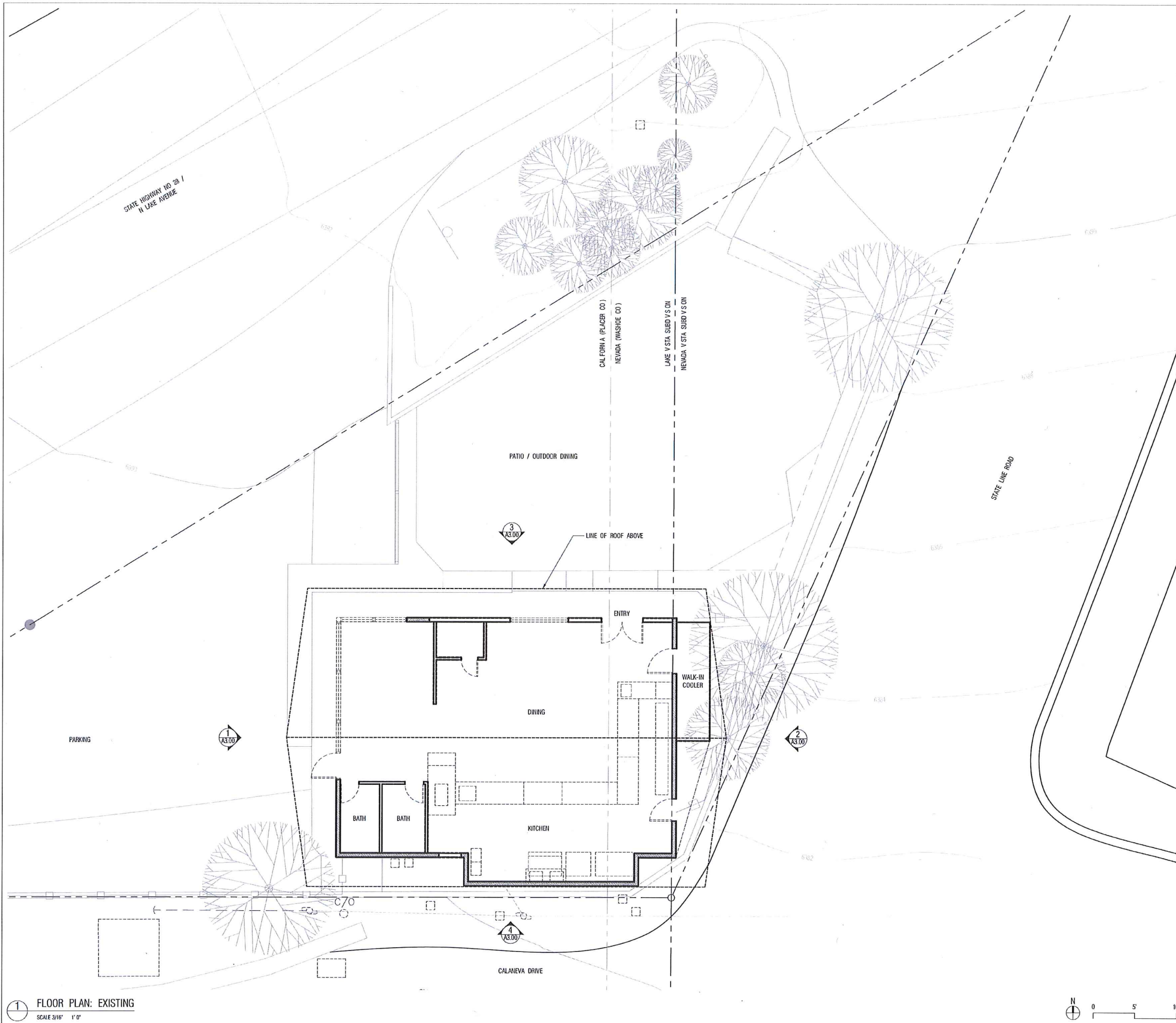
1 SITE ACCESSIBILITY DIAGRAM
 SCALE 3/16" = 1' 0"



REV	DESCRIPTION	DATE

SITE ACCESSIBILITY DIAGRAM

A1.05



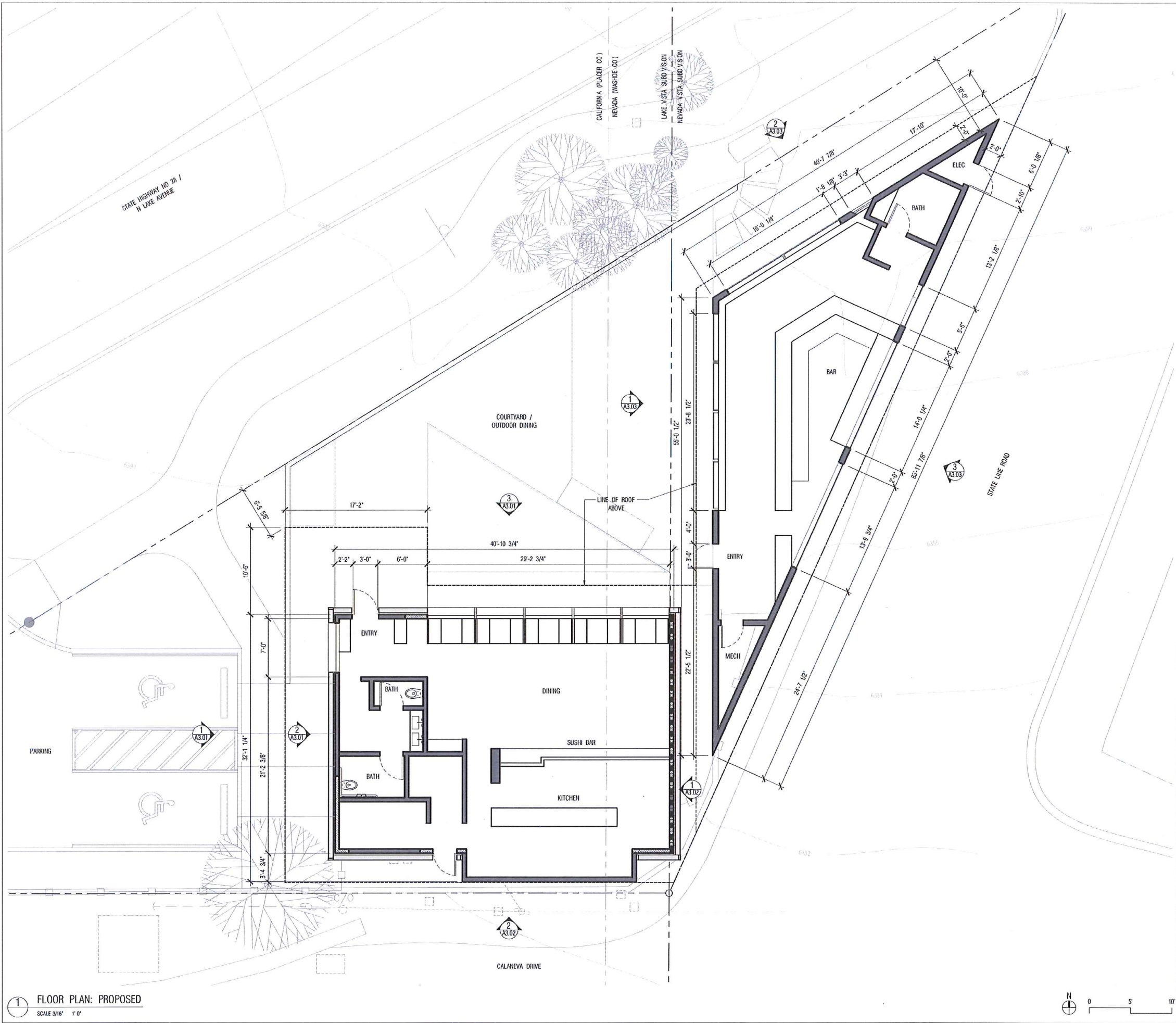
1 FLOOR PLAN: EXISTING
SCALE 3/16" = 1'-0"

- LEGEND**
- (E) CONSTRUCTION TO REMAIN
 - (E) CONSTRUCTION TO BE DEMOLISHED
 - (N) CONSTRUCTION
 - PROPERTY / STATE LINE
 - 1HR FIRE RATED WALL

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NOTES

<p>IZAKAYA TAHOE 8980 LAKE AVE, KINGS BEACH, CA 96143 2 N LAKE AVE, CRYSTAL BAY, NV 89402</p>	
NO.	DATE
1	DATE OF ISSUE 4/16/2018
REV	DATE
<p>TITLE</p> <p>FLOOR PLAN: EXISTING</p>	
<p>DRAWING NO</p> <p>A2.00</p>	



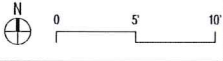
LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- 1HR FIRE RATED WALL

NOTES

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and
 Engineering, Inc.
 8889 Kings Beach, CA
 96143 - 1847
 Tel: 530.546.4500 x 105

1 FLOOR PLAN: PROPOSED
 SCALE 3/16" = 1'-0"



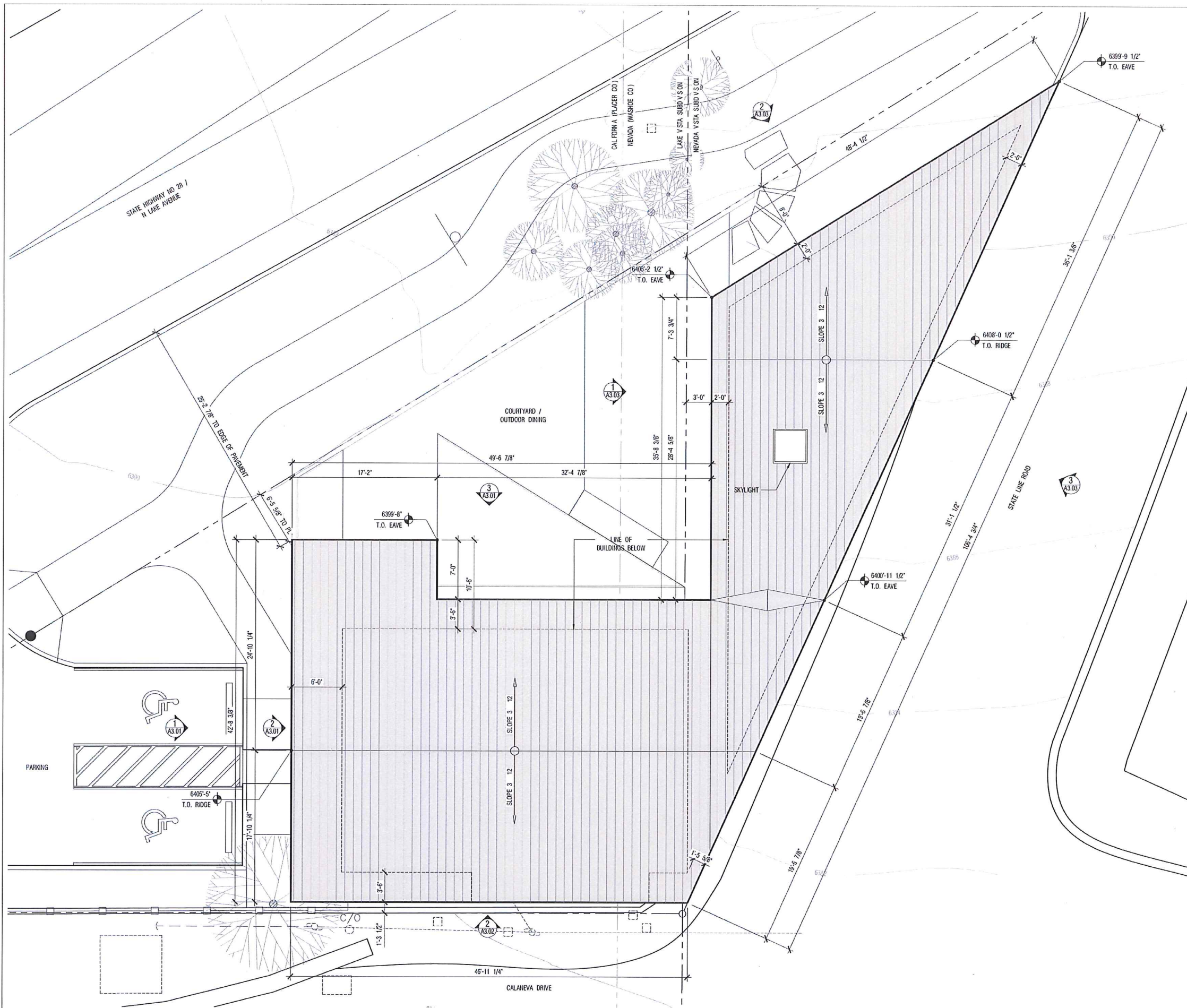
IZAKAYA TAHOE

9980 LAKE AVE, KINGS BEACH, CA 96143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402

REV	DATE	DESCRIPTION

TITLE
**FLOOR PLAN:
 PROPOSED**

PROJECT NO.
A2.01



1 ROOF PLAN: PROPOSED
SCALE 3/16" = 1' 0"

LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE DEMOLISHED
- (N) CONSTRUCTION
- PROPERTY / STATE LINE
- 1HR FIRE RATED WALL

NOTES

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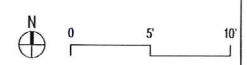
IZAKAYA TAHOE
9980 LAKE AVE, KINGS BEACH, CA 96143
2 N LAKE AVE, CRYSTAL BAY, NV 89402

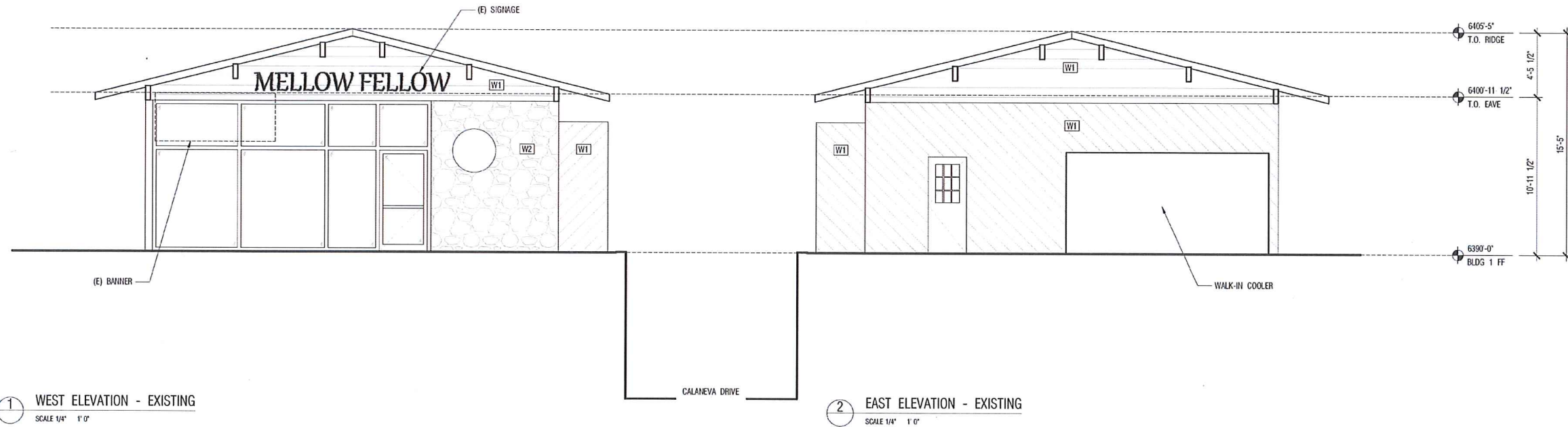


NO.	DATE	DESCRIPTION	BY	CHK

TITLE
**ROOF PLAN:
PROPOSED**

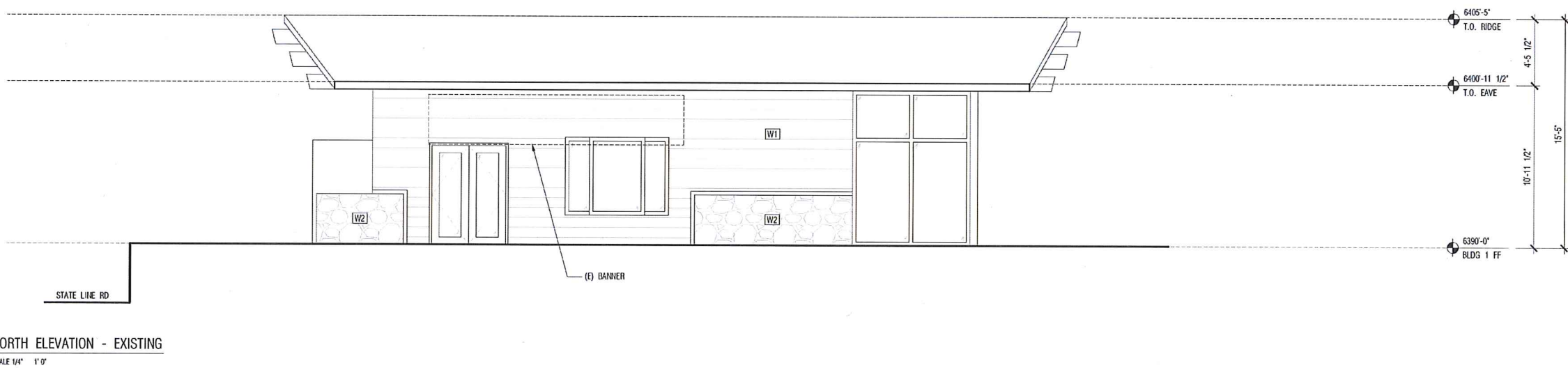
DRAWING NO
A2.03



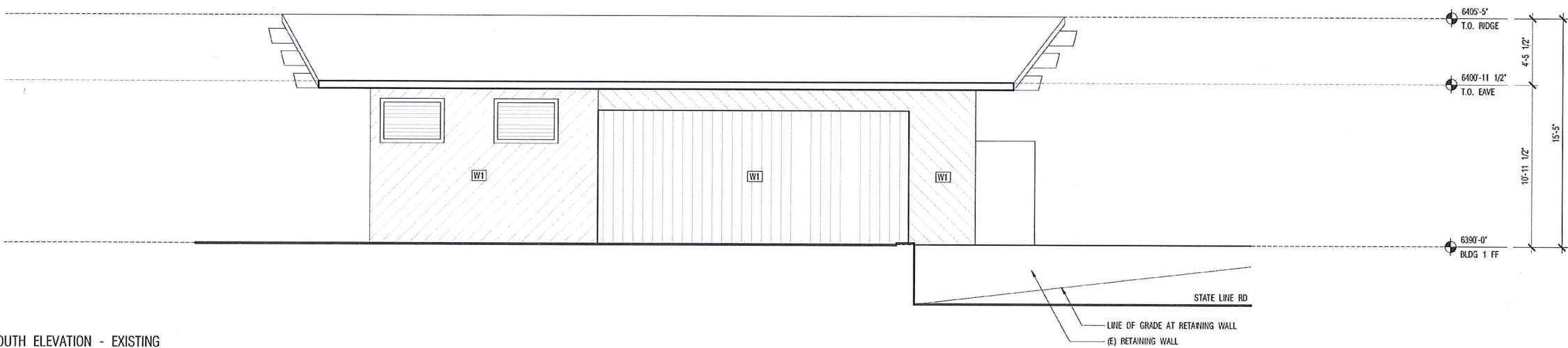


1 WEST ELEVATION - EXISTING
SCALE 1/4" = 1' 0"

2 EAST ELEVATION - EXISTING
SCALE 1/4" = 1' 0"



3 NORTH ELEVATION - EXISTING
SCALE 1/4" = 1' 0"



4 SOUTH ELEVATION - EXISTING
SCALE 1/4" = 1' 0"

LEGEND

EXISTING BUILDING

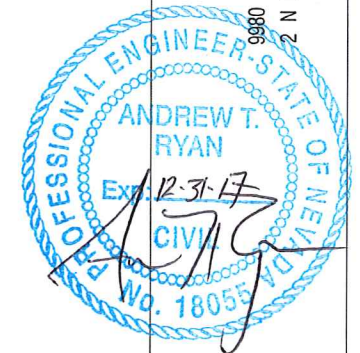
- WOOD SIDING
- STONE

PROPOSED BUILDING

- WOOD SIDING
- CHARRED WOOD SIDING
- TEXTURED GLASS
- STANDING SEAM ROOF

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

NO.	REVISION OR CHANGE	DATE

TITLE
**BUILDING 1:
EXTERIOR
ELEVATIONS**





DRAWING NO.
A3.00

LEGEND

EXISTING BUILDING

-  WOOD SIDING
-  STONE

PROPOSED BUILDING

-  WOOD SIDING
-  CHARRED WOOD SIDING
-  TEXTURED GLASS
-  STANDING SEAM ROOF

MAX. BLDG. HEIGHT

TRPA CODE OF ORDINANCES: TABLE 37.4.1-1
 PROPOSED SLOPE ACROSS BLDG SITE: 0%
 PROPOSED ROOF PITCH: 3 : 12
 MAX HEIGHT: 27'-7"

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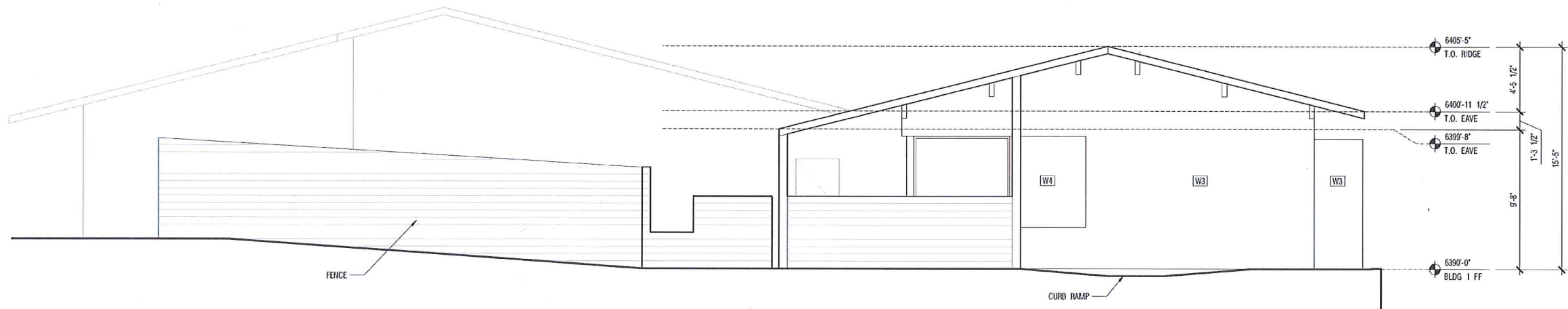
IZAKAYA TAHOE
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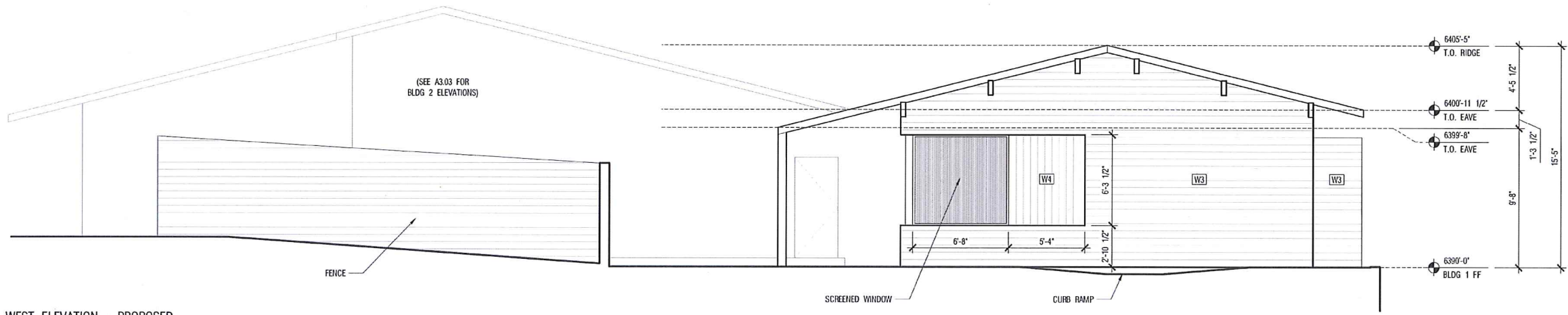
NO.	DATE	DESCRIPTION

TITLE
**BUILDING 1
 EXTERIOR
 ELEVATIONS**

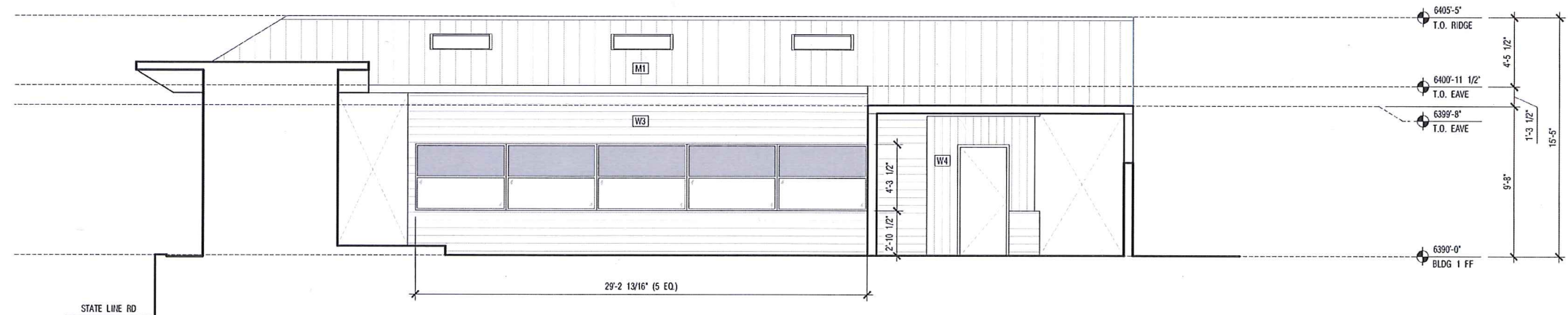
DATE
A3.01



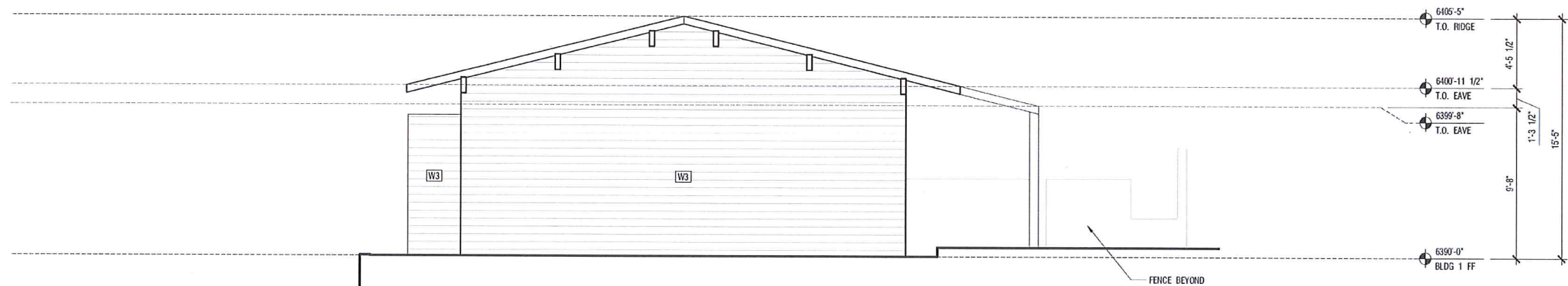
1 WEST FENCE ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



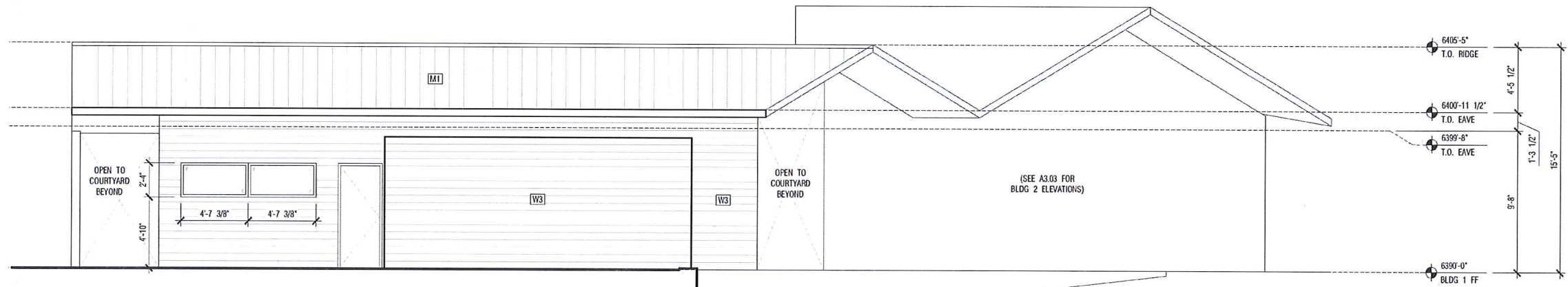
2 WEST ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



3 NORTH ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



1 EAST ELEVATION - PROPOSED
SCALE 1/4" = 1' 0"



2 SOUTH ELEVATION - PROPOSED
SCALE 1/4" = 1' 0"

LEGEND

EXISTING BUILDING

- [W1] WOOD SIDING
- [W2] STONE

PROPOSED BUILDING

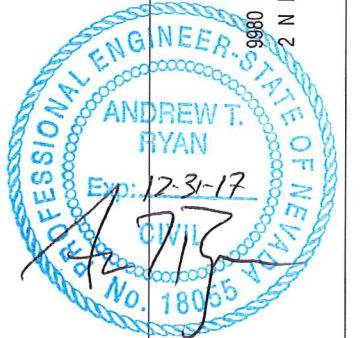
- [W3] WOOD SIDING
- [W4] CHARRED WOOD SIDING
- [TG] TEXTURED GLASS
- [M1] STANDING SEAM ROOF

MAX. BLDG. HEIGHT

TRPA CODE OF ORDINANCES: TABLE 37.4.1-1
 PROPOSED SLOPE ACROSS BLDG SITE: 0%
 PROPOSED ROOF PITCH: 3 : 12
 MAX HEIGHT: 27'-7"

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REV	DATE	BY	CHKD

TITLE
**BUILDING 1
 EXTERIOR
 ELEVATIONS**

PROJECT NO.
A3.02

LEGEND

EXISTING BUILDING

- W1 WOOD SIDING
- W2 STONE

PROPOSED BUILDING

- W3 WOOD SIDING
- W4 CHARRED WOOD SIDING
- TEXTURED GLASS
- M1 STANDING SEAM ROOF

MAX. BLDG. HEIGHT

TRPA CODE OF ORDINANCES: TABLE 37.4.1-1
 PROPOSED SLOPE ACROSS BLDG SITE: 0%
 PROPOSED ROOF PITCH: 3 : 12
 MAX HEIGHT: 27'-7"

PROJECT LEAD
 Andrew T. Ryan PE
 PR Design and Engineering, Inc.
 8889 Kings Beach, CA
 95143 - 1847
 Tel: 530.546.4500 x 105

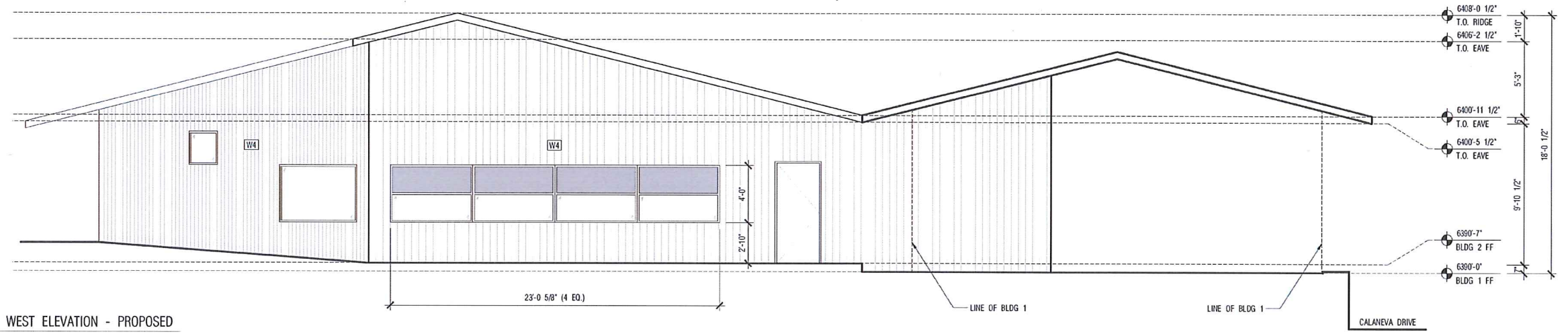
IZAKAYA TAHOE
 9980 LAKE AVE, KINGS BEACH, CA 95143
 2 N LAKE AVE, CRYSTAL BAY, NV 89402



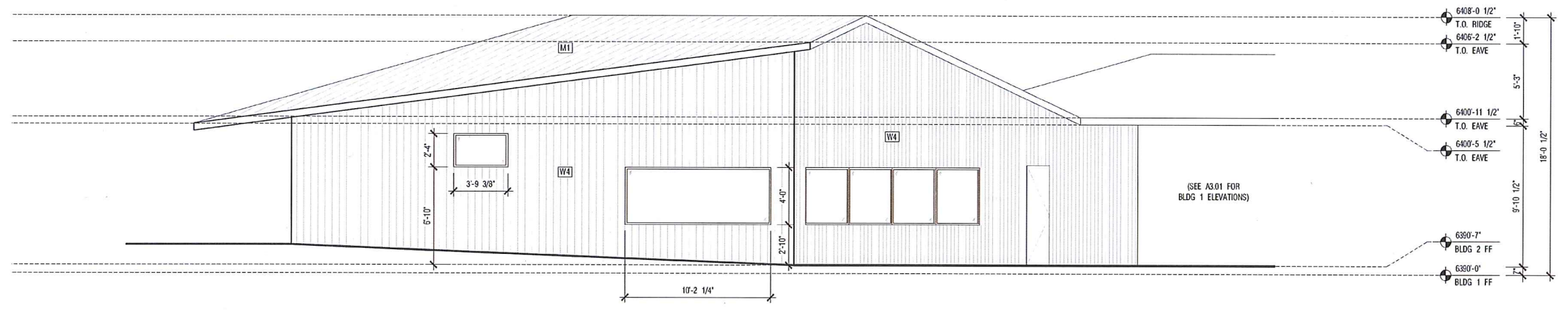
NO.	REVISION	DATE

**BUILDING 2
 EXTERIOR
 ELEVATIONS**

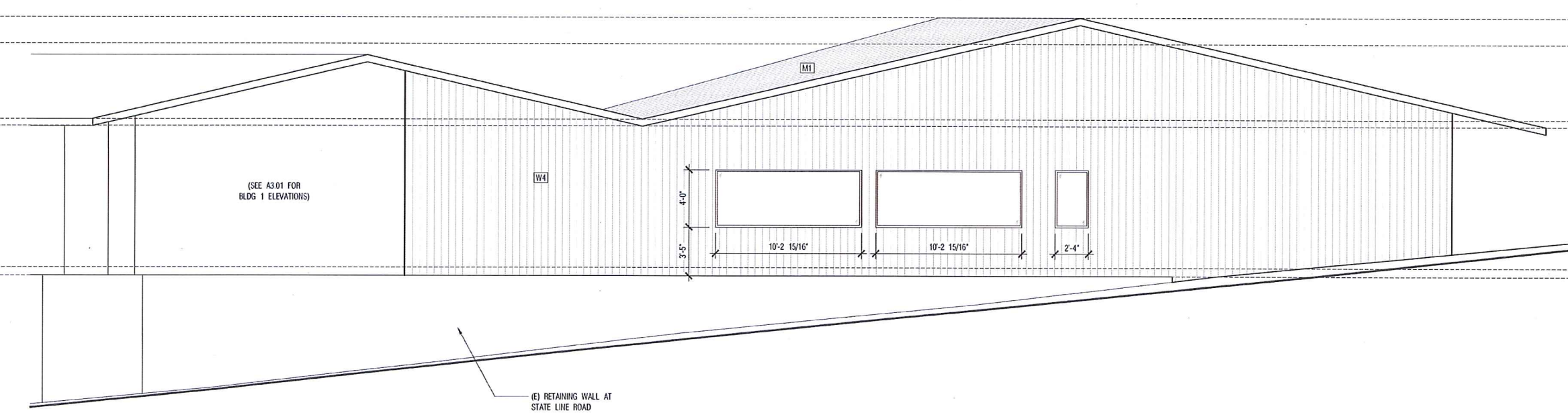
A3.03



1 WEST ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED
 SCALE 1/4" = 1'-0"