

IN THE SUPREME COURT OF THE STATE OF NEVADA

JOHN ILIESCU, individually, JOHN
ILIESCU, JR. and SONNIA ILIESCU,
as Trustees of the JOHN ILIESCU, JR.
AND SONNIA ILIESCU 1992 FAMILY
TRUST AGREEMENT,

Appellants,

vs.

HALE LANE PEEK DENNISON AND
HOWARD PROFESSIONAL
CORPORATION, a Nevada professional
corporation,

Respondent.

Electronically Filed
Nov 21 2018 11:29 a.m.
Elizabeth A. Brown
Clerk of Supreme Court

Supreme Court No. 76146

Washoe County Case No. CV07-00341
(Consolidated w/CV07-01021)

**JOINT APPENDIX TO
APPELLANT'S OPENING BRIEF
VOLUME III**

Appeal from the Second Judicial District Court of the State of Nevada
in and for the County of Washoe County
Case No. CV07-00341

G. MARK ALBRIGHT, ESQ.

Nevada Bar No. 001394

D. CHRIS ALBRIGHT, ESQ.

Nevada Bar No. 004904

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Counsel for Appellants

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		12 Email memo from Sarah Class to Calvin Baty, dated 11/29/05		JA1270
		13 Steppan Response to Owner Issues on AIA Contract, dated 12/20/05		JA1271-1273
		14 Architectural Design Services Agreement, dated 11/15/05		JA1274-1275
		15 Design Services Continuation Letter, dated 12/14/05		JA1276
		16 Design Services Continuation Letter, dated 2/7/06		JA1277
		17 Design Services Continuation Letter, dated 3/24/06		JA1278
		67 Proposal from Consolidated Pacific Development to Richard Johnson with handwriting, dated 7/14/05		JA1279-1280
		68 Land Purchase Agreement Signed by Seller, dated 7/25/05		JA1281-1302
		69 Addendum No. 1 to Land Purchase Agreement, dated 8/1/05		JA1303-1306
		70 Addendum No. 2 to Land Purchase Agreement, dated 8/2/05	VII	JA1307-01308
		71 Addendum No. 3 to Land Purchase Agreement, dated 10/9/05		JA1309-1324
		72 Addendum No. 4 to Land Purchase Agreement, dated 9/18/06		JA1325-1326

DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
		76 Indemnity Agreement, dated 12/8/06 77 Waiver of Conflict Letter, dated 1/17/07	VII	JA1327-1328 JA1329-1333
35	09/04/12	Status Report [filed by Iliescu] (NV Sup. Ct. Case 60036)	V	JA1065-1066
34	08/31/12	Status Report [filed by Steppan] (NV Sup. Ct. Case 60036)	V	JA1063-1064
27	11/22/11	Stipulation	V	JA1005-1007
39	01/09/13	Stipulation and Order	VI	JA1082-1084
12	09/24/07	Stipulation to Consolidate Proceedings; Order Approving Stipulation	I	JA0216-0219
37	11/09/12	Stipulation to Dismiss Appeal (NV Sup. Ct. Case 60036)	V	JA1073-1079
14	03/07/08	Stipulation to Stay Proceedings Against Defendant Hale Lane and to Dismiss Claims Against Defendants Dennison, Howard and Snyder without Prejudice	II	JA0254-0256
10	08/03/07	Substitution of Counsel	I	JA209-0211
86	05/25/18	Supplemental Brief [filed by Third Party Defendant Hale Lane] re: Iliescu's Decision Not to Appeal Denial of Fees and Costs	XIII	JA2436-2438
9	07/30/07	Supplemental Response to Application for Release of Mechanic's Lien	I	JA0185-0208
4	05/03/07	Transcript of Proceedings – Application for Release of Mechanic's Lien held on May 3, 2007 [Transcript filed on June 29, 2007]	I	JA0107-0166
47	09/09/13	Transcript of Proceedings of Hearing regarding Motion for Continuance and to Extend Expert Disclosures	VI	JA1114-1149
88	06/06/18	Transcript of Proceedings of Third-Party Defendant Hale Lane's Motion For Summary Judgment of Third-Party Claims, filed June 21, 2018	XIII	JA2445-2496

DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
93	12/11/13	Trial Transcript – Day 3, pages 811-815	XIII	JA2540-2545
73	10/24/17	Verified Memorandum of Costs [filed by Iliescus]	IX	JA1756-1761

CERTIFICATE OF SERVICE

Pursuant to NRAP 25(c), I hereby certify that I am an employee of ALBRIGHT, STODDARD, WARNICK & ALBRIGHT, and that on this 21st day of November, 2018, the foregoing **JOINT APPENDIX TO APPELLANT'S OPENING BRIEF, VOLUME III**, was filed electronically with the Clerk of the Nevada Supreme Court, and therefore electronic service was made in accordance with the master service list as follows:

David R. Grundy, Esq.
Todd R. Alexander, Esq.,
LEMONS, GRUNDY & EISENBERG
6005 Plumas Street, Third Floor
Reno, Nevada 89519
Tel: (775) 786-6868
drg@lge.net / tra@lge.net
Attorneys for Third-Party Defendant
Hale Lane

A handwritten signature in blue ink, appearing to read "Christopher Gray", is written above a horizontal line.

An employee of Albright, Stoddard, Warnick & Albright

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John Russell noted that many times comments are made about whether a project is correct for a specific location. It is Mr. Russell's belief that this is a quality project that should be built in this location.

John Goddard, Director Trinity Episcopal Church, expressed his support of the project and suggested that certain issues such as ringing church bells be addressed in the project's CC&R's.

Richard Houts representing the Building Trades Council, expressed the Council's support of the proposed project and asked that the Planning Commission approve the requests.

Cathy Brandhorst commented that the picture had brought her back from Memphis (Tennessee).

Heather Cage, Sierra Tap House, spoke in favor of the project that she believes will further enhance opportunities for her's and other small businesses in the downtown core.

Brad Foote commented that with the project the downtown area will be significantly different than it is today and will enhance the value of residential units in Park Tower and other condominium projects downtown.

Richard Daly Laborers Union Local 189, expressed the Local's support of the project noting that it will meet the often repeated goals of improving downtown. Mr. Daly stated that, in his opinion, the Planning Commission can make the applicable Findings to support the project.

Michael Soon concurred with other supporters of the project, which he believes is consistent with guidelines and plans for the revitalization of downtown.

Lisa Marx noted her concern that staff reports available to the public appeared to be missing approximately 22-pages.

Clifford Davidow noted parking and traffic concerns' pointing out that the project was only LEED certified rather than Silver, Gold or Platinum certified.

Tanya Dragan-Voyevodka outlined her safety and other concerns including the formation of ice on sidewalks and Island Avenue and the scale of the project. \

Mark Hanna expressed his support of the proposed project that he believes will be a beautiful landmark in downtown Reno.

Michael Craig commented that the project in his opinion will create a more lively and vibrant downtown.

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An unidentified female speaker noted her concern about the scale of the proposed building, which she finds overpowering.

The following individuals submitted statement cards in favor of the proposal:

Paula McDonough, 280 Island Avenue Unit 1202, Reno.

Mike Kinney, Laborer's Local 169, 3885 Peregrine Circle, Reno.

Gary MacDonald, 1696 Hearthstone Court, Reno.

John Iliescu, 200 Court Street, Reno.

Richard Johnson, 4799 Deerfield Court, Reno.

Tim McGough, IBEW (International Brotherhood of Electrical Workers) Local 401, 1142 Calvados, Sparks.

Maryann Infantino, 2220 Plumas, Reno.

Margo McGee, 12935 Fieldcreek Lane, Reno.

Rose Echevarria, 12670 Fieldcreek Lane, Reno.

Rodrigo Carneiro, 6121 Lakeside Drive, Reno.

Nathan Hastings, 9515 Rusty Nail Drive, Reno.

Todd Singh, 5540 Summit, West Linn, Oregon.

Theodore G. Meyer III, 1629 Sawtooth Trail, Reno.

Phil Yesslith, Iron Workers Local 118, 2595 East Second Street, Reno.

Robert E. Clark, Iron Workers Local 118 (Reno Iron Works), 902 West Watt Street, Reno.

Kenneth A. Greene, Decal ReMax Realty Professionals, 4245 Hackamore Drive, Reno.

Doris Knesek, Decal ReMax Realty Professionals, 6121 Lakeside Drive Unit 100, Reno.

Matt Knesek, Decal ReMax Realty Professionals, 6121 Lakeside Drive, Unit 101, Reno.

John Seymour, IBEW Local 401, 36 Winter Street, Reno.

Kate Kolodziej, 10385 Silver Arrow Court, Reno.

Sonia Iliescu, 100 North Arlington Avenue, Reno.

Harry Mowrey, Painter's Allied Trades.

Todd Koch, Painters and Allied Trades Local 567, 2415 Telluride Drive, Reno.

John Schleining, 3140 Juanipero, Medford, Oregon.

Calvin Buty, DeCal Inc., 7535 Briargate Court, Reno.

Rick Brannon, 280 Island Avenue, Unit 1001, submitted a statement card but did not identify whether he was in favor or in opposition to the proposal.

Chair Georgeson closed the public hearing.

The meeting recessed at 8:42 p.m. and reconvened at 8:47 p.m. A quorum was established - Commissioner Brabbin recused.

During the discussion it was explained that a Maritime Architect was working with the applicant to develop flood resistant barriers for the lower parking levels. It was also pointed out that the garage floor is located above the natural water table and that the City had imposed several Conditions related to flood and other issues. Additionally, the project, which is located within a portion of the

* denotes NON action item

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Commissioner Ford concurred noting that the project will also encourage the use of public transportation.

Chair Georgeson agreed with the comments made by other members and asked what conditions or code would address lighting concerns.

Mr. Kloos noted that sufficient lighting on the public areas would be needed to enhance safety.

Rodney Friedman stated that the project would use a subtle approach to lighting with plaza lighting directed downward.

It was moved by Commissioner Romeo, seconded by Commissioner Newberg, to approve the tentative map to develop a 499-unit residential condominium subdivision in Case No. LDC06-00321 (Wingfield Towers). Commissioner Romeo stated he could make the applicable Findings. The motion carried: Commissioners Coffman, Ford, Foster, Newberg, Romeo and Chair Georgeson assenting; and Commissioner Brabbin recused.

It was moved by Commissioner Romeo, seconded by Commissioner Newberg, to approve: 1). Special use permits to allow: (a) hillside development; (b) cuts of twenty (20) feet or more; (c) modification to the building setback envelope for a building within the South Esplanade Frontage; and (d) one-hundred (100) or more condominium units; and 2) a variance to allow the buildings to cast a shadow on a public park between the hours of 10:00 a.m. and 2:00 p.m. on December 21st, in Case No. LDC06-00321 (Wingfield Towers), subject to amended conditions. Commissioner Romeo stated he could make the applicable Findings for the special use permits and the variance. Commissioner Romeo amended Conditions of Approval as follows: Condition 26 "All traffic study updates shall be to the approval of the Community Development Department and shall provide analyses and review of the site plan and proposed mitigations for project generated impacts, relative to the trip generation distribution estimates included in the September 21, 2006 master traffic study, on the adjacent roadway network, site accesses, pedestrian routes, and cut-through traffic concerns."; Condition 28 "Prior to the issuance of the certificate of occupancy for the combined residential and non-residential portions of the project that will generate 50-percent (approximately 1,500 ADT) of the total project trips, the applicant shall have City approved traffic study and Transportation Management Plan updates for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities and intersection levels of service for the roadway network included in the project master traffic study. Prior to the issuance of any certificate of occupancy beyond a 65-percent combined occupancy threshold, the applicant shall have approved plans and securities in place for all recommended roadway or intersection improvements and/or shall provide alternate traffic mitigation plans as identified in the City approved 50-percent occupancy traffic study update"; Condition 29. "Prior to the issuance of the certificate of occupancy for the combined residential and non-residential portions of the

* denotes NON action item

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flood plain, is subject to Washoe County District Health for oil and hazardous materials and FEMA (Federal Emergency Management Agency) flood plain regulations. Discussion then turned to emergency access. It was pointed out that the project would include bulb-outs to accommodate the 28-foot width requirement for the Reno Fire Department requirements. The proposed bulb-outs on Island Avenue will also provide space for limousine parking and loading at both Trinity Episcopal Church and Park Tower. Discussion then turned to how the project would meet ADA (Americans with Disabilities Act) criteria. It was pointed out that an elevator is available to bring individuals from Court Street and Island Avenue to the public plaza area and that the stairway is designed to be a welcoming feature to the public spaces that can be also used for special events. As the discussion continued, it was explained that the sewer line had sufficient capacity to accommodate the project.

Interim Engineering Manager Denny Peters drew attention to the twelve (12) Conditions of Approval that address parking and traffic concerns. Mr. Peters explained that as the project reached build-out and the identified occupancy thresholds that a bond or other funding instrument will be required to ensure that identified mitigation and roadway improvements are constructed. However, those improvements will not be implemented until after traffic has "normalized" and the identified mitigation is deemed the most appropriate. Discussion then turned to the nearly 50-percent of the site proposed as public space located in the public plaza area. The plaza will provide public access to connect and the north side of the Truckee River to the California Avenue area as well as space for special events. The proposed project is intended to serve an upscale housing market with smaller units starting at \pm \$200,000.00. It was pointed out that the applicant will work with staff and the Reno Redevelopment Agency to identify and implement lighting that can reflect the various seasons and special events without detracting from the residential nature of the project. Other discussion noted that the class of street determined snow/ice removal and that Island Avenue, identified as a local street, is not cleared of snow. It was also noted that traffic issues were, where possible, internalized to the project. As the discussion continued, it was explained by Marilyn Craig, Deputy City Attorney, that there is no provision in RMC (Reno Municipal Code) concerning viewshed, although NRS (Nevada Revised Statutes) indicates that views should be taken into consideration. Other discussion noted that the Conditions of Approval required that a Construction Management Plan be submitted to staff to address construction traffic, noise and other issues. Additionally, the project is conditioned to require repair of streets that are damaged as a result of construction.

Commissioner Newberg expressed his support for the project which meets several City and Truckee Meadows Regional Plan policies on urban density. Mr. Newberg stated he could make the applicable Findings to support the project.

Commissioner Romeo concurred with Commissioner Newberg noting that this project, in his opinion, will serve as the western anchor to the eastern anchor being proposed for the former Bundox site. It is Mr. Romeo's belief that this project will only serve to enhance property values in the downtown core.

Commissioner Coffman expressed his support and concurred with the comments made by other Planning Commission members.

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project that will generate 85-percent (approximately 2,600 ADT) of the total project trips, the applicant shall have City approved traffic study and Transportation Management Plan updates for the project. This update shall evaluate background and project traffic patterns, site accesses, and pedestrian routes and review of the roadway capacities and intersection levels of service for the roadway network included in the project master traffic study. Prior to the issuance of any certificate of occupancy beyond a 95-percent combined occupancy threshold, the applicant shall have approved plans/securities and shall construct and install all recommended roadway improvements and/or shall execute alternate traffic mitigation plans as identified in the City approved 85-percent occupancy traffic study update.”; Condition 32 “Prior to the issuance of the building permit containing 100-percent of the project commercial development and additional residential units that, collectively, will generate no less than 45-percent and no more than 55-percent of the total project trip generation estimate, the applicant shall develop a rehabilitation plan in conjunction with requirements established by engineering staff to determine the extents and nature of upgrades, repairs, renovations, or reconstruction of the pavement structure and surface for the roadways identified as construction transportation and delivery routes within the project vicinity as depicted in the Construction Management Plan and all updates thereto. As a minimum, the applicant shall provide a 2-inch grind and overlay, with full depth replacement in required areas, for the full street widths of Court Street, Island Avenue, Arlington Avenue, and Rainbow Street within the block formed by these roadways. Prior to the issuance of the building permit containing 100-percent of the commercial development and residential units that, collectively, will generate no less than 85-percent and no more than 95-percent of the total project trip generation estimate, the applicant shall complete all pavement structure and roadway surface improvements necessary to sustain minimum roadway functional classifications within the project vicinity resulting from construction and project traffic impacts. The applicant shall replace all roadway markings and striping affected or displaced by the pavement improvements.”

Chair Georgeson stated he could make Findings 1a and 1b for the Variance.

Mr. Kloos suggested that the Planning Commission indicate that the tentative map is also subject to amended conditions. Mr. Kloos further clarified that the time frame in which to maintain the validity of the special use permit and variance would be tied to the time frame of the tentative map.

It was moved by Commissioner Romeo, seconded by Commissioner Newberg to approve the tentative map to develop a 499-unit residential condominium subdivision in Case No. LDC06-00321 (Wingfield Towers), subject to amended conditions. Commissioner Romeo stated he could make the applicable Findings. The motion carried: Commissioners Coffman, Ford, Foster, Newberg, Romeo and Chair Georgeson assenting; and Commissioner Brabbin recused.

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The motion to approve the special use permits and variance requests carried: Commissioners Coffman, Ford, Foster, Newberg, Romeo and Chair Georgeson assenting; and Commissioner Brabbin recused.

Chair Georgeson read the appeal process

Commissioner Brabbin rejoined the meeting at 9:27 p.m.

VII. REPORT FROM THE CODE ENFORCEMENT DIVISION EVALUATING THE USE OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE TO REGULATE AUTO REPAIR IN RESIDENTIAL DISTRICTS

Jim Henderson, Code Enforcement Officer, noted that there had been only six (6) home auto repair complaints that had been resolved within 15-days.

VIII. PLANNING COMMISSION'S LIAISON REPORT *

Commissioner Newberg noted that the Regional Planning Commission would meet on Tuesday, October 10, 2006.

IX. COMMISSIONER'S DIRECTIONS TO COMMUNICATE WITH OTHER PUBLIC ENTITIES REGARDING REQUESTS FOR ADDITIONAL INFORMATION AND COORDINATION.

None.

X. STAFF ANNOUNCEMENTS * – 1. Report on status of Planning Division projects; 2. Announcement of upcoming training opportunities; and 3. Report on status of responses to staff direction received at previous meetings.

Vern Kloos, Senior Planner, noted that the RTC (Regional Transportation Commission) would address the Reno City Planning Commission in November (2006).

Commissioner Brabbin commented that he would like the RTC presentation to include a question and answer period along with an overview of how bus routes are determined.

XI. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS

During the discussion it was suggested that the Arts and Culture Division provide an overview of how the public art set-aside is applied to various public works project and that staff develop a response to John Krmpotic's request to initiate a text amendment for the Dandini Regional Center Plan. Staff was also asked to provide an update on the requested review of the Hillside Ordinance. Other discussion suggested that a joint meeting of the NAB (Neighborhood Advisory Board) and the

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Planning Commission be agendaized for discussion along with a discussion about goal setting for 2007-2008.

Marilyn Craig, Deputy City Attorney, noted that legal counsel and the Parks and Recreation Division are in discussion on how the public art set-aside should be applied to public works projects.

XII. ADJOURNMENT

Chair Georgeson adjourned the meeting at 9:46 p.m.

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EXHIBIT 7

EXHIBIT 7

WINGFIELD TOWERS

RENO, NEVADA

OWNER
BSC FINANCIAL, LLC

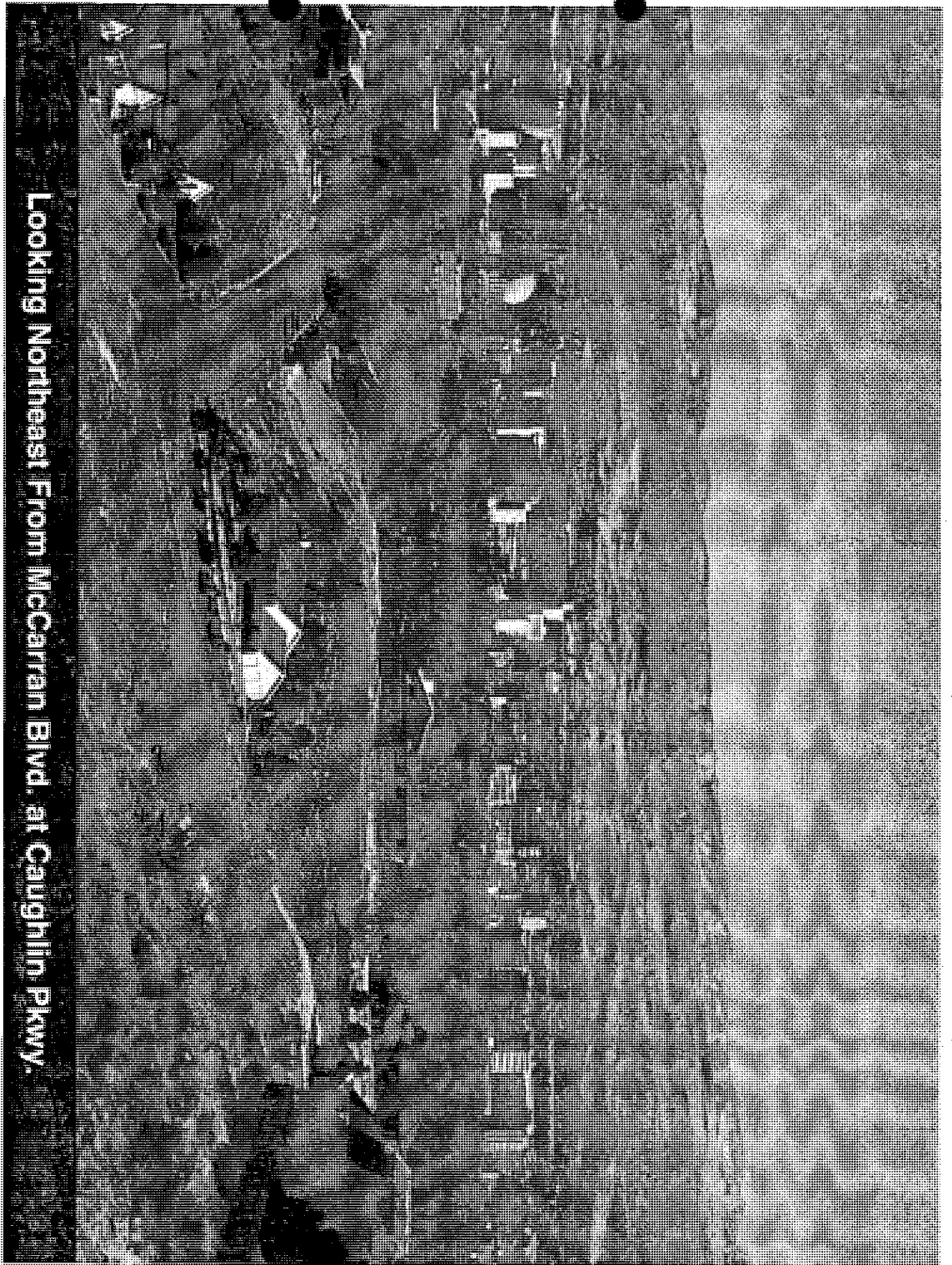
ARCHITECT
MARK B. STEPPAN, AIA, CSI, NCARB

DESIGN CONSULTANT
FISHER-FRIEDMAN ASSOCIATES, AIA

DESIGN CONSULTANT
WOOD RODGERS

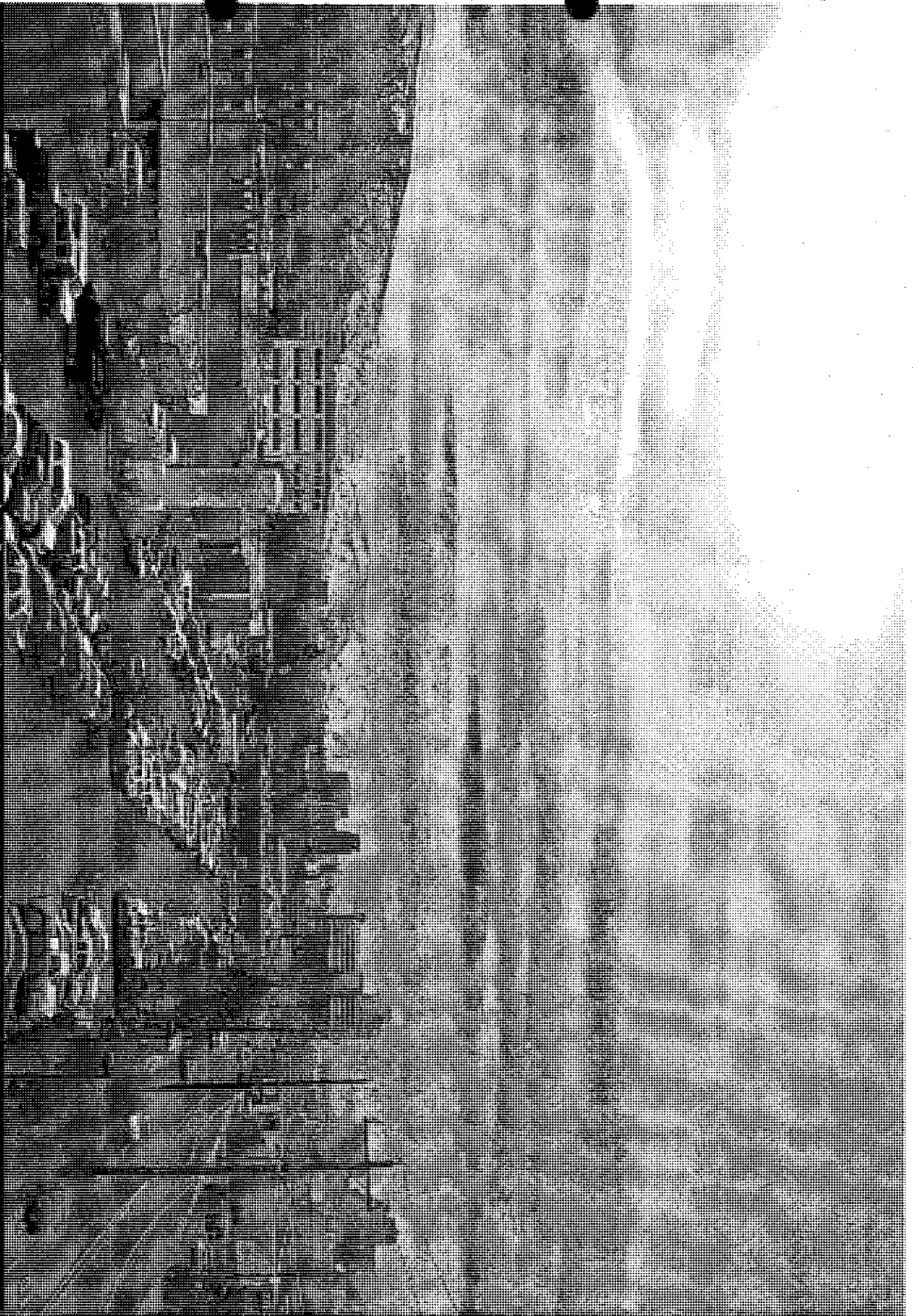
Reno Redevelopment District 2 - Proposed Enhancements
City, Washoe County, Nevada





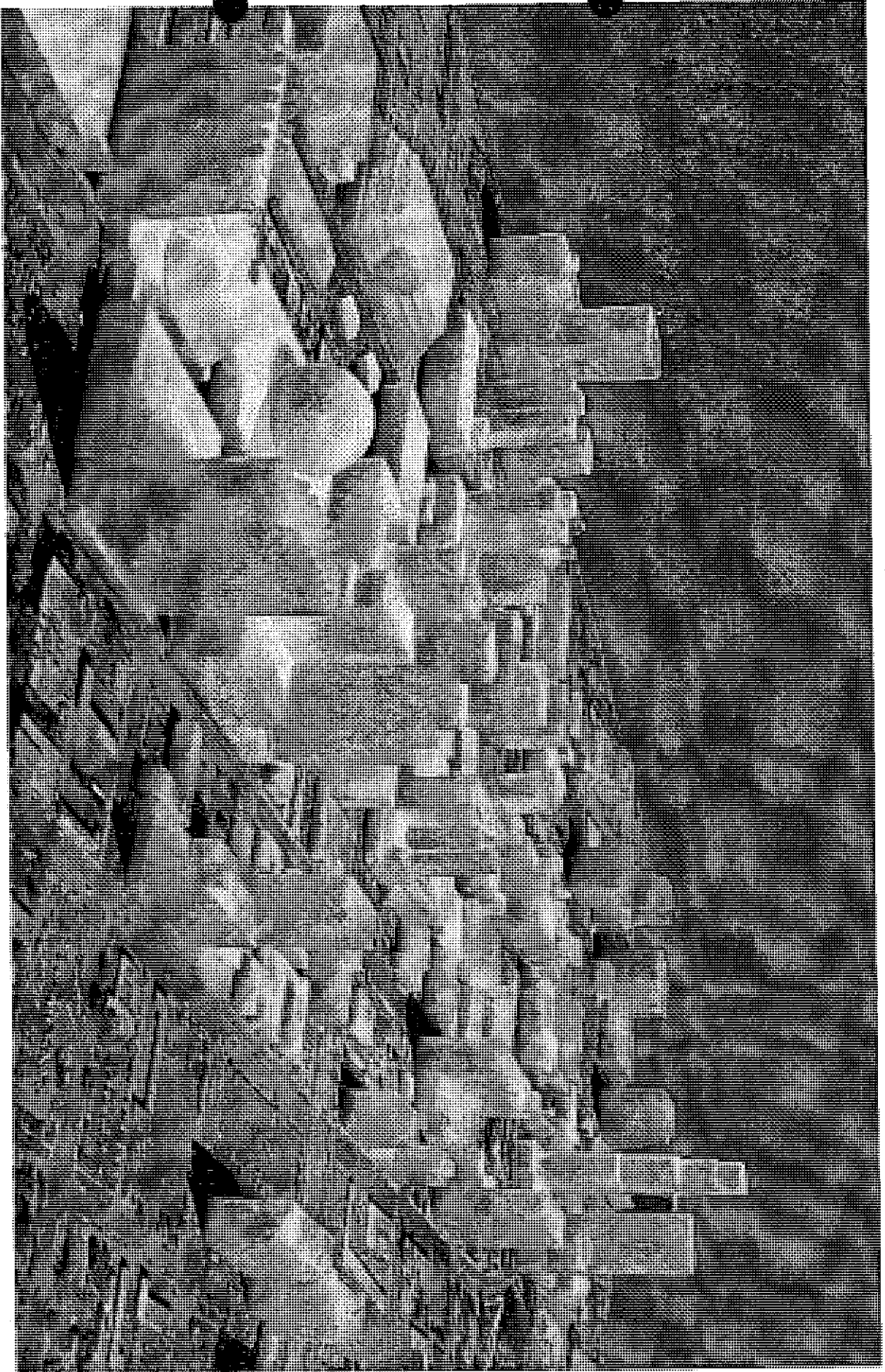
Looking Northeast From McCarran Blvd. at Caughlin Pkwy.

Looking West From Washoe Medical Center

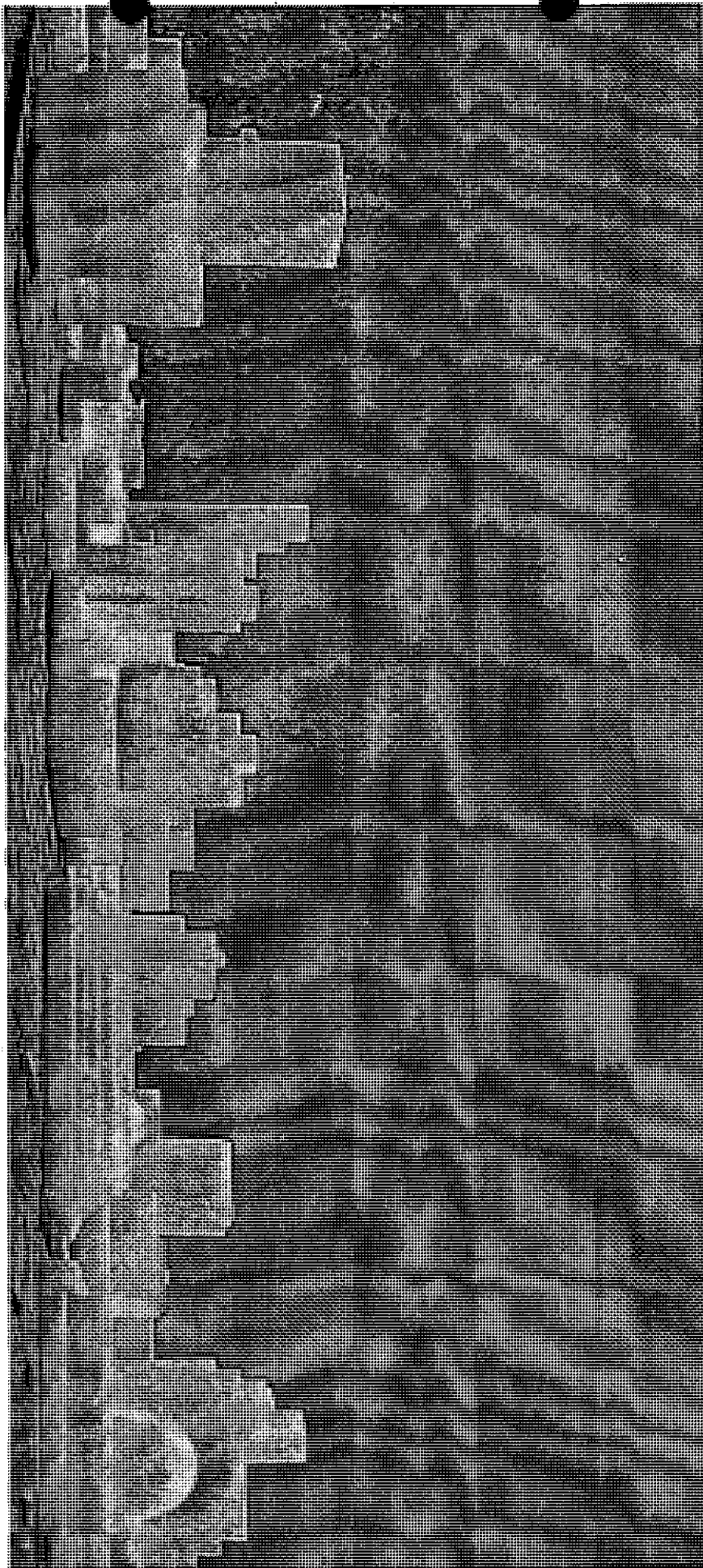


JA0457

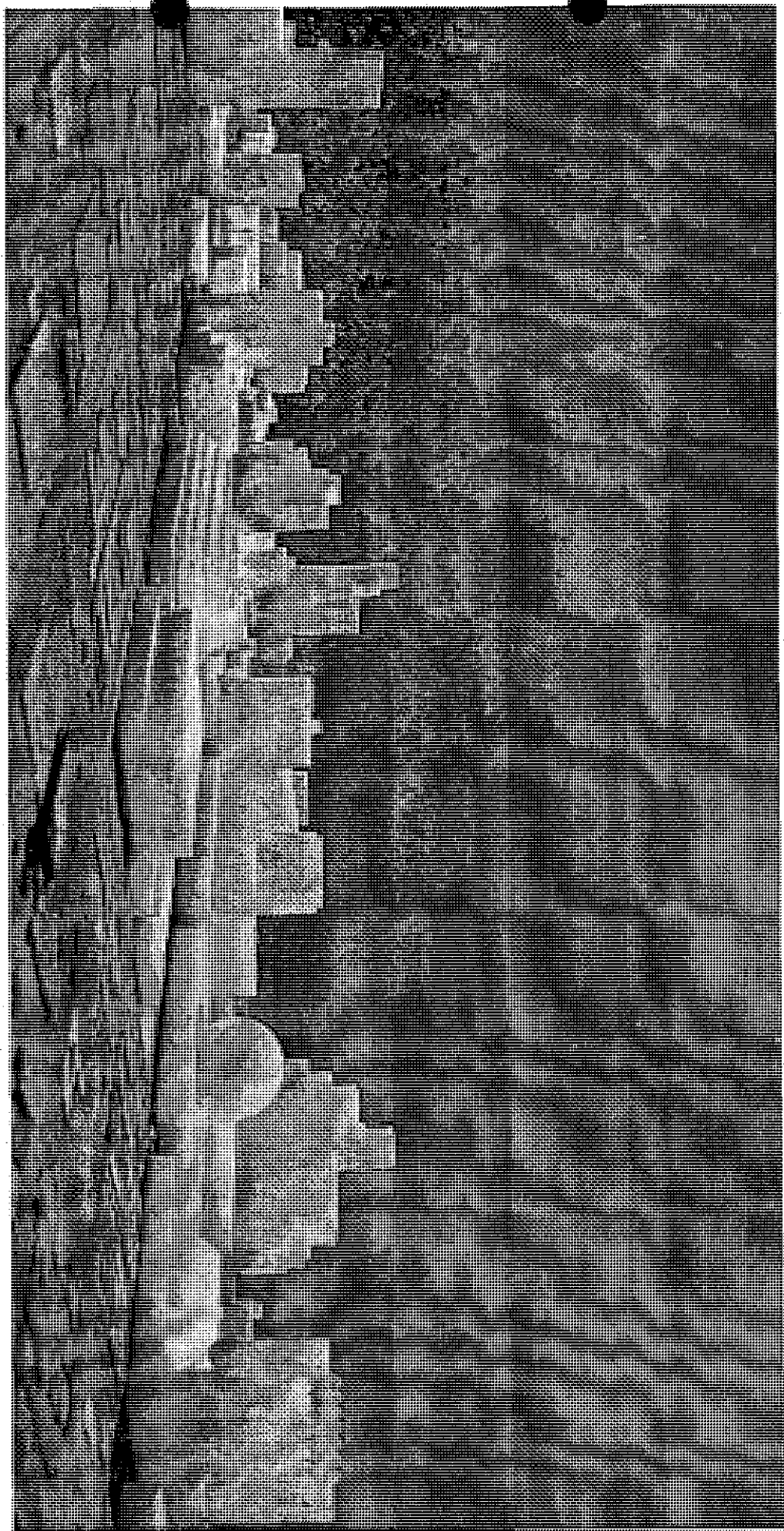




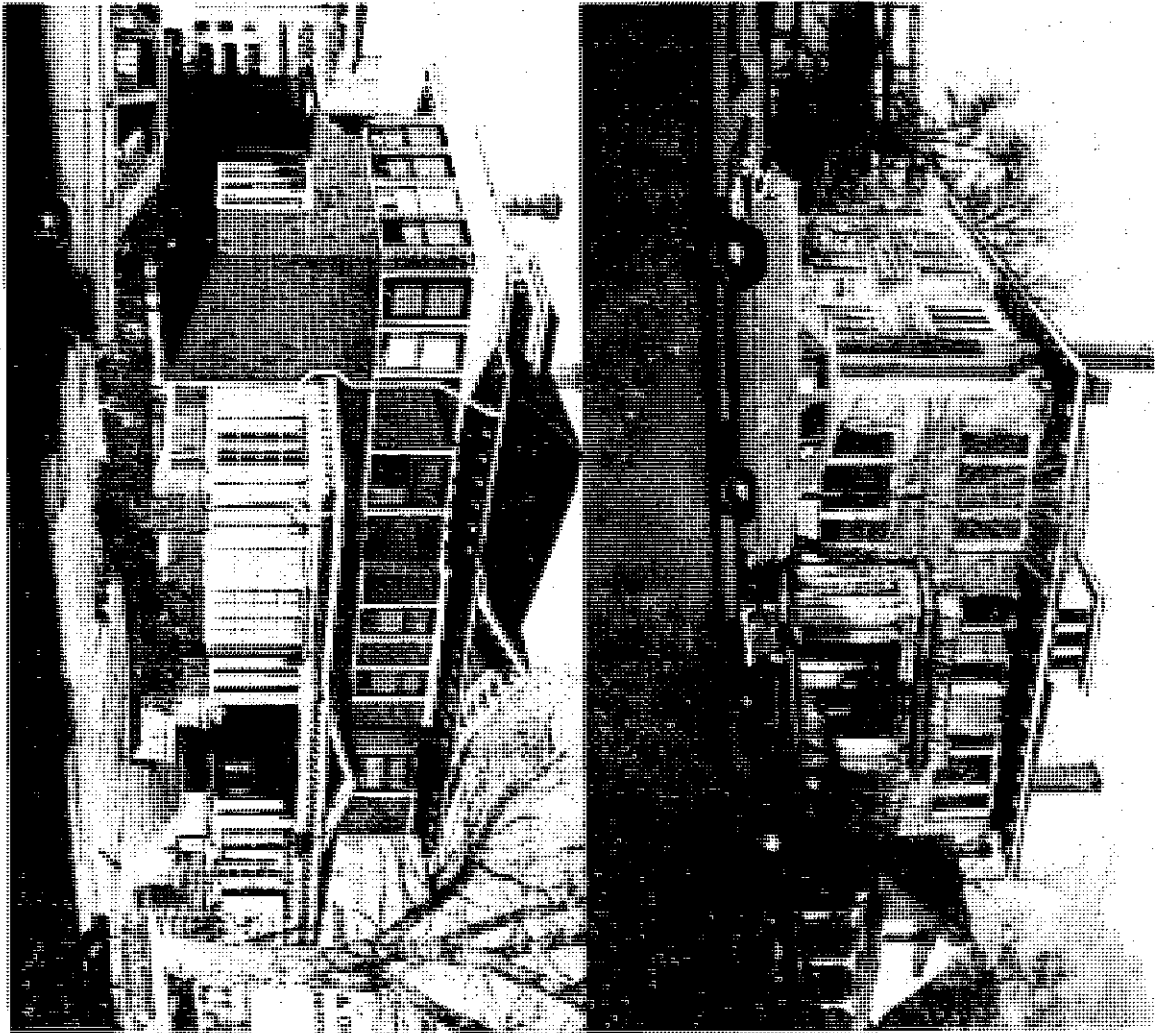
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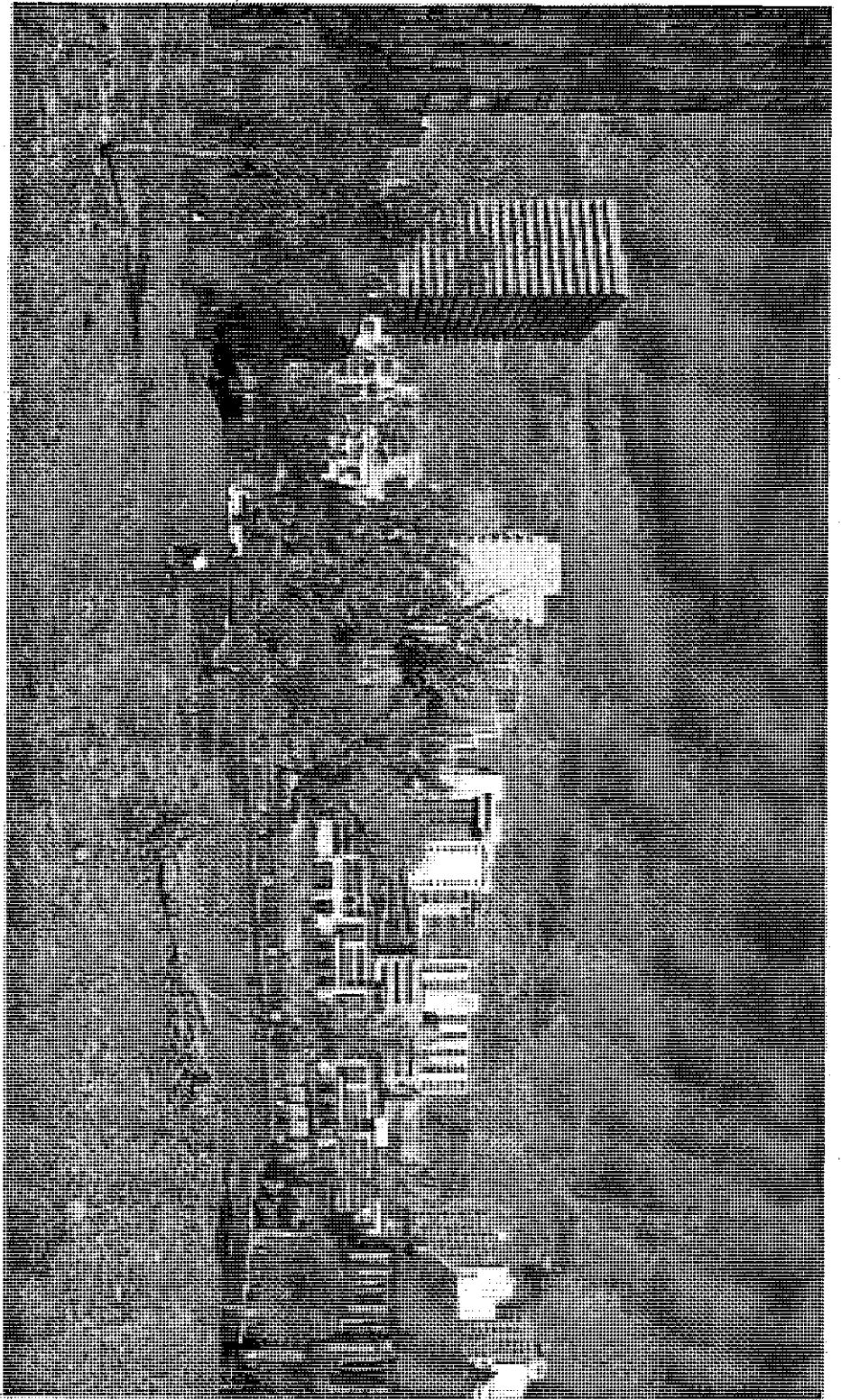
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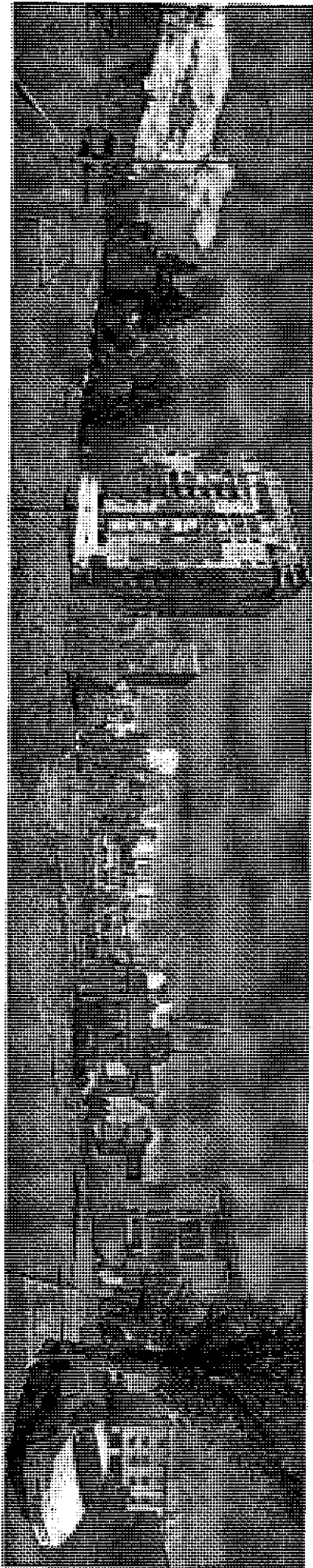
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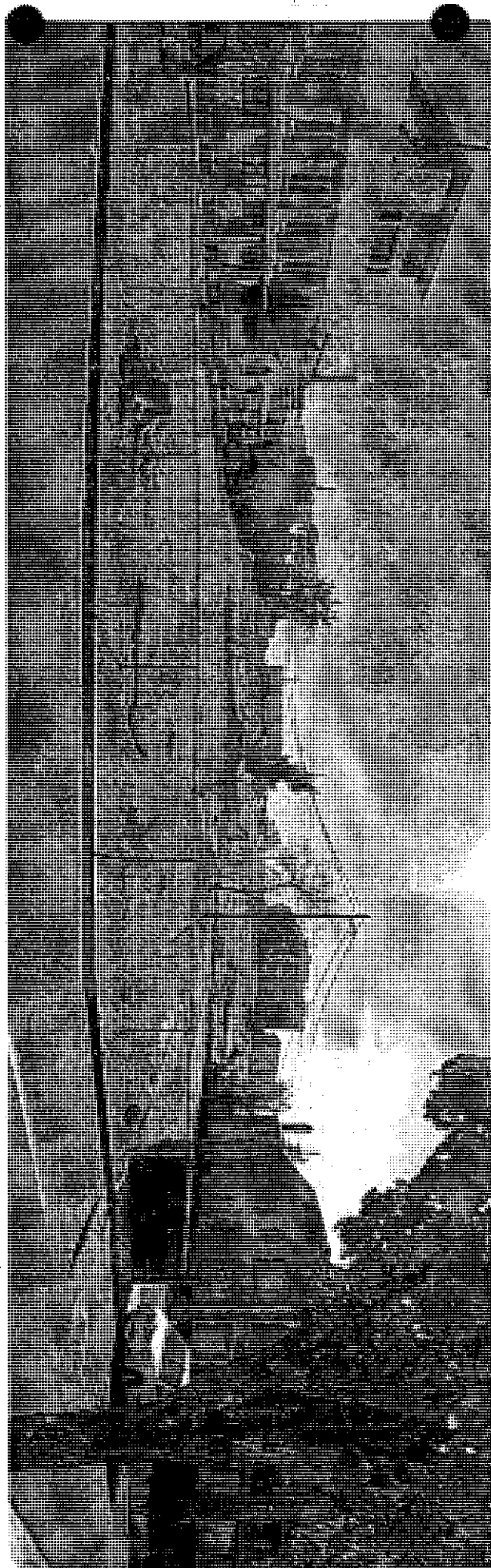


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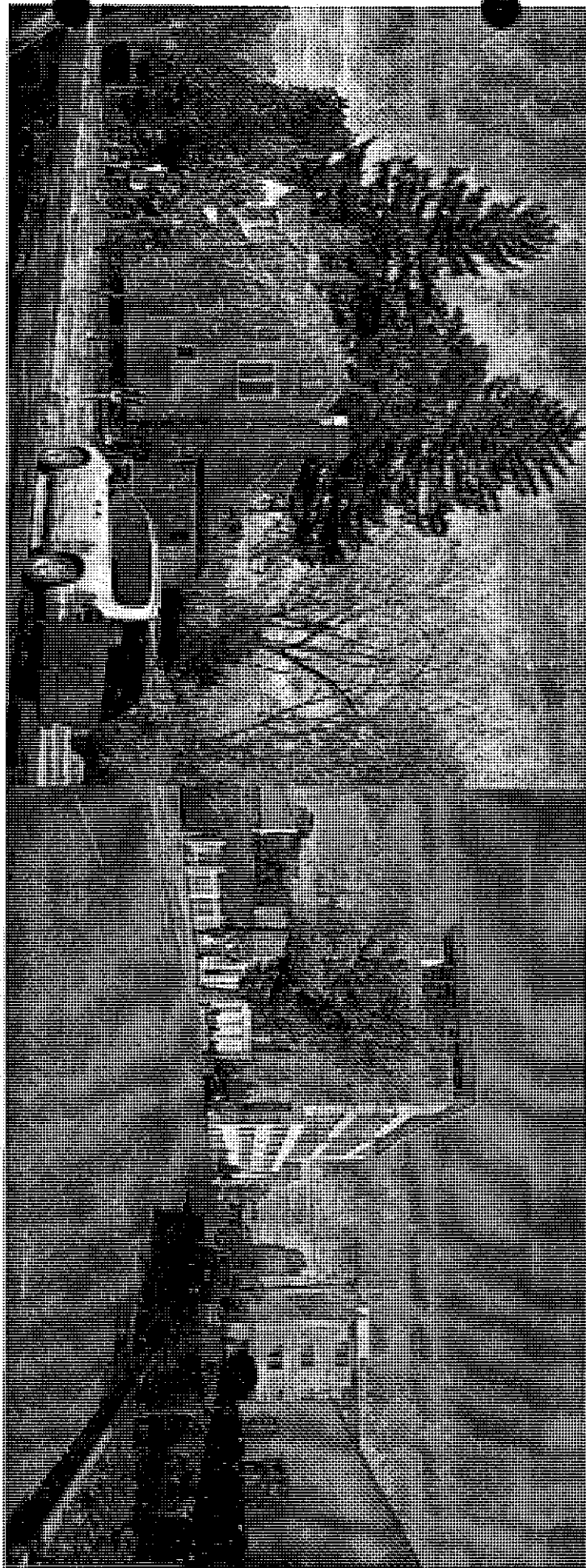


Looking North From Court St. & Site Towards Downtown

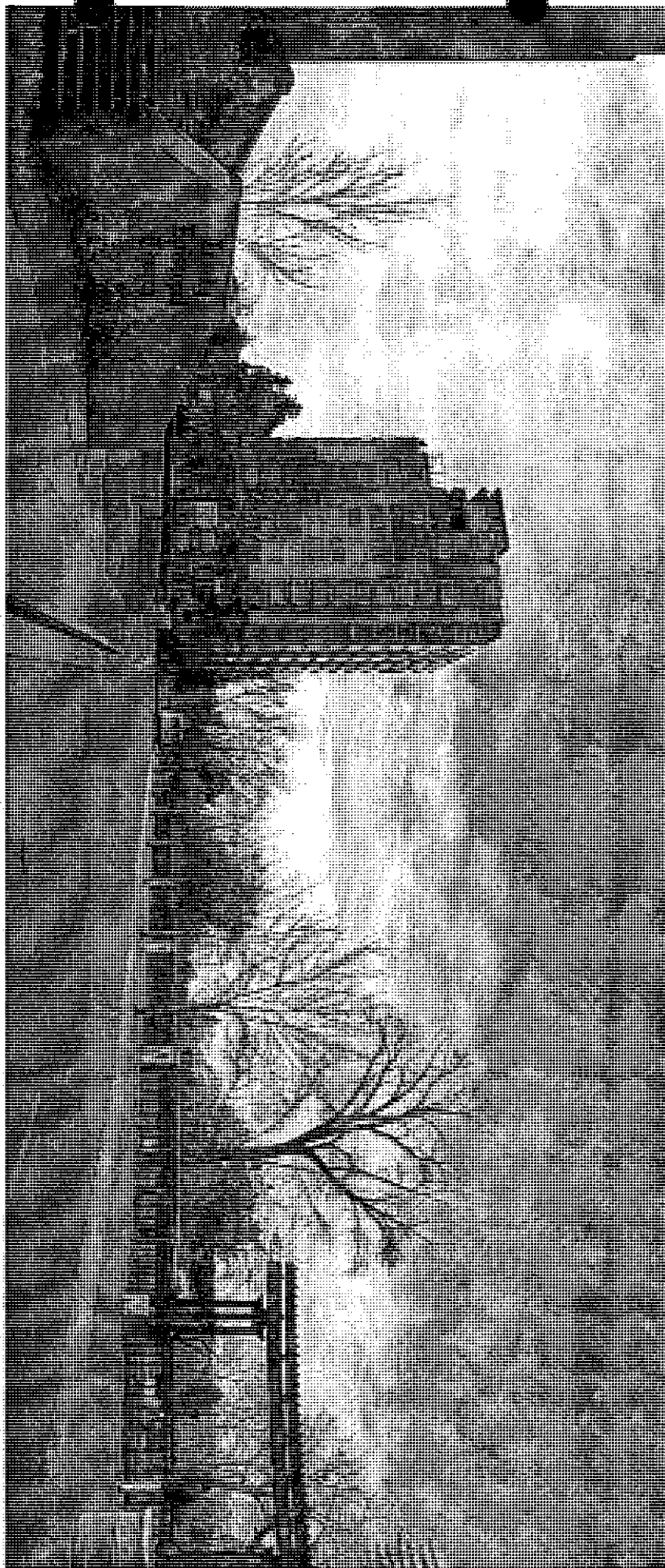




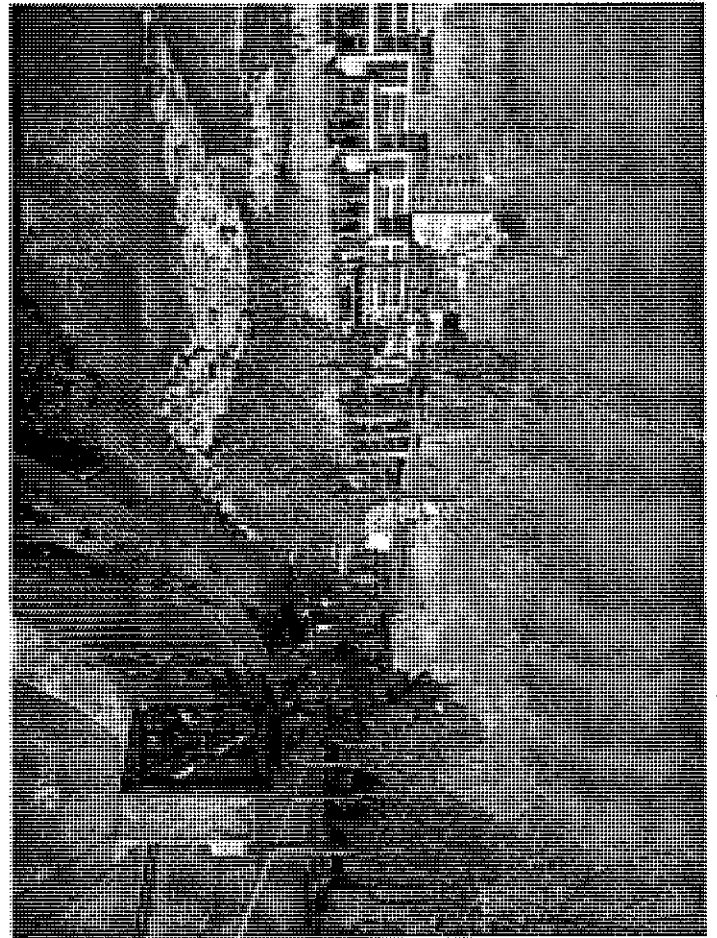
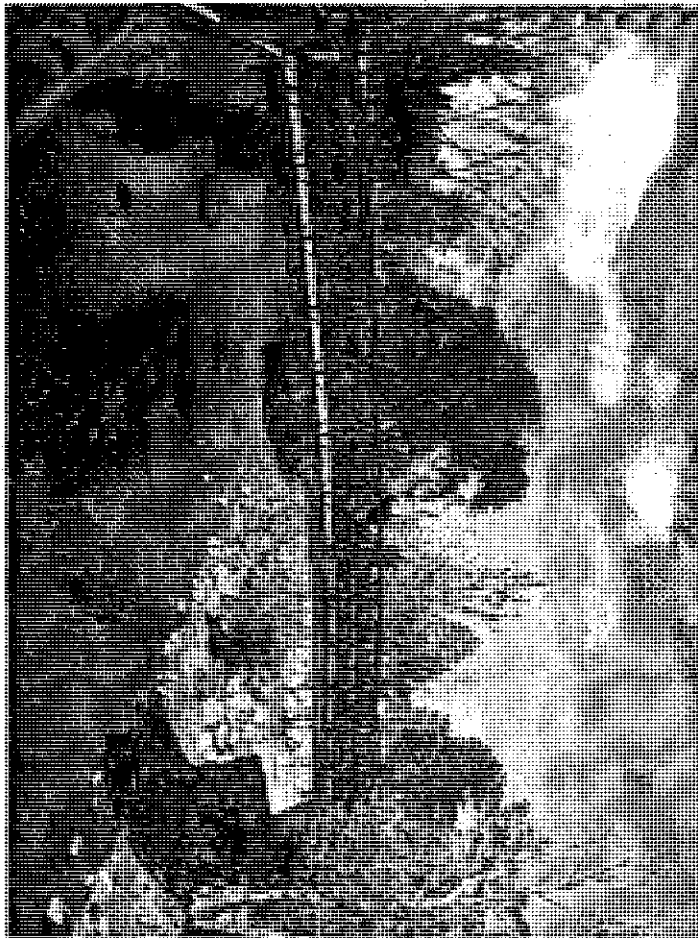
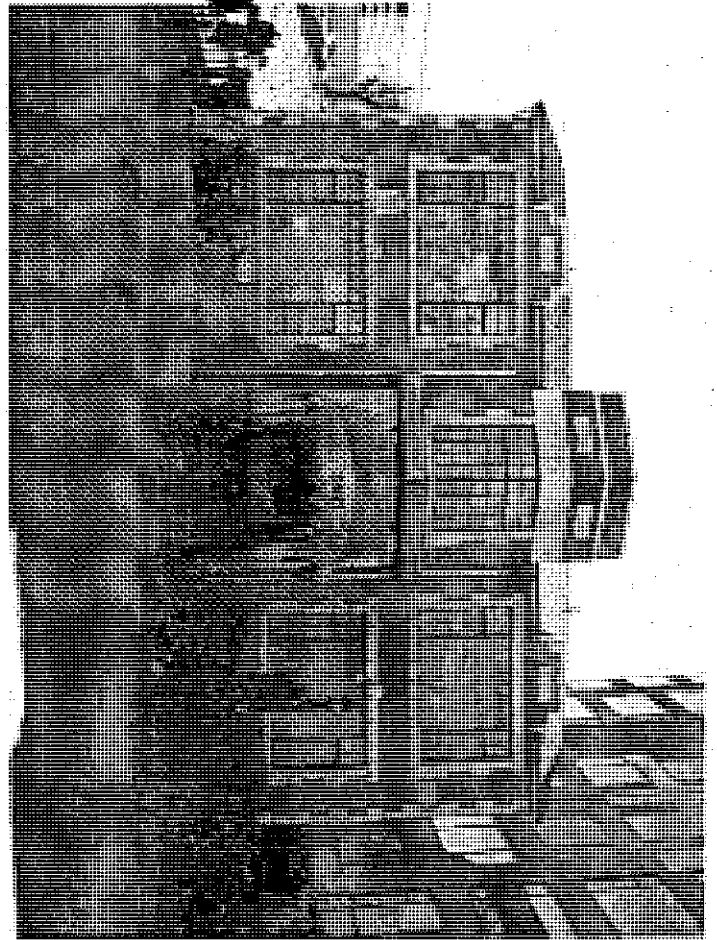
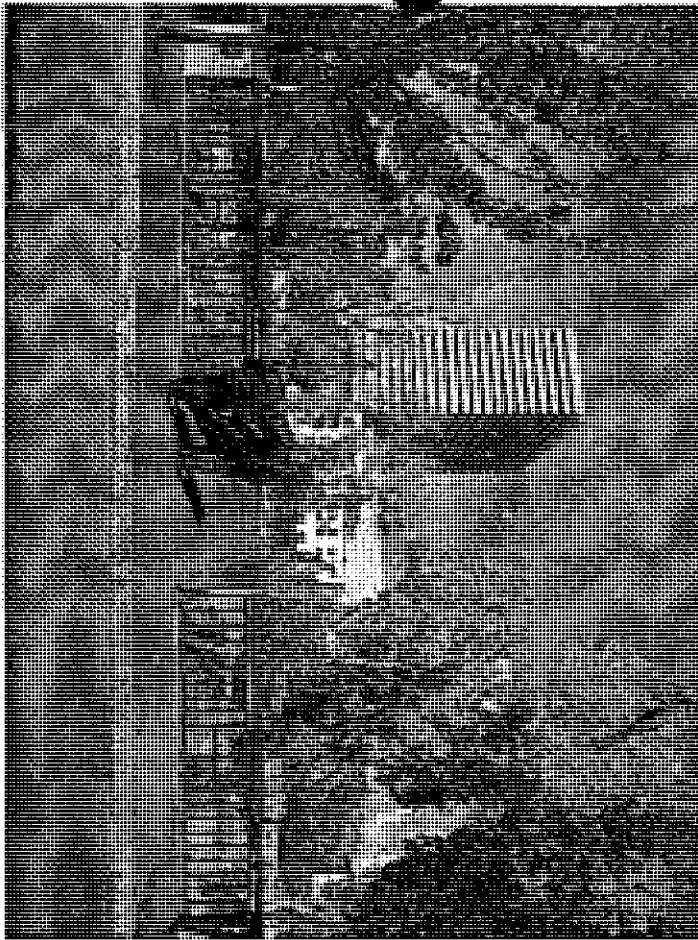
Looking South From Island Ave. & Site Towards Court St.

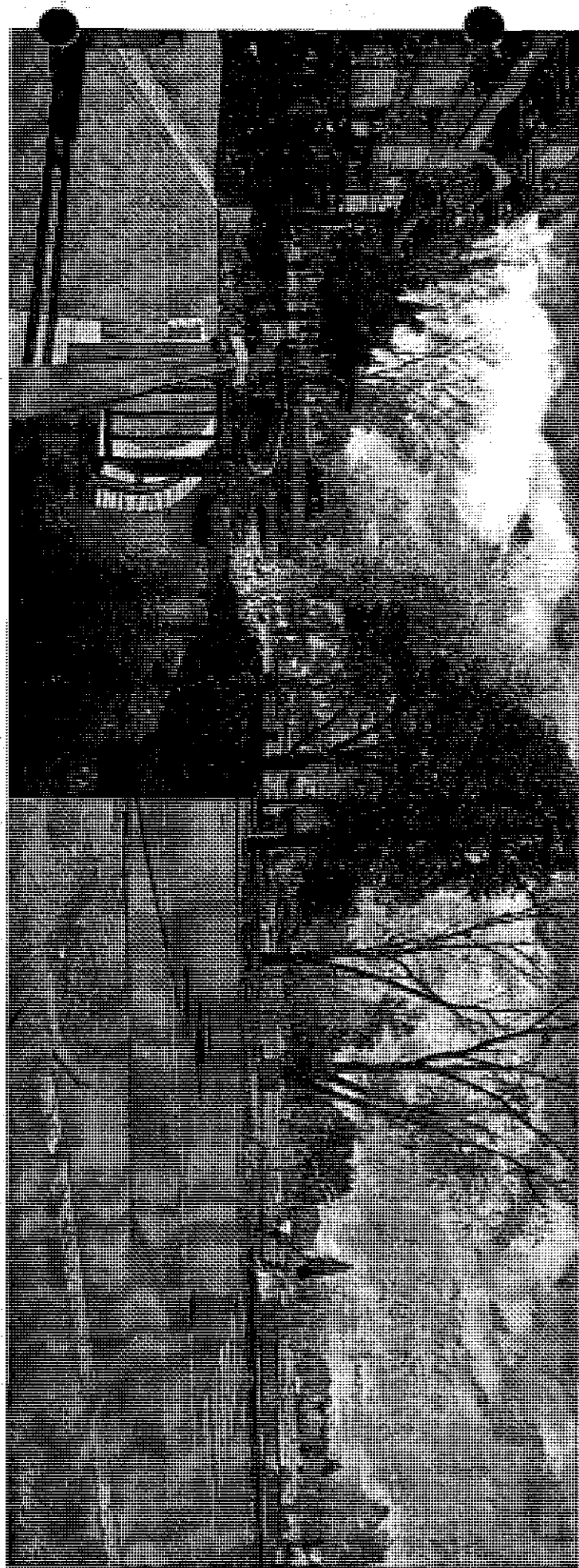


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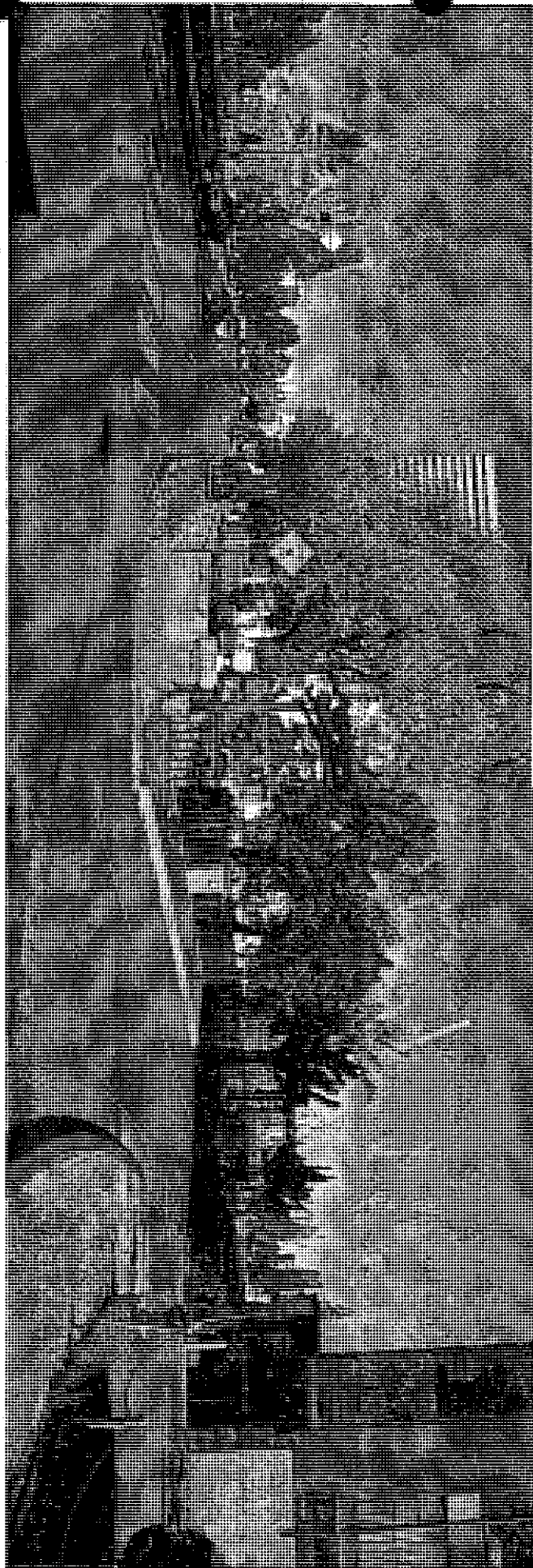


Looking West Along Island Ave.

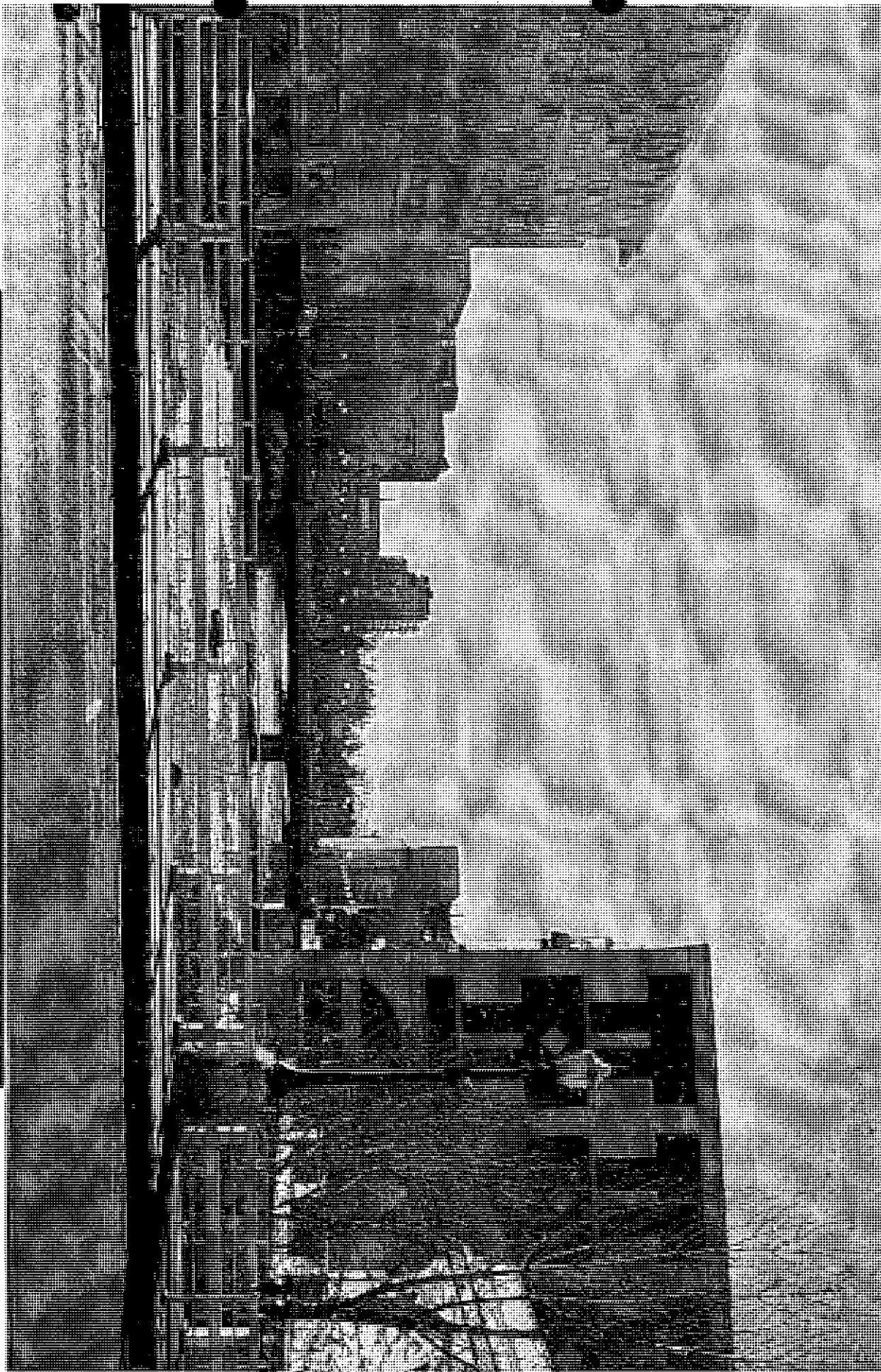




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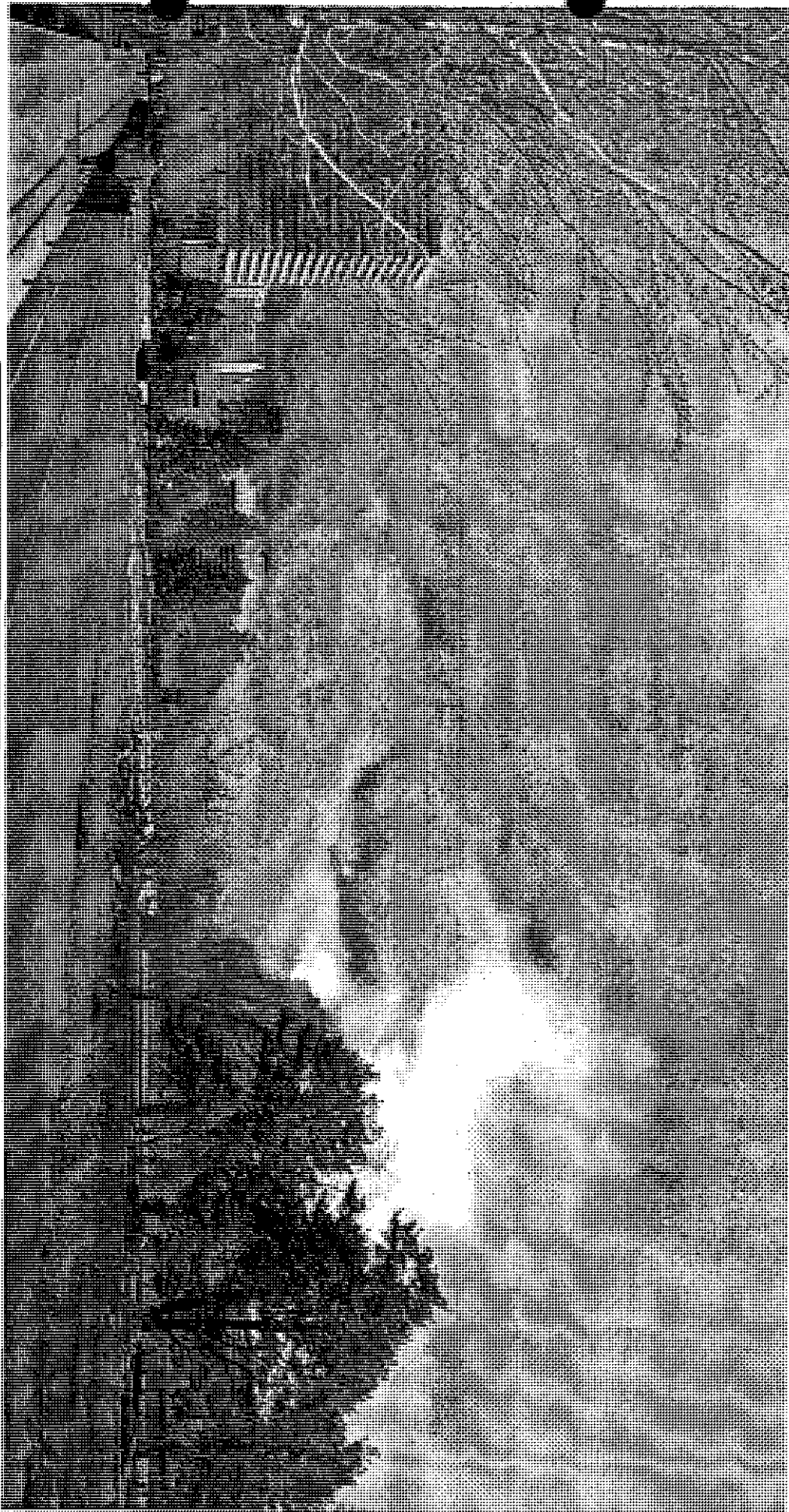


JA0470



Looking West From S. Lake St. Bridge

Looking East (Riverside Dr. at Palston St.)





JA0473



JA0474

WINGFIELD PARK

TRUCKEE RIVER

- Island Avenue Streetscape/ Riverfront Promenade
- per city standards and design guidelines
 - fully integrates with existing Promenade
 - provides pedestrian access to river and downtown
 - scored, toned paving
 - seating and lighting

ISLAND AVENUE

EXISTING
STRUCTURE

EXISTING
STRUCTURE

ARLINGTON AVENUE

Court St. Streetscape

- street trees per city standards
- scored, toned paving
- seating and lighting

Plaza

- shade trees in containers
- scored, toned paving
- seating and lighting
- views to foothills

PODIUM

BUILDING 2

BUILDING 1

COURT STREET

- Pedestrian Promenade/ River Link
- water course/ cascade
 - scored, toned paving
 - seating and lighting
 - steps

FLINT STREET

CONCEPTUAL LANDSCAPE MASTERPLAN



HILL STREET

- Dining Terrace
- outdoor dining
 - containerized plantings
 - scored, toned paving
 - seating and lighting

- Garden Terraces
- containerized plantings
 - scored, toned paving
 - seating and lighting

- Wooded Edge
- tall, columnar trees
 - evergreen vines
 - evergreen shrubs

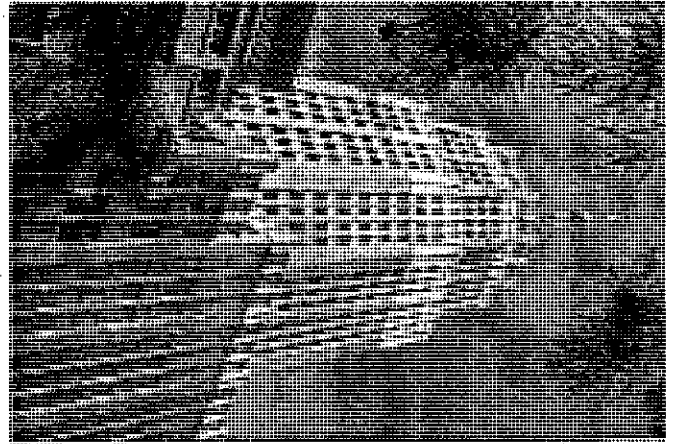
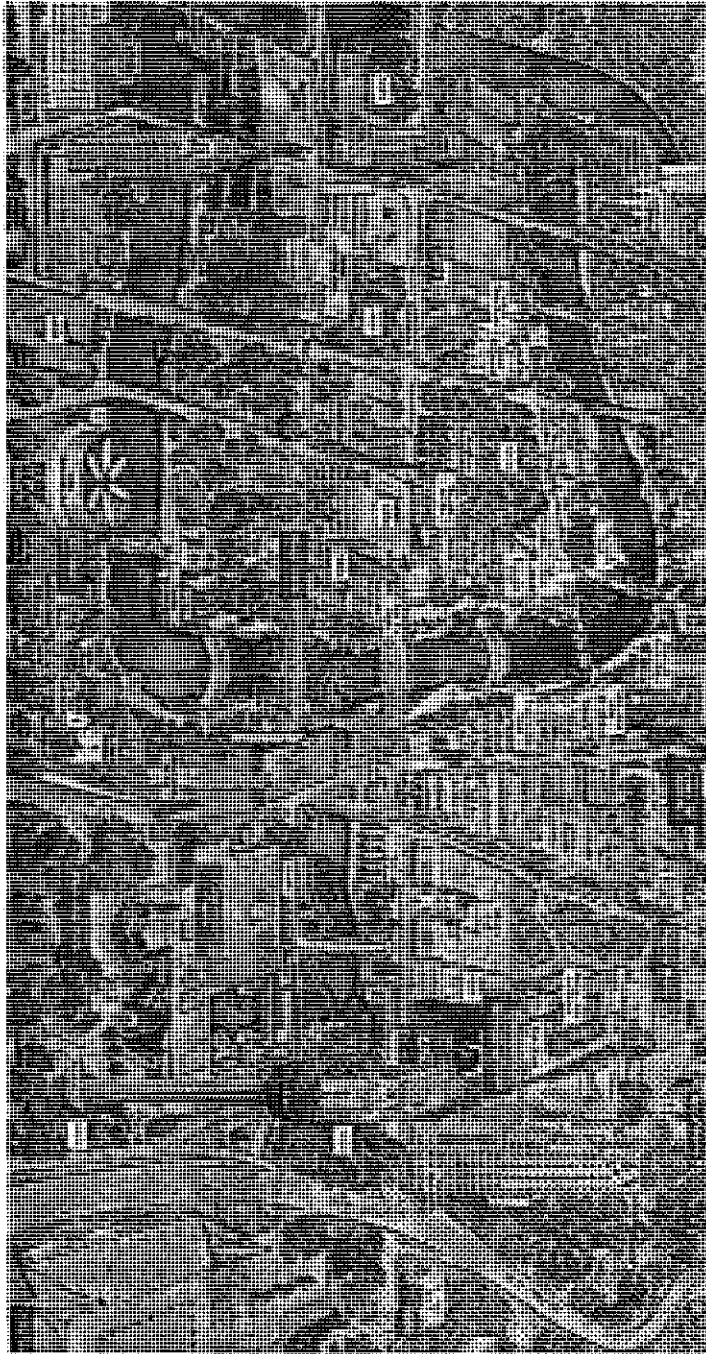
- Water Course
- visual link to Truckee River
 - masonry water basins and cascades
 - seating

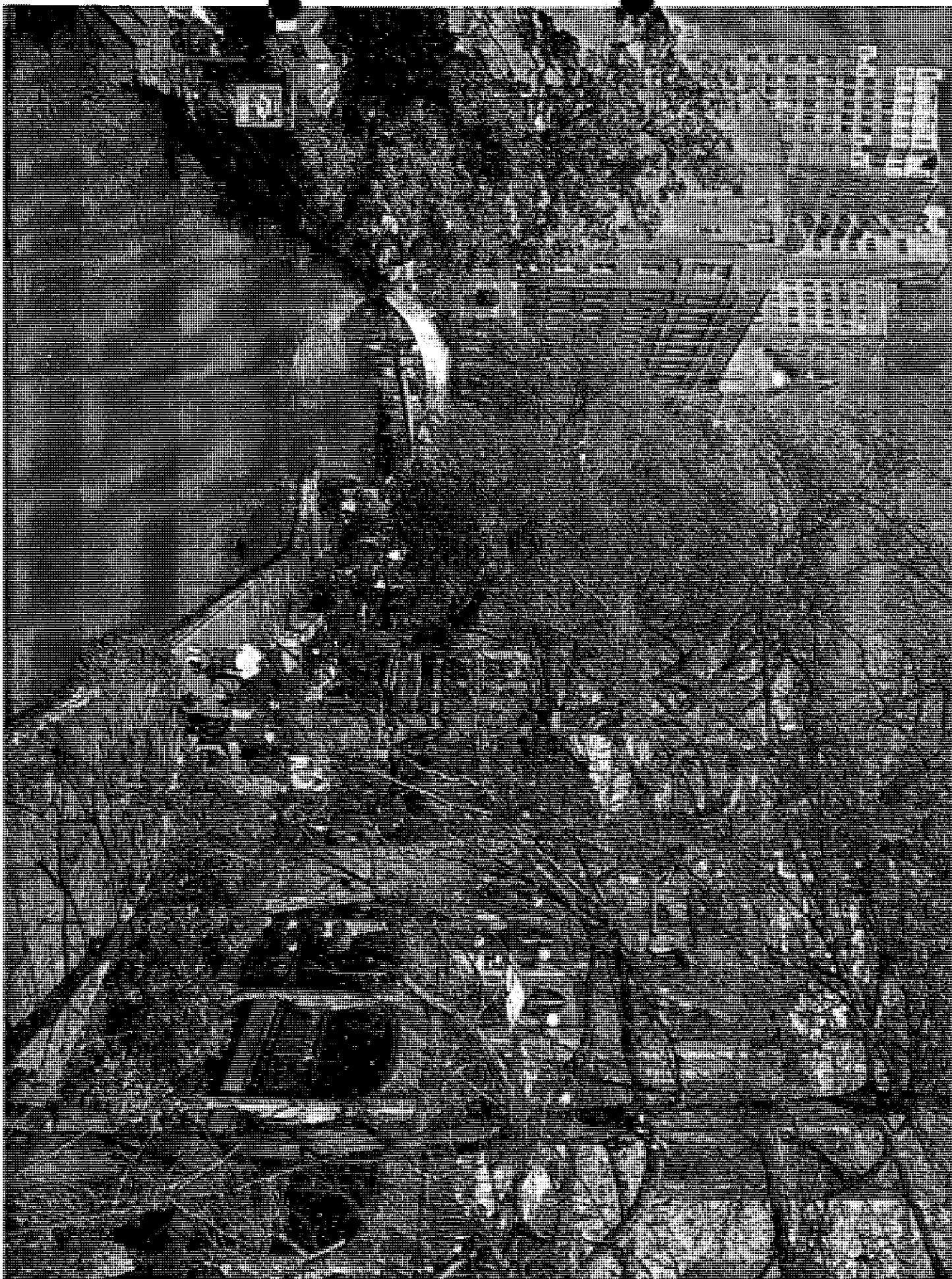
EXISTING
STRUCTURE



JA0476



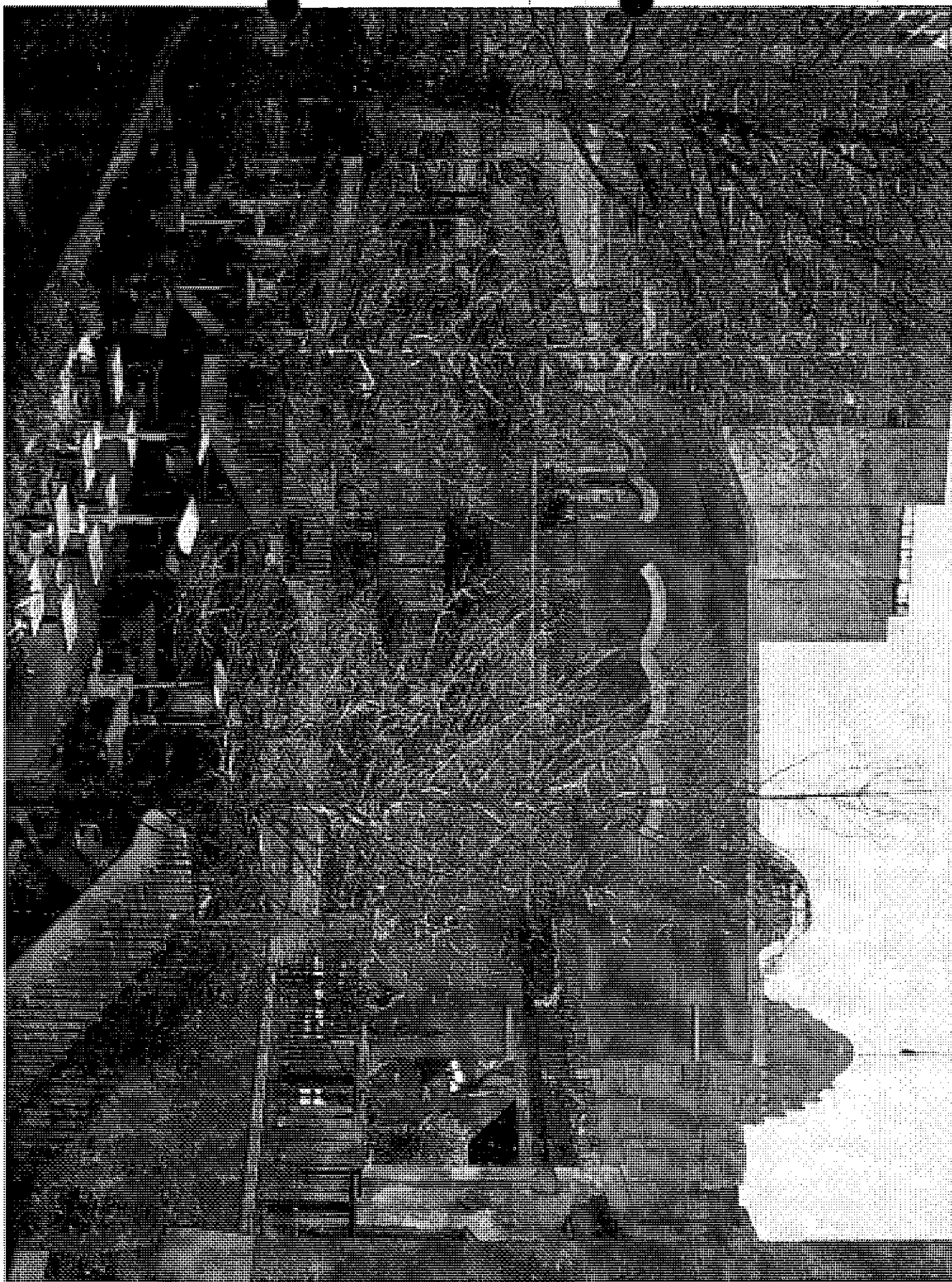




JA0479

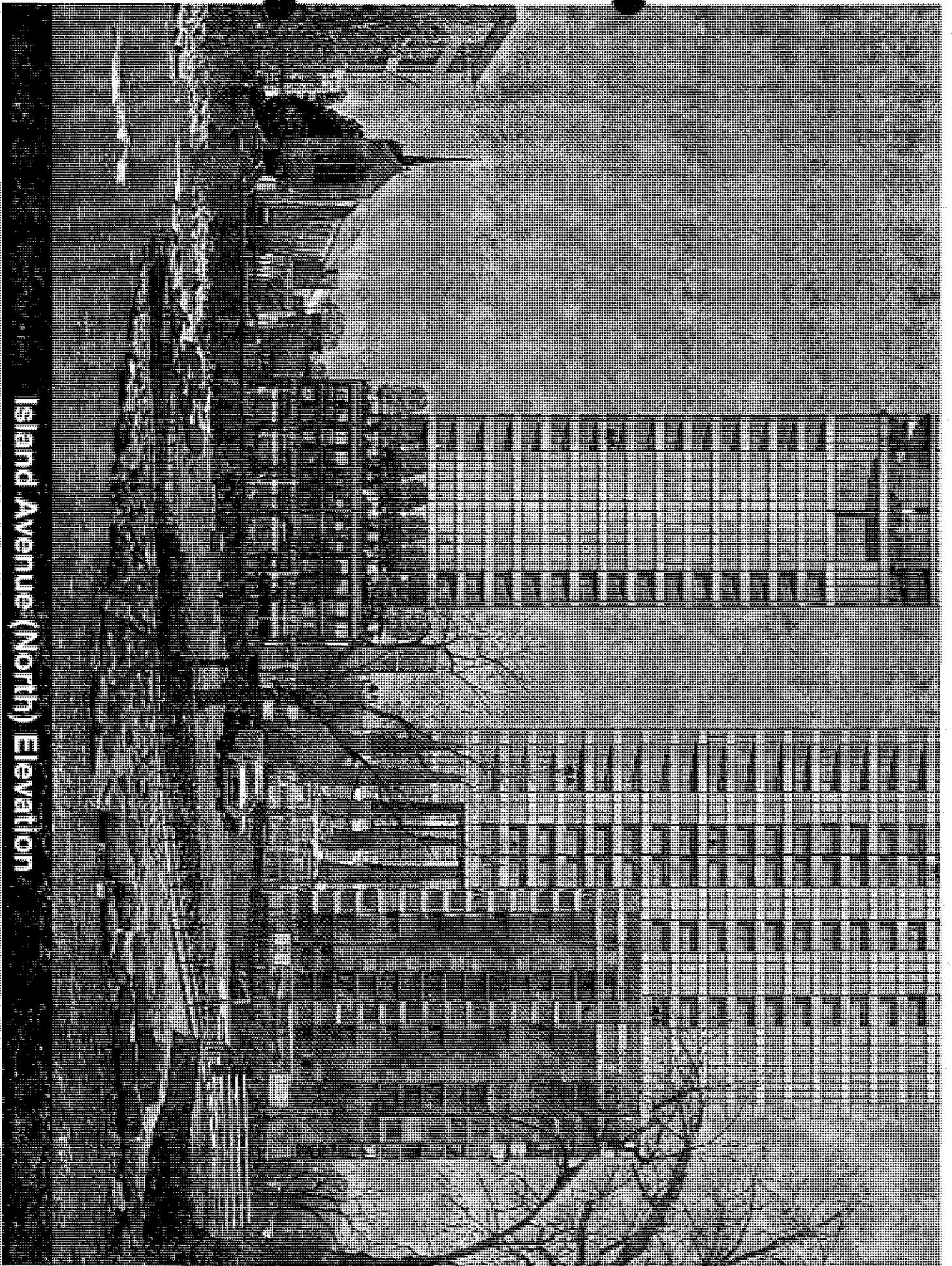


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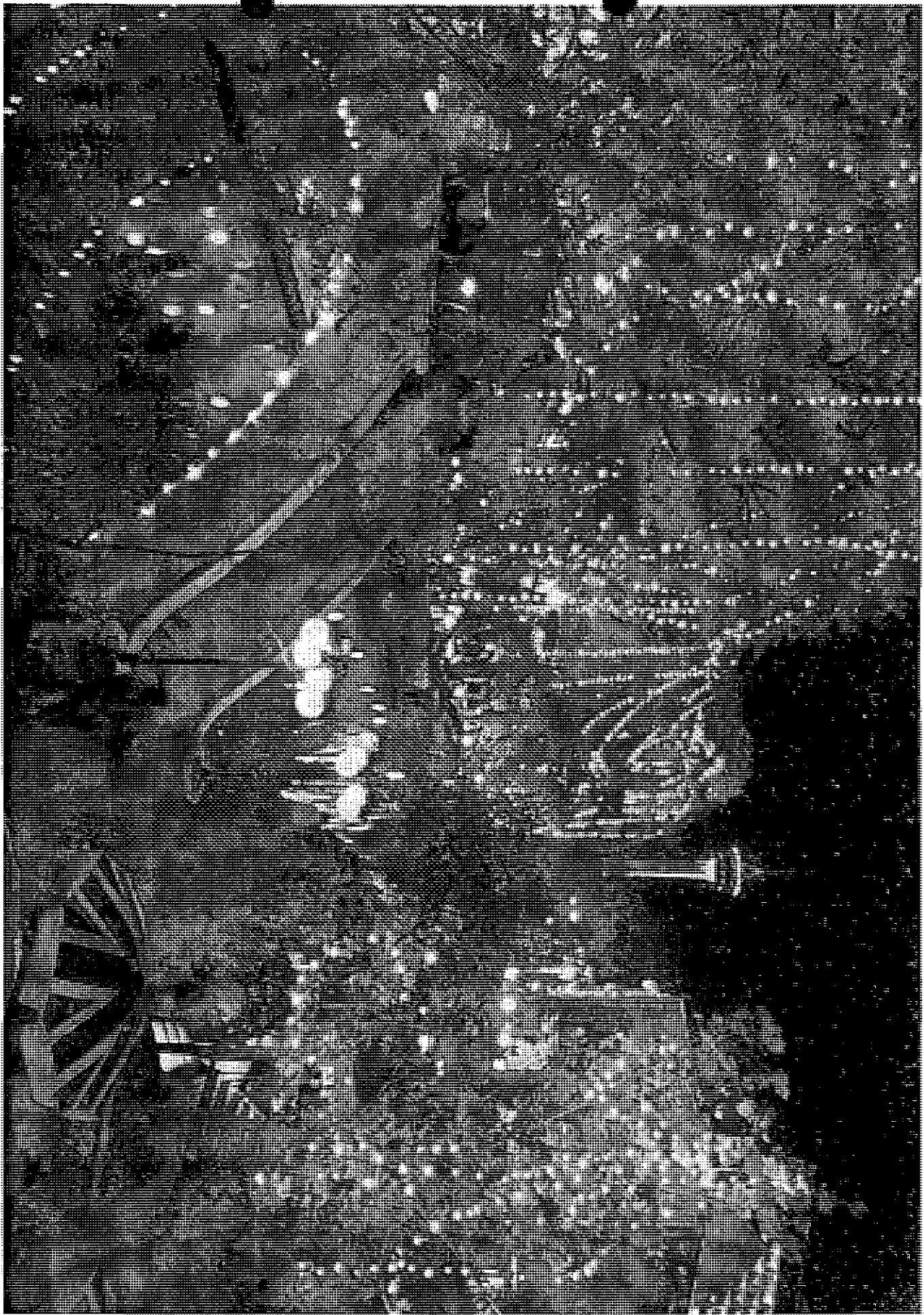


JA0481

Island Avenue (North) Elevation

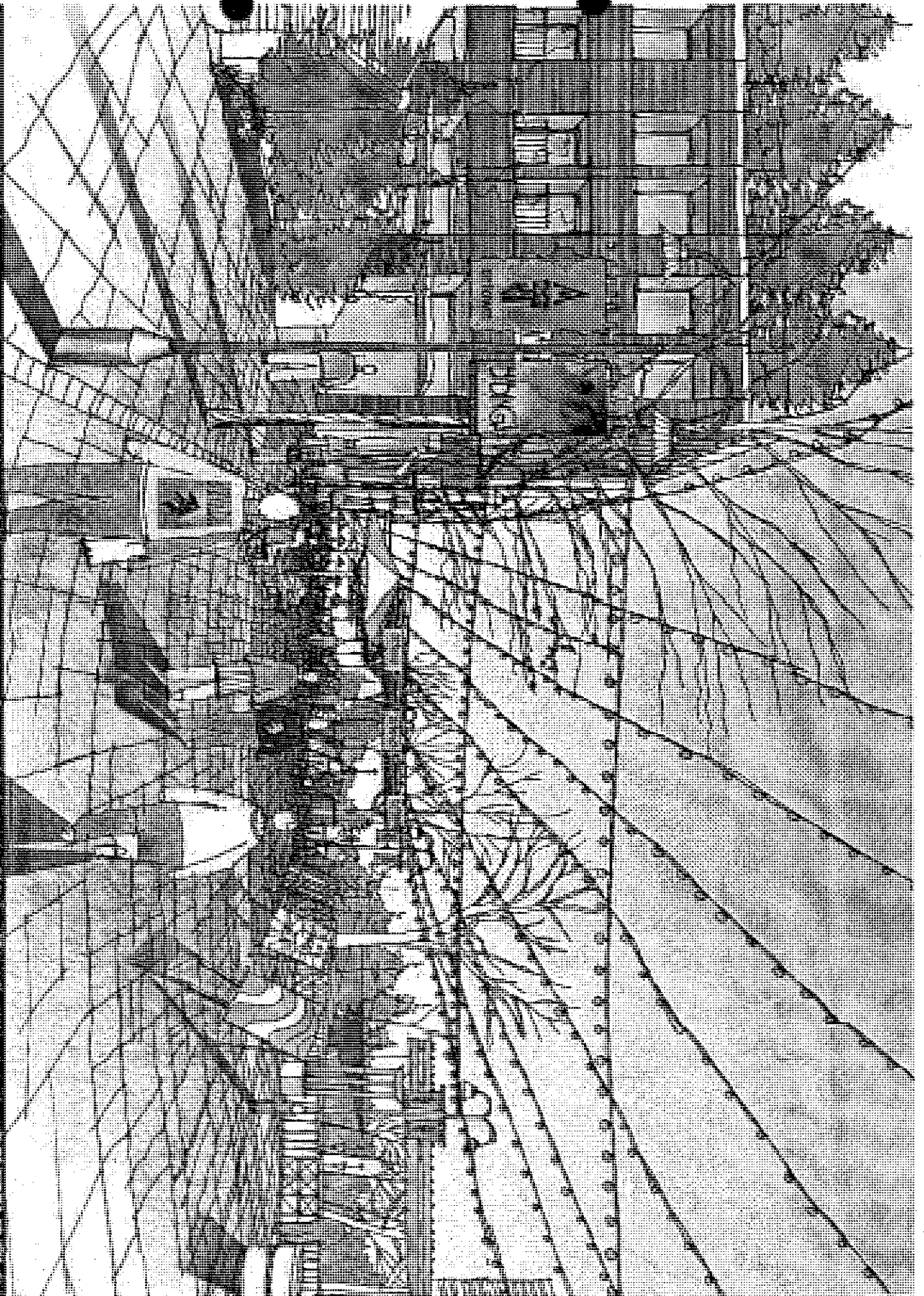


Public Plaza View from Island Avenue

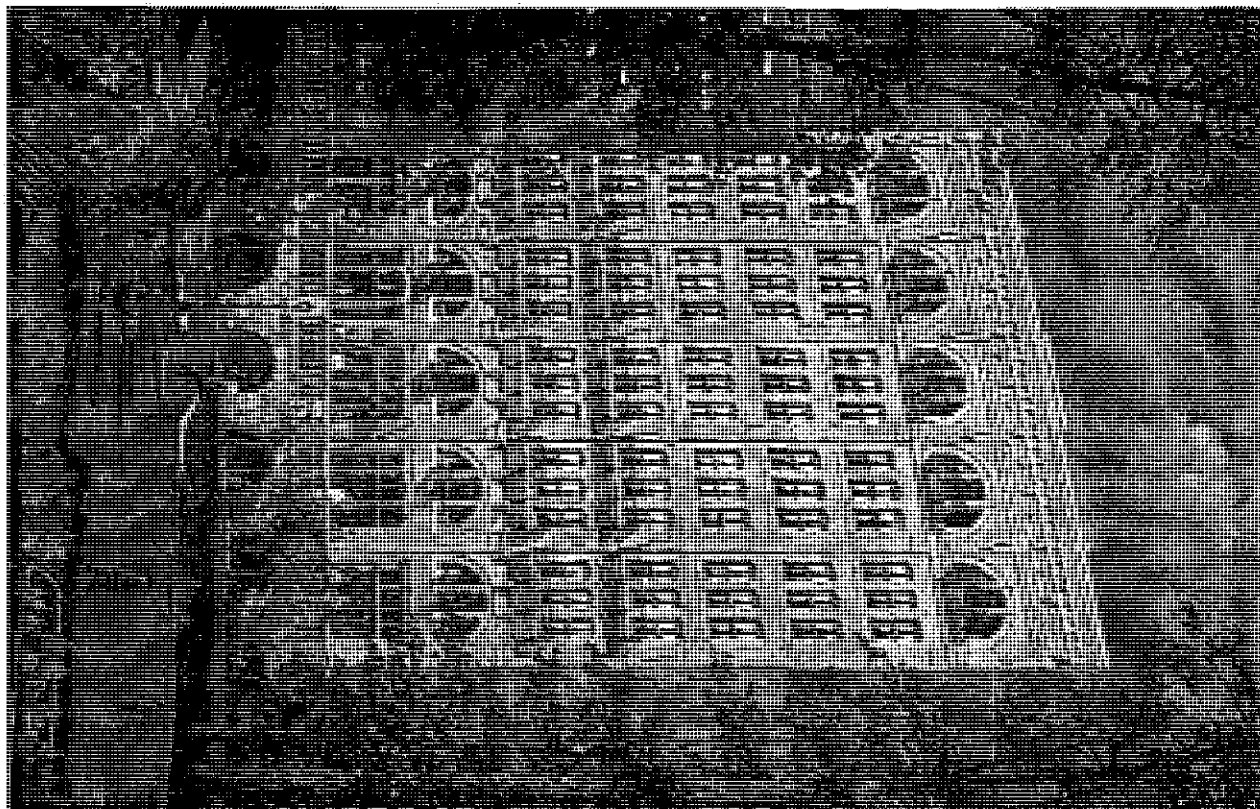


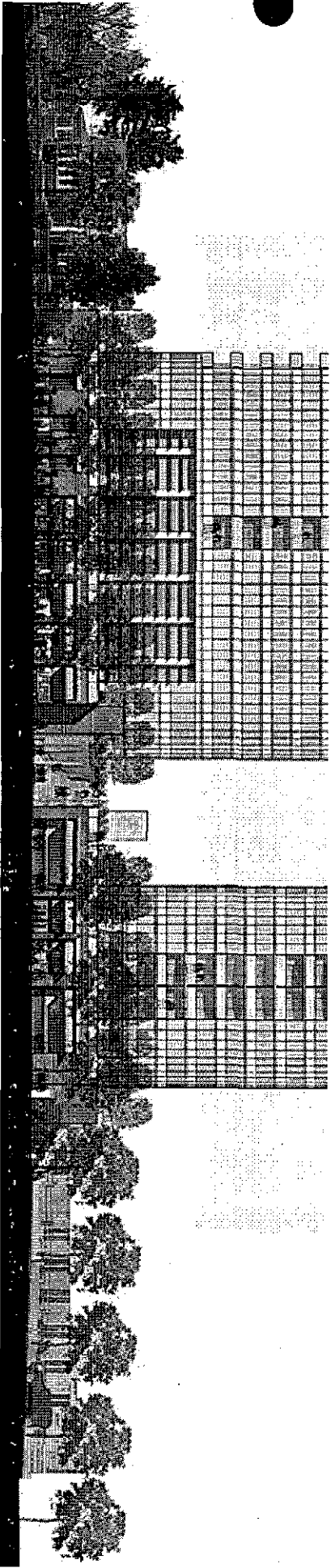
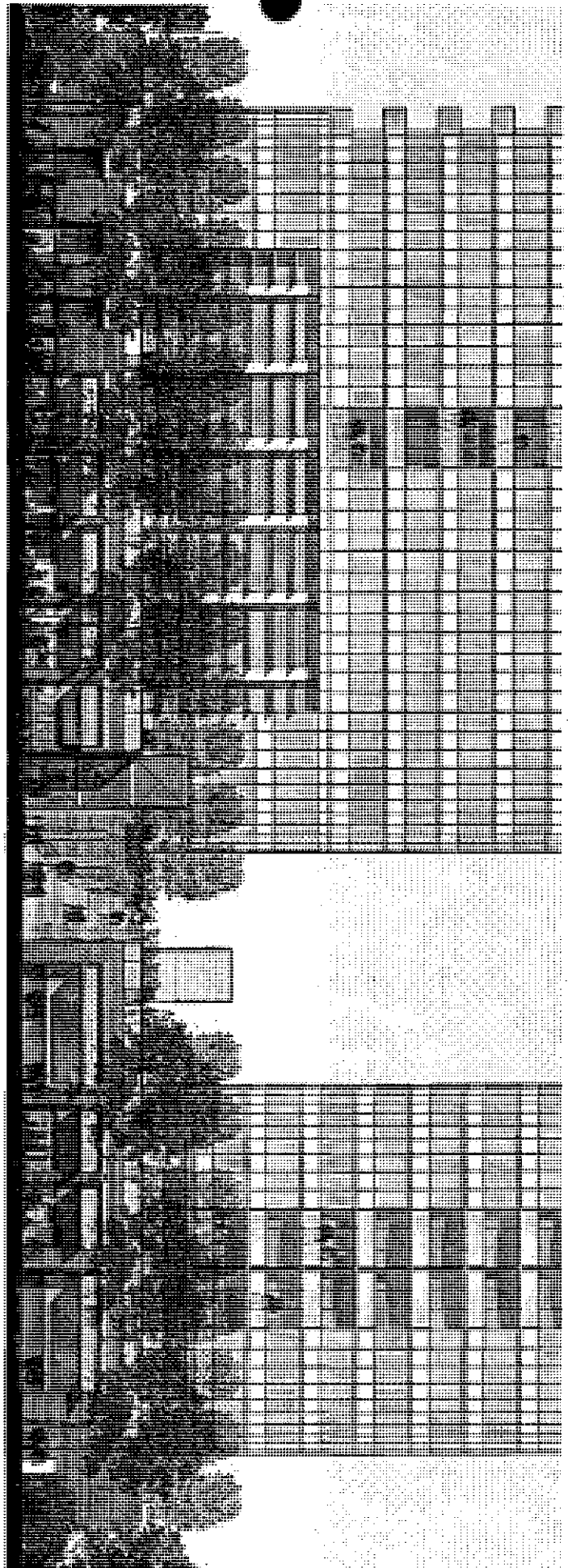
JA0484

Looking West On Island Avenue



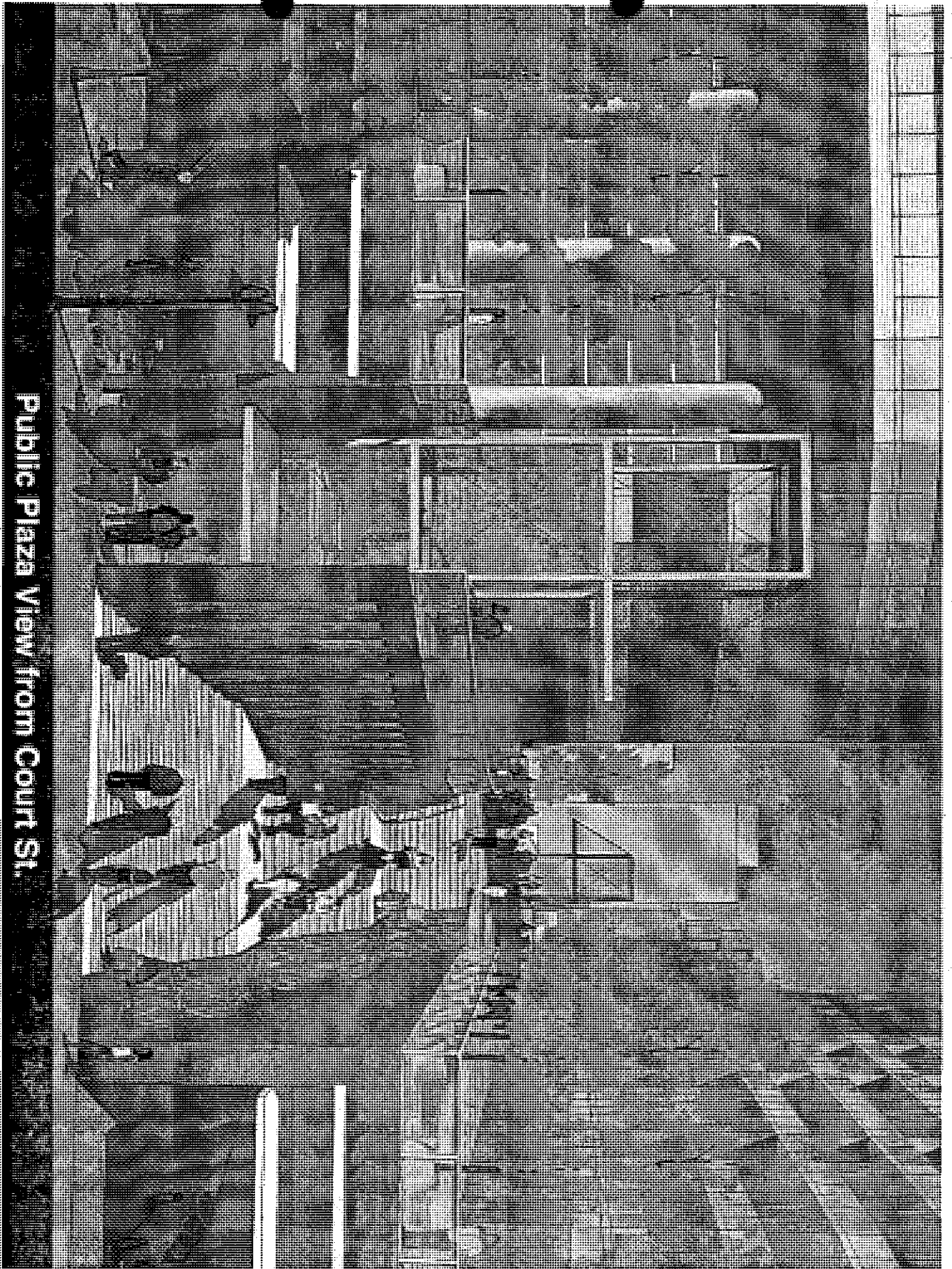
JA0485



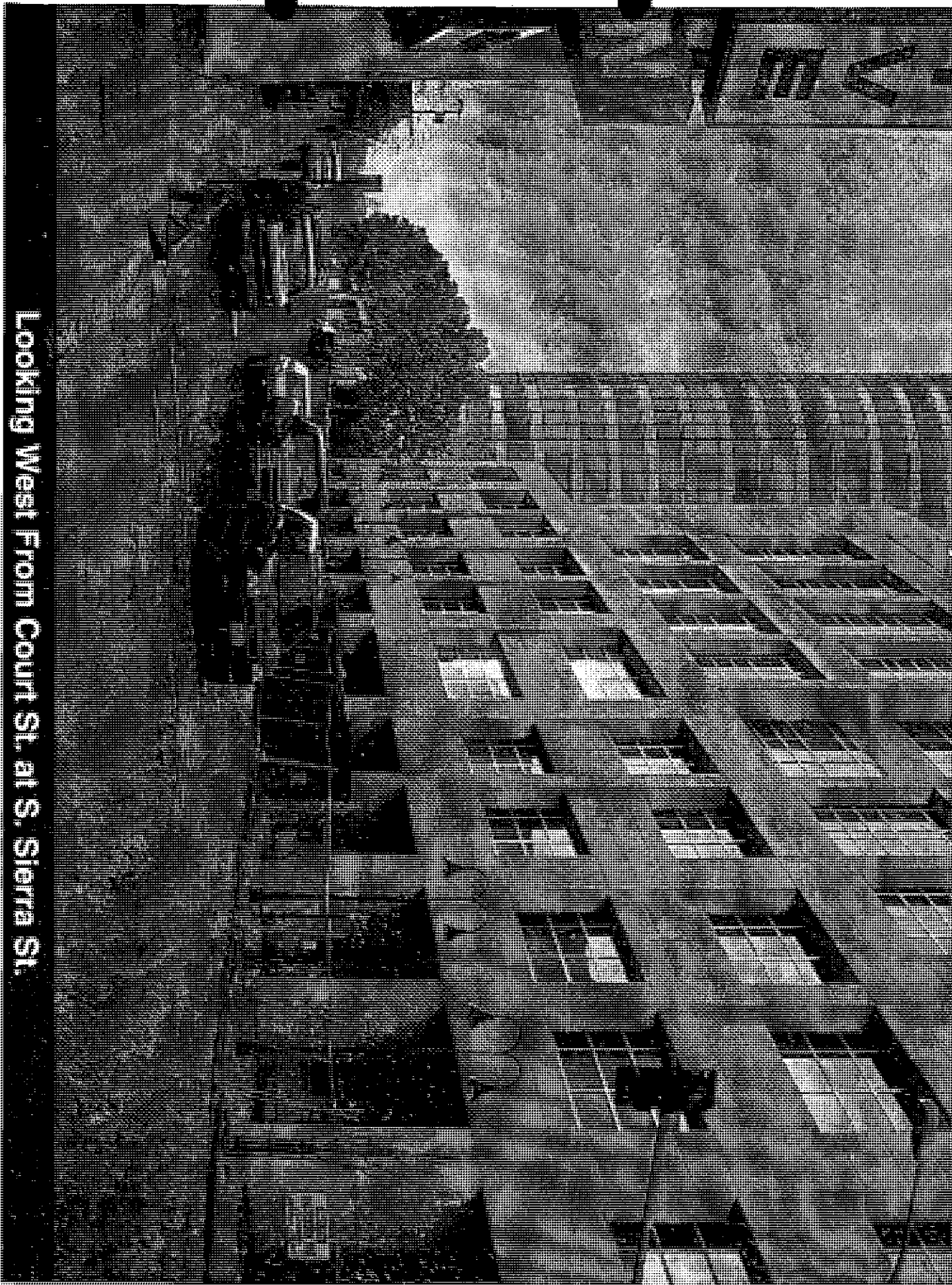


Court Street (South) Elevation

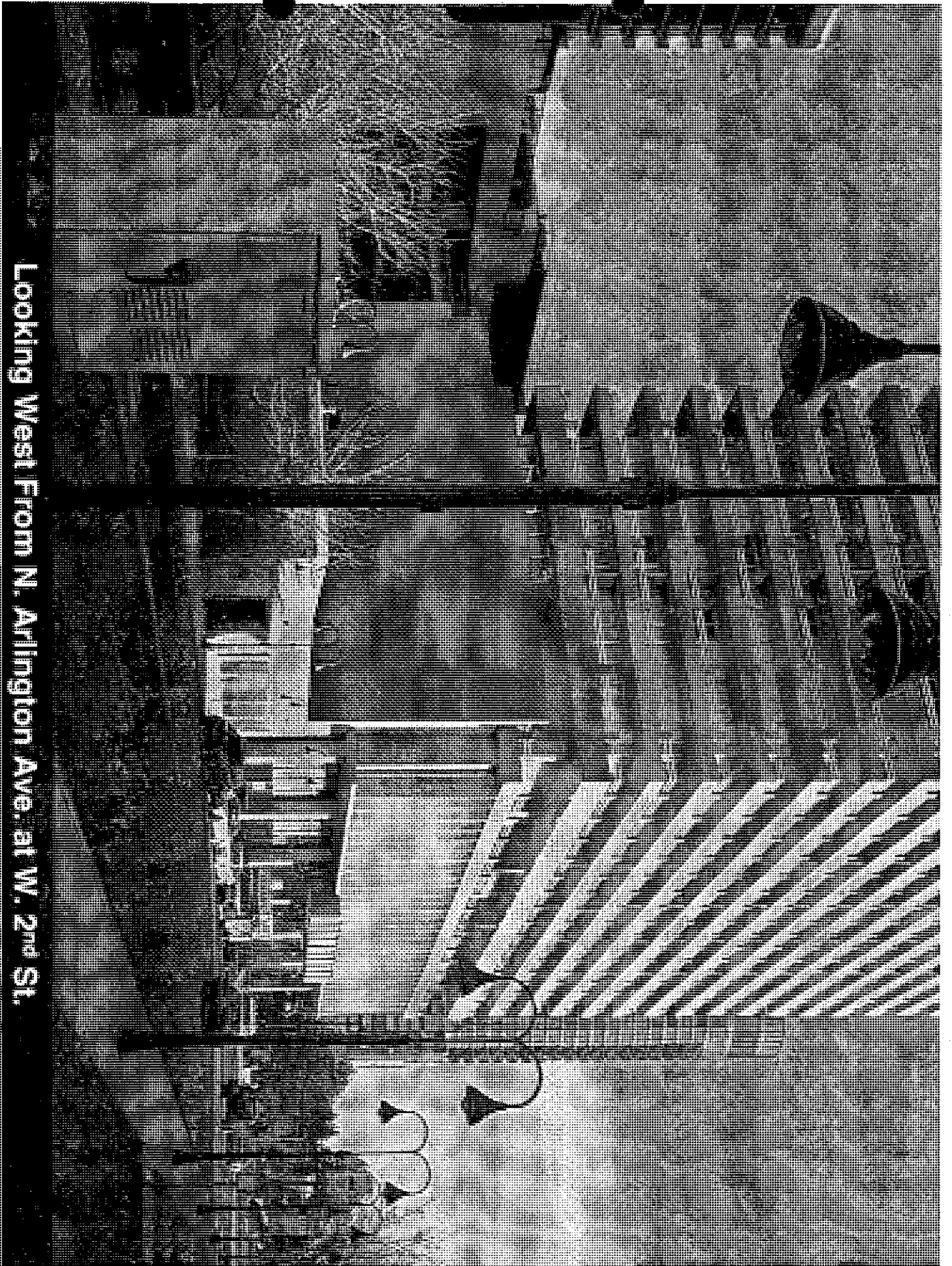
Public Plaza View from Court St.



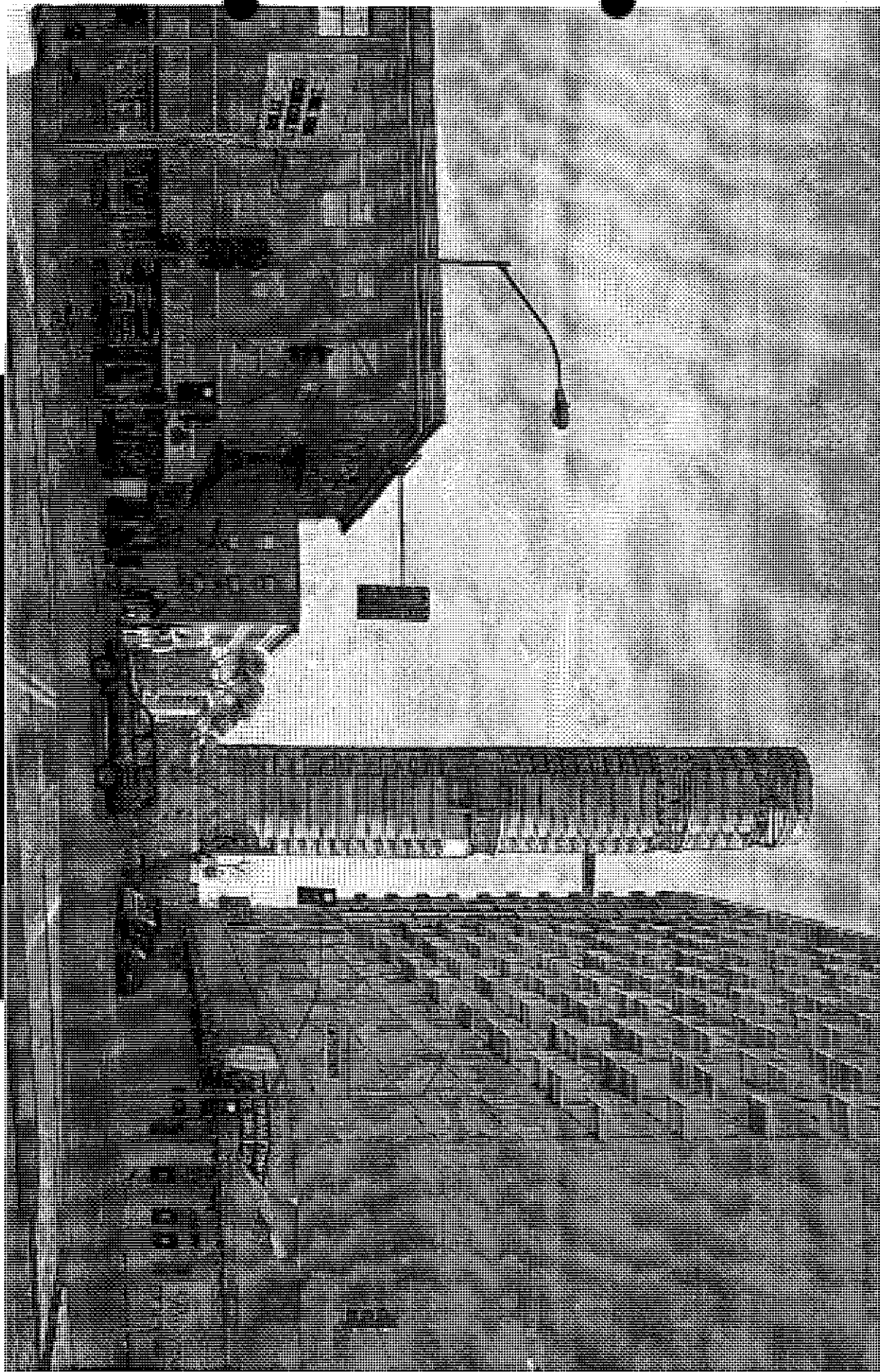
Looking West From Court St. at S. Sierra St.



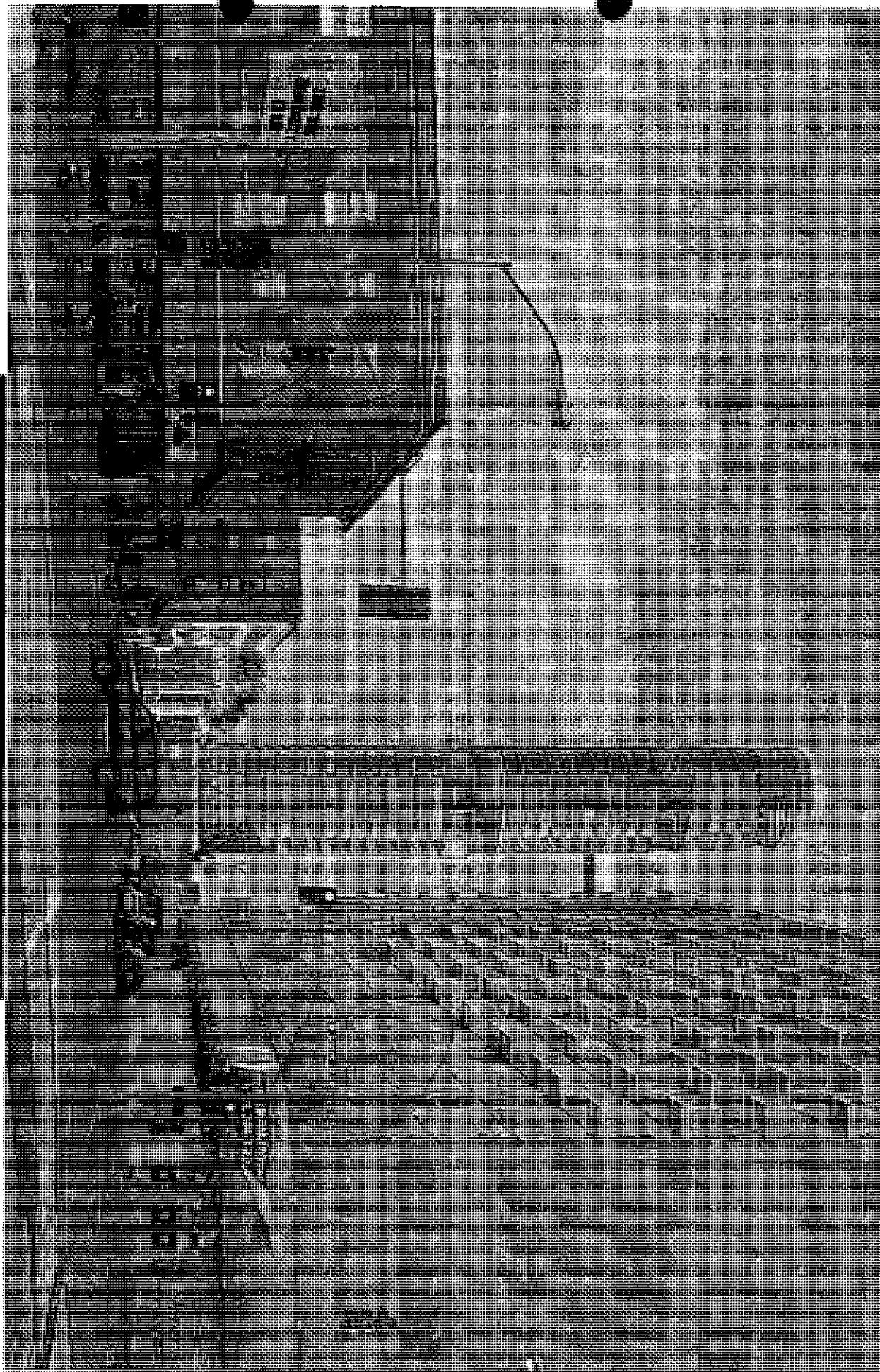
Looking West From N. Arlington Ave. at W. 2nd St.



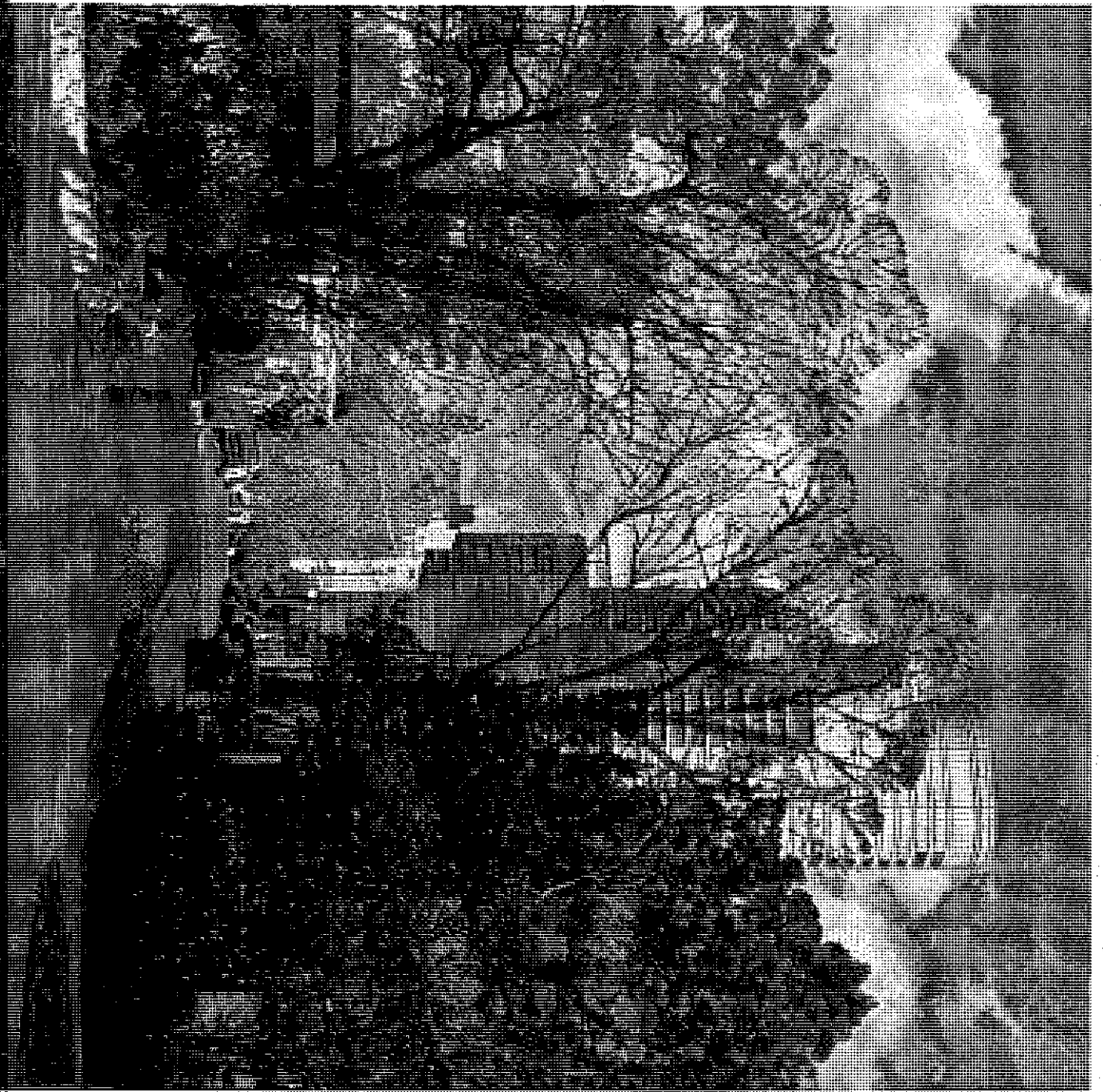
Looking South (West St. at W. 2nd St.)

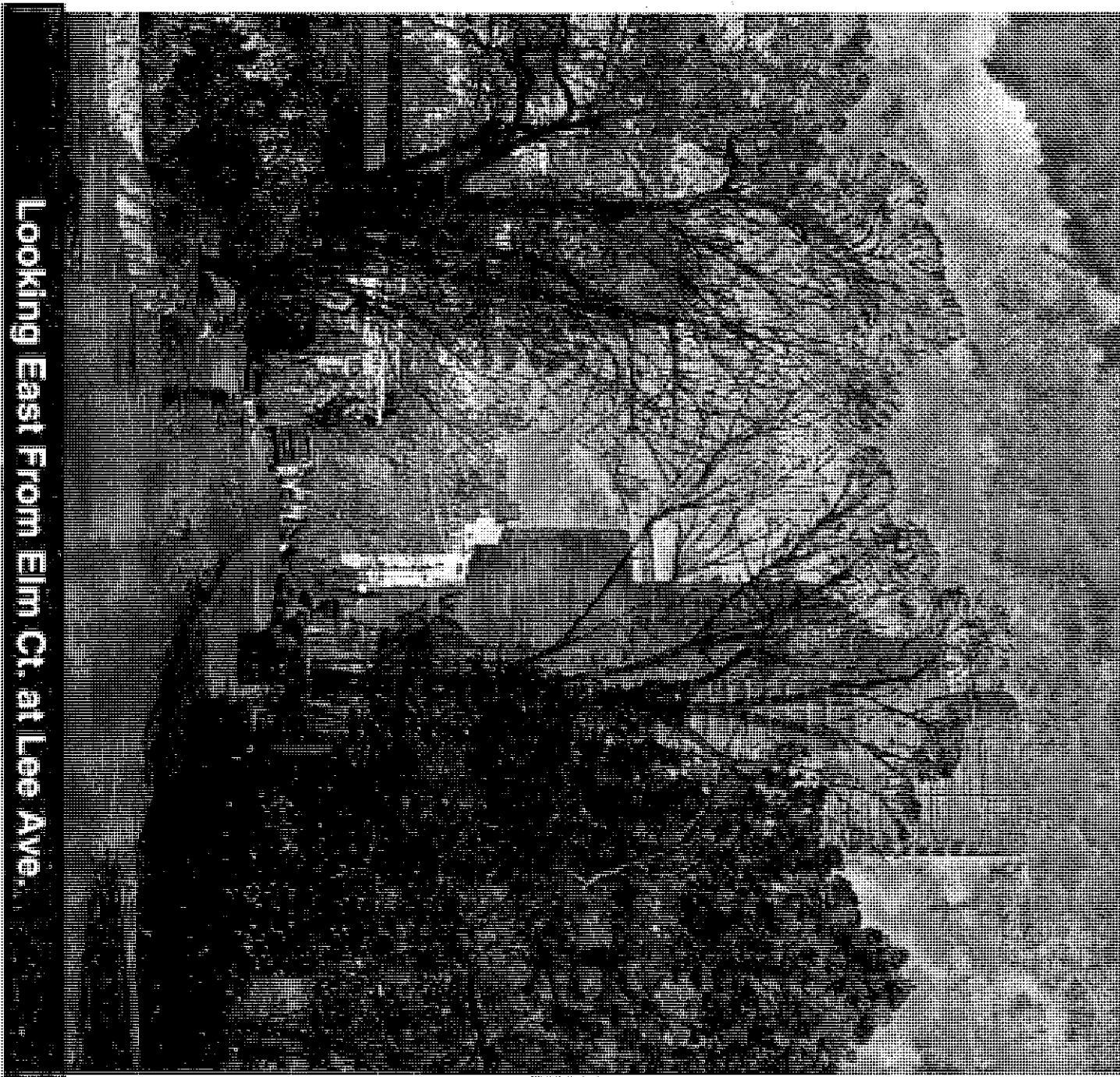


Looking South (West St. at W. 2nd St.)

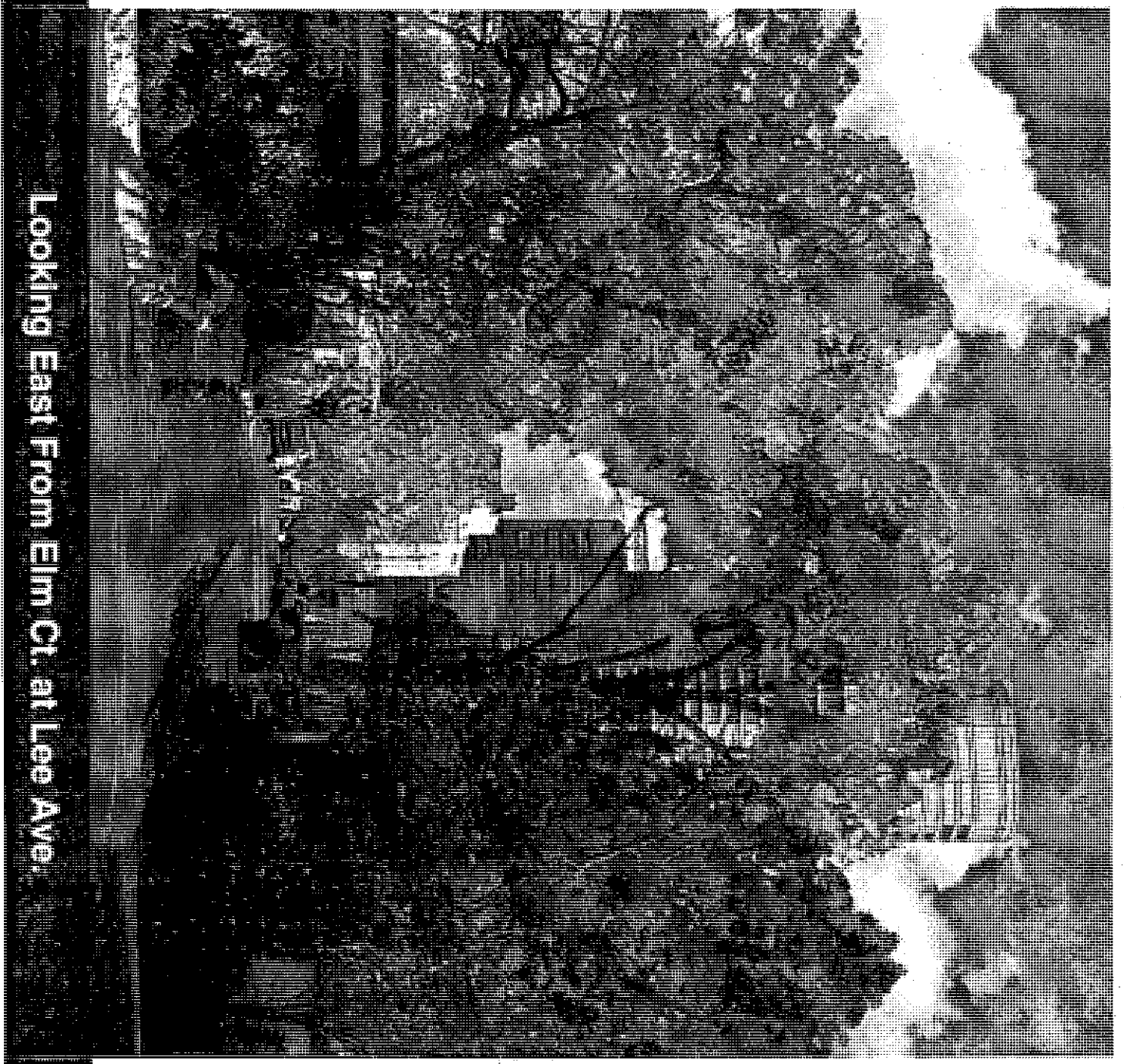


Looking East From Elm Ct. at Lee Ave.





Looking East From Elm Ct. at Lee Ave.

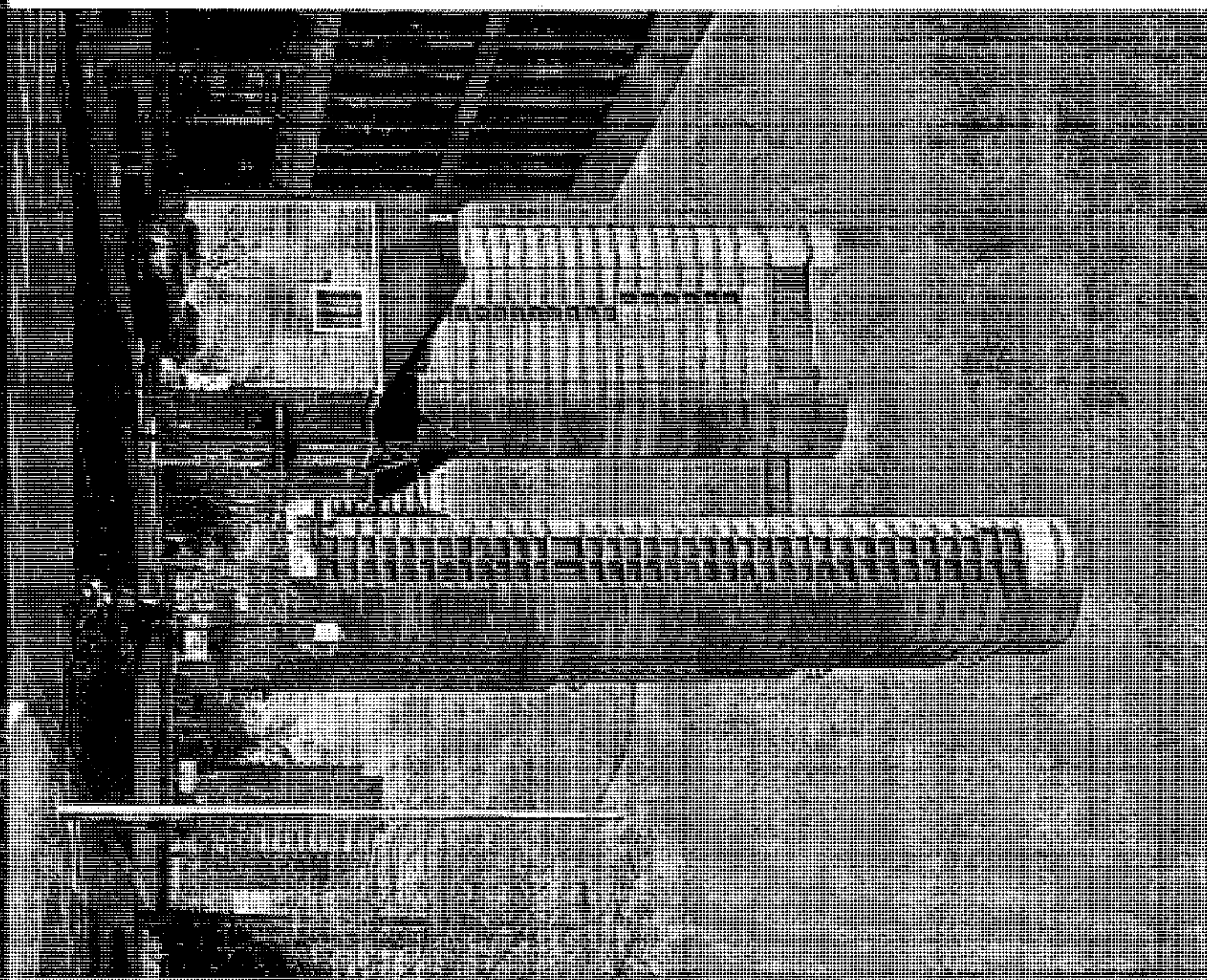


Looking East From Elm Ct. at Leo Ave.

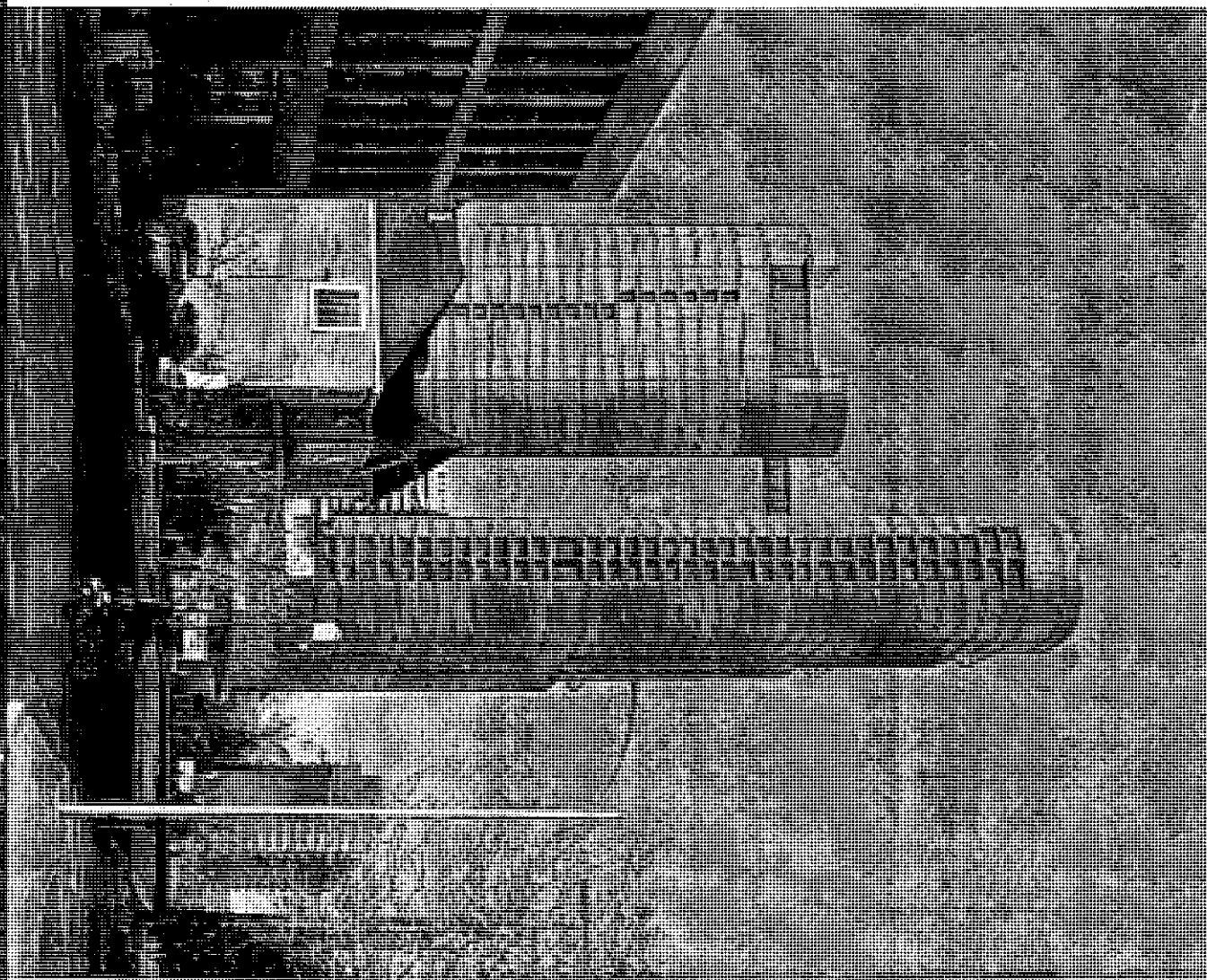
Looking East From Elm Ct. at Lee Ave.

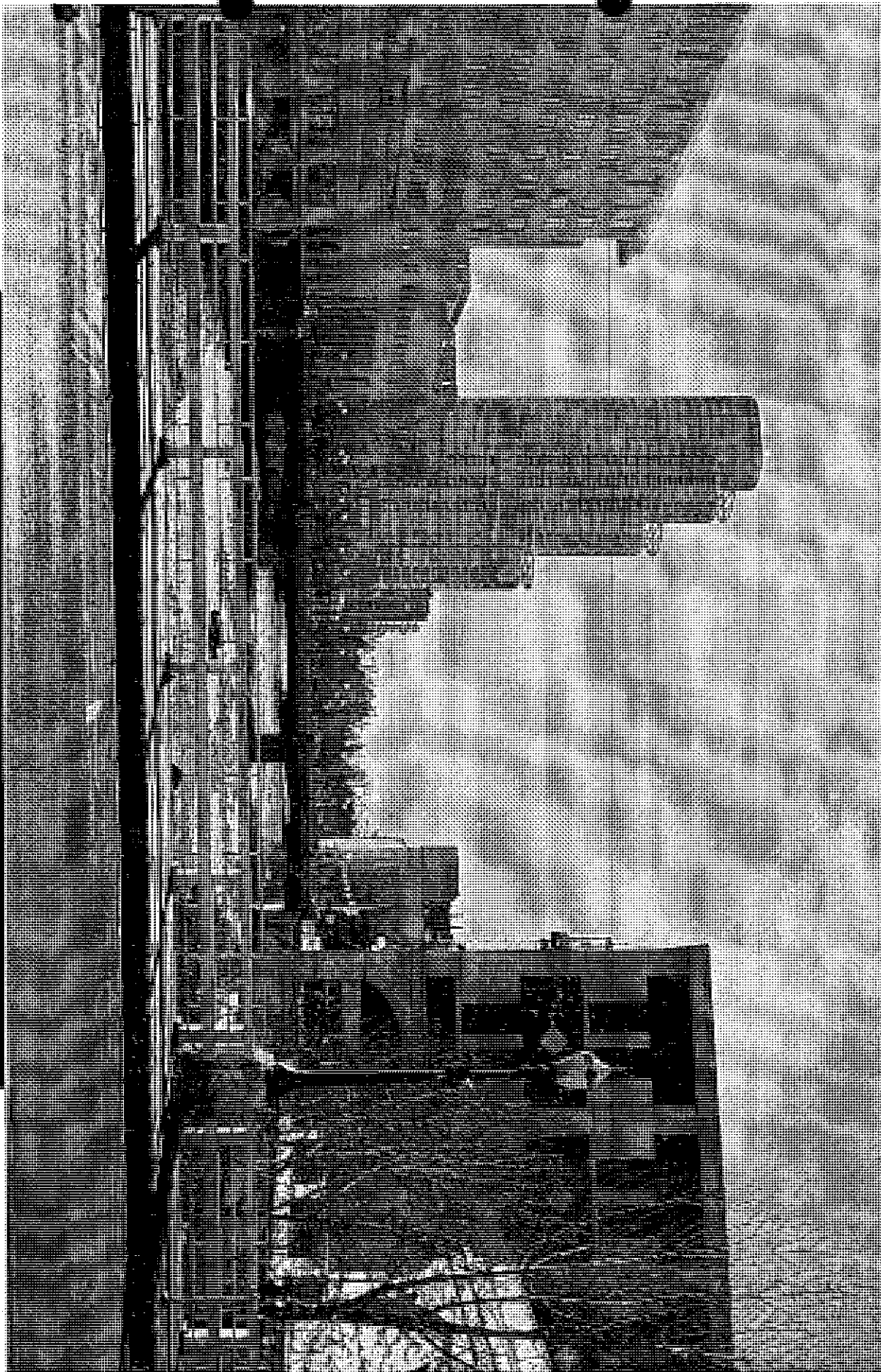


Looking North (Hill St. at West Liberty St.)

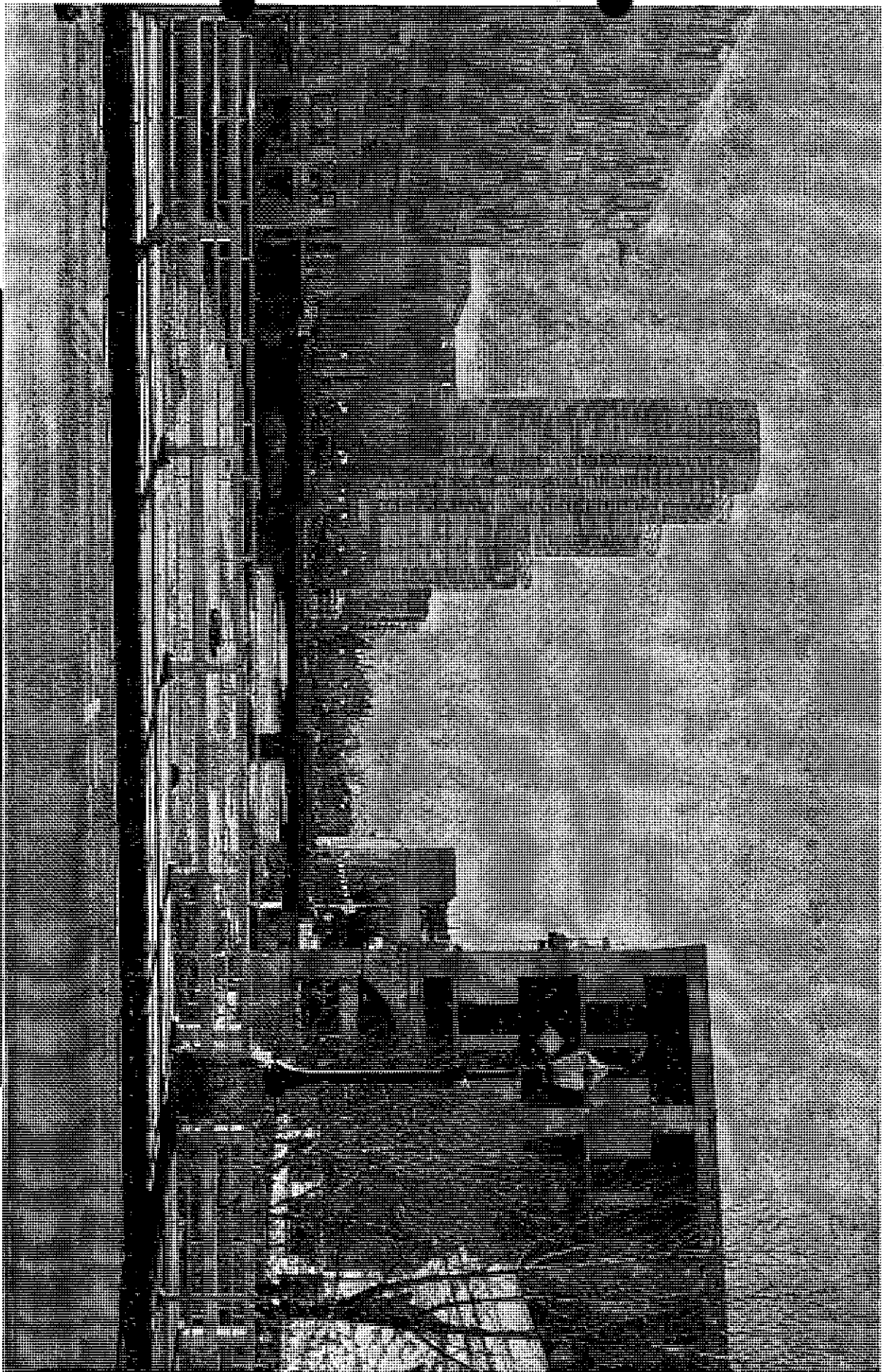


Looking North (Hill St. at West Liberty St.)



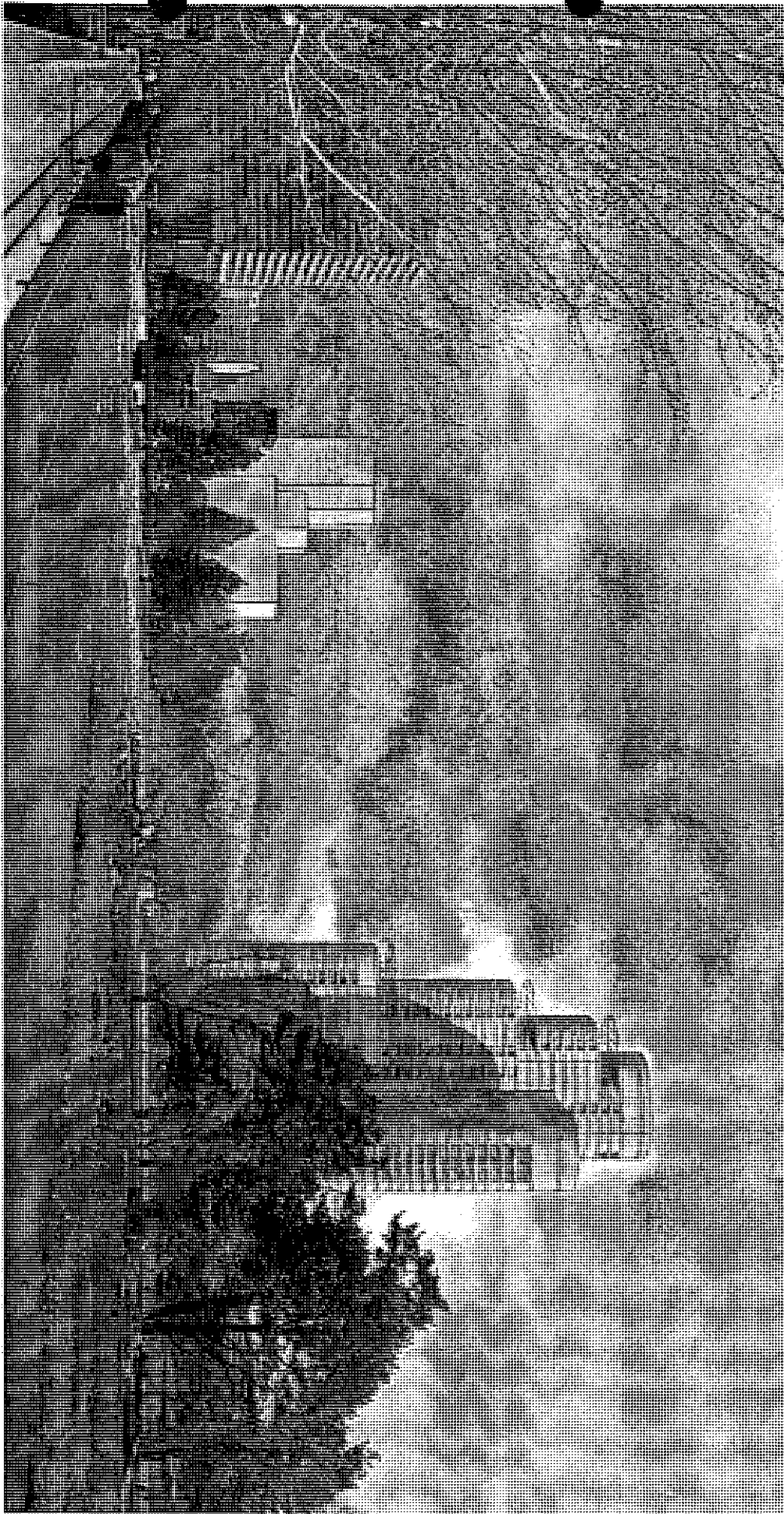


Looking West From S. Lake St. Bridge

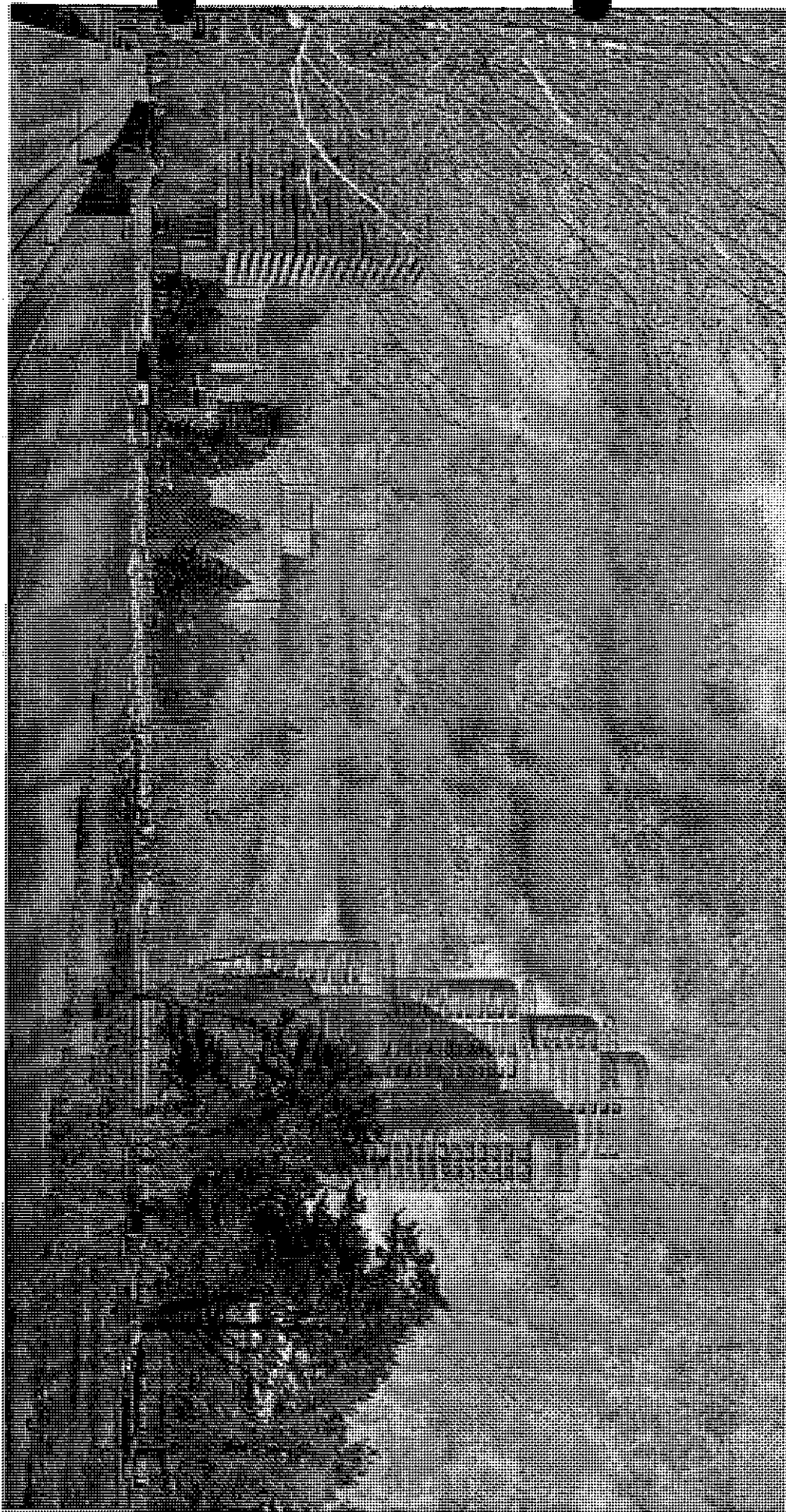


Looking West From S. Lake St. Bridge

Looking East (Riverside Dr. at Ralston St.)



Looking East (Riverside Dr. at Ralston St.)



JA0502

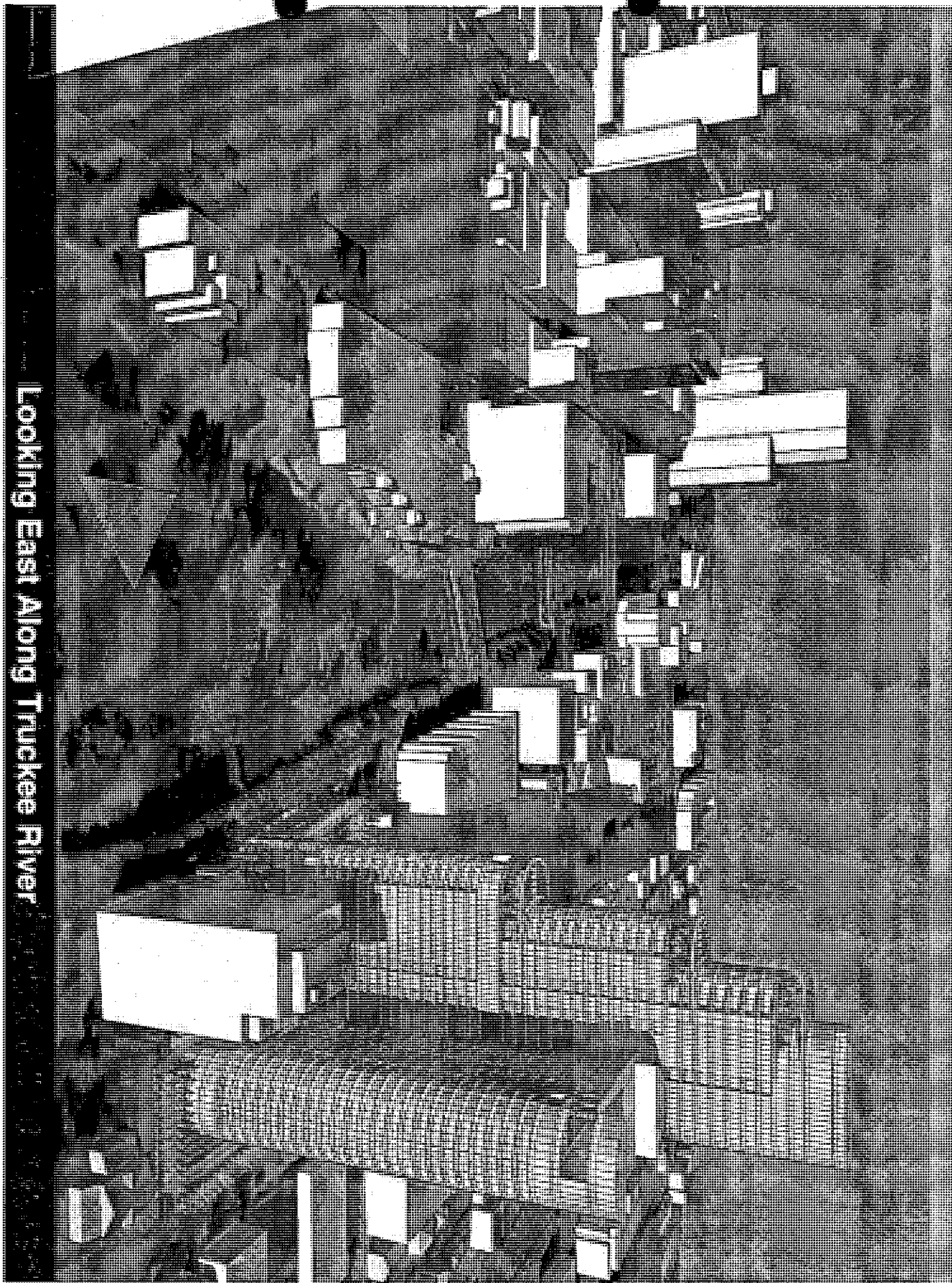
Looking West From Washoe Medical Center

JA0503

Looking Northeast From McCarran Blvd. at Caughlin Pkwy.



Looking East Along Truckee River



JA0505

PROJECT NAME: RESIDENTIAL PROJECT IN RENO, NEVADA
LOCATION: RENO, NEVADA

APN: 011-112-03, 011-112-06, 011-112-07, 011-112-12

ZONING: C8

PROJECT DATA SUMMARY:

SITE AREA: 69, 367 SF / 1.36 ACRE
PUBLIC OPEN SPACE: 41, 867 SF
BUILDING FOOTPRINT @ GRADE: 63, 370 SF

BUILDING DATA

	STORY	FLOOR
BUILDING 1	40	402
BUILDING 2	28	373.33
GARAGE	8.5	14

UNIT TABULATION

	STUDIO	1 BEDROOM	2 BED + GR	2 BEDROOM	3 BEDROOM	PAT. / TR.	TOTAL
BUILDING 1	71	114	34	94	15	6	334
BUILDING 2	0	82	23	48	0	0	161
GARAGE	0	0	0	4	0	0	4
PROJECT TOTAL	71	206	57	144	15	6	489

AREA CALC. (S.F.)

	RESIDENTIAL	BUILDING / TERRACE	LOBBY / CIRCULATION	RECREATIONAL / COMMERCIAL	POOL	OFFICE	POOL / MASSAGE	MECH.	PANTRY	OTHER
BUILDING 1	344, 024	36, 211	49, 287	63, 302	29, 208	0	0	10, 266	0	532, 306
BUILDING 2	152, 513	16, 868	30, 167	30, 807	0	18, 649	6, 364	0	0	256, 558
GARAGE	7, 328	316	4, 144	23, 185	0	0	0	7, 012	444, 422	444, 422
PROJECT TOTAL	603, 865	63, 395	83, 603	117, 304	29, 208	18, 649	6, 364	17, 278	444, 422	1, 233, 287

TOTAL RESIDENTIAL AREA: 657, 261 SF
 (INCLUDES BUILDING 2 TERRACE)

PARKING REQ. CALCULATION

SPACE	# UNITS	CITY REQUIREMENT	# STALLS
RESIDENTIAL STUDIO	71	0.8 STALL / UNIT	64
RESIDENTIAL 1BR1	206	1 STALL / UNIT	206
RESIDENTIAL 1BR1 + DEN	57	1 STALL / UNIT	57
RESIDENTIAL 2BR	144	1.4 STALL / UNIT	216
RESIDENTIAL 3BR	15	1.5 STALL / UNIT	23
RESIDENTIAL PH/UTM	6	1.5 STALL / UNIT	9
OFFICE		5000 SF	54
RETAIL		NONE	1
GUEST			50
CITY REQ. TOTAL		10000	711
ADDITIONAL REQ. (B) RESTAURANT			50
TOTAL			761
HANDICAP ACCESSIBLE		2% OF TOTAL	16
H.A. VAN PARKING		1000 OF 5 M.	2

PARKING PROPOSED

	STANDARD STALLS	HANDICAP ACCESSIBLE	HANDICAP ACCESSIBLE - VAN	TOTAL
GARAGE: +30.00'	G1	61	2	63
GARAGE: +21.00'	G2	90	2	92
GARAGE: +12.00'	G3	101	2	103
GARAGE: +3.00'	G4	102	2	104
GARAGE: -5.82'	G5	102	2	104
GARAGE: -14.92'	G6	106	2	108
GARAGE: -23.82'	G7	98	2	100
GARAGE: -32.82'	G8	106	2	108
GARAGE: -41.82'	G9	61	2	63
NEW TOTAL:		825	18	843
(480 + 1,480 SF PER ADDITIONAL LEVEL)				

7 LEVEL SCHEME (644 PARKING)
ADDITIONAL LEVELS: 9 LEVEL SCHEME (845 PARKING)

WINGFIELD PARK

TRUCKEE RIVER

- Island Avenue Streetscape/ Riverfront Promenade
- per city standards and design guidelines
 - fully integrates with existing Promenade
 - provides pedestrian access to river and downtown
 - scored, toned paving
 - seating and lighting

ISLAND AVENUE

EXISTING
STRUCTURE

EXISTING
STRUCTURE

ARLINGTON AVENUE

BUILDING 2

PODIUM

BUILDING 1

Court St. Streetscape

- street trees per city standards
- scored, toned paving
- seating and lighting

Plaza

- shade trees in containers
- scored, toned paving
- seating and lighting
- views to foothills

Pedestrian Promenade/ River Link

- water course/ cascade
- scored, toned paving
- seating and lighting
- steps

COURT STREET

FLINT STREET

CONCEPTUAL LANDSCAPE MASTERPLAN



HILL STREET

Dining Terrace

- outdoor dining
- containerized plantings
- scored, toned paving
- seating and lighting

Garden Terraces

- containerized plantings
- scored, toned paving
- seating and lighting

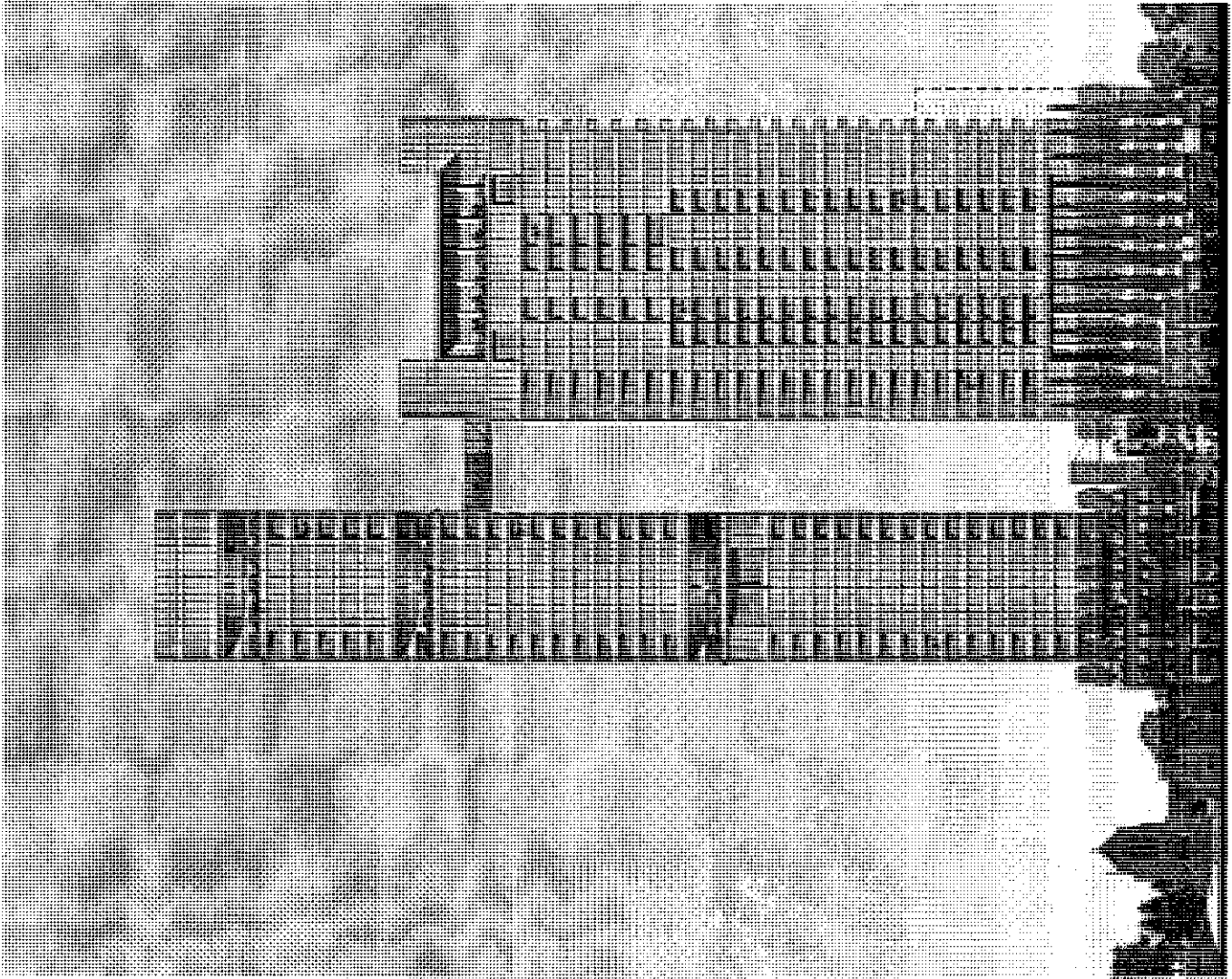
Wooded Edge

- tall, columnar trees
- evergreen vines
- evergreen shrubs

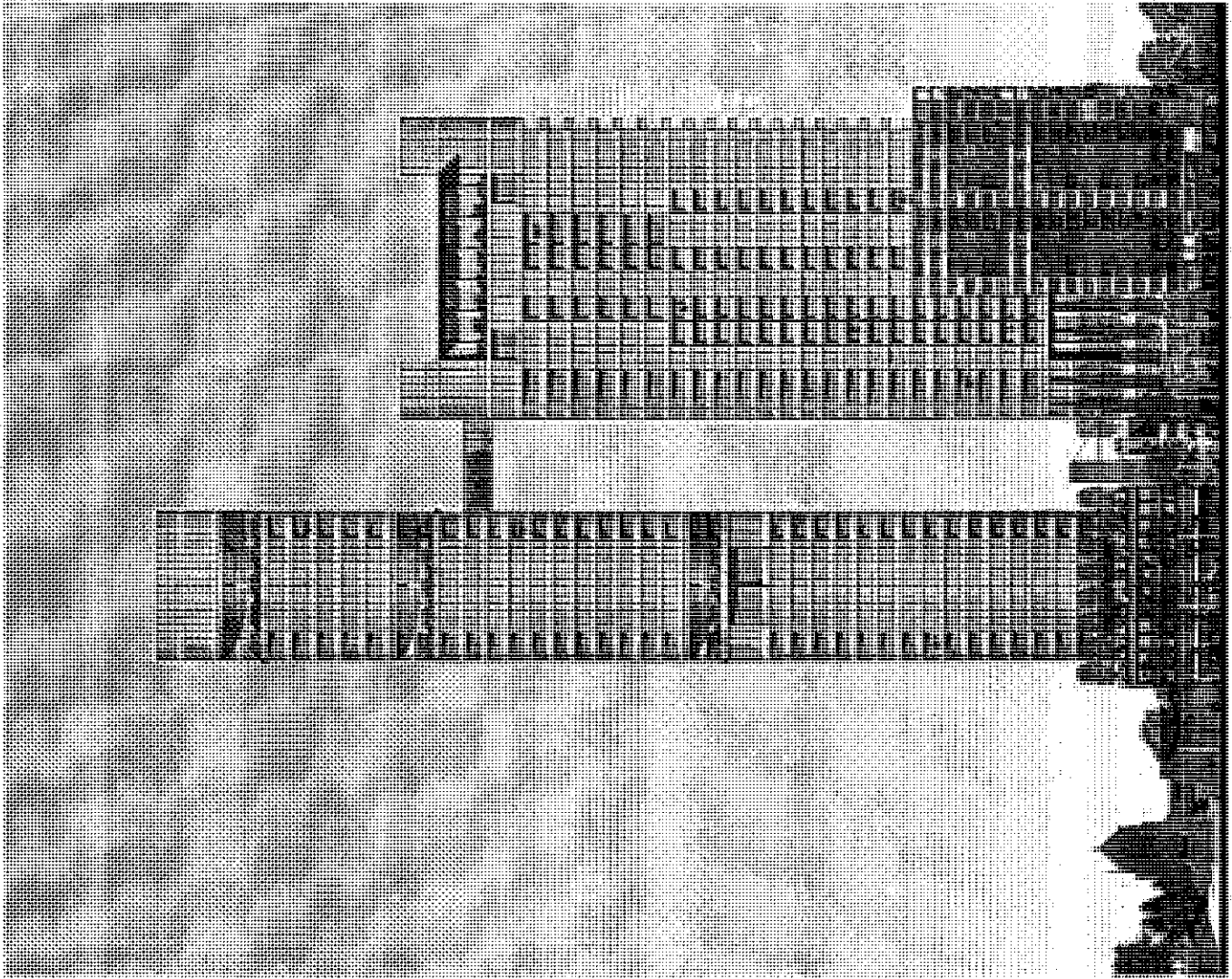
Water Course

- visual link to Truckee River
- masonry water basins and cascades
- seating

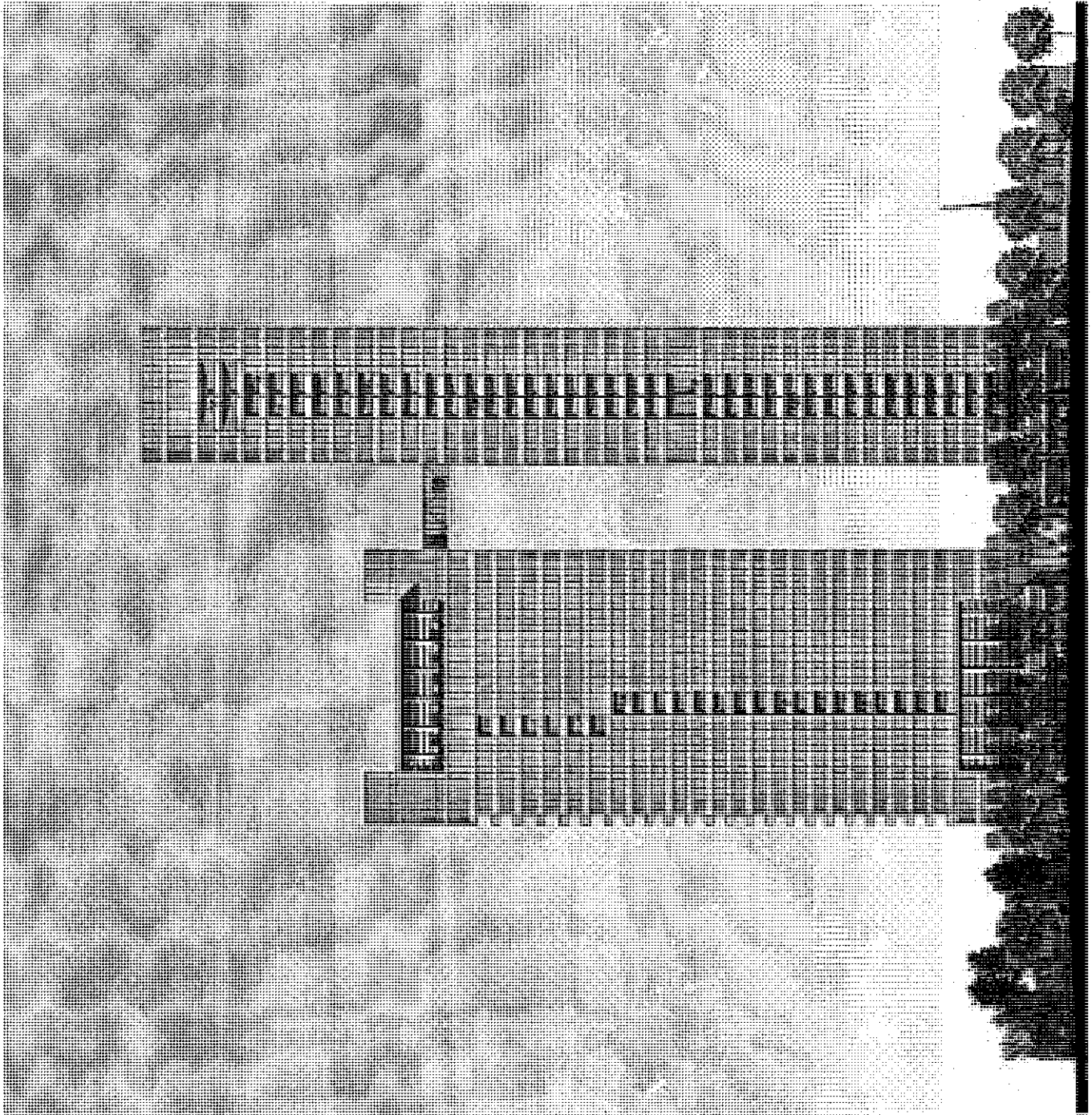
EXISTING
STRUCTURE



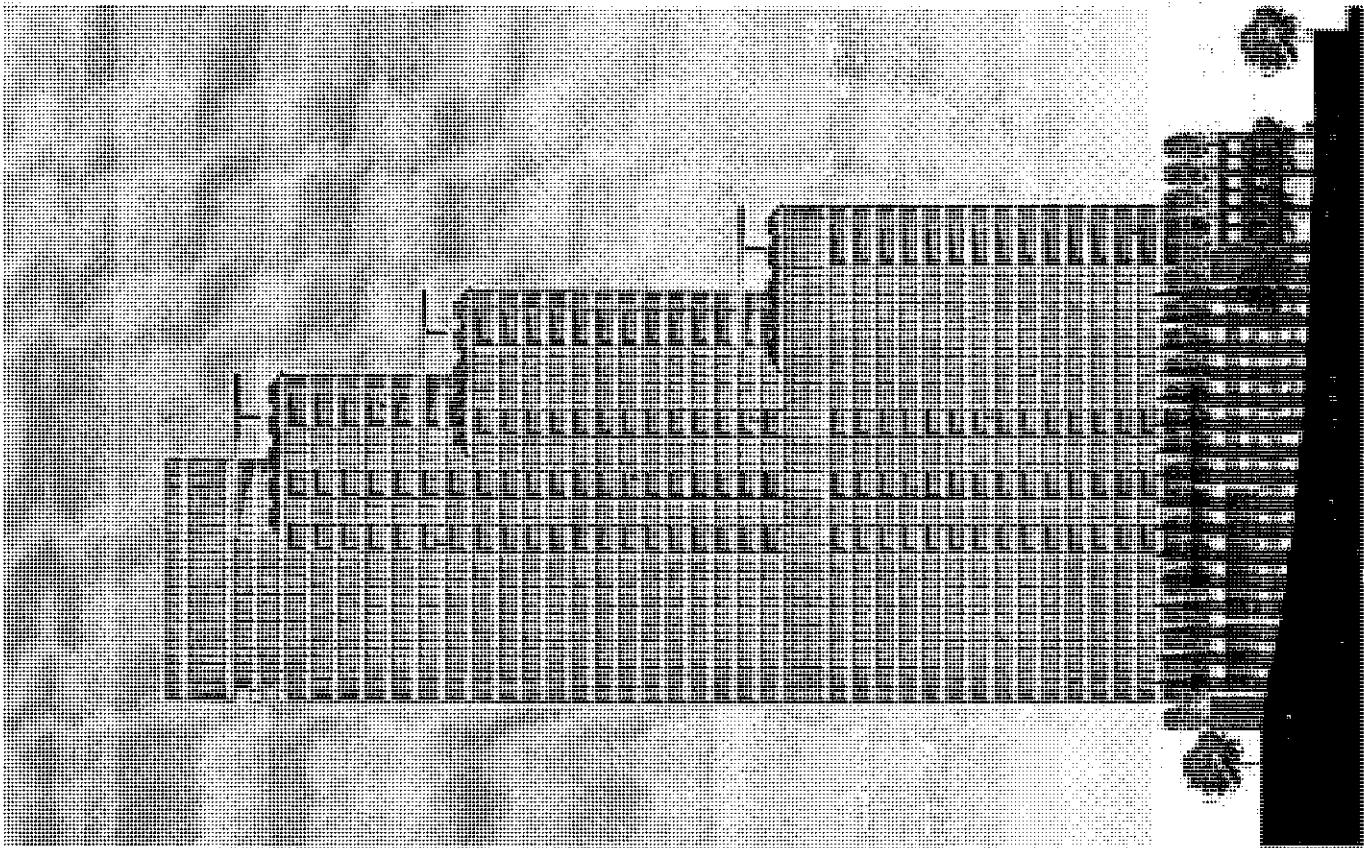
North Elevation

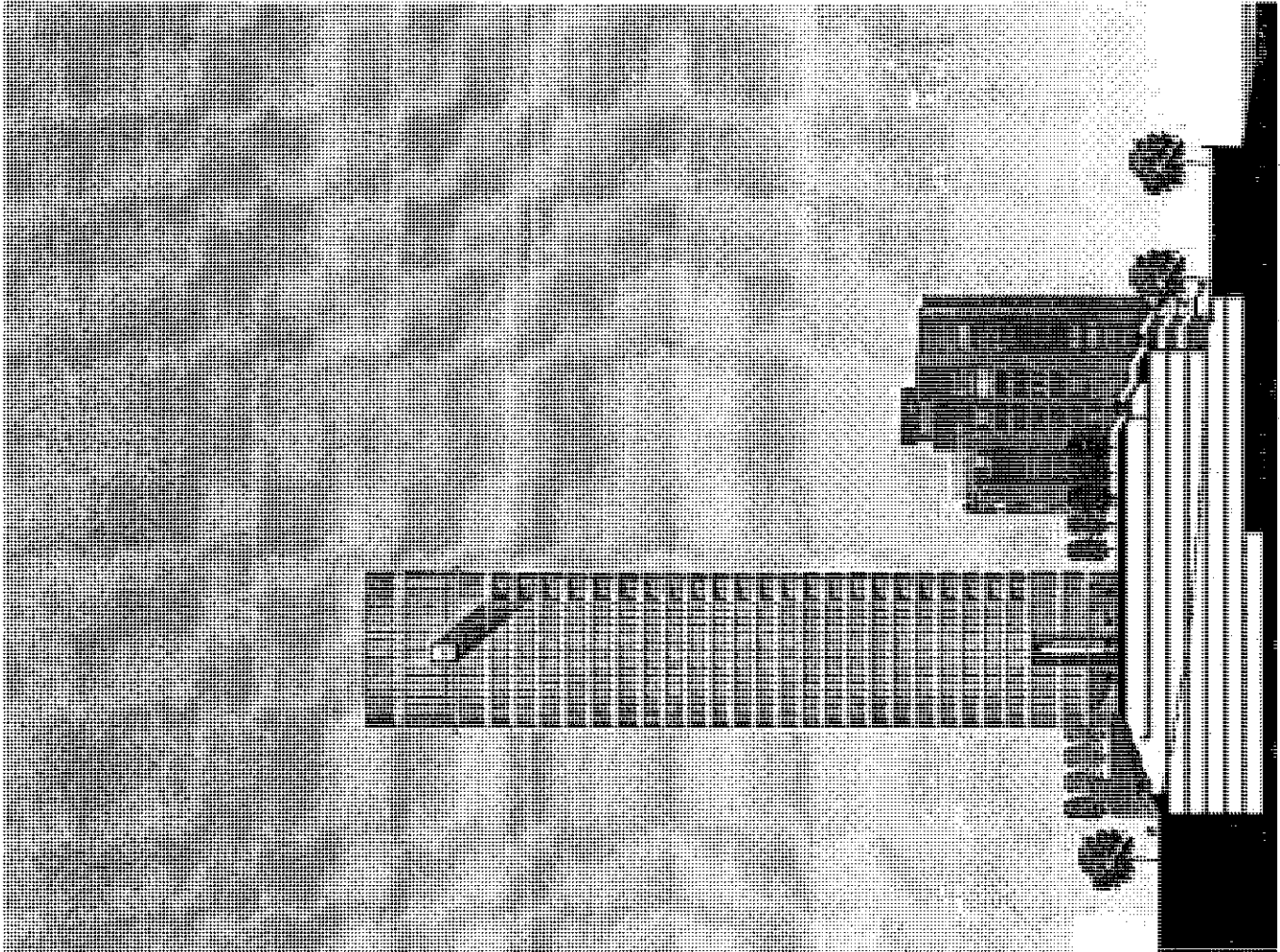


North Elevation

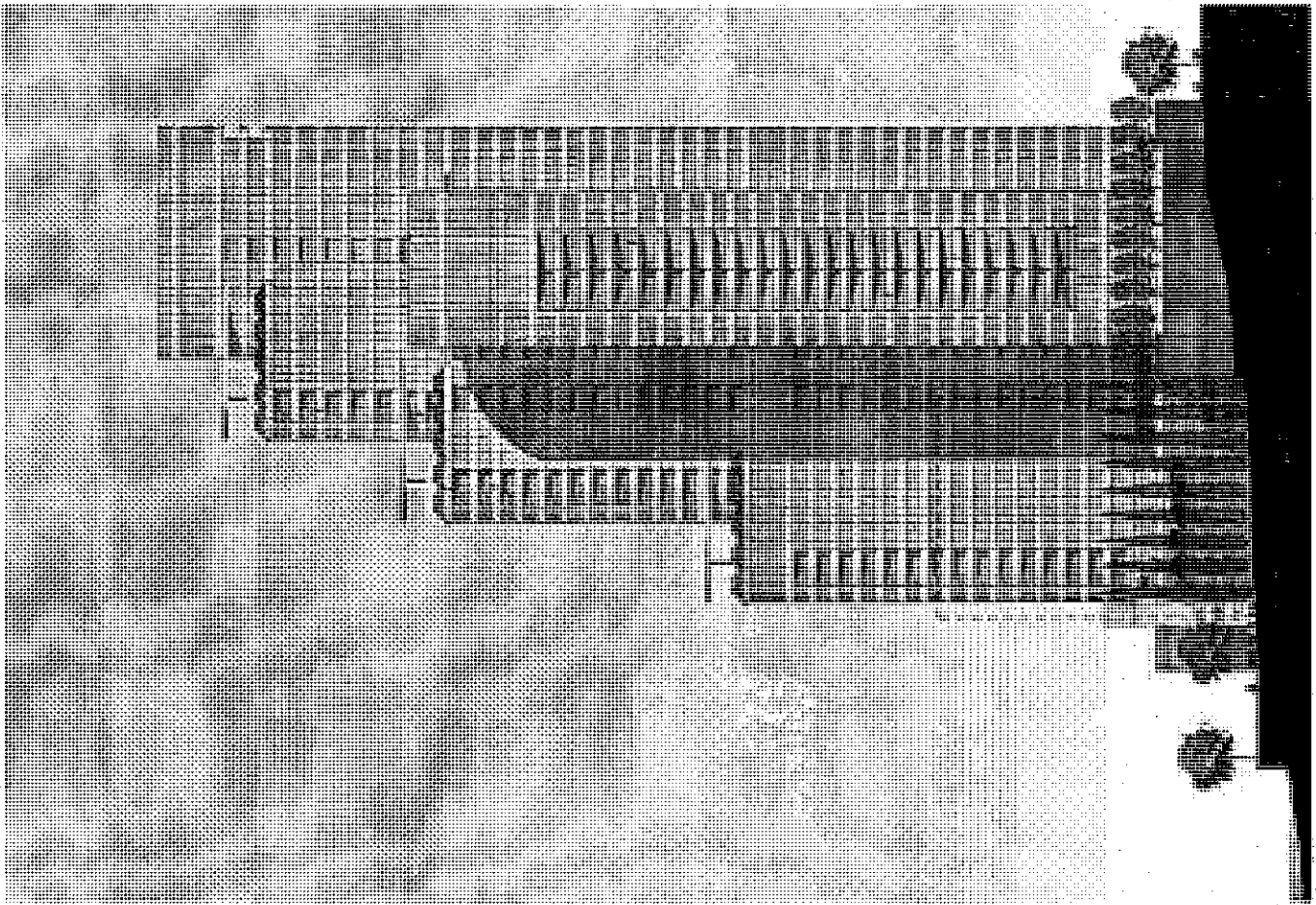


South Elevation

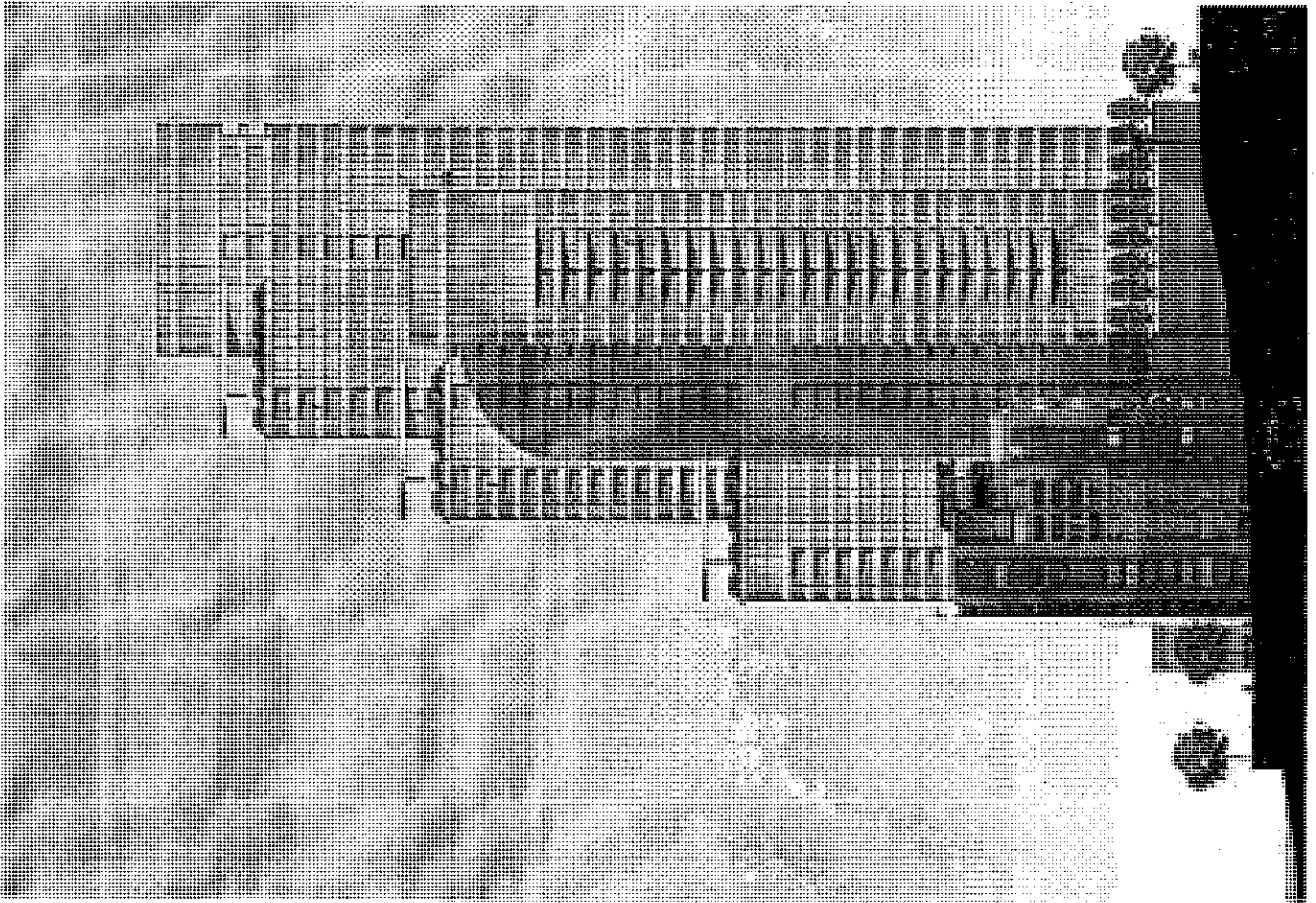




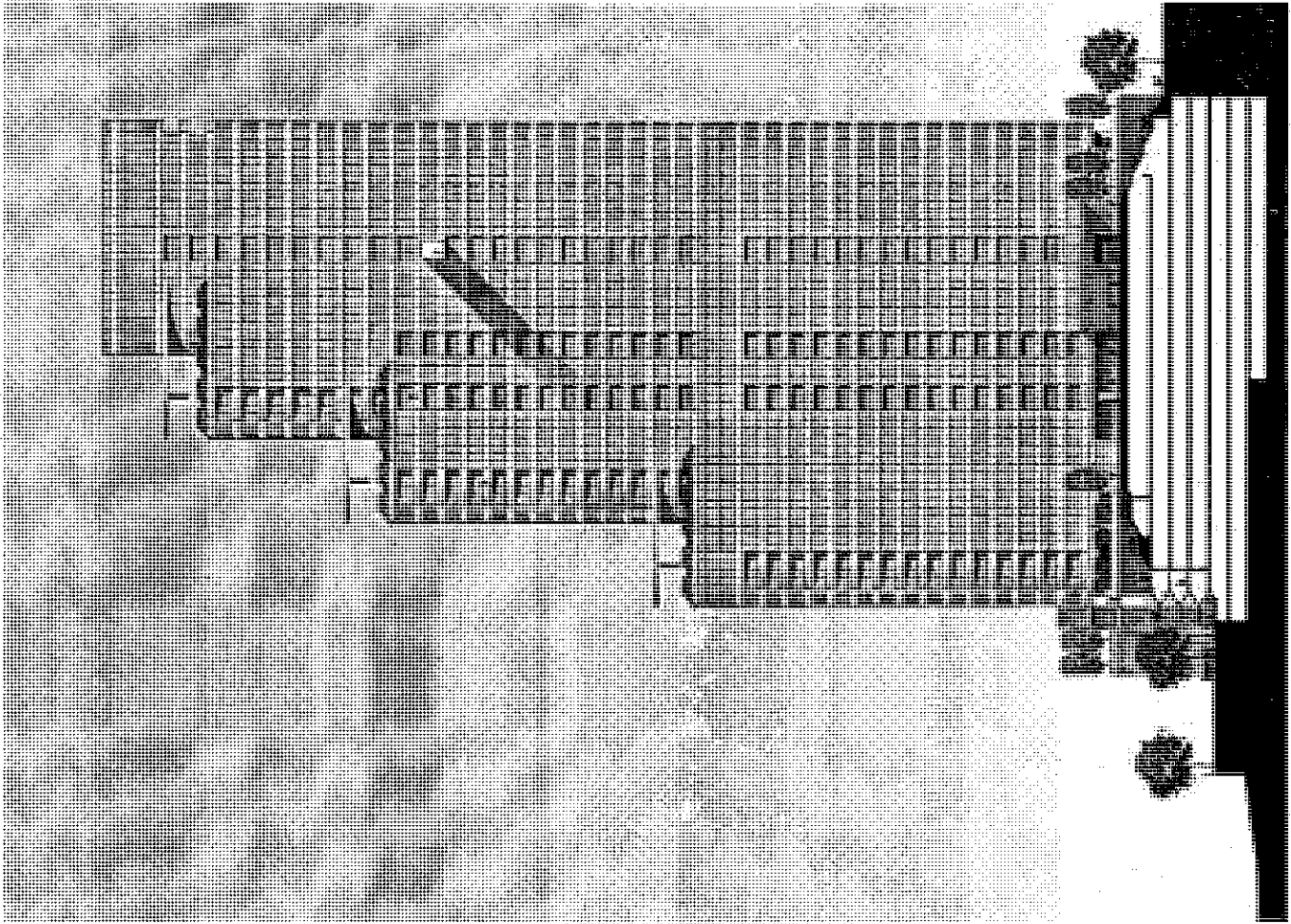
East Elevation – Building 2



West Elevation



West Elevation



West Elevation – Building 1

Vertical Zoning Restrictions

Hourly shading sequence for June 21st

Mean Monthly and Annual Average Climate Data for Reno, Nevada¹

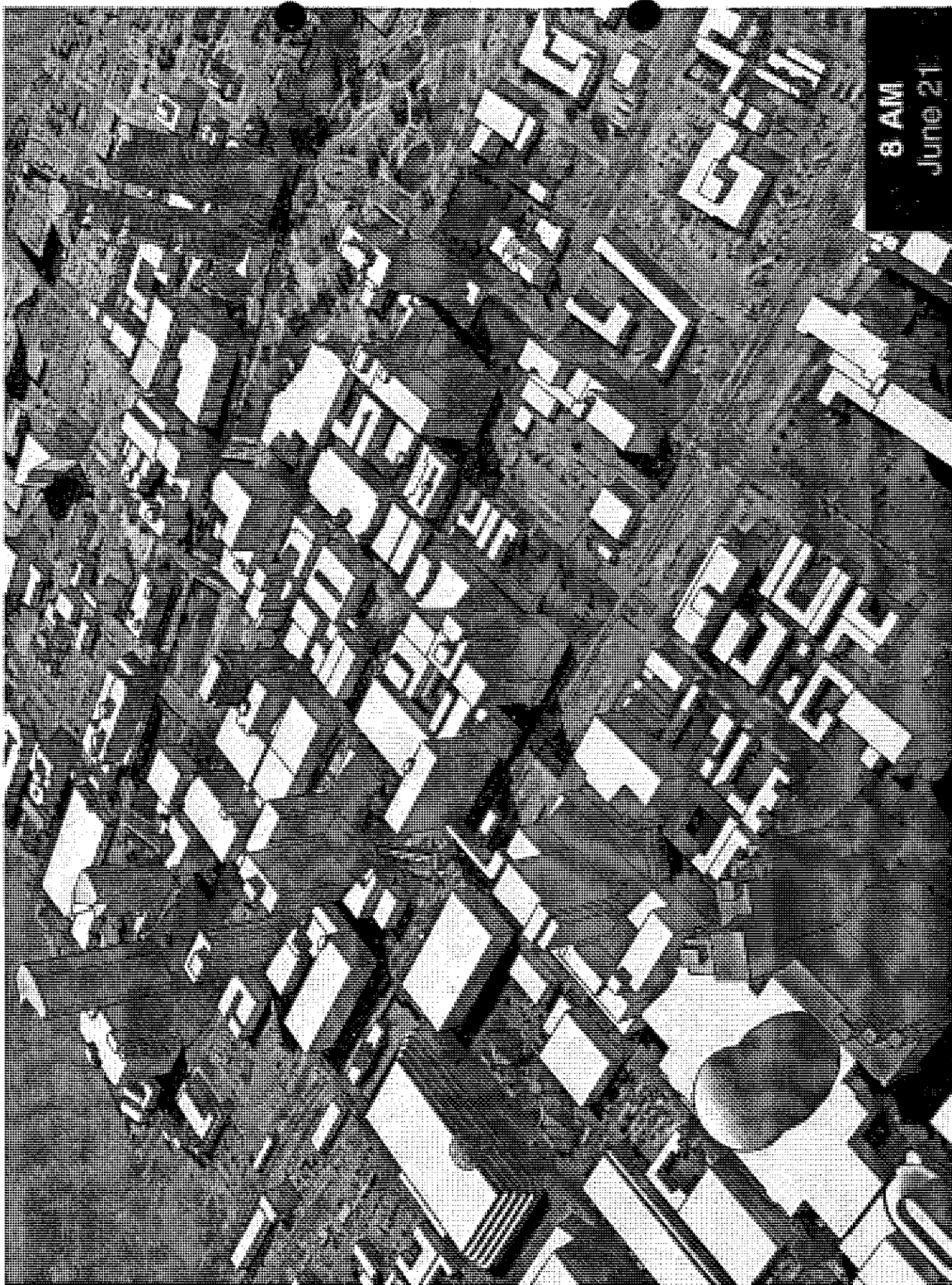
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Clear Days*	8	7	8	8	12	16	22	22	21	16	9	8	157
Cloudy Days**	16	14	14	12	10	6	3	3	4	8	13	15	118
Partly Cloudy Days***	7	7	9	10	9	8	6	6	5	7	8	8	90
	Total												365

* A clear day is zero to 30% average sky cover.

** A cloudy day is 70% to 100% average sky cover.

*** A partly cloudy day is 40% to 70% average sky cover.

¹ Source: Western Regional Climate Center, Desert Research Institute (www.wrcc.dri.edu)



8 AM
June 21



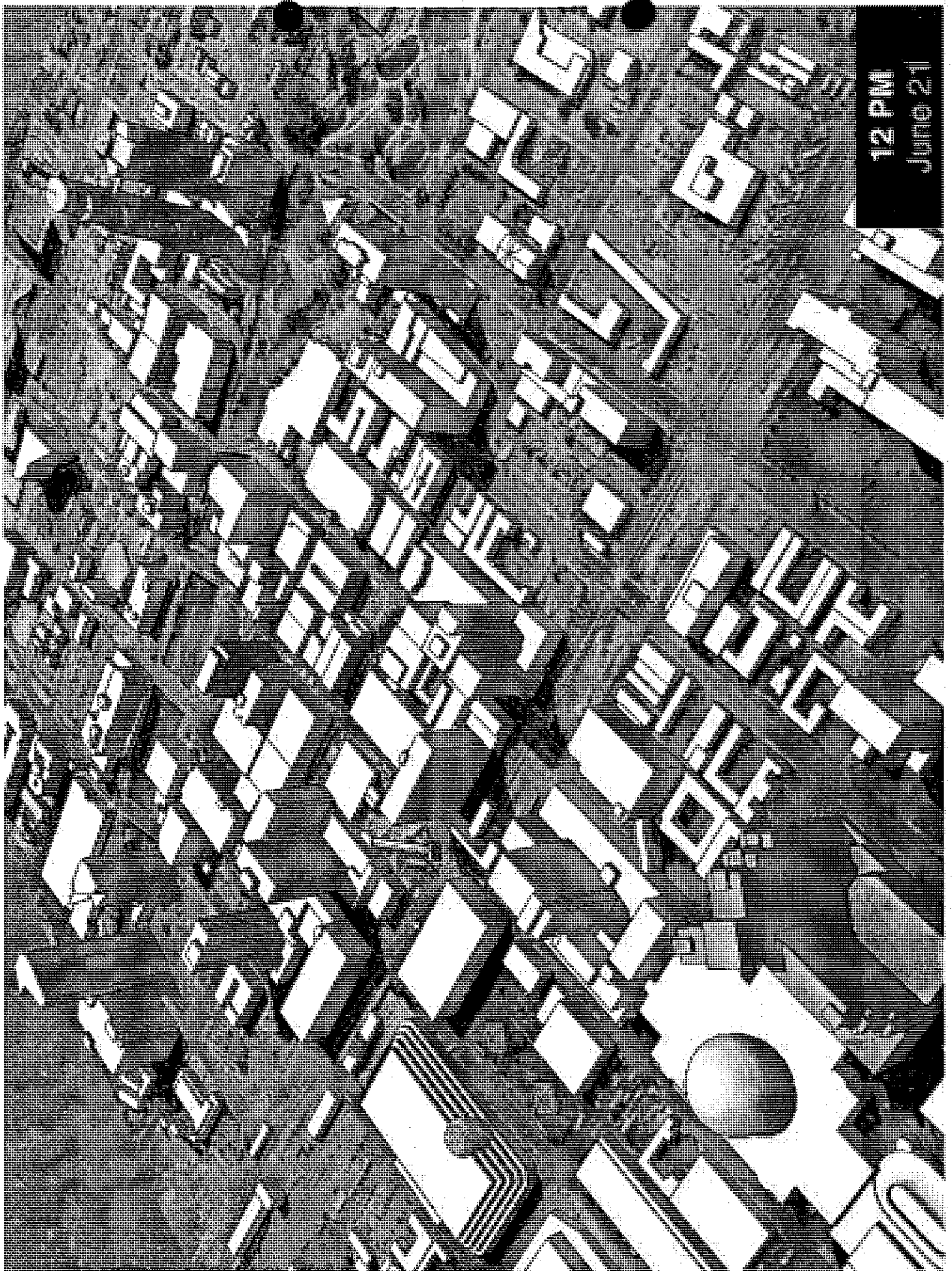
9 AM
June 21



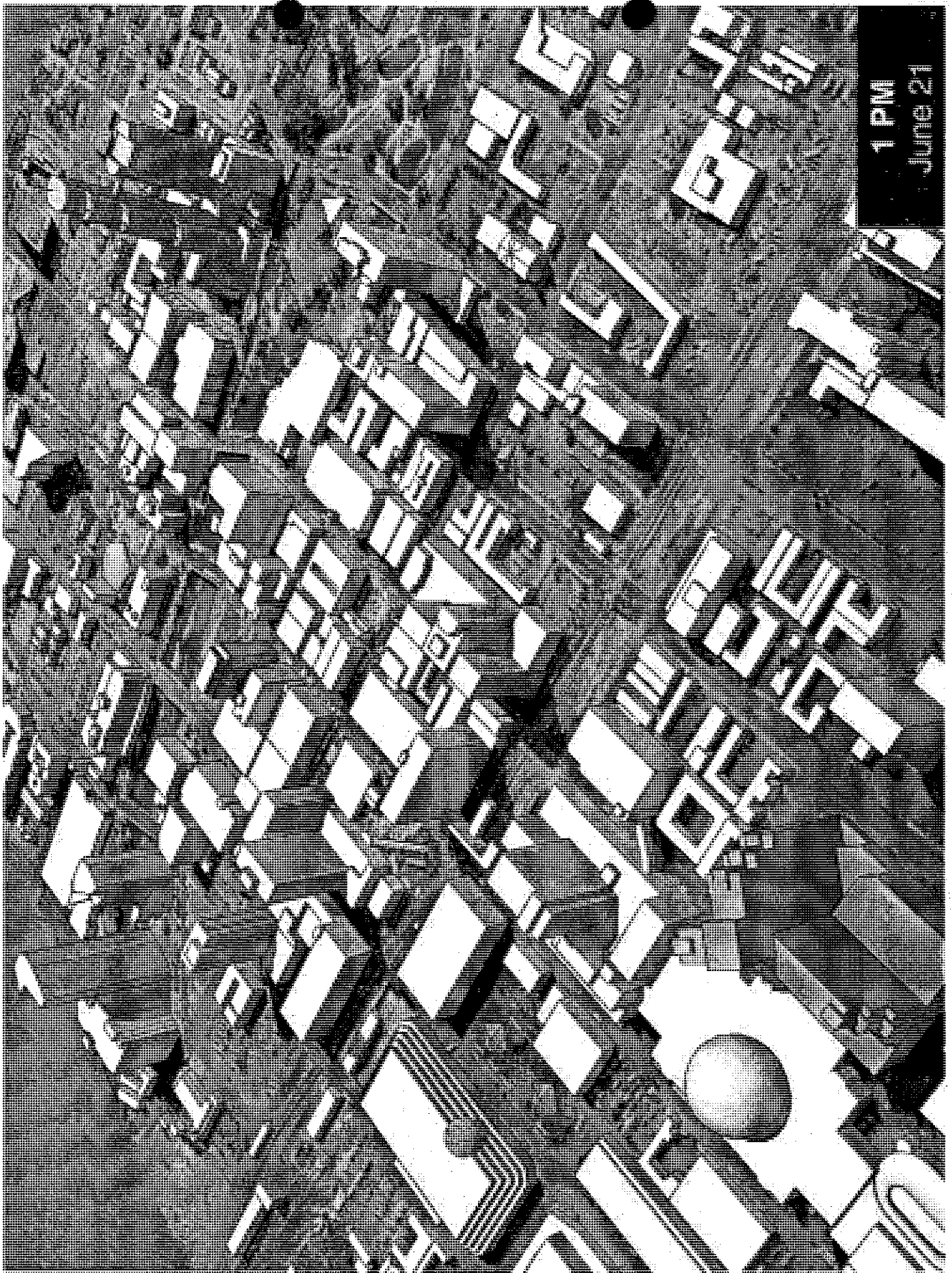
10 AM
June 21



11 AM
June 21



12 PM
June 21

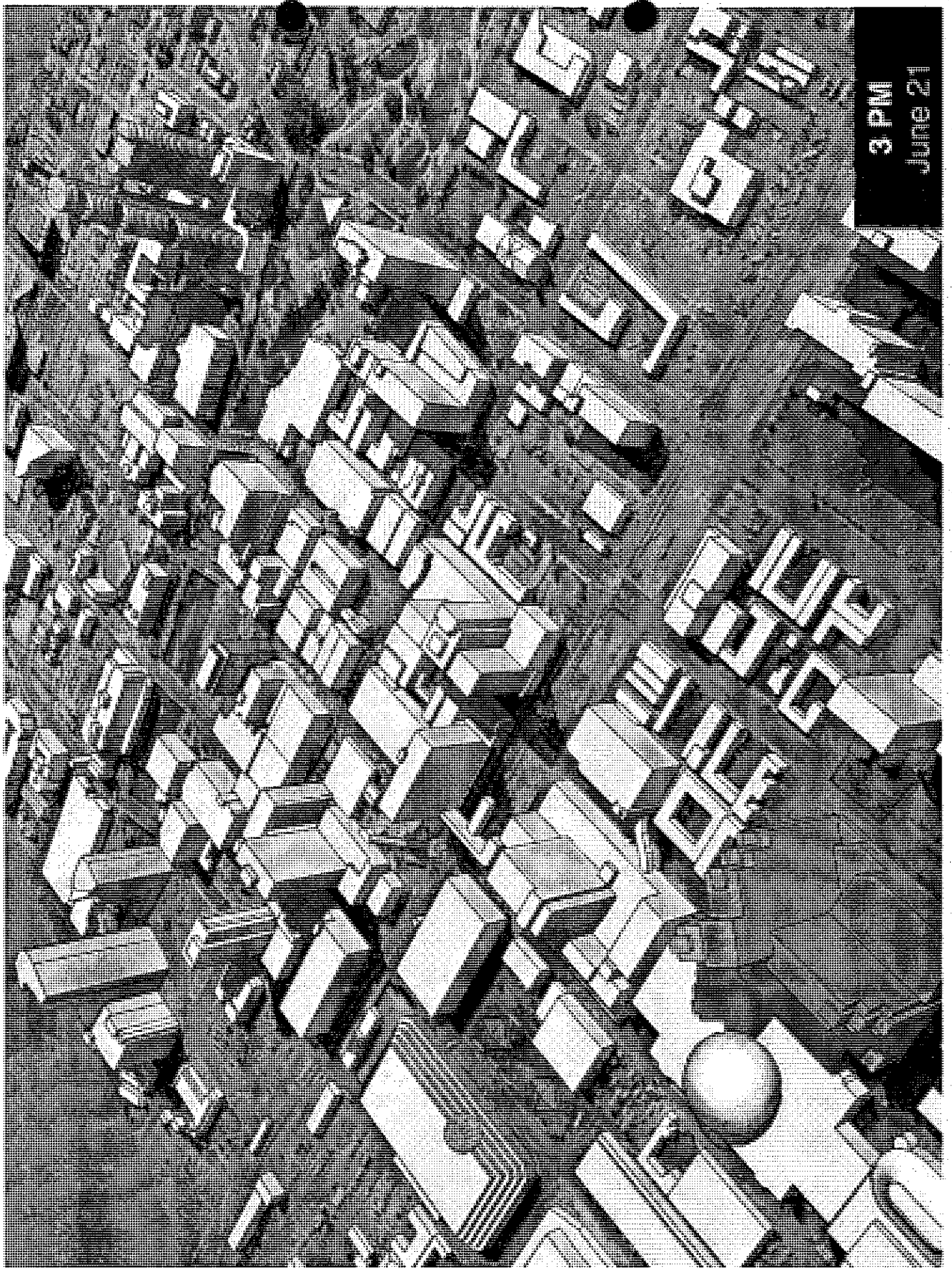


1 PM
June 21



2 PM
June 21

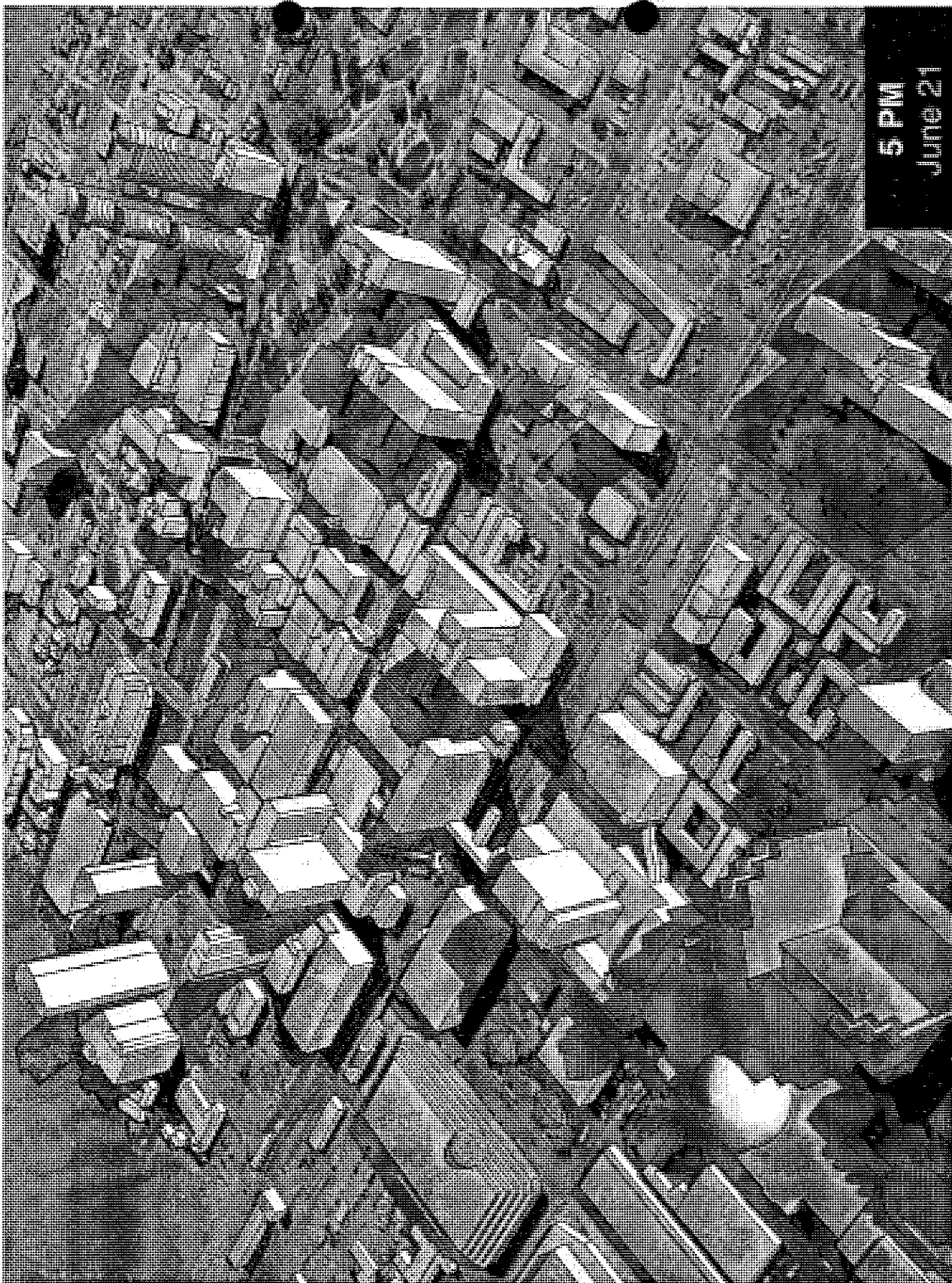
JA0524



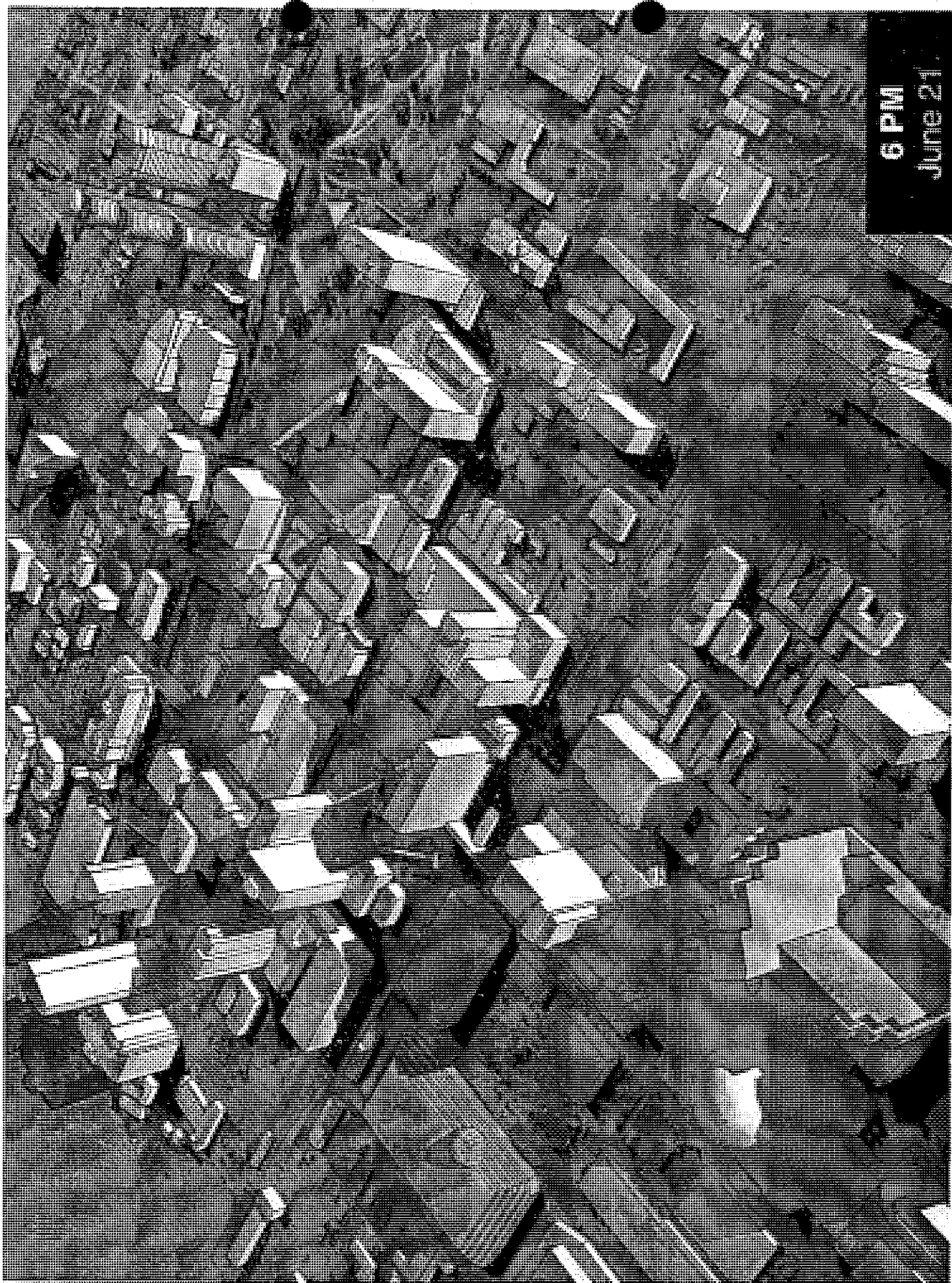
JA0525



4 PM
June 21



JA0527



JA0528

Hourly shading sequence for December 21st

Mean Monthly and Annual Average Climate Data for Reno, Nevada¹

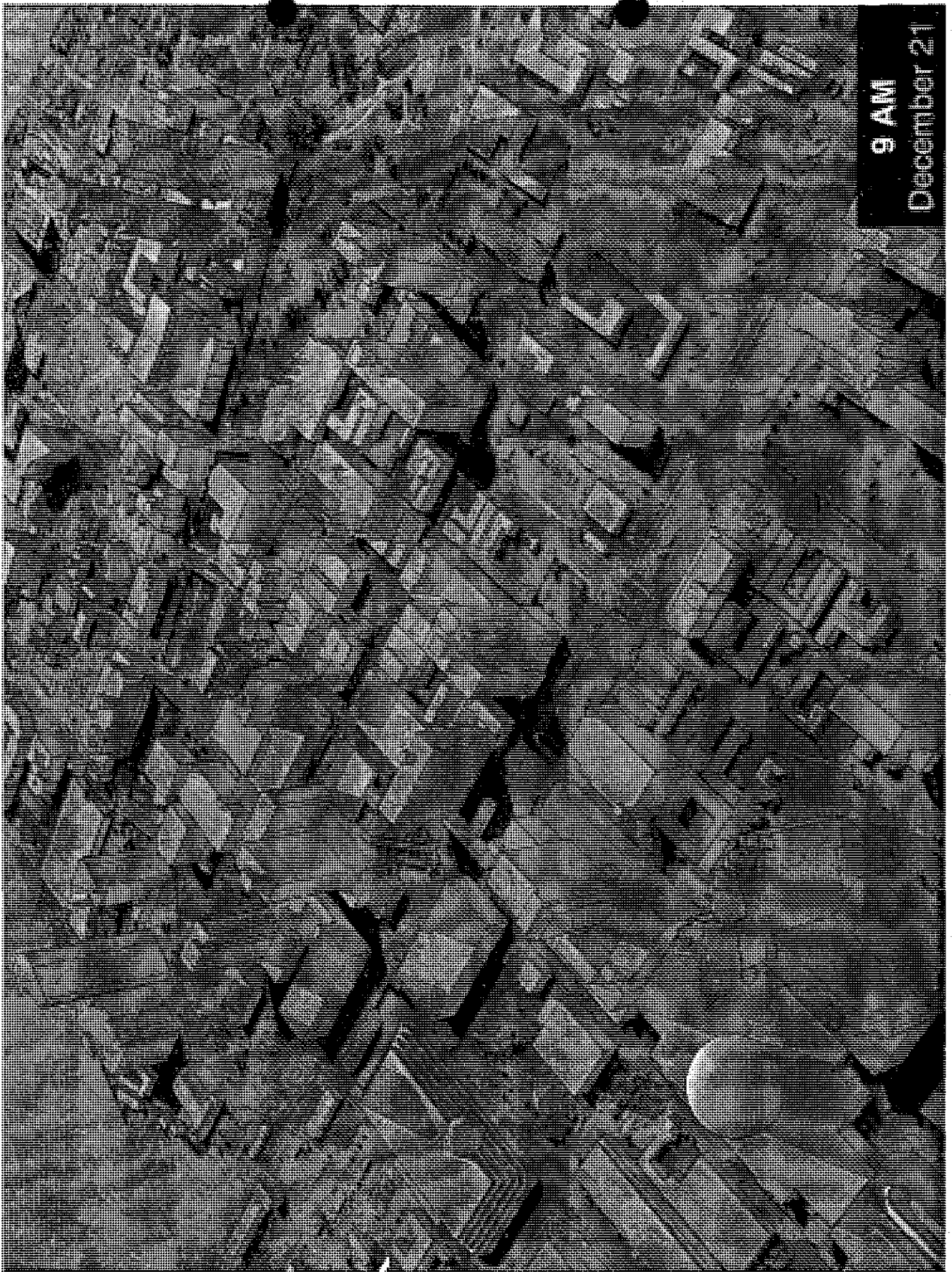
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Clear Days*	8	7	8	8	12	16	22	22	21	16	9	8	157
Cloudy Days**	16	14	14	12	10	6	3	3	4	8	13	15	118
Partly Cloudy Days***	7	7	9	10	9	8	6	6	5	7	8	8	90
	Total												365

* A clear day is zero to 30% average sky cover.

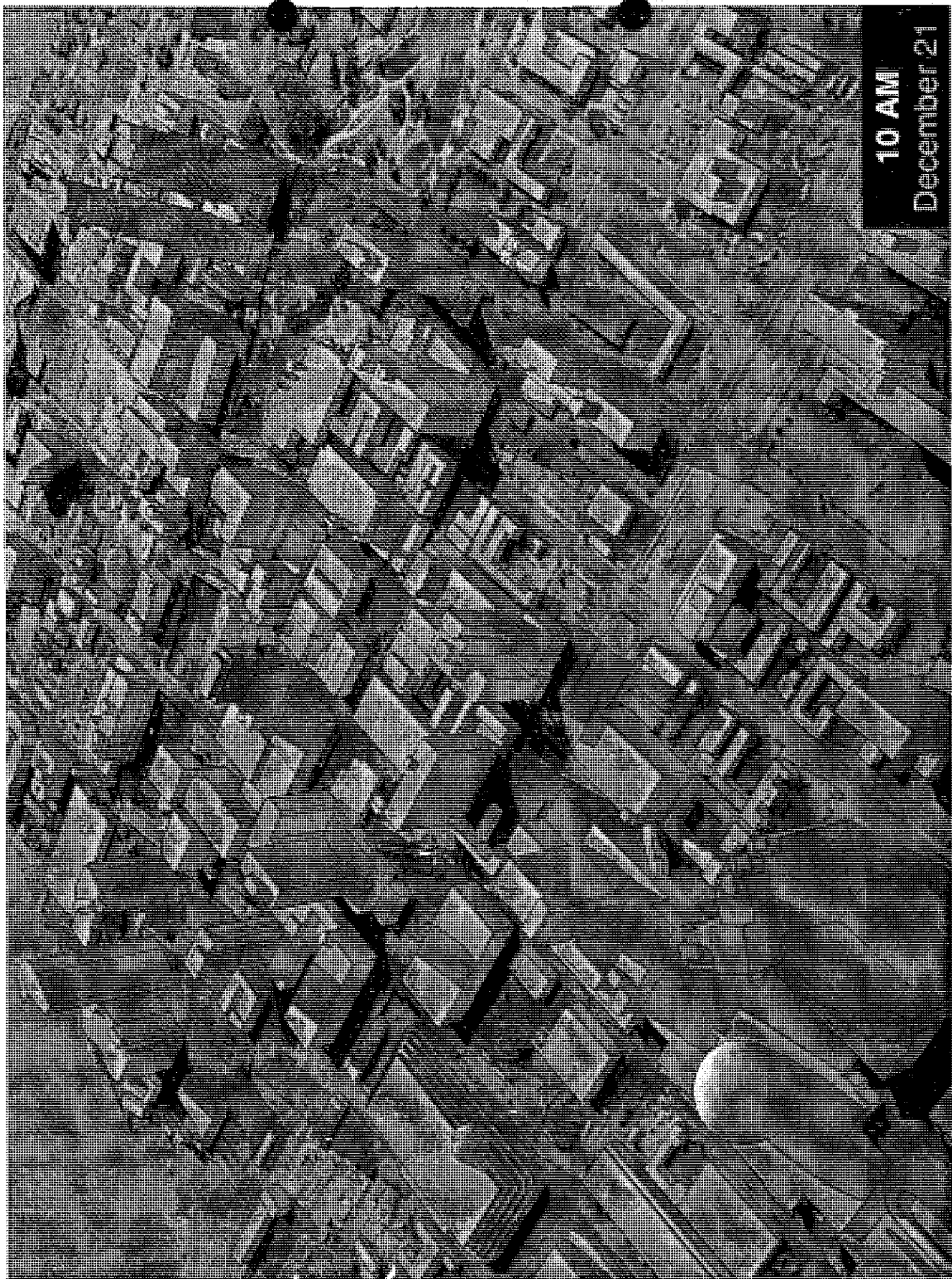
** A cloudy day is 70% to 100% average sky cover.

*** A partly cloudy day is 40% to 70% average sky cover.

¹ Source: Western Regional Climate Center, Desert Research Institute (www.wrcc.dri.edu)



9 AM
December 21



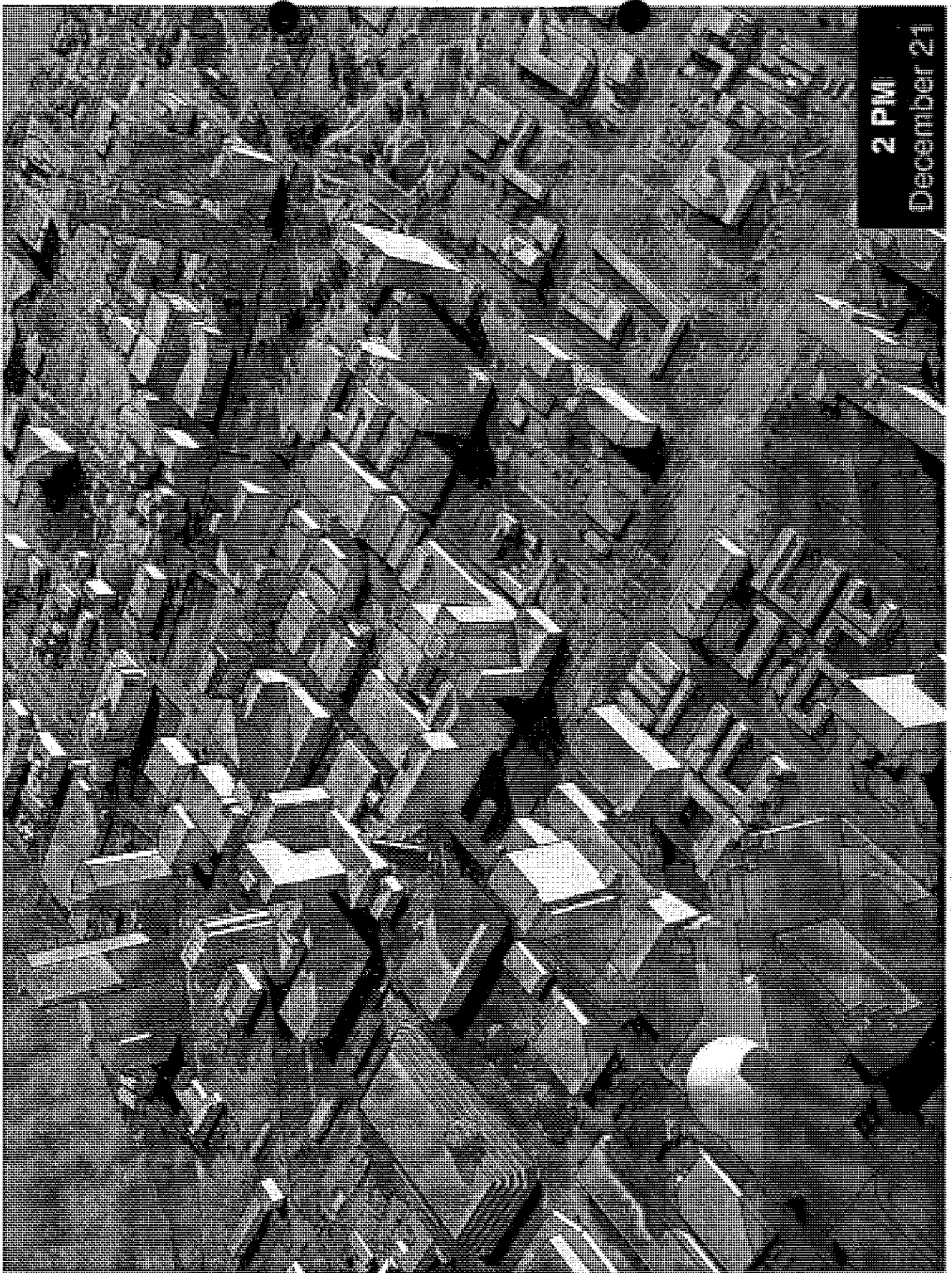


11 AM
December 21

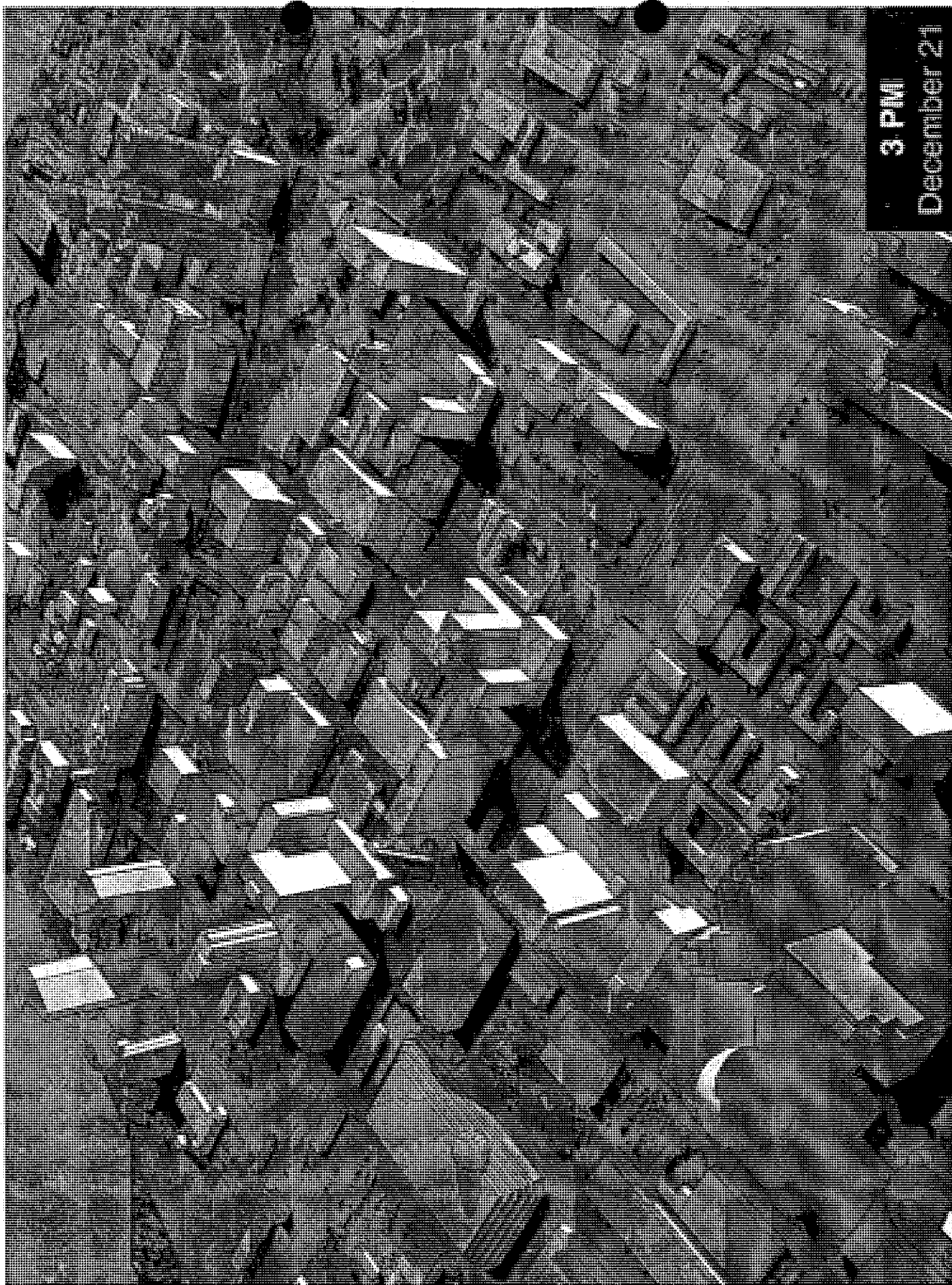


JA0533



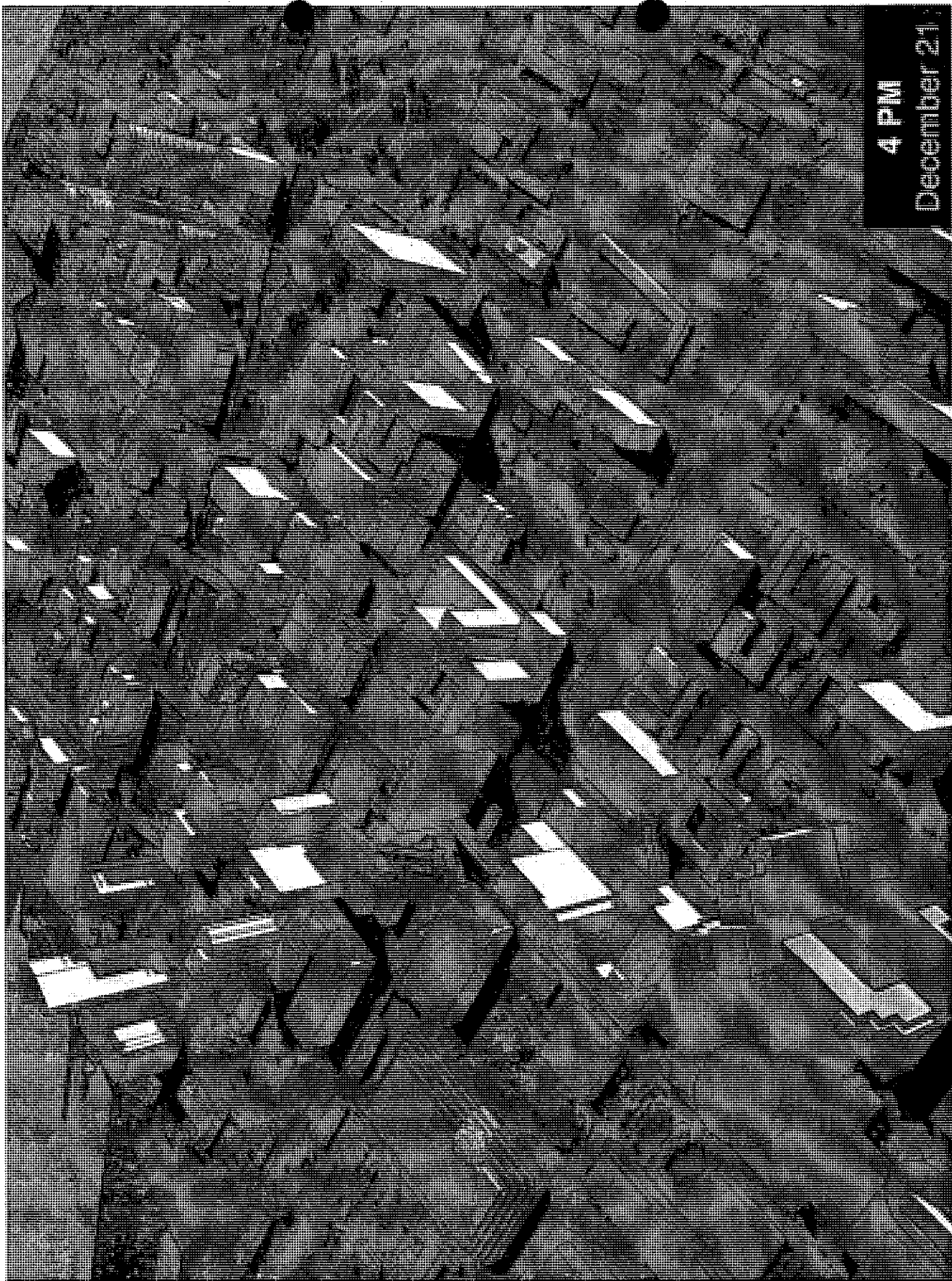


2 PM
December 21



3 PM
December 21

4 PM
December 21



Hourly shading sequence for September 21st

Mean Monthly and Annual Average Climate Data for Reno, Nevada¹

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Clear Days*	8	7	8	8	12	16	22	22	21	16	9	8	157
Cloudy Days**	16	14	14	12	10	6	3	3	4	8	13	15	118
Partly Cloudy Days***	7	7	9	10	9	8	6	6	5	7	8	8	90
	Total												365

* A clear day is zero to 30% average sky cover.

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¹ Source: Western Regional Climate Center, Desert Research Institute (www.wrcc.dri.edu)



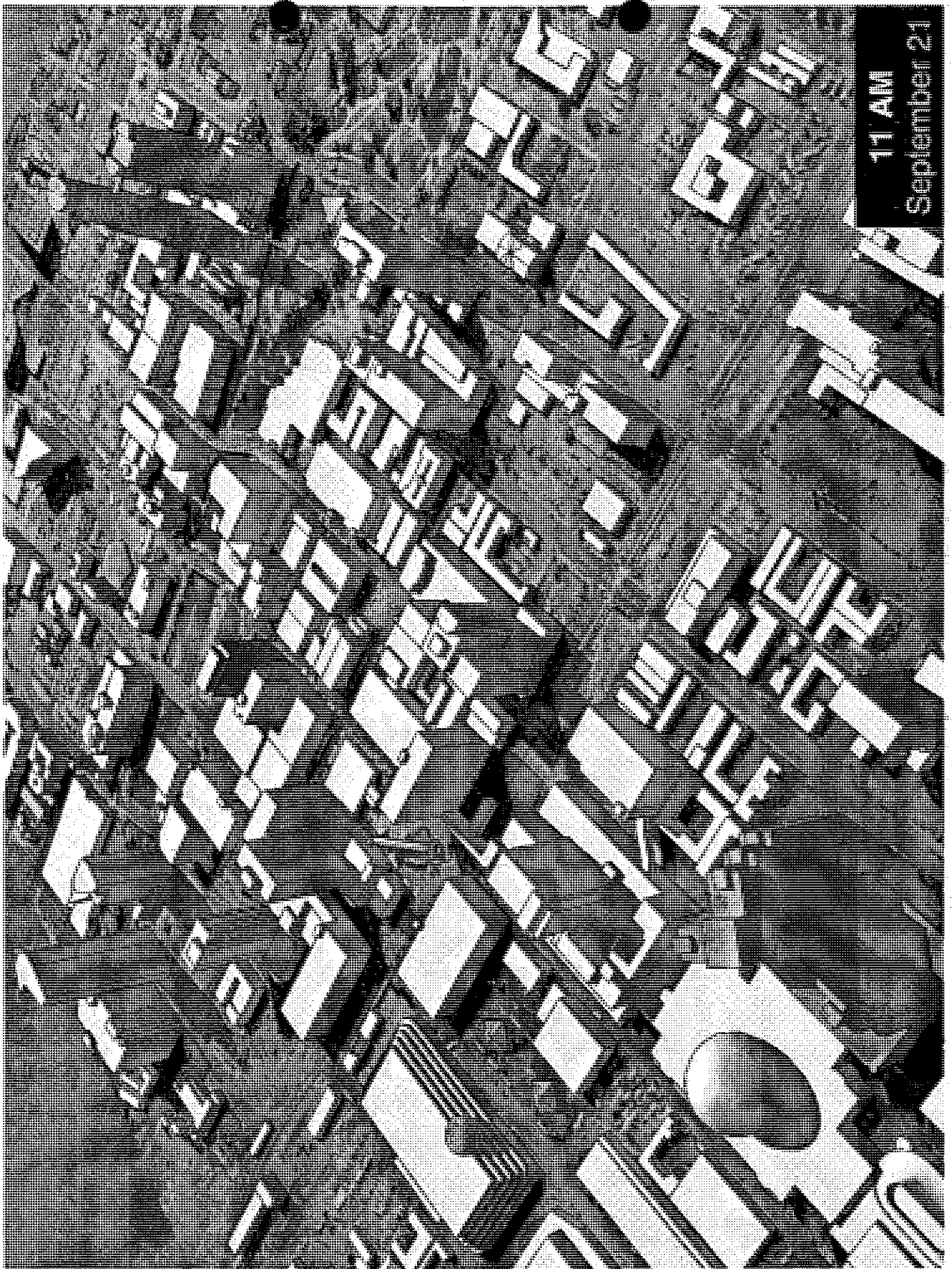
8 AM
September 21



JA0540



JA0541



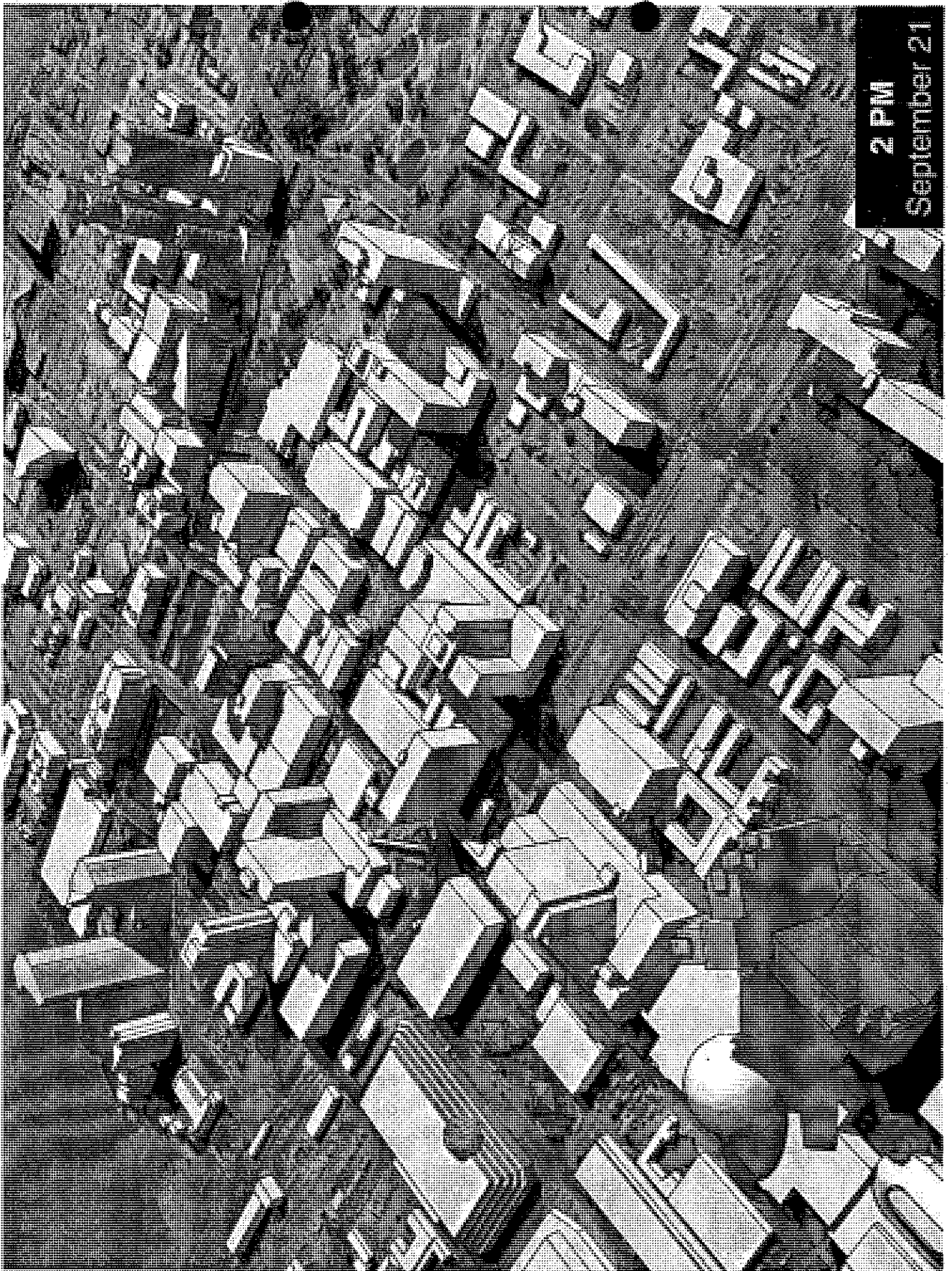
JA0542



12 PM
September 21



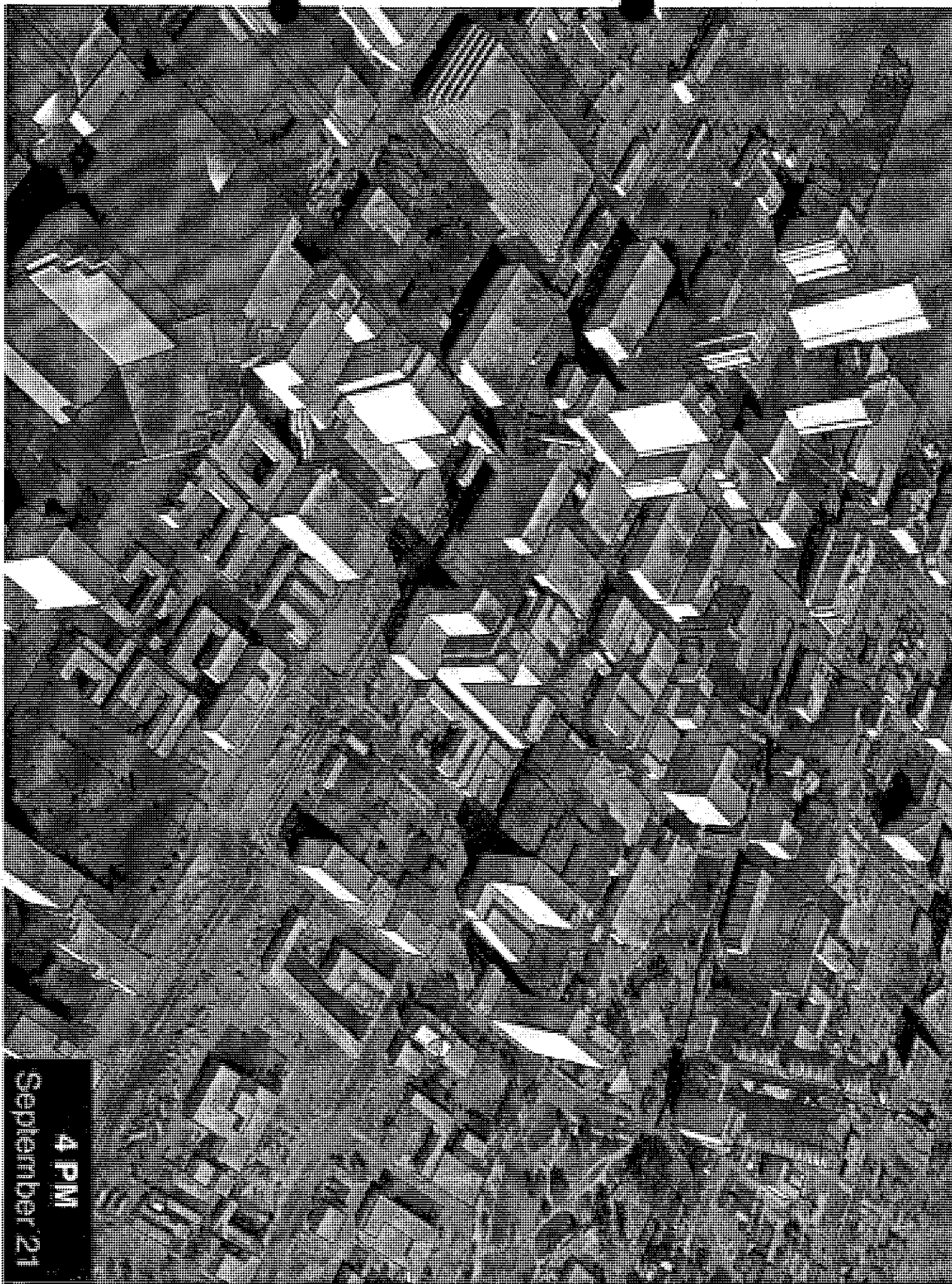
1 PM
September 21



JA0545

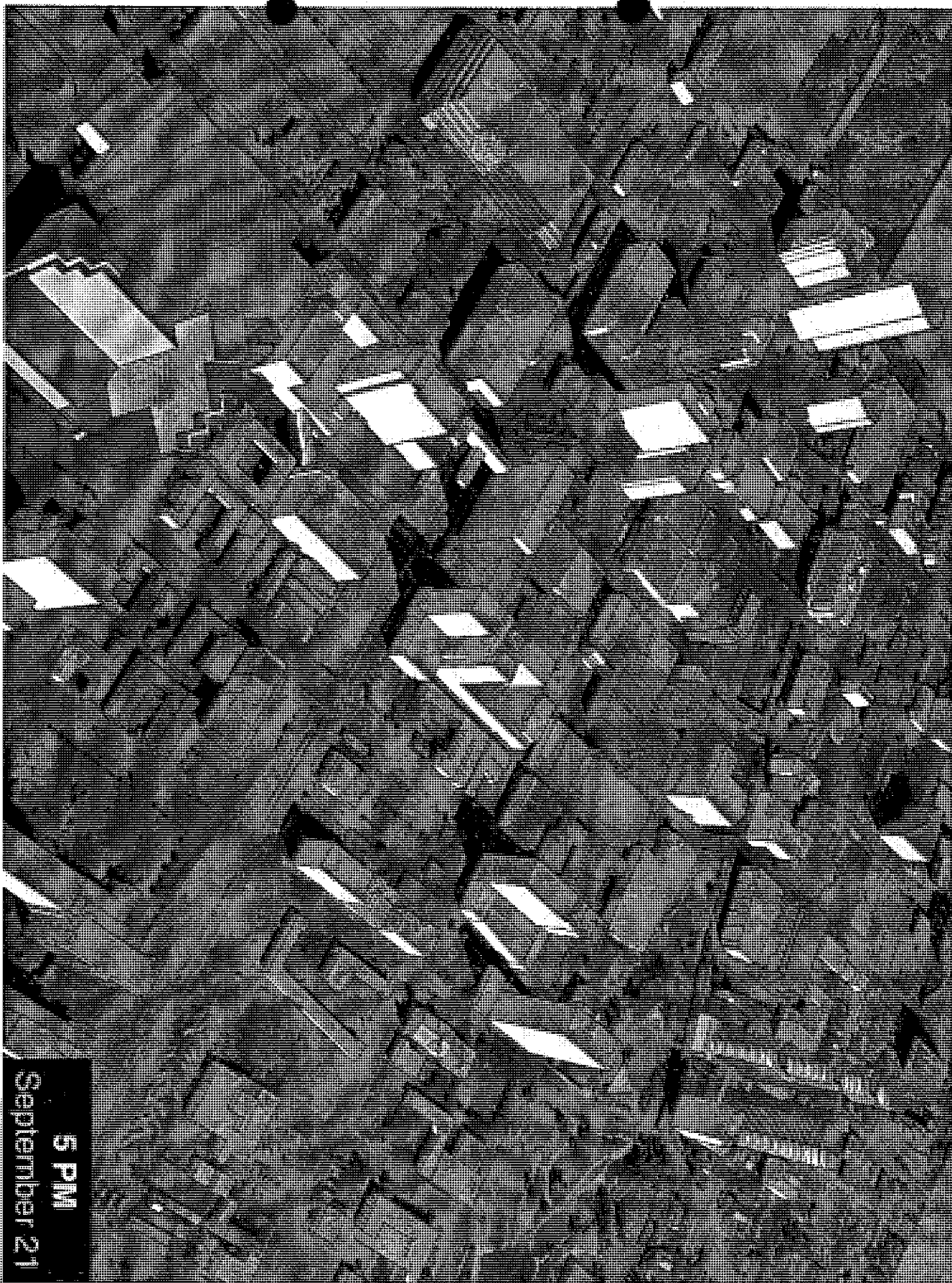


JA0546



4 PM
September 21

JA0547



5 PM
September 21

JA0548

Hourly shading sequence for April 21st

Mean Monthly and Annual Average Climate Data for Reno, Nevada¹

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Clear Days*	8	7	8	8	12	16	22	22	21	16	9	8	157
Cloudy Days**	16	14	14	12	10	6	3	3	4	8	13	15	118
Partly Cloudy Days***	7	7	9	10	9	8	6	6	5	7	8	8	90
Total	365												

* A clear day is zero to 30% average sky cover.

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*** A partly cloudy day is 40% to 70% average sky cover.

¹ Source: Western Regional Climate Center, Desert Research Institute (www.wrcc.dri.edu)