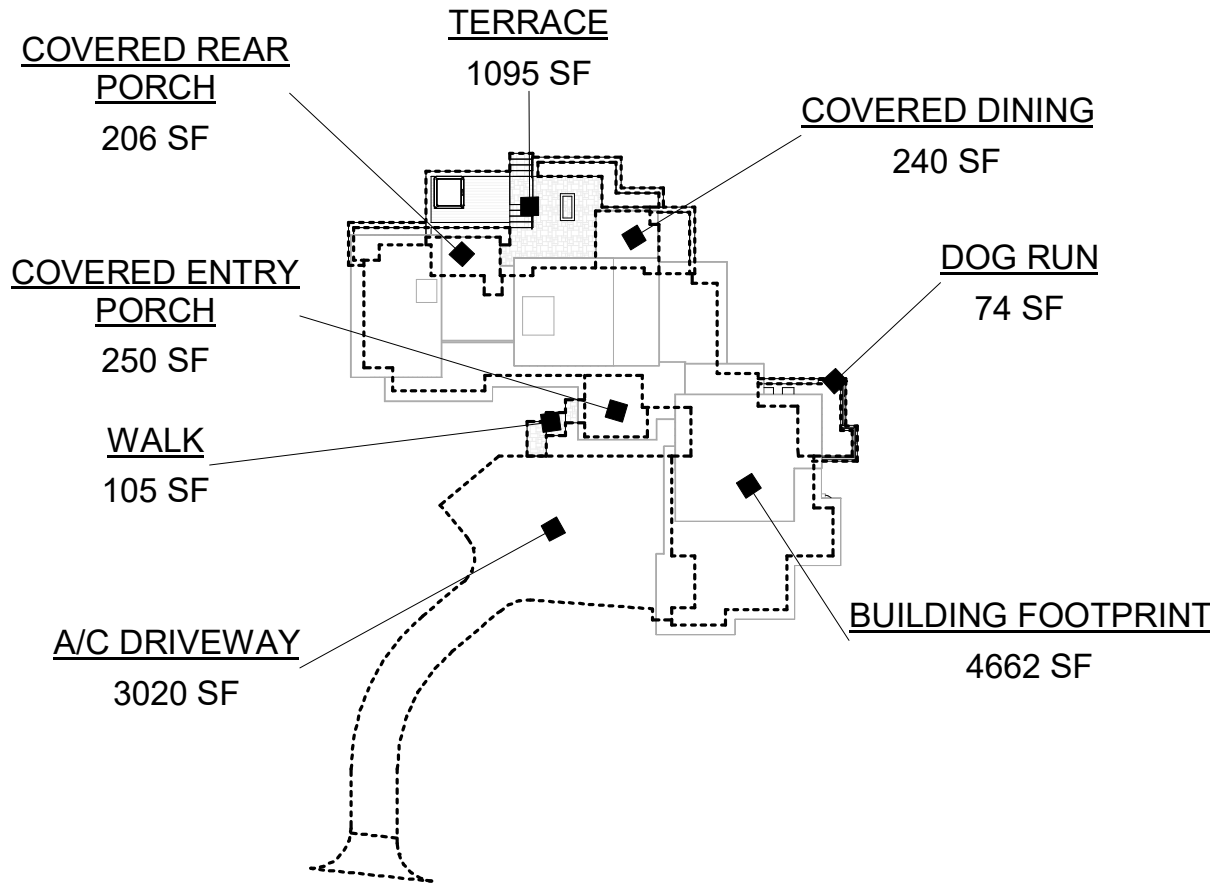




LAND COVERAGE TABLE		
BUILDING FOOTPRINT	BUILDING COVERAGE	4,662 SF
COVERED ENTRY PORCH	BUILDING COVERAGE	250 SF
COVERED REAR PORCH	BUILDING COVERAGE	206 SF
COVERED DINING	BUILDING COVERAGE	240 SF
		5,359 SF
A/C DRIVEWAY		3,020 SF
TERRACE		1,095 SF
WALK		105 SF
DOG RUN		74 SF
		4,294 SF
GRAND TOTAL		9,653 SF

LAND COVERAGE SUMMARY	
GROSS LOT AREA	1.5 AC (64,446 SF)
MAXIMUM ALLOWABLE	
BUILDINGS COVERAGE (30% GROSS LOT AREA)	19,334 SF
PROPOSED	
BUILDING COVERAGE (8 % GROSS LOT AREA)	5,359 SF
IMPERVIOUS COVERAGE (15 % GROSS LOT AREA)	9,653 SF

SETBACK REQUIREMENTS	
MINIMUM FRONT / REAR:	30 FEET
MINIMUM SIDES:	20 FEET
OTHER:	N/A
MAXIMUM HEIGHT:	35 FEET

PARCEL PLAN

1" = 20'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET:
A1.1

PARCEL PLAN

KO RESIDENCE

CLEAR CREEK LOT 261
184 REDDING WAY
DOUGLAS COUNTY, NV.
APN: 1419-04-002-042

CLIENT: KO
JOB #: 2106
DRAWING ISSUE DATE:
08/24/21
DRAWING STATUS:
CLEAR CREEK CONCEPTUAL DESIGN

REVISIONS

DRAWING SCALE: As indicated

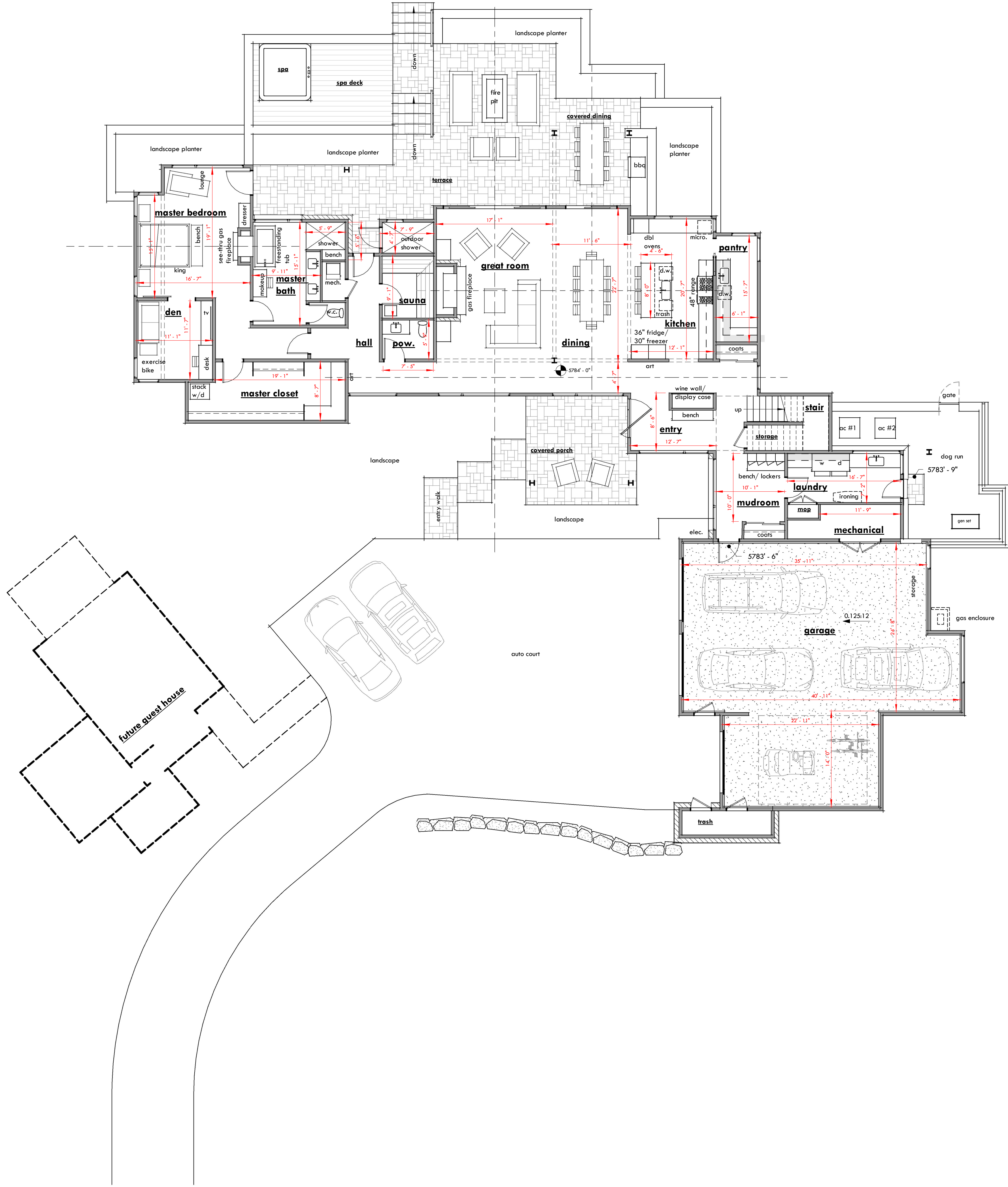
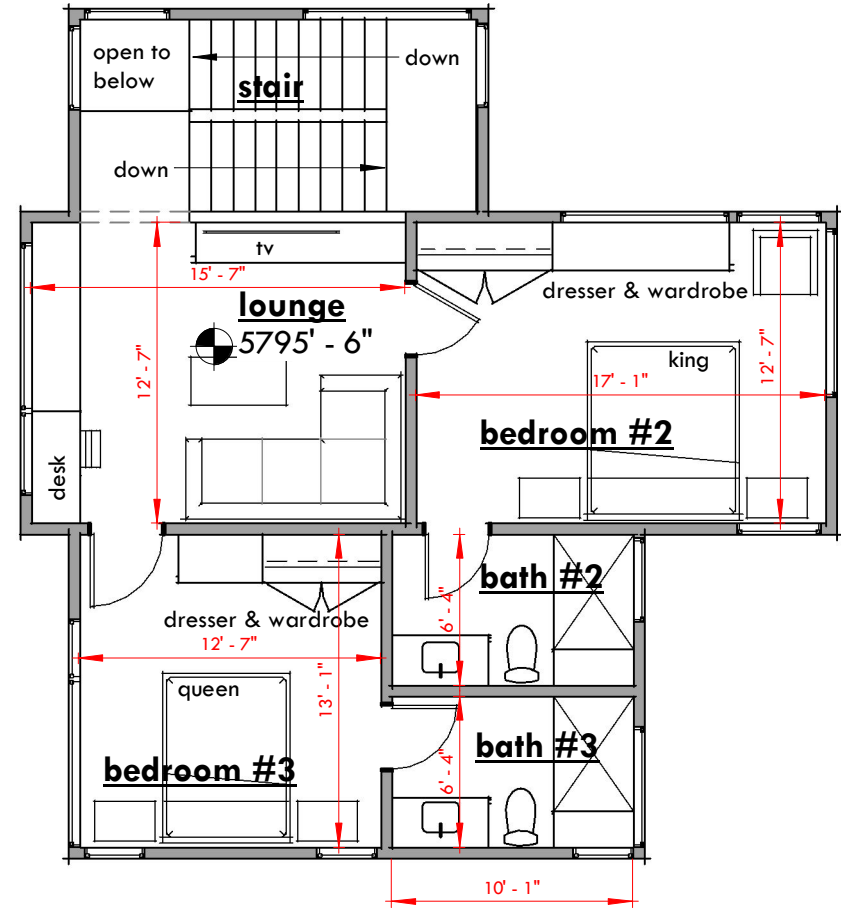
NOTE: All drawings and written material contained herein constitute original and unpublished work of the engineer and may be used for any other project without the written consent of the engineer.

SANDBOX

po box 2774 1475 4th street milleden, nv 89423
530.583.8822

UPPER FLOOR PLAN

1/8" = 1'-0"



BUILDING AREAS	
UPPER LEVEL CONDITIONED AREA	807 SF
MAIN LEVEL CONDITIONED AREA	3131 SF
CONDITIONED LIVING AREA	3938 SF
GARAGE / MECH. / TRASH	1494 SF
TOTAL	5433 SF

MAIN FLOOR PLAN

1/8" = 1'-0"

FLOOR PLANS

SHEET:

A2.1

KO RESIDENCE

CLEAR CREEK LOT 261
184 REDDING WAY
DOUGLAS COUNTY, NV.
APN: 1419-04-002-042

CLIENT: KO
JOB #: 2106

DRAWING ISSUE DATE:
08/24/21
DRAWING STATUS:
CLEAR CREEK CONCEPTUAL DESIGN

REVISIONS

DRAWING SCALE: 1/8" = 1'-0"

NOTE: All drawings and other materials contained herein constitute the entire agreement between the parties and may be subject to change without notice. The user assumes all responsibility for the use of the drawings and materials.

SANDBOX

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