

ARROWLEAF APARTMENTS

RENO, WASHOE COUNTY, NEVADA

AUTOMOTIVE WAY LLC
Arne Hoel
2050 Sierra Sage Lane
RENO, NV 89509
(775)815-7676

AIRLEAF L.P.
Attn Mike Daniels
8700 Technology Way
Reno, Nv 89521
(775)745-3949

SITE MAP

C-1	TITLE SHEET
C-2	GENERAL SITE PLAN
C-3	CNL GRADING PLAN
C-4	CNL UTILITY PLAN
A-1	3D PERSPECTIVE
A-2	CLUBHOUSE FLOOR PLANS
A-3	CLUBHOUSE ROOF PLANS
A-4	CLUBHOUSE SECTIONS
A-5	CLUBHOUSE SECTIONS
A-6	CLUBHOUSE SECTIONS
A-7	24 UNIT, 3 STORY FLOOR PLANS- FIRST FLOOR
A-8	24 UNIT, 3 STORY FLOOR PLANS- SECOND FLOOR
A-9	24 UNIT, 3 STORY FLOOR PLANS- THIRD FLOOR
A-10	24 UNIT, 3 STORY ELEVATIONS
A-11	24 UNIT, 3 STORY ELEVATIONS
A-12	24 UNIT, 3 STORY ELEVATIONS
A-13	24 UNIT, 3 STORY ELEVATIONS
A-14	24 UNIT, 3 STORY ELEVATIONS
A-15	24 UNIT, 3 STORY ELEVATIONS
A-16	24 UNIT, 3 STORY ELEVATIONS
A-17	60 UNIT, 5 STORY FLOOR PLANS- FIRST FLOOR
A-18	60 UNIT, 5 STORY FLOOR PLANS- SECOND - FIFTH FLOOR
A-19	60 UNIT, 5 STORY ELEVATIONS
A-20	60 UNIT, 5 STORY ELEVATIONS
A-21	60 UNIT, 5 STORY ELEVATIONS
A-22	60 UNIT, 5 STORY ELEVATIONS
A-23	60 UNIT, 5 STORY ELEVATIONS
A-24	MAINTENANCE BLDG. FLOOR PLANS AND ELEVS
L-1,1	LANDSCAPE PLANS
L-1,2	LANDSCAPE PLANS
L-1,3	LANDSCAPE PLANS
E-1	ELECTRICAL SITE PLAN
E-2	PHOTOMETRICS

CABLE TV.....	CHARTER/SPECTRUM
PHONE.....AT&T
ELECTRIC.....	NEVADA ENERGY
GAS.....NV ENERGY
SEWER.....	CITY OF RENO
WATER.....TWMVA
SOLID WASTE.....	WASTE MANAGEMENT

TOTAL PROJECT AREA.....	5.175 ACRES
TOTAL UNITS.....	168 UNITS
DENSITY.....	32.46 DU/AC
BUILDING FOOTPRINT AREA.....	47,356 SF (21.1%)
ASPHALT AREA.....	83,726 SF (37.10%)
CONC. WALK, CURB AND TRASH AREAS.....	21,763 S.F. (9.80%)
POOL & DECK AREA.....	5,675 SF (2.5%)
LANDSCAPE AND AMENITIES.....	66,903 SF (29.7%)
EXISTING ZONING.....	MF-30 AND GC

I, **MICHAEL A. DANIELS**, DO HEREBY CERTIFY THAT THE CIVIL PLANS (SHEET C1 OF 4 THROUGH SHEET C4 OF 4) HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WERE COMPLETED ON THE 15TH DAY OF SEPT. 2024.

P.E. #8437

[illegible]

Exhibit B. Preliminary Civil Plans

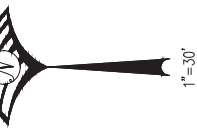
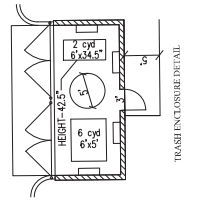
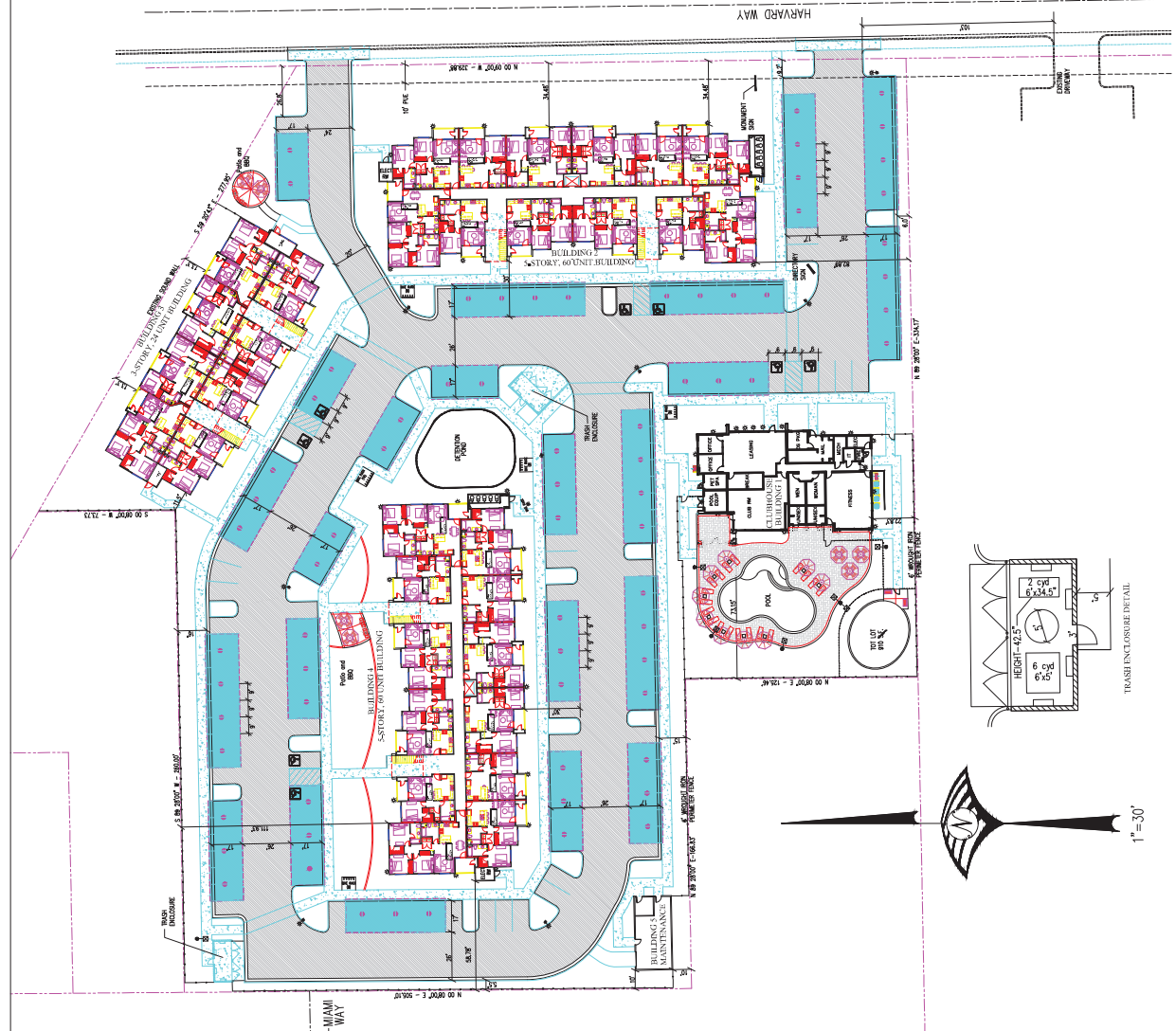
8700 TECHNOLOGY WAY, RENO NEVADA 89521

DATE: 09/13/20

C1-4

ARROWLEAF APARTMENTS (3-STORY) - 48 UNITS									
PLAN TYPES PER BUILDING									
		A1	B1	B2	B3	C1	NUMBER OF UNITS		TOTAL NO. OF UNITS
		10A	10B	10C	10D	10E			
LIVABLE SF/UNIT	643 S.F.	897 S.F.	897 S.F.	897 S.F.	897 S.F.	897 S.F.			20,300 S.F.
UNITS/BLDG	6	6	6	6	6	6			40,740 S.F.
TOTAL	12	12	12	12	12	12			4,927 S.F.
UNIT MIX	12 UNITS - 25% CLUBHOUSE	30 UNITS - 65.00%							4,927 S.F.
CLUBHOUSE									800 S.F.
MAINT BLDG									800 S.F.

ARROWLEAF APARTMENTS (5-STORY) - 120 UNITS									
PLAN TYPES PER BUILDING									
		A1	A2	B1	B2	B3	C1	NUMBER OF UNITS	
		10A	10B	10C	10D	10E	10F		
LIVABLE SF/UNIT	643 S.F.	897 S.F.	897 S.F.	897 S.F.	897 S.F.	897 S.F.	897 S.F.		20,300 S.F.
UNITS/BLDG	10	10	10	10	10	10	10		100,000 S.F.
TOTAL	20	20	20	20	20	20	20		2,000 S.F.
UNIT MIX	60 UNITS - 50%	60 UNITS - 50%					20 UNITS - 17%		2,000 S.F.



PARKING SUMMARY - OVERALL PROJECT (168 UNITS)
2 ea. 5-STORY BUILDINGS & 2 ea. 3-STORY BUILDINGS
COVERED CARPORT STANDARD PARKING - 164 SPACES
ADA COVERED CARPORT STANDARD PARKING - 4 SPACES
OPEN PARKING SPACES - 61 SPACES
ADA ACCESSIBLE PARKING SPACES - 6 SPACES
TOTAL PARKING PROVIDED - 231 SPACES
TOTAL PARKING REQUIRED - 168 SPACES
PARKING RATIO - 1.38:1

SITE DATA
SITE AREA - 5.175 ACRES
TOTAL UNITS - 168 UNITS
MAXIMUM DENSITY (NET) = 32.46 DU/AC

ARROWLEAF APARTMENTS SITE PLAN RENO, NEVADA

NOTE:
VERIFY ALL DIMENSIONS DO NOT
EXCEED THE DIMENSIONS OF THE
DRAWINGS. REFER TO THE
DIMENSIONS OF THE DRAWINGS
FOR ANY DIMENSIONS TO THE
CENTER OF THE BUILDING
BEFORE PROCEEDING.

1085
GROUP, LLC
8700 TECHNOLOGY WAY, RENO NEVADA 89521

REVISIONS

DATE: 05/17/2024

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER