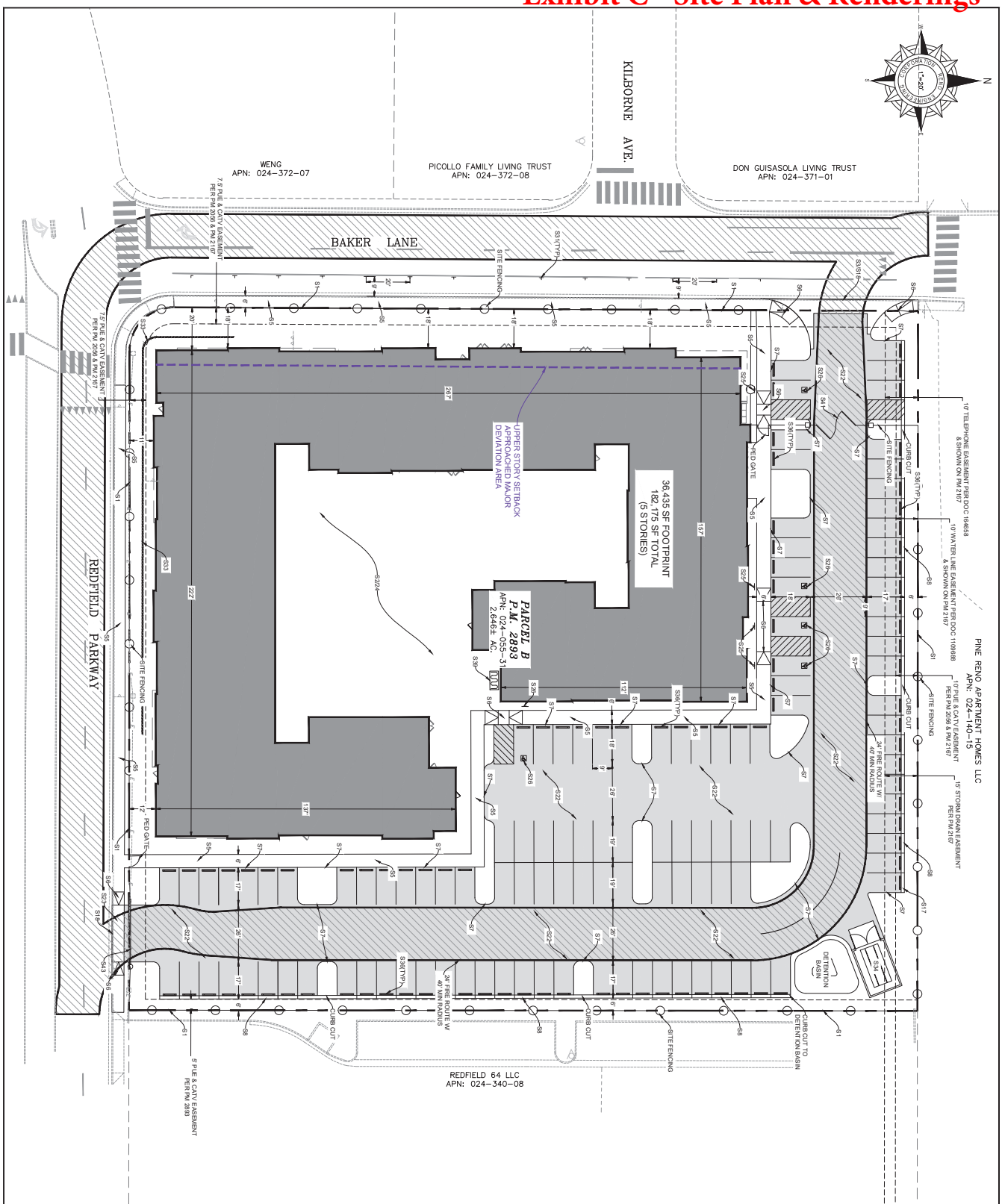
# Exhibit C - Site Plan & Renderings




## SITE PLAN NOTES
## (SOME MAY NOT APPLY)

S1. CONSTRUCTION LIMITS - NO WORK OUTSIDE OF THIS LINE ALLOWED WITHOUT PERMISSION.
S2. GENERAL NOTE: ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM.
S3. GENERAL NOTE: ALL SLOPES TO BE 2:1 MAXIMUM. STABILITY OF SLOPES TO BE ENSURED BY OWNER. MINIMUM OF ONE FOOT OF FREEBOARD OVER THE TOP OF SLOPE IS REQUIRED PER THE GRADING PLAN. USE CLASS 150 RIPRAP ON SLOPE. SLOPES UP TO 1:1 SHALL BE CONCRETE PER SOILS REPORT SITE PER B.C.OPES
S4. NOT USED. REINFORCED RAMP PER DETAIL R-107
S5. CONSTRUCT NEW SIDEWALKS AS SHOWN. INCLUDE PEDESTRIAN RAMPS AT ALL NEW Y CONSTRUCTED AND EXISTING CURB RETURNS WHERE INDICATED. 4" PCC ON 4" AB (VERIFY W/ SOILS REPORT)
S6. DETAIL S R-100D F G ON SHEET CD1 FOR ADA RAMP CONSTRUCTION AND CONSTRUCT ADA CODE PRIOR TO CONSTRUCTION. REFER TO ADA CONSTRUCT ENTRANCE PER R107 & STANDARD DETAIL THIS PLAN ON ALL RAMPS.
S7. INSTALL PCC MEDIUM CURB PER R110
S8. INSTALL PCC CURB AND GUTTER PER R109
S9. NOT USED. CONSTRUCT 3" CONCRETE VALLEY GUTTER PER DETAIL R100 ON DETAIL SHEETS
S10. NOT USED. CONSTRUCT 3" CONCRETE VALLEY GUTTER PER DETAIL BY CORPORE
S11. NOT USED. INSTALL NEW FIRE HYDRANT PER LOCAL JURISDICTION TO PR. PROVIDE 3'X3' MIN CONC PAD FOR FIRE DEPT SAFE ACCESS
S12. NOT USED. INSTALL 4" DIA. CONCRETE-FILLED STEEL PIPE BOLLARDS TO PROTECT FIRE HYDRANT FROM TRAFFIC. PAINTED IN YARD AREA WHERE TRAFFIC IMPACT IS POSSIBLE FROM ANY DIRECTION
S13. NOT USED. INSTALL 4" DIA. CONCRETE-FILLED STEEL PIPE BOLLARDS TO PROTECT FIRE HYDRANT FROM TRAFFIC. PAINTED IN YARD AREA WHERE TRAFFIC IMPACT IS POSSIBLE FROM ANY DIRECTION
S14. GENERAL NOTE: ONSITE STORM DRAIN SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
S15. GENERAL NOTE: NOTE NO SITE RUNOFF TO LEAVE SITE EXCEPT THROUGH DESIGNED DRAINAGE FACILITIES.
S16. NOT USED. INSTALL TYPE 3 AR CATCH BASIN W SUMP PER CITY STANDARD DETAIL THIS PLAN SET
S17. EX SAWCUT ON PROPOSED AC. CUT 2' OVER PROPOSED IMPROVEMENTS
S18. NOT USED. INSTALL 2"x6" REDWOOD HEADER AT NEW EDGE OF PAVEMENT
S19. NOT USED. CONSTRUCT CRUSHED GRAVEL BASE AREA. 6" TYPE II
S20. NOT USED. CONST TRUCK PAVEMENT AREA. 4" AC ON 6" BASE MIN (VERIFY W/ SOILS REPORT)
S21. NOT USED. CONST CAR PAVEMENT AREA. 3" AC ON 6" BASE MIN (VERIFY W/ SOILS REPORT)
S22. CONSTRUCT DRIVEWAY APRON PER CDR DETAIL R-114A
S23. REFER TO LANDSCAPE PLAN FOR OPEN SPACE TREATMENT
S24. INSTALL PARKING STALLS AS SHOWN. INCLUDE ACCESSIBLE SPACES SHALL HAVE ADDITIONAL SIGN READING "VAN ACCESSIBLE"
S25. TYPICAL ALL SPACES MARKED HANDICAP SIGNS TO BE PLACED ON ACCESSIBLE REQUIREMENTS. ALL SPACES ONSITE MEET VAN ACCESSIBLE REQUIREMENTS
S26. INSTALL PAINTED HANDICAP SYMBOL PER ADA STANDARDS. TYPICAL WHERE SHOWN
S27. NOT USED. INSTALL "STOP" SIGN AND STOP BAR R415 & STANDARD DETAIL THIS PLAN SET
S28. NOT USED. PAINT CURB RED 18" CENTERED ON FH. W/ "NO PARKING - FIRE LANE" LETTERS 18" HIGH PAINTED RED ON FRONT ISLAND LENGTH IF LESS THAN 15'
S29. GENERAL NOTE: FOR CLARITY, NOT ALL DIMENSIONS PROVIDED ON SITE PLAN. REFER TO DIMENSIONS, ANGLES AND TYPICAL PARKING DIMENSIONS. SURVEYOR TO OBTAIN LAYOUT DISK FROM RENO ENGINEERING PRIOR TO CONSTRUCTION.
S30. NOTE: ALL STANDARD PARKING SPACES SHALL BE 9.0' WIDE X 19.0' LONG. ALL HANDICAP SPACES SHALL BE 9.0' WIDE X 19.0' OTHERWISE NOTED. 2' VEHICLE OVERHANG ALLOWED WHEN SIDEWALK OR LANDSCAPING EXIST IN FRONT OF PARKING STALLS. (17' STALL LENGTH)
S31. ON STREET PARKING STALLS W/ STRIPING PER DTL R-407
S32. NOT USED. CONSTRUCT STEPS AS SHOWN. INCLUDE HANDRAILS.
S33. RETAINING WALL HEIGHT AS SPECIFIED ON GRADING PLAN. WALL PER R304 & STANDARD DETAIL THIS PLAN SET. VERIFY ACCEPTANCE OF WALL DETAIL WITH OWNER AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION
S34. INSTALL TRASH COMPACTOR & RECYCLING STORAGE STRUCTURE PER ARCHITECTURAL PLANS.
S35. NOT USED. INSTALL 4" DIA. CONCRETE-FILLED STEEL BOLLARDS
S36. NOT USED. CONSTRUCT CONCRETE CURB STOPS PER PLAN LOCATIONS. SECURE WITH (2) #4 REBAR 12" IN LENGTH DRIVEN INTO AC AND FLUSH TO TOP OF STOP PER MANUFACTURER RECOMMENDATIONS.
S37. NOT USED. PATCH AT UTILITY TRENCH LOCATION PER CITY OF RENO DTL R-120
S38. PEDESTRIAN GATE PER DETAIL ON SHEET CD5.
S39. NOT USED. PROVIDE SIGNAGE AND PAINTED LINES FOR BICYCLES COVER BICYCLE PARKING OR LOCATE BIKE RACK UNDER STAIRWAY PER COR COVERAGE REQUIREMENTS. BIKE RACK SPECIFICATION AND LOCATION TO BE APPROVED BY OWNER AND ARCHITECTS DIRECTION.
S40. FINAL LOCATION PER OWNER AND ARCHITECTS DIRECTION.
S41. VEHICULAR GATE PER DETAIL ON SHEET CD5.
S42. SITE FENCING PER DETAIL ON SHEET CD5.
S43. EMERGENCY ACCESS CONTROL GATE PER DETAILS R-403A-C

## SITE CALCS

| ** SITE PLAN PROVIDED BY OWERS ** | REQUIRED | PROVIDED |
|---|---|---|
| LOT SIZE (DECIDED FROM PARCEL MAP) | N/A | 2.64 AC |
| TOTAL BUILDING FOOTPRINT | N/A | 36,435 SF |
| TOTAL PROJECT LANDSCAPE AREA | 25% | 36,602 SF |
| LANDSCAPE COVERAGE DENSITY | 30 DU/AC | 31% |
| | | 84 DU/AC |
| SURFACE LOT PARKING | --- | 19 |
| STREET PARKING | --- | 0 |
| TOTAL PARKING | --- | 112 |
| HANDICAP ACCESSIBLE SPACES | 5 SPACES | 5 SPACES |
| BICYCLE PARKING | --- | 20 SPACES |

C1

VINTAGE AT REDFIELD

SITE PLAN

REC
Reno Engineering A Development Services Company

ONE EAST FIRST STREET #1400
Phone: (775) 852-6700 Fax: (775) 852-6707
WWW.RECNV.COM

| REVISIONS | BY | DATE |
|---|---|---|
| | | |

## PLANT LEGEND

NOTE TO CONTRACTOR: TREE AND SHRUB SIZES ARE LISTED AT WASHOE COUNTY CODE MINIMUM. ANY PLANT MATERIALS INSTALLED AT LESS THAN CODE MINIMUM SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

| SYM. | QNT. | BOTANICAL NAME/COMMON NAME | MIN. SIZE |
|---|---|---|---|
| | | DECIDUOUS TREES | |
| | 6 | ACER X FREEMANII 'CELEBRATION'/ CELEBRATION MAPLE | 2" CAL. |
| | 6 | MALUS IOENSIS 'PRAIRIE ROSE'/PRAIRIE ROSE CRABAPPLE | 2" CAL. |
| | 4 | MALUS 'SPRING SNOW'/FRUITLESS FLOWERING CRABAPPLE | 2" CAL. |
| | 8 | PLATANUS ACERIFOLIA 'BLOODSGOOD'/BLOODSGOOD LONDON PLANE (CLASS 4) | 2" CAL. |
| | 8 | QUERCUS MACROCARPA 'JFS-KNI4'/ COBBLESTONE OAK (CLASS 4) | 2" CAL. |
| | 9 | TILIA CORDATA 'GREENSPIRE'/GREENSPIRE LINDEN | 2" CAL. |
| | 11 | ULMUS WILSONIANA 'PATRIOT'/ PATRIOT ELM (CLASS 4) | 2" CAL. |
| | | NARROW/COLUMNAR TREES | |
| | 3 | ACER GRANDIDENTATUM/ MESA GLOW MAPLE | 2" CAL. |
| | 5 | QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'/ CRIMSON SPIRE OAK | 2" CAL. |
| | | EVERGREEN TREES | |
| | 5 | JUNIPERUS CHINENSUS 'BLUE POINT'/BLUE POINT JUNIPER | 6' HT. |
| | 3 | PICEA PUNGENS 'HOOPSII'/ HOOP'S BLUE SPRUCE | 6' HT. |
| | 4 | PINUS FLEXILIS 'VANDERWOLF'/ LIMBER PINE | 6' HT. |
| | 5 | CALOCEDRUS DECURRENS/ INCENSE CEDAR | 6' HT. |
| | | SHRUBS & ORNAMENTAL GRASSES | |
| A | 19 | ACHILLEA X 'MOONSHINE'/MOONSHINE YARROW | 1 GAL. |
| O | 9 | AMELANCHIER UTAHENSIS/ UTAH SERVICEBERRY | 5 GAL. |
| B | 30 | BUXUS X 'GREEN MOUNTAIN'/ GREEN MOUNTAIN BOXWOOD | 5 GAL. |
| X | 18 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'/FEATHER REED GRASS | 1 GAL. |
| D | 15 | CHAENOMELES SPECIOSA 'PINK STORM'/ DOUBLE TAKE FLOWERING QUINCE | 5 GAL. |
| T | 21 | COTONEASTER APICULATUS/ CRANBERRY COTONEASTER | 5 GAL. |
| K | 22 | EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'/ MANHATTAN EUONYMUS | 5 GAL. |
| & | 24 | EUONYMUS JAPONICUS 'GREEN SPIRE'/GREEN SPIRE EUONYMUS | 5 GAL. |
| F | 17 | FORSYTHIA COURTASOL 'GOLD TIDE'/GOLD TIDE FORSYTHIA | 5 GAL. |
| = | 12 | GAURA LINDHEIMERI/GUARA | 1 GAL. |
| I | 14 | HIBISCUS SYRIACUS 'NOTWOODONE'/LAVENDER CHIFFON ROSE OF SHARON | 5 GAL. |
| J | 14 | LAVENDULA X. INTERMEDIA 'PROVENCE'/PROVENCE LAVENDER | 1 GAL. |
| L | 28 | NASSELLA TENUISSIMA/MEXICAN FEATHER GRASS | 1 GAL. |
| Y | 19 | NEPETA X FAASSENII 'WALKER'S LOW'/ DWARF CATMINT | 1 GAL. |
| Z | 15 | PANICUM VIRGATUM 'SHENANDOAH'/SHENANDOAH SWITCH GRASS | 1 GAL. |
| P | 21 | PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'/ DWARF RUSSIAN SAGE | 5 GAL. |
| N | 11 | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'/LITTLE DEVIL NINEBARK | 5 GAL. |
| Q | 10 | PICEA 'GLAUCA PROSTRATA'/PROSTRATE BLUE SPRUCE | 5 GAL. |
| M | 12 | PINUS MUGO MUGO/MUGHO PINE | 5 GAL. |
| G | 25 | RHUS AROMATICA 'GRO-LOW'/GRO-LOW FRAGRANT SUMAC | 5 GAL. |
| R | 12 | ROSA 'MEIRYEZZA'/GRACE N' GRIT' PINK BICOLOR SHRUB ROSE | 5 GAL. |
| C | 16 | ROSA 'CARPET WHITE'/ WHITE GROUNDCOVER ROSE | 5 GAL. |
| U | 12 | ROSMARINUS OFFICINALIS 'ARP'/ARP ROSEMARY | 1 GAL. |
| E | 15 | SAMBUCUS NIGRA 'EIFFEL 1'/ BLACK TOWER ELDERBERRY | 5 GAL. |
| S | 22 | SCHIZACHYRIUM SCOPARIUM/ LITTLE BLUESTEM GRASS | 1 GAL. |
| W | 15 | SPIRAEA BETULIFOLIA/ BIRCHLEAF SPIREA | 5 GAL. |
| V | 27 | THUJA OCCIDENTALIS 'GOLDEN GLOBE'/GOLDEN GLOBE ARBORVITAE | 5 GAL. |

## LANDSCAPE DATA

SITE AREA = 115,260 SQ FT (2.65 ACRES)
CORPORATE AREA: RENO
APN: 024-055-51

ZONING: MU (MIXED USE URBAN)

REQUIRED LANDSCAPE AREA = 5,763 SQ FT
(5% OF DEVELOPED SITE AREA)

PROVIDED LANDSCAPE AREA = 5,763 MIN. SQ FT

TREES REQUIRED = 30
- ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = 19
- ONE SHADE TREE FOR EVERY 12 PARKING SPACES = 11 (125 SPACES PROVIDED)

REQUIRED TREES INCLUDES:
- ONE STREET TREE PER 30 LN FT ALONG REDFIELD PARKWAY (282 LN FT) = 9

SHRUBS REQUIRED = 110 (6 SHRUBS PER REQUIRED TREE)

811 Know what's below. Call before you dig.

0' 20' 40' 60'
Scale in Feet

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L.A. Studio Nevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
www.lastudionevada.com

REGISTERED LANDSCAPE ARCHITECT
MARC CHAPELLE
622
Expires 6/30/2023
12/20/2022
STATE OF NEVADA

Nevada

**Preliminary Plan**
**VINTAGE AT REDFIELD**
**Vintage Housing Development**
Washoe Co.
Reno

| No. | Revision Date |
|---|---|
| | |

LA No: 600-501-08-22
Designed: AR
Drawn: KMK
Checked: MAC
Date: 12/20/2022

PROGRESS SET
Not for Construction

Sheet L1 of 1

WALL ARTICULATION

3 VARIATIONS IN BUILDING HEIGHT;

3 PROJECTED OR RECESSED BUILDING MASS;

4 WALL PLANE OFFSETS;

5 WINDOW OPENINGS;

7 DISTINCT CHANGES IN TEXTURE AND COLOR OF WALL SURFACES;

1 ONE-COAT INSULATING STUCCO SYSTEM
MANUFACTURER: OMEGA STUCCO

MODEL: DIAMOND WALL
http://omegastucco.com/diamond-wall-one-coat-texture/

1A STUCCO A - COLOR TO MATCH DUNN EDWARDS "WHITE LAKE" ( DEB323 )

1B STUCCO B - COLOR TO MATCH DUNN EDWARDS "SILVER SPRINGS" ( DEB048 )

1C STUCCO C - COLOR TO MATCH DUNN EDWARDS "LEGENDARY GRAY" ( DEB518 )

1D STUCCO D - COLOR TO MATCH DUNN EDWARDS "BURMESE GOLD" ( DEB518 )

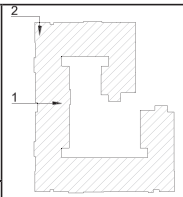
1E STUCCO E - COLOR TO MATCH DUNN EDWARDS "RAINY LAKE" ( DEB482 )

1F STUCCO F - COLOR TO MATCH DUNN EDWARDS "BLACK WALNUT" ( DEB643 )

## ELEVATION KEYNOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. NOT USED.
5. SEE SPECIFICATIONS AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 3406 OF THE 2018 IBC.
7. ALL PAINTS, PRIMERS, AND ANTI-CORROSIVE COATINGS APPLIED ON SITE TO THE BUILDING EXTERIOR AND INTERIOR MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND ( VOC ) LIMIT OF THE STATE OF NEVADA.

## GENERAL NOTES



NORTH ELEVATION SCALE : 1/8" = 1'-0" 2

**GLAZING RATIO** ON GROUND FLOOR (SHOWN SHADED)
WALL AREA: 2,423 S.F.
GLAZING AREA: 565.6 S.F. OR **27.0%**

BAKER LANE ELEVATION (WEST ELEVATION) SCALE : 1/8" = 1'-0" 1


SIK :a
TEL : (949) 444 4669
EMAIL : sikin@sika-sik.com
WEB : www.sik-arc.co.nr


SEAL:

SOONG KIM REGISTERED No. 7864 STATE OF NEVADA

EXP. : 12-31-2022

CONSULTANT:

# VINTAGE AT REDFIELD

RENO, NEVADA


ALL DESIGN IDEAS AND PLANS INDICATED OR REPRESENTED BY THE DRAWINGS ARE OWNED BY AND PROPERTY OF SIK :a. THE THEREIN IDEAS AND DESIGN FOR SOLE USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, DRAWINGS SHALL BE USE OR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CONSENT OF SIK :a


ISSUE DATES:

| | Date: |
|---|---|
| PERMIT SET | 07-23-2021 |
| BID SET | 08-26-2022 |
| CONSTRUCT. SET | |

REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

DESCRIPTION:
**FOR REFERENCE**
**COLOR ELEVATIONS**

SHEET:
**A-4.06**

WALL ARTICULATION

3 VARIATIONS IN BUILDING HEIGHT;

3 PROJECTED OR RECESSED BUILDING MASS;

4 WALL PLANE OFFSETS;

5 WINDOW OPENINGS;

7 DISTINCT CHANGES IN TEXTURE AND COLOR OF WALL SURFACES;

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MANUFACTURER: OMEGA STUCCO

MODEL: DIAMOND WALL
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1C STUCCO C - COLOR TO MATCH DUNN EDWARDS "LEGENDARY GRAY" ( DEB08 )

1D STUCCO D - COLOR TO MATCH DUNN EDWARDS "BURMESE GOLD" ( DEB018 )

1E STUCCO E - COLOR TO MATCH DUNN EDWARDS "RAINY LAKE" ( DEB482 )

1F STUCCO F - COLOR TO MATCH DUNN EDWARDS "BLACK WALNUT" ( DEB643 )

## ELEVATION KEYNOTES

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5. SEE SPECIFICATIONS AND DETAILS FOR MORE INFORMATION.
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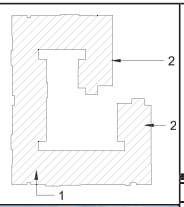
## GENERAL NOTES



NOTE;
BUILDING SIGNAGE TO BE A DEFERRED SUBMITTAL

EAST ELEVATION | SCALE : 1/8" = 1'-0" | 2

REDFIELD PARKWAY ELEVATION (SOUTH ELEVATION) | SCALE : 1/8" = 1'-0" | 1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SEAL:

SOONG KIM REGISTERED No. 7864 STATE OF NEVADA

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RENO, NEVADA


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ISSUE DATES:

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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

DESCRIPTION:
FOR REFERENCE
COLOR ELEVATIONS

SHEET:
A-4.07