

Aspire at North Hills

CITY OF RENO, NEVADA



CITY OF RENO, NEVADA
12.22.2021 | SUP SUBMITTAL

VICINITY MAP



SITE MAP



PROJECT TEAM

OWNER:
SELECTIVE GOLDEN NORTH, LLC
% SELECTIVE REAL ESTATE INVESTMENTS
16830 VENTURA BOULEVARD, SUITE 320
ENCINO, CALIFORNIA 91436
CONTACT: BRIAN PAGAN
PHONE: 818.993.4900 EXTENSION 224
EMAIL: BPAGAN@SELECTIVERE.COM

BUILDER:
TANAMERA CONSTRUCTION, LLC
5560 LONGLEY LANE, SUITE 200
RENO, NEVADA 89511
CONTACT: KREG ROWE
PHONE: 775.850.4200
EMAIL: KROWE@TCNEV.COM

CIVIL ENGINEER: (UNDER SEPARATE COVER)
ODYSSEY ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104
SPARKS, NEVADA 89431

LANDSCAPE ARCHITECT:
LA STUDIO
1552 C STREET
SPARKS, NEVADA 89431

ARCHITECT:
JEFFREY DEMURE + ASSOCIATES
ARCHITECTURE PLANNING, INC.
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CALIFORNIA 95746
CONTACT: SEAN RICHARDSON
PHONE: 916.783.3700
EMAIL: SRICHARDSON@JAARCH.COM

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NORTH VALLEYS - PROJECT DATA

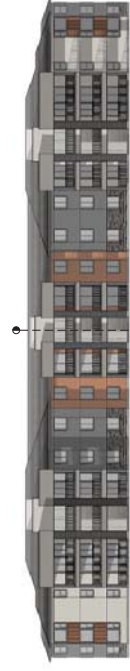
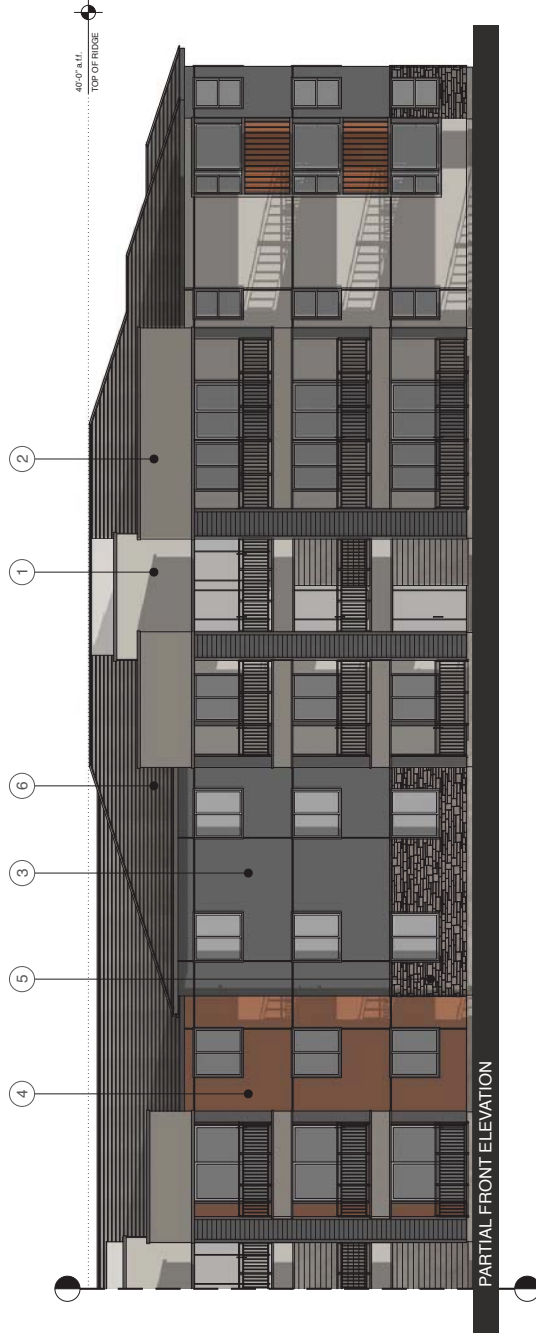
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DX	UNIT DY	UNIT DZ	UNIT EA	UNIT EB	UNIT EC	UNIT ED	UNIT EE	UNIT EF	UNIT EG	UNIT EH	UNIT EI	UNIT EJ	UNIT EK	UNIT EL	UNIT EM	UNIT EN	UNIT EO	UNIT EP	UNIT EQ	UNIT ER	UNIT ES	UNIT ET	UNIT EU	UNIT EV	UNIT EW	UNIT EX	UNIT EY	UNIT EZ	UNIT FA	UNIT FB	UNIT FC	UNIT FD	UNIT FE	UNIT FF	UNIT FG	UNIT FH	UNIT FI	UNIT FJ	UNIT FK	UNIT FL	UNIT FM	UNIT FN	UNIT FO	UNIT FP	UNIT FQ	UNIT FR	UNIT FS	UNIT FT	UNIT FU	UNIT FV	UNIT FW	UNIT FX	UNIT FY	UNIT FZ	UNIT GA	UNIT GB	UNIT GC	UNIT GD	UNIT GE	UNIT GF	UNIT GH	UNIT GI	UNIT GJ	UNIT GK	UNIT GL	UNIT GM	UNIT GN	UNIT GO	UNIT GP	UNIT GQ	UNIT GR	UNIT GS	UNIT GT	UNIT GU	UNIT GV	UNIT GW	UNIT GX	UNIT GY	UNIT GZ	UNIT HA	UNIT HB	UNIT HC	UNIT HD	UNIT HE	UNIT HF	UNIT HG	UNIT HI	UNIT HJ	UNIT HK	UNIT HL	UNIT HM	UNIT HN	UNIT HO	UNIT HP	UNIT HQ	UNIT HR	UNIT HS	UNIT HT	UNIT HU	UNIT HV	UNIT HW	UNIT HX	UNIT HY	UNIT HZ	UNIT IA	UNIT IB	UNIT IC	UNIT ID	UNIT IE	UNIT IF	UNIT IG	UNIT IH	UNIT II	UNIT IJ	UNIT IK	UNIT IL	UNIT IM	UNIT IN	UNIT IO	UNIT IP	UNIT IQ	UNIT IR	UNIT IS	UNIT IT	UNIT IU	UNIT IV	UNIT IW	UNIT IX	UNIT IY	UNIT IZ	UNIT JA	UNIT JB	UNIT JC	UNIT JD	UNIT JE	UNIT JF	UNIT JG	UNIT JH	UNIT JI	UNIT JJ	UNIT JK	UNIT JL	UNIT JM	UNIT JN	UNIT JO	UNIT JP	UNIT JQ	UNIT JR	UNIT JS	UNIT JT	UNIT JU	UNIT JV	UNIT JW	UNIT JX	UNIT JY	UNIT JZ	UNIT KA	UNIT KB	UNIT KC	UNIT KD	UNIT KE	UNIT KF	UNIT KG	UNIT KH	UNIT KI	UNIT KJ	UNIT KK	UNIT KL	UNIT KM	UNIT KN	UNIT KO	UNIT KP	UNIT KQ	UNIT KR	UNIT KS	UNIT KT	UNIT KU	UNIT KV	UNIT KW	UNIT KX	UNIT KY	UNIT KZ	UNIT LA	UNIT LB	UNIT LC	UNIT LD	UNIT LE	UNIT LF	UNIT LG	UNIT LH	UNIT LI	UNIT LJ	UNIT LK	UNIT LL	UNIT LM	UNIT LN	UNIT LO	UNIT LP	UNIT LQ	UNIT LR	UNIT LS	UNIT LT	UNIT LU	UNIT LV	UNIT LW	UNIT LX	UNIT LY	UNIT LZ	UNIT MA	UNIT MB	UNIT MC	UNIT MD	UNIT ME	UNIT MF	UNIT MG	UNIT MH	UNIT MI	UNIT MJ	UNIT MK	UNIT ML	UNIT MN	UNIT MO	UNIT MP	UNIT MQ	UNIT MR	UNIT MS	UNIT MT	UNIT MU	UNIT MV	UNIT MW	UNIT MX	UNIT MY	UNIT MZ	UNIT NA	UNIT NB	UNIT NC	UNIT ND	UNIT NE	UNIT NF	UNIT NG	UNIT NH	UNIT NI	UNIT NJ	UNIT NK	UNIT NL	UNIT NM	UNIT NO	UNIT NP	UNIT NQ	UNIT NR	UNIT NS	UNIT NT	UNIT NU	UNIT NV	UNIT NW	UNIT NX	UNIT NY	UNIT NZ	UNIT OA	UNIT OB	UNIT OC	UNIT OD	UNIT OE	UNIT OF	UNIT OG	UNIT OH	UNIT OI	UNIT OJ	UNIT OK	UNIT OL	UNIT OM	UNIT ON	UNIT OO	UNIT OP	UNIT OQ	UNIT OR	UNIT OS	UNIT OT	UNIT OU	UNIT OV	UNIT OW	UNIT OX	UNIT OY	UNIT OZ	UNIT PA	UNIT PB	UNIT PC	UNIT PD	UNIT PE	UNIT PF	UNIT PG	UNIT PH	UNIT PI	UNIT PJ	UNIT PK	UNIT PL	UNIT PM	UNIT PN	UNIT PO	UNIT PP	UNIT PQ	UNIT PR	UNIT PS	UNIT PT	UNIT PU	UNIT PV	UNIT PW	UNIT PX	UNIT PY	UNIT PZ	UNIT QA	UNIT QB	UNIT QC	UNIT QD	UNIT QE	UNIT QF	UNIT QG	UNIT QH	UNIT QI	UNIT QJ	UNIT QK	UNIT QL	UNIT QM	UNIT QN	UNIT QO	UNIT QP	UNIT QQ	UNIT QR	UNIT QS	UNIT QT	UNIT QU	UNIT QV	UNIT QW	UNIT QX	UNIT QY	UNIT QZ	UNIT RA	UNIT RB	UNIT RC	UNIT RD	UNIT RE	UNIT RF	UNIT RG	UNIT RH	UNIT RI	UNIT RJ	UNIT RK	UNIT RL	UNIT RM	UNIT RN	UNIT RO	UNIT RP	UNIT RQ	UNIT RR	UNIT RS	UNIT RT	UNIT RU	UNIT RV	UNIT RW	UNIT RX	UNIT RY	UNIT RZ	UNIT SA	UNIT SB	UNIT SC	UNIT SD	UNIT SE	UNIT SF	UNIT SG	UNIT SH	UNIT SI	UNIT SJ	UNIT SK	UNIT SL	UNIT SM	UNIT SN	UNIT SO	UNIT SP	UNIT SQ	UNIT SR	UNIT SS	UNIT ST	UNIT SU	UNIT SV	UNIT SW	UNIT SX	UNIT SY	UNIT SZ	UNIT TA	UNIT TB	UNIT TC	UNIT TD	UNIT TE	UNIT TF	UNIT TG	UNIT TH	UNIT TI	UNIT TJ	UNIT TK	UNIT TL	UNIT TM	UNIT TN	UNIT TO	UNIT TP	UNIT TQ	UNIT TR	UNIT TS	UNIT TT	UNIT TU	UNIT TV	UNIT TW	UNIT TX	UNIT TY	UNIT TZ	UNIT UA	UNIT UB	UNIT UC	UNIT UD	UNIT UE	UNIT UF	UNIT UG	UNIT UH	UNIT UI	UNIT UJ	UNIT UK	UNIT UL	UNIT UM	UNIT UN	UNIT UO	UNIT UP	UNIT UQ	UNIT UR	UNIT US	UNIT UT	UNIT UV	UNIT UW	UNIT UX	UNIT UY	UNIT UZ	UNIT VA	UNIT VB	UNIT VC	UNIT VD	UNIT VE	UNIT VF	UNIT VG	UNIT VH	UNIT VI	UNIT VJ	UNIT VK	UNIT VL	UNIT VM	UNIT VN	UNIT VO	UNIT VP	UNIT VQ	UNIT VR	UNIT VS	UNIT VT	UNIT VU	UNIT VV	UNIT VW	UNIT VX	UNIT VY	UNIT VZ	UNIT WA	UNIT WB	UNIT WC	UNIT WD	UNIT WE	UNIT WF	UNIT WG	UNIT WH	UNIT WI	UNIT WJ	UNIT WK	UNIT WL	UNIT WM	UNIT WN	UNIT WO	UNIT WP	UNIT WQ	UNIT WR	UNIT WS	UNIT WT	UNIT WU	UNIT WV	UNIT WW	UNIT WX	UNIT WY	UNIT WZ	UNIT XA	UNIT XB	UNIT XC	UNIT XD	UNIT XE	UNIT XF	UNIT XG	UNIT XH	UNIT XI	UNIT XJ	UNIT XK	UNIT XL	UNIT XM	UNIT XN	UNIT XO	UNIT XP	UNIT XQ	UNIT XR	UNIT XS	UNIT XT	UNIT XU	UNIT XV	UNIT XW	UNIT XX	UNIT XY	UNIT XZ	UNIT YA	UNIT YB	UNIT YC	UNIT YD	UNIT YE	UNIT YF	UNIT YG	UNIT YH	UNIT YI	UNIT YJ	UNIT YK	UNIT YL	UNIT YM	UNIT YN	UNIT YO	UNIT YP	UNIT YQ	UNIT YR	UNIT YS	UNIT YT	UNIT YU	UNIT YV	UNIT YW	UNIT YX	UNIT YY	UNIT YZ	UNIT ZA	UNIT ZB	UNIT ZC	UNIT ZD	UNIT ZE	UNIT ZF	UNIT ZG	UNIT ZH	UNIT ZI	UNIT ZJ	UNIT ZK	UNIT ZL	UNIT ZM	UNIT ZN	UNIT ZO	UNIT ZP	UNIT ZQ	UNIT ZR	UNIT ZS	UNIT ZT	UNIT ZU	UNIT ZV	UNIT ZW	UNIT ZX	UNIT ZY	UNIT ZZ
BUILDING A	0	12	0	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																					

EXHIBIT B

Scale in Feet







- 1 SW 7029
ACCREABLE GRAY
STUCCO #1
- 2 SW 7028
DOVEYAL
STUCCO #2
- 3 SW 7016
REPERECORN
CENTRAL
LAP SIDING + TRIM
- 4 SW 6504
COPPER MOUNTAIN
CENTRAL
SIDING
- 5 CULTURED STONE
PROFIT LEGGESTONE SHALE
STONE VENER
- 6 LOCAL
SANDY 900 SLATE (GRAPHITE
FLUTTER) ROOF

Aspire

at North Hills

CITY OF RENO, NEVADA

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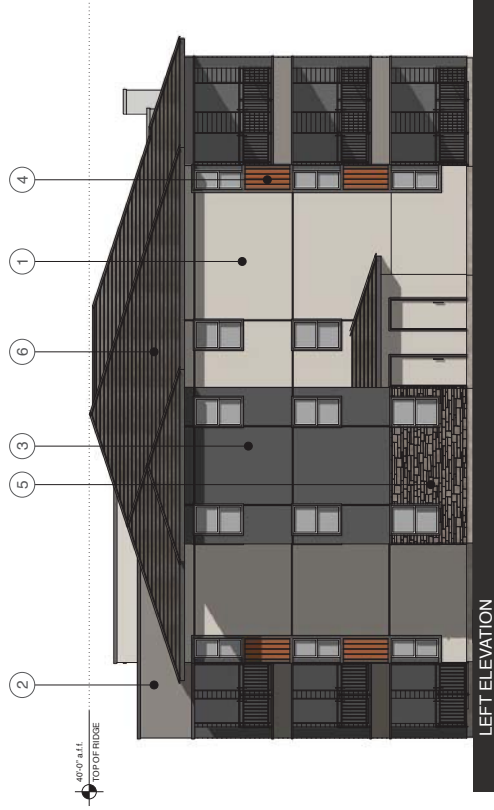
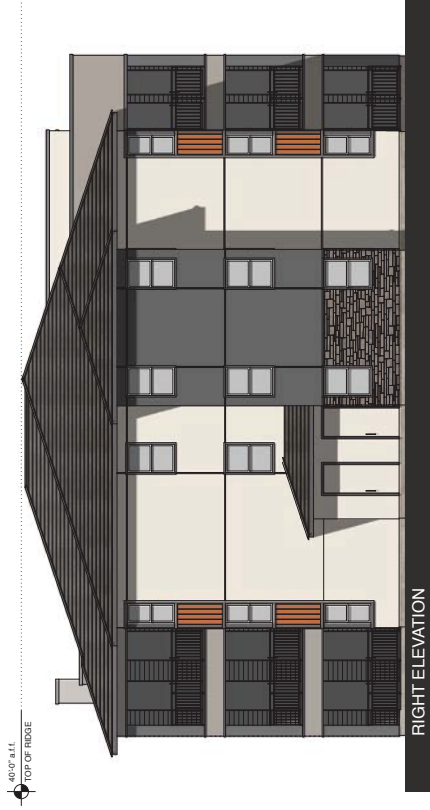


BUILDING A | SCHEMATIC ELEVATIONS | FRONT BUILDINGS 2 + 4 PER CIVIL AND LANDSCAPE

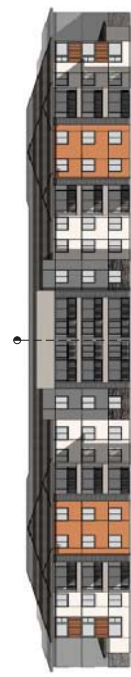


JDA, P29 NUMBER: 22010
DATE: 12.22.2022

A2.4



- 1 SW 7029
ACRESABLE GRAY
STUCCO III
- 2 SW 7028
DOUSTAL
STUCCO I&2
- 3 SW 7024
PERPETUUM
DOUSTAL
LAP SIDING - T&M
- 4 SW 6506
CORPER MOUNTAIN
DOUSTAL
LAP SIDING
- 5 CULTURED STONE
PRO-FIT LEICESTER SHALE
STONE VENTIL
- 6 ROVAL
SAVONY WOOD SLATE (GRAPHITE)
FLAT TILE ROOF



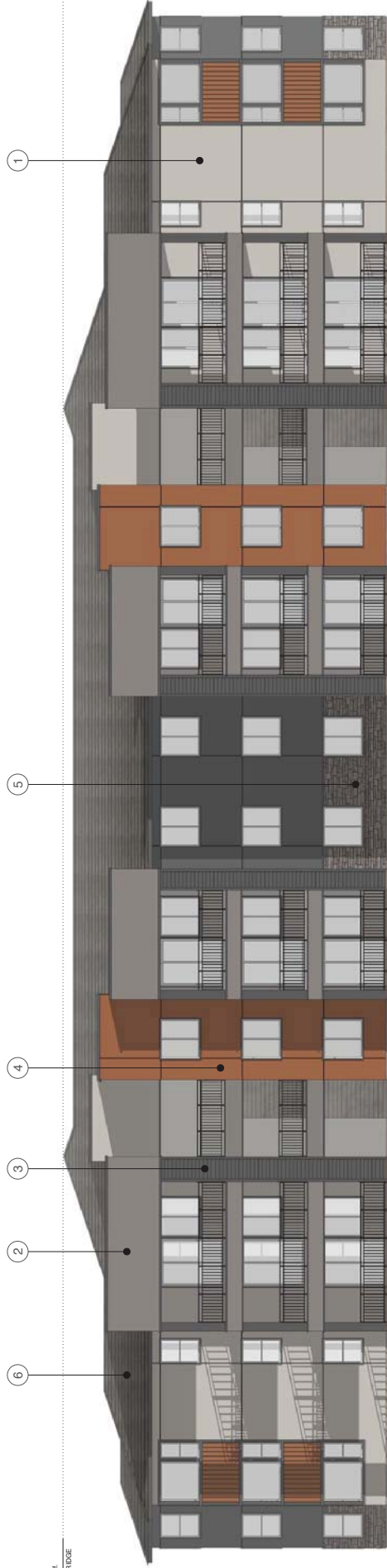
- 1 SW 7029
ACCREABLE GRAY
STUCCO #1
- 2 SW 7028
DOVETAIL
STUCCO #2
- 3 SW 7016
REPERECORN
CENTRAL
LAP SIDING - T-504
- 4 SW 4504
COPPER MOUNTAIN
CORNER VERTICAL
SIDING
- 5 CULTURED STONE
PROFIT LESTON/SHALE
STONE VENER
- 6 LOCAL
SANDY 900 SLATE (GRAPHITE
FLUTTER) ROOF

1/4" = 3' a.s.l.
TOP OF RIDGE



REAR ELEVATION

1/4" = 3' a.s.l.
TOP OF RIDGE



FRONT ELEVATION

- 1 SW 7029
ACCESSIBLE GRAY
STUCCO III
- 2 SW 7028
DOWTEL
STUCCO I&2
- 3 SW 7026
PERPETUUM
HORIZONTAL
LAP SIDING - T&M
- 4 SW 6506
COPPER MOUNTAIN
HORIZONTAL
SIDING
- 5 CULTURED STONE
PRO-FIT LEDGESTONE SHALE
STONE VENTIL
- 6 SWAL
SAVONY WOODSLATE (GRAPHITE)
FLAT TILE POOF

Aspire

at North Hills

CITY OF RENO, NEVADA

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BUILDING B | SCHEMATIC ELEVATIONS | FRONT & REAR

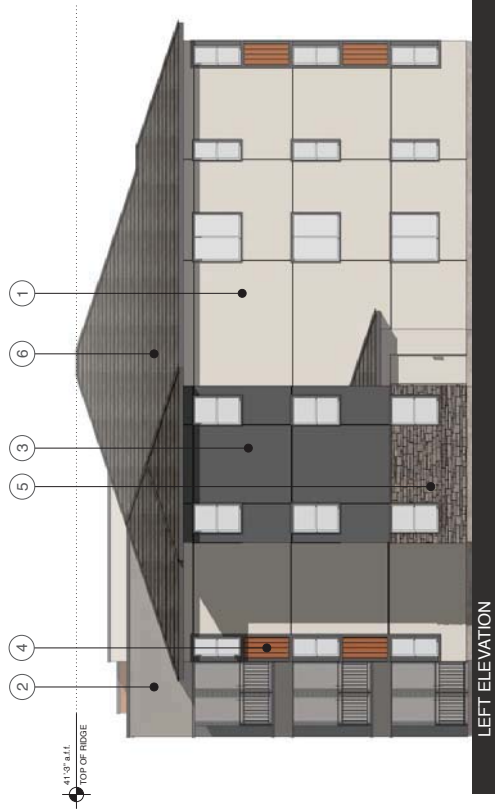
BUILDINGS 3, 5 + 6 PER CIVIL AND LANDSCAPE



PHOTOGRAPHY: LAM DATE | 5/20/21 (40) | GARYS BRY | CALIFORNIA, BIRM | 5/10/2022 (30) | JPMCCORMICK + ASSOCIATES ARCHITECTS, LLC

04-100-00-00-00-00-00
DATE: 12.22.2022

A3.4



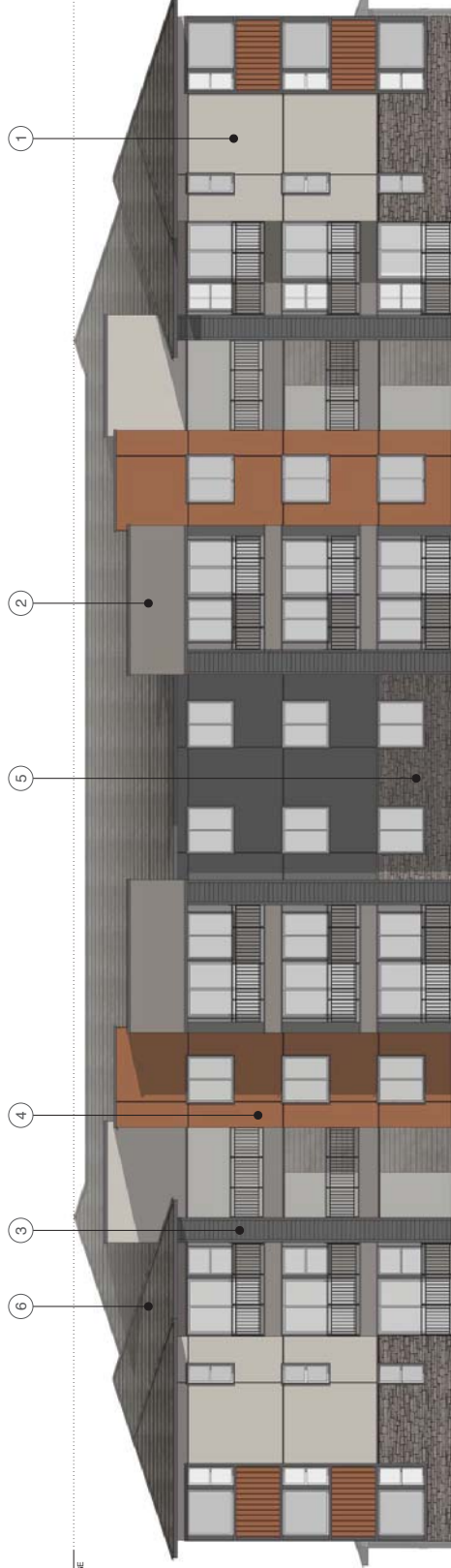
- 1 SW 7029
ACRESABLE GRAY
STUCCO III
- 2 SW 7028
DOUSTAL
STUCCO I&2
- 3 SW 7026
PERPETUUM
DOUSTAL
LAP SIDING - T&M
- 4 SW 6506
CORNER MOUNTAIN
PRO-FIT LEDGESSHLE
STONE VERTICAL
SIDING
- 5 CULTURED STONE
PRO-FIT LEDGESSHLE
STONE VERTICAL
STONE VERTICAL
- 6 ROVAL
SAVONY WOODSLATE (GRAPHITE)
FLAT TILE ROOF

41'3" h.t.
TOP OF RISE



REAR ELEVATION

41'3" h.t.
TOP OF RISE



FRONT ELEVATION

- 1 SW 7029
ACCESSIBLE GRAY
STUCCO III
- 2 SW 7028
DOWNTOWN
STUCCO I&II
- 3 SW 7026
PERPETUUM
PERPETUUM
LAP SIDING - T&M
- 4 SW 6506
COPPER MOUNTAIN
PRO-FIT LEDGESTONE ISHALE
STONE VENEER
- 5 CULTURED ZONE
PRO-FIT LEDGESTONE ISHALE
STONE VENEER
- 6 SWAL
SAVONY WOODSLATE (GRAPHITE)
FLAT TILE FLOOR

Aspire

at North Hills

CITY OF RENO, NEVADA

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SUP SUBMITTAL



BUILDING C | SCHEMATIC ELEVATIONS | FRONT & REAR
BUILDING 7 PER CIVIL AND LANDSCAPE

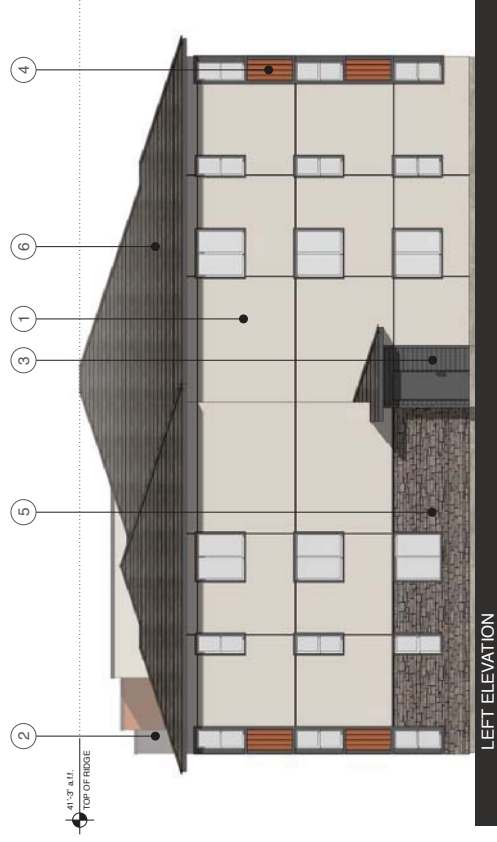








PHOTOGRAPH: LAM DATE: 11/21/21 1/4" = 1' (1/4" = 1' SCALE) (1/4" = 1' SCALE)



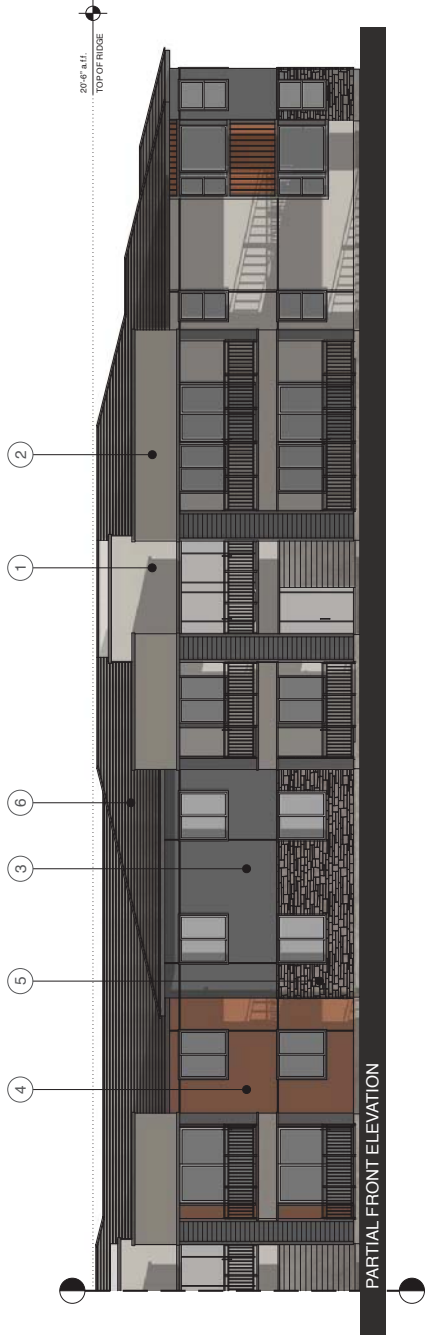
PHASE 1: 12/22/2022
DATE: 12/22/2022

A4.4



- | | | |
|---|---|---|
| 1 |  | NEW YORK
ACQUARO GRAY
ACQUARO #1 |
| 2 |  | NEW YORK
DOWLING
STUCCO #2 |
| 3 |  | NEW YORK
PERFECTOR
MONTANA
JAPANESE - TONED |
| 4 |  | NEW YORK
COPPER MOUNTAIN
SPRING #1A, VERTICAL
SPRING #1A, HORIZONTAL |
| 5 |  | NEW YORK
PRODIGE
STONE VINYL
FLOTTA LECTURE ISHLE |
| 6 |  | NEW YORK
SACONY PLOSLAKE / GAMBETTA
FLAT TILE ROOF |

BUILDING C | SCHEMATIC ELEVATIONS | RIGHT & LEFT
BUILDING 7 PER CIVIL AND LANDSCAPE



1
SW 7020
ACCREABLE GRAY
STUCCO #1

2
SW 7018
DOVEYAL
STUCCO #2

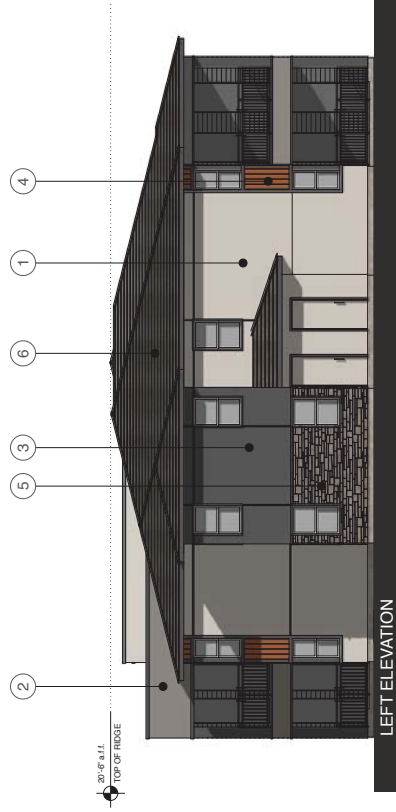
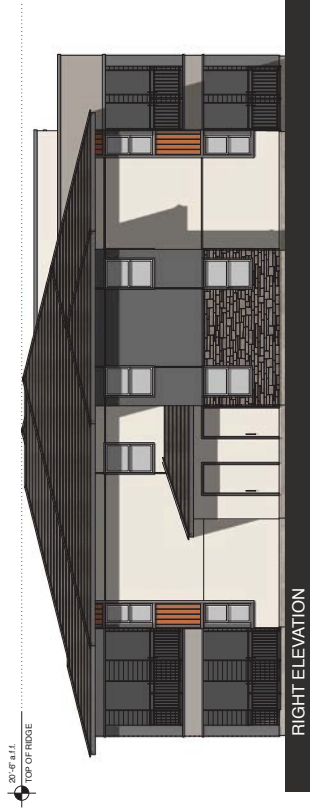
3
SW 7016
REPERECORN
DOVEYAL
LAP SIDING - T-SH

4
SW 6150A
COPPER MOUNTAIN
DOVEYAL
LAP SIDING - VERTICAL
SING

5
CULTURED STONE
DOVEYAL
DOVEYAL
STONE VENER

6
SW 6150B
SACONY 900 SLATE | GRAPHITE
FLUTILE ROOF





- 1 SW 7029
ACRESABLE GRAY
STUCCO III
- 2 SW 7028
DOUSTAL
STUCCO I&2
- 3 SW 7024
PERPETUORIN
DOUSTAL
LAP SOUNG - T&M
- 4 SW 6506
CORPER MOUNTAIN
DOUSTAL
LAP SOUNG - T&M
- 5 CULTURED STONE
PRO-FIT LECCESONE ISHALE
STONE VINTER
- 6 ROVAL
SAXONY WOOD SLATE (GRAPHITE)
FLAT TILE ROOF

Aspire

at North Hills

CITY OF RENO, NEVADA

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BUILDING D | SCHEMATIC ELEVATIONS | RIGHT & LEFT BUILDING 8 PER CIVIL AND LANDSCAPE

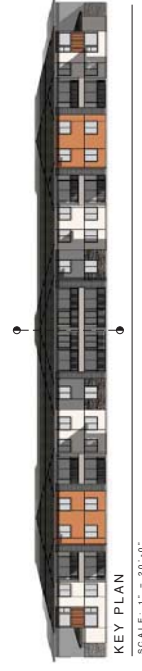
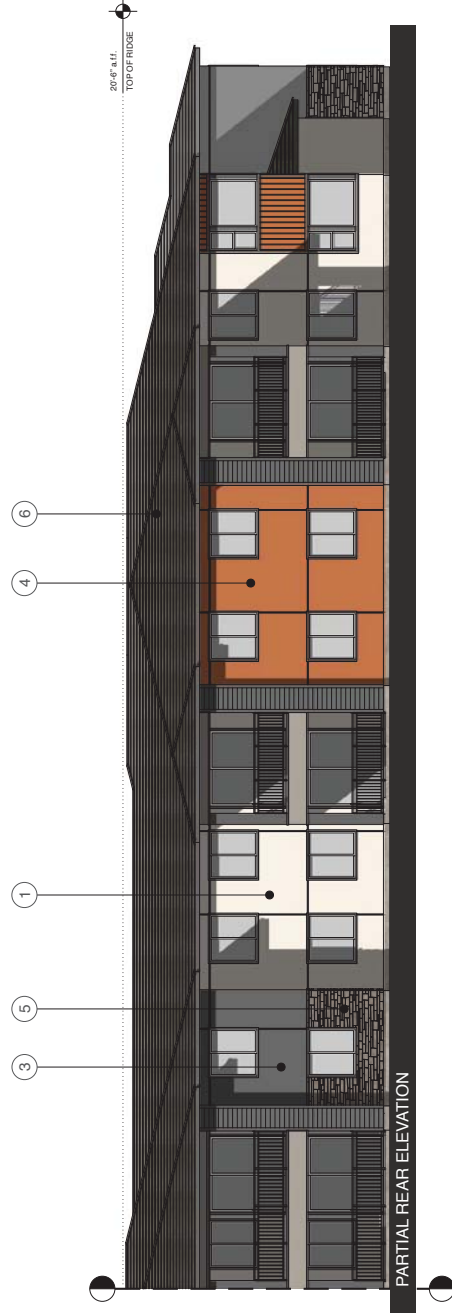


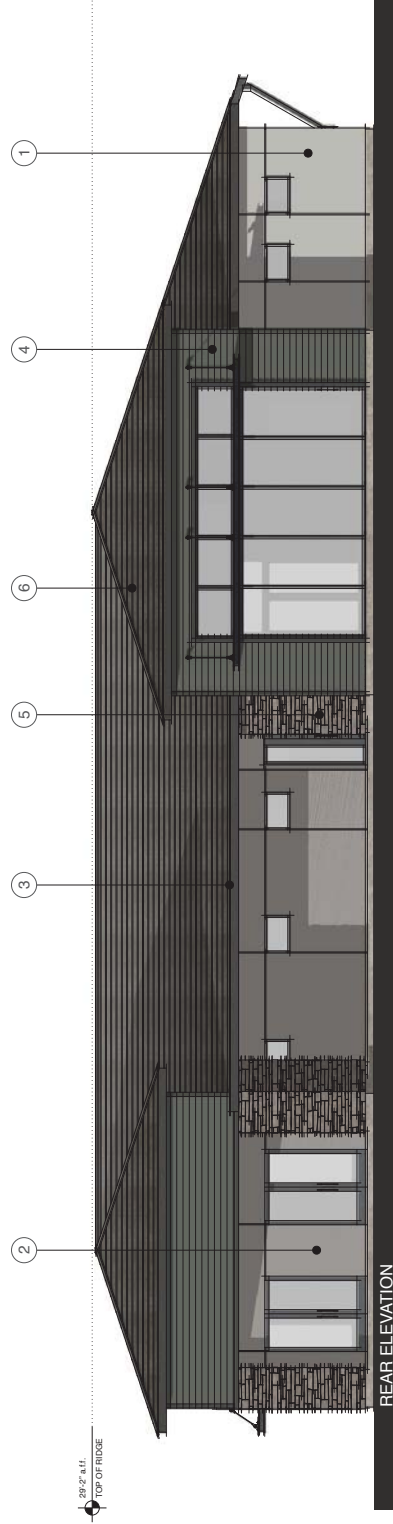
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JDA K29 NUMBER: 22010
DATE: 12.22.2022

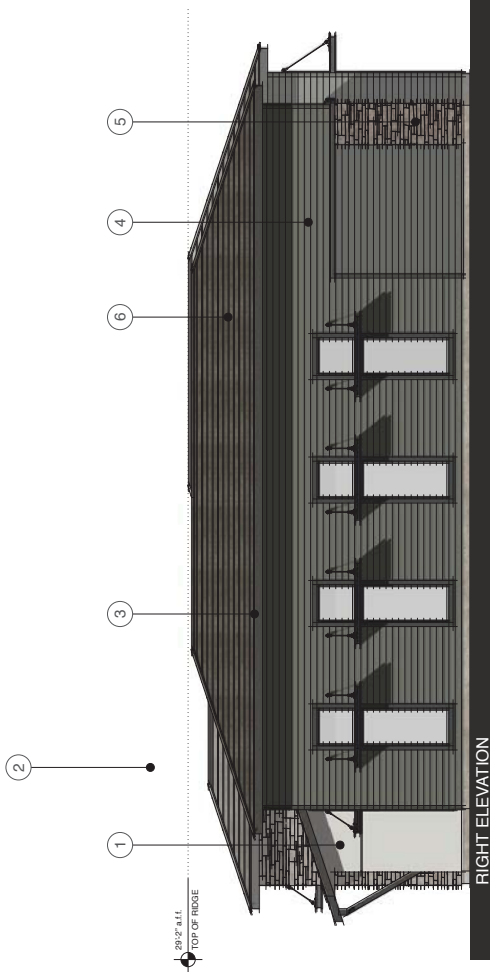


A5.4





- 1 SW 7029 • LIGHT GRAY
STUCCO II
 - 2 SW 7038 • LIGHT GRAY
STUCCO II
 - 3 SW 7070 • LIGHT GRAY
FACCA TRIM
 - 4 SW 6038 • LIGHT GRAY
HORIZONTAL LAP SIDING
 - 5 CULTURED STONE
ONE 1/2" x 6"
STONE VENEER
 - 6 BOGAL
FLAT TILE ROOF



- 1 SW 7028
PURE GRAY
ENCLAVE
SUSCEPTIBLE TO DISCOLORATION
 - 2 SW 7018
PURE GRAY
ENCLAVE
SUSCEPTIBLE TO DISCOLORATION
 - 3 SW 7074
PURE GRAY
ENCLAVE
SUSCEPTIBLE TO DISCOLORATION
 - 4 SW 6208
PURE GRAY
ENCLAVE
HORIZONTAL LAP SONG
 - 5 CULTURED STONE
PURE GRAY
ENCLAVE
STONE VINYL
SUSCEPTIBLE TO DISCOLORATION
 - 6 BOBAIL
PURE GRAY
ENCLAVE
PAINT BLOOD

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- SW 7018
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- STUCCO #2

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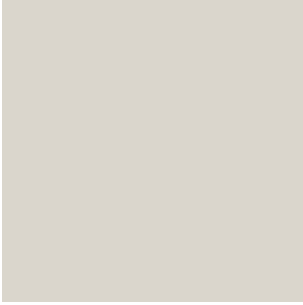
- 4
NW 6208
CENTER GREEN
HORIZONTAL LAP SIDING

- 5 CULTURED STONE
PRO-FIT LEDGES TONE SHA
TONE VENEER

- 
- 3



BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF



SW 7029
AGREEABLE GRAY
STUCCO #1



SW 7018
DOVETAIL
STUCCO #2



SW 7574
PEPERCORN
FASCIA, STUCCO #3, HORIZONTAL LAP SIDING + TRIM



SW 6556
COPPER MOUNTAIN
STUCCO #4, VERTICAL SIDING



SW 6208
PEWTER GREEN
HORIZONTAL LAP SIDING



CULTURED STONE
PRO-FIT LEDGESTONE | SHALE
STONE VENEER