

Sierra Sunrise – Douglas County, Nevada

Sierra Sunrise is a proposed 50 unit residential condominium development on a 15.5 acre site near Tramway Drive, off of Kingsbury Grade, in Douglas County, Nevada. The site is very close to the Lake Tahoe Basin and the Heavenly ski resort that has ski lifts at the end of Tramway drive. Therefore, the site will see a good amount of snow and is very steep with large areas of rock outcroppings and stands of tall conifer trees. Because of the topography and natural conditions of the site our vision for the design is to minimize the development footprint and disturbance area, thus preserving well over half of the site. Instead of spreading the development areas throughout the site we are proposing a relatively compact building footprint. This allows us to minimize the areas required for vehicular circulation and utilities to service the building. The civil engineering is fairly complicated as many retaining walls are required to minimize the construction footprint on the steep slope, while maintaining strict storm water quality control measures. In addition, required parking will be located under the building footprint to limit the amount of grading and tree removal that would be required for surface parking.

Sustainable design, "Green," elements will include maximizing open space, protect/restore habitat, limiting both roof and non-roof heat island effects and light pollution reduction. The project proposes to use both active and passive solar design to optimize energy performance as well as investigating other forms of on-site renewable energy; using recycled, reused, rapidly renewable and regionally extracted and manufactured materials on both the interior and exterior of the building; and working with the General Contractor to develop a construction waste management plan to recycle and divert as much material from local landfills as possible.

