

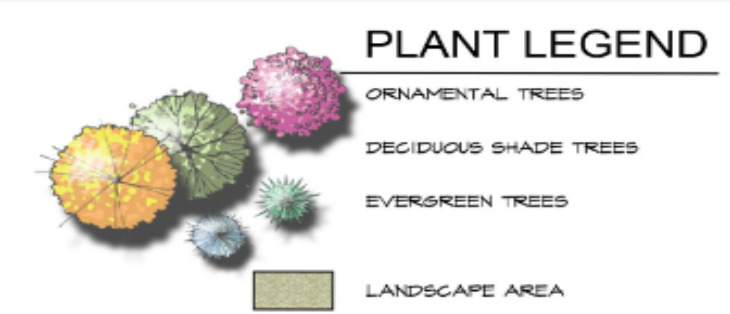
RENO HOUSING AUTHORITY

Reno Avenue Development Update

June 2nd, 2026



Landscape Plan



LANDSCAPE DATA

SITE AREA: 46,958 SQ FT (1.08 ACRES)
 JURISDICTION: RENO
 APN: 011-262-02, 011-262-15, 011-262-04, 011-262-03, 011-262-14
 ZONING: MF30

REQUIRED LANDSCAPE AREA = 9,392 SQ FT
 • (20% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 9,392 SQ FT MIN.

REQUIRED TREES = 32 MIN.
 • 1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = INCLUDES
 • 1 TREE PER 30 LN FT OF STREET FRONTAGE = 11
 • SCREENING TREES (1 PER 20 LN FT.) = 30

REQUIRED SHRUBS = 192 MIN.
 • (6 SHRUBS PER REQUIRED TREE)

Site Plan



PROJECT UNIT MATRIX		
PROJECT UNIT MATRIX:		
1 BEDROOM / 1 BATH UNIT	=	18 (43%)
2 BEDROOM / 1 BATH UNIT	=	24 (57%)
TOTAL UNITS	=	42 (100%)
BUILDING 'A':		
1 BEDROOM / 1 BATH UNIT	=	10 (42%)
2 BEDROOM / 1 BATH UNIT	=	14 (58%)
TOTAL UNITS	=	24 (100%)
BUILDING 'B':		
1 BEDROOM / 1 BATH UNIT	=	2 (20%)
2 BEDROOM / 1 BATH UNIT	=	8 (80%)
TOTAL UNITS	=	10 (100%)
BUILDING 'C':		
1 BEDROOM / 1 BATH UNIT	=	5 (61%)
1 BEDROOM / 1 BATH TYPE A ACC. UNIT	=	1 (13%)
2 BEDROOM / 1 BATH UNIT	=	1 (13%)
2 BEDROOM / 1 BATH TYPE A ACC. UNIT	=	1 (13%)
TOTAL UNITS	=	8 (100%)
BUILDING 'D':		
CONDITIONED COMMON AREA	=	1,408 SF
COVERED BREEZEWAY & PATIO	=	350 SF
TOTAL AREA	=	1,758 SF
PARKING SUMMARY		
PARKING:		
SURFACE - STANDARD	=	40
ACCESSIBLE - STANDARD	=	1
ACCESSIBLE - VAN	=	1
TOTAL PARKING SPOTS	=	42
PARKING RATIO	=	1.00 SPACES/UNIT

Building A Floor Plan

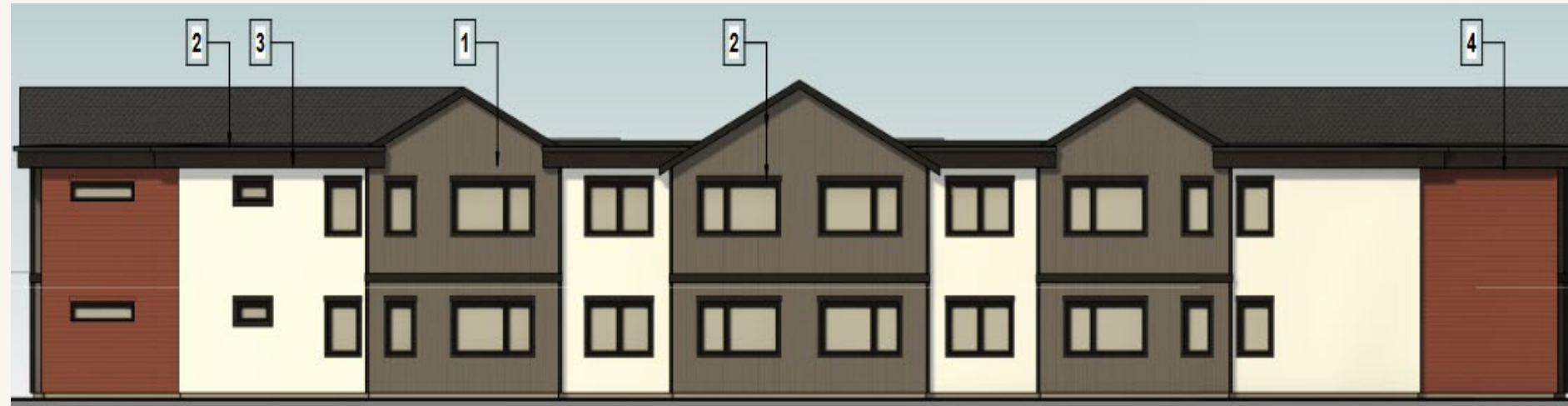


Building 'A' - Second Level Floor Plan
1/8" = 1'-0"



Building 'A' - Ground Level Floor Plan

Building A Elevations



Building 'B' - East Elevation



Building 'A' - North Elevation

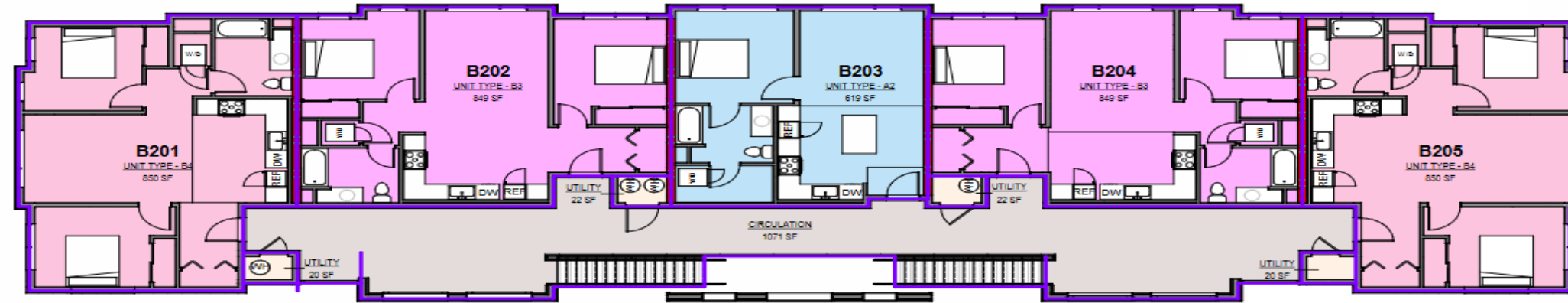


Building 'B' - West Elevation



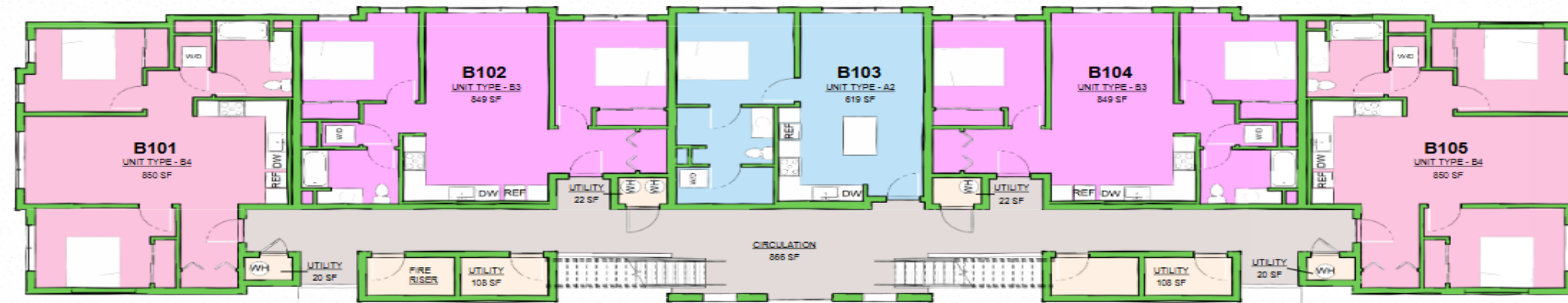
Building 'A' - South Elevation

Building B Floor Plan



Building 'B' - Second Level Floor Plan

1/8" = 1'-0"

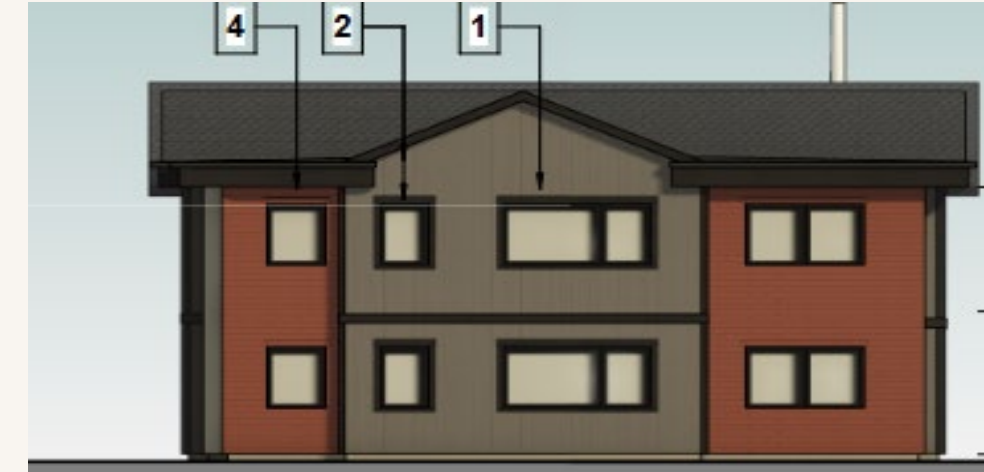


Building 'B' - Ground Level Floor Plan

Building B Elevations



Building 'B' - East Elevation



Building 'B' - North Elevation

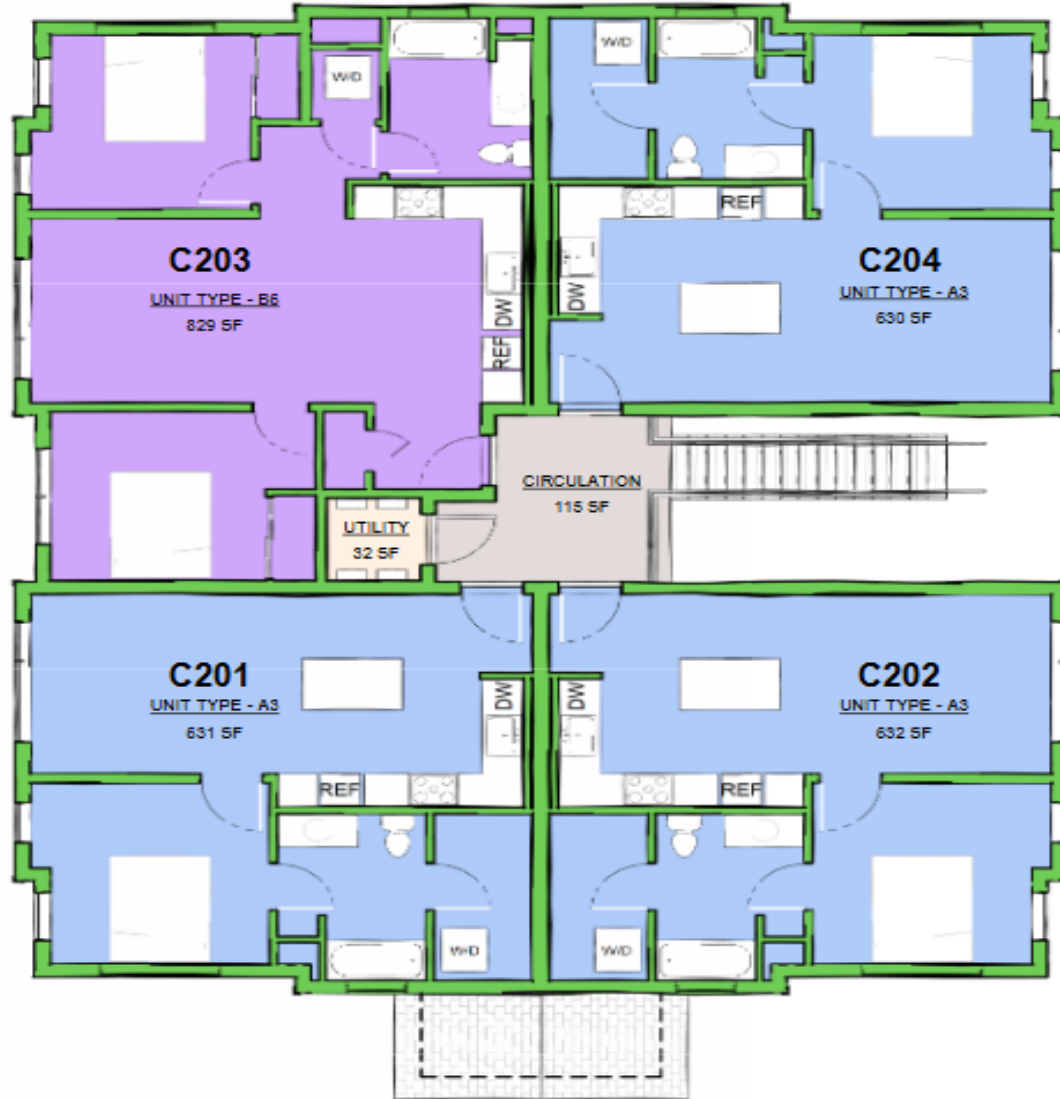


Building 'B' - West Elevation

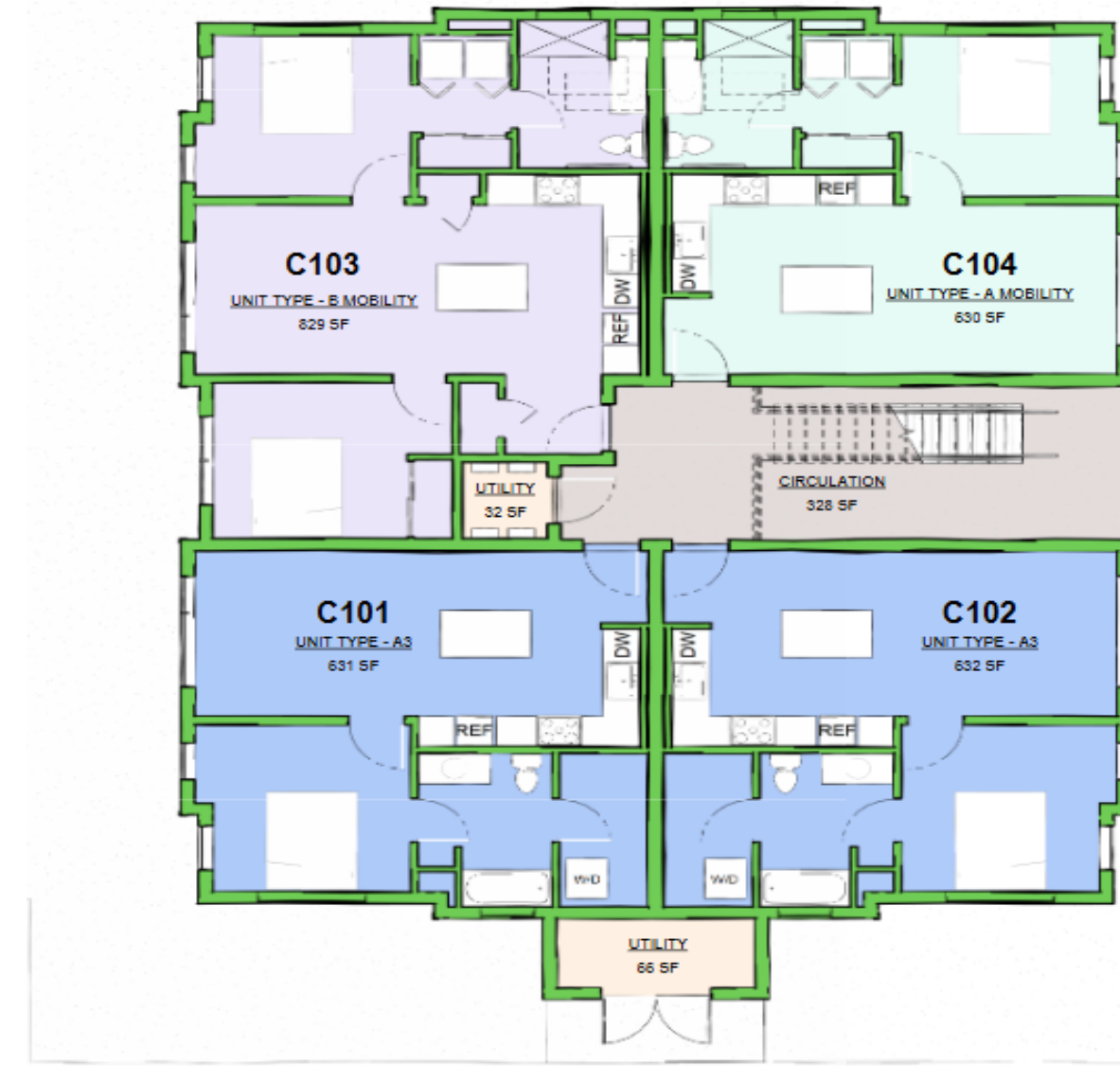


Building 'B' - South Elevation

Building C Floor Plans

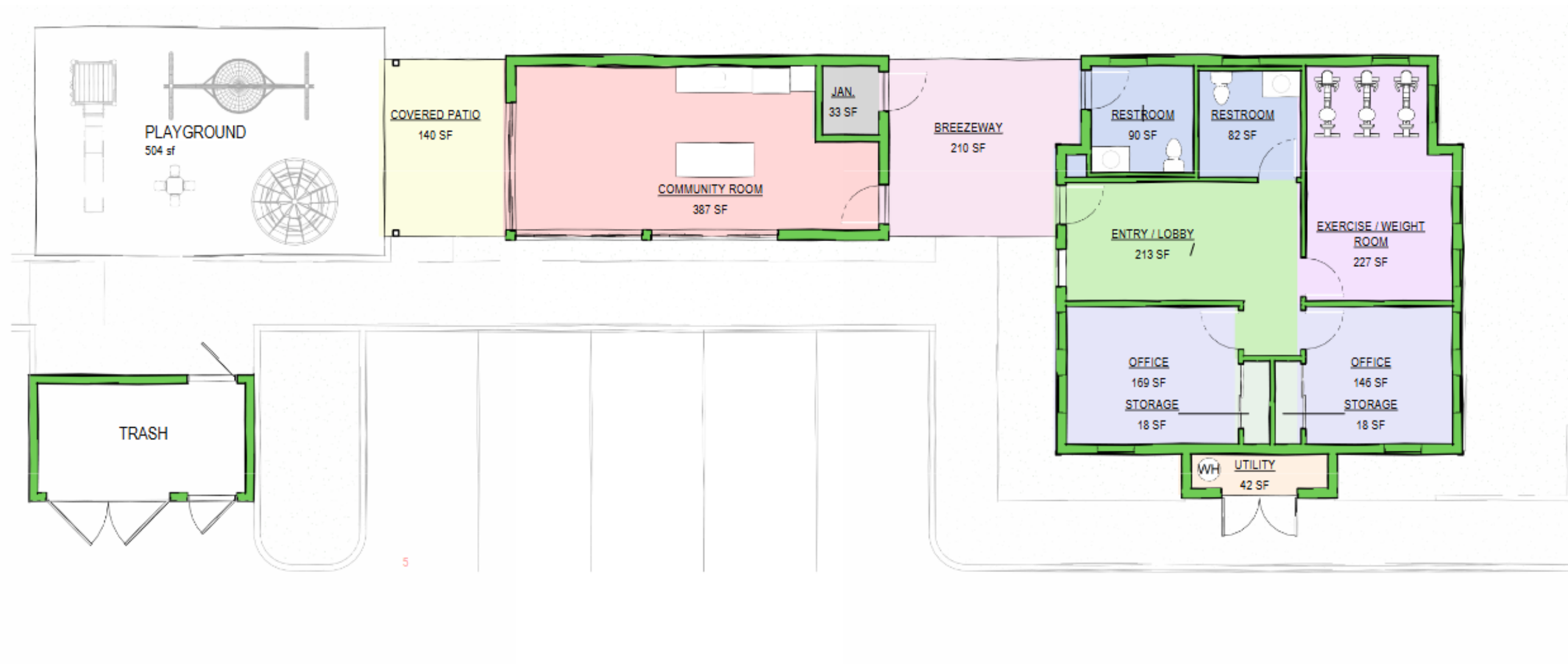


Building 'C' - Second Level Floor Plan



Building 'C' - Ground Level Floor Plan

Clubhouse Floor Plan



Building 'D' - Clubhouse Floor Plan

Buildings C & D Elevations



Building 'C' - North Elevation
1/8" = 1'-0"



Building 'C' - East Elevation
1/8" = 1'-0"



Building 'C' - South Elevation
1/8" = 1'-0"



Building 'C' - West Elevation



Building 'D' - East Elevation
1/8" = 1'-0"



Building 'D' - North Elevation
1/8" = 1'-0"



Building 'D' - South Elevation
1/8" = 1'-0"



Building 'D' - West Elevation



MISSION STATEMENT

Integrity, professionalism, and commitment are the hallmarks of Pinecrest Construction and Development Co. Our clients demand quality and performance on their projects and Pinecrest deliver.

Pinecrest Construction and Development Co. has been a family operated construction company in the Northern Nevada area for 35 years.

Pinecrest has proven capabilities on projects of various size and sophistication.

Utilizing state-of-the-art technologies, such as Computer Aided Drafting (CAD) and Critical Path Method (CPM), the company can provide expertise in job layout and design while offering detailed scheduling, project tracking and accurate documentation/record keeping within an integrated system.

Pinecrest will staff the project with an extremely experienced team with decades of experience and several successfully completed projects. Experienced professionals offering high quality and economy of construction, that is what you can expect at Pinecrest Construction.



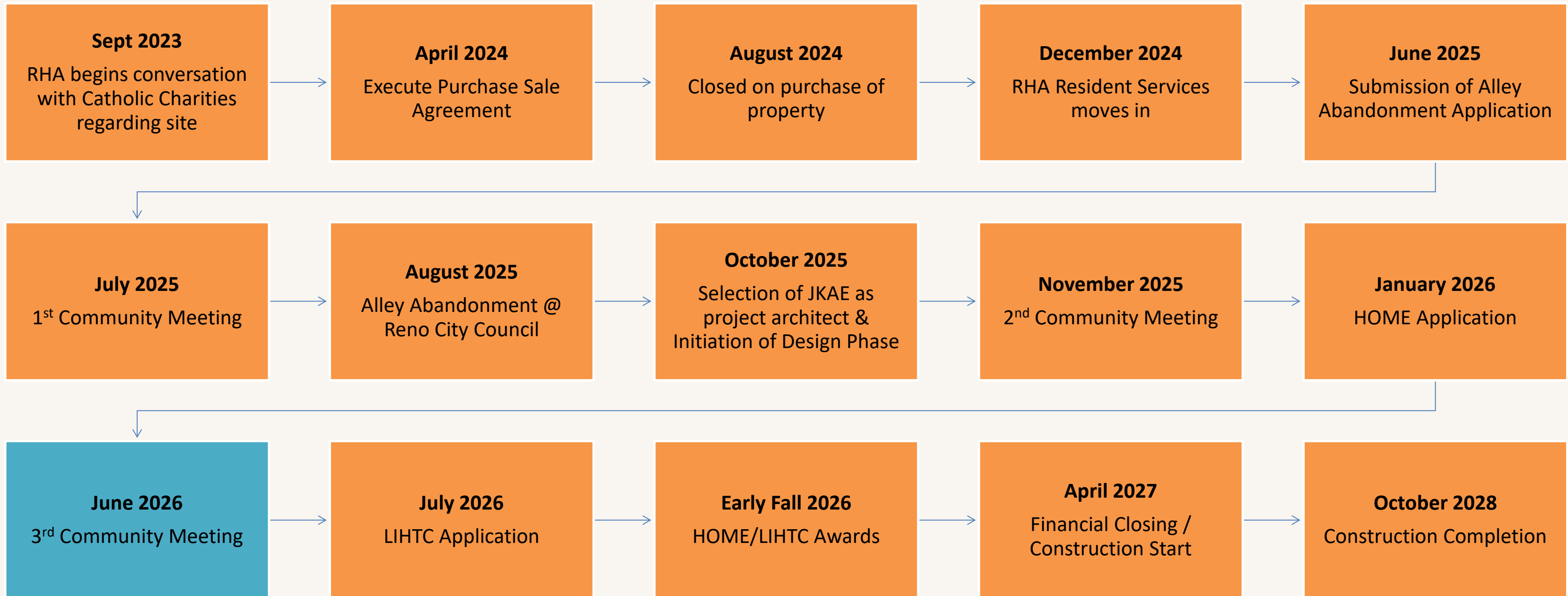
PINECREST TEAM

Ryan Pinjuv - CEO



Ryan joined Pinecrest in 2009 and has managed over 300 projects, including 650+ multifamily units. He holds a Construction Management degree from CSU and earned a Master of Finance from UNR in 2012 while working full time. Ryan leads estimating, preconstruction and contracting for all Davis Bacon, LIHTC, and bonded projects. He has deep neighborhood roots, having lived at 217 Reno Avenue for 3 years. Ryan, his sisters, and extended family all attended OLS and Mt Rose Elementary, where many of their children currently attend. 50+ teachers, principals, officials and parents have Ryan's number or know Pinecrest personally. Pinecrest recently adopted Plumas Park, further expressing our commitment to the community.

Project Timeline



For Additional Information

- Visit Reno Ave Project page:
<https://www.renoha.org/redevelopment-and-preservation/reno-avenue/>
- Sign up for Reno Ave. Website Update Notifications
- Jerri Williams Conrad, government & public affairs manager:
jconrad@renoha.org