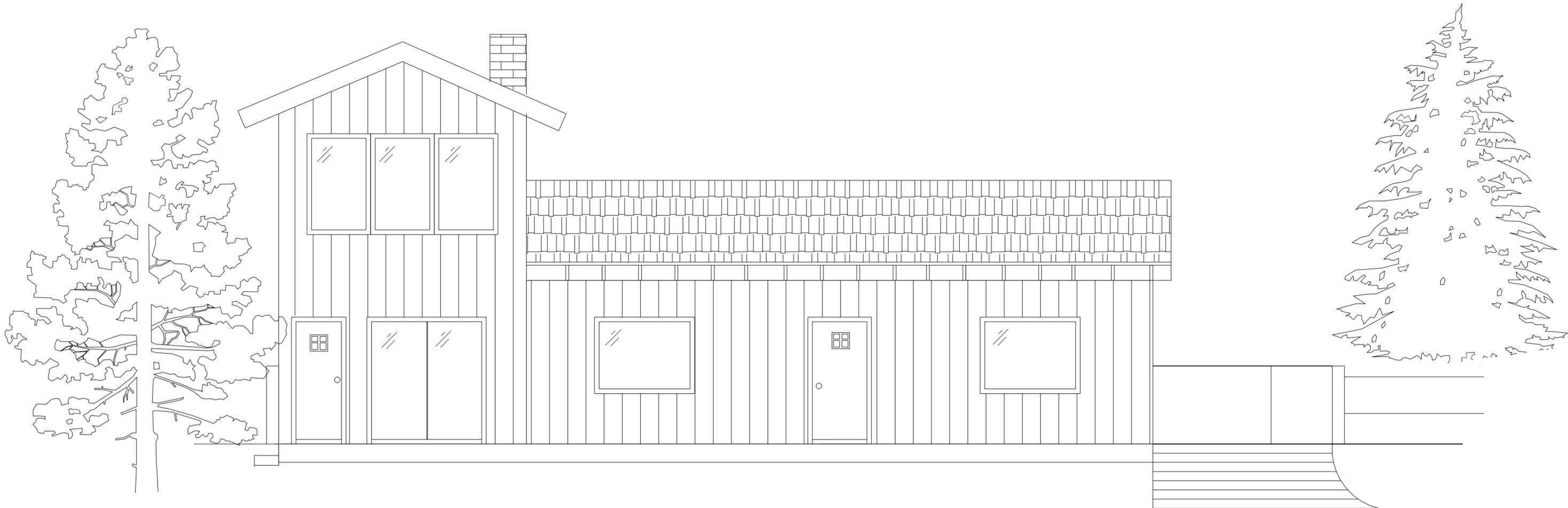


ROCKY POINT FAMILY CABIN

1710 LAKESHORE INCLINE VILLAGE WASHOE COUNTY NEVADA 130-332-12

A CUSTOM ADDITION FOR THE HERZ-CALLAHAN FAMILY



VICINITY MAP



PROJECT SUMMARY

DESIGN CRITERIA:
OCCUPANCY: R3
TWO-STORY WOOD FRAMED BUILDING

DESCRIPTION OF WORK: MAINTAIN EXISTING MAIN AREA OF HOUSE, AT THE NORTH END OF THE HOUSE, EXTEND LIVING AREAS BY 3-4 FEET IN EACH DIRECTION TO CREATE LARGER BEDROOM, LARGER BATHROOM, AND AREA FOR STAIRS TO AN UPPER LEVEL. UPPER LEVEL SHALL BE ONE BEDROOM WITH A SMALL BATH, MAINTAIN DECK AND RETAINING WALLS WHERE POSSIBLE.

FIRE NOTES:
INSTALL AN NFPA13R FIRE SPRINKLER SYSTEM PER NLTFFD AND 2018 IBC/C 6021. FIRE RISER SHALL BE PLACED IN THE MECHANICAL ROOM (CONDITIONED SPACE) LOCATED ON LOWER LEVEL AT FAR NORTH END OF HOUSE. KNOX BOX LOCATED TO THE LEFT OF THE NORTH DOOR.

ADDRESS NUMBERS SHALL BE MOUNTED ON THE STREET SIDE OF THE DETACHED GARAGE AND SHALL BE 6" LETTERS/NUMBERS AND BE A CONTRASTING COLOR TO THE BACKGROUND.

SQUARE FOOTAGE:	
(E) UPPER FLOOR AREA	N/A
(N) UPPER FLOOR AREA	281 SF
(E) LOWER FLOOR AREA	166 SF
(N) LOWER FLOOR AREA	955 SF
TOTAL (N) LIVING AREA	1236 SF
TOTAL AREA OF ADDITION	410 SF



GILANFARR
architecture

PO BOX 446
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 831-8001
FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

GENERAL NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2018 IFG AND IUI (WILDLAND URBAN INTERFACE CODE). ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THESE STANDARDS ALONG THE IBC, STATE AND LOCAL CODES AND ORDINANCES INCLUDING NLTFFD RES 18-1 AND 18-2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THESE DRAWINGS REMAIN THE PROPERTY OF GILANFARR + ASSOCIATES, ARCHITECTURE, A PROFESSIONAL CORPORATION. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR USE ON THE PARCEL FOR WHICH THEY WERE PREPARED AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

OWNER: HERZ-CALLAHAN FAMILY TRUST
PO BOX 4032
INCLINE VILLAGE, NV 89450

STRUCTURAL ENGINEER:
STRUCTURED ENGINEERING, LLC.
JEFF HARREL, PE, PRINCIPAL
912 JENNIFER STREET
INCLINE VILLAGE, NEVADA
775-813-4915

SHEET INDEX

MAY 15, 2021

T1	TITLE SHEET
C1a	EXISTING SITE PLAN
C1b	PROPOSED SITE + GRADING PLAN
E1a	EXISTING SINGLE-LEVEL PLAN
A1a	PROPOSED LOWER + UPPER FLOOR PLANS
A2a	PROPOSED ELEVATIONS



REVISIONS	BY

ELISE FETT & ASSOCIATES, LTD.
AIA • ROE
ARCHITECTURE
ENGINEERING

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com



HERZ - CALLAHAN
ROCKY POINT TRACT LOTS 4&5, BLOCK F
PORTION OF ROMANCE AVE.
1708 & 1710 STATE ROUTE 28, INCLINE VILLAGE, NV.
APNS 130-332-12 & 130-332-13

DRAWN: KM	CHECKED: EF
DATE: 2-11-14	
SCALE: AS NOTED	
JOB NO.: SSE	
OWG NO.: Site.dwg	
SHEET	
51-SHEET:	
C 1 E	
OF 51-SHEETS	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

LOT 4 ROMANCE AVE. LOT 5

OWNER
HERZ FAMILY TRUST
HAROLD & VICKIE HERZ TRUSTEES
PO BOX 6862
INCLINE VILLAGE, NV 89450

OWNERS
HERZ FAMILY TRUST
HAROLD & VICKIE HERZ TRUSTEES &
PO BOX 6862
INCLINE VILLAGE, NV 89450

OWNERS
HERZ-CALLAHAN FAMILY TRUST
SUSAN HERZ-CALLAHAN TRUSTEE
PO BOX 4092
INCLINE VILLAGE, NV 89450

OWNER
HERZ-CALLAHAN FAMILY TRUST
SUSAN HERZ-CALLAHAN TRUSTEE
PO BOX 4092
INCLINE VILLAGE, NV 89450

PROPERTY
1708 STATE ROUTE 28
INCLINE VILLAGE
WASHOE COUNTY, NEVADA
ROCKY POINT AMENDED
LOT 4, BLOCK F
APN: 130-332-13

PROPERTY
LAND BETWEEN LOTS 4&5
OF ROCKY POINT TRACT
AND S.R. 28 & 3RD STREET
LAND AREA
5,235.5 SQ. FT. (EXISTING)
0.1202 acres

PROPERTY
1710 STATE ROUTE 28
INCLINE VILLAGE
WASHOE COUNTY, NEVADA
ROCKY POINT AMENDED
LOT 5, BLOCK F
APN: 130-332-12

LAND AREA
5,590 SQ. FT. (EXISTING)
0.1283 acres
8,261 SQ. FT. (PROPOSED)
0.1886 acres

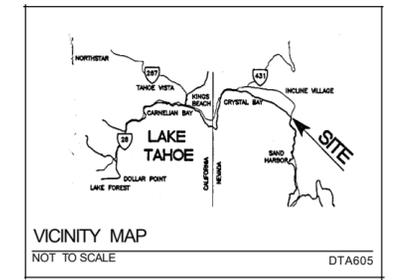
LAND AREA
4,750 SQ. FT. (EXISTING)
0.1090 acres
7,315 SQ. FT. (PROPOSED)
0.1679 acres

CONTACT PERSON

ELISE FETT & ASSOCIATES
P.O. BOX 5989
INCLINE VILLAGE, NV 89450
(775) 833-3386

NOTE:

1) EXISTING SURVEY & SITE PLAN PROVIDED BY CLO SURVEYING, ELISE FETT & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.



COVERAGE 1708 LAKESHORE BLVD. 130-332-13

EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT DATED FEBRUARY 3, 2014.

ADDITIONAL COVERAGE IS TAKEN FROM THE ROMANCE AVE. LAND CAPABILITY AND LAND COVERAGE VERIFICATIONS DATED FEBRUARY 3, 2014.

LAND CAPABILITY 130-332-13:			
CAPABILITY DISTRICT CLASS 1A	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
1	1	4,750 SF.	48 SF.
TOTAL COMBINED 74 SF.			

LAND CAPABILITY NORTH 1/2 ROMANCE AVE:			
CAPABILITY DISTRICT CLASS 1A	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
1	1	2,565 SF.	26 SF.
TOTAL COMBINED 74 SF.			

VERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
BUILDING	1,005	0	1,005
ASPHALT DRIVE	18	0	18
GROUND DECKS	67S	0	67S
(SUBTOTALS)	1,784 SF.	0 SF.	1,784 SF.

UNVERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
STONE WALL	85	+41	128
STONE PAVERS	0	+41	41
(SUBTOTALS)	85 SF.	+84 SF.	169 SF.

QEE IIE CO EBASE	E	I	G	A	I	Q	I	I	I
	708		+455						1,163 SQ.FT.

COVERAGE 1710 LAKESHORE BLVD. 130-332-12

EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT DATED FEBRUARY 3, 2014.

ADDITIONAL COVERAGE IS TAKEN FROM THE ROMANCE AVE. L.A.D. CAPABILITY AND LAND COVERAGE VERIFICATIONS DATED FEBRUARY 3, 2014.

LAND CAPABILITY:			
CAPABILITY DISTRICT CLASS 1A	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
1	1	5,590 SF.	56 SF.
TOTAL COMBINED 83 SF.			

LAND CAPABILITY SOUTH 1/2 ROMANCE AVE:			
CAPABILITY DISTRICT CLASS 1A	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
1	1	2,671 SF.	27 SF.
TOTAL COMBINED 83 SF.			

VERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
BUILDING	519	+324	843
ASPHALT DRIVE	52	0	52
GROUND DECKS	232	+252	544
CONCRETE PAVERS/SHED REAR DECK	21	+17	38
(SUBTOTALS)	1,261 SF.	+812 SF.	2,073 SF.

OFFSITE COVERAGE	EXISTING	ADDITIONAL	TOTAL
	425	+234	659 SF.

These plans have been reviewed and approved as required under TRPA Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements not shown on these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations and Ordinances.

TAHOE REGIONAL PLANNING AGENCY

APPROVED

THIS APPROVAL EXPIRES ON

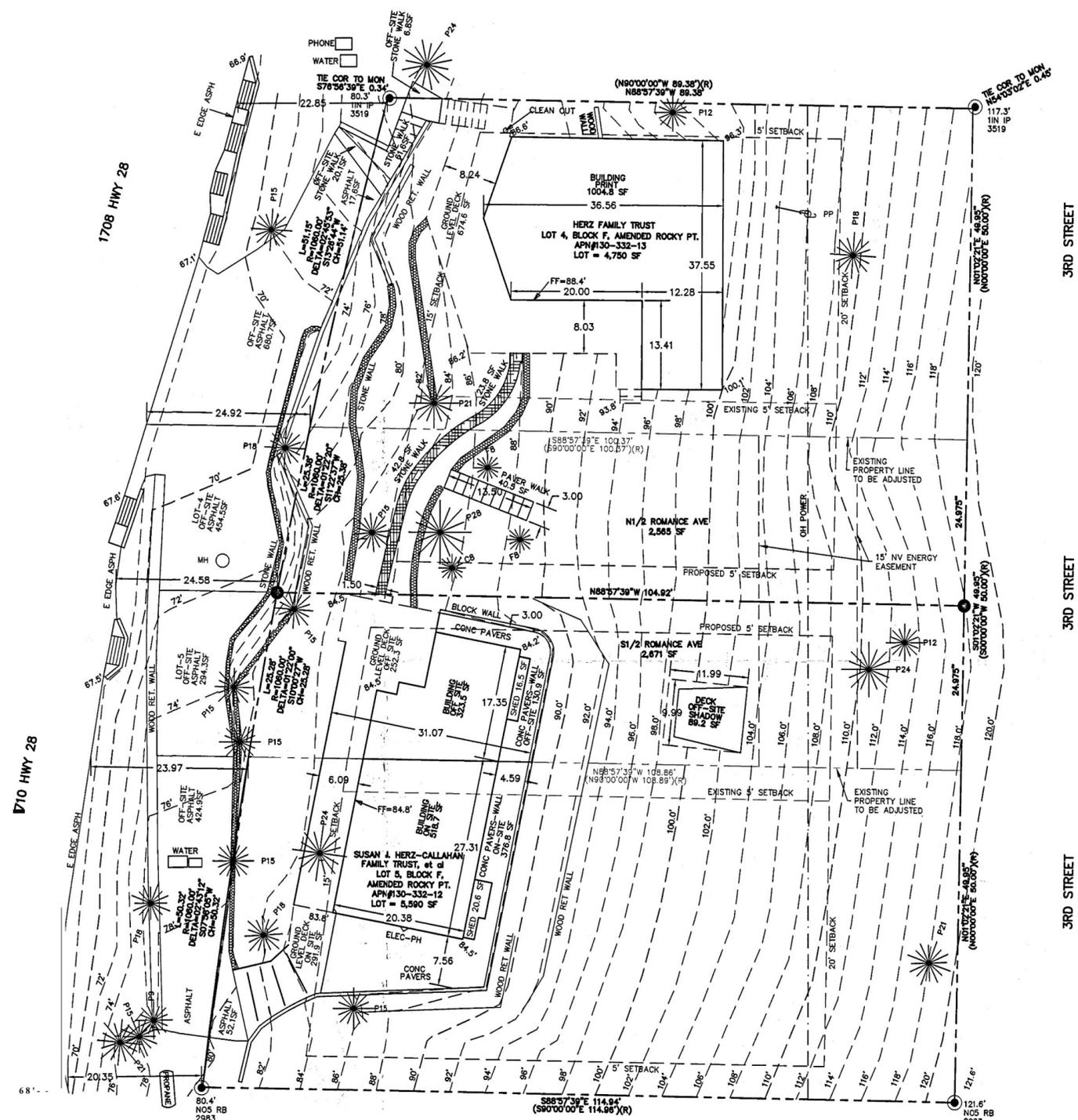
MR2 2017

EXECUTIVE DIRECTOR/DESIGNEE

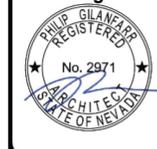
TAHOE REGIONAL PLANNING AGENCY

NOTE: THE BASE OF BEARINGS IS THE EAST LINES OF LOT 4 & 5, BLOCK F, BEING N010221°E, WHICH IS THE WASHOE COUNTY MODIFIED GRID BEARING.

LEGEND:
 N25°25'25" E 25.25' DENOTES MEASURED BEARING & DISTANCE
 N25°25'25" E 25.25'(R) DENOTES RECORD PER OCCURRENCE
 N25°25'25" E 25.25'(R) DENOTES MEASURED + RECORD PER OCCURRENCE
 (R) RECORD BEARINGS AND DISTANCE PER AMENDED ROCKY POINT SUBD.
 @ FOUND 1" IP, OR AS OTHERWISE NOTED.
 o SET A NO 5 REBAR 11TH CAP 7880, OR AS OTHERWISE NOTED



SITE PLAN
SCALE 1"=10'



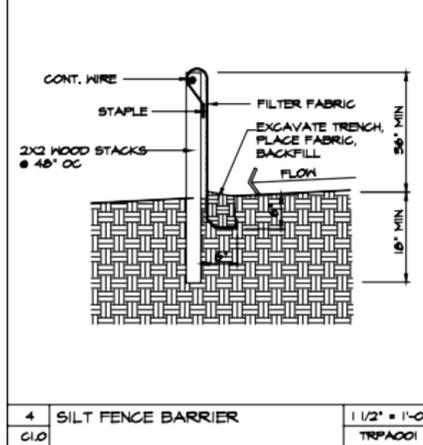
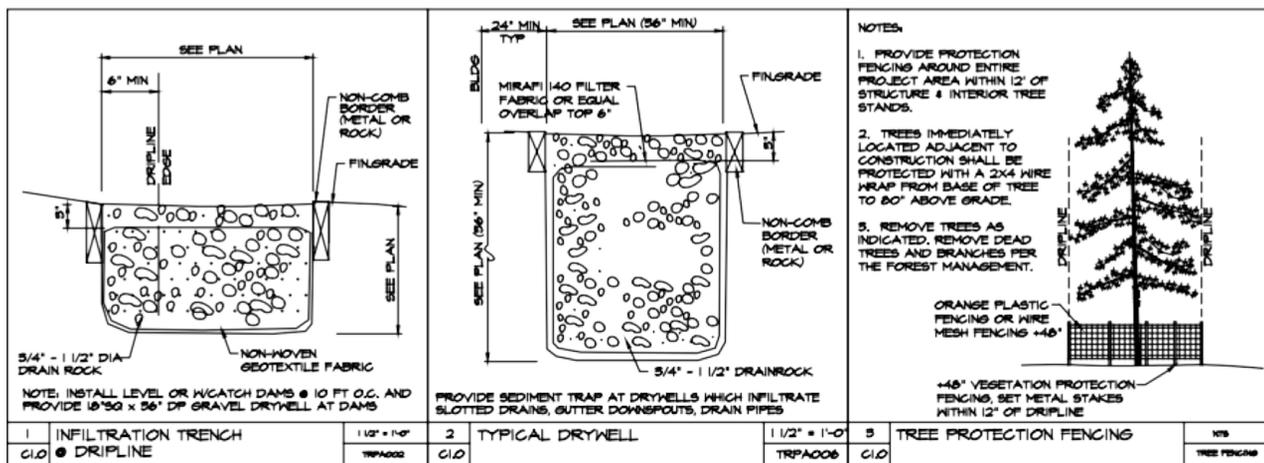
GILANFARR
architecture

PO BOX 446
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 831-8001
FAX: (775) 831-8008

GILANFARRARCHITECTURE.COM

PROPOSED SITE PLAN
CUSTOM REMODEL FOR SUSAN HERZ
ROCKY POINT CABIN
1710 LAKESHORE BLVD., INCL. THE ROCKY POINT TRACT, WASHOE COUNTY, NEVADA
130-332-12

REVISIONS	FILE:	1710 C1
	DATE:	MAY 15, 2021
	SCALE:	AS NOTED
	DRAWN:	GFA
	SHEET:	C1.0
	OF SHEETS	



COVERAGE 1708 LAKESHORE BLVD. 130-332-13

EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT LCAP2018-0929 10/22/2018.

LAND CAPABILITY 130-332-13:			
DISTRICT	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
CLASS 1A	1	4,750 S.F.	48 S.F.

LAND CAPABILITY NORTH 1/2 ROMANCE AVE.:			
DISTRICT	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
CLASS 1A	1	2,565 S.F.	26 S.F.

TOTAL COMBINED			
		74 S.F.	

VERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
BUILDING	1,005	0	1,005
ASPHALT DRIVE	18	0	18
GROUND DECKS	675	0	675
(SUBTOTALS)	1,784 S.F.	0 S.F.	1,784 S.F.

UNVERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
STONE WALK	85	+43	128
STONE PAVERS	0	+41	41
(SUBTOTALS)	85 S.F.	+84 S.F.	169 S.F.

OFFSITE COVERAGE			
	EXISTING	ADDITIONAL	TOTAL
	708	+455	1,163 SQ.F.T.

COVERAGE 1710 LAKESHORE BLVD. 130-332-12

EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT DATED FEBRUARY 3, 2014.

ADDITIONAL COVERAGE IS TAKEN FROM THE ROMANCE AVE. LAND CAPABILITY AND LAND COVERAGE VERIFICATIONS DATED FEBRUARY 3, 2014.

LAND CAPABILITY:			
DISTRICT	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
CLASS 1A	1	5,590 S.F.	56 S.F.

LAND CAPABILITY SOUTH 1/2 ROMANCE AVE.:			
DISTRICT	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
CLASS 1A	1	2,671 S.F.	27 S.F.

TOTAL COMBINED			
		83 S.F.	

VERIFIED COVERAGE (CLASS 1A)			
	EXISTING	ADDITIONAL	SUBTOTALS
BUILDING	519	+324	843
ASPHALT DRIVE	52	0	52
GROUND DECKS	292	+252	544
CONCRETE PAVERS	377	+130	507
SHED	21	+17	38
REAR DECK	0	+89	89
(SUBTOTALS)	1,261 S.F.	+812 S.F.	2,073 S.F.

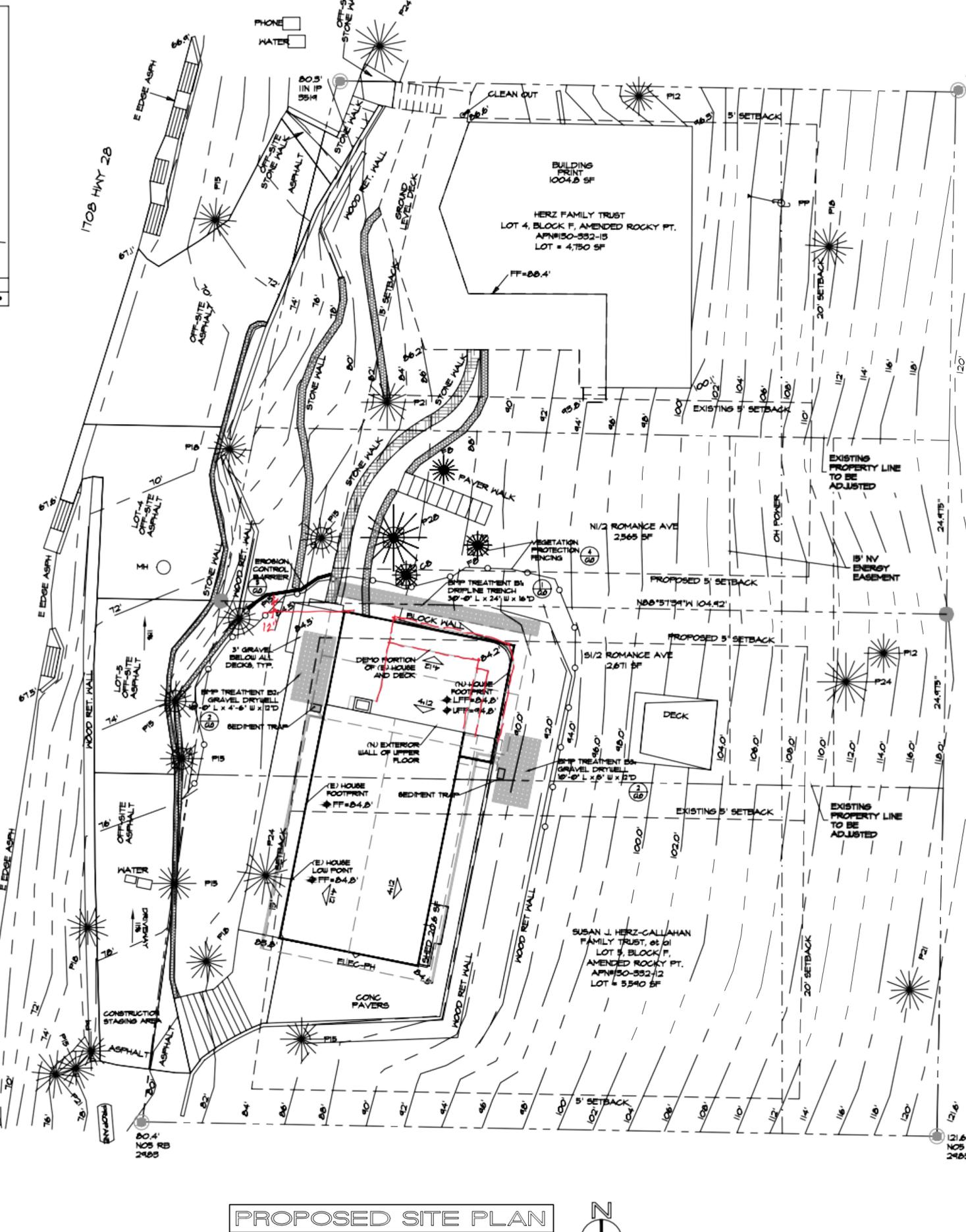
OFFSITE COVERAGE			
	EXISTING	ADDITIONAL	TOTAL
	425	+294	719 SQ.F.T.

DEFENSIBLE SPACE NOTES

- ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IUIUC) WITH AMENDMENTS IN NLTIPD RESOLUTIONS 18-1 AND 18-2.
 - A DEFENSIBLE SPACE INTERSECTION IS REQUIRED TO PROVIDE SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSURE. CONTACT AN NLTIPD INSPECTOR AT (775) 833-8001 TO SCHEDULE AN APPOINTMENT.
 - ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
 - ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FOOT (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS CLIPPING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
 - ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIPPING, THE TREE SHOULD BE REMOVED.
 - ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
 - WITHIN FIVE-FOOT (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
 - WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FOOT (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
 - WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.
 - FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS.
- | TREES | SLOPE | SPACING | BRUSH | HEIGHT |
|-------|-----------|---------------------------------|-----------|--------------------------------------|
| | 0 - 20% | 10-FOOT BETWEEN EDGES OF CROWNS | 0 - 20% | 2 TIMES THE HEIGHT OF RESIDUAL BRUSH |
| | 20 - 40% | 20-FOOT BETWEEN EDGES OF CROWNS | 20 - 40% | 4 TIMES THE HEIGHT OF RESIDUAL BRUSH |
| | 40% - 60% | 30-FOOT BETWEEN EDGES OF CROWNS | 40% - 60% | 6 TIMES THE HEIGHT OF RESIDUAL BRUSH |

SITE NOTES

- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
- ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BNPP STANDARDS.
- ALL SLOPES GREATER THAN 2:1 & ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
- CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
- CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
- PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
- ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
- AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITH RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED THROUGH FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 1% MIN FOR 10' TYPICAL.
- BNPP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED ON SITE PLAN AND ALSO ON SHEET AS "ROOF PLAN".
- ALL BEST MANAGEMENT PRACTICES (BNPP) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BNPP TO BE PERIODICALLY REINSTALLED OR REPLACED.
- TEMPORARY AND PERMANENT BNPP MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
- EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SCOPE OF THE PROJECT SITE.
- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
- CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
- A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTIPD.



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

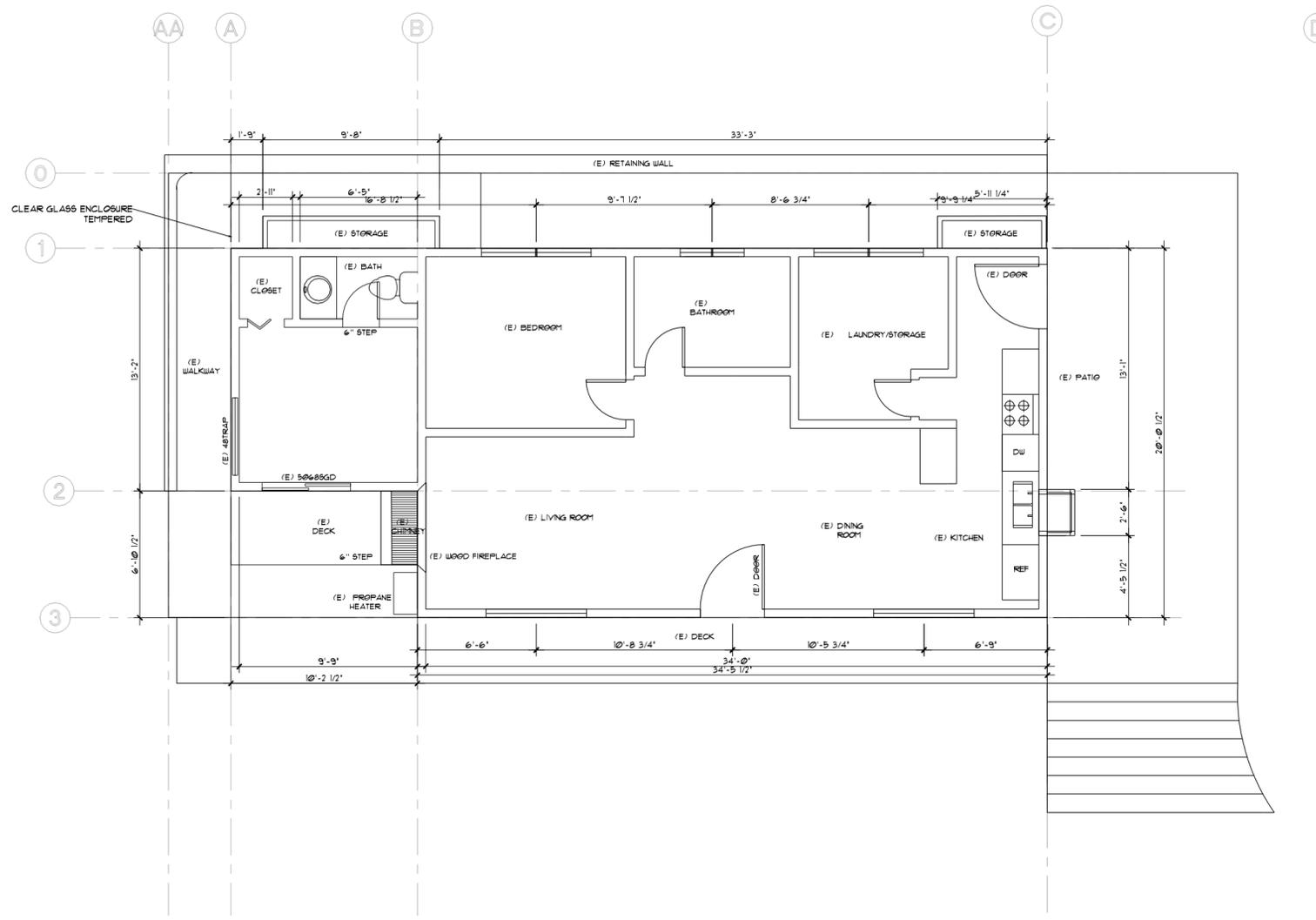




GILANFARR
architecture

PO BOX 496
CRYSTAL BAY, NEVADA 89402
PHONE: (775) 481-0881
FAX: (775) 481-0882

GILANFARRARCHITECTURE.COM



EXISTING SINGLE-LEVEL PLAN

SCALE: 1/4" = 1'-0"

TITLE: EXISTING PLANS

CUSTOM REMODEL FOR SUSAN HERZ
ROCKY POINT CABIN
1110 LAKESHORE BLVD INCLINE VILLAGE NV
ROCKY POINT LOT 5 BLOCK F, ROCKY POINT TRACT, WASHOE COUNTY, NEVADA
APN: 136-332-17

REVISIONS

FILE: 110 Lakeshore.dwg

DATE: 05/15/21

SCALE: 1/4" = 1'-0"

DRAWN: GFA

SHEET:

E1.0

OF 4 SHEETS

These Drawings remain the property of Gilanfarr + Associates, Architecture, A Professional Corporation. Copies of these drawings retained by the client may be utilized only for the parcel for which they were prepared, and are not for the construction of any other project. © Gilanfarr + Associates, Architecture, Inc. ALL RIGHTS RESERVED



GILANFARR
architecture

PHONE: 495
CRYSTAL BAY, NEVADA 89408
VOICE: 775-331-0001
FAX: 775-331-0002

GILANFARRARCHITECTURE.COM

TITLE: ELEVATIONS

CUSTOM REMODEL FOR SUSAN HERZ
ROCKY POINT CABIN
1100 LAKESHORE BLVD INCLINE VILLAGE NV
ROCKY POINT LOT 5, BLOCK F, ROCKY POINT TRACT, WASHOE COUNTY, NEVADA
APN: 150-332-17

REVISIONS

FILE: 1100 Lakeshore.dwg

DATE: 12/09/2020

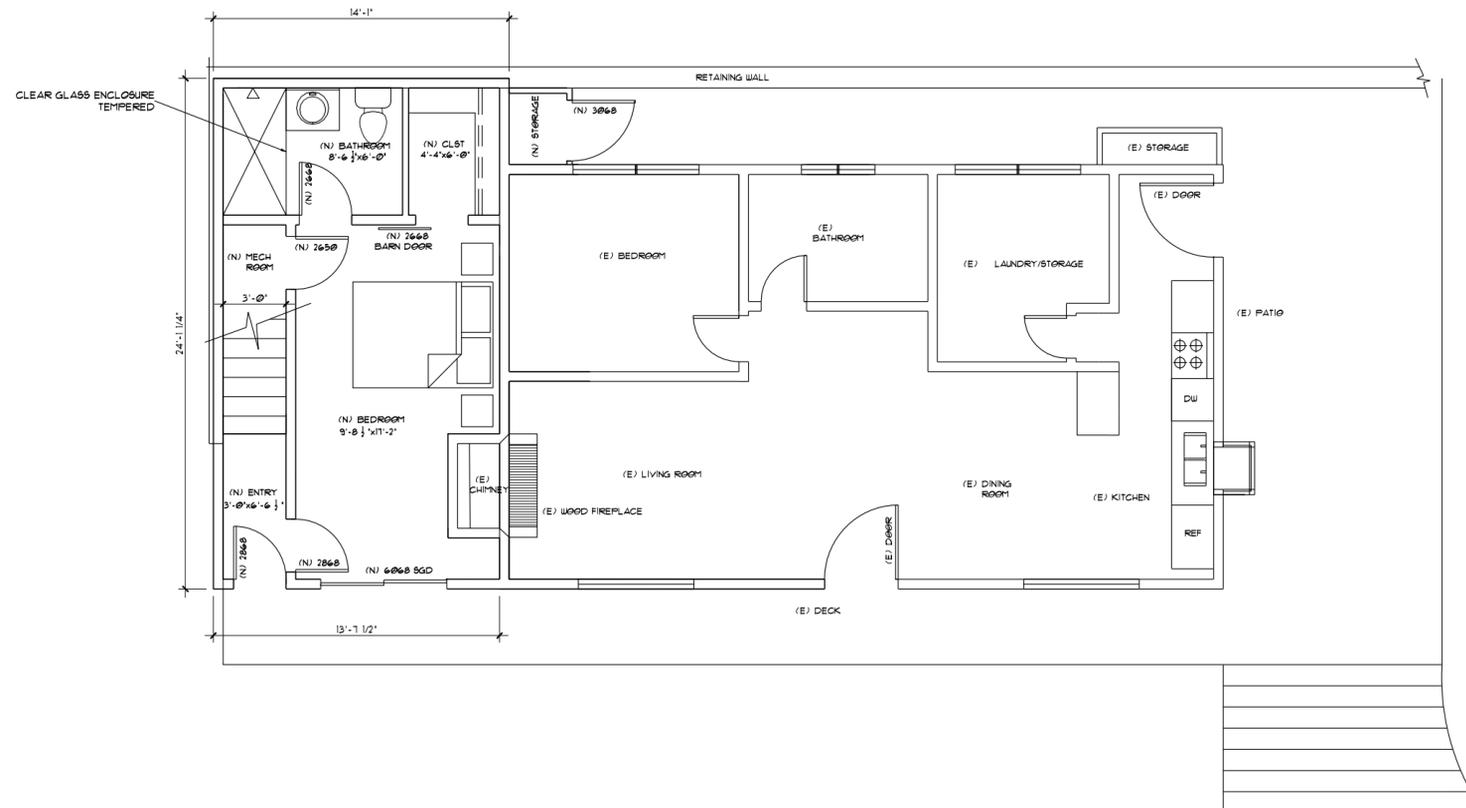
SCALE: 1/4" = 1'-0"

DRAWN: GFA

SHEET:

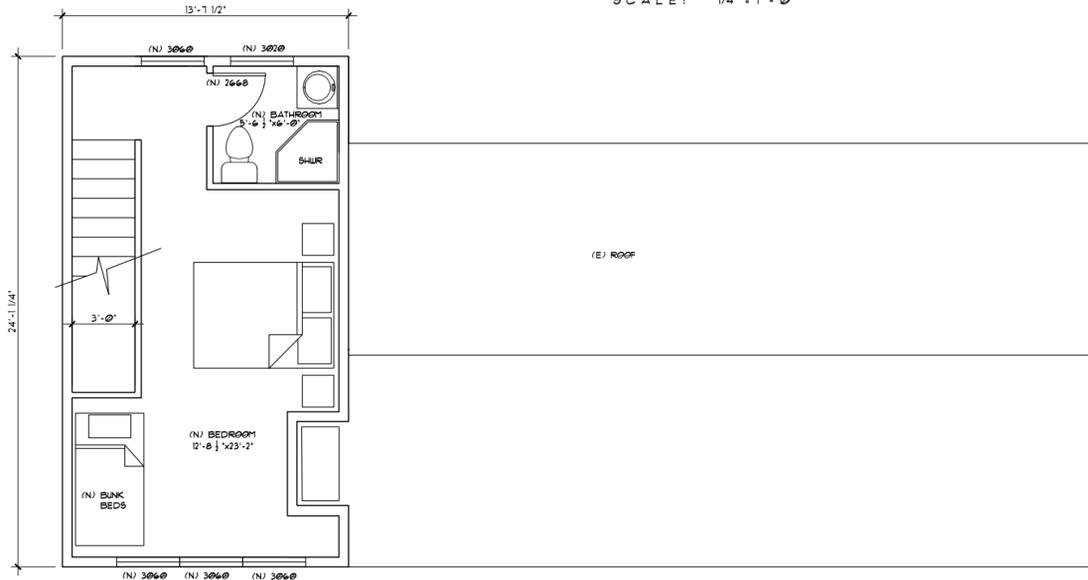
A1.0

OF 17 SHEETS



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"



GILANFARR
architecture

PO BOX 496
CRYSTAL BAY, NEVADA 89402
VOICE: (775) 481-0881
FAX: (775) 481-0880

GILANFARRARCHITECTURE.COM

TITLE: PROPOSED ELEVATIONS

CUSTOM REMODEL FOR SUSAN HERZ
ROCKY POINT CABIN

1100 LAKE SHORE BLVD INCLINE VILLAGE NV
ROCKY POINT LOT 5 BLOCK E ROCKY POINT TRACT, WASHOE COUNTY, NEVADA
APN: 150-332-17

REVISIONS

FILE: 1100 Lakeshore.dwg

DATE: 05/15/21

SCALE: 1/4" = 1'-0"

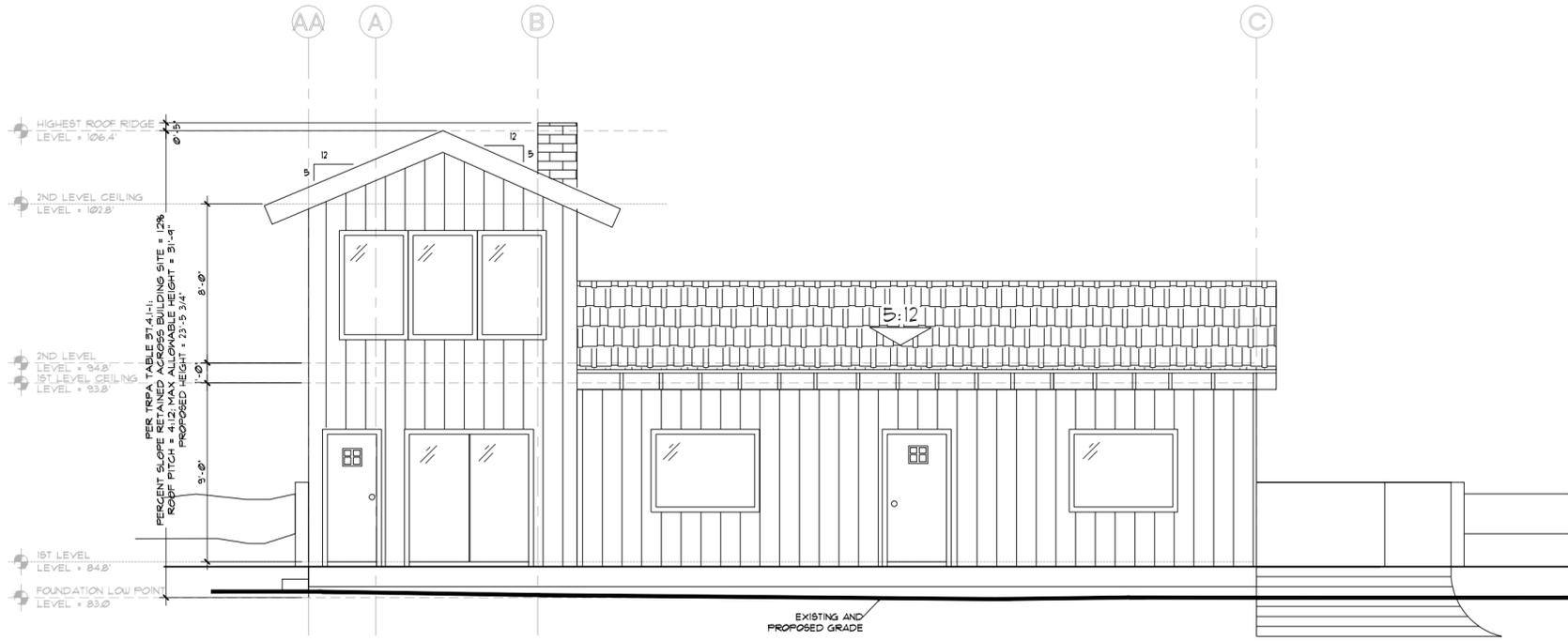
DRAWN: GFA

SHEET:

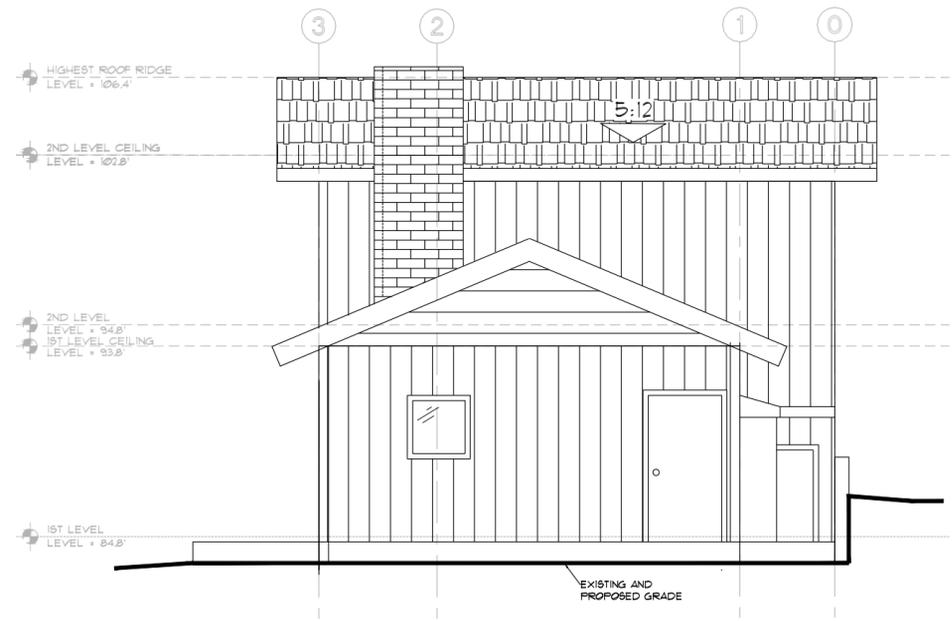
A2.0

OF 4 SHEETS

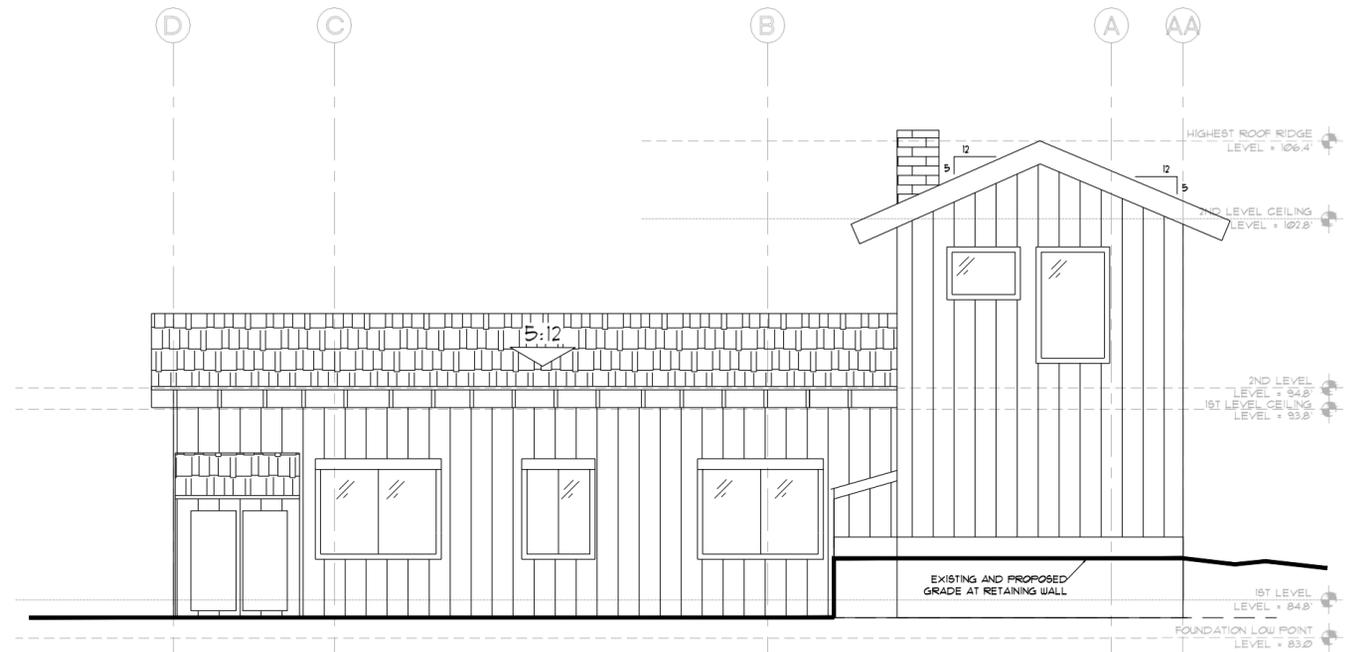
These Drawings remain the property of Gilanfarr + Associates, Architecture, A Professional Corporation. Copies of these drawings retained by the client may be utilized only for the project for which they were prepared, and are not for the construction of any other project. © Gilanfarr + Associates, Architecture, Inc. ALL RIGHTS RESERVED.



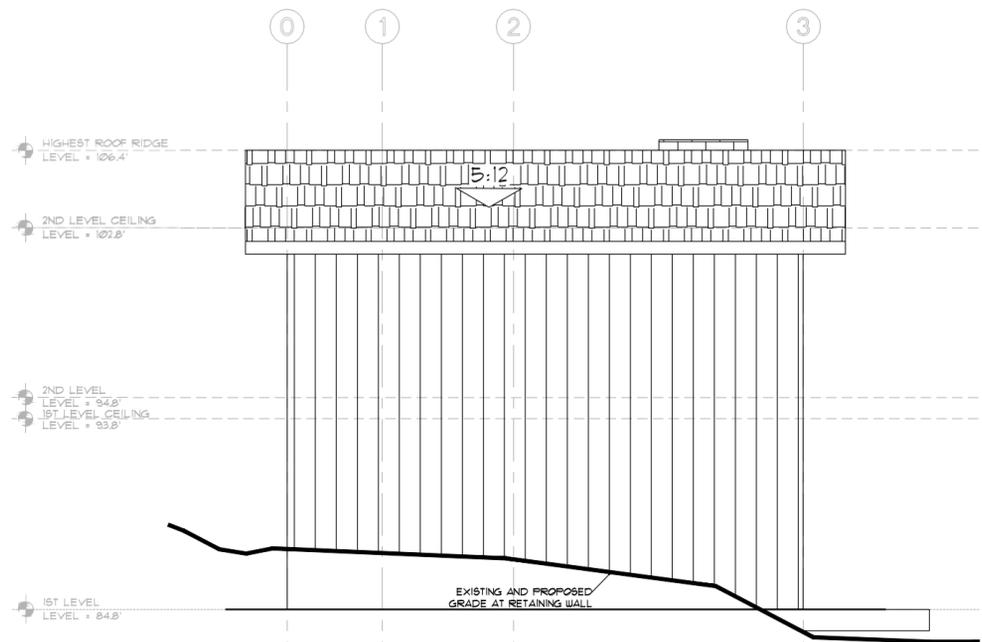
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"