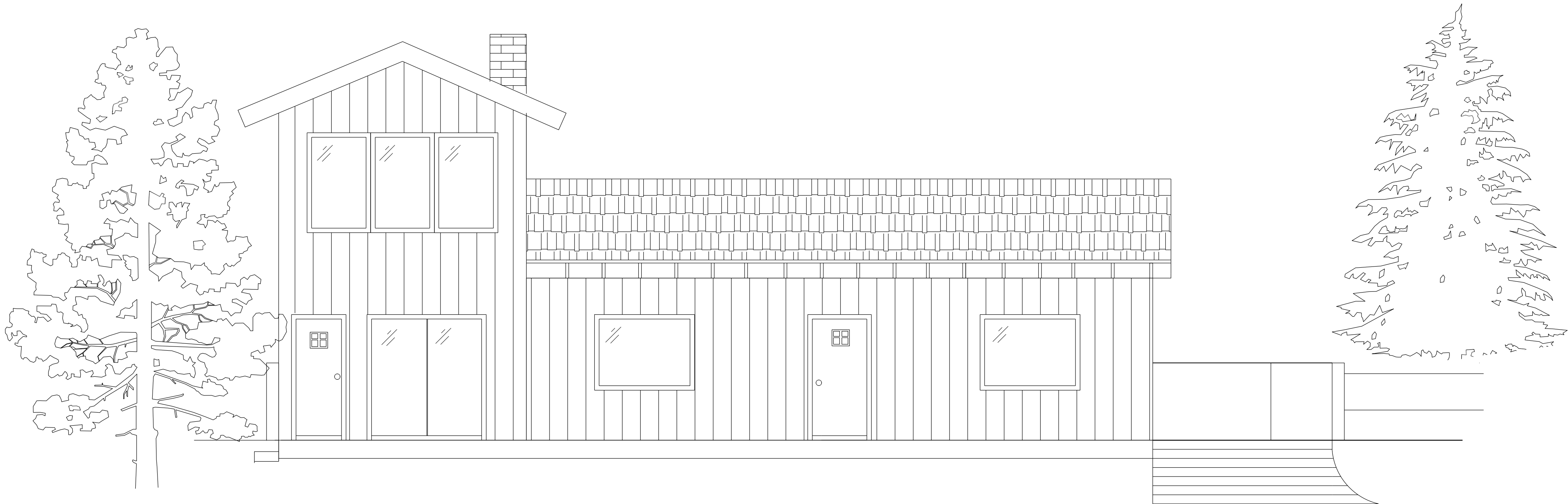


# ROCKY POINT FAMILY CABIN

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

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FAX: (775) 831-8068

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## 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 (BUILDING 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

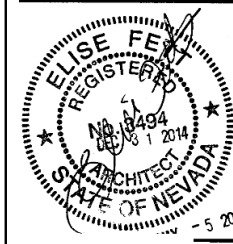
T1	TITLE SHEET
C1a	EXISTING SITE PLAN
C1b	PROPOSED SITE + GRADING PLAN
E1a	EXISTING SINGLE-LEVEL PLAN
A1a	PROPOSED LOWER + UPPER FLOOR PLANS
A2a	PROPOSED ELEVATIONS



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:	
<b>C 1 E</b>	
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

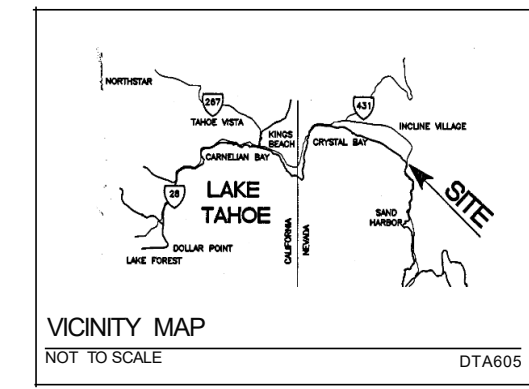
**LAND AREA**  
4,750 SQ. FT. (EXISTING)  
0.1090 acres  
7,315 SQ. FT. (PROPOSED)  
0.1679 acres

**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.
<b>TOTAL COMBINED 74 SF.</b>			

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

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

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

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. LAND 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.
<b>TOTAL COMBINED 83 SF.</b>			

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

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

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

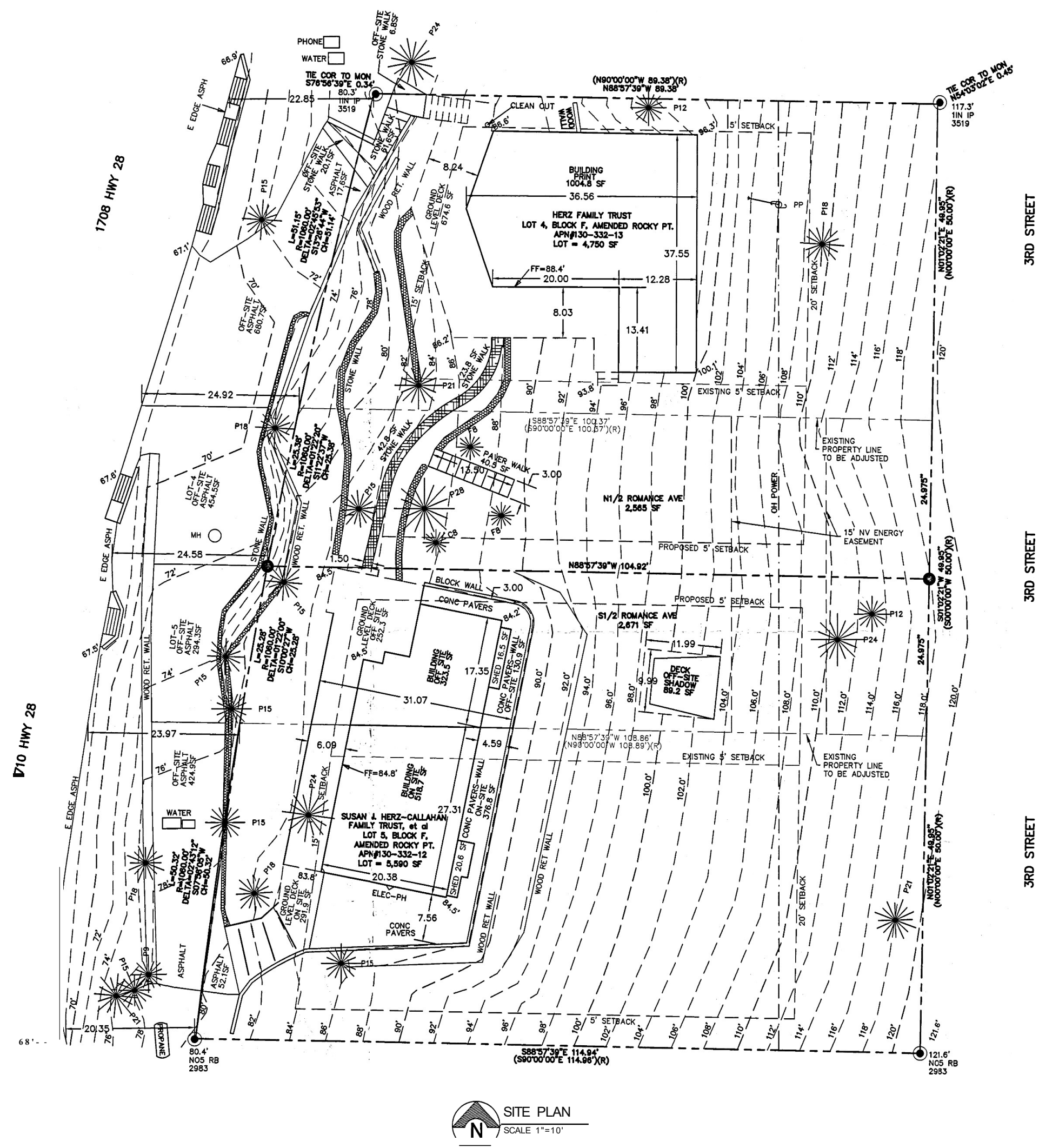
**MR2 2017**

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







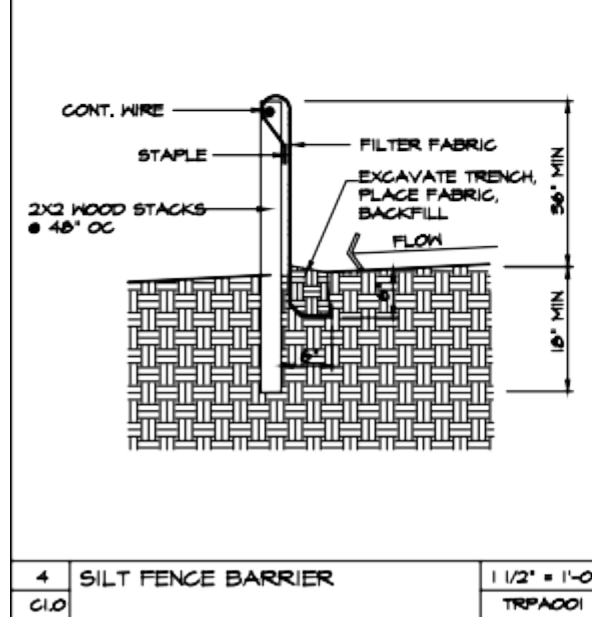
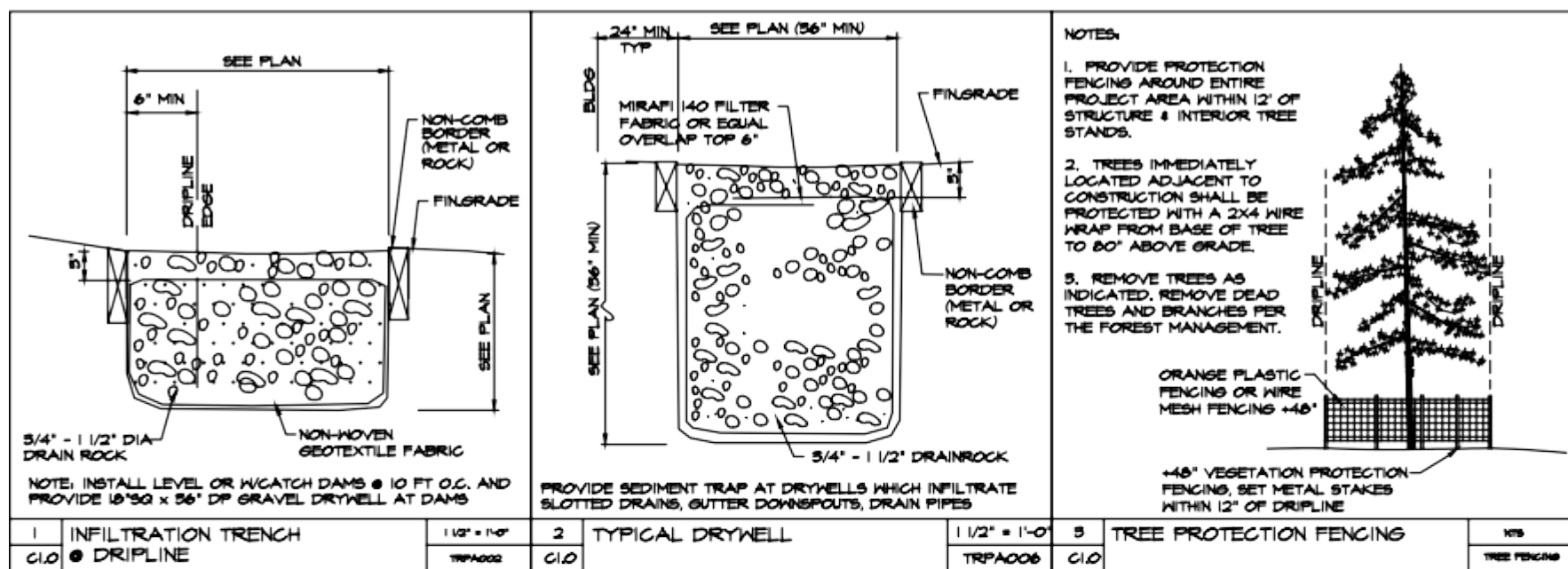
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PROPOSED SITE PLAN  
CUSTOM REMODEL FOR SUSAN HERZ  
**ROCKY POINT CABIN**  
1710 LAKESHORE BLVD., INCL. THE ROCKY POINT TRACT, WASHOE COUNTY, NEVADA  
130-332-12

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.
<b>TOTAL COMBINED</b>			<b>74 S.F.</b>

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

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

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 130-332-12			
DISTRICT	% ALLOWED	AREA	TOTAL ALLOWED COVERAGE
CLASS 1A	1	5,590 S.F.	56 S.F.
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CLASS 1A	1	2,671 S.F.	27 S.F.
<b>TOTAL COMBINED</b>			<b>83 S.F.</b>

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
<b>(SUBTOTALS)</b>	<b>1,261 S.F.</b>	<b>+812 S.F.</b>	<b>2,073 S.F.</b>

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

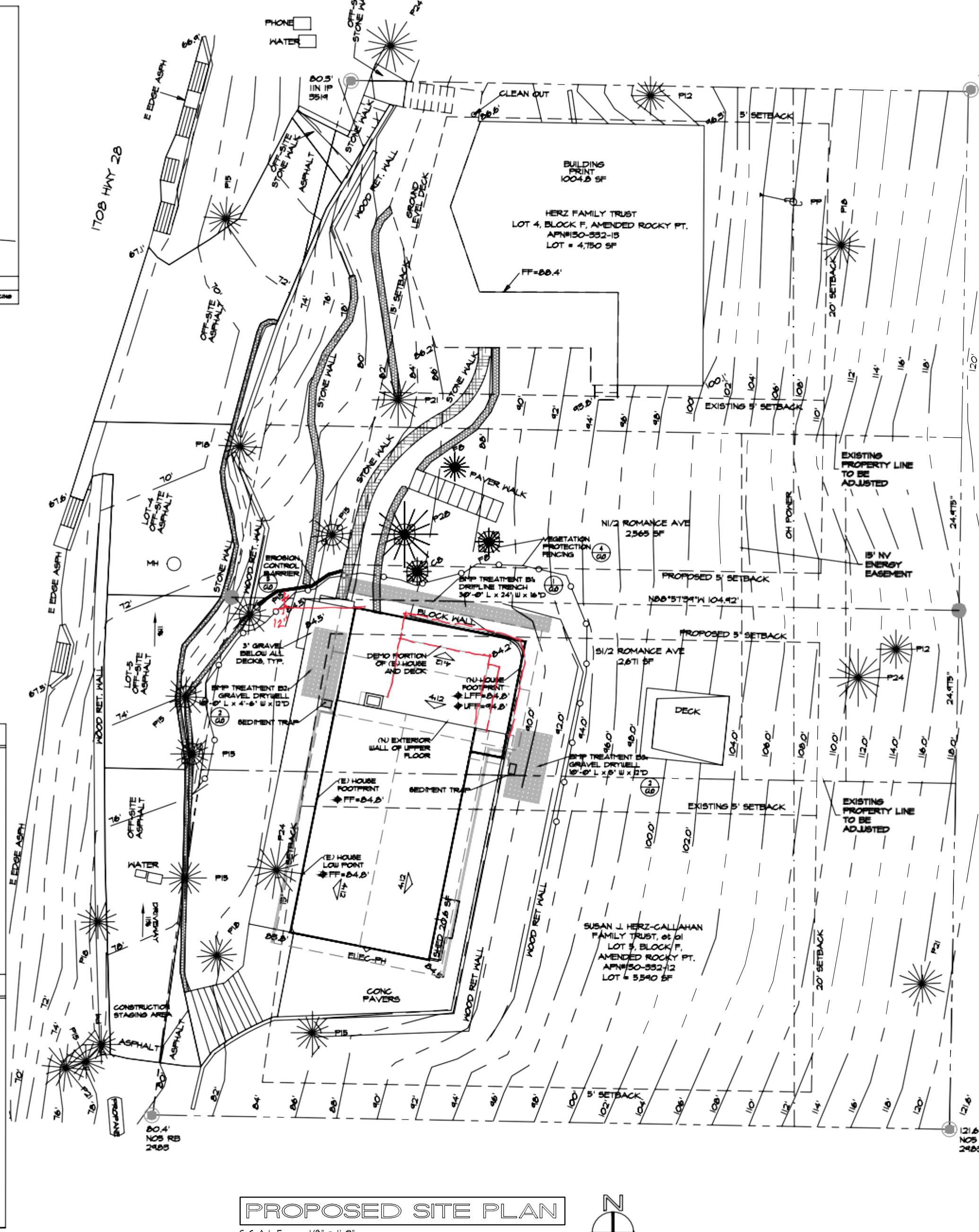
**DEFENSIBLE SPACE NOTES**

- 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 CLOSEOUT. CONTACT AN NLTIPD INSPECTOR AT (775) 833-8971 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 WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED 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 BNPPS 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"

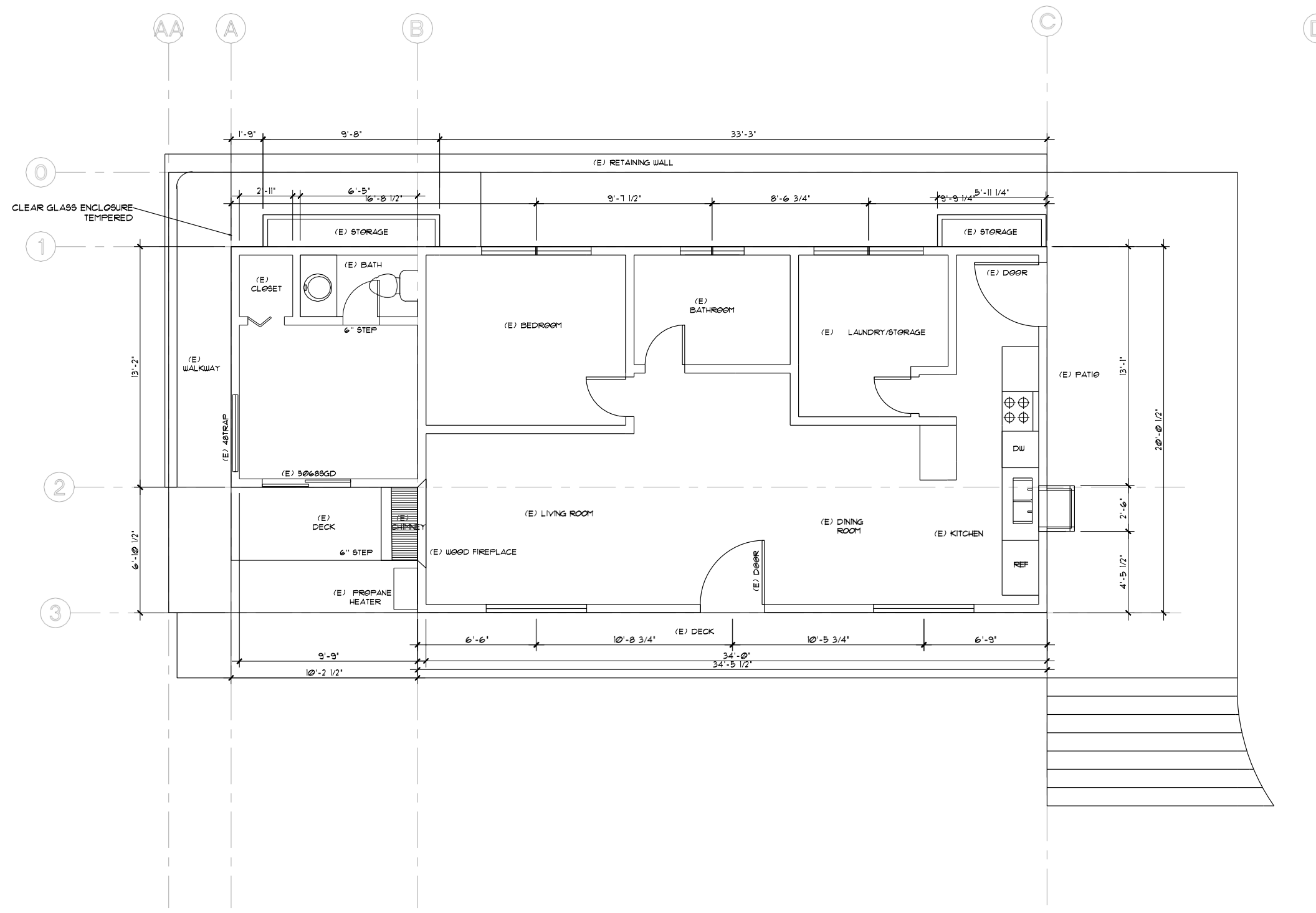




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FAX: (775) 481-0882

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: 150-332-17

REVISIONS

FILE: 110 Lakeshore.dwg

DATE: 05/15/21

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

DRAWN: GFA

SHEET:

E1.0

OF 4 SHEETS

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architecture

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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 E ROCKY POINT TRACT, WASHOE COUNTY, NEVADA  
APN: 150-332-17

REVISIONS

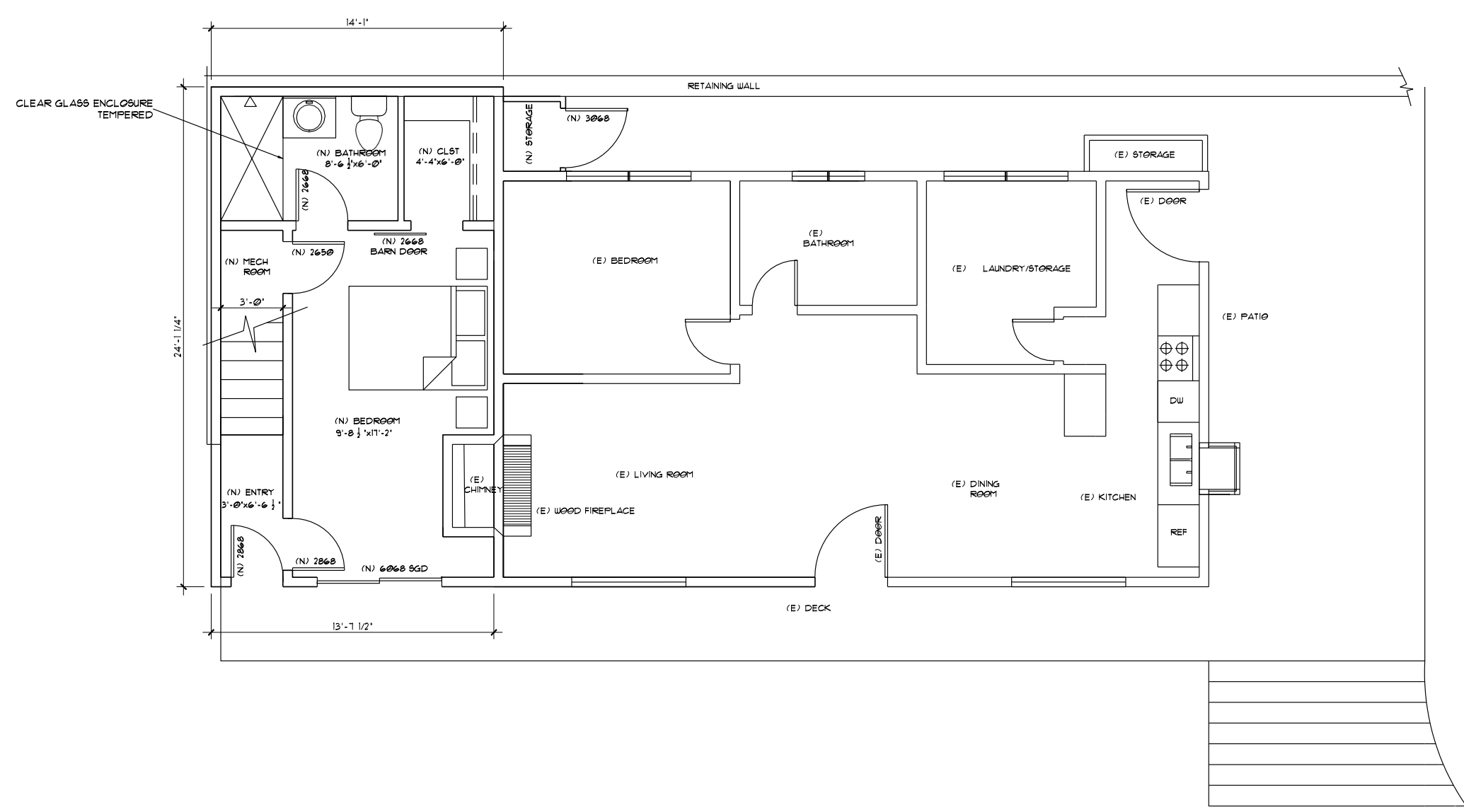
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DATE: 12/09/2020

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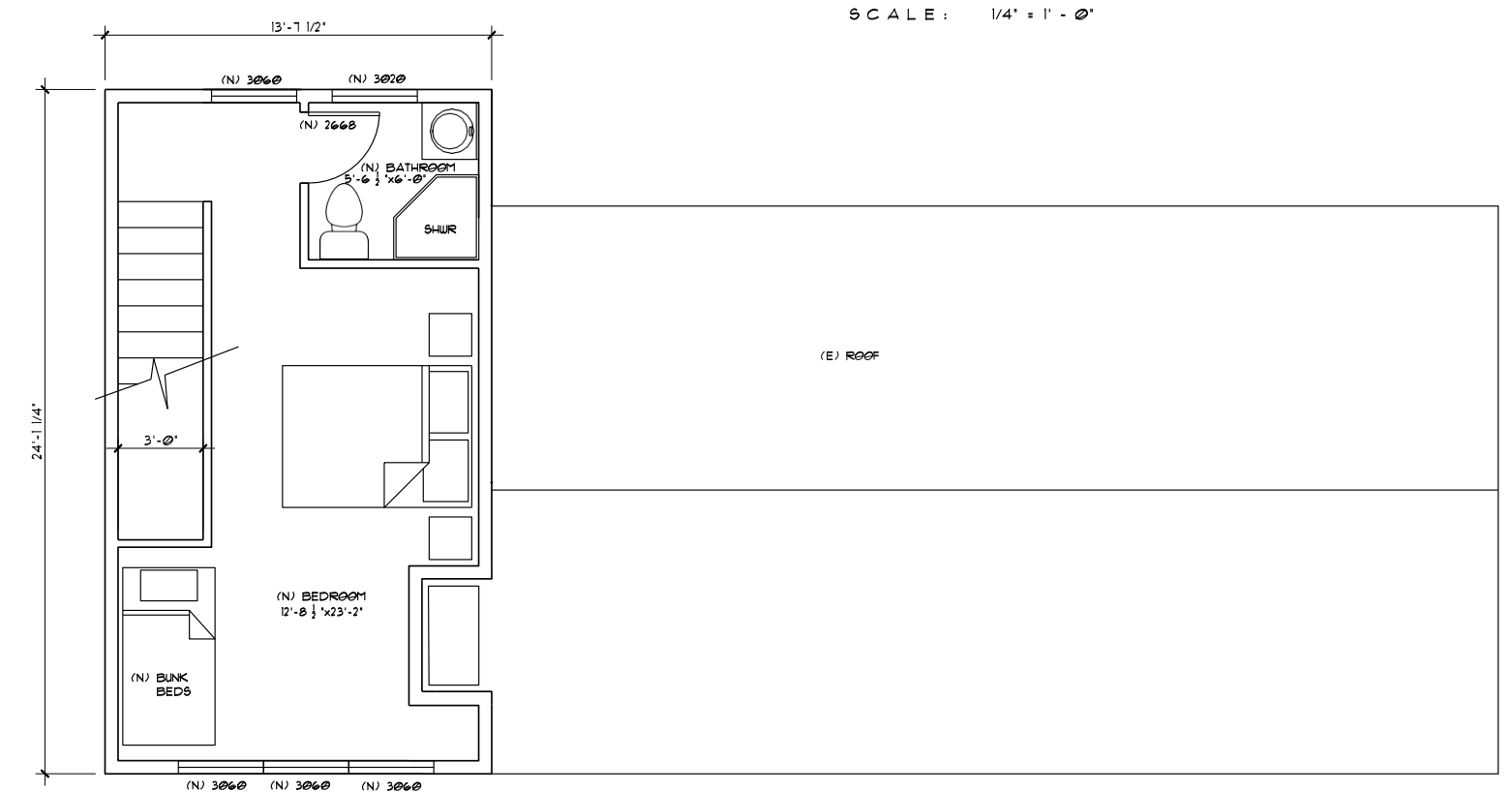
DRAWN: GFA

SHEET:  
**A1.0**  
OF 17 SHEETS



**MAIN LEVEL PLAN**

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



**UPPER LEVEL PLAN**

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





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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: 110 Lakeshore.dwg

DATE: 05/15/21

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

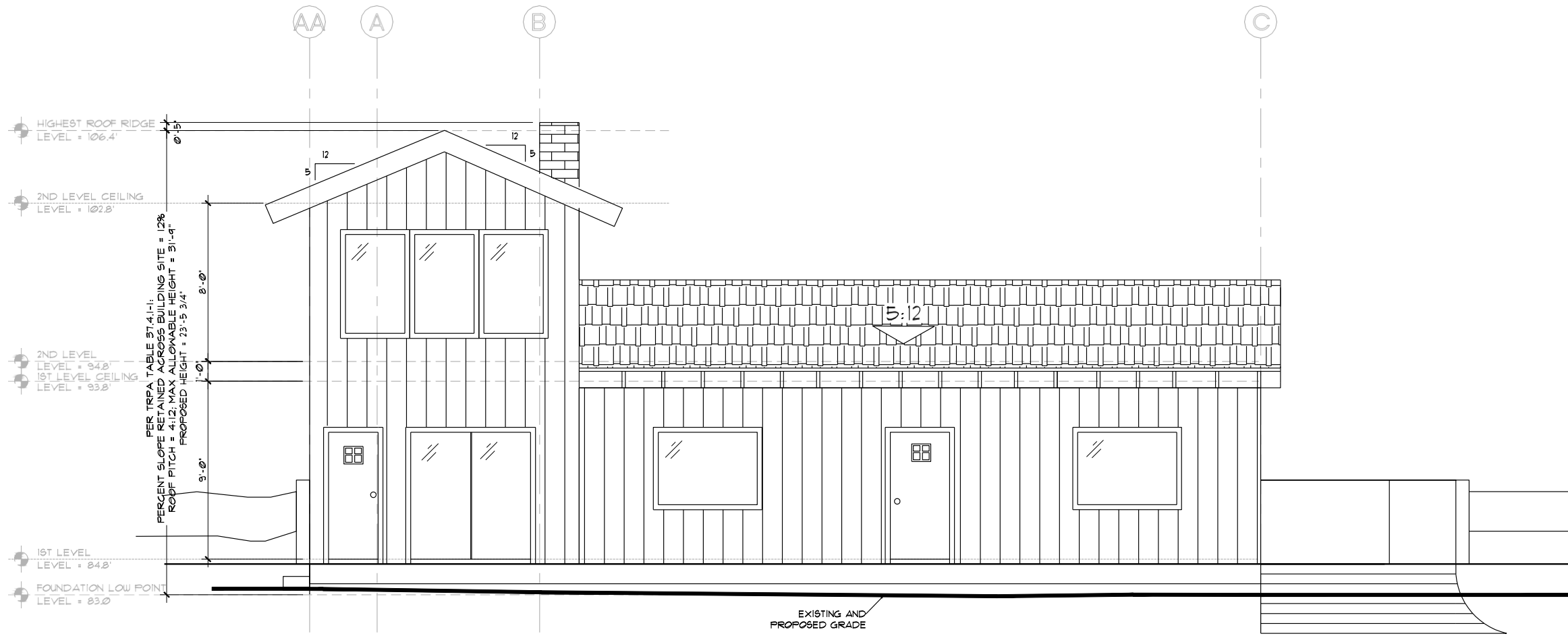
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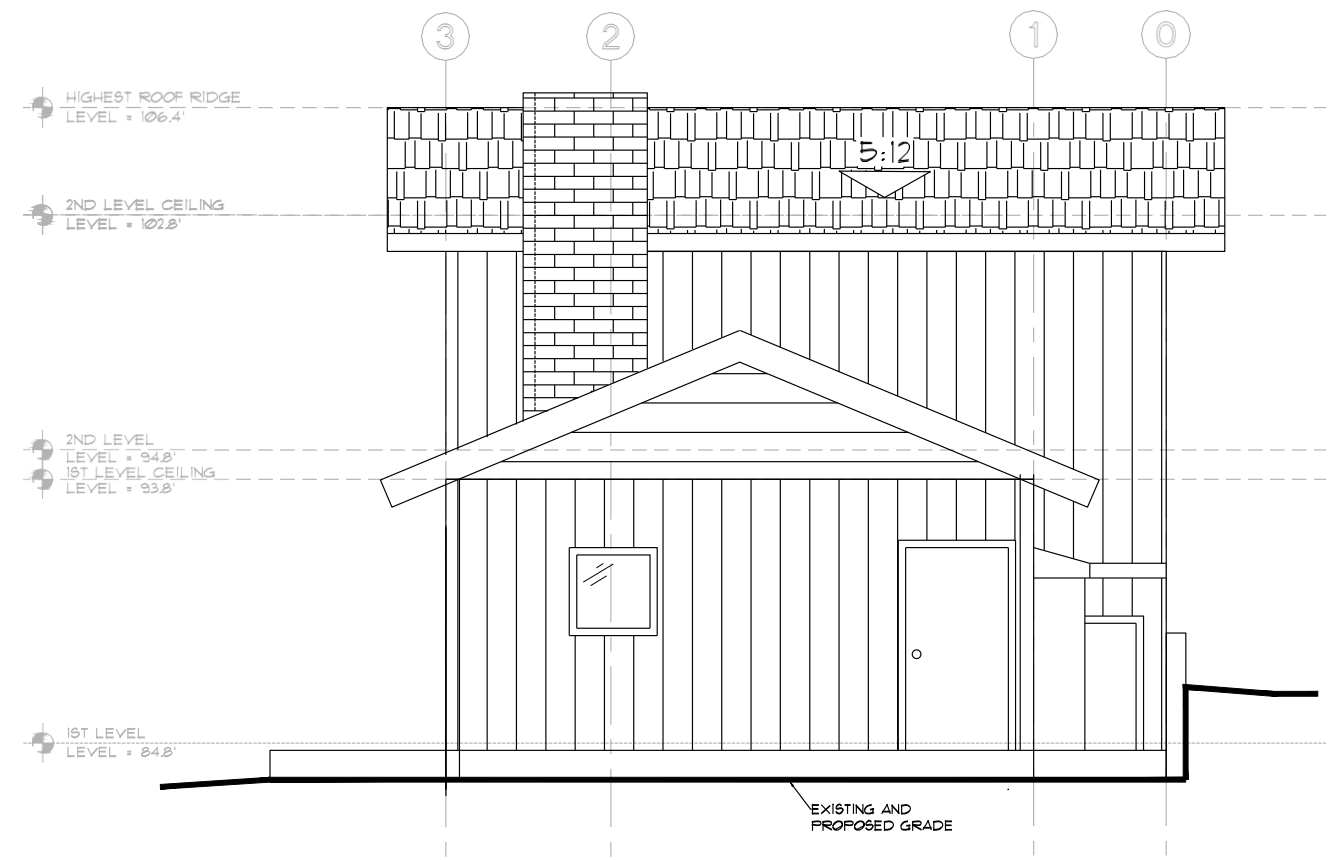
OF 4 SHEETS

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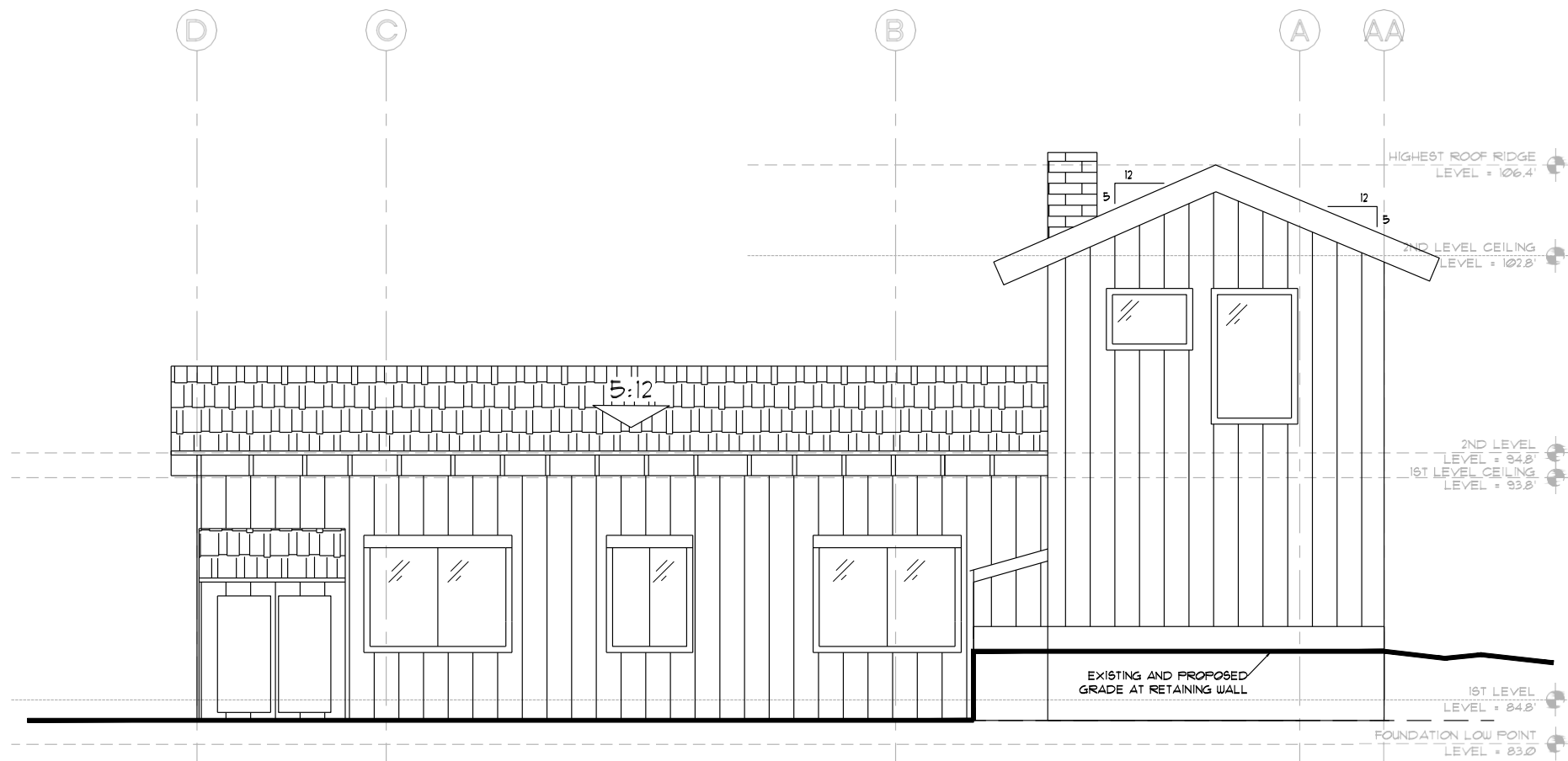
WEST ELEVATION

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



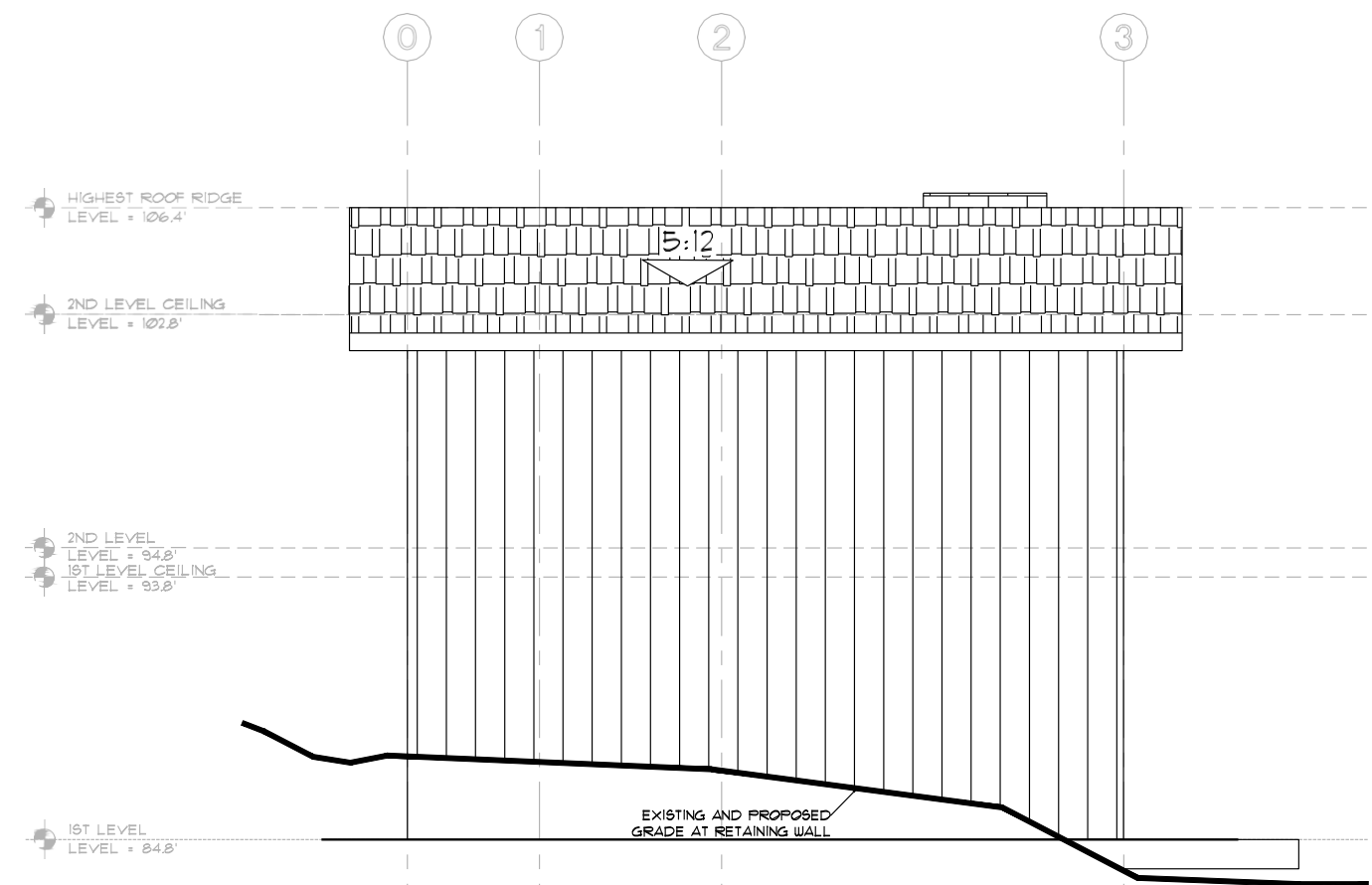
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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