

ORIGINAL

Community Services Department  
Planning and Development  
DETACHED ACCESSORY DWELLING  
ADMINISTRATIVE REVIEW  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <u>LYNCH - 945 MONTE VISTA</u>			
Project Description: <u>ADDITION OF A CASITA FOR PARENTS</u>			
Project Address: <u>945 MONTE VISTA DR RENO, NV 89511</u>			
Project Area (acres or square feet): <u>5 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>SERRA MANOR SUBDIVISION - BLOCK B LOT 5</u> <u>CROSS STREET SERRA MANOR DR.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>044-383-06</u>	<u>5</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <u>JEFFREY M. LYNCH &amp; WENDIE LYNCH</u>		Name: <u>GAIL RICHIE ARCHITECTS</u>	
Address: <u>945 MONTE VISTA DRIVE</u>		Address: <u>1100 CAVALIER CROSSING</u>	
<u>RENO, NV</u> Zip: <u>89511</u>		<u>RENO, NV</u> Zip: <u>89519</u>	
Phone: <u>775-287-8109</u> Fax:		Phone: <u>775-750-2220</u> Fax:	
Email: <u>lynch@its4logistics.com</u>		Email: <u>GAIL@RICHIEARCHITECTS.COM</u>	
Cell: <u>287-8109</u> Other: <u>287-8113</u>		Cell: Other:	
Contact Person: <u>JEFF OR WENDIE</u>		Contact Person: <u>GAIL RICHIE</u>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <u>ROBERT GURNEA CONSTRUCTION</u>		Name:	
Address: <u>7900 SUGAR PINE CT STE A</u>		Address:	
<u>RENO, NV</u> Zip: <u>89523-9010</u>		Zip:	
Phone: <u>775-690-4788</u> Fax:		Phone: Fax:	
Email: <u>ROBERT@GURNEA.CONSTRUCTION.COM</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>ROBERT GURNEA</u>		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

1. What is the size (square footage) of the main dwelling unit or proposed main dwelling unit (exclude size of garage)?

~~5185~~ 5185 SF

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

1500 SF

3. How are you planning to integrate both the main dwelling and secondary dwelling to provide architectural compatibility and a sense of project integration of the two structures?

WE HIRED RENOWNED ARCHITECT, GAIL RICHIE TO INCORPORATE A MIX BETWEEN OLD-WORLD & ARTS & CRAFTS FOR THE PRIMARY HOUSE REMODEL & THE NEW CASITA. REMODEL DRAWINGS ARE CURRENTLY IN ENGINEERING (102)

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

WE CURRENTLY HAVE 2 WELLS ON THE PROPERTY & PLAN ON UTILIZING OUR CURRENT HOUSE WELL FOR THE CASITA. SEWER, WE PLAN ON CONVERTING TO CITY SEWER, AWAY FROM SEPTIC.

5. What additional roadway, driveway, or access improvements are you planning?

THERE WILL BE A DRIVEWAY ADDED TO THE CASITA FROM OUR CURRENT DRIVEWAY. MAIN ENTRANCE ON MONTE VISTA WILL NOT CHANGE & PRIMARY DRIVEWAY WILL BE SHARED.

6. A parking space is required. How are you providing the additional parking?

THE CASITA WILL HAVE ITS OWN DRIVEWAY & TWO CAR GARAGE w/ AMPLE PARKING.

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

7-9 MONTHS

8. What will you do to minimize any potential negative impacts (e.g. increased lighting, obstruction of views, removal of existing vegetation, etc.) your project may have on adjacent properties?

ALL CURRENT VEGETATION WILL REMAIN @ PROPERTY BORDERS. ONLY 1 NEIGHBOR TO THE EAST & 1 TO THE SOUTH WILL BORDER THIS HOME/CASITA. THE CASITA WILL BE PLACED @ AN ANGLE IN THE NORTH-EAST CORNER OF OUR LOT.

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

YES - WE HAVE HOA APPROVAL, PLEASE SEE  
 CONDITIONAL APPROVAL W/ 35 HOME OWNERS  
 SIGNATURES.

TERRI ROVARINO - PRESIDENT - SIERRA MANOS HOME  
 OWNERS ASSOC.  
 ☎ 775-851-3314

10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

THESE ARE NO ACCESSORY DWELLINGS CURRENTLY  
 ON THE PROPERTY!

12. List the age and size of the unit if you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)

Building a New Home/CASITA - N/A

13. List who the service provider will be for the following utilities:

a. Sewer Service	CITY OF RENO
b. Electrical Service	NEVADA ENERGY
c. Solid Waste Disposal Service	CITY OF RENO (GETTING BID OF SEPTIC)
d. Water Service	2 WELLS ON PROPERTY

# **Sierra Manor Homeowner's Association (SMHOA)**

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August 19, 2015

To: SMHOA Property Owners

Re: Addition of 2<sup>nd</sup> home (Casita) to 945 Monte Vista Drive (Parcel #044-383-06)

Jeff and Wendee Lynch are requesting a second home on their property. The Sierra Manor Homeowner's Association Board has agreed to a waiver of Section F of the CC&R's. This would mean they do not have to subdivide their property. The approval is contingent on the following conditions:

- Approval by the Washoe County Community Services Department, Planning and Development Division via the County's Administrative Review.
- County Permitting.
- The SMHOA and property owner's approval of a waiver to the CC&R's Section F. 35 signatures of the 69 property owners (51%) are required.

The use of the Property Owner APN Report from Washoe County will be used to identify the property owners and obtain the needed signatures.

If you have any further questions, please address them to any Board member.

## **Sierra Manor Homeowner's Association Board**

Terri Rovarino, President  
787 Foothill Road  
Reno, NV 89511  
Ph. 775-851-3314

Leslie Christenson, Vice President  
Paul Ricciardi, Treasurer/Agent of State  
Janice Clarke, Secretary  
Ginger Paulsen, Past President

Lynch Approval Signature Page

Name	Address	Signature
Erin Huber	1635 Monte Vista Dr.	Erin Huber
CYNTHIA JANINER <small>LINITE</small>	1480 Sierra Manor Dr	Cynthia Janiner
MAYUK WORSNOP	1350 Monte Vista	Mayuk Worsnop
Lakayna Sprinkle	1715 Monte Vista	Lakayna Sprinkle
Carolyn Kravczyk	1805 Monte Vista Dr.	Carolyn Kravczyk
Wayne Dutz	855 Foothill Rd	Wayne Dutz
Carol Bergin	1325 Eli Dr.	Carol Bergin
LEONARD KOCH	1400 ELI DRIVE	Leonard Koch
Steven R. Arlitz	1355 Eli Drive	Steven R. Arlitz
EDWARD A ZANE	1455 Eli Dr	Edward A Zane
Fulgencio Sarate	1555 ELI	Fulgencio Sarate
Wilma Prossner	1631 Eli DR.	Wilma Prossner
Chris Robb	750 Foothill Rd	Chris Robb
Sherlyn Aboumrad	750 Sierra Manor Dr	Sherlyn Aboumrad
Jennifer Piccinini	370 Vera Drive	Jennifer Piccinini

Lynch Approval Signature Page

Name	Address	Signature
PAT FURMAN	655 Monte Vista Dr	Pat Furman
Dave & Sue Younker	356 Sierra Manor Dr	Dave Younker
Pat Coyne	340 Sierra Manor Dr	Pat Coyne
Carol Coyne	340 Sierra Manor Dr.	Carol Coyne
Paul Ricciardi	275 Sierra Manor Dr	Paul Ricciardi
Margorie Hanes	1000 Monte Vista Dr.	Margorie Hanes
Melody & Mike Imus	1360 Eli Dr.	M. Imus
Jeff & Wendee Lyman	945 Monte Vista	Jeff Lyman
Steve Caddel	1185 Monte Vista	Steve Caddel
Shirley Engebretson	1180 Monte Vista Dr	Shirley Engebretson
MICHAEL VERA	1425 ELI DR	Michael Vera
Pam & Mike Guidara	1055 Monte Vista Dr	Pam Guidara
Joe & Cathy Guild	1255 Monte Vista Dr	Joe Guild
Tim & Celeste Erlach	1315 Monte Vista Dr	Tim Erlach
CRAG & GARDEN PAULSEN	1350 MONTE VISTA DR	C. Paulsen
		Pat Paulsen
		Pat Paulsen



August 15, 2015

Dear \_\_\_\_\_,

Something told you! We have been in the Sierra Manor subdivision this past year and have enjoyed the neighborhood and friendly neighbors. We live at 945 Monte Vista which was the Krump property consisting of 5 acres. Our family, Jeff, Wendy, John, Michael and Anthony Lynch- would like to ask for your assistance in obtaining a minimum of 35 signatures to amend our current HOA rules.

We would like to build a small second home in the north east corner of the lot, for Wendy's parents, Terry and Michele Imus. Our current HOA conditions state we must subdivide to have a 2nd dwelling, but it does not take into consideration the size of our lot. Santa Clara County regulations only state a minimum of 1 acre is needed for a 2nd dwelling. We were mistaken when we started the process of a remodel project and assumed we had two lots, that were combined into one. We didn't expect any challenges in gaining approval from the HOA, but learned the combining of our two lots was going to require a 12' easement along the west end of our property.

Considering the size of our lot and after reviewing the plans for the property, the board members have approved this 2nd dwelling with the conditions we gain full County approval in permitting, and also gain over 51% of the Sierra Manor owners.

We are remodeling the main house, adding a garage/pool house, a pool and would also like to build the 2nd dwelling if we can gain your approval. The architecture and design are a combination of old world and arts and crafts and the design is being completed by renowned architect Gail Ritchie. The entire property will be very beautiful and will be a great addition to our community. Lastly, the guest house will only be seen by one neighbor to the east of us and the home will not be visible from Monte Vista.

If you are able to help us, please sign the form below and either call us to pick up, or feel free to drop off at our home or even leave in our mail box.

Thank you for your help!  
The Lynch Family - 287-8109

Sierra Manor Home Owner:

Address: 425 Sierra Manor Dr.

Print Name: ELIZABETH FREY

Signature: Elizabeth Frey

August 15, 2015

Dear \_\_\_\_\_,

Sorry I missed you! We have been in the Sierra Manor subdivision this past year and have really enjoyed the neighborhood and friendly neighbors. We live at 945 Monte Vista which was the Krump property consisting of 5 acres. Our family, Jeff, Vicki, Michael, and Anthony Lynch- would like to ask for your assistance in obtaining a minimum of 35 signatures to amend our current HOA rules.

We would like to build a small second home in the north east corner of the lot, for Walter and Terry's parents, Terry and Michele Imus. Our current HOA conditions state we must submit plans to have a 2nd dwelling, but it does not take into consideration the size of our lot. The county regulations only state a minimum of 1 acre is needed for a 2nd dwelling. We were mistaken when we started the process of a remodel project and a neighbor had two lots, that were combined into one. We didn't expect any challenges in gaining approval from the HOA, but learned the combining of our two lots was possible with a 12' easement along the west end of our property.

Considering the size of our lot and after reviewing the plans for the property, the board members have approved this 2nd dwelling with the conditions we gain full County approval in permitting, and also gain over 51% of the Sierra Manor owners.

We are remodeling the main house, adding a garage/pool house, a pool and would also like to build a 2nd dwelling if we can gain your approval. The architecture and design are a combination of old world and arts and crafts and the design is being completed by renowned architect Gail Ritchie. The entire property will be very beautiful and will be a great addition to our community. Lastly, the guest house will only be seen by one neighbor to the east of us and the home will not be visible from Monte Vista.

If you agree to help us, please sign the form below and either call us to pick up, or feel free to drop off at our home or even leave in our mail box.

Thank you for your help!  
The Lynch Family - 287-8109

Sierra Manor Home Owner:

Address:

950 MONTE VISTA DR

Print Name:

RICHARD FITZ

Signature:

Richard Fitz

852-0310

August 2015

Dear \_\_\_\_\_,

Thank you for passing your name to me! We have been in the Sierra Manor subdivision this past year and have enjoyed the neighborhood and friendly neighbors. We live at 945 Monte Vista Drive which is the Krump property consisting of 5 acres. Our family, Jeff, Victoria, Michael and Anthony Lynch- would like to ask for your assistance in obtaining a minimum of 35 signatures to amend our current HOA rules.

We would like to build a small second home in the north east corner of the lot, for Victoria's parents, Terry and Michele Imus. Our current HOA conditions state we must still have a 2nd dwelling, but it does not take into consideration the size of our lot. The county regulations only state a minimum of 1 acre is needed for a 2nd dwelling. We were mistaken when we started the process of a remodel project and didn't realize we had two lots, that were combined into one. We didn't expect any trouble in gaining approval from the HOA, but learned the combining of our two lots would require a 12' easement along the west end of our property.

Considering the size of our lot and after reviewing the plans for the property, the board members have approved this 2nd dwelling with the conditions we gain full County approval and permitting, and also gain over 51% of the Sierra Manor owners.

We are remodeling the main house, adding a garage/pool house, a pool and would also like to build the 2nd dwelling if we can gain your approval. The architecture and design are a combination of old world and arts and crafts and the design is being completed by renowned architect Gail Ritchie. The entire property will be very beautiful and will be a great addition to our community. Lastly, the guest house will only be seen by one neighbor to the east of us and the home will not be visible from Monte Vista.

If you choose to help us, please sign the form below and either call us to pick up, or feel free to drop off at our home or even leave in our mail box.

Thank you for your help!  
The Lynch Family - 287-8109

Sierra Manor Home Owner:

Address: 835 Monte Vista Dr.

Print Name: Elizabeth Day

Signature: Elizabeth Day

Attest:

\_\_\_\_\_

\_\_\_\_\_ We have been in the Sierra Manor subdivision this past year and love the neighborhood and friendly neighbors. We live at 945 Monte Vista in the Krump property consisting of 5 acres. Our family, Jeff, Vicki, Greg, Michael and Anthony Lynch- would like to ask for your assistance in obtaining a minimum of 35 signatures to amend our current HOA rules.

We would like to build a small second home in the north east corner of the lot, for Vicki and Greg Lynch and Michele Imus. Our current HOA conditions state we must have a 1 acre lot for a 2nd dwelling, but it does not take into consideration the size of our lot. County regulations only state a minimum of 1 acre is needed for a 2nd dwelling. We were mistaken when we started the process of a remodel project and a subdivision of two lots, that were combined into one. We didn't expect any conditional approval from the HOA, but learned the combining of our two lots would require a deed easement along the west end of our property.

Considering the size of our lot and after reviewing the plans for the property, the board members have approved this 2nd dwelling with the conditions we gain full County approval for permitting, and also gain over 51% of the Sierra Manor owners.

We are remodeling the main house, adding a garage/pool house, a pool and would also like to build a 2nd dwelling if we can gain your approval. The architecture and design are a combination of old world and arts and crafts and the design is being completed by renowned architect Gail Ritchie. The entire property will be very beautiful and will be a great addition to our community. Lastly, the guest house will only be seen by one neighbor to the east of us and the home will not be visible from Monte Vista.

If you are able to help us, please sign the form below and either call us to pick up, or feel free to drop off at our home or even leave in our mail box.

Thank you for your help!  
The Lynch Family - 287-8109

Sierra Manor Home Owner:

Address: 1475 MONTE VISTA

Print Name: JERRY MIXIE

Signature: Jerry Mixie

PROJECT LOCATION:

945 MONTE VISTA DRIVE W. CO. 89511

TO DN. TOWN RENO

ROGER & DEE FULLER  
162-251-09

MICHAEL & KIRSTEN KOS FAMILY TRUST  
044-292-10

APPROX. LINE OF FLOOD ZONE

FLOOD ZONE X

FLOOD ZONE A

DIRECTION OF FLOW

EXISTING RESIDENCE  
FL. EL. = 4558.2'

FLOOD ZONE A

FLOOD ZONE X

(B) A/C DRIVEWAY

FLOOD ZONE A

APPROX. LINE OF FLOOD ZONE

FLOOD ZONE X

DIRECTION OF FLOW

(E) PASTURE

ALL PASTURES ARE SPRINKLER IRRIGATED

NOTE: THERE ARE NO INTERIOR IRRIGATION DITCHES ON THIS PROPERTY

FUTURE REPAIR FIELD  
REQUIRES ENGINEERED SYSTEM

KEEP LIVESTOCK OFF OF SEPTIC SYSTEM

EXISTING DETACHED ACCESSORY STRUCTURE  
POOL BUILDING

EXISTING LEACH FIELD  
(4) 2'-0" x 0'-0" x 60'-0" LOCATION PER WASHOE COUNTY HEALTH DEPT. RECORDS

NEW 2000 GAL. TANK  
REPLACE (E) 1500 GAL. SEPTIC TANK

(E) POOL

GARAGE

(E) WELL DOMESTIC

SS TO (N) 2000 GAL. SEPTIC TANK.

(N) SEWER EJECTOR IN VAULT.

PROPOSED DETACHED ACCESSORY DWELLING  
1,500 S.F. LIVING SPACE  
FIN. FLR. ELEV. CASITA 4550.5'  
GARAGE 4550.1'

200A ELECT. SERVICE, METER, MAIN DISCONNECT AND UPER GROUND W/ 20' MIN. OF #3 SOLID COPPER WIRE

(E) POWER POLE

ONNA JERNIGAN  
162-271-19

LOT 5, BLOCK 'B', SIERRA MANOR SUBDIVISION, WASHOE COUNTY, NEVADA.

APN 044-383-06  
945 MONTE VISTA DRIVE W. CO. 89511

MODERATE FIRE HAZARD ZONE  
TRUCKEE MEADOWS FPD ZONING - LDS

FEMA FLOOD ZONE "A"  
LOT AREA = 5 ACRES  
EXISTING HOUSE LIVING AREA = 5,185 S.F. +/-  
EXISTING GARAGE AREA = 1,023 S.F. +/-

# NEW DETACHED ACCESSORY DWELLING SITE PLAN

SCALE: 1" = 60'-0"

NOTE: SURVEY INFORMATION PROVIDED BY PYRAMID ENGINEERS

GAIL RICHIE ARCHITECT, L.L.C.

1100 CAUGHLIN CROSSING  
RENO, NEVADA 89519

TELEPHONE (775)-746-2220  
gail@richiearchitects.com

SHEET: A-1

DATE: 9/10/15

LYNCH CASITA

NEW DETACHED ACCESSORY DWELLING CASITA SITE PLAN  
945 MONTE VISTA DRIVE  
WASHOE CO., NEVADA

VICINITY MAP

JOHN & EVONNE ANXO  
162-271-21

GILBERT TRUILLO  
162-271-20

ONNA JERNIGAN  
162-271-19

JAMES & ELIZABETH DAY  
044-383-04

MICHAEL & PAMELA GUIDARA FAMILY TRUST  
044-374-03

N 87° 31' 35" W 426.7'

MONTE VISTA DRIVE

1100 CAUGHLIN CROSSING  
RENO, NEVADA 89519

TELEPHONE (775)-746-2220  
gail@richiearchitects.com

SHEET: A-1

DATE: 9/10/15

LYNCH CASITA

NEW DETACHED ACCESSORY DWELLING CASITA SITE PLAN  
945 MONTE VISTA DRIVE  
WASHOE CO., NEVADA

VICINITY MAP

JOHN & EVONNE ANXO  
162-271-21

GILBERT TRUILLO  
162-271-20

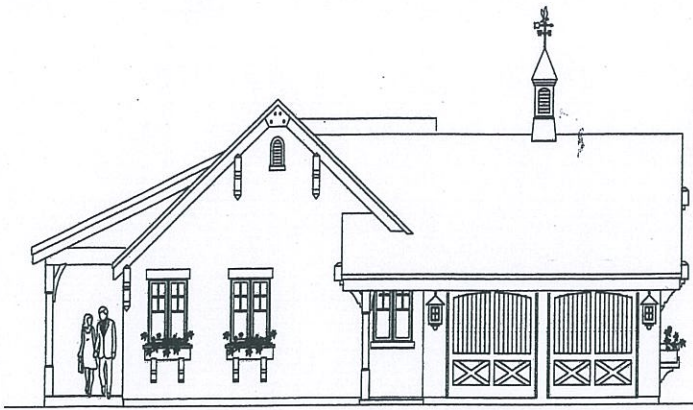
ONNA JERNIGAN  
162-271-19

JAMES & ELIZABETH DAY  
044-383-04

MICHAEL & PAMELA GUIDARA FAMILY TRUST  
044-374-03

N 87° 31' 35" W 426.7'

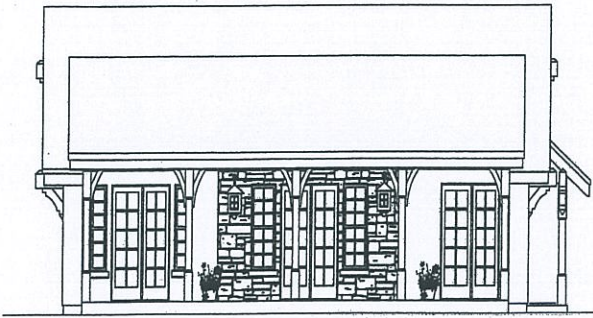
MONTE VISTA DRIVE



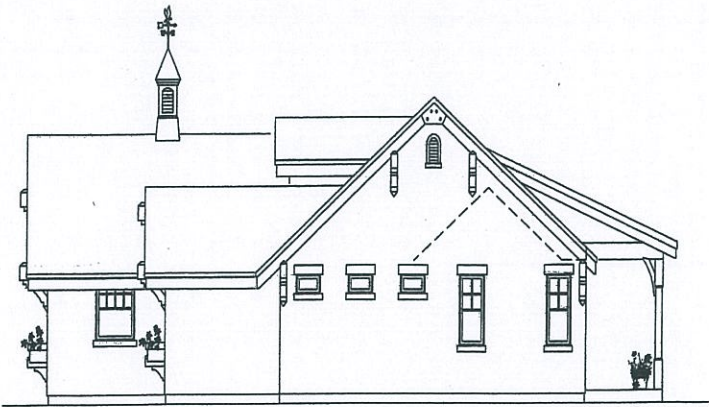
LEFT ELEVATION



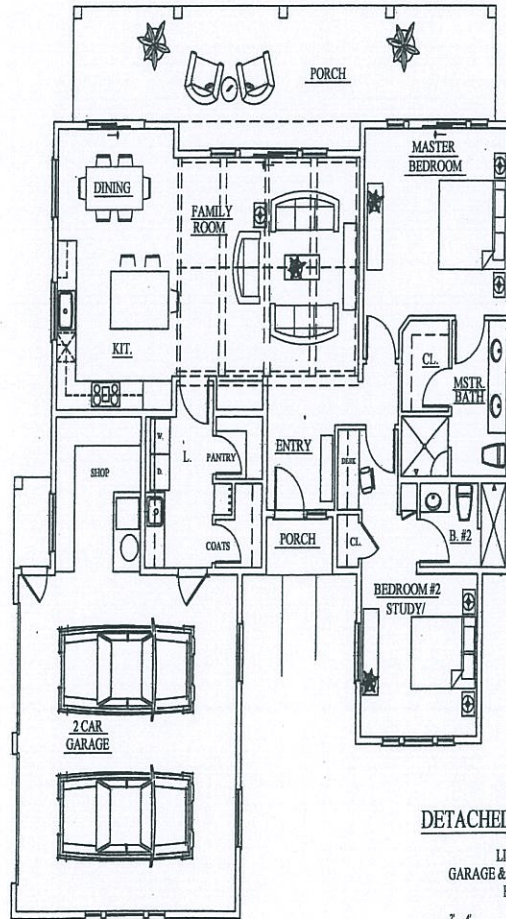
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

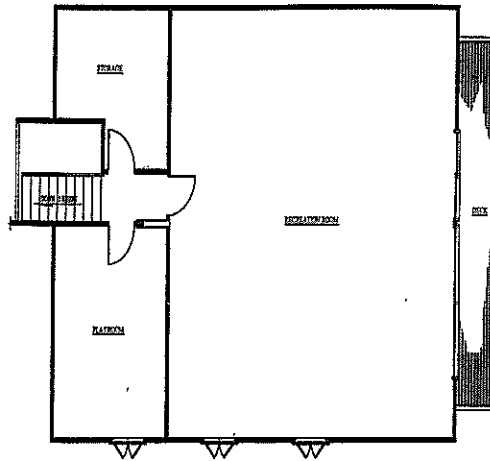


Sheet  
A-2

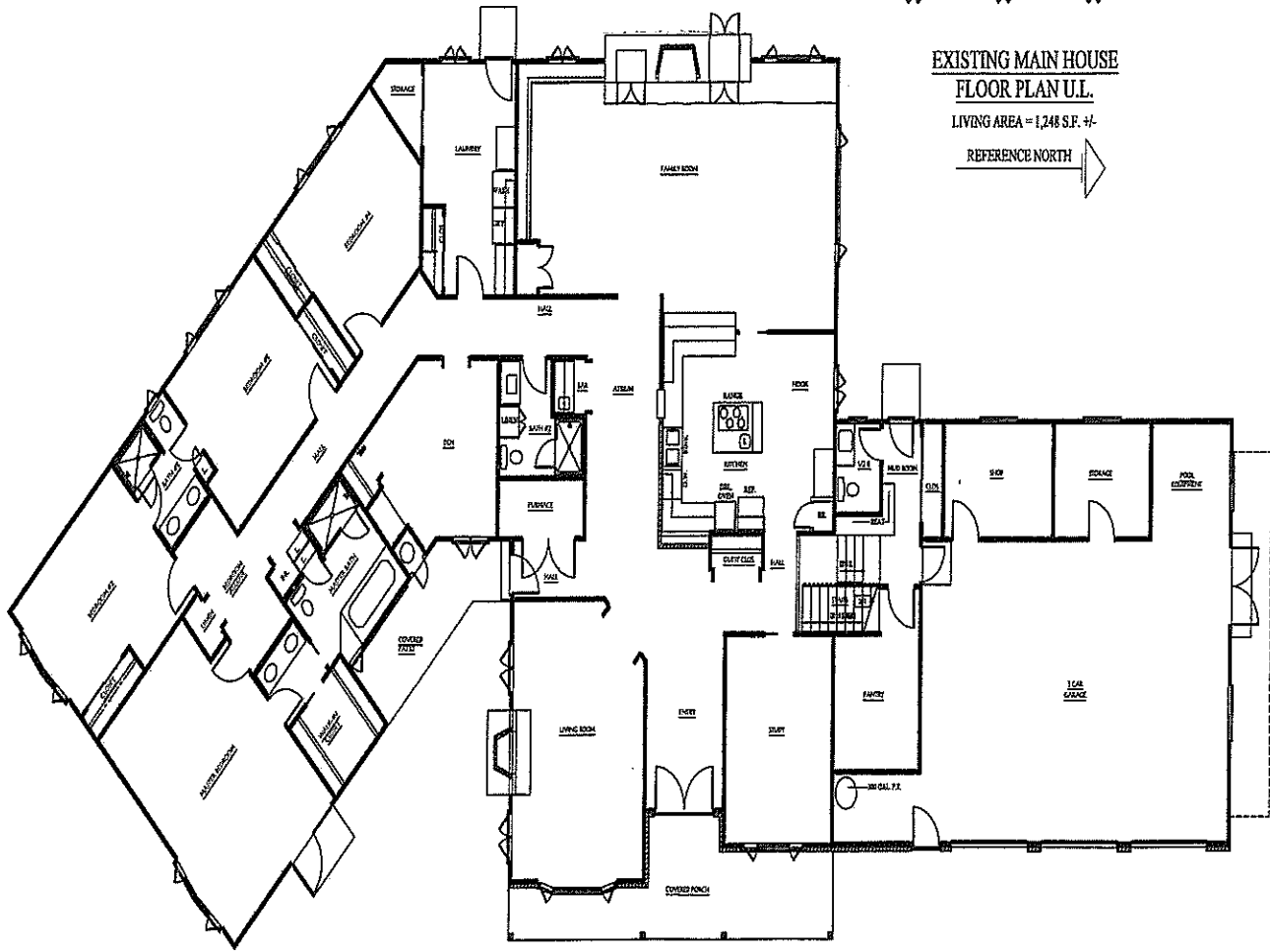
CASITA  
FLOOR PLAN  
DETACHED ACCESSORY DWELLING

LIVING AREA = 1,500 S.F.  
GARAGE & SHOP AREA = 682 S.F.  
PORCH AREA = 441 S.F.





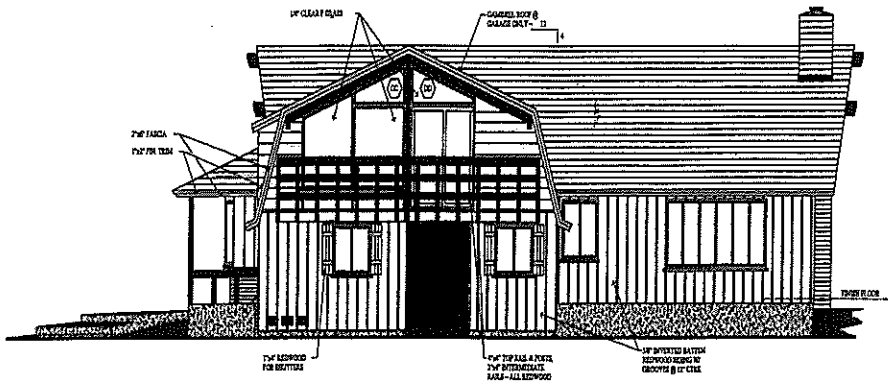
EXISTING MAIN HOUSE  
FLOOR PLAN U.L.  
 LIVING AREA = 1,248 S.F. +/-  
 REFERENCE NORTH →



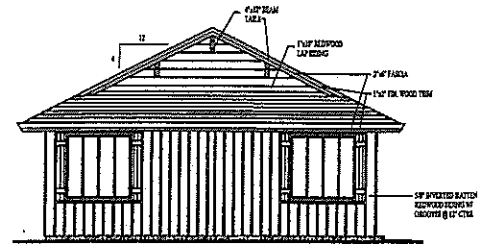
EXISTING MAIN HOUSE LIVING SPACE = 5,184 S.F. +/-

EXISTING MAIN HOUSE  
FLOOR PLAN M.L.  
 LIVING AREA = 3,936 S.F. +/-  
 REFERENCE NORTH →

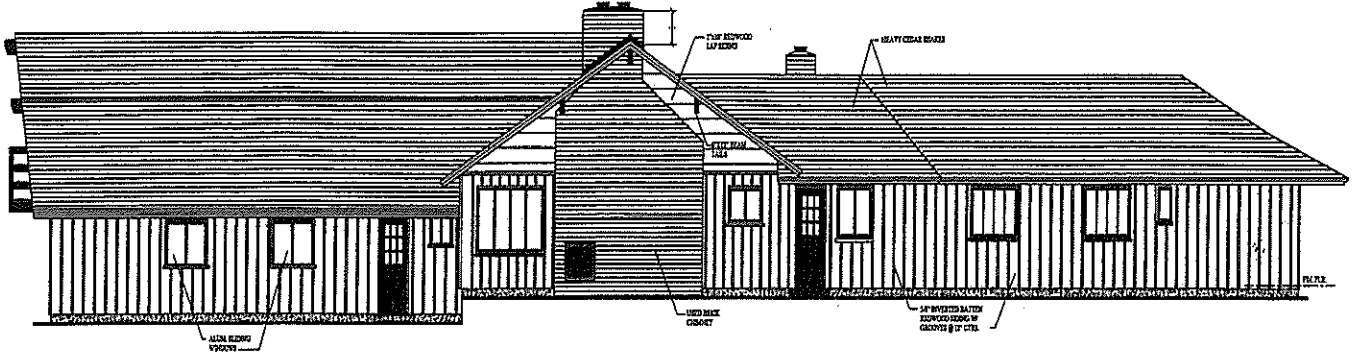
Lynch  
 Sheet  
 A-3  
 9/10/15



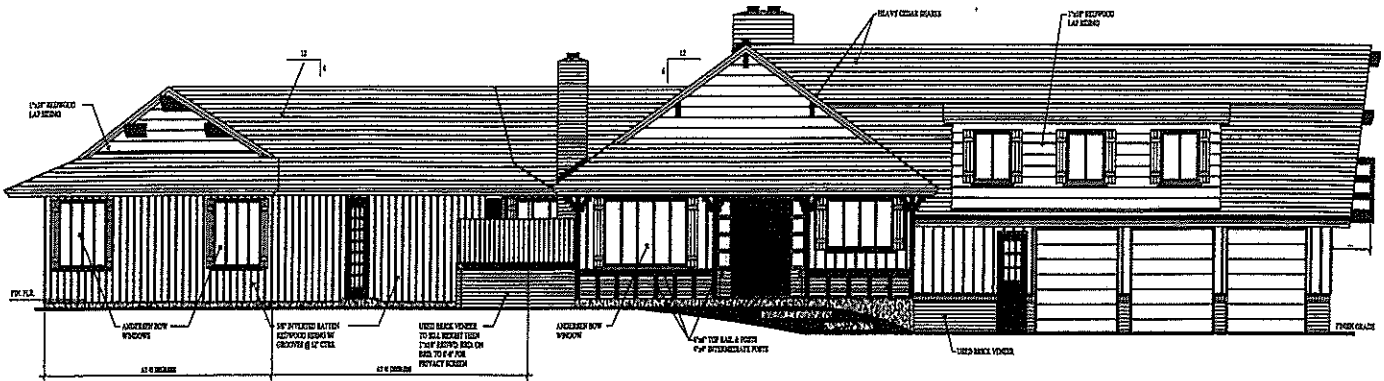
RIGHT - NORTH ELEVATION



LEFT - SOUTH ELEVATION

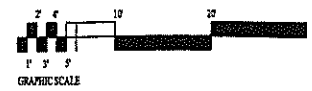


REAR - WEST ELEVATION



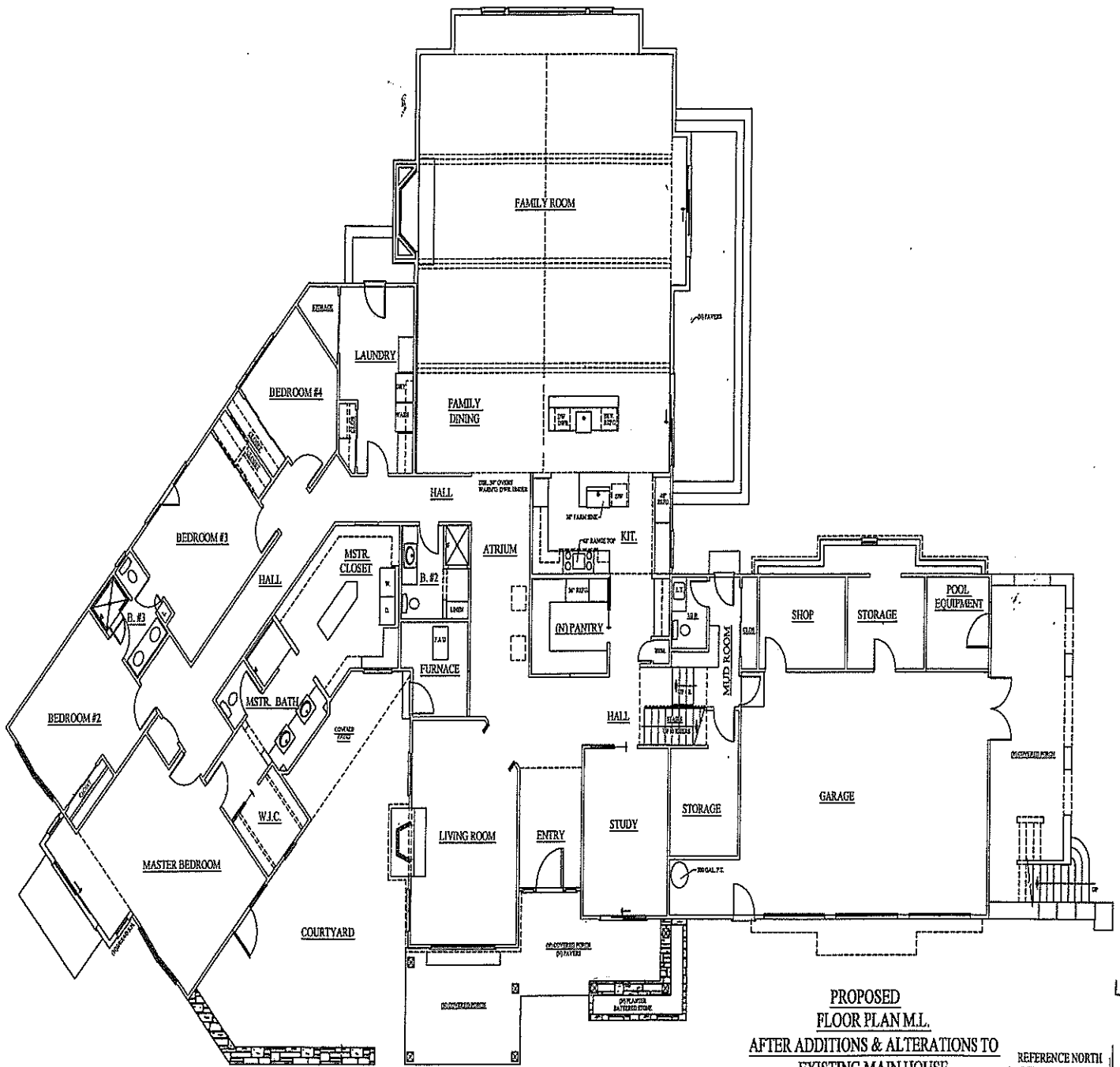
FRONT - EAST ELEVATION  
SCALE 1/4" = 1'-0"

EXISTING MAIN HOUSE  
EXTERIOR ELEVATIONS



Lynal  
Sheet A-4  
9/10/15





AFTER ADDITIONS & ALTERATIONS TO  
EXISTING MAIN HOUSE LIVING SPACE = 6,175 S.F. +/-

PROPOSED  
FLOOR PLAN M.L.  
AFTER ADDITIONS & ALTERATIONS TO  
EXISTING MAIN HOUSE

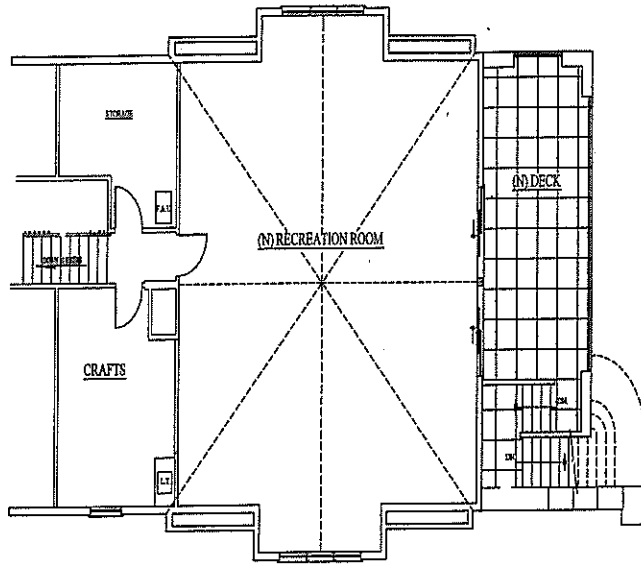
LIVING AREA = 4,806 S.F. +/-

REFERENCE NORTH



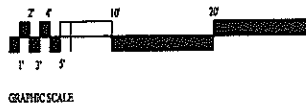
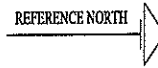
GRAPHIC SCALE

*LYNAN  
9/10/15  
SHEAR  
A-5*



PROPOSED  
FLOOR PLAN U.L.  
 AFTER ADDITIONS & ALTERATIONS TO  
EXISTING MAIN HOUSE

LIVING AREA = 1,369 S.F. +/-



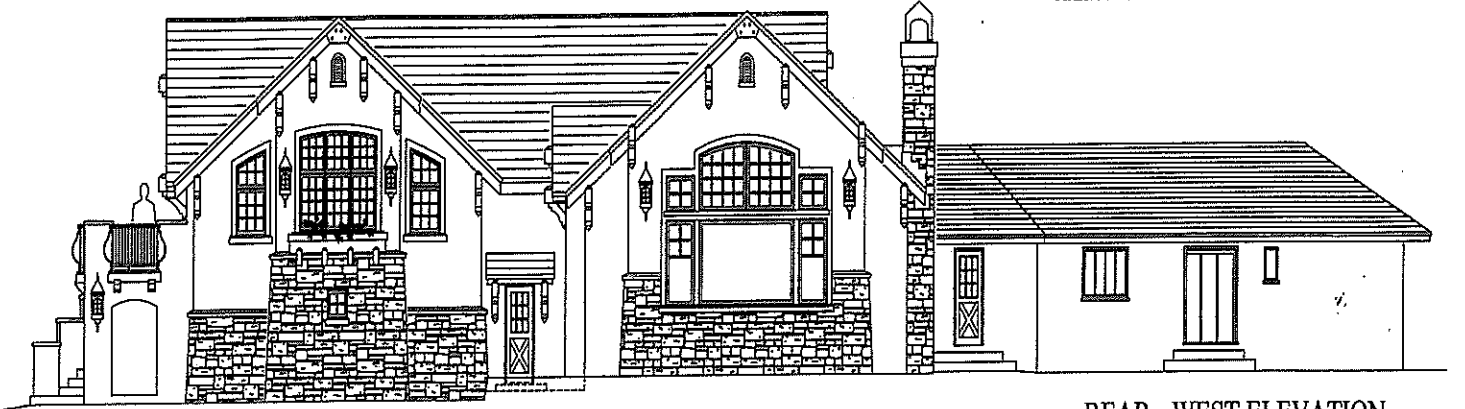
*Lyman  
 9/10/10*

*Sheer  
 A-6*



FRONT - EAST ELEVATION

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



REAR - WEST ELEVATION

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



RIGHT - NORTH ELEVATION

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

PROPOSED  
 EXTERIOR ELEVATIONS  
 AFTER ADDITIONS & ALTERATIONS TO  
 EXISTING MAIN HOUSE

*LYNCH*  
 9/11/15  
 SHEET A-1