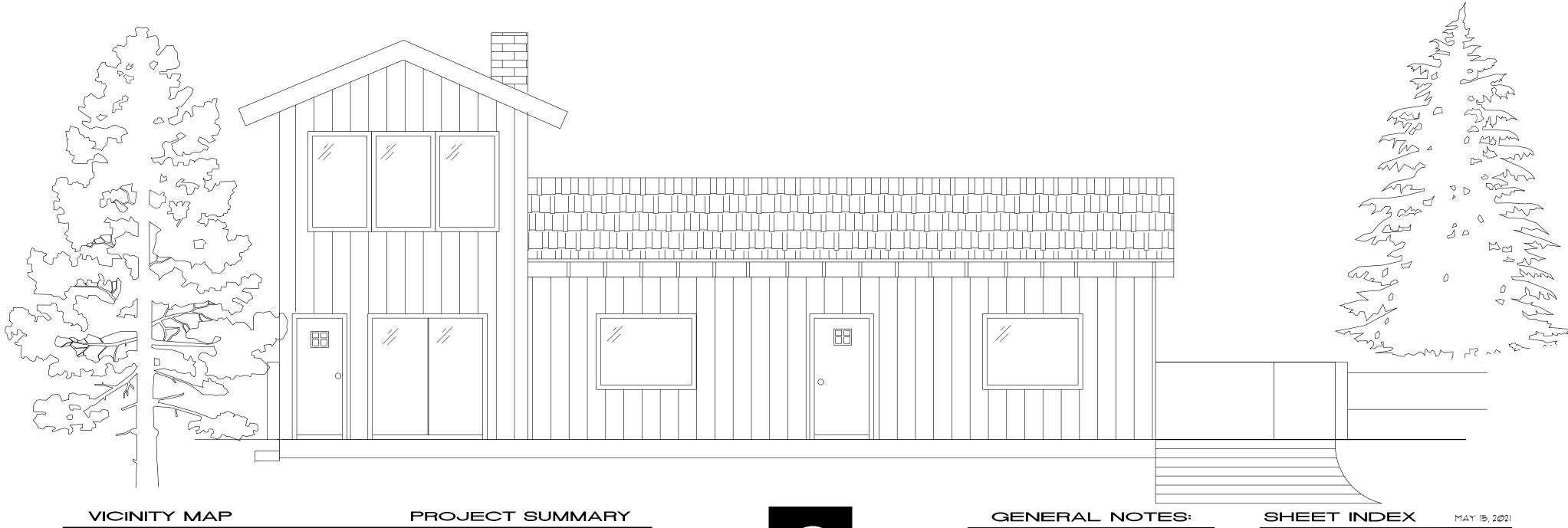
A CUSTOM ADDITION FOR THE HERZ-CALLAHAN FAMILY





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.

INSTALL AN NEPAIBR FIRE SPRINKLER SYSTEM PER NLTFPD AND 2018 IUUIC 602.1. FIRE RISER SHALL BE PLACED IN THE MECHANICAL ROOM (CONDITIONED SPACE), LOCATED ON LOWER LEVEL AT FAR NORTH END OF

ADDRESS SUMBERS 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 FO	OT A
(E) UPPER	FL0
(NI) HODED	FI A

(E) LOWER FLOOR AREA (N) LOWER FLOOR AREA TOTAL (N) LIVING AREA 1,236 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

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2018 FC AND WII (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 NLTFPD 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 4092 INCLINE VILLAGE, NV 8945@

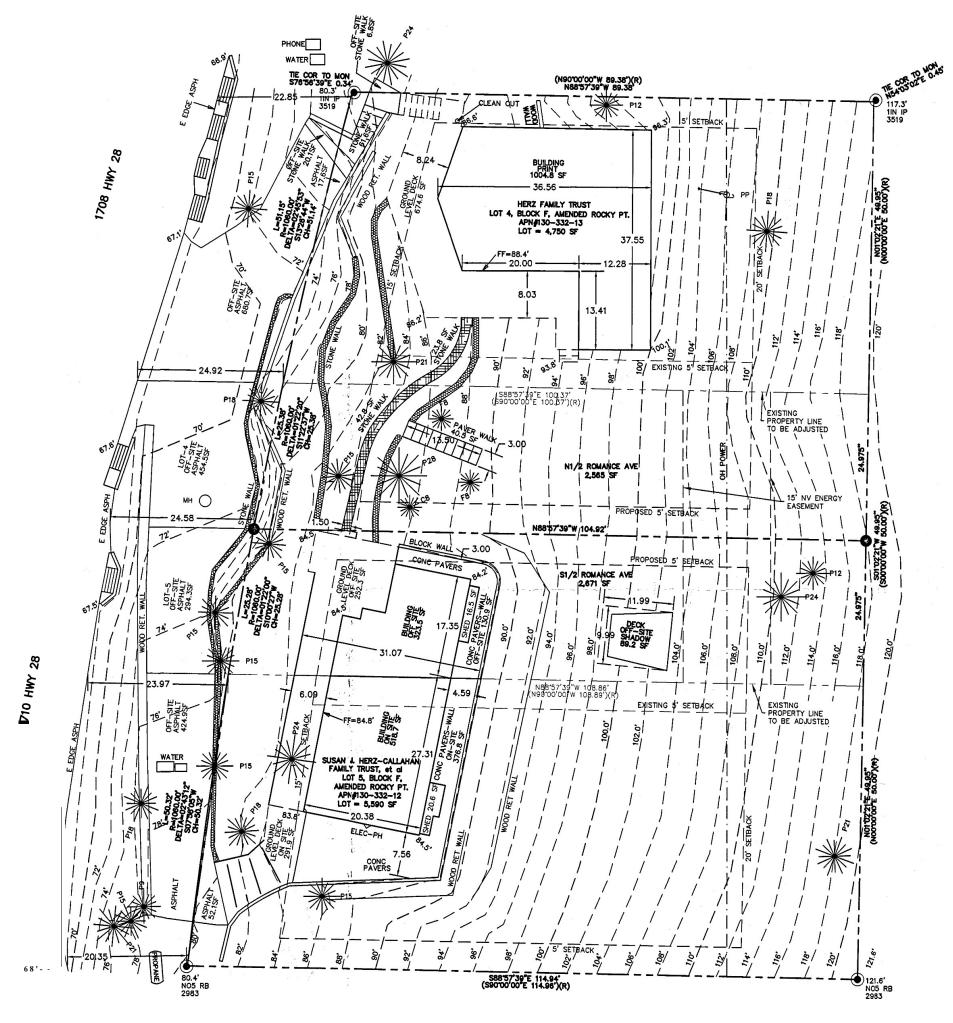
STRUCTURAL ENGINEER:

STRUCTURED ENGINEERING, LLC. JEFF HARREL, P.E., PRINCIPAL 972 JENNIFER STREET INCLINE VILLAGE, NEVADA 175-813-4915

TITLE SHEET
EXISTING SITE PLAN
PROPOSED SITE + GRADING PLAN
EXISTING SINGLE-LEVEL PLAN
PROPOSED LOWER + UPPER FLOOR PLANS
PROPOSED ELEVATIONS







LOT 4

OWNER HERZ FAMILY TRUST HAROLD & VICKIE HERZ TRUSTEES PO BOX 6862 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

LAND AREA 4,750 SQ. FT. (EXISTING)

0.1090 acres

7,315 SQ. FT. (PROPOSED) 0.1679 acres

ROMANCE AVE.

OWNERS

HERZ FAMILY TRUST HAROLD & VICKIE HERZ TRUSIEES & PO BOX 6862 INCLINE VILLAGE. NV 89450

IAND BETWEEN LOTS 4&5 OF ROCKY POINT TRACT AND S.R. 28 & 3RD STREET

PROPERTY

LAND AREA 5,235.5 SQ. FT. (EXISTING)

0.1202 ocres

LOT 5

OWNER HERZ-CALLAHAN FAMILY TRUST SUSAN HERZ-CALLAHAN TRUSTEE PO BOX 4092

INCLINE VILLAGE, NV 89450 PROPERTY

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

LAND AREA 5,590 SQ. FT. (EXISTING)

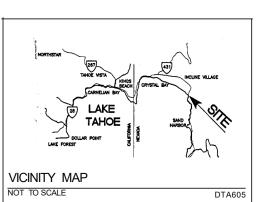
> 8,261 SQ. FT. (PROPOSED) 0.1896 acres

CONTACT PERSON

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

NOTE:

) EXISTING SURVEY & SITE PLAN PROVIDED BY CLO SURVEYING, ELSE FETT & ASSOCIATES, LID. 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 CAPABLITY 130-332-13:						
CAPABILITY	% ALLOWED		TOTAL ALLOWED			
DISTRICT	COVoRAGE	AREA	COVERAGE			
CLASS 1A	1	4,750 S.F.	48 S.F.			
LAND CAPABILIIX NORH J/2 ROWANCE AYE.:						
CAPABILITY	% ALLOWED		TOTAL ALLOWED			
DISTRICT	COVERAGE	∧DE∧	COVERACE			

DLASS 1A

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

UNVERIFIED COVERAGE			
(CLASS 1A)	msTING	ADDITIONAL SUE	STOTALS
STONE WAUK	85	+4J	128
STONE PAVERS	0	+41	41
(SUBTOTALS)	85 S.F.	+84 S.F.	169 S.F.
	0	+41	41

 QEE IIE CQ EBAGE
 E I] G
 A ITIQNAL
 I Q I / II

 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. LA D CAPABILITY AND LAND COVERAGE VERIFICATIONS DATED FEBRUARY 3, 2014.

LAND CAPELITY: CAPABILITY DISTRICT CLASS 1A	% ALLOWED COVERAGE: I	AREA 5,590 S.F.	TOTAL ALLOWED <u>COVERAGE</u> 56 S.F.
LAND CAPABLITY CAPABILITY	SOUTH 1/2 FOWA % ALLOWED		TOTAL ALLOWED

COVERAGE_ CLASS IA, TOTAL

VERIFIED COVERAGE (CLASS '1A)
BUILDING
ASPHALT DRME
GROUND DEO'S
CONCRETE
PAMERS SHED ADDITIONAL SUBTOTALS 84J REAR DECK

OFFSITE COVERAGE EXISTING ADDITIONAL TOTAL

425
These plans have been reviewed and approved as requiled SO.FT.

These plans have been reviewed and approved as requiled SO.FT.

These plans have been reviewed and approved as requiled to the representation of the rep elements recreated in these plans, i.e. structure, slec-trical, mechanical, etc. which are not required for review under said Rules, Regulations and Ordinances



NOTE: IHE BASE OF BEARINGS IS THE EAST LINES OF LOT 4 & S, BLOCK F, BEING N01'02'21"E, WHICH IS IHE WASHOECOUNTY MODIFIED GRID BEARING. LEGEND:

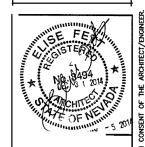
N25'25'25 E 25.25' DENOTESMEASURED BEARING & DISTANCE (N25'25'25"E 25.25')(R) DENOTES RECORD PER COCUMENT(R): N25'25'25 E 25.25'(R) DENOTES MEASURED • RECORD PER DOC(R) (R) RECORD BEARINGS AND DISTANCE PER AMENDED ROCKY POINT SUBD.

@ FOUND 1" IP, OR AS OTHER\\1SE NOTED.

e SET A NO 5 REBAR 111THCAP 7880, OR AS OTHER\\1SE

REVISIONS

ASSOCIATES, L
AIA · RCE
ARCHITECTURE
ENGINEERING E



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VILLAGE OOINT TRACT LOTS 4&5, BLOCK F OF ROMANCE AVE. 1710 STATE ROUTE 28, INCLINE 10-332-12 & 130-332-13

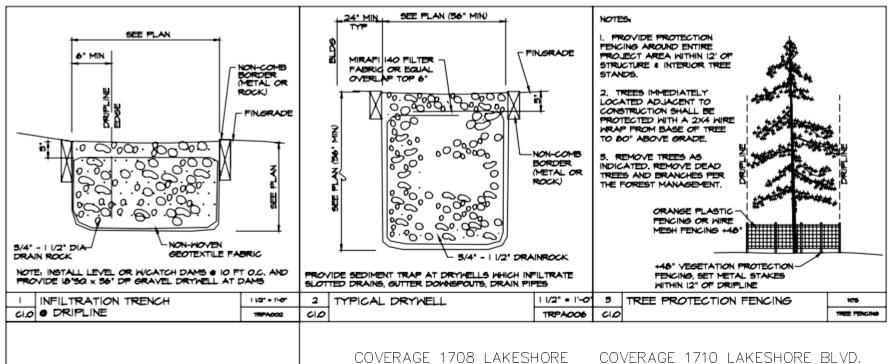
CALLAHAN

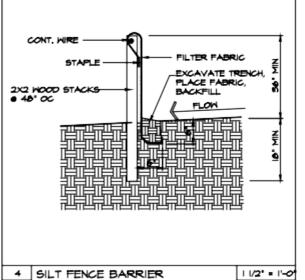
CHECKED : **DATE**: 2-11-14 SCALE : AS NOTED JOB NO , SSHE OWG NO : Site.dwg

C1.E

SHEET

• 51-!EETe





0.10

BLVD. 130-332-13

EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT LCAP2013-0329 10/22/2013.

LAND CAPABILITY	130-332-13:		
CAPABILITY	% ALLOWED		TOTAL ALLOWED
DISTRICT	COVERAGE	AREA	COVERAGE
CLASS 1A	1	4.750 S.F.	48 S.F.

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

TOTAL COMBINED

VERIFIED COVERAGE					
(CLASS 1A)	EXISTING	ADDITIONAL	SUBTOTALS		
BUILDING	1,005	0	1,005		
ASPHALT DRIVE	18	0	18		
GROUND DECKS	675	0	675		
	(SUBTOTALS), 784	S.F. O.S.F.	1.784 S.F.		

UNVERIFIED COVERAGE (CLASS 1A) EXISTING ADDITIONAL SUBTOTALS COVERAGE 1710 LAKESHORE BLVD. <u>130-332-12</u>

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:

CAPABILIT	% ALLOWED		TOTAL ALLOWED
DISTRICT	COVERAGE	AREA	COVERAGE
CLASS 1A	1	5.590 S.F.	56 S.F.
LAND CAPABILITY	SOUTH 1/2 ROMA	NCE AVE.:	
ETHIE OTH TIBLETT	000 111 172 1101111	HOE THEM	

TOTAL COMPINE

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.FT.

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

DEFENSIBLE SPACE NOTES

I. ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2015 INTERNATIONAL WILDLAND URBAN INTERFACE CIDE (WUIG) WITH AMENDMENTS IN

MIE DATA

- TREES TO BE REMOVED: 0

- MODIFIED FLOOR AREA COVERED BY ROOF, 340 S.F.

- DISTURDED AREA, APTROX, 546 S.F.

NCL. (N) BUILDING AREAS, AND (N) BYP AREAS, NO CHANGE

TO ALL OTHER EXISTING AREAS, STORAGE IN CONSTRUCTION
STAGING AREA AS SHOUL ON CLG.

GRADING CLT = 10 C.Y. (INCL 5 CY BYPs.)

GRADING FILL + 5 C.Y.

2. A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE 64FE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION, ALL TIEM'S NOTED DURING THE INSPECTION HUST BE CORRECTED PRIOR TO PERHITI CLOSEOUT, CONTACT AN NUTPPD

ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.

4. ALL REGIDIAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (16") ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOURS BRANCHES SHOULD NOT EXCERD ONE-THIRD OF THE TOTAL TREE HEIGHT. F MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6.

5. ALL REGIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-POOT (NO) CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. F. LESS THAN ASKS OF THE LIME CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.

- ALL BRUSH, TREES, AND FLATMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
- WITHIN FIVE-FEET (BY) OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN IBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.

8. WITHIN THE FIVE-POOT (B)) TO THIRTY-POOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FEET (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIRESHENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-POOT (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, BRUGH FIELDS MUST BE SPACED HORIZONTALLY A
MINIMUM DISTANCE EQUAL TO OR GREATER THAN TUICE THE HEIGHT OF THE BRUGH. INDIVIDUAL BRUGH PLANTS
CANNOT EXCEED 1000-SQUARE FEET (1000") IN AREA AND THREE (3") IN HEIGHT.

IS. FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS.

SITE NOTES

TRPACOI

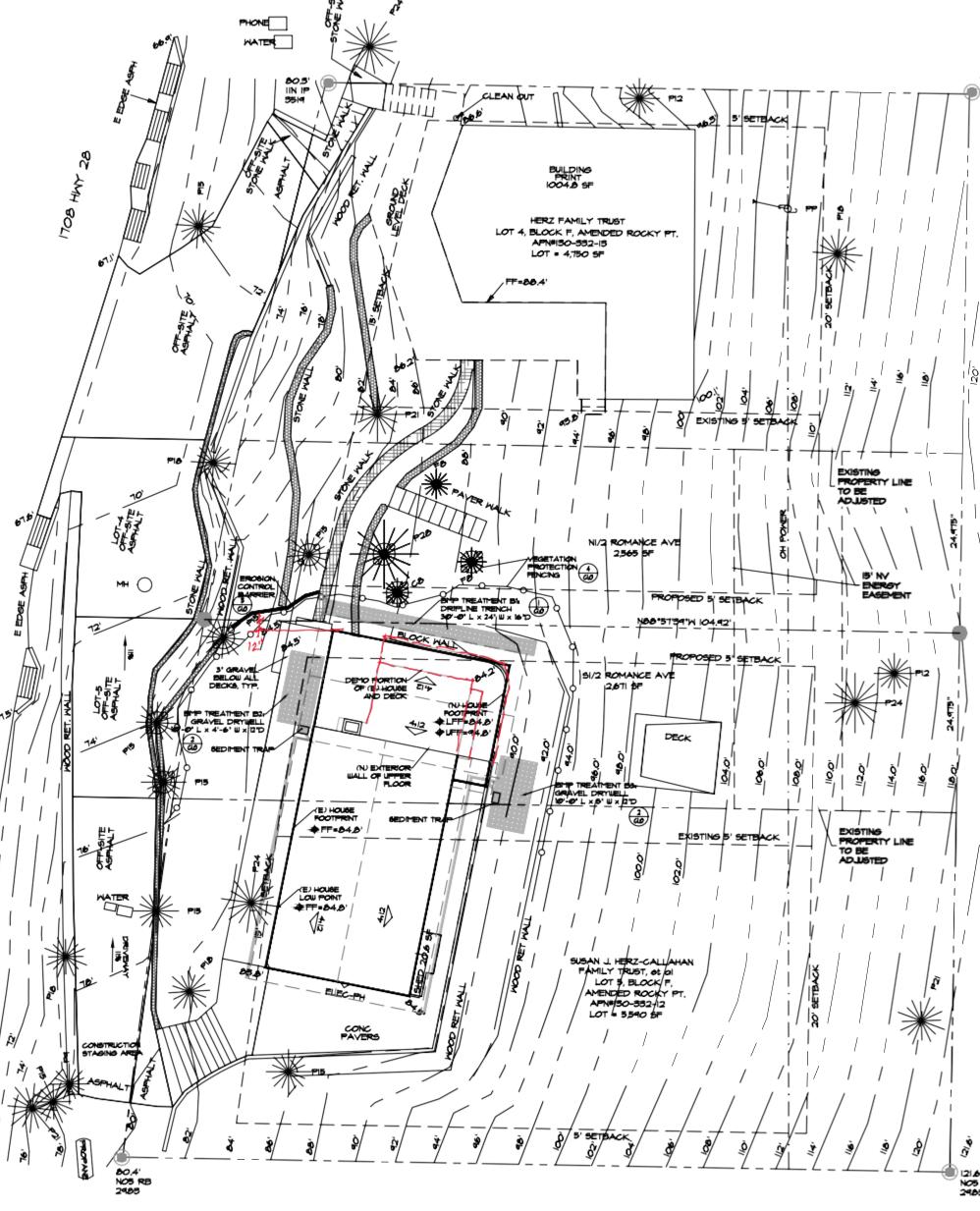
- L CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALFORNIA AND NEVADA (800-227-2600) PRIOR TO ANY DIGGING.
- ALL BARRIEN AND DISTURBED AREAS TO BE REVEGETATED PER TRIPAISMY STANDARDS
- 4. REMOVE TREES AS INDICATED, REMOVE DEAD TREES & BRANCHES PER THE POREST MANAGEMENT AND DEPENSIONE SPACE RECOMMENDATIONS.
- PROVIDE 6' MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED
- 8. ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OR WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
- 9. AN ENCROACHMENT, STREET OUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT 19 REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.

- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE 54 MIN FOR TYPICAL.
- 12. BYTH CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED ON SITE PLAN AND ALSO ON SHEET AS θ "ROOF PLAN"
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERPETUITY TO URE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR
- TEMPORARY AND PERMANENT BYPS MAY BE FIELD FIT BY THE ENVIRONMENTAL
- 5. CONTRACTOR TO VERBY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION /

 15. EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND NOORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL STELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
 - ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.

IT. CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.

IS. 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 NLTPPD.











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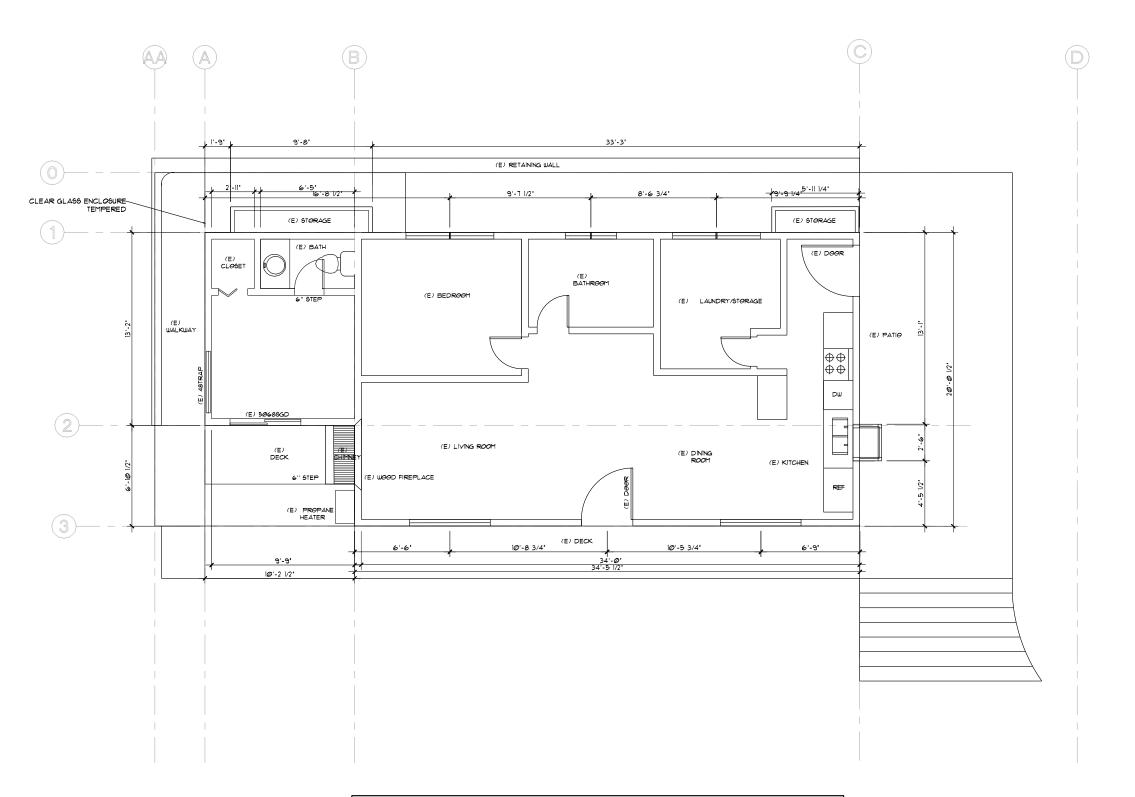
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REVISIONS

AS NOTED



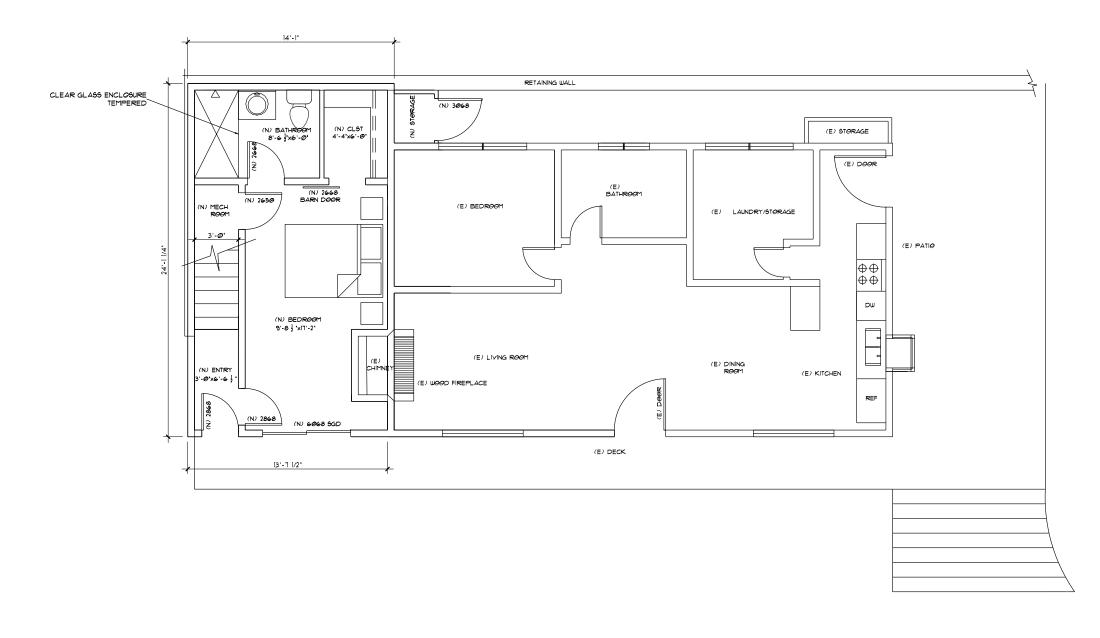


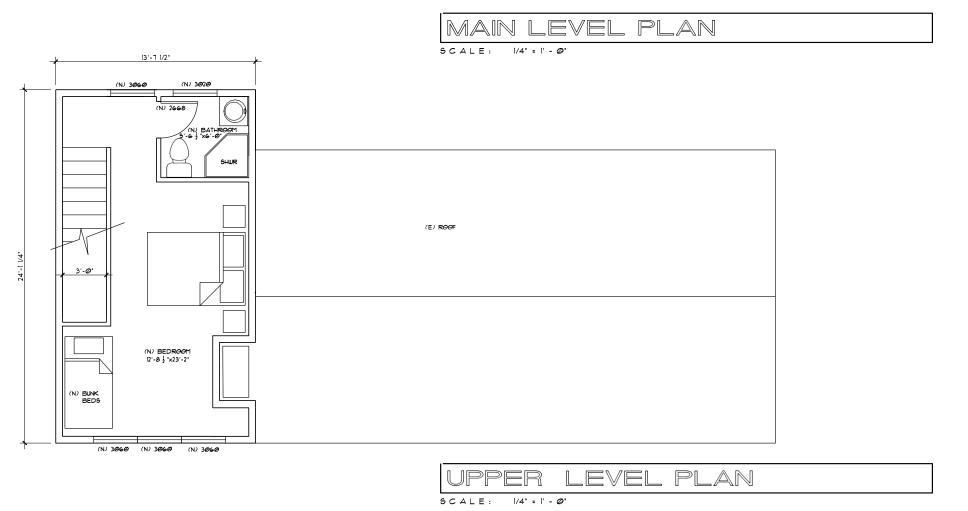
EXISTING SINGLE-LEVEL PLAN 9 C A L E : 1/4' = 1' - 0'





GILANFARR architecture









GILANFARR architecture

CRYSTAL BAX, NEVADA B VOICE. (775) 301-000 SAX, 5775) 301-000

SAX. C7524014

FOR SUSAN HERZ

CUSTOM REMOD
ROCK POINT OF BLOCK POINT OF BLOC

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REVISIONS				
711				

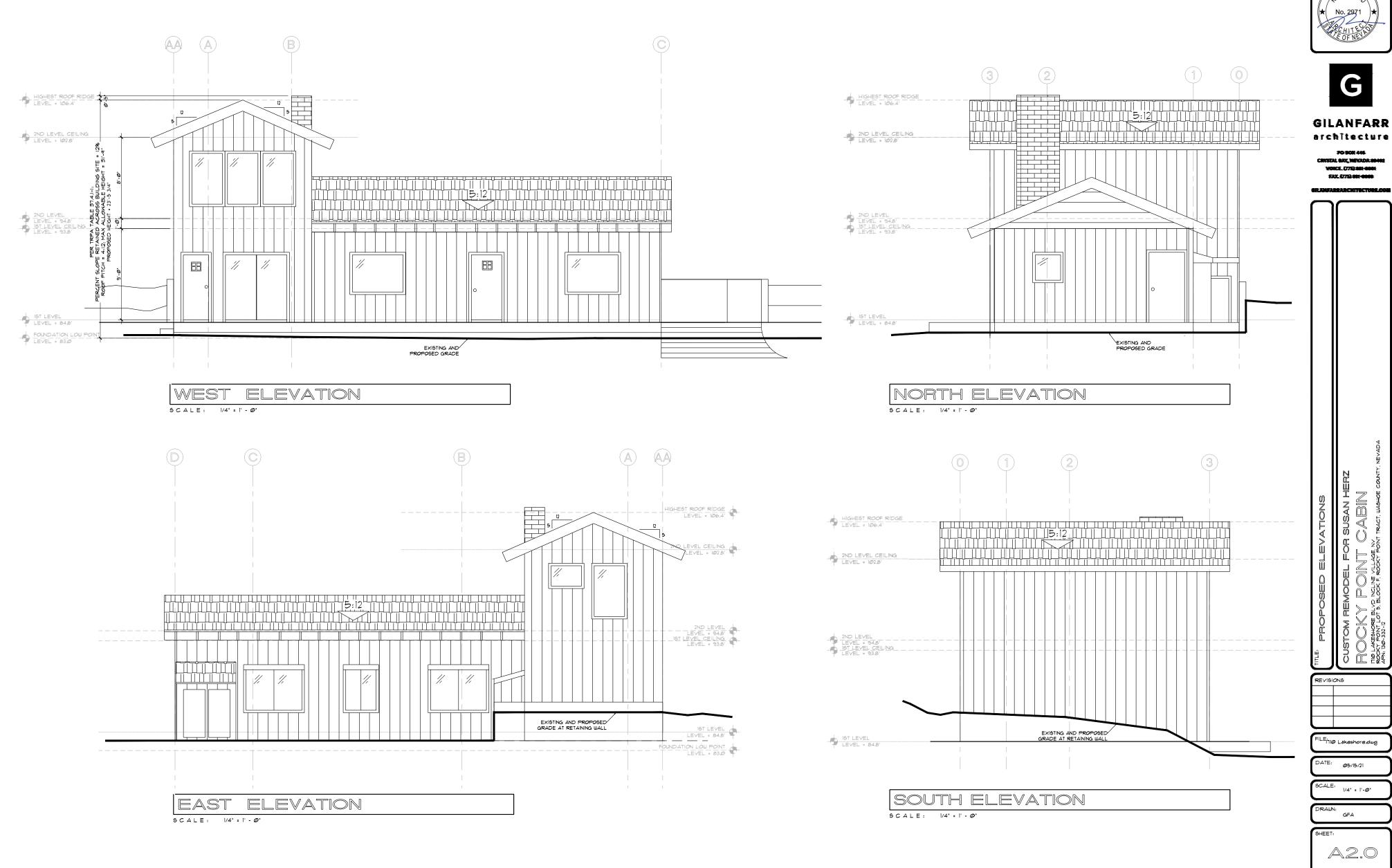
FILETIO Lakeshore.dwg

12/03/2020

DRAWN:

SHEET:

OF 17 SHEETS





4 SHEETS