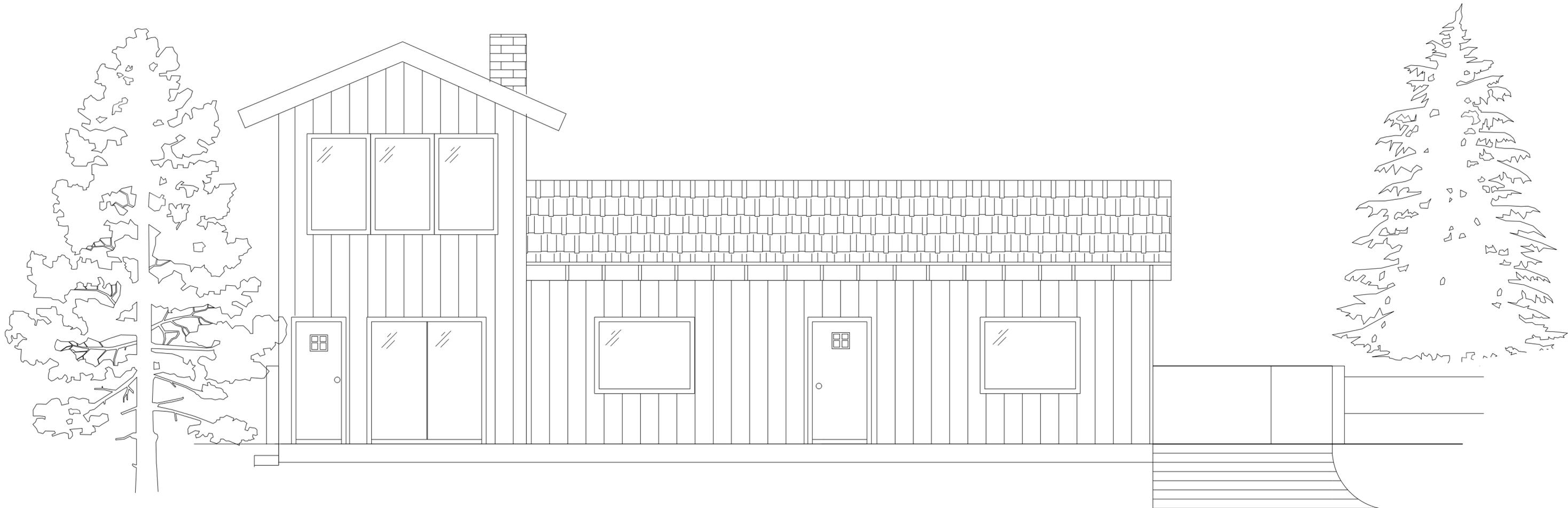


# ROCKY POINT FAMILY CABIN

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



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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 (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.

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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

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 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	

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**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 &  
 INCLINE VILLAGE, NV 89450

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

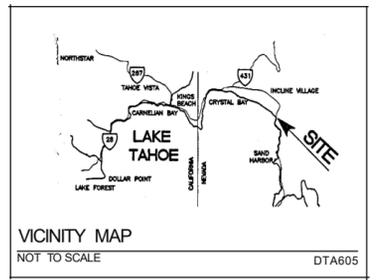
**LAND AREA**  
 4,750 SQ. FT. (EXISTING)  
 0.1090 acres  
 7,315 SQ. FT. (PROPOSED)  
 0.1679 acres

**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

**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	% ALLOWED	TOTAL ALLOWED
DISTRICT CLASS 1A	1	4,750 SF.
<b>TOTAL COMBINED</b>		<b>4,750 SF.</b>

**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	% ALLOWED	TOTAL ALLOWED
DISTRICT CLASS 1A	1	5,590 SF.
<b>TOTAL COMBINED</b>		<b>5,590 SF.</b>

**LAND CAPABILITY NORTH 1/2 ROMANCE AVE:**

CAPABILITY	% ALLOWED	TOTAL ALLOWED
DISTRICT CLASS 1A	1	2,565 SF.
<b>TOTAL COMBINED</b>		<b>2,565 SF.</b>

**LAND CAPABILITY SOUTH 1/2 ROMANCE AVE:**

CAPABILITY	% ALLOWED	TOTAL ALLOWED
DISTRICT CLASS 1A	1	2,671 SF.
<b>TOTAL COMBINED</b>		<b>2,671 SF.</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 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>

**OFFSITE COVERAGE**

	EXISTING	ADDITIONAL	TOTAL
	425	+234	659
<b>(SUBTOTALS)</b>	<b>425 SF.</b>	<b>+234 SF.</b>	<b>659 SF.</b>

These plans have been reviewed and approved as required by TRPA 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.

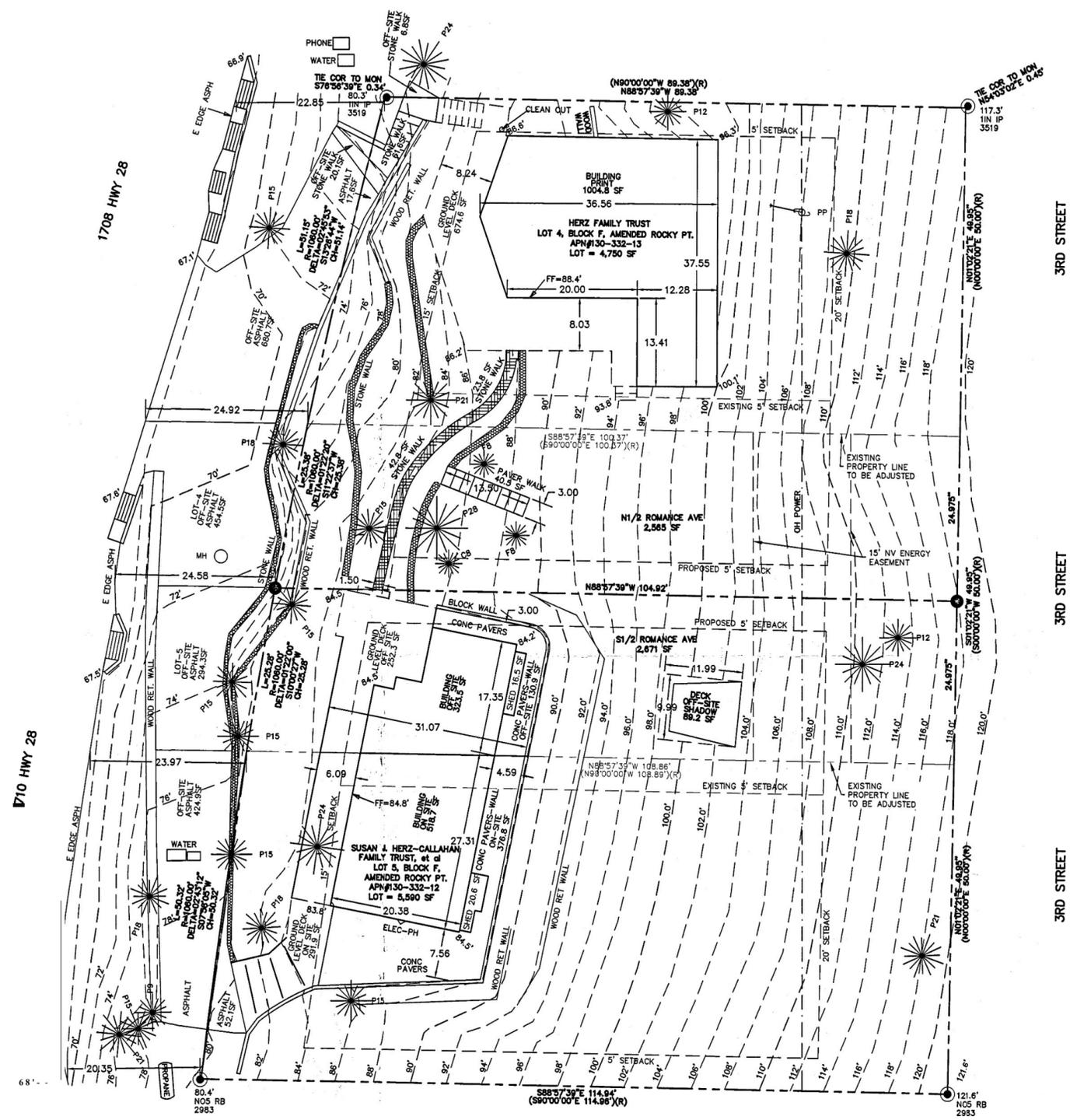
**TAHOE REGIONAL PLANNING AGENCY**

**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 N01°02'21"E, WHICH IS THE WASHOE COUNTY MODIFIED GRID BEARING.

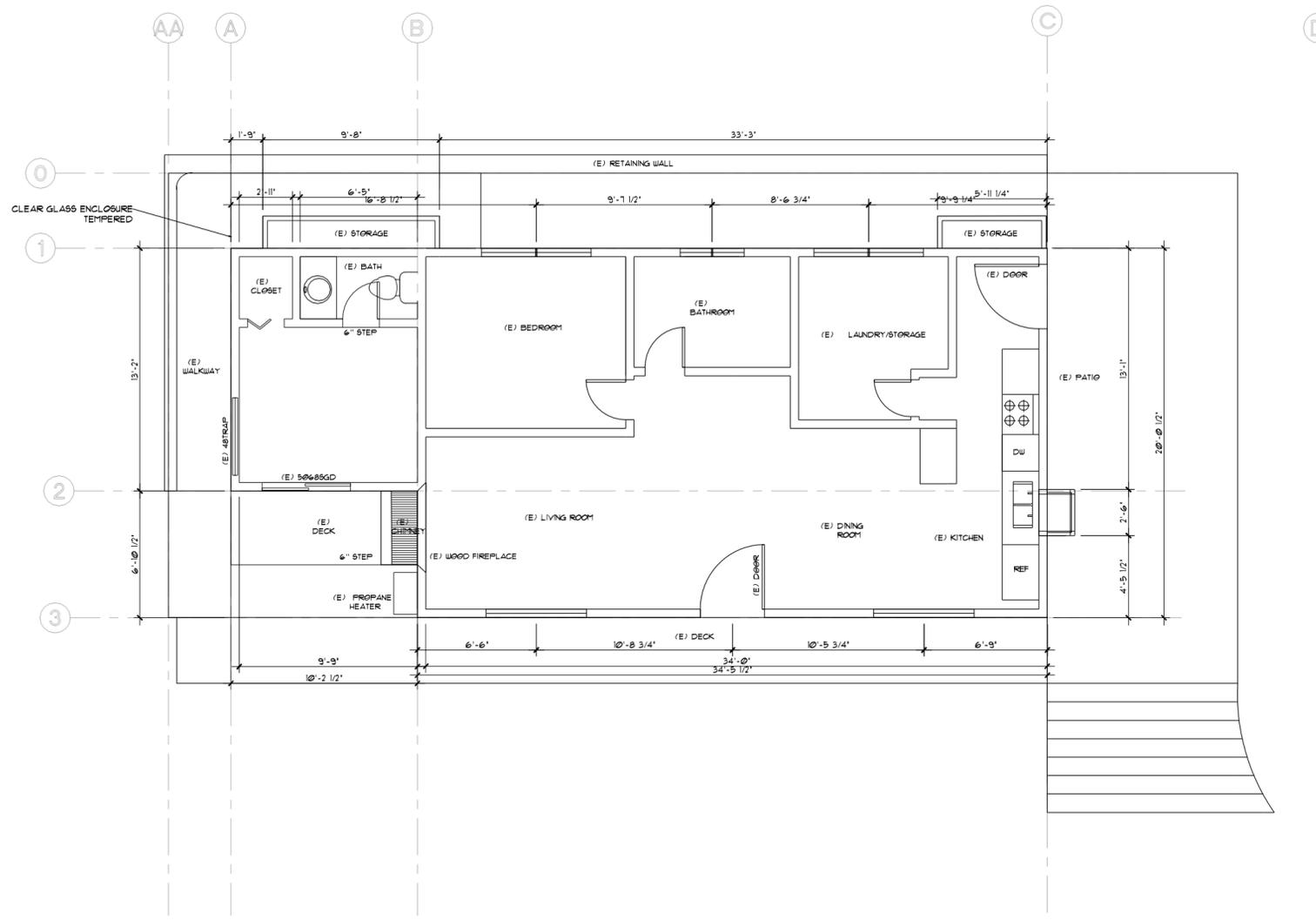
**LEGEND:**  
 N25°25'25" E 25.25' DENOTES MEASURED BEARING & DISTANCE  
 N25°25'25" E 25.25'(R) DENOTES RECORD PER OCCURRENCE  
 N25°25'25" E 25.25'(R) DENOTES MEASURED + RECORD PER OCCURRENCE  
 (R) RECORD BEARINGS AND DISTANCE PER AMENDED ROCKY POINT SUBD.

⊙ FOUND 1" IP, OR AS OTHERWISE NOTED.  
 ⊙ SET A NO 5 REBAR 1111HCAP 7880, OR AS OTHERWISE NOTED



**SITE PLAN**  
 SCALE 1"=10'





**EXISTING SINGLE-LEVEL PLAN**

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



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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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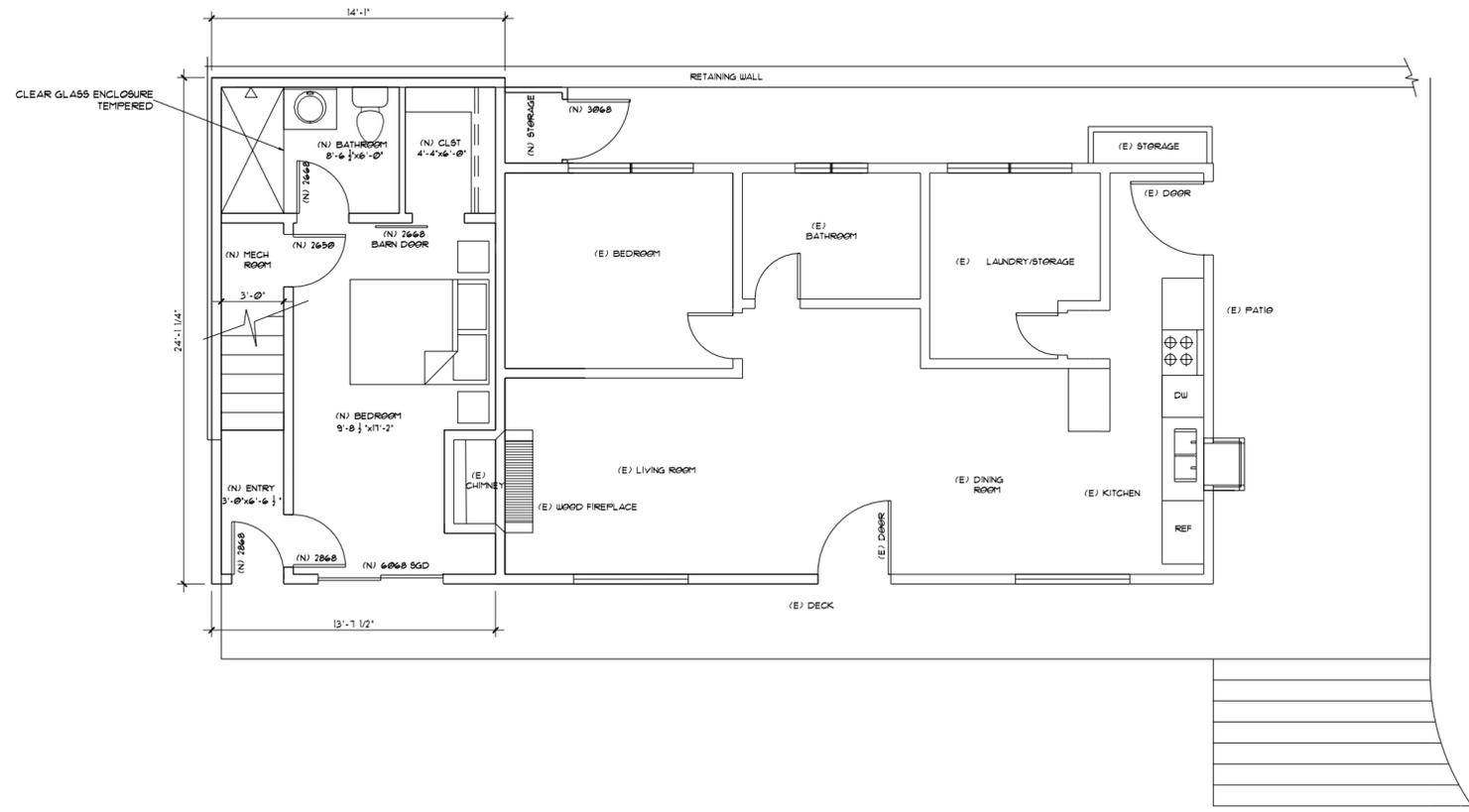
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TITLE: ELEVATIONS

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

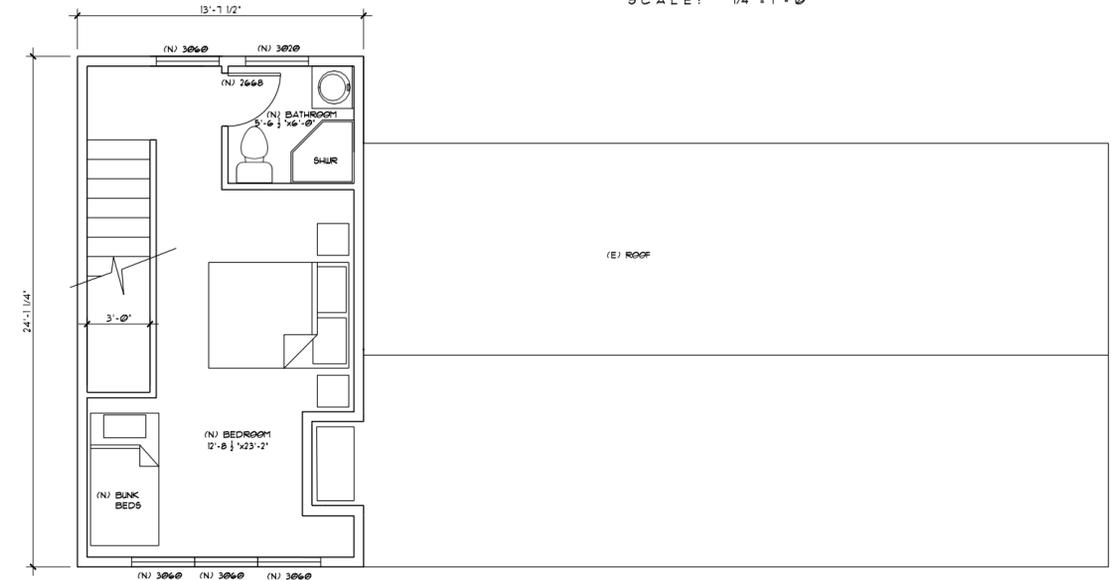
REVISIONS

FILE: 110 Lakeshore.dwg  
DATE: 12/09/2020  
SCALE: 1/4" = 1'-0"  
DRAWN: GFA  
SHEET:  
**A1.0**  
OF 17 SHEETS



**MAIN LEVEL PLAN**

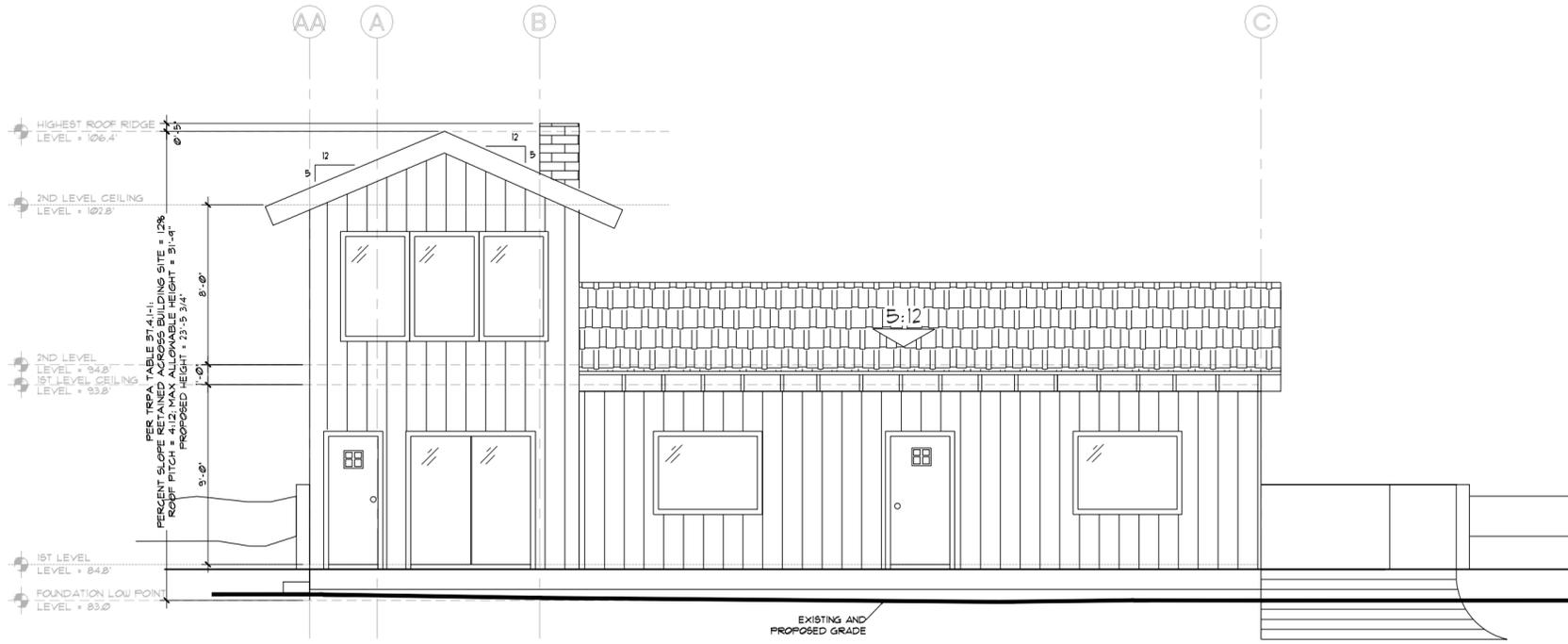
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**UPPER LEVEL PLAN**

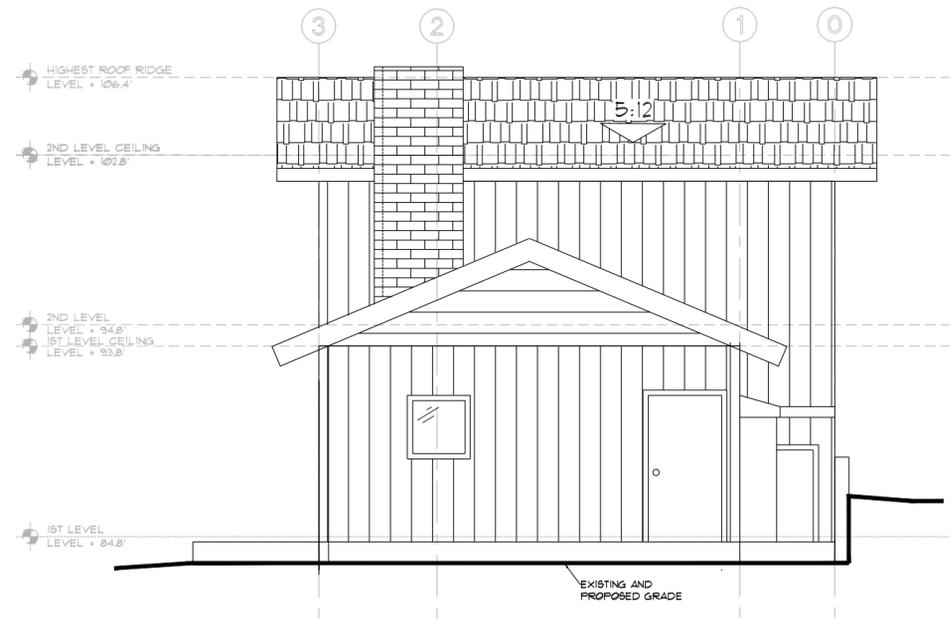
SCALE: 1/4" = 1'-0"

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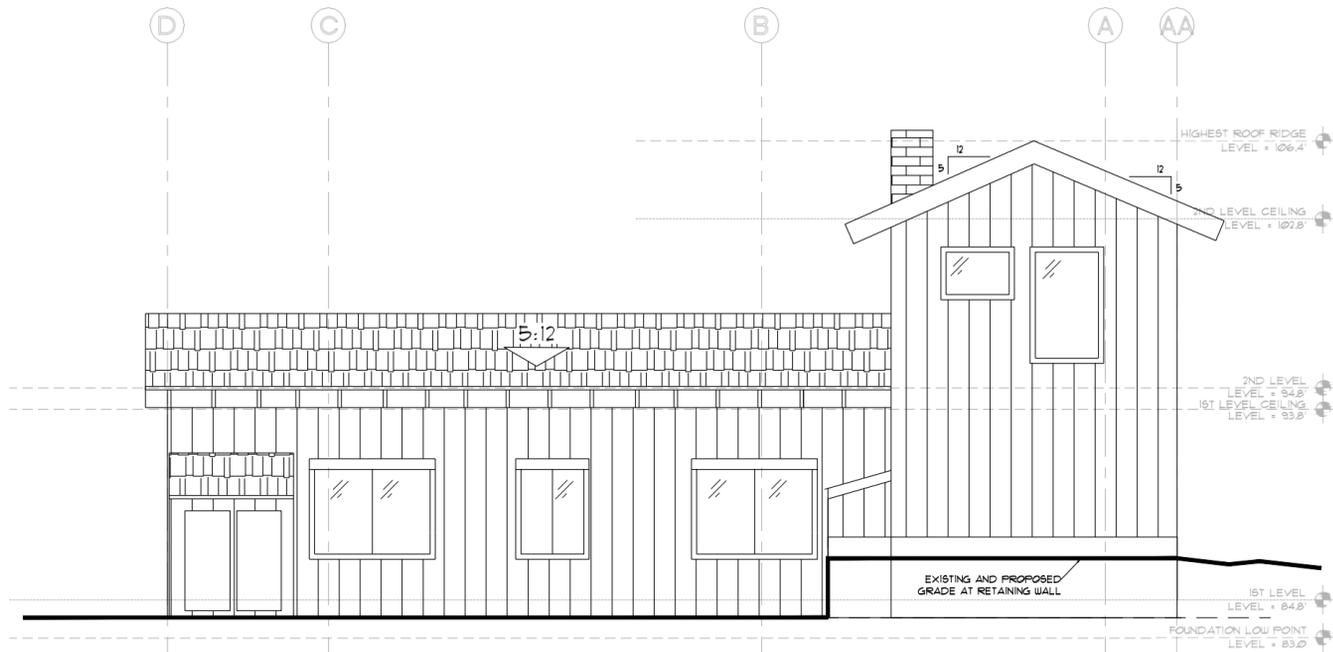
**WEST ELEVATION**

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



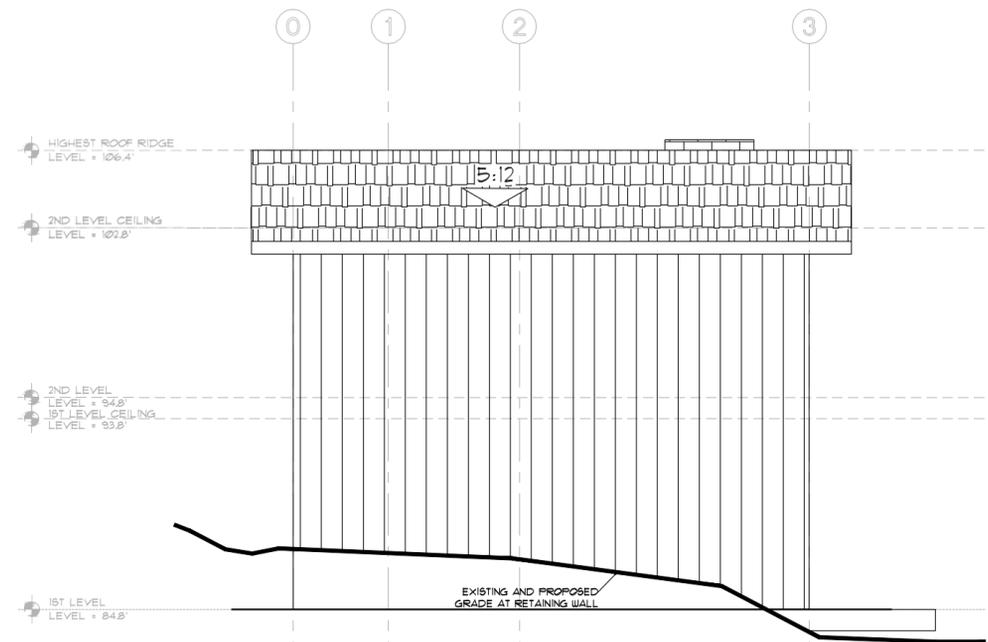
**NORTH ELEVATION**

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



**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



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TITLE: PROPOSED ELEVATIONS

CUSTOM REMODEL FOR SUSAN HERZ  
**ROCKY POINT CABIN**

110 LAKESHORE 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"

DRAWN: GFA

SHEET:

**A2.0**

OF 4 SHEETS

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