

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>27 Somers Loop</b>			
Project Description: Remodel of single story wood framed building with loft.			
Project Address: 27 Somers Loop, Crystal Bay NV 89402			
Project Area (acres or square feet): 530 sq ft			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 27 Somers Loop, Crystal Bay, NV 89402 / closest cross street is Somers Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-031-04	.102		
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: Heath & Amanda Rushing		Name: GilanFarr Architecture	
Address: 125 Roger Stone Rd		Address: PO Box 446	
Madisonville, LA	Zip: 70447	Crystal Bay, NV	Zip: 89402
Phone: 601.876.7659	Fax:	Phone: 775.831.8001	Fax:
Email: heath@newnr.com		Email: phil@gilanfarrarchitects.com	
Cell:	Other:	Cell:	Other:
Contact Person: Heath Rushing		Contact Person: Phil GilanFarr	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: GilanFarr Architecture		Name:	
Address: PO Box 446		Address:	
Crystal Bay, NV	Zip: 89402		Zip:
Phone: 775.831.8001	Fax:	Phone:	Fax:
Email: aleks@gilanfarrarchitecture.com		Email:	
Cell: 925.557.8780	Other:	Cell:	Other:
Contact Person: Aleks Soto		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):	

## Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Front Setback

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The size of the lot with standard setbacks does not allow for any modification to the front of the main house

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Additions are kept small and at or below the height of the existing house or guest house.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

Will provide an updated front of the house improving the curb appeal. Update will also remove a portion of deck that is beyond the extent of the property line.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

The ability to improve the existing house function and utilizing the allowable coverage.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes     No    If yes, please attach a copy.

7. How is your current water provided?

East Stateline Point Watershed / MUNICIPAL

8. How is your current sewer provided?

IVGID Public Works / MUNICIPAL

# Property Owner Affidavit

**Applicant Name:** GilanFarr Architecture

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF Louisiana )  
COUNTY OF St Tammany Parish )  
WASHOE )

I, HEATH A. RUSHING  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 123-031-04

Printed Name HEATH A. RUSHING

Signed [Signature]

Address 27 Somers Loop  
Crystal Bay, NV 89402

Subscribed and sworn to before me this  
12 day of November 2020

Notary Public in and for said county and state

My commission expires: 4/30/2021



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**SUMMARY APPRAISAL RECORD**



APN: **123-031-04**

**2020**

PAGE 1 of 5

**ACTIVE**

Roll YR

Code

%Comp

Situs	27 SOMERS LOOP CRYSTAL BAY	Database	PROD	NBHD	TAAC	Appr	AR	Exemption AV/Exemption		Reopen
Owner	RUSHING, HEATH A & AMANDA R	Printed	2/13/2020	Crystal Bay						Reappraisal
	PO BOX 1608 CRYSTAL BAY, NV 89402			Tax District	5200	Property Name				

**Valuation History**

**Parcel Value Summary**

OBSO

Change

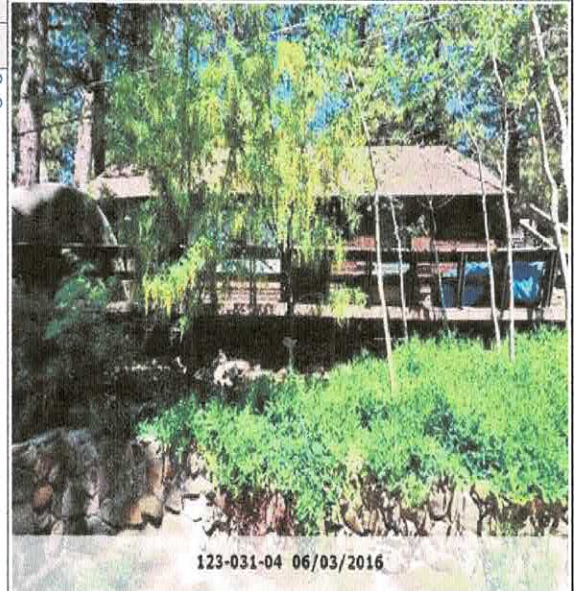
No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2020 VN	191,750		39,344		231,094	80,883	Land Value	191,750	
2020 NR	191,750		39,344		231,094	80,883	Building Value	38,424	
2019 FV	182,000		36,461		218,461	76,461	XFOB Value	920	Initials/Date
2018 FV	182,000		34,697		216,697	75,844	Obsolescence	0	Parcel Total
2017 FV	182,000		33,860		215,860	75,551	Taxable Value	231,094	New Const
2016 FV	182,000		33,638		215,638	75,473	Total Exemption		New Land
2015 FV	182,000		31,078		213,078	74,577			Remainder

NC  C  
 New Sketch

**Building Data**

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO	
RES	1-1	001	Single Family Residenc	01	SFR	1936	1936	100	20	117,687	29,423	864	34	0
RES	2-1	001	Single Family Residenc	01	SFR	1946	1946	100	20	36,004	9,001	283	40	0



Land Value										Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Property Characteristics
310	Two Single Family Units	LD8	1	ST	295,000.00		NOTE	65		191,750	SIZE-10/VIEW-25	4,459		Municipal
												0.102		Municipal
												310		Paved
														SPC
														CAGC

This information is for use by the Assessor for assessment purposes only.

**APPRAISAL RECORD**



APN: **123-031-04**

**2020**

PAGE 2 of 5

**ACTIVE**

Roll YR

Code

%Comp

Situs	27 SOMERS LOOP CRYSTAL BAY	Database	PROD	NBHD	TAAC	Appr	AR	Exemption AV/Exemption		Reopen
Owner	RUSHING, HEATH A & AMANDA R	Printed	2/13/2020	Crystal Bay						Reappraisal
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OBSO

Change

No Change

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2020 VN	191,750		39,344		231,094	80,883	Land Value		191,750				
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2018 FV	182,000		34,697		216,697	75,844	Obsolescence		0				
2017 FV	182,000		33,860		215,860	75,551	Taxable Value		231,094				
2016 FV	182,000		33,638		215,638	75,473	Total Exemption						
2015 FV	182,000		31,078		213,078	74,577							

**Building Data**

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL	BAPL	1	Base Appliance	100	BW	6	WOOD SHINGLE ON FRAME	100
Occ	001	Single Family Reside	Rate Adj	BED	2	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	01	1 Story	Lump Sum	BFLR	1	Base Flooring	100	HEAT	3	WALL FURNACE	100
Quality	20	Fair		BTRF	1	Bath - Full	100				
Year Built	1936		PARCEL LEVEL	FIX	5	Plumbing Fixtures	100				
WAY	1936		Lump Sum 0	FND	1	EXTREME	100				
Remodel Yr			%Obso 0.0000	LV	1	Living Units in Building	100				
% Comp	100	%DPR 75.0		SBFL	2	WOOD	100				

**Sub Area**

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR			864	129.34	111,747	1	FPB1	FP SGL 1-8	KBLD	1	1	3,681.04	1936		100	3,681	920		
CCP	COVERED CONCRETE			48	26.46	1,270														
LOU	LOFT UNFINISHED			85	15.41	1,310														
PEN	POBCH ENCLOSED			72	46.67	3,360														

Gross Living Area 864 Perimeter 124 Sub Area RCN 117,687

**Building Notes**

GLA [1] (864)	LOU [1] (85)
PEN [1] (48)	PEN [1] (72)
PEN [1] (48)	

**Building Cost Summary**

Building RCN	117,697
Depreciation	88,264
Building DRC	29,423
Extra Feature DRC	920
Building Obso	
Total DRC	30,343
Override Value	

**Building Name**

Total DRC 30,343

**Land Value: 1 Lines Total**

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
310	Two Single Family Units	LDS	1	ST	295,000.00	NOTE	65			191,750	SIZE-10/VIEW-25	Land Size-Sr 4,459	Water Municipal
												Acre Size 0.102	Sewer Municipal
												DOR Code 310	Street Paved
												Deferment	SPC
												CAGC	

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**APPRAISAL RECORD**

APN: **123-031-04**

PAGE 3 of 5

Owner **RUSHING, HEATH A & AMANDA R**  
 Keyline Description **NEVADA VISTA FRAC LOTS 4 & 5 BLK C**

NBHD **TAAC Crystal Bay**

Appr **AH**



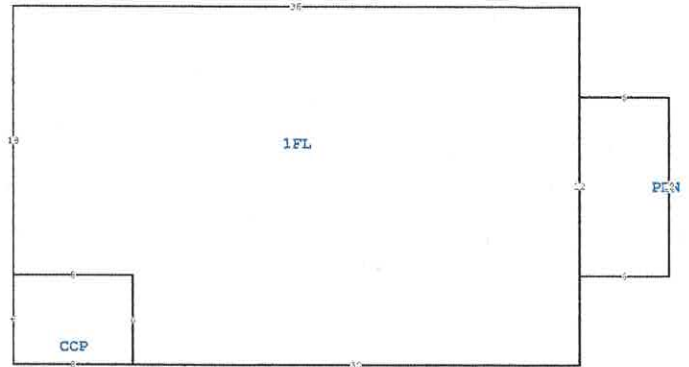
Activity Information		
Date	User ID	Activity Notes
10/4/2018	AH	Re-appraisal Review
4/18/2014	HNS	Aerial Review
11/21/2007	JC	Permit Review

Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BAUMGARTNER TRUST, J PET	4987838	12/31/2019	310	625,000	4BV	
	2133797	9/10/1997	310	245,000	2D	

Permit Information					
Date	Permit	Description	Amount	Status	% Comp
6/12/2007	07-1957	REROOF		C	100%



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**APPRAISAL RECORD**

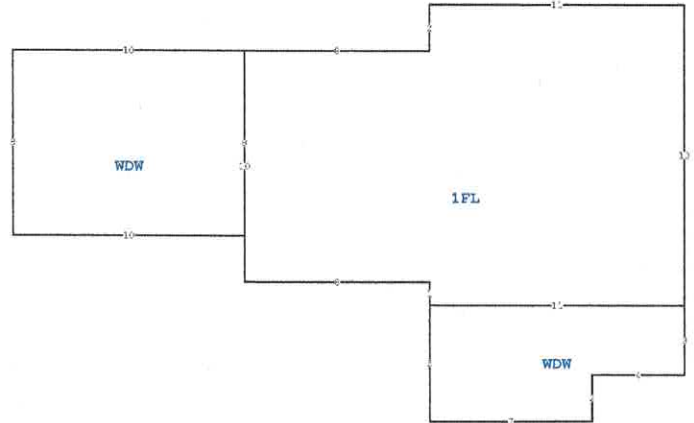
APN: **123-031-04**

PAGE 5 of 5

Owner **RUSHING, HEATH A & AMANDA R**  
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Activity Information						
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Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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## 27 Somers Loop

### Variance Findings

1. *What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?*

The request is to reduce the front yard setback from 15 feet to 1-foot.

2. *What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?*

The house was originally built in 1936 and majority of the structure extends into the front setback with a portion extending over the property line.

The purpose of the variance request is to increase the bedroom and living space. The site is a 24% upslope directly from Somers' loop. There is no site location which would allow the additions due to TRPA regulations. TRPA coverage restricts adding or relocating coverage to other areas on the site since this is all Class 1A.

The existing house currently sites 4ft 8in back from the front property line and the deck extends 4 ft over the property line. The addition will replace the existing deck and the entire deck in front of the addition will be removed eliminating the structure extending past the property line.

In order to achieve the addition, we are requesting a 1-foot front setback. This does not change the parking or the access to the property. There is no other way to provide ample living space without damaging or removing the existing structure. The living area within the front setback is 31% of the total living area.

3. *What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?*

This request does not block views or reduce privacy, removing the front deck will increase privacy for the neighbors.

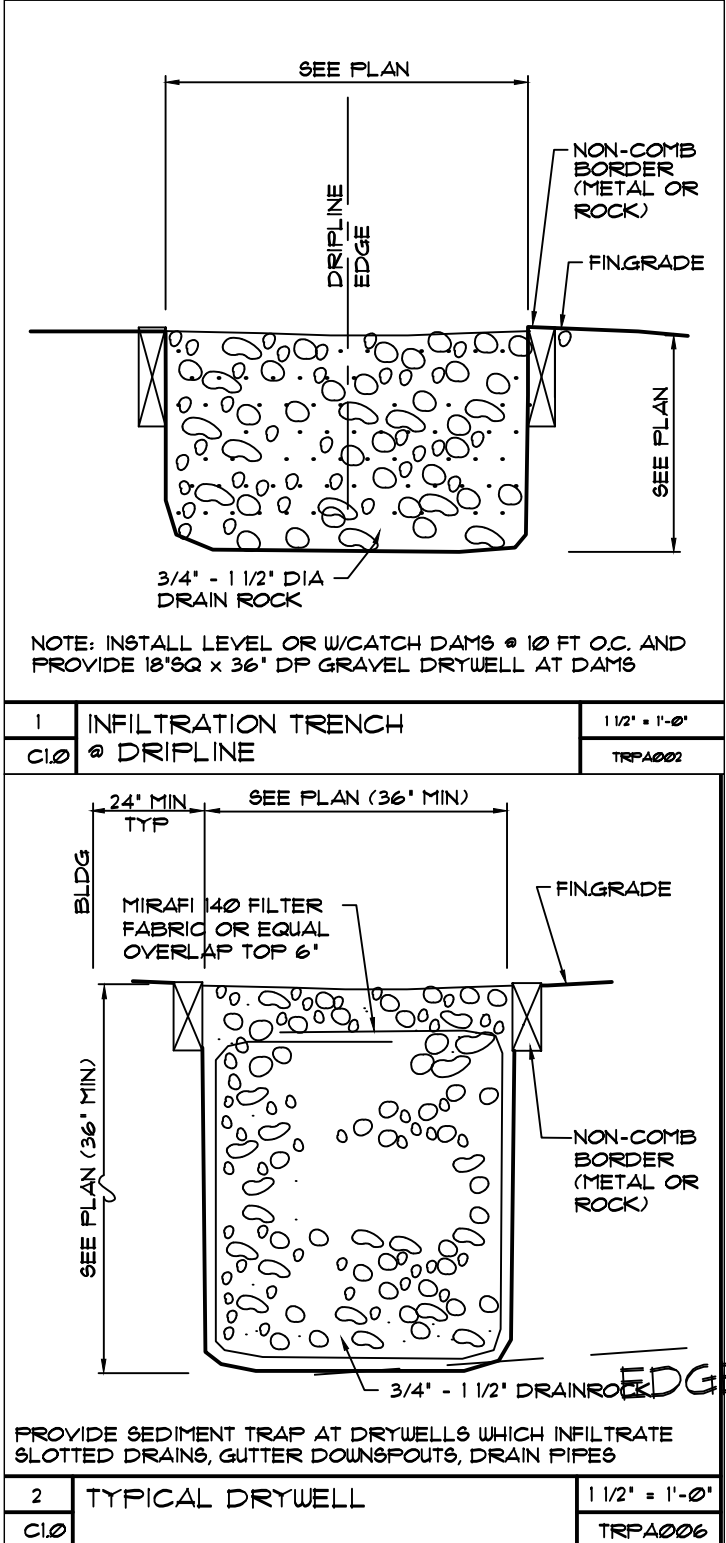
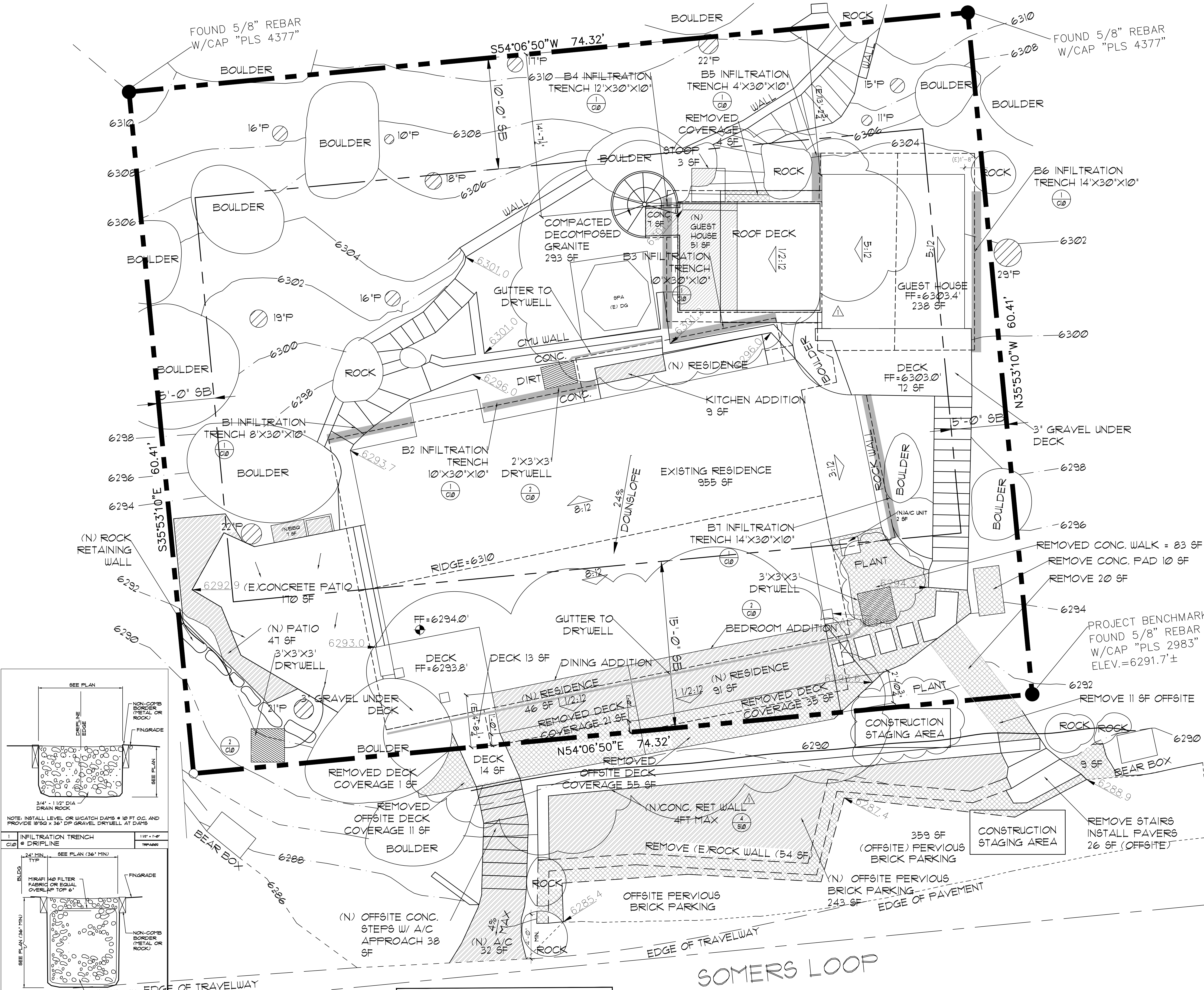
4. *How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?*



By removing the deck and encroachment into the right-a-way, it will allow a landscape buffer between the edge of road and house. This will allow the parking area along the edge of road to be enlarged.

5. *What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?*

The ability to have more than one bedroom. Other properties in this neighborhood have been granted front setback reduction variances.



**SITE PLAN EXHIBIT**

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

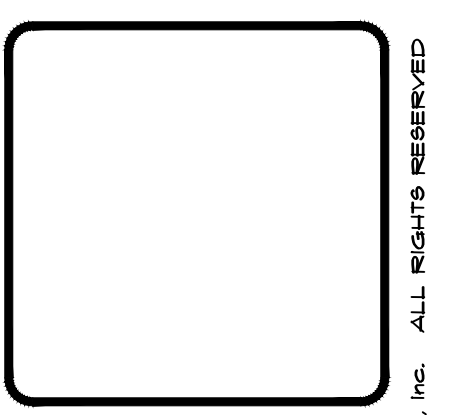
COVERAGE CALCULATIONS	
AREA OF LOT	4,490 SF / 0.10 AC
LAND CLASSIFICATION	1a (1%)
ALLOWABLE COVERAGE	45 SF
<b>EXISTING COVERAGE</b>	
RESIDENCE	955 SF
DECKS / STAIRS	351 SF
CONCRETE / ROCK	861 SF
GUEST HOUSE	238 SF
<b>TOTAL (E) COVERAGE</b>	<b>2,405 SF</b>
(E) TOTAL OFFSITE COVERAGE	359 SF
<b>PROPOSED COVERAGE</b>	
RESIDENCE	1,021 SF
DECKS / STAIRS	151 SF
CONCRETE / ROCK / SPA / BBQ / A/C	808 SF
GUEST HOUSE	289 SF
<b>TOTAL (N) COVERAGE</b>	<b>2,369 SF</b>
BANKED COVERAGE	50 SF
(N) TOTAL OFFSITE COVERAGE	545 SF
CUT	42 CY
FILL	12 CY
NUMBER OF TREES FOR REMOVAL	(0)

- SITE NOTES**
- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
  - TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 05/10/2019 BY ARNETT & ASSOCIATES, INC. JOB 19-03-04
  - ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP 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.
  - 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 • 3/4" MIN FOR 10' TYPICAL.
  - BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
  - ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE MAINTAINED IN PERFECTION TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMP'S TO BE PERIODICALLY REINSTALLED OR REPLACED.
  - TEMPORARY AND PERMANENT BMP'S 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 SLOPE 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, METAL SPRAYING, TRAILING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTDP.

- DEFENSIBLE SPACE NOTES**
- ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
  - ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED 1/3 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                              |
|-------|----------|--------------------------------------|
|       | 0 - 20%  | 10- FEET BETWEEN EDGES OF CROWNS     |
|       | 20 - 40% | 20- FEET BETWEEN EDGES OF CROWNS     |
|       | 40% +    | 30- FEET BETWEEN EDGES OF CROWNS     |
| BRUSH | 0 - 20%  | 2 TIMES THE HEIGHT OF RESIDUAL BRUSH |
|       | 20 - 40% | 4 TIMES THE HEIGHT OF RESIDUAL BRUSH |
|       | 40% +    | 6 TIMES THE HEIGHT OF RESIDUAL BRUSH |

**SITE LEGEND**

[Solid Line]	EXISTING COVERAGE
[Dotted Line]	REMOVED COVERAGE
[Hatched Area]	NEW COVERAGE



**GILANFARR**  
architecture

PO BOX 444  
CRYSTAL BAY, NEVADA 89402  
VOICE: (775) 831-8001  
FAX: (775) 831-8068

GILANFARRARCHITECTURE.COM

**SITE PLAN EXHIBIT**

**CUSTOM RESIDENCE FOR:**  
**HEATH AND AMANDA RUSHING**

CRK 45  
5041 DEER CREEK LOT 4, 45 BLK C, SUBDIVISION NEVADA VISTA  
APN: 13-03-01-04

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/06/22	VARIANCE

FILE: 21 SOMERS LOOP

DATE: October 21, 2020

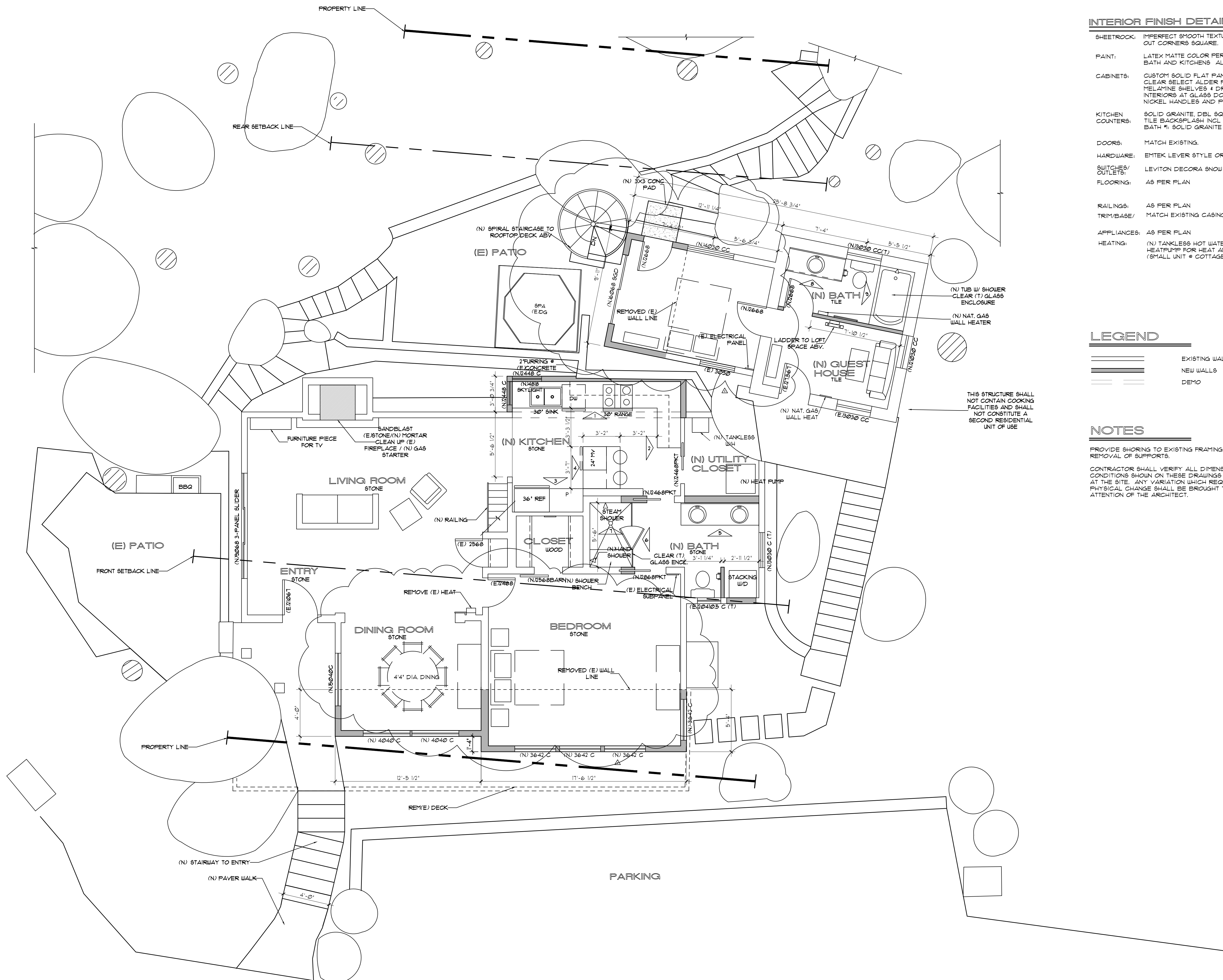
SCALE: 1/4" = 1'-0"

DRAWN: GFA

SHEET: C1.b

OF 11 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. (c) GilanFarr - Associates, Architecture, Inc. ALL RIGHTS RESERVED.



**PROPOSED MAIN LEVEL FLOOR PLAN**

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

**INTERIOR FINISH DETAIL**

- SHEETROCK:** IMPERFECT SMOOTH TEXTURE PER CLIENT. ALL STAND OUT CORNERS SQUARE.
- PAINT:** LATEX MATTE COLOR PER CLIENT. SEMI-GLOSS FINISH IN BATH AND KITCHENS. ALL CEILING'S HALF TONE.
- CABINETS:** CUSTOM SOLID FLAT PANEL. HARTS 4 CRAFTS STYLE. CLEAR SELECT ALDER PER PLAN. FLYWOOD BOX W/ MELAMINE SHELVES 4 DRAWERS. ALDER FINISH INTERIORS AT GLASS DOOR CABINETS BRUSHED NICKEL HANDLES AND PULLS.
- KITCHEN COUNTERS:** SOLID GRANITE, DBL SQ EDGE EASED W/ FULL HGT TILE BACKSPLASH INCL BACK OF COOKTOP. BATH #1: SOLID GRANITE W/ 4" TILE BACKSPLASH.
- DOORS:** MATCH EXISTING.
- HARDWARE:** EMTEK LEVER STYLE OR EQUAL (BN).
- SWITCHES/ OUTLETS:** LEVITON DECORA SNOW WHITE MATTE.
- FLOORING:** AS PER PLAN.
- RAILINGS:** AS PER PLAN.
- TRIM/BASE:** MATCH EXISTING CASING/ BASE.
- APPLIANCES:** AS PER PLAN.
- HEATING:** (N) TANKLESS HOT WATER AND (N) HEATPUMP FOR HEAT AND A/C (SMALL UNIT @ COTTAGE).

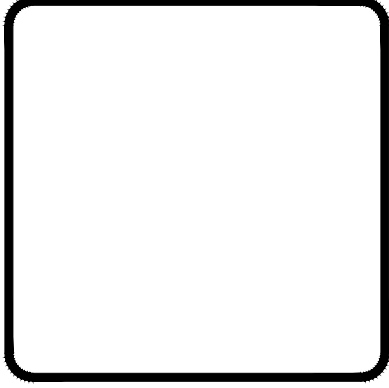
**LEGEND**

- EXISTING WALLS
- NEW WALLS
- DEMO

**NOTES**

PROVIDE SHORING TO EXISTING FRAMING DURING REMOVAL OF SUPPORTS.

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.



**GILANFARR**  
architecture

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

GILANFARRARCHITECTURE.COM

TITLE: PROPOSED PLAN

CUSTOM RESIDENCE FOR:  
**HEATH AND AMANDA RUSHING**

15000 S. LOOP 1600, CRYSTAL BAY, NEVADA 89402  
7140 S. BURNING TREE, LOT # 4 1/2 BLK C, SUBDIVISION NEVADA VISTA  
APR 13, 2011-24

REVISIONS	
▲	VARIANCE 07/06/22

FILE:

DATE: August 20, 2020

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

DRAWN: GFA

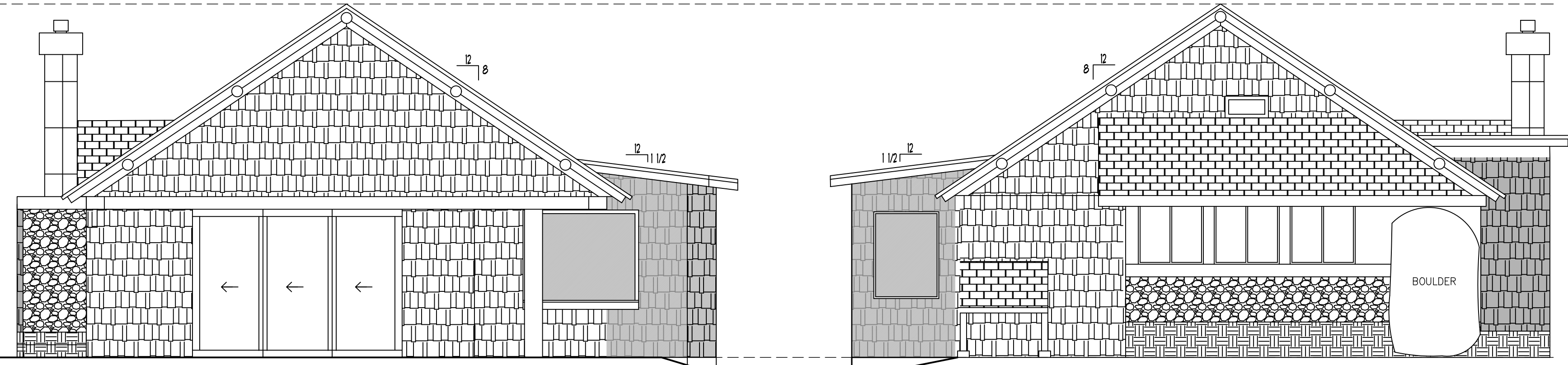
SHEET:

**A1.b**  
OF 11 SHEETS

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RIDGE LEVEL = 6310'

1ST LEVEL LEVEL = 6293.8'

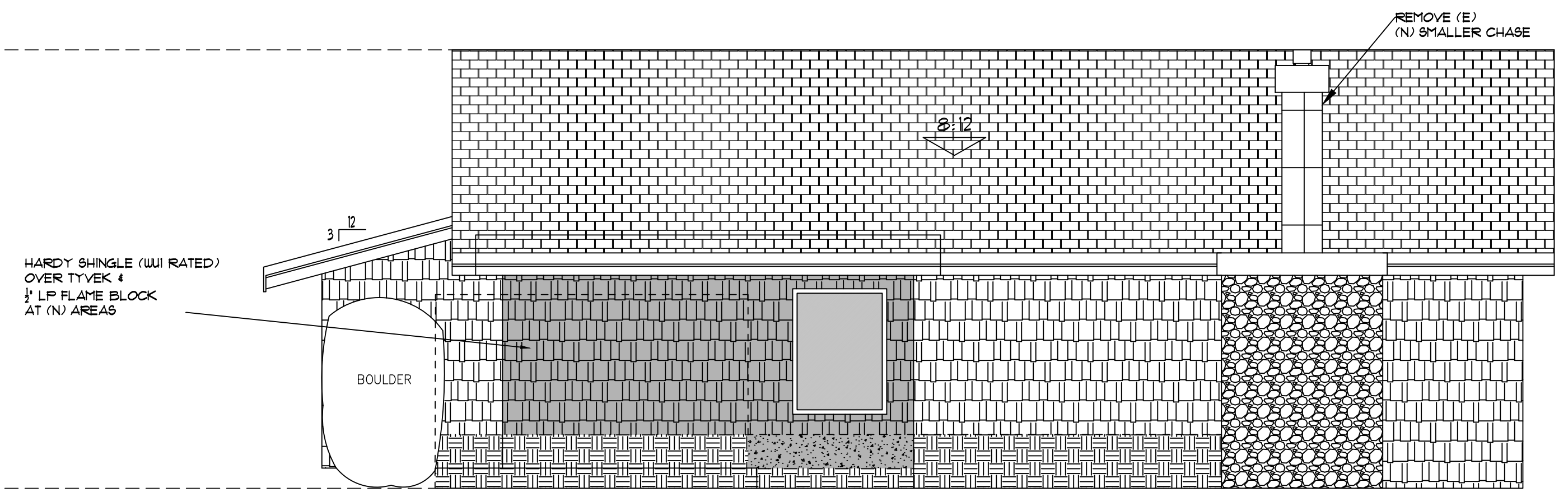


WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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

RIDGE LEVEL = 6310'

1ST LEVEL LEVEL = 6293.8'



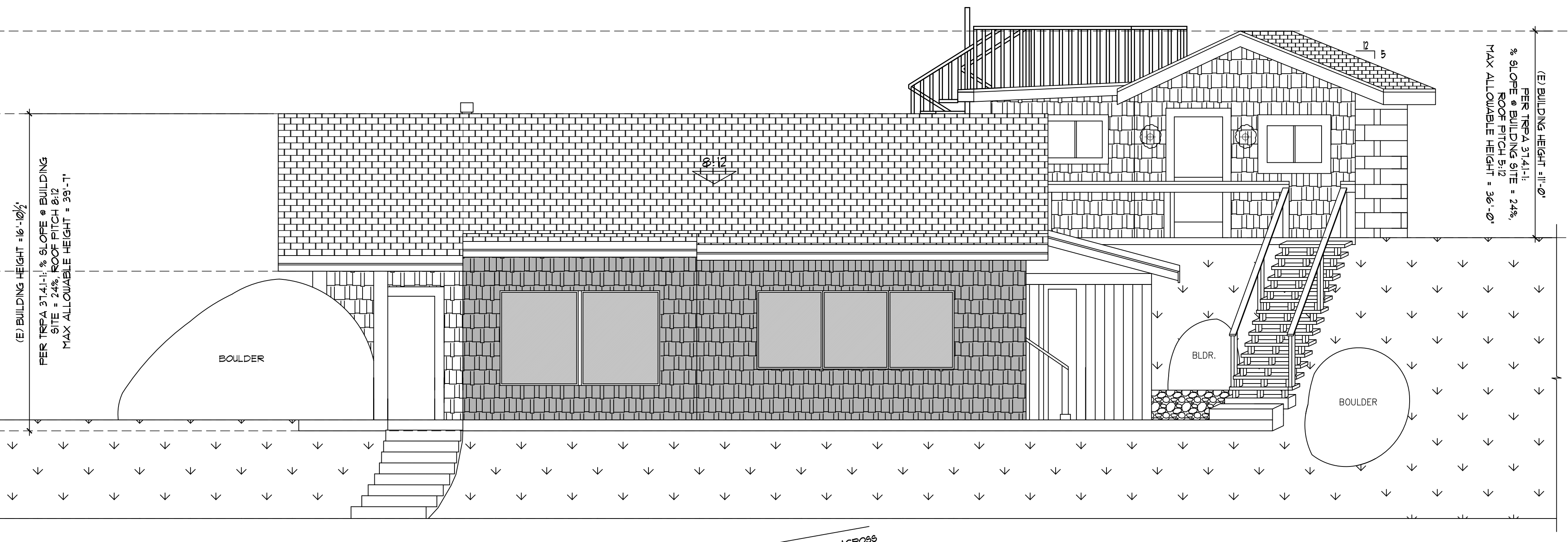
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

RIDGE LEVEL = 6310'

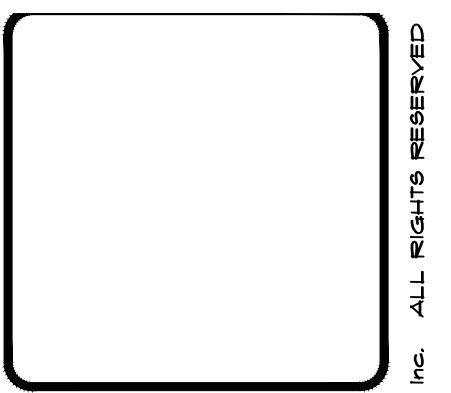
2ND LEVEL LEVEL = 6300.3'

1ST LEVEL LEVEL = 6293.8'

LOW POINT LEVEL = 6293.1'



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



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

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TITLE: ELEVATIONS

CUSTOM RESIDENCE FOR:  
**HEATH AND AMANDA RUSHING**  
21 SQUIRES LOOP CRYSTAL BAY, NEVADA 89402  
LEGAL DESCRIPTION: LOT 4, 4.5 BLK C, SUBDIVISION NEVADA VISTA  
APN: 03-051-04

REVISIONS	
▲	VARIANCE 07/06/22

FILE:

DATE: October 21, 2020

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

DRAWN: GFA

SHEET:

A2.b

OF 11 SHEETS

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