

## 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>250 Village</b>			
Project Description: We propose to construct a 6637 sf SFD As a part of mixed use development which includes an existing 10,000 sf retail commercial building. This project proposes to reduce the front yard set back from 30ft to 15ft.			
Project Address: 250 Village, Incline Village NV			
Project Area (acres or square feet): 35,979 sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>corner parcel on East side of Village Blvd and South side of Incline Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-232-01	0.826 Acres		
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> HODNEFIELD COMMUNITY PROPERTY TRUST		<b>Professional Consultant:</b> GilanFarr Architecture	
Name: Gerald & Sherri Hodnefield		Name: GilanFarr Architecure	
Address: 800 SOUTHWOOD BLVD # 105		Address: 785 Southwood BLVD. P.O Box 6987	
Incline Village NV	Zip: 89451	Incline Village NV	Zip: 89451
Phone: 925-548-6824	Fax:	Phone: 775-831-8001	Fax:
Email: sjhodnefield@me.com ,hodnefield@icloud.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Office of GilanFarr Architecture		Contact Person: Reece	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Gilanfarr Architecure		Name: Phil	
Address: 785 Southwood BLVD. P.O Box 6987		Address:	
Incline Village NV	Zip: 89451	Zip:	
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email: phil@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		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

## Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

construct single family dwelling on a existing commercial site as a mixed use

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

6637 sf

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

The project will incorporate the design guidelines set forth by the tahoe area plan. We are proposing to use earth tone materials in relation to the munsell color chart for the residence to be in uniform with the surrounding neighborhood

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Will any new roadway, driveway, or access improvements be required?

We propose to have three parking spaces and two parking spaces contained inside of a garage

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

Additional landscape will be added around the proposed project and to create a buffer. All lighting will be downward facing dark sky compliant, areas adjacent to the property will be re-vegetated with native landscaping.

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

The residence will be constructed 98 ft from the property line. The structure conforms to the height and story limits. We are Proposing a 15 ft. front set back in which the maximum SF of the portion of the structure encroaching into the established set back does not exceed 25% of the size of the structure.. The residence will not impede on county right of way maintenance or road operations. We are proposing a 10% reduction to the side set back.

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

N/A

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please list the HOA name.
------------------------------	--	-----------------------------------

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
------------------------------	--	---

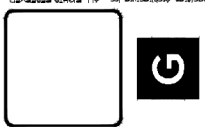
12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Ivgid	N/A
Electrical Service	NV Energy	N/A
Solid Waste Disposal Service	Waste Management	N/A
Water Service	Ivgid	N/A

\*\*\*\*See attached supplemental findings



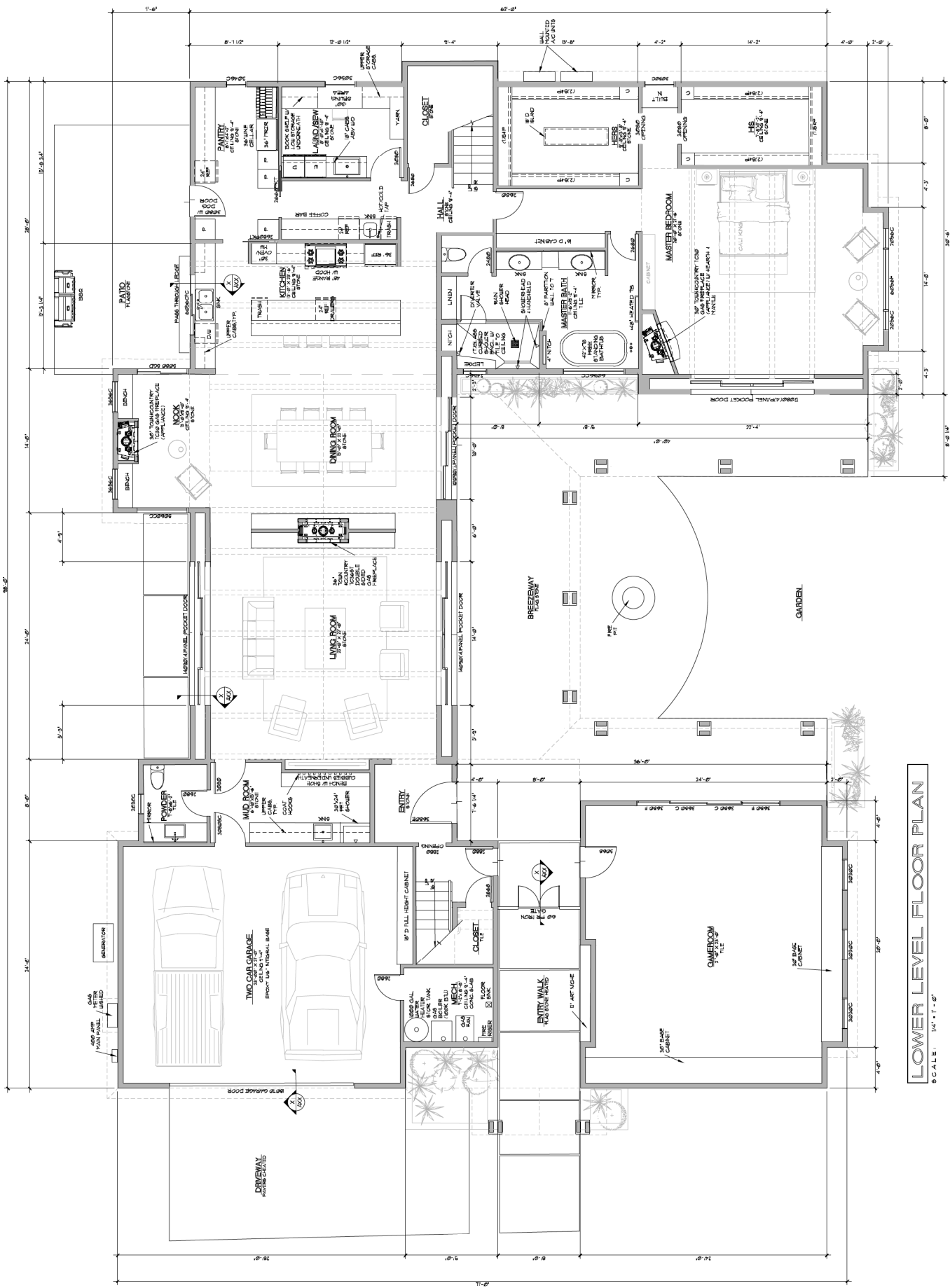




**GILANFARR**  
architecture  
NO. 808-444  
CENTRAL AVENUE, SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8888  
WWW.GILANFARR.COM

THIS DRAWING IS THE PROPERTY OF GILANFARR ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF GILANFARR ARCHITECTURE. ALL RIGHTS RESERVED.

CUSTOM RESIDENCE FOR  
**JERRY AND SHERRI HODNFIELD**  
 282 W. 202ND ST. ANN ARBOR, MI 48106  
 100% COMPLETE, 15% LANDSCAPE, 10% NYLON



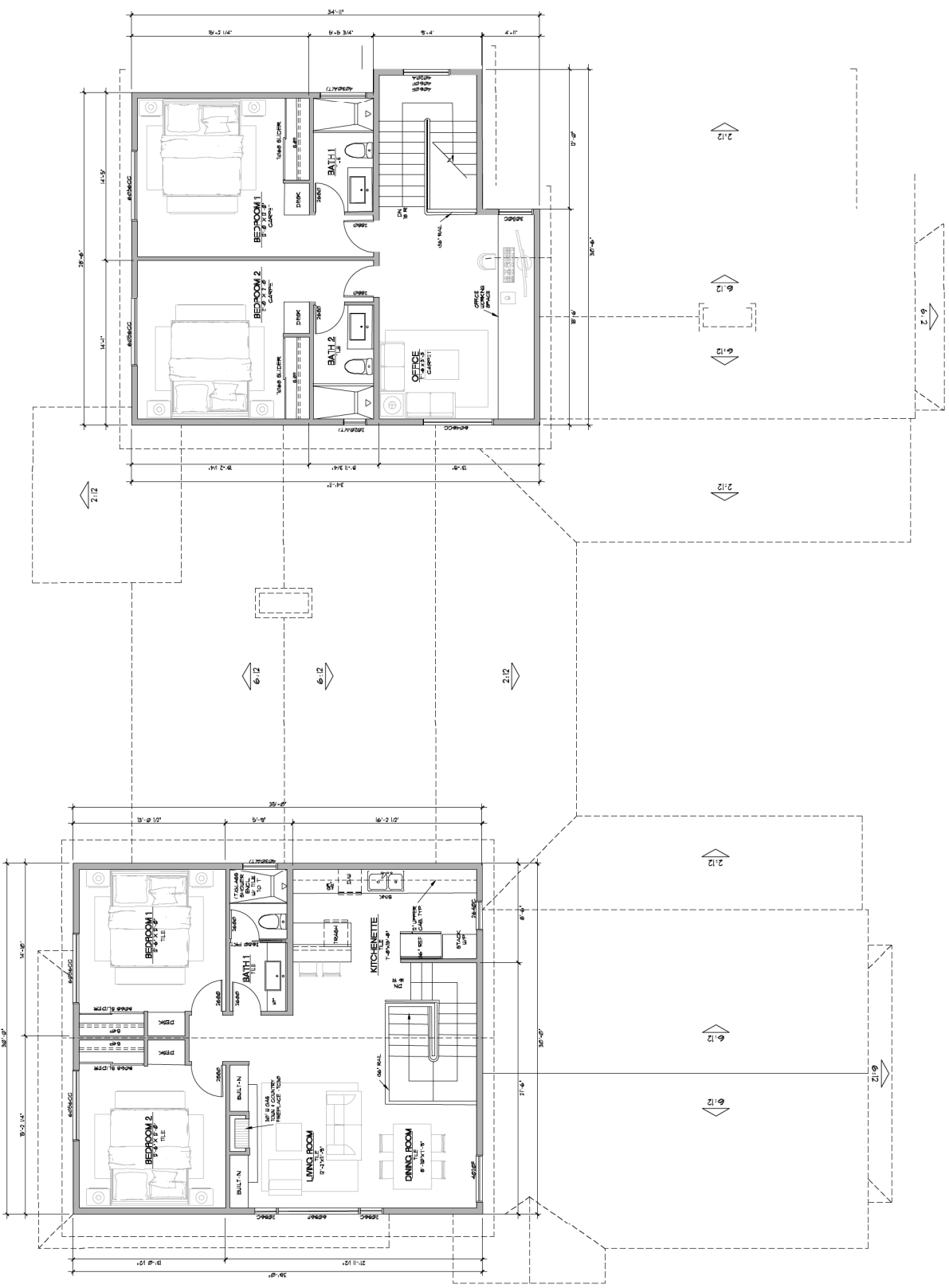
**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**GILANFARR**  
architecture  
PO BOX 444  
CENTRAL VALLEY, NEVADA 89002  
PHONE: 702-888-8888  
FAX: 702-888-8888  
WWW.GILANFARR.COM

UPPER LEVEL FLOOR PLAN  
CUSTOM RESIDENCE FOR  
JERRY AND SHERRI HODNEFIELD  
1271 BIRCHWOOD COURT, LAS VEGAS, NEVADA 89123  
250 VILLAGE BLVD, SUITE 100, LAS VEGAS, NEVADA 89155  
ARCHITECT: GILANFARR ARCHITECTURE, INC. ALL RIGHTS RESERVED

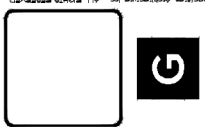
REVISIONS	
TITLE	UPPER LEVEL FLOOR PLAN
DATE	11/11/11
SCALE	1/4" = 1'-0"
DRAWN	JT
SHEET	A2.0
OF # SHEETS	2 OF 2



UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"





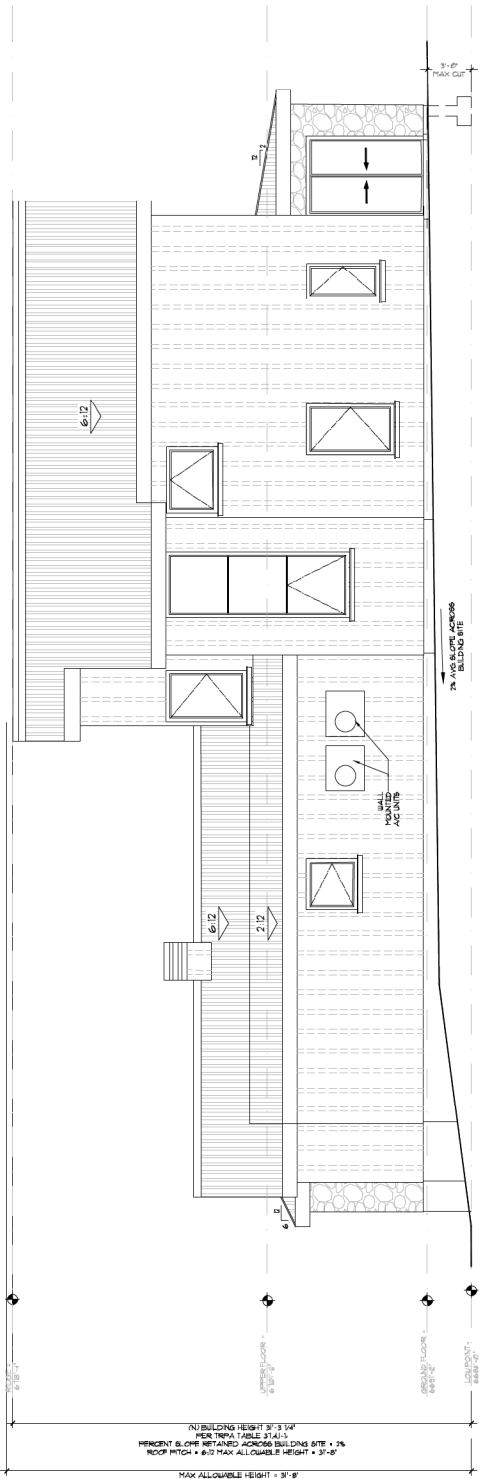


**GILANFARR**  
architecture

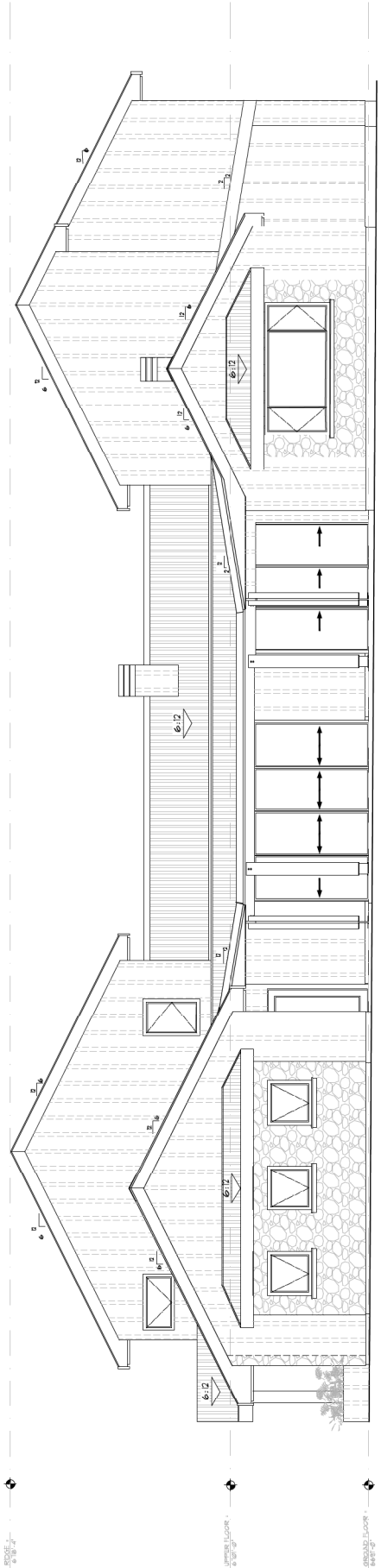
NO. 8084 444  
CORTLANDT AVE. NEWARK, NJ 07102  
TEL: 973-261-8888  
WWW.GILANFARR.COM

NEW ELEVATIONS  
CUSTOM RESIDENCE FOR  
**JERRY AND SHERRI HODNEFIELD**  
282 VILLAGE BLVD. NEWARK, NJ 07102  
4TH FLOOR, CORTELLI BLDG. WASHINGTON COUNTY, NEWARK, NJ 07102-5017

REVISIONS	
DATE	1/14/17
SCALE	1/4" = 1'-0"
DRAWN	TR
SHEET	A3.1
CP	11 SHEETS



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



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

THIS DRAWING MADE BY THE ARCHITECT OR ARCHITECTS, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE, IS HEREBY CERTIFIED TO BE TRUE AND CORRECT. THE ARCHITECT OR ARCHITECTS, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT OR ARCHITECTS, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE, SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT OR ARCHITECTS, ARCHITECTURE, INTERIORS, AND LANDSCAPE ARCHITECTURE, SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**250 Village Blvd. Incline Village – Variance Findings  
Lot 1, Block D, Commercial Subdivision, Washoe County**

We are requesting to vary the setbacks as part of the special use permit application. The following are the required findings for a standard variance request.

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

**We are requesting the front yard setback along Incline Way to be reduced from the residential required setbacks according to Section 110.220.55 of 30 feet to 15 feet and the side setback, on the east property line a 10% reduction, from 12 feet to 10'-10".**

*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?*

**This property is zoned TA-IVC Tahoe Incline Village Commercial Regulatory Zone. The property is currently developed with a 10,000 square-foot commercial building that was constructed in 1975. The property owner wishes to expand the use of this property and add a residential component to create a mixed-use development with the commercial as the primary use.**

**Section 110.220.55 Yard and Lot Standards.** As indicated by the underlying zoning, this parcel is commercial and therefore has required setbacks of 10 feet on the front, sides, and rear. Incorporating a residential setback creates an exceptional circumstance on the property within the commercial core. This section is ambiguous in that it assumes that a different setback requirement will be factored for each type of use within the property.

Since the existing parcel is 35,979 ft.<sup>2</sup> (0.826ac) A residential use would require a 30-foot setback on both frontages, 12 feet on the side and 30 feet on the rear.

This is a corner parcel, fronting Village Boulevard and Incline Way. This would assume that the property has two fronts, one side and a rear setback. Currently the primary use of this property is the commercial building which fronts Village Boulevard. The proposed residential dwelling unit will be placed on the property fronting Incline Way next to the existing commercial building.

**We believe that this property zoning should be recognized as commercial even with a mixed use that includes residential and therefore, we propose to maintain the existing 10 foot setbacks on all sides.**

*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 project is in the middle of the commercial core. There are currently no views that would be interrupted. We are not proposing any structures on the corner of the property in order to maximize the visual lines of site for the vehicles at that intersection. We propose to shift the existing commercial building parking lot in order to enhance the landscaping along the Village Boulevard and reestablish the pedestrian walkway. Currently the existing site along Village Boulevard is a mass of asphalt running from the street to the building with no definition of driveway, parking or opportunity for landscaping.**

**The proposed residential unit will maintain the pedestrian walk along the Incline Way frontage and incorporate additional landscaping.**

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.)?

The property has a slight change in elevation between the Village Boulevard frontage at the commercial building and a flat parcel area on the northeast corner adjacent to Incline Way. We proposed to place the residential structure on this graded out portion so that the slight up slope that occurs across the property can be protected and enhanced with landscaping. There are four large old growth pines along Incline way that we intend to maintain.

Currently the commercial building tenants utilize the large dirt parking area for the service vehicles and trucks. The unsightly use will be eliminated with the proposed residence being placed in this location.

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

Adhering to the required setbacks under the residential requirements will make it nearly impossible to be able to provide a residential home as part of a mixed use on this property. This would require shifting the home to encompass the slope area, which would then interfere with the proposed parking area for the commercial property and potentially interfere with the visual line of site at the intersection.

All of the properties in the Incline Village Commercial Regulatory Zone that have been constructed as residential utilizing the commercial setback requirements of 10 feet on all sides. The following projects were built, utilizing the commercial zoning and setback requirements; 198 Village, 910 Southwood and most recently 915 Incline Way along with the mixed use building at 214 Village that has a combination of commercial and residential.

*No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.*

The proposed design does not block any views and does not reduce the privacy of the neighboring properties. The requested setback reduction will not further decrease or impair the natural resource. The proposed project will enhance the overall character of the entire property while creating a small enclave for a residential home to be part of the mixed used development, reducing vehicle miles traveled.

*No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.*

This Proposed action for the setback reduction does not create a special privilege as all of the properties in the commercial zone have been constructed under the commercial setback requirements, including those that are strictly residential.

*Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.*

Single family is a special use in this plan area and is similar to many other properties in the area.

*Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose, and mission of the military installation.*

There are no known military installations in the area.

## **WCC Section 110.220.60 Findings**

### Section 110.220.60 Siting on Corner Lots and Sloped Lots.

The following standards apply to any primary building or accessory structure on a corner lot or lot with slopes meeting the thresholds established below.

1. *The front yard setback for accessory structures may be extended to the front property line on and corner lot when built no closer than sixty (60) feet from the corner, and on any interior or through lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade. The structure shall conform to the height and story limits provided within this section. When a primary building or accessory structure is placed within the front yard setback as described in his section, all the following shall apply:*
  - a. *The Engineering Division must be able to determine that county right-of-way maintenance and road work operations will not be impeded or sufficient measures have been incorporated in the structures design to mitigate an impediment to county right-of-way maintenance and road work operations. The county may also require that the county be held harmless from liability resulting from its right-of-way maintenance and road work operations;*

**The proposed residential structure is over 102 feet from the from the corner. The proposed design will not impede county right-of-way maintenance.**

- b. *The Engineering Division must be able to determine that the speed of traffic and the volume of traffic on the street is such that the placing of the garage within the front yard setback will not cause a safety problem for vehicles using the street; and*

**The proposed garage will be located 15ft from the property line and 28 feet from the traveled way. The proposed drive is level and will allow vehicles to back out with clear line of sight in both directions along Incline Way.**

- c. *The Engineering Division must be able to determine that the placement of the structure within the front yard setback will not impede the ability of the county to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street shown in the adopted master plan.*

**The proposed structure placement will not impede ability of County to widen street.**

- d. *The placement of the structure is not sited closer than fifteen (15) feet from the edge of pavement of the abutting street.*

**The proposed structure is 28 feet from edge of pavement.**

- e. *The maximum square footage of the portion of the structure designed to encroach on the established setback shall not exceed 25% of the size of the primary structure.*

**The proposed structure encroachment into the residential setback is 11%.**

- f. *Structures proposed within 20 feet of the rights-of-way of state routes 28 or 431 may only be approved pursuant to Subparagraph 36.5.4.a.2 of the TRPA Code of Ordinances.*

**The proposed structure is not along rights-of-way of either 28 or 431.**



**GILANFAR**  
Architecture

NO. 800.444  
2000 W. WASHINGTON AVE.  
SUITE 100  
LAS VEGAS, NV 89102

JERRY AND SHERI HODNFIELD  
CUSTOM RESIDENCE FOR  
EXISTING SITE PLAN

REVISIONS	
FILE: 200 VILLAGE	
DATE: 07/20/24	
SCALE: AS NOTED	
DRAWN: AAB	
SHEET: 01	
OF 11 SHEETS	

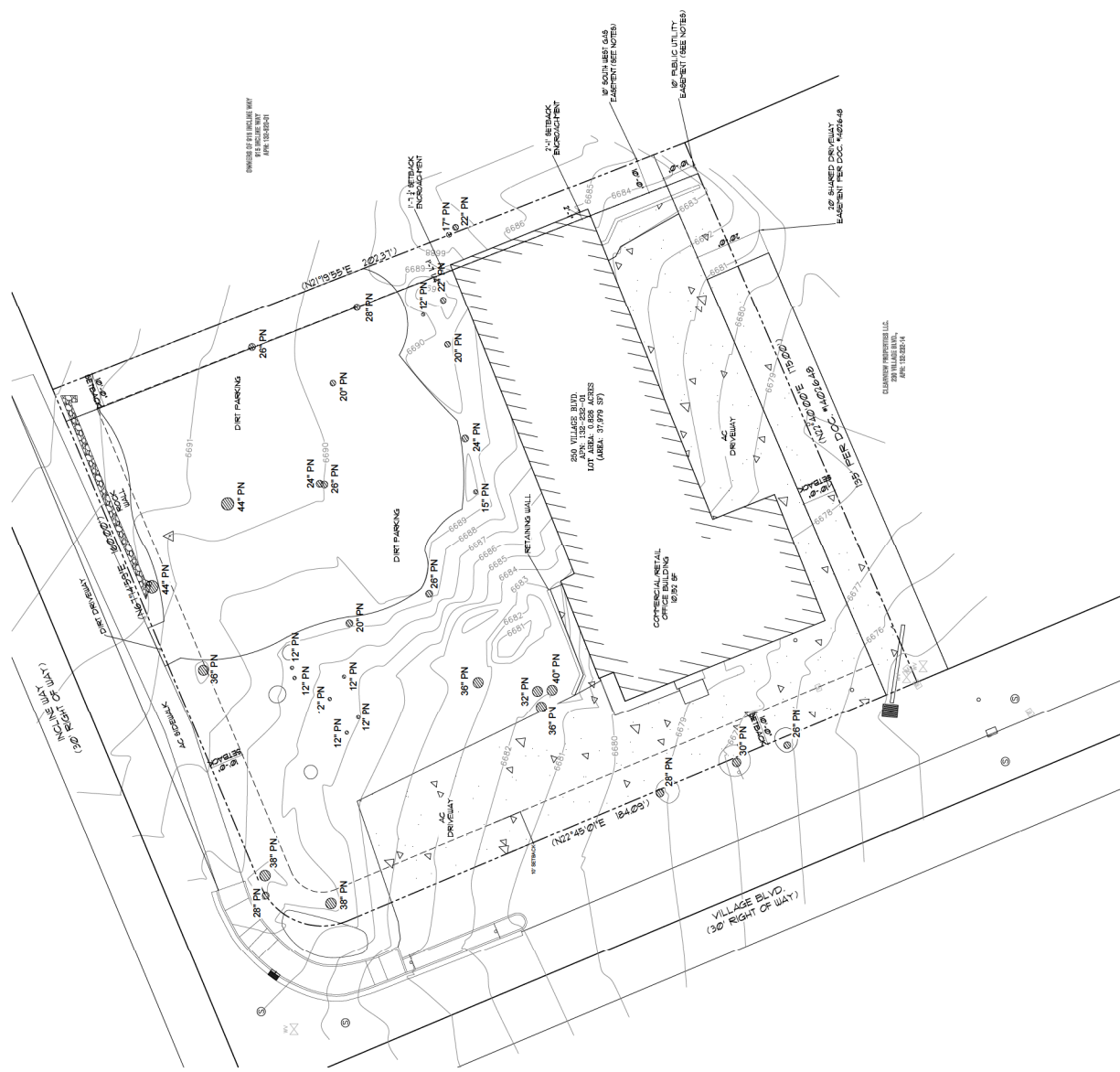
- LEGEND:**
- EXISTING BUILDING
  - SEWER MAN HOLE
  - EXISTING DECKS & STAIRS
  - WATER METER
  - EXISTING ASPHALT & CONCRETE
  - WATER VALVE

**NOTES:**

- ALL PROPERTY LINE INFORMATION IS FROM RECORDED AND RECORDED INFORMATION. ALL INFORMATION IS FROM RECORD AND RECORDED INFORMATION. ALL INFORMATION IS FROM RECORD AND RECORDED INFORMATION.
- VERTICAL CURVE IS SHOWN TAKEN FROM USGS MONOGRAPH MAP 863.
- TOPOGRAPHY IS SHOWN AT 4 FOOT CONTOUR INTERVAL. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL PROPERTY LINE INFORMATION IS FROM RECORD AND RECORDED INFORMATION.
- EXISTING UTILITY EASEMENT, LOT BLOCK OF COMMERCIAL SUBDIVISION NO. 11, WASHINGTON COUNTY, NEVADA. THE COUNTY RECORDS OF WASHINGTON COUNTY, STATE OF NEVADA, SHOW SUBJECT LOT IS SUBJECT TO UTILITY EASEMENT. DOCUMENT #48801.
- SOUTHERN GAS BARBENT - THE BARBENT IS SET OF LOT 11, WASHINGTON COUNTY, NEVADA, ACCORDING TO THE MAP RECORDED IN THE COUNTY RECORDS OF WASHINGTON COUNTY, NEVADA, ON MARCH 11, 1984. THE DOCUMENT #48801.
- EXISTING ASPHALT & CONCRETE INCLUDES VILLAGE COMMERCIAL OFFICE BUILDING, 1935 SF. DOCUMENT #48801.
- EXISTING ASPHALT & CONCRETE INCLUDES VILLAGE COMMERCIAL OFFICE BUILDING, 1935 SF. DOCUMENT #48801.
- NEAR 10 FT SIDES PER THE WASHINGTON COUNTY ZONE AREA PLAN #.
- EXISTING ASPHALT & CONCRETE INCLUDES VILLAGE COMMERCIAL OFFICE BUILDING, 1935 SF. DOCUMENT #48801.

**COVERAGE CALCULATIONS**

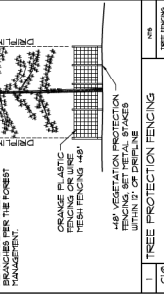
ALLOWABLE COVERAGE	38378 SF
EXISTING COVERAGE	1935 SF
BUILDING	740 SF
DIRT PARKING	810 SF
ASPHALT & CONCRETE	3845 SF
TOTAL	5395 SF
OPEN COVERAGE	32983 SF



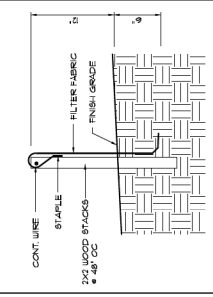
**EXISTING SITE PLAN**  
SCALE: 1/8" = 1'-0"

**DEFENSIBLE SPACE NOTES:**

1. ALL DEFENSIBLE SPACE NOTES SHALL BE USED TO COMPLEMENT THE DEFENSIBLE SPACE NOTES PROVIDED IN THE SPECIFICATIONS FOR THE ABOVE REVISIONS.
2. ALL DEFENSIBLE SPACE NOTES SHALL BE USED TO COMPLEMENT THE DEFENSIBLE SPACE NOTES PROVIDED IN THE SPECIFICATIONS FOR THE ABOVE REVISIONS.
3. ALL DEFENSIBLE SPACE NOTES SHALL BE USED TO COMPLEMENT THE DEFENSIBLE SPACE NOTES PROVIDED IN THE SPECIFICATIONS FOR THE ABOVE REVISIONS.
4. ALL DEFENSIBLE SPACE NOTES SHALL BE USED TO COMPLEMENT THE DEFENSIBLE SPACE NOTES PROVIDED IN THE SPECIFICATIONS FOR THE ABOVE REVISIONS.
5. ALL DEFENSIBLE SPACE NOTES SHALL BE USED TO COMPLEMENT THE DEFENSIBLE SPACE NOTES PROVIDED IN THE SPECIFICATIONS FOR THE ABOVE REVISIONS.



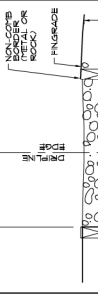
**1. TREE PROTECTION FENCING**



**3. EROSION CONTROL BARRIER**



**3. INFILTRATION TRENCH**



**4. TYPICAL DRIVEWELL**

**COVER AGE CALCULATIONS**

AREA OF LOT	ALLOWABLE COVER AGE	EXISTING COVER AGE
30,975 SQ. FT. / 65% AREAS	CLASS 6 @ 7.50%	1,946 SQ. FT.
1,946 SQ. FT.	CLASS 6 @ 7.50%	1,946 SQ. FT.
<b>TOTAL</b>		
30,975 SQ. FT. / 65% AREAS	CLASS 6 @ 7.50%	1,946 SQ. FT.
1,946 SQ. FT.	CLASS 6 @ 7.50%	1,946 SQ. FT.
<b>TOTAL</b>		

**SITE NOTES**

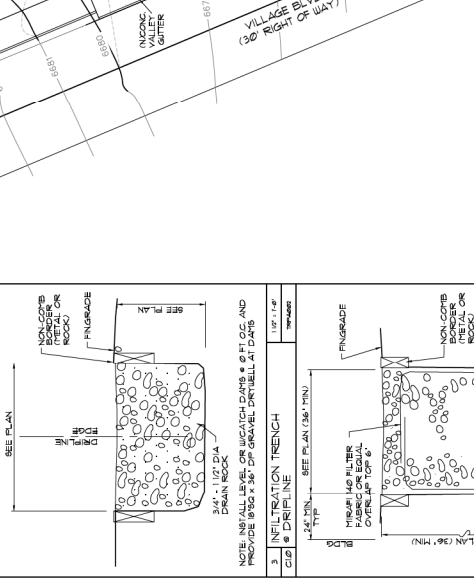
1. CALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION, CULVERTS, AND/OR TRENCHES TO BE LOCATED AT THE PROJECT SITE.
2. EXCAVATION SHALL BE TO A MINIMUM OF 18\"/>

**FIRE NOTES**

1. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
2. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
3. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
4. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
5. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.

**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"

**COVER AGE CALCULATIONS**

AREA OF LOT	ALLOWABLE COVER AGE	EXISTING COVER AGE
30,975 SQ. FT. / 65% AREAS	CLASS 6 @ 7.50%	1,946 SQ. FT.
1,946 SQ. FT.	CLASS 6 @ 7.50%	1,946 SQ. FT.
<b>TOTAL</b>		
30,975 SQ. FT. / 65% AREAS	CLASS 6 @ 7.50%	1,946 SQ. FT.
1,946 SQ. FT.	CLASS 6 @ 7.50%	1,946 SQ. FT.
<b>TOTAL</b>		

**SITE NOTES**

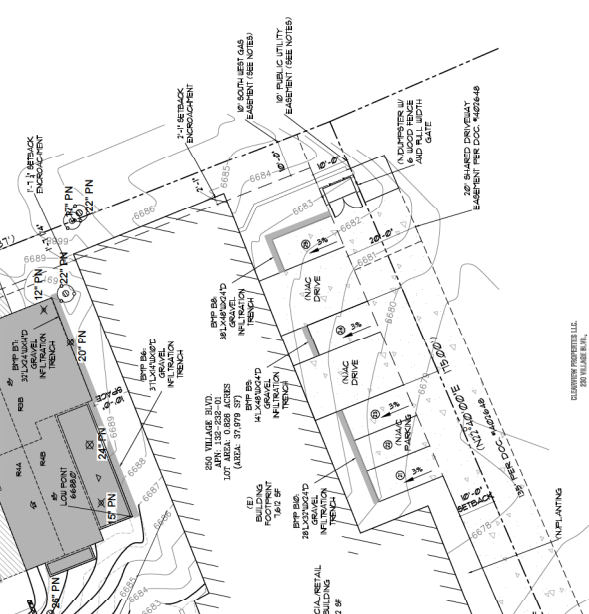
1. CALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION, CULVERTS, AND/OR TRENCHES TO BE LOCATED AT THE PROJECT SITE.
2. EXCAVATION SHALL BE TO A MINIMUM OF 18\"/>

**FIRE NOTES**

1. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
2. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
3. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
4. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.
5. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE ALARM CODE.

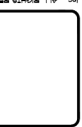
**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED SITE PLAN**

SCALE: 1/8" = 1'-0"



**GILANFARR**  
architecture

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM



**JERRY AND SHERRIL HONNFIELD**  
CUSTOM RESIDENCE FOR

SITE PLAN

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

GILANFARR@GILANFARR.COM

NO. 800.444  
CITY OF LOS ANGELES, CALIFORNIA  
1000 W. 10TH STREET, SUITE 1000  
LOS ANGELES, CA 90057

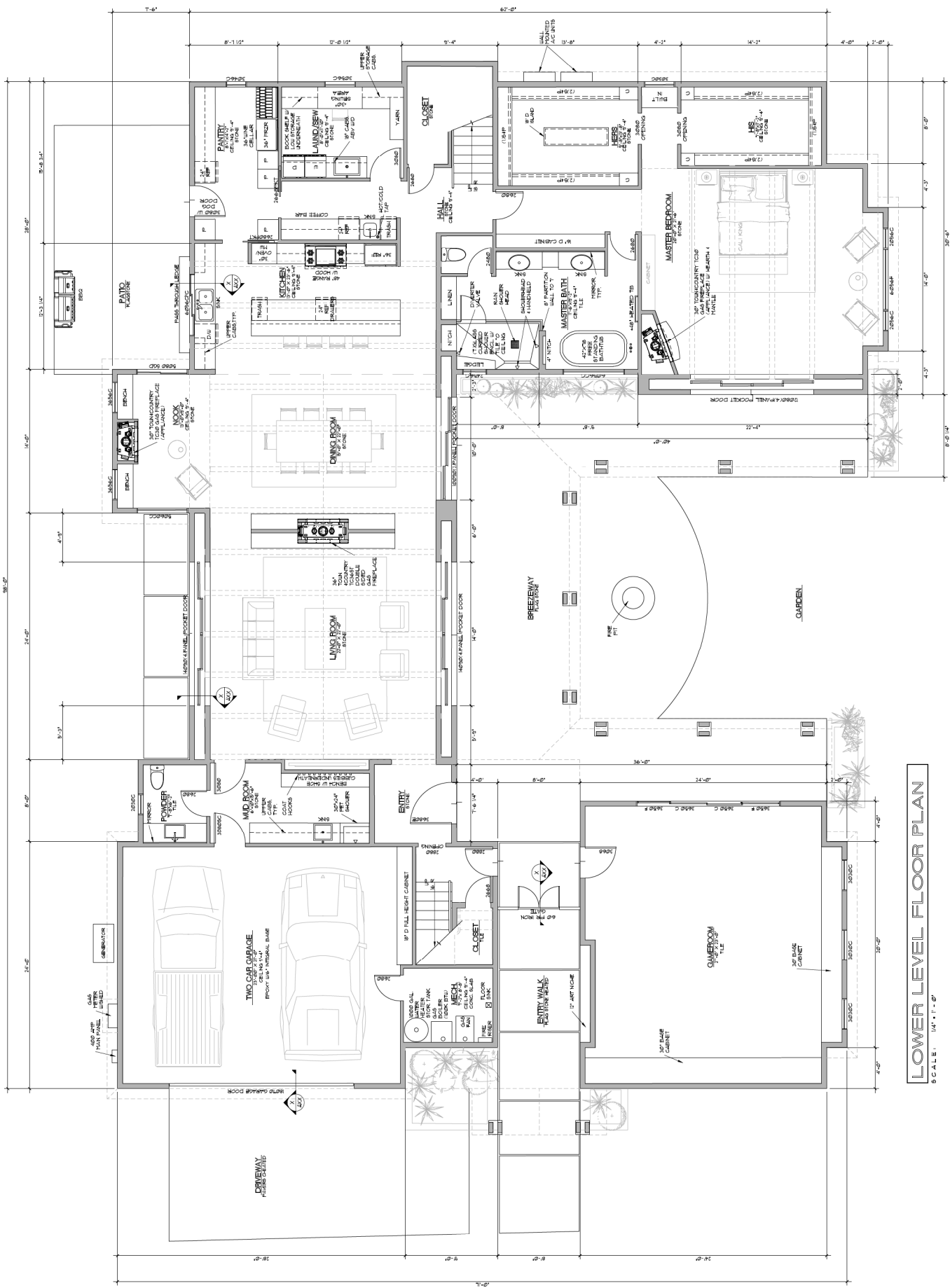


**GILANFARR**  
architecture

PO BOX 1444  
CANTON, MA 01914  
TEL: 508-853-8800  
WWW.GILANFARR.COM

CUSTOM RESIDENCE FOR  
**JERRY AND SHERI HODNFIELD**  
 285 W. 200th ST. N. NEWTON, MA 02459  
 285 W. 200th ST. N. NEWTON, MA 02459  
 285 W. 200th ST. N. NEWTON, MA 02459  
 285 W. 200th ST. N. NEWTON, MA 02459

TITLE: LOWER LEVEL FLOOR PLAN  
 REVISIONS:  
 FILE: 11111  
 DATE: 11/11  
 SCALE: 1/4" = 1'-0"  
 DRAWN: JT  
 SHEET: A1.0  
 OF 11 SHEETS



**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

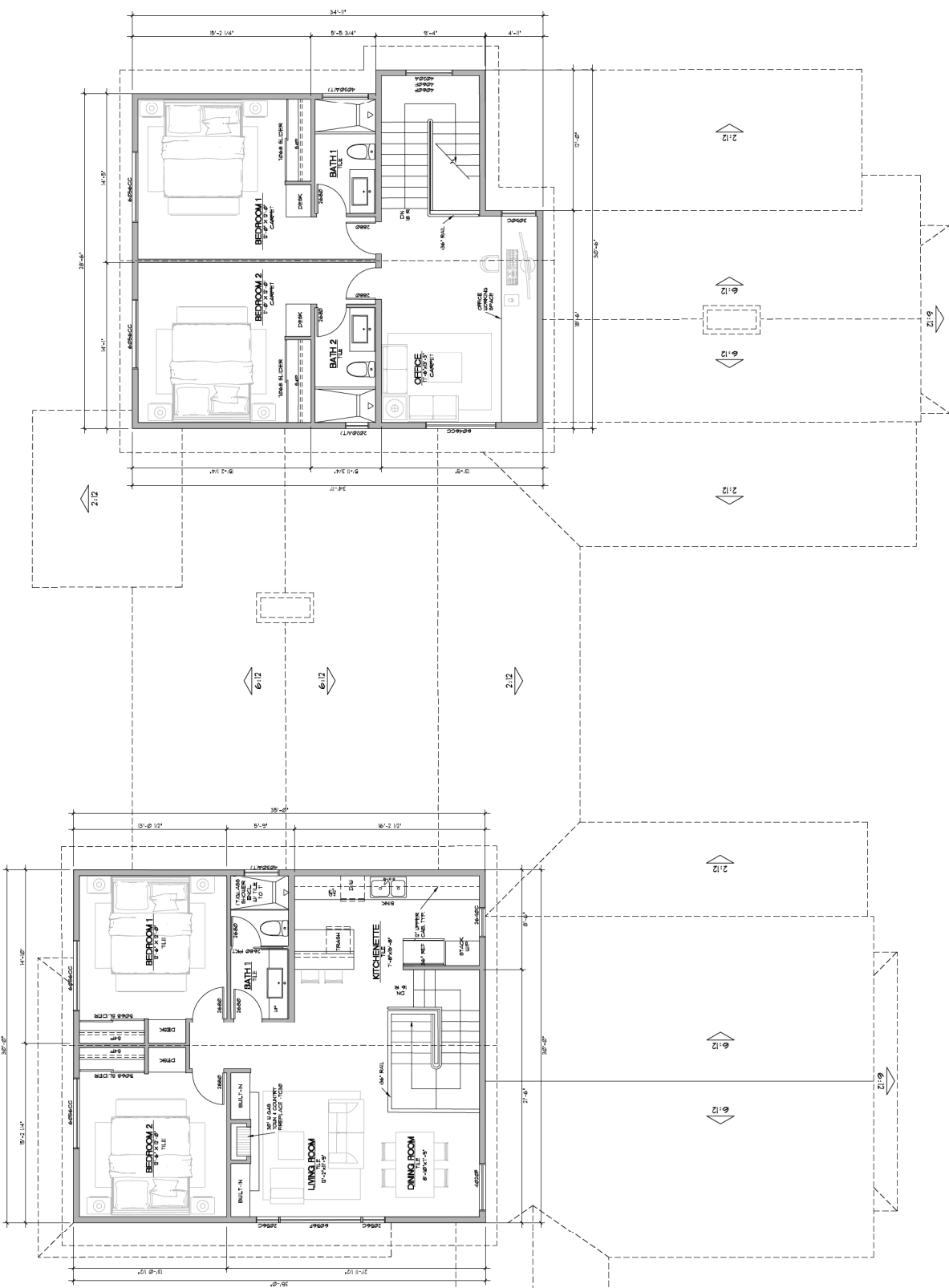


**GILANFARR**  
architecture  
PO BOX 144  
CERIAL, NV, NEVADA 89422  
TEL: 702-658-8800  
FAX: 702-658-8840  
GILANFARRINTERIORS.COM

**UPPER LEVEL FLOOR PLAN**  
CUSTOM RESIDENCE FOR  
**JERRY AND SHERRI HODNEFIELD**  
126 YALOWE BLVD. N. LAS VEGAS, NEVADA  
APR 03, 2011  
10% REDUCED CONTRACTUAL BID, LAS VEGAS COUNTY, NEVADA

REVISIONS	
FILE: 1111	
DATE: 1111	
SCALE: 1/4" = 1'-0"	
DRAWN: 111	
SHEET: 111	

THIS DRAWING IS THE PROPERTY OF GILANFARR ARCHITECTURE. ANY REPRODUCTION OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF GILANFARR ARCHITECTURE IS PROHIBITED. ALL RIGHTS RESERVED.



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"







**GILANFARR**  
architecture

PO BOX 144  
CERRITOS, CA 94530  
TEL: (925) 891-8800  
FAX: (925) 891-8802  
WWW.GILANFARRARCHITECTURE.COM

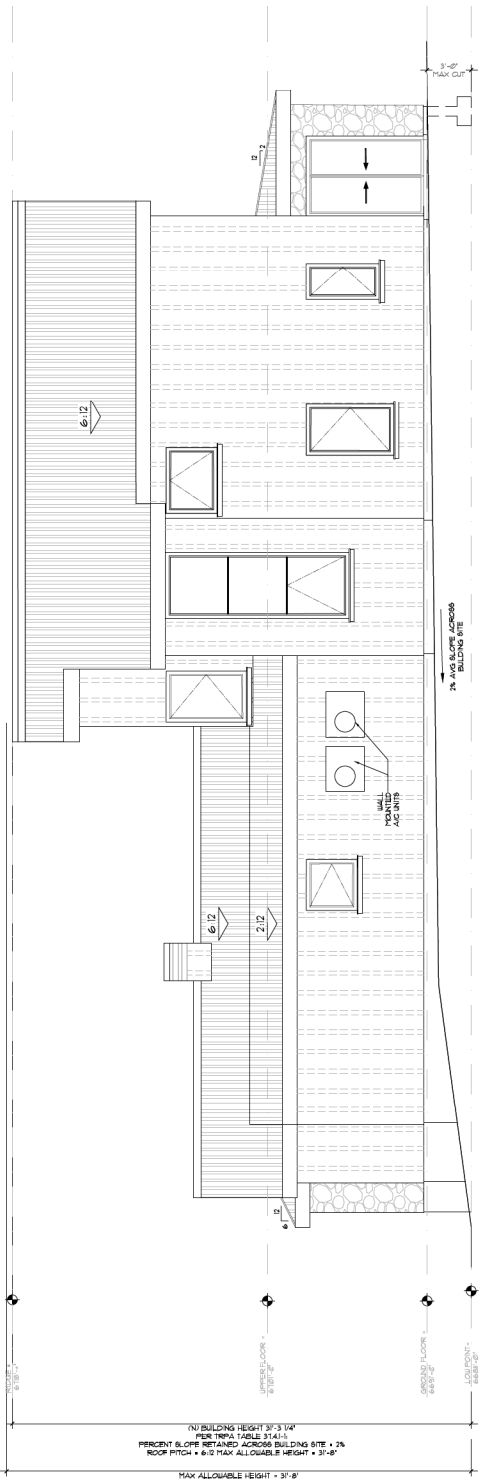
**NEW ELEVATIONS**

**JERRY AND SHERRI HODNEFIELD**

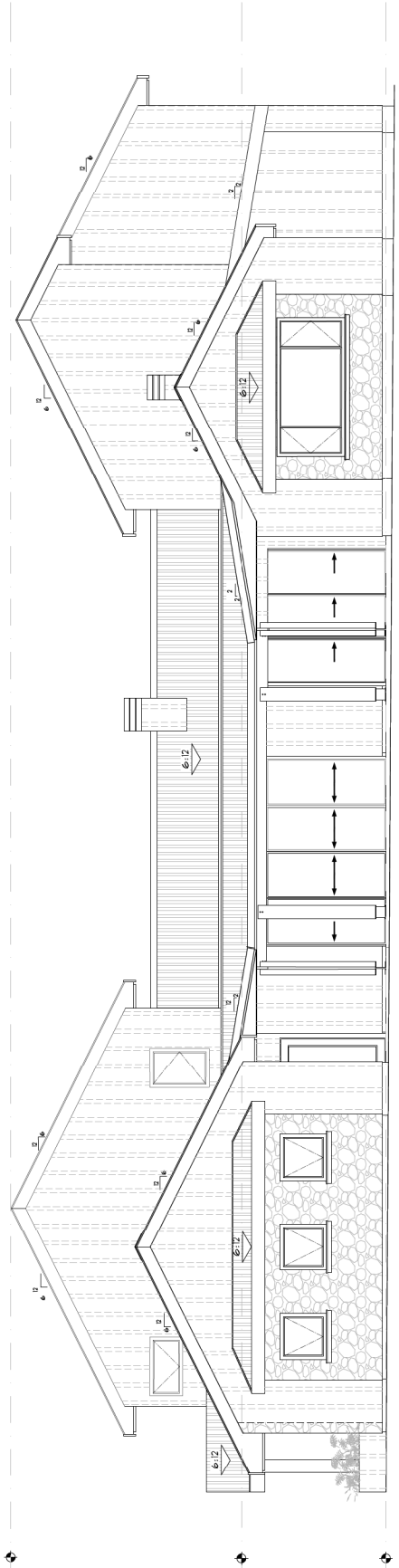
CUSTOM RESIDENCE FOR

280 VILLAGE BLVD. SUITE 100  
18000 CONTRERAS BLVD. SUITE 100  
SAN JOSE, CA 95131  
SAN JOSE, CALIFORNIA, U.S.A.

REVISIONS	
FILE	1111
DATE	1111
SCALE	1/4" = 1'-0"
DRAWN	111
SHEET	A3.1
OF 11 SHEETS	



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



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