

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Dunlap Renovations Project			
Project Description: Protect proposes a Garage & elevator addition with two level of living space above connecting to existing house.			
Project Address: 1708 LAKESHORE BLVD INCLINE VILLAGE NV 89451			
Project Area (acres or square feet): 2099 sf			
Project Location (with point of reference to major cross streets AND area locator): South of Lakeshore Blvd where it meets Tahoe Blvd on the east side of Hwy 28, North of Hidden Beach Bus Stop #28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-332-13	0.169 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WDADAR24-0002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TRANG & MATT R DUNLAP		Name: GilanFarr Architecture	
Address: 38 CASTLEWOOD DR		Address: P.O Box 6987	
PLEASANTON CA	Zip: 94566	Incline Village, NV	Zip: 89451
Phone: 415-606-2967	Fax:	Phone: 775-831-8001	Fax:
Email: trangsfg@gmail.com		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GilanFarr Architecture		Name:	
Address: P.O Box 6987		Address:	
Incline Village, NV	Zip: 89451		Zip:
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Garage & elevator addition with two level of living space above connecting to existing house.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See Attached Set

3. What is the intended phasing schedule for the construction and completion of the project?

Building to begin this season with construction completed next May.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The residence is directly off hwy 28 with limited parking and no on-site parking or garage. Our proposed design is to incorporate a 2 car attached garage on site. This will reduce the hazard of parking in the NDOT ROW.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The benefit is a less hazardous parking situation on and off site of parcel and the parcel adjacent.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

no negative impacts on adjacent properties

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Specific information regarding all code requirements will be included in the submitted construction documents.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	NV Energy
d. LPG or Natural Gas Service	SW Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	
g. Water Service	IVGID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #	IVGID	acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Incline Park
g. Library	Incline Village Library
h. Citifare Bus Stop	Bus Stop 28, Hidden Beach

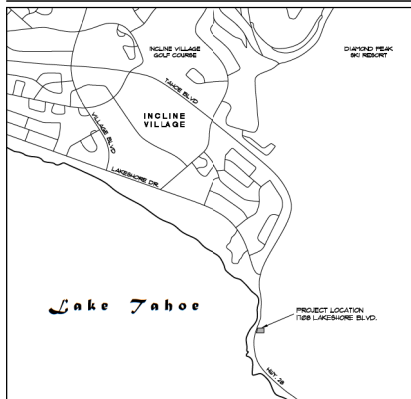
DUNLAP RESIDENCE

1708 LAKESHORE BLVD INCLINE VILLAGE WASHOE COUNTY NEVADA 130-332-13

RESIDENTIAL REMODEL AND ADDITION FOR MATT + TRANG DUNLAP



VICINITY MAP



PROJECT SUMMARY

DESIGN CRITERIA:

OCCUPANCY: R3
 NFPA 13R RESIDENTIAL FIRE SPRINKLER (INSTALL PER CODE AND NLRTP)
 REMODEL & ADDITION TO EXISTING THREE STORY WOOD FRAMED BUILDING INCLUDING NEW TWO-CAR GARAGE WITH LIVING SPACE ABOVE (INSTALL PER CODE & NLRTP)

DESCRIPTION OF WORK: THIS PROJECT PROPOSES TO REMOVE EXISTING DECK STRUCTURE AND REPLACE WITH AN ADDITION ON ALL EXISTING LEVELS. CONSTRUCT NEW TWO-CAR GARAGE AT STREET LEVEL, WITH INCLUDED ELEVATOR ACCESS TO PROPOSED ADDITION AND CONSTRUCT NEW STAIRWAY AND ENTRANCE TO MAIN HOUSE IN ADDITION TO A NEW UPPER LEVEL DECK. INTERIOR REMODEL IS PROPOSED ON ALL LEVELS.

(I) SQUARE FOOTAGE	CHANGE	(P) SQUARE FOOTAGE	
EXISTING RESIDENCE	4,631 SF	PROPOSED RESIDENCE	3,834 SF
EXISTING DECKS	196 SF	PROPOSED DECKS	18 SF
EXISTING GARAGE	0 SF	PROPOSED GARAGE	386 SF
TOTAL AREA	3,266 SF	TOTAL AREA	3,638 SF
REMODEL AREA	4,177 SF	REMODEL AREA	1,643 SF



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NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. ESTABLISH AND MAINTAIN DEFENDIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELDLAND URBAN INTERMEDIATE CODE (IWUC) WITH AMENDMENTS IN NLRTP. REDUCTIONS B, C AND D. A DEFENDIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WELDLAND VEGITATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECT PRIOR TO PERMIT CLOSURE.

THIS SITE SPRING DATA INDICATES THE FIRE CATEGORY AS EXTREME WITH CONCERNING WATER WHICH PLACES THIS PROPERTY IN A HIGH IGNITION-RESISTANT CONSTRUCTION TYPE III, CLASS DEFENDANT ON DEFENDIBLE SPACE DETERMINATION BY THE NLRTP. CLASS I IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 9042 THROUGH 9043.

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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FIRE NOTES:
 INSTALL 200 RATED FIRE SPRINKLER SYSTEM PER NLRTP AND 2006 ILLIC 6021. FIRE ROUSE SHALL BE PLACED IN THE MECHANICAL AREA OF THE GARAGE LOCATED ON LOWER LEVEL AT THE BACKCENTER OF THE GARAGE. 100X BOX LOCATED AT MAX LEFT OF GARAGE BETWEEN GARAGE DOOR AND ENTRY DOOR.

SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEM. PERMIT WILL BE DETERMINED.

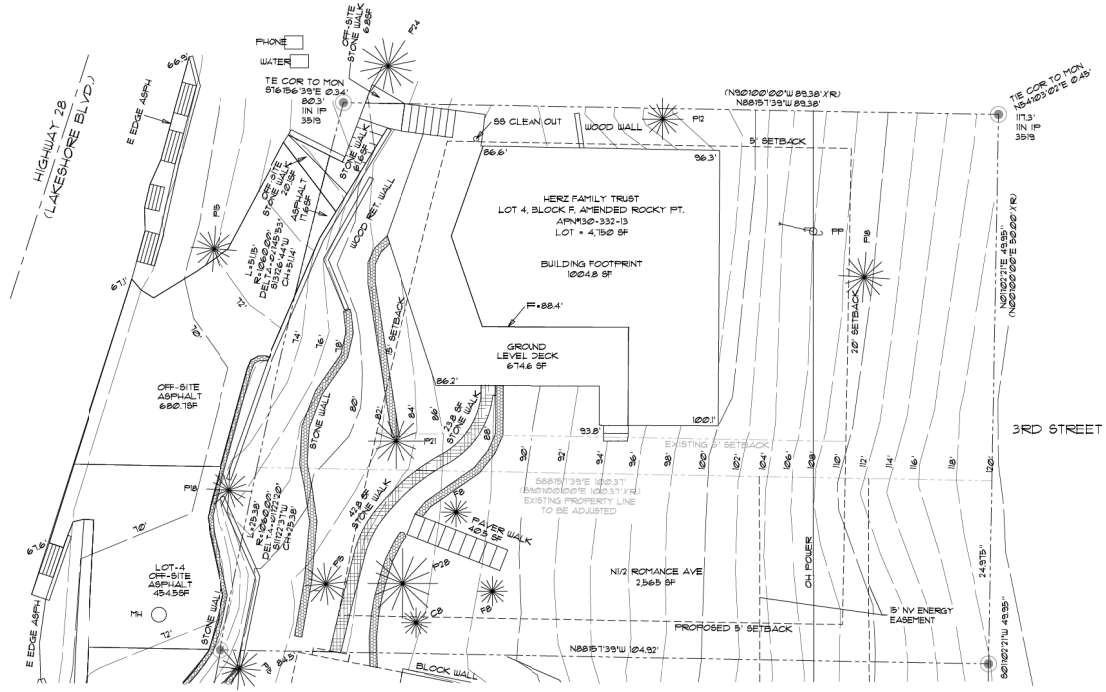
OWNER:
 TRANG & MATT DUNLAP
 38 CASTLEWOOD DRIVE
 PLEASANTON, CA 94666

ENGINEER:
 STRUCTURED ENGINEERING, LLC
 913 JENNIFER STREET
 INCLINE VILLAGE, NV 89411

SHEET INDEX

JAN. 01TH 2024

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E10	EXISTING FLOOR PLANS
E20	EXISTING ELEVATIONS
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A20	LOWER LEVEL FLOOR PLAN
A30	1ST LEVEL FLOOR PLAN
A40	UPPER LEVEL FLOOR PLAN
A50	EXTERIOR ELEVATIONS
A61	EXTERIOR ELEVATIONS
A63	EXTERIOR ELEVATIONS



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

COVERAGES CALCULATIONS			
LOT 4 AREA	4,780 SF. / 0.11 ACRES		
N/2 ROMANCE LOT AREA	2565 SF. / 0.06 ACRES		
TOTAL LOT AREA	7,345 SF. / 0.17 ACRES		
LAND CAPABILITY			
CLASS U (IN)	LOT 4	N/2	TOTAL
ALLOWABLE COVERAGE	4,780 SF. / 1%	2565 SF. / 1%	7,345 SF. / 1%
VERIFIED EXISTING COVERAGE			
RESIDENCE	1005 SF.		
CONCRETE DRIVE	0 SF.		
GROUND LEVEL DECK	676 SF.		
TOTAL EXISTING ON-SITE COVERAGE	1681 SF.		
TOTAL EXISTING OFF-SITE COVERAGE	1363 SF.		



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FILE:	SITE PLAN EXHIBIT
CUSTOM ADDITION FOR:	MATT & TRANG DUNLAP 1708 LAKESHORE BLVD NEVADA VILLAGE 4774 3RD STREET ROCKY MOUNTAIN NEVADA
REVISIONS	
FILE:	1708 LAKESHORE
DATE:	01/09/2023
SCALE:	AS NOTED
DRAWN:	GFA
SHEET:	C1.0
OF 11 SHEETS	

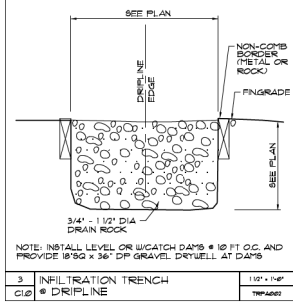
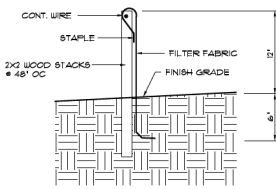
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NOTES:

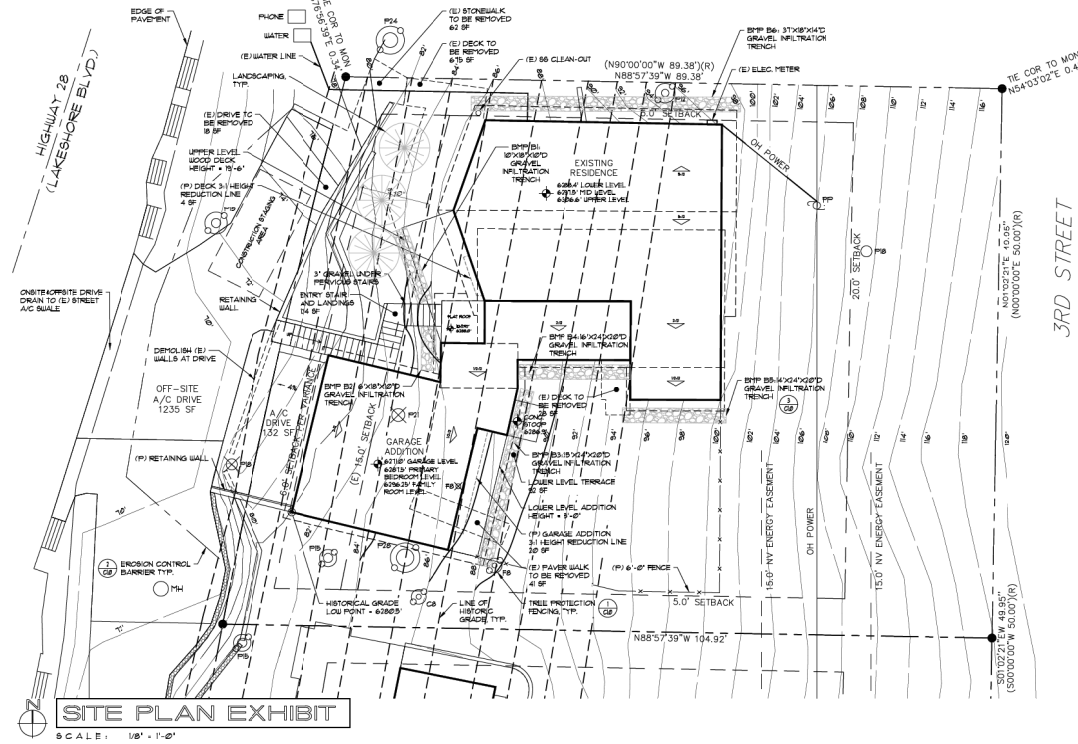
1. PROVIDE PROTECTION FENCING AROUND ENTIRE PROJECT AREA WITHIN 12' OF STRUCTURE & INTERIOR TREE STAKES.
2. TREES IMMEDIATELY LOCATED ADJACENT TO CONSTRUCTION SHALL BE PROTECTED WITH A 2X4 WIRE WRAP FROM BASE OF TREE TO 80' ABOVE GRADE.
3. REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT.



1	TREE PROTECTION FENCING	N/A	2	EROSION CONTROL BARRIER	1 1/2" x 1-2"
C/D		TREE FENCING	C/D		TRPAC01



3	INFILTRATION TRENCH	1 1/2" x 1 1/4"
C/D	DRIPLINE	TRENCHES



SITE NOTES

1. CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-3600) PRIOR TO ANY DIGGING.
2. TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND SURVEY DATED 8/11/2016 PRODUCED BY ELISE REIT & ASSOCIATES, LTD. JOB NO. 846.
3. ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BNP STANDARDS.
4. ALL SLOPES GREATER THAN 2:1 ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH BITER-ROCK PROTECTION OR VEGETATION.
5. REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE REQUIREMENTS.
6. CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITH THE REQUIRED SETBACKS PER SITE PLAN.
7. 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.
8. ALL IMPROVEMENTS WITHIN UTILITY RIGHTS OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
9. 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 (PAVING, CONCRETE, LANDSCAPING WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
10. FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE # 3% MIN FOR 10' TYPICAL.
11. BNPP CONTRIBUTING ARRIVALS AND TREATMENTS ARE LABELED IN THE ATTACHED DOCLUMP TRMP AREAS.
12. ALL BEST MANAGEMENT PRACTICES (BNPP) SHALL BE MAINTAINED IN PERMANENCY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BNPP TO BE PERIODICALLY REINSTALLED OR REPLACED.
13. TEMPORARY AND PERMANENT BNPP MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
14. 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 OUTCROPPINGS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
15. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
16. CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.

DEFENSIBLE SPACE NOTES

1. ALL DEAD VEGETATION INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
2. 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 ONE-THIRD 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 TRMP & DRLOW.
3. ALL RESIDUAL TREES WILL BE LIMBED TO A TEN-FOOT (10') CLEARANCE FROM THE PROXIMATE PART OF THE BRANCHES OF THE TREE. IF LESS THAN 80% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIPPING, THE TREE SHOULD BE REMOVED.
4. ALL BRUSH TREES AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIPLINE OF RESIDUAL TREES OR TREE GROUPINGS.
5. WITHIN FIVE FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
6. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (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 REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STAKES OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERSTORY IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
7. 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 90-SQUARE FEET (90') IN AREA AND THREE (3') IN HEIGHT.

FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

TREES	SLOPE	SPACING
20% - 25%	10'-0" BETWEEN EDGES OF CROWNS	20% - 42%
25% - 42%	20'-0" BETWEEN EDGES OF CROWNS	45% - 42%
BRUSH	2X THE HEIGHT OF RESIDUAL BRUSH	24" THE HEIGHT OF RESIDUAL BRUSH

COVERAGE CALCULATIONS

LOT 4 AREA	4,780 SF / 0.11 ACRES
N 1/2 ROPANCE LOT AREA	2,845 SF / 0.065 ACRES
TOTAL LOT AREA	7,625 SF / 0.175 ACRES
LAND CAPABILITY	
CLASS 1A (IN)	LOT 4 N 1/2 TOTAL
LOT AREA	4,780 SF / 0.11 ACRES
ALLOWABLE COVERAGE	48 SF / 1% 2,845 SF / 26 SF / 1% 13,514 SF / 13 SF / 1%
VERIFIED EXISTING COVERAGE	
RESIDENCE	1,629 SF
CONCRETE DRIVE	38 SF
GROUND LEVEL DECK	675 SF
TOTAL EXISTING ON-SITE COVERAGE	1,699 SF
TOTAL EXISTING OFF-SITE COVERAGE	183 SF
ALLOWABLE COVERAGE	
VERIFIED ON-SITE COVERAGE	1,699 SF
TRANSFERRED LAND COVERAGE (400 SF MAX) PER TRPA SECTION 30.15.1	400 SF
TOTAL ALLOWABLE ON-SITE COVERAGE	2,099 SF
PROPOSED COVERAGE	
RESIDENCE & GARAGE	1,714 SF
CONCRETE DRIVEWAY	148 SF
ENTRY TERRACE STAIR & LANDING	141 SF
REAR TERRACE	91 SF
UPPER LEVEL DECK (WITH 3:1)	4 SF
TOTAL PROPOSED ON-SITE COVERAGE	2,098 SF
TOTAL PROPOSED OFF-SITE COVERAGE	185 SF
TREES REMOVED	(3)
CUT	36 CY
FILL	34 CY

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MATT & TRANG DUNLAP
1708 LAKESHORE BLVD. NEVADA VILLAGE, NEVADA
707-350-3303

SITE PLAN EXHIBIT

REVISIONS

FILE: TRP LAKESHORE

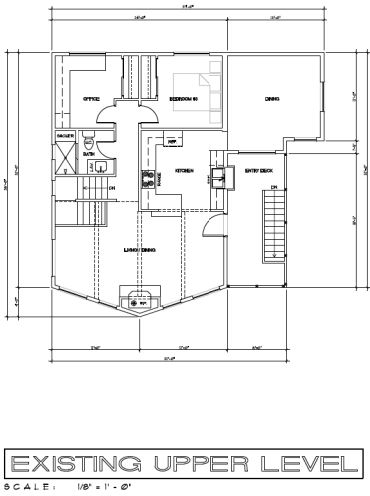
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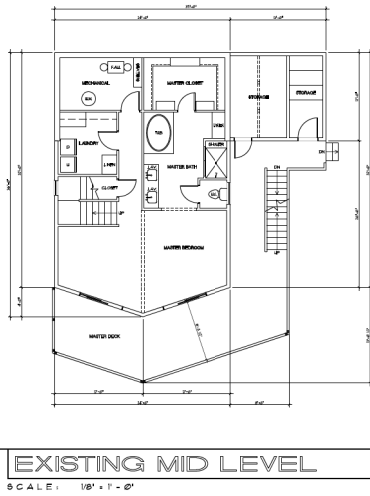
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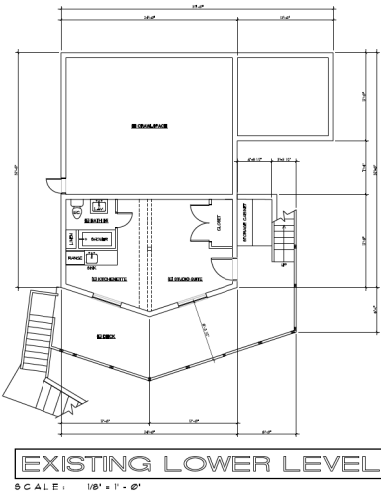
OF 11 SHEETS



EXISTING UPPER LEVEL
 SCALE: 1/8" = 1'-0"



EXISTING MID LEVEL
 SCALE: 1/8" = 1'-0"



EXISTING LOWER LEVEL
 SCALE: 1/8" = 1'-0"



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FILE: EXISTING PLANS

CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD. NEVADA VILLAGE, NEVADA
 89402-3303

NO.	REVISIONS

FILE: 1718 LAKESHORE

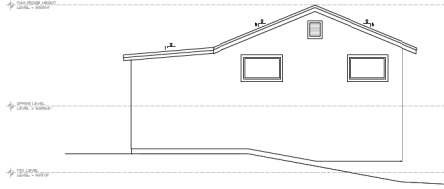
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SHEET:

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 CP 11 SHEET6



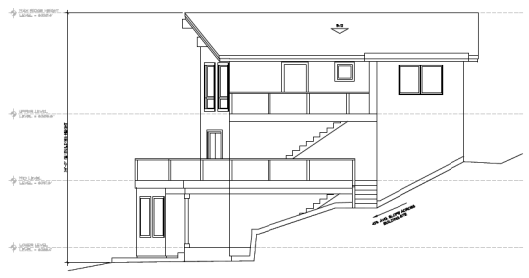
EXISTING WEST ELEVATION

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



EXISTING NORTH ELEVATION

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



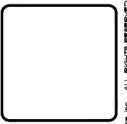
EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



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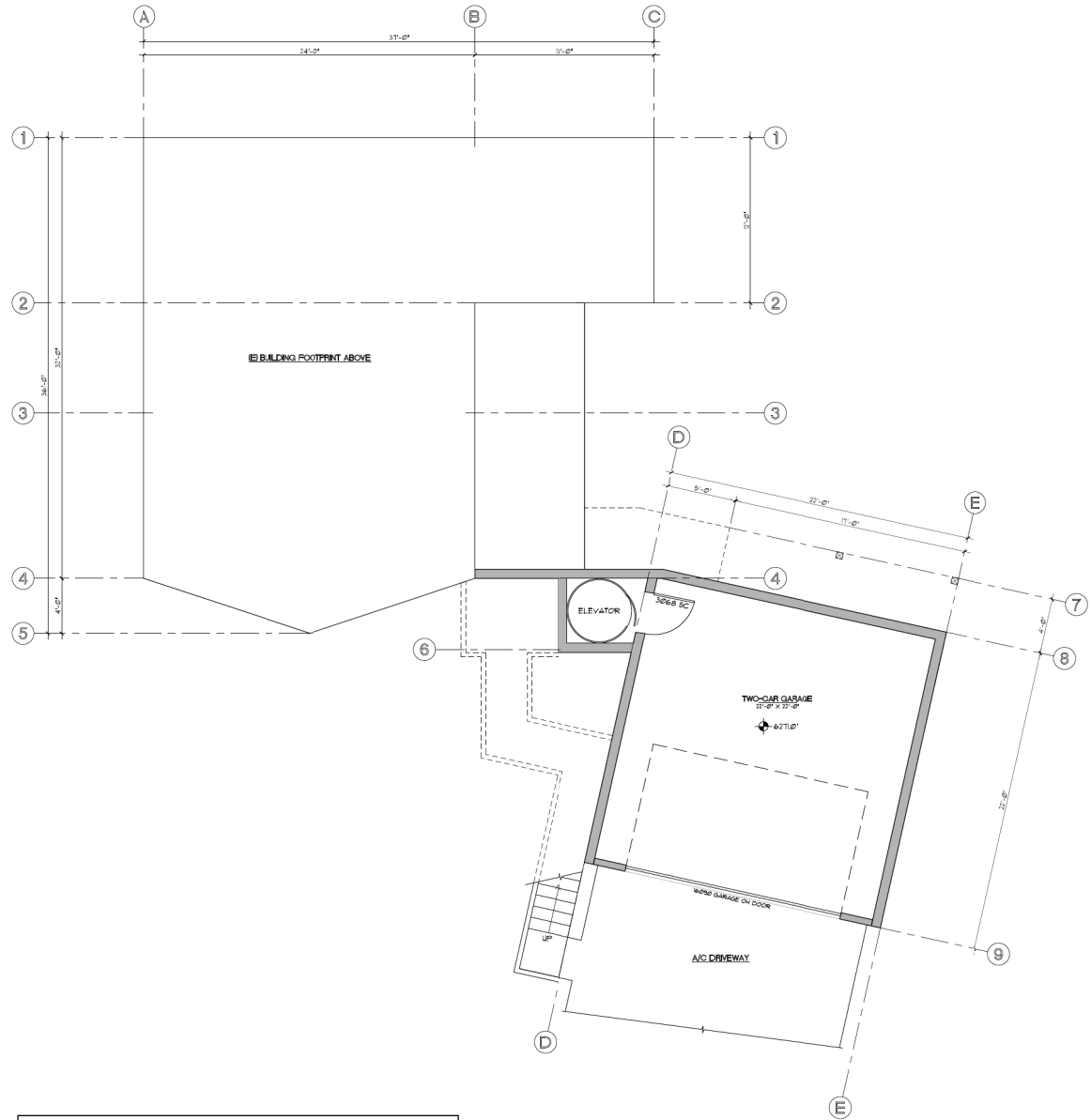
FILE	EXISTING ELEVATIONS
REVISIONS	
FILE:	TRAB LAKESHORE
DATE:	01/10/23
SCALE:	1/8" = 1'-0"
DRAWN:	GFA
SHEET:	
CP 11	SHEET6

CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
1708 LAKESHORE BLVD NEVADA VILLAGE NEVADA
704 N. 300 3.0

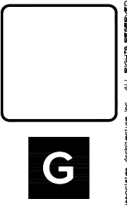
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GARAGE LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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FILE: GARAGE LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD, NEVADA VILLAGE, NEVADA
 89434, 38.333.3

REVISIONS

FILE: 1718 LAKESHORE

DATE: 01/10/23

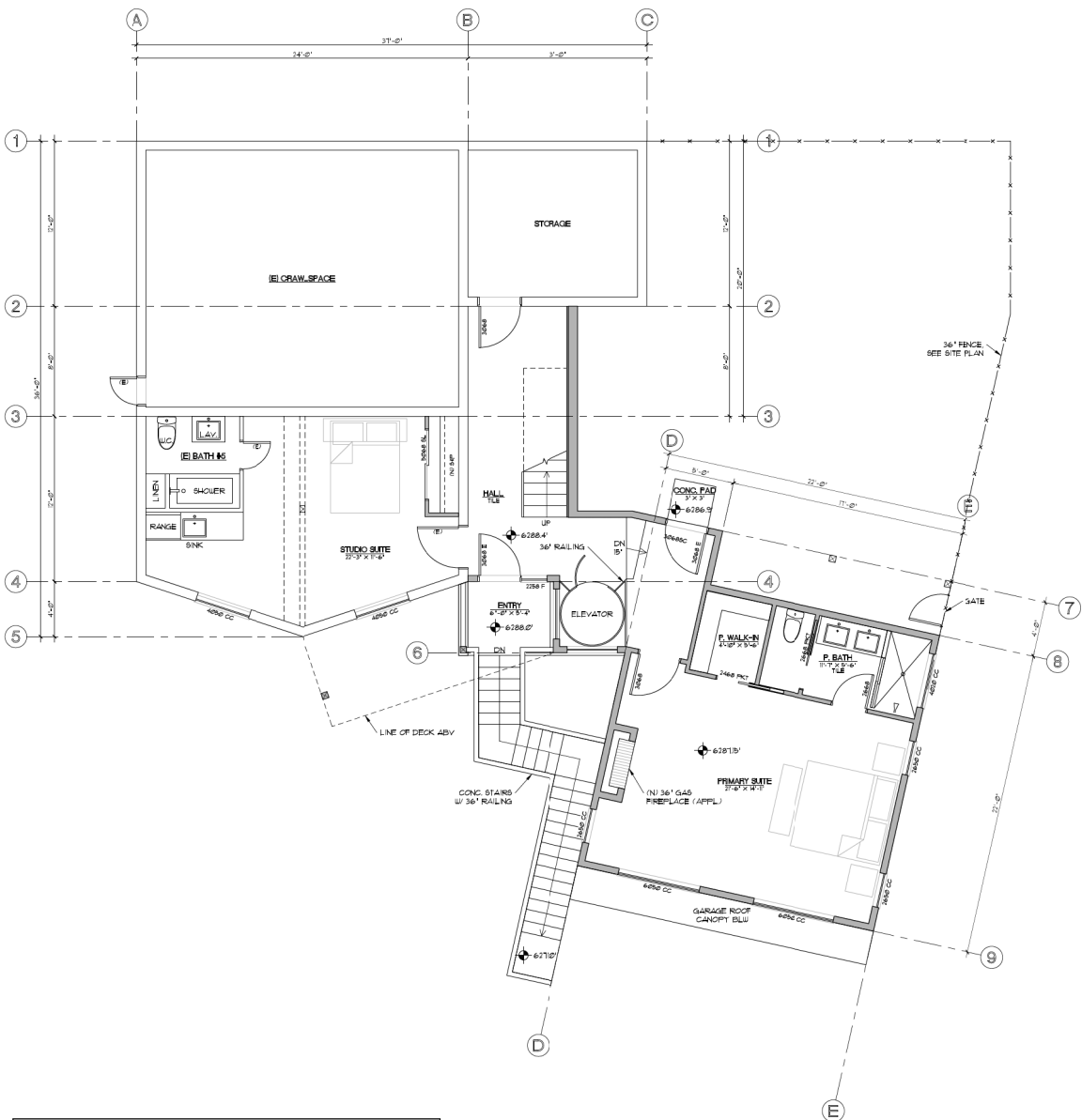
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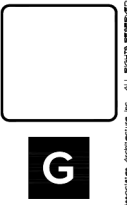
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 OF 11 SHEETS

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Apr 10, 2024, 2:43pm
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LOWER LEVEL FLOOR PLAN
 SCALE = 1/4" = 1'-0"



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FILE: LOWER LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD NEVADA VILLAGE NEVADA
 89414, 35.3523

REVISIONS

FILE: 1718 LAKESHORE

DATE: 01/10/23

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

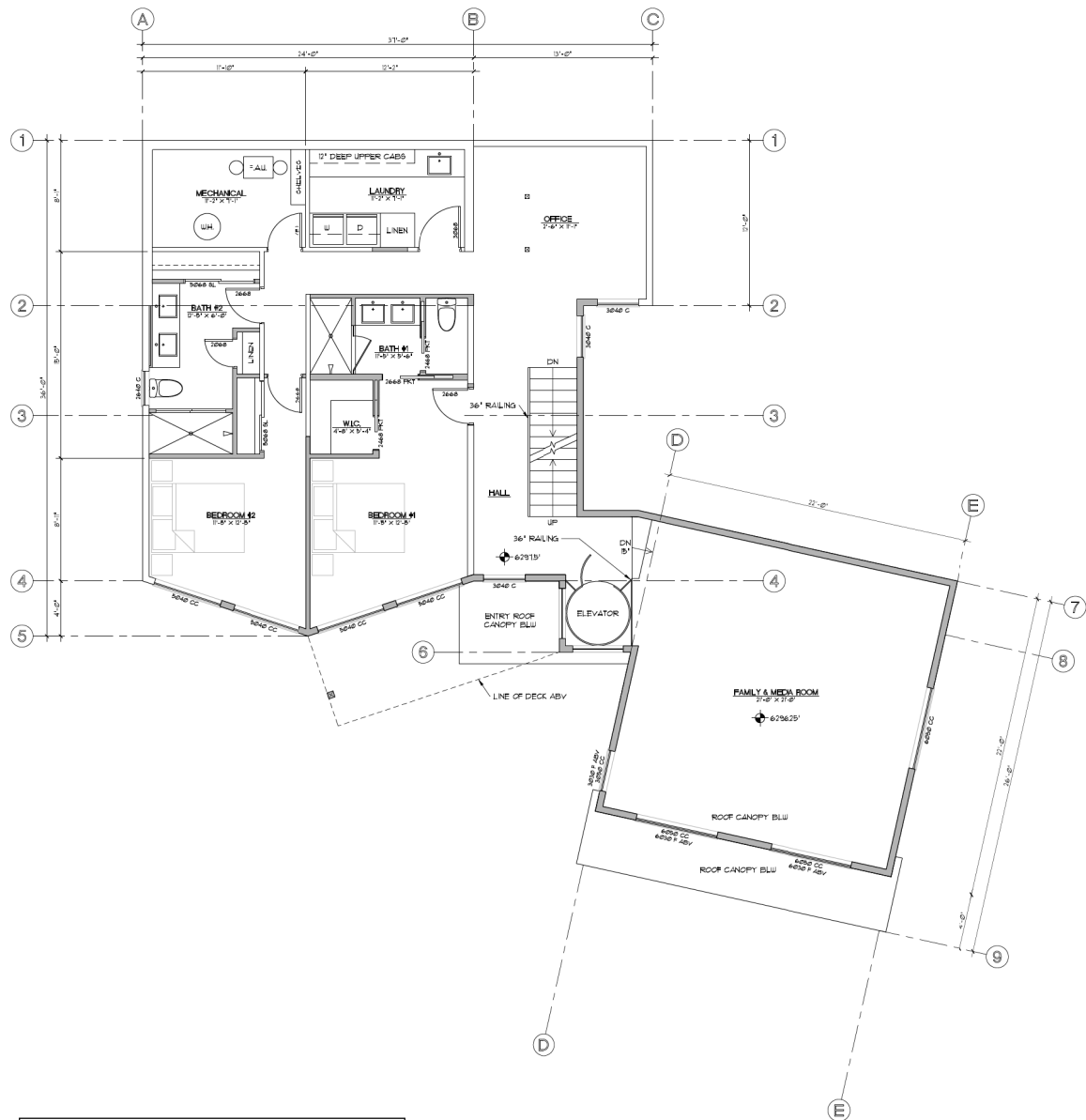
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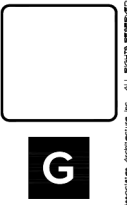
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CP 11 SHEET6

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



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 VOICE: (775) 891-8001

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FILE: MID LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD, NEVADA VILLAGE, NEVADA
 LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

REVISIONS

FILE: 1718 LAKESHORE

DATE: 01/10/23

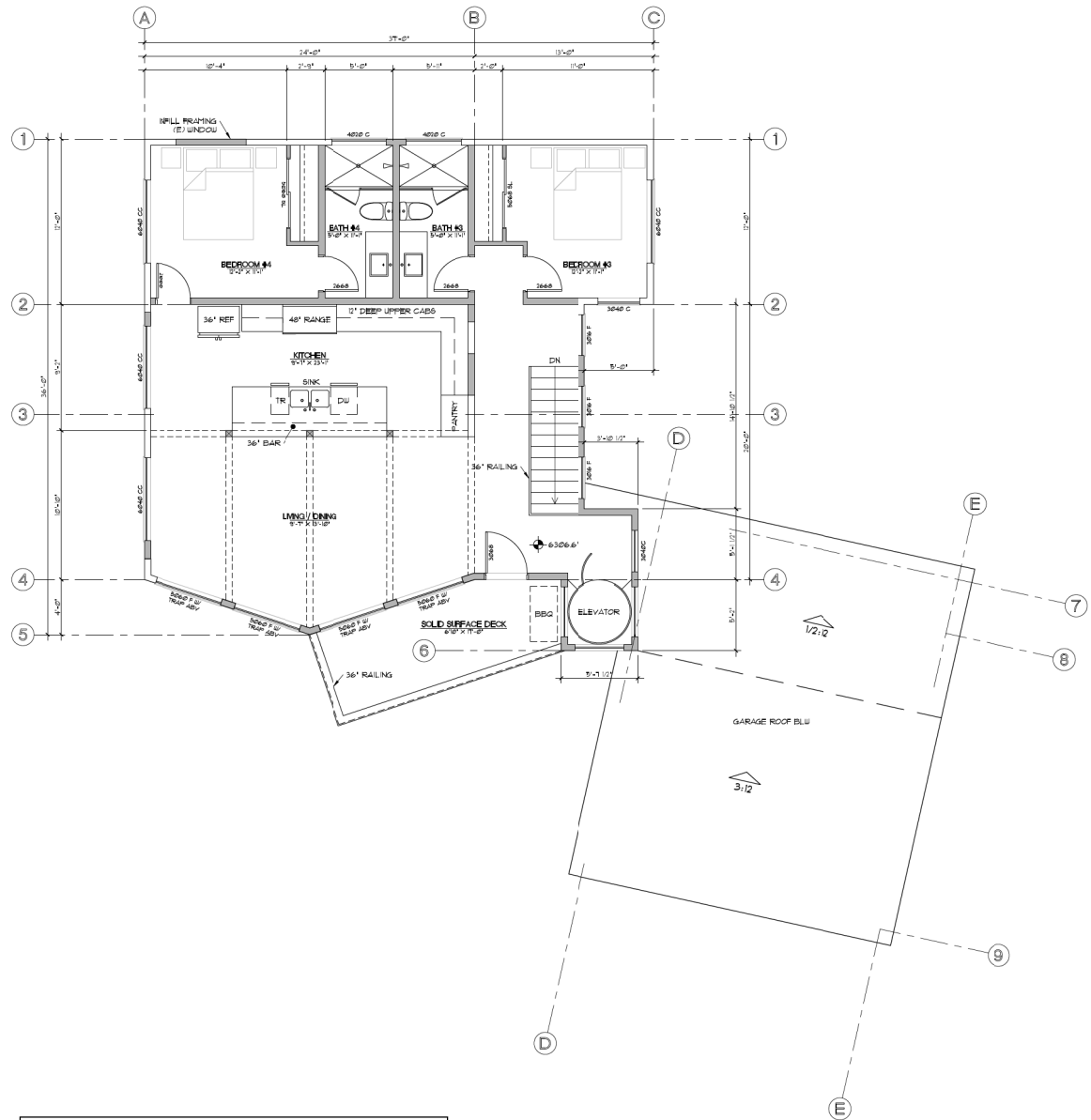
SCALE: 1/4" = 1'-0"

DRAWN: GFA

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



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FILE: UPPER LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD. NEVADA VILLAGE NEVADA
 89434, 352.352.3

REVISIONS

FILE: 1718 LAKESHORE

DATE: 01/10/23

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

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

TRPA EXTERIOR NOTES

COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FINISHES ON THE PROPERT SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBSIDED COLORS IN THE EARTHTONS AND WOODSTONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. THEY SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH-TONE EARTHSTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OLIVE, AND PINK.

ROOF: ROOF SHALL BE COMPOSED OF NON-GLARE EARTHSTONE OR WOODSTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOOD FENCES SHALL BE USED WHEREVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, SECTION 36.8. EXTERIOR LIGHTING STANDARDS SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD SO AS TO NOT PRODUCE OBTRUSIVE GLOW OR TO ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.

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FILE: EXTERIOR ELEVATIONS

CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD. NEVADA VILLAGE, NEVADA
 89414, 36.333.3

REVISIONS

FILE: 1718 LAKESHORE

DATE: 01/10/23

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

DRAWN: GFA

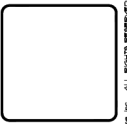
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 CP 11 SHEET6

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



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FILE: EXTERIOR ELEVATIONS

CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
 1718 LAKESHORE BLVD NEVADA VILLAGE NEVADA
 89414, 35.3533, 3

REVISIONS

FILE: 1718 LAKESHORE

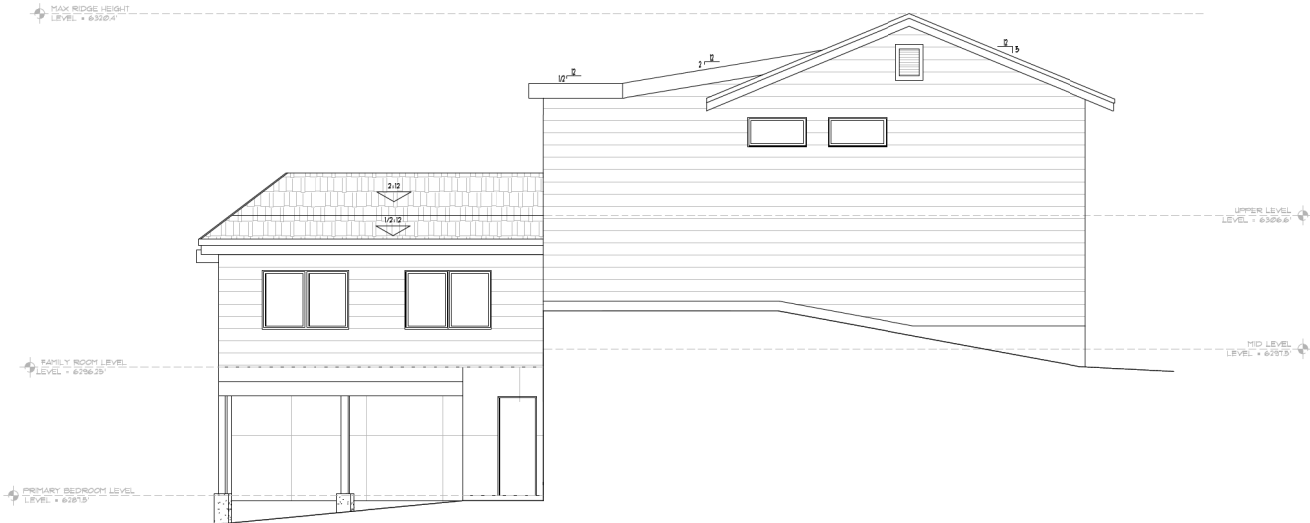
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SCALE: 1/4" = 1'-0"

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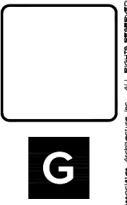
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EAST ELEVATION

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



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FILE: EXTERIOR ELEVATIONS

CUSTOM ADDITION FOR:

MATT & TRANG DUNLAP

1718 LAKESHORE BLVD NEVADA VILLAGE NEVADA
DUNN, NV 89023

REVISIONS

FILE: 1718 LAKESHORE

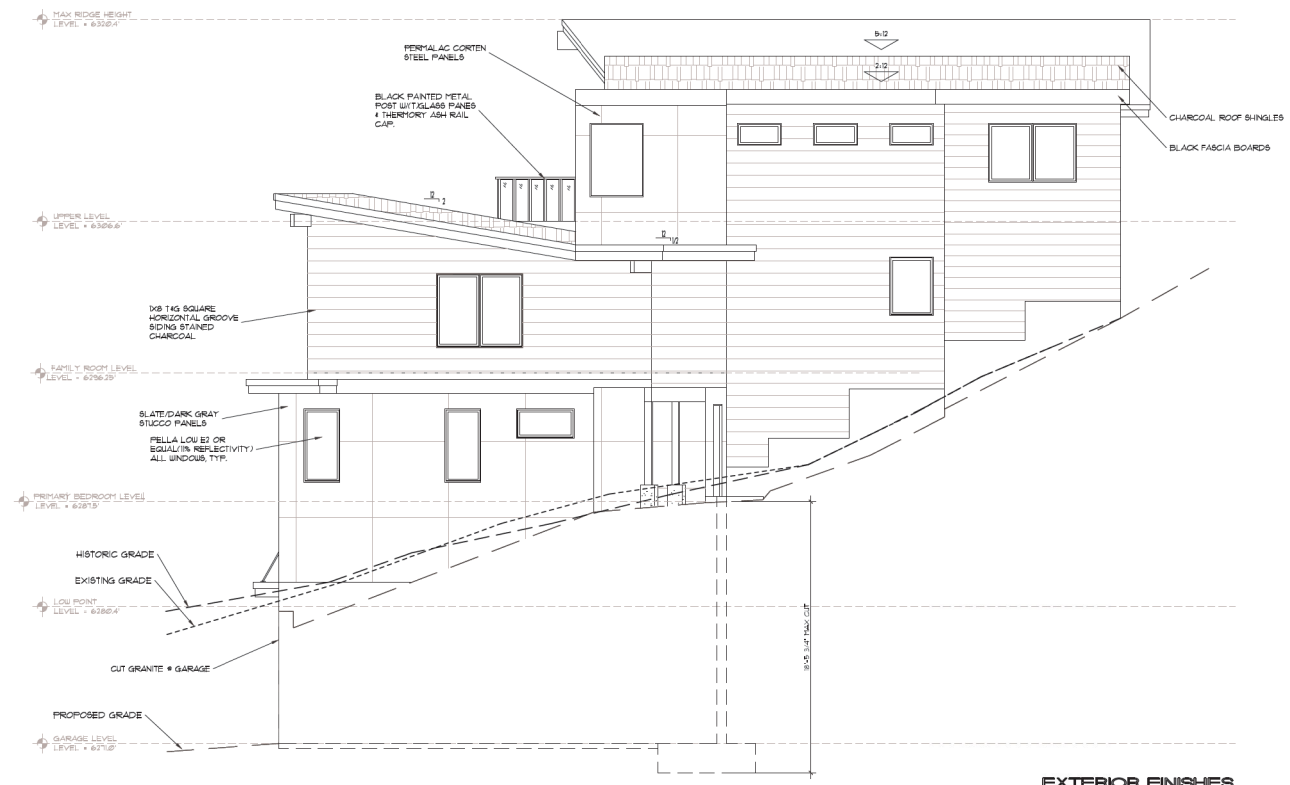
DATE: 01/10/23

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

DRAWN: GFA








SHEET:
A5.2

CP 11 SHEET6



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

EXTERIOR FINISHES

-  ROOF: ROOF SHINGLES: CLASS A THICK BUTT ASPHALT OVER ICE & WATER SHIELD CERTANTENED PRESIDENTIAL SHAKE 40-YR COLOR NONE BLACK.
-  WOOD SIDING: HORIZONTAL 1x4 SQUARE CEDAR OVER LP FLAMEBLOCK OR 1/2" THICK STYLIC CEMENT-BOARD PANEL CABOT SEPI-TRANSPARENT STAIN COLOR 'SHOEBRIGHT' OR 'SILVER MEDIUM-BROWN COLOR.
-  WOOD TRIM: FASCIA: 2x6 or 2x8 REDDISH CEDAR w/ 2x or 1x SHINGLE MOLD CABOT SEPI-TRANSPARENT STAIN COLOR 'CHARCOAL' OR 'SILVER.
-  STONE: NATURAL, LOCALLY-SOURCED GRANITE MASONRY PER IMAGE.
-  METAL SIDING: PERMALAC CORTEN STEEL PANELS.
-  STUCCO SIDING: CONCRETE STUCCO PANELS.
-  RAILING: BLACK PAINTED METAL POST WITH GLASS PANES & THERIOPRY ASH RAIL CAP.



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FILE: EXTERIOR ELEVATIONS
CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
1718 LAKESHORE, 5000 N. LAKEVIEW BLVD., LAS VEGAS, NEVADA
4741, 315, 300, 3

REVISIONS	

FILE: 1718 LAKESHORE
DATE: 12/1/2023
SCALE: 1/4" = 1'-0"
DRAWN: GFA
SHEET:
A5.3
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