



Board of Adjustment Staff Report

Meeting Date: September 5, 2024

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP24-0010 (Dunlap Residence)

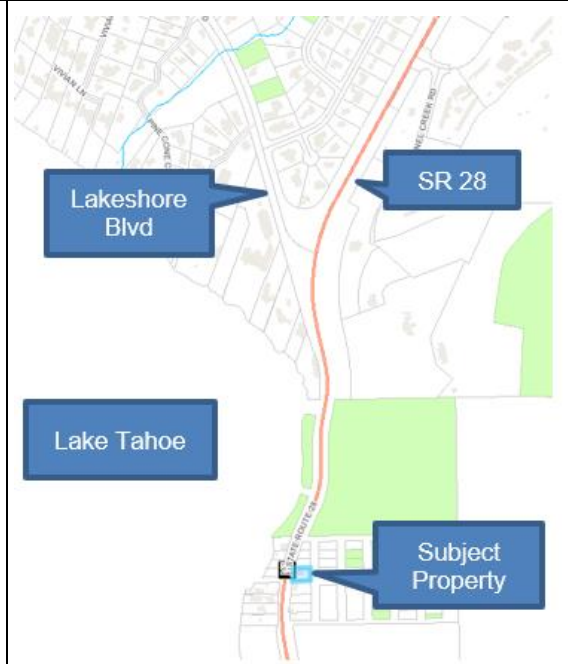
BRIEF SUMMARY OF REQUEST: Special Use permit for single-family residence

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit per WCC 110.810.30, as required by WCC Section 110.220.385, to expand an existing 3,266 SF residence to 5,038 SF by adding a new garage and elevator with living space connecting to an existing house.

Applicant: GilanFarr Architecture
Property Owner: Trang & Matt Dunlap
Location: 1708 Lakeshore Blvd
APN: 130-332-13
Parcel Size: 7,357 SF
Master Plan: East Shore
Regulatory Zone: TA_ES
Area Plan: Tahoe
Development Code: Authorized in Article 810, Special Use Permits
Commission District: 1 – Commissioner Hill



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0010 for GilanFarr Architecture, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 11)

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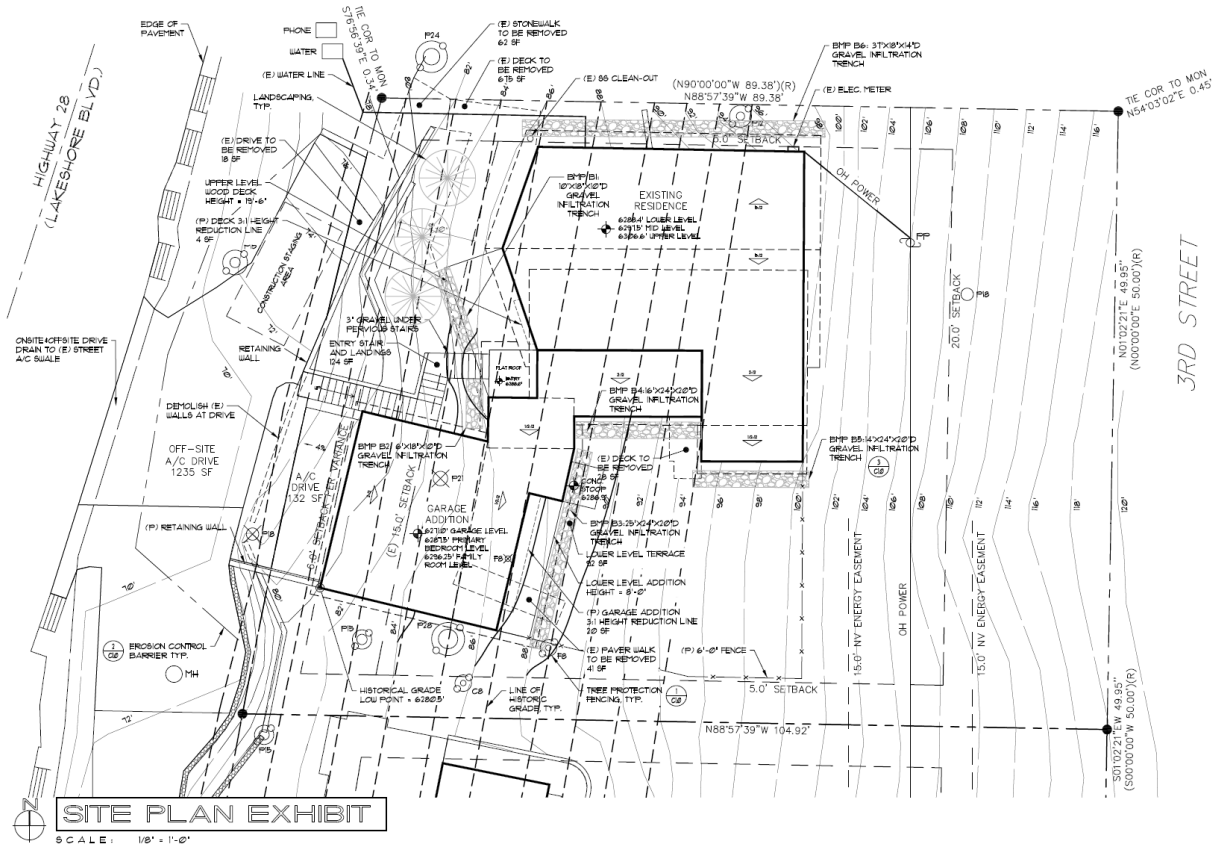
Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP24-0010 are attached to this staff report and will be included with the action order.

The subject property is designated as Tahoe Area – East Shore (TA_ES). The proposed expansion of a single family residence use type per code, is permitted in TA_ES with a special use permit per WCC 110.220.385. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

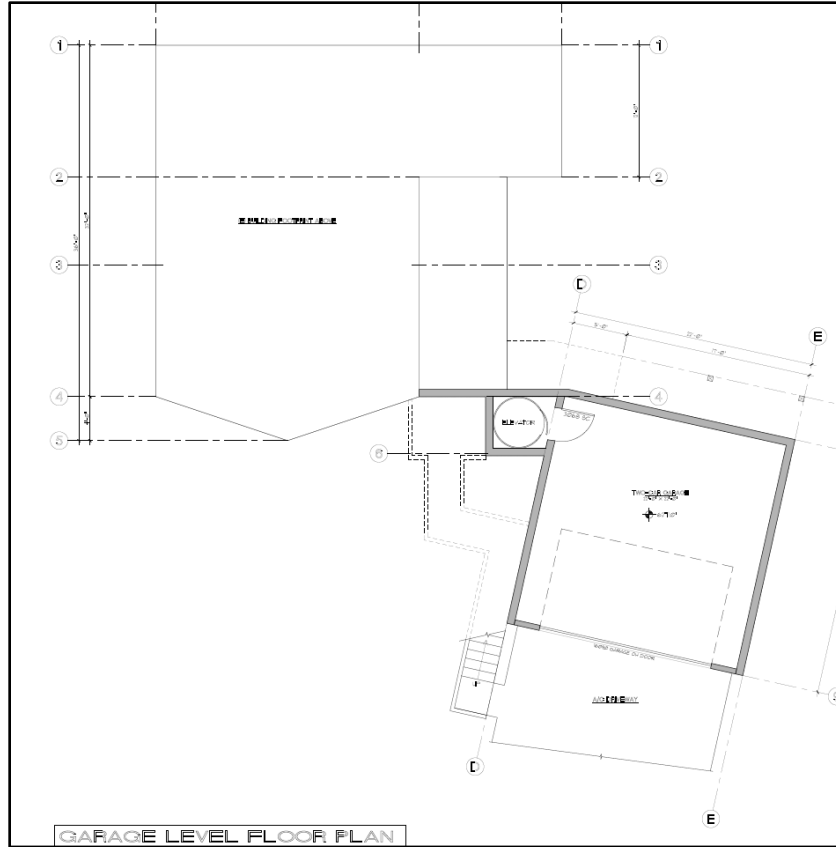


Site Plan

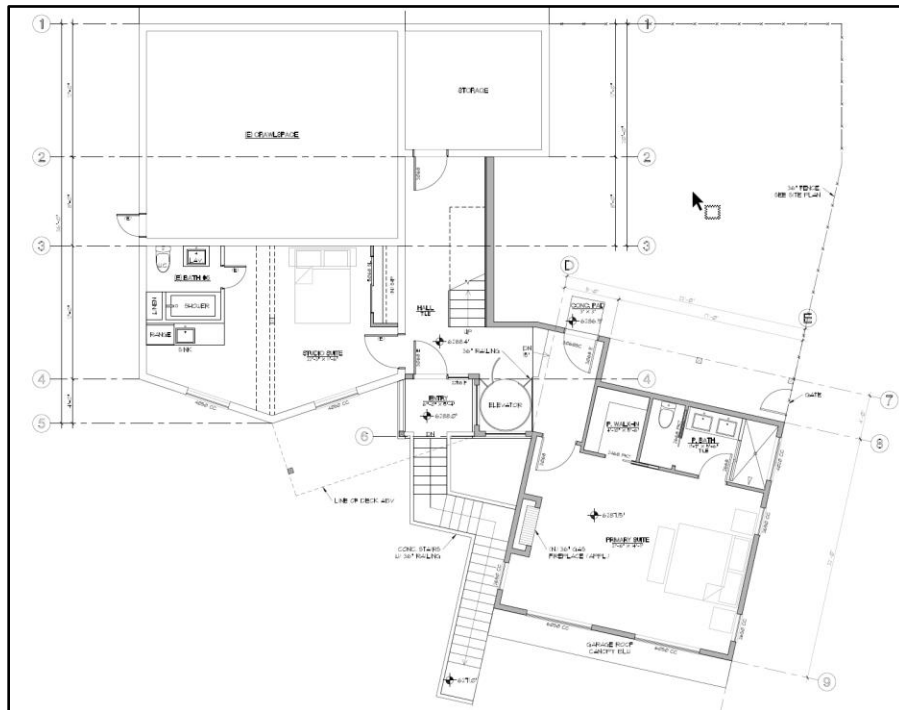
Project Evaluation

The applicant is requesting a special use permit to expand a single-family dwelling. The existing house is 3,266 SF and the applicant is requesting to add a new garage, living space and elevator for a total of 5,038 SF. Per WCC Article 220, Tahoe Area Section 110.220.385 a special use permit is required for a single-family residence. This property is considered legal non-conforming because a special use permit was never issued for the existing residence. Therefore a new special use permit is required in order to bring the property into conformance with code and allow for the proposed expansion. The property owner has received approval for the residence to extend “as close as 6 feet from the front property line”. Administrative Review Permit case number WDADAR24-0002 was approved on April 17, 2024 to allow the encroachment into the setbacks per WCC 110.220.60(b).

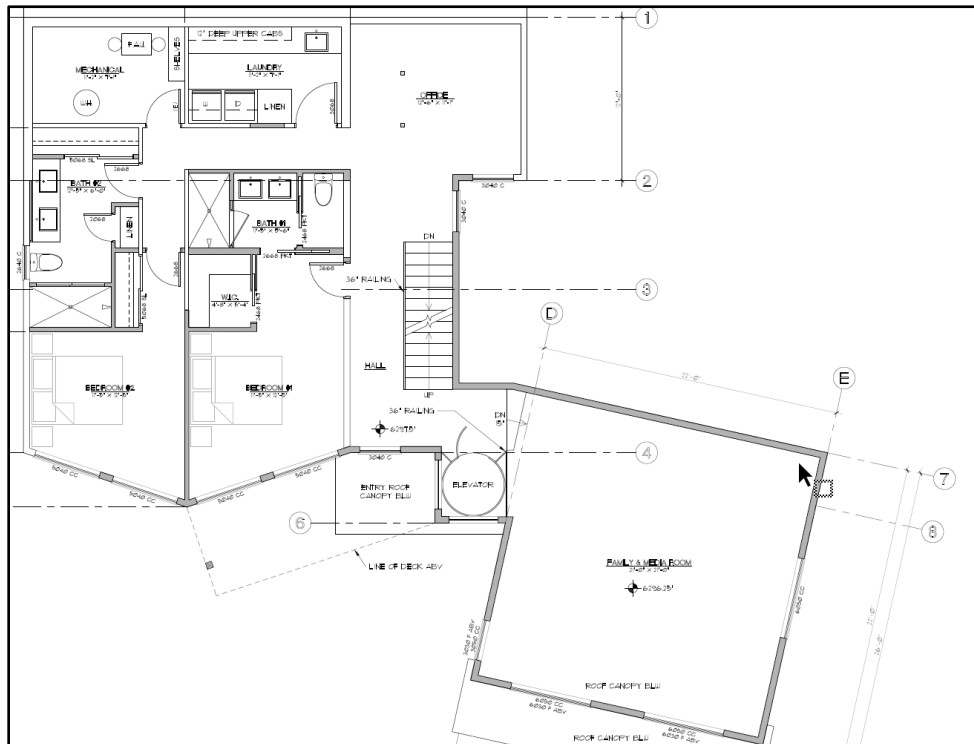
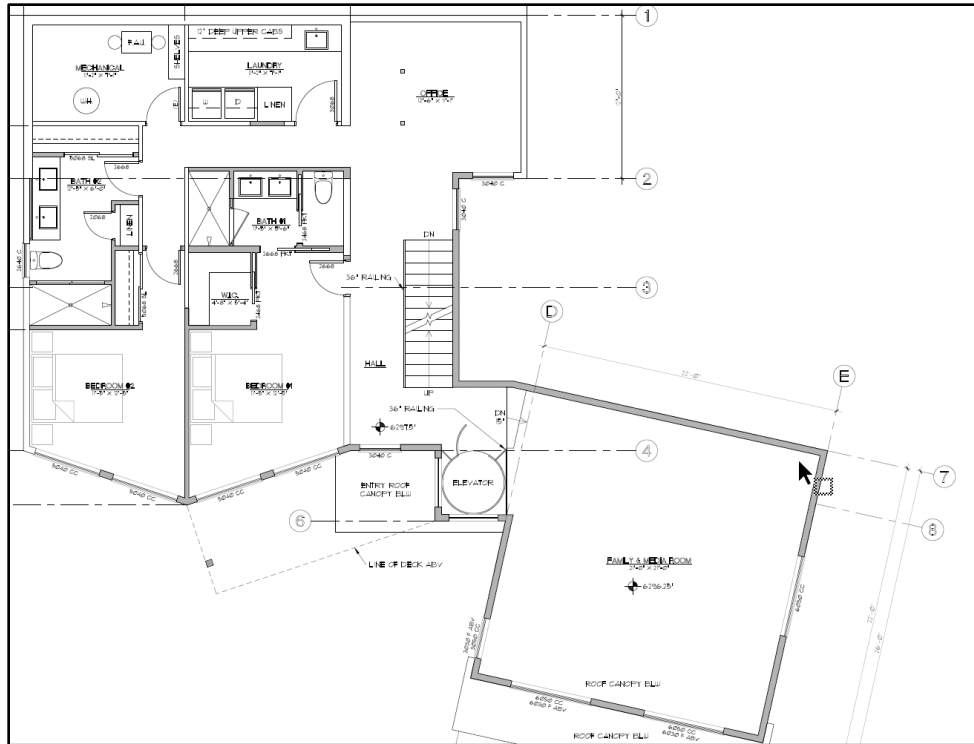
The addition to the residence will include a 2-car garage on the first level, primary suites on the mid-level and a family/media room on the upper-level (See floor plans, page 5 & 6). The residence is directly off Highway 28 and currently no on-site parking or garage. The garage addition will meet current parking code providing at least one enclosed garage parking space. The elevator will be constructed to access all levels of the residence.



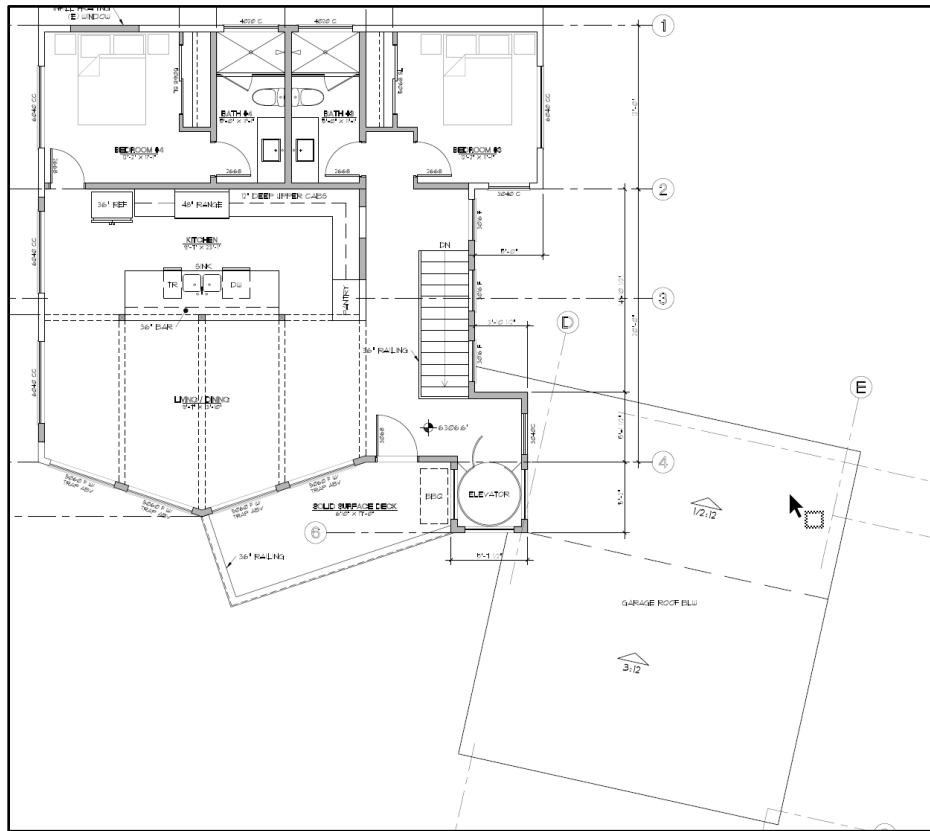
Garage Level Floor Plan



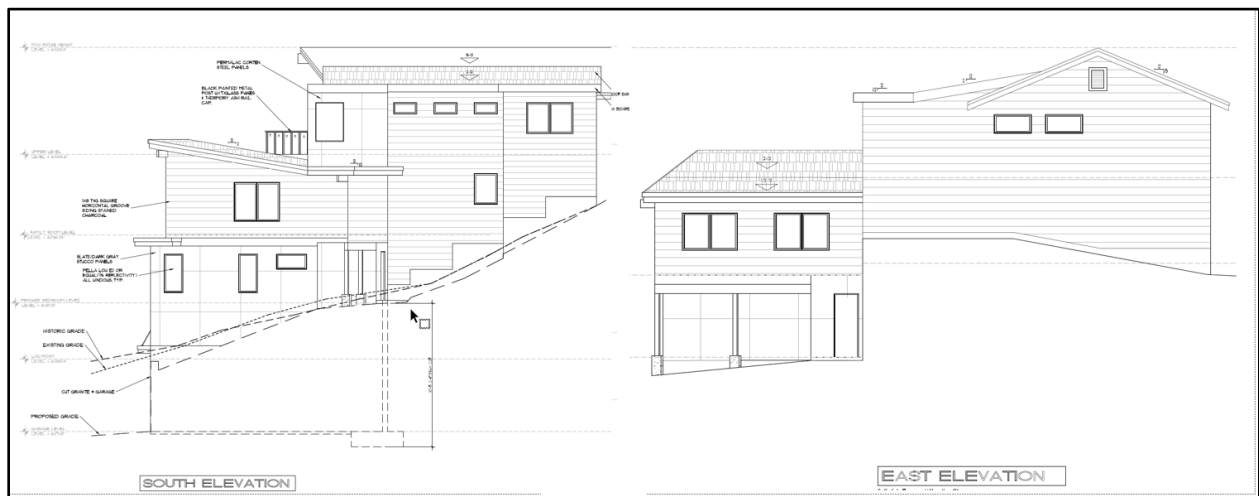
Lower Level Floor Plan



Mid-Level Floor Plan



Upper Level Floor Plan





Overall Building Elevation

Tahoe Area Plan Evaluation

The subject parcel is located within the Tahoe Area Plan. Pursuant to WCC 110.220.385, East Shore Regulatory Zone, a single-family dwelling is permitted subject to the issuance of a special use permit.

WCC Section 110.220.385, East Shore Regulatory

East Shore Regulatory Zone Special Policies, states the following special policies will be implemented in the East Shore Regulatory Zone:

- (a) The maximum carrying capacity for activities at Thunderbird Lodge shall be consistent with the Project Description and Capacity Analysis dated May 17, 2001 and submitted to TRPA.

Staff Comment: The proposed project is expanding a single-family residence and there are no Thunderbird Lodge activities.

- (b) Any change in use at Thunderbird Lodge shall require approval by the TRPA Governing Board.

Staff Comment: The proposed project is expanding a single-family residence and there are no Thunderbird Lodge activities.

- (c) Access to the undeveloped portions of the shorezone should be restricted to a developed system of trails.

Staff Comment: The proposed project is expanding a single-family residence and the property has no access to undeveloped portions of the shorezone.

- (d) Disturbing activities should be limited in the vicinity of osprey nest sites.

Staff Comment: The proposed project is expanding a single-family residence and is not in the vicinity of osprey nest sites.

- (e) Ecologically designed trails should be provided to improve shorezone access.

Staff Comment: The proposed project is expanding a single-family residence and it will have no shorezone access.

- (f) Roadside parking should be replaced by offsite parking in association with transit service and trails connecting to the shorezone. Roadway parking controls should be used to eliminate parking problems.

Staff Comment: The proposed project includes constructing a 2-car garage, which will provide parking for the residence on the property.

- (g) Development should be permitted only where there is sufficient tree cover to visually absorb new structures, road cuts, and other attendant improvements.

Staff Comment: The proposed project is expanding a single-family residence and there is sufficient tree cover to visually absorb the new addition. No road cuts or other attendant improvements are part of the proposal.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Environmental Health	X	X		James English, jenglish@nnph.org
TMFPD	X	X	X	John James, jjames@nltfpd.net
IVGID	X			
Tahoe Regional Planning Agency	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: The single-family dwelling use is consistent with the Master Plan and Tahoe Area Plan, as proposed. The single-family dwelling is a permitted use in the East Shore regulatory zone with an approved special use permit.

- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposal is to expand an existing residence. The application has been reviewed to ensure there are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Conditions of approval (Exhibit A) have further ensured that all improvement are available for the proposal.

- (c) **Site Suitability.** That the site is physically suitable for single family residence and for the intensity of such a development.

Staff Comment: The proposal is to expand an existing residence. The site is appropriate and suitable for a single-family dwelling, including with the expansion of the garage and additional living space.

- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposal is to expand an existing residence that has been located on the property since 1980. The proposal includes constructing a 2-car garage. The property currently has no on-site parking and this will be a safety improvement. The proposal will not be detrimental to the public good, substantially impair affected natural resources, or impair the intent and purpose of Washoe County Code or applicable policies.

- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0010 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0010 for GilanFarr Architecture, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for single family residence and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment/Planning Commission and mailed to the applicant.

Applicant: GilanFarr Architecture, Email: office@gilanfarrarchitecture.com

Property Owner: Trang & Matt Dunlap, Email: trangsf@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP24-0010

The project approved under Special Use Permit Case Number WSUP24-0010 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 5, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- b. An approved encroachment permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT or for any improvements in the NDOT right-of-way and a copy of said permit sent to the Engineering Division prior to issuance of a building permit.

North Lake Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – John James, Fire Marshall, 775.831.0351, jjames@nltfpd.net

- a. Fire Department Connections (FDCs) must be strategically positioned to accommodate the terrain and complexity of the structure's layout. The FDC's shall be easily accessible to the fire department and positioned to connect seamlessly at the same level as the adjacent street.
- b. Protection at the gas meter and/or propane tank will be required.
- c. Sprinklers are required as per Table 903.2.2 local amendments.

*** End of Conditions ***

From: [Thomas, Janelle K.](#)
To: [Lloyd, Trevor](#); [Albarran, Adriana](#); [Olander, Julee](#); [English, James](#); [Wimer, Robert](#); [John James](#); [wjepson@trpa.org](#); [Tim Buxton](#)
Cc: [Roman, Brandon](#)
Subject: RE: WSUP24-0001- due 8/14
Date: Tuesday, August 6, 2024 4:09:44 PM
Attachments: [image006.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)

Julee,

Engineering is good with sticking with our original revised memo dated 3-25-2024. If you need me to resend the revised memo, please let me know.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)

Senior Licensed Engineer | Community Services Department

jkthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894

1001 E. Ninth Street, Building A, Reno, NV 89512



The content of this email is the confidential property of Washoe County and should not be copied, modified, retransmitted, or used for any purpose except with written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Date: April 1, 2024

To: Kat Oakley, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: WDADAR24-0001 Dunlap
APN: 130-332-13
1708 Lakeshore Boulevard

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the referenced DADAR and provide the following comments and conditions:

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. An approved encroachment permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT or for any improvements in the NDOT right-of-way and a copy of said permit sent to the Engineering Division prior to issuance of a building permit.

August 7, 2024

Washoe County Community Services
Planning and Development Division

RE: Dunlap SUP; 130-332-13
Special Use Permit; WSUP-0010

Dear Washoe County Staff:

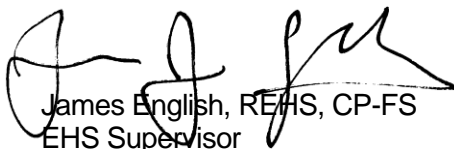
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [John James](#)
To: [Olander, Julee](#)
Subject: Re: WSUP24-0001- due 8/14
Date: Monday, August 5, 2024 4:27:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

I will not be able to review this in time. If you will accept by the 20th for Fire I can get it done. Out of town.



John James
Fire Marshal
Office: 775.831.0351 x8131 | Cell: 775.413.9344
Email: jjames@nltfpd.net
866 Oriole Way | Incline Village | NV 89451



On Aug 5, 2024, at 3:43 PM, Olander, Julee <JOlander@washoecounty.gov> wrote:

Have a case we are pushing through to make the 9/5 BOA meeting. It is for a residential remodel, going from 3,266 SF to 5,038 SF. A SUP is required for is SF increase. Have attached the case description and application. Some of you did review this recently as WDADAR24-0002.

If you have any conditions please let me know by **8/14**. Let me know if you have any questions.

Thank you,

<image001.png>

Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

[<image002.png>](#)

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[<image005.png>](#)

<WSUP24-0010 Case Description.docx>

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Oakley, Katherine

From: John James <jjames@nltfpd.net>
Sent: Friday, March 15, 2024 2:35 PM
To: Oakley, Katherine
Cc: Ryan Sommers
Subject: Regarding Case Number WDADAR24-0002 (Dunlop)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Katy,

Regarding Case Number WDADAR24-0002 (Dunlop) and the proposed addition of a new street-level garage encroaching 6 feet into the front yard setback as per WCC 110.220.60(b), it's evident that encroachment of a structure into the front yard setback may pose challenges such as vehicles backing into Highway 28 and potential pinch points at the adjacent parcel of the shared driveway next door that should be considered by other reviewing parties.

NLTFPD recommends the following conditions:

1. Fire Department Connections (FDCs) must be strategically positioned to accommodate the terrain and complexity of the structure's layout. The FDC's shall be easily accessible to the fire department and positioned to connect seamlessly at the same level as the adjacent street.
2. Protection at the gas meter and/or propane tank will be required.
3. Sprinklers are required as per Table 903.2.2 local amendments.

These notes are preliminary and not exhaustive, as the submittal is minimal. NLTFPD will conduct a comprehensive code compliance review upon formal submittal of the application.

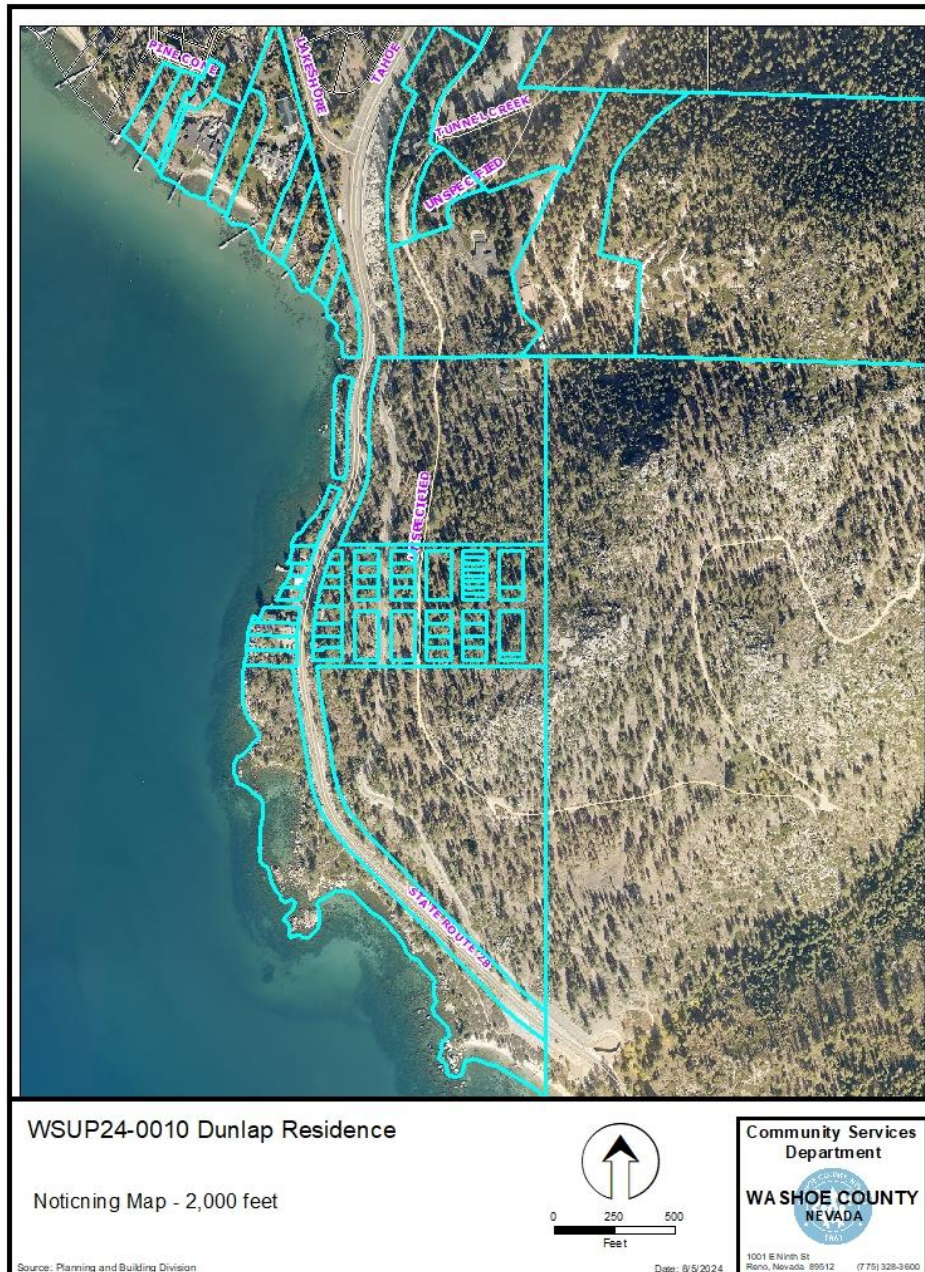


John James
Fire Marshal
Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)
Email: jjames@nltfpd.net
[866 Oriole Way | Incline Village | NV 89451](#)



Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 2,000-foot radius of the subject property, noticing 35 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP24-0010

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
------------------------------	--

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).

--

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

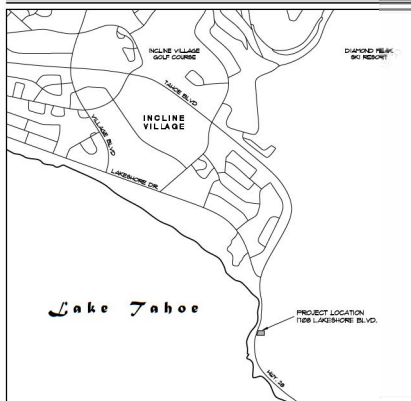
DUNLAP RESIDENCE

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 ULTRIP)
 REMODEL & ADDITION TO EXISTING THREE STORY WOOD FRAMED BUILDING
 INCLUDING NEW TWO-CAR GARAGE WITH LIVING SPACE ABOVE (INSTALL PER
 CODE & ULTRIP)

DESCRIPTION OF WORK: THIS PROJECT PROPOSES TO REMOVE EXISTING
 DECK STRUCTURE AND REPLACE WITH AN ADDITION ON ALL EXISTING LEVELS
 OR STRUCTURE 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.

(F) SQUARE FOOTAGE		CHANGE	(P) SQUARE FOOTAGE	
EXISTING RESIDENCE	3,310 SF	+674 SF	PROPOSED RESIDENCE	3,984 SF
EXISTING DECKS	156 SF	-838 SF	PROPOSED DECKS	10 SF
EXISTING GARAGE	0 SF	+926 SF	PROPOSED GARAGE	926 SF
TOTAL AREA	3,466 SF	+1172 SF	TOTAL AREA	5,138 SF
REMODEL AREA				(640) SF



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NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2018 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 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC) WITH AMENDMENTS IN ULTRIP RESOLUTIONS B1 AND B1.2. A DEFENDIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECT PRIOR TO PERMIT CLOSEOUT.
 THIS SITE SPECIFIC DATA INDICATES THE FIRE CATEGORY AS EXTREME WITH CORROSION WATER WHICH PLACES THIS PROPERTY IN A III (EXTOL-RESISTANT CONSTRUCTION TYPE, R3 CLASS) DEPENDANT ON DEFENDIBLE SPACE DETERMINATION BY THE NEVADA CLASS I (EXTOL-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 5042 THROUGH 5044).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATIONS WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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FIRE NOTES:
 INSTALL GILANFARR FIRE SPRINKLER SYSTEM PER NFPA 13R AND 2018 IBC 903.1. FIRE RISER SHALL BE PLACED IN THE MECHANICAL AREA OF THE GARAGE LOCATED ON LOWER LEVEL AT THE BACK-CENTER OF THE GARAGE 1400V BOX LOCATED AT FAR LEFT OF GARAGE BETWEEN GARAGE DOOR AND ENTRY DOOR.
 SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEM PERMIT WILL BE OBTAINED.

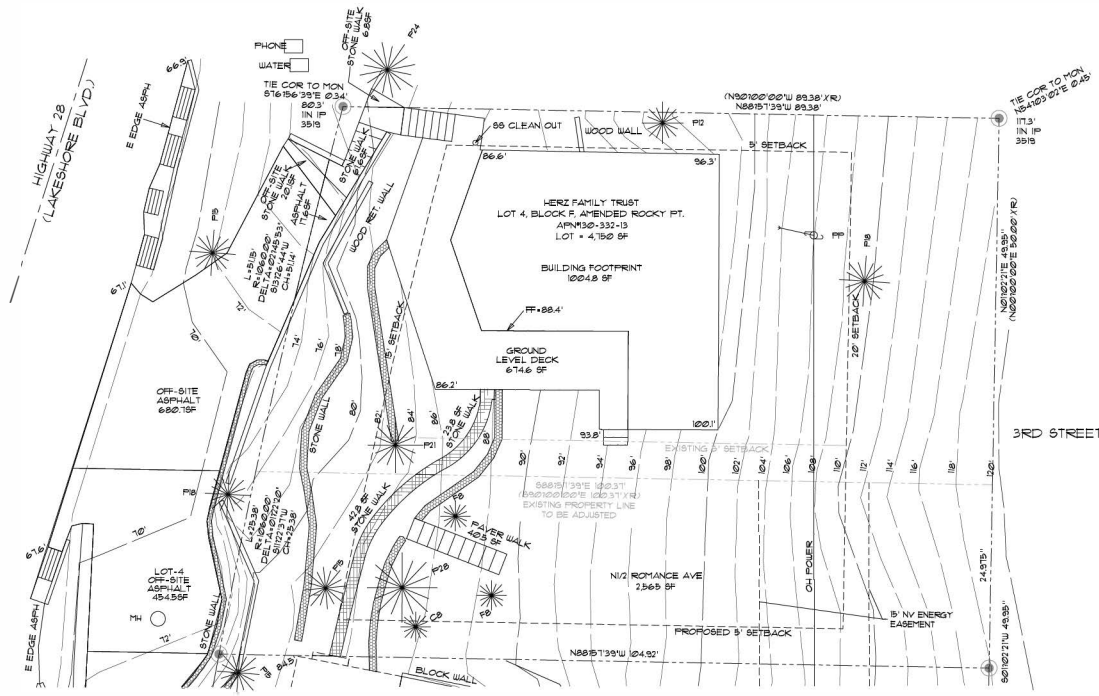
OWNER:
 TRANG & MATT DUNLAP
 28 CASTLEWOOD DRIVE
 FLORISSANT, CA 94966

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

SHEET INDEX

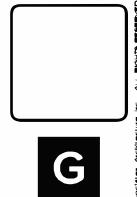
JAN. 01TH 2024

T1	TITLE SHEET
C04	EXISTING SITE PLAN
C10	PROPOSED SITE PLAN
E10	EXISTING FLOOR PLAN
E20	EXISTING ELEVATIONS
G10	GARAGE LEVEL FLOOR PLAN
L10	LOBBY LEVEL FLOOR PLAN
M10	MID LEVEL FLOOR PLAN
U10	UPPER LEVEL FLOOR PLAN
A01	EXTERIOR ELEVATIONS
A02	EXTERIOR ELEVATIONS
A03	EXTERIOR ELEVATIONS



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

COVERAGE CALCULATIONS			
LOT 4 AREA	4.750 ACRES / 0.31 ACRES		
N/2 ROMANCE LOT AREA	2565 SF / 0.26 ACRES		
TOTAL LOT AREA	7314 SF / 0.57 ACRES		
LAND CAPABILITY			
CLASS 1A (1%)	LOT 4	N/2	
LOT AREAS	4,750 SF	2565 SF	7314 SF
ALLOWABLE COVERAGE	48 SF / 1%	26 SF / 1%	73 SF / 1%
VERIFIED EXISTING COVERAGE			
RESIDENCE		1005 SF	
CONCRETE DRIVE		8 SF	
GROUND LEVEL DECK		675 SF	
TOTAL EXISTING ON-SITE COVERAGE		1688 SF	
TOTAL EXISTING OFF-SITE COVERAGE		1803 SF	



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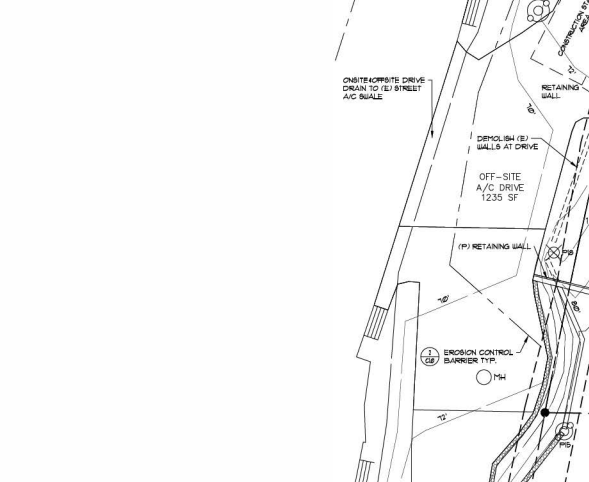
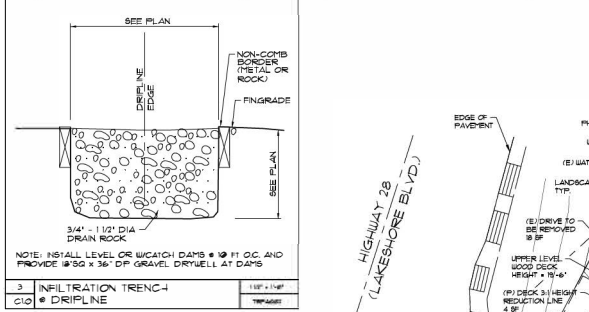
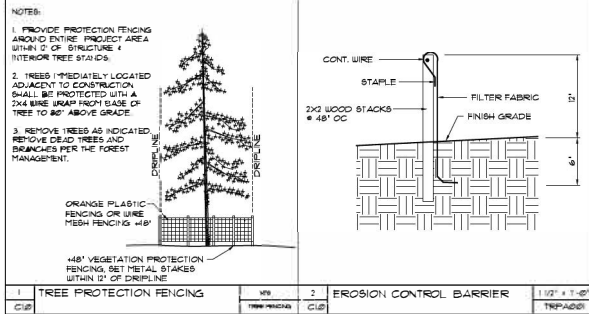
GILANFARRARCHITECTURELLP

FILE: SITE PLAN EXHIBIT
 CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
 1708 LAKESHORE BLVD, SUITE 100, VILLAGE NEVADA
 CLAYTON, NV 89403

REVISIONS

FILE: 1708 LAKESHORE
 DATE: 01/26/2023
 SCALE: AS NOTED
 DRAWN: GFA
 SHEET: C1.e
 OF 11 SHEETS

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- ### SITE NOTES
- CALL UTD BROADBAND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (909-221-2600) PRIOR TO ANY DIGGING.
 - TOPOGRAPHICAL INFORMATION IS BASED ON TRIPLA APPROVED SITE INSPECTION AND SURVEY DATED 08/10/2018 PERFORMED BY BLUE HILL & ASSOCIATES, LTD. JOB NO. 046.
 - ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRIPLA/BPP STANDARDS.
 - ALL SLOPES GREATER THAN 3:1 ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER POCK 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 SETBACK PER SITE PLAN.
 - CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEPHONE / FIBERPHONE 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 GRABAGE OR RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
 - AN ENCROACHMENT STREET CLOSURE AND EAVACUATION 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, TRAVELING CONCRETE, LANDSCAPING WALLS, ETC. IN THE COUNTY RIGHT-OF-WAY.
 - FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 5% MIN FOR 10' TYPICAL.
 - BPP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT PREPAREAS.
 - ALL BEST MANAGEMENT PRACTICES (BMP) SHALL BE MAINTAINED IN PERPECTUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSPELLED OR REPLACED.
 - TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHILE 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 CONTRIBUTING TO ROCK OUTFALLS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
 - ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT AND APPROVED BY TRIPLA PRIOR TO USE ON PROJECT.
 - CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.

- ### DEFENSIBLE SPACE NOTES
- ALL DEAD VEGETATION INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
 - ALL RESIDUAL TREES WILL BE LIMITED 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 CLEARING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER 10' & BELOW.
 - ALL RESIDUAL TREES WILL BE LIMITED TO A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 80% OF THE LIVE CROWN WOULD BE LEFT AFTER CLEARING, THE TREE SHOULD BE REMOVED.
 - ALL BRUSH TREES AND FLAMMABLE MATERIALS MUST BE REMOVED FROM THE DEFENSIBLE SPACE LINE OF RESIDUAL TREES OR TREE GROUPINGS.
 - 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.
 - WITHIN FIVE FEET (5') TO THIRTY FOOT (30') ZONE, TREE CANSOPS 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, STAGS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPEN SLOPES.
- FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:
- | | SLOPE | SPACING |
|-------|-----------|---------------------------------|
| TREES | 0% - 10% | 10'-0" BETWEEN EDGES OF CROWNS |
| | 10% - 20% | 20'-0" BETWEEN EDGES OF CROWNS |
| | 20% - 42% | 30'-0" BETWEEN EDGES OF CROWNS |
| BRUSH | 0% - 20% | 2X THE HEIGHT OF RESIDUAL BRUSH |
| | 20% - 42% | 4X THE HEIGHT OF RESIDUAL BRUSH |

COVERAGE CALCULATIONS

LOT 4 AREA	4.1	80.57' x 611.62 ACRES
N/12 IMPASSIBLE LOT AREA	2.949	58' x 620' ACRES
TOTAL LOT AREA	1.151	58' x 611.62 ACRES

LAND CAPABILITY

CLASSIFICATION	LOT 4	N/12	TOTAL
LOT AREA	4.150	83.67	134.87
ALLOWABLE COVERAGE	48.98 / 1%	26.98 / 1%	75.96 / 1%

VERIFIED EXISTING COVERAGE

RESIDENCE	1,629.58
CONCRETE DRIVE	8.58
CONCRETE DRIVEWAY	679.58
TOTAL EXISTING ON-SITE COVERAGE	1,698.58
TOTAL EXISTING OFF-SITE COVERAGE	1,883.58

ALLOWABLE COVERAGE

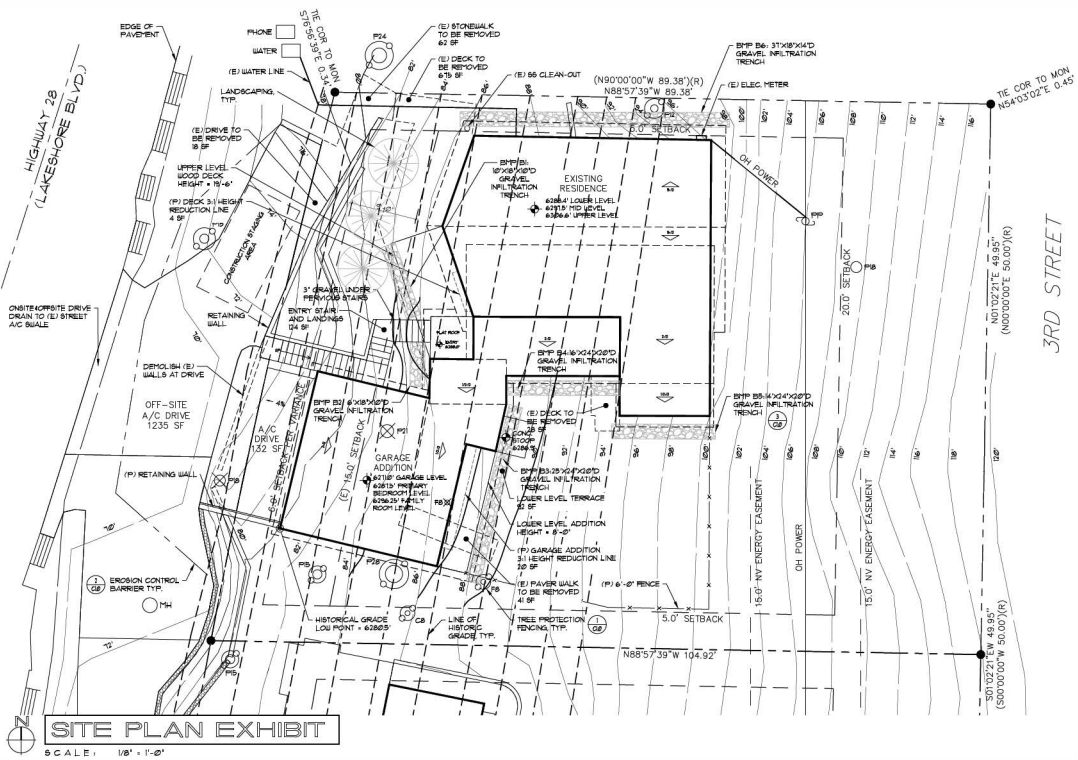
VERIFIED ON-SITE COVERAGE	1,698.58
TRANSFERRED LAND COVERAGE (400 SF MAX)	400.58
PER TRIPLA SECTION 5.5.1.1	1,298.00
TOTAL ALLOWABLE ON-SITE COVERAGE	1,298.00

PROPOSED COVERAGE

RESIDENCE & GARAGE	1,714.58
CONCRETE DRIVEWAY	149.58
ENTRY TERRACE, STAIR & LANDING	141.58
REAR TERRACE	81.58
UPPER LEVEL DECK (WITH 3:1)	4.58
TOTAL PROPOSED ON-SITE COVERAGE	1,998.58
TOTAL PROPOSED OFF-SITE COVERAGE	1,998.58

TREES REMOVED

CUT	180.00
FILL	34.00



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

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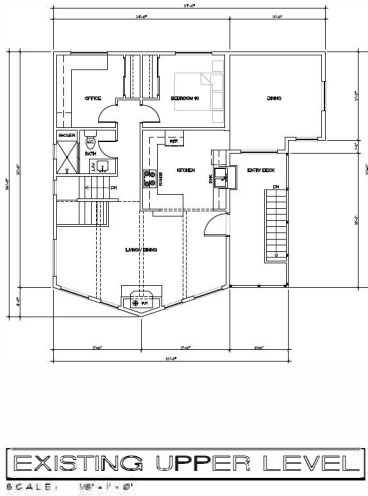
SITE PLAN EXHIBIT

CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
1700 LAKE SHORE BLVD. LAS VEGAS, NEVADA
LOT 4, N/12, 30.00.00

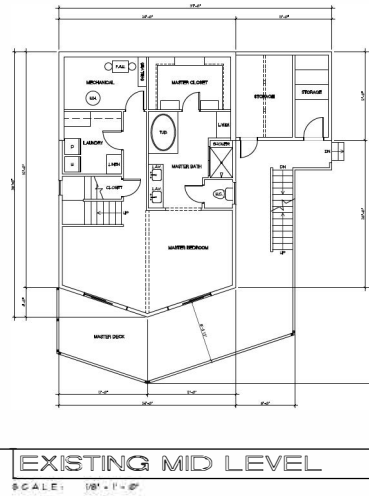
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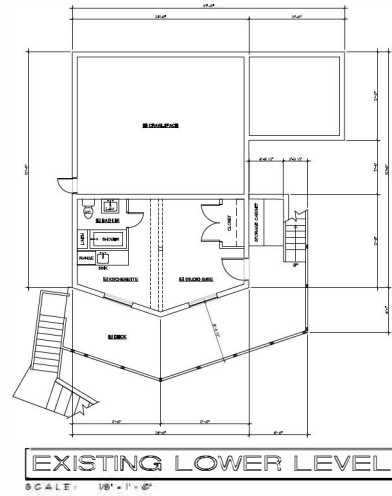
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EXISTING UPPER LEVEL
 SCALE: 1/8" = 1'-0"



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
 1708 LAKESHORE, SAGE ISLAND VILLAGE, NEVADA
 1/29/2024, 10:00 AM

NO.	REVISIONS

FILE: 1708 LAKESHORE

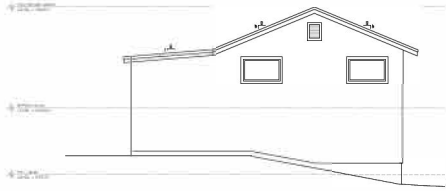
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DRAWN: GFA

SHEET:
E10
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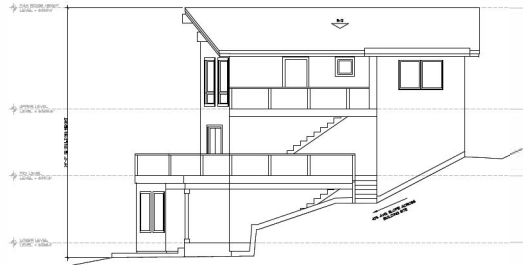
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EXISTING NORTH ELEVATION

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



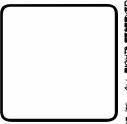
EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



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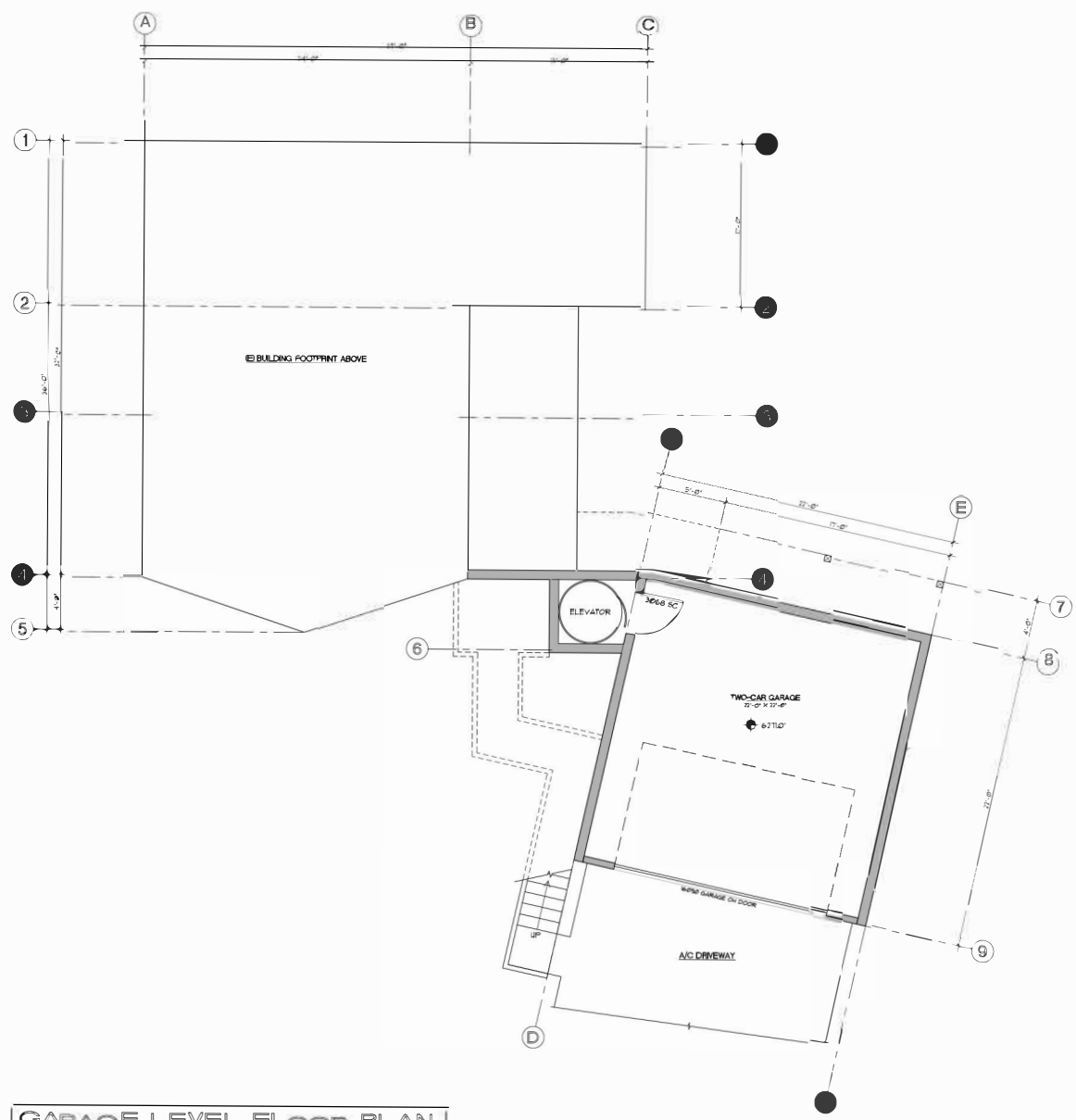
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REVISIONS	
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OF:	11 SHEETS

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DATE:	12/1/2023
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Apr 03, 2024 - 2:29pm
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GARAGE LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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 VOICE: 703 831-8001

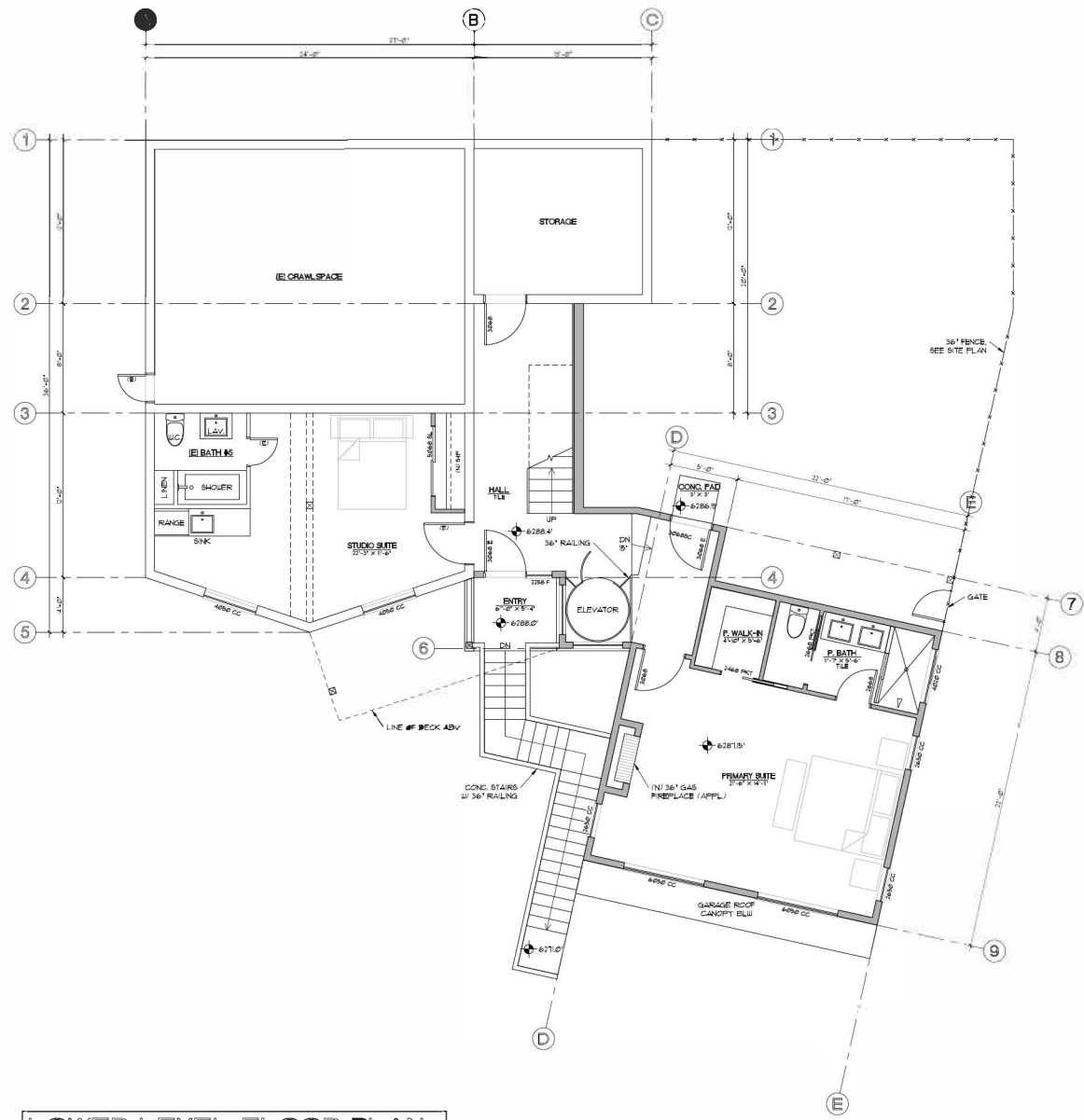
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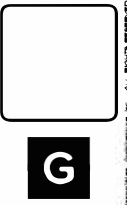
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MATT & TRANG DUNLAP
1708 LAKESHORE BLVD. PO BOX 488, CRYSTAL SAC, NEVADA 89402
 APR. 18, 2023

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



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 VOICE: (775) 891-8801

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TITLE: LOWER LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1708 LAKESHORE BLVD INLAND VILLAGE, NEVADA
 (LVL 1) 3.28.2023

REVISIONS

FILE: 1708 LAKESHORE

DATE: 12/1/2023

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DRAWN: GFA

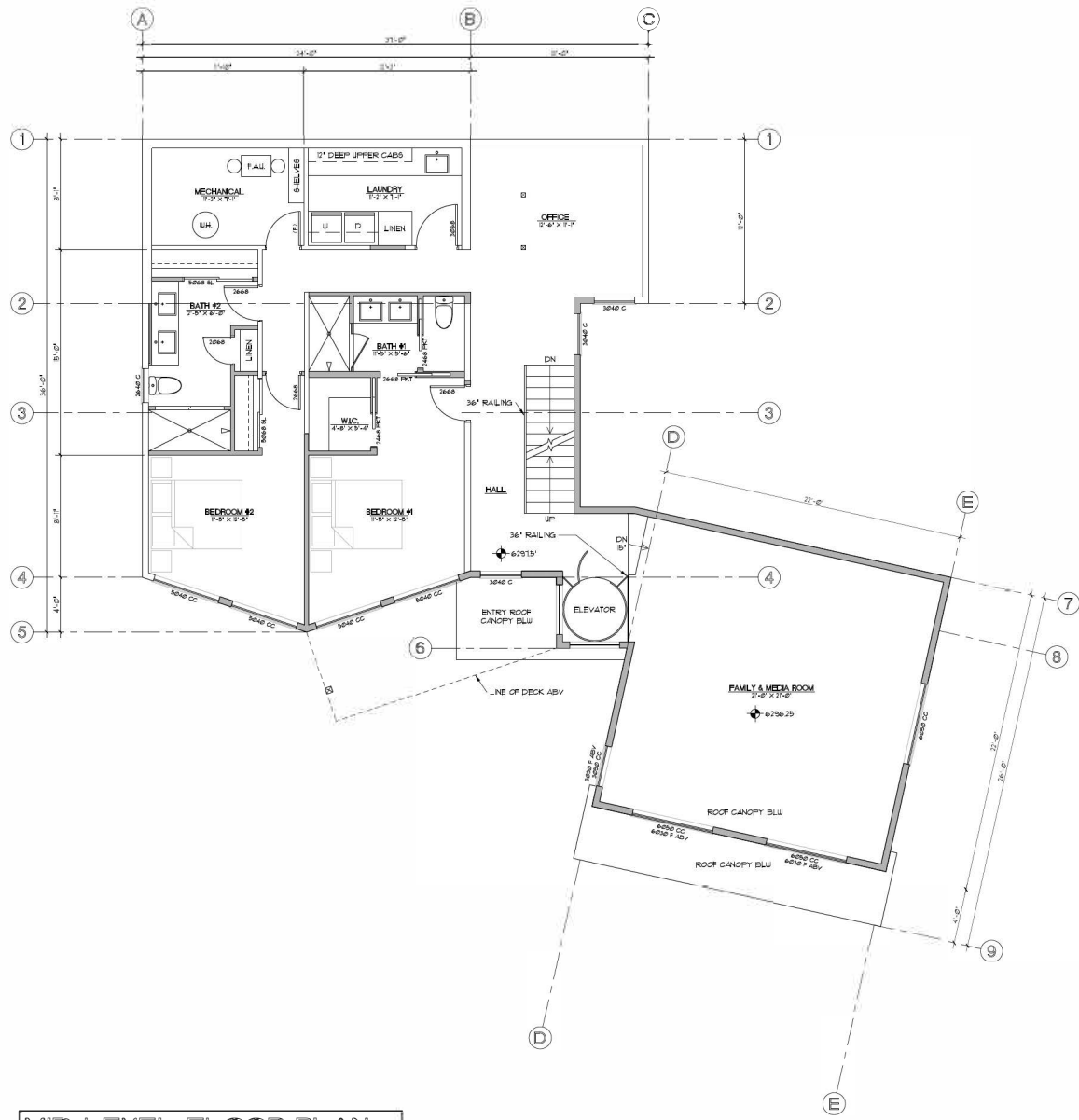
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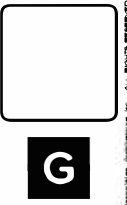
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MID LEVEL FLOOR PLAN
 S.C.A.L.E.: 1/4" = 1'-0"



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 VOICE: (775) 891-8901

GILANFARRARCHITECTURELLC

TITLE: MID LEVEL FLOOR PLAN
 CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
 1708 LAKESHORE BLVD. INLAND VILLAGE, NEVADA
 LOTS 1, 2, 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: 1708 LAKESHORE

DATE: 12/1/2023

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

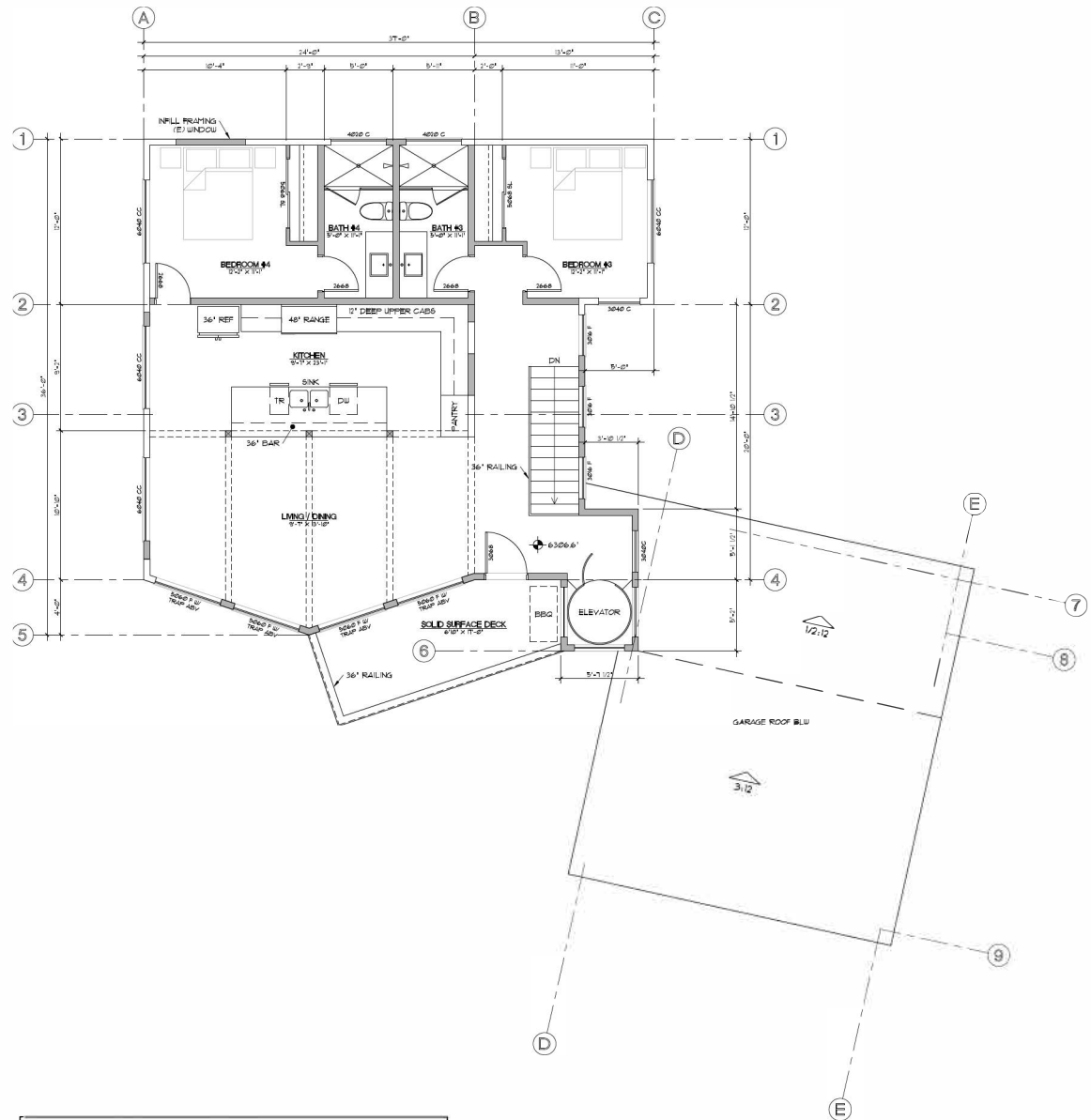
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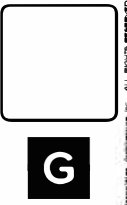
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UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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TITLE: UPPER LEVEL FLOOR PLAN	CUSTOM ADDITION FOR: MATT & TRANG DUNLAP <small>1708 LAKESHORE BLVD. SUITE 100, CRYSTAL BAY, NEVADA (775) 891-8801</small>
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REVISIONS	DATE

FILE: 1708 LAKESHORE

DATE: 2/1/2023

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

DRAWN: GFA

SHEET:
A4.0
 OF 11 SHEETS

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TRPA EXTERIOR NOTES

COLOR THE COLOR OF THIS STRUCTURE INCLUDING ANY FINISHES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS

SUBSIDED COLORS IN THE FAIRWAYS AND WOOD TONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. FINISHES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST WITH THE EXISTING VEGEATION AND FAIRWAYS. FAIRWAY COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OLIVE, AND USHER.

ROOF ROOF SHALL BE COMPOSED OF NON-GLARE EARTHSTONE OR WOOD TONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FAIRWAY WOOD FINISHES SHALL BE USED WHENEVER POSSIBLE. FENCEWOOD FINISHES MAY BE USED, IT SHALL BE COATED WITH BROWN OR BLACK PAINT, INCLUDING FINISH 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 TO AS TO NOT PRODUCE OBTRUSIVE GLEAM AND SHADOWING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE HORIZONTAL IS PROHIBITED.

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



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FILE	EXTERIOR ELEVATIONS
REVISIONS	CUSTOM ADDITION FOR MATT & TRANG DUNLAP 1708 LAKESHORE, WILD HONEY VILLAGE, NEVADA DATE: 03/23/23
FILE	1708 LAKESHORE
DATE	03/16/23
SCALE	1/4" = 1'-0"
DRAWN	OFA
SHEET	A5
OF	11 SHEETS

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



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FILE: EXTERIOR ELEVATIONS CUSTOM ADDITION FOR MATT & TRANG DUNLAP <small>1708 LAKESHORE, SAND HILLS VILLAGE, NV228 (CITY, NV 89423)</small>	
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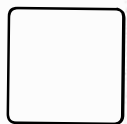
REVISIONS <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>					FILE: 1708 LAKESHORE DATE: 07/10/23 SCALE: 1/4" = 1'-0" DRAWN: OPA SHEET: <div style="font-size: 2em; font-weight: bold; text-align: center;">A5.1</div> OF 11 SHEETS

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EAST ELEVATION

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



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TITLE: EXTERIOR ELEVATIONS

CUSTOM ADDITION FOR
MATT & TRANG DUNLAP
100 LAKEVIEW BLVD. SUITE 100, LAS VEGAS, NV 89123
ART. 110-013

REVISIONS

FILE: 00 LAKEVIEW

DATE: 07/2023

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

DRAWN: OFA

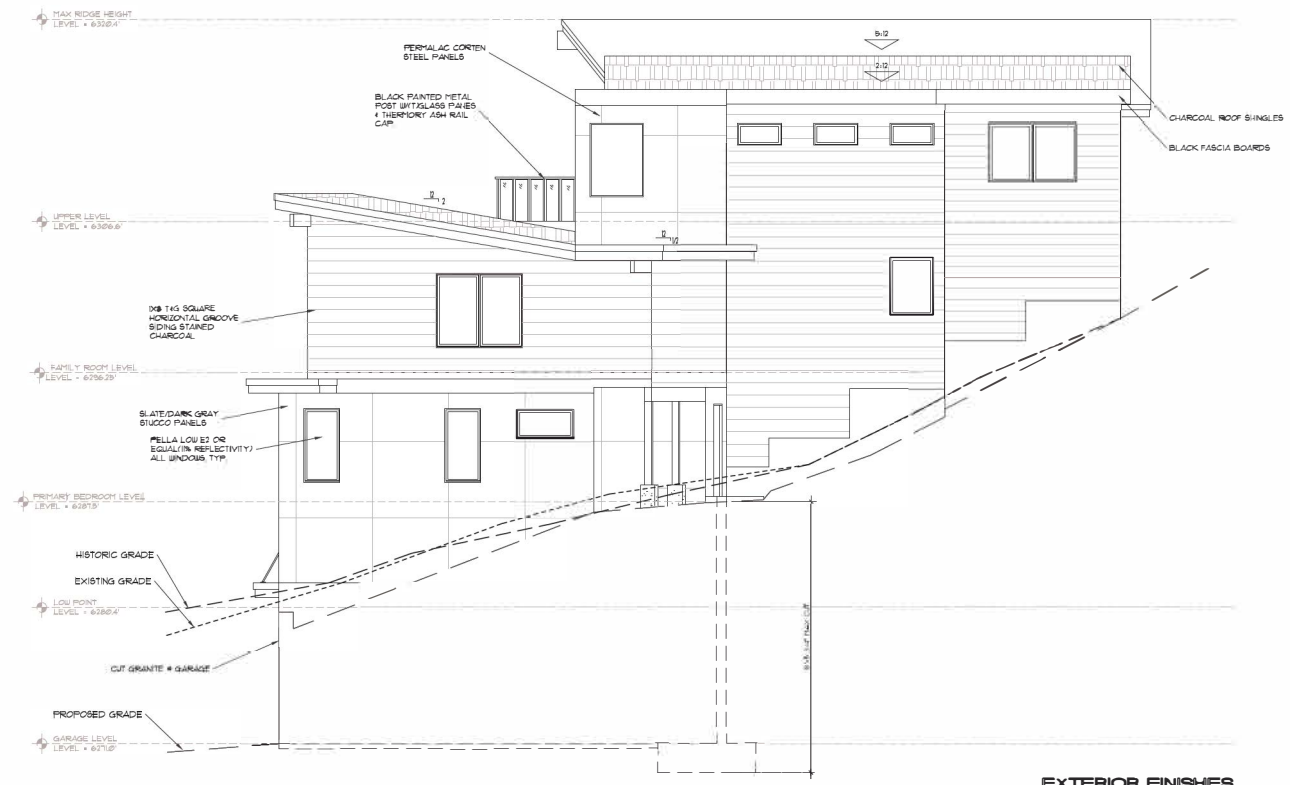
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

-  BLACK PAINTED METAL POST WITH GLASS PANELS 4 THERMOPLY A54 RAIL CAP.
-  WOOD SIDING: HORIZONTAL 1x4 RESIN CEDAR OVER 1/2" PLASTERBOARD OR 1/2" WOOD-STYLE CEILING BOARD PANEL CABOT SEMI-TRANSPARENT STAIN COLOR 'WOODGRAIN' OR SIMILAR MEDIUM-BROWN COLOR.
-  WOOD TRIM: FASCIA 2x6 or 2x4 RESIN CEDAR w/ 2x or 1x SHINGLE MOLD CABOT SEMI-TRANSPARENT STAIN COLOR 'CHARCOAL' OR SIMILAR.
-  STONE: NATURAL, LOCALLY-SOURCED GRANITE MASONRY PER PAGE.
-  STUCCO: SLATE/DARK GRAY CONCRETE STUCCO PANELS.
-  METAL SIDING: PERMALAC CORTEN STEEL PANELS.
-  ROOFING: CHARCOAL ROOF SHINGLES.

G

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TILE: EXTERIOR ELEVATIONS

CUSTOM ADDITION FOR:
MATT & TRANG DUNLAP
1708 LAKESHORE BOULEVARD, VILLAGE VILLAGE, NEVADA
APR. 30, 2024

REVISIONS	DATE	BY	CHECKED

FILE: 1708 LAKESHORE

DATE: 12/1/2023

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

DRAWN: GFA

A5.3
OF 11 SHEETS