

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

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2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

--

3. How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?

--

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

--

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?

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

☐ Yes	☐ No	If yes, please list the HOA name.
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8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

☐ Yes	☐ No	If yes, please attach a copy.
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9. 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?

☐ Yes	☐ No	If yes, please provide information on the secondary unit.
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WHISPER HOMES - ADU

539 DALE DRIVE

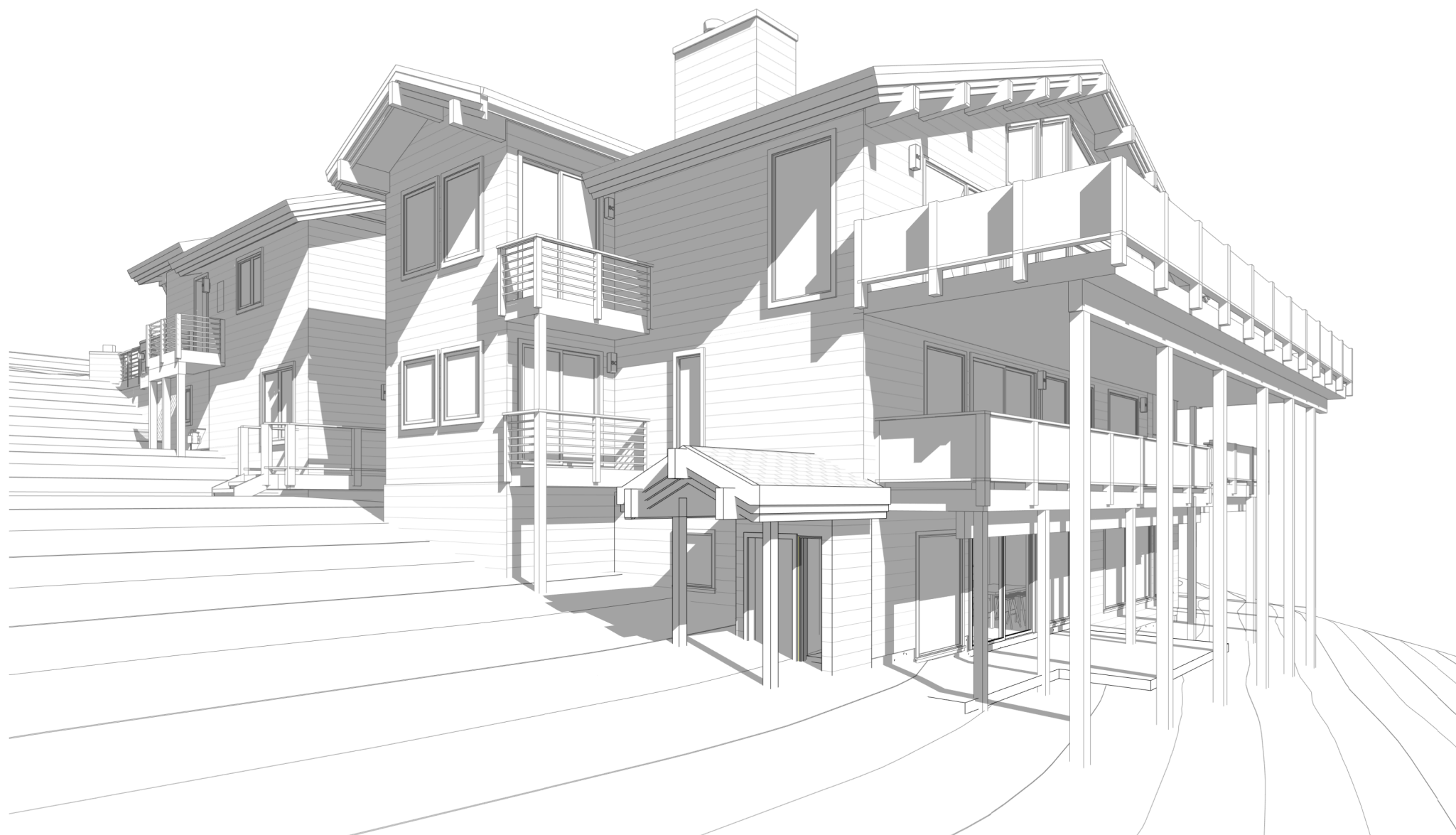
INCLINE VILLAGE

WASHOE COUNTY

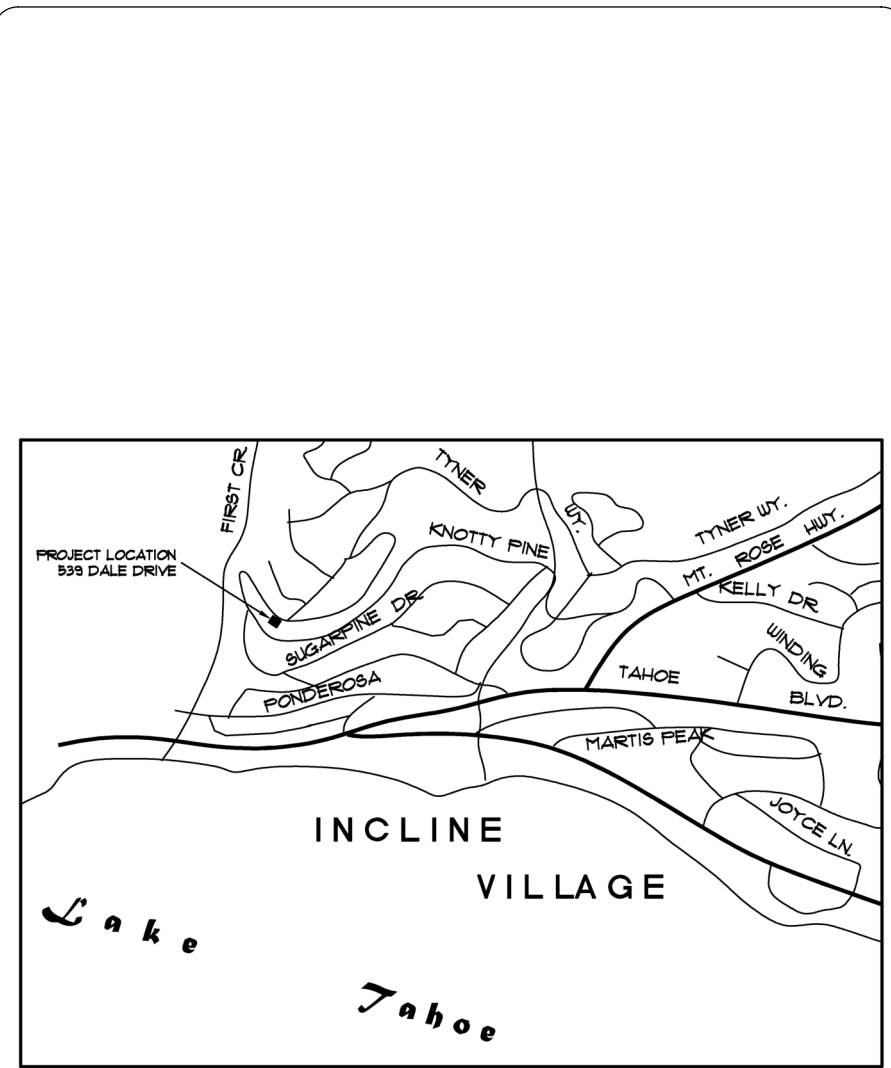
NEVADA

APN: 122-132-15

INTERIOR REMODEL



VICINITY MAP



PROJECT SUMMARY

PROJECT INFORMATION

SCOPE OF WORK: Interior remodel of basement level. The project proposes to design a living area with one bedroom, one bathroom, a laundry room, a kitchenette, and a living room with a paver patio.

APN: 122-132-15

OCCUPANCY: R-3 Single Family Home / Garage

CONSTRUCTION TYPE: Type I

OF UNITS: 1

BUILDING HEIGHT: Existing = 40' - 13/4"

STORES: 2 Stories with walk-out Basement

AREA CALCULATIONS

Existing Residence	Proposed	Total
4,808 S.F.	1,178 S.F.	6,087 S.F.

Lot Area: 0.51 Acres / 22,311 S.F.



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CONTACTS

PROJECT CONTACTS

ARCHITECT: GilanFarr Architecture + Associates
phil@gilanfarrarchitecture.com (775) 831-8001

OWNER/CLIENT: Benjamin Simon
yourfriendben@gmail.com

STRUCTURAL ENGINEER: Jeff Harel, P.E. Structured Engineering, LLC
jeff@structured-engineering.com (775) 831-4815

NOTES

This project is designed under the 2024 Edition of the International Building Code (IBC) of the International Conference of Building Officials. This project is also designed to comply with the 2024 IRC, 2024 IBC, 2024 NEC, 2024 UPC, 2024 IECC, 2024 IEBC, 2024 Northern Nevada Amendments & the 2024 IMC.

Contractor shall verify all dimensions & 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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SHEET INDEX

Sheet Number	Sheet Name	PERMIT SET
A1.01	EXISTING FLOOR PLAN - LEVEL 3	
A1.02	EXISTING EXTERIOR ELEVATIONS	
A1.10 (T)	PROPOSED FLOOR PLAN - LEVEL 3	
A2.00 (T)	PROPOSED EXTERIOR ELEVATIONS	
A2.01 (T)	PROPOSED EXTERIOR ELEVATIONS	
C1.0 (T)	PROPOSED SITE PLAN TRPA	
C1.E	EXISTING SITE PLAN	
T1	TITLE SHEET	

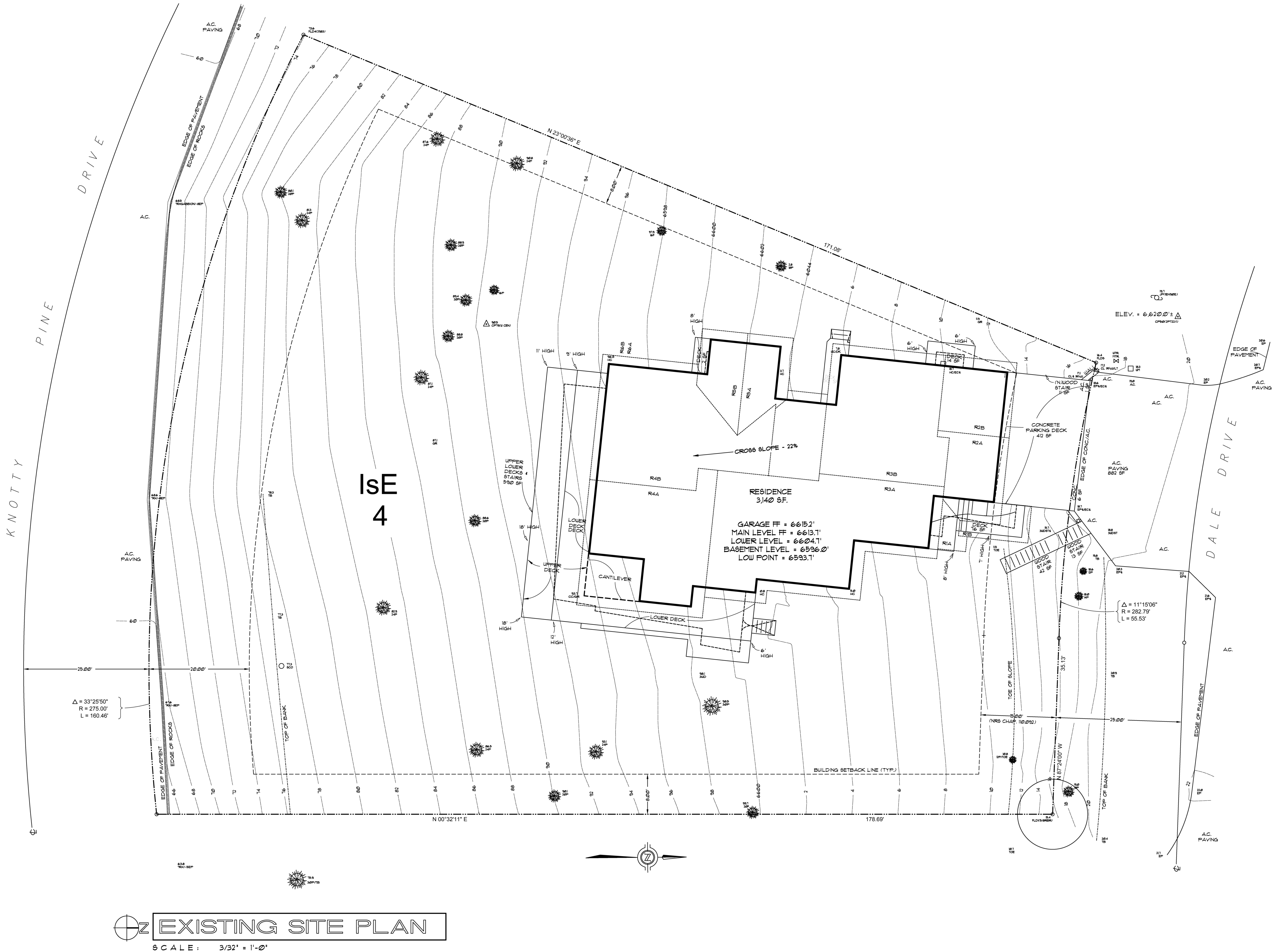
DATE ISSUED:

06-11-26

REVISIONS:

ADDRESS: 539 DALE DRIVE APN: 122-132-15

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COVERAGE CALCULATIONS		
AREA OF LOT LAND CAPABILITY	22,371 SF. / 0.51 ACRES CLASS 1aE4	
ALLOWABLE COVERAGE		
AREA OF LOT ALLOWABLE COVERAGE	CLASS 1aE4	TOTAL
	22,371 SF. 4,475 SF / 20%	22,371 SF. 4,475 SF.
EXISTING COVERAGE (CLASS 1aE4)		
RESIDENCE	3,140 SF.	
DECKS / STAIRS W/ 3:1*	114 SF.	
CONCRETE PARKING/STOOP	412 SF.	
A/C PAVING	1 SF.	
TOTAL	4,327 SF.	
REMAINING COVERAGE	148 SF.	
TOTAL OFFSITE COVERAGE 901 SF.		

G

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EXISTING SITE PLAN

WHISPER HOMES LLC REMODEL

WHISPER HOMES

539 DALE DRIVE

INCLINE VILLAGE, NV 89541

APN: 122-123-15

Issues and Revisions

DATE

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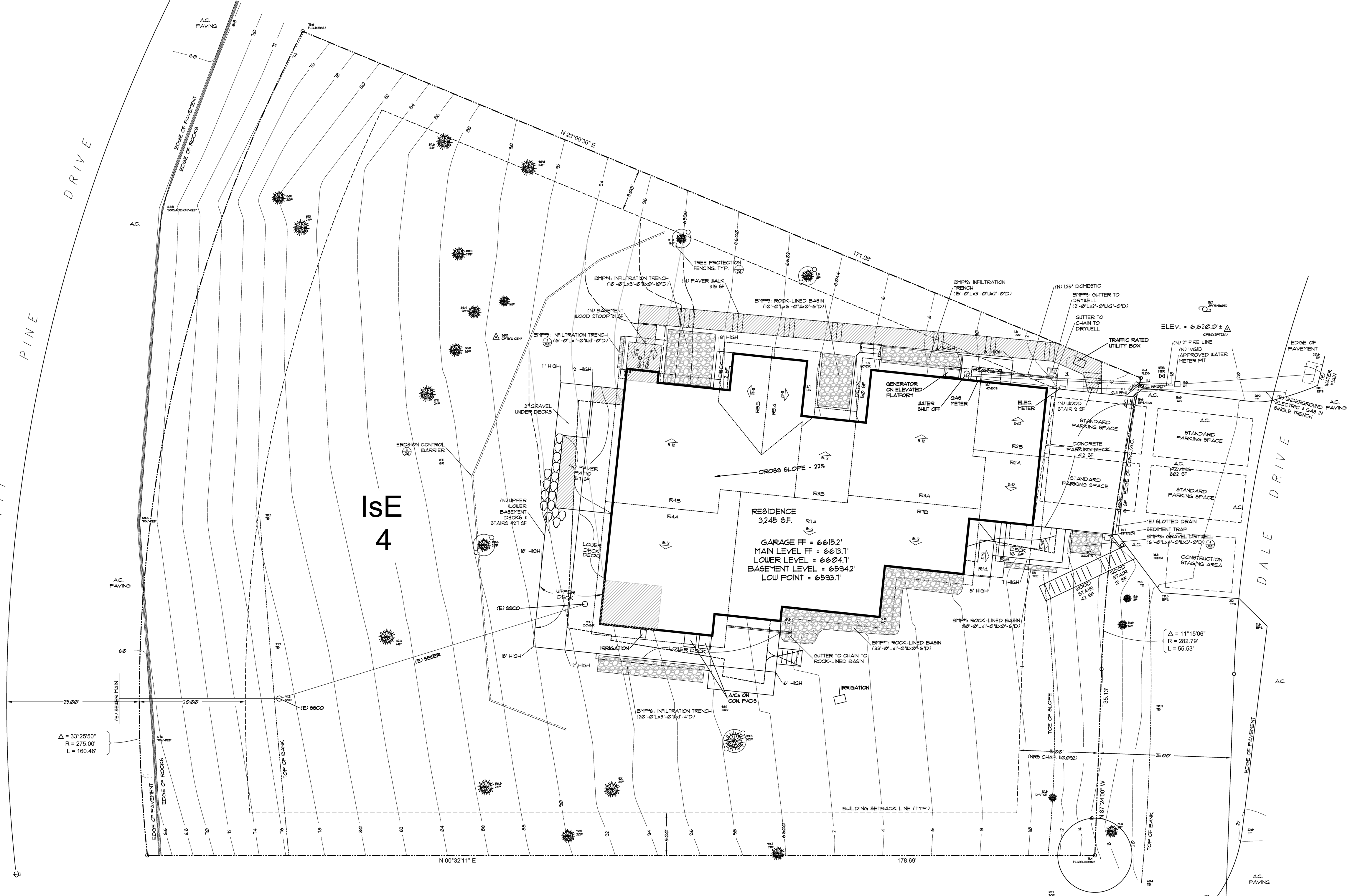
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Author

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C1.E



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

NOTES:

- PROVIDE PROTECTION FENCING AROUND ENTIRE PROJECT AREA WITHIN 12' OF STRUCTURE 4 INTERIOR TREE STANDS.
- TREES IMMEDIATELY LOCATED ADJACENT TO CONSTRUCTION SHALL BE PROTECTED WITH A 2X4 WIRE WRAP FROM BASE OF TREE TO 80' ABOVE GRADE.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES AND BRANCHES PER THE FOREST MANAGEMENT.

ORANGE PLASTIC FENCING OR WIRE MESH FENCING 48"

48" VEGETATION PROTECTION FENCING, SET METAL STAKES WITHIN 12' OF DRIPLINE

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NO.	DESCRIPTION	QTY	UNIT
1	TREE PROTECTION FENCING	NTS	1
2	EROSION CONTROL BARRIER	1/2" x 1'-0"	TRPA001
3	INFILTRATION TRENCH @ DRIPLINE	1/2" x 1'-0"	TRPA002
4	TYPICAL DRYWELL	1/2" x 1'-0"	TRPA006

CONT. WIRE

STAPLE

2X2 WOOD STACKS @ 48" OC

FILTER FABRIC

FINISH GRADE

12'

6'

SEE PLAN

DRIPLINE

EDGE

FINGRADE

3/4" - 1 1/2" DIA DRAIN ROCK

NOTE: INSTALL LEVEL OR W/CATCH DAMS @ 10 FT O.C. AND PROVIDE 18" SQ x 36" DP GRAVEL DRYWELL AT DAMS

24" MIN. TYP

SEE PLAN (36" MIN)

MIRAFI 40 FILTER FABRIC OR EQUAL OVERLAP TOP 6"

FINGRADE

NON-COMB BORDER (METAL OR ROCK)

3/4" - 1 1/2" DRAIN ROCK

PROVIDE SEDIMENT TRAP AT DRYWELLS WHICH INFILTRATE SLOTTED DRAINS, GUTTER DOWNSPOUTS, DRAIN PIPES

COVERAGE CALCULATIONS			
AREA OF LOT	22,311 SF.	0.51 ACRES	
LAND CAPABILITY		CLASS 16E4	
ALLOWABLE COVERAGE			
	CLASS 16E4	TOTAL	
AREA OF LOT	22,311 SF	22,311 SF	
ALLOWABLE COVERAGE	4,415 SF / 20%	4,415 SF	
EXISTING COVERAGE (CLASS 16E4)			
RESIDENCE		3,140 SF.	
DECKS / STAIRS W/ 3:1		114 SF.	
CONCRETE PARKING/STOOP		412 SF.	
A/C PAVING		1 SF.	
TOTAL		4,327 SF.	
REMAINING COVERAGE		148 SF	
TOTAL OFFSITE COVERAGE		901 SF	
PROPOSED COVERAGE			
RESIDENCE	3,245 SF.	0 SF.	3,245 SF.
DECKS / STAIRS W/ 3:1	721 SF.	6581 SF.	63 SF.
CONCRETE PARKING/STOOP	412 SF.	0 SF.	412 SF.
A/C PAVING	1 SF.	0 SF.	1 SF.
PAVER PATH	375 SF.	941 SF.	281 SF.
TOTAL	4,754 SF.	752 SF.	4,002 SF.
REMAINING COVERAGE			413 SF.
TOTAL OFFSITE COVERAGE			901 SF
CUT	12 CY	NUMBER OF TREES FOR REMOVAL	(0)
FILL	0 CY		

SITE NOTES

- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
- TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 06/01/01 BY KENNETH F. BARROW P.L.S., LAND SURVEYOR, 95A200100003.
- ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.
- ALL SLOPES GREATER THAN 2:1 ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
- CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
- CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
- ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
- AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC) IN THE COUNTY RIGHT-OF-WAY.
- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 3% MIN FOR 10' TYPICAL.
- BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
- TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
- EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
- CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
- 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 SHERIFFS OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 303.170.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 1AM TO 7PM, MONDAY THROUGH SATURDAY ONLY. ANY CONSTRUCTION MACHINERY ACTIVITY OR ANY NOISE ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ARE ALSO LIMITED TO THESE HOURS.
- ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE 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.
- NO STAGING OF CONSTRUCTION MATERIALS OR OTHER DISTURBANCE IS ALLOWED WITHIN THE OPEN SPACE EASEMENT.

FIRE NOTES

THIS PROJECT IS DESIGNED AND COMPLEIES WITH THE 2024 LAKE TAHOE NEVADA FIRE CODE (BASED ON THE INTERNATIONAL FIRE CODE, AS LOCALLY AMENDED) & THE LAKE TAHOE NEVADA WILDLAND-URBAN INTERFACE (WUI) CODE, AS LOCALLY AMENDED.

- INSTALL AN NFPA13R FIRE SPRINKLER SYSTEM PER NLTFFD AND 2018 IBC 602.1. FIRE RISER SHALL BE LOCATED IN THE MECH. ROOM ON LOWER LEVEL AT THE RIGHT OF GARAGE DOOR, BETWEEN THE GARAGES AND ENTRY AREA.
- INSTALL NLTFFD APPROVED KNOX BOX ADJACENT TO ENTRY. KNOX BOX LOCATED AT THE RIGHT OF GARAGE DOOR, BETWEEN THE GARAGES AND ENTRY AREA.
- PROVIDE 6' MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
- THIS SITE SPECIFIC DATA INDICATES THE FIRE CATEGORY AS EXTREME WITH CONFORMING WATER, WHICH PLACES THIS PROPERTY IN A WUI IGNITION-RESISTANT CONSTRUCTION TYPE IRI CLASS DEFENDANT ON DEFENSIBLE SPACE DETERMINATION BY THE NLTFFD. CLASS 1 IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 5042 THROUGH 5041.
- DEFERRED SUBMITTALS: ALL DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD AND SHALL BE FOUND IN GENERAL CONFORMANCE WITH THE APPROVED DESIGN. DEFERRED SUBMITTALS REQUIRE SEPARATE PLAN REVIEW AND PERMIT ISSUANCE BY NLTFFD WITH APPLICABLE FEES. SUBMIT DEFERRED SUBMITTALS NO LATER THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION TO AVOID PROJECT DELAYS.
- ALL PROPERTIES SHALL COMPLY WITH DEFENSIBLE SPACE REQUIREMENTS IN ACCORDANCE WITH THE ADOPTED IBCUC AND THE 2024 LAKE TAHOE NEVADA WILDLAND-URBAN INTERFACE (WUI) CODE. DEFENSIBLE SPACE INSPECTIONS MAY BE SCHEDULED AT NLTFFD.ORG/INSPECTIONS.
- WHEN HOT WORK IS CONDUCTED WITHIN A WILDFIRE RISK AREA, A SEPARATE PERMIT IS REQUIRED. HOT WORK INCLUDES CUTTING, SOLDERING, GRINDING, BRAZING, SOLDERING, TORCH-APPLIED ROOFING, THAWING PIPES, THERMAL SPRAYING, AND SIMILAR OPERATIONS. CONTACT NLTFFD AT 775-831-0391 FOR PERMITTING REQUIREMENTS AND APPLICATION.

DEFENSIBLE SPACE NOTES

- ALL DEAD VEGETATION INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
- ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACHIEVE THIS CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
- ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.
- ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
- WITHIN FIVE-FOOT (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-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, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3) IN HEIGHT.

FOR SLOPES GREATER THAN 2:1, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

TREES	SLOPE	SPACING
0 - 20%	10- FEET BETWEEN EDGES OF CROWNS	
20 - 40%	20- FEET BETWEEN EDGES OF CROWNS	
40% ABV	30- FEET BETWEEN EDGES OF CROWNS	

BRUSH	SLOPE	2 TIMES THE HEIGHT OF RESIDUAL BRUSH
0 - 20%	20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH
20 - 40%	40% ABV	6 TIMES THE HEIGHT OF RESIDUAL BRUSH

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PROPOSED SITE PLAN TRPA

WHISPER HOMES LLC REMODEL

WHISPER HOMES

539 DALE DRIVE
INCILNE VILLAGE, NV 89541
APN: 122-123-15

Issues and Revisions

NO.	DESCRIPTION	DATE
1		
2		
3		
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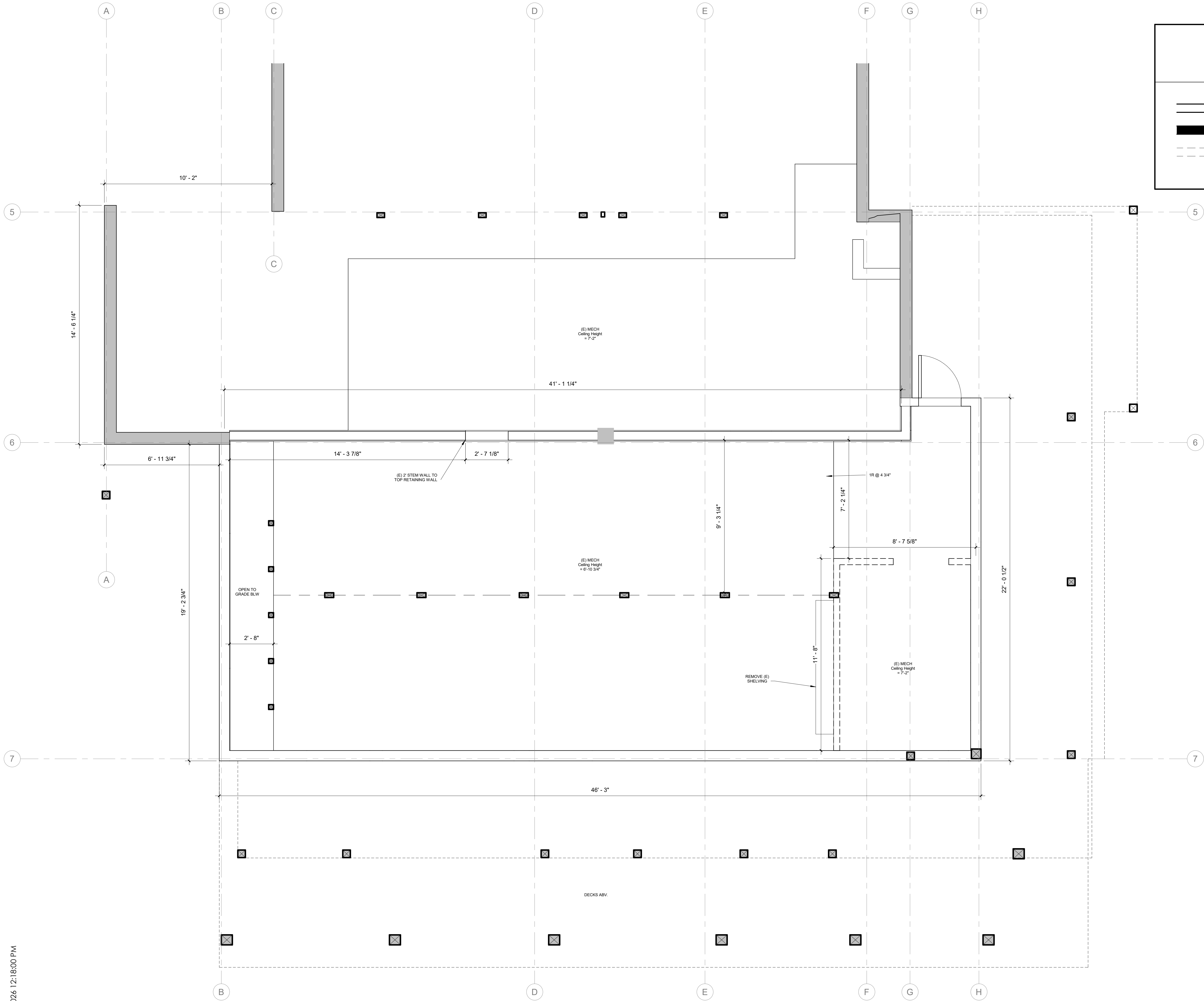
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1 EXISTING BASEMENT LEVEL
3/8" = 1'-0"

LEGEND

- EXISTING
- PROPOSED
- DEMO



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EXISTING FLOOR PLAN - LEVEL 3

WHISPER HOMES LLC REMODEL
WHISPER HOMES

539 DALE DRIVE
INCLINE VILLAGE, NV 89541
APN: 122-123-15

Issues and Revisions

NO.	DATE	DESCRIPTION

DATE 01.01.2026

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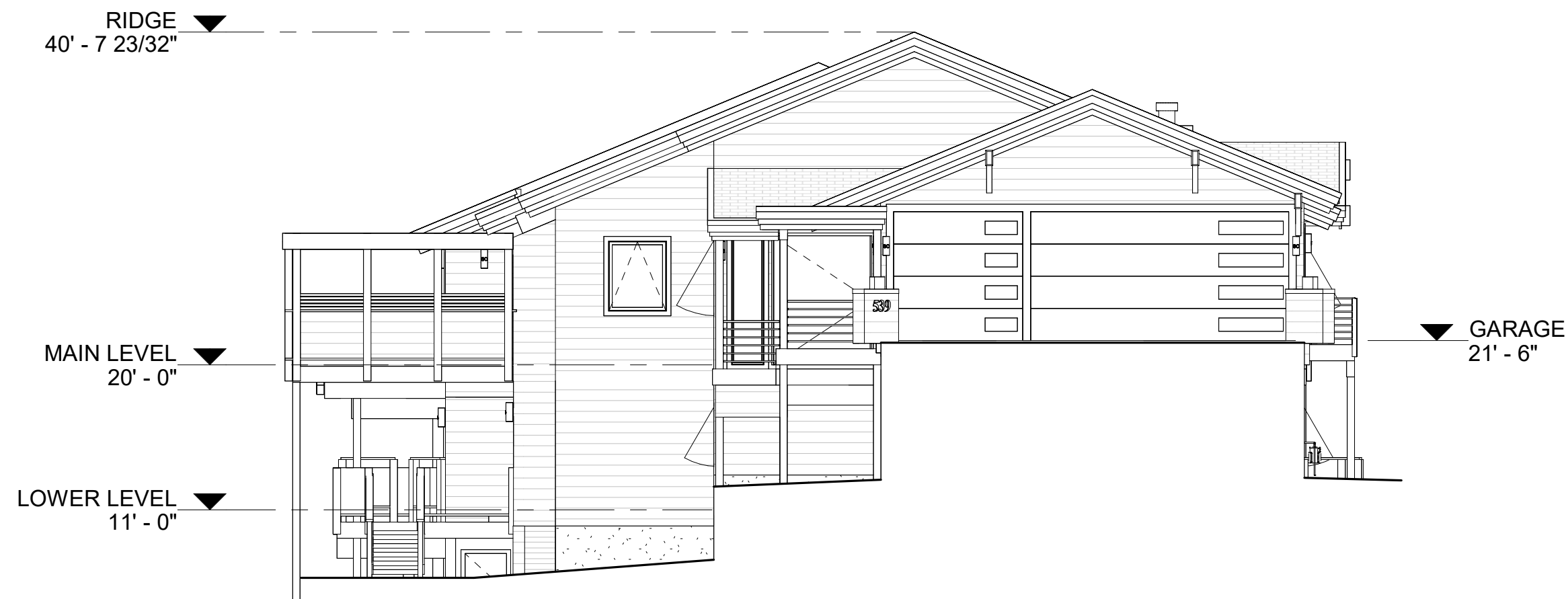
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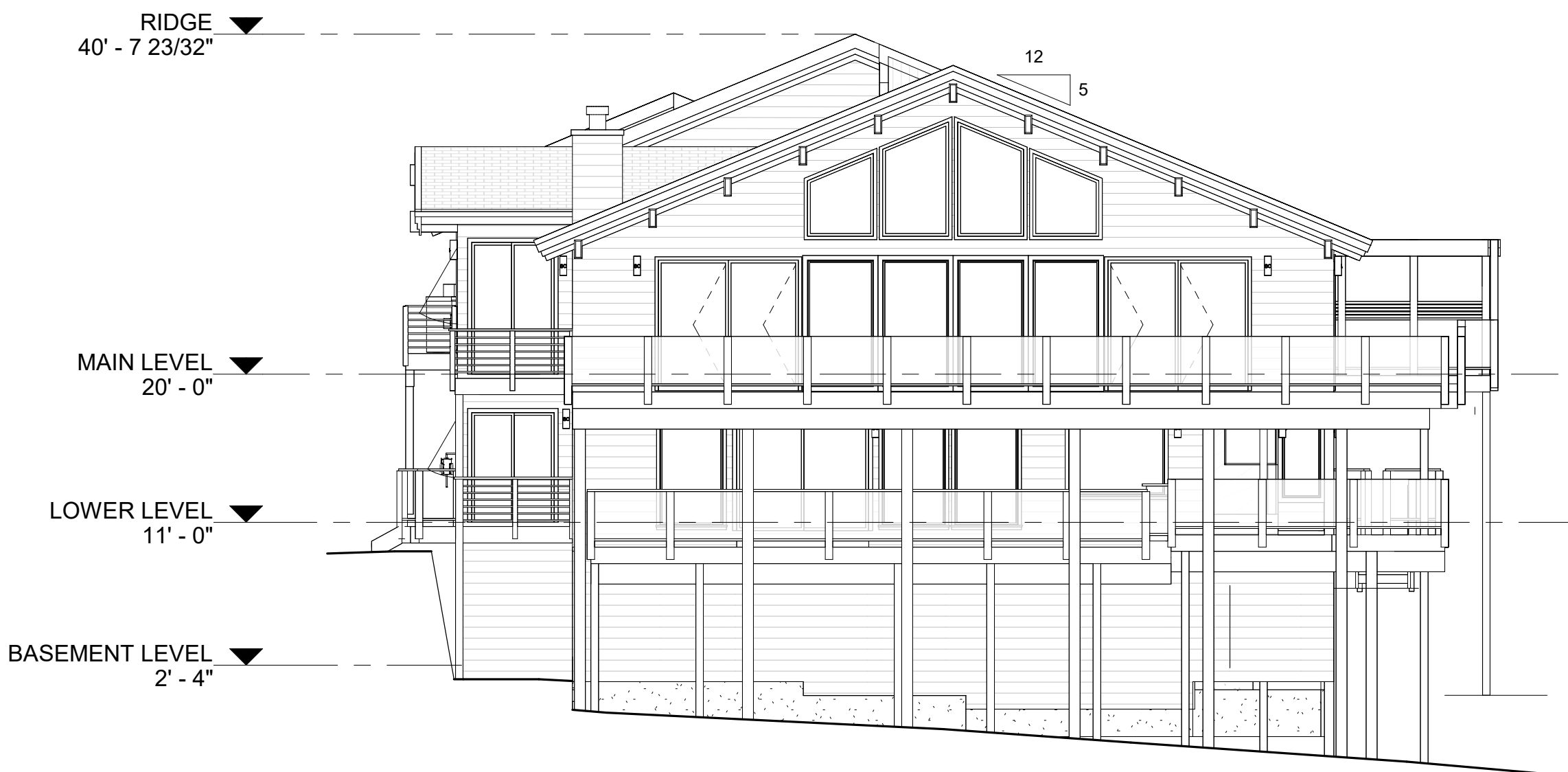
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1 EXISTING NORTH
1/8" = 1'-0"



2 EXISTING WEST
1/8" = 1'-0"



3 EXISTING SOUTH
1/8" = 1'-0"



4 EXISTING EAST
1/8" = 1'-0"



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EXISTING EXTERIOR ELEVATIONS

WHISPER HOMES LLC REMODEL

WHISPER HOMES

539 DALE DRIVE
INCLINE VILLAGE, NV 89541
APN: 122-123-15

Issues and Revisions

NO.	DATE	DESCRIPTION

DATE 01.01.2026

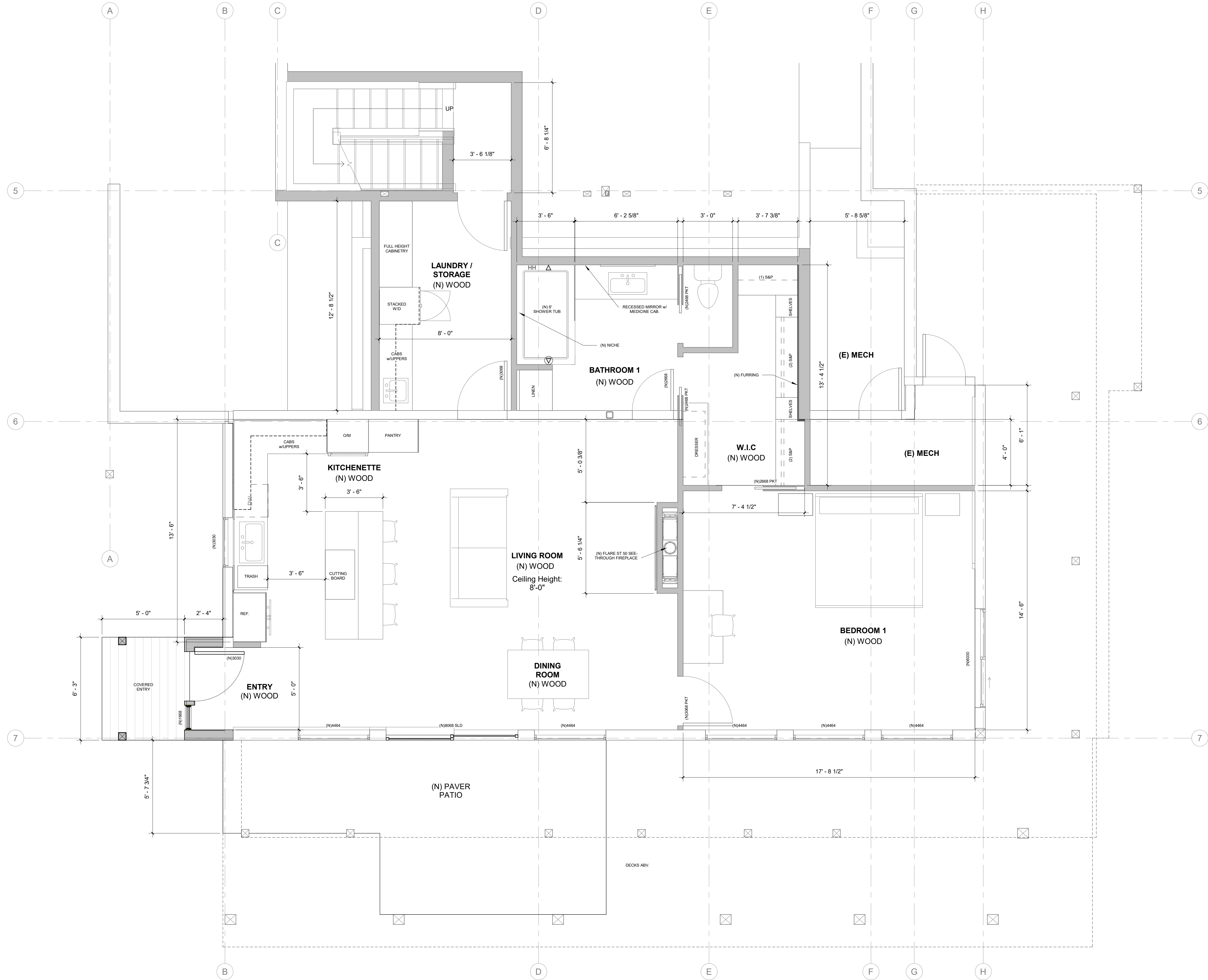
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A1.02

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PROPOSED FLOOR PLAN - LEVEL 3

WHISPER HOMES LLC REMODEL

WHISPER HOMES

539 DALE DRIVE

INCLINE VILLAGE, NV 89541

APN: 122-123-15

Issues and Revisions

NO.	DATE	DESCRIPTION

DATE 01.01.2026

SCALE 3/8" = 1'-0"

DRAWN: Author

SHEET:

A1.10 (T)

RIDGE
40' - 7 23/32"

MAIN LEVEL
20' - 0"

LOWER LEVEL
11' - 0"

① NORTH (T)
1/4" = 1'-0"

RIDGE
40' - 7 23/32"

MAIN LEVEL
20' - 0"

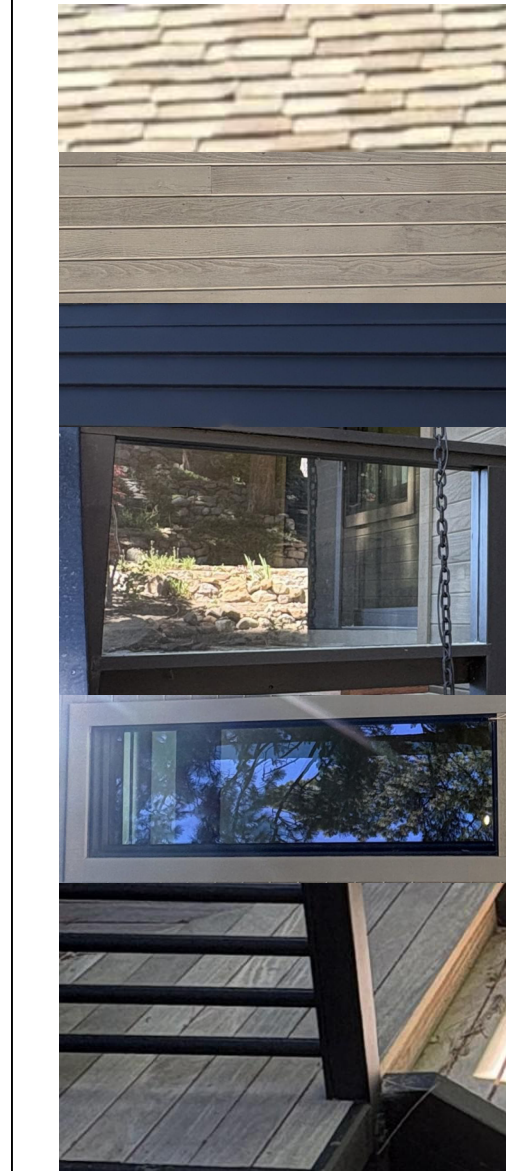
LOWER LEVEL
11' - 0"

PROPOSED ADU LEVEL
0' - 6"

(N) 6" WOOD DECK

TRPA NOTE: MAXIMUM
CUT = 5'-0"
NO NEW FOUNDATION
OR FOOTINGS

EXTERIOR FINISHES / NOTES:



ROOF: EXISTING ASPHALT SHINGLE (COLOR: MATCH EXISTING).

SIDING: EXISTING 1/8" HORIZONTAL T&G. MATCH STAIN AND COLOR OF EXISTING

FASCIA: EXISTING 2x12 (COLOR: MATCH EXISTING)

RAILINGS: EXISTING RAILINGS; BLACK POSTS AND CAP WITH GLASS PANELS

WINDOWS: TEMPERED GLASS, DUAL GLAZE, LOW E2 IN MT CLAD/VINYL FRAMES (MATCH EXISTING TRIM & COLOR).

DECKING: WUI APPROVED SOLID SURFACE DECKING (FINISH & COLOR: PER OWNER)

TRPA EXTERIOR NOTES:

COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FENCES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NONE-GLARE EARTHTONE OR WOODTONE 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 GLARE ONTO ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE HORIZONTAL IS PROHIBITED.

THE REFLECTIVITY SHALL NOT EXCEED 1% ON ALL UNSCREENED GLASS OR GLASS-LIKE WINDOWS, RAILINGS, AND OTHER BUILDING FEATURES THAT DIRECTLY REFLECT SUNLIGHT GLARE ONTO LAKE TAHOE. (REF. TRPA CODE, SECTION 66.1.6)

PROPOSED EXTERIOR ELEVATIONS

WHISPER HOMES LLC REMODEL

WHISPER HOMES

539 DALE DRIVE
INCLINE VILLAGE, NV 89541

APN: 122-123-15

Issues and Revisions

NO.	DESCRIPTION	DATE

DATE
01.01.2026

SCALE
As Indicated

DRAWN:
Author

SHEET:

A2.00 (T)

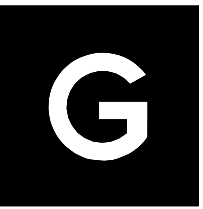


③ SOUTH (T)
1/4" = 1'-0"



④ EAST (T)
3/16" = 1'-0"

7/1/2026 12:18:06 PM
(E) BUILDING HEIGHT 40'-7 3/4"
(NO CHANGE)



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