Community Services Department Planning and Building DETATCHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW APPLICATION



Community Services Department Planning and Building 1001 E. Ninth St., Bldg. A Reno, NV 89512-2845

Telephone: 775.328.6100

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: Henry Proposed Accessory Structure										
Project Accessory Build Description:										
Project Address: 5520 Paris	s Avenue Reno, Neva	da 89460	· · · · · · · · · · · · · · · · · · ·							
Project Area (acres or square fee										
Project Location (with point of re Paris Avenue and Chartreuse		s streets AND area locator):								
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:							
150-482-01	1.93									
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applicat	ion:							
	ormation (attach	additional sheets if necess	ary)							
Property Owner:		Professional Consultant:								
Name: April and Matthew Hen	ry, Henry Trust	Name: Steven Greer								
Address: 5520 Paris Avenue		Address: 130 Grosh Avenue								
	Zip: 89460	Dayton, Nevada Zip: 89403								
051-254-2255	Fax:		Fax:							
Email: aokhenry@outlook.com		Email: srgreernv@gmail.com								
	Other:	Cell: Other:								
Contact Person: Christopher I	Bacon	Contact Person: Steven Gree	r							
Applicant/Developer:		Other Persons to be Contacted:								
Name: PHC Builders		Name:								
Address: PO Box 3008		Address:								
	Zip: 89702		Zip:							
	ax: 775-884-2507	Phone:	Fax:							
Email: chris@phcbuilders.com		Email:								
	Other:	Cell:	Other:							
Contact Person: Christopher E	Bacon	Contact Person:								
	For Office	Use Only								
	nitial:	Planning Area:								
County Commission District:	SHESSELVE VICTOR	Master Plan Designation(s):								
CAB(s):		Regulatory Zoning(s):								

Property Owner Affidavit

Applicant Name: Matthec	V HENRY
The receipt of this application at the time of submittal	door not guerantee the second of
requirements of the Washoe County Developmen applicable area plan, the applicable regulatory zoning be processed.	I Code the Washoo County Mostor Die 4
STATE OF NEVADA)	
COUNTY OF WASHOE)	
1, Matthew Henry	\checkmark
(please pri	nt\name)
being duly sworn, depose and say that I am the or application as listed below and that the foregoing s information herewith submitted are in all respects com and belief. I understand that no assurance or guar Building.	statements and answers herein contained and the nplete, true, and correct to the best of my knowledge rantee can be given by members of Planning and
(A separate Affidavit must be provided by each	ch property owner named in the title report.)
Assessor Parcel Number(s): 150 - 487 -	-0)
Pri	nted Name Mathern Henry
	Signed Deard Han
State of Nevada	Address 5520 PAVYS NE
County of Washoc	RENO W/V. 8954
Subscribed and sworn to before me this 5th day of March 2019.	
D (4) (1) (2017.	(Notary Stamp)
Drenda Buen Lawon	BRENDA BRIEN - ARSON Notary Public - State of Nevada
Notary Public in and for said county and state	County of Washoe APPT, NO. 16-3659-2
My commission expires: Sept 19, 2020	My App. Expires Sept. 19, 2020
*Owner refers to the following: (Please mark appropria	ite box.)
Owner Owner	
☐ Corporate Officer/Partner (Provide copy of reco	
☐ Power of Attorney (Provide copy of Power of At	
Owner Agent (Provide notarized letter from pro	perty owner giving legal authority to agent.)
Property Agent (Provide copy of record docume	
 Letter from Government Agency with Stewards 	hip

Property Owner Affidavit

Applicant Name: April Henry
The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.
STATE OF NEVADA)
COUNTY OF WASHOE)
I, (please print name)
being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.
(A separate Affidavit must be provided by each property owner named in the title report.)
Assessor Parcel Number(s): 150 482 01
Printed Name Signed Address PARIS MA
State of Nevada County of Washoe feno N 89511
Subscribed and sworn to before me this day of March , 2019 . (Notary Stamp)
Notary Public in and for said county and state My commission expires: Sept 19, 2020 BRENDA BRIEN-LARSON Notary Public - State of Nevada County of Washoe APPT. NO. 16-3659-2
My App. Expires Sept. 19, 2020,
*Owner refers to the following: (Please mark appropriate box.)
Mark Owner
□ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
□ Letter from Government Agency with Stewardship

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 o garage)?
	3,441 Sq Ft
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.
	1,040 Sq Ft
3.	How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?
	New Structure will utilize same ext finishes and colors as Existing as well as incorporate Same Arch Features
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?
	(3) Existing Enclosed Spaces, (4) New spaces proposed. Aprx 750Sf of addnl Driveway Proposed
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?
	The (N) Structure is situated such that the lighting will light (E) lighted area and faces (E) structure, not neighbors.
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. Estates at Mount Rose
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.
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.

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

	Main Dwelling	Accessory Dwelling		
Sewer Service	Washoe County	Washoe County		
Electrical Service	NV Energy	NV Energy		
Solid Waste Disposal Service	Waste Management	Waste Management		
Water Service	TMWA	TMWA		



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Monte Vista at Mt. Rose Homeowners Association

Email: mvmservice@associasn.com

ARCHITECTURAL SUBMITTAL- APPROVED

November 6, 2018

Matthew D & April O Henry 5520 Paris Avenue Reno, NV 89511

RE: Architectural Plan Submittal, 5520 Paris Avenue, Account# 00182-8362

Dear Homeowner:

The Architectural Review Committee has reviewed your architectural request and has decided as follows:

Architectural Submittal - Approved*
Your Architectural application was approved as submitted. Thank you.

One set of approved plans is retained by the Association. <u>Due to limited storage space we ask that the owner pick up all other plans and material samples within 14 days</u>. Plans and/or material samples that are not picked up by the aforementioned date will be purged and destroyed.

Thank you for your participation in the design review process. Should you have any questions, please contact Associa Sierra North via email at mvmservice@associasn.com or by phone at (775) 626-7333 for assistance. Thank you in advance for your cooperation and continued support of the Association's governing documents.

Note: All architectural approvals/denials of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. It is the responsibility of the property owner to obtain any necessary permits. The Architectural Review Committee/board shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approval from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, Neither the Architectural Committee nor the Board assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. There shall be no interference with the established drainage pattern over any Lot, or Limited Common Elements so as to affect any other portion of the Project unless an adequate alternative provision, previously approved in writing by the Design Review Committee, is made for proper drainage. For the purpose hereof, "established" drainage is defined as the drainage which exists at the time the Lot, or Limited Common Elements, as the case may be is conveyed to an owner or Sub-Association by Declarant or a Participating Builder or later grading changes which are shown an plans approved by the Design Review Committee, which may include drainage from the common elements over any Lot, or Limited Common Elements in the project.

All materials are to be maintained on the owners lot. Storing materials on the streets or common areas is prohibited.

Sincerely,

Monte Vista at Mt. Rose Homeowners Association Board of Directors

Washoe County Treasurer P.O. Box 30039, Reno, NV 89520-3039 ph: (775) 328-2510 fax: (775) 328-2500 Email: tax@washoecounty us

Washoe County Treasurer Tammi Davis

Bill Detail

PHASE 3A

Back to Account Det	cail Change of Address	Print this Page
Washoe County Parcel Inform	nation	
Parcel ID	Status	Last Update
15048201	Active	3/6/2019 2:06:36 AM
Current Owner: HENRY LIVING TRUST 5520 PARIS AVE RENO, NV 89511	SITUS: 5520 PARIS WCTY NV	AVE
Taxing District 4000	Geo CD:	
	Legal Description	
Township 18 Section 35 Lot 314 E	Block Range 19 SubdivisionName	ESTATES AT MT ROSE

Installments											
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due					
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00					
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00					
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00					
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00					
		Total Due:	\$0.00	\$0.00	\$0.00	\$0.00					

Tax Detail			
	Gross Tax	Credit	Net Tax
Remediation	\$11.80	\$0.00	\$11.80
State of Nevada	\$444.49	(\$12.85)	\$431.64
Truckee Meadows Fire Dist	\$1,411.92	(\$40.82)	\$1,371.10
Washoe County	\$3,638.83	(\$105.20)	\$3,533.63
Washoe County Sc	\$2,976.80	(\$86.05)	\$2,890.75
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$8,483.87	(\$244.92)	\$8,238.95

Payment History									
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid					
2018	2018153849	B18.229220	\$2,056.78	3/4/2019					
2018	2018153849	B18.170253	\$2,056.78	12/31/2018					
2018	2018153849	B18.83158	\$2,056.78	8/30/2018					
2018	2018153849	B18.51109	\$2,068.61	8/20/2018					

Pay By Check

Please make checks payable to: WASHOE COUNTY TREASURER

Mailing Address:

P.O. Box 30039 Reno, NV 89520-3039

Overnight Address: 1001 E. Ninth St., Ste D140 Reno, NV 89512-2845

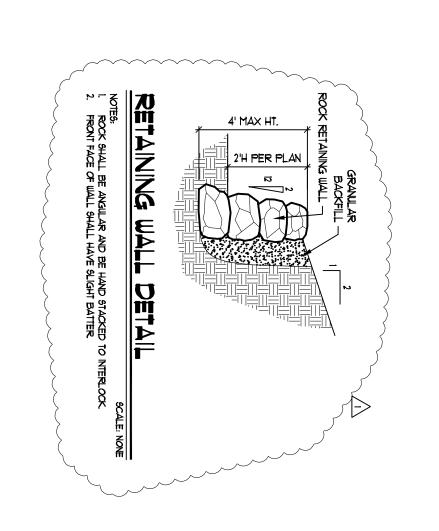
Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online click here

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to: Washoe County Treasurer P O Box 30039 Reno, NV 89520-3039



I. THERE IS NO CHANGE TO THE EXISTING CONTOURS PROPOSED WITH THIS PROJECT. THE BUILDING SITE IS ON A FLAT AREA OF THAT SLOPES LESS THAN 2 FEET ACROSS THE DISTURBED AREA 2. NO EXCAVATION CUTS ARE PROPOSED AS PART OF THIS PROJECT. THE PROPOSED SLAB FOUNDATION WILL BE TRENCHED AS REQUIRED TO ACCOMMODATE THE MIN FROST DEPTH AT THE FOOTINGS SUPPORTING BEARING WALLS. GRADING NOTES APPROXIMATELY IS CUBIC YARDS OF EXCESS MATERIAL WILL BE GENERATED BY FOOTING EXCAVATION. ALL EXCESS MATERIAL WILL BE HAULED OFF-SITE TO 5395 MOUNTAIN CREEK CT, WASHOE COUNTY. APPROXIMATELY FIVE CUBIC YARDS WILL BE RETURNED TO COMPLETE THE FINISH GRADING PROCESS, THE REMAINING EXCESS WILL BE FILTERED AND RE-USED AT ANOTHER PROJECT BY OTHERS.

VENT LOCATIONS: ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFTS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS, GABLE BND AND DORWER VENTS SHELL BE LOCATED AT LEAST IO REIT ROM LOT LINES, UNDERFLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE TO GRADE AS PRACTICAL.

ROOFS: CLASS B ROCHNG, EAVE BUDS FIRE STOPPED, 26 GA VALLEY FLASHING EAVES: BNCLOSED UITH IGNITION RESISTANT (IR.) NON-COMBUSTIBLE MATERIAL (% MN.) NO EXPOSED TAILS UNLESS HEAVY TIMBER FASCIA: IR MATERIAL, I-HOUR FIRE RESISTIVE CONSTRUCTION (FRC.), 2' NOMINAL-DIMENSION LUMBER FACTOR WALLS: APPROVED I-HOUR FIRE RESISTIVE CONSTRUCTION (FRC.), 2' NOMINAL-DIMENSION EXTERIOR WALLS: APPROVED I-HOUR FIRE RESISTIVE CONSTRUCTION (FRC.), 2' NOMINAL-DIMENSION TREATED WALLS: APPROVED I-HOUR FRC. ON EXTERIOR SIDE, APPROVED NON-COMBUSTIBLE ON EXTERIOR SIDE, APPROVED HON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (19½' MIN.), MIN 20 MIN RATING
MAN DOORS: APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE (19½' MIN.), MIN 20 MINUTE RATING
GUITTERS AND DOUNSPOUTS: NON-COMBUSTIBLE MATERIALS, PREVENT ACCUMILATION OF LEAVES AND DEBRIS

ILIDLAND-URBAN FIRE REQUIREMENT NOTES (ENCLOSED ROOF EAVES 4 SOFFITS)

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED- IN ROOF EAVE SCHITI WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS SHALL BE PROTICINED BY ONE OF THE ROLLOWING:

a. IGNITION-RESISTANT MATERIAL
b. NCANCOMBUSTIBLE MATERIAL
c. ONE LAYTER OF 5/81 TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK DESIGNED FOR EXTERIOR EXPOSURE
c. EXTERIOR EXPOSURE
c. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SHY STANDARD 12-TA-3

EXCEPTIONS:
1. GABLE BND OMER-MAKS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER BND OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTUARAL TRIM BOARDS

a. IGNITION-RESISTANT MATERIAL
b. NONCOMBUSTIBLE MATERIAL
b. NONCOMBUSTIBLE MATERIAL
c. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COMENIA ON THE INDERSIDE EMITERIOR OF THE ROOF DECK
d. THE EXTERIOR PORTION OF A HAUDE RIBER RESISTIVE EXTERIOR WALL
ASSEMBLY APPLIED TO THE INDERSIDE OF THE RAFTER TAILS OR SOFFIT.
assembly applied to the inderside of the Rafter Tails or soffit.
assembly applied to the inderside of the Rafter Tails or soffit.
THEET THE PERFORMANCE CRITERIA IN SHY STANDARD 12-1A-3
EXCEPTIONS:
1. ARCHITECTURAL TRIM BOARDS ON EXTERIOR PORCHES AND PATIO COVER
2. HEAVY TIMBER STRUCTURAL COLUMNS AND BEATS ON UNDER-FLOOR
PROTECTION, INDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS. WILDLAND-URBAN FIRE REQUIREMENT NOTES (EXTERIOR PORCH CEILINGS).

THE EXPOSED UNDERSIDE OF ANY UNDER-FLOOR, EXTERIOR PORCH CEILING, PATIO CEILING, APPENDAGE AND FLOOR PROJECTION SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS:

N09°05'08" E - 266.37' MAX 2'H ROCK
RETANING WALL,
SEE DTIL THIS PAGE 674' SLOPE AU FOR IO 1.W. 6.10. 164-31 EXISTING SWALE TO BE RE-ROUTED 10004 問日 666' D EXISTING IN-GROUND POOL 4 HUYNYU UNITOIXH \mathbb{Z} RESIDENCE Fr. 66417 (E) Ш 345 PHONE & CATY 152,-51 82°41'54" \m 188 - , zi+8z - : = 190,8i.LØ N

=20'-0

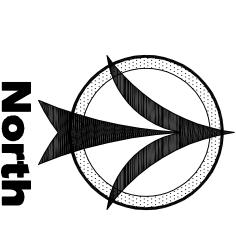
CONTRACTOR AS PROJECT DESIGNER STATEMENT:

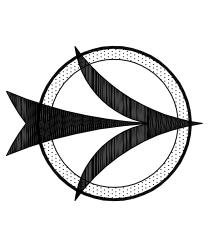
THESE PLANS ARE PROVIDED AND SUBMITTED BY PHC BUILDERS AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.330 FOR WORK UNDER THE CONTRACTOR'S LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

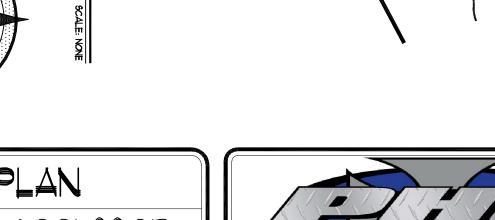
AM RESPONSIBLE FOR THE DESIGNS, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL DESIGN PERFORMED BY THE ENGINEER WHOSE MET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.

Z









LA BRIANA AVE



868 RIDGEFIELD DRIVE CARSON CITY, NY 89706 NY Lic Nbr: 0064079 B2 - RES & SML COMM Exp Date: 06/30/2019 Monetary Lim: \$970,000 Ph Nbr: (775)400-7445

2012 INTERNATIONAL BUILDING CODE (IBC)
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
2012 INIFORM PLIMBING CODE (IPC)
2012 INIFORM MECHANICAL CODE (IPC)
2013 INTERNATIONAL ELECTRICAL CODE (IFC)
2013 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2012 INTERNATIONAL FIRE CODE (IFC)
FLOOD ZONE:
FIRE RISK RATING:
FIRE CODE (IPC)

2012 INTERNATIONAL RESIDENTIAL (RR)
FIRE RISK RATIONAL RESIDENTIAL (RR)
SEISMIC ZONE:
FIRE RISK RATING:
FIRE RISK RATIONAL RESIDENTIAL (RR)
FIRE RISK RATIONAL RESIDENTIAL (RR)
SEISMIC ZONE:
FIRE RISK RATIONAL RESIDENTIAL (RR)
FIRE RISK RATIONAL RESIDENTIAL

DESIGN CRITERIA

APRIL & MATTHEW HENRY, HENRY TRUST 5520 PARIS AVENUE RENO, NEVADA 89460 APN: 150-482-01 LOT 314, ESTATES @ MT ROSE 3A SITE AREA: 1.93 ACRES

THERE ARE NO NEIGHBORING STRUCTURES ON ADJACENT PROPERTIES THAT ARE WITHIN IS FEET OF THE PROPERTY LINES.

ALL EQUIPMENT, FIXTURES, FINISH MATERIALS AND COLORS, INTERIOR AND EXTER SHALL BE APPROVED BY OWNER

. 16 THE INTENT OF THESE DRAWINGS TO PROVIDE THE GENERAL CONTRACTOR WITH AND OVERALL SCOPE OF THE REQUIREMENTS, FIELD VERIFICATION SHALL BE REQUIRED OF ALL TRADES TO DETERMINE THE EXTENT OF ACTUAL REQUIREMENTS.

AREA BREAKDOWN (E) RESIDENCE: 3,441# (E) ATT GARAGE: (N) ACCESSORY SPACE: 780# 794# (N) GARAGE AREA: 1,040#

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES & ORDINANCES CURRENTLY IN FORCE

PETAILS OVER GENERAL DRAWINGS.

SIVISIONS

GENERAL NOTES

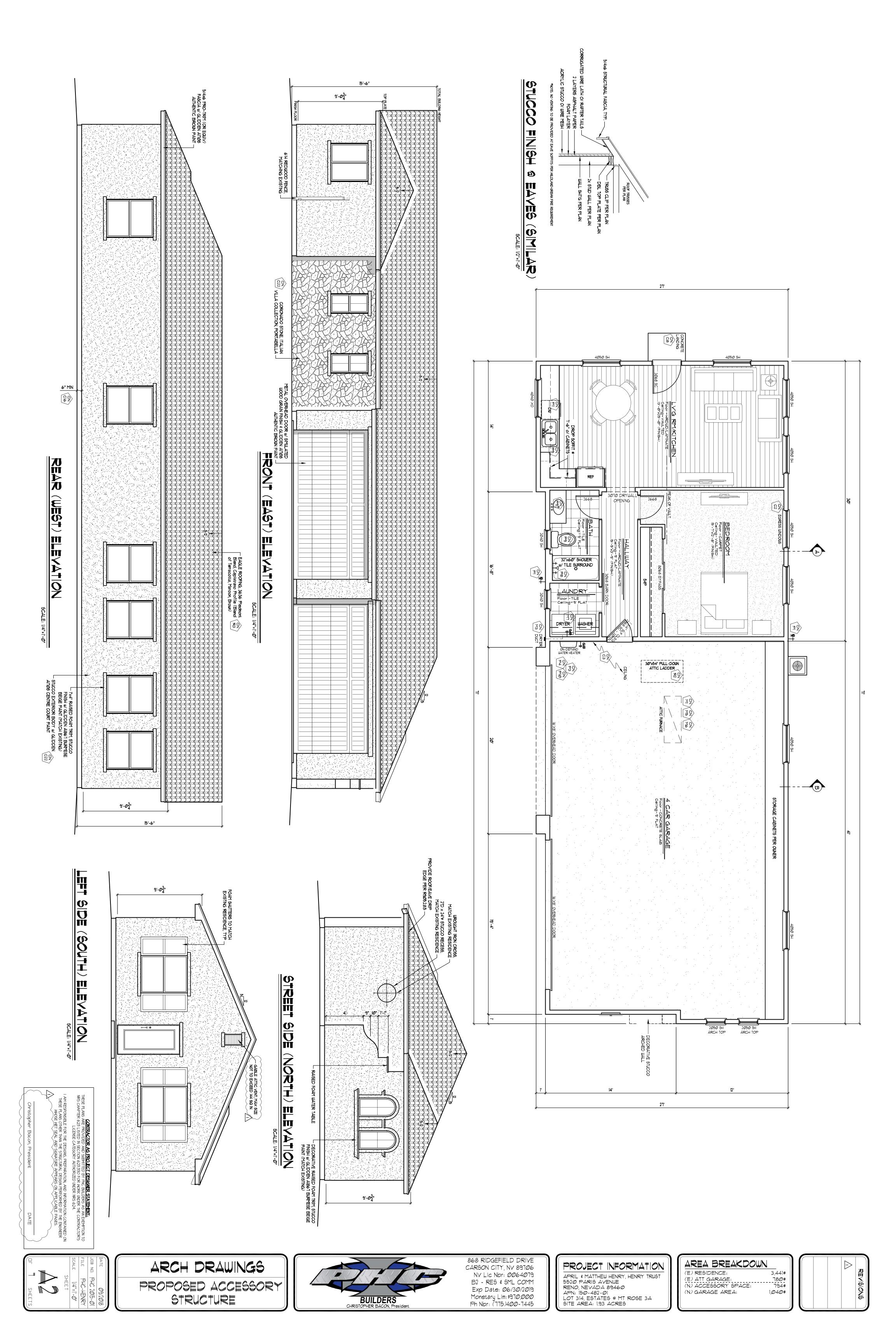
ALL MATERIAL, WORKMANGHIP, TOOLS AND EQUIPMENT SHALL MEET OR EXCEED LOCAL BUILDING DEPARTMENT, CITY, COUNTY STATE AND REDERAL REQUIREMENTS. THIS INCLUDES THE APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES, REGULATIONS RULES & LAWS

WANT TO THE REQUIREMENTS OF THE 20/2 IRC, SECTION 106.1 AND NEVADA LAW, NEVADA REGISTERED ARCHITECT, ENGINEER, RESIDENTIAL DESIGNER, LICENSED ITRACTOR OR OWNER/BUILDER IS SOLELY RESPONSIBLE FOR HAVING A ROUGH KNOWLEDGE OF ALL GOVERNING CODES, REGULATIONS, ORDINANCES, DESIGN DOCUMENT PREPARATION CONVENTIONS & PRACTICES AND SHALL WIDE COMPLETE, ACCURATE AND DETAILED DOCUMENTS WHOSE CONTENT OWNERS.

SITE PLAN PROPOSED ACCESSORY STRUCTURE

VICINITY MAP

AI TITLE PAGE & SITE PLAN
A2 EXTERIOR ELEVATIONS & ARCH FLOOR PLAN
CN CODE REFERENCE NOTES
EI ELECTRICAL PLAN
51 FOUNDATION & ROOF FRAMING PLAN
52 STRUCTURAL PLOOR PLAN & SECTIONS
53 STRUCTURAL DETAILS



Exist. Little, Localizable, all return repost decreases an exist where returns a three sides are ret.

2. Therework of the profit of the control of the cont

Exceptions:

1. Decorative glazing.
2. When a horizontal raill is installed on the accessible side(s) of the glazing 34 to 36" (864 to 465 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (130 Nm) without contacting the glass and be a minimum of 11/2" (38 mm) in cross sectional height.

3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (1620 mm) or more above grads, a roof, walking surfaces or other horizontal lyithin 45 degrees (0.14 rad) of horizontal) surface adjacent to the glass exterior. R308.43

D. Glazing in yards, enclosures in surface plays surface. R308.44

E. Glazing in valls, enclosures or fences containing or facing hat tubs, spos, whiripools, sanas, steam rooms, bathitubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60" (1524 mm) measured vertically above any standing or walking surface. This shall apply to single glazing and all panels in multiple glazing.

Exception: Glazing that is more than 60" (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathitub, not tub, spo, whiripool, or swimming pools where the bottom exposed edge of the glazing is less than 36" (164 mm) above the plane of the colozing where the bottom exposed edge of the glazing is less than 36" (164 mm) above the plane of the side of a bathitub, not tub, spo, whiripool, or swimming pool, R308.4.5

Exceptions:

Exceptions:

1. When a rail is installed on the accessible stade(s) of the glazing 34 to 38" (164 to 465 mm) above the valuer's edge of the glazing alphabet to the landing at the bottom of a stairway where the glazing alphabet to the landing at the bottom of a stairway where the glazing alphabet of with standing a horizontally from the walking surface. R308.46

6. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing adjacent to the l

ceding 10 feet (3048 mm).
concealed vertical and horizontal spaces such as occur at soffits, concealed vertical and horizontal spaces such as occur at soffits, in stringers at the top and bottom of the run. Enclosed spaces under 302.T.

ducts, cables and wires at ceiling and floor level, with an approved age of flame and products of combustion. The material filling this ed to meet the ASTM E 136 requirements.

and fireplaces, see Section R1003.1a.

Family dwelling is required at the line of dwelling unit separation.

SEC. R602.10

SEC. R602.10

SEC. R602.10

SEC R602.10

gineer of Record in Shear Wall Schedule, weather resistant siding omply with Table R703.4 for shear wall panel joint member, sheathing all be D.F. #2 U. N. O.

cap) shall conform to 2012 IRC, SEC. R317.3, R402.1.1 & R502.4.

'aming hardware (Simpson A, H, HD, ST, etc.) may be made when the spt (Inspector, Plan Checker, or Building Official) with two (2) copies of the load capacity of the substitution meets or exceeds either the load ton the plans or the actual load on the hardware as identified in the JUTON HARDWARE WHICH DOES NOT MEET REQ'TS DESCRIBED BUILDING DEP'T APPROVAL MAY BE SUBJECT TO TITUTION HARDWARE WHICH DOES NOT MEET REQ'TS DESCRIBED BUILDING DEP'T APPROVAL BE REMOVED & REPLACED WITH Protected in conformance with 2012 IRC, SEC. R703.1

'manufacturer's instructions & in conformance with 1ABLE R703.11

'manufacturer's instructions & in conformance with 2012 IRC, SEC. R703.11

'manufacturer's instructions & in conformance with 2012 IRC, SEC. R703.11

'manufacturer's instructions & in conformance with 2012 IRC, SEC. R703.11

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'manufacturer's instructions & in conformance with 2012 IRC, SEC. R703.11

'manufacturer's instructions & in conformance with 2012 IRC, SEC. R703.11

per 2012 IRC, SEC. RBO3 & shall be per roof framing plan n outdoor applications shall be exterior type in conformance w/ ning exposed on the underside shall be bonded w/ exterior glue in 2.1.1

(2) copies of roof truss design drawings, calculations, & truss (2) copies of roof truss design data shall be wet stamped & or Engineer responsible for the truss design.

3d submittal" (after building permit issuance), the Architect, shoet of both copies of the building design) may wet sign, date, & sheet of both copies of the submittal data, thus indicating that to be in general conformance with the building design ALLED UNTIL SUBMITTAL DATA HAS BEEN APPROVED BY THE FICIAL OR PLANS EXAMINER) & ONE COPY ATTACHED TO THE BUILDING DEP'T FOR ATTACHMENT

ded for equipment support (FAU, AC, etc.) shall have their fiters) designed in conformance with 2012 IRC, R301.4

5 - ROOF TRUSSES

1 - ROOF TRUSSES

2 - ROOF TRUSSES

3 - ROOF TRUSSES

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7 - ROOF TRUSSES

7 - RO es. the occupant of the building is responsible for keeping the

In the adder-floor spocks behaves the boltom of the floor pletts and the activitudes rought floridation source occupied by a conserved about more verification sportings through from data make for each to white the process of the control of the co

g unit receptacle outlets shall conform to <u>2012 IRC, Chapter 39</u>, ie; tacles shall be installed so that no point measured horizontally along the solution of feet (1829 mm), from a receptacle outlet. Sace shall include the following:

space that is 2 feet (610 mm) or more in width, including space meath that is unbroken along the floor line by doorways and similar opening that is unbroken along the floor line by doorways and similar opening the transfer in the substance of the solution of the substance of the s

cle outlet. The without passing that are installed within nore than 6 feet

hens and bathrooms, one or more receptacles controlled by a controlled by accupancy sensors that are in addition or that are located at a customary wall switch location and equipped with a shat will allow the sensor to function as a wall switch. Sh-controlled lighting outlet shall be installed in hallways, stairways, attached ed garages with electric power. At least one wall-switch-controlled lighting ed to provide illumination on the exterior side of each outdoor egress door access, including outdoor egress doors for attached garages and detached power. A vehicle door in a garage shall not be considered as an outdoor one or more lighting outlets are installed for interior stairways, there shall be a loor level and landing level that includes an entryway to control the lighting loor level and landing level that includes an entryway to control the lighting loor level and landing level that includes an entryway to control the lighting loor level and landing level that includes an entryway to control the lighting loor. s. (<u>2012 IRC, Sec E3403.3)</u> ngs, Bathroom, Kitchen <u>RC Sec's E3402.11 thru E3402.11</u> s of the service entrance mitted per local code). <u>2012</u>

ances and types of lights in naries with open or partially nded fans (pado oport et boxes and <u>2 4003.12.</u> ie; is or lamp-hold

shall be installed at an frigeration equipment. The 7 mm) of the heating, 1 not be connected to the 3901.12 nore that outlet g-mounted outlet outlet box dle) fan. 2012

be installed in the

s. <u>2012 IRC E3707.2</u>
s. 2012 IRC E3707.2
s. to the table of the index of the branch circuit. nat supply 125-volt, single phase, 15-by an arc-fault circuit interrupter lis <u>NEC 210.12</u> uit shall be provided for receptacles located in outlets located in the laundry area. <u>2012 IRC, Se</u> and-20 amp outlets installed in bedrooms ted to provide protection of the entire

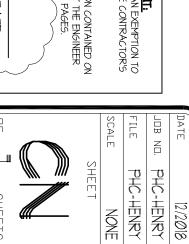
vide protection it between the etal outlet and meeting the vide protection t between the stal or nonmetall

or new construction sleeping area in sleeping area in sleeping area installe y a fire alarm and RMC, IMC, EMT

located more than 5'-6" above the floor. 3 that are part of a luminaire or appliance. eptacle for a single appliance or a duplex receptacle for two appliances who acles are located in spaces dedicated for the appliances served and, under 3 normal use, the appliances are not easily moved from one place to another.

AM RESPONSIBLE FOR THE DESIGNS, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL DESIGN PERFORMED BY THE ENGINEER WHOSE WET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES. CONTRACTOR AS PROJECT DESIGNER STATEMENT:

THESE PLANS ARE PROVIDED AND SUBMITTED BY PHC BUILDERS AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.330 FOR WORK UNDER THE CONTRACTOR'S LICENSE CATEGORY AUTHORIZED UNDER NRS 624.







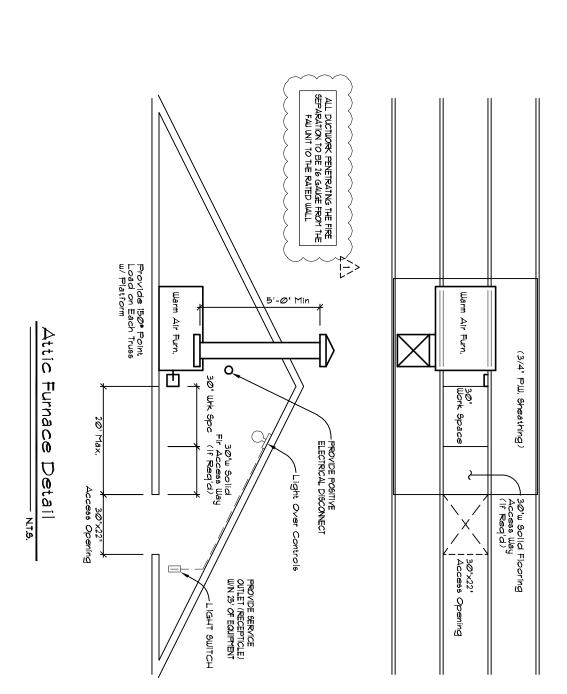
868 RIDGEFIELD DRIVE CARSON CITY, NV 89706 Ny Lic Nbr: 0064079 B2 - RES & SML COMM Exp Date: 06/30/2019 Monetary Lim: \$970,000 Ph Nbr: (775)400-7445

APRIL & MATTHEW HENRY, HENRY TRUST 5520 PARIS AVENUE RENO, NEVADA 89460 APN: 150-482-01 LOT 314, ESTATES @ MT ROSE 3A SITE AREA: 1.93 ACRES

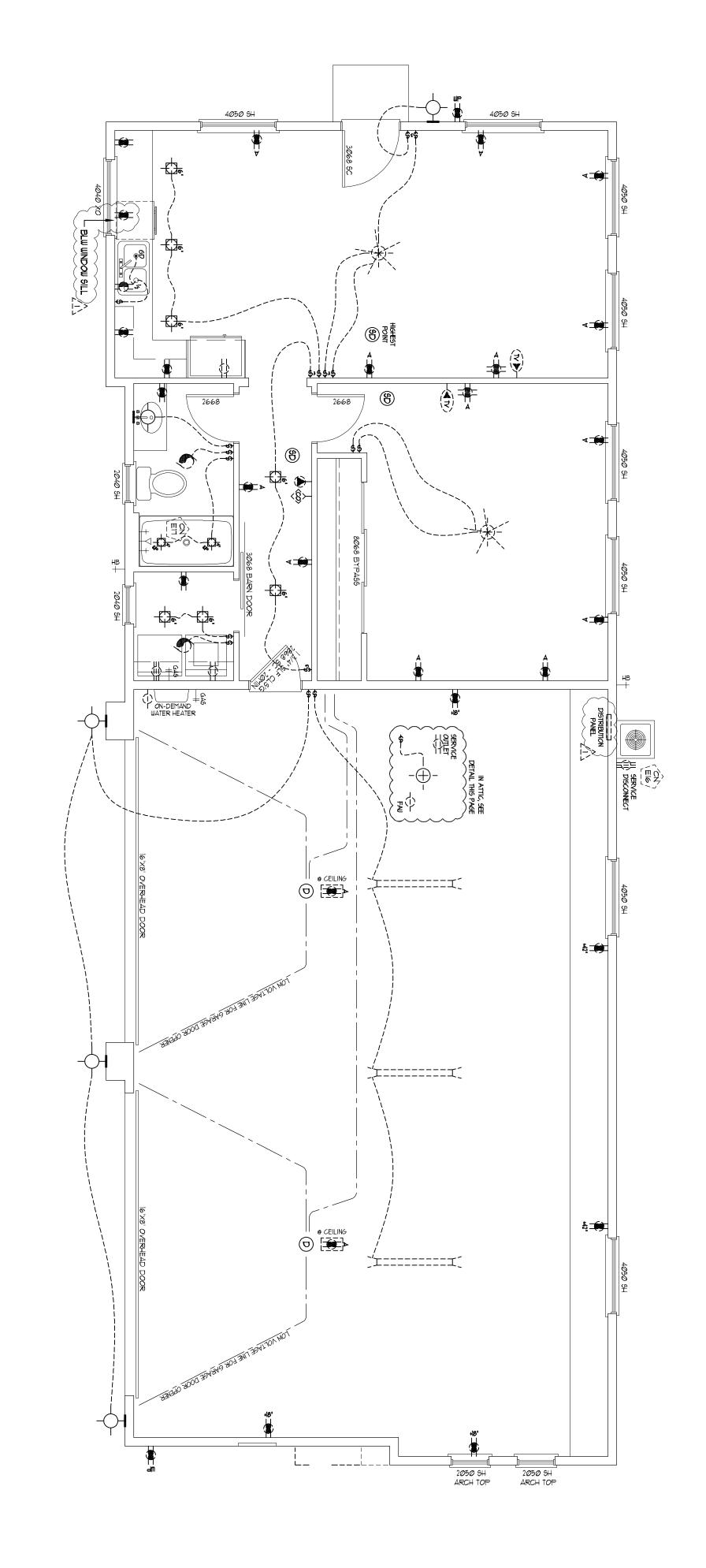
(E) RESIDENCE: (E) ATT GARAGE (N) GARAGE AREA:

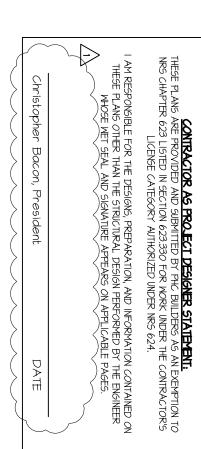
AREA BREAKDOWN (N) ACCESSORY SPACE

3.441# 78Ø♯ 794♯ 1,040# SINDISIVER

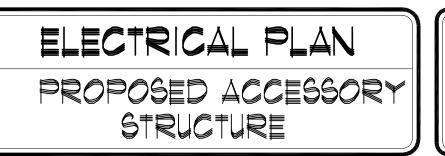


IZØ VOLT BINGLE OUTLET CONTROLLET	C==3																							
T SINGLE OUTLET T DUPLEX OUTLET T AFCI DUPLEX OUTLET T AFCI DUPLEX OUTLET REPROOF AFI OUTLET INTCHED OUTL		©	0		⟨ĝ⟩			O	兼	- -	-		\Rightarrow	* \$	ş		y v	*	(location)	1 Amb	A A		$\langle \rangle$	ψ
	POWER DISTRIBUTION SUB-PANEL	DETECTOR	GARAGE	THERMOSTAT CONTROL	CARBON MONOXIDE DETECTOR	₩.	TELEPHONE JACK	EXHAUST FAN		CANNISTER LIGHT	WALL MOUNT LIGHT FIXTURE	CEILING MOUNT TRACK LIGHTING FIXTURE	CEILING MOUNT LIGHT FIXTURE	THREE WAY SWITCH	SINGLE POLE SUITCH	240 VOLT OUTLET	HALF SWITCHED OUTLET		OUTLET (E2 /)	120 YOLT QUAD OUTLET	<u>5</u>	120 YOLT GFI DUPLEX OUTLET	VOLT DUPLEX OUTLET	120 YOLT SINGLE OUTLET





T		SCALE	FILE	JOB NO	DATE	1
SHEETS SHEETS	SHEET	1/4" = 1" = 0"	PHC-HENRY	D. PHC-HENRY	DEC., 2018	





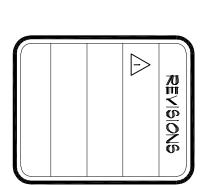
868 RIDGEFIELD DRIVE CARSON CITY, NY 89706 NY Lic Nbr: 0064079 B2 - RES & SML COMM Exp Date: 06/30/2019 Monetary Lim: \$970,000 Ph Nbr: (775)400-7445

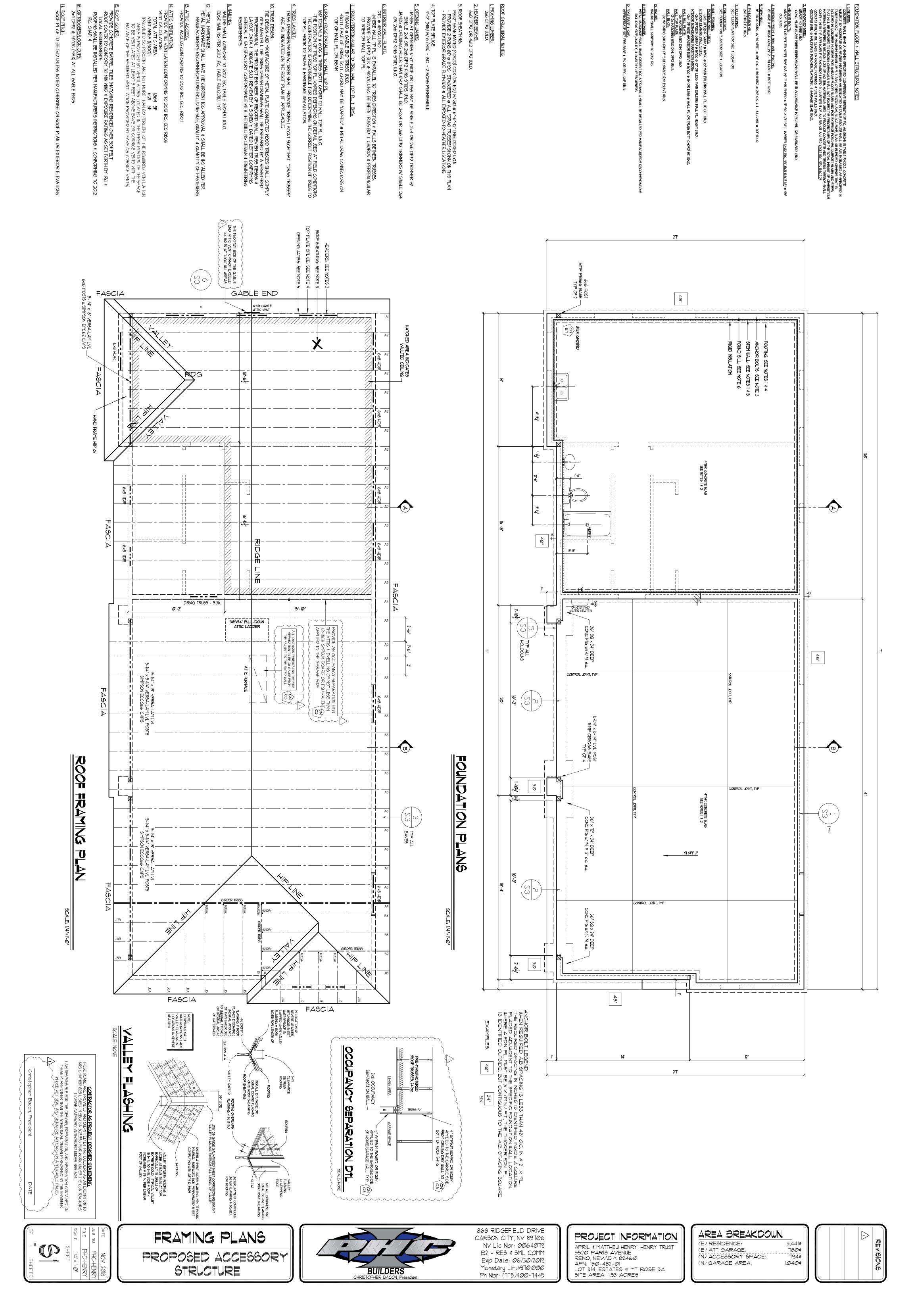
PROJECT INFORMATION

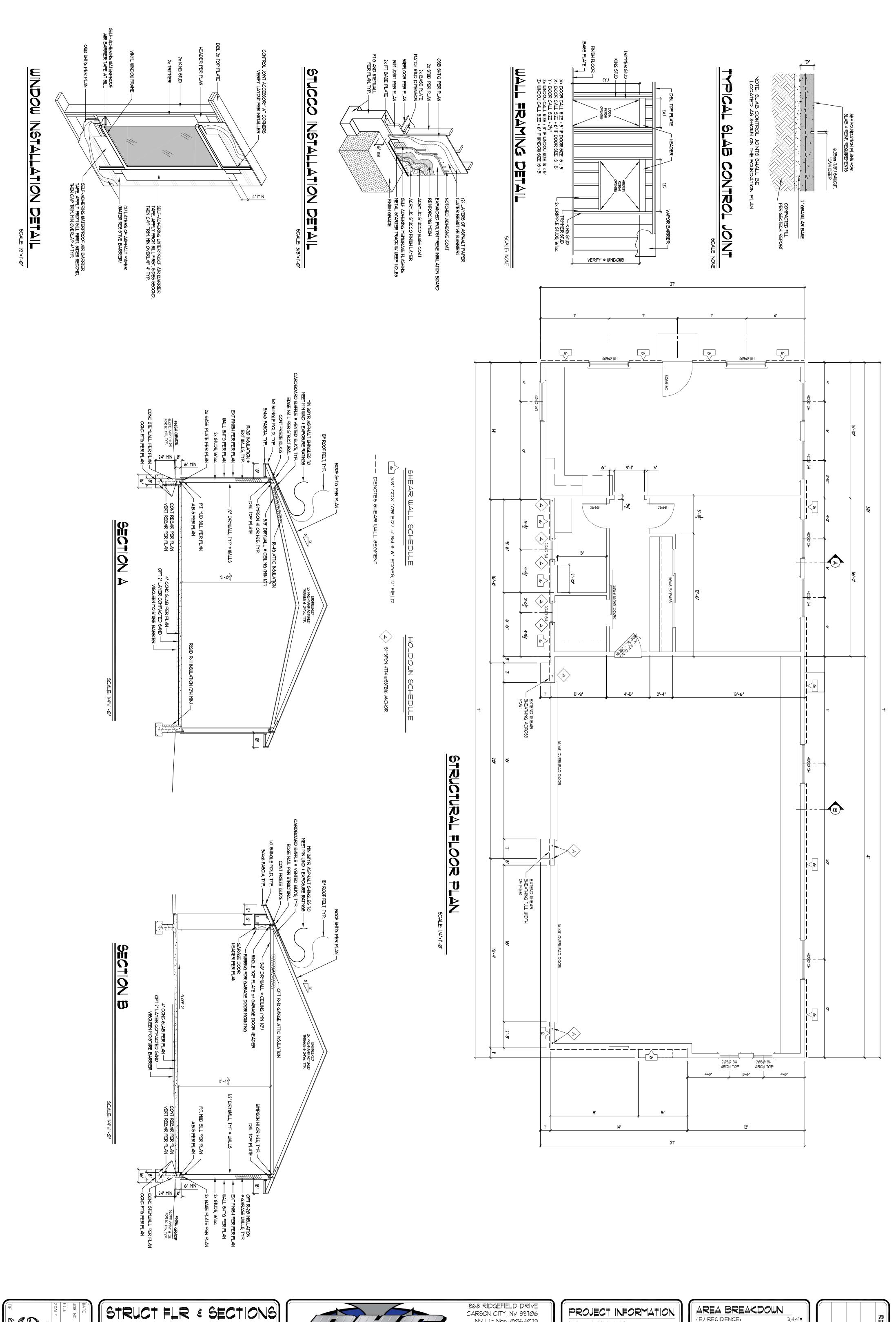
APRIL & MATTHEW HENRY, HENRY TRUST
5520 PARIS AVENUE
RENO, NEVADA 89460
APN: 150-482-01
LOT 314, ESTATES @ MT ROSE 3A
SITE AREA: 1.93 ACRES

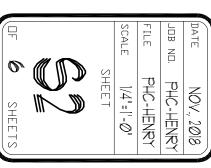
AREA BREAKDOWN

(E) RESIDENCE: 3,441#
(E) ATT GARAGE: 180#
(N) ACCESSORY SPACE: 194#
(N) GARAGE AREA: 1,040#













CARSON CITY, NV 89706

NV Lic Nbr: 0064079

B2 - RES & SML COMM

Exp Date: 06/30/2019

Monetary Lim: \$970,000

Ph Nbr: (775)400-7445

PROJECT INFORMATION

5520 PARIS AVENUE

RENO, NEVADA 89460

APN: 150-482-01

LOT 314, ESTATES @ MT ROSE 3A

SITE AREA: 1.93 ACRES

AREA BREAKDOWN

(E) RESIDENCE: 3,441#
(E) ATT GARAGE: 180#
(N) CASITA AREA: 194#
(N) GARAGE AREA: 1,040#

