

Community Services Department
Planning and Building
**DETACHED 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:			
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: Initial:		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)?

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?

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

<input type="checkbox"/> Yes	<input type="checkbox"/> 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?

<input type="checkbox"/> Yes	<input type="checkbox"/> 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?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please provide information on the secondary unit.
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10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service		
Electrical Service		
Solid Waste Disposal Service		
Water Service		

Property Owner Affidavit

Applicant Name: _____

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, Michael R Harmon
(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.)

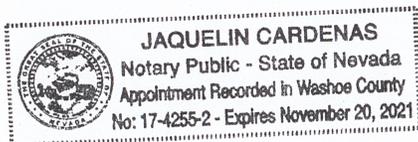
Assessor Parcel Number(s): 222-060-57

Printed Name Michael Harmon

Signed Michael Harmon

Address 14285 SORRETT LANE

RENO NV 89511



Subscribed and sworn to before me this 21 day of August, 2019.

(Notary Stamp)

Jaquelin Cardenas
Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- 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

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

Washoe County Parcel Information

Parcel ID	Status	Last Update
22206057	Active	8/20/2019 2:07:54 AM
Current Owner: HARMON, MICHAEL R & JOANNA M 14285 SORREL LN RENO, NV 89511		SITUS: 2450 FARETTO LN WCTY NV
Taxing District: 4000		Geo CD:
Legal Description		
Township 18 Range 19 SubdivisionName _UNSPECIFIED Lot 1		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$1,814.27	\$0.00	\$0.00	\$1,814.27
INST 3	1/6/2020	2019	\$1,814.27	\$0.00	\$0.00	\$1,814.27
INST 4	3/2/2020	2019	\$1,814.27	\$0.00	\$0.00	\$1,814.27
Total Due:			\$5,442.81	\$0.00	\$0.00	\$5,442.81

Tax Detail

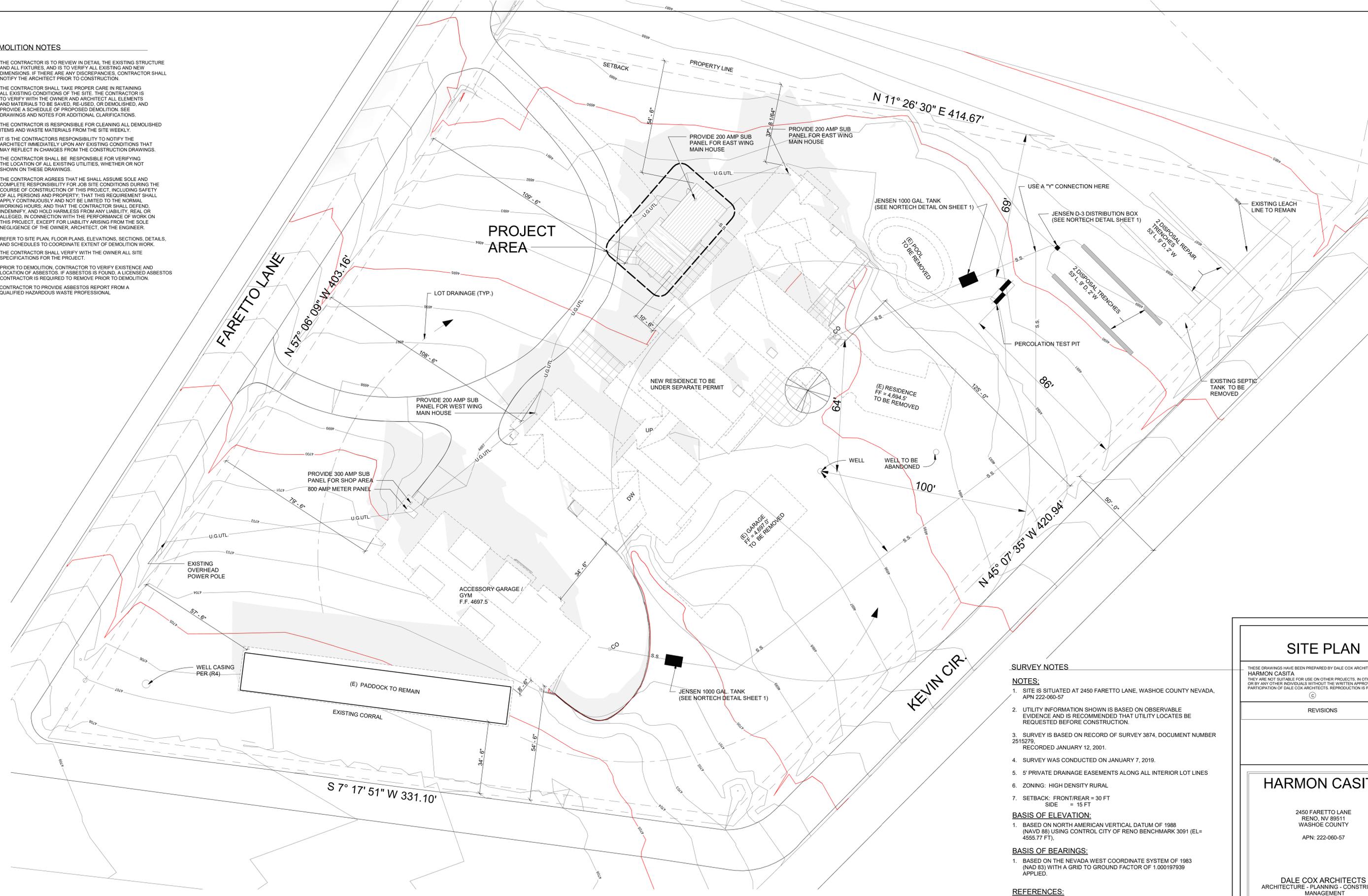
	Gross Tax	Credit	Net Tax
State of Nevada	\$394.75	(\$14.84)	\$379.91
Truckee Meadows Fire Dist	\$1,253.90	(\$47.13)	\$1,206.77
Washoe County	\$3,231.57	(\$121.45)	\$3,110.12
Washoe County Sc	\$2,643.64	(\$99.36)	\$2,544.28
Water District	\$30.96	\$0.00	\$30.96
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.02	\$0.00	\$0.02
RECLAMATION DAM SAFETY	\$16.00	\$0.00	\$16.00
Total Tax	\$7,570.84	(\$282.78)	\$7,288.06

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019131424	B19.58621	\$1,845.25	8/19/2019

DEMOLITION NOTES

1. THE CONTRACTOR IS TO REVIEW IN DETAIL THE EXISTING STRUCTURE AND ALL FIXTURES, AND IS TO VERIFY ALL EXISTING AND NEW DIMENSIONS. IF THERE ARE ANY DISCREPANCIES, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL TAKE PROPER CARE IN RETAINING ALL EXISTING CONDITIONS OF THE SITE. THE CONTRACTOR IS TO VERIFY WITH THE OWNER AND ARCHITECT ALL ELEMENTS AND MATERIALS TO BE SAVED, RE-USED, OR DEMOLISHED, AND PROVIDE A SCHEDULE OF PROPOSED DEMOLITION. SEE DRAWINGS AND NOTES FOR ADDITIONAL CLARIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL DEMOLISHED ITEMS AND WASTE MATERIALS FROM THE SITE WEEKLY.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT IMMEDIATELY UPON ANY EXISTING CONDITIONS THAT MAY REFLECT IN CHANGES FROM THE CONSTRUCTION DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THESE DRAWINGS.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR THE ENGINEER.
7. REFER TO SITE PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS, AND SCHEDULES TO COORDINATE EXTENT OF DEMOLITION WORK.
8. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL SITE SPECIFICATIONS FOR THE PROJECT.
9. PRIOR TO DEMOLITION, CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF ASBESTOS. IF ASBESTOS IS FOUND, A LICENSED ASBESTOS CONTRACTOR IS REQUIRED TO REMOVE PRIOR TO DEMOLITION.
10. CONTRACTOR TO PROVIDE ASBESTOS REPORT FROM A QUALIFIED HAZARDOUS WASTE PROFESSIONAL.



SITE PLAN
SCALE: 1" = 20'-0"

SURVEY NOTES

NOTES:

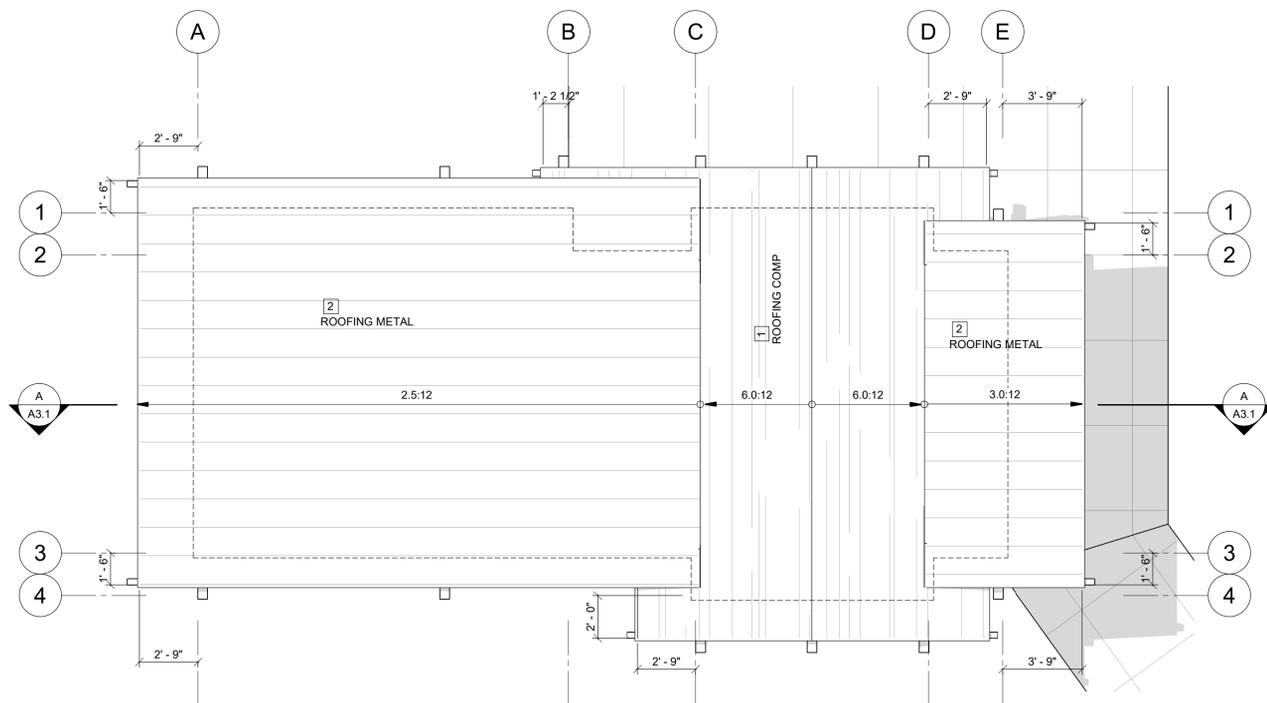
1. SITE IS SITUATED AT 2450 FARETTO LANE, WASHOE COUNTY NEVADA, APN 222-060-57
 2. UTILITY INFORMATION SHOWN IS BASED ON OBSERVABLE EVIDENCE AND IS RECOMMENDED THAT UTILITY LOCATES BE REQUESTED BEFORE CONSTRUCTION.
 3. SURVEY IS BASED ON RECORD OF SURVEY 3874, DOCUMENT NUMBER 2515279, RECORDED JANUARY 12, 2001.
 4. SURVEY WAS CONDUCTED ON JANUARY 7, 2019.
 5. 5' PRIVATE DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES
 6. ZONING: HIGH DENSITY RURAL
 7. SETBACK: FRONT/REAR = 30 FT
SIDE = 15 FT
- BASIS OF ELEVATION:**
1. BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CONTROL CITY OF RENO BENCHMARK 3091 (EL= 4555.77 FT).
- BASIS OF BEARINGS:**
1. BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

REFERENCES:

1. RECORD OF SURVEY 3874, RECORDED JANUARY 12, 2001, AS FILE NO. 2515279
2. PARCEL MAP 1309, RECORDED DECEMBER 29, 1981, AS FILE NO. 774729
3. PARCEL MAP 1278, RECORDED SEPTEMBER 9, 1981, AS FILE NO. 757917
4. WASHOE COUNTY DISTRICT HEALTH DEPARTMENT CERTIFICATE/SKETCH WATER/WELL SEWER/SEPTIC

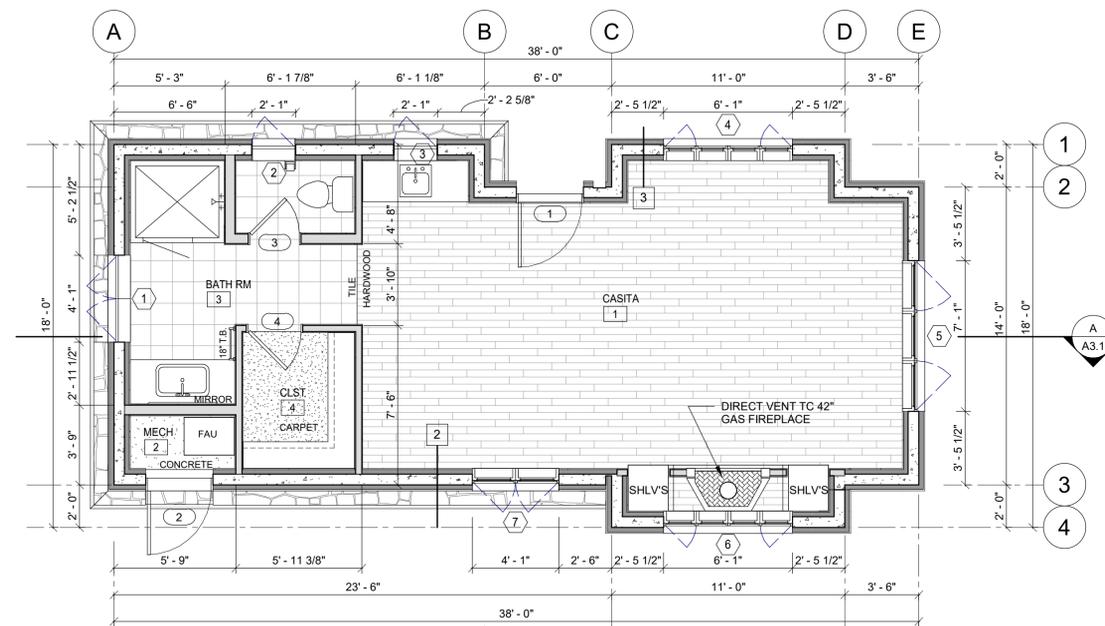
SITE PLAN	
<small>THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS HARMON CASITA THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.</small>	
REVISIONS	
HARMON CASITA	
2450 FARETTO LANE RENO, NV 89511 WASHOE COUNTY APN: 222-060-57	
DALE COX ARCHITECTS ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT Post Office Box 459 Truckee, CA 96160 Phone: (530) 550-9144 Fax: (530) 550-9455	
DRAWN BY : PD DATE : 8/2/19 SCALE : As indicated JOB # : 1489	SHEET A1.1





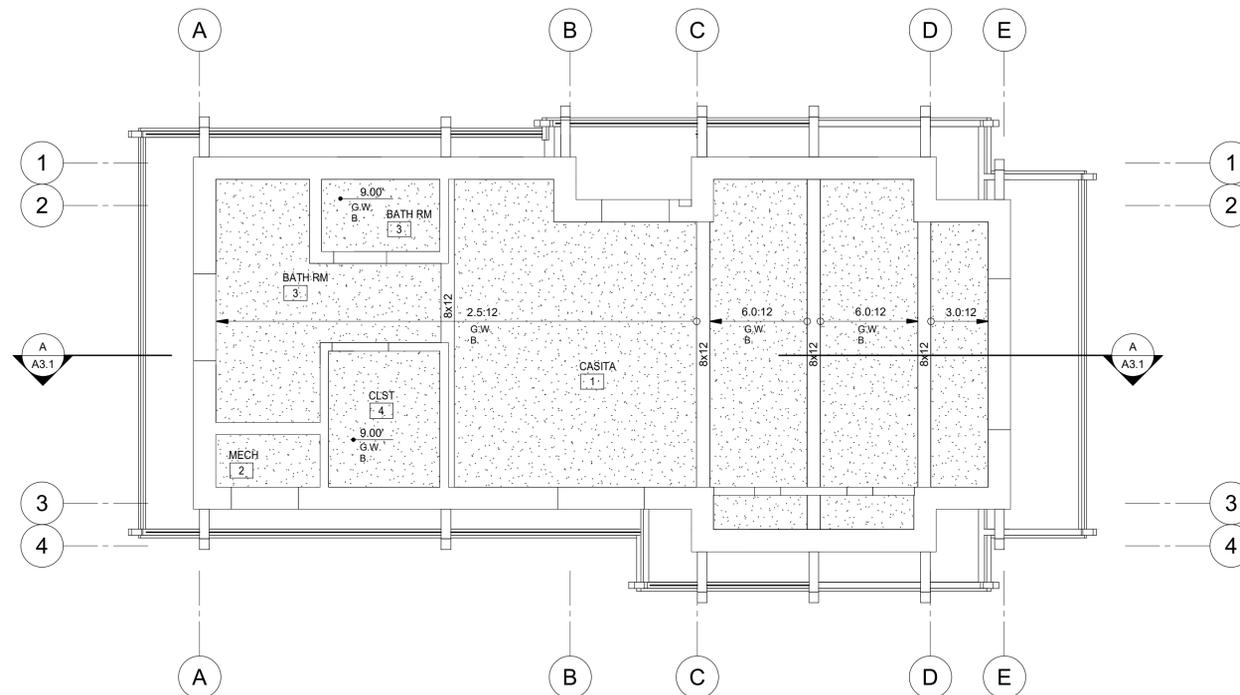
ROOF PLAN

1/4" = 1'-0"



CASITA FLOOR PLAN

1/4" = 1'-0"



LOWER LEVEL REFLECTED CEILING PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

- REFER TO SITE PLANS, ELEVATIONS, SECTIONS, DETAILS, & SCHEDULES TO COORDINATE EXTENT OF WORK.
- SEE STRUCTURAL DRAWINGS FOR FURTHER FOUNDATION AND FRAMING INFORMATION.
- SEE ELECTRICAL DRAWINGS (E-SHEETS) FOR ELECTRICAL INFORMATION AND GENERAL HVAC AND ENERGY COMPLIANCE NOTES.
- DIMENSIONS FOR NEW WALLS ARE FROM FACE OF FRAMING.
- ALL EXTERIOR CALLOUTS ARE TO TOP OF GYP. CRETE OR HIGHEST MOST SUBSTRATE.
- CONTACT ARCHITECT IN EVENT THAT THERE IS A DISCREPANCY IN DIMENSIONING BETWEEN ARCHITECTURAL SHEET AND STRUCTURAL SHEETS.
- THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO THE PLACING AND INSTALLATION OF ALL LIGHTING FIXTURES, INTERIOR FINISHES, CABINETS, COUNTER TOPS, FLOORS, ETC. AND SUBMIT SAMPLES TO THE ARCHITECT/OWNER FOR APPROVALS.
- CONSULT WITH INTERIOR DESIGNER FOR DESIGN & FINISHES OF ALL INTERIOR ITEMS, FIREPLACES AND APPLIANCES.
- INSULATION TO BE CLOSED CELL POLYURETHANE FOAM BLOWN-IN INSULATION, I.E. GUARD FOAM 55 OR SIMILAR (www.guardianbp.com, ESR-2629). PROVIDE R-21 INSULATION IN ALL EXTERIOR WALLS, R-38 BLOWN-IN INSULATION @ ALL FLOORS, AND R-38 BLOWN-IN INSULATION AND R19 UNFACED BATT INSULATION @ ALL CEILING LOCATIONS. PROVIDE SOUND BATT IN INTERIOR WALLS AS DESIGNATED ON PLAN. R-30 IS REQUIRED AT RAISED FLOORS, R-7 IS REQUIRED AT SLAB EDGE.
- ASBESTOS ABATEMENT REQUIRED PRIOR TO DEMO OF EXISTING STRUCTURES. CONTACT CHARLENE ALBEE WITH WASHOE COUNTY AIR QUALITY DEPARTMENT AT (775) 784-7211 FOR ADDITIONAL INFORMATION.
- ALL DOWN SPOUTS TO DRAIN TO INFILTRATION GUTTERS.
- ALL WOOD FRAMED AND CONCRETE WALL / STONE VENEER OR ANY OTHER MASONRY PRODUCT TO HAVE DRAINAGE MAT WITH WATER PROOFING AGAINST STRUCTURE AS A SUBSTRATE TO LATH.
- ALL STEAM SHOWERS & SAUNA SPECIFICATION ARE TO BE SUBMITTED BY THE CONTRACTOR TO BUILDING DEPT 8 WEEKS PRIOR TO INSTALLATION AND ROUGH FRAME INSPECTION.

ROOF SHEET NOTES

- ALL ROOFING MATERIALS TO COMPLY WITH W.U.I. #505.2, 505.2.1
- EAVES TO BE CONSTRUCTED WITH RESAWN D.F. SELECT W/ 2X. EAVES TO COMPLY WITH W.U.I. 505.3
- ALL ROOF METAL AND GUTTER TO MATCH ADJACENT ELEMENTS. ALL DOWN SPOUTS TO DRAIN TO INFILTRATION SYSTEM.
- PROVIDE ELECTRICAL POWER TO ALL GUTTERS AND DOWN SPOUTS. CONSULT WITH ROOFING CONTRACTOR FOR LOCATIONS AND REQUIREMENTS
- ICE AND WATER SHIELD TO BE PLACED AT EAVES AND EXTEND 6" MINIMUM BEYOND WALL LINE THAT SEPARATES EXTERIOR AND CONDITIONED SPACE
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH APPLICABLE CODES (I.B.C. 1504.1 Wind Resistance of asphalt shingles, 1504.3.1 Other roof systems, 1504.3.2 Metal panel roof systems & their exceptions & 1504.7 Impact resistance.
- ALL EAVE DIMENSIONS ARE TO FACE OF WALL FRAMING AND OUTSIDE OF FASCIA ON BARGE RAFTER
- VERIFY THAT ALL METAL ROOFING MATERIAL, FLASHING, AND FASTENERS ARE COMPATIBLE.

FLOOR AREA CALCULATIONS

CASITA	616 SF
	616 SF

CASITA PLANS

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS
HARMON CASITA
THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.
(C)

REVISIONS

HARMON CASITA

2450 FARETTO LANE
RENO, NV 89511
WASHOE COUNTY

APN: 222-060-57

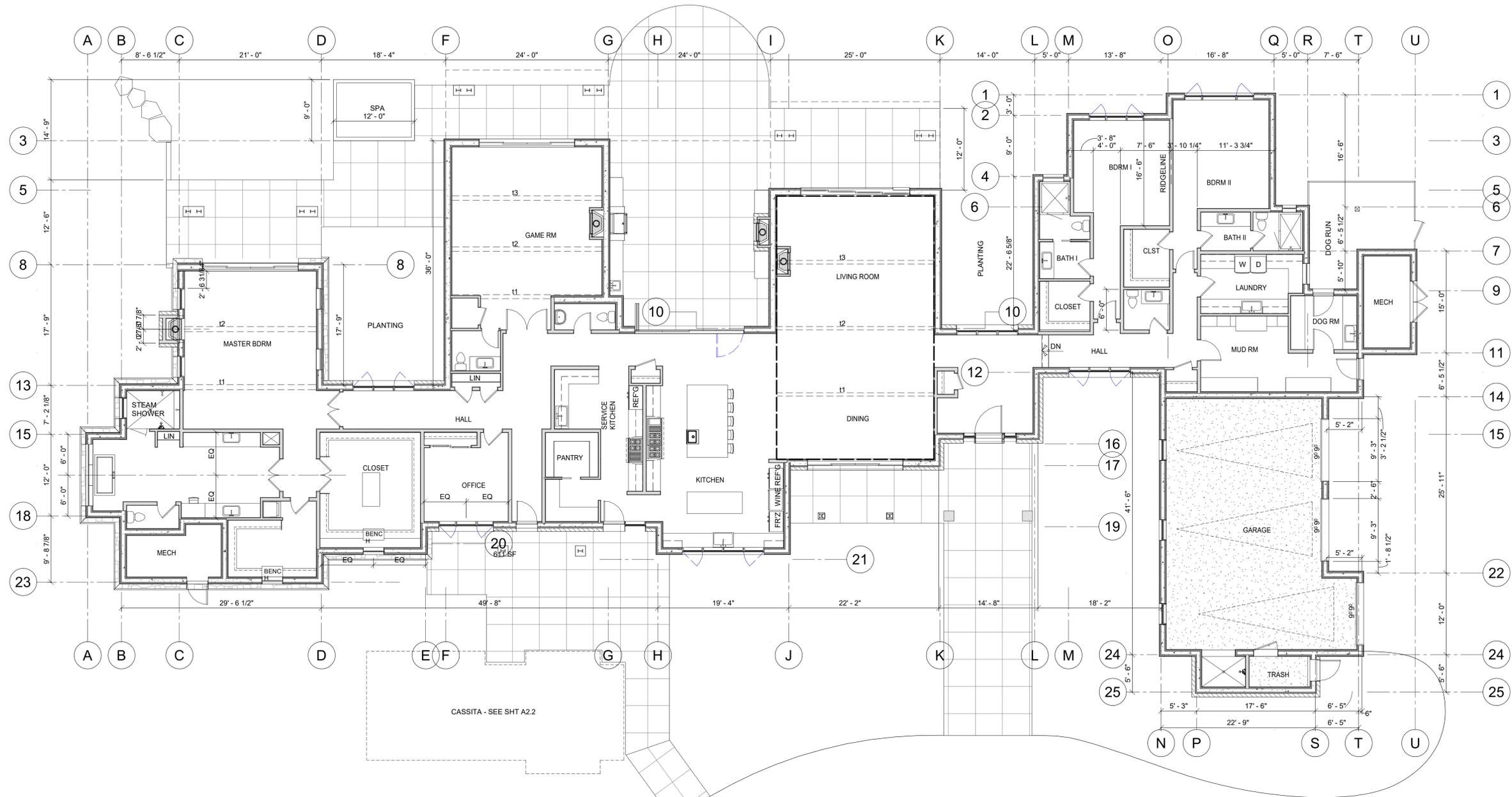
DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION
MANAGEMENT

Post Office Box 459 Truckee, CA 96160
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY : PD
DATE : 8/2/19
SCALE : As indicated
JOB # 1489

SHEET

A2.1



ENTRY LEVEL

1/8" = 1'-0" MAIN FLOOR 6,445 SF
GARAGE 1,062 SF

FLOOR AREA CALCULATIONS	
MAIN FLOOR	6,445 SF
GARAGE	1,062 SF
	7,507 SF

MAIN RESIDENCE FLOOR PLAN

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS HARMON. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.

REVISIONS

PROGRESS SET
NOT FOR CONSTRUCTION
08/26/19

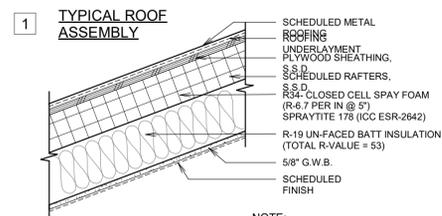
HARMON

2450 FARETTO LANE

DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION
MANAGEMENT
Post Office Box 459 Truckee, CA 96160
Phone: (530) 550-9144 Fax: (530) 550-9455

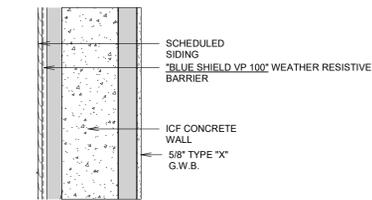
DRAWN	PD	SHEET
BY	8/2/19	A2.2
SCALE	1/8" = 1'-0"	
JOB	Project Number	



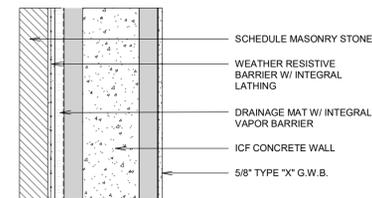


NOTE:
SEE ROOF PLAN NOTES FOR
MORE INFORMATION

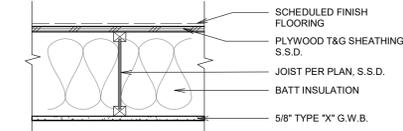
2 TYPICAL EXTERIOR WALL



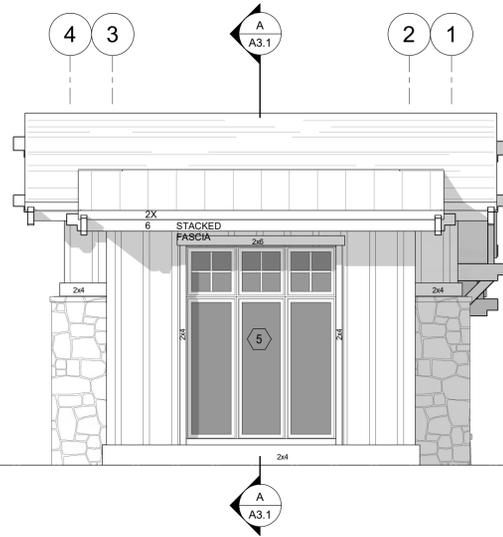
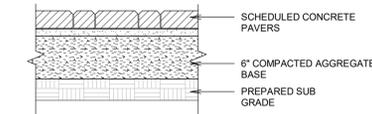
3 TYPICAL EXTERIOR WALL W/ STONE FACING



4 TYPICAL WOOD FRAMED FLOOR

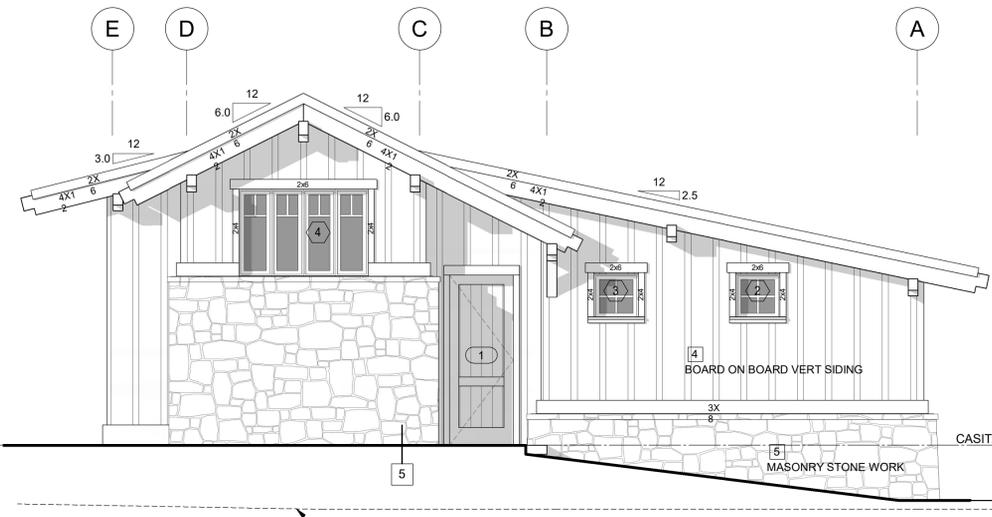


5 TYPICAL EXTERIOR CONCRETE PAVERS



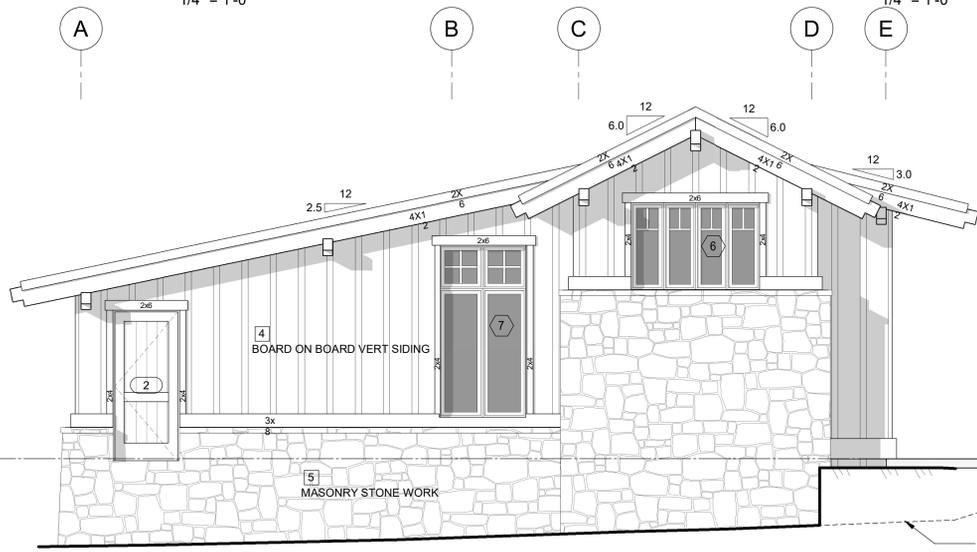
WEST ELEVATION

1/4" = 1'-0"



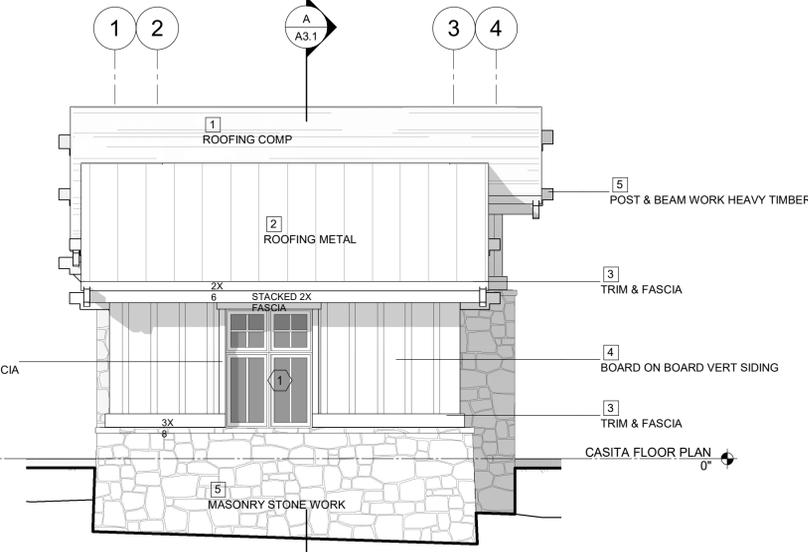
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

SECTION SHEET NOTES

- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
 - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
 - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
 - DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD, 3/8-INCH (9.5 MM) WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.
- IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

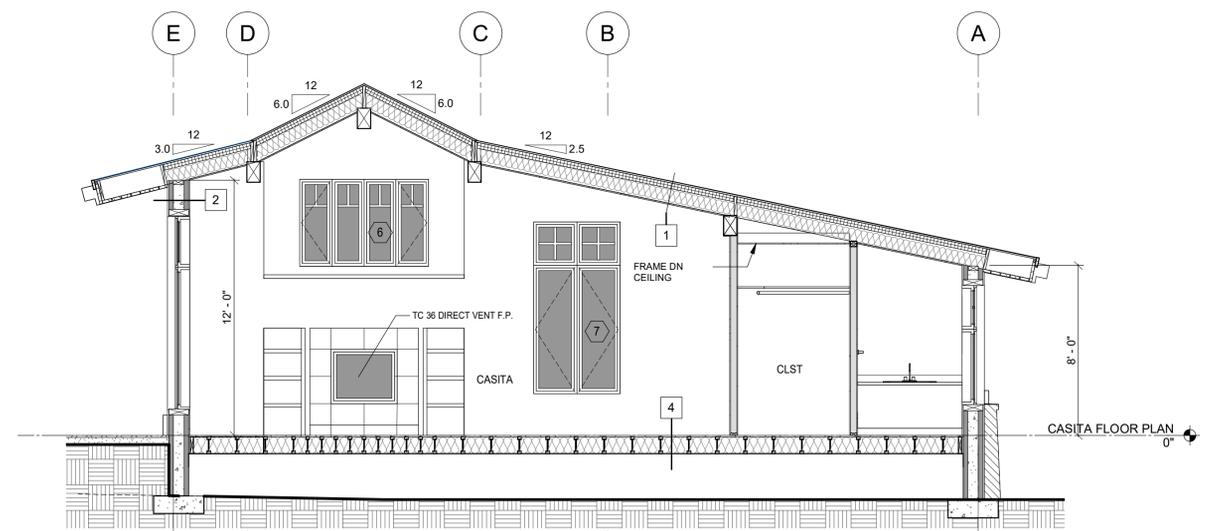
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 198 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. (R302.11)
- CHIMNEY FIREBLOCKING.

ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (R1003.19)
- EXPOSED PORTIONS OF LAMINATED BEAMS TO BE PRE-TREAT W/ PCP Type C - Light Hydrocarbon Solvent with Auxiliary Solvent, OR Copper Naphthenate/oxine (CuB) & CAP ALL EXPOSED GLB ENDS WITH WEATHERED COPPER SHAPED AND INTEGRAL DRIP EDGE TO BMS. REFERENCE AITC 109-2007 6.1.2.6.1.2.2 & TABLE 2
- PRECAST CONCRETE WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USEABLE SPACE LOCATED BELOW-GRADE THAT REST ON CRUSHED STONE FOOTINGS SHALL HAVE A PERFORATED DRAINAGE PIPE INSTALLED BELOW THE BASE OF THE WALL ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WALL AT LEAST ONE FOOT (305 MM) BEYOND THE EDGE OF THE WALL. IF THE EXTERIOR DRAINAGE PIPE IS USED, AN APPROVED FILTER MEMBRANE MATERIAL SHALL COVER THE PIPE. THE DRAINAGE SYSTEM SHALL DISCHARGE INTO AN APPROVED SEWER SYSTEM OR TO DAYLIGHT

A SECTION

1/4" = 1'-0"



EXTERIOR MATERIALS		
TAG	DESCRIPTION	MATERIAL
1	ROOFING COMP	ASPHALT COMPOSITION SHINGLE ROOFS TO BE CLASS A SHINGLES, COLOR TO BE "SANDAL WOOD"
2	ROOFING METAL	METAL ROOFING DARK, RUSTED CORRUGATED (RIBBED) METAL. SUBMIT SAMPLE PRIOR TO CONSTRUCTION.
3	TRIM & FASCIA	FASCIA & VARGE TRIM -- TO BE 3x RESAWN WRC CLEAR, STAIN W/2-COATS OF "OLYMPIC, SEMI-TRANSPARENT #905 CINDER". SUBMIT SAMPLE PRIOR TO CONSTRUCTION & APPLICATION. SEE ELEVATIONS & DETAILS FOR SIZES.
4	BOARD ON BOARD	TO BE 5/4 X 3.4 @ 12" O.C. OVER 1X12 WESTERN RED CEDAR, COLOR, KELLY MOORE "CANYON"
5	POST & BEAM WORK HEAVY TIMBERS	HEAVY STRUCTURAL TIMBERS TO BE DF SEL, COLOR: 2-COATS OF "OLYMPIC SEMI-TRANSPARENT #714 DARK TAHOE" SUBMIT SAMPLE PRIOR TO CONSTRUCTION & APPLICATION. SEE ELEVATIONS & DETAILS FOR SIZES.

- EXTERIOR NOTES**
- PRESTAIN ALL SIDES OF TRIM AND SIDING MATERIALS SEE SCHEDULE ABOVE FOR COLORS
 - EXPOSED EAVES -- TO BE 2x6 SQUARE EDGE T&G FIR w/ RESAWN FACE.
 - EXPOSED STRUCTURAL MEMBERS -- TO BE STAINED w/2-COATS OF SCHEDULED PRODUCTS. (IF EXPOSED MEMBERS ARE GLUE LAMINATED TIMBERS THEN SEE NOTE 17)
 - WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRE-STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF No. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
 - USE "W/ R. GRACE" ICE & WATER SHIELD 5'-0" MIN. UP FROM ALL EAVES. PROVIDE ICE & WATER SHIELD & GA. G.1 SHEET METAL FLASHING OVER A MINIMUM 36" WIDE LAYER OF No. 72 ASTM CAP SHEET CONTINUOUS @ ALL VALLEY LOCATIONS. USE ICE & WATER SHIELD CONTINUOUS @ ALL HIPS. USE ICE & WATER SHIELD UP FULL HEIGHT ON DORMER RAKE WALLS & OUT 3'-0" MIN. ON MAIN ROOF.
 - WINDOWS -- "MARVIN" WINDOWS OR EQUAL. INTERIOR WOOD TO BE DETERMINED. PROVIDE SCREENS @ ALL OPERABLE LOCATIONS. ALL WINDOWS SHALL HAVE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE UNLESS NOTED OTHERWISE SEE WINDOW SCHEDULE FOR ADDITIONAL NOTES & INFORMATION.
Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows with doors and glazed doors shall be in accordance with Section 505.8.
- Exception: Vehicle access doors.
 - THE EXTERIOR FRONT DOOR SHALL BE SOLID. ALL GLAZING IN DOOR SHALL BE STAINING, DUAL-TEMPERED GLASS. THE ENTRY DOOR SHALL CONFORM WITH NOTE 6
 - WRAP ENTIRE BUILDING WITH "BLUE SKIN" VP100 PER MANUFACTURER'S SPECIFICATIONS
 - ALL SHEAR WALLS TO BE FLAME BLOCKED. SEE SHEAR WALL SCHEDULE FOR TYPICAL PLYWOOD SHEAR REQUIREMENTS & NAILING.
 - EXPOSED CONCRETE STEM WALLS -- SHALL BE STAINED TO MATCH ADJACENT COLORS. VERIFY W/ARCHITECT.
 - METAL GUTTERS & DIVERTERS -- TO MATCH ADJACENT ELEMENTS. GUTTERS SHALL HAVE SCREENS. SEE ROOF PLAN FOR LOCATIONS. PROVIDE THERMOSTATICALLY CONTROLLED HEAT TAPE ENTIRE LENGTH OF GUTTER, DOWNSPOUT TO INFILTRATION GALLERY
 - VERIFY ALL FINISHES ON ALL MATERIALS w/ARCHITECT PRIOR TO STAINING OR PAINTING.
 - PROVIDE ARCHITECT w/SAMPLE OF ACTUAL MATERIALS. ORDERING. ALL EXTERIOR FINISHES & WORK SHALL BE REVIEWED & APPROVED BY THE ARCHITECT PRIOR TO FINAL INSTALLATION.
 - SHAPE ALL OUTLOOKER PER ELEVATIONS U.O.N. SHAPE ALL RIDGE BMS PER ELEVATIONS
 - EXPOSED PORTIONS OF LAMINATED BEAMS TO BE PRE-TREAT W/ PCP Type C - Light Hydrocarbon Solvent with Auxiliary Solvent, OR Copper Naphthenate/oxine (CuB) & CAP ALL EXPOSED GLB ENDS WITH WEATHERED COPPER SHAPED AND INTEGRAL DRIP EDGE TO BMS. REFERENCE AITC 109-2007 6.1.2.6.1.2.2 & TABLE 2

ELEVATIONS / SECTIONS

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS HARMON CASITA
THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.

REVISIONS	

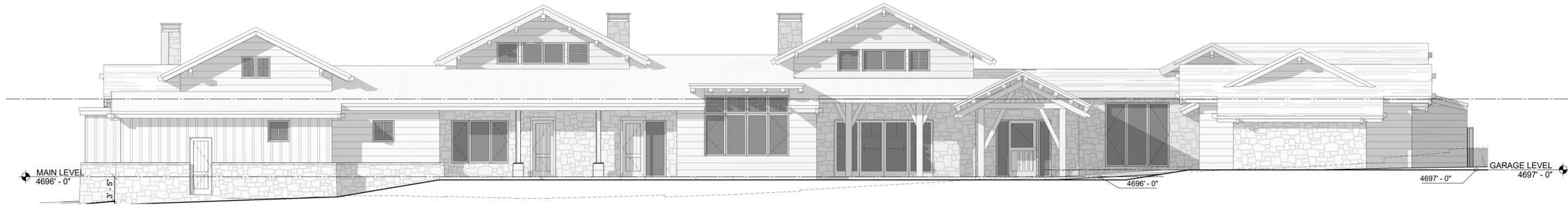
HARMON CASITA

2450 FARETTO LANE
RENO, NV 89511
WASHOE COUNTY

APN: 222-060-57

DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT
Post Office Box 459 Truckee, CA 96160
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY :	PD	SHEET
DATE :	8/2/19	A3.1
SCALE :	As indicated	
JOB #	1489	



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



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

MAIN RESIDENCE ELEVATIONS

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS
HARMON
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©

REVISIONS

PROGRESS SET
NOT FOR CONSTRUCTION
08/21/19

HARMON

2450 FARETTO LANE

DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION
MANAGEMENT
Post Office Box 459 Truckee, CA 96160
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN Author
BY
DATE 8/2/19
SCAL 1/8" = 1'-0"
JOB Project Number

SHEE

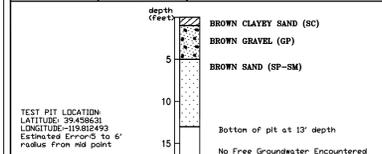
A3.2

TEST PIT NO.: 1 SET UP: 4-17-19
 TEST NO.: A RUN: 4-18-19
 DIMENSIONS: 6" Wide x 12" Deep TIME: 11:00 AM
 SOIL TESTED: Brown Sand (SP)

LOG

RELATIVE TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAV 090060
4:00	0.00	Level Constant, Pre-soak IAV 090060
0:00	0.00	Adjust Water level to 6', IAV 090070
0:30	1.34	Proceed, IAV 090070
1:00	1.58	
1:30	1.58	
2:00	1.58	Terminate, IAV 090075

PERCOLATION RATE: 18.5 Minutes Per Inch
 DEPTH TEST PERFORMED: 20 Feet
 PIT EVALUATED BY: VESTRIB



TEST PIT LOCATION:
 LATITUDE: 39.458631
 LONGITUDE: -119.816492
 Estimated Error: 5' to 6' radius from mid point

No Free Groundwater Encountered

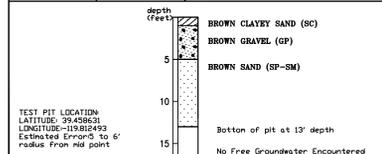
Job # 1648-08N PERCOLATION TEST RECORD PLATE 2A
 App: [Signature] HARMON RESIDENCE 2450 FARETTO LANE, WASHOE COUNTY, NEVADA
 Date: 8-6-19

TEST PIT NO.: 1 SET UP: 4-17-19
 TEST NO.: C RUN: 4-18-19
 DIMENSIONS: 6" Wide x 12" Deep TIME: 11:00 AM
 SOIL TESTED: Brown Sand (SP-SM)

LOG

RELATIVE TIME (hours:minutes)	MEASURED DROP (inches)	REMARKS
0:00	0.00	Initial Water Added, IAV 090060
4:00	0.00	Level Constant, Pre-soak IAV 090060
0:00	0.00	Adjust Water level to 6', IAV 090070
0:30	3.12	Proceed, IAV 090070
1:00	3.18	
1:30	3.18	
2:00	3.18	Terminate, IAV 090075

PERCOLATION RATE: 9.6 Minutes Per Inch
 DEPTH TEST PERFORMED: 7.0 Feet
 PIT EVALUATED BY: VESTRIB

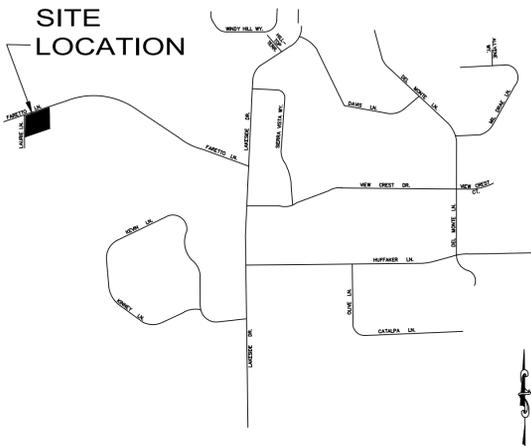


TEST PIT LOCATION:
 LATITUDE: 39.458631
 LONGITUDE: -119.816492
 Estimated Error: 5' to 6' radius from mid point

No Free Groundwater Encountered

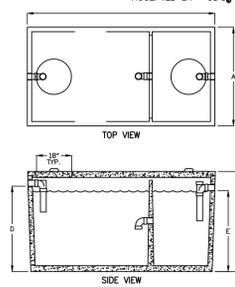
Job # 1648-08N PERCOLATION TEST RECORD PLATE 2C
 App: [Signature] HARMON RESIDENCE 2450 FARETTO LANE, WASHOE COUNTY, NEVADA
 Date: 8-6-19

SITE LOCATION



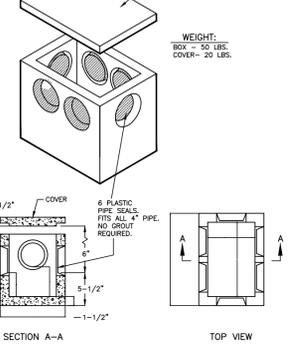
VICINITY MAP
 n.t.s.

RESIDENTIAL SEPTIC TANKS
 ACCEPTED BY UPC



MODEL NUMBER	LIQUID CAPACITY (GALLONS)	DIMENSION A	DIMENSION B	DIMENSION C	DIMENSION D	DIMENSION E	MINIMUM EXCAVATION WIDTH	MINIMUM EXCAVATION LENGTH
JS-700	700	4'-0"	8'-1"	0'-8"	4'-10"	4'-1"	5'-0"	9'-1"
JS-1000	1000	5'-1"	8'-2"	0'-8"	4'-10"	4'-1"	5'-1"	9'-2"
JS-1200	1200	5'-9"	8'-6"	0'-8"	4'-10"	4'-1"	5'-2"	9'-8"
JS-1500	1500	5'-9"	10'-0"	1'-0"	4'-10"	4'-1"	5'-1"	11'-8"
JS-2000	2000	4'-11"	13'-11"	0'-8"	4'-10"	4'-1"	5'-11"	16'-11"
JS-2500	2500	11'-0"	18'-10"	0'-8"	4'-10"	4'-1"	5'-8"	17'-10"
JS-3000	3000	5'-9"	18'-10"	0'-5"	5'-7"	5'-4"	6'-3"	17'-10"

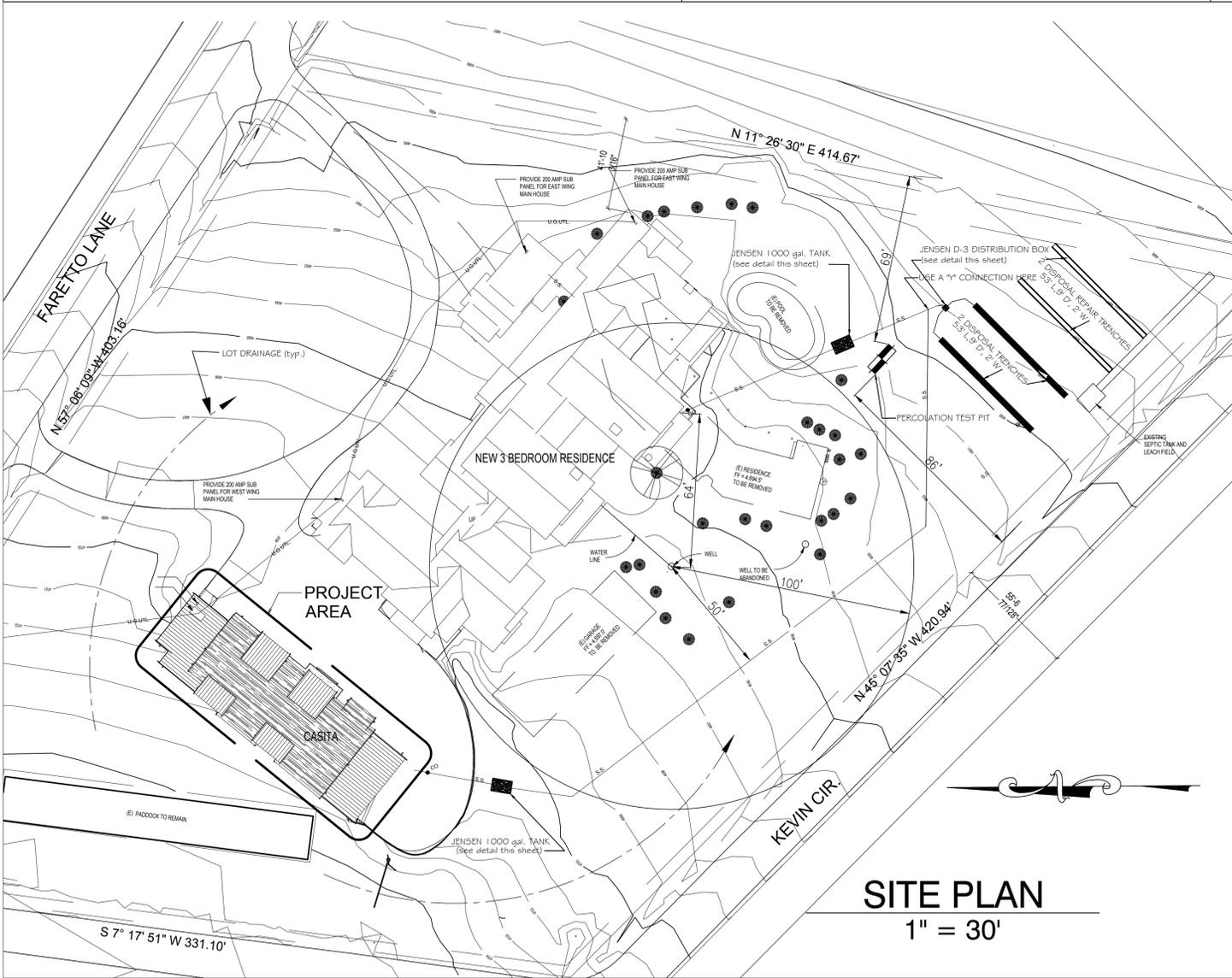
RESIDENTIAL DISTRIBUTION BOX
 MODEL D-5



WEIGHT:
 BOX = 50 LBS.
 COVER = 20 LBS.

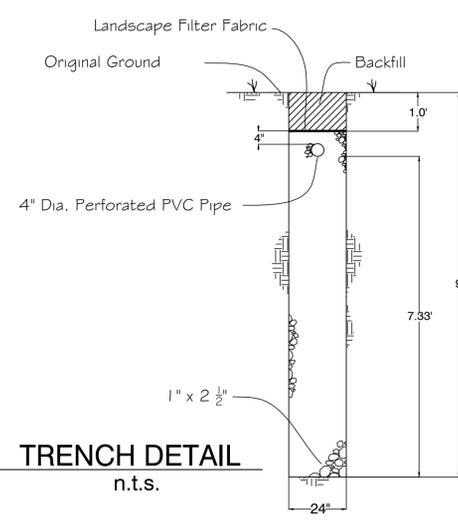
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

Job # 1648-08N PERCOLATION TEST RECORD PLATE 2C
 App: [Signature] HARMON RESIDENCE 2450 FARETTO LANE, WASHOE COUNTY, NEVADA
 Date: 8-6-19



SITE PLAN
 1" = 30'

STANDARD LEACH LINE TRENCH DETAIL



TRENCH DETAIL
 n.t.s.

RESIDENCE: 3 bedroom house plus a casita, house and casita requires 2-1000 gallon septic tanks
 SOIL TYPE: Brown silty sand (SM)
 DESIGN PERCOLATION RATE: 15 minutes per inch (Average of 3 Nortech percolation tests)
 LEACH FIELD TYPE: Standard system 9 feet deep, ground water not encountered to 13 feet deep.

DESIGN:

$$Q = \frac{5}{Tt} \text{ Where } Q = \text{Application Rate (Gpd/sq. ft.)}$$

$$t = \text{Percolation Rate (Minutes Per Inch)}$$

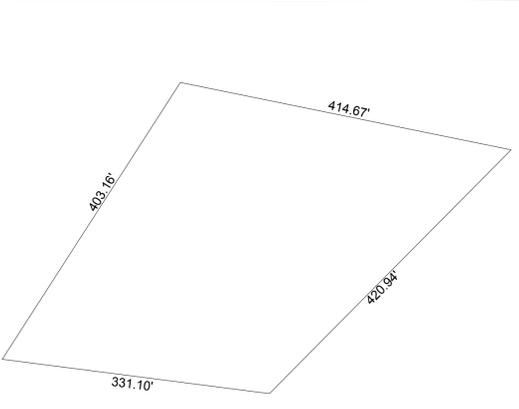
$$= \frac{5}{1.29} = 1.29 \text{ Gpd/sq. ft.}$$

$$\text{Required Tank and Sidewall Area } A_t = \frac{\text{Tanks Capacity (Gpd)}}{Q} = \frac{2000 \text{ Gpd}}{1.29 \text{ Gpd/sq. ft.}} = 1549 \text{ sq. ft.}$$

$$\text{Length of Trench } L = \frac{\text{Required Area (sq. ft.)}}{2 \times (\text{Available Sidewall Height})}$$

$$L = \frac{1549 \text{ sq. ft.}}{2 \times (9 \text{ ft.} - 1.66 \text{ ft.})} = 106 \text{ ft.} \text{ --- Use 2 at 53 ft. each.}$$

Use 2 trench lines at 53 feet long by 9 feet deep
 Same for secondary system



PROPERTY DIMENSION PLAN
 n.t.s.

- NOTES:
- NO PUBLIC SEWER WITHIN 400' IS AVAILABLE.
 - NO WELLS AND/OR ON-SITE SEWAGE DISPOSAL SYSTEMS ARE LOCATED WITHIN 200' OF THE SUBJECT PROPERTY OR AS SHOWN.
 - NO DOMESTIC WELLS ARE LOCATED WITHIN 100' OF THE PROPOSED SYSTEM.
 - WATER SUPPLY WILL BE ON-SITE PRIVATE WELL.
 - A MINIMUM OF 10' SEPARATION IS REQUIRED BETWEEN WATER SERVICE LINE AND BUILDING SEWER.
 - ALL DESIGN REQUIREMENTS AND SETBACKS PER THE STATE OF WASHOE COUNTY HEALTH DISTRICT REGULATIONS, CURRENT ADDITION.
 - NO WATERCOURSE AND/OR NATURAL DRAINAGE CHANNEL WITHIN 100 FEET OF THE PROPERTY, OTHER THAN SHOWN.
 - DESIGN PERCOLATION RATE IS 15 minutes/inch (mpi).
 - FOR DESIGN PERCOLATION RATE OF 51-60 mpi USE 68 STANDARD INFILTRATOR CHAMBERS (48" ea.).
 - TRENCH BOTTOMS SHALL BE ESSENTIALLY LEVEL.
 - ALL PIPE BENDS TO BE 45° OR LESS.
 - WHEN PURCHASING SEPTIC TANK, NOTE IF A SIDE ENTRANCE PLUG IS NEEDED.
 - NO PAVEMENT OR EVAPORATING INHIBITING MATERIAL SHALL BE OVER THE DISPOSAL TRENCHES
 - THE SUBJECT PROPERTY LIES WITHIN THE FEMA FLOOD INSURANCE RATE MAP 32031C3233G. THE PROPERTY IS IN ZONE X WHICH IS IN AN AREA OF THE 0.2% ANNUAL CHANCE FLOOD.

REFERENCE:
 - PROPERTY PARCEL MAPS
 - SITE PLAN PROVIDED BY DALE COX ARCHITECTS

LOT AREA : 3.05 Acres
 n.t.s.

ENGINEER
 NORTECH CONSULTANTS
 300 WESTERN ROAD, No. 3
 RENO, NEVADA 89506
 775-852-7475

APPLICANT
 MIKE CLARK CONSTRUCTION, INC.
 321 BROADWAY
 RENO, NEVADA 89502
 775-323-1993

REVISIONS BY

NORTECH
 GEOTECHNICAL/CIVIL CONSULTANTS, LTD.
 890 E. PATRIOT BLVD. STE. E, RENO, NEVADA • 775.852.7475 • FAX 775.852.7488

DESIGN PLAN AND DETAILS
 ON-SITE SEWAGE DISPOSAL SYSTEM

2450 FARETTO LANE
 A.P.N. 222-060-57
 WASHOE COUNTY, NEVADA

DRAWN
 JMM
 CHECKED
 NSV
 DATE
 8-23-19
 SCALE
 AS NOTED
 JOB NO.
 1648-08N
 SHEET
 1
 OF SHEETS