



Board of Adjustment Staff Report

Date: April 4, 2024

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER:	WSUP24-0003 (Romero)
BRIEF SUMMARY OF REQUEST:	To permit a detached accessory dwelling
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a detached accessory dwelling of 729 square feet on a parcel with an existing 1,620 square feet dwelling unit.

Applicant / Property Owner: Jose Romero
 Location: 530 Big Knob Drive
 Reno, NV 89433

APN: 085-182-14
 Parcel Size: 14,801 sq. ft.
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Sun Valley
 Development Code: Authorized in Article 306, Accessory Structures and Uses and Article 809, Administrative Review Permits

Commission District: 3 – Commissioner Garcia



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 WSUP24-0003 for Jose Romero, 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 8)

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Exhibits Contents

Conditions of Approval Exhibit A
Agency Comments..... Exhibit B
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Special Use Permit

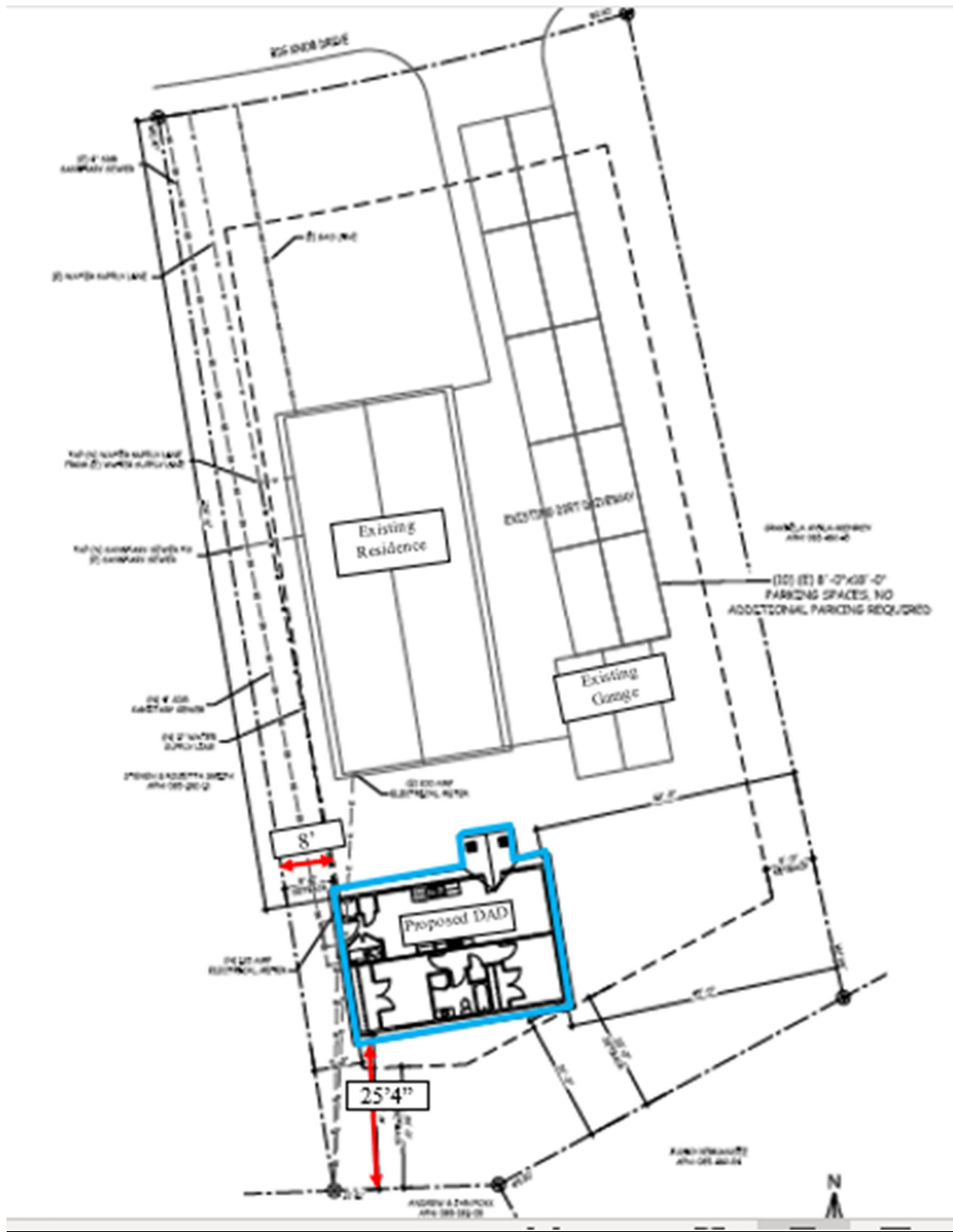
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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.

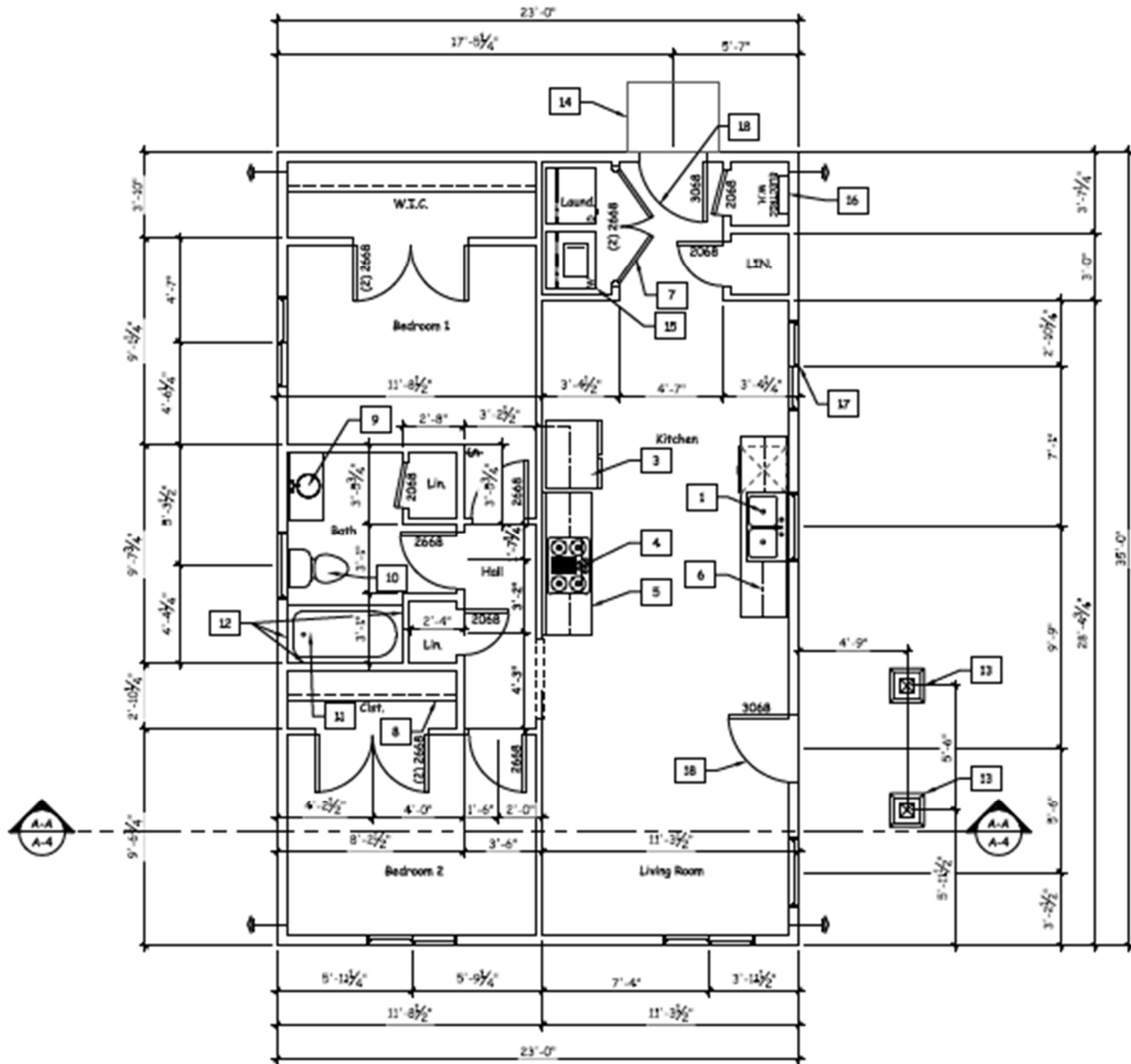
The conditions of approval for Special Use Permit Case Number WSUP24-0003 are attached to this staff report and will be included with the action order.

The subject property is designated as medium density suburban (MDS). The proposed use of an accessory dwelling unit is permitted in MDS regulatory zone with approval of a special use permit per WCC Table 110.302.05.1. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

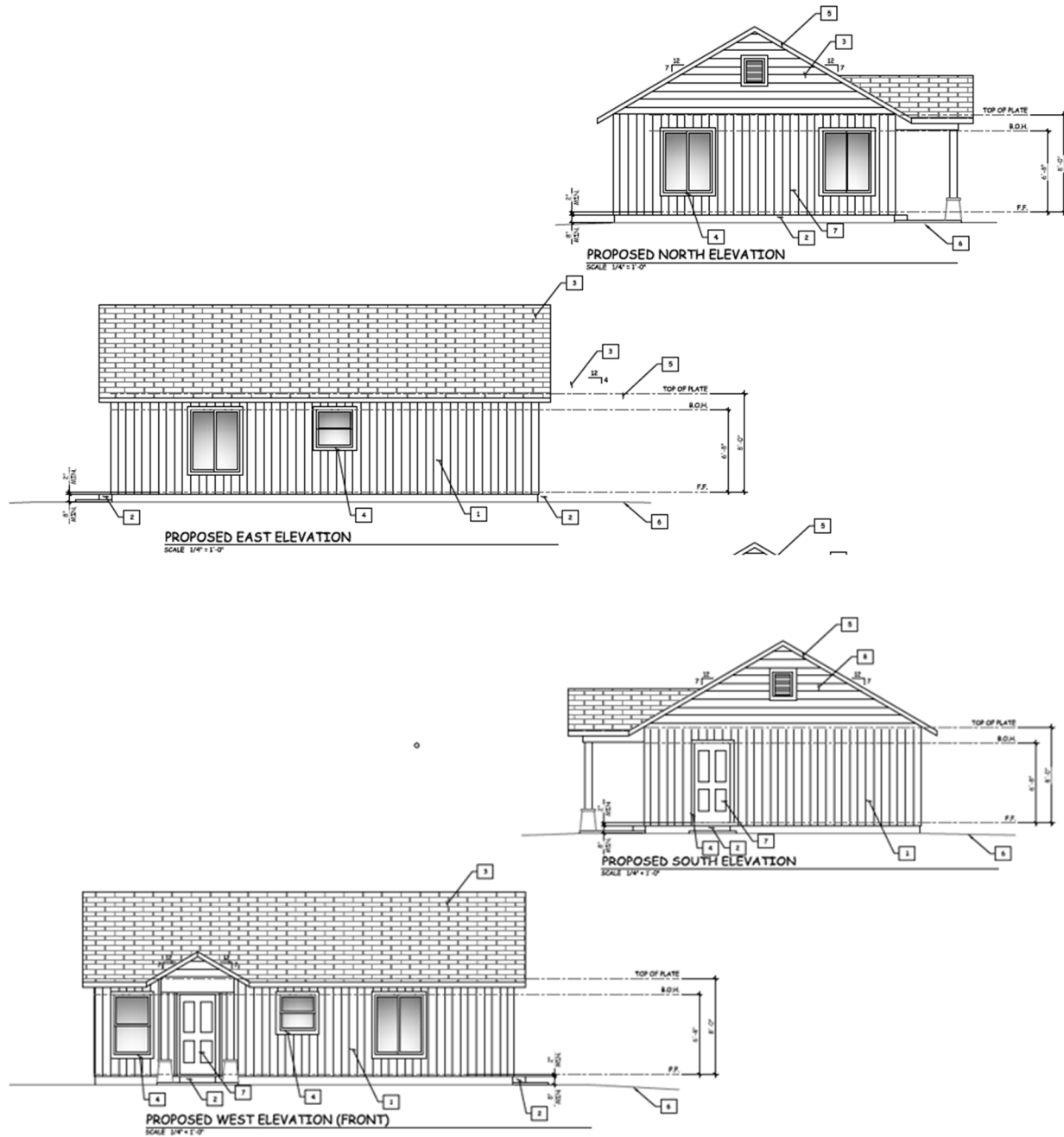
Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:



Site Plan



Floor Plan



Elevations

Project Evaluation

The applicant is requesting a special use permit for a detached accessory dwelling (DAD). The applicant is proposing to construct a new 729 sq. ft. second dwelling. The existing main residence on the property is 1,620 sq. ft. The architectural style of the proposed dwelling will be compatible with the existing residence using matching paint colors and materials. The proposed dwelling will have a living room, a kitchen, two bedrooms, one bathroom and a laundry room. The parking requirements for WCC Section 110.410.10 are met by providing off-street parking on the paved driveway. In addition, there is an existing, detached garage on the property.

The 14,801 square foot parcel has a regulatory zone of Medium Density Suburban (MDS). The setback requirements are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines. The proposed DAD will be located in the southwest portion of the parcel. No public comments were received in response to the requested application.

WCC Section 110.306.25, Detached Accessory Dwellings requires compliance with the following:

	Proposal Complies
A main dwelling exists and no other accessory dwelling is on site	Yes
A minimum lot area of 12,000 square feet	Yes
Standard building setbacks are maintained	Yes
1,500 square feet or smaller (& 50% or smaller than the size of main dwelling)	Yes
Manufactured home is constructed within 6 years and over 1,200 sq. ft. in size	N/A
One off-street parking space added	Yes
One accessory dwelling only on site	Yes

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 Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Sun Valley GID	X			
NV Energy	X			
Truckee Meadows Water Authority	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 Sun Valley Planning Area.
Staff Comment: The application request is consistent with Master Plan and the Sun Valley Planning Area.
- (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: Northern Nevada Public Health reviewed the proposed application and provide no opposition or concerns. The subject parcel is served by community water and sewage.
- (c) Site Suitability. That the site is physically suitable for an accessory dwelling unit, and for the intensity of such a development.
Staff Comment: The parcel is being used for residential housing and the proposed detached accessory dwelling unit will be constructed to meet all Washoe County codes. The detached dwelling unit will meet the setbacks for the MDS regulatory zone.
- (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 parcel is being used for residential housing and the proposed detached accessory dwelling unit will be constructed to meet all Washoe County codes. The detached dwelling unit will meet the setbacks for the MDS regulatory zone.
- (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 are no military installations in the area.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0003 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 WSUP24-0003 for Jose Romero, 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 Sun Valley Planning Area;

- (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 accessory dwelling unit 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 and mailed to the applicant.

Applicant: Steven Sheldrup steven.lspe@gmail.com

Property Owner: Jose Romero joseluisromero1979@yahoo.com



Conditions of Approval

Special Use Permit Case Number WSUP24-0003

The project approved under Special Use Permit Case Number WSUP24-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 4, 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 – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@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 detached accessory dwelling administrative review.**
- b. **The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- d. 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.
- e. 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.
- f. 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 Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Names – Janelle K. Thomas, P.E., 775.328.3603,
jkthomas@washoecounty.gov**

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
- b. 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.”

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Water Rights

4. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.
- b. TMWA may require additional water rights or if there is sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.

*** End of Conditions ***

January 16, 2024

Washoe County Community Services
Planning and Development Division

RE: Romero; 085-182-14
Administrative Review; WDADAR23-0013

Dear Washoe County Staff:

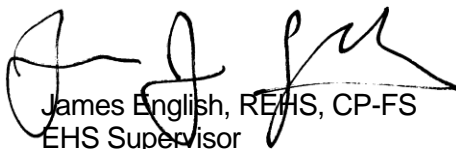
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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



Weiche, Courtney

From: Lemon, Brittany
Sent: Friday, December 22, 2023 11:45 AM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WDADAR23-0013 (Romero) Conditions of Approval

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

This parcel is located in a low WUI area and will have no requirements from the WUI code.

Have a great holiday!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”



Date: December 20, 2023

To: Courtney Weiche, Senior Planner

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

Re: WDADAR23-0013 Romero
APN: 085-182-14
530 Big Knob Drive

GENERAL COMMENTS

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

1. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.

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."



Date: December 20, 2023

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Detached Accessory Dwelling Administrative Review Case Number WDADAR23-0013
(Romero)
APN 085-182-14

GENERAL PROJECT DISCUSSION

For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling of 729 square feet on a parcel with an existing 1,620 square feet dwelling unit.

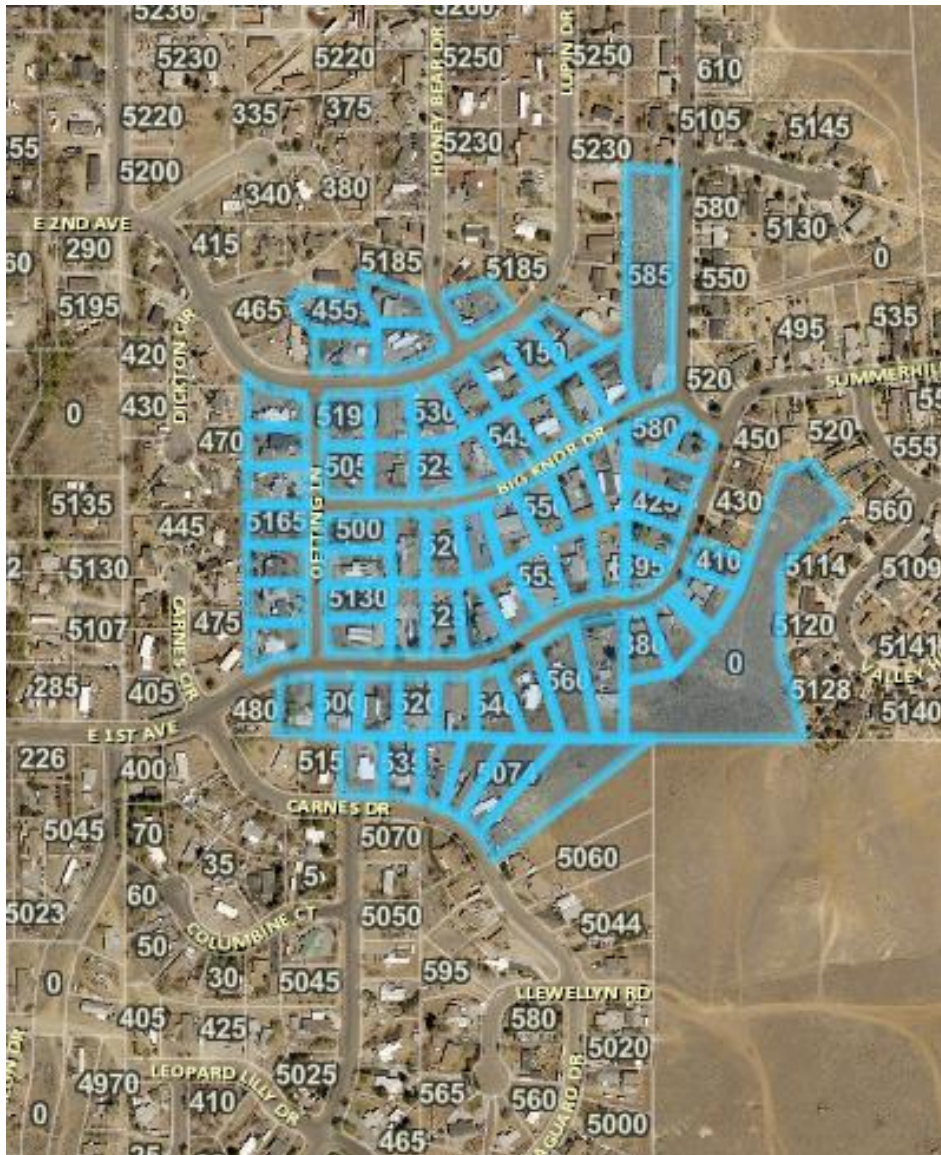
The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). The applicant shall provide a letter of acknowledgement from TMWA which will indicate the adequacy of water rights to support the Detached Dwelling.

TMWA may require additional water rights or if there is sufficient water rights to support the Detached Dwelling, TMWA will simply issues a letter indicating no additional water rights are necessary.

Public Notice

Washoe County Code requires that public notification for a special use permit must 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. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 72 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

**WSUP24-0003 previously for Case
Number (WDADAR23-0013)**

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: Romero Accessory Dwelling			
Project Description: 729 S.F. Detached Accessory Dwelling at the rear of property			
Project Address: 530 Big Knob Dr. Reno, NV 89433			
Project Area (acres or square feet): 0.340 Acre Parcel, Main Residence = 1620 SF, Detached Accessory Dwelling = 729 SF			
Project Location (with point of reference to major cross streets AND area locator): 530 Big Knob Dr. Reno, NV 89433			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-182-14	0.340		
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: Jose Romero		Name: Lumber, Steel and Precast Engineering, LLC	
Address: 530 Big Knob Dr		Address: 3100 Mill St. Suite 112C	
Reno, NV	Zip: 89433	Reno, NV	Zip: 89502
Phone: 775-338-5928	Fax:	Phone: 775-378-7904	Fax:
Email: joseluisromero1979@yahoo.com		Email: steven.lspe@gmail.com	
Cell: 775-338-5928	Other:	Cell: 775-378-7904	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)?

1620 S.F. Main Dwelling

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.

729 S.F.

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

Owner to match exterior finish materials as desired

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?

10+, no new roadway or driveway 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?

Clear away dry brush and provide adequate drainage swales to remove any excess water build up

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

<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" 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	Municipal	Municipal
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Truckee Meadows Water Authority	Truckee Meadows Water Authority

Romero Accessory Dwelling

Lumber, Steel, and Precast Engineering LLC
 NV BLDG. # 130020243465
 NV FIRE # 3404 3000 MILL
 NV PLS # 130020243465
 Reno, NV 89502

LSP ENGINEERING

PROFESSIONAL ENGINEER
 STEVEN J. SHELDRUP
 Exp. 06/30/2024
 CIVIL
 No. 28868
 12/8/2023

Steven J. Sheldrup
 Principal Engineer
 NV License #020666

CONSTRUCTION DOCUMENTS

Romero ADU
 530 Big Knob Dr.
 Reno, NV 89433
 A.P.N.: 085-182-14

REVISIONS

Drawn: SJS
 Checked: SJS
 Title: 12/08/2023
 Job Number: 23031
 Drawing Title:

Cover Sheet

Sheet Number:
A-0

**WSUP24-0003
 EXHIBIT D**



VICINITY MAP
 NO SCALE

GENERAL SITE NOTES

- ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITIONS).
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, NOTED OWNER OF ANY DISCREPANCIES.
- SLOPE LAWN 1:8 ASSESSOR FOR DRAINAGE MIN 1/4" PER 1'-0"
- MAINTAIN EXISTING DRAINAGE WITH 3% (2% MIN) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 30' AND DRAINAGE SWALE 2'-0" MIN ON FROM PROPERTY LINES AS REQUIRED TO PREVENT OVERFLOW ONTO ADJACENT RESIDENT PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.

DRAWING INDEX

- A-0 COVER SHEET/SITE PLAN
- A-1 PROPOSED FLOOR PLAN
- A-2 ROOF PLAN
- A-3 ELEVATIONS
- A-4 SECTION & DETAILS/ELECTRICAL PLAN
- S-1 FOUNDATION & FLOOR FRAMING PLAN
- S-2 SHEARWALL PLAN
- S-3 ROOF FRAMING PLAN
- SD-1 STRUCTURAL NOTES & SCHEDULES
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS

DIRECTORY

OWNER
 JOSE ROMERO
 530 BIG KNOB DR.
 RENO, NV 89433

ENGINEER
 STEVEN SHELDRUP
 LSP ENGINEERING
 3000 MILL ST. STE 112C
 RENO, NV 89502
 P (775) 378-7904
 WWW.LSPENGINEERING.COM

SCOPE OF WORK

~ 729 S.F. ACCESSORY DWELLING AT THE REAR PORTION OF THE 0.34 ACRE LOT

PROJECT GENERAL INFORMATION

LOT AREA: 0.34 ACRES
 ADDRESS: 530 BIG KNOB DR.
 RENO, NV 89433
 A.P.N.: 085-182-14

BUILDING OWNER: JOSE ROMERO
 530 BIG KNOB DR.
 RENO, NV 89433

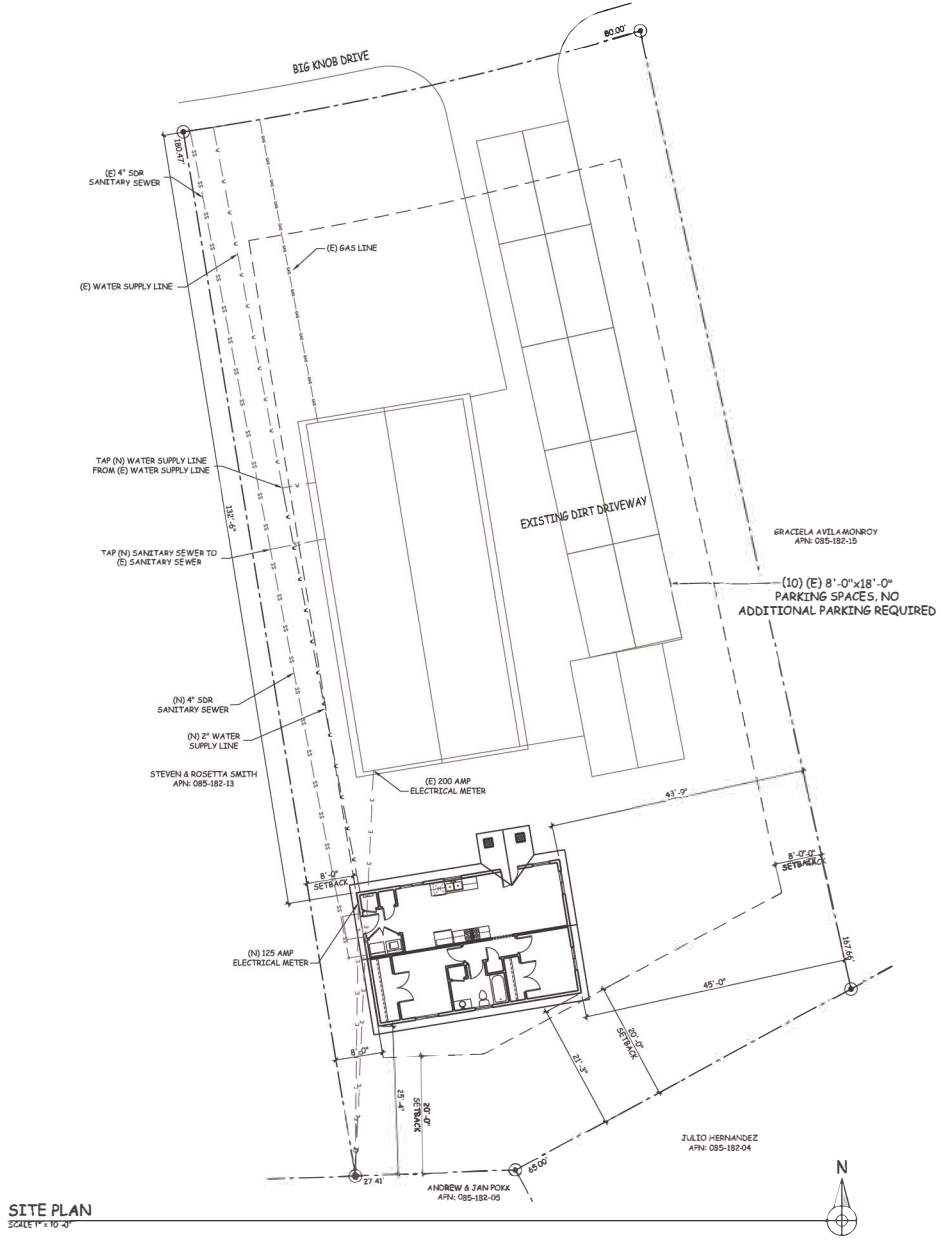
ZONING: MDS
 WALL: N/A
 FLOOR ZONE: X
 BUILDING HEIGHT: 16'-1 1/2"
 BUILDING STORES: 1

BUILDING S.F.: ~ 729 S.F.

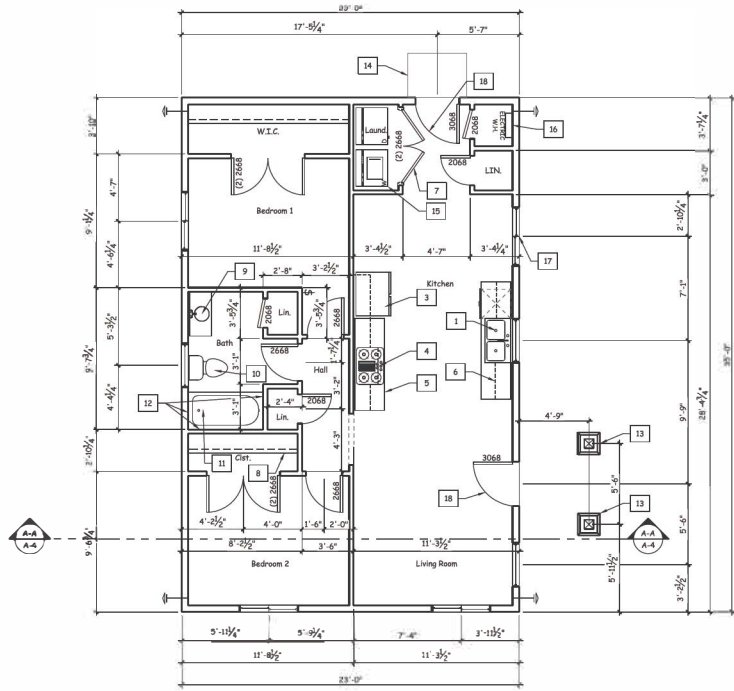
BUILDING DESIGN CODES

- 2018 INTERNATIONAL BUILDING CODE - "IBC"
- 2018 INTERNATIONAL RESIDENTIAL CODE - "IRC"
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"
- 2018 NORTHERN NEVADA CODE AMENDMENTS BY THE NNCICC

ALL OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT



SITE PLAN
 SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

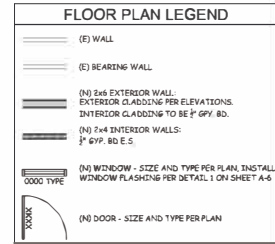
LIVABLE SPACE = 800 S.F.

KEYNOTES:

- 1 SINK WITH GARAGE DISPOSAL.
- 2 DISHWASHER
- 3 REFRIGERATOR
- 4 COOKTOP WITH OVEN & 100 CFM KITCHEN HOOD AS V.
- 5 COUNTERTOP AT 36" A.F.F. WITH CABINETS BELOW
- 6 LINE OF CABINETS ABOVE
- 7 PANTRY CABINETS, STYLE, COLOR AND HARDWARE PER OWNER.
- 8 SHELF AND POLE
- 9 LAVATORY SINK
- 10 128 G.P.F. TOILET
- 11 TILE SHOWER WITH TEMPERED GLASS ENCLOSURE
- 12 "DENSEHIELD" TILE BAGGER OR EQUAL, ALL WALLS. TILE SHALL BE FASTENED WITH CORROSION RESISTANT FASTENERS
- 13 POST - SEES STRUCTURAL
- 14 CONCRETE SLAB SLOPE TO DRAIN
- 15 WASHER & DRYER - VENT DRYER TO OUTSIDE AIR.
- 16 ELECTRIC WATER HEATER, 82 EFFICIENCY OR BETTER. W/ RE-CIRCULATION PUMP. SEISMIC STRAPS AND NON-RATED CONNECTIONS
- 17 WINDOWS - 20 MIN. FIRE RATED, TEMPERED OR APPROVED ALTERNATE
- 18 EXTERIOR DOORS - WOOD, APPROVED NON-COMBUSTIBLE, IGNITION RESISTANT, 20 MIN. FIRE RATED OR APPROVED ALTERNATE

FLOOR PLAN NOTES

1. TYPICAL EXTERIOR WALL. STENO OF 8-DOG PAPER OF OSB SHEATHING @ 2X4 DF#2 @ 16" O.C. TO MATCH (E) WALLS.
2. INTERIOR WALLS: 2x4 STUDS @ 16" O.C. U.N.O.
3. ALL INTERIOR TRIM, WALL FINISHES, FLOORING FINISHES AND CABINETRY FINISHES TO BE COORDINATED W/ AND APPROVED BY OWNER PRIOR TO ORDERING/INSTALL.
5. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER I.R.C. R308.4.
6. ALL DOOR HARDWARE TO MATCH (E) OR OWNER APPROVED ALTERNATE.



CRAWL SPACE VENTILATION

1/1500 S.F. REQ'D	0.487 S.F. NPVA
730 S.F./1500 =	
TOTAL VENT AREA REQ'D	= 487 S.F.
PROVIDE (4) 4x14 CRAWL SPACE VENT (4 x 16')	= 68 S.F.
TOTAL VENT AREA PROVIDED	= 68 S.F.
=	4 x 14 CRAWL SPACE VENT @ 24 SQ. IN. (167 S.F.) NPVA

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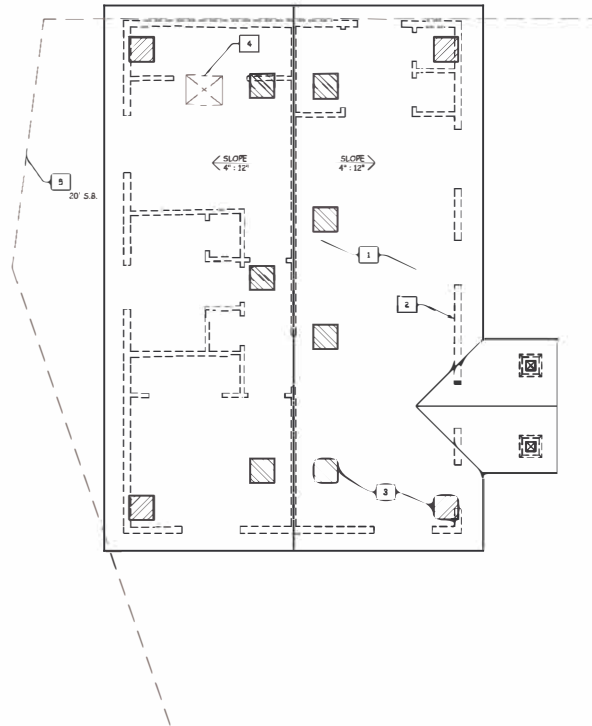
12/8/2023
 Steven J. Sheldrup
 Principal Engineer
 NV License #020666

CONSTRUCTION
DOCUMENTS

Romero ADU
 530 Big Knob Dr.
 Reno, NV 89433
 A.P.N.: 085-182-14

REVISIONS

Drawn	SJS
Checked	
Date	12/08/2023
Job Number	23031
Drawn Title	
	Proposed Floor Plan
Sheet Number	A-1



ADDITION ROOF PLAN
SCALE 1/4" = 1'-0"

KEYNOTES:

- 1 (4) ASPHALT SHINGLES O/ (3) LAYERS OF 18# FELT PAPER UNDERLAYMENT. SHINGLES STYLE AND COLOR PER OWNER.
- 2 WALLS BELOW
- 3 HIGH AND LOW ROOF VENTS - "MASTER FLOW" OR APPROVED ALTERNATE
- 4 MIN. 22"x30" ATTIC ACCESS
- 5 PROTECTED SETBACK LINE (TO BE CONFIRMED BY SURVEYOR PRIOR TO CONSTRUCTION)

ROOF PLAN NOTES

1. TYPICAL ROOF COVERING:
30 YEAR ASPHALT SHINGLES O/ 30# FELT PAPER
2. TYPICAL FLASHING @ ROOF PERIMETER:
METAL DREP EDGE FLASHING. COLOR TO BE BROWN OR BLACK.
3. SOFFIT MATERIAL TO MATCH EXISTING
5. ALL OVERHANGS (RAFE AND EA VE) TO MATCH EXISTING

ATTIC VENTILATION

ATTIC VENTS

LOW VENTS (7) **MASTER FLOW SUPER LOW PROFILE = 1.82 S.F.
HIGH VENTS (4) **MASTER FLOW SUPER LOW PROFILE = 1.04 S.F.


TOTAL VENT AREA PROVIDED = 2.86 S.F.
REQUIRED = 790 S.F. / 300 = 2.64 S.F.
PROVIDED = 2.86 S.F.

**MASTER FLOW - SUPER LOW PROFILE SLANT BACK (N' VA = 26 S.F. EA VENT)

- MASTER FLOW - HIGH VENTS
- MASTER FLOW - LOW VENTS

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 NV PDL # 440403004861
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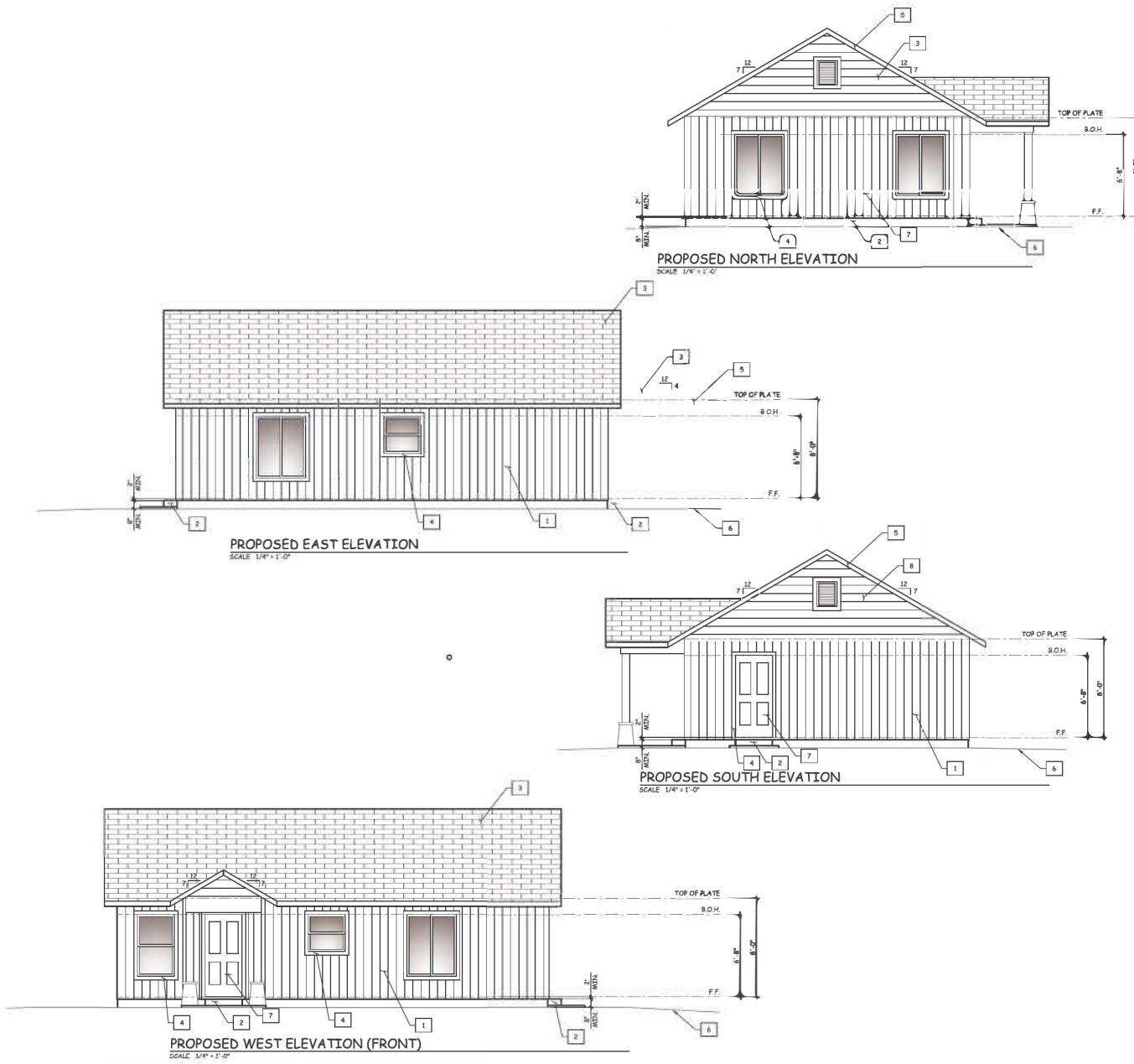
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 Date: 12/08/2023
 Job Number: 23031
 Drawing Title: Proposed Roof Plan
 Sheet Number: **A-2**



KEYNOTES:

- 1 BOARD & BATTEN SIDING OR WATER RESISTIVE BARRIER OR SHEATHING. SEE STRUCTURAL FOR SHEATHING REQUIREMENTS.
- 2 CONCRETE STEPS AND STOOP - 7" MAX. RISER AND 10" TREAD.
- 3 40 YR. ASPHALT/SHINGLES OR 30M FELT PAPER/SHEATHING. SEE STRUCTURAL FOR SHEATHING REQUIREMENTS. SHINGLES STYLE AND COLOR TO MATCH (E) RESIDENCE SHINGLES.
- 4 TRIM, STYLE AND COLOR PER OWNER.
- 5 2x FASCIA, STYLE AND COLOR PER OWNER.
- 6 FINISHED GRADE.
- 7 (N) WOODEN DOOR PAINTED PER OWNERS REQUIREMENTS.
- 8 LAP SIDING SIDING, COLOR AND STYLE PER OWNER.

ELEVATION NOTES

- 1. CONTRACTOR/OWNER TO COORDINATE ALL FINISHES.
- 2. CONTRACTOR/OWNER TO COORDINATE THE EXTENTS OF PAINT AND REPAIR OF EXISTING RESIDENCE.
- 3. PAINT FINISH TO BE APPLIED OVER PRIME AND PRIMED SURFACES ONLY.
- 4. CONTRACTOR TO COORDINATE ALL COLORS.

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LSP ENGINEERING

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CONSTRUCTION DOCUMENTS

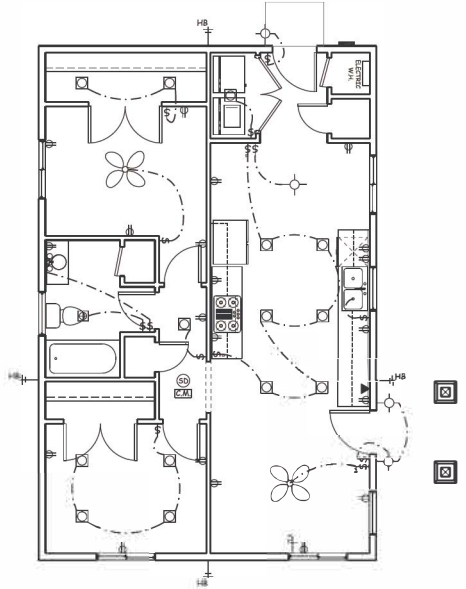
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REVISIONS

Drawn: SJS
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 Job Number: 23031
 Drawing Title: Proposed Elevations
 Sheet Number: **A-3**

ELECTRICAL NOTES

1. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE & LOCAL CODES
2. ALL FLOOR SPACING PER 2018 IRC TYP.
3. BACK TO BACK ELEC. PER 2018 IRC TYP.
4. COORDINATE ALL HANGING FIXTURES w/ OWNER.
5. SHOULD ANY LIGHTING CONFLICT w/ FRAMING, RELOCATE PER OWNER SPEC'S
6. LOCATION(S) OF COLD AIR RETURN TO BE VERIFIED w/ OWNER.
7. ALL RECESSED LIGHTING FIXTURES TO BE RATED AND LABELED FOR MAX. AIR LEAKAGE AND SEALED TO CEILING w/ GASKET OR CAULKING.
8. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PABLO, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS FOR 2018 IRC SPECIFIED IN SECTIONS E3901.1 THROUGH E3901.3.
9. CONTRACTOR TO PROVIDE TAMPER PROOF RECEPTACLES PER 2018 IRC SECTION E4002.14
10. PROVIDE 30" WIDE X 36" DEEP WORKSPACE IN FRONT OF ELECT PANEL.
11. ELECTRIC OUTLET BOXES LOCATED IN FLOORS SHALL BE LISTED FOR INFLOOR INSTALLATION.
12. THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN 3" OF RECESSED LUMINAIRES, ENCLOSURE, WRITING COMPARTMENT OR BALLAST EXCEPT WHERE SUCH LUMINAIRES SO IDENTIFIED FOR CONTACT WITH INSULATION, TYPE I.C. PER I.C. E4004.9
13. ISLAND AND PENDULUM RECEPTACLES TO BE MOUNTED NO MORE THAN 20" ABOVE OR 12" BELOW COUNTERTOP FOR RECEPTACLES NOT TO BE MOUNTED FACE UP IN COUNTERTOPS.
14. CEILING FAN LIGHT OUTLET BOXES SHALL BE RATED FOR WEIGHT OFF FAN / LIGHT
15. INSTALL SMOKE ALARMS AS REQUIRED BY 2018 IRC SECTION R314 AND LOCAL BUILDING CODES
16. PROVIDE CARBON MONOXIDE ALARMS AS REQUIRED BY 2018 IRC SECTION R316 AND LOCAL BUILDING CODES.
17. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PABLO, LIBRARIES, DEN, BED ROOMS, SUN ROOMS, RECEPTION ROOMS, BLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
18. ELECTRICAL PLANS FOR SCHEMATIC PURPOSES ONLY OWNER TO COORDINATE WITH CONTRACTOR AND FIELD VERIFY LOCATION OF ELECTRICAL FIXTURES.
19. 90% OF LAMP SIN PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY.

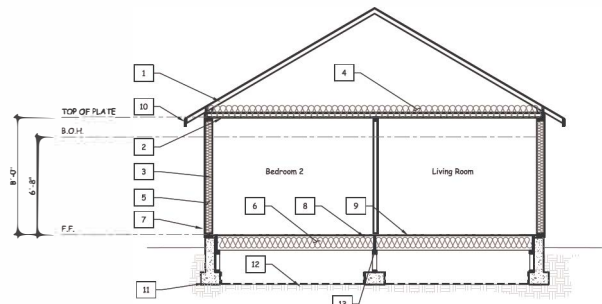


PROPOSED ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND	
	120 VOLT WALL OUTLET (GFI / AFCI ALL OUTLETS AS REQUIRED)
	220-VOLT DUPLEX OUTLET (12" U.N.O.)
	NON-FREEZE HOSE #2888
	INCANDESCENT 3-LIGHT BATH BAR LIGHT
	(E) 125 AMP ELECTRICAL PANEL
	WALL SWITCH - 152" U.N.O.
	3-WAY WALL SWITCH - 152" U.N.O.
	DIMMER SWITCH
	ELECTRICAL CIRCUIT
	CEILING SURFACE MOUNTED LIGHT FIXTURE
	RECESSED LIGHT
	RECESSED LIGHT / FAN COMBO
	WALL MOUNTED LIGHT FIXTURE
	CARBON MONOXIDE DETECTOR INSTALLED PER CODE
	PENDANT HUNG FIXTURE
	SMOKE DETECTOR INSTALLED PER CODE
	FAN LIGHT COMBO - SIZE, STYLE & COLOR PER OWNER'S REQUIREMENTS
	TELEPHONE OUTLET
	T.V. CABLE OUTLET

KEYNOTES:

- 1 TYPICAL ROOF / CEILING: ASPHALT SHINGLES OR 3/8" FELT PAPER (OR LAYERS OF 15#) OF STRUCTURAL SHEATHING OR PRE-MANUFACTURED WOOD TRUSSES.
- 2 1/2" TYPE X 6" RD.
- 3 1/2" 6"X 6" RD.
- 4 R-38 BLOW IN INSULATION
- 5 2x4 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION BETWEEN STUDS
- 6 R-30 BATT INSULATION
- 7 STANDING PER ELEVATIONS OR WATER RESISTIVE BARRIER / SHEATHING PER STRUCTURAL PLANS
- 8 FLOOR JOISTS PER STRUCTURAL PLAN
- 9 WOOD SUB-FLOOR PER STRUCTURAL DRAWINGS
- 10 METAL Drip EDGE BLACK OR BROWN / FASCIA: FASCIA SIZE, TYPE AND STYLE TO MATCH EXISTING FASCIA.
- 11 NEW CONCRETE TIE AND FOOTINGS PER STRUCTURAL DRAWINGS.
- 12 6 MIL VAPOR BARRIER
- 13 PONY WALL, SEE STRUCTURAL



SECTION "A-A"
SCALE 1/4" = 1'-0"

Not Used	9	Window Flashing	8	Barge	5	Footing @ Concrete	2
Not Used	10	Water Heater	7	Typical Eave	4	Footing @ Grade	1

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Proposed
Electrical Plan &
Section A-A
Sheet Number:
A-4