

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.

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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)?

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

--

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

--

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

--

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

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

<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:** Gene Carano

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, Gene CARANO  
(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): 162-142-01

Printed Name Gene CARANO

Signed Gene Carano

Address 1590 Boulder Field Way  
Reno, NV

Subscribed and sworn to before me this 21 day of April, 2021.

Tori R. Marshall  
Notary Public in and for said county and state

My commission expires: 10/11/2021

(Notary Stamp)



\*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
16214201	Active	4/17/2021 1:40:00 AM
<b>Current Owner:</b> CARANO, GENE R 1590 BOULDER FIELD WAY RENO, NV 89511		<b>SITUS:</b> 1590 BOULDER FIELD WAY WCTY NV
<b>Taxing District:</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 26 Range 20 Township 18 SubdivisionName PECETTI RANCH ESTATES		

### Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Tax Detail

	Gross Tax	Credit	Net Tax
<a href="#">Remediation</a>	\$53.90	\$0.00	\$53.90
<a href="#">State of Nevada</a>	\$1,387.92	(\$202.83)	\$1,185.09
<a href="#">Truckee Meadows Fire Dist</a>	\$4,408.69	(\$644.30)	\$3,764.39
<a href="#">Washoe County</a>	\$11,362.14	(\$1,660.50)	\$9,701.64
<a href="#">Washoe County Sc</a>	\$9,294.98	(\$1,358.40)	\$7,936.58
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.03	\$0.00	\$0.03
<b>Total Tax</b>	<b>\$26,507.66</b>	<b>(\$3,866.03)</b>	<b>\$22,641.63</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020487781	U20.1225	\$22,641.63	7/23/2020



**FIRE HAZARD NOTES:**

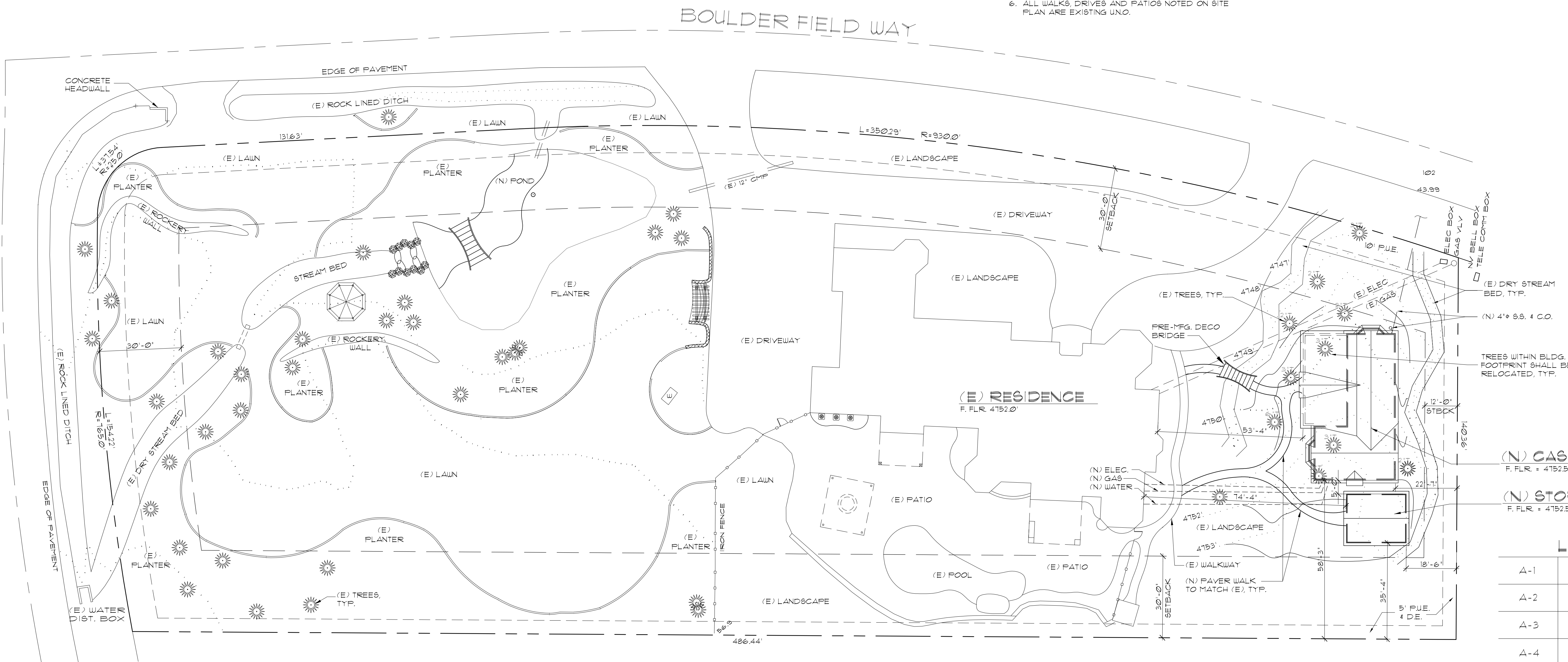
1. FIRE HAZARD SEVERITY IS 'MODERATE'.
2. THE WATER SUPPLY IS 'CONFORMING'.
3. THE DEFENSIBLE SPACE IS 'CONFORMING'.
4. THE FIRE CLASS IS 'R13':  
ROOF - CLASS A  
FASCIA - N/A  
EAVES - N/A  
WALLS - N/A

**GENERAL NOTES:**

1. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2018 I.R.C., 2018 I.E.C.C., WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS AND 2018 NORTHERN NEVADA AMMENDMENTS.
2. FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
3. FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
4. ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUF. SPECIFICATIONS.
5. SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONC. FORMS. SOILS ENGINEER RECOMMENDATIONS CONCERNING FOOTING SIZE, DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
6. ALL WALKS, DRIVES AND PATIOS NOTED ON SITE PLAN ARE EXISTING U.N.O.
7. CARE SHALL BE TAKEN THAT ALL VEGETATION IN DEVELOPED AREAS IS PROTECTED DURING CONSTRUCTION. ALL VEHICLES & MATERIAL STORAGE SHALL BE RESTRICTED TO DRIVE AREA.
8. RETAIN ALL STONES FROM EXCAVATION. LARGER BOULDERS SHALL BE PLACED RANDOMLY IN PLANTER AREAS.
9. GRADE SITE TO DRAIN 5% MIN. (6' DROP) FOR 10'-0" AWAY FROM RESIDENCE.
10. ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY CODES AND THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.
11. A STREET EXCAVATION PERMIT IS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN THE COUNTY RIGHT-OF-WAY.

**SITE LEGEND**

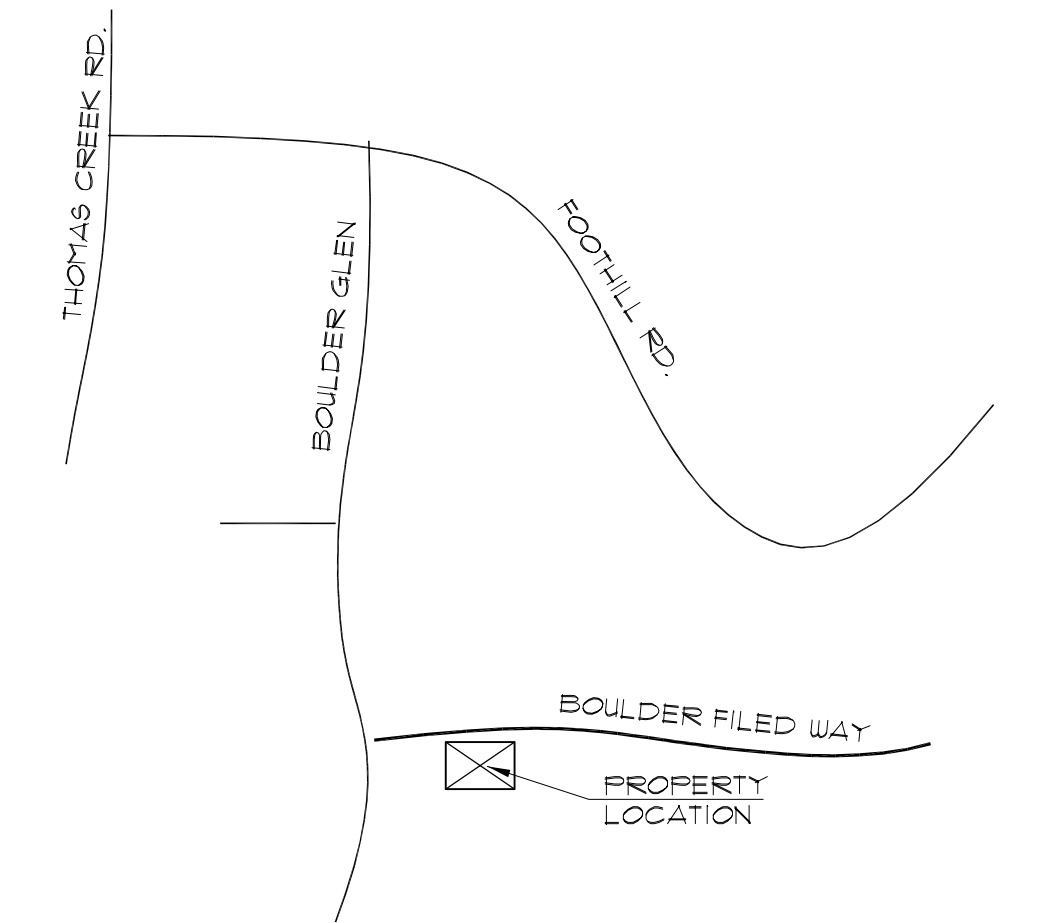
- EXISTING CONTOURS
- FINISH CONTOURS
- FINISH GRADES
- SETBACK LINES
- EASEMENT LINES
- DRAINAGE SLOPE - 5% MIN.



**SITE/ROOF PLAN NORTH**

SCALE: 1" = 20'-0"

PECETTI RANCH ESTATES  
LOT 26  
A.P.N. 162-142-01



**LIST OF DRAWINGS**

A-1	SITE PLAN, DRAWING LIST
A-2	FOUNDATION/ FLOOR FRAMING PLANS
A-3	FLOOR PLANS
A-4	ROOF FRAMING PLANS
A-5	BUILDING SECTIONS STORAGE ELEVATIONS
A-6	CASITA ELEVATIONS
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
SD1	STRUCTURAL NOTES & SCHEDULES
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

APPROVAL

DATE: 4-26-2021  
JOB NO.: 19-150  
PROJECT LOCATION:  
1930 BOULDER FIELD WAY  
WASHOE COUNTY, NV.

SHEET NUMBER  
**A-1**

REVISIONS

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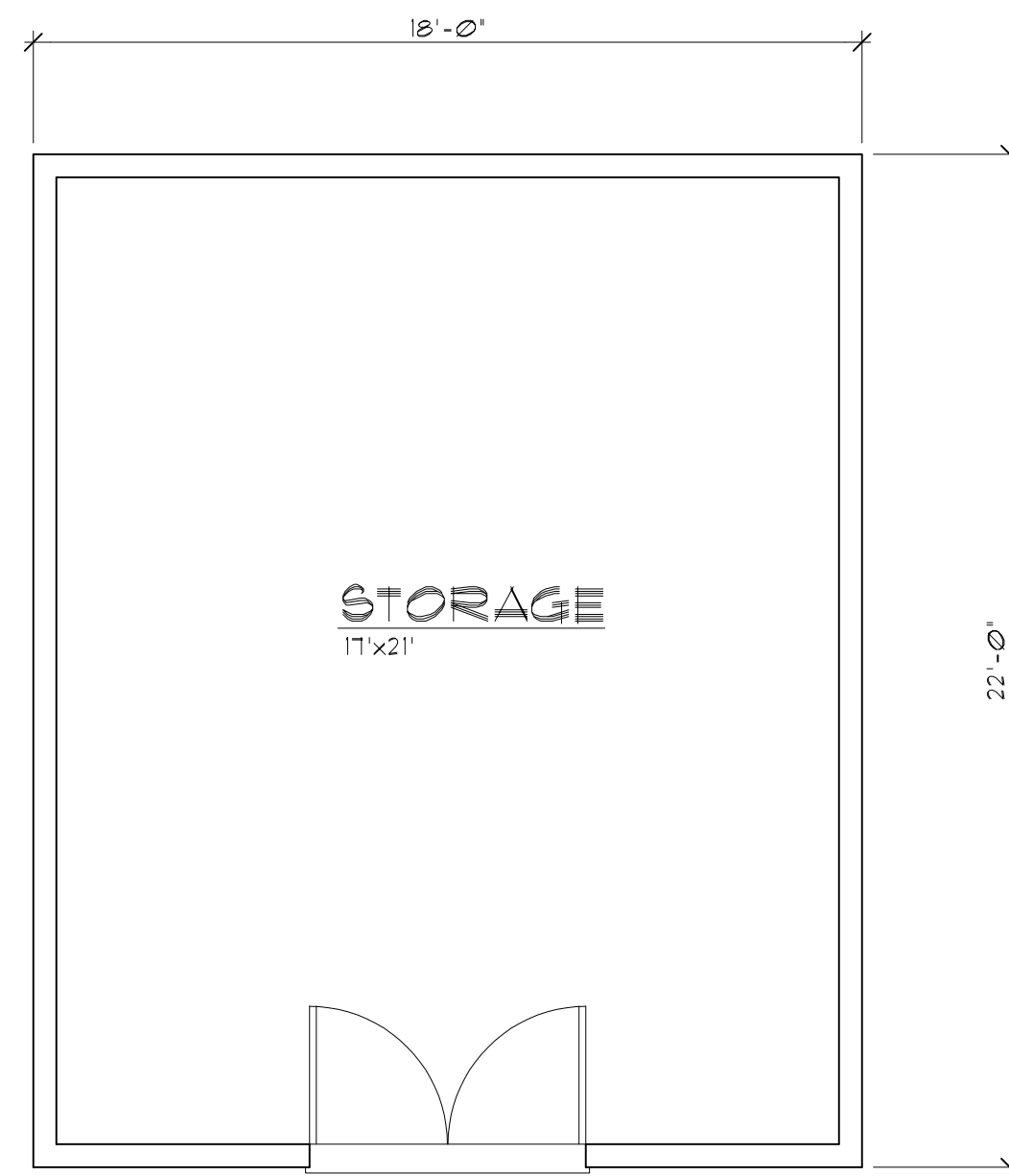
(775) 219-6393  
(775) 302-2692 fax  
nevadahomedesign@gmail.com  
nevadahomedesign.com  
P.O. Box 19708  
Reno, NV. 89511  
www.nevahomedesign.com

**Nevada Home Design L.L.C.**  
Residential Designs

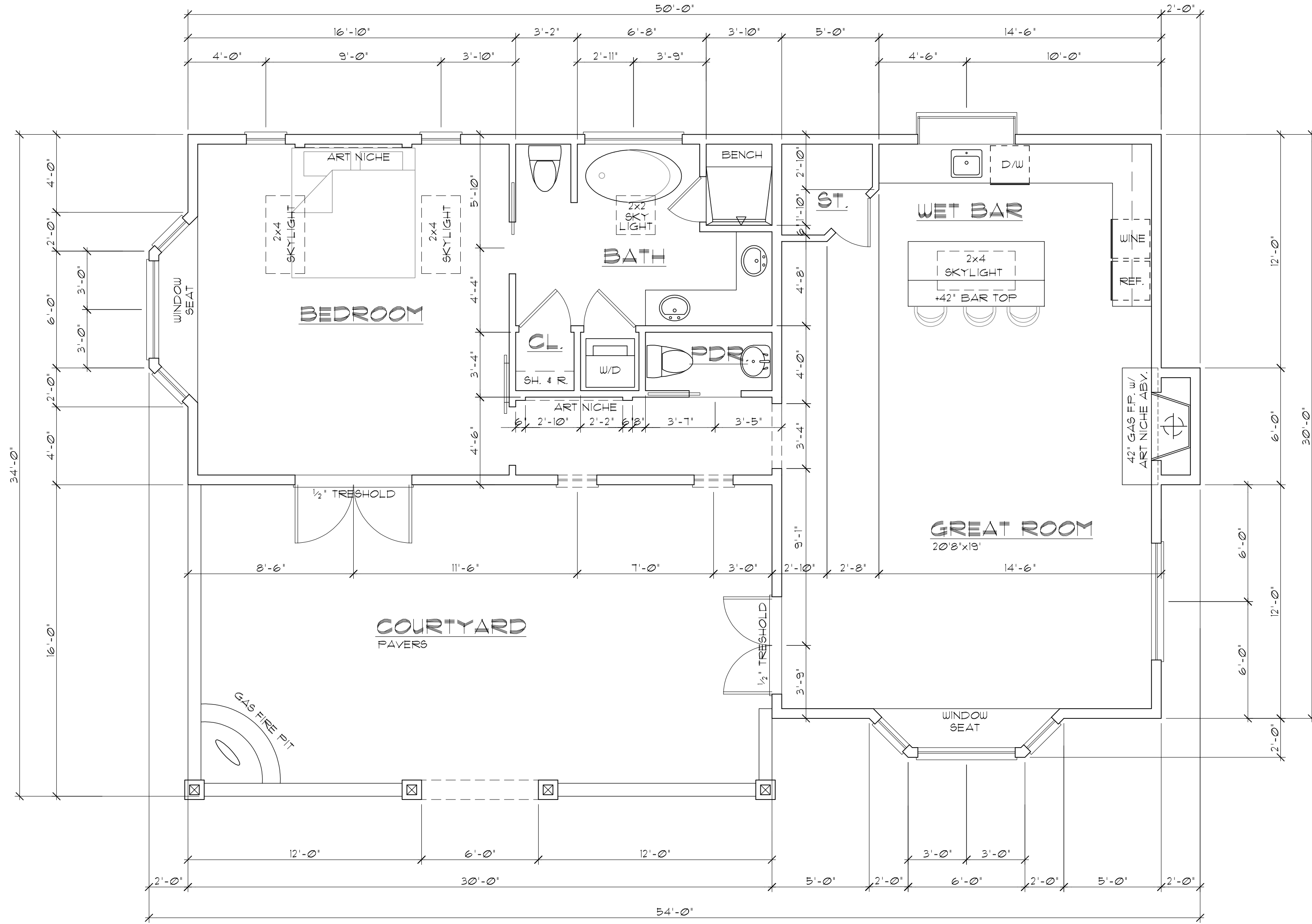
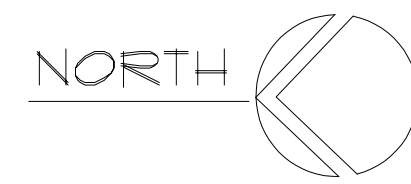
4-26-2021

STEVEN HENDRICKS  
REGISTERED  
RESIDENTIAL DESIGNER  
STATE OF NEVADA  
203-RD

**SITE- ROOF PLAN**  
**A NEW CASITA & STORAGE BLDG. for**  
**GENE & VIRGINIA CARANO**



**STORAGE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 STORAGE AREA ±396 SQ. FT.



**CASITA FLOOR PLAN NORTH**  
 SCALE: 1/4" = 1'-0"  
 LIVING AREA ±1184 SQ. FT.

REVISIONS	

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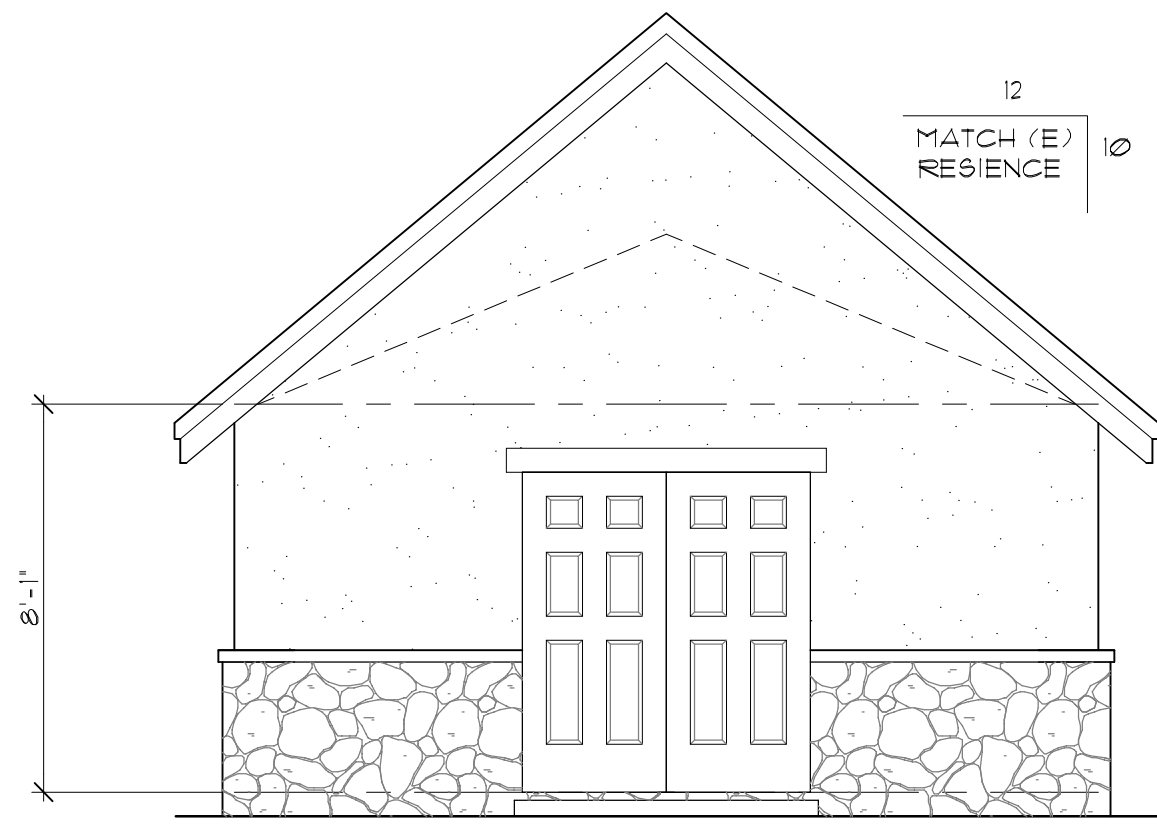


DATE: 4-26-2021  
 JOB NO.: 19-150  
 PROJECT LOCATION:  
 1930 BOULDER FIELD WAY  
 WASHOE COUNTY, NV.

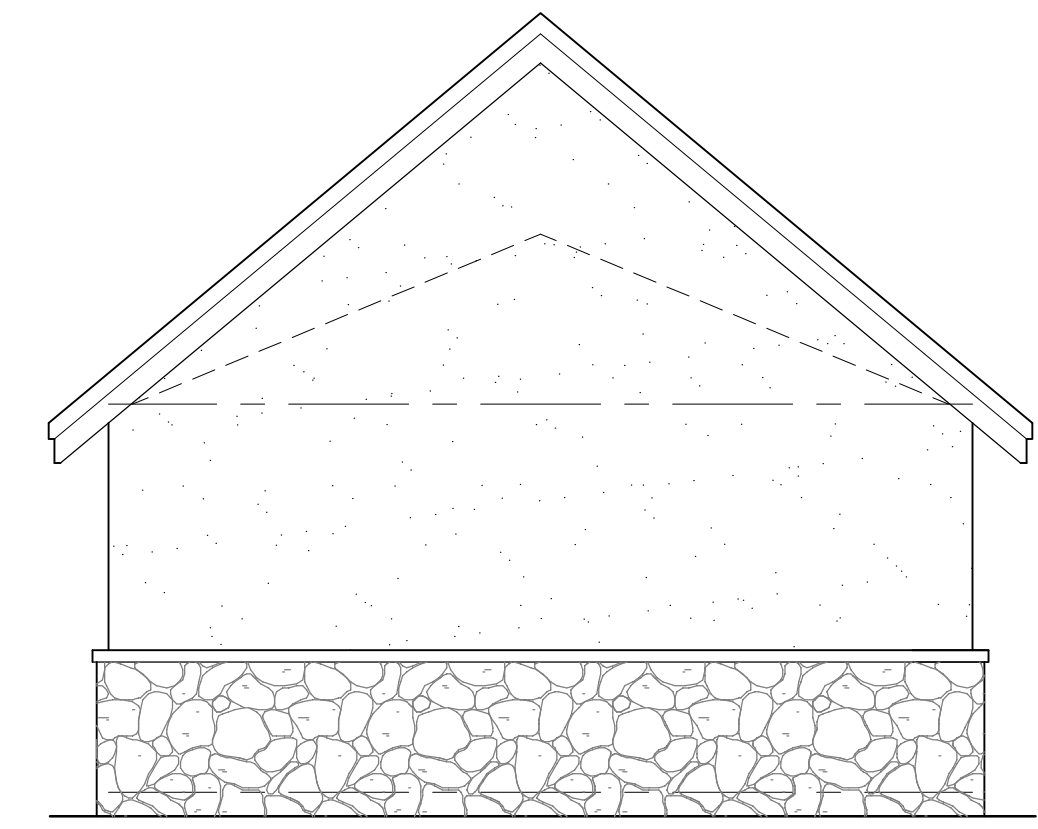
FLOOR PLANS  
 A NEW CASITA & STORAGE BLDG. for  
 GENE & VIRGINIA CARANO

SHEET NUMBER

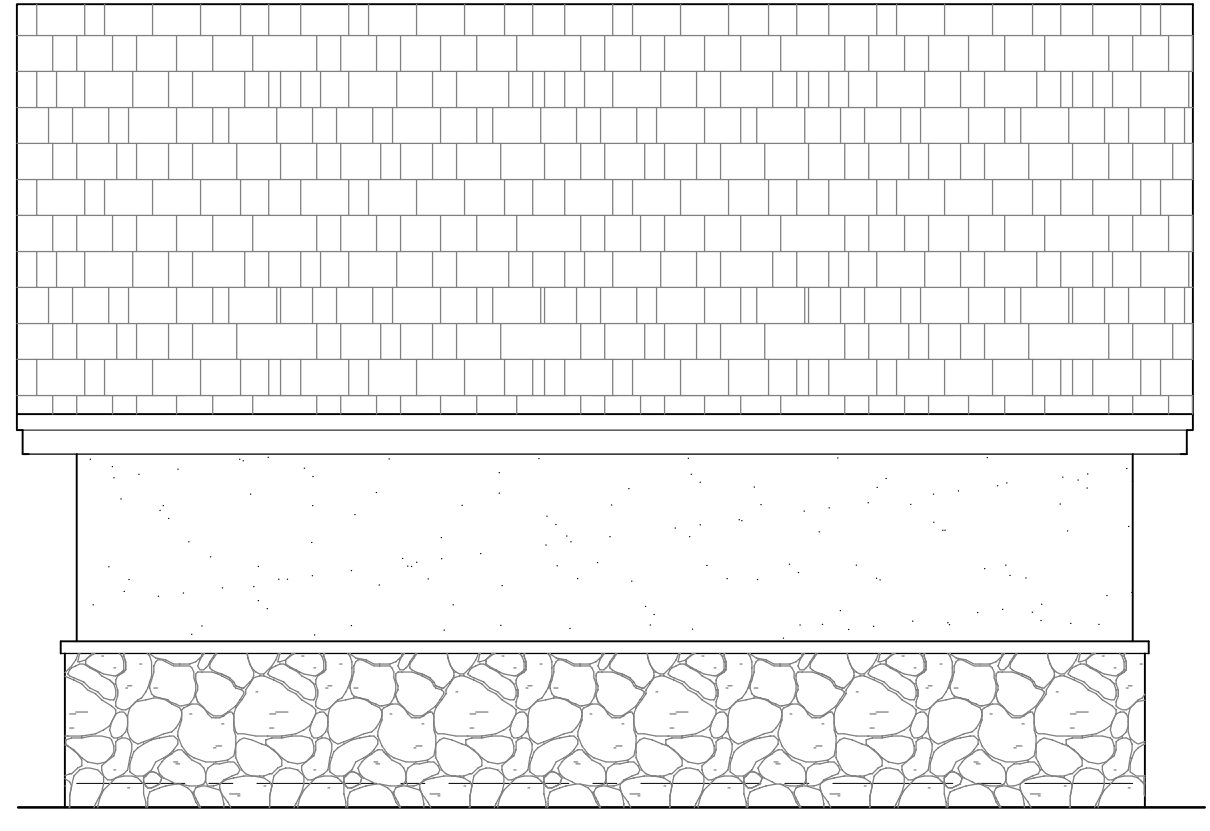




**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**EXTERIOR FINISHES**

- 1 CONCRETE ROOF TILES:  
MATCH (E) STYLE  
COLOR: MATCH (E)
- 2 STUCCO & STUCCO TRIMS:  
'PAREX' ACRYLIC - MATCH (E) FINISH  
COLOR:
- 3 WOOD FASCIA, POSTS & BEAMS:  
'SHERWIN WILLIAMS' FLAT ACRYLIC PAINT  
COLOR: MATCH (E)
- 4 ENTRY DOOR:  
SOLID CORE - RAISED PANEL  
MATCH (E) COLOR
- 5 STONE VENEER:  
NATURAL STONE  
MATCH (E) STYLE & COLOR
- 6 VENTS, FLASHING & FLUES:  
COLOR: PAINT TO MATCH ROOF

**STUCCO APPLICATION NOTES:**

- 1. APPLY 2-LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER OR 1' EPS T4G ON 1/2" PLYWD. (1/8" GAP @ ALL EDGES.)
- 2. APPLY 1x20 WIRE MESH.
- 3. APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 1 DAYS TO CURE.
- 4. APPLY 'PAREX' EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
- 5. BEVEL ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
- 6. PROVIDE CONTROL JOINTS AS REQ'D. BY MANUF. SPECS. & WEEP SCREEDS AS REQ'D. BY IRC. SECTION R103.6

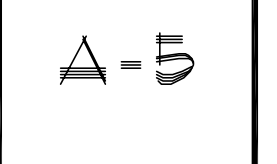
REVISIONS	

ALL DIMENSIONS & FINISHES AS SHOWN UNLESS OTHERWISE NOTED.  
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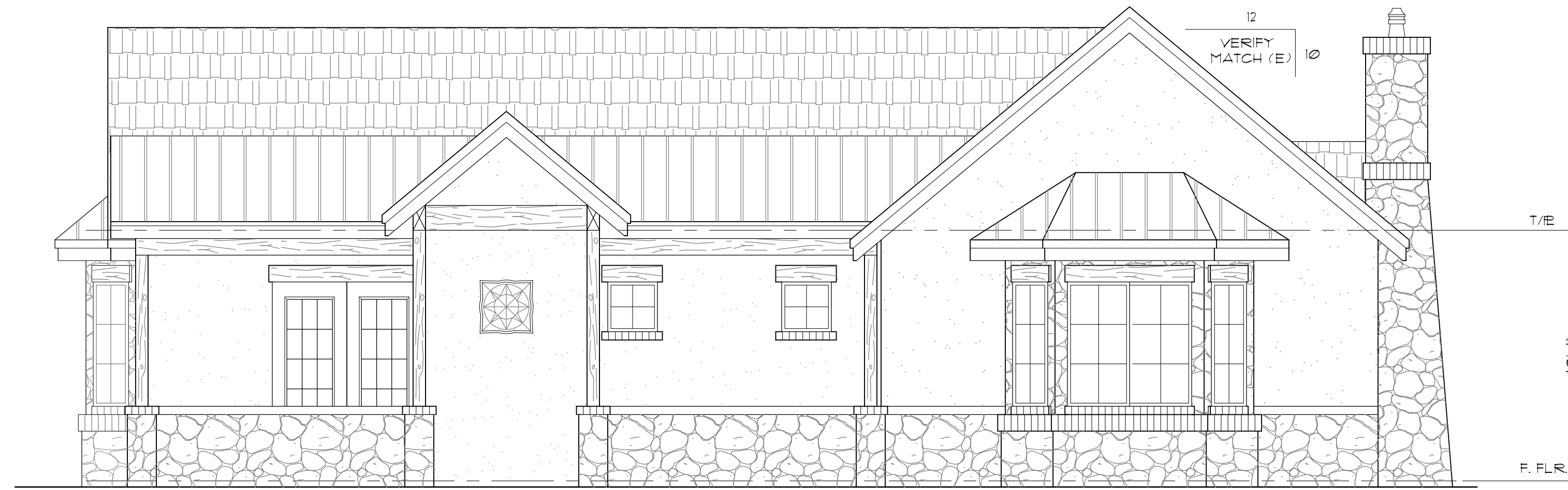


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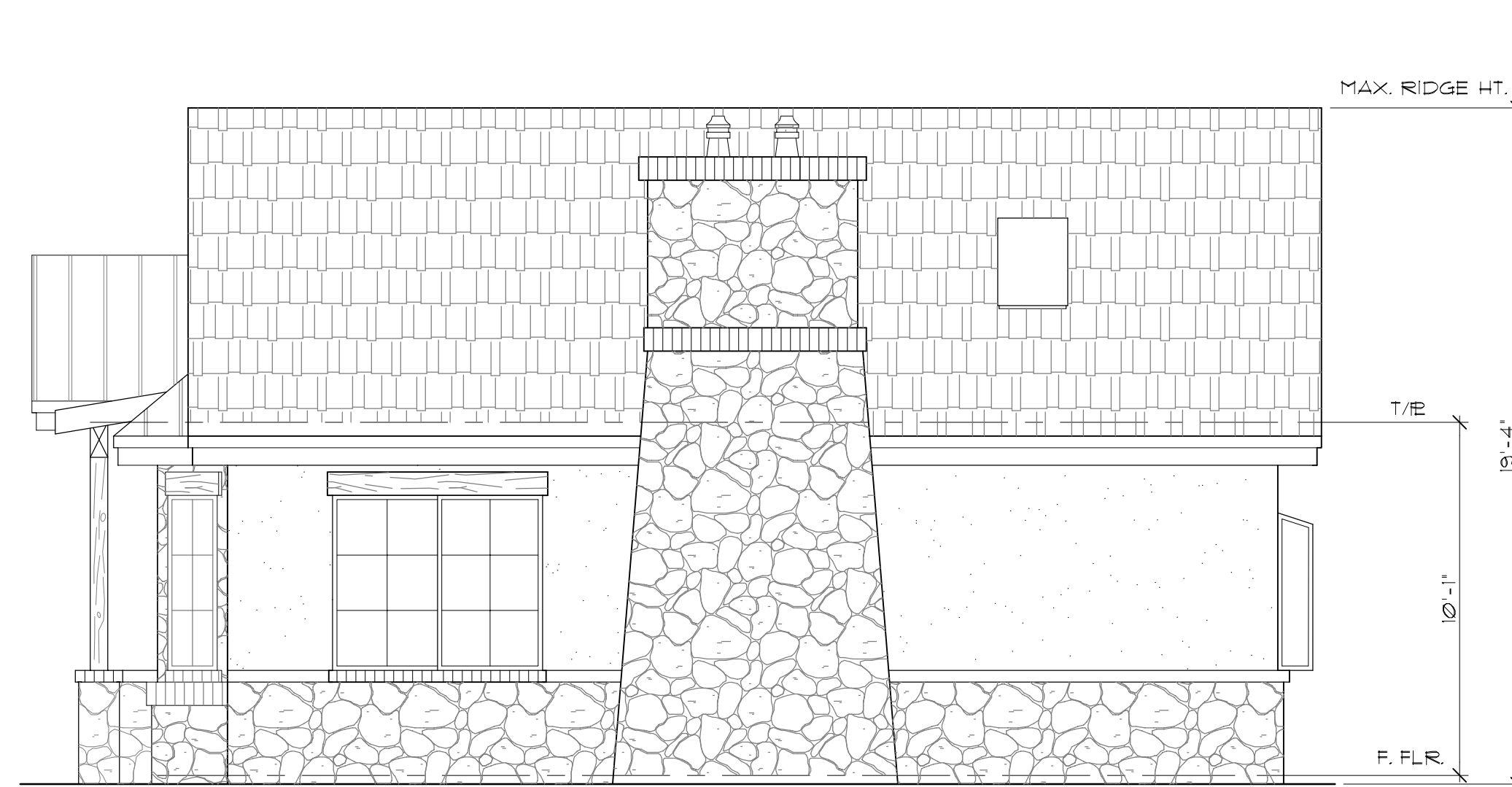
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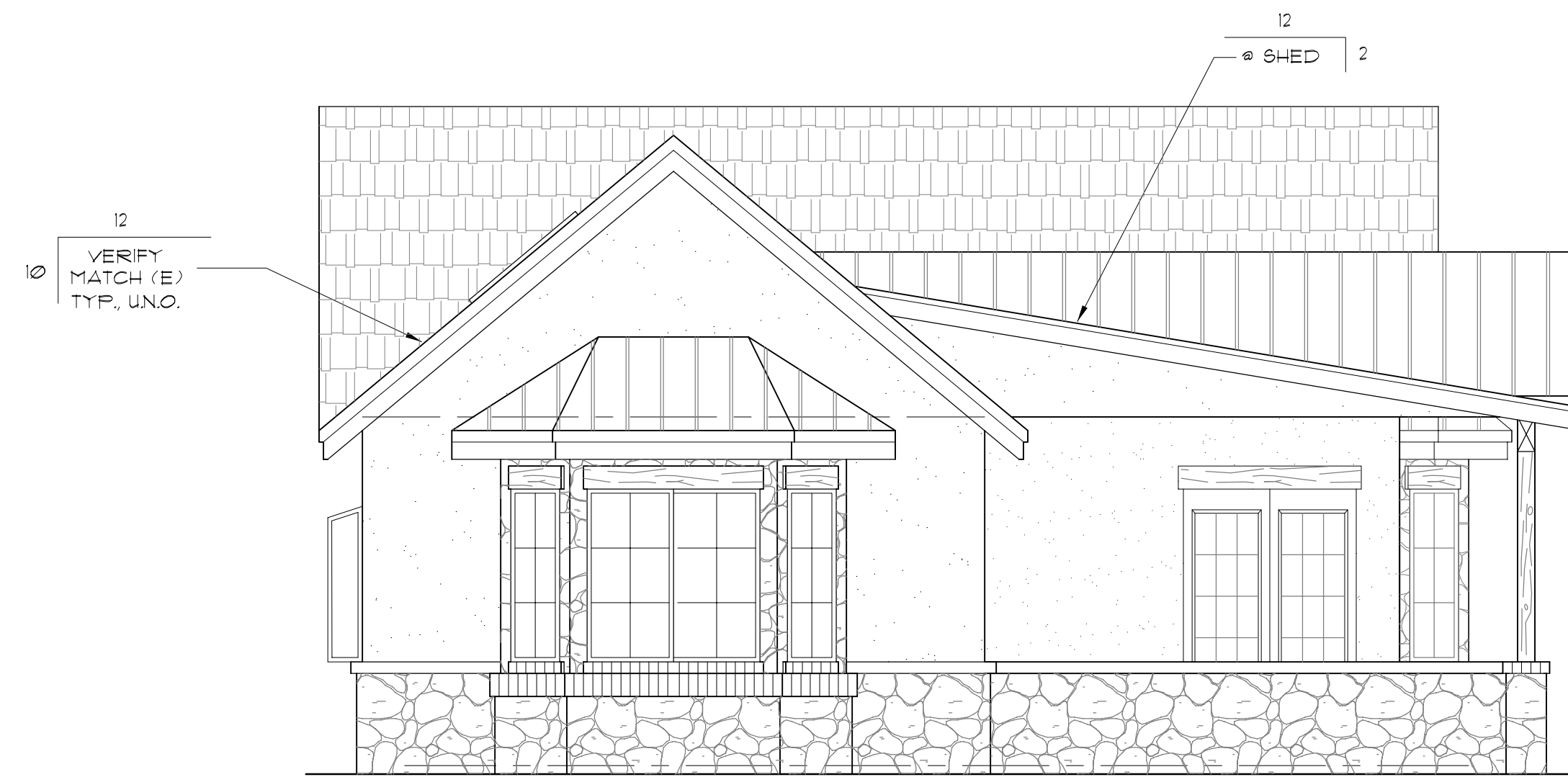
**BLDG. SECTIONS / STORAGE ELEVATIONS**  
**A NEW CASITA & STORAGE BLDG. for**  
**GENE & VIRGINIA CARANO**



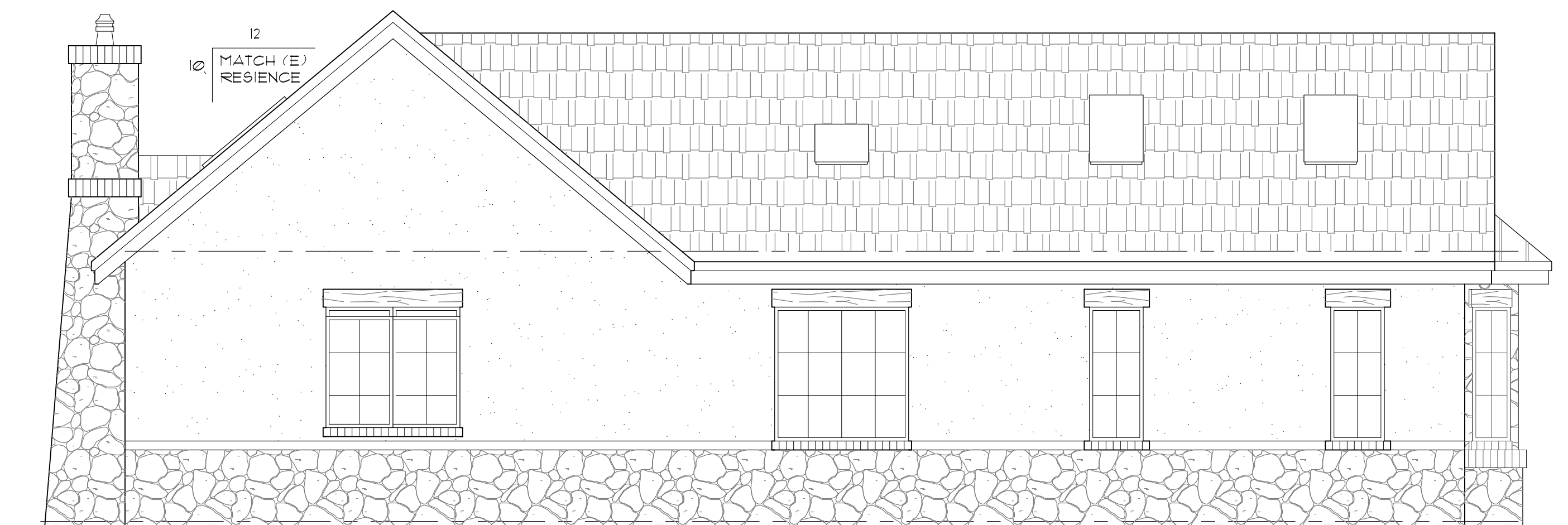
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISHES**

- 1 CONCRETE ROOF TILES:  
MATCH (E) STYLE  
COLOR: MATCH (E)
- 2 METAL ROOF:  
12' STANDING BEAM  
COLOR: MATCH (E)
- 3 STUCCO & STUCCO TRIMS:  
"PAREX" ACRYLIC - MATCH (E) FINISH  
COLOR: MATCH (E)
- 4 WOOD FASCIA, POSTS & BEAMS:  
"SHERWIN WILLIAMS" FLAT ACRYLIC PAINT  
COLOR: MATCH (E)
- 5 ENTRY DOOR:  
GLASS/WOOD  
MATCH (E) COLOR
- 6 WINDOW:  
VINYL DUAL PANE  
MATCH (E) STYLE & COLOR
- 7 STONE VENEER:  
NATURAL STONE  
MATCH (E) STYLE & COLOR
- 8 BRICK VENEER:  
MATCH (E) STYLE & COLOR
- 9 DECO CHIMNEY CAP:  
COLOR: PAINT TO MATCH (E)
- 10 VENTS, FLASHING & FLUES:  
COLOR: PAINT TO MATCH ROOF

**STUCCO APPLICATION NOTES:**

1. APPLY 2-LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER 0/1" EPS T&G ON 1/2" PLYWD. (1/8" GAP @ ALL EDGES).
2. APPLY 1x20 WIRE MESH.
3. APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 7 DAYS TO CURE.
4. APPLY "PAREX" EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
5. BEVEL ALL HORIZ. SURFACES THAT RECEIVE STUCCO FINISH.
6. PROVIDE CONTROL JOINTS AS REQ'D. BY MANUF. SPECS. & WEEP SCREEDS AS REQ'D. BY I.R.C. SECTION R103.6

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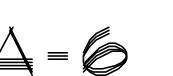
4-26-2021



**CASITA EXTERIOR ELEVATIONS**  
**A NEW CASITA & STORAGE BLDG. for**  
**GENE & VIRGINIA CARANO**

DATE: 4-26-2021  
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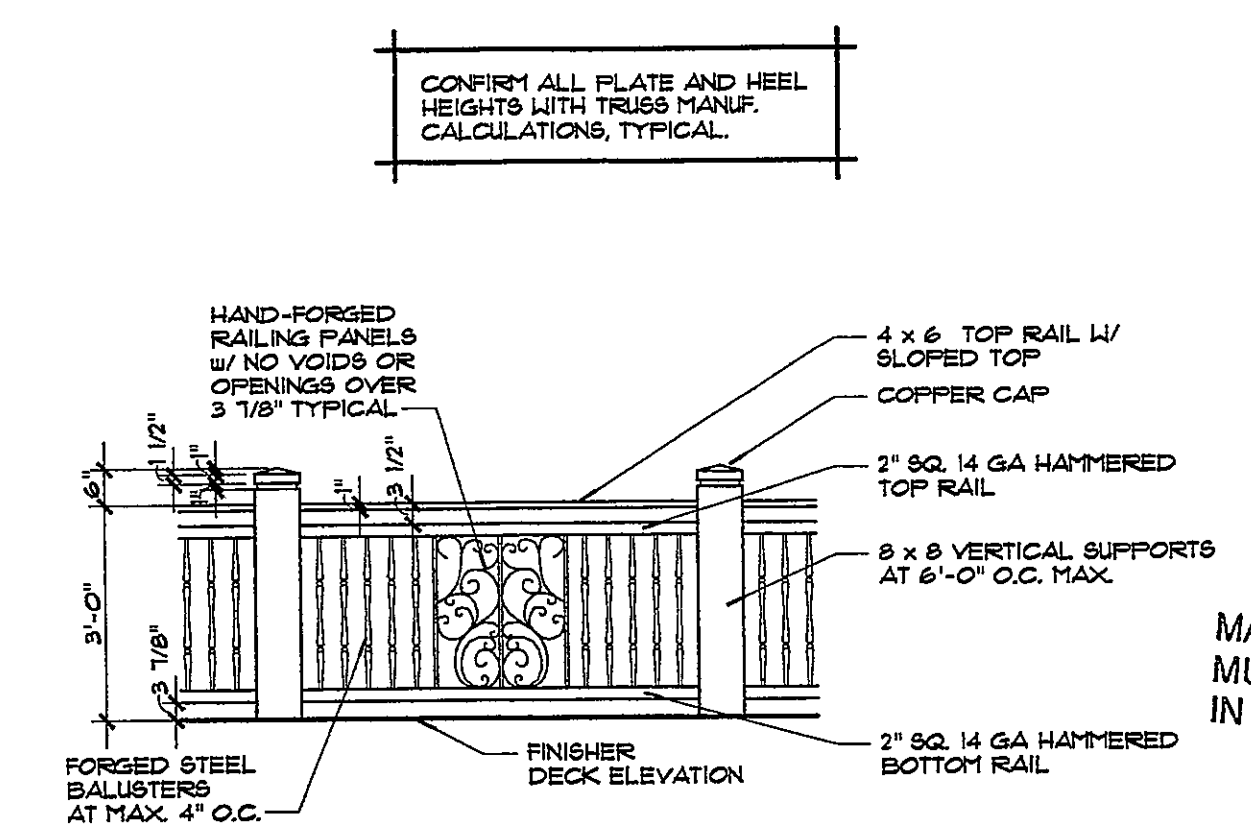
**East Elevation**  
3/16"=1'-0"

**Elevation Legend:**

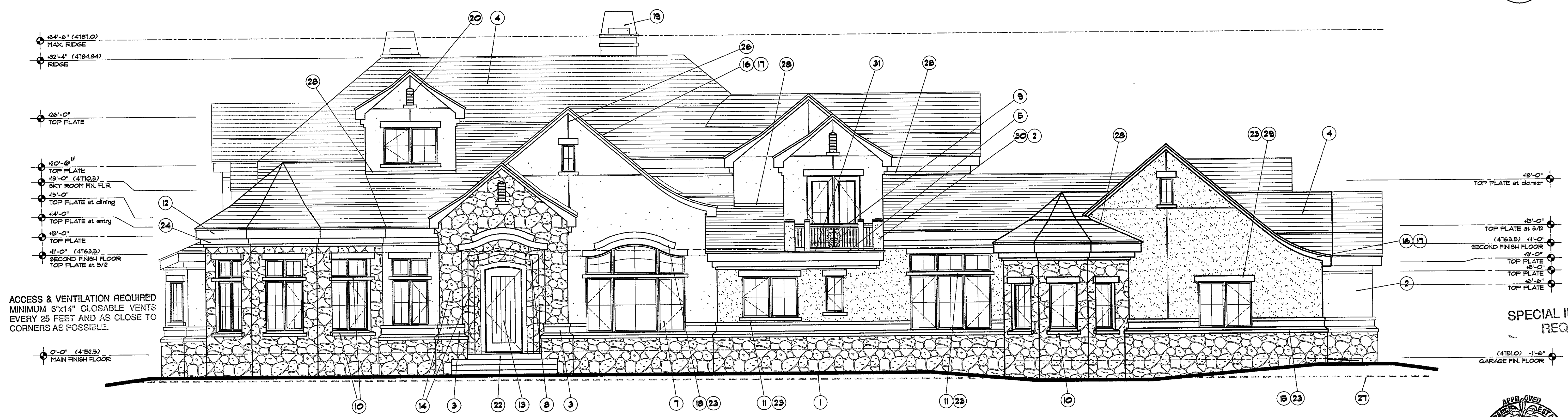
- 1 FINISH GRADE
- 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH, OMEGA OR EQUAL, 1/8" LPEAT
- 3 CAST STONE TRIM, COLOR TO MATCH STUCCO 156 MESA TAN
- 4 CONCRETE TILE ROOFING OVER 3/8" FELT UNDERLAYMENT MONIER COUNTRY SLATE, CAMOUFLAGE 10505393
- 5 STAMPED AND COLORED CONCRETE AT DECK OVER WATERPROOF MEMBRANE, PROVIDE 8" x 8" COPPER FLASHING AT TRANSITIONS TO ALL VERTICAL SURFACES BELOW STUCCO AND OVER WATERPROOFING
- 6 HOOD PANEL SECTIONAL DOORS 1/4" APPLIED 1 x 6 R.S. FIR TRIM AND SIDING, PAINT ICI PAINTS COLOR TO MATCH 156 MESA TAN
- 7 HOOD CLAD INSULATED GLASS WINDOW UNITS MARVIN OR EQUAL, DESERT BEIGE ALUMINUM EXTERIOR CLADDING
- 8 2 COAT STUCCO FINISH OVER SELF FURRING METAL LATH AT ALL SOFFITS, OMEGA OR EQUAL, COLOR TO MATCH 156 MESA TAN
- 9 LIROUGHT IRON AND R.S. FIR POSTS AND RAILS, REFER ENLARGED DETAIL 1/4.4. LIROUGHT IRON TO BE MEDIUM BRONZE, ALL HOOD ELEMENTS TO BE PAINTED ICI PAINTS 265 GOOD EARTH
- 10 CAST STONE WINDOW SILL AND INTERMEDIATE HORIZONTAL MULLION, TYPICAL WINDOW SILL WHERE FULL HEIGHT STONE VENEER OCCURS, SLOPE FOR DRAINAGE AND EXTEND MIN. 3" BEYOND FACE OF STONE COLOR TO MATCH STUCCO 156 MESA TAN
- 11 FOAM WINDOW SILL AND INTERMEDIATE HORIZONTAL MULLION w/ 6/12 TOP SLOPE, TYPICAL
- 12 5/4 x 12" R.S. FIR FASCIA AT EAVES w/ NATURAL LEATHERING COPPER TILE RISER/DRIP EDGE, PAINT FASCIA ICI PAINTS 265 GOOD EARTH
- 13 SOLID CORE HOOD EXTERIOR DOOR w/ DARK STAIN AND MARINE GRADE SATIN SEALER
- 14 NATURAL STONE VENEER, IDAHO DESERT ANTIQUE w/ LATICRETE 23 ANTIQUE WHITE GROUT
- 15 BUILT UP FOAM TRIM SILL DETAIL AT STONE VENEER
- 16 NATURAL LEATHERING COPPER RAKE TRIM w/ DRIP EDGE AT ALL GABLE ENDS, TYPICAL
- 17 5/4 x 9" R.S. FIR FASCIA AT GABLE ENDS, PROVIDE ONE PIECE 5/4 x (VERIFY WIDTH AND SHAPE) R.S. FIR FASCIA AT TAPERED ENDS, PAINT ICI PAINTS 265 GOOD EARTH
- 18 CURVILINEAR FOAM WINDOW HEAD AND HEADER DETAIL
- 19 NATURAL LEATHERING COPPER CHIMNEY CAP AND FLASHING w/ DRIP EDGE
- 20 NATURAL LEATHERING COPPER GABLE END VENTS w/ FOAM SILL
- 21 NOT USED
- 22 STAMPED AND COLORED CONCRETE STEPS, PATIO AND LANDINGS, TYPICAL
- 23 2 COAT STUCCO OVER PAPER BACKED METAL LATH, OMEGA OR EQUAL 156 MESA TAN
- 24 BUILT UP FOAM EAVE TRIM, PROVIDE (2) STEP DETAIL AT 4" AND 8" HIGH x 4" DEEP EACH
- 25 5/4 x 9" R.S. FIR FASCIA AT DORMER EAVES w/ NATURAL LEATHERING COPPER TILE RISE/DRIP EDGE, PAINT FASCIA ICI PAINTS 265 GOOD EARTH
- 26 1/2" WIDE PLASTER REVEAL w/ STUCCO FINISH
- 27 LINE OF EXISTING GRADE
- 28 NATURAL LEATHERING COPPER FLASHING AND COUNTER-FLASHING AT ALL ROOF TRANSITIONS AND WALL TO ROOF TRANSITIONS
- 29 2 x 8 FOAM WINDOW HEAD w/ TOP EDGE FOR DRAINAGE
- 30 FRAMED WALLS AT DECK TO 38" ABOVE DECK w/ STUCCO FINISH PROVIDE CAST STONE CAP w/ SLOPED TOP FOR FINISH-DRAINAGE

**Elevation Notes:**

1. ALL MATERIALS AND FINISHES INDICATED ON THESE ELEVATIONS ARE TYPICAL TO ALL ELEVATIONS REGARDLESS IF THEY ARE NOTED AS SUCH OR NOT. THERE WILL BE NO EXCEPTIONS OR SUBSTITUTIONS TO THE MATERIALS AND FINISHES INDICATED ON THE ELEVATIONS (SHEETS A.4 AND A.5) OR APPROVED IN THE SUBMITTAL TO THE ARCHITECTURAL REVIEW COMMITTEE.



**North Elevation**  
3/16"=1'-0"



**North Elevation**  
3/16"=1'-0"

**Whittemore Residence**  
 New Residence at Lot 26 Pecetti Ranch Estates  
 1590 Boulder Field Way, Reno, Nevada

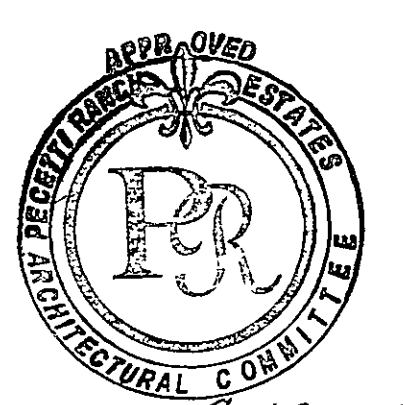
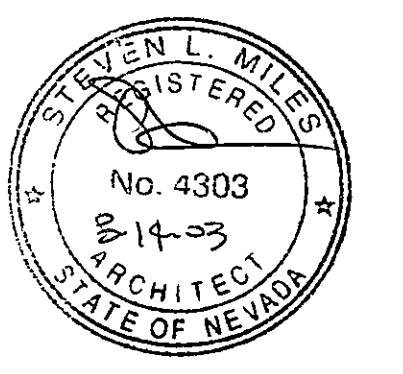
Miles Architectural Group



prmb 353  
 4780 Caughlin Parkway  
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 89509  
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 MilesAIA@aol.com

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SPECIAL INSPECTION  
REQUIRED



date June 6, 2003  
 job no. 511

**A.4**

DATE 8-12-03  
 Jack Caronelli





**West Elevation**  
3/16"=1'-0"

**Elevation Legend:**

- |   |   |   |  |
|---|---|---|--|
| <p>① FINISH GRADE</p> <p>② 2 COAT STUCCO FINISH OVER PAPER BACKED METAL LATH, OMEGA OR EQUAL, 5/16 WHEAT</p> <p>③ CAST STONE TRIM, COLOR TO MATCH STUCCO 7B6 MESA TAN</p> <p>④ CONCRETE TILE ROOFING OVER 30" FELT UNDERLAYMENT MONIER COUNTRY SLATE, CAMOUFLAGE 1CSC23263</p> <p>⑤ STAMPED AND COLORED CONCRETE AT DECK OVER WATERPROOF MEMBRANE, PROVIDE 8" x 8" COPPER FLASHING AT TRANSITIONS TO ALL VERTICAL SURFACES BELOW STUCCO AND OVER WATERPROOFING</p> <p>⑥ HOOD PANEL SECTIONAL DOORS W/ APPLIED 1 x 6 R.S. FIR TRIM AND SIDING, PAINT ICI PAINTS COLOR TO MATCH 7B6 MESA TAN</p> <p>⑦ WOOD CLAD INSULATED GLASS WINDOW UNITS MARVIN OR EQUAL, DESERT BEIGE ALUMINUM EXTERIOR CLADDING</p> | <p>⑧ 2 COAT STUCCO FINISH OVER SELF FURRING METAL LATH AT ALL SOFFITS, OMEGA OR EQUAL, COLOR TO MATCH 7B6 MESA TAN</p> <p>⑨ WROUGHT IRON AND R.S. FIR POSTS AND RAILS, REFER ENLARGED DETAIL I/A.4, WROUGHT IRON TO BE MEDIUM BRONZE, ALL WOOD ELEMENTS TO BE PAINTED ICI PAINTS 265 GOOD EARTH</p> <p>⑩ CAST STONE WINDOW SILL AND INTERMEDIATE HORIZONTAL MULLION, TYPICAL WINDOW SILL WHERE FULL HEIGHT STONE VENEER OCCURS, SLOPE FOR DRAINAGE AND EXTEND MIN. 3" BEYOND FACE OF STONE COLOR TO MATCH STUCCO 7B6 MESA TAN</p> <p>⑪ FOAM WINDOW SILL AND INTERMEDIATE HORIZONTAL MULLION W/ 6/12 TOP SLOPE, TYPICAL</p> <p>⑫ 5/4 x 12" R.S. FIR FASCIA AT EAVES W/ NATURAL WEATHERING COPPER TILE RISER/D RIP EDGE, PAINT ICI PAINTS 265 GOOD EARTH</p> <p>⑬ SOLID CORE WOOD EXTERIOR DOOR W/ DARK STAIN AND MARINE GRADE SATIN SEALER</p> | <p>⑭ NATURAL STONE VENEER: IDAHO DESERT ANTIQUE W/ LATICRETE #3 ANTIQUE WHITE GROUT</p> <p>⑮ BUILT UP FOAM TRIM SILL DETAIL AT STONE VENEER</p> <p>⑯ NATURAL WEATHERING COPPER RAKE TRIM W/ DRIP EDGE AT ALL GABLE ENDS, TYPICAL</p> <p>⑰ 5/4 x 5" R.S. FIR FASCIA AT GABLE ENDS, PROVIDE ONE PIECE 5/4 x (VERIFY WIDTH AND SHAPE) R.S. FIR FASCIA AT TAPERED ENDS, PAINT ICI PAINTS 265 GOOD EARTH</p> <p>⑱ CURVILINEAR FOAM WINDOW HEAD AND HEADER DETAIL</p> <p>⑲ NATURAL WEATHERING COPPER CHIMNEY CAP AND FLASHING W/ DRIP EDGE.</p> <p>⑳ NATURAL WEATHERING COPPER GABLE END VENTS W/ FOAM SILL</p> <p>㉑ NOT USED</p> | <p>㉒ STAMPED AND COLORED CONCRETE STEPS, PATIO AND LANDINGS, TYPICAL</p> <p>㉓ 2 COAT STUCCO OVER PAPER BACKED METAL LATH, OMEGA OR EQUAL, 7B6 MESA TAN</p> <p>㉔ BUILT UP FOAM EAVE TRIM, PROVIDE (2) STEP DETAIL AT 4" AND 8" HIGH x 4" DEEP EACH</p> <p>㉕ 5/4 x 8" R.S. FIR FASCIA AT DORMER EAVES W/ NATURAL WEATHERING COPPER TILE RISER/D RIP EDGE, PAINT FASCIA ICI PAINTS 265 GOOD EARTH</p> <p>㉖ 1/2" WIDE PLASTER REVEAL W/ STUCCO FINISH</p> <p>㉗ LINE OF EXISTING GRADE</p> <p>㉘ NATURAL WEATHERING COPPER FLASHING AND COUNTER-FLASHING AT ALL ROOF TRANSITIONS AND HALL TO ROOF TRANSITIONS</p> <p>㉙ 2 x 8 FOAM WINDOW HEAD W/ TOP EDGE FOR DRAINAGE</p> <p>㉚ FRAMED WALLS AT DECK TO 18" ABOVE DECK W/ STUCCO FINISH PROVIDE CAST STONE CAP W/ SLOPED TOP FOR FINISH DRAINAGE</p> |
|---|---|---|--|

**Elevation Notes:**

1. ALL MATERIALS AND FINISHES INDICATED ON THESE ELEVATIONS ARE TYPICAL TO ALL ELEVATIONS REGARDLESS IF THEY ARE NOTED AS SUCH OR NOT, THERE WILL BE NO EXCEPTIONS OR SUBSTITUTIONS TO THE MATERIALS AND FINISHES INDICATED ON THE ELEVATIONS (SHEETS A.4 AND A.5) OR APPROVED IN THE SUBMITTAL TO THE ARCHITECTURAL REVIEW COMMITTEE.

CONFIRM ALL PLATE AND HELL HEIGHTS WITH TRUSS MANUF. CALCULATIONS, TYPICAL.

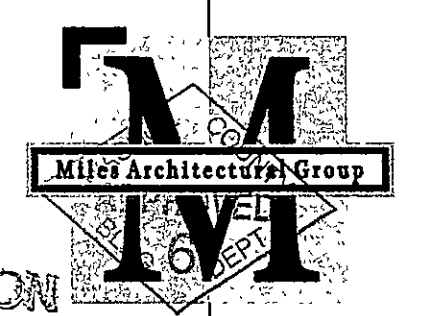


**South Elevation**  
3/16"=1'-0"

MINIMUM 36" LANDINGS REQUIRED AT EXTERIOR DOORS, NOT MORE THAN 6" BELOW FLOOR LEVEL

**Whittemore Residence**  
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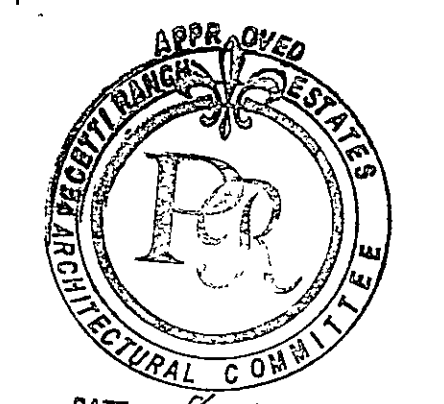
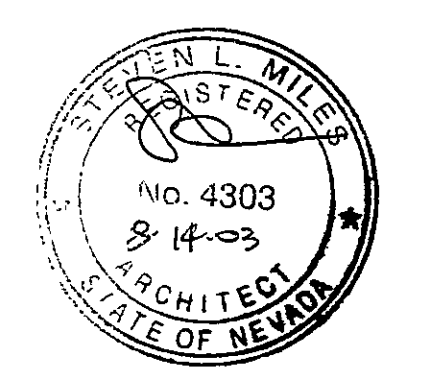


SPECIAL INSPECTION REQUIRED

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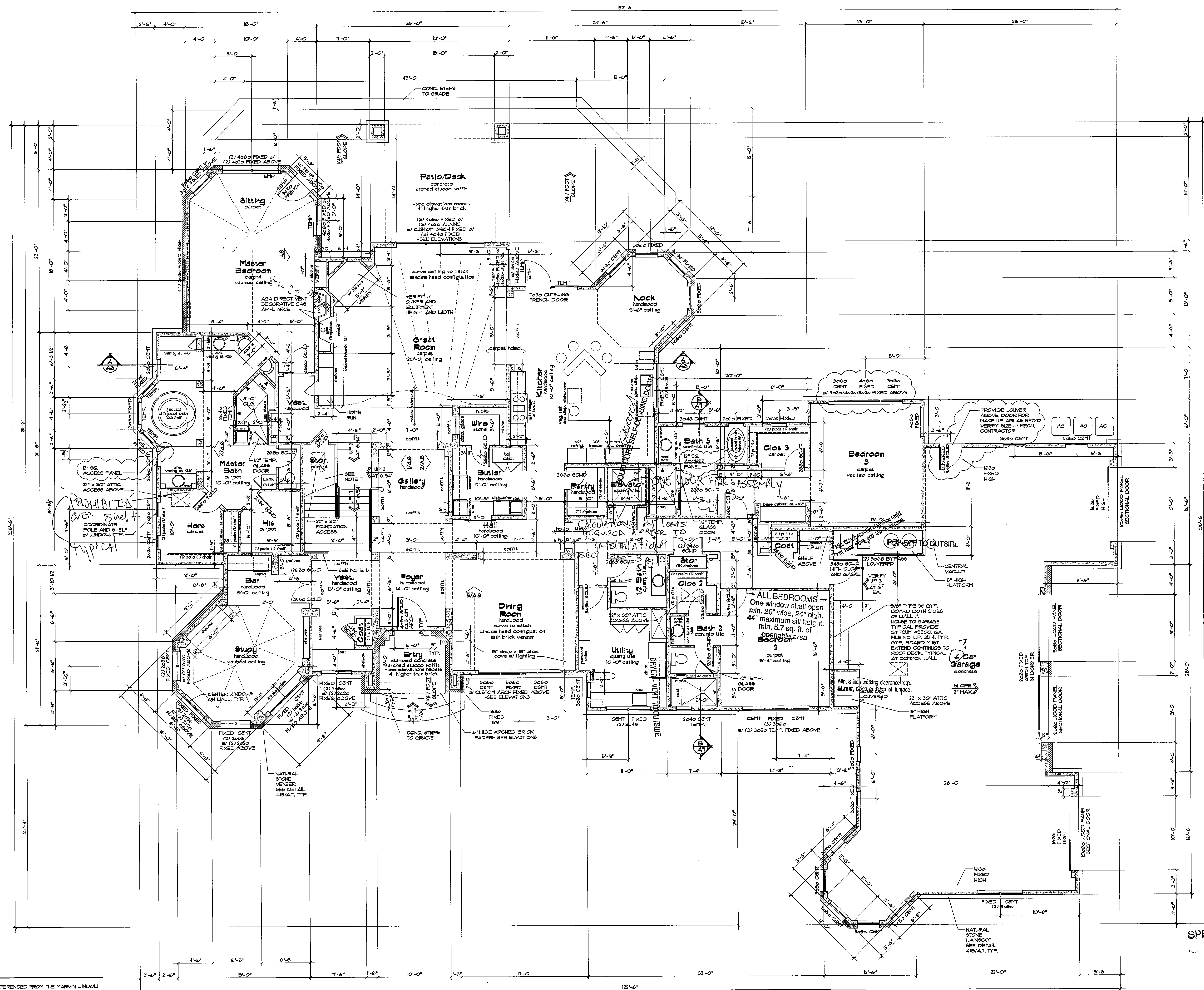
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date June 6, 2003  
job no. 511

DATE 6-12-03  
Jack Curamilla  
**A.5**



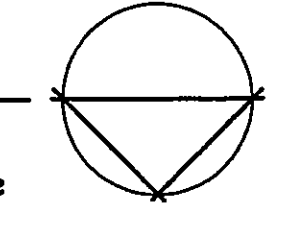


- Notes:**
1. ALL WINDOWS ARE REFERENCED FROM THE MARVIN WINDOW LINE. PROVIDE INSULATED GLASS LOOD FRAME WINDOW UNITS AS INDICATED (OR EQUAL)
  2. TYPICAL EXTERIOR WALLS SHALL BE 2" x 6" D.F. 12" OR BETTER WOOD STUDS AT 16" O.C. SHEATH PER SHEAR WALL SCHEDULE
  3. TYPICAL INTERIOR WALLS SHALL BE 2" x 4" D.F. 12" OR BETTER WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
  4. PROVIDE R-11 BATT INSULATION AT ALL WALLS SURROUNDING MASTER BATH AND CLOSETS, BEDROOM 2, BATH 2, CLOSET 2, UTILITY AND 1/2 BATH.
  5. WOOD HANDRAILS/GUARDRAIL AT 36" ABOVE NOSING w/ SPACERS BETWEEN ALL MEMBERS TO BE 4" O.C. MAX. - SEE 1.2.4.1
  6. PROVIDE R-19 BATT INSULATION AT ALL SECOND FLOOR JOIST SPACES, TYPICAL AND CONTINUOUS.
  7. PROVIDE ONE HOUR RATED WALLS AND CEILING AT ALL AREAS BELOW STAIRS. PROVIDE 5/8" TYPE 'X' GYP. BD. TYP.

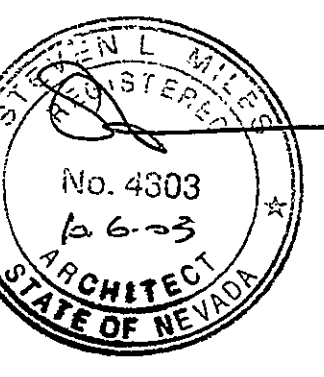
**Main Floor Plan**

3/16"=1'-0"

5180 s.f. living  
1345 s.f. 4 car garage  
84 s.f. entry  
829 s.f. patio/deck



**SPECIAL INSPECTION REQUIRED**

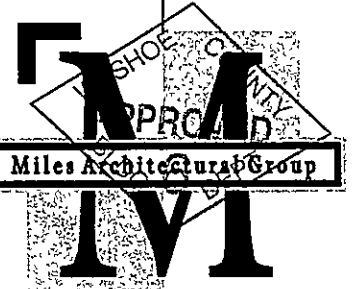


date August 12, 2003  
job no. 511

**A.2**

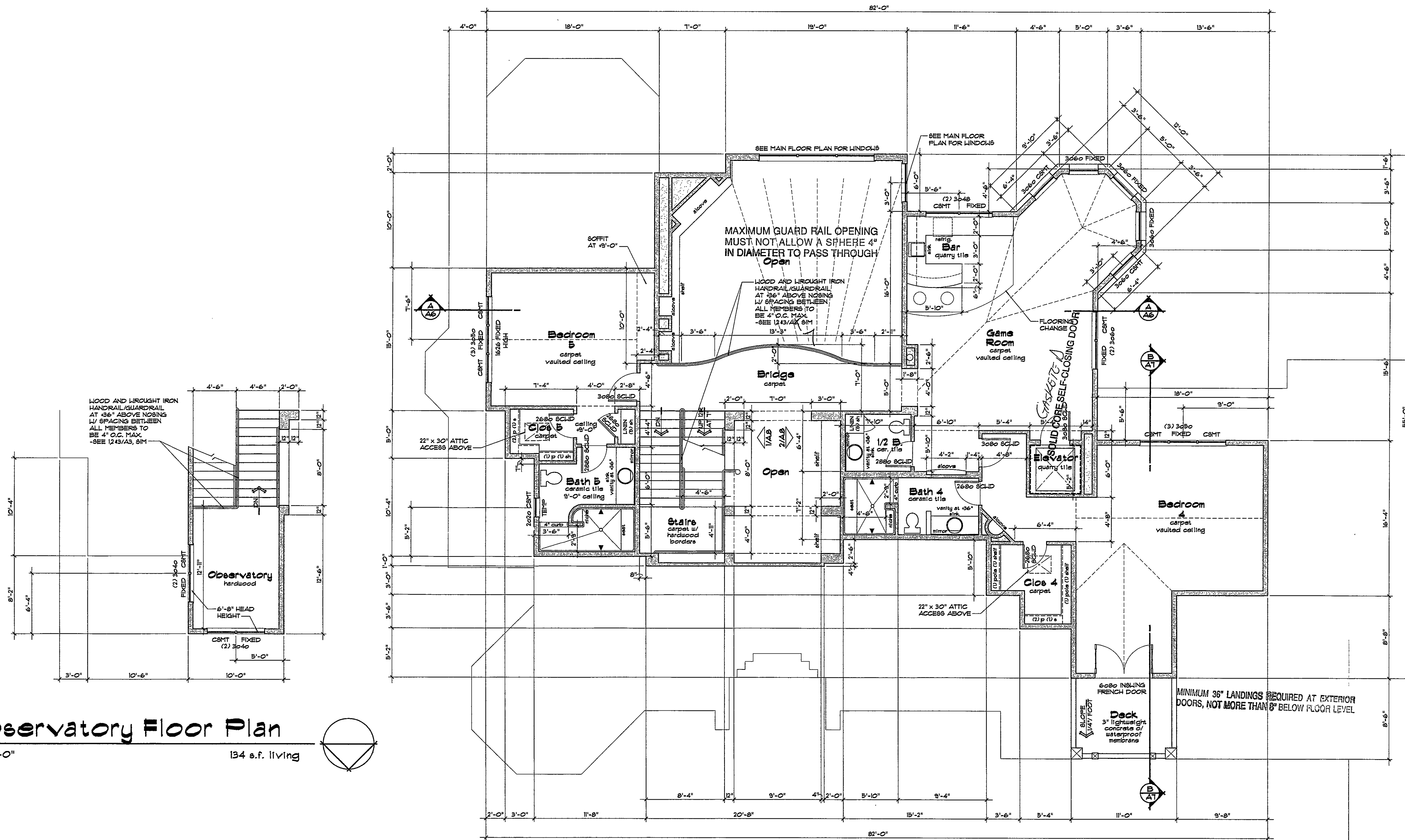
**Whittemore Residence**  
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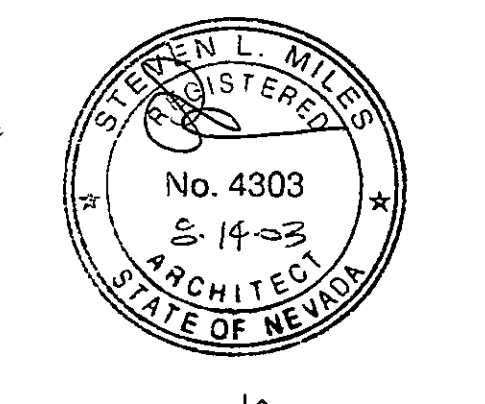


**Observatory Floor Plan**  
3/16"=1'-0" 134 s.f. living

**Second Floor Plan**  
3/16"=1'-0" 1147 s.f. living  
93 s.f. deck

- Notes:**
1. ALL LINDOLES ARE REFERENCED FROM THE MARVIN LINDOLE LINE. PROVIDE INSULATED GLASS LINDOLE FRAME LINDOLE UNITS AS INDICATED (OR EQUAL).
  2. TYPICAL EXTERIOR WALLS SHALL BE 2 x 4 D.F. 12 OR BETTER WOOD STUDS AT 16" O.C. SHEATH PER SHEAR WALL SCHEDULE.
  3. TYPICAL INTERIOR WALLS SHALL BE 2 x 4 D.F. 12 OR BETTER WOOD STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
  4. PROVIDE R-11 BATT INSULATION AT ALL WALLS SURROUNDING BEDROOM 4, BATH 4, 1/2 BATH, BATH 4 AND BEDROOM 5.
  5. LINDOLE HANDRAIL GUARDRAIL AT 36" ABOVE NOSING W/ SPACINGS BETWEEN ALL MEMBERS TO BE 4" O.C. MAX. - SEE 1.243(A), 5H.
  6. PROVIDE R-19 BATT INSULATION AT ALL SECOND FLOOR JOIST SPACES, TYPICAL AND CONTINUOUS.

SPECIAL INSPECTION  
REQUIRED

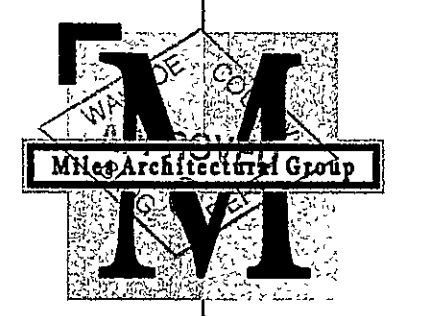


date August 12, 2003  
job no. 511

**A.3**

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New Residence at Lot 26 Pecetti Ranch Estates  
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