

Community Services Department  
Planning and Development  
DETACHED ACCESSORY DWELLING  
ADMINISTRATIVE REVIEW  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Turville Residence			
Project Description: The project includes the construction of a new single family residence as well as a detached accessory dwelling.			
Project Address: 1538 Boulder Field Way			
Project Area (acres or square feet): 87,120 sq. ft.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 1538 Boulder Field Way, cross street is Boulder Glen Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-141-25	2.0 acres		
Section(s)/Township/Range: NE1/4 of Sec. 13, T18N-R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Guila D. Turville Living Trust		Name: George Trowbridge	
Address: P.O. Box 7097, Reno, Nevada		Address: 1325 Airmotive Way Suite 285, Reno,	
Zip: 89510		Nevada Zip: 89502	
Phone:	Fax:	Phone: 775-322-5997	Fax: 775-322-6288
Email:		Email: gktarch@integra.net	
Cell:	Other:	Cell:	Other:
Contact Person: George Trowbridge		Contact Person: George Trowbridge	
<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)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

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

The proposed main dwelling unit will be 4,113 sq. ft.

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

The proposed detached accessory dwelling unit will be 676 sq. ft.

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

Both buildings will be constructed concurrently using the same exterior finishes and are attached by a covered breezeway entrance to a shared courtyard.

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

Waterservice will be provided by TMWA, sewer service is municipal.



5. What additional roadway, driveway, or access improvements are you planning?

Both dwellings will share a driveway with access from Boulder Field Way.

6. A parking space is required. How are you providing the additional parking?

Guest parking is provided for two vehicles as noted on the attached site plan.

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

Summer of 2016

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

The main dwelling and the detached dwelling are both within the Building Envelope as prescribed by the Pecetti Ranch CC&R's.

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

Yes, Pecetti Ranch is managed by Gaston & Wilkerson. The property manager is Valerie Hand  
phone: 775-323-4355 ext. 1010 email: vhand@gwascorp.com

10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

Yes     No    If yes, please attach a copy.

11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

No accessory dwelling unit currently exists on the property.

12. List the age and size of the unit If you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)

N/A

13. List who the service provider will be for the following utilities:

a. Sewer Service	municipal
b. Electrical Service	NV Energy
c. Solid Waste Disposal Service	Waste Management
d. Water Service	TMWA



DATE:	10-5-15
REVISIONS	

**GENERAL NOTES:**

- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2012 I.R.C., 2009 I.E.C.C., WASHOE COUNTY BUILDING & PLANNING DEPARTMENTS AND ANY APPLICABLE C.C.R.'S WITHIN THIS SUBDIVISION.
- FIELD VERIFY EXISTING SITE GRADES AND CONDITIONS.
- FIELD VERIFY ALL UTILITY LOCATIONS - CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES & REQUIREMENTS.
- ALL PREFABRICATED PRODUCTS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- STRUCTURAL DETAILS AND CALCULATIONS HAVE BEEN PREPARED FOR THIS PROJECT & ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS.

**SITE LEGEND**

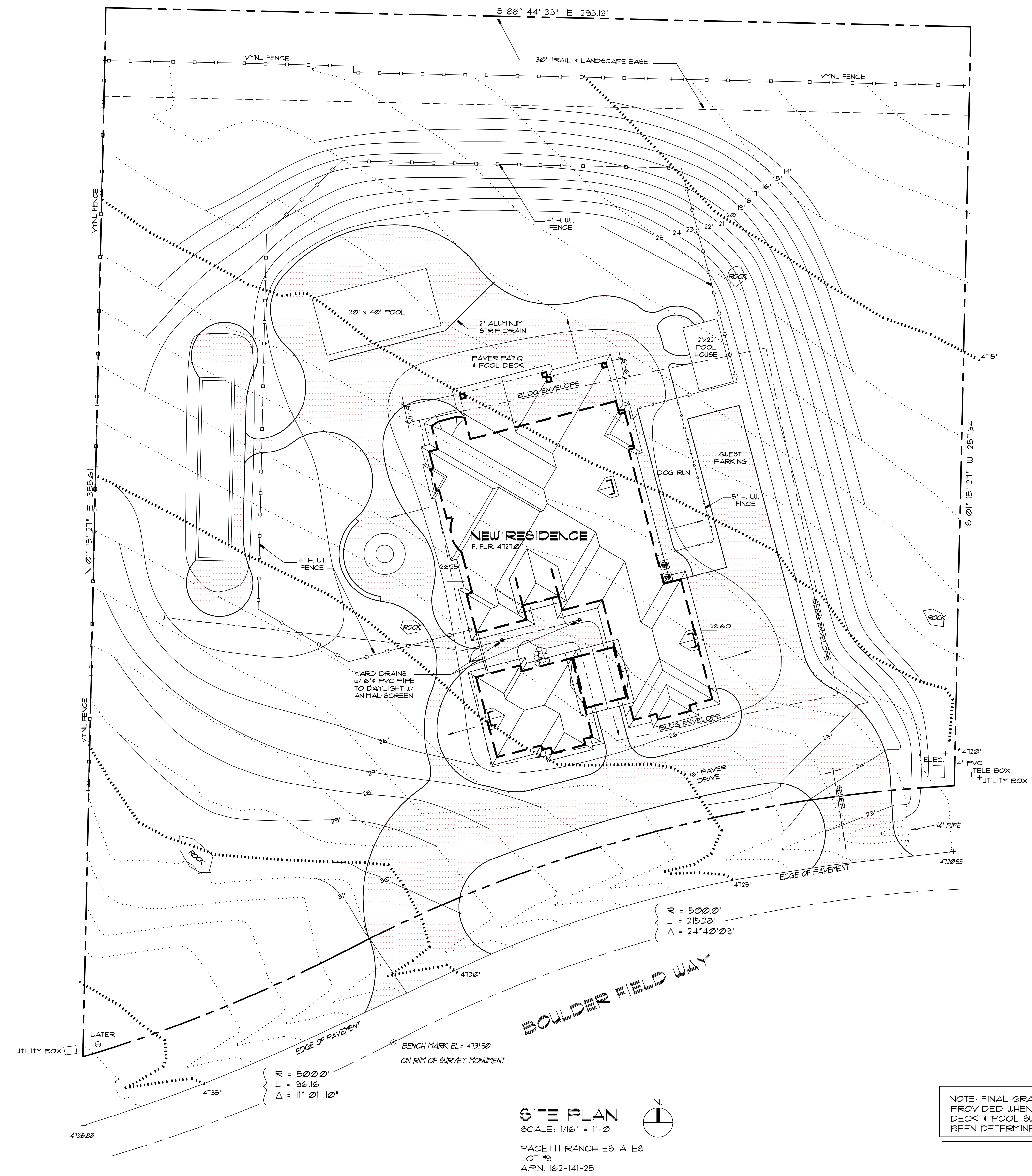
- EXISTING CONTOURS
- FINISH CONTOURS
- FINISH GRADES
- BUILDING ENVELOPE LINES
- DRAINAGE SLOPE - 2% MIN.

**SITE NOTES:**

- GEOTECHNICAL ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION AND PRIOR TO SETTING ANY CONCRETE FORMS. GEOTECHNICAL ENGINEER'S RECOMMENDATIONS CONCERNING FOOTING DEPTH, COMPACTION, ETC. SHALL BE FOLLOWED.
- ALL WALKS, DRIVES AND PATIOS NOTED ON SITE PLAN SHALL BE CONCRETE PAVERS OVER 6" TYPE-II BASE COMPACTED TO 95%. IF POURED CONCRETE IS PROVIDED IT SHALL BE 4000 PSI MIN. w/ #5 BARS @ 18" O.C. EA. WAY, CHAIRED UP TO MID SLAB.
- CARE SHALL BE TAKEN THAT ALL VEGETATION IN UNDEVELOPED AREAS IS PROTECTED DURING CONSTRUCTION. ALL VEHICLES & MATERIAL STORAGE SHALL BE RESTRICTED TO DRIVE AREA.
- RETAIN ALL STONES FROM EXCAVATION. LARGER BOULDERS SHALL BE PLACED RANDOMLY IN PLANTER AREAS.
- SITE GRADES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' FROM THE STRUCTURE.
- IF ROCK RIP-RAP IS USED IT SHALL BE GRADED FROM 3/4" TO D SIZE, MIN. 4" DEPTH & PLACED AS A MIXED AGGREGATE

**DRAWING INDEX**

A-1	SITE PLAN, DRAWING INDEX
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A-4	ROOF FRAMING PLAN
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A-8	EXTERIOR ELEVATIONS
SD1	STRUCTURAL NOTES / SCHEDULES
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
ME-1	MECHANICAL/ELECTRICAL PLAN
L-1	LANDSCAPE PLAN



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 FACETTI RANCH ESTATES  
 LOT #3  
 APN. 162-141-25

NOTE: FINAL GRADING WILL BE PROVIDED WHEN PATIO, POOL DECK & POOL SURROUND HAVE BEEN DETERMINED

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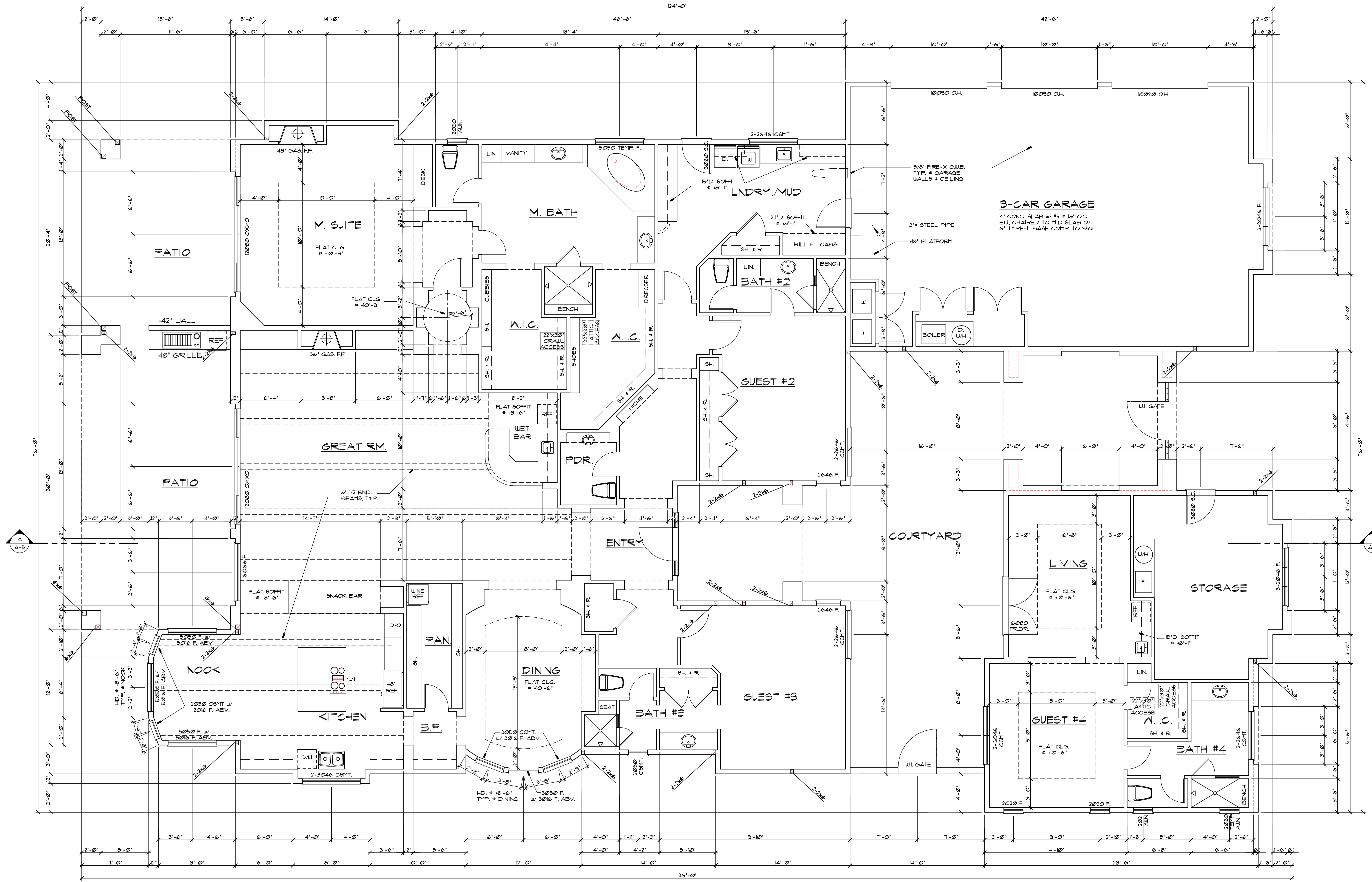
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*George K. Thompson*  
 ARCHITECT

**NEW RESIDENCE**  
 FOR: LASH & GIGI TURVILLE  
 535 BOULDER FIELD WAY  
 WASHOE COUNTY, NEVADA

FILE NO.	1532
SHEET:	6
	A-1





**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LIVING AREA APPROX. 4,113 SQ. FT.  
GARAGE AREA APPROX. 1,191 SQ. FT.  
CASITA LIVING APPROX. 616 SQ. FT.  
CASITA STORAGE APPROX. 281 SQ. FT.

**FLOOR PLAN NOTES:**

- EXTERIOR WALLS SHALL BE 2X6 STUDS @ 16" O.C. w/ 1/2" CDX FIBERGLASS (OR EQUAL) SHEATHING @ 1/8" GAP @ ALL EDGES, VAPOUR BARRIER & R-21 INSULATION TYP. INT. NON-BEARING WALLS SHALL BE 2X4 @ 16" O.C. UNO. PROVIDE FOAM SILL SEAL @ ALL EXTERIOR WALLS.
- 5/8" G.W.B. @ WALLS & CEILINGS TYP. USE 5/8" FIRE-X IN GARAGE & TILE BACKER BD. IN WATER AREAS. ALL DRYWALL CORNERS SHALL BE BULLNOSED.
- SEE FOUNDATION PLAN FOR ADDITIONAL DIMENSIONS.
- TYPICAL PLATE HEIGHT IS 10'-1" AFF. (UNO.) WINDOW HEADER HEIGHT IS 8'-0" AFF. (UNO.) INTERIOR DOOR HEIGHT IS 8'-0" AFF. (UNO.)
- ALL CEILING FRAMING SHALL BE @ 24" O.C. AS FOLLOWS:  
2X4'S MAX. SPAN 9'-0"  
2X6'S MAX. SPAN 14'-0"  
2X8'S MAX. SPAN 18'-6"
- WHERE POSSIBLE VENT PLUMBING & FLUES TO REAR OF HOUSE.
- SEE EXTERIOR ELEVATIONS FOR SPECIALTY WINDOWS ALL FINED.
- PROVIDE SILL PANS @ ALL EXTERIOR DOORS & WINDOWS.
- PROVIDE CIRCULATION PUMP FOR HOT WATER SYSTEM & INSULATE ALL PIPES (MIN. R-2). SEE SCHEMATIC ON ME-1.
- GAS FIREPLACE(S) SHALL BE AGA RATED & INSTALLED PER MANUF. SPECIFICATIONS.
- INSULATE ALL INTERIOR WALLS, USE R-11 @ 6'-6" AFF.
- ALL SHOWER HEADS TO BE MOUNTED @ 6'-6" AFF.
- MAX. LENGTH OF HVAC FLEX-DUCT NOT TO EXCEED 25'-0".
- PROVIDE FIRE BLOCKING @ MAX. 10'-0" O.C. HORIZ. AT ANY WALL(S) THAT EXCEED 10'-0" IN HEIGHT.
- PROVIDE CONT. CEILING INSULATION (R-19) @ ATTIC ACCESS DOORS, PROVIDE WEATHER STRIPPING @ ALL ACCESS DOORS.
- PROVIDE CONT. FLOOR INSULATION (R-30) @ CRAWL ACCESS DOORS, PROVIDE WEATHER STRIPPING @ ALL ACCESS DOORS.

DATE:	10-5-15
REVISIONS	

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**NEW RESIDENCE**  
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535 BOLDERFIELD WAY  
WASCO COUNTY, NEVADA

FILE NO.	1532
SHEET:	3

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**THIN VENEER APPLICATION NOTES**

1. APPLY THIN VENEER PER 'GLACIER STONE SUPPLY' SPECS.
2. APPLY 2-LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER OVER 1/2" PLYUD. (1/8" GAP @ ALL EDGES.)
3. APPLY 1x20 WIRE MESH.
4. TROWEL APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 1 DAYS TO CURE.
5. APPLY TYPE N MORTAR TO STONE & LATH-TAP STONE INTO MORTAR TO FILL ALL VOIDS- MIN. 1/2" MORTAR THICKNESS

**STUCCO APPLICATION NOTES:**

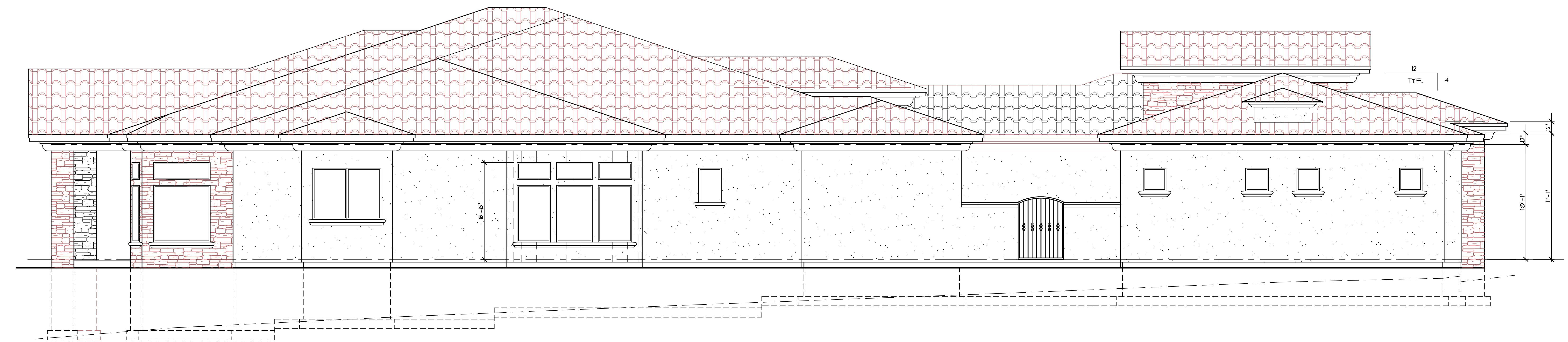
1. APPLY 2-LAYERS 40# BLACK ASPHALT IMPREGNATED PAPER 0/1" EPS TAG ON 1/2" PLYUD. (1/8" GAP @ ALL EDGES.)
2. APPLY 1x20 WIRE MESH.
3. APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 1 DAYS TO CURE.
4. APPLY 'OMEGA' FINISH EXTERIOR STUCCO PER MANUF. SPECS. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
5. 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 R703.6

**ELEVATION NOTES & EXTERIOR COLORS**

- ① CONCRETE TILE w/ RIDGE VENTS:  
'BARTILE' EUROPEAN PROFILE  
COLOR: #436
- ② STUCCO BODY:  
'OMEGA' ACRYLIC - SAND FINE FINISH  
COLOR:
- ③ WOOD FASCIA:  
'ICI DELUX' FLAT ACRYLIC PAINT  
COLOR:
- ④ CAST STONE TRIMS & MOULDING:  
'MFG.'  
COLOR:
- ⑤ ENTRY DOOR:  
WOOD / GLASS  
COLOR: NATURAL WOOD TONE
- ⑥ WINDOWS:  
'ANDERSEN' WOOD/GLAD E-SERIES  
'CARDINAL' LOE 366, MIN. U-FACTOR 0.29  
COLOR:
- ⑦ O.H. GARAGE DOORS:  
INSUL. STEEL CARRIAGE STYLE  
COLOR: NATURAL WOOD TONE
- ⑧ GARAGE MAN DOOR:  
INSUL. STYLE  
COLOR: NATURAL WOOD TONE
- ⑨ THIN VENEER STONE:  
GLACIER STONE SUPPLY  
COLOR:
- ⑩ VENTS, FLASHING & FLUES:  
COLOR: PAINT TO MATCH ROOF



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



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

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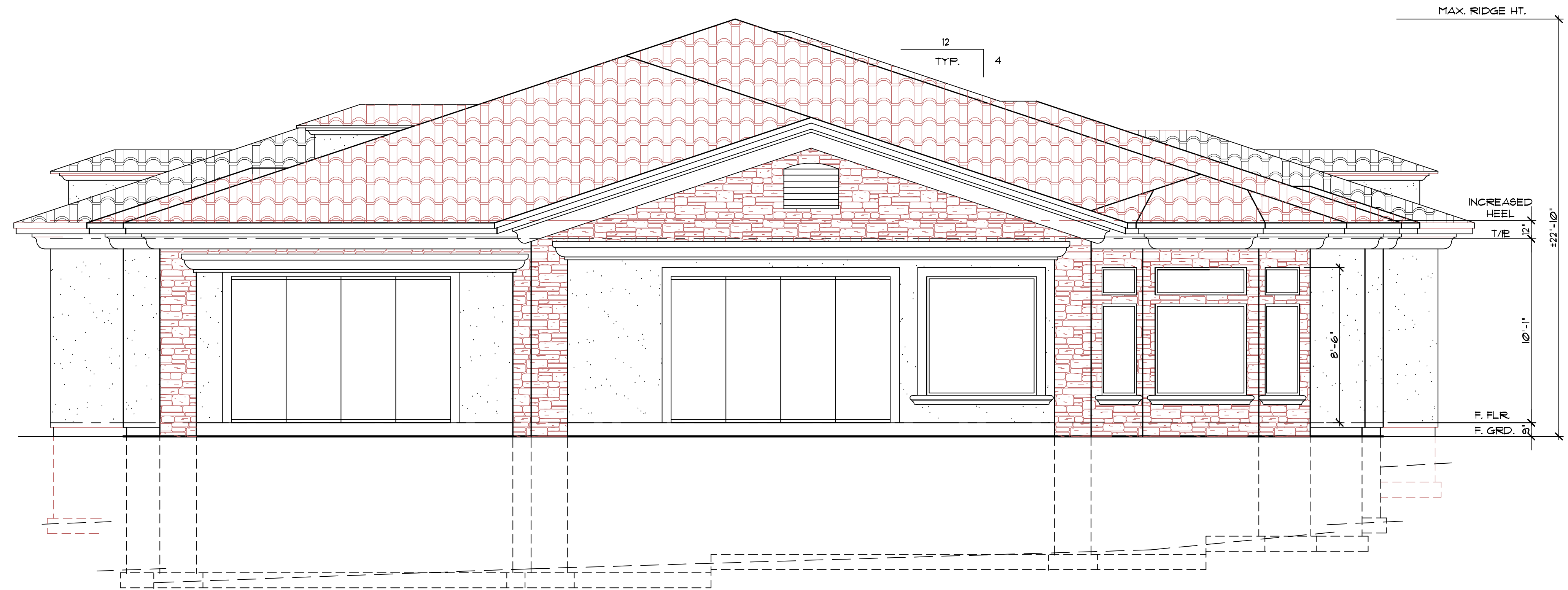
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535 BOULDERFIELD WAY  
WASHOE COUNTY, NEVADA

FILE NO.  
1532  
SHEET:  
A-6





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

**THIN VENEER APPLICATION NOTES**

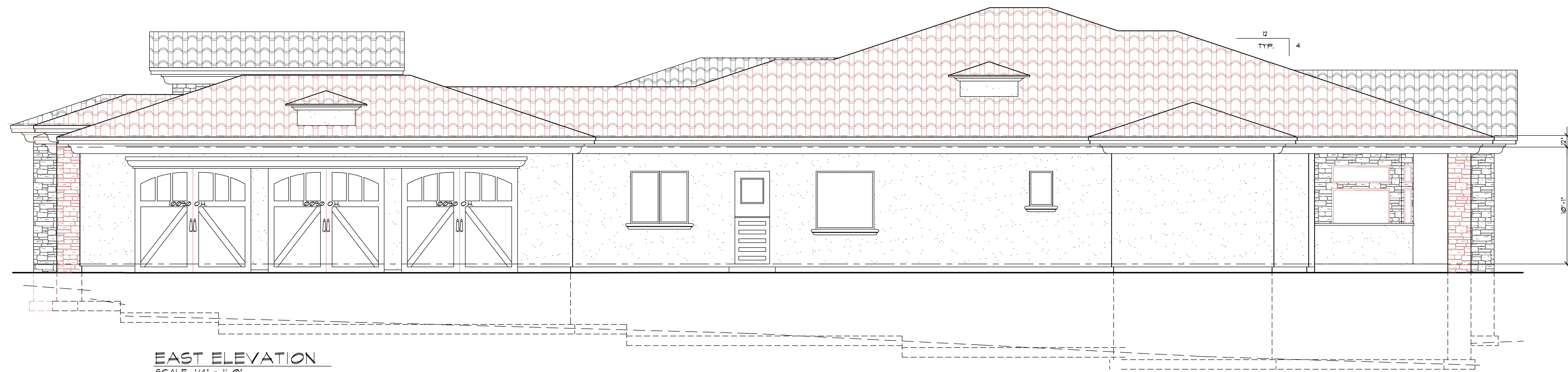
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3. APPLY 1x20 WIRE MESH.
4. TROWEL APPLY DIAMOND WALL PREMIX STUCCO & ALLOW MIN. 1 DAYS TO CURE.
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COLOR: #436
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GLACIER STONE SUPPLY  
COLOR:
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COLOR: PAINT TO MATCH ROOF



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

DATE:	9-14-15
REVISIONS	

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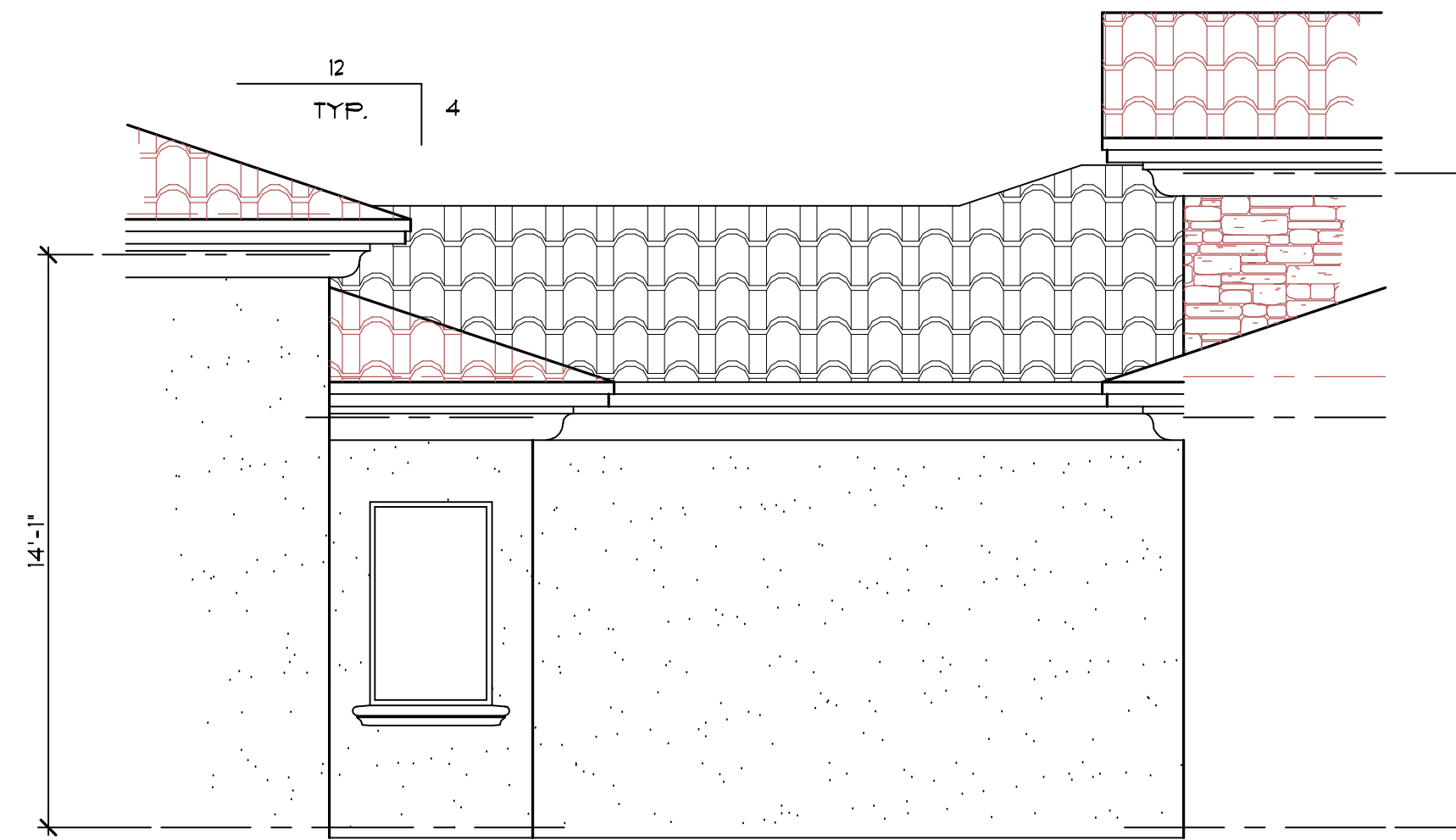
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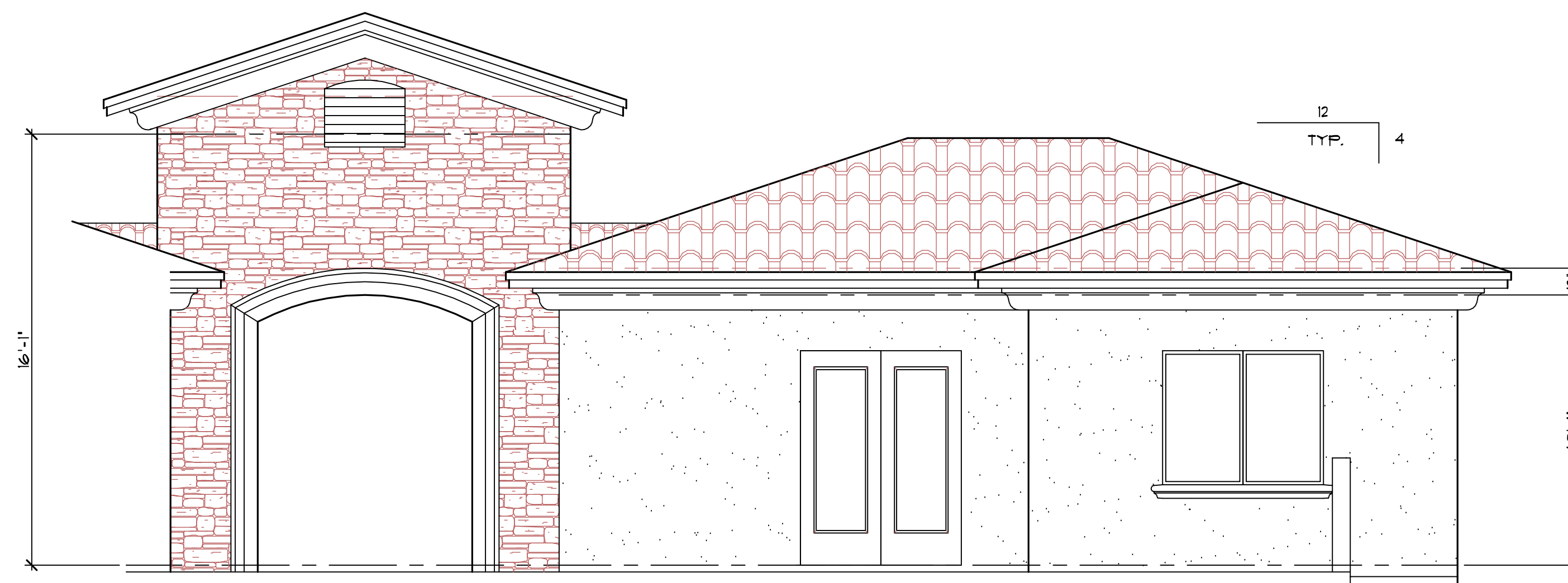
**SOUTH COURTYARD ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**WEST COURTYARD ELEVATION**  
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**NORTH COURTYARD ELEVATION**  
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