

STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 31, 2016

FILE NO: VAR-16-081

AGENDA ITEM: F-3

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: For Possible Action: To consider a request from Patrick Clark, Building Concepts Inc. (property owner: Dennis McDuffee) for a Variance to allow a modification to setbacks on property zoned Multi-family Apartment (MFA) and General Office (GO), located at 510, 520, 530 and 540 Linda Kay Court, APN 004-342-01, -02, -03, and -04.

OWNER: Dennis McDuffee

APPLICANT: Patrick Clark, Building Concepts

LOCATION: 510, 520, 530, and 540 Linda Kay Court

APNs: 004-342-01, -02, -03, and -04

RECOMMENDED MOTION: "I move to approve VAR-16-081, a Variance request to reduce the rear setback on a lot located at 510 Linda Kay Court and zoned General Office from 30 feet to 18 feet; a request to reduce the rear setback at 520, 530, and 540 Linda Kay Court, each lot zoned Multi-family Apartment, from 20 feet to 18 feet, and a request to reduce the north side setback on 530 Linda Kay Court and the south side setback on 520 and 540 Linda Kay Court, each lot zoned Multi-family Apartment (MFA), from 10 feet to 9 feet, APNs 004-342-01, -02, -03, and -04, based on the findings and subject to the recommended conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
3. All improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
5. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
6. Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
7. All Contractors are required to carry State and local licenses.
8. All designs must comply with the International Building Codes Accessibility Standards specifically type B units.
9. Each parcel must have separate sewer, water and fire services, and all existing easements must remain unimpeded.
10. The Unified Pathways Master Plan identifies East 5th Street as an "On Street" bicycle facility. If this facility is damaged during construction, the contractor will be responsible for restoring the facility.
11. Project must comply with 2012 International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.

LEGAL REQUIREMENTS: 18.02.085 (Variances)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING DISTRICT: Multi-family Apartment (MFA) and General Office (GO)

KEY ISSUES: Are there unique circumstances applicable to the subject properties to justify the need for the reduction in setbacks in this instance?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Office (GO)/Office and Apartments
SOUTH: Multi-family Apartments (MFA)/Apartments
EAST: Multi-family Apartments (MFA) and General Office (GO)/Office and Duplexes
WEST: Multi-family Apartments (MFA)/Apartments

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded, between 100 year and 500 year flood plain
SLOPE/DRAINAGE: The site is flat
EARTHQUAKE POTENTIAL: Severe, Zone I
FAULT ZONE: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

LOT SIZE: corner lot is 6,769 sqft, other three lots are 6,690 sqft.
EXISTING LAND USE: Vacant
PROPOSED STRUCTURES: One fourplex on each lot.
REQUIRED SETBACKS GO: front 15 feet, side 10 feet, and rear 30 feet.
REQUIRED SETBACKS MFA: front 20 feet, side 10 feet, and rear 20 feet
SETBACK PROPOSED TO BE MODIFIED:
510 Linda Kay Court: rear from 30 feet to 18 feet
520, 530, and 540 Linda Kay Court: rear from 20 feet to 18 feet, non-garage side from 10 feet to 9 feet.

DISCUSSION:

By way of background, in April 2004, the applicant created the four subject lots via parcel map PM-04-205. In May 2005 and February 2006 the applicant participated in Major Project Reviews on the subject property for a 14 unit apartment complex and a 16 unit apartment complex respectively.

In July 2012, the applicant no longer owned the property. The party who owned the property at that time had the corner property, 510 Linda Kay Court, rezoned from Multi-family Apartment to General Office.

In June 2016, the applicant submitted building plans to construct the apartment complex that was the subject of the February 2006 Major Project Review. In reviewing the proposed building plans, staff observed that due to the rezoning of 510 Linda Kay Court in the intervening ten years, the proposed building did not comply with the required setbacks. Additionally, while the first floor of the buildings located on the other three lots complies with the required setbacks, the architectural style includes cantilevered elements that result in a noncompliance.

Section 1.14 of the Carson City Development Standards identifies those features that are allowed to encroach into a setback. These features include:

- Cornices
- Eaves
- Canopies
- Fireplaces
- Decks 30 inches high or less
- Bay windows and similar architectural features, but not including flat walls
- Uncovered porches, covered porches with decks less than 30 inches high

- Landings, outside stairways, railings, and guardrails.

As shown on the building elevations, the projections that are part of the subject application are second floor covered decks and third floor building walls housing finished floor area. These projections are not included in the allowable encroachments identified in Section 1.14 of the Development Standards. Consequently, the applicant is seeking a Variance to allow for the cantilevered portions of the buildings. A Variance is a zoning procedure that grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular circumstances applicable to the property, compliance would result in a particular hardship upon the owner.

In accordance with Section 18.02.085 of the Carson City Municipal Code (CCMC), the Community Development Director has the authority to grant a Minor Variance, which is a Variance with a deviation of less than 10 percent, upon finding the request will not impair the purpose of the zoning district or zoning regulation. Except for the rear setback variance on the corner lot zoned General Office (GO), each of the requested setbacks would qualify for a Minor Variance. As the applicant has addressed the variances in a single application, they are all being presented to the Planning Commission. Section 18.02.085 of the CCMC also states that Planning Commission has the authority to grant a Variance subject to making the three required findings of subsection 5 in the affirmative. The Planning Commission may identify conditions of approval as necessary to make the findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed on August 12, 2016 to 31 property owners within 333 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments or concerns have been received in favor or opposition to this proposal. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacements, and Alterations must have proper building permits and comply with International Building Code, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
3. All designs must comply with the International Building Codes Accessibility Standards specifically type B units.
4. All Contractors are required to carry state and local licenses.

Engineering Division:

1. Each parcel must have separate sewer, water and fire services, and all existing easements must remain unimpeded.

2. The Unified Pathways Master Plan identifies East 5th Street as an "On Street" bicycle facility. If this facility is damaged during construction, the contractor will be responsible for restoring the facility.

Fire Department:

1. Project must comply with 2012 International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.

FINDINGS: Staff recommends approval of the Variance based the findings below, pursuant to CCMC 18.02.085 (Variances), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

1. **That because of special circumstances applicable to the subject property, including shape, size, topography, and location of surroundings, strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.**

The proposed development of the subject property will constitute an in-fill development as encouraged by the Master Plan. The reduced setbacks are adjacent to land zoned Multi-family Apartment (MFA), and specifically adjacent to the parking lot of the adjacent apartment complex, The Senator Apartments. The cantilevered portions of the building in the MFA zoning are minimal, two feet and one foot, and would be allowed if the encroachment were a bay window or similar architectural feature. Staff finds that the incorporation of the cantilevered portions of the buildings add architectural interest that would not be realized if a "box shaped" building was proposed.

2. **That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

The applicant is seeking to utilize cantilevered elements to create architectural interest, while providing comfortable apartments. The apartments are proposed to range in size from 1,142 square feet to 1,176 square feet with three bedrooms and two and a half bathrooms. Apartments will include decks ranging in size from 102 to 122 square feet.

3. **That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

The granting of the variance will not adversely affect persons residing or working in the neighborhood, or be materially detrimental to the public welfare. The property adjacent to the areas where the variances are requested is The Senator Apartments. The function of the land immediately adjacent to the proposed variances is the parking lot that serves these apartments.

Attachments:

- Site Photos
- Building Comments
- Engineering Comments
- Fire Comments
- Application (VAR-16-081)

Sign

IMBA TV



Search Google Maps



S Pratt Ave

E 5th St

519

E 5th St

519

Country Village Dr

Linda Kay Ct

Linda Kay Ct

Senator Apartments

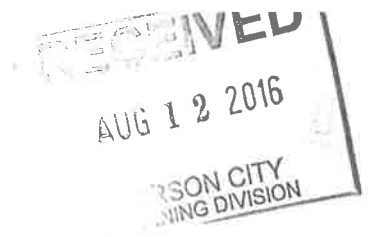
S Roop St

S Roop St

Google



August 12, 2016



VAR-16-081:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Code, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
3. All designs must comply with the International Building Codes Accessibility Standards specifically type B units.
4. All Contractors are required to carry state and local license.

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

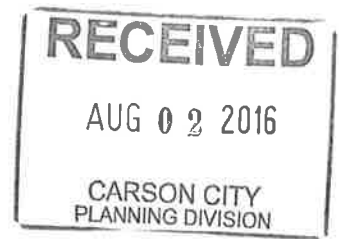
Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



**Carson City Development Engineering
Planning Commission Report
File Number VAR 16-081**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: August 1, 2016

MEETING DATE: August 31, 2016

SUBJECT TITLE:

Action to consider a Variance application from property owner Dennis McDuffee to vary the setbacks for the back and side yards at 510-514 Linda Kay Ct, apns 04-342-01, -02, -03 and -04.

RECOMMENDATION:

Development Engineering has no objection to the variance request. Each parcel must have separate sewer, water and fire services, and all existing easements must remain unimpeded.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.085, Variances:

C.C.M.C. 18.02.085 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

C.C.M.C. 18.02.085 (5c) - Adverse Affects to the Public

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the project.

August 11, 2016

VAR-16-081

Fire

Comments for VAR 16-081:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments as adopted by Carson City.

Hope, in looking at the variance documents, it looks like they already have this design in the building permit plans. Our issues were addressed in building permit comments and we don't see the pop outs being an impact now that we have better plans to look at.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

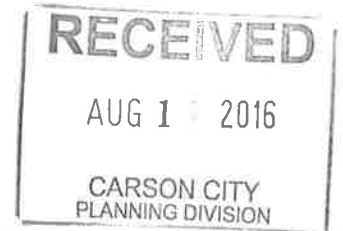
Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



August 11, 2016

VAR-16-081

Parks & Rec



The Parks and Recreation Department has the following comment on the above referenced VAR.

1) The Unified Pathways Master Plan identifies East 5th Street as an "On Street" bicycle facility. As a result, our department will require the developer to restore the existing bicycle lane along the development's East 5th Street frontage.

Thank you for this opportunity to comment,
Vern / Patti

Patti Liebespeck
Office Specialist
Carson City Parks & Recreation Department
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org

Hope Sullivan

From: Hope Sullivan
Sent: Thursday, August 18, 2016 11:44 AM
To: Vern Krahn
Cc: Stephen Pottey; Daniel Rotter; Jennifer Budge; Patrick Pittenger
Subject: VAR-16-081 & Fifth St bike lane

Vern:

Your comment acknowledged the existing bike lane as being part of the Unified Pathways Master Plan, and asked that the developer “restore” it.

Stephen Pottey went out yesterday to check on the condition of the bike lane, and reported back that it is in good condition.

So, I’m going to modify the condition to assign it to Engineering, acknowledge the bike lane is a part of the Unified Pathways Master Plan, and indicate that if it is damage during construction, the applicant must “restore” it. Since the bike lane is in the r-o-w, it seems to make more sense to assign the condition to Engineering. Stephen is good with this as well.

Jen – in Vern’s absence, please advise of any concerns.

Thanks.

Hope

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

RECEIVED

JUL 21 2016

CARSON CITY
PLANNING DIVISION

FILE # VAR - 16 - 081

VARIANCE

FEE: \$2,150.00 + noticing fee

SUBMITTAL PACKET

- ☐ 8 Completed Application Packets (1 Original + 7 Copies)
- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Proposal Questionnaire With Both Questions and Answers Given, supporting documentation
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ CD containing application digital data (all to be submitted once application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

APPLICANT
Dennis McDuffee
PHONE #
775-720-9000

MAILING ADDRESS, CITY, STATE, ZIP
1502 Hussman Avenue; Gardnerville, NV 89410

EMAIL ADDRESS
dennis@interonv.com

PROPERTY OWNER
Dennis McDuffee
PHONE #
775-720-9000

MAILING ADDRESS, CITY, STATE, ZIP
1502 Hussman Avenue

EMAIL ADDRESS
dennis@interonv.com

APPLICANT AGENT/REPRESENTATIVE
Patrick Clark; Building Concepts, Inc.
PHONE #
775-720-9000

MAILING ADDRESS, CITY, STATE, ZIP
1478 Fourth Street; Minden, NV 89423

EMAIL ADDRESS
pat@bldgconcepts.com 721-8623

Project's Assessor Parcel Number(s): 004-342-01/02/03/04	Street Address 510-540 Linda Kay Court	ZIP Code 89701
Project's Master Plan Designation High Density Residential	Project's Current Zoning GO and MFA	Nearest Major Cross Street(s) East 5th Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.
In accordance with Carson City Municipal Code (CCMC) Section: 18 - Zoning, or Development Standards, Division 02 - Admin Prov, Section 085 - Variances, a request to allow a variance as follows:
Request for variance to allow for setbacks for MFA zoning on 510 Linda Kay Court (currently GO zoning) to match adjacent properties. Additional variance requested to allow for encroachment of pop-outs for an improved, beneficial architectural design.

PROPERTY OWNER'S AFFIDAVIT

I, Dennis McDuffee, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: Dennis McDuffee Address: 1502 Hussman Avenue Date: 7/18/16

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY DOUGLAS)
On July 18, 2016, Dennis McDuffee, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



A. CLAYPOOL
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 12-7757-3 - Expires May 16, 2020

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:



2. Vicinity map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
6. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the plot plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
7. Indicate drainage patterns with arrows.
8. Project access:
 - (a) Show the location of street access and all existing accesses of neighboring properties including cross streets.
 - (b) Show adjoining street names
 - (c) Show all curb cuts with dimension.
9. Show the Assessor Parcel Number(s) of adjoining parcels.
10. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
11. Show location of existing and proposed utilities and indicate whether overhead or underground. Show the location of any septic lines/fields and wells.
12. If specific landscape areas are required or provided, show with dimensions.
13. Show location of all proposed amenities, such as gazebos, retaining walls, detention areas, etc.

Submit 6 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 6 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

VARIANCE APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS AND ATTACH TO YOUR APPLICATION

State law requires that the Planning Commission and possibly the Board of Supervisors consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board of Supervisors with the details that they need to consider your project. Please keep in mind that approval of a variance will **not** be considered on the basis of an economic hardship. If the question does not apply to your situation, explain why. **BEFORE A VARIANCE CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.085. (1) The Planning Commission and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a variance, shall direct its considerations to, and find that the following conditions and standards are met:

FINDINGS

- Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.
- Explanation A. Think about your situation and state what is different about your property that makes your variance request necessary. Is it the topography, the design, size, etc. of your parcel, and why can you not redesign your project to fit within code requirements? Please understand that a "self-imposed" or "financial" hardship is not considered adequate reason for granting of a variance.
- Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.
- Explanation A. State how the granting of your variance request may or may not result in actual damage to nearby properties or prejudice by your neighbors in a precedent-setting situation. State why your project will not be harmful to the public health, safety and general welfare.
- Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission and Board, please be sure to include the information.

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

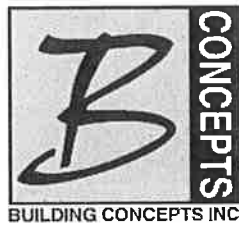
ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/ Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.


Applicant's Signature

Dennis McDuffee
Print Name

7/19/16
Date



CONSULTING ENGINEERING & DESIGN

July 21, 2016

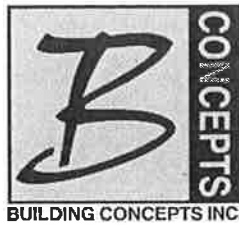
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701
775-887-2180

RE: Variance Application – Questionnaire Responses
APN: 004-342-01/02/03/04
BCI Job No.: 16111

To Whom It May Concern:

Below are my responses to the Variance Application Questionnaire:

1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.
 - a. Upon suggestion of the Planning Division, we request the following variances for 510, 520, 530, and 540 Linda Kay Court. Pop-outs were used to create an appealing architectural effect which I feel would benefit the visual aspects of the complex and the variance requests below are in order to accommodate those.
 - i. 510 Linda Kay Court: The mentioned property is zoned for General Office (GO). However, the adjacent properties are zoned for Multi-Family Apartment (MFA). The variance request, if approved, would allow for the setback requirements to be adjusted to closely resemble the adjacent parcels. The requested adjustments are a 40% (30' to 18') rear setback.
 - ii. 520, 530, and 540 Linda Kay Court: The listed properties will require a setback adjustment of 10% on both the left side (10' to 9') and rear (20' to 18').
2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.
 - a. Granting the variance will create uniformity among the four parcels in which four proposed 4-plexes will be built. Not only will the uniformity reduce any unnecessary issues in the future, but it will also create the circumstance for a multi-family complex to be built, increasing the value of the lots and surrounding area. In regards to the encroaching pop-outs, it would be detrimental to the design of the 4-plex if the variance was not granted. However, if absolutely necessary, the pop-outs can be removed from the design and I will ensure the design of a flat-faced building.



CONSULTING ENGINEERING & DESIGN

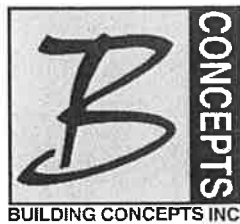
3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.
 - a. The parcels mentioned are currently vacant and will not incur any damages. The parcels are near other multi-family apartment zones so no prejudice will occur. Public health, safety, and general welfare will not be impaired. In most cases, in fact, it will be improved.

If you have any further questions, please feel free to contact me. Thank you for your consideration.

Best regards,



Pat Clark, P.E.
BUILDING CONCEPTS, INC.
1478 Fourth Street
Minden, NV 89423



CONSULTING ENGINEERING & DESIGN

July 21, 2016

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701
775-887-2180

RE: Variance Application – Project Description
APN: 004-342-01/02/03/04
BCI Job No.: 16111

To Whom It May Concern:

Below is a written description of the project:

The proposed project consists of four 4-unit, 3-story apartment buildings on four individual lots. The project is located on the corner of Fifth Street and Linda Kay Court in East-Central Downtown Carson City. Surrounding multi-family apartment units to the west, south, and southeast as well as General Office (GO) parcels to the north and east. Three of the four lots involved in the project are zoned as MFA and the fourth lot was recently changed from MFA to GO by the previous lot owner.

The apartment units will range from 1,142 square feet to 1,176 square feet in size with three bedrooms and two and a half bathrooms and individual 102 to 122 square feet decks. Rent will accommodate both low and lower-middle income tenants.

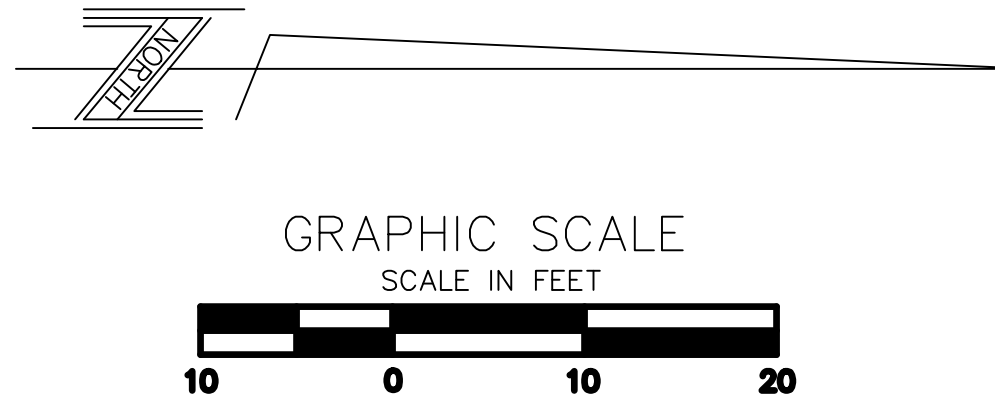
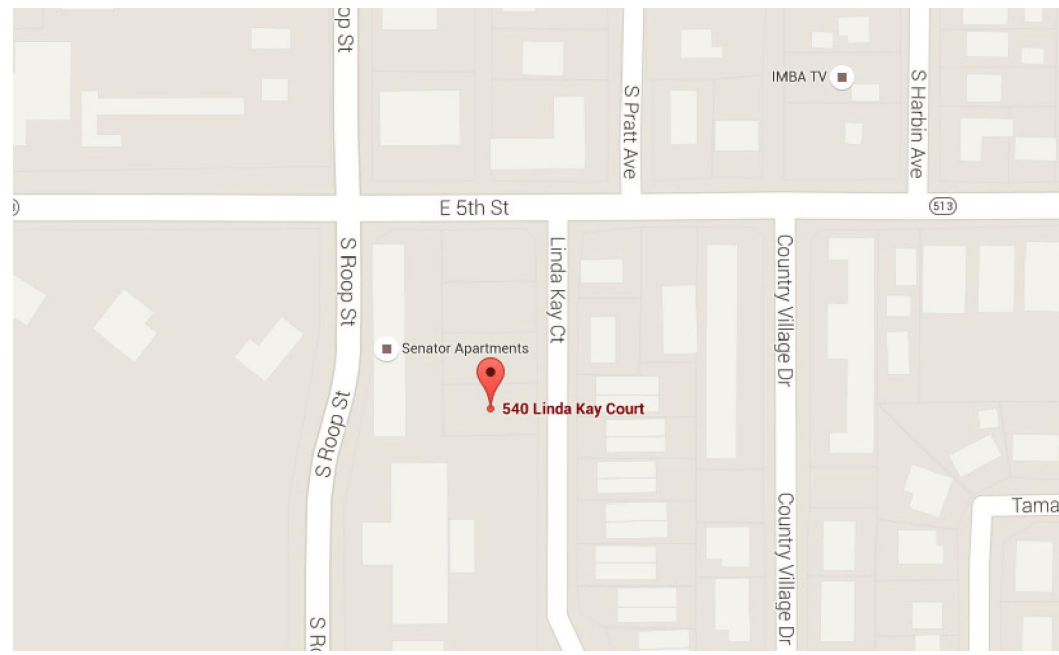
Covered parking underneath the building will be provided.

If you have any further questions, please feel free to contact me. Thank you for your consideration.

Best regards,

Pat Clark, P.E.
BUILDING CONCEPTS, INC.
1478 Fourth Street
Minden, NV 89423

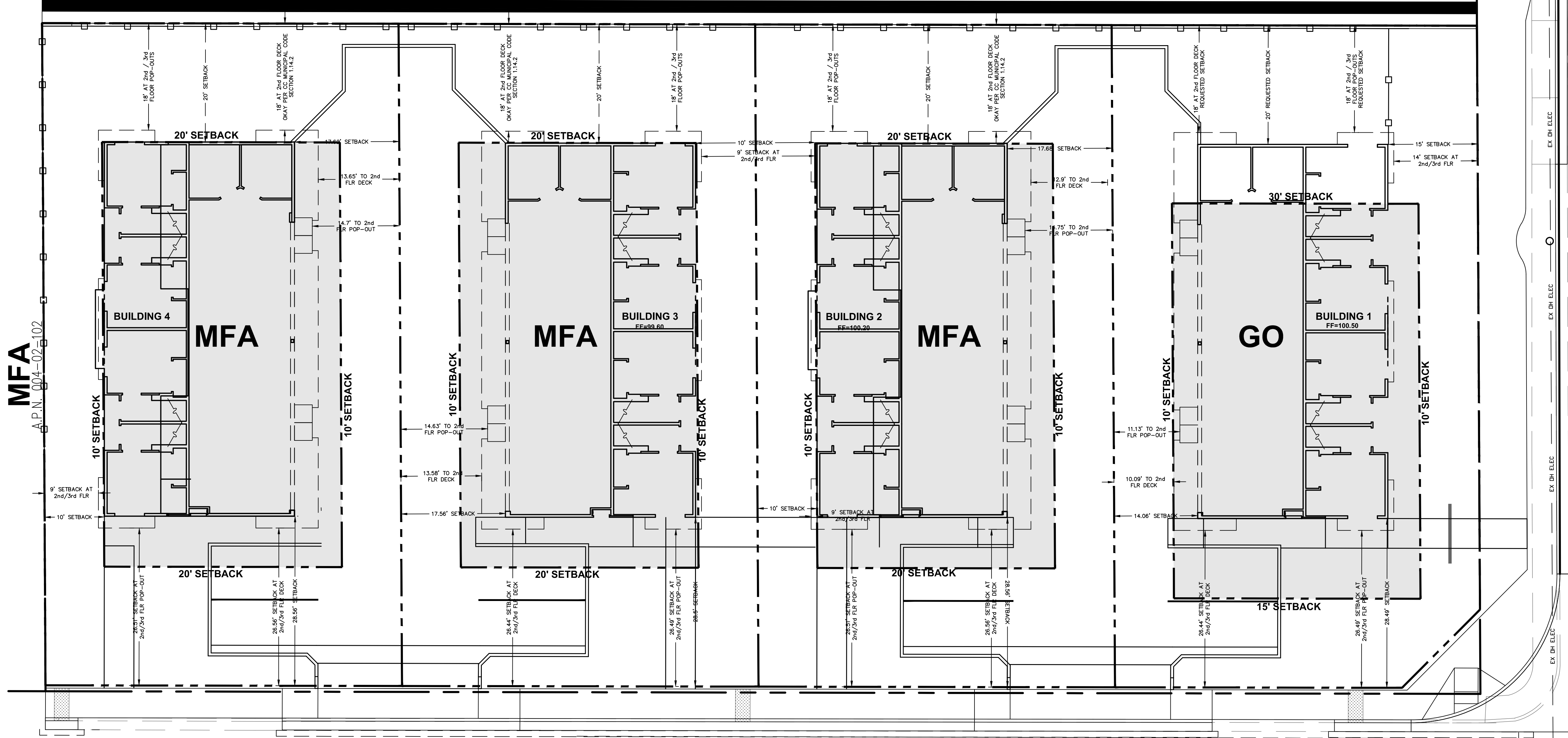
SENATOR APARTMENTS



MFA

A.P.N. 004-02-102

VICINITY MAP



SETBACK VARIANCE

LINDA KAY COURT

EAST 5TH STREET



BUILDING CONCEPTS, INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
4118 4th Street
Minidien, NV. 89413
Phone: (775) 782-8886
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV. P.E. #3441
NV. R.D. #85-P
CA. P.E. #067181

GO

A.P.N. 004-09-116

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1502 HUSSMAN LANE
GARDNERVILLE, NV 89410
(775) 720-9000

REVISIONS

GO

A.P.N. 004-09-117

DATE: JUNE 2016
JOB# 05754
FILE:
SCALE: 1" = 10'-0"
DRAWN BY:

FIFTH STREET APARTMENTS
540 LINDA KAY COURT
CARSON CITY, NEVADA
APN: #004-34-2-04

SHEET

V

GO

A.P.N. 004-09-208

MFA

A.P.N. 004-02-102

MFA

A.P.N. 004-34-104

MFA

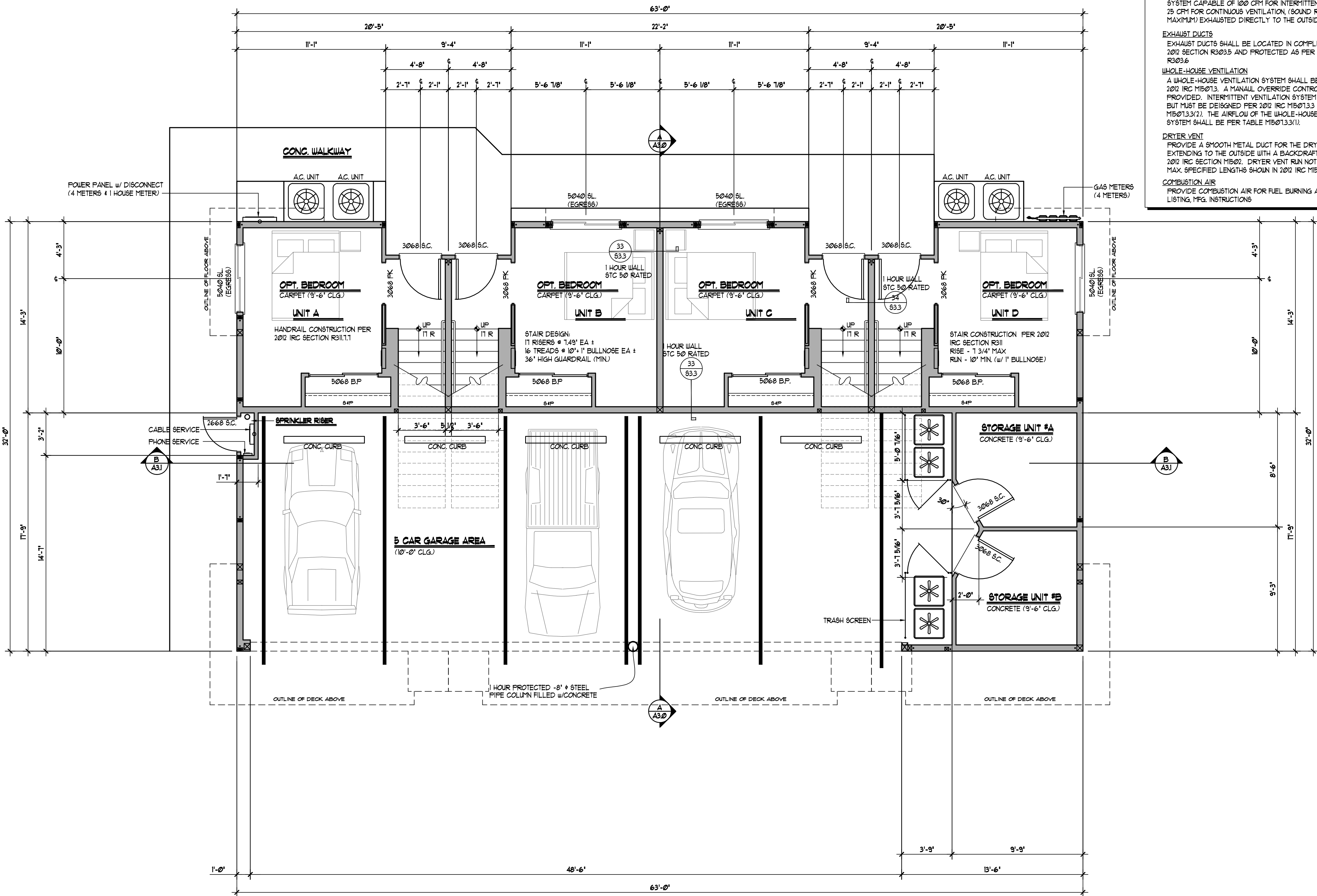
A.P.N. 004-34-103

GO

A.P.N. 004-34-102

GO

A.P.N. 004-34-101



VENTILATION:

BATHROOM / LAUNDRY EXHAUST
EXHAUST FAN AND LIGHT IN THE LAUNDRY ROOM AND BATHROOM SHALL HAVE SEPERATE SWITCHES. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE-HALF OF WHICH MUST BE OPENABLE UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION IS PROVIDED. VENTILATION AIR FROM SPACE SHALL BE EXHAUSTED DIRECTLY OUTSIDE PER 2012 IRC, SECTION R303.3 & 2012 IRC M1501.4 & TABLE M1501.4.

KITCHEN EXHAUST
KITCHENS SHALL BE EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM CAPABLE OF 100 CFM FOR INTERMITTENT VENTILATION OR 25 CFM FOR CONTINUOUS VENTILATION, SOUND RATING + 3 SOME MAXIMUM EXHAUSTED DIRECTLY TO THE OUTSIDE.

EXHAUST DUCTS
EXHAUST DUCTS SHALL BE LOCATED IN COMPLIANCE WITH IRC 2012 SECTION R303.5 AND PROTECTED AS PER IRC 2012 SECTION R303.6.

WHOLE-HOUSE VENTILATION
A WHOLE-HOUSE VENTILATION SYSTEM SHALL BE PROVIDE PER 2012 IRC M1501.3. A MANUAL OVERRIDE CONTROL SHALL BE PROVIDED. INTERMITTENT VENTILATION SYSTEM ARE ALLOWED, BUT MUST BE DESIGNED PER 2012 IRC M1501.3.3 & TABLE M1501.3.3(2). THE AIRFLOW OF THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE PER TABLE M1501.3.3(1).

DRYER VENT
PROVIDE A SMOOTH METAL DUCT FOR THE DRYER EXHAUST, EXTENDING TO THE OUTSIDE WITH A BACKDRAFT DAMPER PER 2012 IRC SECTION M1502. DRYER VENT RUN NOT TO EXCEED THE MAX. SPECIFIED LENGTHS SHOWN IN 2012 IRC M1502.4.4.

COMBUSTION AIR
PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING, MFG. INSTRUCTIONS

NOTES:

PROVIDE MINIMUM 30" x 24" DEEP CLEARANCE IN FRONT OF ALL WATER CLOSETS, PER 2012 IRC SECTION R301, FIGURE R301.1.

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2012 IRC CH. 28, SECTION P2803, P2803.1-P2803.6.1 AND ANSI Z122.

MEDICINE CABINETS
14-1/2" x 24" - SHALL BE PLACED AT 48" AND 12" FROM FIN. FLR. AND 3" FROM WALL.

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2012 IRC SECTION R308, R308.4.1-R308.4.7.

ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION, PER 2012 IRC, SECTION R308, R308.1.

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ALL ROOMS USED FOR SLEEPING WHICH MEET ALL THE FOLLOWING DIMENSIONS: PER 2012 IRC R311
MIN. 5.7 SQ. FT. OF TOTAL OPEN AREA
MIN. 5.0 SQ. FT. OF TOTAL OPEN AREA (GRADE FLOOR OPENINGS)
MIN. CLEAR OPENING HEIGHT OF 24"
MIN. CLEAR OPENING WIDTH OF 20"
MAX. OPEN WINDOW HEIGHT FROM FF. OF 44".

PROVIDE ATTIC ACCESS OPENING A MIN. OF 22 INCHES BY 30 INCHES AND LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM OF 30 INCHES UNOBSTRUCTED HEADROOM IN THE ATTIC SHALL BE PROVIDED AT OR ABOVE THE OPENING. PER 2012 IRC SECTION R301, R301.1.

PROVIDE LIGHT AND VENTILATION PER THE 2012 IRC SECTION R303.

ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 (DPF) GRADE OR BETTER UNLESS NOTED OTHERWISE.

MEASUREMENTS ARE TO STUD FACE UNLESS NOTED OTHERWISE.

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS.

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

OCCUPANCY SEPARATIONS SHALL BE OF SUCH FORM AS MAY BE REQUIRED TO AFFORD A COMPLETE SEPARATION BETWEEN THE VARIOUS OCCUPANCIES OF THE BUILDING.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS & SIMILAR SURFACES EXPOSED TO THE WEATHER & SEALED UNDERNEATH SHALL BE WATERPROOFED & SLOPED A MINIMUM OF 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR DRAINAGE. PER 2012 IRC SECTION R311.1.

PROVIDE LANDINGS w/ A MIN. CLEARANCE OF 36" INCHES IN THE DIRECTION OF TRAVEL. PER THE 2012 IRC SECTION R311, R311.6.

PLUMBING NOTES:

LOW FLOW W.C. AND FIXTURES MUST BE OF LOW VOLUME AND ARE TO BE INSTALLED PER 2012 IRC CH. 21, SECTION P2102, P2102.1-P2102.9 AND TABLE P2102.2.

WATER CLOSETS SHALL BE 16 GAL. MAX. PER FLUSH, SHOWERS AND FAUCETS SHALL NOT EXCEED 1.5 G.P.M. PER 2012 IRC, CH. 21, SECTIONS P2102, P2102.1-P2102.9 AND TABLE P2102.2.

SHOWERS AND TUB/ SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE 2012 IRC SECTIONS P2108, P2108.3 AND ASME A112.1.81.

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2010 CFC CH. 6, SECTION 608.0.

PROVIDE COMBUSTION AIR IF ATTIC SPACE HAS INSUFFICIENT VOLUME, COMBUSTION AIR PER 2012 IRC SECTION R306 AND R306.5.

COMBUSTION APPLIANCES TO MEET THE EMISSION STANDARDS AND LIST OF APPROVED HEATERS PER TRPA CODE OF ORDINANCES 65.14.A.

WOOD HEATERS TO MEET SPECIFICATIONS LISTED IN TRPA CODE OF ORDINANCES 65.14.A.

END UNITS A & D:
189 SQ. FT. - FIRST FLOOR LIVING
579 SQ. FT. - SECOND FLOOR LIVING
480 SQ. FT. - THIRD FLOOR LIVING
1168 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
122 SQ. FT. - PRIVATE DECK AREA

MIDDLE UNITS B & C:
189 SQ. FT. - FIRST FLOOR LIVING
579 SQ. FT. - SECOND FLOOR LIVING
462 SQ. FT. - THIRD FLOOR LIVING
1164 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
102 SQ. FT. - PRIVATE DECK AREA

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

STORAGE UNIT A
80 SQ. FT. STORAGE
STORAGE UNIT B
80 SQ. FT. STORAGE



BUILDING CONCEPTS INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
1410 4th Street
Minden, NV, 89423
Phone: (775) 782-8866
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV, P.E. #13441
NV, R.D. #85-P
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1502 HUSSMAN LANE
GARDNERVILLE, NV 89410
(775) 720-9000

REVISIONS

DATE: JUNE 2016
JOB# 05254
SCALE: 1/4" = 1'-0"
DRAWN BY:

FIFTH STREET APARTMENTS
540 LINDA KAY COURT
CARSON CITY, NEVADA
APN: #004-342-04

SHEET

A10



BUILDING CONCEPTS INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
1410 4th Street
Minden, NV, 89423
Phone: (775) 782-5886
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV, P.E. #13441
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1502 HUSSMAN LANE
GARDNERVILLE, NV 89410
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REVISIONS

DATE: JUNE 2016
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SCALE: 1/4" = 1'-0"
DRAWN BY:

FIFTH STREET APARTMENTS
540 LINDA KAY COURT
CARSON CITY, NEVADA
APN: #004-342-04

SHEET

A.I.I.

VENTILATION:
BATHROOM / LAUNDRY EXHAUST
EXHAUST FAN AND LIGHT IN THE LAUNDRY ROOM AND BATHROOM
SHALL HAVE SEPERATE SWITCHES, BATHROOMS, WATER CLOSET
COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE
PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT
LESS THAN 3 SQ. FT. ONE-HALF OF WHICH MUST BE OPENABLE
UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF 50 CFM
FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS
VENTILATION IS PROVIDED. VENTILATION AIR FROM SPACE SHALL
BE EXHAUSTED DIRECTLY OUTSIDE PER 2012 IRC, SECTION R303.3
4 2012 IRC M501.4 4 TABLE M501.4.
KITCHEN EXHAUST
KITCHENS SHALL BE EQUIPPED WITH A MECHANICAL VENTILATION
SYSTEM CAPABLE OF 100 CFM FOR INTERMITTENT VENTILATION OR
25 CFM FOR CONTINUOUS VENTILATION, (SOUND RATING = 3 SONE
MAXIMUM) EXHAUSTED DIRECTLY TO THE OUTSIDE.
EXHAUST DUCTS
EXHAUST DUCTS SHALL BE LOCATED IN COMPLIANCE WITH IRC
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M1501.3.3(2). THE AIRFLOW OF THE WHOLE-HOUSE VENTILATION
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MAX. SPECIFIED LENGTHS SHOWN IN 2012 IRC M1502.4.4.
COMBUSTION AIR
PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER
LISTING, MFG. INSTRUCTIONS

NOTES:
PROVIDE MINIMUM 30" x 24" DEEP CLEARANCE IN FRONT
OF ALL WATER CLOSETS, PER 2012 IRC SECTION R307,
FIGURE R307.1
BUILDING WATER PRESSURE REGULATORS, PTR VALVES
AND EXPANSION TANKS SHALL CONFORM TO 2012 IRC CH.
28, SECTION F2803, F2803.1-F2803.6 AND ANSI Z312.2
MEDICINE CABINETS
14-1/2" x 24" - SHALL BE PLACED AT 48" AND 12"
FROM FIN. FLR. AND 3" FROM WALL.
SAFETY GLAZING MUST BE USED IN ALL
HAZARDOUS AREAS PER 2012 IRC SECTION R308,
R308.4.1-R308.4.7
ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO
REMAIN IN PLACE FOR INSPECTION, PER 2012 IRC,
SECTION R308, R308.1
PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN
ALL ROOMS USED FOR SLEEPING WHICH MEET ALL THE
FOLLOWING DIMENSIONS: PER 2012 IRC R311
MIN. 5.7 SQ. FT. OF TOTAL OPEN AREA
MIN. 5.0 SQ. FT. OF TOTAL OPEN AREA
(GRADE FLOOR OPENINGS)
MIN. CLEAR OPENING HEIGHT OF 24"
MIN. CLEAR OPENING WIDTH OF 20"
MAX. OPEN WINDOW HEIGHT FROM FT. OF 44".
PROVIDE ATTIC ACCESS OPENING A MIN. OF 22 INCHES
BY 30 INCHES AND LOCATED IN A CORRIDOR, HALLWAY
OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM
OF 30 INCHES UNOBSTRUCTED HEADROOM IN THE ATTIC
SHALL BE PROVIDED AT OR ABOVE THE OPENING.
PER 2012 IRC SECTION R801, R801.1
PROVIDE LIGHT AND VENTILATION PER THE 2012 IRC
SECTION R303.
ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 (DPF2)
GRADE OR BETTER UNLESS NOTED OTHERWISE.
MEASUREMENTS ARE TO STUD FACE UNLESS NOTED
OTHERWISE.
JOINTS 4 PENETRATIONS SHALL BE CAULKED 4 SEALED
- PROVIDE WEATHER STRIPPING AROUND DOORS AND
WINDOWS.
ALL SOLDERERS 4 FLUXES SHALL BE MANUFACTURED
TO APPROVED STANDARDS. SOLDERERS 4 FLUXES
WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS
(0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN
PIPING SYSTEMS USED TO CONVEY POTABLE
WATER.
OCCUPANCY SEPARATIONS SHALL BE OF SUCH FORM
AS MAY BE REQUIRED TO AFFORD A COMPLETE
SEPARATION BETWEEN THE VARIOUS OCCUPANCIES
OF THE BUILDING.
BALCONIES, LANDINGS, EXTERIOR STAIRWAYS,
OCCUPIED ROOFS 4 SIMILAR SURFACES EXPOSED TO
THE WEATHER 4 SEALED UNDERNEATH SHALL BE
WATERPROOFED 4 SLOPED A MINIMUM OF 1/4" UNIT
VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR
DRAINAGE. PER 2012 IRC SECTION R311.1
PROVIDE LANDINGS w/ A MIN. CLEARANCE OF 36"
INCHES IN THE DIRECTION OF TRAVEL. PER THE 2012
IRC SECTION R311, R311.16

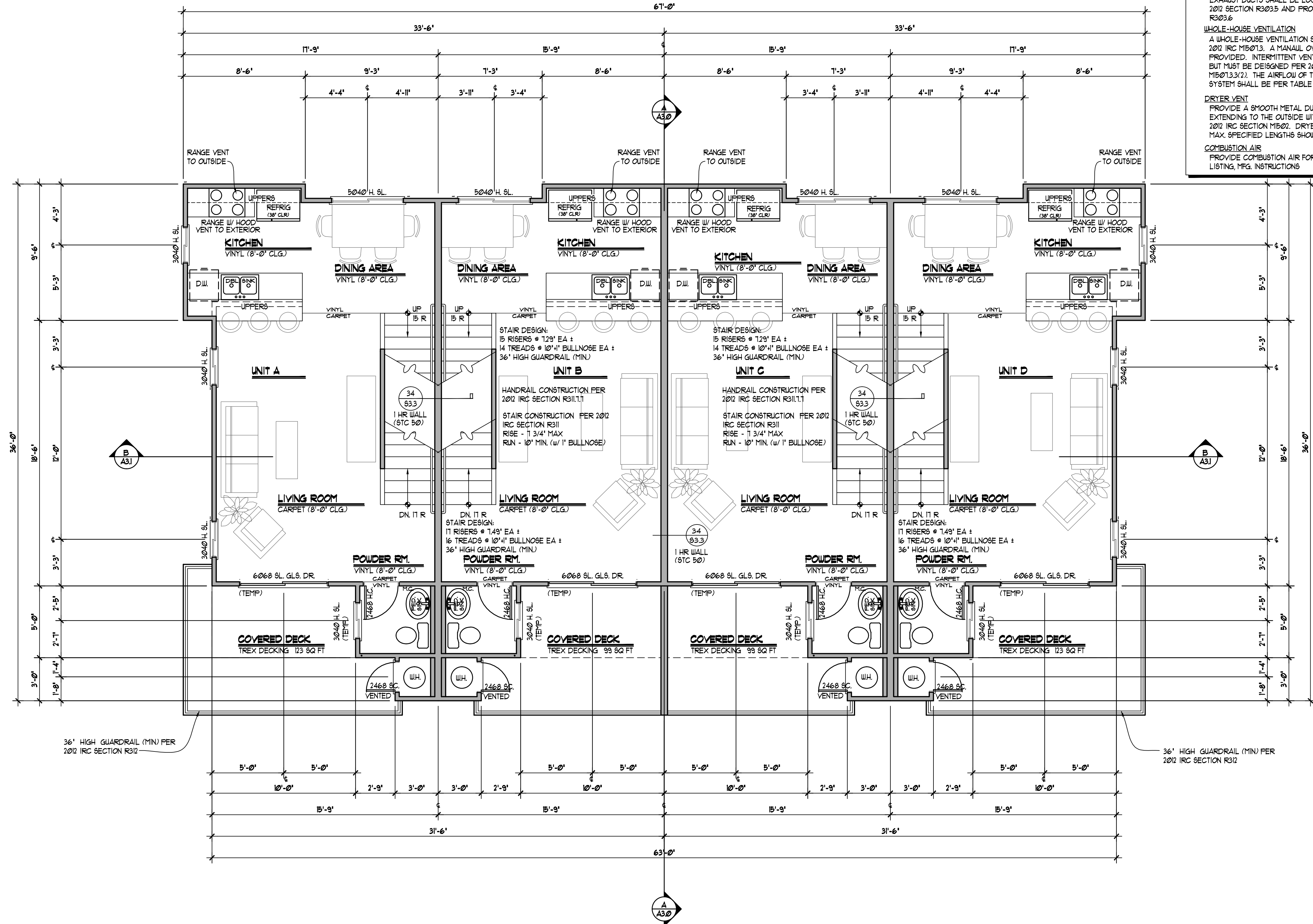
PLUMBING NOTES:
LOW FLOW W.C. AND FIXTURES MUST BE OF LOW VOLUME
AND ARE TO BE INSTALLED PER 2012 IRC CH. 21,
SECTION F2102, F2102.1-F2102.9 AND TABLE F2303.2
WATER CLOSETS SHALL BE 16 GAL. MAX. PER FLUSH,
SHOULDERS AND FAUCETS SHALL NOT EXCEED 7.5
GPM. PER 2012 IRC, CH. 21, SECTIONS F2102,
F2102.1-F2102.9 AND TABLE F2303.2
SHOULDERS AND TUB/ SHOWER COMBINATIONS SHALL
BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF
THE PRESSURE BALANCE OR THE THERMOSTATIC
MIXING VALVE TYPE 2012 IRC SECTIONS F2108,
F2108.3 AND ASME A112.8.1
BUILDING WATER PRESSURE REGULATORS, PTR VALVES
AND EXPANSION TANKS SHALL CONFORM TO 2010 CPC
CH. 6, SECTION 600.0.
MECHANICAL NOTES:
PROVIDE COMBUSTION AIR IF ATTIC SPACE HAS
INSUFFICIENT VOLUME, COMBUSTION AIR
PER 2012 IRC SECTION R806 AND R806.5
COMBUSTION APPLIANCES TO MEET THE EMISSION
STANDARDS AND LIST OF APPROVED HEATERS PER
TRPA CODE OF ORDINANCES 651.4.A
WOOD HEATERS TO MEET SPECIFICATIONS LISTED IN TRPA
CODE OF ORDINANCES 651.4.A

END UNITS A 4 D:
189 SQ. FT. - FIRST FLOOR LIVING
573 SQ. FT. - SECOND FLOOR LIVING
480 SQ. FT. - THIRD FLOOR LIVING
1186 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
122 SQ. FT. - PRIVATE DECK AREA
MIDDLE UNITS B 4 C:
189 SQ. FT. - FIRST FLOOR LIVING
573 SQ. FT. - SECOND FLOOR LIVING
462 SQ. FT. - THIRD FLOOR LIVING
1164 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
102 SQ. FT. - PRIVATE DECK AREA

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

STORAGE UNIT A
80 SQ. FT. STORAGE
STORAGE UNIT B
80 SQ. FT. STORAGE



36" HIGH GUARDRAIL (MIN) PER
2012 IRC SECTION R312

36" HIGH GUARDRAIL (MIN) PER
2012 IRC SECTION R312



BUILDING CONCEPTS INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
1410 4th Street
Minden, NV, 89423
Phone: (775) 782-5886
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV, P.E. #13441
NV, R.D. #85-P
CA, P.E. #05187

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1502 HUSSMAN LANE
GARDNERVILLE, NV 89410
(775) 720-9000

REVISIONS

DATE: JUNE 2016
JOB# 05254
SCALE: 1/4" = 1'-0"
DRAWN BY:

FIFTH STREET APARTMENTS
540 LINDA KAY COURT
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APN: #004-342-04

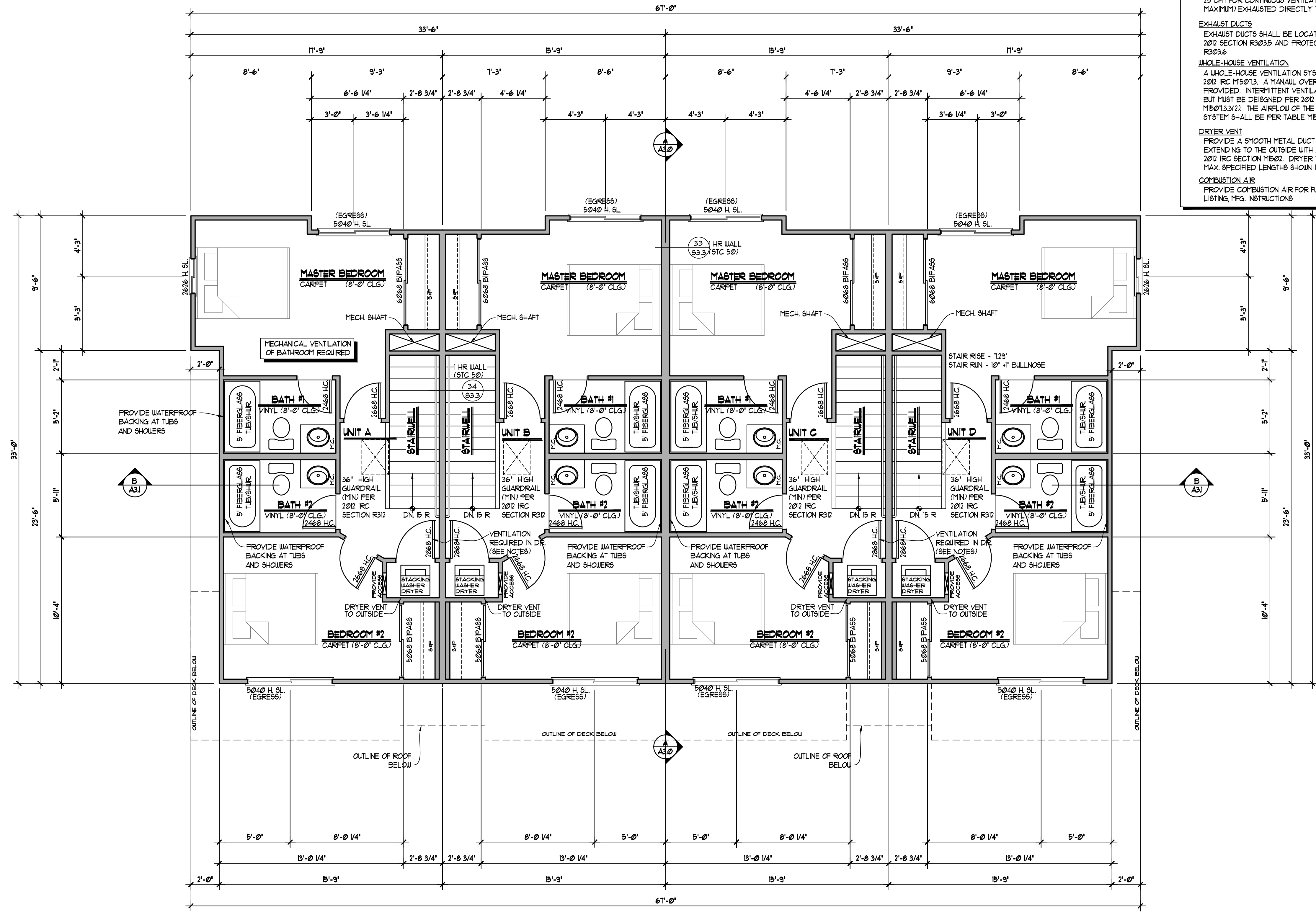
SHEET

A12

NOTES:
PROVIDE MINIMUM 30" x 24" DEEP CLEARANCE IN FRONT
OF ALL WATER CLOSETS, PER 2012 IRC SECTION R307,
FIGURE R307.1
BUILDING WATER PRESSURE REGULATORS, PTR VALVES
AND EXPANSION TANKS SHALL CONFORM TO 2012 IRC CH.
28, SECTION F2803, F2803.1-F2803.6 AND ANSI Z312
MEDICINE CABINETS
14-1/2" x 24" - SHALL BE PLACED AT 48" AND 12"
FROM FIN. FLR. AND 3" FROM WALL
SAFETY GLAZING MUST BE USED IN ALL
HAZARDOUS AREAS PER 2012 IRC SECTION R308,
R308.4.1-R308.4.7
ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO
REMAIN IN PLACE FOR INSPECTION, PER 2012 IRC,
SECTION R308, R308.1
PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN
ALL ROOMS USED FOR SLEEPING WHICH MEET ALL THE
FOLLOWING DIMENSIONS, PER 2012 IRC R311
MIN. 5.7 SQ. FT. OF TOTAL OPEN AREA
MIN. 5.0 SQ. FT. OF TOTAL OPEN AREA
(GRADE FLOOR OPENINGS)
MIN. CLEAR OPENING HEIGHT OF 24"
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BY 30 INCHES AND LOCATED IN A CORRIDOR, HALLWAY
OR OTHER READILY ACCESSIBLE LOCATION. A MINIMUM
OF 30 INCHES UNOBSTRUCTED HEADROOM IN THE ATTIC
SHALL BE PROVIDED AT OR ABOVE THE OPENING.
PER 2012 IRC SECTION R807, R807.1
PROVIDE LIGHT AND VENTILATION PER THE 2012 IRC
SECTION R303.
ALL LUMBER SHALL BE DOUGLAS FIR NO. 2 (DPF2)
GRADE OR BETTER UNLESS NOTED OTHERWISE.
MEASUREMENTS ARE TO STUD FACE UNLESS NOTED
OTHERWISE.
JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED
- PROVIDE WEATHER STRIPPING AROUND DOORS AND
WINDOWS.
ALL SOLDER & FLUXES SHALL BE MANUFACTURED
TO APPROVED STANDARDS. SOLDER & FLUXES
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(0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN
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AS MAY BE REQUIRED TO AFFORD A COMPLETE
SEPARATION BETWEEN THE VARIOUS OCCUPANCIES
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WATERPROOFED & SLOPED A MINIMUM OF 1/4" UNIT
VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) FOR
DRAINAGE, PER 2012 IRC SECTION R311.1
PROVIDE LANDINGS w/ A MIN. CLEARANCE OF 36"
INCHES IN THE DIRECTION OF TRAVEL. PER THE 2012
IRC SECTION R311, R311.6

PLUMBING NOTES:
LOW FLOW W.C. AND FIXTURES MUST BE OF LOW VOLUME
AND ARE TO BE INSTALLED PER 2012 IRC CH. 21,
SECTION F212, F212.1-F212.3 AND TABLE F2303.2
WATER CLOSETS SHALL BE 16 GAL. MAX. PER FLUSH,
SHOWERS AND FAUCETS SHALL NOT EXCEED 2.5
GPM, PER 2012 IRC, CH. 21, SECTIONS F212,
F212.1-F212.3 AND TABLE F2303.2
SHOWERS AND TUB/SHOWER COMBINATIONS SHALL
BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF
THE PRESSURE BALANCE OR THE THERMOSTATIC
MIXING VALVE TYPE 2012 IRC SECTIONS F2108,
F2108.3 AND ASME A112.8.1
BUILDING WATER PRESSURE REGULATORS, PTR VALVES
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PER 2012 IRC SECTION R806 AND R806.5
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TRPA CODE OF ORDINANCES 65.14.A
WOOD HEATERS TO MEET SPECIFICATIONS LISTED IN TRPA
CODE OF ORDINANCES 65.14.A

VENTILATION:
BATHROOM / LAUNDRY EXHAUST
EXHAUST FAN AND LIGHT IN THE LAUNDRY ROOM AND BATHROOM
SHALL HAVE SEPERATE SWITCHES, BATHROOMS, WATER CLOSET
COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE
PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT
LESS THAN 3 SQ. FT. ONE-HALF OF WHICH MUST BE OPENABLE
UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF 50 CFM
FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS
VENTILATION IS PROVIDED. VENTILATION AIR FROM SPACE SHALL
BE EXHAUSTED DIRECTLY OUTSIDE PER 2012 IRC, SECTION R303.3
& 2012 IRC M1501.4 & TABLE M1501.4.
KITCHEN EXHAUST
KITCHENS SHALL BE EQUIPPED WITH A MECHANICAL VENTILATION
SYSTEM CAPABLE OF 100 CFM FOR INTERMITTENT VENTILATION OR
25 CFM FOR CONTINUOUS VENTILATION, (SOUND RATING = 3 SONE
MAXIMUM) EXHAUSTED DIRECTLY TO THE OUTSIDE.
EXHAUST DUCTS
EXHAUST DUCTS SHALL BE LOCATED IN COMPLIANCE WITH IRC
2012 SECTION R303.5 AND PROTECTED AS PER IRC 2012 SECTION
R303.6
WHOLE-HOUSE VENTILATION
A WHOLE-HOUSE VENTILATION SYSTEM SHALL BE PROVIDE PER
2012 IRC M1501.3. A MANUAL OVERRIDE CONTROL SHALL BE
PROVIDED. INTERMITTENT VENTILATION SYSTEM ARE ALLOWED,
BUT MUST BE DESIGNED PER 2012 IRC M1501.3.3 & TABLE
M1501.3.3(2). THE AIRFLOW OF THE WHOLE-HOUSE VENTILATION
SYSTEM SHALL BE PER TABLE M1501.3.3(1).
DRYER VENT
PROVIDE A SMOOTH METAL DUCT FOR THE DRYER EXHAUST,
EXTENDING TO THE OUTSIDE WITH A BACKDRAFT DAMPER PER
2012 IRC SECTION M1502. DRYER VENT RUN NOT TO EXCEED THE
MAX. SPECIFIED LENGTHS SHOWN IN 2012 IRC M1502.4.4.
COMBUSTION AIR
PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER
LISTING, YFG. INSTRUCTIONS



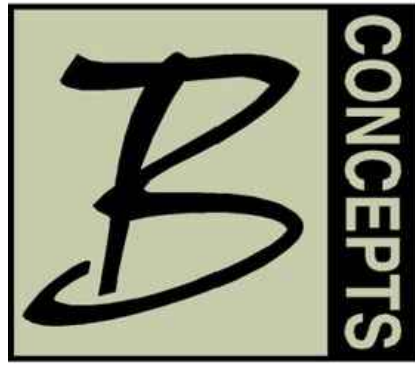
END UNITS A & D:
189 SQ. FT. - FIRST FLOOR LIVING
579 SQ. FT. - SECOND FLOOR LIVING
480 SQ. FT. - THIRD FLOOR LIVING
1168 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
122 SQ. FT. - PRIVATE DECK AREA

MIDDLE UNITS B & C:
189 SQ. FT. - FIRST FLOOR LIVING
579 SQ. FT. - SECOND FLOOR LIVING
462 SQ. FT. - THIRD FLOOR LIVING
1164 SQ. FT. - TOTAL LIVING AREA
9 SQ. FT. - MECHANICAL AREA
102 SQ. FT. - PRIVATE DECK AREA

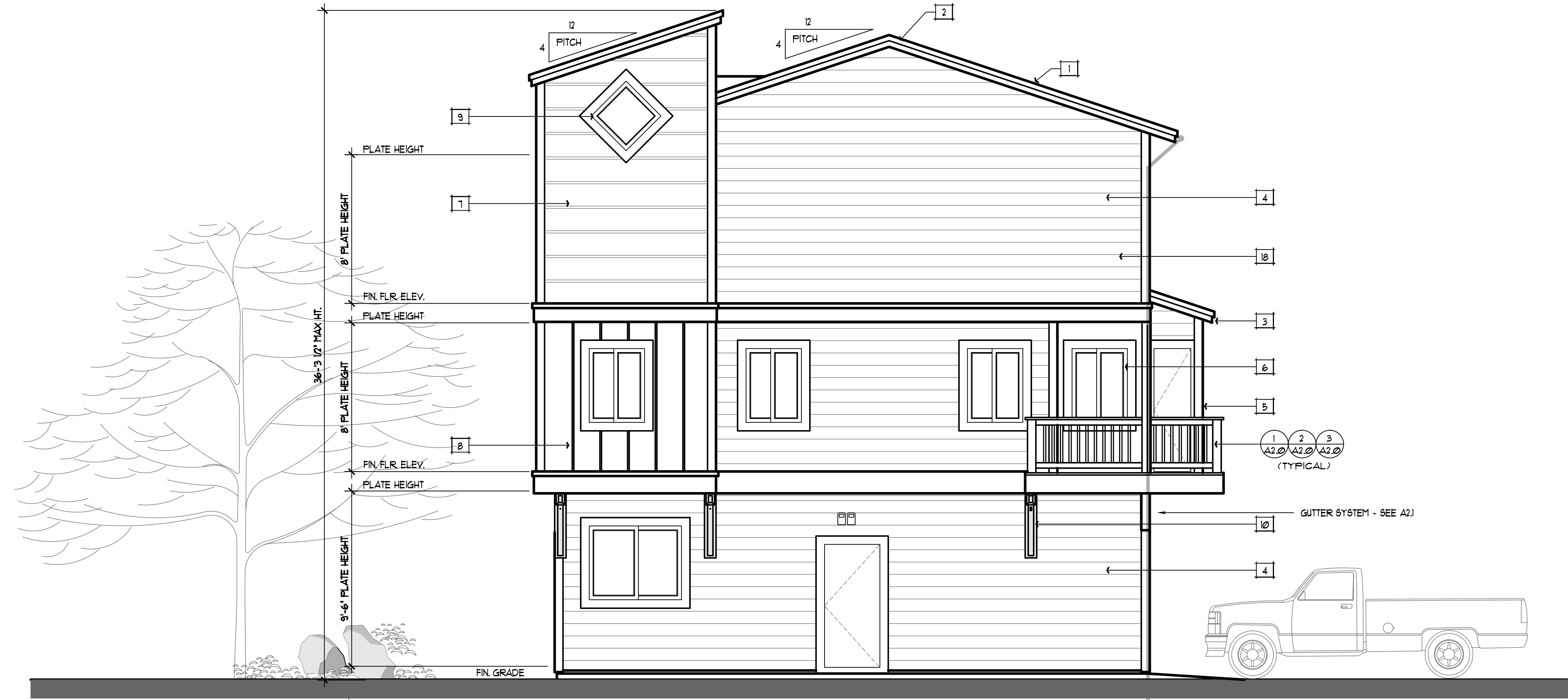
STORAGE UNIT A
80 SQ. FT. STORAGE
STORAGE UNIT B
80 SQ. FT. STORAGE

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

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BUILDING CONCEPTS INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
1470 4th Street
Minden, NV, 89423
Phone: (775) 782-8866
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV, P.E. #13441
NV, R.D. #85-P
CA, P.E. #C 057187



FRONT VIEW
SCALE: 1/4" = 1'-0"

- KEYNOTES:**
- COMPOSITION SHINGLES TO BE INSTALLED PER MFG'S SPECS. AND PER 2012 IRC CH.9, SEC. R307, R303 AND R305
 - ROOF VENTILATION PER 2012 IRC SECTION R206 AND R202.1
 - 2x6 FASCIA w/ 1x SHINGLE MOLD -
 - HARDBOARD LAP SIDING (8' EXPOSURE) o/ F.W. OR O.S.B. SHEATHING. SEE SHEAR CALLOUTS SHEET 53.0
 - 1x6 EDGE TRIM (TYP)
 - 1x6 WINDOW & DOOR TRIM (TYP)
 - SMOOTH HARDBOARD SIDING WITH 1x2 BATTS HORIZONTAL (ANGLE CUT TOP OF BATTS TO DRAIN)
 - SMOOTH HARDBOARD SIDING WITH 1x2 VERTICAL BATTS
 - 2'-8" x 2'-8" FIXED WINDOW (BLACKED-OUT)
 - STRUCTURAL CORBEL - SEE STRUCTURAL DETAILS
 - WALL MOUNTED LIGHT FIXTURE w/ A 90° LIGHT CUT-OFF (MUST BE APPROVED BY CARSON CITY PLANNING DEPARTMENT)
 - 1x2 TRIM
 - 2x4 TRIM
 - 1x10 TRIM
 - 1x4 TRIM
 - SMOOTH HARDBOARD SIDING
 - EL DORADO OR CULTURE STONE TO BE DETERMINED
 - LPI 'SMART SIDING' 8" VERTICAL PROFILE

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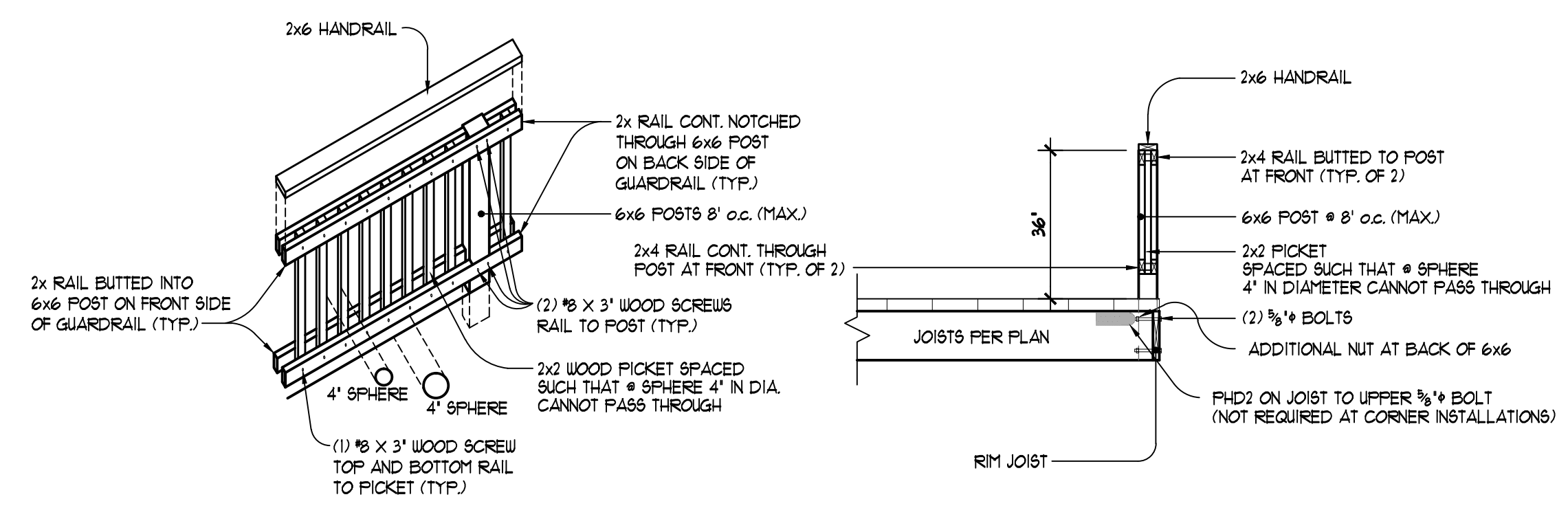
MADDAX, LLC
1502 HUSSMAN LANE
GARDNERVILLE, NV 89410
(775) 720-9000

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JOB# 05254
FILE: 05254A2.0
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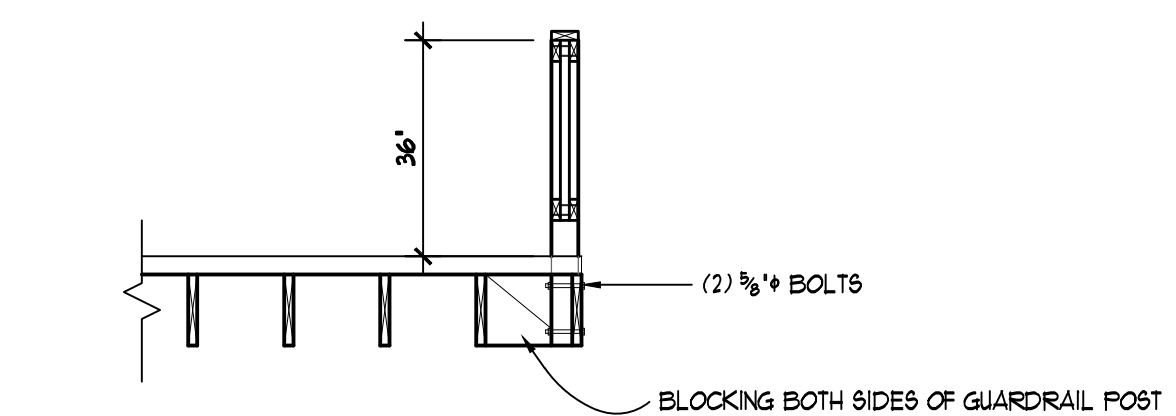
FIFTH STREET APARTMENTS
540 LINDA KAY COURT
CARSON CITY, NEVADA
APN: #004-342-04

SHEET



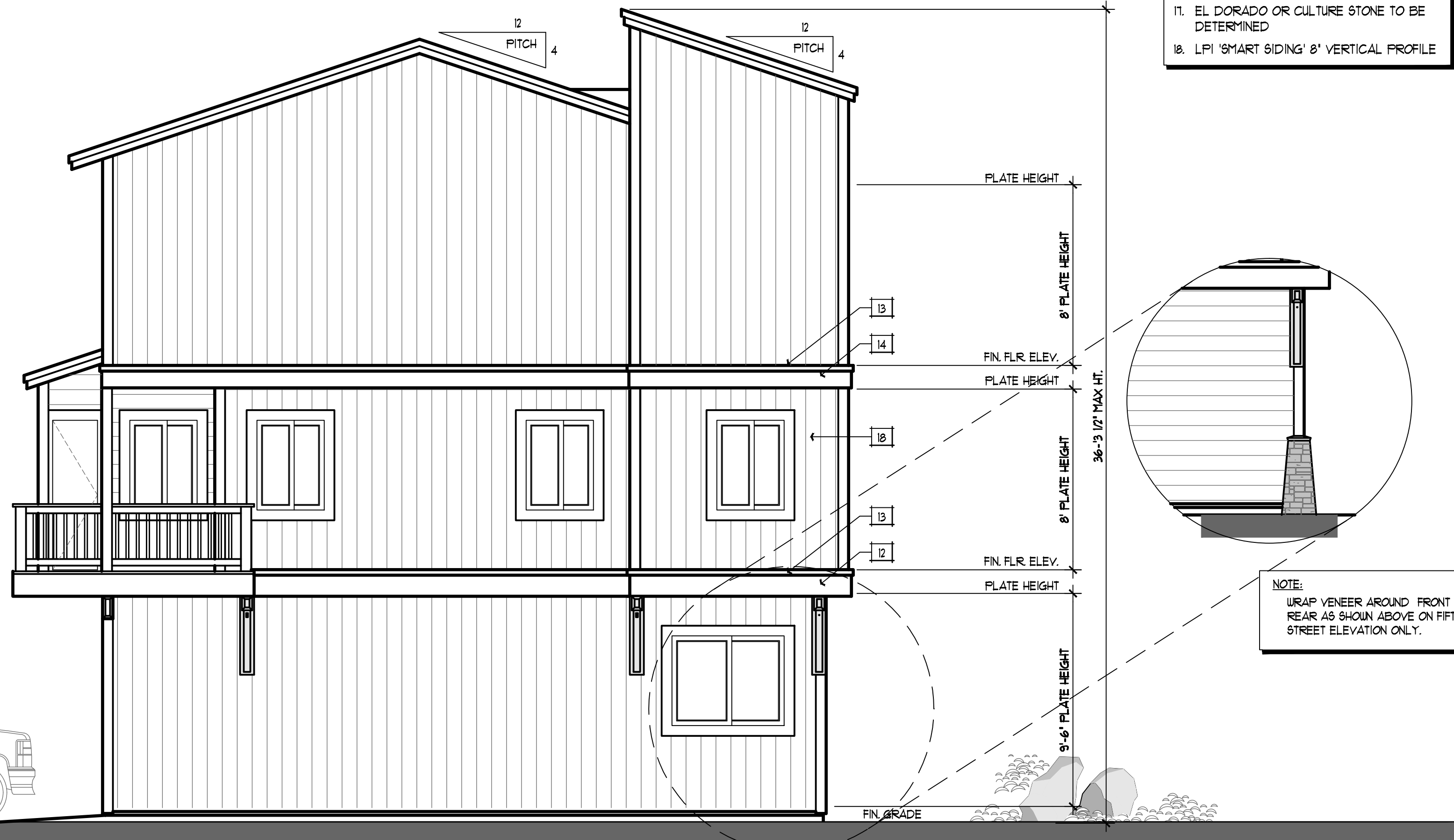
1 GUARDRAIL DETAIL
600-005 SCALE: 3/8" = 1'-0"

2 GUARDRAIL DETAIL
600-005 SCALE: 3/8" = 1'-0"



3 GUARDRAIL DETAIL
600-005 SCALE: 3/8" = 1'-0"

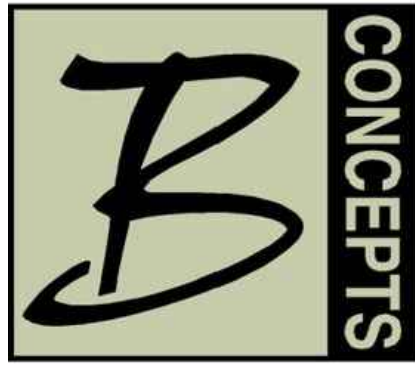
NOTE:
ALL DECK SURFACE, GUARDRAIL, TOP CAP, AND PICKET MATERIALS TO BE OF TREX COMPOSITE MATERIAL OR SIMILAR



REAR VIEW
SCALE: 1/4" = 1'-0"

NOTE:
URAP VENEER AROUND FRONT AND REAR AS SHOWN ABOVE ON FIFTH STREET ELEVATION ONLY.

A2.0



BUILDING CONCEPTS INC.
CONSULTING ENGINEERING /
DESIGN SERVICES
1410 4th Street
Minden, NV, 89423
Phone: (775) 782-8866
Fax: (775) 782-8833
E-mail: info@bldgconcepts.com
NV, P.E. #13441
NV, R.D. #85-P
CA, P.E. #C 051817

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GARDNERVILLE, NV 89410
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FIFTH STREET APARTMENTS
540 LINDA KAY COURT
CARSON CITY, NEVADA
APN: #004-342-04

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A2.1



LEFT SIDE VIEW

SCALE: 1/4" = 1'-0"

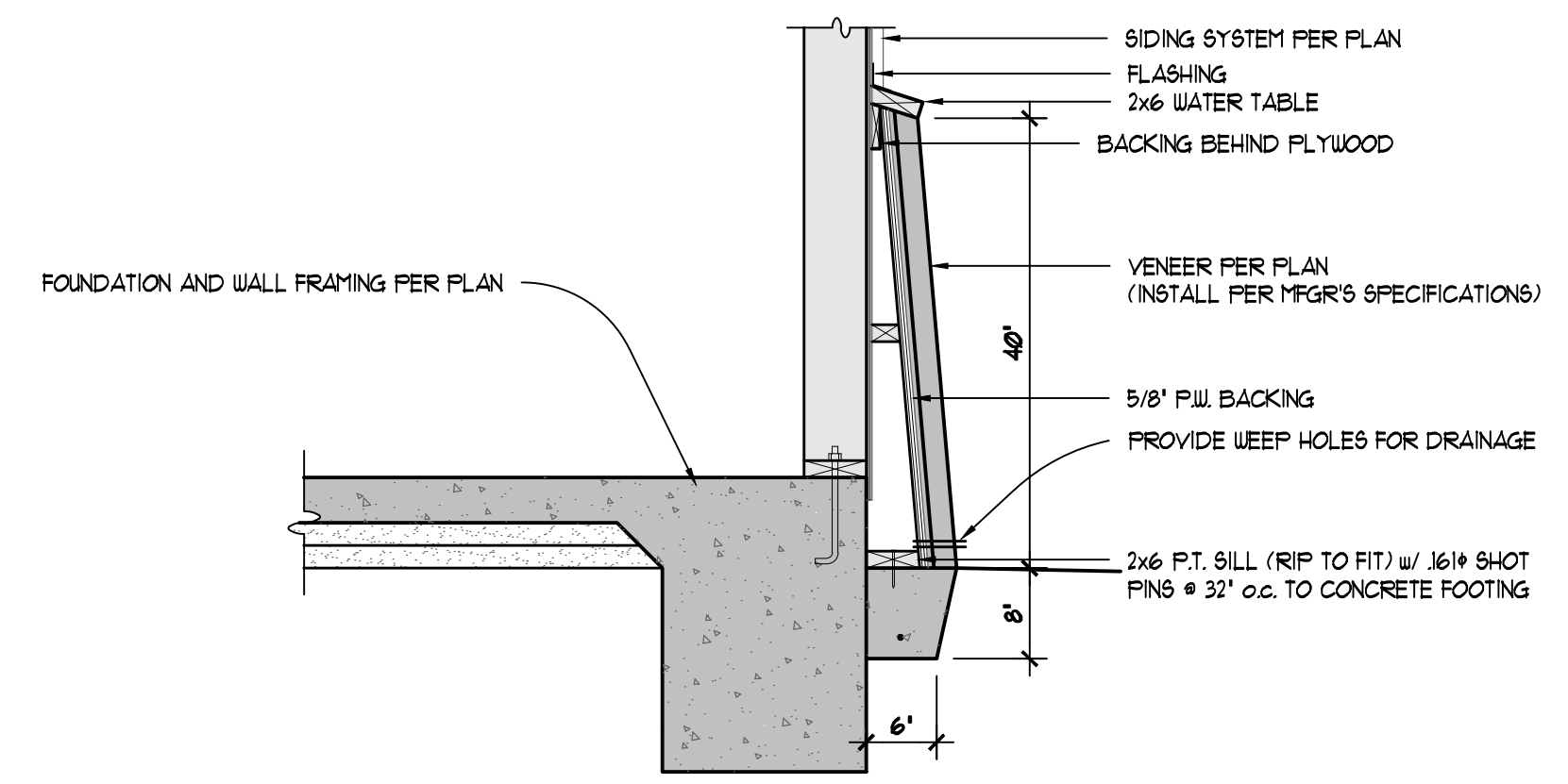
NOTE:
GUTTER SYSTEM IS TYPICAL LEFT AND RIGHT OF BUILDING FACE.
THERE IS NO GUTTER SYSTEM ON THE OPPOSITE FACE OF THE BUILDING.

- KEYNOTES:**
- COMPOSITION SHINGLES TO BE INSTALLED PER MFG'S SPECS. AND PER 2012 IRC CH.9, SEC. R302, R303 AND R305
 - ROOF VENTILATION PER 2012 IRC SECTION R806 AND R802.1
 - 2x6 FASCIA w/ 1x SHINGLE MOLD -
 - HARDBOARD LAP SIDING (8' EXPOSURE) o/ F.W. OR O.S.B. SHEATHING. SEE SHEAR CALLOUTS SHEET 53.0
 - 1x6 EDGE TRIM (TYP)
 - 1x6 WINDOW & DOOR TRIM (TYP)
 - SMOOTH HARDBOARD SIDING WITH 1x2 BATTS HORIZONTAL (ANGLE CUT TOP OF BATTS TO DRAIN)
 - SMOOTH HARDBOARD SIDING WITH 1x2 VERTICAL BATTS
 - 2'-8" x 2'-8" FIXED WINDOW (BLACKED-OUT)
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 - 1x2 TRIM
 - 2x4 TRIM
 - 1x10 TRIM
 - 1x4 TRIM
 - SMOOTH HARDBOARD SIDING
 - EL. DORADO OR CULTURE STONE TO BE DETERMINED
 - LPI 'SMART SIDING' 8" VERTICAL PROFILE



RIGHT SIDE VIEW (5th ST. ELEV. ONLY)

SCALE: 1/4" = 1'-0"



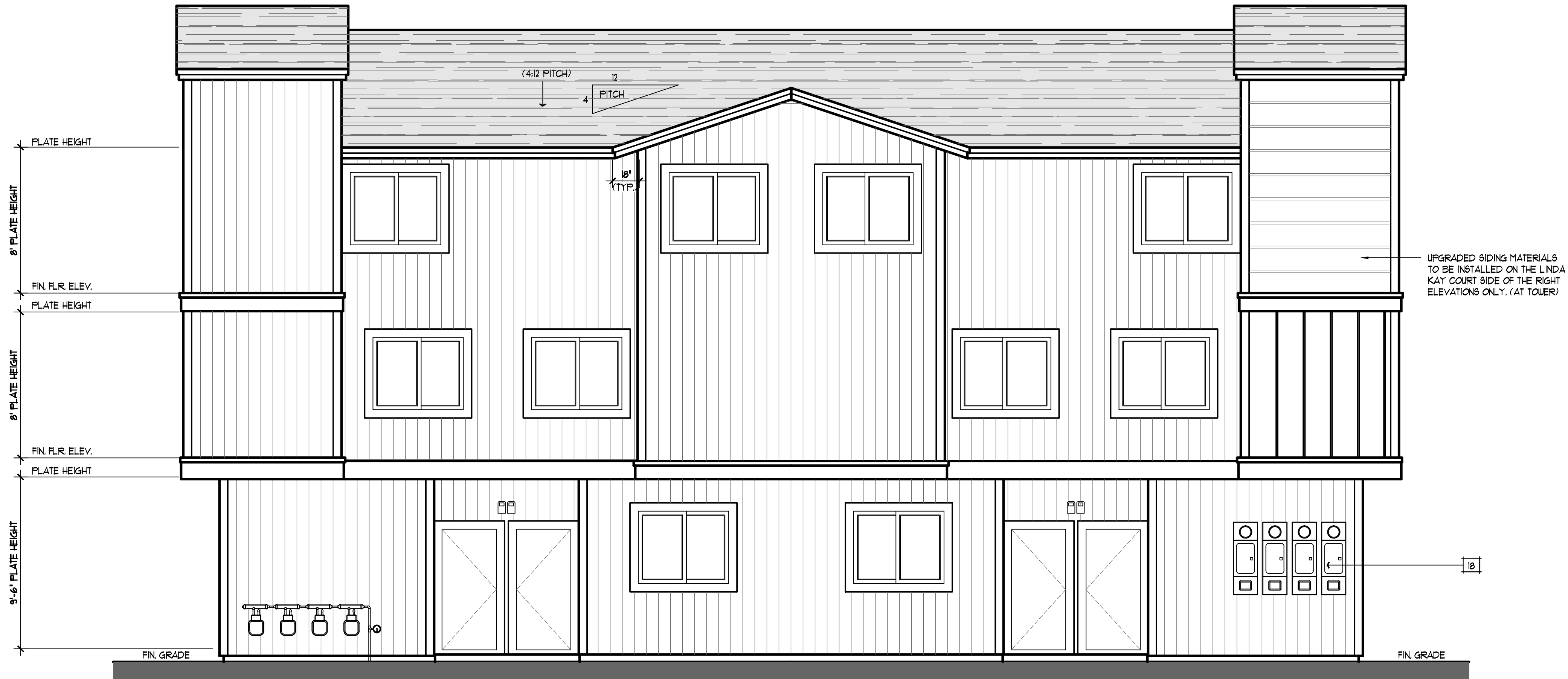
VENEER DETAIL

SCALE: 1/4" = 1'-0"



BUILDING CONCEPTS INC.
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1410 4th Street
Minidoka, NV, 89423
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NV, P.E. #13441
NV, R.D. #85-P
CA, P.E. #C 057187

DRAINAGE
PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM
OF 2% SLOPE FOR 10'.
NOTE
ALL METAL'S AND FLASHING SHALL BE PAINTED TO MATCH ADJACENT SURFACES.



- KEYNOTES:**
1. COMPOSITION SHINGLES TO BE INSTALLED PER MFG'S. SPECS. AND PER 2012 IRC CH.9, SEC. R902, R903 AND R905
 2. ROOF VENTILATION PER 2012 IRC SECTION R906 AND R902.1
 3. 2x6 FASCIA w/ 1x SHINGLE MOLD -
 4. HARDBOARD LAP SIDING (8' EXPOSURE) o/ P.W. OR O.S.B. SHEATHING. SEE SHEAR CALLOUTS SHEET 530
 5. 1x6 EDGE TRIM (TYP)
 6. 1x6 WINDOW & DOOR TRIM (TYP)
 7. SMOOTH HARDBOARD SIDING WITH 1x2 BATTS HORIZONTAL (ANGLE CUT TOP OF BATTS TO DRAIN)
 8. SMOOTH HARDBOARD SIDING WITH 1x2 VERTICAL BATTS
 9. 2'-8" x 2'-8" FIXED WINDOW (BLACKED-OUT)
 10. STRUCTURAL CORBEL - SEE STRUCTURAL DETAILS
 11. WALL MOUNTED LIGHT FIXTURE W/ A 30" LIGHT CUT-OFF (MUST BE APPROVED BY CARSON CITY PLANNING DEPARTMENT)
 12. 1x12 TRIM
 13. 2x4 TRIM
 14. 1x10 TRIM
 15. 1x4 TRIM
 16. SMOOTH HARDBOARD SIDING
 17. EL. DORADO OR CULTURE STONE TO BE DETERMINED
 18. LPI 'SMART SIDING' 8" VERTICAL PROFILE

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