

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 30, 2018

FILE NO: VAR-18-065

AGENDA ITEM: G.2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: To consider a request for a Variance to the front, side, and rear setbacks so as to allow setbacks of seven feet, five feet, and ten feet respectively where the required setbacks are ten feet, ten feet and 20 feet respectively, on property zoned Residential Office (RO) located at 213 South Nevada Street, APN 003-114-08.

STAFF SUMMARY: *The applicant is seeking to redevelop an existing 2,365 square foot lot in the downtown area by demolishing an existing home on the site, and building a new home. The minimum lot size in the RO zoning district is 6,000 square feet, thus the existing lot is non-conforming. The existing home on the lot does not comply with the required setbacks. Per the provisions of CCMC 18.02.085, the Planning Commission has the authority to approve a Variance upon making the three required findings.*

RECOMMENDED MOTION: "I move to approve VAR-18-065, a Variance request to to allow setbacks of seven feet, five feet, and ten feet respectively where the required setbacks are ten feet, ten feet and 20 feet respectively, on property zoned Residential Office (RO) located at 213 South Nevada Street, APN 003-114-08, 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, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. 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.
4. All on and off-site improvements shall conform to City standards and requirements.
5. Project must comply with the 2012 International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review), CCMC 18.02.085 (Variances), CCMC 18.04.190 (Residential Districts Intensity and dimensional Standards)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING DISTRICT: Residential Office (RO)

KEY ISSUES: Are there unique circumstances applicable to the subject property to justify the need for the reduction in the rear yard setback in this instance?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Residential Office (RO)/ Garage
SOUTH: Public Community (PC)/Parking Lot
EAST: Public Community (PC)/Parking Lot
WEST: Residential Office (RO)/Office

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (between 100 year and 500 year flood plain)

SLOPE/DRAINAGE: The site is flat

EARTHQUAKE: Zone II Moderate

FAULT ZONE: Within 500 feet

SITE DEVELOPMENT INFORMATION:

PARCEL SIZE: 2,365 square feet

EXISTING LAND USE: Single Family Residential

PROPOSED STRUCTURES: Single Family Residential

REQUIRED SETBACKS: Front: 10 feet, Side: 10 feet, Rear: 20 feet

PROPOSED SETBACKS: Front: 7 feet, Side: 5 feet, Rear: 10 feet

PREVIOUS REVIEWS:

HRC-18-064: Request for a new 1,075 square foot house.

HRC-18-001: Finding by the Historic Resources Commission that the existing building on the site may be demolished based on not qualifying for the National Register of Historic Places.

HRC-17-062: Request for a corrugated patchwork metal roof, dry stack rock planters, placement of rock on the garage, and new garage doors.

HRC-17-212: Request for a re-roof for composite shingle roofing.

DISCUSSION:

CCMC 18.03 defines a variance as “a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.”

This parcel is located in the Residential Office (RO) zoning district. The minimum lot size in the RO zoning district is 6,000 square feet. The subject property has a lot size of 2,365 square feet.

The subject property is improved with a 720 square foot, one bedroom, one bath home that was built in 1952. The existing home violates the front, side, and rear setbacks. A garage located on the property to the north is owned by the owner of the subject property. The garage and home are surrounded on three sides by a parking lot. An office in a converted single family home is located across the street.

The subject property is located in the historic district. The Historic Resources Commission (HRC) is allowing for the demolition of the existing home subject to the condition that the approval of demolition “shall not be in effect until such time as the Historic Resources Commission has approved a replacement building or site improvement and all other necessary approvals have been obtained.” The HRC has approved the new home subject to the applicant obtaining a variance from the Planning Commission.

PUBLIC COMMENTS: Public notices were mailed on May 11, 2018 to 33 property owners within 325 feet of the subject property. No letters or comments either in support or in opposition to this proposal have been received. 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.

Fire Department: Project must comply with the 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.**

This finding can be met. The subject property is less than 40 percent of the minimum lot size of 6,000 square feet. The lot is very shallow, with a depth of approximately 43 feet. The length of the lot is approximately 55 feet. The required setbacks are structured for a conforming lot. The subject property and the adjacent garage (that is proposed to be retained and is on the adjacent parcel) are surrounded on three sides by a parking lot.

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

The size of the parcel is very small, less than 40 percent of the minimum lot size for the zoning district. The existing home on the property is non-conforming with respect to setbacks because the building envelope is so small. Once the front and rear setbacks are considered, there is only 13 feet left for the depth of the home, and 35 feet for the length. Staff finds that given the size and configuration of the lot, any small home will require a variance.

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 the health and safety of persons residing or working in the neighborhood and will not be materially injurious to properties or improvements in the vicinity. The reduction of the rear yard setback and one of the side setbacks places the home closer to the parking lot than would normally be allowed. The other side setback, requested for nine feet where ten feet is required, puts the home closer to a garage that happens to be under the same ownership. The location of the home one foot closer to the garage than otherwise would be allowed will not be harmful to the garage. The variance on the front setback will place the building closer to the street. On a different property in the Historic District, being closer to the street may be problematic as it would interrupt the rhythm of the placement of the structures. That concern does not exist in this location as the house and garage are surrounded by the parking lot, not other homes.

Attachments:

Application (VAR-18-065)

RECEIVED

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 18.02.085

APR 18 2018

FILE # VAR - 18 -

065

VARIANCECARSON CITY
PLANNING DIVISION

FEE*: \$2,150.00 + noticing fee

*Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets
(1 Unbound Original and 3 Copies)

Application Form
 Detailed Written Project Description
 Site Plan
 Building Elevation Drawings and Floor Plans
 Variance Findings
 Applicant's Acknowledgment Statement
 Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF**Application Reviewed and Received By:****Submittal Deadline:** See attached Planning Commission 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.

Project's Assessor Parcel Number(s):

Street Address

003-114-08

213 S. Nevada St.

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Downtown Mixed-Use

RO

Nevada St. & 3rd St.

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Single family house of typical construction consisting of slab on grade, 2x wood framing walls with a combined exterior finish of stucco and stone. The roof will be a single slope roof, structured by exposed glulam construction.

PROPERTY OWNER'S AFFIDAVIT

I, _____, 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.

David Moores

Signature

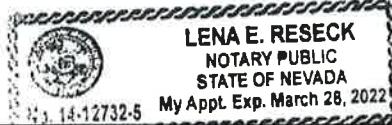
David P. Moore

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

Address

3724 Regina Rd.

Date

S. Lake TahoeSTATE OF NEVADA
COUNTY Carson CityOn April 18, 2018, David Moores, 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.Lena E. Reseck
Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

Variance Findings

213 S. Nevada St. / APN: 003-114-08

Part of Variance Form – Planning Commission Meeting Date 5/30/18

That because of special circumstances to the subject property, including shape, size, topography or location of surroundings, the 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 property 213 S. Nevada St. in comparison to properties in the vicinity is lacking in depth, East to West. The lot is 55' wide and 43' deep, with property line standard setbacks are; 10' front, 10' side, and 20' rear per RO type zoning. The proposed house was designed to minimize impact to setbacks infringements, approximately matching the West, South, and East setbacks. A strict application of the zoning ordinance would result in us not proceeding with improvements or occupancy at this property. This property would be our primary residence. This variance request is not due to any "financial hardship" and two following statements are in opposition to a "self-imposed hardship" argument; 1.) I have a medical need for the house to be on one level. 2.) The proposed house's square footage of approximately 1,000 SF, the minimum square footage deemed to be "usable" by ourselves.

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

The granting of this request would be necessary for our use and enjoyment of the property, with the construction of a new modest sized house. I understand that property rights; to make improvements are subject to valid limitations and that this variance is an exception to the zoning standards. Approval of this request would afford us an acceptable usage of property rights and would allow for the construction of a new modest sized house.

That 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 subject property.

This property is an unconventional size. The proposed new house approximately matches the existing house's property placement on the East, South and West sides. The North end of the proposed house does extend North on the property further than the existing house. We also own the parcel to the North, 211 S. Nevada St., which is the only bordering residential property. We do not foresee that this circumstance would adversely set a precedent on properties in the neighborhood.

We do not foresee any harm to public health, safety, and general welfare.

All necessary permits would be obtained for the project. Professional contractors would be employed for the demolition of the existing house and for the planned new house construction, with the exception of possibly self-performance of some interior finish work.

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. 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 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

David Moores

Print Name

Date


CARSON CITY
Capital of Nevada
[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)**Secured Tax Inquiry Detail for Parcel # 003-114-07**

Property Location: 211 S NEVADA ST
 Billed to: MOORES, DAVID & DAWN
 213 S NEVADA ST
 CARSON CITY, NV 89703-0000

Tax Year: 2017-18
 Roll #: 012120
 District: 1.5
 Tax Service:
 Land Use Code: 482

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year

				No Taxes Owing
08/21/17	70.24		70.24	70.24 .00
10/02/17	68.00		68.00	68.00 .00
01/01/18	68.00		68.00	68.00 .00
03/05/18	68.00		68.00	68.00 .00
Totals:	274.24	.00	274.24	274.24

[Payment Cart](#)[History](#)**Additional Information**

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount		78.31	78.33	88.55	84.46

StoPowerwall® ci

Portland cement stucco with continuous air and moisture barrier, continuous insulation, cavity wall design, and high performance finish



- 1) Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177 (or building code compliant wood-based sheathing - Type V construction only)
- 2) StoGuard® Air and Moisture Barrier
- 3) Dow Type IV XPS Insulation Board
- 4) Code compliant paper or felt WRB
- 5) Sto DrainScreen drainage mat
- 6) Code compliant minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized steel diamond mesh metal lath
- 7) ASTM C 926 compliant stucco (as manufactured or listed by Sto Corp.)
- 8) Sto primer (optional)
- 9) Sto Textured Finish

System Description

StoPowerwall ci is an energy efficient stucco wall assembly with a continuous air and moisture barrier and continuous insulation. It combines the strength and durability of traditional stucco with an advanced cavity wall design and Sto high performance finishes.

Uses

StoPowerwall ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America

Features Benefits

Integrally colored factory blended textured finish	Consistent color and aesthetics increase curb appeal
Continuous exterior insulation	Energy efficient, reduced heating and cooling costs
Impact and puncture resistant	Withstands abuse, reduced maintenance
Continuous air and moisture barrier	Protects against mold and moisture problems
Fully tested, building code compliant	Peace of mind

Properties

Weight (excluding sheathing / studs)	< 12 psf (56.6 kg/m ²)
Assembly Thickness (from exterior stud face)	Nominal 3-5/8" (92 mm) w 2" (51 mm) XPS
R-value (insulation)	5 – 10 ft ² •h°F / Btu (0.88 – 1.76 m ² •K / W)
Wind Load Resistance	Capable of achieving: +65, -48 psf (+3.11 to -2.29 kPa)
Compliance	<ul style="list-style-type: none"> • IBC, IRC, and IECC • ASHRAE 90.1-2010
Construction Types, Fire Resistance	<ul style="list-style-type: none"> • I-V, NFPA 285 tested for types I-IV • ASTM E119 1 hour rated assembly

Warranty

Up to 12 year Limited Warranty available on Sto products, depending on options selected. 50 year thermal performance warranty available from Dow Building Solutions on XPS insulation.

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoPowerwall ci

Portland cement stucco with continuous air and moisture barrier, continuous insulation, cavity wall design, and high performance finish

Limitations

Minimum insulation board thickness: 1 inch (25 mm). Maximum insulation board thickness: 2 inches (51 mm). Minimum stucco thickness: $\frac{3}{4}$ inch (19 mm). Maximum stucco thickness: 7/8 inch (22 mm)

Fire resistance rated assemblies limited to 2 inch (51 mm) maximum insulation board thickness over non-load bearing steel frame.

Wind load resistance: +65, -48 psf (+3.11, -2.29 kPa). Ultimate wind load resistance also depends on sheathing, sheathing attachment, stiffness of supporting construction, and strength characteristics of stucco mix. Test assembly if necessary to verify wind load resistance is in conformance with local code requirements. Design for maximum allowable deflection of L/360.

Cracking can occur in portland cement stucco. Cracking is generally not caused by a material defect in the stucco and can be minimized by following sound design and construction practices such as: proper installation of lath, proper incorporation of stress relief joints in the construction, proper sand gradation for field mixed stucco, proper proportioning of stucco mix ingredients, use of the minimum amount of water in the stucco mix for placement of stucco, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.

Efflorescence is a normal occurrence in portland cement-based products and can affect final appearance of finish products.

For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.

Insulation material is flammable. Keep away from flame, ignition sources, and high heat (temperatures in excess of 165°F [74°C]). A 15 minute thermal barrier (typically $\frac{1}{2}$ inch drywall) is required by most building codes to separate the insulation from the interior.

Dark or highly saturated finish colors may require added maintenance compared to light or pastel colors.

Air Barrier, insulation board, drainage mat, and base coat materials are not intended for prolonged weather exposure. Refer to component product bulletins for specific limitations involving exposure, use, handling and storage of component materials.

Sustainable Design

Air Quality and VOC Compliance

All finish coatings, adhesives, air barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards for architectural coatings.

LEED Credit Eligibility

- Energy and Atmosphere (EA)
- Materials and Resources (MR)
- Innovation in Design (IA)

Regulatory Compliance and Standards Testing

Refer to ICC ESRs 2323 for code compliance	Stucco base material is in compliance with ASTM C 926 when installed at a minimum thickness of $\frac{3}{4}$ inch (19 mm) in 2 coats to code compliant frame wall assemblies
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2006, 2009, 2012, 2015 IBC, IRC and IECC
ASHRAE 90.1-2010 ¹	Complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
ASTM 2357 ²	Air/Moisture barrier meets air leakage resistance criteria of $\leq 0.04 \text{ cfm}/\text{ft}^2$ at 1.57 psf (0.2 L/s•m ² at 75 Pa)
NFPA 285 ³	Meets flame propagation criteria for use on Types I, II, III, IV construction with up to 2 inches (51 mm) of Dow Type IV XPS insulation board
ASTM E 119 ⁴	Meets requirements for 1 hour rating over nonload-bearing fire-resistance-rated construction

1. Energy Standard for Buildings Except Low-Rise Residential Buildings

2. Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

3. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

4. Standard Test Methods for Fire Test of Building Construction and Material

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119
www.stocorp.com

SB - S507x
Revision: 001
Date: 12/2015

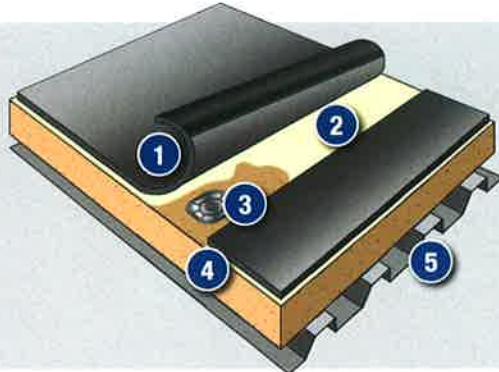



Attention

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

Sure-Seal® EPDM

Fully Adhered Roofing Systems



Warranty Submittal Sheet

Typical Applications

1. Sure-Seal Membrane with Factory-Applied Tape (FAT™)
2. Carlisle Bonding Adhesive
3. Carlisle Fasteners and Plates
4. Acceptable Insulation
5. Approved Roof Deck

Sure-Seal, Sure-White®, and Sure-Tough™ 25 and 30-year Total System Warranties*

1. Membrane:

- 60-mil Sure-Seal EPDM (25-year max.)
- 90-mil Sure-Seal EPDM
- 75-mil Sure-Tough™ EPDM
- 60-mil Sure-White® EPDM (25-year max.)
- 90-mil Sure-White EPDM

2. Membrane Bonding Adhesive:

- 90-8-30A
- EPDM x-23 Low-VOC
- Low-VOC 1168

3. Carlisle Insulation Fasteners and Insulation Plates or Adhesive:

- FAST™ Adhesive
- Flexible FAST Adhesive
- OlyBond 500®
- HP (steel/wood)
- InsulFast™ (steel/wood)
- ASAP (steel/wood)
- CD-10 (concrete)
- HP-X™ (steel/wood)
- HD 14-10 (concrete)

4. Cover Board (optional):

- SecurShield® HD
- SecurShield HD Plus
- SECUROCK® Gypsum-Fiber
- DensDeck® Prime
- 7/16" OSB
- HP Recovery Board
- SecurShield HD FR

5. Acceptable Insulation:

- InsulBase® Polyiso (25-psi)
- SecurShield Polyiso (25-psi)
- SecurShield HD Composite
- Insulfoam EPS (cover board required)
- Insulfoam EPS Composite
- XPS (cover board required)

6. Vapor Barrier (optional):

- VapAir Seal™ 725TR (direct to concrete, wood, gypsum, or thermal barrier)
- VapAir Seal MD (direct to metal deck only, fastening of above insulation board required)
- SureMB 90/120TG Base (direct to concrete or thermal barrier only)
- SureMB 90 Base Ply (see Carlisle Specs and Details)
- Polyethylene (by others, fastening of above insulation board required)

7. Thermal Barrier (optional, not for use directly over concrete decks):

- DensDeck Prime
- SECUROCK Gypsum-Fiber

8. Deck:

- 22-gauge steel or heavier
- Structural concrete
- Wood plank
- 3/4" plywood
- Gypsum (Adhesive attachment only)
- Cementitious wood fiber (Adhesive attachment only)
- Approved lightweight insulating concrete (Adhesive attachment only)

9. Metal Edging:

- Shop-fabricated metal
- Carlisle SecurEdge™
- Metal by others

10. Applicable Details:

- A-1A.1, A-2, U-1A.1, U-1C, U-1D, U-1E, U-1F, U-2C, U-2D, U-2A.1, U-3A, U-3B, U-3C, U-5A, U-5B, U-5D, U-6A, U-6B, U-6C, U-6D, U-8A.1, U-8B, U-8C, U-8D, U-9A, U-9B, U-9E, U-9F, U-9G, U-12A, U-12B, U-12C, U-13A, U-13B, U-13C, U-13D, U-13E, U-13F, U-15C, U-15D, U-15D.1, U-15E, U-15F, U-15G, U-15H, U-16A, U-16B, U-16C, U-20A, U-20B, U-20C, U-22, U-24

11. Construction Type:

- New construction
- Complete tear-off

12. Slope:

Positive slope required.

*Buildings up to 100' tall with 55-mph wind speed coverage. Projects requiring warranty wind speeds greater than 55 mph should be reviewed by a Carlisle representative. All products must be supplied by Carlisle to be included in the warranty coverage. All roof systems can only be accepted upon inspection by a Carlisle SynTec Field Service Representative. Carlisle reserves the right to change or enhance any of the above components due to specific or unique project conditions. The intent of this document is to verify the proposed roof assembly meets the requested warranty. Carlisle is not responsible for local and state building code requirements, and any discrepancy should be clarified by the design professional of record. Refer to Carlisle's most currently published specifications and details for additional information.

Sure-Seal[®] EPDM

Fully Adhered Roofing Systems

Insulation Fastening Rates Up to 25 and 30-year Warranties

Top layer of insulation	4' x 8' board ²	Bead adhesive spacing for 4' x 4' boards ¹	
		Field	Perimeter
Minimum 1.5"-thick Carlisle InsulBase Polyiso (25-psi), SecurShield Polyiso (25-psi), or SecurShield HD Composite Polyiso Insulation	16	6" o.c.	6" o.c.
Minimum 2.0"-thick Carlisle InsulBase Polyiso (25-psi), SecurShield Polyiso (25-psi), or SecurShield HD Composite Polyiso Insulation	16	6" o.c.	6" o.c.
½"-thick SecurShield HD Plus ³	16	6" o.c.	6" o.c.
5/8"-thick SECUROCK Gypsum-Fiber Roof Board or DensDeck Prime ³	16	6" o.c.	6" o.c.
Minimum ¼"-thick DensDeck Prime or SECUROCK Gypsum-Fiber Roof Board ³	16	6" o.c.	6" o.c.
½"-thick SecurShield HD, SecurShield HD FR, or HP Recovery Board ³	16	6" o.c.	6" o.c.

¹ For structural concrete decks, bead spacing can be 12" on center in the field and 6" on center in the perimeters.

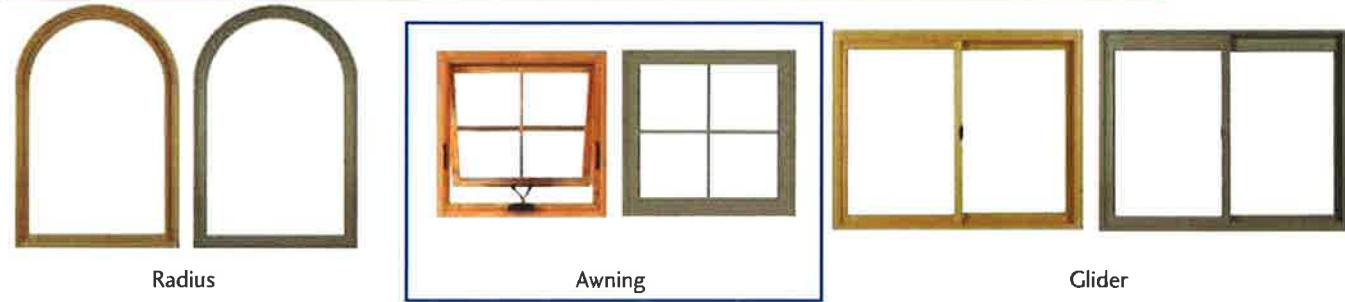
² For buildings 51-100' tall, enhance a minimum 12'-wide perimeter with 50% more insulation fasteners and plates.

³ Cover boards must be installed over a minimum 1"-thick Carlisle approved insulation.

EssenceTM Series Wood Windows. Re-imagined.

The new Essence Series is the embodiment of style and innovation, offering seemingly limitless option configurations with proven design and durability. The series features natural, solid wood interiors, strong fiberglass exteriors and more options to customize your Milgard windows and patio doors than ever before. The state-of-the-art design also allows us to offer something not found on other wood windows and patio doors, a Full Lifetime Warranty with Glass Breakage Coverage. With the Essence Series your customers no longer have to sacrifice the options they want, for the dependability they deserve. For complete warranty details, visit pro.milgard.com

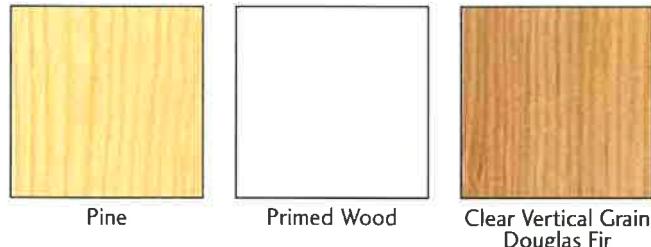
Operating Styles



16 Exterior Colors



Solid wood interior finishes



Note: Swing patio door options have veneered Pine and Clear Vertical Grain Douglas Fir.

Grids Your choices expand almost exponentially with grids.

Between the glass options: (available only in Fog, Frost, Harmony and Bark exterior colors)



Flat grid



Sculptured grid

Simulated Divided Lite Grid Options:



3/4" Vintage SDL



1-1/8" Vintage SDL



2-1/4" Vintage SDL
(available only for simulated check rail)



FA-0000-F001-P, Alder (knotty) with heavy distress, Fall River glaze, with planks.

ELEMENTS

- Knotty Woods
- Stile and Rail Construction
- Square + Arched Tops
- Top Rail Arches
- Raised + Plank Panels
- Decorative Sticking
- Clear + Decorative Glass
- Applied Mouldings
- Clavos
- Speakeasies
- Wrought Iron Grilles
- Sidelites + Transoms



SQ-0200-D008-HXP, Dutch door, White Oak (select), with planks and cross buck.

SUGGESTED WOODS

- Alder
- Birch
- Cherry
- Hickory
- Maple (Wormy)
- Oak
- Pine
- Reclaimed Barnwood
- Walnut



FA-0200-D008, Alder (knotty) with heavy distress, Fall River glaze.

ARCHITECTURAL STYLES

- Mediterranean
- Tuscan
- Spanish Colonial
- Mission Revival
- Mountain
- Southwestern
- Pueblo Revival
- Rustic
- Urban Rustic
- Industrial Chic



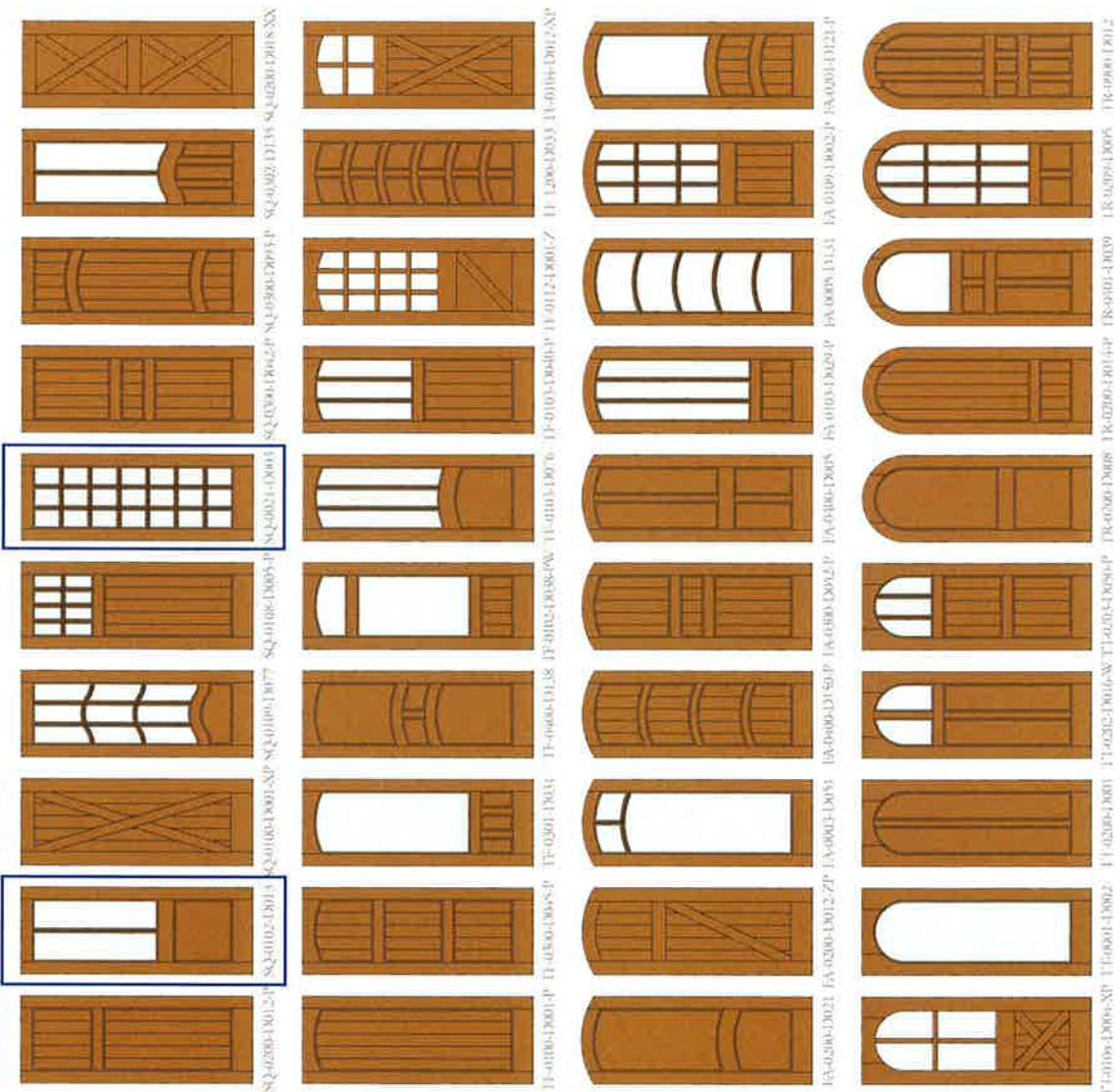
SQ-0200-D008, Alder (knotty) frame with custom distress, Reclaimed Barnwood panels, Hope Mountain glaze.

RUSTIC | ARTISAN



TR-0200-10008 p. Alder (knoty). Bean Creek glaze, with plant panels, speckles, and wavy line motifs.

DESIGN POSSIBILITIES



Wood Species



CEDAR, Spanish (Pin-knot)
A softwood with a grain pattern similar to Mahogany. Color varies from reddish-brown to light pink.



BIRCH Among the most featureless of North American hardwoods, although it has a pleasing figure with wavy grain.



BEECH With exceptional color uniformity and texture, the lumber is steamed to a consistent tan color.



ASH Northern White Valued for its strength, hardness, heavy weight, and elasticity, its use in baseball bats is famous.



ALDER Color varies from reddish-brown to light tan to honey. Knotty Alder has a rustic, rugged look.

Sun Mountain doors are available in over 20 wood species including both domestic and exotic hardwoods and softwoods. Many species can be further designated by "grade," such as "knotty" (sometimes called "character") or "select" (clear, with little or no knots). In addition to the traditional "flat" cut, unique effects can be achieved by special cuts of the logs, such as "rift" and "quarter" cuts. And, if you don't find what you desire from this broad collection of offerings, Sun Mountain can source almost any unique or rare wood species for your special project.



OAK, White A dense hardwood with a white to cream to light brown color.



OAK, Red A hardwood chosen mainly for its prominent open grain pattern. Some color variation from reddish-tan to medium brown



MAPLE Wormy Selected to show mineral streaks and color variations caused by the ambrosia worm.

CHARACTER (KNOTTY) GRADE						SELECT GRADE			
HARDNESS ¹	PRICE	CUTS	INTERIOR DOORS	EXTERIOR DOORS	PRICE	CUTS	INTERIOR DOORS	EXTERIOR DOORS	
ALDER	\$590	\$	F	Yes, Stain	\$	\$	F	Yes, Stain	
ASH, Northern White	1320					\$		Yes, Stain	
BEECH	1300					\$	F	Yes, Stain	
BIRCH, Yellow	1260					\$	F	Yes, Stain	
CEDAR, Spanish (Pin-knot)	600	\$\$\$\$\$	F	Yes, Stain	Yes, Stain or Paint				
CHERRY	950	\$	F	Yes, Stain	\$	\$	F	Yes, Stain	
HICKORY	1970	\$	F	Yes, Stain	Yes, Stain or Paint				
LYPTUS[®]	1800					\$	F	Yes, Stain	
MAHOGANY, African	840					\$	F, R & Q	Yes, Stain	
MAPLE, Hard	1440					\$	F	Yes, Stain	

F = Flat-cut
R = Rift-sawn
Q = Quarter-sawn
RC = Reclaimed

Details

PANEL AND STICKING PROFILES

Panels are the large, wide, and flat components of a stile and rail door. A panel profile is a decorative cut into the edge of the wood panel, creating the "raised panel" effect and adding depth and beauty to the design. Sticking is the decorative profile on the edge of the stiles and rails (the vertical and horizontal frames of the door, respectively) where they meet the panel. Sun Mountain makes over 90 combinations of panel sticking profiles. The most popular of these profiles are shown here.



A-2 Profile



C-5 Profile



A-1 Profile



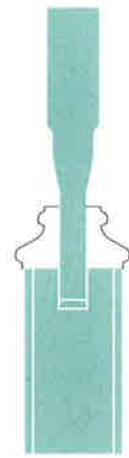
C-4 Profile



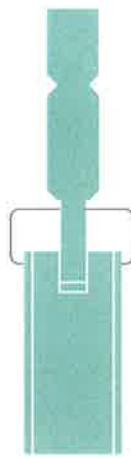
C-2 Profile

APPLIED MOULDINGS

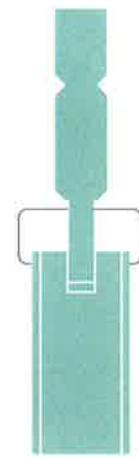
Applied mouldings are an optional decorative trim attached where the panels meet the stiles and rails of the door, or placed on the panel surface to create a decorative pattern. Sun Mountain manufactures over 30 applied moulding profiles. The most popular of these mouldings are shown here.



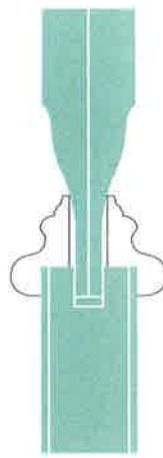
C-5 Profile



SM78 Profile (shown on A-4)



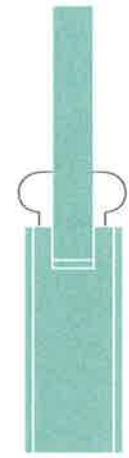
SM118 Profile (shown on A-2)



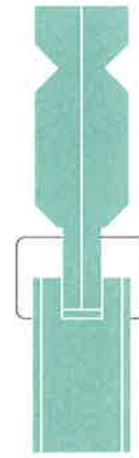
SM244 Profile (shown on A-4)



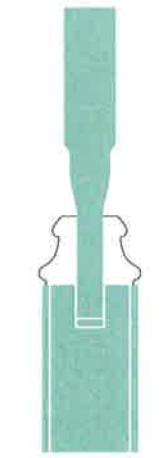
SM324 Profile (shown on A-2)



SM58 Profile (shown on A-1)



SM107 Profile (shown on A-1)



SM228 Profile (shown on A-4)



SM313 Profile (shown on A-1)



SM306 Profile (shown on A-4)

SM313 Profile (shown on A-2)

SM324 Profile (shown on A-4)

SM313 Profile (shown on A-1)

LED wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to a BEGA 19545 small opening wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by a captive, stainless steel set screws threaded into a stainless steel insert. Matte safety glass. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 3W LED luminaire, 5.8 total system watts, -30°C start temperature, Integral 120V through 277V electronic LED driver, 0-10V dimming, LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 1.1 lbs.

Luminaire Lumens: 204

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	A	B	C	Required wiring box	
33514	ADA	3W LED	$2\frac{1}{8}$	$7\frac{7}{8}$	$2\frac{3}{8}$	19545

MOORES RESIDENCE

RE: HISTORICAL REVIEW

211 + 213 NEVADA ST. CARSON CITY, NV 89703



(EXISTING)

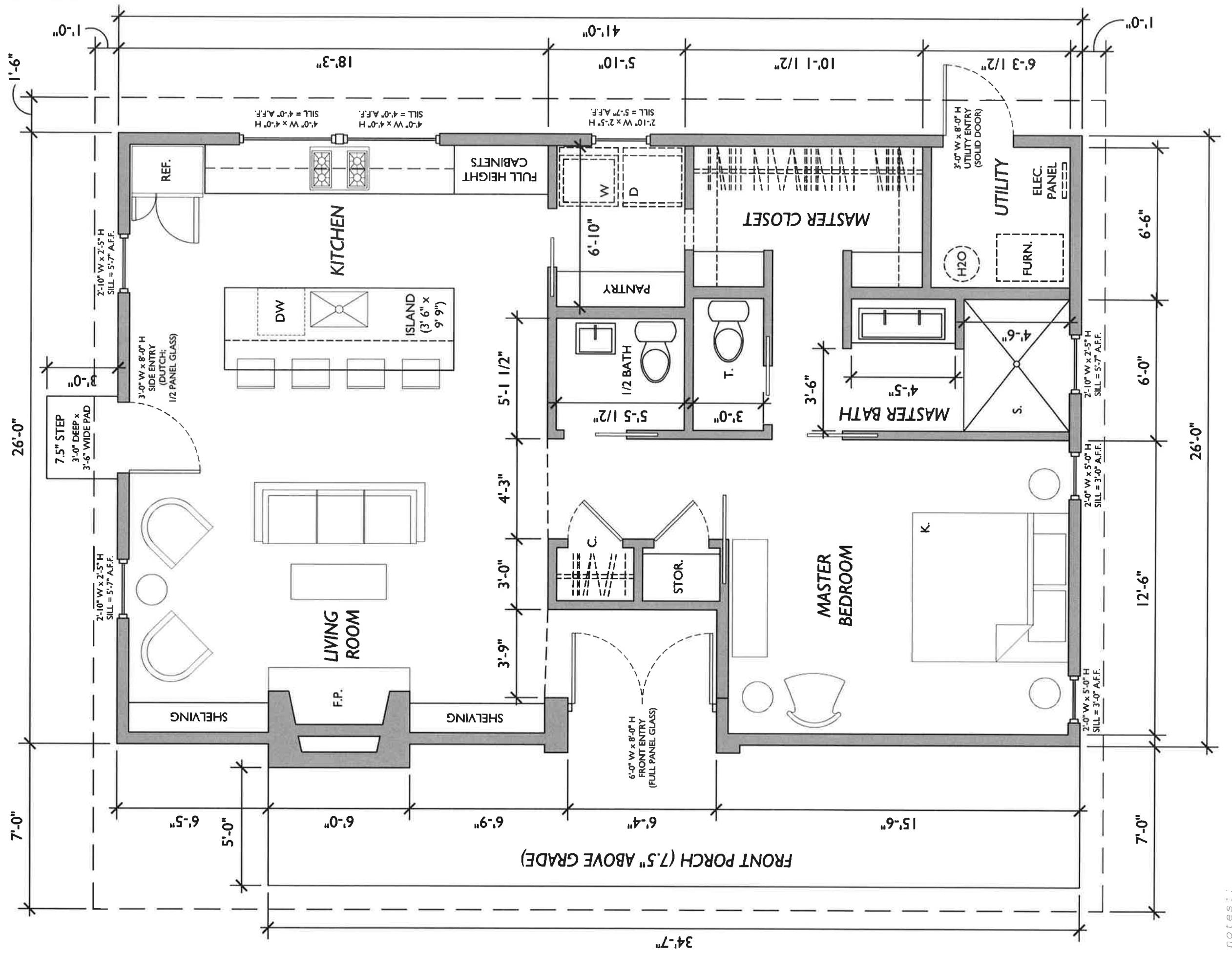
213
(EXISTING)

PROJECT DESCRIPTION

This project consists of two structures; one on each parcel as described in this report. The 840 sq ft house located at 213 Nevada St. is to be demolished and replaced with a single story, 1,075 sq ft home. The proposed home will be of typical construction consisting of slab on grade, 2x wood framing walls with a combined exterior finish of stucco and stone. The roof will be a single slope roof, structured by exposed glulam construction. The existing garage located at 211 Nevada St. is to remain and undergo minor renovations; new paint to match the houses scheme and window + door repair as needed - which will also match the new home aesthetic. All curb cuts, driveways, utilities, landscaping and fencing to remain as-is for the time being.

PROJECT STYLE / DESIGN

The proposed house design is intended to be a collaboration of aesthetic styles found in the existing structure, the immediate contextual surroundings, geographical relativity and the historical design guidelines. The house, humble in size and subtle in nature carries a sense of appropriate presence while hosting homage to both time and place. The form takes on a simple rectangle plan with a condensed footprint - true to historical typologies seen in the region. The exterior materials - stone & stucco - encompass the heritage of historical building methodologies in the southwest. The stone (wood burning) fireplace becomes a main focal point - a vertically anchoring design element. A physical representation of warmth, gathering and nostalgia placed along the main facade of the home (west / street front). The front entrance of the home intentionally recessed - a notable architectural element found throughout the City. The roof form borrows from the original structure; A low sloping, single pitch roof with exposed glulam structure (a hat tip to heavy timber ancestors). The windows are a conglomerate of double hung, awning, casement, and fixed - as determined for use and area in the home. They are unified by material - aluminum clad exterior - a unique yet fitting dark, rich red and a natural wood finished interior. These elements come together to provide a cohesive solution - sophisticated, timeless and felicitous. An end result that integrates traits from multiple styles as laid forth by region, historical style, and adjacency while properly understanding and utilizing those elements to bond the modernity of time with the respect of tradition and precedence.



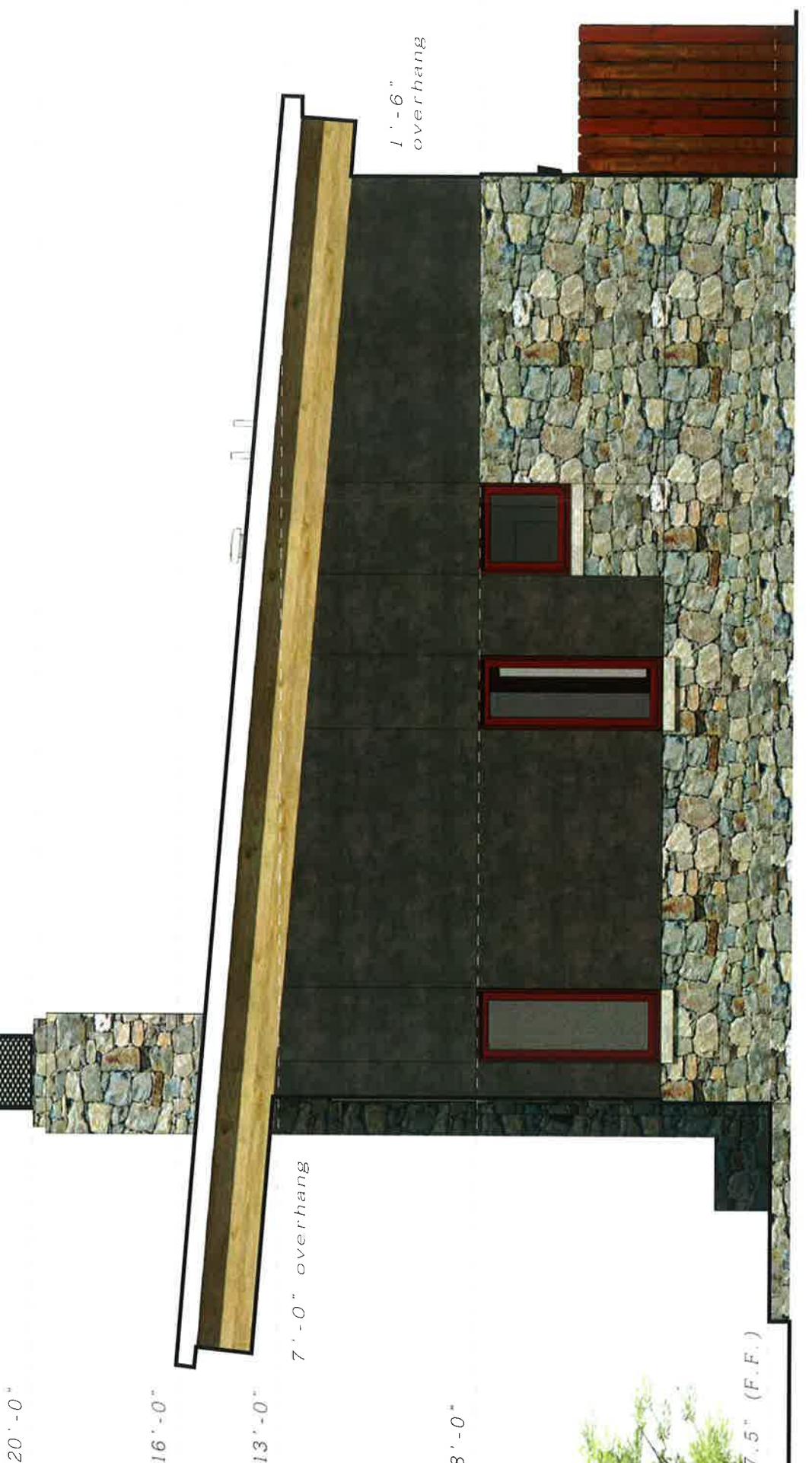


NORTH ELEVATION

notes:

- dark gray stucco (upper portion of residence)
- veneer stone wainscot (various heights)
- dark red (cinnamon) metal clad awning windows; 2'-10" W x 2'-5" H; sill height = 5'-7" a. f. f.
- split face stone window sills; 4" H x 2" proud of stone; 4" proud of stucco
- dark red (painted to match windows) solid wood dutch door; 3'-0" W x 8'-0" H
- glulam roof structure (exposed; treated)
- roof slope of 1:12 with built-up curbs at perimeter for drainage
- white flashing at roof perimeter
- finish floor = 7.5" above grade

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



SOUTH ELEVATION

notes:

- dark gray stucco (upper portion of residence)
- veneer stone wainscot (various heights)
- dark red (cinnamon) metal clad awning window; 2'-10" W x 2'-5" H; sill height = 5'-7" a. f. f.
- dark red (cinnamon) metal clad casement windows; 2'-0" W x 5'-0" H; sill height = 3'-0" a. f. f.
- split face stone window sills; 4" H x 2" proud of stone face
- glulam roof structure (exposed; treated)
- roof slope of 1:12 with built-up curbs at perimeter for drainage
- white flashing at roof perimeter
- finish floor = 7.5" above grade

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

ELEVATIONS // VARIANCE

MOORES RESIDENCE
211 + 213 S Nevada St // Carson City, NV 89703

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

notes:
 - stucco (upper portion of residence); fine/sand texture, medium to dark gray in color
 - fieldstone wainscot (various heights) + fireplace; (local, natural, uncut)
 - dark red (cinnamon) metal clad double hung windows; 4'-0" W x 4'-0" H; sill height = 8'-0" a. f. f.
 - dark red (cinnamon) metal clad fixed windows between glulam structure; ~1'-6" H x 3'-10" W
 - split face stone window sills; 4" H x 4" proud of stucco
 - dark red (painted to match windows) solid wood double door with full panel glass; 6"-0" W x 8'-0" H
 - glulam roof structure (exposed; treated)
 - roof slope of 1:12 with built-up curbs at perimeter for drainage
 - white metal flashing at roof perimeter
 - finish floor = 7.5" above grade
 - metal address numbers shown; Arial font; 9" H

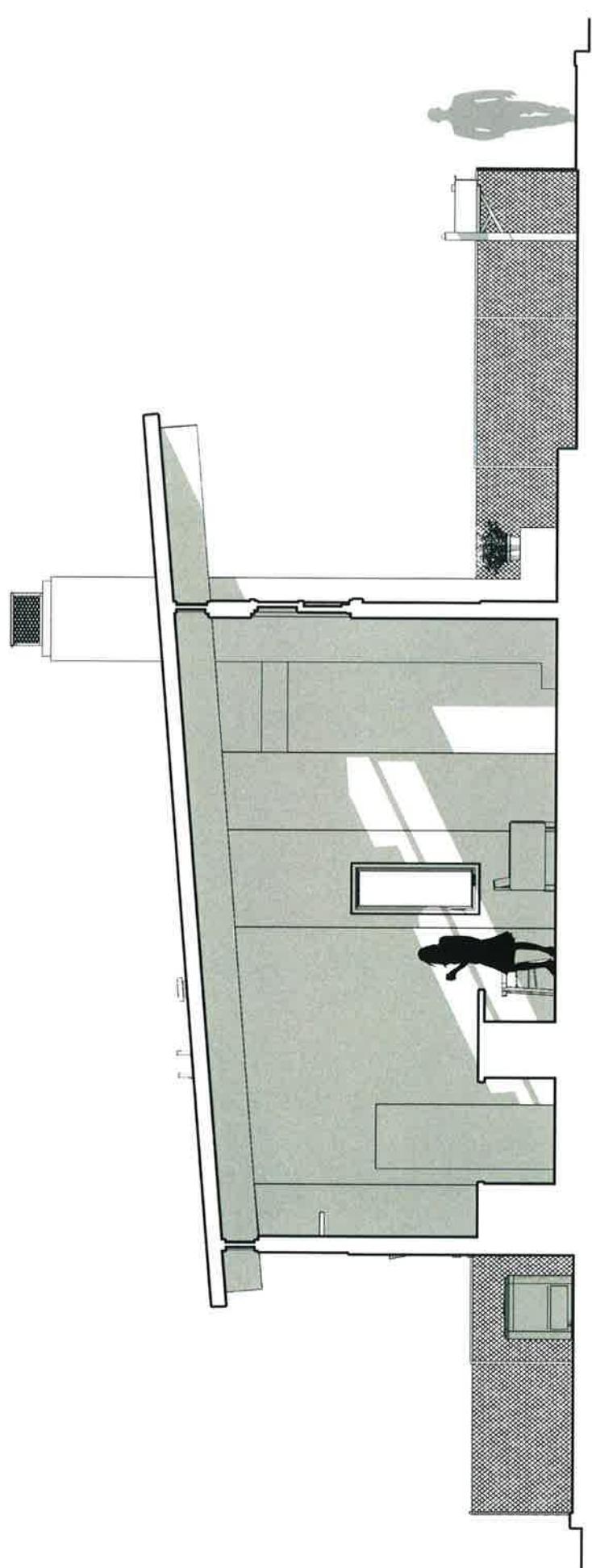
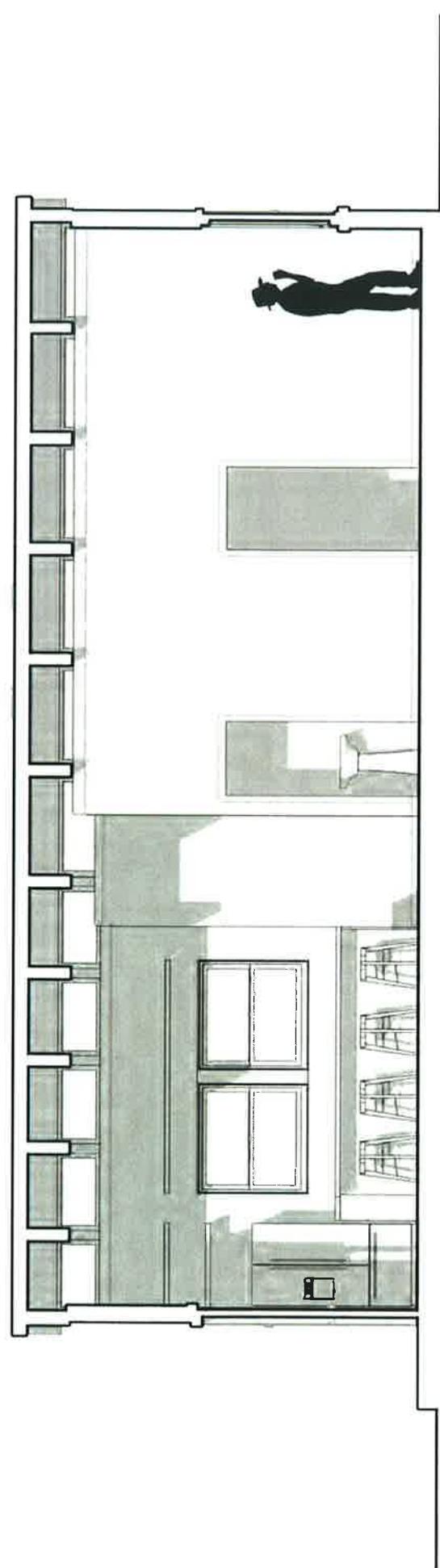


SCALE // / 1 / 4" = 1' - 0"

notes:
 - stucco (upper portion of residence); fine/sand texture, medium to dark gray in color
 - fieldstone wainscot (various heights) + fireplace; (local, natural, uncut)
 - dark red (cinnamon) metal clad awning window; 2'-10" W x 2'-5" H; sill height = 5'-7" a. f. f.
 - dark red (cinnamon) metal clad double hung windows; 4'-0" W x 4'-0" H; sill height = 4'-8" a. f. f.
 - dark red (cinnamon) metal clad fixed windows between glulam structure; ~1'-6" H x 3'-10" W
 - split face stone window sills; 4" H x 4" proud of stucco
 - dark red (painted to match windows) solid wood door, 3'-0" W x 8'-0" H
 - glulam roof structure (exposed; treated)
 - roof slope of 1:12 with built-up curbs at perimeter for drainage; dark gray membrane roof shown
 - exterior lighting, dryer vent, air condensing unit, roof vents and plumbing stacks shown
 - finish floor = 7.5" above grade

EAST ELEVATION

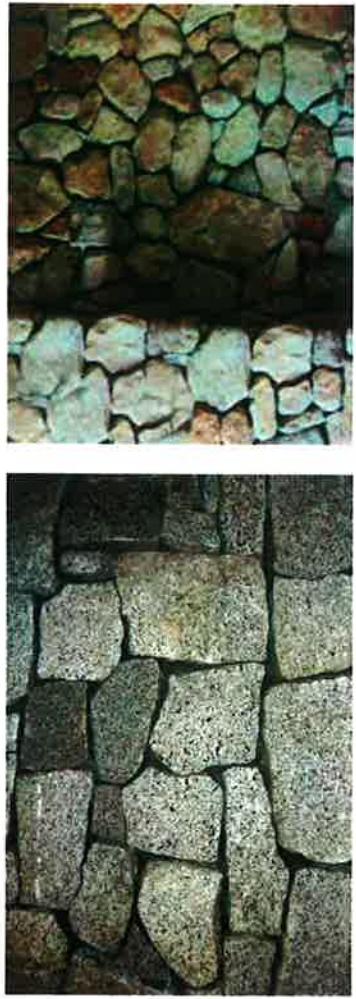




SECTION /// FROM SOUTHWEST CORNER



PRODUCT INFO /// HISTORICAL



splitface cobblestone

STONE

Notes:
- fieldstone (wainscot + fireplace) to consist of 70% splitface and 30% cobblestone.
- stones to be from the same quarry - boulder creek enterprises.



DARK GRAY

STRUCTURE



GLULAM

STRUCTURE

Notes:
- port orford cedar with penofin topcoat (or equal).
- size to be determined by structural.



MEMBRANE ROOFING

Notes:
- dark gray stucco finish; textured finish



WALL SCONCE

Notes:
- lighting to be LED wall sconce
- to be bega 33514 or equal. finish = black.

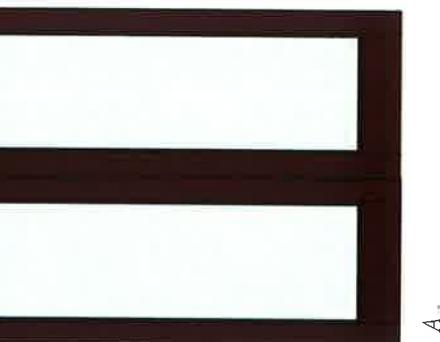
ROOFING

Notes:
- membrane roofing to accommodate low slope roof
- to be pvc, tpo, epdm or equal. color = gray
- white metal flashing; powdercoated.

LIGHTING

WALL SCONCE

Notes:
- port orford cedar with penofin topcoat (or equal).
- size to be determined by structural.



A.



B.



C.

DOORS

Notes:
- doors to be 'sun mountain' solid wood or equal

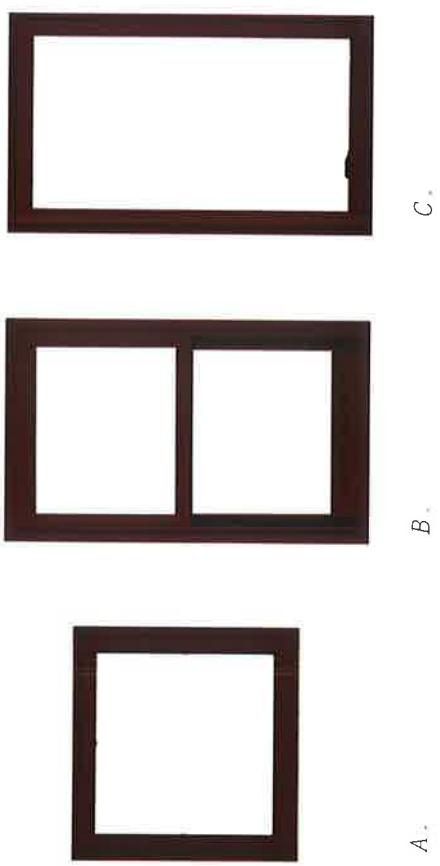
- painted dark red (cinnamon) to match windows

- A. to be double doors with full panel glazing; clear

- B. to be dutch door with upper panel glazing; clear

- C. to be full height solid door

- moulding to be 2" brick mold or equal



C.

WINDOWS

Notes:
- windows to be 'millgard' essence series or equal

- aluminium clad with cinnamon powdercoat

- A. to be awning style window; clear glazing (frosted glass in shower unit).

- B. to be double hung style window; clear glazing

- C. to be casement style window; clear glazing

- also fixed style window(s) to be placed between structure; similar appearance to type 'A'; clear glazing