

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF MAY 27, 2020

FILE NO: LU-2020-0011

AGENDA ITEM: D-1

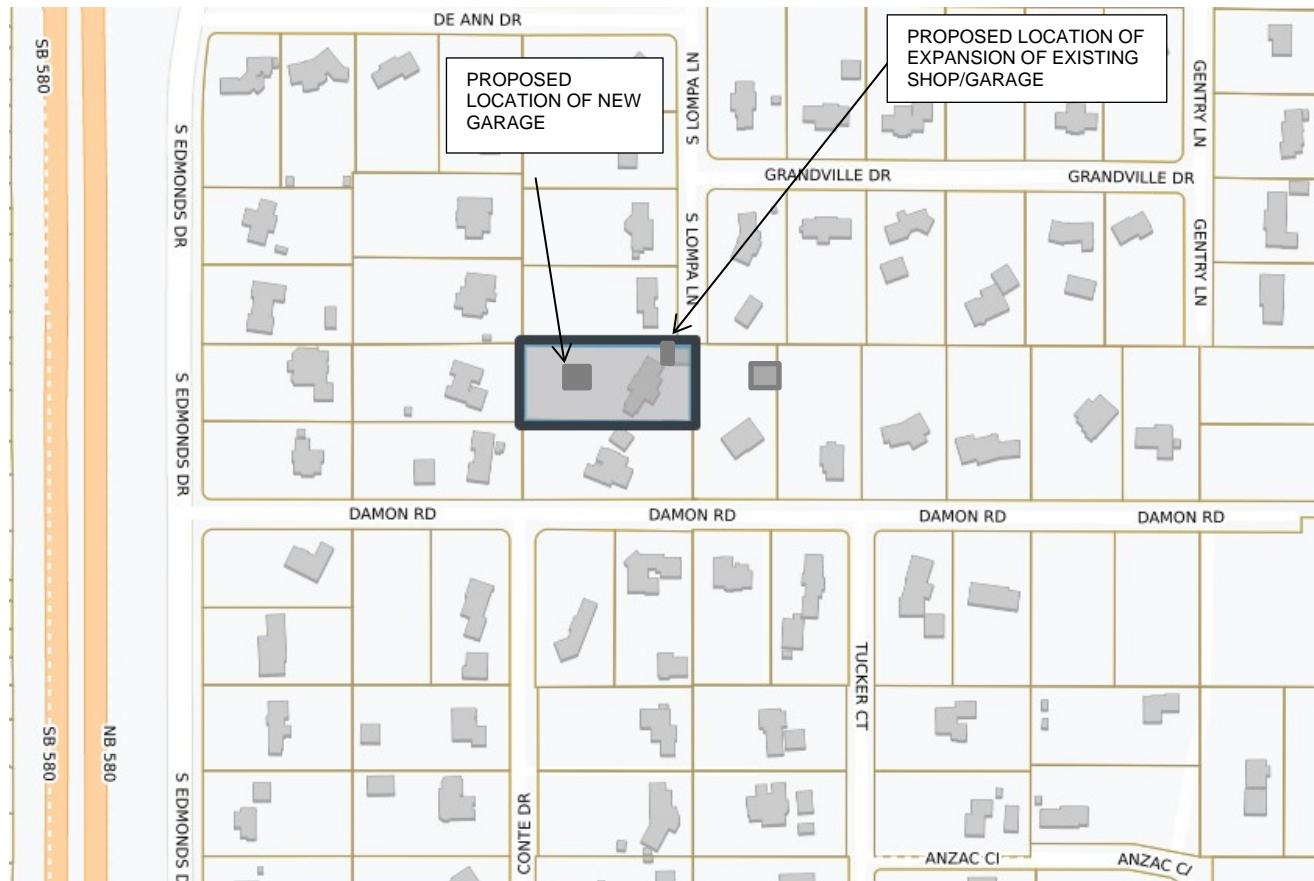
STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow detached accessory structures where the cumulative square footage will be 75% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A), located at 2220 Damon Road, APN 010-131-04.

STAFF SUMMARY: The applicant is requesting to construct two accessory structures, where the cumulative square footage will be larger than 50% but not more than 75% of the size of the primary residence. The primary residence, including the attached garage, is 3,148 square feet. A detached garage is proposed and would be 1,008 square feet, plus an addition is proposed of 384 square feet to an existing detached garage/shop of 960 square feet, to a total size of 1,344 square feet, bringing the total square footage in accessory structures to approximately 2,352 square feet or 75% of the size of the primary structure. The overall heights are proposed at 13 feet 5 inches and 14 feet 6 inches.

PROPOSED MOTION: "I move to approve LU-2020-0011 based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval 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 Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 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.

The following shall be submitted with a Building Permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
7. The exterior of the accessory building colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
8. No well or septic system connections to the accessory buildings are approved with this permit. If proposed in the future, prior approval of a building permit is required.
9. The utility extensions and connections must be shown on the site plan that accompanies the building permit.

The following are general requirements applicable through the life of the project:

10. The overall height of the addition to the existing garage/shop shall not exceed 13 feet 5 inches.
11. The overall height of the new garage shall not exceed 14 feet 6 inches.
12. The addition to the existing garage/shop shall not exceed 384 square feet and the size of the shop/garage shall not exceed a total of 1,344 square feet.
13. The new detached garage shall not exceed 1,008 square feet.
14. If any other detached accessory structures are proposed in the future for the site they will require additional review and approval of a Special Use Permit prior to construction.

15. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
16. The accessory buildings are not approved for living quarters or a guest building. If proposed for this use they must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.155.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed garage and garage/shop addition have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (area of minimal flood hazard)
2. EARTHQUAKE FAULT:
3. SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.14 acre (49,658 square feet)
2. PROPOSED STRUCTURE SIZES: addition of 384 square feet to existing garage/shop of 960 square feet to a total of 1,344 square feet in the existing garage/shop and new garage of 1,008 square feet, the total proposed additions will be 1,392 square feet. The total of detached accessory structures on-site will be 2,352 square feet.
3. PROPOSED STRUCTURE HEIGHT: Overall height will not exceed 13 feet 5 inches and 4/12 roof pitch in the addition to the existing garage/shop and 14 feet 6 inches and 3/12 roof pitch in the new construction garage.
4. PARKING: Adding storage in the addition and parking and storage in the new structure
5. SETBACKS for the new garage: Required/Proposed in feet: Front (west) 30/98, Left (south) Side 15/76, Right (north) Side 15/62 feet 4 inches, Rear 30/220 approximately, and Height 32/14 feet 6 inches overall
6. SETBACKS for the addition to the existing/garage shop: Required/Proposed in feet: F30/295 approximately, Left (south) 15/150 approximately, Right (north) 15/17, R30/5 (no change), Height 32/13 feet 5 inches
7. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures requires an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure to obtain approval of an Administrative Permit.

The existing primary residence is 3,148 square feet. A garage or shop is a permitted accessory use in the Single Family 1 Acre zoning district. This proposal is to add a new detached garage building of 1,008 square feet as well as an addition of 384 square feet of shop use to an existing 960 square feet garage/shop. The cumulative square footage in detached accessory structures will be 2,352 square feet, which will be 75% of the size of the primary residential structure of 3,148 square feet, which includes 2,664 square feet of residence, plus an attached garage of 484 square feet. The proposed new garage and garage/shop addition will serve as off-street covered and secured vehicle parking, storage and shop uses.

The proposed new detached garage of 1,008 square feet is at the center of the lot and is shown with the front facing south. The orientation is 36 feet width east to west and 28 feet depth north to south. The elevations include two garage doors on the front (south). One is shown as 10 feet width and the second as 16 feet width. A man door is shown on the east, with windows proposed on the east and west elevations. Vehicular access to this new garage is proposed from the south by way of an existing driveway, then turning to the north.

The proposed addition to the existing shop on the northeast portion of the lot is shown with the front continuing to face north. It is noted the addition is proposed as shop space, with no new garage door shown. One existing garage door will continue facing north. It is noted this garage was built five feet from the rear property line. This is a non-conforming setback, but the garage was built in compliance with the code in effect at the time of approval. The proposed area of expansion to the building is proposed to meet the current setback requirements.

This site is adjacent to identically zoned land and uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large in size. This property is similar to other properties developed in the area, where all parcels are one acre in size or slightly larger. It is common on parcels which are at least one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Therefore, adding a detached garage of 1,008 square feet and an addition of 384 square feet to a total of 2,352 square feet in detached accessory structures is in keeping with other properties in the area and will not detract from the existing neighborhood. Staff is recommending conditions of approval to ensure compliance.

Access to the site is unusual. While this parcel is addressed as Damon Road, there is no direct access to the right-of-way adjacent to the site. There is a legal 25 foot wide easement which allows access to a total of five parcels in this vicinity. The easement is on the east side of the parcel on Damon Road, and runs to the north. The easement runs through three parcels to give access to a total of five. This site is an interior location and is not visible from adjacent streets. The detached accessory structures will only be visible to the adjacent neighbors of the property.

PUBLIC COMMENTS: Public notices were mailed to 42 adjacent property owners within 600 feet of the subject site on May 8, 2020. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed

will be submitted to the Hearings Officer prior to or at the meeting on May 27, 2020, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of May 11, 2020 are included or attached to this report.

Engineering Department: Development Engineering has no objection to this request and offers no conditions of approval.

Fire Department:

1. Project must comply with the IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified wildland urban interface area of Carson City. Project must comply with the International Wildland Urban Interface code and wildland interface code amendments as adopted by Carson City.
3. At time of building permit submittal, the proposed garage addition and new garage structure must demonstrate compliance to the above codes (shown in numbers 1 and 2). Exterior siding, vents, and other materials as shown in the submission do not comply.

Health Department: No comments or concerns.

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The project will be in consistent with Chapter 3, A Balanced Land Use Pattern, at Low Density Residential:

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). The proposed garage and garage/shop addition are consistent with the description of this master plan, as they are proposed as accessory structures placed on a larger-lot single-family parcel in a rural setting. Large garages and other detached accessory structures are common in larger master planned districts.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed detached garage and garage/shop addition will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Construction will be of limited duration. Once the construction of the garage and garage/shop addition is completed on the site, the garage and garage/shop addition are expected to support the interests of the owner of the property and be residential in nature. They are not expected to cause

objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The property is in an area where it is common to have detached accessory buildings. The proposed garage and garage/shop will be constructed of colors to match the existing primary structure and be reviewed during the building permit process. The applicant states the garage and garage/shop buildings will be used to store personal property and vehicles of the owner of the property. The proposed location of the garage will be at the central portion of the lot, to the west of the residence, while the garage/shop expansion will be on the northeastern portion of the lot, as an addition to the existing garage/shop on the site. Access to the new detached garage is proposed from the south and southwest by way of an existing driveway access from Damon Road by way of an existing legal easement. The proposed garage and garage/shop expansion will be constructed of durable and long lasting materials to ensure the construction will be well maintained in the future. No desirable mature landscaping is in the area of the proposed garage and garage/shop addition, and none will be disrupted by the garage and garage/shop placement. Large garages and other detached accessory structures are common in larger zoning districts. The proposed detached garage and garage/shop buildings will be used for storage of vehicles, materials and equipment of the owner and will not have water, bathroom or kitchen. The placement of vehicles and storage of materials inside the garage and garage/shop will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

Traffic is not likely to increase due to the construction of a garage and addition to the garage/shop building on the site. No additional parking is proposed on the street, easement or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the buildings will be parking, protection and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties of one acre or larger, where there are no sidewalk, curb or gutter improvements. Access to the site is by way of an existing 25 foot wide legal easement, where the only vehicular travel is likely to be persons who live or visit these specific parcels. No parking in the easement area is anticipated or encouraged.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The projects are not expected to have a negative effect on existing public services and facilities. The site utilizes well and septic systems. Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structures. No water, bathroom or kitchen facilities are proposed within the structures at this time. Modification of the structures to add these facilities will require prior review and approval of a building permit. The entire area has previously been developed as residential housing.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Staff has reviewed the application for compliance with the Code and has included recommended conditions of approval, as necessary to ensure that the proposed detached garage and garage/shop expansion will meet the specific standards outlined in Title 18. This request for an Administrative Permit approval is generated by the size of the proposed structures in relation to the size of the primary structure. The addition of the garage and garage/shop expansion to the site will create a ratio of square footage of the accessory buildings to primary building of 75%. The primary residence

is a single story of 3,148 square feet. The placement of the proposed garage in the central area of the lot and expansion of the garage/shop building in the northeastern area of the parcel site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district.

An additional area of review is the size of the detached accessory structures when compared to the size of the parcel. If the resulting calculation is more than 5%, an additional review is required. The calculation for this project would be 4.74%, indicating that the proposed detached accessory structures will be an acceptable land ratio.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The addition of a detached garage building and expansion of an existing garage/shop building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval only if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The cumulative area of detached accessory structures of 2,352 square feet will be 75% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of a garage and addition to the garage/shop in this location.

7. Will not result in material damage or prejudice to other property in the vicinity.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the size of the primary structure compared to the detached accessory structures. If it were possible for these structures to be attached to the residence, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage areas, barns, carports, guest buildings and so forth. If these accessory structures were to exceed 50% but not more than 75% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

- Engineering Comments
- Fire Comments
- Application (LU-2020-0011)

**Carson City Development Engineering
Planning Commission Report**
LU-2020-0011

TO: Kathe Green, - Planning Department
FROM: Stephen Pottéy P.E., - Development Engineering
DATE: May 20, 2020

SUBJECT TITLE:

Engineering Comments for LU-2020-0011 Attached Garage at 2220 Damon Road
Engineering Comments.

RECOMMENDATION:

Development Engineering has no objection to this request and offers no conditions of approval.

ENGINEERING 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. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structures will have negligible effect on traffic and pedestrian facilities.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structures will have a negligible impact on the City storm drain system, and no impact on the city sewer or water system.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structures will have no impact on public safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plan provided is adequate for this analysis.

LU 2020-0011 Fire comments

1. Project must comply with the IFC and northern Nevada fire code amendments as adopted by Carson City
2. Project is in the identified wildland urban interface area of Carson City. Project must comply with the International Wildland Urban Interface code and wildland interface code amendments as adopted by Carson City.
3. At time of building permit submittal, garage addition and new garage structure must demonstrate compliance to the above codes. Exterior siding, vents, and other materials as shown do not comply.

Administrative Permit for The Gerow Family Trust

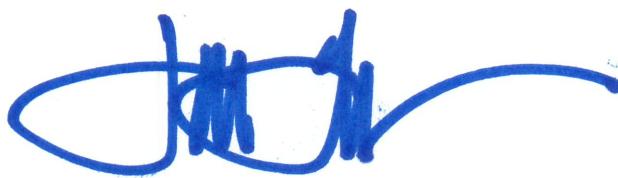
2220 Damon Road Carson City Nevada 89701 A.P.N.: 010-131-04

Expanded project Description:

1. New 384 S.F. addition to an existing detached garage on the North East corner of the property Bordering S. Lompa Lane. The addition of this detached garage is a Continuation of a non-conforming use. The Existing part of the structure is outside of the setback per sec. 18.04.030, however it does meet section 2b for expansion and that portion will meet current code requirements. The existing ridge line will be continued maintaining the existing ridge height and shall be a maximum height of 13'-5".
2. Along with the for mentioned garage addition we are proposing an additional new 1,008 S.F. detached garage which will be located to the west of the existing residence. The garage doors will be oriented to the South. The maximum building height of this structure shall be 14'-6" above grade.

CCMC 18.02.080 (5) Findings

1. These projects will be consistent with the objectives of the Master Plan Elements
2. These projects will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.
3. The projects will have little or no detrimental effect on vehicular or pedestrian traffic.
4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.
5. These projects will meet the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district
6. These projects will not be detrimental to the public health, safety, convenience and welfare.
7. These projects will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measure.



Jon Tupper 115 RD

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 18.02.110

FILE #

APPLICANT **PHONE #**
Jon Tupper 115RD

MAILING ADDRESS, CITY, STATE, ZIP
5385 Desert Peach Drive Sparks NV. 89436

EMAIL ADDRESS
washoemaverick@hotmail.com

PROPERTY OWNER **PHONE #**
Ron Gerow (Trustee)

MAILING ADDRESS, CITY, STATE, ZIP
2220 Damon Road Carson City NV. 89701

EMAIL ADDRESS
ron_gerow@hotmail.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Jon Tupper 115RD 775.391.1797

MAILING ADDRESS, CITY, STATE, ZIP
5385 Desert Peach Drive Sparks NV. 89436

EMAIL ADDRESS
washoemaverick@hotmail.com

Project's Assessor Parcel Number(s): **Street Address**
010-131-04 2220 Damon Road

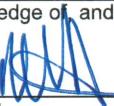
Project's Current Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
SF1A S. Edmonds Dr. / Damon Rd.

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

1. New 384 S.F. addition to an existing detached garage. Continuation of nonconforming use. Existing is outside of setback per sec. 18.04.030 however it does meet section 2b for expansion and that portion will meet current code requirements. 2. New 1,008 S.F. detached 3 car garage.

PROPERTY OWNER'S AFFIDAVIT

I, Ron Gerow, 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 **Address** 2220 Damon Road Carson City NV. **Date** 4.23.20

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

STATE OF NEVADA)
COUNTY)

On _____, 2_____, _____, 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

***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.

ADMINISTRATIVE PERMIT CHECKLIST

Each Administrative Permit application must include the following:

SITE PLAN: 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 site 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 20 feet on the original site plan:



✓ 2. Vicinity map must be shown on the site 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:

- Applicant's name, mailing address, and daytime phone number (including area code).
- The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
- The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
- Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
- Project title and permit request. (Example: Administrative Permit).

✓ 4. Property lines of the subject property with dimensions indicated.

✓ 5. All existing and proposed structures shall be shown, including:

- Distances from property lines indicated by dimensions.
- Distances between buildings shall be indicated on the site plan.
- Clearly label existing and proposed structures and uses, and show dimensions.
- Square footage of all existing and proposed structures.
- 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.
- Elevations of any proposed structures/additions.
- All easements.

✓ 6. Show curb, gutter, sidewalks, ADA facilities, circulation.

✓ 7. Project access:

- Show the location of street access and all existing access of neighboring properties including cross streets.
- Show adjoining street names.
- Show all curb cuts with dimensions.

✓ 8. Show the Assessor Parcel Number(s) of adjoining parcels.

✓ 9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.

- 10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
- 11. If specific landscape areas are required or provided, show with dimensions.
- 12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

Written Project Description

Administrative Permit Application Findings:

State law requires that the Hearings Examiner 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 required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

On a SEPARATE sheet to be included with your complete application, list each finding and provide a response in your own words. Answer the questions as completely as possible to provide the planning Commission with the details necessary to consider your project. If a finding does not apply to your situation, explain why.

Findings for Special Use Permits found in CCMC 18.08.080(5) are also used for Administrative Permits per CCMC 18.02.110(5) as outlined below.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.
2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.
3. Will have little or no detrimental effect on vehicular or pedestrian traffic.
4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.
5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.
6. Will not be detrimental to the public health, safety, convenience and welfare.
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Detached Garages

For:
Ron Gerow
At
2220 Damon Road, Carson City Nevada

Residential Design

Detached Garages
FOR:
Ron Gerow
2220 Damon Road
CARSON CITY, NEVADA

ABBREVIATIONS	GENERAL NOTES	PROJECT DIRECTORY	DRAWING INDEX
<p>ACOUS. ACOUSTICAL ADD'L. ADDITIONAL ADJ. ADJUSTABLE/ ADJACENT ALUM. ALUMINUM ANOD. ANODIZED APPROX. APPROXIMATE BD. BOARD BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM BOT. BOTTOM CAB. CABINET CEM. CEMENT CER. CERAMIC CI. CAST IRON CLG. CEILING CLR. CLEAR CMU. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONT. CONTINOUS C.T. CERAMIC TILE CSK. COUNTERSUNK DET. DETAIL D.F. DOUGLAS FIR/ DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DN. DRAIN D.S. DOWNSPOUT Dwg. DRAWING EA. EACH EIPS. EXTERIOR INSULATION FINISH EL. ELEVATION ELEV. ELEVATOR ELEC. ELECTRICAL EQ. EQUAL EXH. EXHAUST EXP. EXPANSION EXT. EXTERIOR (E) EXIST. EXISTING FAU. FORCED AIR UNIT F.E.C. FIRE EXTINGUISHER CABINET F.D. FLOOR DRAIN FIN. FINISH GRADE F.H.C. FIRE HOSE CABINET FIN. FINISH FLR. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT FOC. FACE OF CONCRETE FOF. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FRP. FIBER REINFORCED PLASTIC</p> <p>F.S. FLOOR SINK/ FINISH SURFACE FT. FOOT/ FEET FOOTING GA. GAUGE/ GAGE GALV. GALVANIZED GFRG. GLASS FIBER REINFORCED GYP. GYPSUM H.C. HOLLOW CORE HDWD. HARD WOOD HDE. HARDWARE HGT. HEIGHT H.M. HOLLOW METAL HORIZ. HORIZONTAL I.D. INSIDE DIMENSION INCAND. INCANDESCENT INT. INTERIOR JAN. JANITOR JT. JOINT K.D. KNOCK DOWN K.O. KNOCK OUT LAM. LAMINATE LAV. LAVATORY LOC. LOCATION MAX. MAXIMUM MECH. MECHANICAL MTL. METAL MIN. MINIMUM MISG. MISCELLANEOUS M.O. MASONRY OPENING MTD. MOUNTED MUL. MULLION (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE O.A. OVERALL/ OUTSIDE AIR OBS. OBSCURE O.C. ON CENTER O.D. OUTSIDE DIAMETER/ DIMENSION O.F. OVERFLOW O.F.G. OWNER FURNISHED INSTALLED OFF. OFFICE OPNG. OPENING OPP. OPPOSITE PL. PLATE P. LAM. PLASTIC LAMINATE PLAS. PLASTER</p> <p>PLYWD. PLYWOOD PAIR PC. PRE CAST P.T.D.F. PRESSURE TREATED DOUGLAS FIR PARTN. PARTITION QT. QUARRY TILE R. RISER/ RADIUS RAD. RADIUS R.D. ROOF DRAIN REINF. REINFORCE REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING RAD. REDWOOD S.C. SOLID CORE SCHED. SCHEDULE SHT. SHEET SQ. SQUARE S.S. STAINLESS STEEL STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED/ TEMPORARY T&G. TONGUE & GROOVE THK. THICK T.O.B. TOP OF BEAM T.O.C. TOP OF CONCRETE T.O.F.R. TOP OF FRAMING T.O.J. TOP OF JOIST T.O.L. TOP OF LEDGER T.O.M. TOP OF MASONRY T.O.P. TOP OF PARAPET T.O.P.L. TOP OF PLATE TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE V.C.T. VINYL COMPOSITE TILE VEST. VESTIBULE V.G.D.F. VERTICAL GRAIN DOUGLAS FIR V.I.C. VINYL WALL COVERING W/ WITH W/O WITHOUT W.C. WATER CLOSET WD. WOOD WDW. WINDOW W.H. WATER HEATER W.R. WATER RESISTANT WSTC. WAINSCOAT WT. WEIGHT</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL JOB SITE REQUIREMENTS AND FOR COORDINATION OF ARCHITECTURAL DRAWINGS.</p> <p>2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESIDENTIAL DESIGNER OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR OTHER QUESTIONS RELATING TO THE CONSTRUCTION DOCUMENTS. DO NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS CLEAR.</p> <p>3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WORK REQUIRED TO BE DONE BY ONE DOCUMENT AND NOT BY OTHERS SHALL BE DONE AS IF REQUIRED BY ALL.</p> <p>4. CONTRACTORS AND SUBCONTRACTORS SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK IN A TIMELY MANNER.</p> <p>5. CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES SEQUENCES AND PROCEDURES, AND FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE RESIDENTIAL DESIGNER SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPATIBILITY WITH EXISTING CONDITIONS. GOVERNMENT WORKS PERFORMED ON THIS PROJECT, ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THESE PLANS, SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED - AND SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR, AND WITH ANY AND ALL OTHER APPLICABLE STATE AND LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND THAT THIS REQUIREMENT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE RESIDENTIAL DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.</p> <p>6. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. OF THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE STRUCTURE IS NOT DESIGNED AS A STABLE UNIT UNTIL AFTER ALL COMPONENTS ARE IN PLACE, AND THEREFORE THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.</p> <p>7. CONTRACTOR AND SUBCONTRACTOR SHALL MAINTAIN THE PREMISES, CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, AND PAINT OVERSPRAY.</p> <p>8. BUILDER'S SET: THIS SET OF DRAWINGS HAS BEEN PREPARED SUFFICIENT TO OBTAIN A BUILDING PERMIT. ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS "BUILDER'S SET". THE IMPLEMENTATION OF THE DRAWINGS REQUIRES THE CONTRACTOR TO BE THOROUGHLY KNOWLEDGEABLE WITH THE APPLICATION CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT AND TYPE OF CONSTRUCTION.</p> <p>THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE NO STRUCTURAL SUBSTITUTIONS, CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.</p> <p>UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.</p>	<p>BUILDING OWNER WILLIAM AND CAROL GEROW GERON FAMILY TRUST 2220 DAMON ROAD CARSON CITY, NEVADA 89101 775.690.2443 (RON GEROW)</p> <p>RESIDENTIAL DESIGNER JON TUPPER / RESIDENTIAL DESIGN 5385 DESERT PEACH DRIVE SPARKS, NEVADA 89436 TEL. 775.391.1797 E-MAIL: wschaefferick@hotmail.com</p> <p>CONTRACTOR BRIAN ARNOLD</p>	<p>ARCHITECTURAL</p> <p>A-0 COVER SHEET, PROJECT DATA, BASIS OF DESIGN, VICTINITY MAP, SYMBOL LEGEND A-1 SITE PLAN A-2 FLOOR PLAN / ROOF PLAN (EXISTING DEACHED GARAGE) A-3 ELEVATIONS / SECTION (EXISTING DEACHED GARAGE) A-4 FLOOR PLAN / ROOF PLAN (NEW DEACHED GARAGE) A-5 ELEVATIONS / SECTION (NEW DEACHED GARAGE) A-6 ARCHITECTURAL DETAILS</p> <p>STRUCTURAL</p> <p>S-1 GARAGE / SHOP FOUNDATION / SHEAR WALL PLAN S-2 GARAGE / SHOP ROOF FRAMING PLAN S-3 3-CAR GARAGE FOUNDATION / SHEAR WALL PLAN S-4 3-CAR GARAGE ROOF FRAMING PLAN SD-1 STRUCTURAL NOTES AND SCHEDULES SD-2 STRUCTURAL DETAILS SD-3 STRUCTURAL DETAILS</p>
		<p>BASIS OF DESIGN</p> <p>BUILDING CODES: INTERNATIONAL RESIDENTIAL CODE 2018 EDITION. NATIONAL ELECTRIC CODE 2017 EDITION.</p> <p>ALL OTHER CODES AND ORDANANCES AS AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT</p> <p>ZONING: SFIA</p> <p>FLOOD ZONE: NO</p> <p>APN 010-31-04</p> <p>ELEVATION 4,754 FEET ABOVE MEAN SEA LEVEL</p> <p>TYPE OF CONSTRUCTION: V</p> <p>NUMBER OF STORIES: ONE</p> <p>SUBDIVISION: UNSPECIFIED</p> <p>WATER: MUNICIPAL</p> <p>SEWER: SEPTIC</p> <p>ACRES: 1.14</p> <p>AREA TABULATIONS AT EXISTING RESIDENCE: 2,664 S.F. (LIVING) 484 S.F. (ATTACHED GARAGE) TOTAL RESIDENCE FOOTPRINT S.F.: 3,148 S.F. 75% OF 3,148 = 2,361</p> <p>AREA TABULATIONS AT EXISTING DETACHED GARAGE: 960 S.F. / PROPOSAL TO ADD 384 S.F. = 1,344 S.F.</p> <p>AREA TABULATIONS AT NEW DETACHED NEW GARAGE: 1,008 S.F.</p> <p>AREA OF TOTAL DETACHED GARAGE(S): 2,352 S.F.</p> <p>TOTAL FOOTPRINT S.F. OF DETACHED GARAGES = 2,352 S.F. (14.71%) OF EXISTING RESIDENCE CUMULATIVE TOTAL DOES NOT EXCEED 75% OF EXISTING RESIDENCE</p> <p>SITE AREA TO FOOTPRINT RATIO: 1.14 ACRES = 44,650 S.F. CUMULATIVE TOTAL OF DETACHED GARAGES = 2,352 S.F. = 4.74% OF LAND AREA. CUMULATIVE AREA DOES NOT EXCEED 5% ADMINISTRATIVE PERMIT SHALL BE REQUIRED</p>	<p>SCOPE OF WORK</p> <p>* NEW 3 CAR DETACHED GARAGE * NEW ADDITION TO EXISTING DETACHED GARAGE</p> <p>S.F. AT NEW 3 CAR GARAGE: 1,008 S.F. (NEW)</p> <p>S.F. AT EXISTING GARAGE: 960 S.F. (EXISTING) 384 S.F. (NEW) 1,344 S.F. (TOTAL)</p> <p>Project Locations</p> <p>VICINITY MAP NO SCALE</p>
	<p>SYMBOL LEGEND</p>		<p>Revisions</p> <p>3/18/20</p> <p>Jon Tupper 775.391.1797 5385 Desert Peach Dr. Sparks, Nevada 89436</p> <p>Stamp: JONATHAN TUPPER REGISTERED 115-RD RESIDENTIAL DESIGNER STATE OF NEVADA</p> <p>Date 4/13/20 Drawn JGT</p> <p>Sheet A-0</p>

SITE TABULATIONS

AREA TABULATIONS AT EXISTING RESIDENCE:

2,664 S.F. (LIVING)
484 S.F. (ATTACHED GARAGE)
TOTAL FOOTPRINT S.F.: 3,148 S.F.
75% OF 3,148 = 236

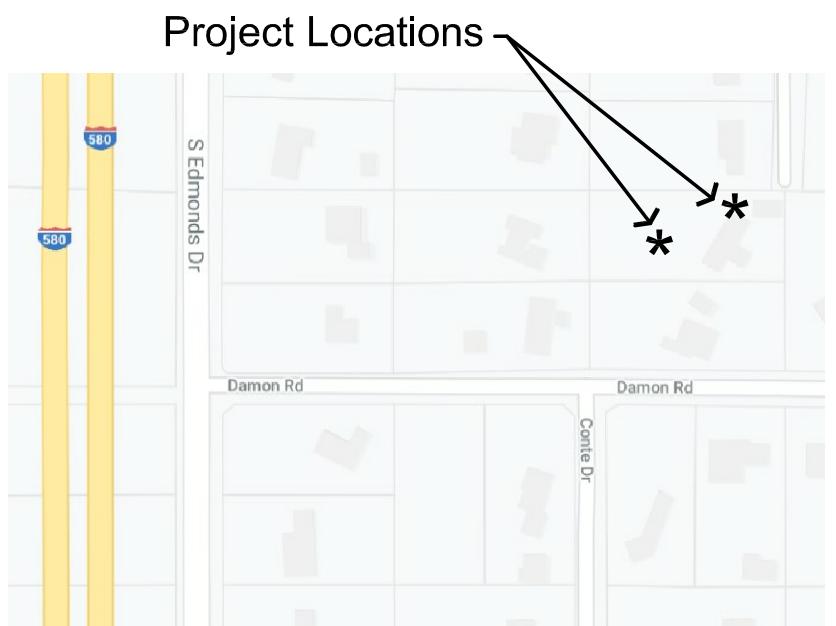
AREA OF TOTAL DETACHED GARAGE(S):

1,968 S.F.
TOTAL FOOTPRINT S.F. OF DETACHED GARAGES: 1,968 S.F (62.52%)
CUMULATIVE TOTAL DOES NOT EXCEED 75% OF EXISTING RESIDENCE
DETACHED GARAGE FOOTPRINT

APN
010-131-04

BUILDING OWNERS

WILLIAM AND CAROL GEROW
GEROW FAMILY TRUST
2220 DAMON ROAD
CARSON CITY, NEVADA 89701
775.690.2443 (RON GEROW)



VICINITY MAP

ADMINISTRATIVE PERMIT
For:
DETACHED GARAGES
2220 Damon Road
Carson City, Nevada

Jon Tupper

775. 391. 1797

5385 Desert Peach Dr.
Sparks,
Nevada 89436

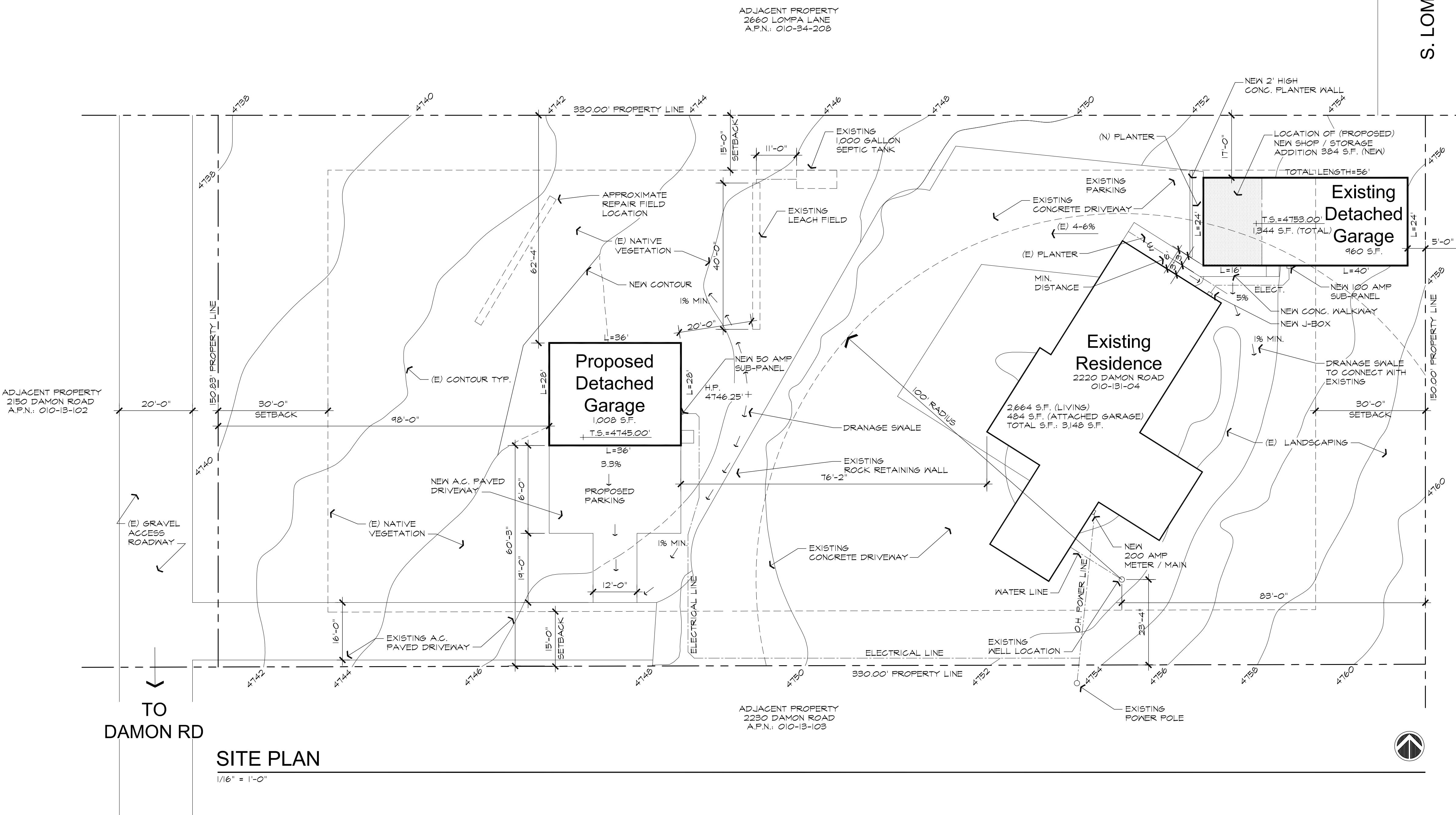
3/18/20

Revisions

Date 4/13/20
Drawn JGT

Sheet

A-1



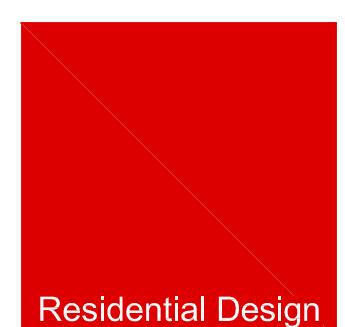
SITE PLAN

1/16" = 1'-0"

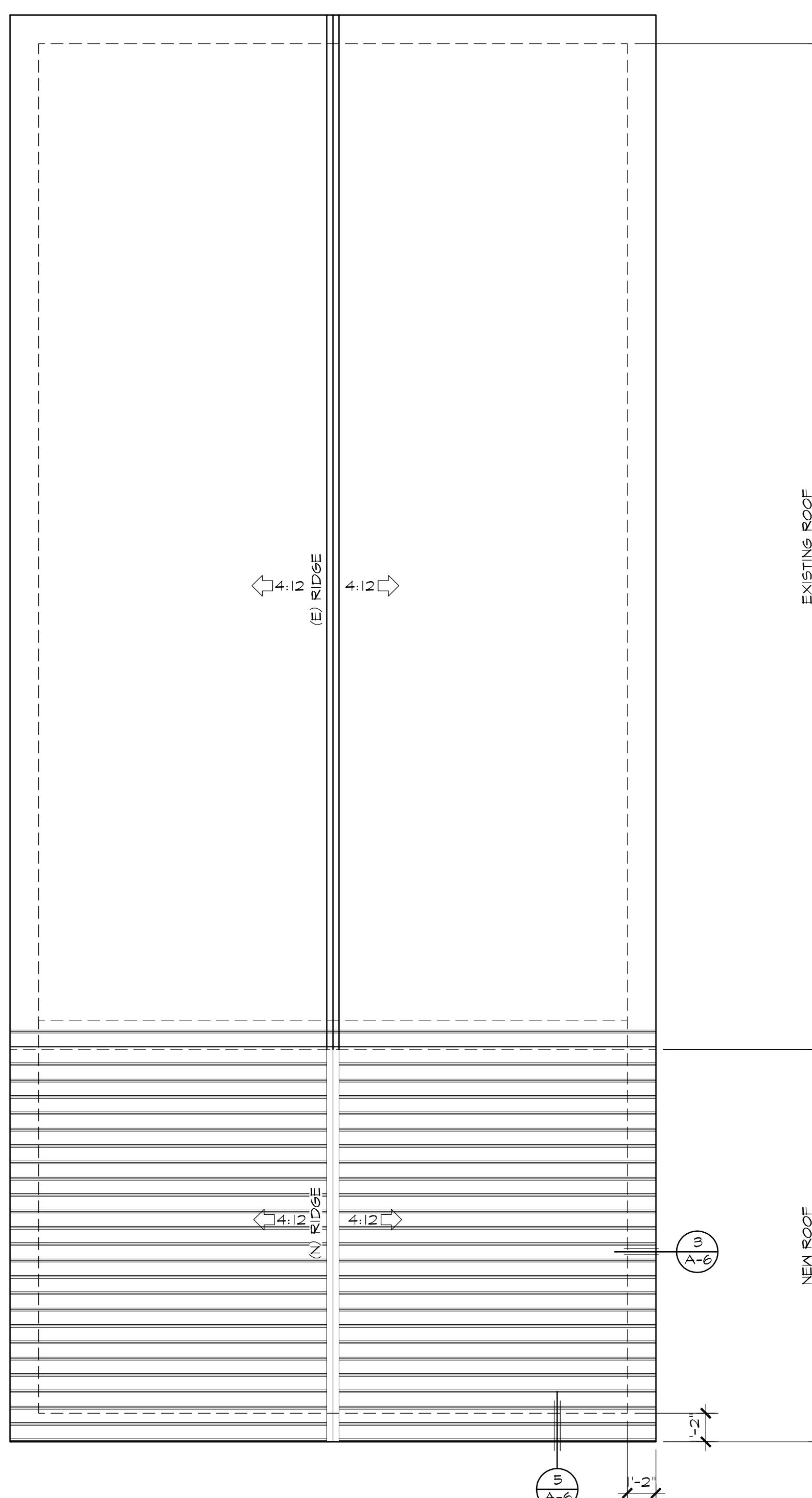
ADJACENT PROPERTY
2330 DAMON ROAD
A.P.N.: 010-16-127

Floor Plan Keynotes:

- 1 EXISTING PULL-DOWN ATTIC ACCESS WITH LADDER
- 2 (E) CONCRETE SLAB
- 3 CONCRETE SLAB NO SLOPE
- 4 1/2" GYP. BD. AT WALLS AND CEILING
- 5 EXISTING CONCRETE DRIVEWAY
- 6 EXISTING OVERHEAD GARAGE DOOR TO BE REMOVED
- 7
- 8 EXISTING 2x4 STUD WALL
- 9 NEW 2x4 STUD WALL

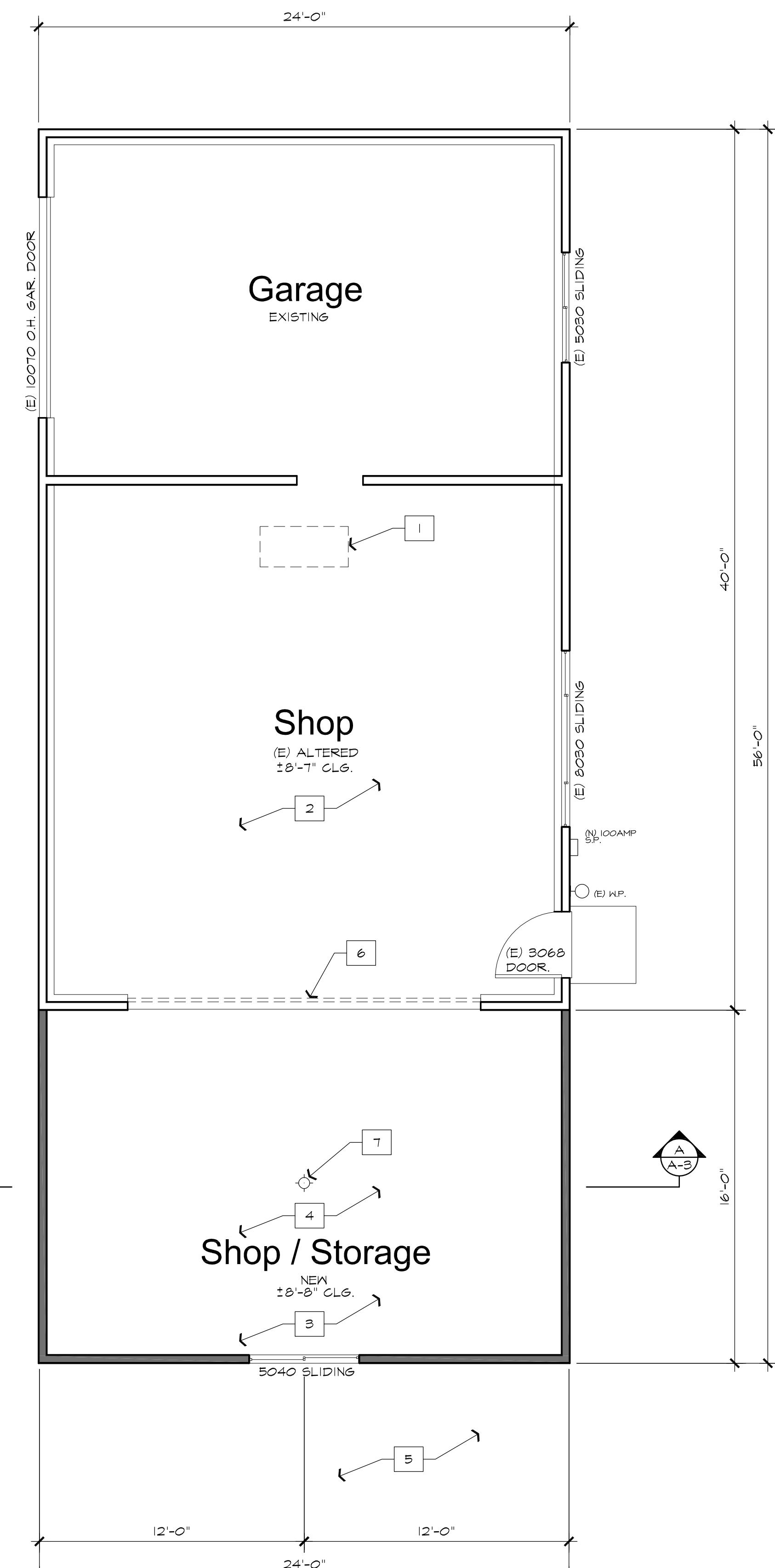


Detached Garages
FOR:
Ron Gerow
2220 Damon Road
CARSON CITY, NEVADA



GARAGE / SHOP ROOF PLAN

1/4" = 1'-0"



GARAGE / SHOP FLOOR PLAN

1/4" = 1'-0"

Roof Plan Keynotes:

- 1 METAL ROOFING TO MATCH EXISTING OVER 1-LAYER OF 15 LB. FELT UNDERLAYMENT MIN.
- 2 LINE OF WALL BELOW

Electrical legend:

- NON-SWITCHED CEILING MOUNTED LED- LAMP
- 100AMP NEW UPGRADED 100 AMP WALL MOUNTED SUB-PANEL
- 100AMP 100 AMP WALL MOUNTED SUB-PANEL

Note: ALL LAMPS IN PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH-EFFICACY.

ATTIC VENTILATION	
ATTIC AREA TO BE VENTILATED (NEW ADDITION)	384 SQ. FT.
REQUIRED FREE AREA OF VENTILATION:	
$\frac{384}{300} \times 144$ (CONVERSION FROM FT. TO IN.) = 184.32 SQ. IN.	
UPPER VENTILATION REQUIRED: 40% MIN REQ. NOT MORE THAN 50% ALLOWED REQUIRED: 73.12 SQ. IN.	
(1) 12" x 18" GABLE VENT VENT: 97.92 SQ. IN.	
PROVIDED: 47% 97.92 SQ. IN.	
LOWER VENTILATION REQUIRED: 50.0% MIN REQ. REQUIRED: 104.60 SQ. IN.	
(12) EAVE BLOCKS WITH (3) 2" DIA. HOLES = 150.12 SQ. IN. PROVIDED: 53%	
TOTAL VENTILATION PROVIDED: 112.32 SQ. IN.	210.34 SQ. IN.

NOTE:
3' OF VERTICALLY SEPARATION REQUIRED BETWEEN
BOTTOM OF UPPER AND TOP OF LOWER VENTS
UPPER VENTILATORS SHALL BE NOT MORE THAN 3'
BELOW RIDGE OR HIGHEST POINT
LOWER VENTILATORS SHALL BE LOCATED IN THE
BOTTOM THIRD OF THE ATTIC SPACE

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE AND INSTALL COMPOSITION SHINGLES PER MANUFACTURERS SPEC'S. AND SHALL MATCH EXISTING COLOR AND TYPE.
- CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED OR EQUAL TO REQUIRED ROOF VENTILATED OPENINGS.
- VENT - 22 GAUGE GALVANIZED METAL PAINTED TO MATCH EXISTING ROOF COLOR.
- VENTILATION OPENINGS ARE REQUIRED TO BE SCREENED WITH A CORROSIVE RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS MIN. 1/2" TO MAX. 1/4".
- CONTRACTOR CAN PROVIDE ALTERNATE LOCATION AND SIZE VENTING PROVIDED THE SQ. IN. OF AIR FLOW IS SHOWN TO BE EQUAL OR GREATER THAN CALCULATIONS THAT HAVE BEEN PROVIDED.

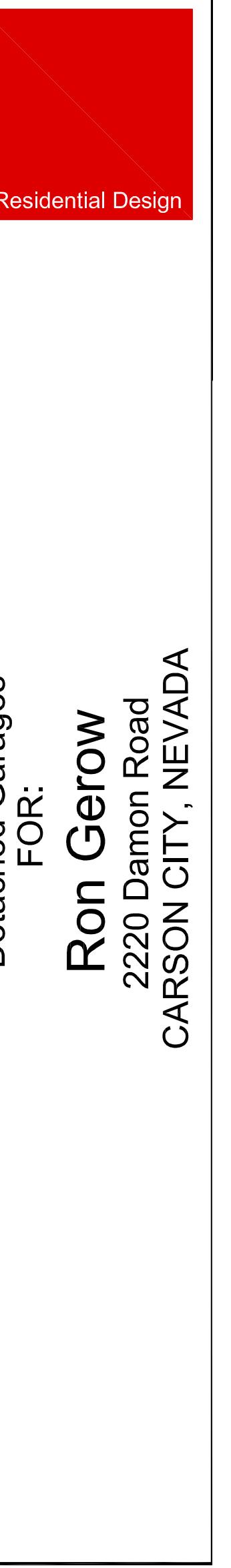
Jon Tupper
775.391.1797
5385 Desert Peach Dr.
Sparks,
Nevada 89436



Revisions

Date 4/13/20
Drawn JGT

Sheet A-2



Elevation Keynotes:

- 1 METAL ROOFING OVER 2-LAYERS OF 15 LB. FELT UNDERLayment
- 2 TI-II SIDING
- 3 10" EXPOSURE LAPPED SIDING
- 4 1x3 TRIM
- 5 2x8 SQUARE CUT FASCIA
- 6 2x8 BARGE
- 7 18"x24" GABLE VENT
- 8 6"x14" GARAGE VENT
- 9 NEW UPGRADED
100 AMP WALL MOUNTED
SUB-PANEL

Detached Garages
FOR:
Ron Gerow
2220 Damon Road
CARSON CITY, NEVADA

Jon Tupper
775. 391. 1797

5385 Desert Peach Dr.
Sparks,
Nevada 89436

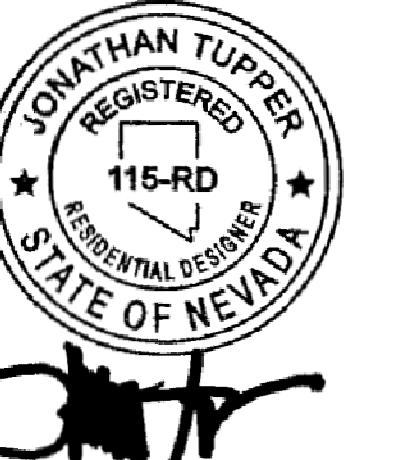
18/20

Revisions

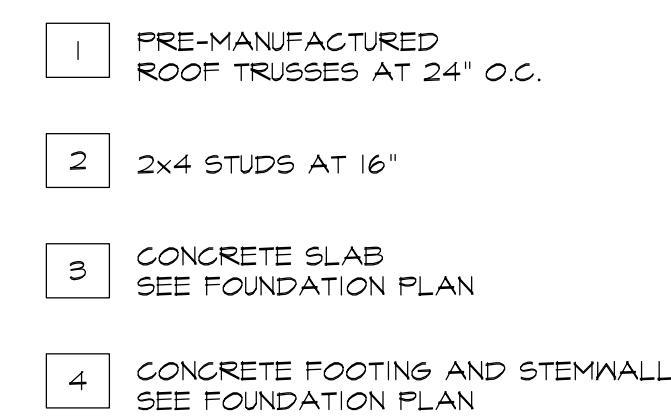
Date 4/13/20
Drawn IGT

Sheet

A-3



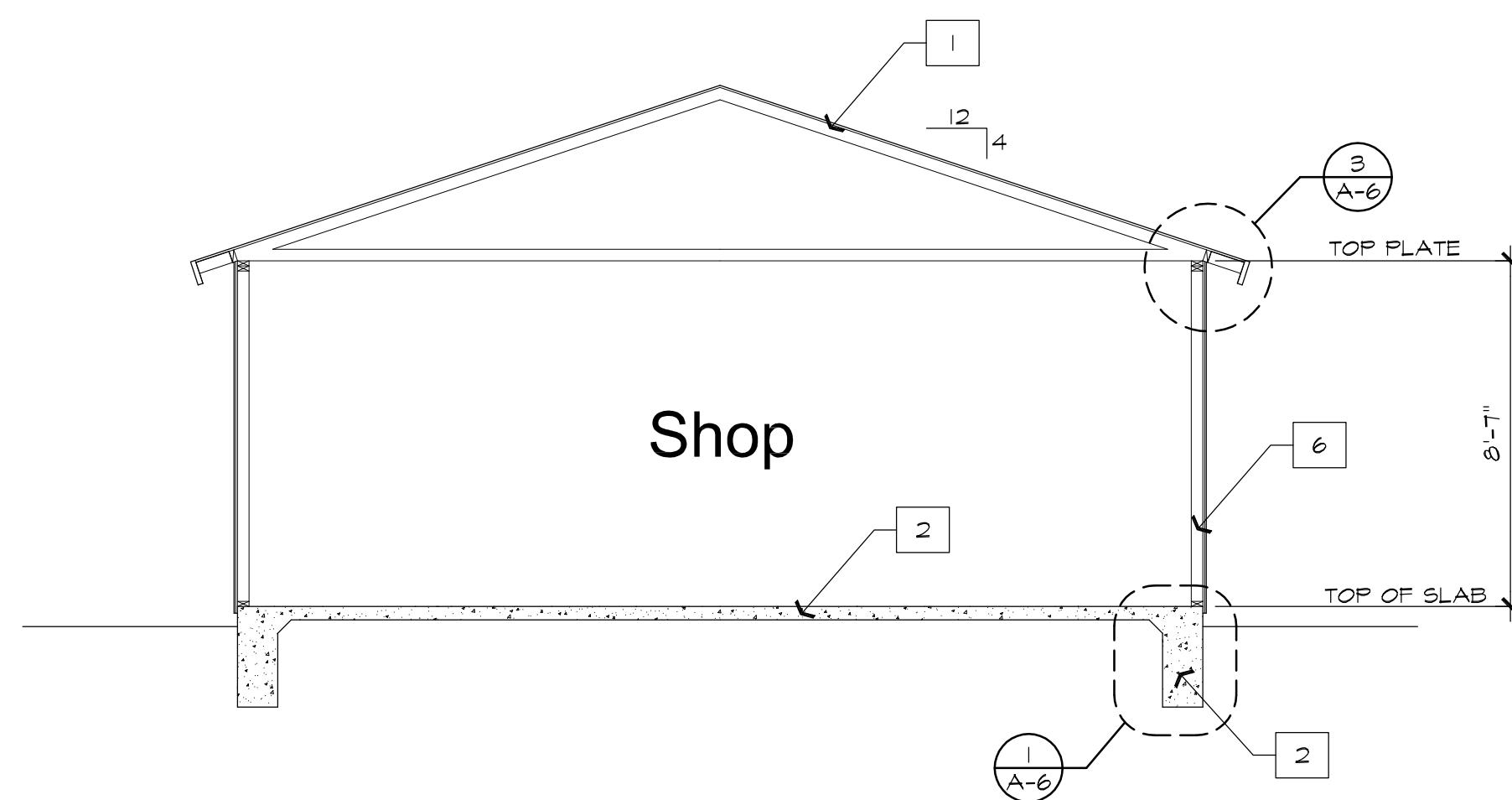
Section Keynotes:



Shop

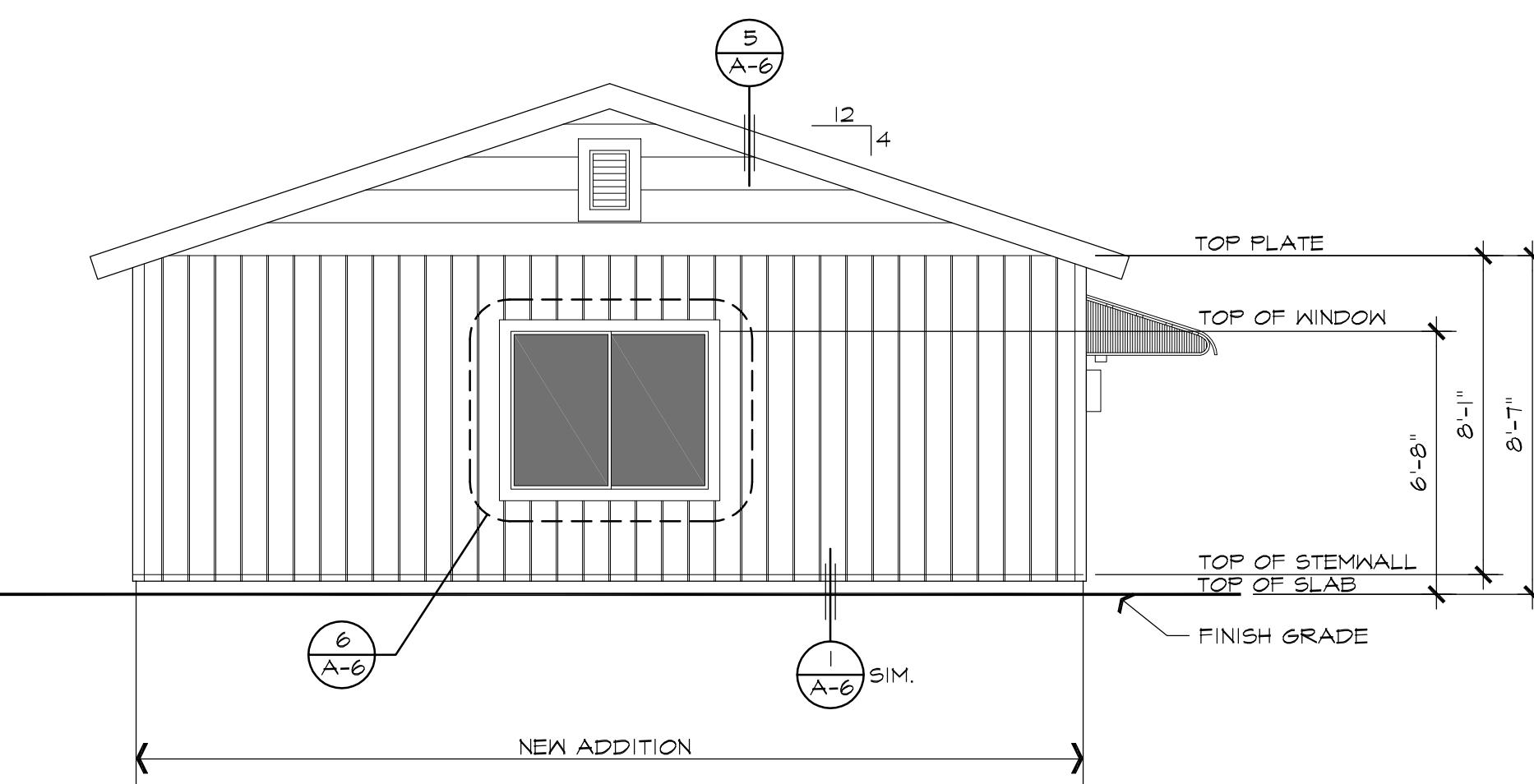
GARAGE / SHOP SECTION A-A

1/4" = 1-0"



GARAGE / SHOP WEST ELEVATION

1/4" = 1-0"



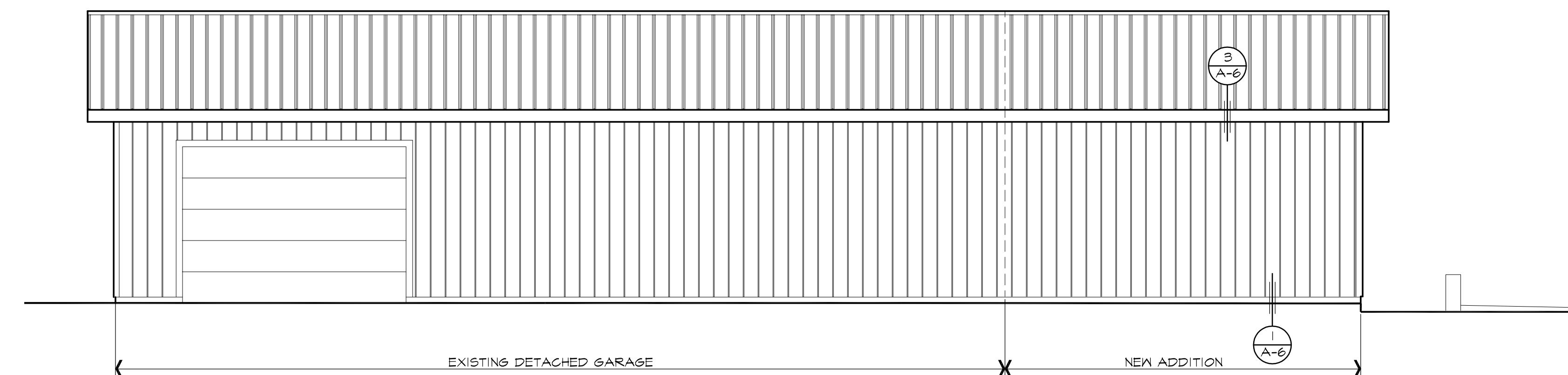
This architectural cross-section diagram illustrates the elevation and footprint of a building addition. The diagram is labeled with various components and dimensions:

- MAX. HEIGHT**: The total height of the building, indicated by a vertical dimension line on the left.
- TOP PLATE**: The top horizontal line of the building's frame.
- TOP OF SLAB**: The top horizontal line of the foundation slab.
- FINISH GRADE**: The ground level, indicated by a circular elevation callout.
- NEW ADDITION**: The portion of the building being constructed, shown as a stepped structure.
- EXISTING DETACHED GARAGE**: The existing structure adjacent to the new addition.
- 3 A-6**: Circular callouts indicating specific locations on the top plate and foundation slab.
- 13'-5"**: Vertical dimension line on the left side.
- 8'-7"**: Vertical dimension line on the right side.

The diagram shows a stepped foundation with a stem wall, a concrete slab, and a top plate. The new addition is a two-story structure with a central entrance and windows. The existing garage is a single-story structure with a window. The overall height of the building is 13 feet 5 inches, and the height of the new addition is 8 feet 7 inches.

GARAGE / SHOP SOUTH ELEVATION

14" - II. 2"

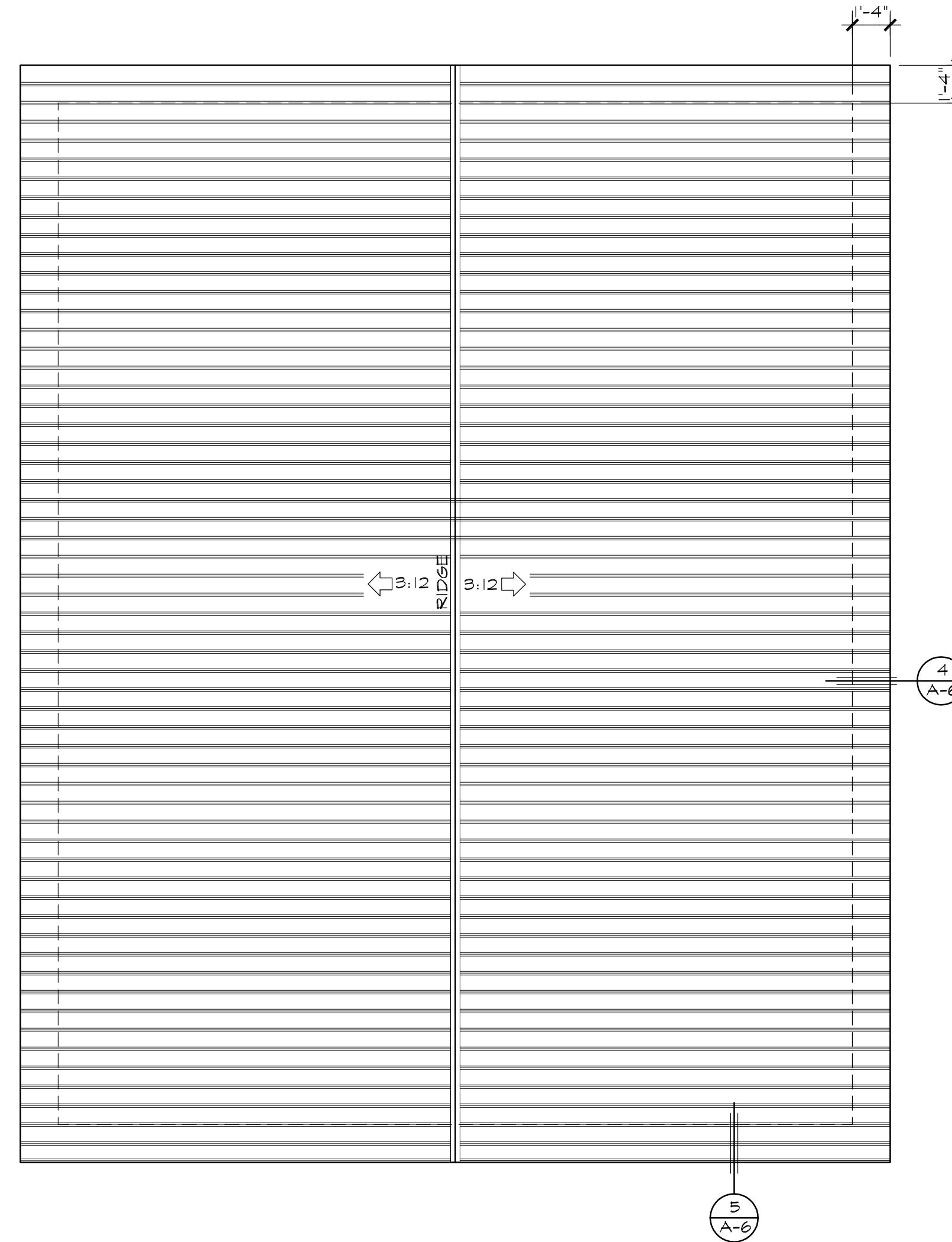


GARAGE / SHOP NORTH ELEVATION

140 11.2

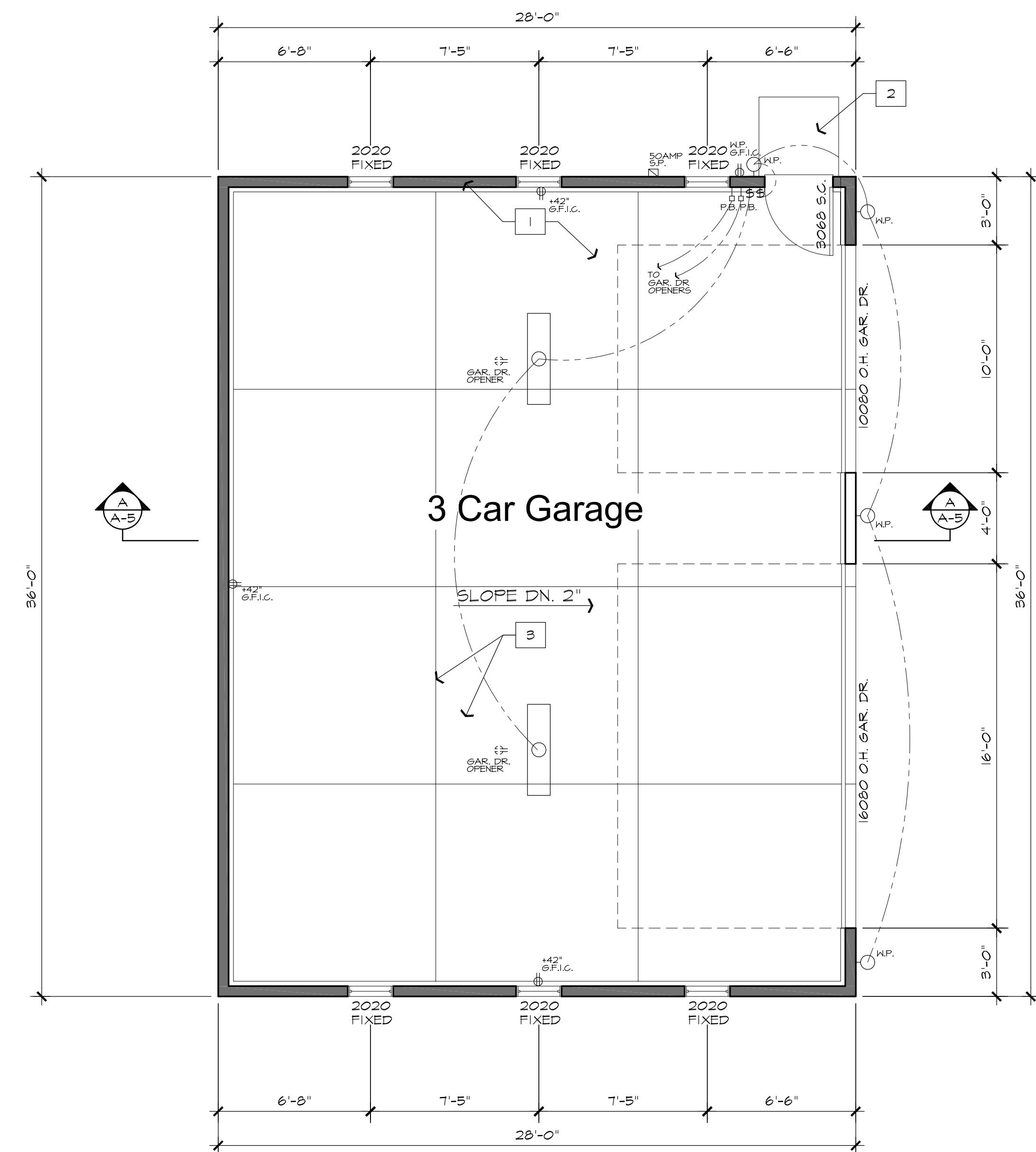
Floor Plan Keynotes:

- [1] CONCRETE SLAB SLOPE DN 2"
- [2] 42" SQ. CONCRETE STOOP
- [3] CONTROL JOINT



3-CAR ROOF PLAN

1/4" = 1'-0"



3-CAR GARAGE PLAN 1,008 SF.

1/4" = 1'-0"

Roof Plan Keynotes:

- [1] METAL ROOFING OVER 2-LAYERS OF 15 LB. FELT UNDERLayment
- [2] LINE OF WALL BELOW

Electrical legend:

- 1 2 WAY SWITCH
- 2 110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPTOR CIRCUIT
- 3 WATERPROOF 110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPTOR CIRCUIT
- 4 LED WATERPROOF WALL MOUNTED COACH LIGHT
- 5 LED CEILING MOUNTED LIGHT
- 6 PUSH BUTTON
- 7 50 AMP SUB-PANEL

Note: ALL LAMPS IN PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH-EFFICIENCY.

ATTIC VENTILATION	
ATTIC AREA TO BE VENTILATED	1,008 SF.
REQUIRED FREE AREA OF VENTILATION:	
$(1,008) \times 144$ (CONVERSION FROM FT. TO IN.) 300	= 432.84 SF. IN.
UPPER VENTILATION REQUIRED: 40% MIN REQ. NOT MORE THAN 50% ALLOWED	
REQUIRED: 193.54 SF. IN.	
(2) 18" x 24" GABLE VENTS = 274.36 SF. IN.	
PROVIDED: 44.5%	280 SF. IN.
LOWER VENTILATION REQUIRED: 50% MIN REQ.	
REQUIRED: 241.92 SF. IN.	
(30) EAVE BLOCKS WITH (3) 2" DIA. HOLES = 282.24 SF. IN.	
PROVIDED: 50.5%	282.24 SF. IN.
TOTAL VENTILATION PROVIDED:	561.60 SF. IN.

NOTE:

3' OF VERTICALLY SEPARATION REQUIRED BETWEEN BOTTOM OF UPPER AND TOP OF LOWER VENTS
UPPER VENTILATORS SHALL BE NOT MORE THAN 3' BELOW RIDGE OR HIGHEST POINT
LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM THIRD OF THE ATTIC SPACE

GENERAL NOTES:

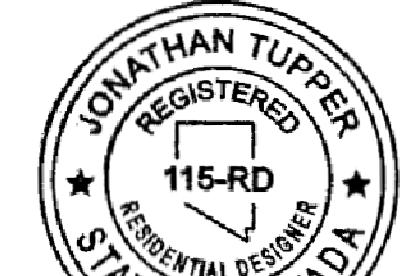
1. CONTRACTOR SHALL PROVIDE AND INSTALL COMPOSITION SHINGLES PER MANUFACTURERS SPECIFICATIONS AND SHALL MATCH EXISTING COLOR AND TYPE.
2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED OR EQUAL TO REQUIRED ROOF VENTILATED OPENINGS.
3. VENT - 22 GAUGE GALVANIZED METAL PAINTED TO MATCH EXISTING ROOF COLOR.
4. VENTILATION OPENINGS ARE REQUIRED TO BE SCREENED WITH A CORROSIVE RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS MIN. 1/8" TO MAX. 1/4".
5. CONTRACTOR CAN PROVIDE ALTERNATE LOCATION AND SIZE VENTING PROVIDED THE SF. IN. OF AIR FLOW IS SHOWN TO BE EQUAL OR GREATER THAN CALCULATIONS THAT HAVE BEEN PROVIDED.

Detached Garages
FOR:
Ron Gerow
2220 Damon Road
CARSON CITY, NEVADA

Jon Tupper
775.391.1797

5385 Desert Peach Dr.
Sparks,
Nevada 89436

3/18/20



Revisions

Date 4/13/20
Drawn JGT

Sheet
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Residential Design

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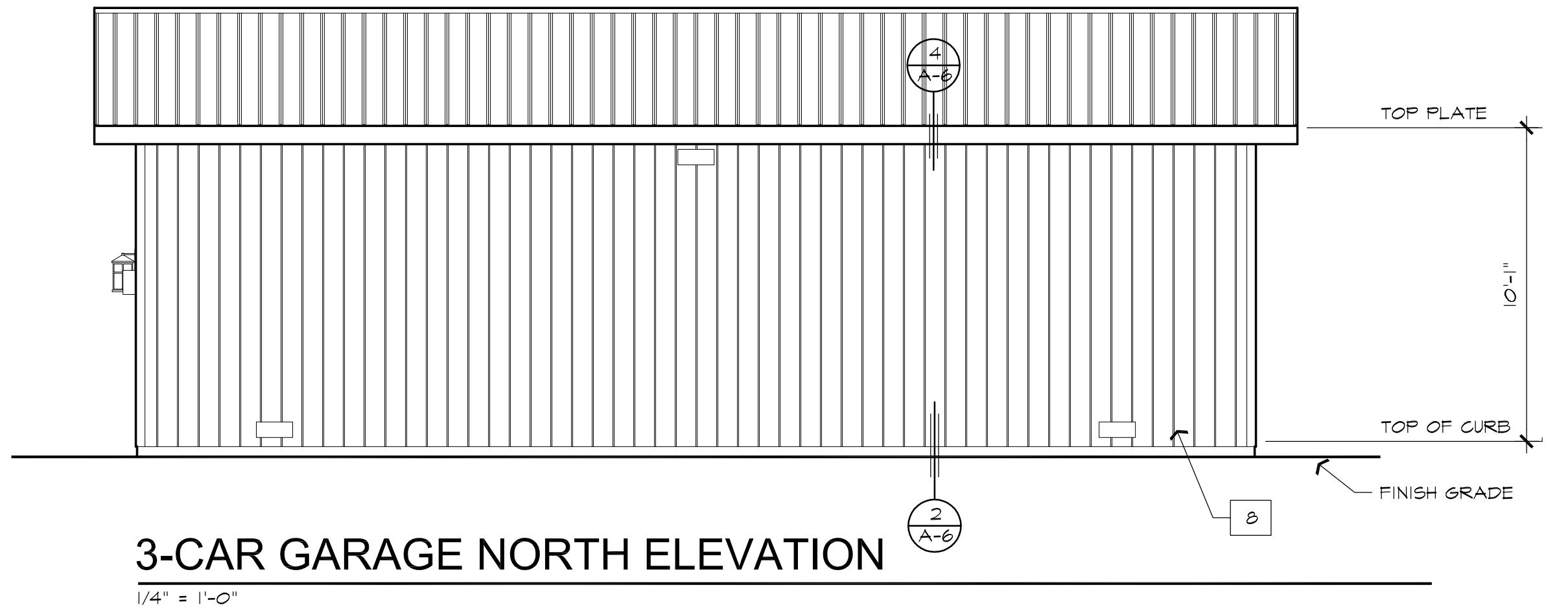
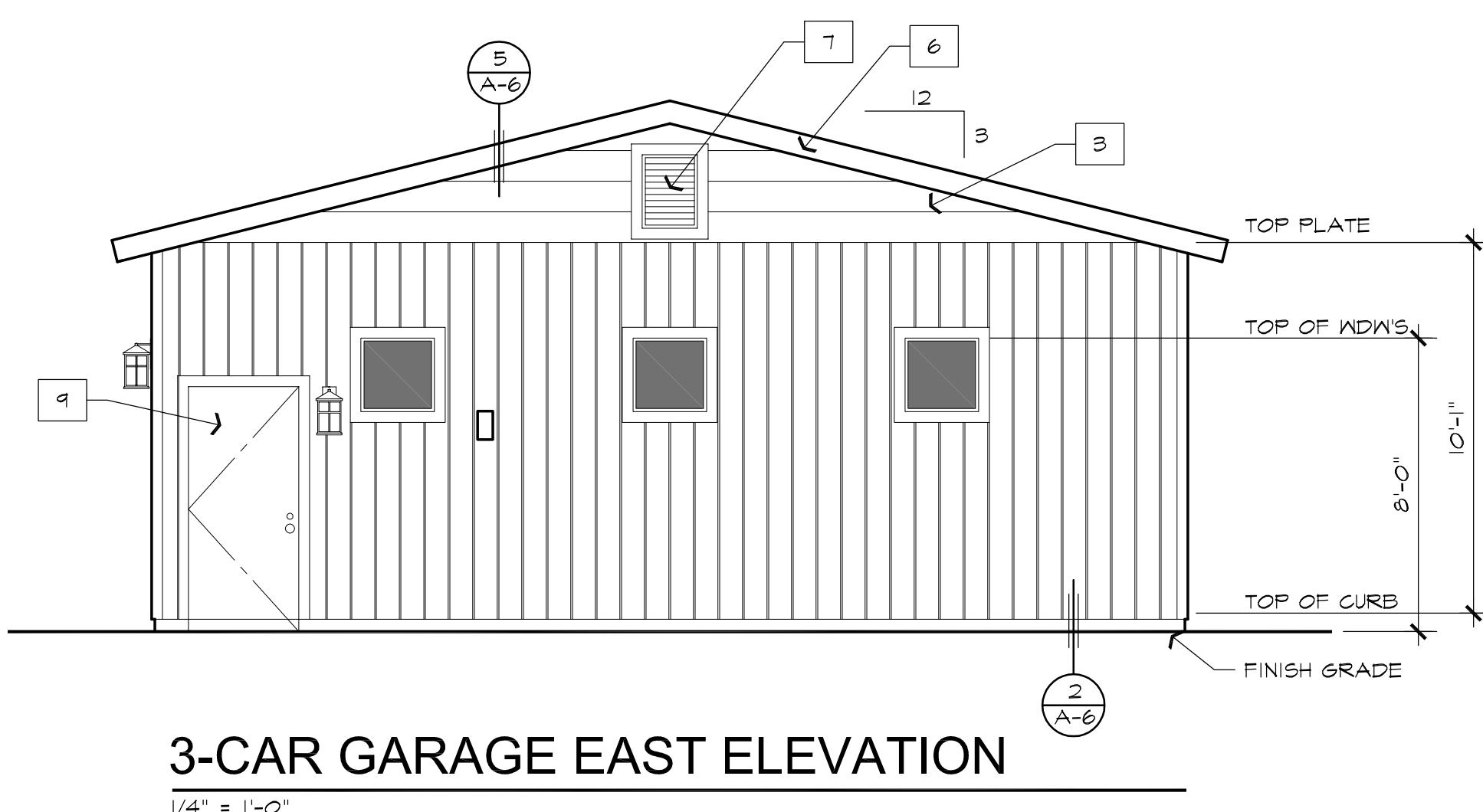
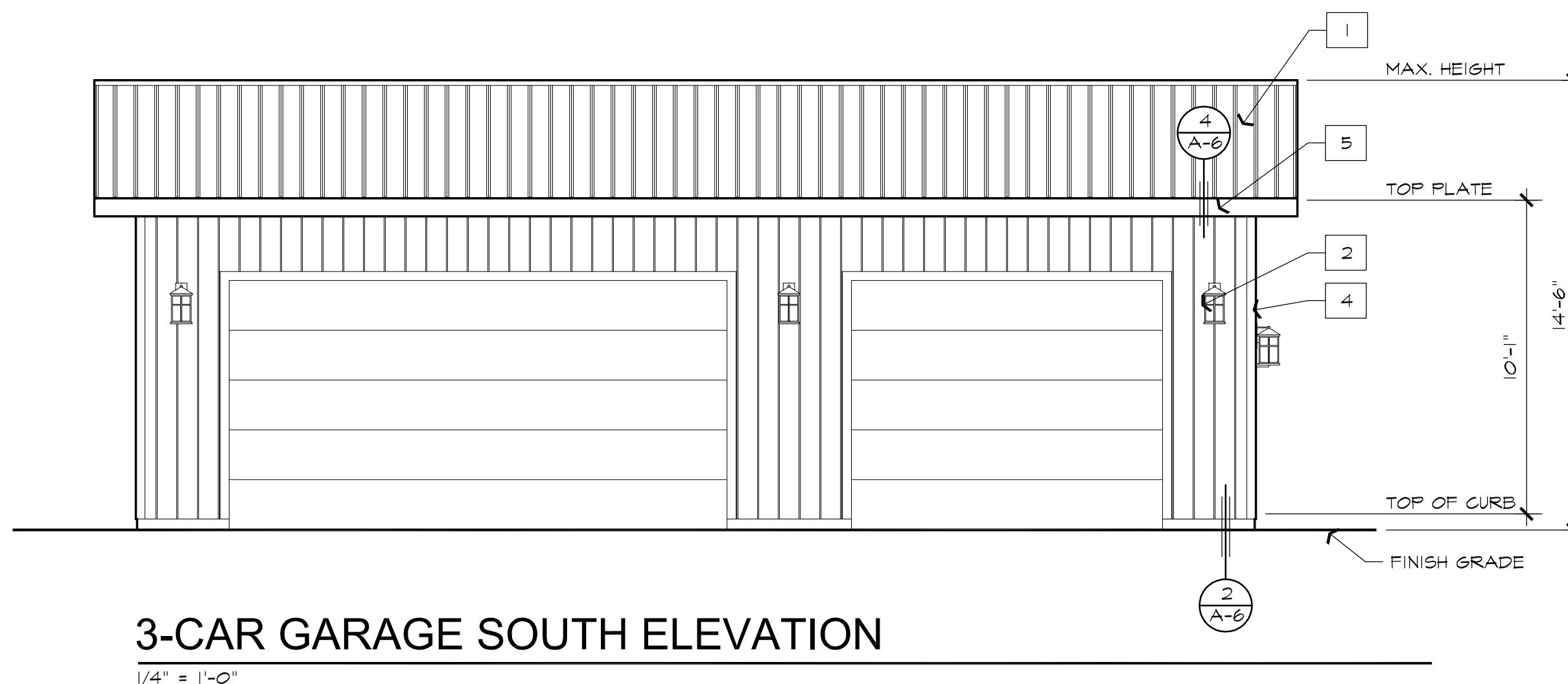
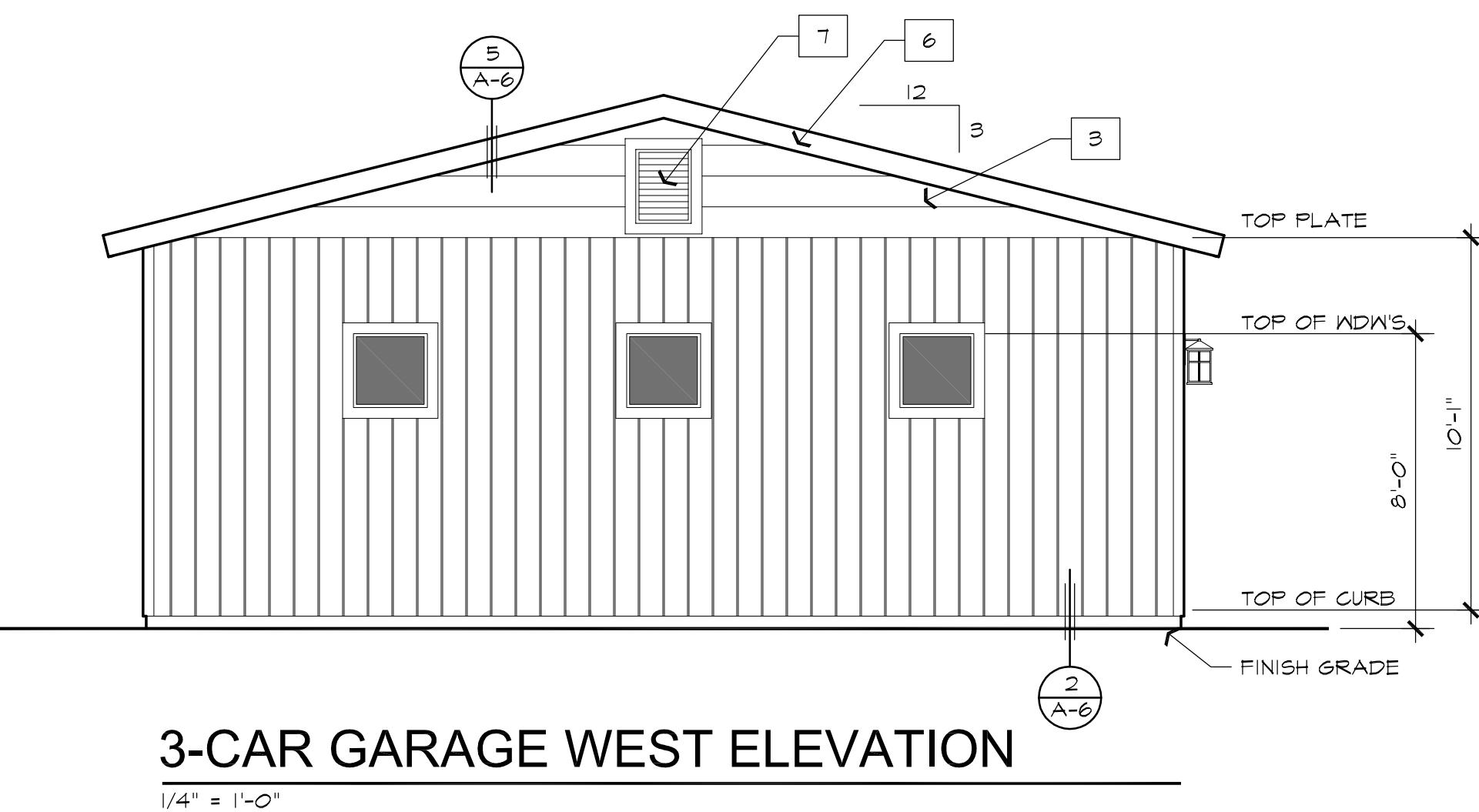
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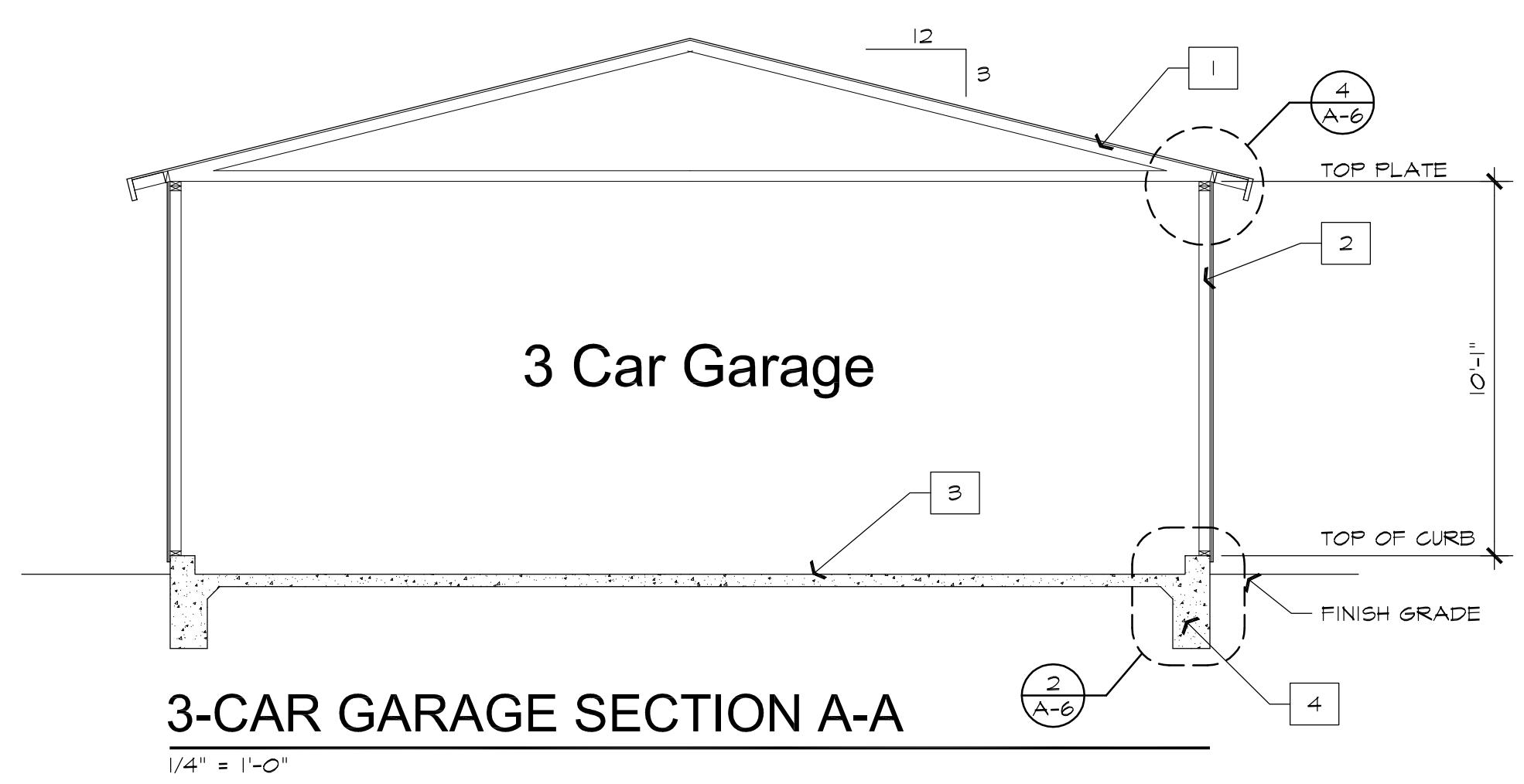
Elevation Keynotes:

- 1 METAL ROOFING OVER 2-LAYERS OF 15 LB. FELT UNDERLayment
- 2 T1-11 SIDING
- 3 10" EXPOSURE LAPPED SIDING
- 4 1x3 TRIM
- 5 2x8 SQUARE CUT FASCIA
- 6 2x8 BARGE
- 7 18" x 24" GABLE VENT
- 8 6' x 14" GARAGE VENT
- 9 50 AMP WALL MOUNTED SUB-PANEL



Section Keynotes:

- 1 PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C.
- 2 2x4 STUDS AT 16"
- 3 CONCRETE SLAB SEE FOUNDATION PLAN
- 4 CONCRETE FOOTING AND STEMWALL SEE FOUNDATION PLAN



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