

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 30, 2022

FILE NO: LU-2022-0091

AGENDA ITEM: 6.C

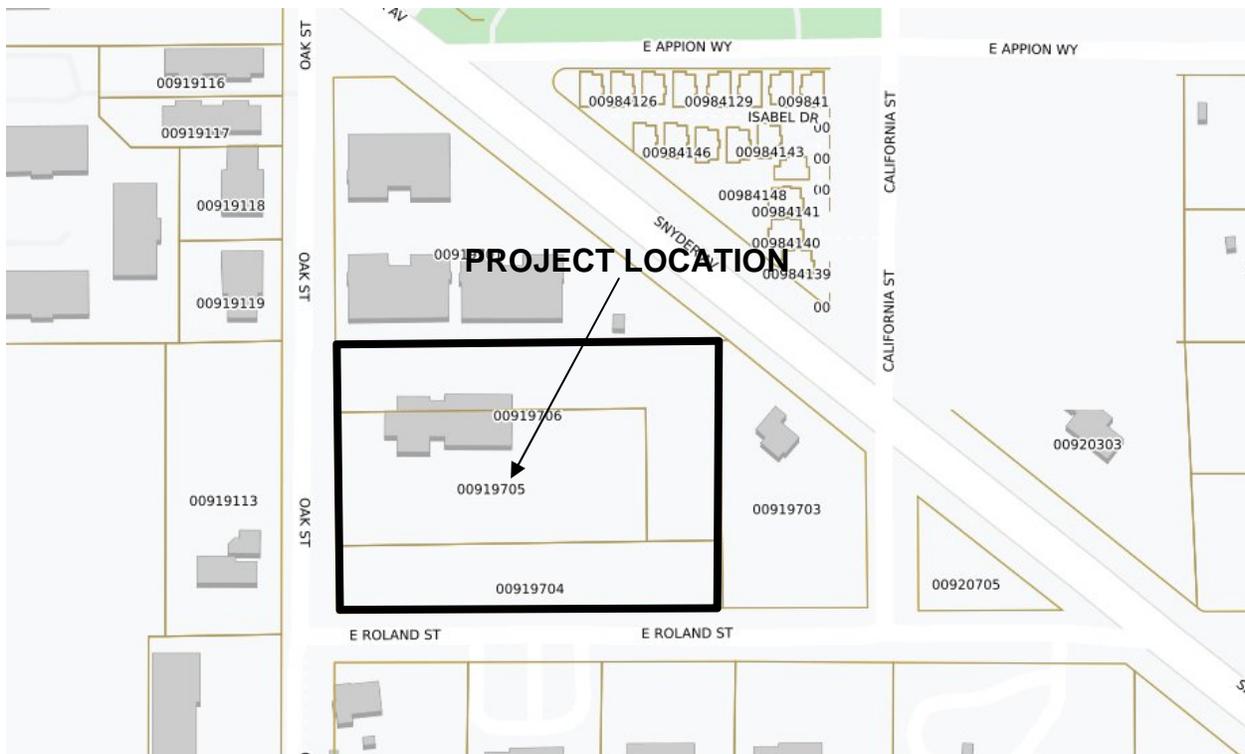
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to amend a special use permit (SUP-19-125) to modify the approved elevations for a 51- unit condominium development on property zoned Multi-Family Apartment, located on the northeast corner of East Roland Street and Oak Street, APNs 009-197-04, -05, & -06. (Heather Ferris, hferris@carson.org)

Summary: On August 28, 2019, the Planning Commission approved a special use permit (SUP-19-125) to construct a 51-unit condominium development. Additionally, the Planning Commission recommended approval of the condominium map (TSM-19-126) which was later approved by the Board of Supervisors. The applicant has made changes to the approved elevations, requiring the Planning Commission's review and approval. The Planning Commission is authorized to approve an amendment to a special use permit.

RECOMMENDED MOTION: "I move to approve LU-2022-0091 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permit)

MASTER PLAN DESIGNATION: High Density Residential

ZONING DISTRICT: Multi-family Apartment (“MFA”)

KEY ISSUES: Will the special use permit continue to meet the required findings with the modified elevations?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Multi-Family Duplex / Multi-family Residential
SOUTH: Single Family 1 Acre / Single Family Residential
WEST: Multi-Family Apartment / Single Family Residential
EAST: Multi-Family Apartment / Single Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (area of minimal flooding)
EARTHQUAKE FAULT: Beyond 500 feet
SLOPE/DRAINAGE: Site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 3.0 acres
STRUCTURE SIZE: 51-unit condominium project
VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- TSM-19-126 & SUP-19-125: 51-unit condominium project
- U-80-34: Mobile home on site removed
- U-90/91-16: Church expansion
- ZMA-16-104: Zoning map amendment from SF1A to MFA

BACKGROUND AND DISCUSSION:

The project, as approved, includes the creation of 51 residential condominium units (CCMC 17.17), which requires both a tentative map and approval of a special use permit. The special use permit (SUP-19-125) was approved by the Planning Commission at their August 28, 2019 meeting. At that meeting, the Planning Commission also recommended approval of the Tentative Subdivision Map to the Board of Supervisors. The Board of Supervisors approved the Tentative Subdivision Map on September 19, 2019.

As part of the special use permit, the Planning Commission reviewed and approved the conceptual elevations of the condominium buildings. Since the approval of the special use permit, the developer has revised the design of the buildings providing a larger, covered outdoor space for the upper units which resulted in the change in the exterior elevations of the buildings. The footprint of the buildings has not changed. Each building is proposed to be two stories, with two three-bedroom units and one two-bedroom unit, and a two-car garage for each unit.

While the articulation of the new elevations may be similar to the originally approved elevations, staff is unable to determine the elevations to be substantially consistent with the elevations approved by the Planning Commission in 2019; therefore, the modification of the elevations requires an amendment to the special use permit.

The Planning Commission is authorized to approve a special use permit or amendment to a special use permit upon making the seven required findings of fact.

PUBLIC COMMENTS:

Public notices were mailed to 32 property owners within 600 feet of the subject site on March 15, 2022. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 30, 2022, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Fire Department:

Project shall comply with currently adopted International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.

FINDINGS:

Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the objectives of the Master Plan elements.*

The subject property is in the High-Density Residential master plan designation. This designation correlates to the Multi-Family Apartment zoning district, which allows for 29-36 units per acre. The applicant proposes 17 units per acre. Staff finds with the proposed modifications to the elevations; the project will continue to be consistent with the Master Plan.

- 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.***

The amendment to the special use permit is focused on modifications to the exterior elevations of the condominium buildings and does not impact the previously approved layout of the project. Due to the limited scope of the amendment, staff finds the amendment will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.

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

Impacts to vehicular and pedestrian traffic were previously analyzed in 2019 with the original approval of the project (TSM-1-126 and SUP-19-125) and appropriate conditions of approval were include in the approval of the project. The amendment to the special use permit is focused on modifications to the exterior elevations of the condominium buildings and does not impact the previously approved layout of the project. Modifications to the elevations will not impact previously reviewed and approved traffic circulation patterns. Therefore, due to the limited scope of the amendment, staff finds the amendment will not create a 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.***

Impacts to public services and facilities were previously analyzed in 2019 with the original approval of the project (TSM-1-126 and SUP-19-125) and appropriate conditions of approval were include in the approval of the project. Due to the limited scope of the amendment, staff finds the amendment will not overburden existing public services and facilities.

- 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.***

The subject property is zoned Multi-Family Apartment. A condominium use is an allowable use in this zoning district. The project was previously analyzed in 2019 with the original approval of the project (TSM-1-126 and SUP-19-125) and appropriate conditions of approval were include in the approval of the project. Staff finds, with the modifications to the elevations, the project will continue to meet the definitions and specific standards set forth in Title 18.

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

Staff finds, due to the limited scope of the amendment, the modifications to the exterior elevations of the condominium buildings will not result in a detrimental impact 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.***

The amendment to the special use permit is focused on modifications to the exterior elevations of the condominium buildings and does not impact the previously approved layout of the project. Due to the limited scope of the amendment, staff finds the amendment will not result in material

damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2022-0091

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 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)

+ noticing fee

*Due after application is deemed complete by staff

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

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submission Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE

APPLICANT _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP _____

EMAIL ADDRESS _____

PROPERTY OWNER _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP _____

EMAIL ADDRESS _____

APPLICANT AGENT/REPRESENTATIVE _____ PHONE # _____

MAILING ADDRESS, CITY STATE, ZIP _____

EMAIL ADDRESS _____

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>

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

j

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.

Signature _____ Address _____ Date _____

Use additional page(s) if necessary for additional owners.

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.



4090 South McCarran Blvd ▪ Unit E ▪ Reno, NV 89502 ▪ 775-827-9977

March 1, 2022

Carson City Planning Division
Attn: Heather Ferris

Re: Silver Crest Condominiums SUP Revision

We are submitting this Special Use Permit revision for a change to the exterior elevations. The original Special Use Permit, SUP-19-125 was approved at the August 28, 2019, Carson City Planning Commission meeting. Since that approval the Building Elevations have been modified.

We revised the design to provide a larger, covered outdoor space for the upper units (Unit C). This necessitated an exterior design revision, that included all the roof lines. The footprint remained the same for all 17 buildings. The articulation from the original design to this current design is similar. The Garage Elevation, which everyone will see driving on the streets, has similar 1' overhangs with added timber detailing and the expanded, covered private outdoor space.

We are enclosing the original letter of transmittal prepared by Resource Concepts, Inc dated July 18, 2019. The descriptions and findings in this document remain, which were approved by the Planning Commission on August 28, 2019. One note in that document on page 4, in the section asking about sustainable building materials; in our answer we noted that the "Building designs are not final." It is understandable that we can revise the building design as needed to develop the product without having to resubmit for approval if we were within the restrictions and limits of the planning codes and ordinances.

Thank you,

A handwritten signature in black ink, appearing to read "Jeff Frame", written in a cursive style.

Jeff Frame
President



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
Planning@carson.org
www.carson.org

PLANNING COMMISSION August 28, 2019

NOTICE OF DECISION – SUP-19-125

An application was received regarding a request for a Special Use Permit to construct a 51-unit condominium development on property zoned Multi-Family Apartment, located on the northeast corner of East Roland Street and Oak Street, APN 009-197-02.

The Planning Commission conducted a public hearing on August 28, 2019, in conformance with City and State legal requirements and approved SUP-19-125 based on the findings contained in the staff report and subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the plans presented to the Planning Commission.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.

This decision was made on a vote of 7 ayes, 0 nays, 0 absent, 0 recusal.

Hope Sullivan, AICP
Planning Manager

HS:lr
Emailed on: 09/27/2019

By: LReseck

★ CLERK ★
FILED
Time 4:12 pm

SEP 27 2019

By Lena E Reseck
Deputy
Carson City, Nevada

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

OWNER/APPLICANT SIGNATURE

DATE

PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: lreseck@carson.org
Fax to: (775) 887-2278
Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701



Resource Concepts Inc

Engineering • Surveying • Water Rights
Resource & Environmental Services

www.rci-nv.com

CARSON CITY OFFICE
340 N. Minnesota St.
Carson City, NV 89703-4152
Ph: 775 / 883-1600
Fax: 775 / 883-1656

Memorandum

DATE: July 18, 2019
TO: Carson City Planning Division
FROM: Rachel Kryder, P.E.
RCI PROJECT: Silver Crest Condominiums (19-205.4)
SUBJECT: Special Use Permit Application Findings

CCMC 18.02.080(5) FINDINGS

1. Will be consistent with the objectives of the Master Plan elements

Silver Crest Condominiums complex is consistent with the objectives of the Carson City Master Plan. Please refer to the Project Description for the Master Plan Policy Checklist

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.

- A. The project location is zoned for Multi-family Apartments (MFA). The surrounding areas of the project location include several different zoning designations. To the east of the site are single residences, zoned for multi-family apartments. To the north of the project is zoned multi-family duplex (MFD) and is a duplex development. To the west are apartments, zoned for multi-family apartments (MFA). To the south of the project site there are several residences and undeveloped lots that include a zoning designation of Single Family, 1 Acre (SF1A).
- B. The project area is located near other single-family residences and a multi-family development. Developing this property will not decrease adjacent property values because it will provide an aesthetically pleasing development that will bring business to the area. The current site houses a vacant building that is in a state of disrepair. This project is similar to the development to the north, but instead of being duplexes it will be condominiums.

MEMORANDUM

Silver Crest Condominium Complex, SUP

July 18, 2019

Page 2 of 4

The preliminary architectural elevations of the structures can be seen in Attachment C. The condominium buildings will include architectural elements which will give the project a modern look that is appealing and attractive .

- C. The Silver Crest Condominiums will provide a modern housing development in place of the existing vacant building. The development will provide 51 condominium units which will be individually owned and will result additional housing options in Carson City ,. The proposed development will not be detrimental to the surrounding properties or general neighborhood, as it will be a new modern development consistent with surrounding properties on a currently abandoned site.
- D. The condominium complex will have downward-facing building lights consistent with typical multi-family residences. No light poles are proposed as part of this development. The lighting will not be facing any residential property and will not be on any property boundary.
- E. Due to the current abandoned nature of the parcel and the current state of existing vegetation, all landscaping will be an improvement to the parcel. Landscaping will be professionally designed and installed throughout the site in accordance with Carson City Development standards, including approximately 50% pollinator plant material. Landscaping locations are as shown on site plan and will be fully developed as part of improvement plans. Installation of landscaping within private back yard areas will be the responsibility of the individual property owners.
- F. The short-range benefits of the Silver Crest Condominiums are generated from the construction of the development providing employment opportunities in the area. The long-range benefit is a condominium complex provides current and future residents of Carson City with additional housing options. Attracting more residents will bring more tax revenue, retail spending, increased spending on food and gas, and money spent on entertainment in the Carson City area.

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

A Traffic Analysis was performed by Paul Solaegui of Solaegui Engineers, Ltd, and is included with the Silver Crest Condominiums Tentative Map Application. From the analysis: Traffic generated by the Silver Crest Condominium Complex will have some impact on the adjacent street network. The development is anticipated to generate 373 average weekday trips with 23 trips occurring during the AM peak hour and 29 trips occurring during the peak PM hour. Recommendations to mitigate project traffic impacts include that any required signage, striping or traffic control improvements comply with Carson City requirements, that Silver Crest developers contribute 0.9% toward the cost of a traffic signal at the Carson Street/Appian Way intersection, any improvements to Oak Street and Roland Street adjacent to the project site conform to Carson City standards, and that the project driveways be constructed per Carson City standards.

MEMORANDUM

Silver Crest Condominium Complex, SUP

July 18, 2019

Page 3 of 4

- 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.**
- A. The condominium complex will create 51 new residences in Carson City. The future residents of this development will potentially have school aged-children. The number of children that would live in the complex is not anticipated to overburden the school district.
 - B. The project will have minor affect on police and fire protection. While additional population and structures could potentially add a small additional demand for services, the development is in an infill area that would not require service outside the established service area for either police or fire.
 - C. The water supply will come from the Carson City water distribution network. The supply lines on site are all new and adequately designed. Refer to Attachment F, Impact Reports, for information regarding estimated water demand.
 - D. There is currently no storm drain infrastructure immediately adjacent to the site. The onsite drainage will be conveyed via surface flow within the development to the to the southeast corner, where it will flow into a sediment pond and then into proposed storm sewer lines, which will connect to the city storm drain inlet at the corner of East Roland Street and Snyder Ave. This project includes installation of a storm drain line within the Roland Street right-of-way from the site to an existing drop inlet at the corner of Snyder Ave. and Roland St.
 - E. The original development in the 1970's utilized a septic system on site. The property connected to sanitary sewer in the late 1990's and is assumed the septic tank and leach field was abandoned in place. The existing septic components will be removed as part of the construction. The project will connect to the city sewage collection system using new infrastructure. Refer to Attachment F, Impact Reports, for information regarding estimated sewer flows.
 - F. Streets adjacent to the proposed development are paved. Half-width improvements along the frontage of the project on Oak Street and Roland Street are included in the development, as required by Carson City, and as shown on the Tentative Map submitted with this Special Use Permit application.
 - G. Information provided in this application comes from various sources including information available to the public as well as from Carson City Community Development and Public Works
- 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.**

CCMC 18.01.405 Multifamily apartments (MFA) residential district – The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and high-density apartments. The MFA district is consistent with the policies of the high-density residential category of the master plan.

The project location is zoned for Multifamily Apartments (MFA). Silver Crest Condominiums will meet the purpose of the designated zoning requirements. It will provide 17 multifamily buildings of three (3) units each. Due to the floorplan layouts of the units within the buildings, the development is classified as condominiums rather than townhomes. The development is high density as it allows 51 separate residences on 2.99 acres.

The condominium complex adheres to the requirements stated in CCMC Section 18.04.190 (Residential). The project location is greater than 6,000 square feet. It meets the minimum lot width of 60 feet and depth of 150 feet. The structures will not exceed 45 feet tall. The development adheres to all minimum setback requirements.

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

This project is designed to provide a new modern residential development without negatively affecting the adjacent local residences. The access to this project will not negatively impact any residences or businesses, it will generate more money for local businesses from new residents and will not interrupt the lifestyle of those that surround the project. The project will not create any health issues for the general public, and the complex will be safe for residents and the public.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The condominium complex is surrounded by developed land on all sides of the property. East Roland Street is to the south and Oak Street is to the west. The adjacent properties will not be affected or degraded during or after construction. Adjacent streets provide a buffer to the west and south, and common areas and open space will provide a buffer for the properties to the north and east. Decorative block walls will buffer the development on all sides. The condominium complex construction will adhere to all applicable regulations regarding dust, erosion control, traffic control, and times of construction to minimize disturbance to neighboring residents. The existing site has an abandoned church that will be removed and replaced with a modern housing development.



Resource Concepts Inc

Engineering • Surveying • Water Rights
Resource & Environmental Services

www.rci-nv.com

CARSON CITY OFFICE
340 N. Minnesota St.
Carson City, NV 89703-4152
Ph: 775 / 883-1600
Fax: 775 / 883-1656

Memorandum

DATE: July 18, 2019
TO: Carson City Planning Division
FROM: Rachel Kryder, P.E.
RCI PROJECT: Teramont LLC (19-205.3)
SUBJECT: Silver Crest Condominiums Tentative Map and SUP Project Description

EXISTING SITE DESCRIPTION

The proposed condominium complex is located at 150 East Roland Street, APN 009-19-702. The project site is bordered on all sides by existing development. Developments to the north are zoned Multi Family Duplex. The property to the east is zoned Multi Family Apartments but is developed as a single-family residence. To the south is East Roland Street and 1-acre single family residences. To the West is Oak Street and multifamily apartments.

The project property encompasses approximately 2.99 acres. The existing site consists of a church building and parking area (no longer in use), landscaped areas, undisturbed soil and vegetation, trees, and some unpaved areas of disturbed soils with minimal vegetative growth. A septic tank and leach field were part of the original development of the site in the late 1970s, but the property connected to public sewer in the late 1990s. It is assumed that the original septic tank and leach field were abandoned in place and will be removed during construction. All existing above ground and subsurface improvements are to be demolished with the development of the Silver Crest Condominiums. Existing topography in the area is generally gently sloping, with an overall on-site slope of approximately 2.3% from the northwest to southeast.

Adjacent developments include multifamily duplexes and apartments to the north and west, and single-family residences to the east and south. Overall drainage in the area is conveyed to the south and east both by surface and subsurface infrastructure, as well as natural drainage channels.

General Site Characteristics

The site is located on the northeast corner of East Roland Street and Oak Street. The current development on-site includes an existing building and parking lot. There is landscaping around the building and roughly half of the site is covered with native vegetation. The portion of the site that is developed has surface improvements which include asphalt, gravel, shrubs, and many trees along the west and north sides of the site. The undeveloped portion is comprised mainly of sagebrush and other native vegetation.

There is existing utility infrastructure within the Roland Street and Oak Street rights-of-way, and the proposed development will require all new connections to the existing utility mains. Existing service connections will be abandoned during construction.

FEMA Flood Zone

The property is located entirely outside of the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, classified as Zone X (unshaded). An excerpt of the Flood Insurance Rate Map (FIRM) is included in the Conceptual Drainage Study, included with this Tentative Map submittal. Based on information provided by Carson City, there is a draft Voltaire and Saliman flood zone remapping study currently under review, which modifies the area to Zone X (shaded), which is not classified as a special flood hazard area. The proposed development is designed to convey on-site drainage via surface flow to the southeast corner of the property, where it will enter a proposed storm drain, which will connect to existing storm drain infrastructure at Snyder Ave. and Roland St.

Utilities

Existing water, sanitary sewer, gas, and electric infrastructure exists within the rights-of-way of Oak Street and/or Roland Street. Existing on-site utility infrastructure will be abandoned, and new infrastructure installed as part of the project. A fire water main will be installed through the development to serve two new proposed fire hydrants and building fire sprinklers. A separate domestic water line will provide service to the development with a master meter and connections to each dwelling unit. Sanitary sewer mains will serve the project and will connect to existing sewer within the Roland Street right-of-way. Gas and electric service will be provided with separate meters to each unit. The original development was completed in the late 1970s and utilized a septic system on site. The property connected to sanitary sewer in the late 1990s and it is assumed the septic tank and leach field was abandoned in place. The existing septic system components will be removed as part of construction.

There is no storm drain infrastructure immediately adjacent to the site. This project includes installation of a storm drain line within the Roland Street right-of-way from the site to an existing drop inlet at the corner of Snyder Ave. and Roland St.

Description of Proposed Development

The purpose of this Conceptual Planned Unit Development is to allow Teramont, LLC to develop a condominium complex at 150 East Roland Street. The proposed condominium complex, Silver Crest Condominiums, will have 17 three-plex condominium buildings with associated roadways, landscaping, parking, recreation facilities, signage, and utilities.

No hazardous materials are expected to be housed on-site, other than small-scale household waste. All utility connections for the proposed development will come from Roland street or Oak street.

Landscaping will be included per Carson City standards and appropriate landscaping plans will be developed as part of improvement plans. There will be on-site landscaping areas and limited stormwater runoff detention areas. The complex will have vehicle access from Oak Street in two locations.

Each condo unit includes a two-car garage, and additional guest parking is provided throughout the site, as well as along the street on Oak Street and Roland Street.

Central garbage dumpsters will not be provided. Residents will have individual garbage cans to be stored within each garage other than garbage collection days.

The onsite drainage will be conveyed via surface flow within the development to the southeast corner, where it will flow into a sediment pond then into proposed storm sewer lines, which will connect to the city storm drain inlet at the Corner of East Roland Street and Snyder Avenue.

Access

The subject property is proposed to be accessed from Oak Street at two locations. This will provide resident access as well as for emergency and waste collection vehicles.

Zoning and Modifications

The proposed project site is zoned Multifamily Apartment (MFA), in which a condominium development is an allowed use with a Special Use Permit. Each condominium building is under the 45 feet tall requirement and all setbacks are shown with no buildings constructed within the setbacks. There will be at least 2 parking spaces per dwelling unit per Carson City Municipal Code (within garages). Due to the width of the on-site roads, 26 guest parking spaces are required. 20 spaces are provided on-site, as well as up to # spaces along Roland St. and Oak St. fronting the property.

Open space requirements for multi-family residential includes 150 SF of common open space per dwelling unit, as well as an additional 100 SF of private open space per dwelling unit or additional common open space. The common area open space provided within the development is 3,778 SF, with additional private open space for Units A & B between 320 and 870 SF, and a 48 SF balcony for each Unit C. A reduction in the common open space requirement is requested based on the large private open space provided for all ground-floor units.

MASTER PLAN POLICY CHECKLIST

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 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)?

The Silver Crest Condominiums will meet the provisions of the city ordinance for growth management, as they will provide additional residential units in an infill area with existing infrastructure adjacent to the property. Water and sewer sizing and analysis of the effects (if any) on the existing adjacent infrastructure will be analyzed during the development of the Tentative Map and/or Improvement Plans. The proposed project is estimated to use less than 15,000 gallons of water per day. A Traffic Study has been completed and included in this Tentative Map application to analyze the effects of additional traffic in the area and traffic modifications or mitigation measures required.

The project location is in an area easily accessible by first responders and no additional patrol area will be needed as this is an existing area that is already monitored. The proposed development is approximately 500 ft from Carson City Fire Station 53.

- ✓ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?

Building designs are not final but will be designed to be water and energy efficient per current building codes. Landscaping will be designed and installed to be water efficient.

- ✓ Located in a priority infill development area (1.2a)?

The project is not located in a priority infill development area.

- ✓ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

This project includes sidewalk improvements along the frontage of Oak Street and Roland Street, which will connect to existing sidewalk north of the development. The project does not border open lands.

- ✓ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Trees that were planted previously as landscaping for the former church will be retained as possible, but it is anticipated that most or all will have to be replaced.

- ✓ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access, and amenities (1.5a, b)?

The project is not adjacent to any county boundaries or public lands.

- ✓ 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)?

The project is not located within any identified mixed-use areas.

- ✓ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

The proposed project meets all setback standards.

- ✓ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

There are no environmentally sensitive areas on or adjacent to the project site.

- ✓ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

The entirety of the site is outside any delineated FEMA flood zone. There are no known geologic hazard areas on the site. Based on information provided by Carson City, there is a draft Voltaire and Saliman flood zone remapping study currently under review, but no changes to the subject site's FEMA designation are proposed.

- ✓ 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)?

The site has access to existing water, sewer, and improved roadways. Half-street road improvements with bike lane, curb, gutter, and sidewalk are proposed along the frontage of the project on Oak Street and Roland Street. No negative effects to levels of service are anticipated.

- ✓ If located within an identified Specific Plan Area (SPA), meet applicable policies of that SPA (Land Use Map, Chapter 8)?

The site is not located within a Specific Plan Area.

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)?

On-site outdoor recreation will be provided for residents, including a small pool or water feature, a large pergola, tables, and landscaping. Ross Gold Park, which has recreation amenities, is within walking distance of the complex.

- ✓ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The project does not affect city-wide public open space and is not near the Carson River.

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, including broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to 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)?

This project will provide relatively affordable home ownership options for residents, and as a new condo development (not a conversion) will not be displacing existing rental unit residents.

- ✓ Encourage the development of regional retail centers (5.2a)?

This project does not include retail sales on-site but does support existing retail centers in the area, based on having additional residents nearby.

- ✓ Encourage the reuse or redevelopment of underused retail spaces (5.2b)?

This project does help support existing businesses, but not specifically redevelopment of underused spaces that will bring more residences to support nearby businesses.

- ✓ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

This project will not have a direct impact on tourism.

- ✓ Promote revitalization of the Downtown core (5.6a)?

This project will not have a direct impact on the revitalization of downtown.

- ✓ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

This project provides housing, but not in the downtown area.

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)?

The buildings on-site will be attractive and constructed of durable materials, consistent with new construction condominiums.

Project Description

Silver Crest Condominiums, Tentative Map & SUP

July 18, 2019

Page 7 of 8

- ✓ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The project will include attractive new buildings with articulation and interesting architectural features.

- ✓ 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)?

The project will include attractive new buildings with articulation and interesting architectural features. Pedestrian paths, connections, and building entrances will be clear and well-marked.

- ✓ 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)?

The project will include buildings of appropriate height and project density, including setbacks to ensure compatibility with surrounding development.

- ✓ 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)?

The project is not located within an Identified Mixed-Use Activity Center area.

- ✓ 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)?

The project is not located Downtown.

- ✓ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

This project does not include a variety of building models and densities on less than 3-acres but does include three different sized and configured condos within each building.

Chapter 7: A Connected City

The Carson City Master Plan seeks to 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)?

The project is located along an existing paved street and is close to major arterials. The site is suitable to facilitate future transit options. The nearest existing public transit bus stop is located less than 1/3 mile to the east on Silver Sage Drive and to the north on East Clearview Drive.

Project Description

Silver Crest Condominiums, Tentative Map & SUP

July 18, 2019

Page 8 of 8

- ✓ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The project is adjacent to an existing paved road and near major arterials. Oak Street and Roland Street will both be improved on the project-side of the street, including bike lane, parking lane, curb, gutter, and sidewalk.

- ✓ 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)?

The project includes pathways throughout the site, which connect to the proposed sidewalks on Oak Street and Roland Street. The sidewalk on Oak Street will connect to existing sidewalk immediately north of the site, which extends to and along a portion of Snyder Avenue, directly across from Ross Gold Park.

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

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 Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

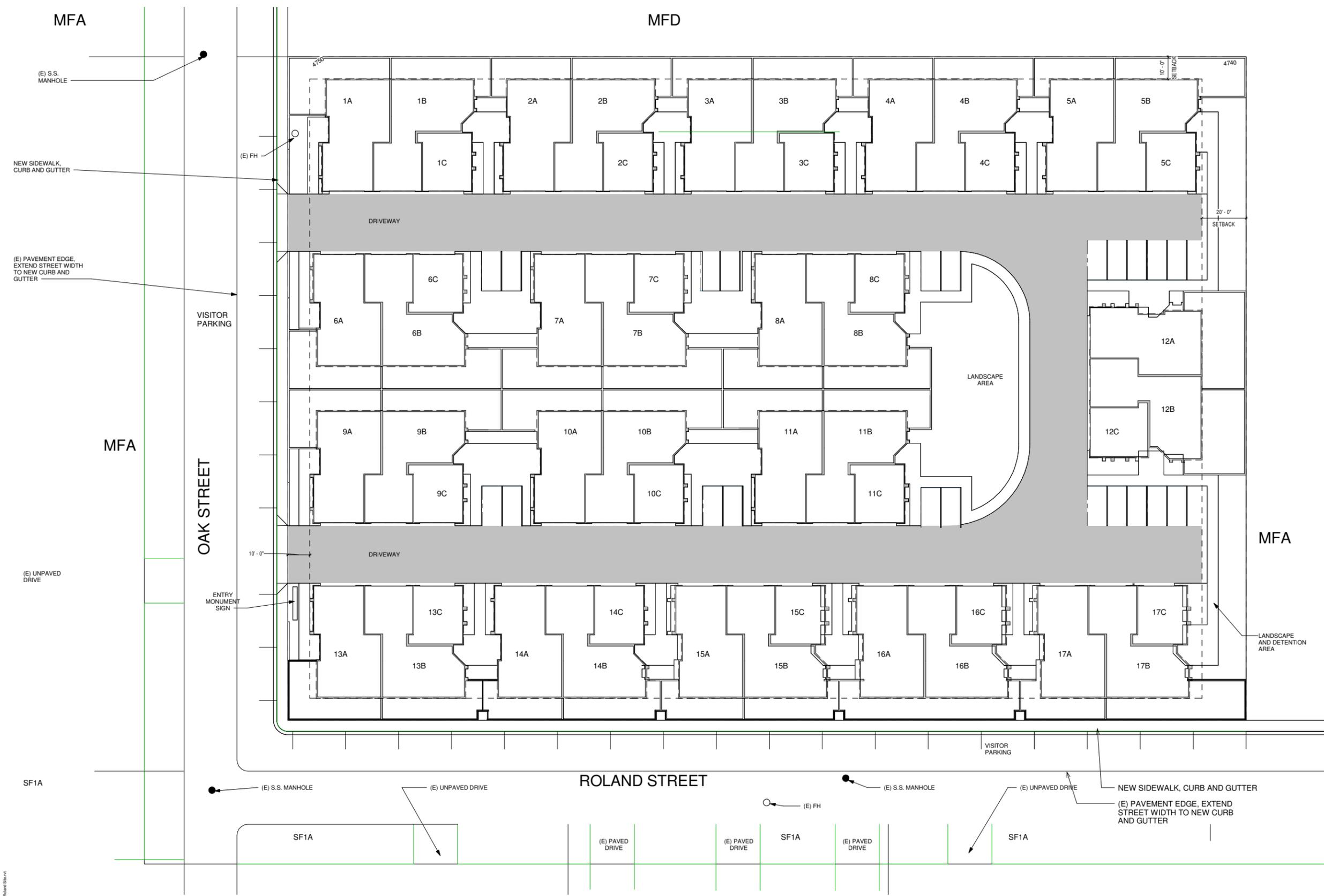
ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing 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's 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

Print Name

Date



CONSULTANT BRANDING

CONSULTANT STAMP

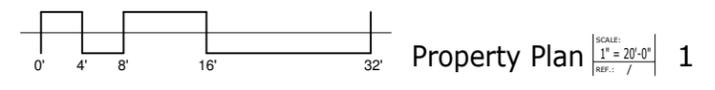
Frame
ARCHITECTURE, INC



ARCHITECTURAL STAMP

ROLAND STREET TOWNHOMES

150 East Roland (apn 009-19-704, 009-19-705, 009-19-706)
Teramont, LLC

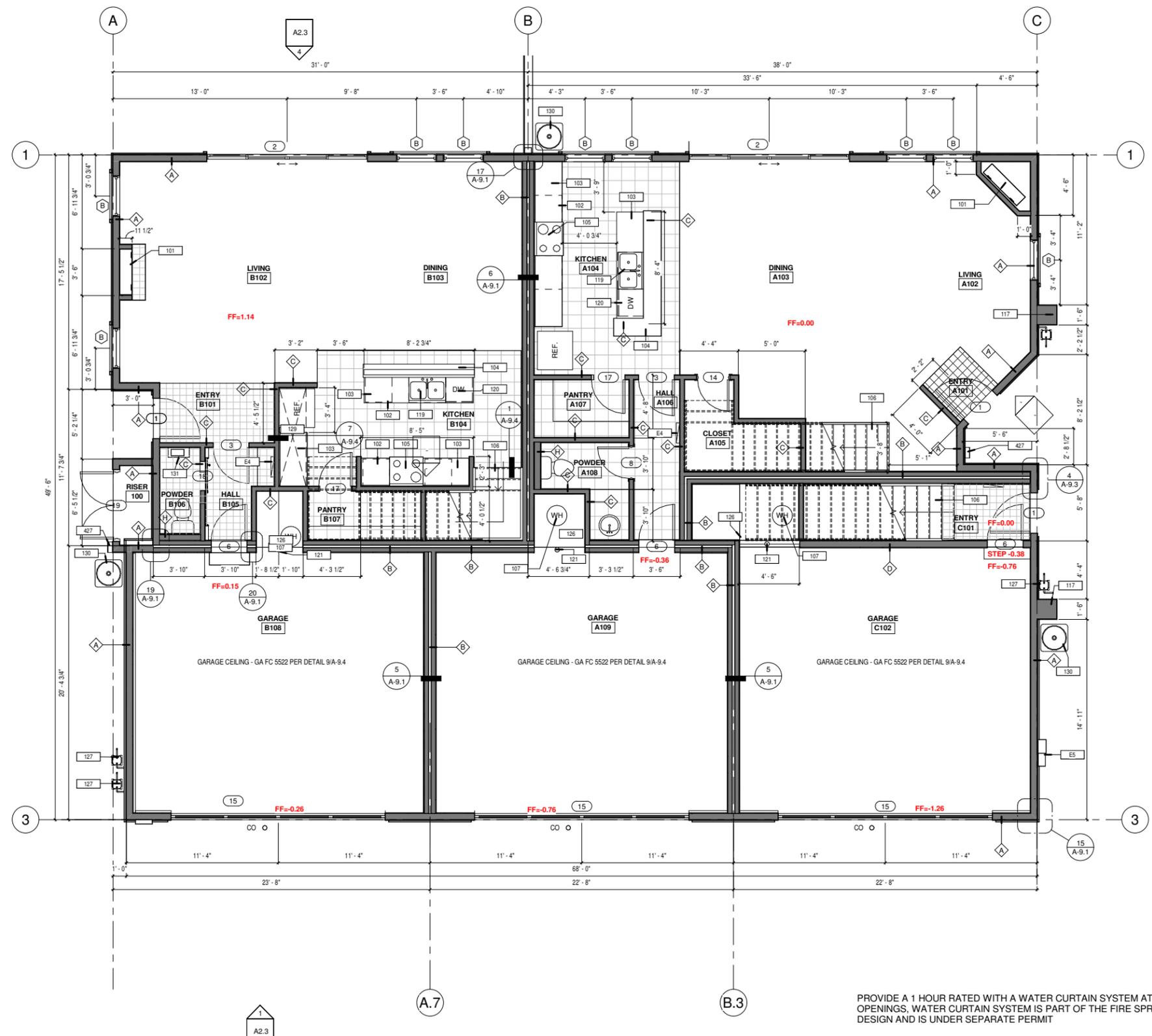


FRAME ARCHITECTURE PROJECT No. : 17-43
Printed On: 03/01/2022 9:32:24 AM
Submitted Type: SUP Revision
Drawn By: J
Checked By: J
Submitted: 03/01/2022
REVISION No. DATE DESCRIPTION
REVISION No. DATE DESCRIPTION
REVISION No. DATE DESCRIPTION
REVISION No. DATE DESCRIPTION

FRAME ARCHITECTURE.COM

Tract Map

C2



- ### KEYNOTES
- 101 OPTIONAL EMPIRE BOULEVARD CONTEMPORARY VENTLESS 36" GAS FIREPLACE WITH TILE HEARTH
 - 102 BASE CABINETS
 - 103 SOLID SURFACE COUNTER TOP
 - 104 12" WIDE RAISED SOLID SURFACE COUNTER AT 42" A.F.F.
 - 105 MICROWAVE WITH CHARCOAL AIR FILTER OVER GAS RANGE
 - 106 STAIRS - 16 RISERS AT 7.71" EACH / TREADS AT 10" EACH
 - 107 WATER HEATER ON 18" RAISED PLATFORM. SEE DETAIL 8/A-9.4 FOR STRAPPING
 - 117 18" SQ STUCCO COLUMN SEE ELEVATIONS
 - 119 2 COMPARTMENT STAINLESS STEEL SINK WITH GARBAGE DISPOSAL
 - 120 DISHWASHER
 - 121 4"Ø CONCRETE FILLED PIPE BOLLARD
 - 126 18" RAISED PLATFORM
 - 127 GAS METER
 - 129 SOFFIT OVER CABINETS FOR DUCT
 - 130 A/C COMPRESSOR
 - 131 19" LARGH CANEPA WALL MOUNTED BATHROOM VANITY WITH FITTED CERAMIC SINK
 - 427 SURFACE MOUNTED FIRE EXTINGUISHER IN CABINET, 5# TYPE ABC POWDER
 - E4 ELECTRICAL SUBPANEL
 - E5 200 AMP SERVICE AND METER

WALL TYPES LEGEND

WALL TYPE A - EXTERIOR
2X6 STUDS WITH R-21 KRAFT FACED BATT INSULATION, SHEAR PLY, VAPOR BARRIER, RIGID INSULATION ON EXTERIOR FACE (SEE EXTERIOR ELEVATIONS FOR FINISHES), 5/8" GWB INTERIOR FACE.

WALL TYPE B - 1 HOUR RATED FIRE SEPARATION WALL PER IBC 708 - GA WP 3370
5/8" TYPE 'X' GWB ON SHEAR PLY ON 2X4 WOOD STUDS, SHEAR PLY, 5/8" GWB, IBC SECTION 708.3 - 1 HOUR RATING REQUIRED
IBC SECTION 708.4 - CONTINUITY TO UNDERSIDE OF 1 HOUR RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY

WALL TYPE C - INTERIOR WALL
2X4 WOOD STUDS WITH 5/8" GWB EACH SIDE, WR AT SHOWERS/BATHS

WALL TYPE D - 1 HOUR RATED GARAGE WALL
2X6 WOOD STUDS WITH R-21 BATT INSULATION, 5/8" TYPE 'X' GWB FIRE TAPED ON GARAGE FACE, 5/8" GWB ON INTERIOR FACE.

WALL TYPE E - FURRING
2X6 WOOD STUDS WITH 5/8" GWB ON EXPOSED FACE

WALL TYPE F - EXTERIOR
2X6 STUDS WITH SHEAR PLY EACH SIDE, VAPOR BARRIER AND STUCCO ON BOTH FACES, TOP OF WALL 42" ABOVE DECK SURFACE

INSULATION SCHEDULE

ROOF - R-49 BLOWN IN INSULATION, EXTEND OVER TOP PLATE
EXTERIOR WALLS - R-21 FIB BATT INSULATION, WITH 1" EXTERIOR FOAM SHEATHING (R5)
DEMISING WALLS - R-13 FIB BATT INSULATION IN EACH STUD CAVITY
CANTILEVERED FLOOR - R-38 FIB BATT INSULATION
FOUNDATION - R-10 RIGID INSULATION AT PERIMETER OF LIVING SPACE, 2'-0" DEPTH BELOW FINISH FLOOR

ROOF-CEILING SYSTEMS			
GA FILE NO. RC 2603	PROPRIETARY*	1 HOUR FIRE	
<p>WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD</p> <p>Fire Design: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 12" o.c. with 1-1/8" Type S screws 5" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1-1/4" Type S or W screws. Glass fiber or mineral fiber batt or loose fill insulation applied directly over gypsum board. Trusses supporting 15/32" plywood or OSB roof sheathing applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).</p> <p>PROPRIETARY GYPSUM BOARD National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD C" Gypsum Board</p> <p>Approx. Ceiling Weight: 3 pcf (Fire) UL E8501, D04K42586, 8-16-01, UL Design P533</p>			
1 HOUR RATED ROOF-CEILING ASSMBLY			
FLOOR-CEILING SYSTEMS, WOOD FRAMED			
GA FILE NO. FC 5522	GENERIC	1 HOUR FIRE	
<p>WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS</p> <p>Fire Design: Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1-1/8" Type S screws 12" o.c. Resilient channels applied at right angles to minimum 9-1/2" deep wood i-joists, with minimum 1-1/4" deep x 1-1/2" wide flanges and minimum 3/8" webs 24" o.c. with 1-1/4" Type W screws. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 1-5/8" Type S screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1-1/2" Type C screws 12" o.c. Wood joists supporting 5/8" oriented strand board applied at right angles to i-joists with 8d common nails 12" o.c. Edge joints offset 24" from base layer edge joints.</p> <p>Approx. Ceiling Weight: 5 pcf (Fire) Fire Test: NRCC A-4440.1 (Revised), 6/24-97</p>			
1 HOUR RATED FLOOR CEILING ASSMBLY			
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
<p>GYPSUM WALLBOARD, WOOD STUDS, INSULATION</p> <p>Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3/5" unfaced glass fiber insulation fill on both sides. Joints staggered 16" on OPPOSITE SIDES. Horizontal bracing required at mid-height. (LOAD-BEARING)</p> <p>Sound Design: Sound tested as constructed for fire.</p> <p>Thickness: 9-1/2" (Fire and Sound) Approx. Weight: 8 pcf (Fire and Sound), 8.5 pcf (Fire and Sound) Fire Test: See WP 3605 (UL R131514.4, 6, 6-17-62), UL R2717-39, 1-20-66, UL R3501-52, 3-15-66, UL Design U305, ULC Design W3011, UL R4024, 10-31-68, NCHL 17-0837, 8-25-17</p>			
1 HOUR WALL ASSMBLY			

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
ARCHITECTURE, INC

JEFFERY L. FRAME
REGISTERED ARCHITECT
No. 3904
STATE OF NEVADA

2/28/2022 9:34:39 AM

ARCHITECTURAL STAMP

SILVER CREST CONDOS

150 EAST ROLAND STREET, CARSON CITY APN 00919702

Teramont, LLC

First Floor 1/4" = 1'-0" 1

FIRE ASSEMBLIES 1/4" = 1'-0"

FRAME ARCHITECTURE PROJECT No. : 17-43
Printed On: 2/28/2022 9:34:39 AM
Submitted Type: SUP REVISION
Checked By: J
REVISION No. 1 DATE: 5-12-2020 DESCRIPTION: PLAN CHECK
REVISION No. 2 DATE: 01-30-2022 DESCRIPTION: PLAN CHECK
REVISION No. 3 DATE: _____ DESCRIPTION: _____
REVISION No. 4 DATE: _____ DESCRIPTION: _____

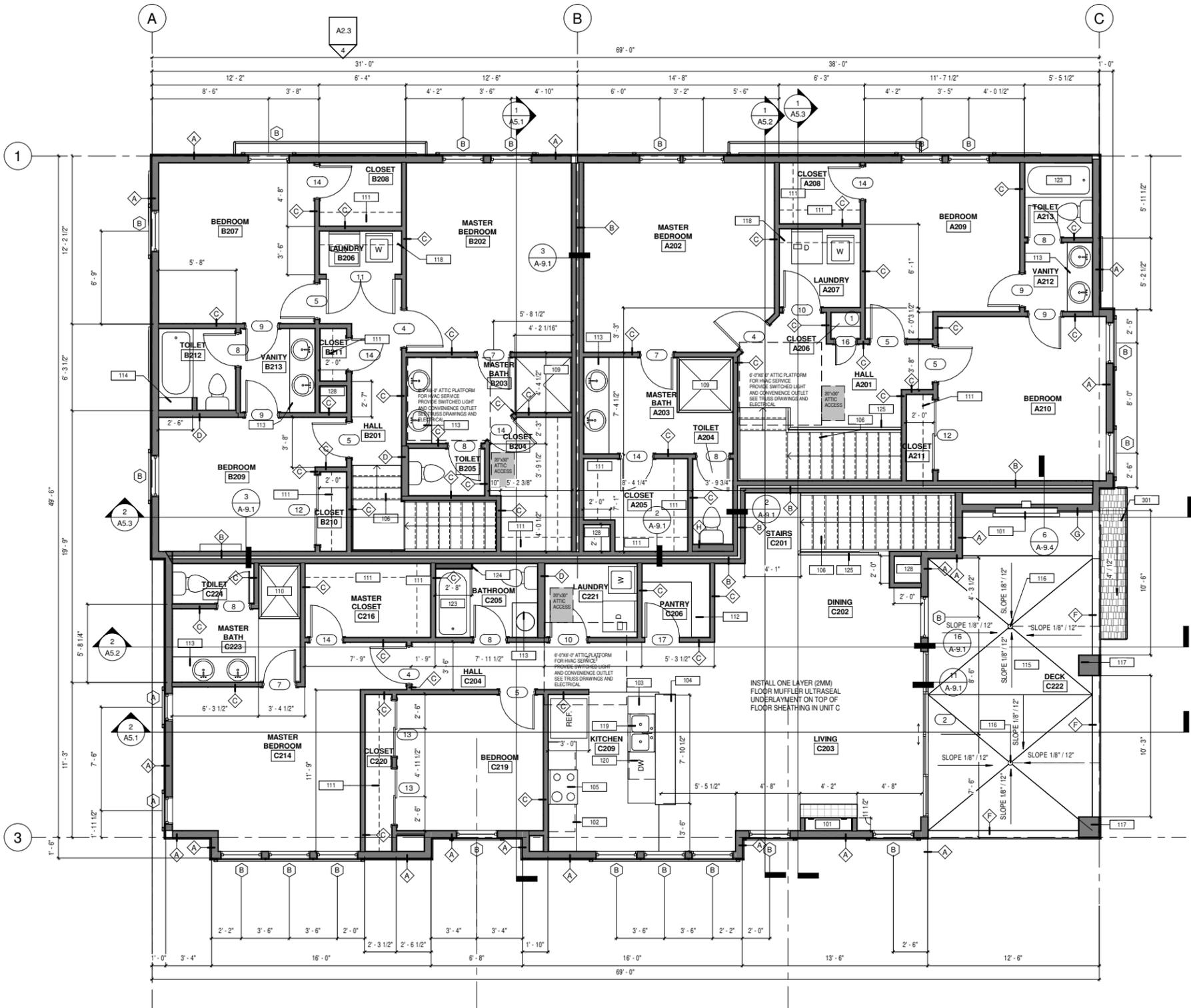
FRAME ARCHITECTURE.COM

FIRST FLOOR PLAN

A1.1

\s\frame\Drawings\Second Floor\Second Floor Plan\Revit\Fire\17-43.rvt

FRAME ARCHITECTURE PROJECT No. : 17-43
 Printed On: 03/01/2022 9:34:39 AM Submitted: 03/01/2022
 Drawn By: J Checked By: J
 REVISION No. 2 DATE 01/30/2022 DESCRIPTION PLAN CHECK
 REVISION No. DATE DESCRIPTION
 REVISION No. DATE DESCRIPTION
 REVISION No. DATE DESCRIPTION



PROVIDE A 1 HOUR RATED WITH A WATER CURTAIN SYSTEM AT ALL OPENINGS. WATER CURTAIN SYSTEM IS PART OF THE FIRE SPRINKLER DESIGN AND IS UNDER SEPARATE PERMIT

Second Floor
 SCALE: 1/4" = 1'-0"
 REF: A/2.1

FRAME ARCHITECTURE.COM
 4260 SOUTH MCCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827-9977

KEYNOTES

101	OPTIONAL EMPIRE BOULEVARD CONTEMPORARY VENTLESS 36" GAS FIREPLACE WITH TILE HEARTH
102	BASE CABINETS
103	SOLID SURFACE COUNTER TOP
104	12" WIDE RAISED SOLID SURFACE COUNTER AT 42" A.F.F.
105	MICROWAVE WITH CHARCOAL AIR FILTER OVER GAS RANGE
106	STAIRS - 18 RISERS AT 7.71" EACH / TREADS AT 10" EACH
109	4'-0" X 4'-0" SHOWER PAN
110	3'-0" X 4'-0" SHOWER PAN
111	CLOSET SHELF AND POLE
112	5 PAINTED SHELVES - 16" X 3/4"
113	VANITY CABINET AND SOLID SURFACE COUNTER TOP
114	TUB WITH CULTURED MARBLE SURROUND AND SEAT
115	CAFLEX GACODECK ADOBE ELASTOMERIC DECK COATING OVER 3/4" PLYWOOD ON RIPPED 2X12 AT 12" O.C. SLOPE AT 1/8" PER 1'-0" TO DRAIN
116	DECK DRAIN
117	18" SQ STUCCO COLUMN SEE ELEVATIONS
118	3/4" PAINTED WOOD SHELF ABOVE WASHER AND DRYER AT 4'-0" A.F.F.
119	2 COMPARTMENT STAINLESS STEEL SINK WITH GARBAGE DISPOSAL
120	DISHWASHER
123	TUB AND SHOWER WITH CULTURED MARBLE SURROUND
124	FURRING AT TUB/SHOWER - 2X4 STUDS WITH 5/8" WR GWB
125	GUARDRAIL AT 36" A.F.F.
128	ELECTRICAL METER
301	ASPHALT SHINGLES

WALL TYPES LEGEND

WALL TYPE A - EXTERIOR
 2X6 STUDS WITH R-21 KRAFT FACED BATT INSULATION, SHEAR PLY, VAPOR BARRIER, RIGID INSULATION ON EXTERIOR FACE (SEE EXTERIOR ELEVATIONS FOR FINISHES), 5/8" GWB INTERIOR FACE.

WALL TYPE B - 1 HOUR RATED FIRE SEPARATION WALL PER IBC 708 - GA WP 3370
 5/8" TYPE 'X' GWB ON SHEAR PLY ON 2X4 WOOD STUDS, 2" AIRSPACE 2X4 WOOD STUDS, SHEAR PLY, 5/8" GWB. IBC SECTION 708.3 - 1 HOUR RATING REQUIRED
 IBC SECTION 708.4 - CONTINUITY TO UNDERSIDE OF 1 HOUR RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY.

WALL TYPE C - INTERIOR WALL
 2X4 WOOD STUDS WITH 5/8" GWB EACH SIDE, WR AT SHOWERS/BATHS

WALL TYPE D - 1 HOUR RATED GARAGE WALL
 2X6 WOOD STUDS WITH R-21 BATT INSULATION, 5/8" TYPE 'X' GWB FIRE TAPED ON GARAGE FACE, 5/8" GWB ON INTERIOR FACE.

WALL TYPE E - FURRING
 2X6 WOOD STUDS WITH 5/8" GWB ON EXPOSED FACE

WALL TYPE F - EXTERIOR
 2X6 STUDS WITH SHEAR PLY EACH SIDE, VAPOR BARRIER AND STUCCO ON BOTH FACES. TOP OF WALL 42" ABOVE DECK SURFACE

INSULATION SCHEDULE

ROOF - R-49 BLOWN IN INSULATION, EXTEND OVER TOP PLATE
EXTERIOR WALLS - R-21 FIB BATT INSULATION, WITH 1" EXTERIOR FOAM SHEATHING (R5)
DEMISING WALLS - R-13 FIB. BATT INSULATION IN EACH STUD CAVITY
CANTILEVERED FLOOR - R-38 FIB. BATT INSULATION
FOUNDATION - R-10 RIGID INSULATION AT PERIMETER OF LIVING SPACE, 2'-0" DEPTH BELOW FINISH FLOOR

ROOF-CEILING SYSTEMS			
GA FILE NO. RC 2603	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
Fire Design: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 12" o.c. with 1/2" Type S screws 12" o.c. additional pieces of channel 60" long located 3" back on either channel. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1-1/4" Type S or W screws. Glass fiber or mineral fiber batt or loose fill insulation applied directly over gypsum board. Trusses supporting 15/32" plywood or OSB roof sheathing applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).			
PROPRIETARY GYPSUM BOARD National Gypsum Company - 5/8" Gold Bond® Brand FIRE-SHIELD C™ Gypsum Board			
1 HOUR RATED ROOF-CEILING ASSMBLY			
FLOOR-CEILING SYSTEMS, WOOD FRAMED			
GA FILE NO. FC 5522	GENERIC	1 HOUR FIRE	
WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS			
Fire Design: Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1-1/4" Type S screws 12" o.c. Resilient channels applied at right angles to minimum 9-1/2" deep wood i-joists, with minimum 1-1/4" Type W-anchors. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 1-1/4" Type S screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1-1/2" Type G screws 12" o.c. Wood joists supporting 5/8" oriented strand board applied at right angles to i-joists with 8d common nails 12" o.c. Edge joints offset 24" from base layer edge joints.			
1 HOUR RATED FLOOR CEILING ASSMBLY			
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3370	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS, INSULATION			
Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 2" Type W screws 7" o.c. Two layers 3/5" unfaced glass fiber insulation friction fit on both sides. Joints staggered 16" on OPPOSITE SIDES. Horizontal bracing required at mid-height (LOAD-BEARING)			
Sound Design: Sound tested as constructed for fire.			
1 HOUR WALL ASSMBLY			

1 FIRE ASSEMBLIES
 SCALE: 1/2" = 1'-0"
 REF: /

SECOND FLOOR PLAN

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
 ARCHITECTURE, INC



2/28/2022 9:34:39 AM

ARCHITECTURAL STAMP

SILVER CREST CONDOS

150 EAST ROLAND STREET, CARSON CITY APN 00919702

Teramont, LLC

A1.2



KEY NOTES

- 401 ASPHALT SHINGLES
- 402 STUCCO COLOR A1
- 403 STUCCO COLOR A2
- 411 ADHERED STONE VENEER
- 412 5/4 X 7.25 CF PAINTED TRIM OVER GARAGE DOOR
- 413 4x6 WOOD BRACKET, PAINT BLACK
- 414 CEMENT FIBER 5/4 X 9 1/4 FASCIA
- 415 2X12 FOAM BAND WITH STUCCO
- 416 6X8 WOOD BEAMS
- 417 CEMENT FIBER COLUMN PAINT
- 418 2\"X4\" FOAM STUCCO TRIM
- 419 STUCCO ACCENT A4
- 422 EKENA MILLWORK 24\" ROUND GABLE NON-FUNCTIONING VENT
- 423 6\" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
- 424 6\" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
- 425 KNOX BOX
- 426 FIRE RISER ROOM LETTERING MIN 2\" HIGH ON CONTRASTING BACKGROUND
- 427 SURFACE MOUNTED FIRE EXTINGUISHER IN CABINET, 5# TYPE ABC POWDER
- 428 FIRE DEPARTMENT CONNECTION

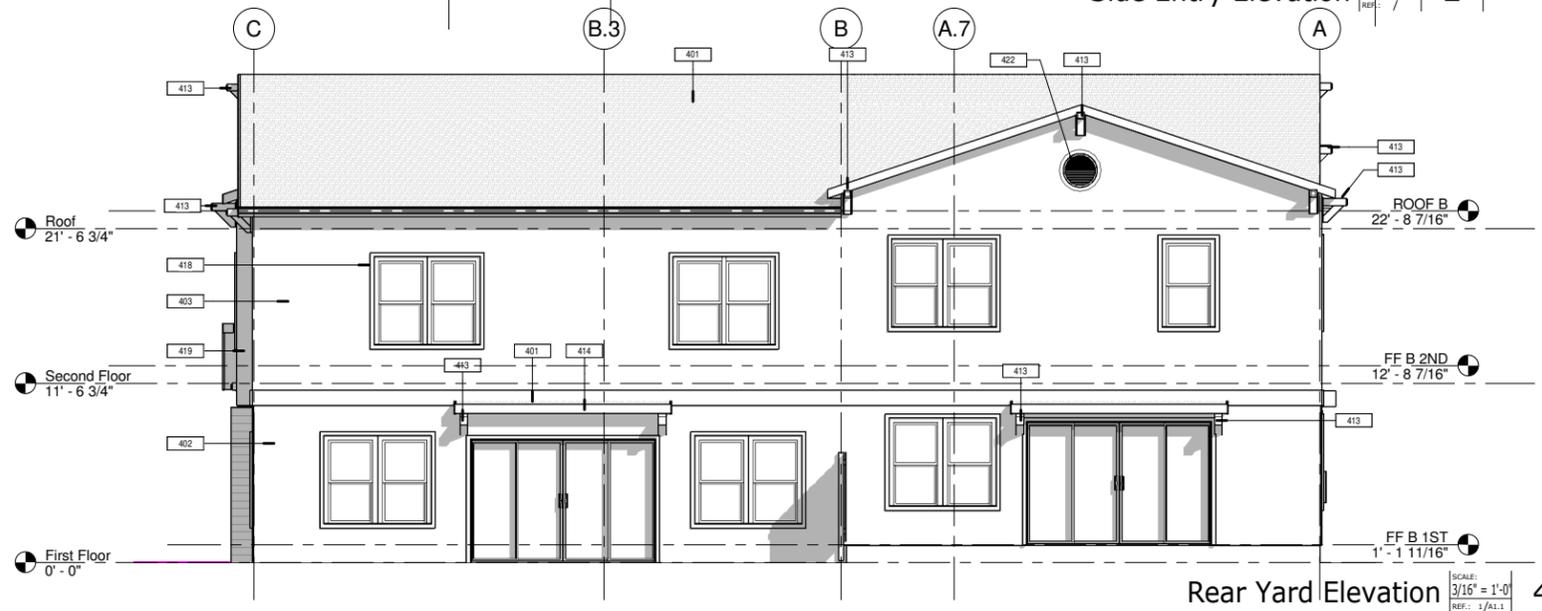
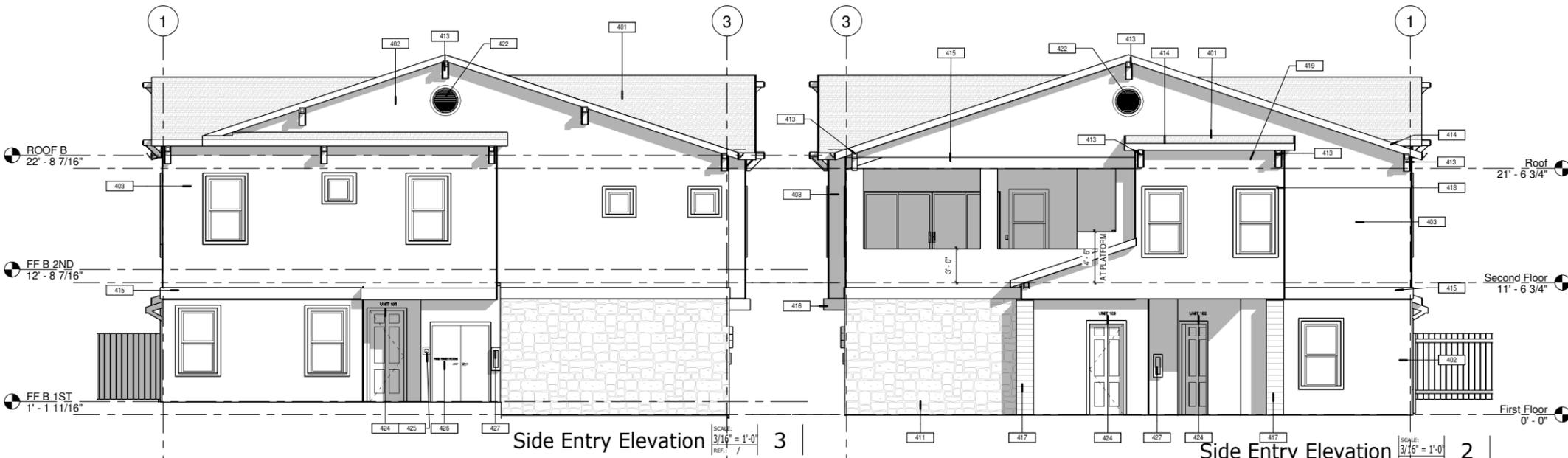
CONSULTANT BRANDING

CONSULTANT STAMP

Frame
ARCHITECTURE, INC



ARCHITECTURAL STAMP



FRAME ARCHITECTURE PROJECT No. : 17-43

Printed On: 2/28/2022 9:34:42 AM Submitted: 03-01-2022

REVISION No.	DATE	DESCRIPTION
1	5-12-2020	DESCRIPTION PLAN CHECK
2	01-30-2022	DESCRIPTION PLAN CHECK

FRAME ARCHITECTURE.COM

4260 SOUTH MCCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827-9977

ELEVATION A - ELEVATIONS

A2.1

SILVER CREST CONDOS

150 EAST ROLAND STREET, CARSON CITY APN 00919702

Teramont, LLC



KEY NOTES

401	ASPHALT SHINGLES
405	STUCCO COLOR B1
406	STUCCO COLOR B2
411	ADHERED STONE VENEER
412	5/4 X 7.25 CF PAINTED TRIM OVER GARAGE DOOR
413	4x6 WOOD BRACKET, PAINT BLACK
414	CEMENT FIBER 5/4 X 9 1/4 FASCIA
415	2X12 FOAM BAND WITH STUCCO
416	6X8 WOOD BEAMS
417	CEMENT FIBER COLUMN PAINT
418	2"X4" FOAM STUCCO TRIM
420	STUCCO ACCENT B4
422	EMENA MILLWORK 2" ROUND GABLE NON-FUNCTIONING VENT
423	6" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
424	6" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
425	KNOX BOX
426	FIRE RISER ROOM LETTERING MIN 2" HIGH ON CONTRASTING BACKGROUND
427	SURFACE MOUNTED FIRE EXTINGUISHER IN CABINET, 5# TYPE ABC POWDER
428	FIRE DEPARTMENT CONNECTION

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
ARCHITECTURE, INC



ARCHITECTURAL STAMP

SILVER CREST CONDOS

150 EAST ROLAND STREET, CARSON CITY APN 00919702
Teramont, LLC

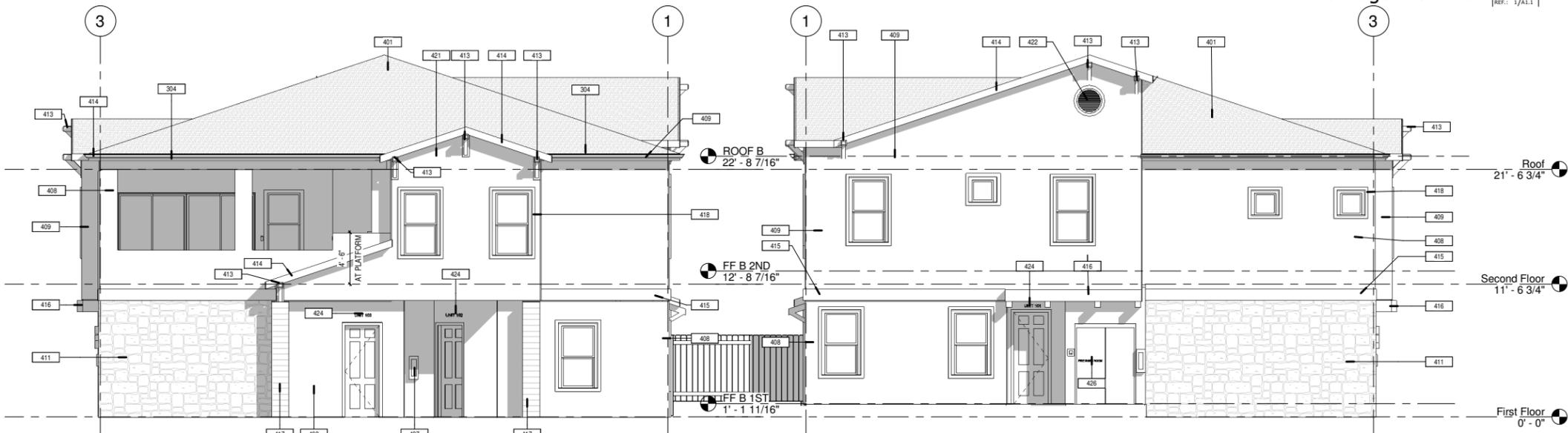
FRAME ARCHITECTURE.COM

ELEVATION B - ELEVATIONS

A2.2

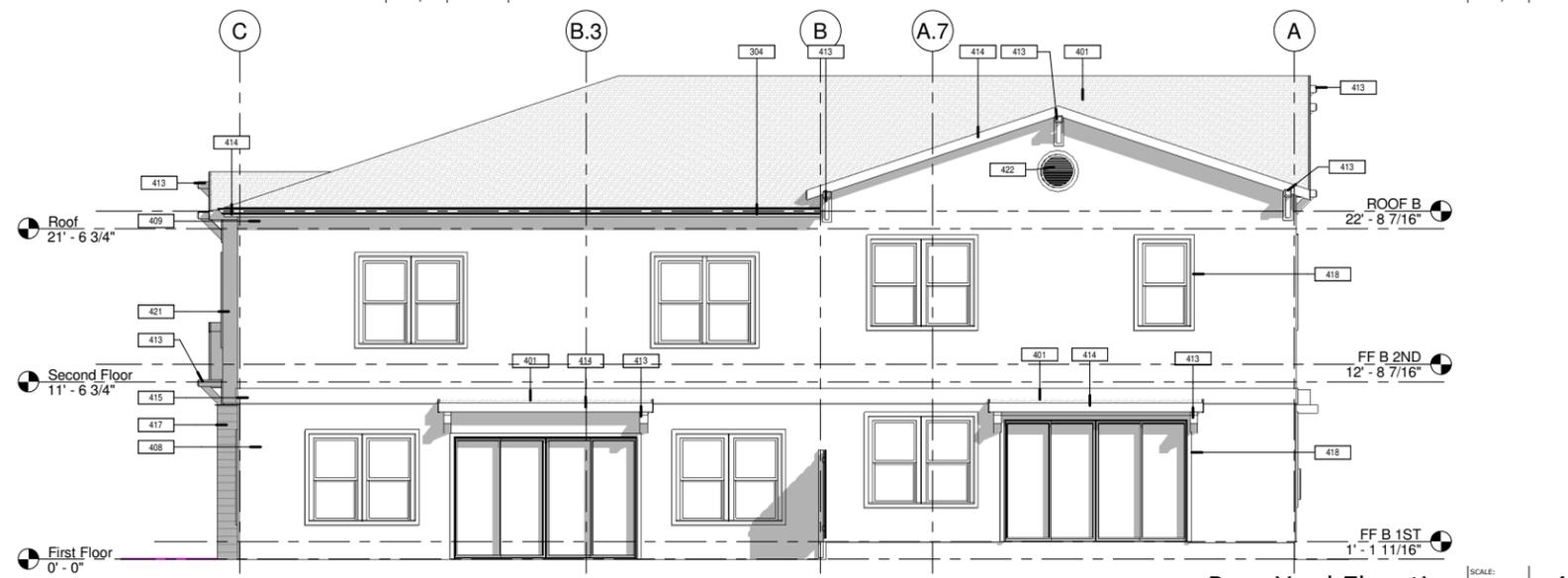


Garage Elevation 1



Side Entry Elevation 2

Side Entry Elevation 3



Rear Yard Elevation 4

KEY NOTES

304	GUTTER
401	ASPHALT SHINGLES
408	STUCCO COLOR C1
409	STUCCO COLOR C2
411	ADHERED STONE VENEER
412	5/4 X 7/25 CF PAINTED TRIM OVER GARAGE DOOR
413	4x6 WOOD BRACKET, PAINT BLACK
414	CEMENT FIBER 5/4 X 9 1/4 FASCIA
415	2X12 FOAM BAND WITH STUCCO
416	6X8 WOOD BEAMS
417	CEMENT FIBER COLUMN PAINT
418	2\"X4\" FOAM STUCCO TRIM
421	STUCCO ACCENT C4
422	EKENA MILLWORK 24\" ROUND GABLE NON-FUNCTIONING VENT
423	6\" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
424	6\" HIGH MINIMUM ALUMINUM ADDRESS NUMBERS ON CONTRASTING BACKGROUND
426	FIRE RISER ROOM LETTERING MIN 2\" HIGH ON CONTRASTING BACKGROUND
427	SURFACE MOUNTED FIRE EXTINGUISHER IN CABINET, 5# TYPE ABC POWDER
428	FIRE DEPARTMENT CONNECTION

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
ARCHITECTURE, INC



ARCHITECTURAL STAMP

SILVER CREST CONDOS

150 EAST ROLAND STREET, CARSON CITY APN 00919702
Teramont, LLC



ENTRY GATE



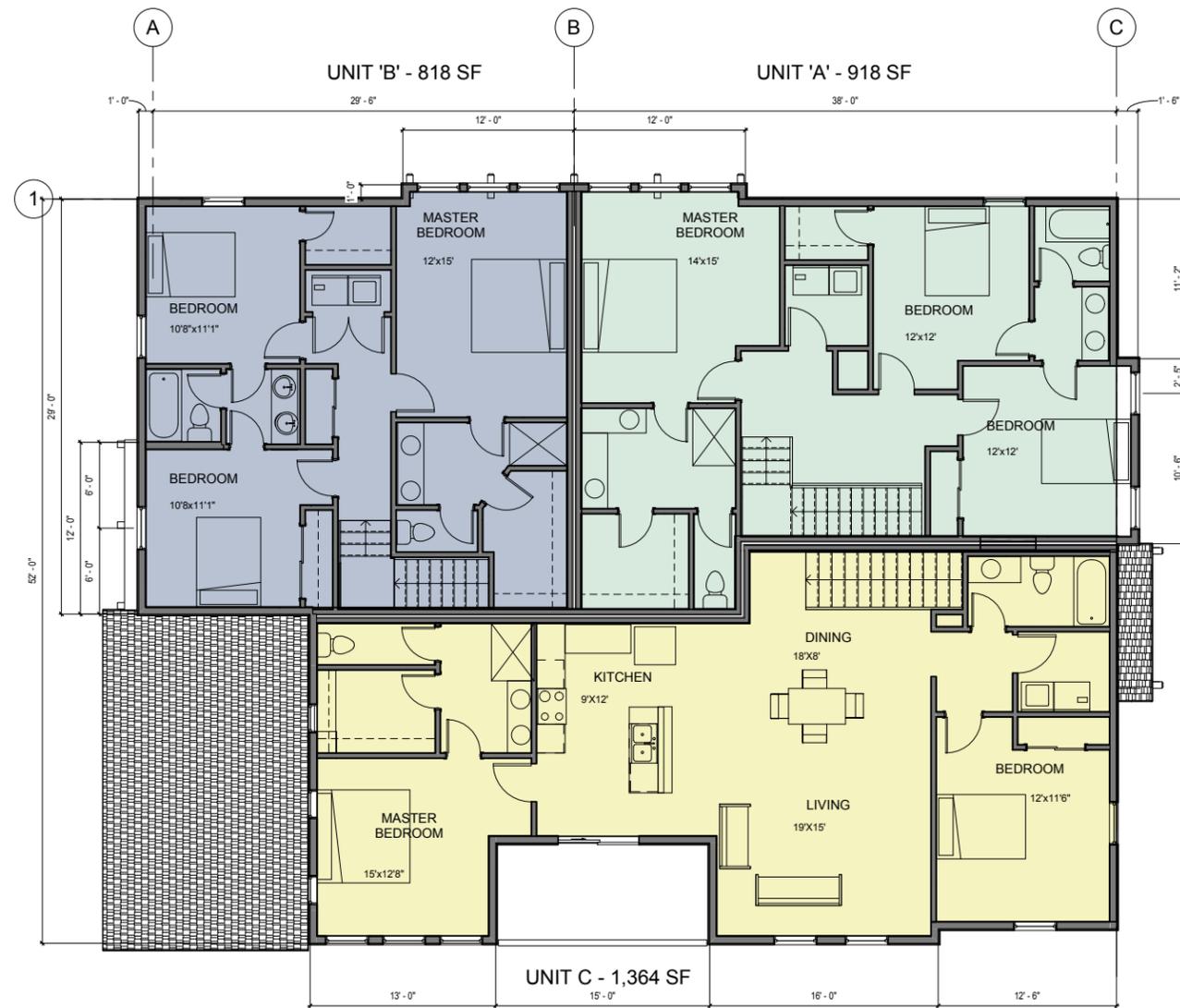
STREET ELEVATION



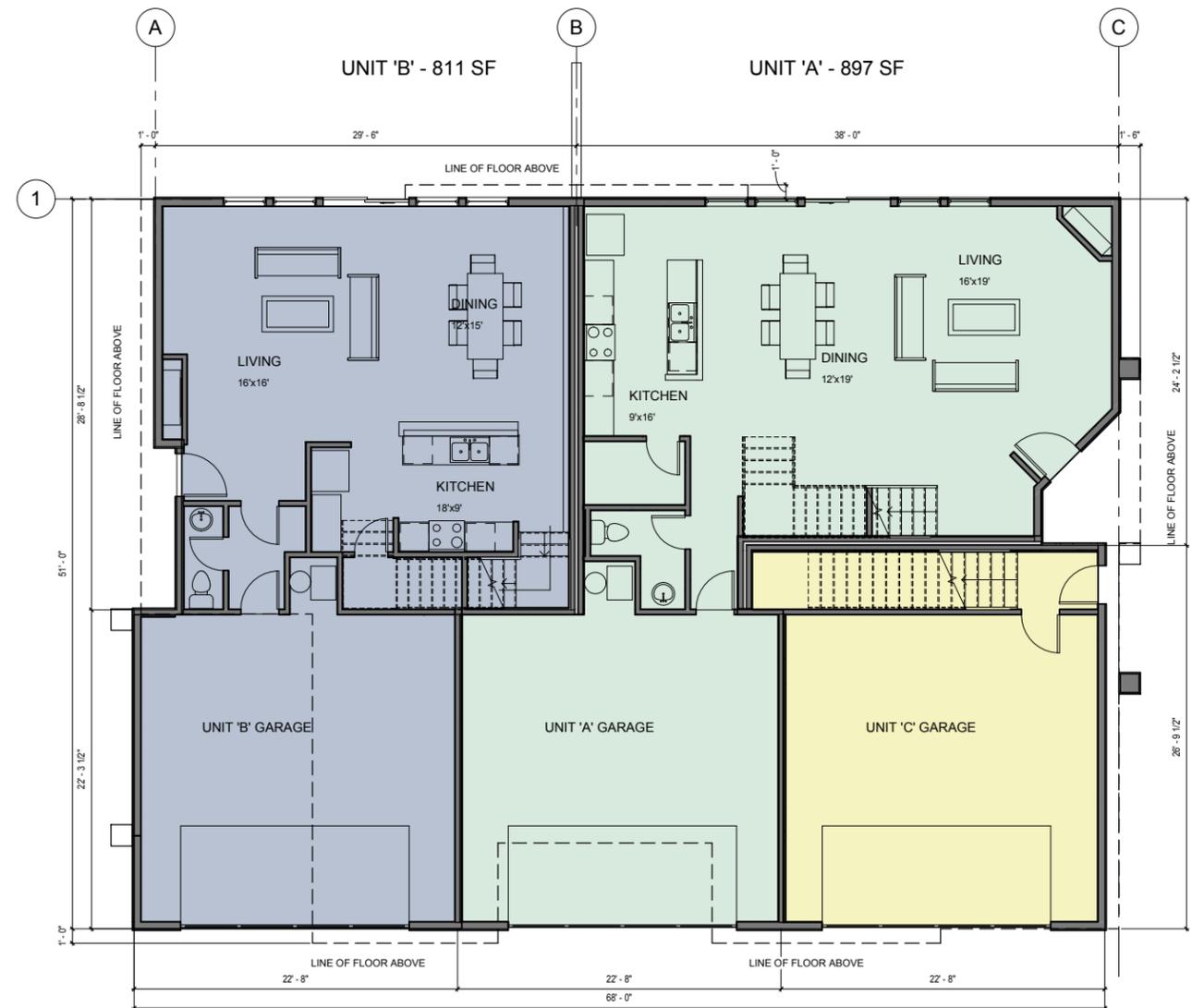
COMMON AREA



STREET ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
ARCHITECTURE, INC

ARCHITECTURAL STAMP

SILVER CREST CONDOS

Roland Street
Teramont, LLC

Original Design



Side Entry Elevation

HORIZONTAL CEMENT FIBER SIDING - PAINT BM 2132-70 "MINERAL ICE"

Roof 21' - 6 3/4"

Second Floor 11' - 6 3/4"

First Floor 0' - 0"



Garage Elevation

COMPOSITION ROOF SHINGLES - GAF TIMBERLINE "CHARCOAL"

FASCIA - PAINT BM 2132-10 "BLACK"

STUCCO ACCENT - COLOR TO MATCH BM CC-830 "STRATFORD BLUE"

Roof 21' - 6 3/4"

STUCCO BASE - COLOR TO MATCH BM 2132-50 "PILGRIM HAZE"

VINYL WINDOWS - WHITE

Second Floor 11' - 6 3/4"

GARAGE DOORS - BM 2132-60 "METALLIC SILVER"

First Floor 0' - 0"



Side Entry Elevation

Roof 21' - 6 3/4"

Second Floor 11' - 6 3/4"

First Floor 0' - 0"



Yard Elevation

Roof 21' - 6 3/4"

Second Floor 11' - 6 3/4"

First Floor 0' - 0"

CONSULTANT BRANDING

CONSULTANT STAMP

Frame ARCHITECTURE, INC

ARCHITECTURAL STAMP

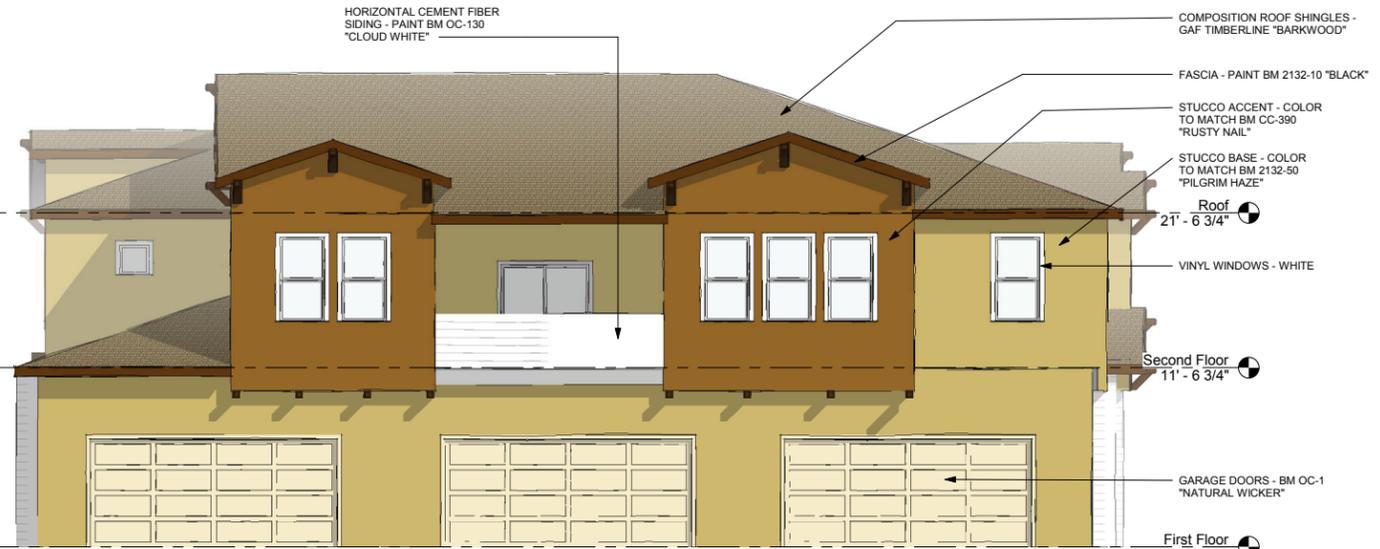
SILVER CREST CONDOS

Roland Street Teramont, LLC

Original Design



Side Entry Elevation



Garage Elevation

HORIZONTAL CEMENT FIBER SIDING - PAINT BM OC-130 "CLOUD WHITE"

COMPOSITION ROOF SHINGLES - GAF TIMBERLINE "BARKWOOD"

FASCIA - PAINT BM 2132-10 "BLACK"

STUCCO ACCENT - COLOR TO MATCH BM CC-390 "RUSTY NAIL"

STUCCO BASE - COLOR TO MATCH BM 2132-50 "PILGRIM HAZE"

VINYL WINDOWS - WHITE

GARAGE DOORS - BM OC-1 "NATURAL WICKER"

Roof 21'-6 3/4"

Roof 21'-6 3/4"

Second Floor 11'-6 3/4"

Second Floor 11'-6 3/4"

First Floor 0'-0"

First Floor 0'-0"



Side Entry Elevation



Yard Elevation

Roof 21'-6 3/4"

Roof 21'-6 3/4"

Second Floor 11'-6 3/4"

Second Floor 11'-6 3/4"

First Floor 0'-0"

First Floor 0'-0"

CONSULTANT BRANDING

CONSULTANT STAMP

Frame ARCHITECTURE, INC

ARCHITECTURAL STAMP

SILVER CREST CONDOS

Roland Street Teramont, LLC

Original Design



Side Entry Elevation



Garage Elevation

HORIZONTAL CEMENT FIBER SIDING - PAINT BM CC-608 "DEWDROP"

COMPOSITION ROOF SHINGLES - GAF TIMBERLINE "CHARCOAL"

FASCIA - PAINT BM 2132-10 "BLACK"

STUCCO ACCENT - COLOR TO MATCH BM CC-620 "HIGH PARK"

Roof 21' - 6 3/4"

STUCCO BASE - COLOR TO MATCH BM CC-636 "MOUNTAIN AIR"

VINYL WINDOWS - WHITE

Second Floor 11' - 6 3/4"

GARAGE DOORS - BM CC-722 "VINELAND"

First Floor 0' - 0"



Side Entry Elevation



Yard Elevation

Roof 21' - 6 3/4"

Second Floor 11' - 6 3/4"

First Floor 0' - 0"

Roof 21' - 6 3/4"

Second Floor 11' - 6 3/4"

First Floor 0' - 0"

CONSULTANT BRANDING

CONSULTANT STAMP

Frame ARCHITECTURE, INC

ARCHITECTURAL STAMP

SILVER CREST CONDOS

Roland Street Teramont, LLC

Original Design

MODEL C - ELEVATIONS

A4

FRAME ARCHITECTURE PROJECT No. : 17-43
 Printed: 8/20/2019 8:12:28 AM
 Submitted: No
 Drawn By: Author
 Checked By: Checker
 REVISION No. DATE DESCRIPTION
 REVISION No. DATE DESCRIPTION

FRAME ARCHITECTURE.COM

4090 SOUTH McCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827-9977