

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF MAY 25, 2022

FILE NO: LU-2022-0167

AGENDA ITEM: 3.A

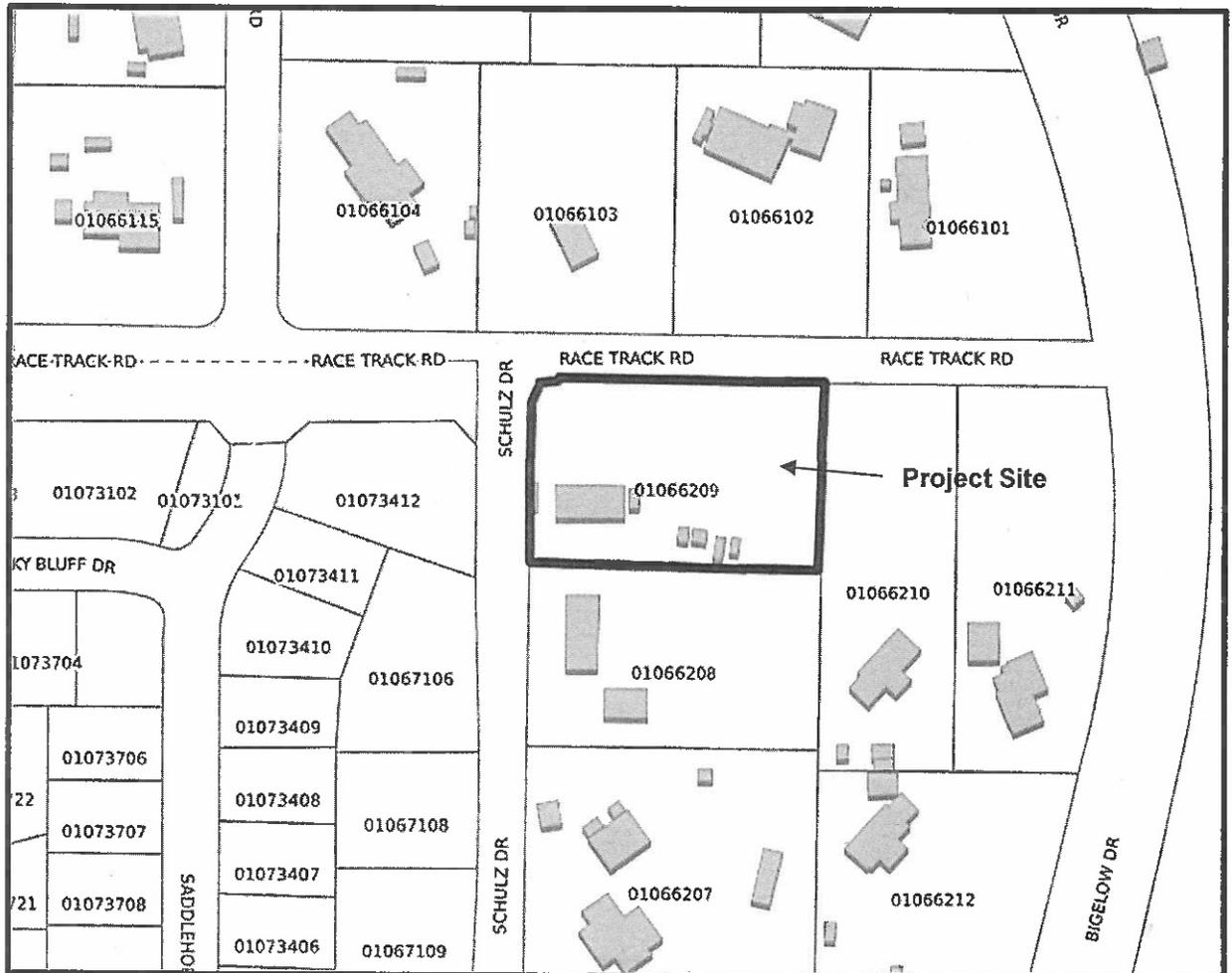
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2022-0167 For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 74 percent of the size of the primary structure on property zoned Mobile Home 1 Acre located at 7017 Schulz Drive. (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 1,200 square foot metal garage. A garage is a permitted accessory use in the Mobile Home 1 Acre zoning district; however, Carson City Municipal Code ("CCMC") 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75% of the square footage of the primary structure.

PROPOSED ACTION: "I approve the administrative permit based on the findings and subject to the 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 meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing 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:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
7. The site plan submitted for building permit review will show the 288 square foot carport and the 120 square foot shed being removed. The structures will need to be removed prior to Building Permit final inspection.

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

7. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.090.2 (Mobilehome 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Mobilehome 1 Acre

KEY ISSUES: Will the proposed accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobilehome 1 Acre /Single Family Residence
EAST: Public/Stewart Conservation Camp
SOUTH: Mobilehome 1 Acre /Single Family Residence
WEST: Single Family 6000 SPA /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: V Variable Severity beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.04 acres
2. PROPOSED STRUCTURE SIZE: 1,200 square feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 30 feet; Side: 15 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 209 feet; Side: 48.6 feet on left side and 91 feet on right side; Rear: 45.6 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached metal garage. A detached metal garage is a permitted accessory use in the Mobile Home 1 Acre zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50%, but less than 75%, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 1,620 square feet. The square footage of the proposed accessory structure totals 1,200 square feet. There are existing accessory structures on the property that include a shed (120 square feet) and a carport (288 square feet). Both structures will be removed from the property leaving only the proposed accessory structure being 1,200 square feet or 74% of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 57 adjacent property owners within 600 feet of the subject site on May 10, 2022. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on May 25, 2022, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Development Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - The project must be designed to drain properly.
 - The first 20 feet of the driveway must be paved and the driveway apron must meet Carson City Standard details.

ENGINEERING DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

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 request will have a negligible impact on pedestrian and vehicular traffic.

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

The proposed project will have a negligible impact to storm drainage and no impact to City water or sewer.

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 project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The nearest USGS earthquake fault line is over 500 feet away.

FEMA flood zones: The FEMA flood zone is X, so there are no special construction requirements.

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 plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the 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 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. **Will be consistent with the master plan elements.**

The primary use of the Low-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A detached garage is considered an accessory use in the Mobilehome 1 Acre zoning district and is therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Detached accessory structures are common in such areas.

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 garage will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on larger single family lots in rural areas.

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

A detached garage is a permitted accessory use in the Mobilehome 1 Acre zoning district. The construction of the garage will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore 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.

A detached garage is a permitted accessory use in the Mobilehome 1 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing 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 application has been reviewed for compliance with the code. The subject parcel is zoned Mobilehome 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A detached garage is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50% but less than 75% of the size of the primary structure requires approval of an Administrative Permit. The proposed 1,200 square foot structure is 74% of the size of the primary residence. The primary residence is 1,620 square feet. The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Mobilehome 1 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A detached garage is a permitted accessory use in the Mobilehome 1 Acre zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50%, but less than 75% of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Mobilehome 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as garages, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50% but less than 75% of the size of the

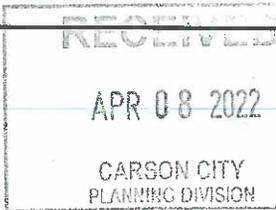
primary structure an Administrative Permit is required. The proposed 1,200 square foot accessory structure is 74% of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Mobilehome 1 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2022-0167)

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
ADMINISTRATIVE PERMIT



FILE # LU-2022-0167

APPLICANT Timothy Lee Missamore **PHONE #** 775-671-2640

MAILING ADDRESS, CITY, STATE, ZIP
7017 Schultz Dr. Carson City, NV 89701

EMAIL ADDRESS
tmissamore@cozenservice.com

PROPERTY OWNER Same **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FEE*: \$750.00 + noticing fee
 + \$60/hr over 10 hours
 *Due after application is deemed complete by staff

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

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:
Breack May 25, 2022 meeting

Submittal Deadline: Anytime during business hours.

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

<u>Project's Assessor Parcel Number(s):</u> APN: 010-662-09	<u>Street Address</u> 7017 Schultz Dr.	
<u>Project's Current Master Plan Designation</u>	<u>Project's Current Zoning</u> MH1A	<u>Nearest Major Cross Street(s)</u> Synder

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
Construct steel Garage/Shop on property

PROPERTY OWNER'S AFFIDAVIT

I, Timothy Lee Missamore, 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.

Timothy Lee Missamore Signature 7017 Schultz Dr. Carson City, NV 89701 Address 4/8/2022 Date

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

STATE OF NEVADA
 COUNTY Carson City)

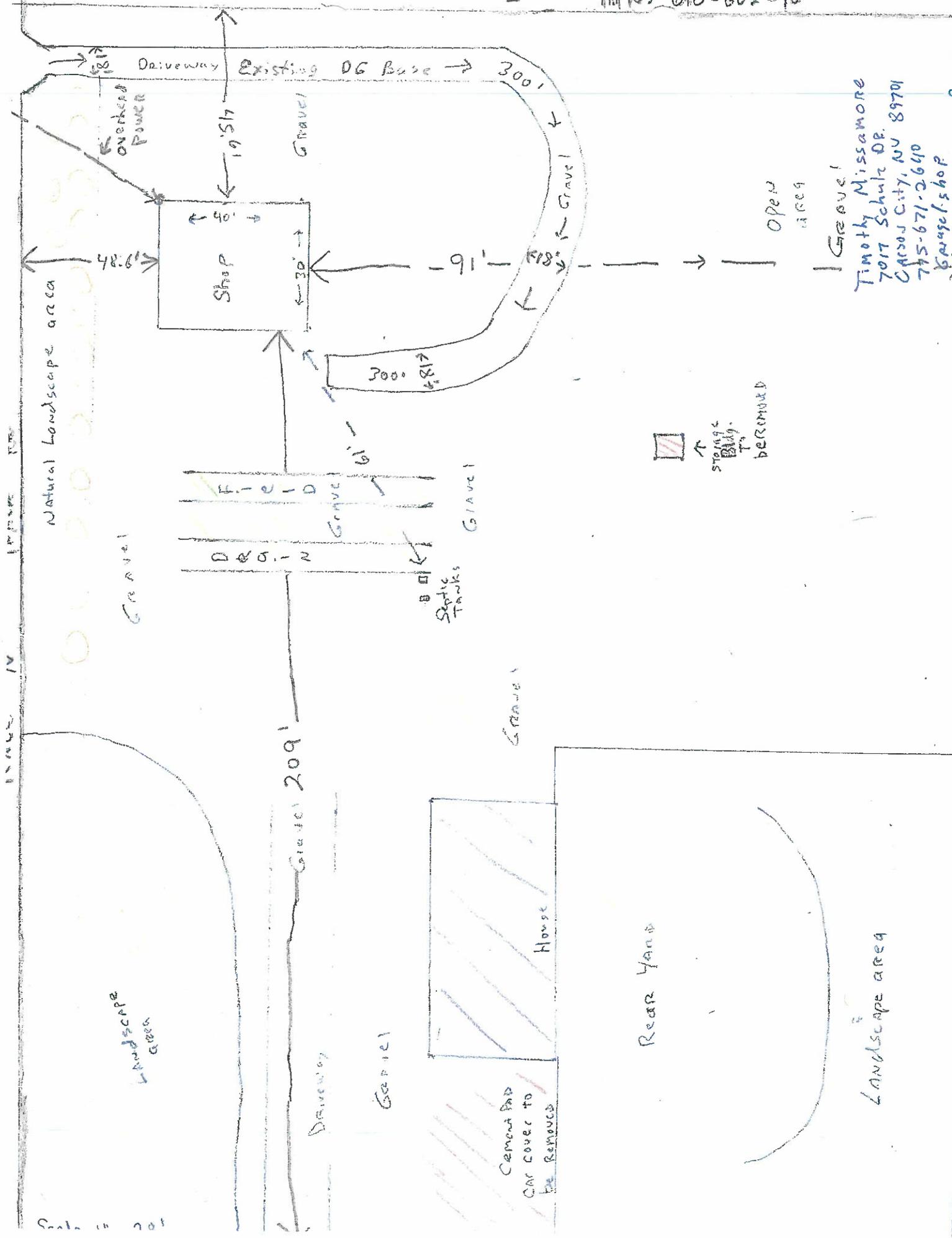
On April 08, 2022 Timothy Lee Missamore, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
 Notary Public

CASSANDRA T NGUYEN
 Notary Public - State of Nevada
 Appointment No. 17-3889-3
 My Appointment Expires 10/16/2025

***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.

Page 1 of 5



Timothy MISSAMORE
 7017 SCHULTZ DR.
 CARSON CITY, NV 89701
 775-671-2640
 Garage/shop

↑
 STORAGE
 BAGS
 TO
 BE REMOVED

Scale 1" = 20'

APN: 010-662-09

Property Information
 Property ID 01066209
 Location 7017 SCHULZ DR
 Owner MISSAMORE TIMOTHY LEE
 Acres 1.04

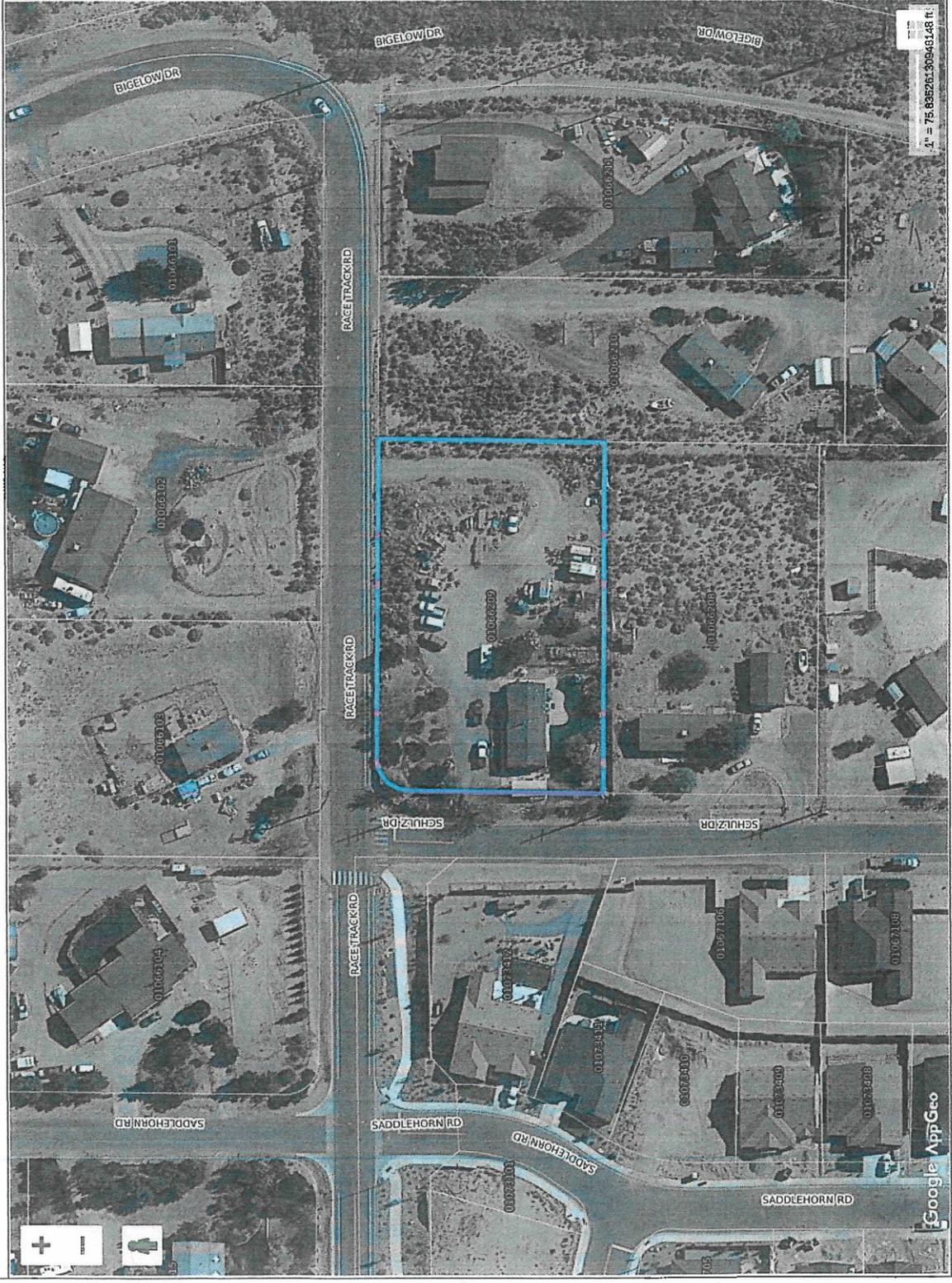


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
 Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



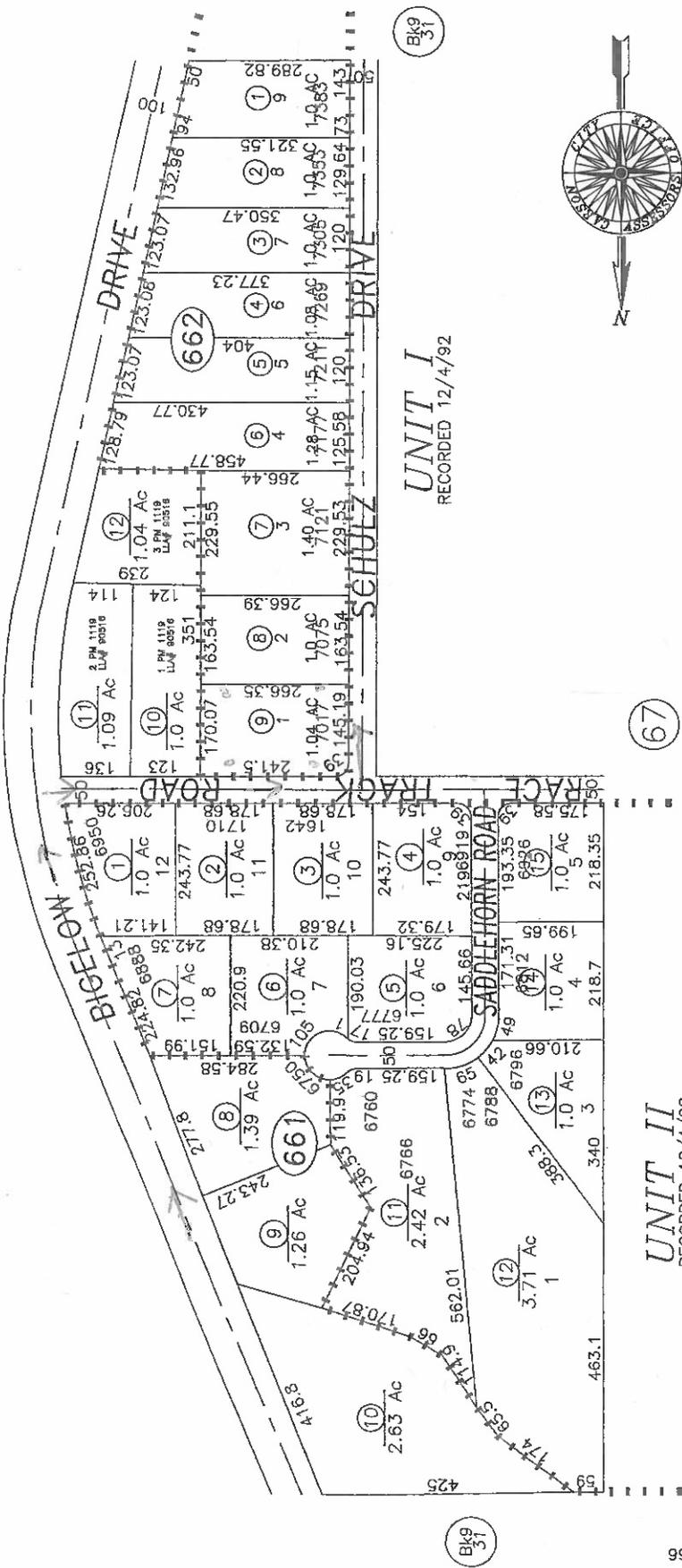
1" = 75,835,261.30943148 ft.



PORTION SECTION 4, T.14 N., R.20 E., M.D.B. & M.

10-66

(28)



CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREIN. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
www.carpsn-city.nv.us

CABALLEROS ACRES

Scope of Project

Garage/Shop

Engage a reputable building manufacturer to construct a 30' by 40' steel garage building on our 1+ acre home property located at 7017 Schulz Dr., Carson City Nevada.

Use of the garage area will be for storage, vehicle indoor parking, and to facilitate our own ability to service and maintain our personal vehicles.

Our property affords plenty of open space to accommodate such a structure. There is existing drive access from both Schulz Drive and Race Track Road.

The subject property has several nicely landscaped areas with mature trees, the building proposed would not affect any of the landscaped areas.

The building would be of immense value and use to our family as well as block most of the view we currently have of the Northern Nevada Correctional Center.

Timothy Missamore
7017 Schulz Dr.
Carson City, NV
89701
775-671-2640
Garage/Shop
Administrative
Permit

Findings

1. There are no known conflicts with the Master Plan Elements.
2. There are no known deterrents to the adjacent properties or the general neighborhood, the project is within current and existing previously allowed building standards observable in the surrounding neighborhood.
3. There will be no effect on vehicular or pedestrian traffic.
4. The project will not add to the existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements. The building has no plan for water or sewer use.
5. Building and location meets all known existing codes.
6. Building and location has no effect on public health, safety, convenience and welfare.
7. Project will have no negative material damage or prejudice to other property in the vicinity.

Timothy Missamore
7017 Schulz Dr.
Carson City, NV
89701
775-671-2640
Garage/Shop
Administrative
Permit

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.

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 staff report and/or Hearings Examiner. 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 Director'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.

Timothy Lee Missamore
Applicant's Signature

Timothy Lee Missamore
Print Name

4/8/2022
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: Timothy Missamore Garage/shop

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)?

TIM MISSAMORE

7017 SCHULZ DR

CARSON CITY, NV 89701

(COUNTY, NV)

30' X 40' X 14'

STRUCTURAL DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
- ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS (ESR-2194) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RB HT. 3/4" (FY=60 KSI) OR EQ.
- SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A453 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
- STRUCTURAL TUBES 2 1/2" x 2 1/2" x 14GA (0.0897) IS EQUIVALENT TO TS 2 1/2" x 2 1/2" x 12GA (0.1097) AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

DESIGN CRITERIA

PREVAILING CODE: IBC 2018
 USE GROUP: U (PRIVATE GARAGE / SHED)
 CONSTRUCTION TYPE: V-B
 RISK CATEGORY: I
 BUILDING FOOTAGE: 1200 SQ.FT

- DEAD LOAD (D)
COLLATERAL LOAD
lr = 20 PSF
- ROOF LIVE LOAD (Lr)
Lr = 20 PSF
- SNOW LOAD (S)
GROUND SNOW LOAD
IMPORTANCE FACTOR
THERMAL FACTOR
EXPOSURE FACTOR
ROOF SLOPE FACTOR
FLAT ROOF SNOW LOAD
SLOPED ROOF SNOW LOAD
Ps = 20 PSF
- WIND LOAD (W)
DESIGN WIND SPEED
EXPOSURE
Vult = 130 MPH
C
- SEISMIC LOAD (E)
SDS / SD1
DESIGN CATEGORY
SITE CLASS
IMPORTANCE FACTOR
Ie = 1.00

ASD LOAD COMBINATIONS:

- D + (L OR S)
- D + (0.6W OR 0.7E)
- D + 0.75 (0.6W OR 0.7E) + 0.75 (L OR S)
- 0.6D + (0.6W OR 0.7E)

SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE ANY ARCHITECTURAL, SITE ZONING, HVAC, ELEC. MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

- COVER SHEET
- ELEVATIONS
- FOUNDATION PLAN
- FOUNDATION DETAILS
- FLOOR PLAN & DETAILS
- FRAME SECTION & DETAILS
- SIDE WALL FRAMING
- SIDE WALL DETAILS
- END WALL FRAMING
- END WALL DETAILS

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER IBC 2018, UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	MAR 18 2022

THE PROGRAM MANAGER HAS REVIEWED THE DESIGN AND FOUND IT TO BE IN ACCORDANCE WITH THE IBC AND ALL APPLICABLE LOCAL REQUIREMENTS. THIS REVIEW IS LIMITED TO THE DESIGN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET NO. 1 OF 7
 PROJECT NO. 233-22-0805
 DATE 3/18/2022
 DRAWN BY MCG

7017 SCHULZ DR
 CARSON CITY, NV 89701

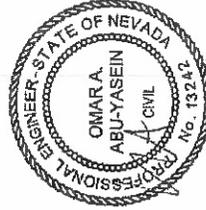
COVER SHEET

TIM MISSAMORE

PROJECT TITLE:

SHEET TITLE:

METAL BUILDING MANUFACTURER



EXPIRES: 12/31/2022
 SIGNED: APR 05 2022

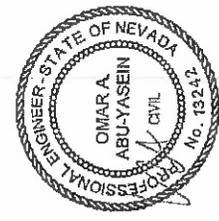
2 OF 7
 PROJECT NO. 233-22-0805
 DRAWN BY: MG
 DATE: 3/18/2022

7017 SCHULZ DR
 CARSON CITY, NV 89701

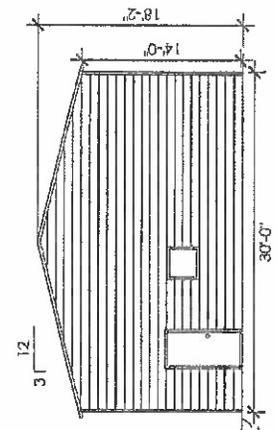
TIM MISSAMORE

ELEVATIONS

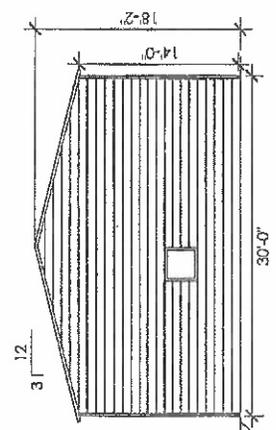
SHEET TITLE
 PROJECT TITLE
 LOCATION



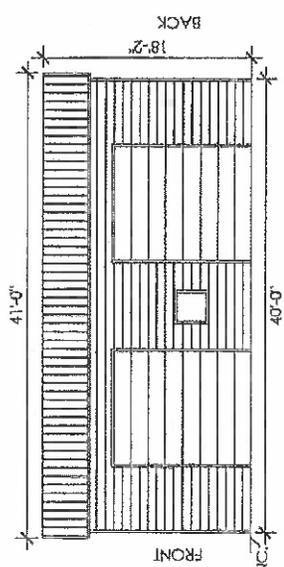
EXPIRES: 12/31/2022
 SIGNED: APR 05 2022



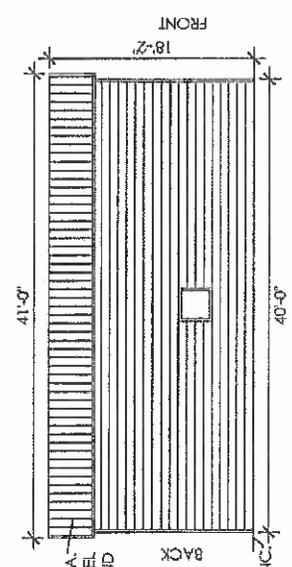
FRONT END WALL ELEVATION
 SCALE: 3/32" = 1"



BACK END WALL ELEVATION
 SCALE: 3/32" = 1"



RIGHT SIDE WALL ELEVATION
 SCALE: 3/32" = 1"

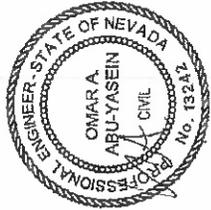


LEFT SIDE WALL ELEVATION
 SCALE: 3/32" = 1"

SHEATHING 29 GA.
 CORRUGATED STEEL
 TYP. ALL AROUND

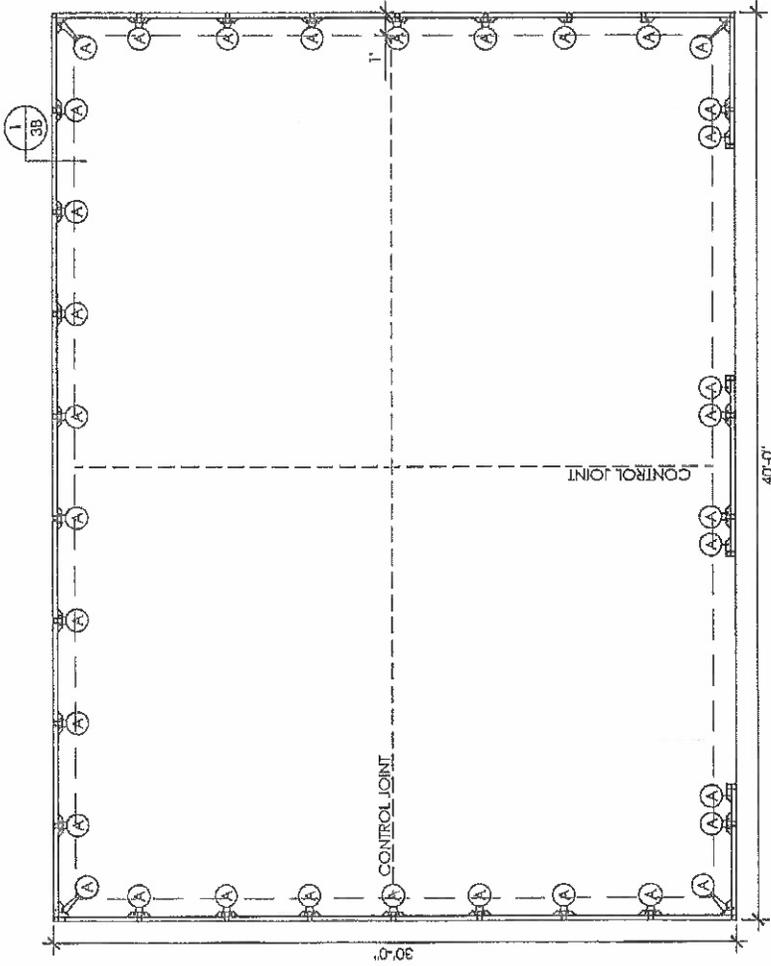
D/E
 THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
 J.N.O. ARCHITECTURAL DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.

SHEET TITLE: FOUNDATION PLAN: CONCRETE SLAB	PROJECT TITLE: TIM MISSAMORE	LOCATION: 7017 SCHULZ DR CARSON CITY, NV 89701
	SHEET TITLE: METAL BUILDING MANUFACTURER	



EXPIRES: 12/31/2022
SIGNED: APR 05 2022

3A OF 7	PROJECT NO: 233-22-0805	DATE: 3/18/2022
	DRAWN BY: MG	



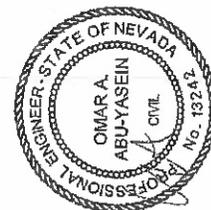
FOUNDATION PLAN
SCALE: 3/16" = 1'

FOUNDATION NOTES:

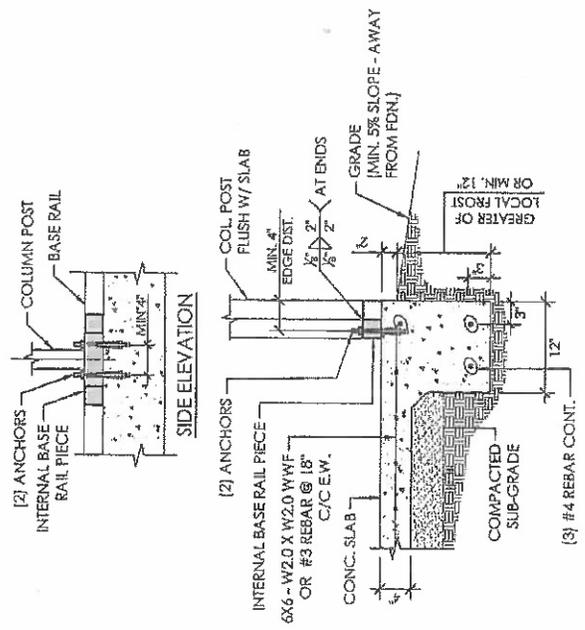
1. MIN. SLAB SEE SHALL BE 90' X 40' TO ALLOW A MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
2. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
3. CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
4. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
5. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
7. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
8. CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA. TUBE
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/20" X 7" LG. POWER BULL WEDGE ANCHOR (PER ESR 2254)

SHEET NO. 3B OF 7	PROJECT NO. 233-22-0805	DATE 3/18/2022	LOCATION 7017 SCHULTZ DR CARSON CITY, NV 89701
DESIGNER MG	PROJECT TITLE FOUNDATION DETAILS: CONCRETE SLAB	SHEET TITLE	TJM MISSAMORE
MEMBER PROPERTIES		METAL BUILDING MANUFACTURER	
BASE RAIL 2 1/2" SQ. X 14GA TUBE	457 N. Broadway JALISA, TX 79058 1-800-730-0885		
COLUMN POST (2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED			
CONCRETE SLAB 1/20" X 7" LG. POWER BULL WEDGE ANCHOR (PER ESR 2254)			



EXPIRES: 12/31/2022
SIGNED: APR 05 2022

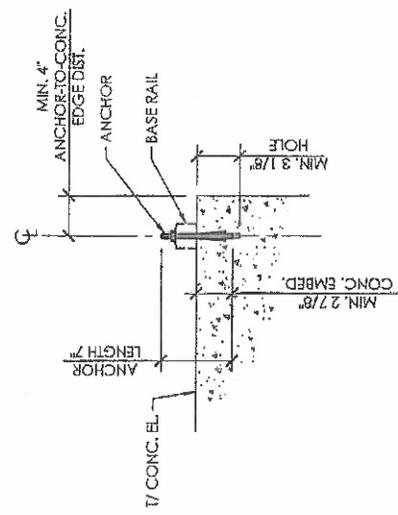


1 FOUNDATION DETAIL
SCALE 3/4" = 1'

MEMBER PROPERTIES	2 1/2" SQ. X 14GA TUBE
BASE RAIL	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
COLUMN POST	
CONCRETE SLAB	1/20" X 7" LG. POWER BULL WEDGE ANCHOR (PER ESR 2254)
ANCHOR 'A'	

- ANCHORAGE NOTES:**
- ANCHOR INSTALLATION REQUIREMENTS:
 - MIN. ANCHOR EDGE DISTANCE: 4.00"
 - MIN. ANCHOR HOLE DEPTH: 3.125"
 - MIN. CONCRETE EMBEDMENT DEPTH: 2.875"
 - MIN. EFFECTIVE EMBEDMENT: 2.50"
 - MIN. SPACING BETWEEN (2) ANCHORS: 3.75"
 - ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
 - ALL ANCHORS TO BE A-307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

- REINFORCEMENT NOTES:**
- REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
 - WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A92. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.

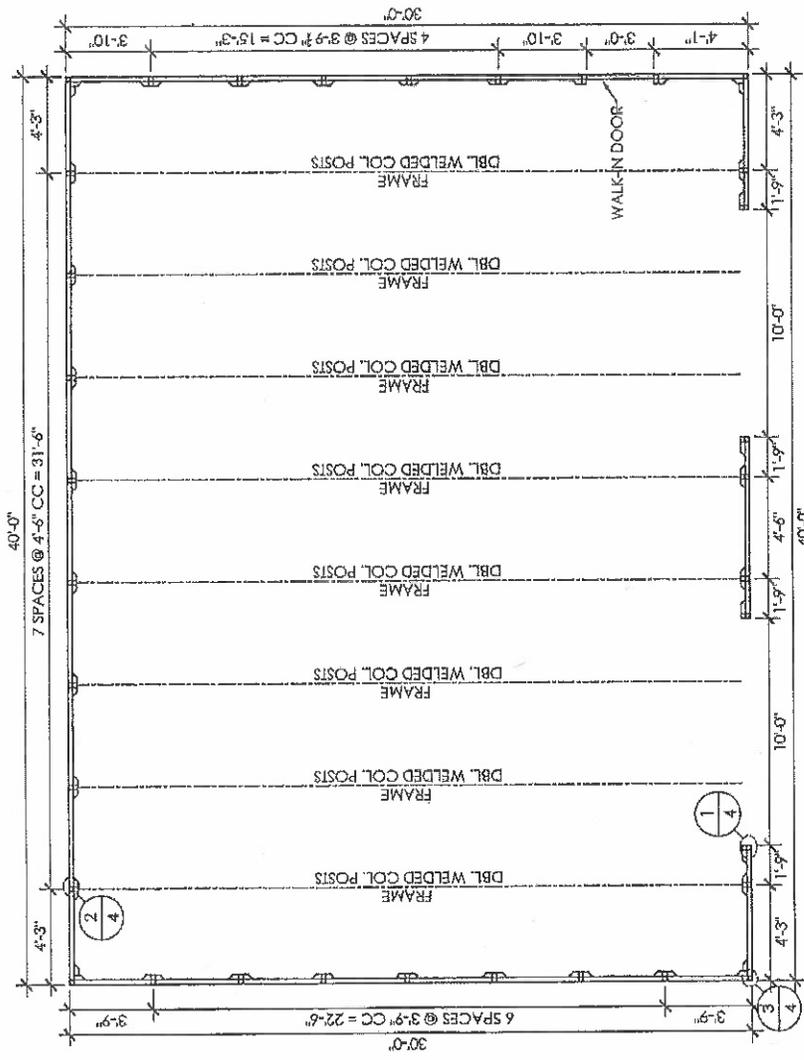


ANCHORAGE DETAIL
SCALE 1" = 1'

SHEET NO: 4 OF 7	PROJECT NO: 233-22-0805	LOCATION: 7017 SCHULZ DR GARSON CITY, NV 89701	PROJECT TITLE: TIM MISSAMORE	SHEET TITLE: FLOOR PLAN & ANCHORS	METAL FABRICATING MANUFACTURER	 67 N. Broadway, 9th Fl., TX 75008 988-730-9888
	DATE: 3/18/2022					

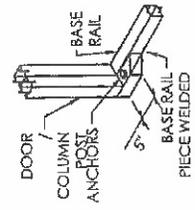


EXPIRES: 12/31/2022
SIGNED: APR 05 2022

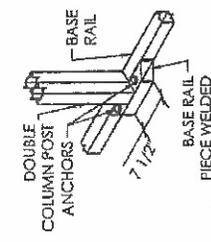


FLOOR PLAN
SCALE: 3/16" = 1'

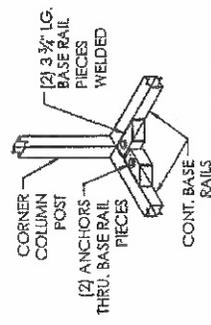
NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 1'S FOR FRAME SECTION AND DETAILS



1 ANCHOR DETAIL
SCALE: 1/2" = 1'



2 ANCHOR DETAIL
SCALE: 1/2" = 1'



3 ANCHOR DETAIL
SCALE: 1/2" = 1'

SHEET NO. 5 OF 7
 PROJECT NO. 233-22-0805
 DATE 3/18/2022
 DRAWN BY M/G

7017 SCHULZ DR
 CARSON CITY, NV 89701
 LOCATION

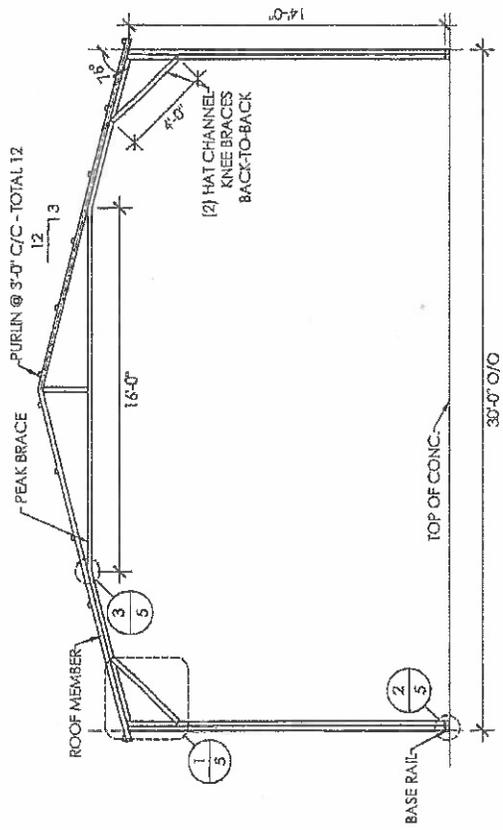
TIM MISSAMORE
 PROJECT TITLE

PROJECT TITLE: SHEET TITLE:
 METAL BUILDING MANUFACTURER:
 457 N. Broadway,
 JARVIS, TX 76056
 1-800-790-0808

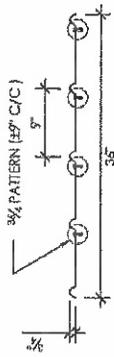
FRAME SECTION & DETAILS



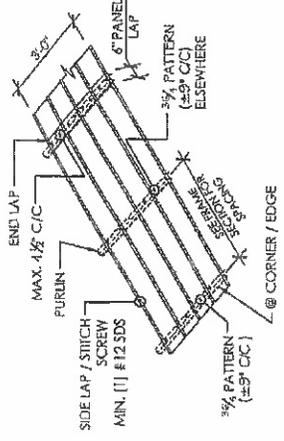
EXPIRES: 12/31/2022
 SIGNED: APR 05 2022



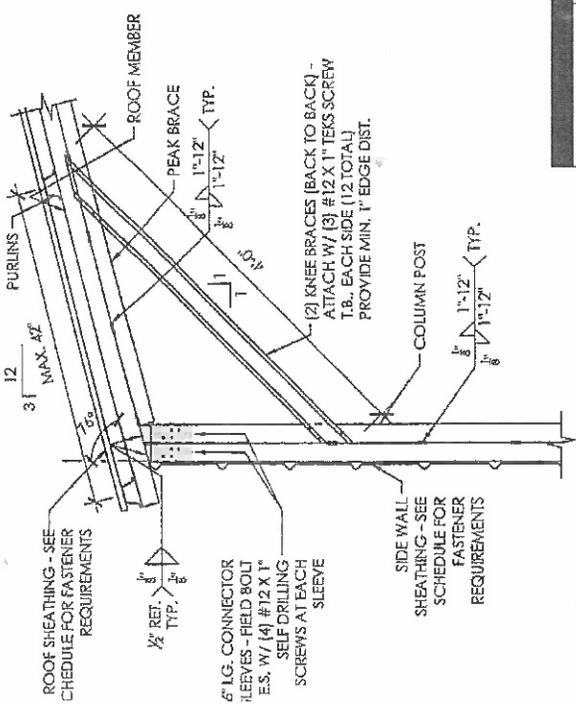
FRAME SECTION
 SCALE: 3/16" = 1"



29GA. - 3/4" RIB - CORRUGATED SHEET
 SCALE: 3/4" = 1"

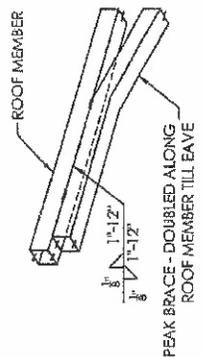


SHEATHING FASTENER PATTERN
 SCALE: 3/16" = 1"

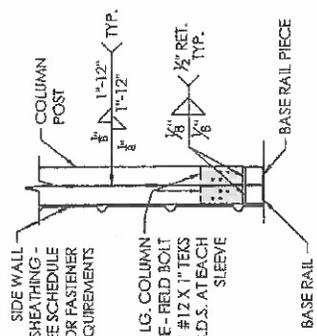


1 FRAME DETAIL
 SCALE: 3/4" = 1"

MEMBER PROPERTIES	MEMBER PROPERTIES
COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
SHEATHING FASTENER SCHEDULE	
LOCATION	CORNER PANEL SIDE LAPS EDGE LAPS ELSEWHERE
SPACING	9" CC MIN. 1" 4" CC 9" CC
FASTENER TYPE: # 12X1" SELF-DRILL SCREWS (ESR-2176) W/ NEOPRENE/STEEL WASHER	



3 PEAK BRACE DETAIL
 SCALE: 3/4" = 1"

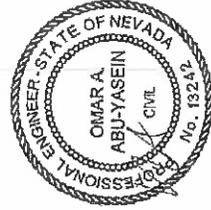


2 BASE DETAIL
 SCALE: 3/4" = 1"

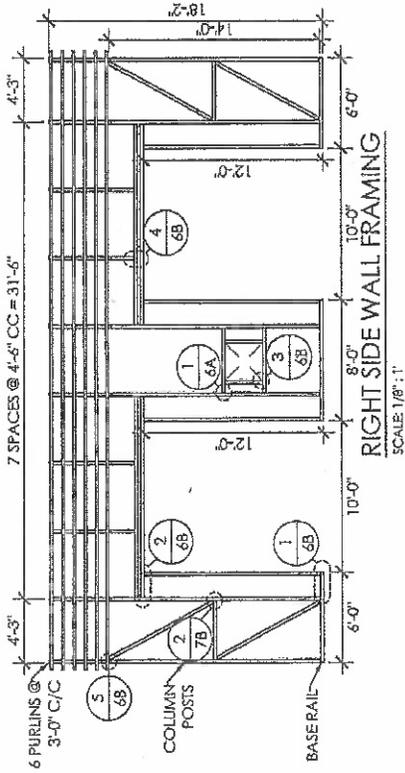
SIDE WALL FRAMING

SHEET TITLE:

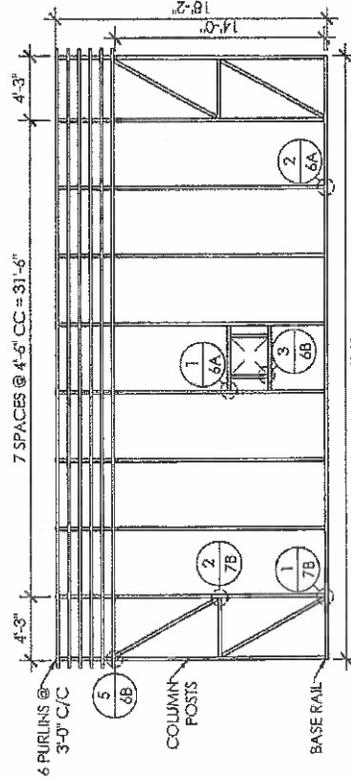
METAL BUILDING MANUFACTURER



EXPIRES: 12/31/2022
 SIGNED: APR. 05 2022



RIGHT SIDE WALL FRAMING
 SCALE: 1/8" = 1'

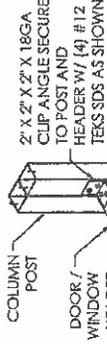


LEFT SIDE WALL FRAMING
 SCALE: 1/8" = 1'

6 PURLIN
 3'-0" C



COLU
 POS



1 WINDOW/DOOR DETAIL
 SCALE: 3/4" = 1'

BASE R



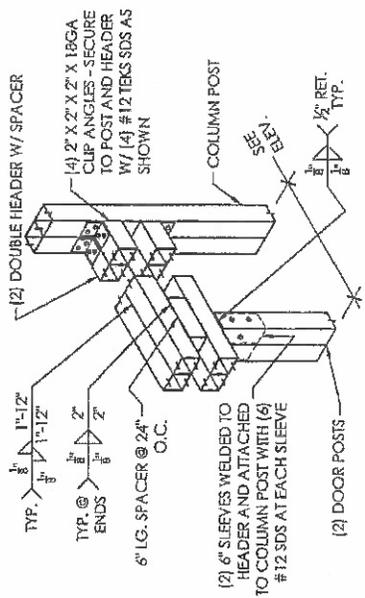
2 COLUMN-BASE DETAIL
 SCALE: 3/4" = 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
SIDE WALL POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 1/2GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
WINDOW POST	2 1/2" SQ. X 14GA TUBE
DOUBLE HEADER W/ SPACER	(2) 2 1/2" SQ. X 14GA TUBE W/ 6" SPACER
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE

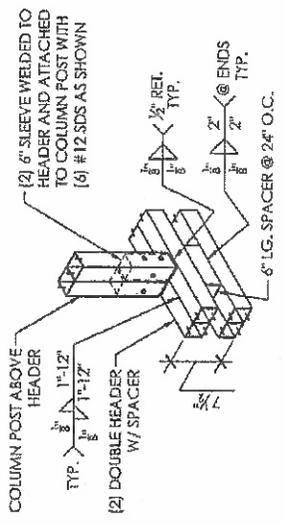
SIDE WALL FRAMING DETAILS



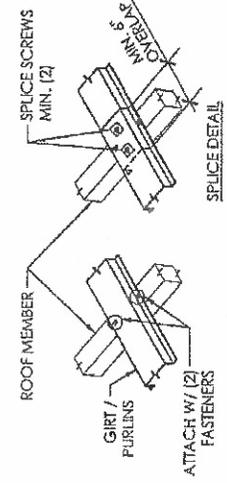
EXPIRES: 12/31/2022
 SIGNED: AFS 05 2022



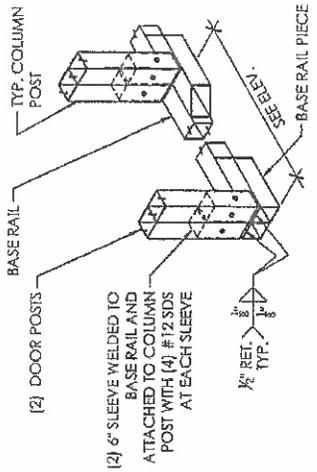
2 DOOR HEADER DETAIL
 SCALE: 3/4" = 1"



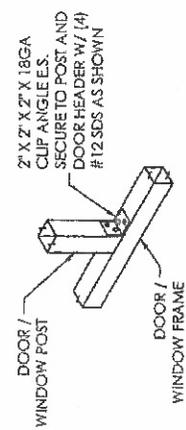
4 ABOVE HEADER DETAIL
 SCALE: 3/4" = 1"



5 GIRT/PURLIN DETAIL
 SCALE: 3/4" = 1"



1 DOOR BASE DETAIL
 SCALE: 3/4" = 1"

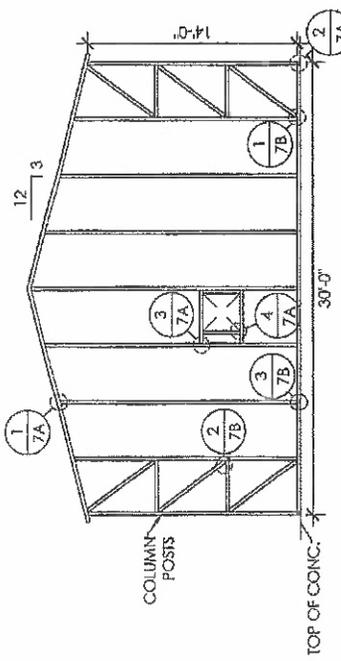


3 WINDOW/DOOR DETAIL
 SCALE: 3/4" = 1"

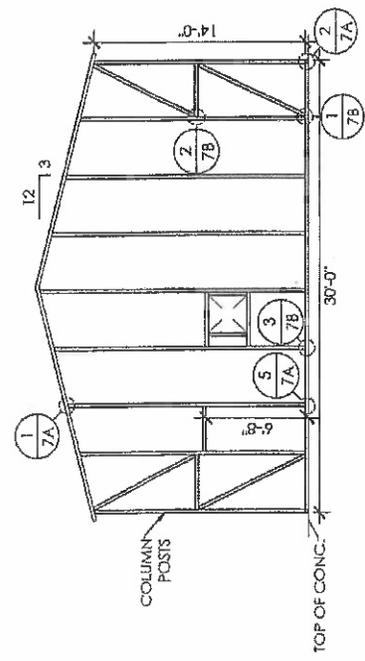


EXPIRES: 12/31/2022
 SIGNED: APR 05 2022

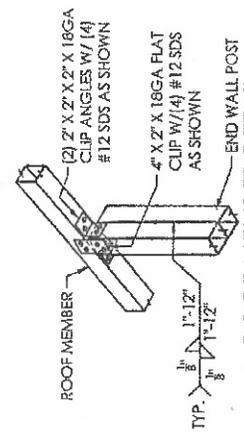
MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
HEADER	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2 1/4" SQ. X 14GA TUBE



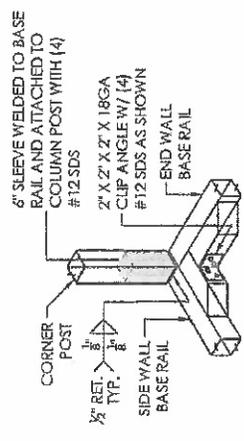
FRONT END WALL FRAMING
 SCALE: 1/8" = 1'



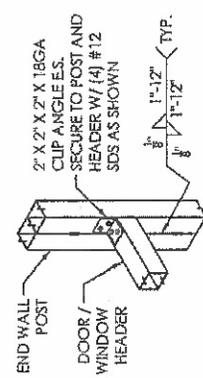
REAR END WALL FRAMING
 SCALE: 1/8" = 1'



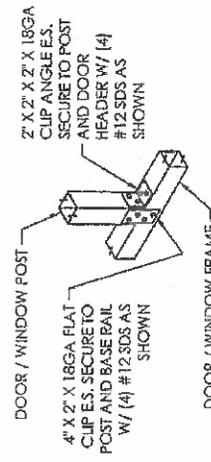
1 ROOF MEMBER DETAIL
 SCALE: 3/4" = 1'



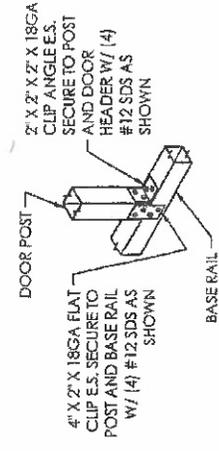
2 CORNER DETAIL
 SCALE: 3/4" = 1'



3 WINDOW/DOOR DETAIL
 SCALE: 3/4" = 1'



4 WINDOW/DOOR DETAIL
 SCALE: 3/4" = 1'

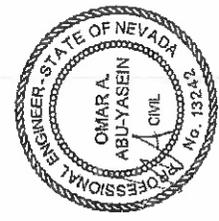
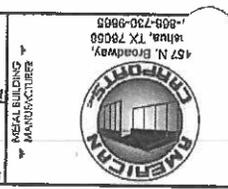


5 DOOR DETAIL
 SCALE: 3/4" = 1'

SHEET NO. 7B OF 7
 PROJECT NO. 233-22-0805
 DRAWN BY MG
 DATE 3/18/2022

LOCATION: CARSON CITY, NV 89701
 2017 SCHULTZ DR
 TIM MISSAMORE

PROJECT TITLE: END WALL FRAMING DETAILS
 SHEET TITLE:



EXPIRES: 12/31/2022
 SIGNED: APR 05 2022

