

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF SEPTEMBER 28, 2022

FILE NO: LU-2022-0370

AGENDA ITEM: 3.A

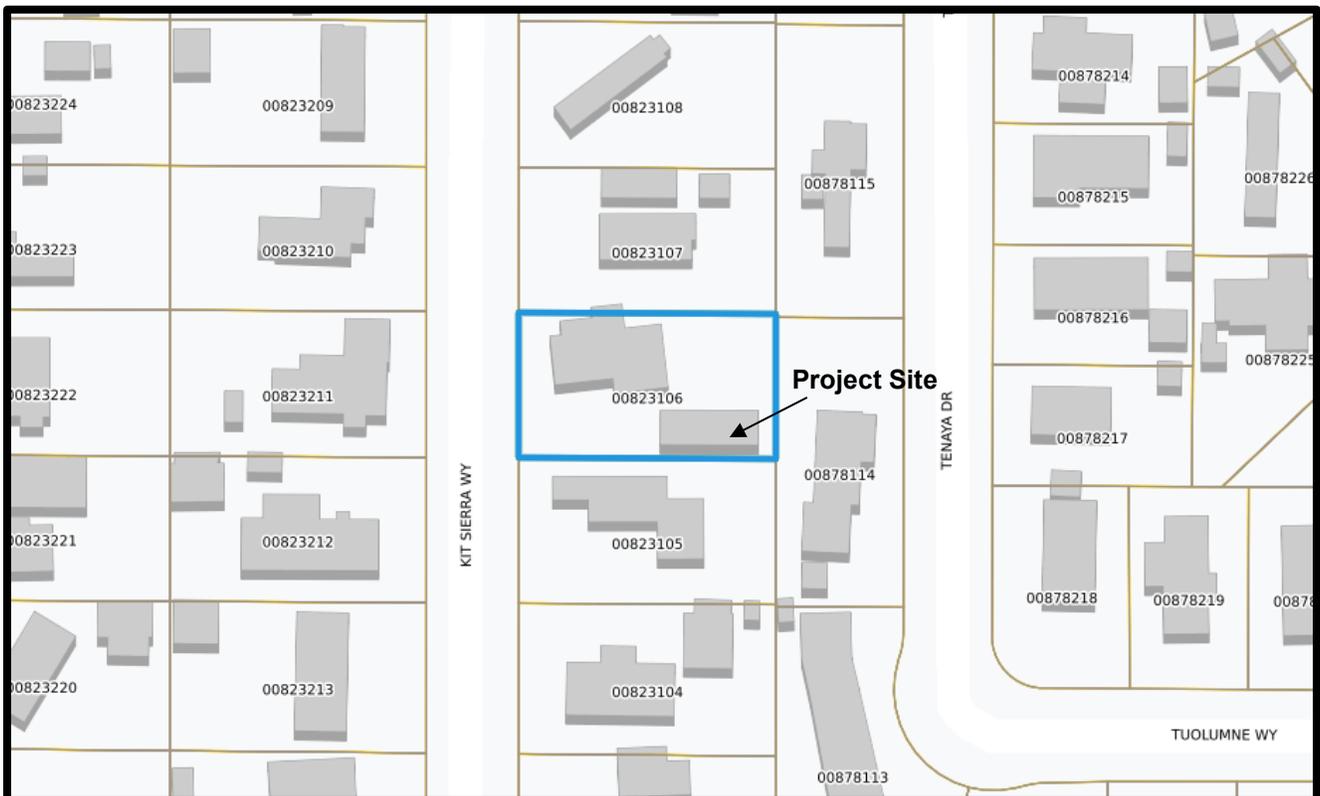
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2022-0370 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 74.5 percent of the size of the primary structure on property zoned Mobilehome 12000 (“MH12”) located at 2677 Kit Sierra Way, Assessor’s Parcel Number (“APN”) 008-231-06. (Lena Reseck, lreseck@carson.org)

Summary: The applicant is proposing construction of a 1,120 square foot metal garage. A garage is a permitted accessory use in the Mobilehome 12000 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 percent, but less than 75 percent 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 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 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 existing 888 square foot garage being removed. The structure will need to be removed prior to Building Permit final inspection.

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

8. 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), 18.04.085 (Mobilehome 12,000 (MH12), Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Medium-Density Residential ("MDR")

PRESENT ZONING: Mobilehome 12,000

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobilehome 12,000
EAST: Mobilehome 6,000
SOUTH: Mobilehome 12,000
WEST: Mobilehome 12,000

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: II Moderate Severity within 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.25 acres
2. PROPOSED STRUCTURE SIZE: 1,120 square feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 20 feet; Side: 10 feet; Street Side: 15 feet; Rear: 20 feet

Proposed

Front: 57 feet; Side: 58 feet on left side and 10 feet on right side; Rear: 26 feet

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a detached metal garage with electrical and gas. A detached garage is a permitted accessory use in the Mobilehome 12,000 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 percent, but less than 75 percent, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 1,674 square feet. The square footage of the proposed accessory structure totals 1,120 square feet. There are existing accessory structures on the property that include a shed (128 square feet) and a garage (888 square feet). The 888 square foot garage will be removed during construction and the 128 square foot shed will remain. The total accessory structure square footage including the proposed accessory structure will be 1,248 square feet or 74.5 percent of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 46 adjacent property owners within 300 feet of the subject site on September 15, 2022. As of the writing of this report, no written comment has 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 September 28, 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.

Carson City Fire Department:

- The proposed project shall meet or exceed the 2018 International Fire Code and the Northern Nevada Amendments to the code

Development Engineering:

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) 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 driveway must be paved for at least the first 20 feet after a standard driveway apron.
 - The project must be designed to drain properly.

Engineering Discussion:

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The project has a negligible impact on vehicular and pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has a negligible impact on City water, sewer, and storm drain infrastructure.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

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 Medium-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A detached garage is considered an accessory use in the Mobilehome 12,000 zoning district and is therefore consistent with the master plan. The project site is a single family lot in a suburban 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 single family lots in suburban 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 12,000 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 12,000 zoning district. The project will include connecting to gas and electrical from the primary structure but 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 12,000. The intent of this zoning is to provide for development of medium-density residential neighborhoods. 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 percent but less than 75 percent of the size of the primary structure requires approval of an Administrative Permit. The proposed 1,120 square foot accessory structure along with existing 128 square foot shed is 74.5 percent of the size of the primary residence. The primary residence is 1,674 square feet. The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Mobilehome 12,000 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 12,000 zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent 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 12,000. The intent of this zoning is to provide for development of medium-density residential neighborhoods. 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 percent but less than 75 percent of the size of the primary structure an Administrative Permit is required. The proposed 1,120 square foot accessory structure along with existing 128 square foot shed is 74.5 percent of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Mobilehome 12,000 zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

- 1 My project will enhance the appearance of my property as well as streamline the look to match the attached house. It will be a parking space for my vehicles as well as storage and workspace for my belongings, which means I won't have clutter just sitting around my property.
- 2A. Used as a residential shop on private property. No surrounding commercial buildings.
- 2B. It will enhance the appearance of the property and not deter from the other residences around me. In actuality it will be the nicest property on my street, so hopefully it will motivate other residents to upgrade their properties.
- 2C. My project will not be detrimental to surrounding properties, as I already have a shop on the property. I am taking down the old shop and replacing with a new one which will improve appearance.
- 2D. I won't have outside lighting, it won't be needed.
- 2E. The shop as well as the driveway will be concrete.
- 2F. It will be beneficial as an appealing and ~~attractive~~ nice building.

3. Will have no pedestrian or vehicular obstacles, as it will give me more driveway space.

4A. No impact on school district.

4B. No affect on police and fire protection.

4C. Will not have water running to new shop.

4D. Concrete will be poured so water will run off and not build up.

4E. No sewer needed. Main house on city sewer.

4F. No road improvements needed.

4G. Cleary Building Corp.

5. The building meets all the set backs from the front, back, and sides.

6. Building will not be detrimental to public health, safety, convenience or welfare.

7. Building will not result in material damage, or prejudice to other property in area, as it will be an improvement to existing building.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY

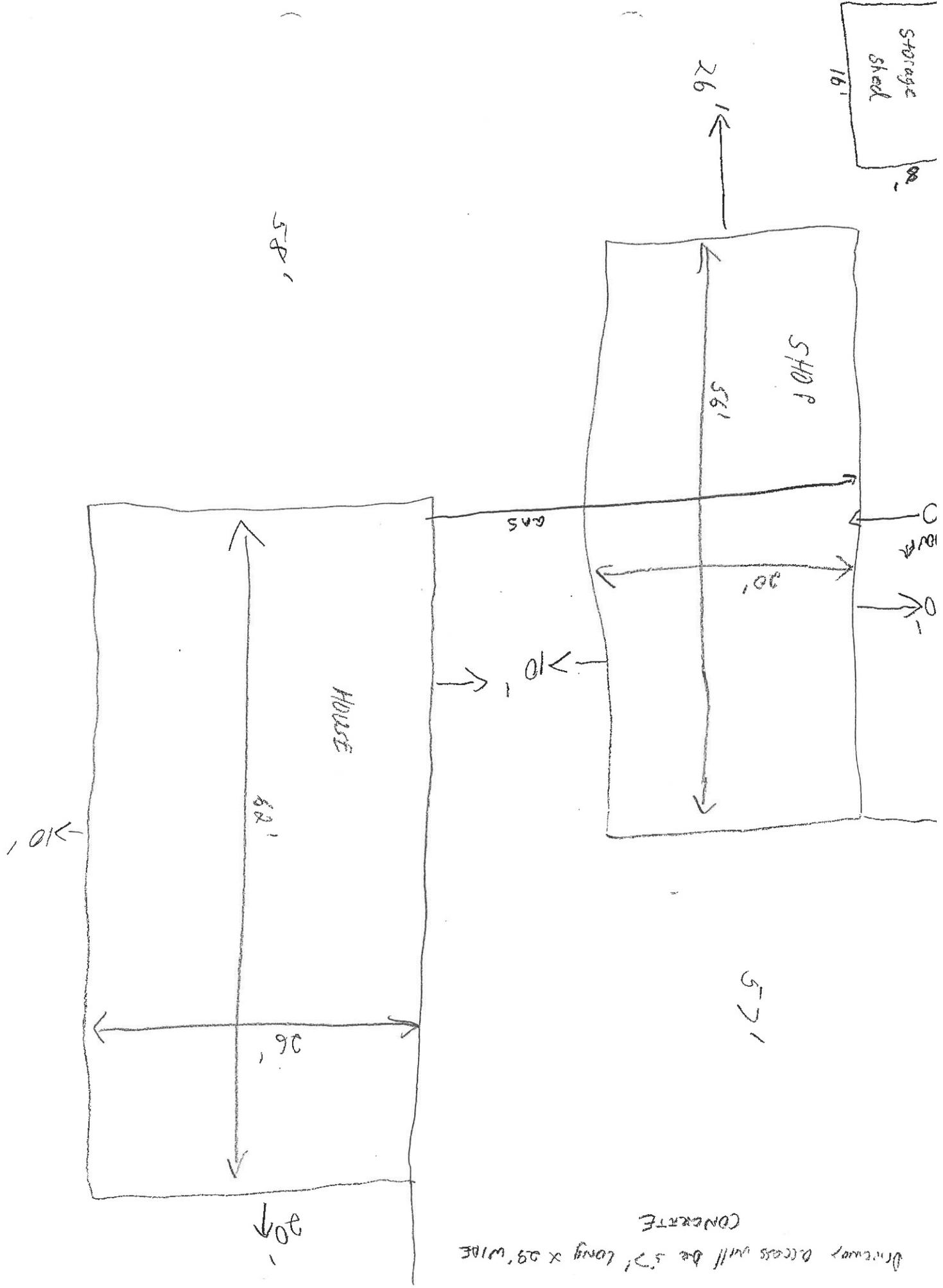


The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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

Is or does the proposed development:

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



GENERAL NOTES AND SPECIFICATIONS

1. The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.

2. This building is designed in accordance with the following codes and specifications:
 2018 International Building Code (IBC)
 2018 Edition of National Design Specifications for Wood Construction*

Risk Category: II
 Use Group(s) Classification: U
 Building Use: RV Storage
 Type of Construction: Type VB
 Building Area: 1120 Sq. Ft.

Building Design Loads:
 Snow Design Load (S): 35 PSF
 Wind Design Load (W): 115 MPH
 Seismic Design Category: C
 Design Internal Pressure Coefficient: ± 0.18

Basic Seismic Force Resisting System: Building Frame System/Axial Frame With Sheathed with Wood Structural Panels or Steel Sheats

Design Base Shear: 2935 LBS
 Seismic Response Coefficient (C_s): 0.289
 Analysis Procedure Used: Equivalent Lateral Force Procedure
 Seismic Design Category: D
 Hoped Seismic Response Accelerations (S_s): 280.22%
 Spectral Response Coefficients (S_{ds}): 1.734%
 Site Class: B
 Seismic Importance Factor (I_e): 1.0
 Response Modification Factor (R): 6

Unbalanced Snow Loads:
 25.3 PSF Windward
 18.2 PSF Leeward surcharge
 6.3 Ft. Width of surcharge

Wind Design Data:
 Basic Design Wind Speed (V): 115 MPH
 Exposure Category: C
 Design Internal Pressure Coefficient: ± 0.18

Earthquake Design Data:
 Basic Seismic Force Resisting System: Building Frame System/Axial Frame With Sheathed with Wood Structural Panels or Steel Sheats

Design Base Shear: 2935 LBS
 Seismic Response Coefficient (C_s): 0.289
 Analysis Procedure Used: Equivalent Lateral Force Procedure
 Seismic Design Category: D
 Hoped Seismic Response Accelerations (S_s): 280.22%
 Spectral Response Coefficients (S_{ds}): 1.734%
 Site Class: B
 Seismic Importance Factor (I_e): 1.0
 Response Modification Factor (R): 6

3. All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot, NFPA U1, UC4B.

4. All rolls are to be threaded hardened steel unless otherwise noted.

5. Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (3%).

6. Fill used for concrete floor slab sub grade, if present, shall be properly graded angular material. Fill used in column holes shall be the concrete sub base noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.

7. Electrical work, heating, walling, or conditioning, plumbing, and air wiring is not a part of this drawing and shall be installed as per applicable codes.

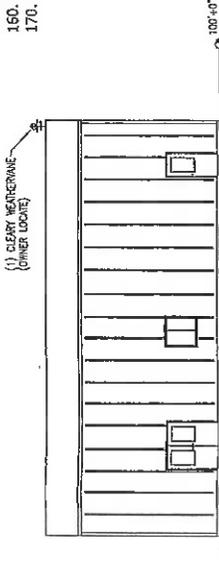
8. This design is based on a building site with wind, silt, and clay wind, silty gravel, silty sand, silty gravel, clayey gravel soil. As per the IRC building code and referenced Standard ASCE 488.1, an assumed and bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer shall be contacted.

NOTE:
 This building, as depicted, shall be constructed 10 feet or more from any and all lot lines and 20 feet or more from the local building official for exceptions.

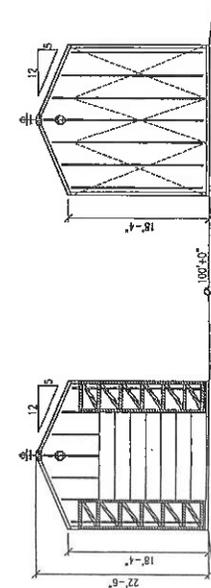
NOTE:
 This document, as presented, and which is not intended to be, nor shall it be, construed as a complete building design. It is intended to represent just the building itself. It should also be noted that the designer is unaware of any subsoil investigation reports. Footings have been sized on assumed values as per rule 8.0 under General Specifications and Notes. The designer shall be responsible for the design of the concrete floor slab. If a concrete floor will be installed, the design of the concrete floor is not part of these plans, nor is it intended to be. If shown, the concrete floor is only depicted to show its location with respect to related components of the building. The client or general contractor is encouraged to contract with a professional engineer or architect for the design of the concrete floor and its supports.

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- 160. DIAPHRAGM ACTION and MISC. DETAILS
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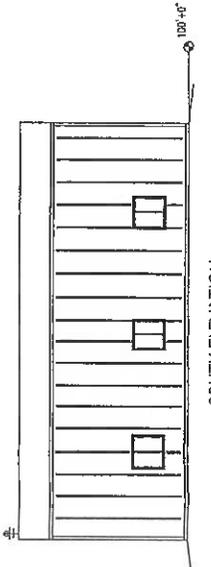


NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION

CLEARY BUILDING CORP.
 150 PACUL STREET / P.O. BOX 830220
 VERONA, NJ 07093 / (908) 973-5880
 DRAWN BY: JOSHUA MILLER
 DATE DRAWN: 05/17/22
 PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: CREON, RON
 PROJECT SITE ADDRESS: 2677 KIT SIERRA WAY
 CARSON CITY, NV 89706 (CARSON CITY)
 BUILDING SIZE: 20' 0\"/>





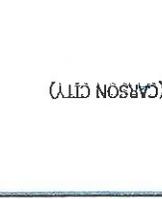
190 PAUL STREET / P.O. BOX 202220
 VERONA, WI 53588 / (608) 972-5550
 DRAWN BY: JASMINE MILLER

DATE DRAWING: 05/17/22

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
 CREON, RON
 PROJECT SITE ADDRESS:
 2677 KIT SIERRA WAY
 CARSON CITY, NV 89706 (CARSON CITY)
 BUILDING SIZE:
 20' 0" x 56' 0" x 18' 4"
 SHEET NAME:
 FLOOR PLAN

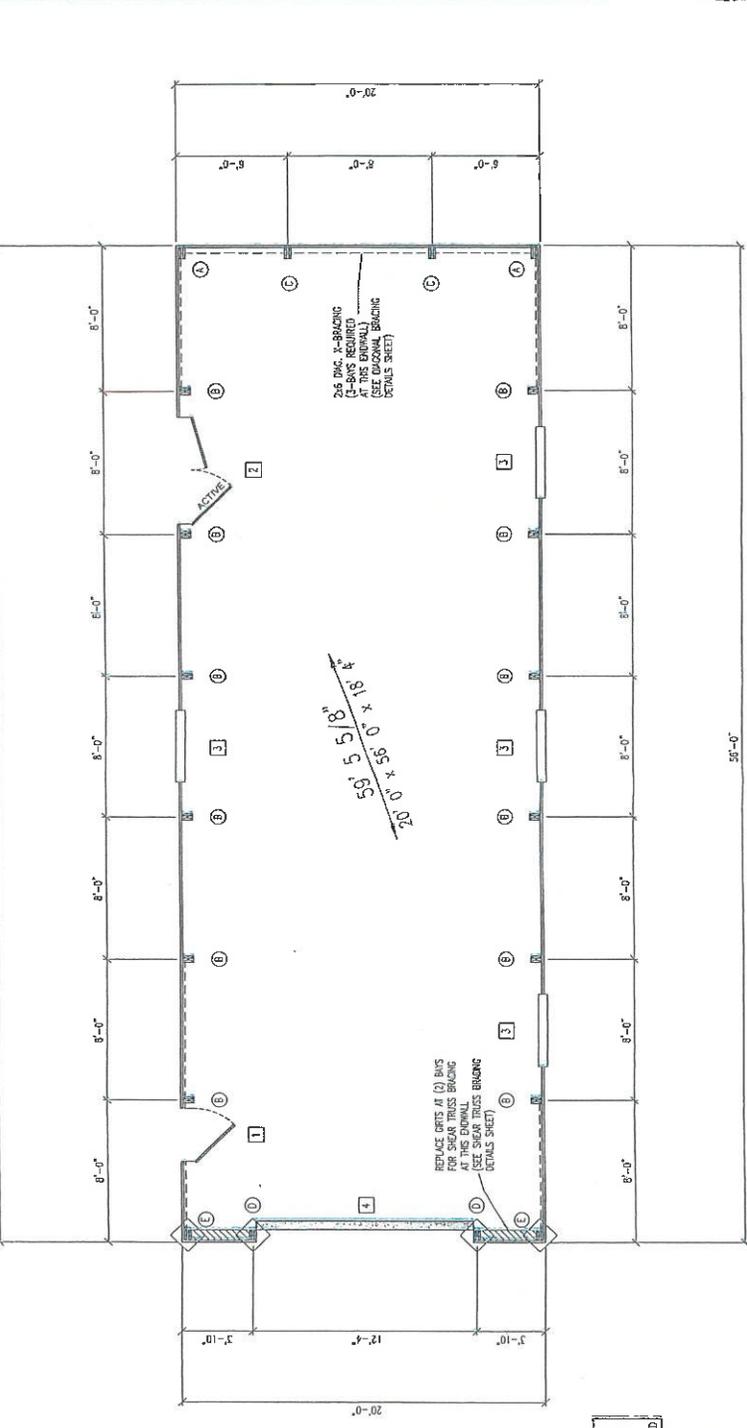
PROJECT NUMBER:
 2022102187
 SHEET NUMBER:
 120
 SHEET SCALE: NONE



NOTES:
 1. FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO INSTALLING FROM-JOIST BRACKETS (INNER LOCUS) IF BUILDING HAS DUPLEX, WATHERWAKE LOCATED TO TOP OF DUPLEX.
 2. EXTERIOR WALL COLUMNS ARE 3-PLY TO THE BUILDING EDGE JOIST AND 1-PLY FROM THERE TO THE ROOF PLANE.
 3. 2x4 CORNER BLOCKING TO BE INSTALLED AT ALL CORNERS AND OVERHEAD DOORS.

ITEM	DESCRIPTION	QTY	ACCESSORY FEATURES
1	WALK DOOR 2236 U/E	1	Phenolic, NON/NOISE LOCUST, KEY/LATCH D.B., 2-PANEL (1 SIDE) EMBOSSMENT, KEYS ALIGNED
2	WALK DOOR 2236 U/E	1	Phenolic, NON/NOISE LOCUST, KEY/LATCH D.B., 2-PANEL (2 SIDE) EMBOSSMENT, KEYS ALIGNED
3	SINGLE HORIZ. WINDOW	4	INSULATED DOUBLE PANE. STEP-SWNER, LOH-E / W/ARI EDGE, GREEN, TEMPERED
4	OVERHEAD DOOR	1	10' x 11' 11" / 17', HIGH UPR. TRIM INSIDE EDGE, DOOR BY CLEAR SIDE

55'-0"



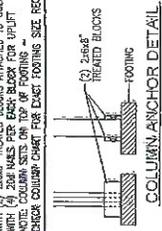
55'-0"



NOTE: ANCHOR COLUMNS WITH:
 (1) 60# BASE OF CONCRETE AND
 (2) 3 #4 REBAR FOR UPLIFT.
 NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS.



NOTE: OVERHEAD UPRIGHT MEMBER ALL COLUMN WITH (1) 2x6x4 TREATED BLOCKS ATTACHED TO COLUMN WITH (2) 2x6x4 MALES PER EACH BLOCK FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS.



NOTE: OVERHEAD UPRIGHT MEMBER ALL COLUMN WITH (1) 2x6x4 TREATED BLOCKS ATTACHED TO COLUMN WITH (2) 2x6x4 MALES PER EACH BLOCK FOR UPLIFT. NOTE: COLUMN SETS ON TOP OF FOOTING - CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS.