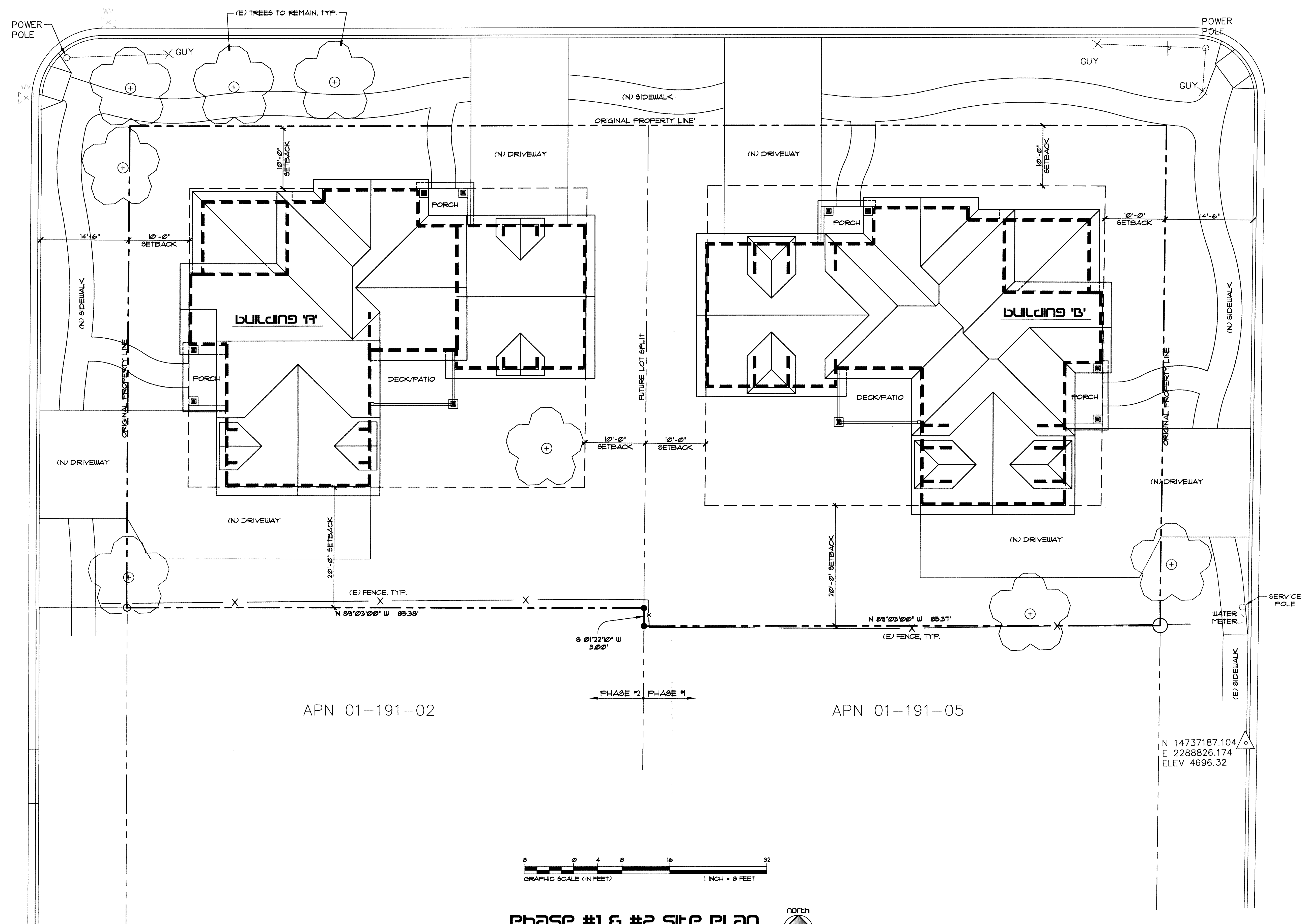




W. ANN ST.

N. MINNESOTA ST.

N. DIVISION ST.



1-23-12

REVISIONS:

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2	
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**new residential duplex**  
 MR. HERMAN BAUER  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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DRAWING TITLE:  
 PRELIMINARY  
 SITE PLAN  
 PHASE #1 & #2

APN 01-191-02

APN 01-191-05

N 14737187.104  
 E 2288826.174  
 ELEV 4696.32

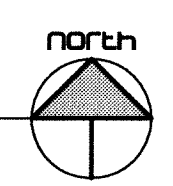


**Phase #1 & #2 Site Plan**

SCALE 1/8" = 1'-0"

APN. 01-191-06

TOTAL LOT AREA APPROX. 16,730 SQFT.

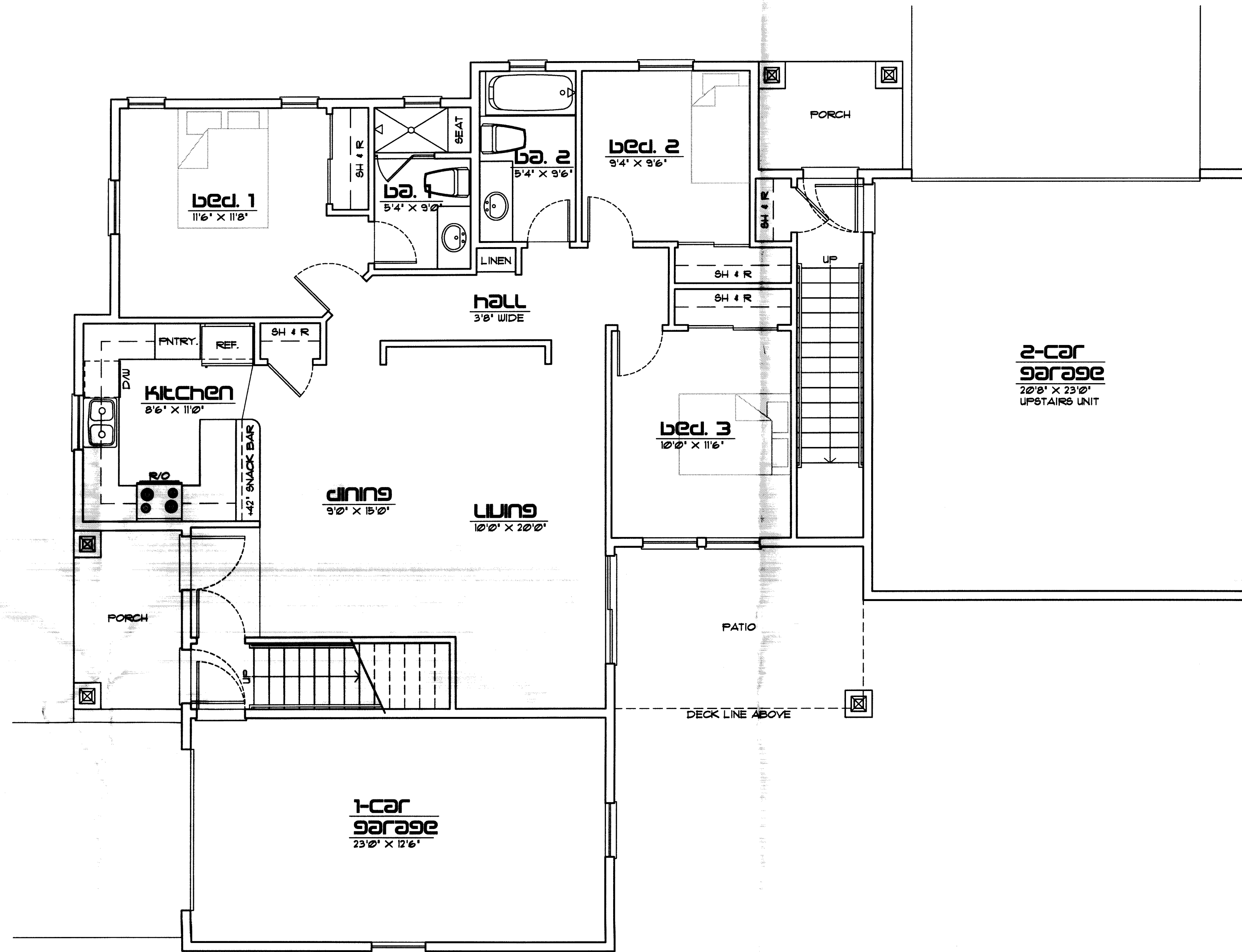


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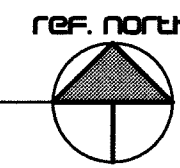
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**A1.1**



**BUILDING 'A'**  
**GROUND FLOOR PLAN**

SCALE 1/4" = 1'-0"



- GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,216 SQ.FT.
- GROUND FLOOR UNIT GARAGE APPROX. 312 SQ.FT.
- UPPER FLOOR UNIT ENTRY AREA APPROX. 91 SQ.FT.
- UPPER FLOOR UNIT GARAGE APPROX. 510 SQ.FT.
- TOTAL GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,523 SQ.FT.
- TOTAL UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,550 SQ.FT.

1-23-12

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- 2
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**new residential duplex**

MR. HERMAN BAUER  
812 N. DIVISION STREET  
CARSON CITY, NEVADA

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BLDG. 'A'  
GROUND FLOOR  
UNIT PLAN

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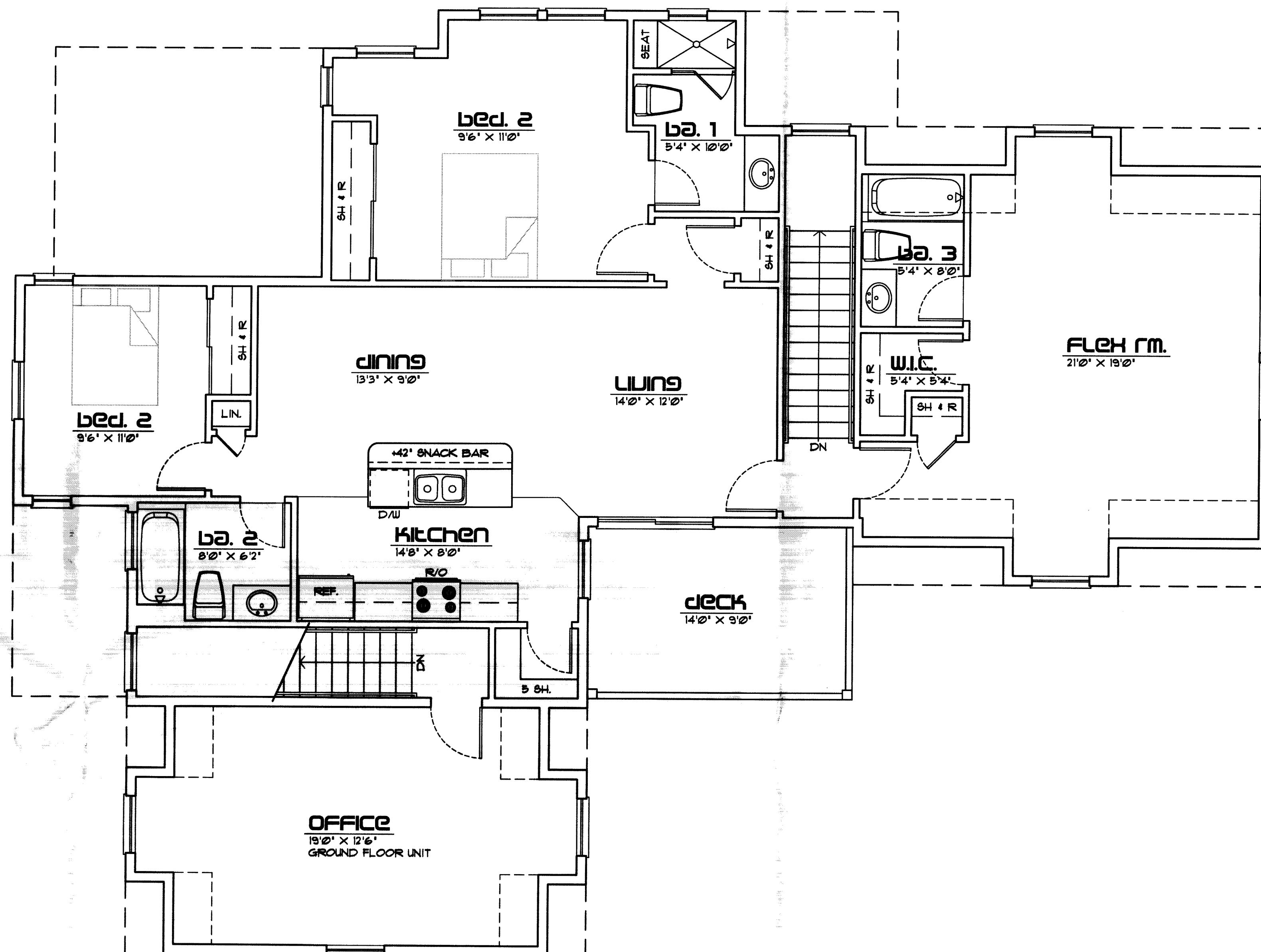
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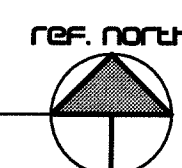
1002

**A2.1**



**BUILDING 'A'**  
**UPPER FLOOR PLAN**

SCALE 1/4" = 1'-0"



GROUND FLOOR UNIT OFFICE AREA APPROX. 301 SQFT.

UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,453 SQFT.

1-23-12

REVISIONS:

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**NEW RESIDENTIAL DUPLEX**  
 MR. HERMAN BAUER  
 812 N. DIVISION STREET  
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DRAWN BY:

BLDG. 'A'  
 UPPER FLOOR  
 UNIT PLAN

RECEIVED

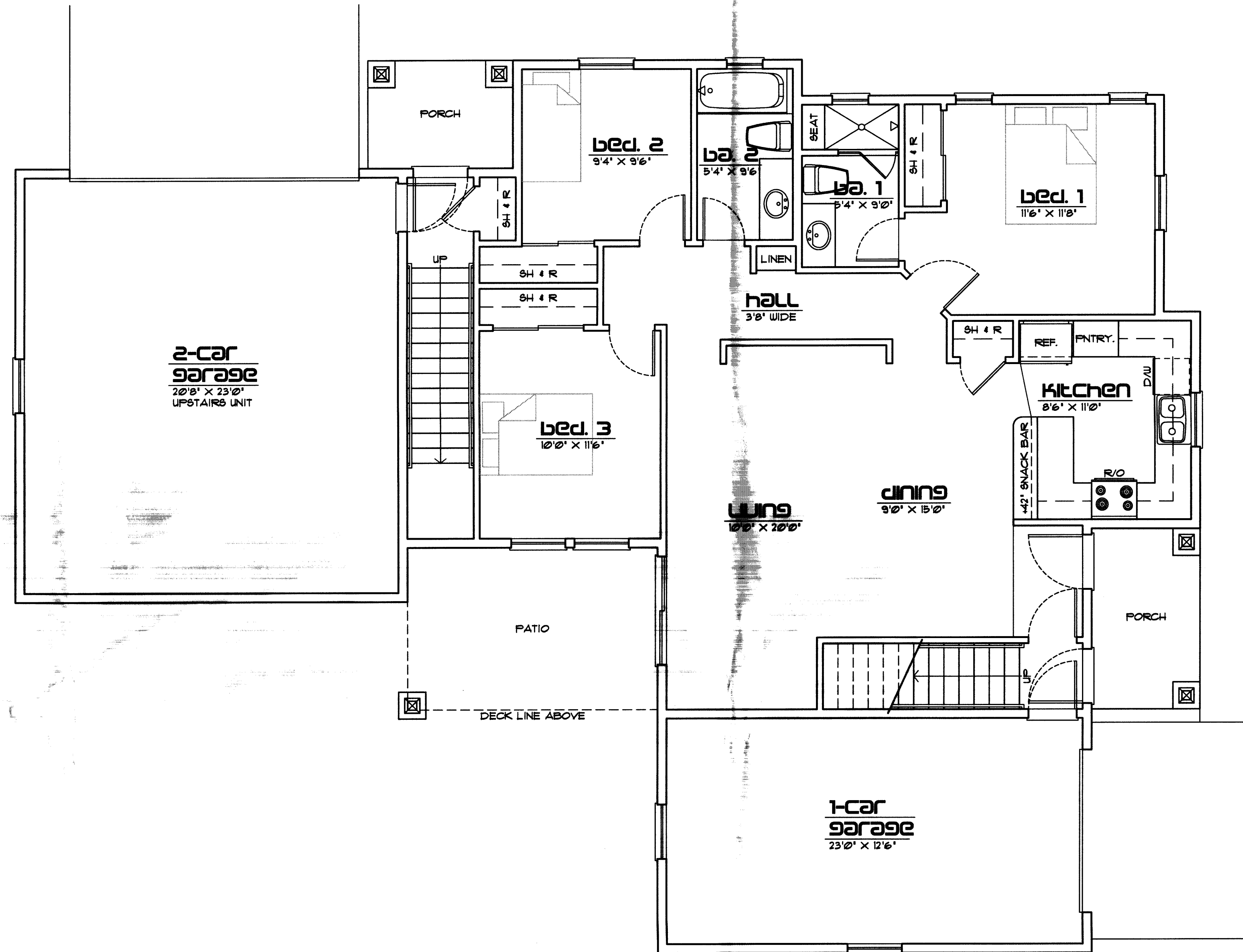
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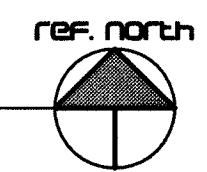
JOB NO:

1002

**A2.2**



**BUILDING 'B'**  
**GROUND FLOOR PLAN**



SCALE 1/4" = 1'-0"

- GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,216 SQ.FT.
- GROUND FLOOR UNIT GARAGE APPROX. 312 SQ.FT.
- UPPER FLOOR UNIT ENTRY AREA APPROX. 91 SQ.FT.
- UPPER FLOOR UNIT GARAGE APPROX. 510 SQ.FT.
- TOTAL GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,523 SQ.FT.
- TOTAL UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,550 SQ.FT.

1-23-12

REVISIONS:

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**NEW RESIDENTIAL DEVELOPMENT**

MR. HERMAN BAUER  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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DRAWING TITLE:

BLDG. 'B'  
 GROUND FLOOR  
 UNIT PLAN

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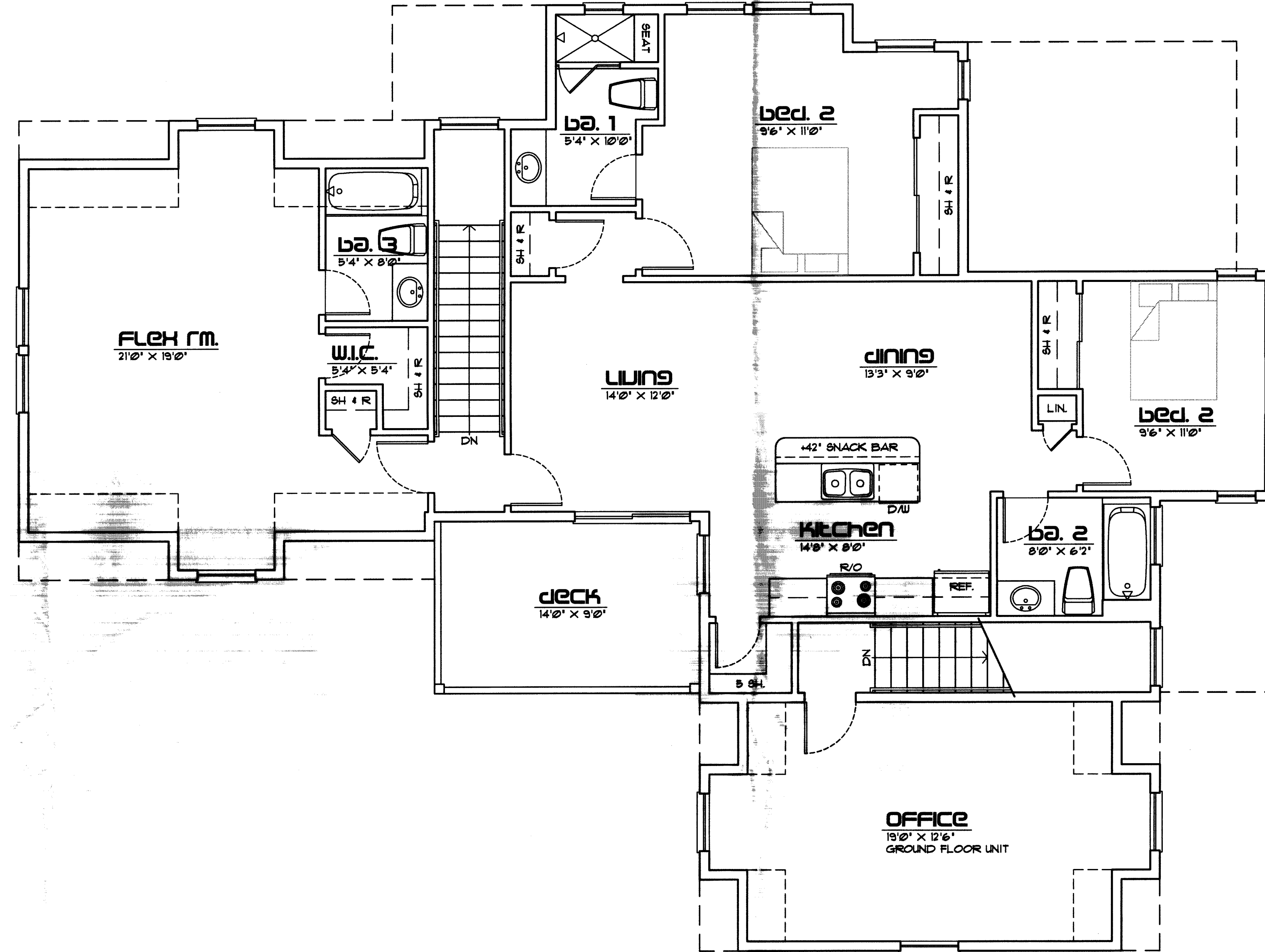
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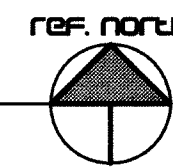
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**A2.3**



**BUILDING 'B'**  
**UPPER FLOOR PLAN**

SCALE 1/4" = 1'-0"



GROUND FLOOR UNIT OFFICE AREA APPROX. @ 3071 SQ.FT.

UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,453 SQ.FT.

1-23-12

REVISIONS:

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**NEW RESIDENTIAL DUPLEX**

MR. HERMAN BAUER  
812 N. DIVISION STREET  
CARSON CITY, NEVADA

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DRAWING DATE:

BLDG. 'B'  
UPPER FLOOR  
UNIT PLAN

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**A2.4**



**north elevation**  
 SCALE 1/4" = 1'-0"



**east elevation**  
 SCALE 1/4" = 1'-0"

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**new residential duplex**

MR. HERMAN BAUER  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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 EXTERIOR  
 ELEVATIONS

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**A3.1**

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**South elevation**  
 SCALE 1/4" = 1'-0"



**West elevation**  
 SCALE 1/4" = 1'-0"

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**NEW RESIDENTIAL DUPLEX**

MR. HERMAN BAUER  
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 EXTERIOR  
 ELEVATIONS

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**A3.2**





**north elevation**  
 SCALE 1/4" = 1'-0"



**east elevation**  
 SCALE 1/4" = 1'-0"

1-23-12

REVISIONS:

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**new residential duplex**  
 MR. HERMAN BAUER  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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**A3.3**



**SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE 1/4" = 1'-0"

1-23-12

REVISIONS:

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**NEW RESIDENTIAL DUPLEX**  
 MR. HERMAN BAUER  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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 EXTERIOR  
 ELEVATIONS

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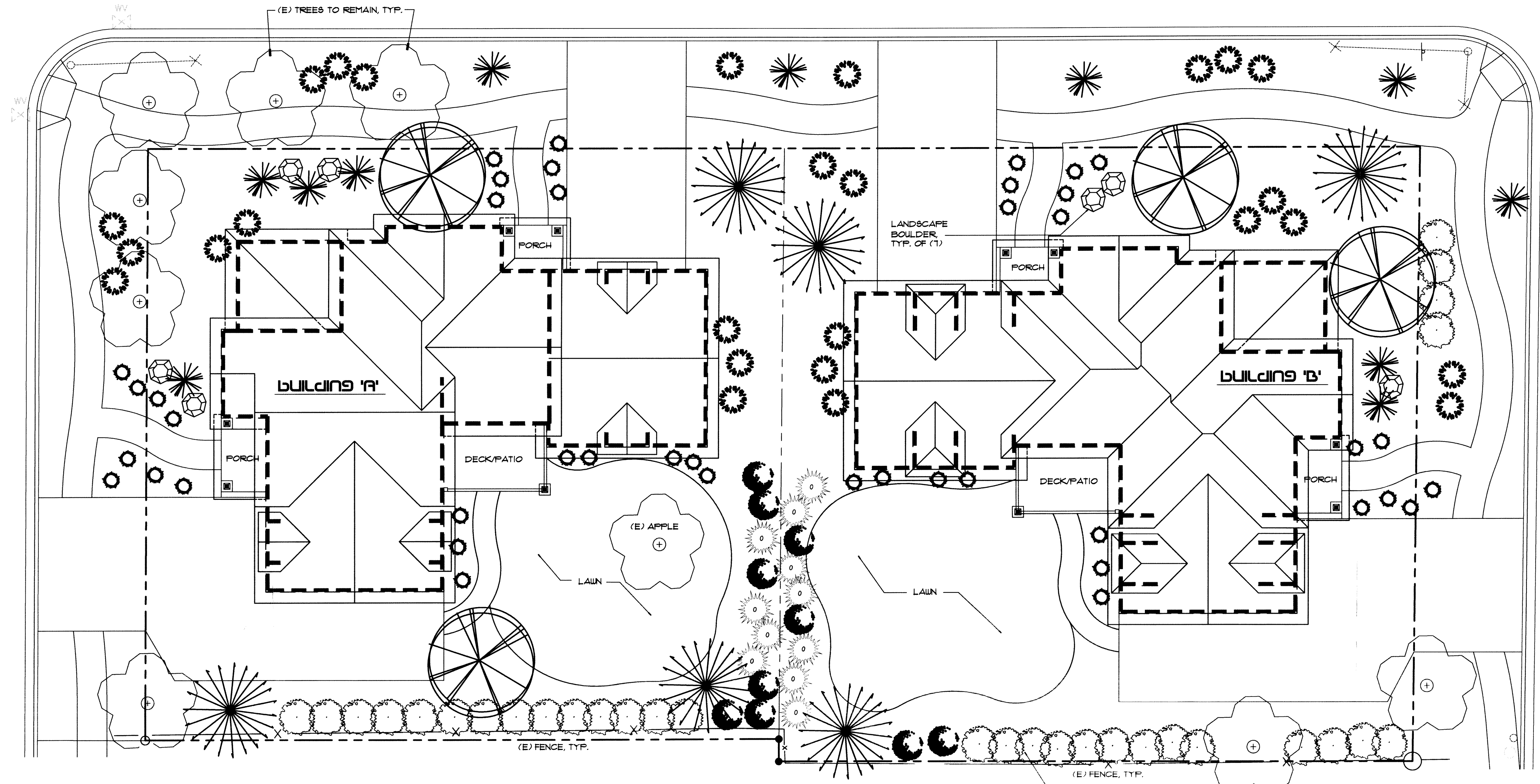
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**A3.4**

W. ANN ST.

N. MINNESOTA ST.

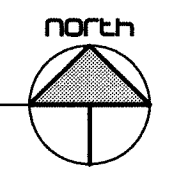
N. DIVISION ST.



**PRELIMINARY LANDSCAPE PLAN**

SCALE 1/8" = 1'-0"

A.P.N. 01-191-06



**TREE LEGEND**

COMMON NAME	BOTANICAL NAME	IRR. KYNOTE	SIZE	SPACING	QNTY.
GALLERY PEAR	PYRUS GALLERYANNA	(1)	2' CAL.	SEE PLAN	2
AUSTRIAN PINE	PINUS NIGRA	(2)	6 - 1 FT.	SEE PLAN	3

**SHRUB LEGEND**

COMMON NAME	BOTANICAL NAME	IRR. KYNOTE	SIZE	SPACING	QNTY.
SWISS MT. PINE	PINUS MUGO	(3)	15 GAL.		11
OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	(4)	5 GAL.	4' OC.	26
OREGON GRAPE	MAHONIA AQUAFOLIUM	(5)	5 GAL.	4' OC.	10
BLUE BEARD	CARYOPTERIS SPP.	(6)	5 GAL.	3' OC.	42
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	(7)	5 GAL.	6' OC.	11

**SITE AREA CALCULATIONS**  
 TOTAL SITE AREA: 13,929 SF.  
 SITE IMPERVIOUS AREA (EXCLUDING BLDG. FOOTPRINT): 2,224 SF.  
 MIN. 20% LANDSCAPE AREA REQUIRED: 448 SF.  
 ON-SITE LANDSCAPE AREA PROVIDED: 6,968 SF.  
 ROW LANDSCAPE AREA PROVIDED: 2,951 SF.  
 TOTAL LANDSCAPE AREA PROVIDED: 9,929 SF.

**TREES - CARSON CITY DEVELOPMENT STANDARDS 3.1**  
 (1) TREE PER 400 SF. OF LANDSCAPE AREA (6,968 SF. = (1) TREE)  
 (INC. (1) TREE PER 30 L.F. OF STREET FRONTAGE (334 L.F. = (1) TREE))  
 TOTAL TREES REQUIRED = (18) TOTAL SHRUBS REQUIRED = (100)  
 TOTAL TREES PROVIDED = (18) TOTAL SHRUBS PROVIDED = (131)  
 ((9) NEW - (9) EXISTING) ((100) NEW - (31) EXISTING)

**LAWN: FESCUE BLEND SOD**  
 MAX. LAWN AREA 50% OF LANDSCAPE AREA = 3,484 SF.  
 LAWN AREA SHOWN = 1,728 SF.

ALL IMPERVIOUS LANDSCAPE PLANTER AREAS WILL BE COVERED WITH WEED BARRIER FABRIC AND DECORATIVE LANDSCAPE ROCK, WASHED CLEAN PRIOR TO INSTALLATION.

1-23-12

REVISED:

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**NEW RESIDENTIAL DEVELOPMENT**  
 MT. HERMAN BLVD  
 812 N. DIVISION STREET  
 CARSON CITY, NEVADA

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DRAWING DATA  
**PRELIMINARY LANDSCAPE PLAN**

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JOB NO: 1002

CARSON CITY PLANNING DEPT.

**L1.0**

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