

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF AUGUST 30, 2023

FILE NO: LU-2023-0267

AGENDA ITEM: 3.A

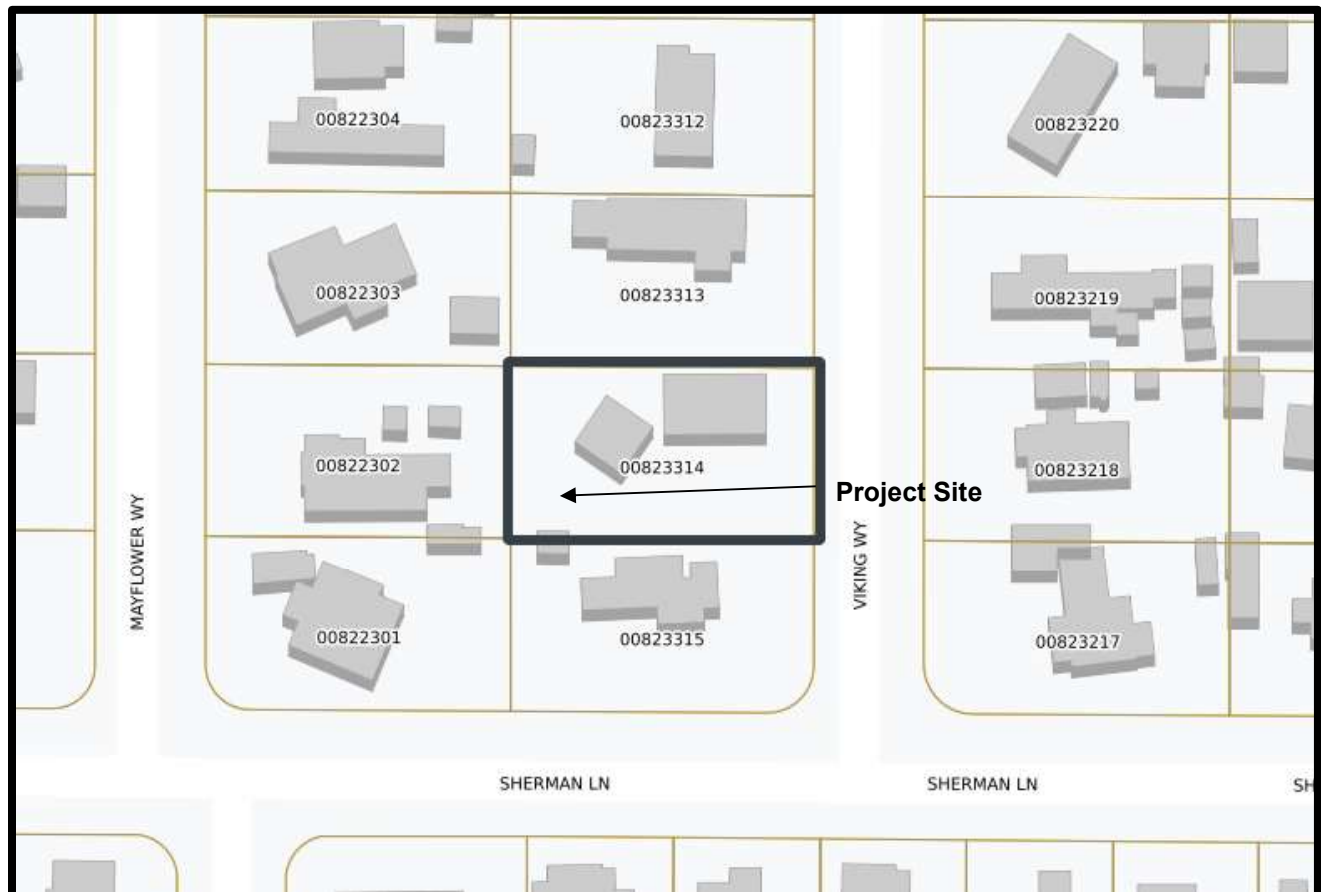
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Jeff Zeledon ("Applicant") for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 67.13 percent of the size of the primary structure on property zoned Mobilehome 12,000 ("MH12") located at 2558 Viking Way, Assessor's Parcel Number ("APN") 008-233-14. (Lena Reseck, lreseck@carson.org)

Summary: The Applicant is proposing construction of a 240 square foot garage. A garage is a permitted accessory use in the Mobilehome 12,000 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 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 of the Carson City Community Development Department ("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.

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

7. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Administrative Permit. 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), 18.04.080 (Mobilehome 12,000, 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/Single Family Residence
EAST: Mobilehome 12,000/Single Family Residence
SOUTH: Mobilehome 12,000/Single Family Residence

WEST: Mobilehome 12,000/Single Family Residence

ENVIRONMENTAL INFORMATION:

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

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.25 acres
2. PROPOSED STRUCTURE SIZE: 240 square feet
3. PROPOSED STRUCTURE HEIGHT: 12 feet
3. SETBACKS:

Required per CCMC 18.04.190

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

Proposed

Front: 94 feet; Side: 10 feet on south side and 55 feet on north side; Rear: 23 feet

DISCUSSION AND BACKGROUND: The Applicant is seeking to construct a detached garage. 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 has a single-family residence totaling 1,144 square feet. The square footage of the proposed accessory structure totals 240 square feet. There is an existing 528 square foot detached garage on the property. The total accessory structure square footage including the proposed accessory structure will be 768 square feet or 67.13 percent of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 45 adjacent property owners within 300 feet of the subject site on August 17, 2023. 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 August 30, 2023, depending on the date of submission of the comments to the Planning Division.

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

Fire Department:

- The project shall meet or exceed the 2018 International Fire Code (“IFC”) requirements.
- The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments
- Property addressing shall meet or exceed the International Fire Code

These comments are based on a very general site plan and do not indicate a complete plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of plan review and site inspections.

Development Engineering Division:

The Development Engineering Division of the Public Works Department (“Development Engineering”) has no preference or objection to the administrative permit request and offers no

conditions of approval.

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 will have a negligible impact on pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on stormwater infrastructure and no impact on City water and sewer services.

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.

Earthquake faults: There are no known earthquake faults within 500 feet of this property.

FEMA flood zones: Property is in Unshaded X zone, so there are no special flood requirements.

Site slope: The site is relatively flat.

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 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 single-family residences. A detached garage is considered an accessory use to a residential use 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 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 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 240 square foot accessory structure along with existing 528 square foot detached garage is 67.13 percent of the size of the primary residence. The primary residence is 1,144 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 240 square foot accessory structure along with existing 528 square foot detached garage is 67.13 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.

Attachments

Application (LU-2023-0267)

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 #

APPLICANT: Jeff Zeledon PHONE #: (775) 232-9864

MAILING ADDRESS, CITY, STATE, ZIP: 2558 Viking Way Carson City NV 89706

EMAIL ADDRESS: Zeledon.jeff@yahoo.com

PROPERTY OWNER: Arnulfo Zeledon PHONE #: (775) 232-9864

MAILING ADDRESS, CITY, STATE, ZIP: 2558 Viking Way Carson City NV 89706

EMAIL ADDRESS: Zeledon.jeff@yahoo.com

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: _____

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.

Project's Assessor Parcel Number(s): 008-233-14 Street Address: 2558 Viking Way Carson City NV 89706

Project's Current Master Plan Designation: _____ Project's Current Zoning: MH12 Nearest Major Cross Street(s): Airport Rd, Sherman Ln

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

We will be installing a 12x20 garage from old hickory sheds. ~~next~~ It will be placed on the left side of our 24x22 det. garage. No electrical

PROPERTY OWNER'S AFFIDAVIT

I, Arnulfo Zeledon, 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: [Signature] Address: 2558 Viking Way Carson City NV 89706 Date: 05/24/23

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

STATE OF NEVADA)
 COUNTY)

On _____, 20____, _____, 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.

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: New Garage 2558 Viking Way

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



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

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)?

Written Plan Description

We will be installing a 12X20 garage from Old Hickory Sheds. It will be placed 10 feet on the left of our 24X22 Det. garage.

Administrative Permit Application Findings

1.) The plan will be consistent with objectives of the master plan elements in chapter 6. The garage will be built with durable, long-lasting building materials from Old Hickory Sheds. The garage will promote visual interest by having similar colors to the original home on the lot and having a lofted barn garage orientation. The garage will be placed in the area of the lot where it will be acceptable in the dimensional standards and through the use of appropriate height.

2.) A.) North- Carson City Airport, South- Grocery Store and Restaurants, East & West- Neighborhood Homes.

B.) The project on installing a garage will not hurt property values. The project will not cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. We do not know other properties in the area that obtained approval of a similar request. The project will differ in appearance from our neighbors by one extra garage.

C.) The project will not be detrimental to the use, peaceful enjoyment or development or surrounding properties and the general neighborhood. The main objective for the garage is for storage.

D.) We will not be using electrical lights on the garage.

E.) The garage will be installed on black asphalt that currently exists on the property.

F.) The project will have a long range benefit to the people of Carson City. People in Carson City will consider adding a garage on their property and will promote visual interest.

3.) There will be no detrimental effect on vehicular and pedestrian traffic. Additional walkways and traffic lights will not be needed. The plan will not cause traffic to substantially increase in the area, due to the fact that we are installing a garage away from the main street. Once the garage is placed on the lot, there will be no impact on pedestrian vehicular traffic.

4.) A.) The project will not affect the school district. The project will not add to the student population and it will not provide a service to the student population.

B.) The project will not affect police and fire protection.

C.) We will not be adding or needing a water supply to our project. The project will not be served by a well.

D.) There will be no need for drainage for this project.

E.) We will not need a sewage disposal trunk line and a septic system for this project.

F.) We will not be performing improvements on the road to accommodate this project.

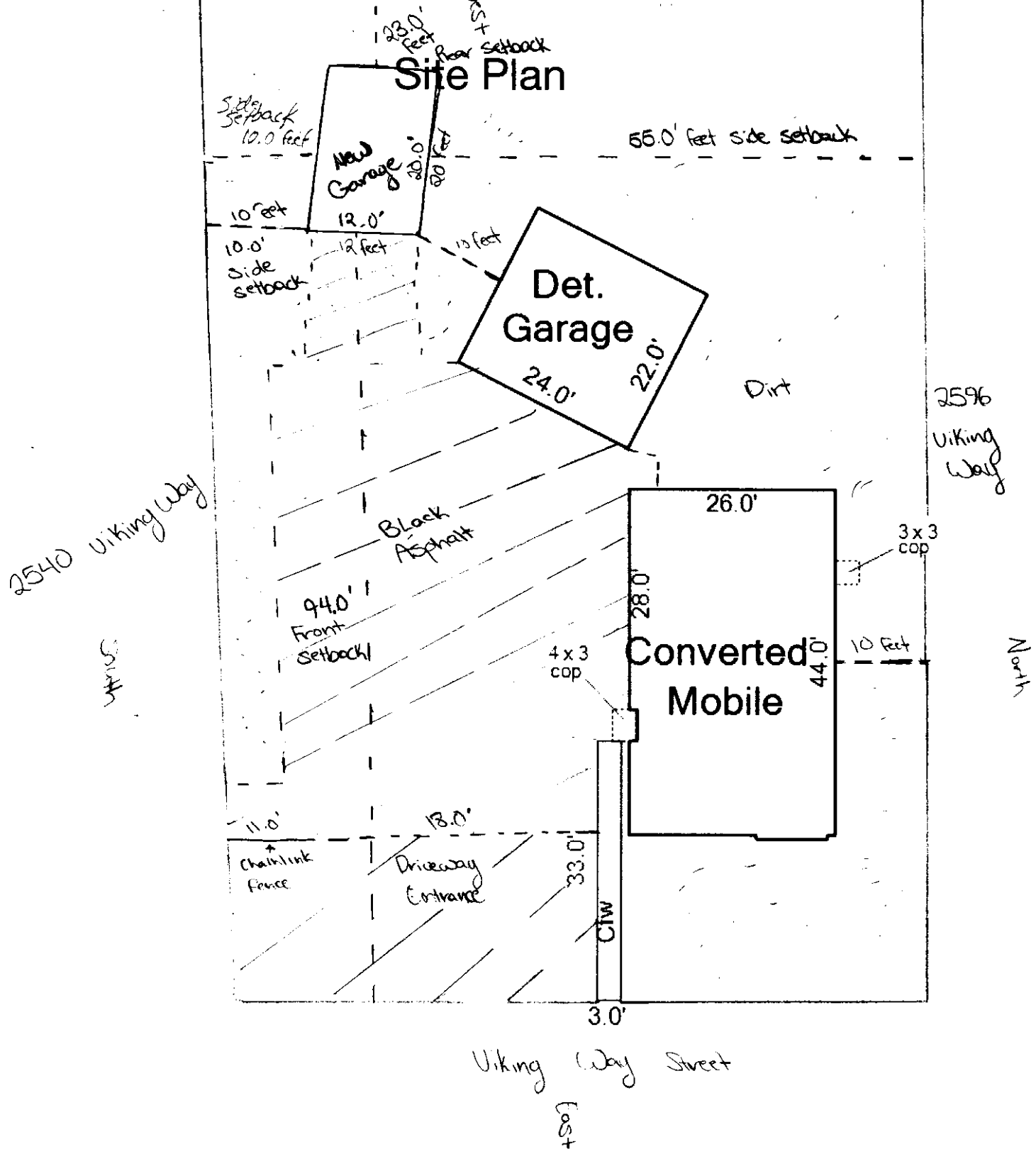
G.) I have emailed Old Hickory Sheds at info@hickoryshedsbuildings.com. The garage can be delivered or built on site.

5.) The new garage project meets the specific standards that are set forth in our zoning district MH12(1). We have measured the area where we will place the garage and it qualifies for the site development standards. The site plan will display a better image for reference on where we will be installing the garage.

6.) We will not be placing anything hazardous in the garage that can be detrimental to the public health. The garage will be built with durable, long-lasting building materials. We are installing the new garage where it satisfies the specific standards that are set forth in our zoning district. The new garage will provide security for our stored items.

7.) The new garage will be placed on the parcel where it will not result in material damage. The main purpose for the garage is for storage and it's not intended to be prejudice to other property in the vicinity.

Site Plan



Applicant: Jeff Zeledon
 Mailing Address :2558 Viking Way Carson City NV 89706
 Daytime Phone Number: (775)232-9864
 Record Owner of the Subject Property: Arnulfo Zeledon
 Mailing Address: 2558 Viking Way Carson City NV 89706
 Daytime Phone Number: (775)508-6786
 Assessor Parcel Number: 008-233-14
 Address: 2558 Viking Way Carson City NV 89706
 Project Title: Administrative Permit For New Garage

OLD HICKORY SHEDS, LLC
P.O. BOX 331973
MURFREESBORO, TN 37133

DESIGN CRITERIA:

- RISK CATEGORY 1
- FLOOR LIVE LOAD: 40 PSF
- SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, $P_g = 60$ PSF
FLAT ROOF SNOW LOAD, $P_f = 40$ PSF
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$
- WIND LOADS ARE BASED ON THE FOLLOWING:
 $V_{ult} = 105$ MPH (IBC FIGURE 1609.3(4))
RISK CATEGORY 1
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT:
 $GCF_1 = 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 10.0, -11.0 PSF
ROOF-ZONE 2 = 10.0, -20.0 PSF
ROOF-ZONE 3 = 10.0, -30.0 PSF
WALL-ZONE 4 = 13.1, -14.0 PSF
WALL-ZONE 5 = 13.1, -17.0 PSF

- ALL SIDING IS TO BE 5/8" TREATED T1-11 PLYWOOD OR 5/8" LP SMART PANEL SIDING.
- ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER.
- ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
- ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
- ALL FLOOR DECKING IS TO BE 5/8" OR 3/4" PLYWOOD OR ENGINEERED FLOORING.
- ALL SKIDS ARE TO BE 4x8 PRESSURE TREATED, RATED FOR GROUND CONTACT.
- SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

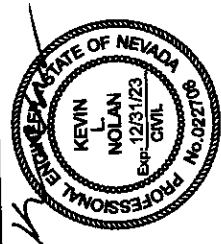
- GENERAL NOTES:**
- STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE.
 - MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
 - DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
 - STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY 1) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
 - STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 105 MPH FOR RISK CATEGORY 1 STRUCTURES PER IBC FIGURE 1609.3(4) AND ASCE 7-16 FIGURE 26.5-1A.
 - SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
 - STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 28 GA METAL ROOFING OVER WOOD SHEATHING.
 - WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
 - ALL ROOF DECKING IS TO BE 5/8" OSB.

- PIERS (IF REQUIRED):**
- PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF BUILDINGS WITH 4 SKIDS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.
 - PIERS SHALL TYPICALLY BE 8"x8"x16" OPEN CELL OR SOLID CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 36". THE BLOCK IN CONTACT WITH THE GROUND AT EACH PIER SHALL BE A 4"x8"x16" SOLID BLOCK. OPEN CELL BLOCKS AND 2" THICK SOLID BLOCKS ARE NOT TO BE USED AS THE BASE OF ANY PIERS. OPEN CELL BLOCKS ARE TO BE PLACED ON TOP OF SOLID BLOCKS AS NEEDED WITH THE OPEN CELLS RUNNING VERTICALLY AND MUST NOT BE PLACED ON THEIR SIDE.
 - CORNER PIERS OVER 20" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. THE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW.
 - OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
 - PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.

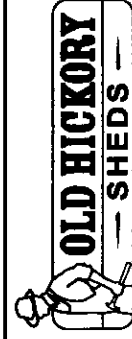
NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (A_e) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

- ITEMS BY OTHERS:**
THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THESE ITEMS.
- THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
 - RAMPS, STAIRS, AND GENERAL ACCESS
 - ELECTRICAL SERVICE HOOKUP

LOFTED BARN--NEVADA--SNOW=60PSF--IBC 2018



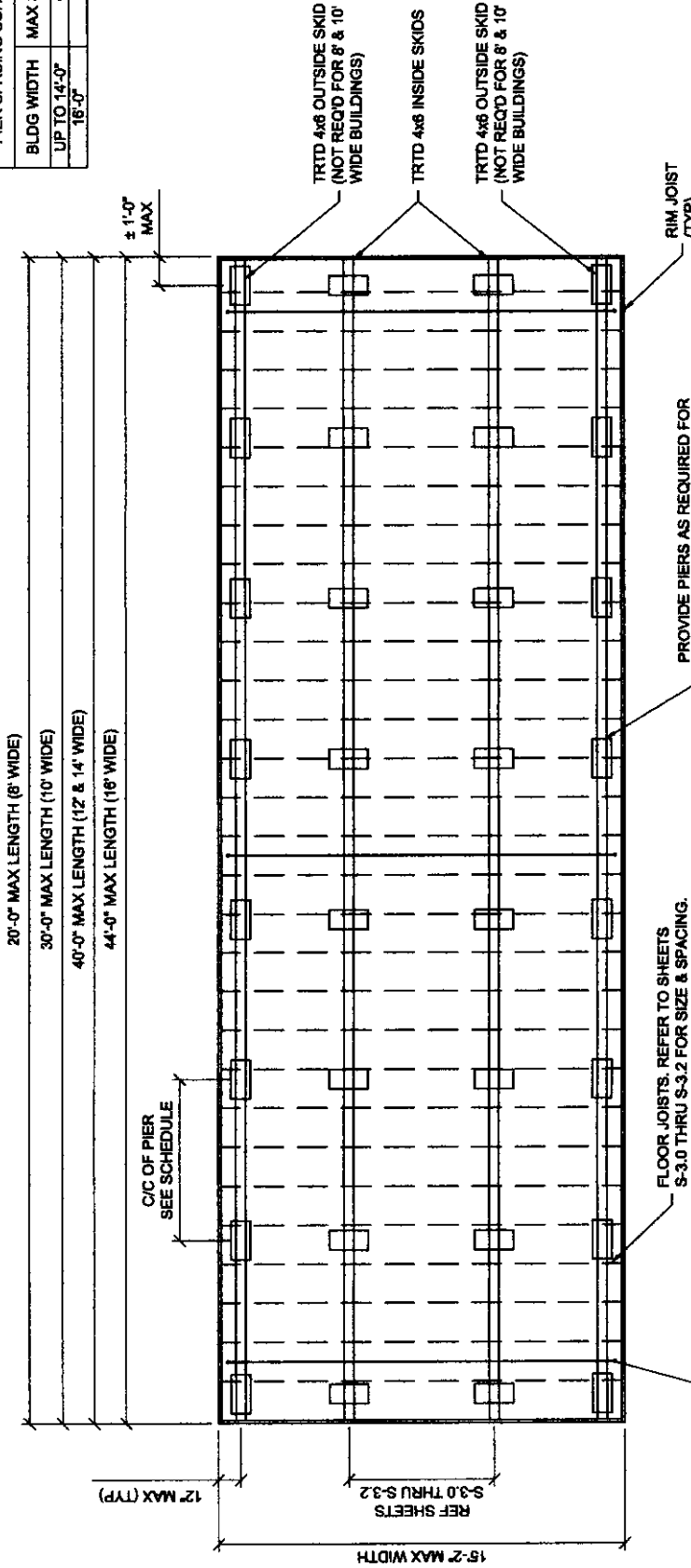
6-8-23



PROJECT NO:	
DATE:	06-08-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-0
SCALE: NONE

PIER SPACING SCHEDULE	
BLDG WIDTH	MAX SPACING
UP TO 14'-0"	6'-0"
16'-0"	5'-0"



FLOOR FRAMING PLAN

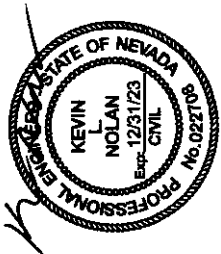
BUILDING TIE-DOWN TO BE INSTALLED BY THE CUSTOMER. REFER TO NOTES ON S-0. THE QUANTITY OF TIE-DOWNS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL REQUIRED QUANTITY. SEE THE SCHEDULE ON SHEET S-2 FOR THE REQUIRED TIE-DOWN QUANTITY AND LOAD RATING BASED ON THE BUILDING LENGTH (TYP)

LOFTED BARN--NEVADA--SNOW=60PSF--IBC 2018

PROJECT NO:	
DATE:	06-09-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

OLD HICKORY
SHEDS

SHEET NUMBER	S-1
SCALE:	NOT TO SCALE



6-8-23

UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS		16' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY
8'-0"	2	250#	-	-	-	-	-	-	-	-
10'-0"	2	300#	2	300#	-	-	-	-	-	-
12'-0"	2	400#	2	350#	2	250#	-	-	-	-
14'-0"	2	450#	2	400#	2	300#	2	250#	-	-
16'-0"	2	500#	2	450#	2	300#	2	300#	2	300#
18'-0"	2	550#	2	500#	2	350#	2	300#	2	300#
20'-0"	3	400#	2	550#	2	400#	2	350#	2	350#
22'-0"	-	-	2	400#	2	400#	2	400#	2	400#
24'-0"	-	-	3	450#	2	450#	2	400#	2	400#
26'-0"	-	-	3	500#	2	500#	2	450#	2	450#
28'-0"	-	-	3	550#	2	500#	2	500#	2	500#
30'-0"	-	-	3	550#	3	400#	3	350#	3	350#
32'-0"	-	-	-	-	3	400#	3	400#	3	400#
34'-0"	-	-	-	-	3	450#	3	400#	3	400#
36'-0"	-	-	-	-	3	450#	3	400#	3	400#
38'-0"	-	-	-	-	3	450#	3	400#	3	400#
40'-0"	-	-	-	-	3	500#	3	450#	3	450#
42'-0"	-	-	-	-	3	500#	3	450#	3	450#
44'-0"	-	-	-	-	-	-	-	-	3	500#

BUILDING TIE-DOWN W/ (2) ANCHORS TO BE INSTALLED BY CUSTOMER. (NOT PROVIDED BY OHS)

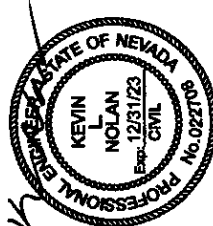


NOTES:
 1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.

2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.

3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.

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PROJECT NO:

DATE: 06-08-2023

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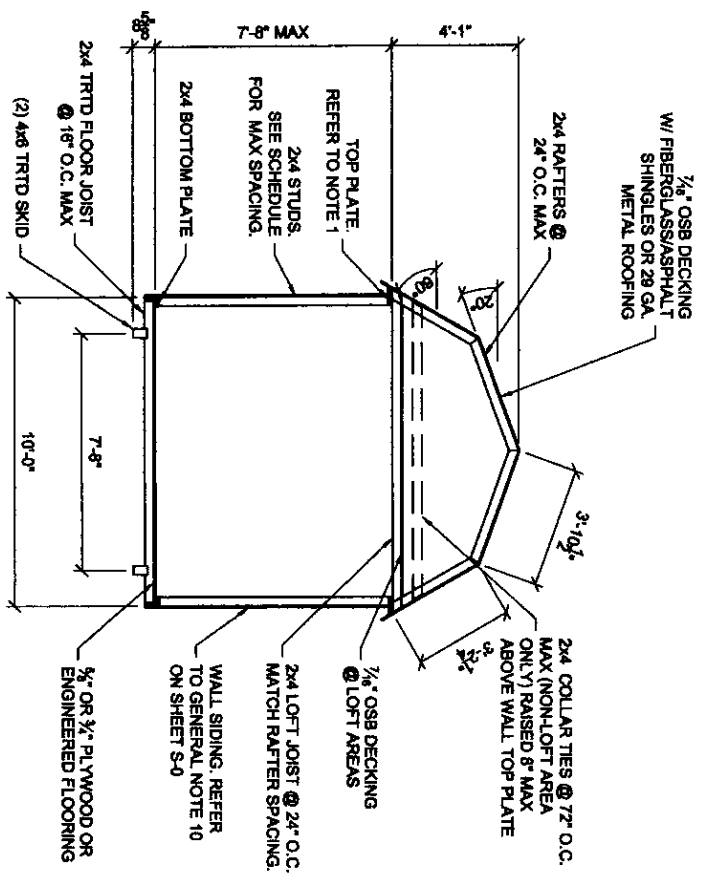
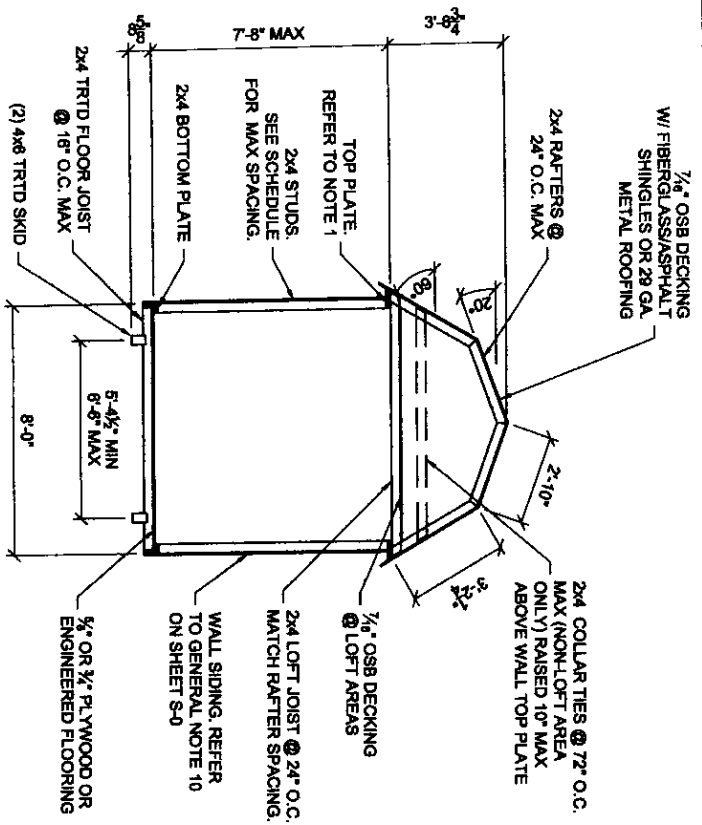
CHECKED BY: KLN

REVISION:

SHEET NUMBER

S-2

SCALE: NONE

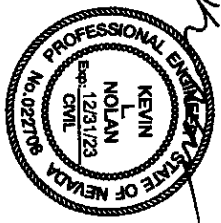


- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS

WALL STUD SPACING SCHEDULE (REFER TO NOTE 1)

WALL SIDING	STUD SPACING
5/8" T1-11 PLYWOOD	24" MAX
3/4" LP SMART PANEL	18" MAX

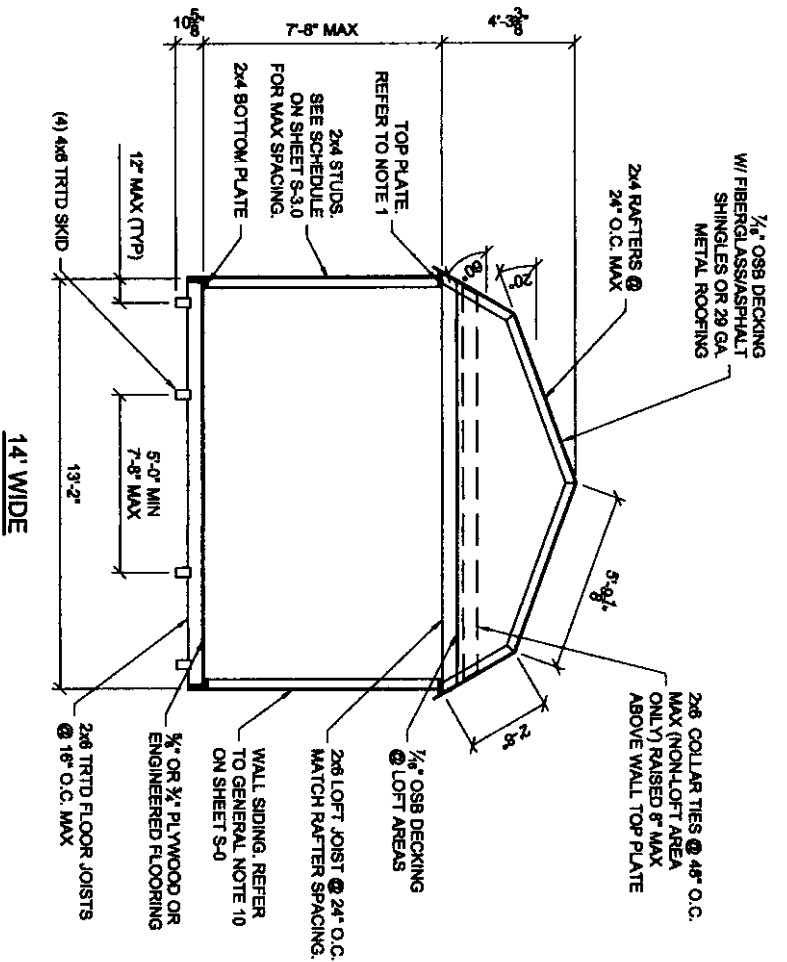
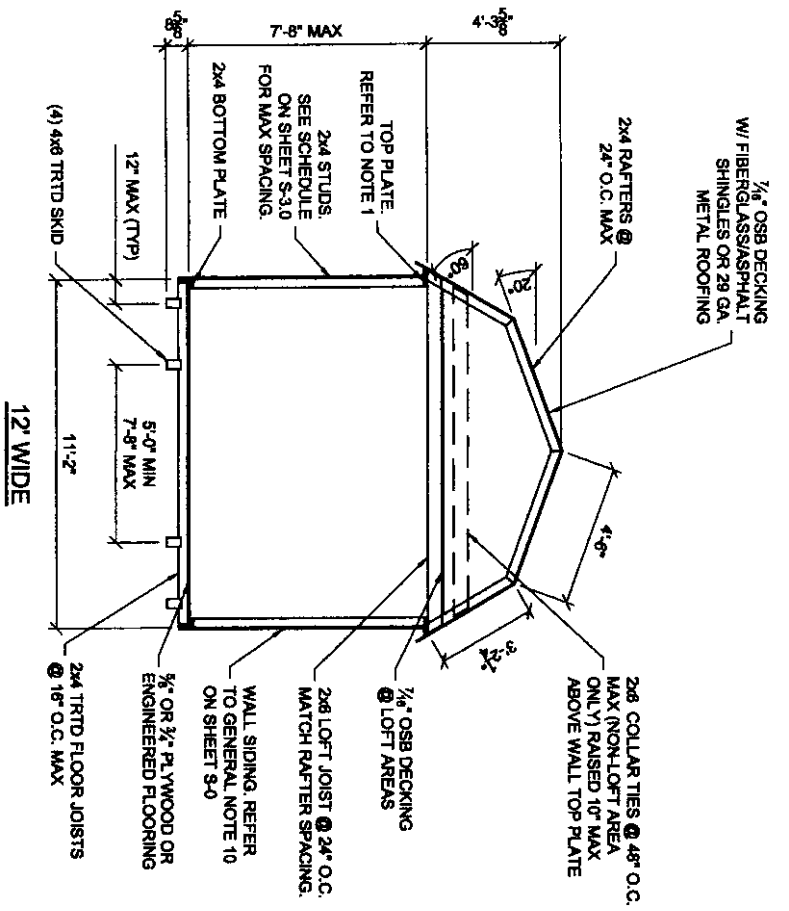


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LOFTED BARN--NEVADA--SNOW=60PSF--IBC 2018



PROJECT NO:	06-08-2023	SHEET NUMBER	S-30
DATE:	KLN		
DRAWN BY:	KLN		
CHECKED BY:	KLN		
REVISION:			SCALE: 1/4" = 1'-0"



BUILDING SECTIONS

- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

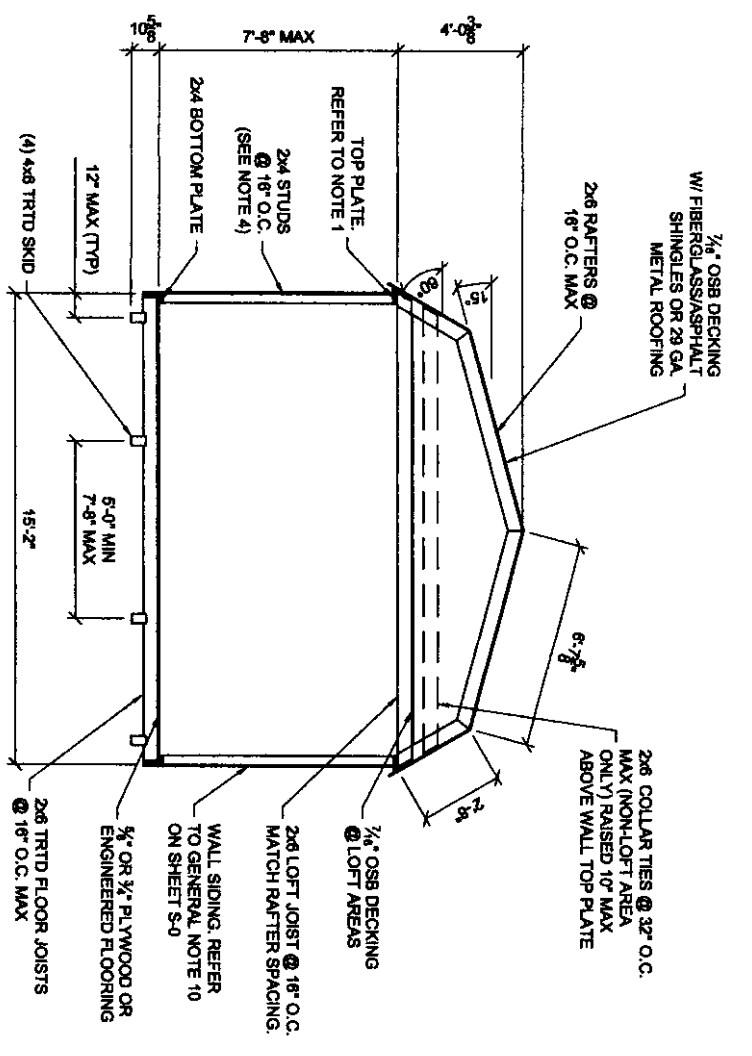


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LOFTED BARN--NEVADA--SNOW=60PSF--IBC 2018



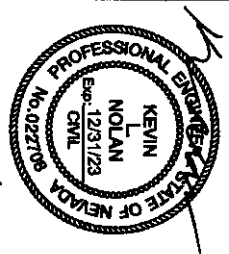
PROJECT NO:		SHEET NUMBER
DATE:	06-08-2023	S-31
DRAWN BY:	KLN	SCALE: 1/4" = 1'-0"
CHECKED BY:	KLN	
REVISION:		



NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.
 4. WALL STUDS ARE PERMITTED TO BE SPACED AT 24" O.C. FOR 3/4" T-1-1 SIDING PROVIDED A DOUBLE TOP PLATE IS USED ALONG THE SIDE WALLS.

BUILDING SECTION

16' WIDE



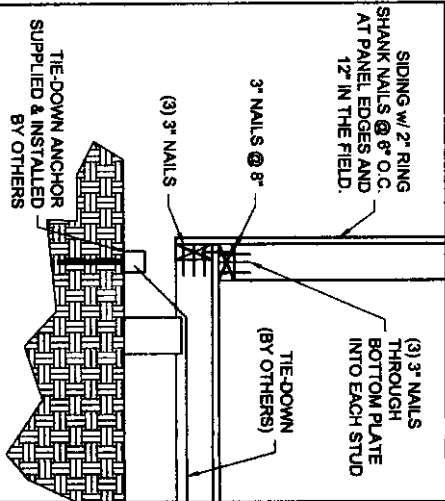
6-8-23

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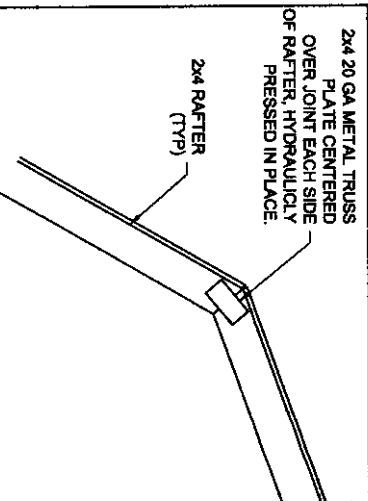


PROJECT NO:	
DATE:	06-08-2023
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CHECKED BY:	KLN
REVISION:	

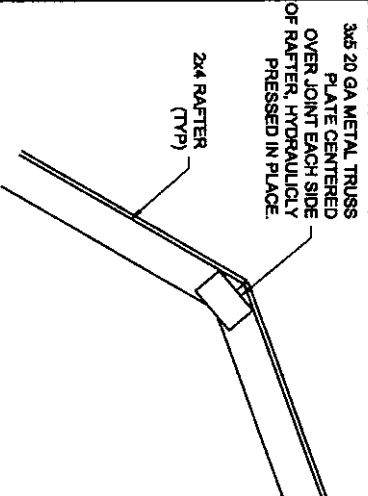
SHEET NUMBER
S-32
 SCALE: 1/4" = 1'-0"



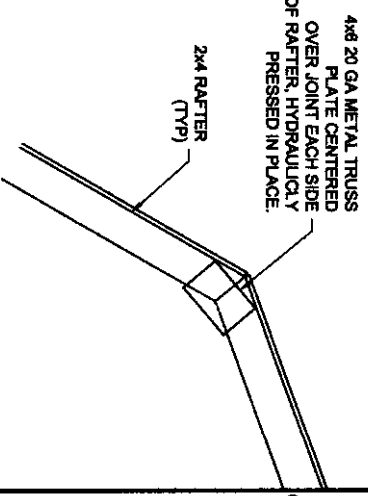
1-TYPICAL DETAIL



2-FLOOR JST TO SKID DETAIL



3-EAVE DETAIL



4-RAFTER SPLICE DETAIL

8' WIDE BUILDINGS
5-ALTERNATE RAFTER SPLICE DETAIL

10' & 12' WIDE BUILDINGS
6-ALTERNATE RAFTER SPLICE DETAIL

14' WIDE BUILDINGS
7-ALTERNATE RAFTER SPLICE DETAIL

16' WIDE BUILDINGS
8-ALTERNATE RAFTER SPLICE DETAIL



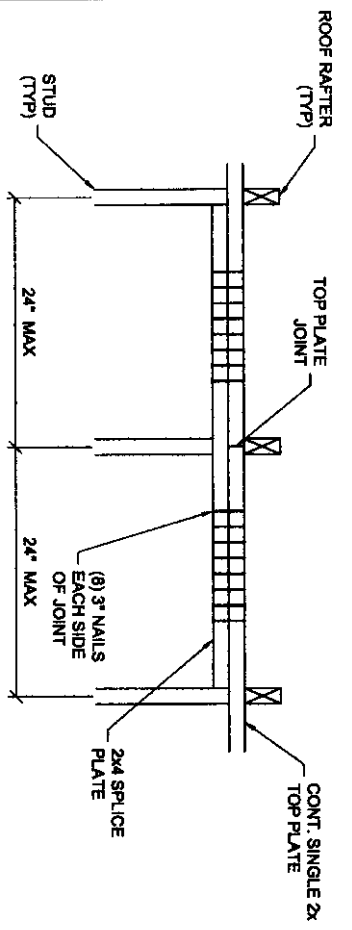
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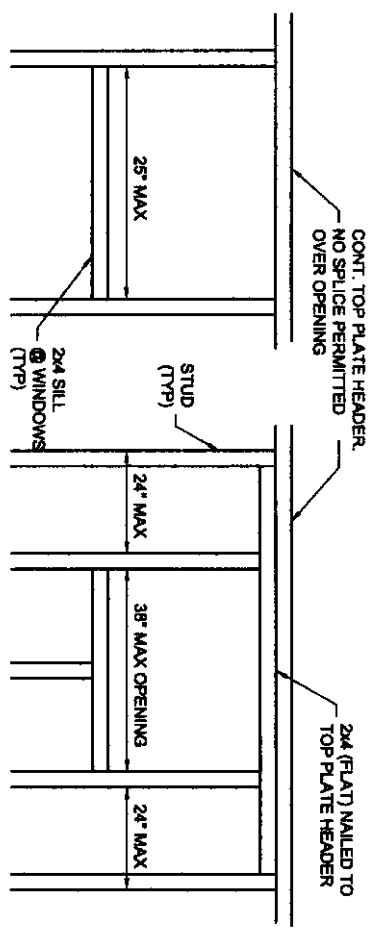


PROJECT NO:	08-08-2023
DATE:	KLN
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

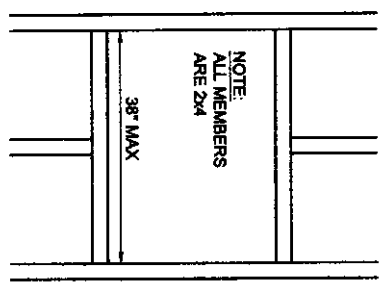
SHEET NUMBER
S-40
SCALE: 1"=1'-0"



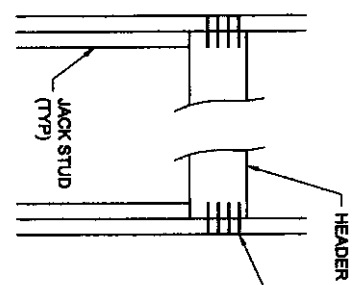
1-WALL TOP PLATE SPLICE DETAIL



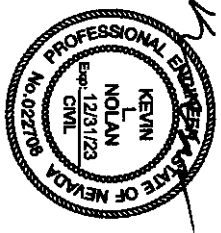
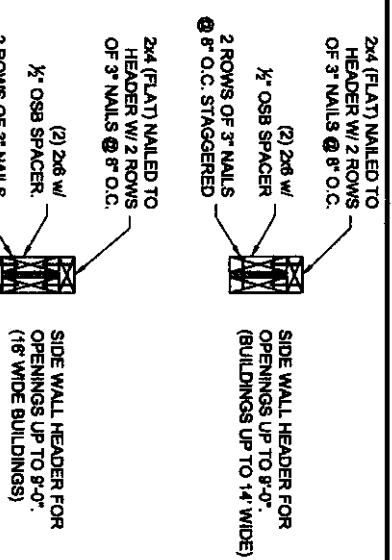
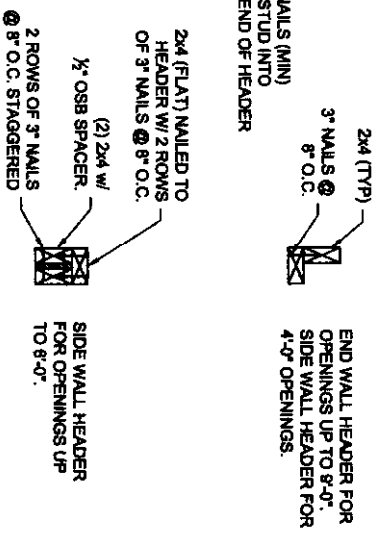
2-TYP SIDE WALL WINDOW/DOOR FRAMING



3-TYP ENDWALL WINDOW FRAMING



4-DOOR HEADER SCHEDULE



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DATE:	KLN
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-41

SCALE: 1"=1'-0"