

Community Services Department
Planning and Building
**DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

1. What is the size (square footage) of the main dwelling or proposed main dwelling (exclude size of garage)?

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2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

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3. How are you planning to integrate the main dwelling and secondary dwelling to provide architectural compatibility of the two structures?

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5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

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6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

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7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please list the HOA name.
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8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please provide information on the secondary unit.
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10. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service		
Electrical Service		
Solid Waste Disposal Service		
Water Service		

Property Owner Affidavit

Applicant Name: Curtis Rowe

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Curtis Rowe
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 041-682-03

Printed Name CURTIS ROWE

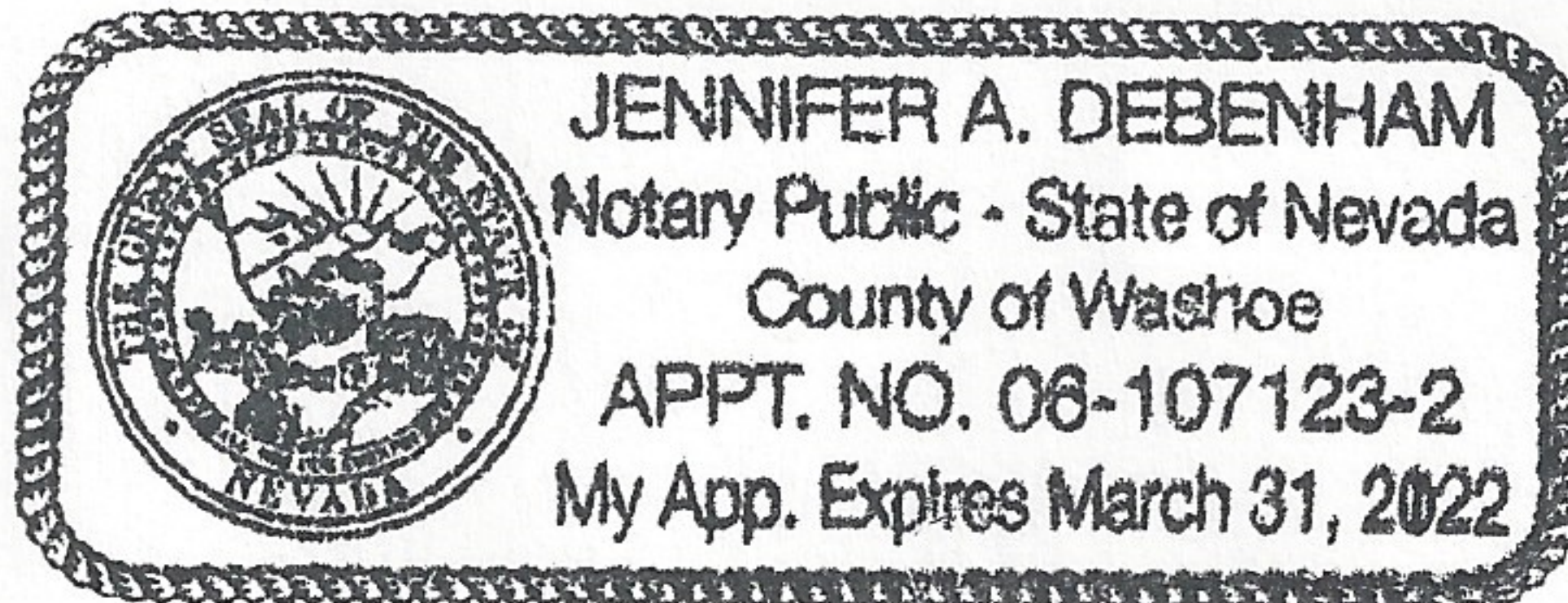
Signed [Signature]

Address 1430 STEWMAKER CT

ROAD NV 89509

(Notary Stamp)

State of NV -
County of Washoe -
Subscribed and sworn to before me this
06th day of May, 2021.
by Curtis Rowe.
Jennifer A. Debenham
Notary Public in and for said county and state
My commission expires: 03/31/2022



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: LINDSAY KENDRICK

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, LINDSAY KENDRICK
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): APN - 041 - 682 - 03

Printed Name LINDSAY KENDRICK

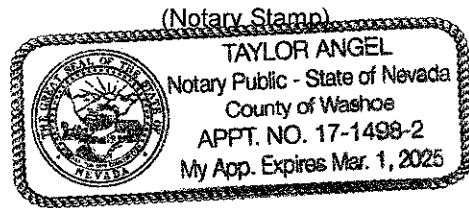
Signed [Signature]

Address 4735 Woodchuck Circle

Subscribed and sworn to before me this 3 day of May, 2021.

[Signature]
Notary Public in and for said county and state

My commission expires: 03/01/2025



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- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
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Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04168203	Active	5/6/2021 1:40:05 AM

Current Owner:

ROWE, CURTIS J

PO BOX 34794
RENO, NV 89533

SITUS:

4735 WOODCHUCK CIR
WCTY NV

Taxing District

4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$881.59	\$881.59	\$0.00	\$0.00	\$0.00
2019	\$839.60	\$839.60	\$0.00	\$0.00	\$0.00
2018	\$801.16	\$801.16	\$0.00	\$0.00	\$0.00
2017	\$768.87	\$768.87	\$0.00	\$0.00	\$0.00
2016	\$749.80	\$749.80	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

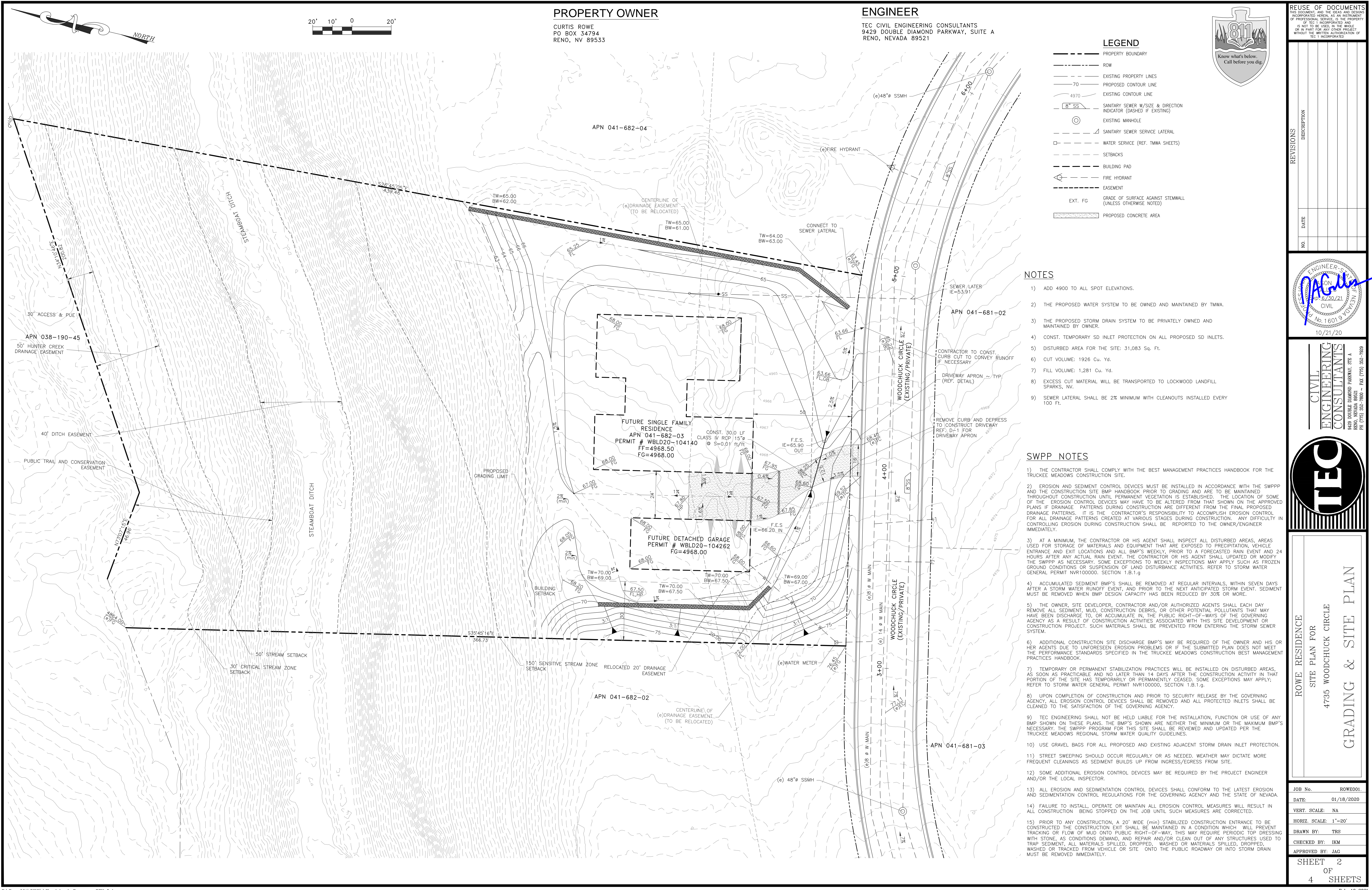
Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



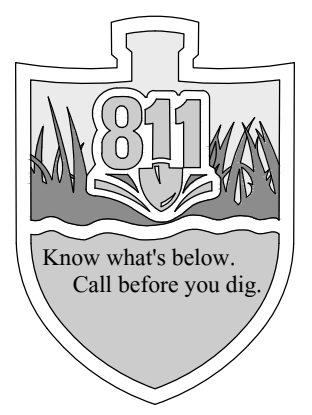


PROPERTY OWNER

CURTIS ROWE
PO BOX 34794
RENO, NV 89533

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521



LEGEND

- PROPERTY BOUNDARY
- ROW
- EXISTING PROPERTY LINES
- 70 PROPOSED CONTOUR LINE
- 4970 EXISTING CONTOUR LINE
- 8" SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- EXISTING MANHOLE
- SANITARY SEWER SERVICE LATERAL
- WATER SERVICE (REF. TMA SHEETS)
- SETBACKS
- BUILDING PAD
- FIRE HYDRANT
- EASEMENT
- EXT. FG GRADE OF SURFACE AGAINST STEMWALL (UNLESS OTHERWISE NOTED)
- PROPOSED CONCRETE AREA

NOTES

- 1) ADD 4900 TO ALL SPOT ELEVATIONS.
- 2) THE PROPOSED WATER SYSTEM TO BE OWNED AND MAINTAINED BY TMWA.
- 3) THE PROPOSED STORM DRAIN SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED BY OWNER.
- 4) CONST. TEMPORARY SD INLET PROTECTION ON ALL PROPOSED SD INLETS.
- 5) DISTURBED AREA FOR THE SITE: 31,083 Sq. Ft.
- 6) CUT VOLUME: 1926 Cu. Yd.
- 7) FILL VOLUME: 1,281 Cu. Yd.
- 8) EXCESS CUT MATERIAL WILL BE TRANSPORTED TO LOCKWOOD LANDFILL SPARKS, NV.
- 9) SEWER LATERAL SHALL BE 2% MINIMUM WITH CLEANOUTS INSTALLED EVERY 100 FT.

SWPP NOTES

- 1) THE CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES HANDBOOK FOR THE TRUCKEE MEADOWS CONSTRUCTION SITE.
- 2) EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH THE SWPPP AND THE CONSTRUCTION SITE BMP HANDBOOK PRIOR TO GRADING AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT VEGETATION IS ESTABLISHED. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING CONSTRUCTION SHALL BE REPORTED TO THE OWNER/ENGINEER IMMEDIATELY.
- 3) AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY PRIOR TO A FORECASTED RAIN EVENT AND 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE SWPPP AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- 4) ACCUMULATED SEDIMENT BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORM WATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 30% OR MORE.
- 5) THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHT-OF-WAYS OF THE GOVERNING AGENCY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- 6) ADDITIONAL CONSTRUCTION SITE DISCHARGE BMP'S MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE TRUCKEE MEADOWS CONSTRUCTION BEST MANAGEMENT PRACTICES HANDBOOK.
- 7) TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS, AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- 8) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO SECURITY RELEASE BY THE GOVERNING AGENCY, ALL EROSION CONTROL DEVICES SHALL BE REMOVED AND ALL PROTECTED INLETS SHALL BE CLEANED TO THE SATISFACTION OF THE GOVERNING AGENCY.
- 9) TEC ENGINEERING SHALL NOT BE HELD LIABLE FOR THE INSTALLATION, FUNCTION OR USE OF ANY BMP SHOWN ON THESE PLANS. THE BMP'S SHOWN ARE NEITHER THE MINIMUM OR THE MAXIMUM BMP'S NECESSARY. THE SWPPP PROGRAM FOR THIS SITE SHALL BE REVIEWED AND UPDATED PER THE TRUCKEE MEADOWS REGIONAL STORM WATER QUALITY GUIDELINES.
- 10) USE GRAVEL BAGS FOR ALL PROPOSED AND EXISTING ADJACENT STORM DRAIN INLET PROTECTION.
- 11) STREET SWEEPING SHOULD OCCUR REGULARLY OR AS NEEDED. WEATHER MAY DICTATE MORE FREQUENT CLEANINGS AS SEDIMENT BUILDS UP FROM INGRESS/EGRESS FROM SITE.
- 12) SOME ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR THE LOCAL INSPECTOR.
- 13) ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENTATION CONTROL REGULATIONS FOR THE GOVERNING AGENCY AND THE STATE OF NEVADA.
- 14) FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.
- 15) PRIOR TO ANY CONSTRUCTION, A 20' WIDE (min) STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED WITH TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO THE PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

REUSE OF DOCUMENTS
THIS DOCUMENT, AND THE DESIGN AND SPECIFICATIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TEC CIVIL ENGINEERING CONSULTANTS AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TEC CIVIL ENGINEERING CONSULTANTS.

NO.	DATE	DESCRIPTION

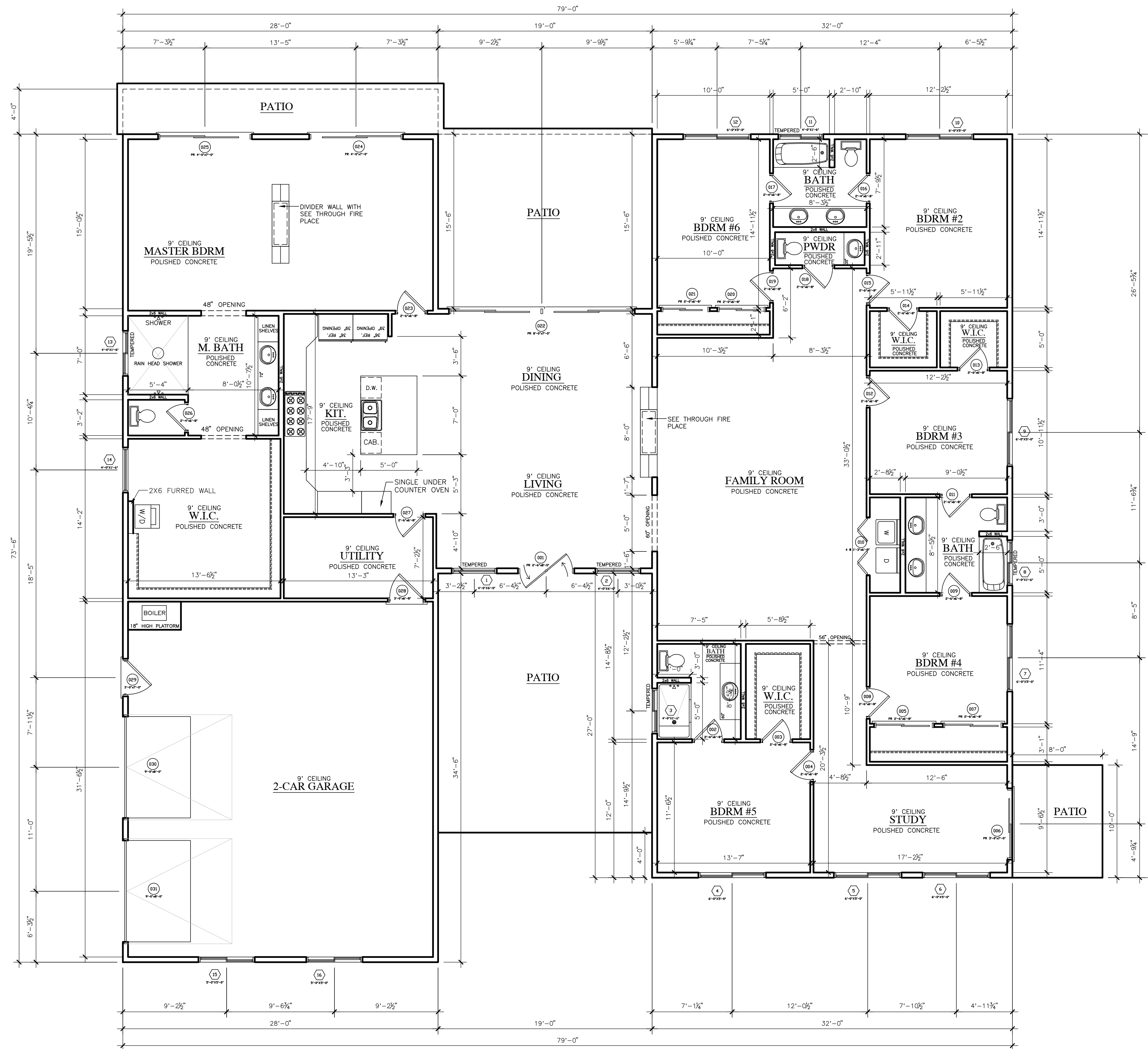
ENGINEER: [Signature]
DATE: 10/21/20
NO. 16019
CIVIL
TEC CIVIL ENGINEERING CONSULTANTS
4735 WOODCHUCK CIRCLE, SUITE A
SPARKS, NEVADA 89431
PH: (775) 952-7990 - FAX: (775) 952-7929

ROWE RESIDENCE
SITE PLAN FOR
4735 WOODCHUCK CIRCLE
GRADING & SITE PLAN

JOB No. ROWE001
Date: 01/18/2020
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TRS
CHECKED BY: IKM
APPROVED BY: JAG
SHEET 2 OF 4 SHEETS
Feb. 19 2021

NOTES:
 1. IT IS THE RESPONSIBILITY OF THE OWNER AND OR BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
 3. AN INEXPERIENCED BUILDER MAY NEED TO CONSULT OTHER PROFESSIONALS SUCH AS AN ENGINEER AND OR OTHER CONSULTANTS.
 4. USE OF THIS PLAN CONSTITUTES BUILDER AND OR OWNER ACCEPTANCE OF THESE TERMS.
 5. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 6. 2X4 WALLS ARE DRAWN 3.5" AND 2X6 WALLS ARE DRAWN 5.5".
 7. THIS PLANS HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
 8. THIS PLAN IS COPYRIGHTED BY ALLDRAFT UNLESS NOTED OTHERWISE - COPYRIGHT©2016 UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1996

FINAL PLANS FOR CONSTRUCTION
DATE: 04-07-2021



DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE	
	WD	HGT
001	PR 2'-6"	8'-0"
002	2'-6"	6'-8"
003	2'-6"	6'-8"
004	2'-6"	6'-8"
005	PR 2'-6"	6'-8"
006	PR 3'-0"	7'-0"
007	PR 2'-6"	6'-8"
008	2'-6"	6'-8"
009	2'-6"	6'-8"
010	4 @ 1'-3"	6'-8"
011	2'-6"	6'-8"
012	2'-6"	6'-8"
013	2'-6"	6'-8"
014	2'-6"	6'-8"
015	2'-6"	6'-8"
016	2'-4"	6'-8"
017	2'-4"	6'-8"
018	2'-6"	6'-8"
019	2'-6"	6'-8"
020	PR 2'-0"	6'-8"
021	PR 2'-0"	6'-8"
022	PR 8'-0"	7'-0"
023	2'-6"	6'-8"
024	PR 4'-0"	7'-0"
025	PR 4'-0"	7'-0"
026	2'-4"	6'-8"
027	2'-6"	6'-8"
028	3'-0"	6'-8"
029	3'-0"	7'-0"
030	9'-0"	8'-0"
031	9'-0"	8'-0"

WINDOW SCHEDULE

MARK	SIZE		Style	
	WIDTH	HEIGHT		
001	4'-0"	6'-0"	Picture	TEMPERED
002	4'-0"	6'-0"	Picture	TEMPERED
003	4'-0"	1'-6"	Glider	TEMPERED
004	6'-0"	5'-0"	Glider	
005	6'-0"	5'-0"	Glider	
006	6'-0"	5'-0"	Glider	
007	6'-0"	5'-0"	Glider	
008	4'-0"	1'-6"	Glider	TEMPERED
009	6'-0"	5'-0"	Glider	
010	6'-0"	5'-0"	Glider	
011	4'-0"	1'-6"	Glider	TEMPERED
012	6'-0"	5'-0"	Glider	
013	4'-0"	1'-6"	Glider	TEMPERED
014	4'-0"	1'-6"	Picture	
015	5'-0"	5'-0"	Glider	
016	5'-0"	5'-0"	Glider	

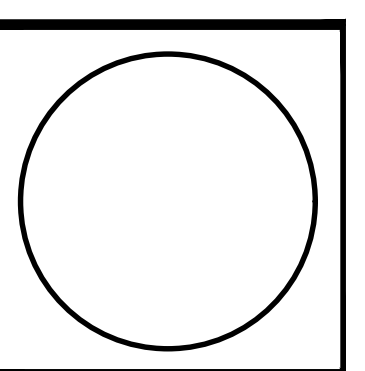
SQUARE FOOTAGE TABLE

SPACE	AREA
DETACHED GARAGE SF	1555.00 SF
GARAGE SF	896.00 SF
MAIN FLOOR SF	3720.50 SF

REVISIONS

A	09-22-2020
B	10-02-2020
C	11-05-2020
D	12-10-2020
E	12-14-2020
F	03-30-2021
G	
H	

ALLDRAFT Design Services
 WWW.ALLDRAFTFL.COM (870) 241-6782



ROWE KENDRICK RESIDENCE FLOORPLAN

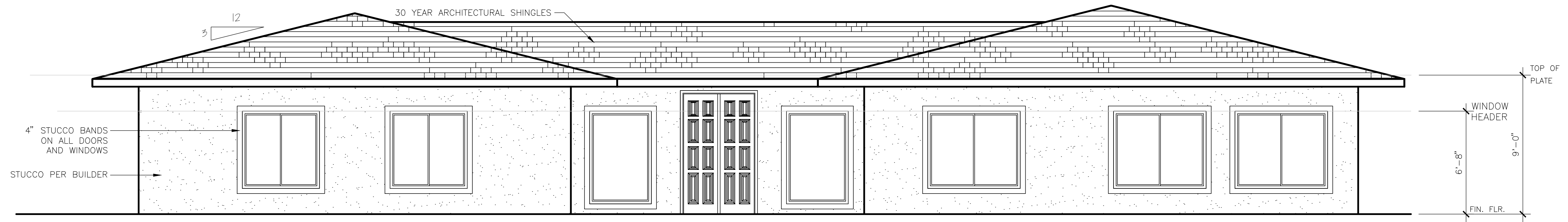
COPY RIGHT NOTICE:
 1. THE OWNER AND OR BUILDER AGREE TO OBTAIN A LICENSE FOR ANY COPY RIGHTED MATERIAL THAT MAY HAVE BEEN PROVIDED TO ALLDRAFT FOR THE CREATION OF THIS PLAN PRIOR TO CONSTRUCTION.
 2. THE OWNER AND OR BUILDER AGREE TO RESEARCH AND VERIFY THE LEGALITY OF ALL COPY RIGHT OWNERSHIPS FOR ALL MATERIALS THAT THEY HAVE PROVIDED TO ALLDRAFT.
 3. THE OWNER AND OR BUILDER AGREE THAT ALLDRAFT IS NOT RESPONSIBLE FOR OBTAINING ANY COPY RIGHT LICENSE AND AGREE TO HOLD HARMLESS, DEFEND AND INDEMNIFY ALLDRAFT FROM ANY AND ALL LEGAL ACTIONS THAT MAY RESULT FROM THE CREATION OF THESE PLANS.
 4. USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF THESE TERMS BY THE OWNER AND OR BUILDER.

SCALE: 3/16" = 1'-0"

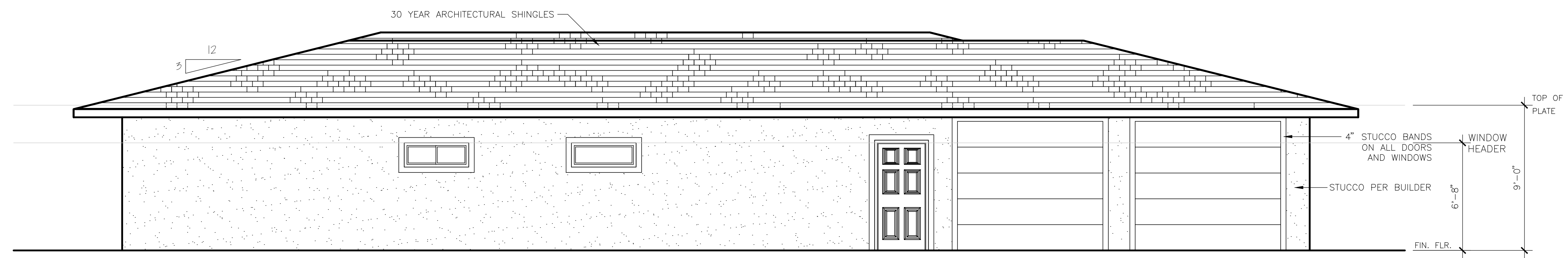
DRAWN BY
 ALLDRAFT
 FILE NAME
 CAD FILE
 DATE
 04-07-2021
 SCALE
 3/16" = 1'-0"
 SHEET
A1

- NOTES:
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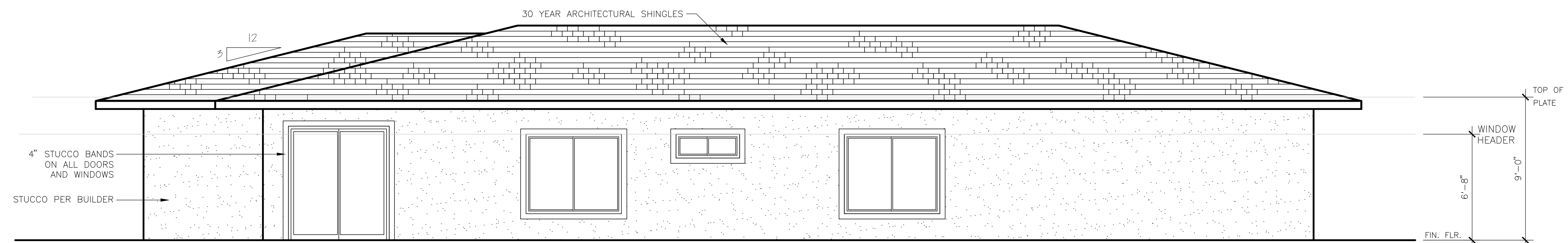
REVISIONS	
A	09-22-2020
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D	12-10-2020
E	12-14-2020
F	03-30-2021
G	
H	



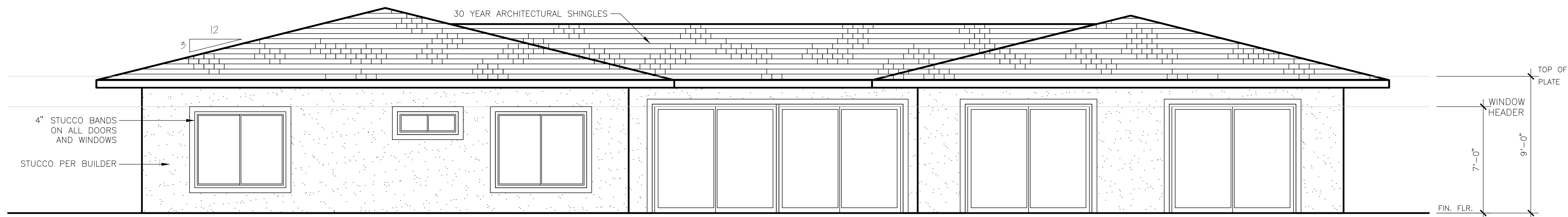
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

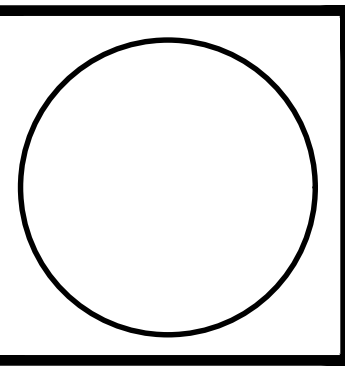


RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

ALLDRAFT Design Services
WWW.ALLDRAFTFL.COM (870) 241-6782



ROWE KENDRICK RESIDENCE
ELEVATIONS

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DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	04-07-2021
SCALE	1/4" = 1'-0"
SHEET	A2

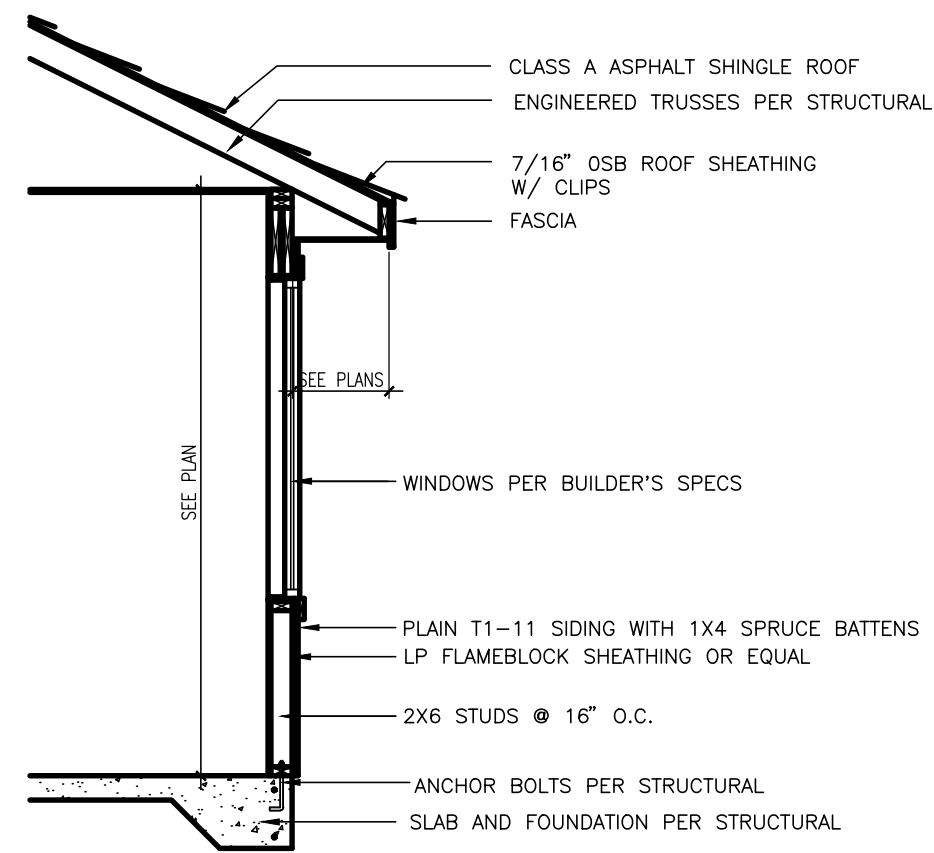
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 6. 2X4 WALLS ARE DRAWN 3.5" AND 2X6 WALLS ARE DRAWN 5.5".
 7. THIS PLANS HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
 8. THIS PLAN IS COPYRIGHTED BY ALLDRAFT UNLESS NOTED OTHERWISE - COPYRIGHT©2016 UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1996

VENTILATION AND LIGHTING NOTES:
 ALL ROOMS MUST MEET MINIMUM VENTILATION AND LIGHTING REQUIREMENTS.
 VENTILATION - .04% PER SQUARE FOOT
 LIGHTING - .08% PER SQUARE FOOT

EGRESS STANDARDS ALSO APPLY

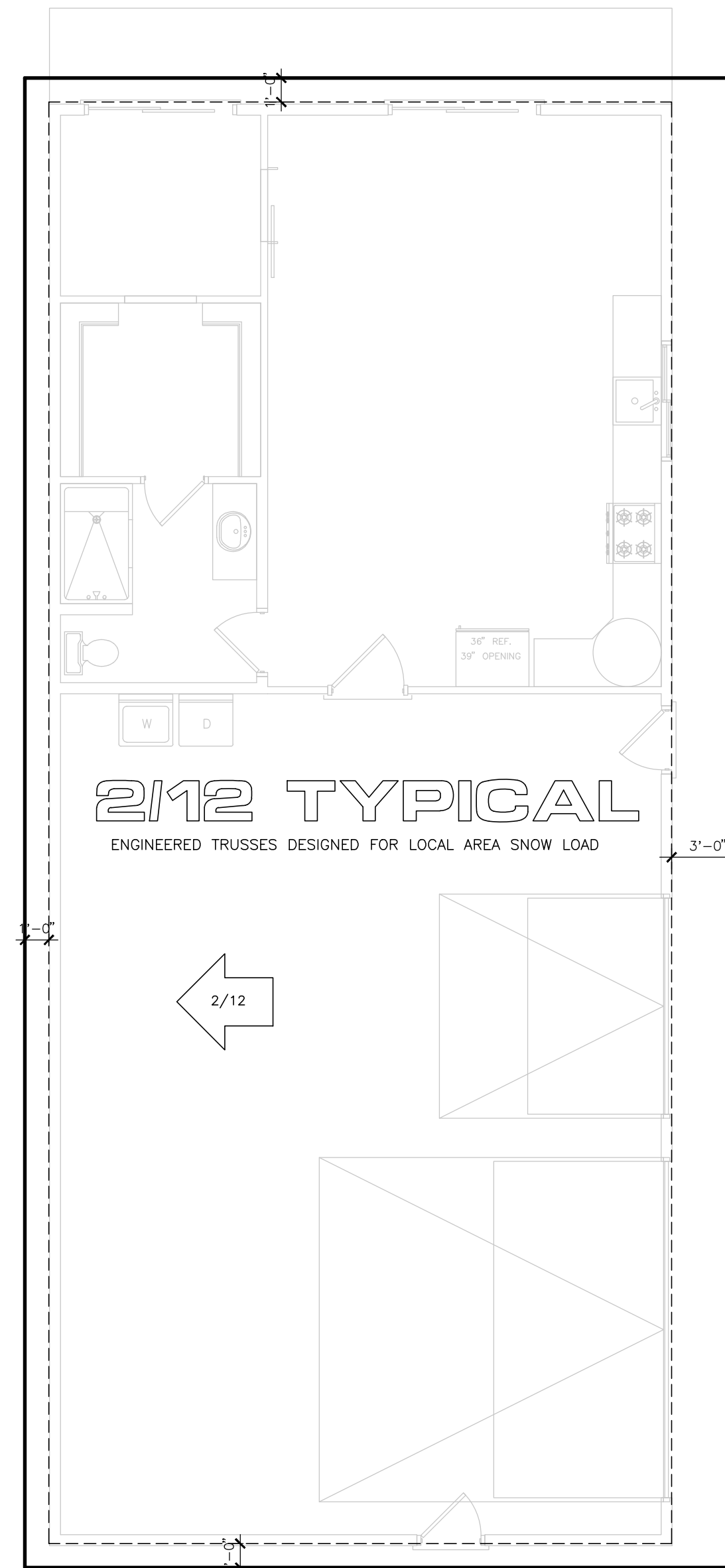
EXTERIOR WALL PLUMBING NOTES:
 NO P TRAPS, WATER OR HEAT LINES ALLOWED IN OUTSIDE WALLS, WALLS COMMON TO GARAGE OR CEILINGS UNLESS DEEP ENOUGH OR IF HEATED.

ATTIC SPACE IS CONSIDERED TO BE AN OUTSIDE WALL.

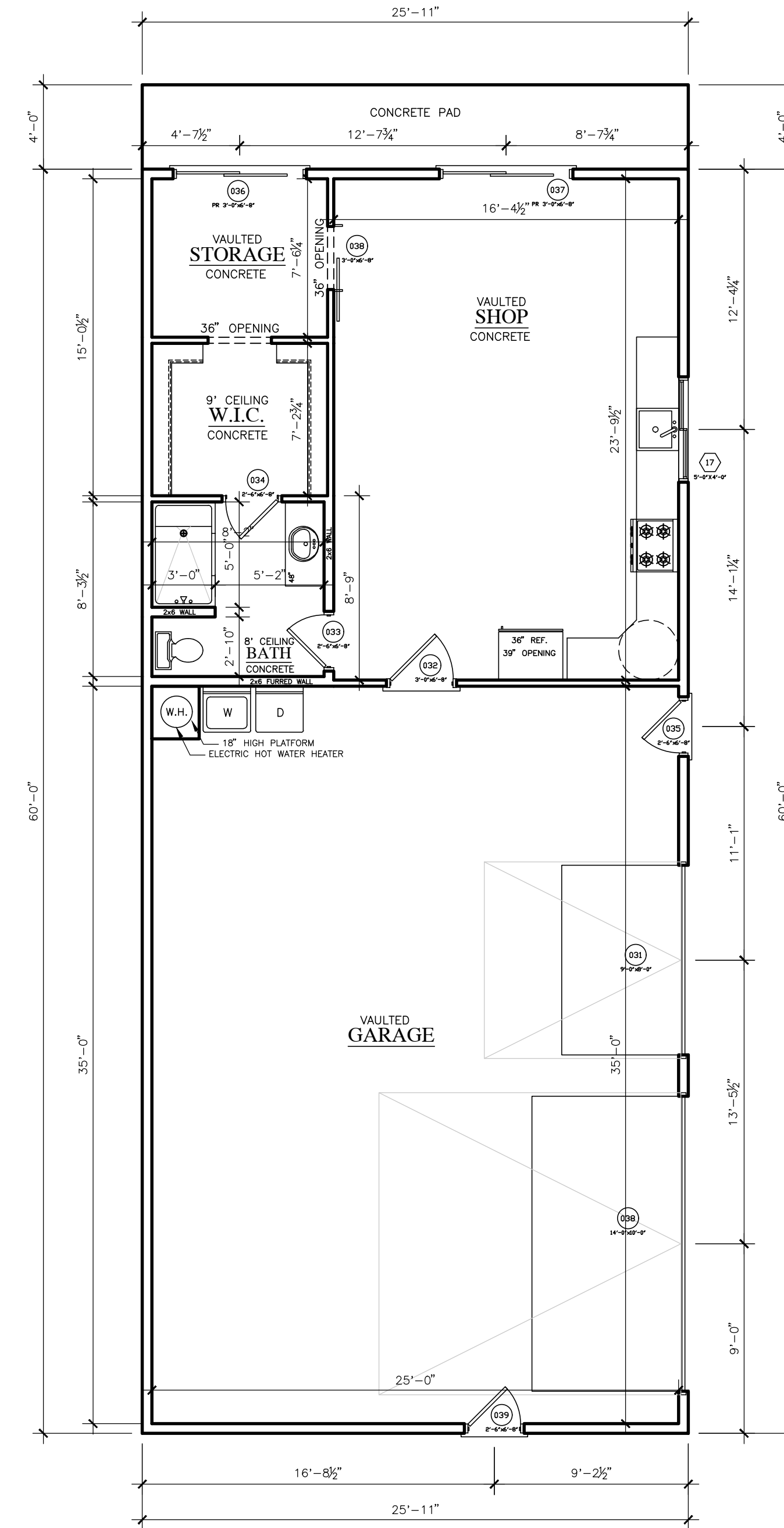


FINAL PLANS FOR CONSTRUCTION

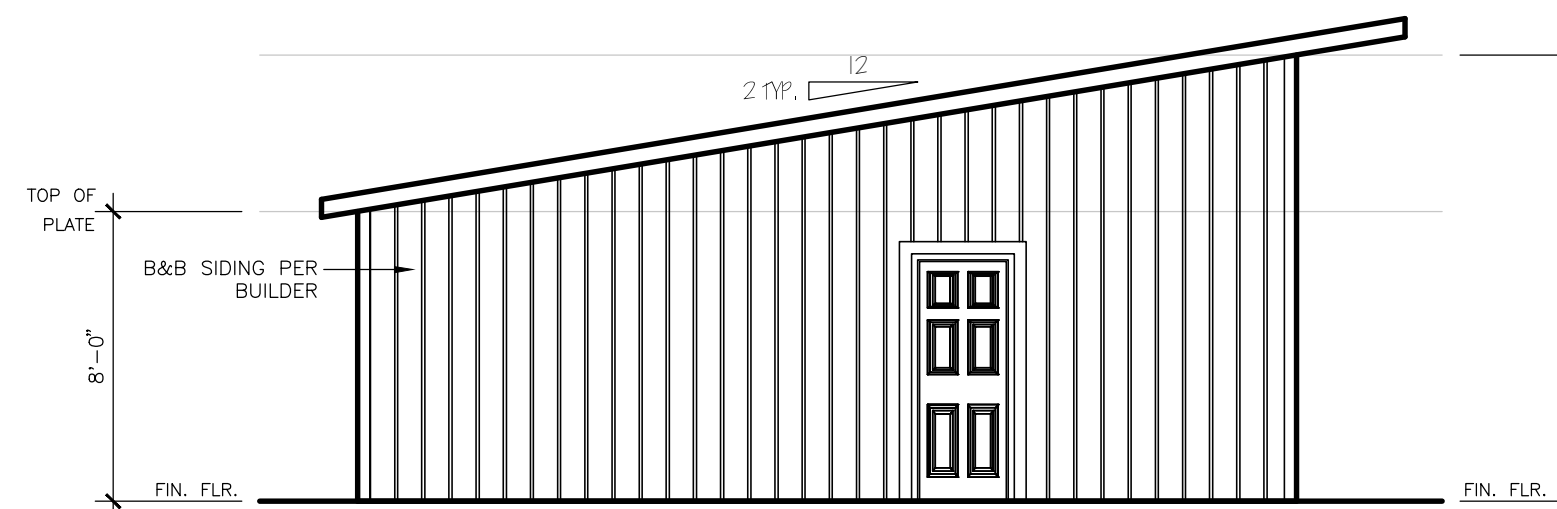
DATE: 04-07-2021



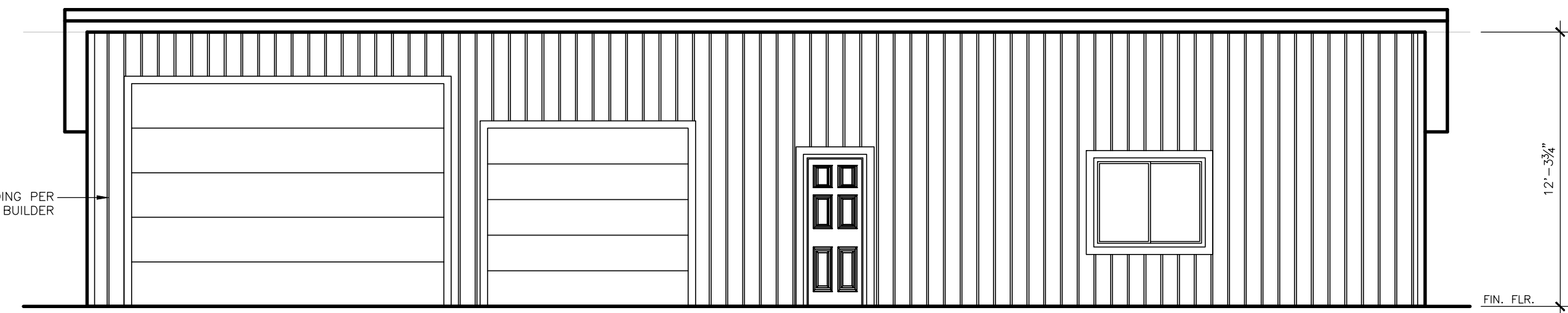
DETACHED GARAGE ROOF PLAN



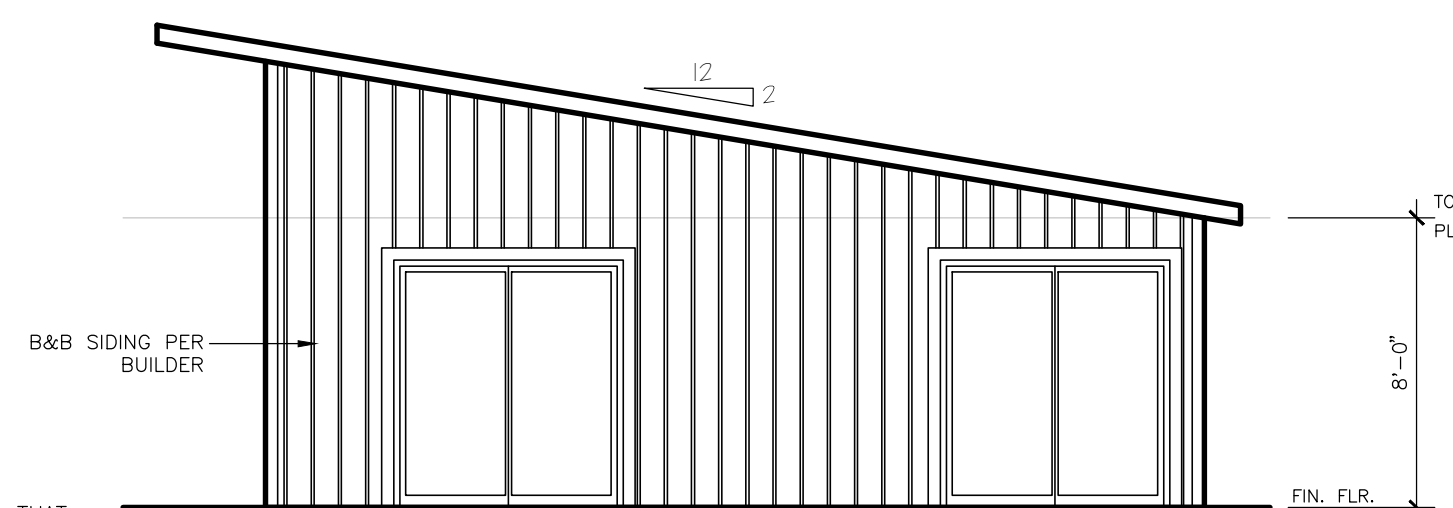
DETACHED GARAGE FLOOR PLAN



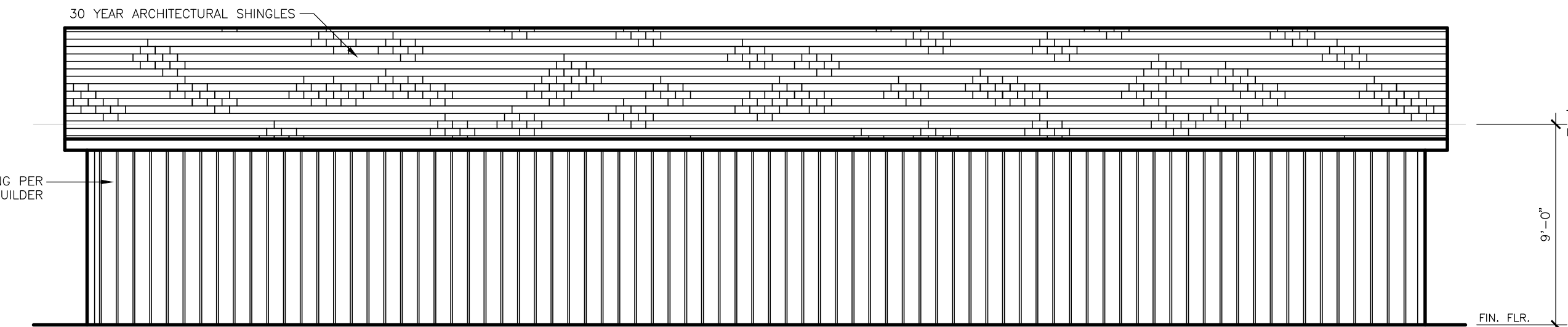
FRONT ELEVATION
 3/16" = 1'-0"



RIGHT ELEVATION
 3/16" = 1'-0"



REAR ELEVATION
 3/16" = 1'-0"



LEFT ELEVATION
 3/16" = 1'-0"

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE	
	WD	HGT
031	9'-0"	8'-0"
032	3'-0"	6'-8"
033	2'-6"	6'-8"
034	2'-6"	6'-8"
036	PR 3'-0"	6'-8"
037	PR 3'-0"	6'-8"
038	14'-0"	10'-0"
039	2'-6"	6'-8"

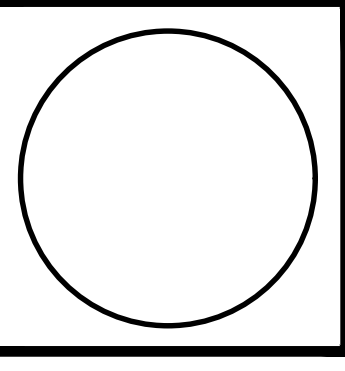
WINDOW SCHEDULE

MARK	SIZE		Style
	WIDTH	HEIGHT	
017	5'-0"	4'-0"	Glider

REVISIONS

A	09-22-2020
B	10-02-2020
C	11-05-2020
D	12-10-2020
E	12-14-2020
F	03-30-2021
G	
H	

ALLDRAFT Design Services
 WWW.ALLDRAFTFLOR.COM (770) 241-6782



ROWE KENDRICK RESIDENCE
DETACHED GARAGE

DRAWN BY
 ALLDRAFT
 FILE NAME
 CAD FILE
 DATE
 04-07-2021
 SCALE
 3/16" = 1'-0"
 SHEET
A1

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