



SONOMA STREET APARTMENTS

165 & 175 SONOMA ST. CARSON CITY, NEVADA

A MAJOR PROJECT REVIEW 26 Unit Apartments SONOMA APARTMENTS

OWNER: SANDHU, JAGROOP SINGH & ET AL
1269 Flaxwood Loop
Lincoln, CA 95648

ARCHITECT: Robert M. Darney
3655 Arrowhead Dr. #142
Carson City, NV 89706 NV Lic.# 3044
(775)721-7963

PROJECT ADDRESS: 165, 175 Sonoma St.
Carson City, Nevada

PROJECT APN: 009-112-47

ZONE: RC

SITE AREA: 1.02 ACRES, 44,553 sq.ft.

CONSTRUCTION TYPE: 20-B

OCCUPANCY GROUP: R2

FLOOD ZONE: X (PARTIAL)

FIRE SPRINKLERS: YES

ADOPTED CODES: 2018 NNA
2018 IRC, IBC, UPC, UMC, EDC, IFC
2017 NEC
2009 ICC/ANSI A-117.1

MAXIMUM HEIGHT ALLOWED: 45'
STORIES: 3

DENSITY RATIO: 26 UNITS/1.02 ACRES = 25.5 UNITS PER ACRE

UNIT COUNT:

UNIT A (2-BEDROOM)	22
UNIT B (ADA 2-BEDROOM)	2
UNIT C (two story 3-BEDROOM)	2
TOTAL UNITS	26

UNIT AREAS:

UNIT A (2-BEDROOM)	1,009 sq.ft.
UNIT B (ADA 2-BEDROOM)	1,009 sq.ft.
UNIT C (two story 3-BEDROOM)	1,200 sq.ft.

BUILDING AREA:

FIRST FLOOR	4,836 sq.ft.
SECOND FLOOR	4,436 sq.ft.
THIRD FLOOR	4,036 sq.ft.
TOTAL BLDG LIVABLE AREA	13,308 sq.ft.

TOTAL PROJECT BUILDING AREA: 2 BUILDINGS @ 13,308 = 26,616 sq.ft.

ALLOWABLE AREA:

FOR ONE STORY	21,000 sq.ft.
= 7,000 * (2+7,000)	21,000 sq.ft.
INCREASE FOR BLDGS OVER ONE STORY	63,000 sq.ft.
TOTAL PAVED AREA	84,000 sq.ft.

TOTAL PAVED AREA:

ASPHALTIC PAVING	19,372 sq.ft.
CONCRETE WALKS	3,225 sq.ft.
TOTAL PAVED AREAS	22,597 sq.ft.

REQUIRED LANDSCAPE AREA: 22,597 sq.ft. (20%) = 4,519 sq.ft.

PROVIDED LANDSCAPE AREA: 5,244 sq.ft.

PRIVATE AREA EACH UNIT:

PATIO 111 sq.ft. x 10 Units	= 1,110 sq.ft.
BALCONY 111 sq.ft. x 16 Units	= 1,776 sq.ft.

COMMON OPEN AREA REQ'D: 150 sq.ft. PER UNIT x 26 UNITS = 3,900 sq.ft.

COMMON OPEN AREA PROVIDED: 4,998 sq.ft.

PARKING REQ'D: 2 SPACES PER UNIT (26 * 2) = 52

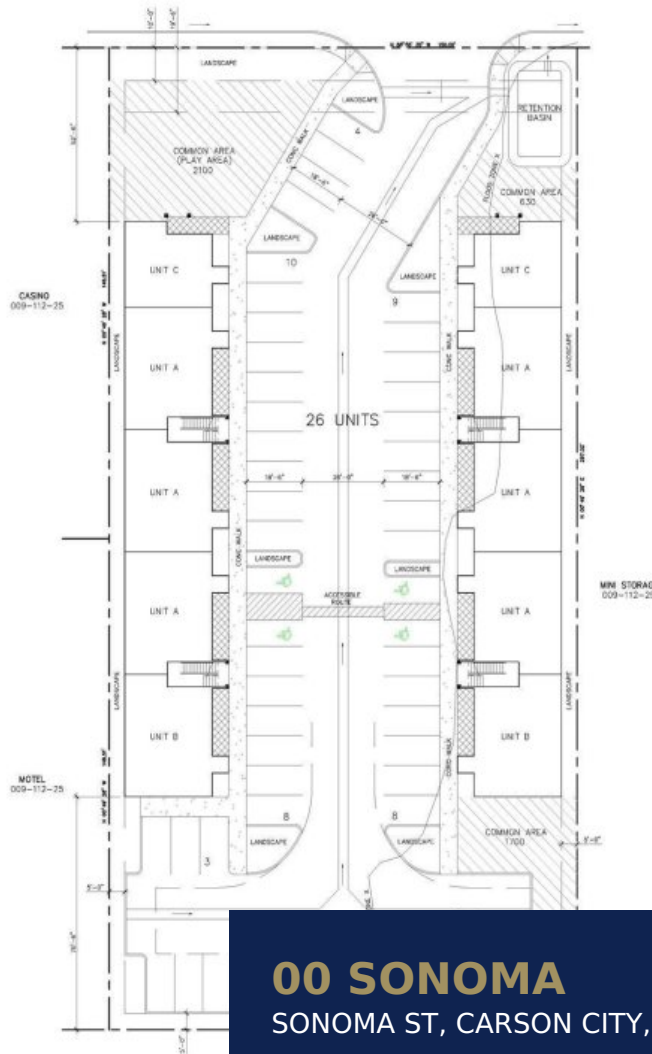
PARKING PROVIDED: 53

ADA PARKING REQ'D: 3

ADA PARKING PROVIDED: 4

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- A1 SITE MAP
- A2 BUILDING AND UNIT FLOOR PLANS
- A3 EXTERIOR ELEVATIONS



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Design Development
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REMARKS	BY

A MAJOR PROJECT REVIEW
FOR THE
SONOMA STREET APARTMENTS
165 & 175 SONOMA ST.
CARSON CITY, NEVADA
SITE PLAN

00 SONOMA
SONOMA ST, CARSON CITY, NV 89701
\$499,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

VICINITY MAP
SCALE: 1" = 20'-0"



00 SONOMA

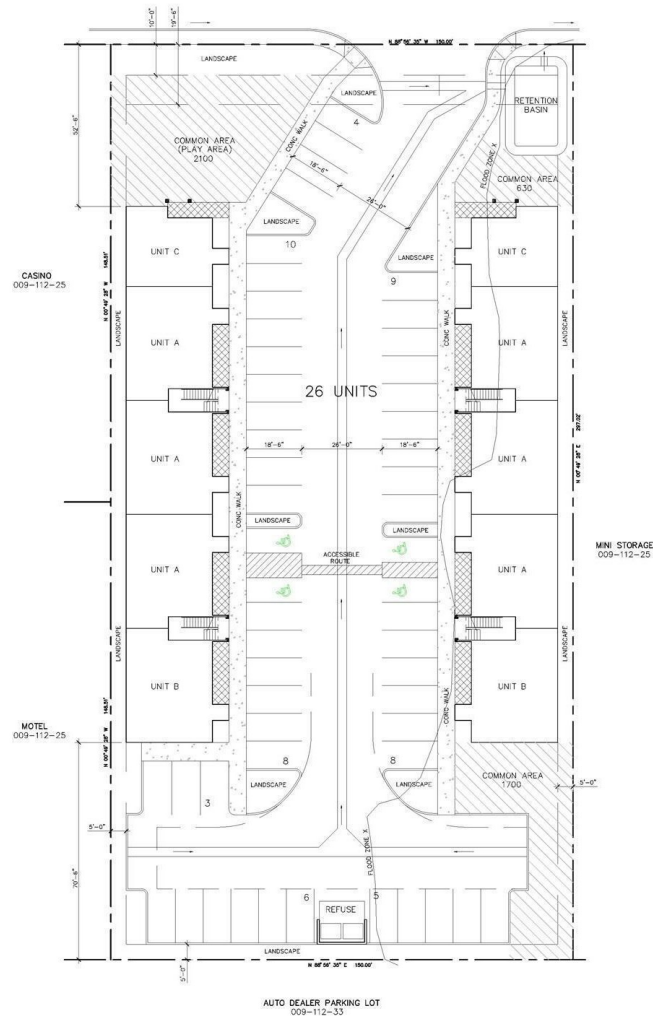
SONOMA ST, CARSON CITY, NV 89701

1.02 ac Level lot ready to build 26 Apartments . Zoned RC The Plans are for 26 units consisting of 2-bd 2-ba apartments. Sewer and water lines are at the property including sidewalk and curb plus the parcel is fully fenced .The Plans have gone before Carson City Planning and the architect has the project comments for the final plan needed for the special use permit and project to move forward., The time is right for new units ,located off South Carson st and close to public transportation , shopping centers . ** Seller Financing Available** Please call listing agent for architect and Plan information



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VICINITY MAP
NO SCALE

\$499,000

