



Board of Adjustment Staff Report

Meeting Date: September 7, 2023

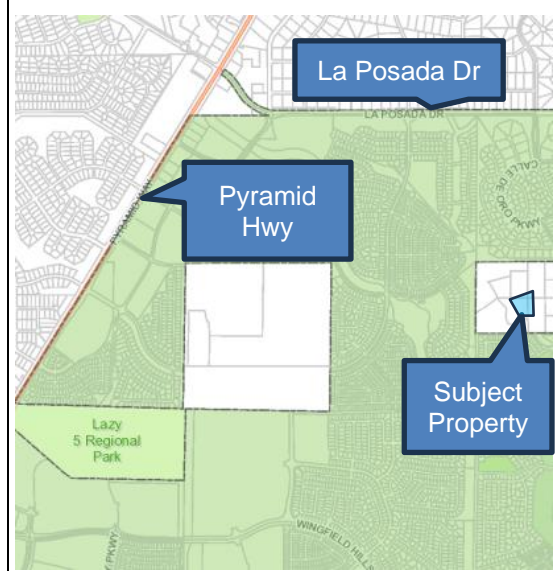
Agenda Item: 9C

ADMINISTRATIVE PERMIT CASE NUMBER:	WADMIN23-0012 (Yohey DAS)
BRIEF SUMMARY OF REQUEST:	Administrative permit request for a 2,400-sf detached accessory structure.
STAFF PLANNER:	Kat Oakley, Planner Phone Number: 775.328.3628 E-mail: koakley@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 2,400-sf detached accessory structure which is larger than the 2,210 square foot main residence.

Applicant/Owner:	Tyler & Jamie Yohey
Location:	7475 Baldwin Way
APN:	524-411-07
Parcel Size:	2.614 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	Spanish Springs
Development Code:	Authorized in Article 808, Administrative Permits
Commission District:	4 – Commissioner Andriola



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0012 for Tyler and Jamie Yohey, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

(Motion with Findings on Page 7)

Staff Report Contents

Administrative Permit Definition 3

Site Plan.....4

Project Evaluation5

Spanish Springs Area Plan5

Reviewing Agencies.....5

Staff Comment on Required Findings 6

Recommendation 6

Motion 7

Appeal Process.....7

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public NoticeExhibit C

Project ApplicationExhibit D

Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN23-0012 is attached to this staff report and will be included with the action order.

The subject property is designated Low Density Suburban and is located in the Spanish Springs Area Plan. The proposed accessory structure is subject to approval of an administrative permit per WCC 110.306.10 (d).



Site Plan

Project Evaluation

The applicant is requesting an administrative permit for a 2,400-sf accessory structure, larger than the existing 2,210 sf main residence on a 2.614-acre parcel. An administrative permit is required per Washoe County Code 110.306.10(d), for accessory structures that are larger than the main residence.

The parcel has a regulatory zone of Low Density Suburban (LDS), as do the surrounding parcels. They are within a small pocket of county land surrounded by the incorporated City of Sparks. The maximum lot coverage for structures in LDS is 25%; with the additional accessory structure, lot coverage will still be well below 25%. The setbacks for LDS are 30 feet in the front and rear and 12 feet on the sides, with a 35-foot height requirement. The proposed maximum building height is approximately 19 feet. The property has access easements running along the southern and eastern property lines; both of those lot lines are therefore considered fronts, and the lot is a corner lot. The northern property line is the rear and the western is a side. The structure is closest to the western property line at 21.4’ away, which is more than the 12’ side yard setback requirement. The structure will also have an unenclosed lean-to of approximately 720 sf that meets all height and setback requirements.

The parcel is relatively flat and the proposed detached accessory structure will be located in the northwest corner of the parcel. It will not be connected to plumbing. The structure is proposed to be used as a shop building. The applicant provided signatures from every property owner on Baldwin Way in support of the project (see page 40 of Exhibit D).

Spanish Springs Area Plan

The subject parcel is located within the Spanish Springs Area Plan. There are no relevant policies related to detached accessory structures.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NV Water Resources	X	X		Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Environmental Health	X	X	X	James English, Jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Sparks Community Services Dept.	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

Staff Comment: The requested detached accessory structure does not conflict with the policies, action programs, standards, and maps of the Master Plan and the Spanish Springs Area Plan. Washoe County Code Article 306 does require the applicant to apply for an administrative permit for a detached accessory structure that is larger than the main residence.

- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The subject property is already developed with a single-family dwelling, with road, utility, sanitation, and water services. As proposed, the accessory structure will not be plumbed or connected to electrical. The proposed project was reviewed by relevant agencies and conditions were provided that are necessary to meet applicable Code requirements.

- (c) **Site Suitability.** That the site is physically suitable for detached accessory structure and for the intensity of such a development.

Staff Comment: The parcel is approximately 2.6 acres, relatively flat, and suitable for an accessory residential structure. Several adjacent properties contain accessory structures, one of which includes a 2,600 sf. detached accessory structure. The proposed development is suitable and consistent with the surrounding area.

- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The proposed structure is similar to existing structures in the area and will have no significant impact. It is located towards the rear of the subject property, away from the majority of nearby residential parcels. The proposed structure will not be detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the required noticing distance of the proposed structure; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN23-0012 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0012 for Tyler and Jamie Yohey, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for detached accessory structure and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Tyler & Jamie Yohey
yohey5@sbcglobal.net

Consultant: Fred Hatcher
fhatcher@qdconstruction.com



Conditions of Approval

Administrative Permit Case Number WADMIN23-0012

The project approved under Administrative Permit Case Number WADMIN23-0012 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on September 7, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Kat Oakley, Planner, 775.328.3628, koakley@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

Washoe County Health District

2. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, EHS Supervisor, 775.328.2434, jenglish@washoecounty.gov

- a. Approval of the administrative permit in no way approves the location or plans proposed in the application.
- b. If the administrative permit is approved, all future plans must be routed to WCHD for review and approval.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



Date: July 27, 2023

To: Kat Oakley, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: WADMIN23-0012 Yohey DAS
APN: 524-411-07
7475 Baldwin Way

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit application is to request approval of a 2,400-sf detached accessory structure. The Engineering and Capital Projects Division recommends approval with no comments and conditions.

WADMIN23-0012
EXHIBIT B

Oakley, Katherine

From: Lemon, Brittany
Sent: Tuesday, July 25, 2023 11:45 AM
To: Oakley, Katherine
Subject: WADMIN23-0012 (Yohey DAS) Conditions of Approval

Hi Kat,

This parcel is in a low WUI fire hazard severity zone and will have no WUI requirements.

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”
<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

July 31, 2023

Washoe County Community Services
Planning and Development Division

RE: Yohey DAS; 524-411-07
Administrative Permit; WADMIN23-0012

Dear Washoe County Staff:

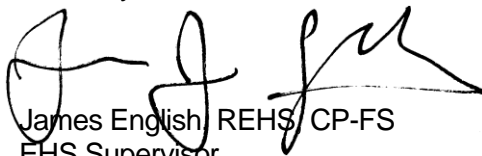
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the application and has no issues with the approval of the administrative permit for the detached accessory structure.
- b) Condition #2: Approval of the administrative permit in no way approves the location or plans proposed in the application.
- c) Condition #3: If the administrative permit is approved, all future plans must be routed to WCHD for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



Oakley, Katherine

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, July 25, 2023 4:18 PM
To: Oakley, Katherine
Subject: FW: July Agency Review Memo II
Attachments: July Agency Review Memo II.pdf

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

WADMIN23-0012:

The Division of Water Resources has no comment.

WSUP23-0019:

The applicant does have a domestic well on the subject property. However, a domestic well may not be used for commercial purposes. Applicant states that water from permits 67013 and 67014 will be used as the source of water. These permits are held in the name of Truckee Meadows Water Authority and the point of diversion does not lie within the subject property. The applicant, therefore does not have a source of water to operate a commercial enterprise at this location.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

August 10, 2023

TO: Kat Oakley, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Engineer, CSD
SUBJECT: Administrative Permit Case Number WADMIN23-0012 (Yohey DAS)

Project description:

The applicant is proposing to approve an administrative permit for a 2,400-sf detached accessory structure.

The property is located 7475 Baldwin Way • Assessor's Parcel Number(s): 524-411-07

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights comments for this permit.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 680-foot radius of the subject property. A total of 40 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Case Number WADMIN23-0012

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT 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.: <u>WBLD23-101513</u>	
Project Name: <u>YOHEY RESIDENCE DETACHED METAL GARAGE</u>			
Project Description: <u>2,400 SF DETACHED METAL GARAGE WITH LEAN-TO. NO ELECTRICAL OR PLUMBING</u>			
Project Address: <u>7475 BALDWIN WAY, SPARKS, NV 89434</u>			
Project Area (acres or square feet): <u>2,400 SF</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>PROJECT IS LOCATED NEAR NW PROPERTY BOUNDARY OF 7475 BALDWIN WAY, APPROXIMATELY 65' FROM MAIN RESIDENCE STRUCTURE AT THIS ADDRESS.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>524-411-07</u>	<u>2.614</u>		
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s) <u>WBLD23-101513</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>TYLER AND JAMIE YOHEY</u>		Name: <u>FRED HATCHER</u>	
Address: <u>7475 BALDWIN WAY</u> <u>SPARKS, NV</u> Zip: <u>89434</u>		Address: <u>1050 S. 21ST ST</u> <u>SPARKS, NV</u> Zip: <u>89431</u>	
Phone: <u>775-302-6523</u> Fax: <u>N/A</u>		Phone: <u>775-302-6315</u> Fax: <u>N/A</u>	
Email: <u>YOHEY5@SBCGLOBAL.NET</u>		Email: <u>FHATCHER@QDCONSTRUCTION.COM</u>	
Cell: <u>775-302-6523</u> Other: <u>N/A</u>		Cell: <u>775-302-6315</u> Other: <u>N/A</u>	
Contact Person: <u>TYLER YOHEY</u>		Contact Person: <u>FRED HATCHER</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>TYLER YOHEY</u>		Name: <u>N/A</u>	
Address: <u>7475 BALDWIN WAY</u> <u>SPARKS, NV</u> Zip: <u>89434</u>		Address: Zip:	
Phone: <u>775-302-6523</u> Fax: <u>N/A</u>		Phone: Fax:	
Email: <u>YOHEY5@SBCGLOBAL.NET</u>		Email:	
Cell: <u>775-302-6523</u> Other: <u>N/A</u>		Cell: Other:	
Contact Person: <u>TYLER YOHEY</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

2,400 SF DETACHED METAL GARAGE WITH LEAN-TO

2. What section of the Washoe County code requires the Administrative permit required?

ADMINISTRATIVE PERMIT REQUESTED AS PART OF PLAN REVIEW FOR PERMIT WBLD23-101513 BY
KATY STARK 775-328-3618 KRSTARK@WASHOECOUNTY.GOV

3. What currently developed portions of the property or existing structures are going to be used with this permit?

NO EXISTING STRUCTURES ON THE PROPERTY WILL BE IMPACTED BY THIS PERMIT. NEW STRUCTURE
TO BE BUILT ON VACANT LAND ADJACENT TO EXISTING STRUCTURES.

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

6" CONCRETE SLAB ON GRADE AND PRE-FABRICATED METAL STRUCTURE TO BE COMPLETED BY
END OF 2023

5. Is there a phasing schedule for the construction and completion of the project?

NO. SLAB ON GRADE AND METAL STRUCTURE WILL BE BUILT CONCURRENTLY

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

LOCATION OF PROJECT IS A SINGLE FAMILY RESIDENCE. DETACHED GARAGE TO BE CONSTRUCTED
ON VACANT PORTION OF PARCEL.

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

PROJECT WILL IMPROVE AESTHETICS OF PARCEL FOR ADJACENT PROPERTIES. SIGNED AGREEMENT OF
ADJACENT PROPERTY OWNERS ALLOWING CONSTRUCTION OF DETACHED GARAGE IS ATTACHED FOR YOUR USE.

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

NO NEGATIVE IMPACTS ANTICIPATED FOR ADJACENT PROPERTIES. SEE ATTACHED SIGNED
AGREEMENT OF ADJACENT PROPERTY OWNERS.

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

DAY - WORK ONLY FOR CONSTRUCTION.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Capacity for 6 within detached garage

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

N/A

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Minimal lighting will be attached to exterior of garage. Battery powered.

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

14. Utilities:

a. Sewer Service	N/A
b. Water Service	N/A

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #	N/A	acre-feet per year	
d. Certificate #	N/A	acre-feet per year	
e. Surface Claim #	N/A	acre-feet per year	
f. Other, #	N/A	acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

n/a

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

n/a

3. Name(s) of the Caregiver(s):

n/a

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

n/a

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

n/a

b. Sewage (Sanitary Sewer) Service:

n/a

c. Garbage (Solid Waste) Service:

n/a

d. Electricity:

n/a

e. Natural Gas:

n/a

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

n/a

7. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

<p>N/A</p>

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

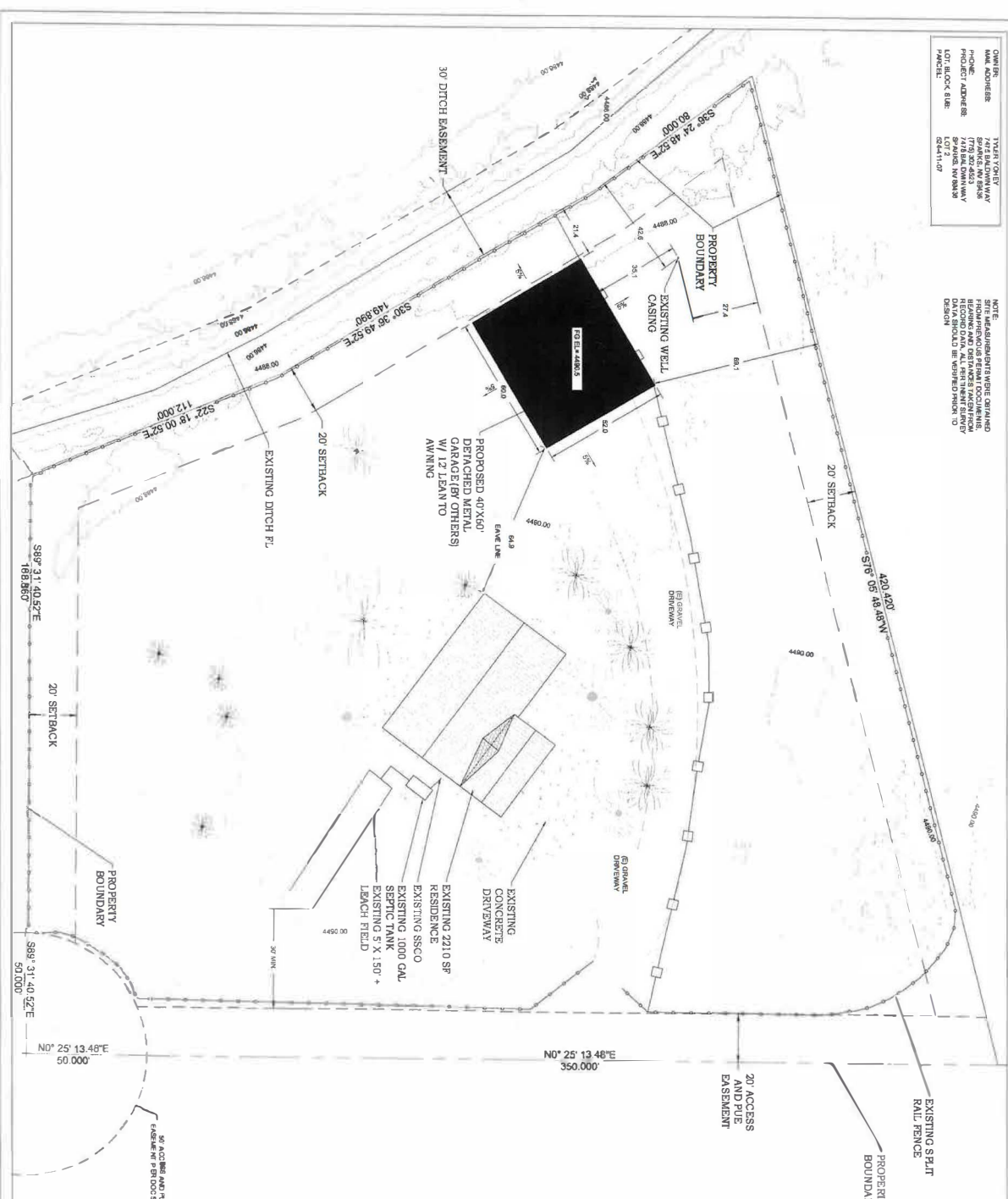
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

OWNER:
 NAME: TYLEE COHEN
 MAIL ADDRESS: 7472 BALDWIN WAY
 PHONE: (775) 302-8853
 PROJECT / ADDRESS: 53 MULE DEER CT., WASHOE COUNTY, NEVADA
 LOT / BLOCK / SUB: LOT 7, BLOCK 58, PHASE 1, WASHOE COUNTY, NEVADA

NOTE:
 SITE MEASUREMENTS WERE OBTAINED FROM BEARING AND DISTANCE SURVEYING RECORDS FILED WITH THE CLERK OF SUPERIOR COURT IN WASHOE COUNTY, NEVADA



WELL SEPTIC INSTALLATION SHALL BE SHOWN OTHERWISE.
 NO PUBLIC WATER WITHIN 40' OF SEPTIC TANK OR 50' OF WELL.
 NO EXISTING OR PROPOSED WATER MAINS WITHIN 30' OF SEPTIC TANK OR 50' OF WELL.
 NO EXISTING OR PROPOSED WATER MAINS WITHIN 15' OF SEPTIC TANK OR 50' OF WELL.
 NO EXISTING OR PROPOSED WATER MAINS WITHIN 5' OF SEPTIC TANK OR 50' OF WELL.
 NO EXISTING OR PROPOSED WATER MAINS WITHIN 15' OF SEPTIC TANK OR 50' OF WELL.

30' ACRES AND THE
 50' DISTANCE TO THE
 20' SETBACK

30' DITCH EASEMENT

20' SETBACK

EXISTING SEPTIC
 RAIL FENCE

PROPERTY
 BOUNDARY

20' ACCESS
 AND PILE
 EASEMENT

EXISTING WELL
 CASING

PROPERTY
 BOUNDARY

EXISTING DITCH FL.

20' SETBACK

30' SETBACK

EXISTING DITCH FL.

20' SETBACK

30' DITCH EASEMENT

PROPOSED 47' X 60'
 DETACHED METAL
 GARAGE (BY OTHERS)
 W/ 12' LEAN TO
 AWNING

EXISTING 2210 SF
 RESIDENCE
 EXISTING SESCO
 EXISTING 1000 GAL
 SEPTIC TANK
 EXISTING 5' X 150' +
 LEACH FIELD

EXISTING CONCRETE
 DRIVEWAY

EXISTING STORM
 DRAINAGE
 DRIVEWAY

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

53 MULE DEER CT.
 RENO, NEVADA 89523



A GRADING PLAN FOR:
 GRAHAM RESIDENCE
 SPECIAL USE PERMIT APPLICATION

SCALE:
 DRAWN: FH
 CHECKED: FH
 DATE: 01/24/23
 REVISIONS

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF NEVADA
 NO. 28858
 DATE: 01/24/23

SHEET #
 SH1 #

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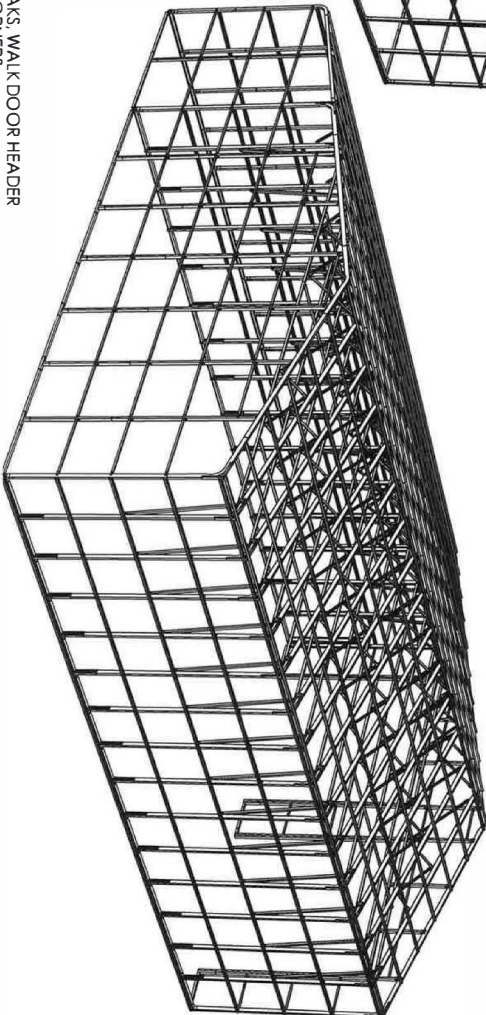
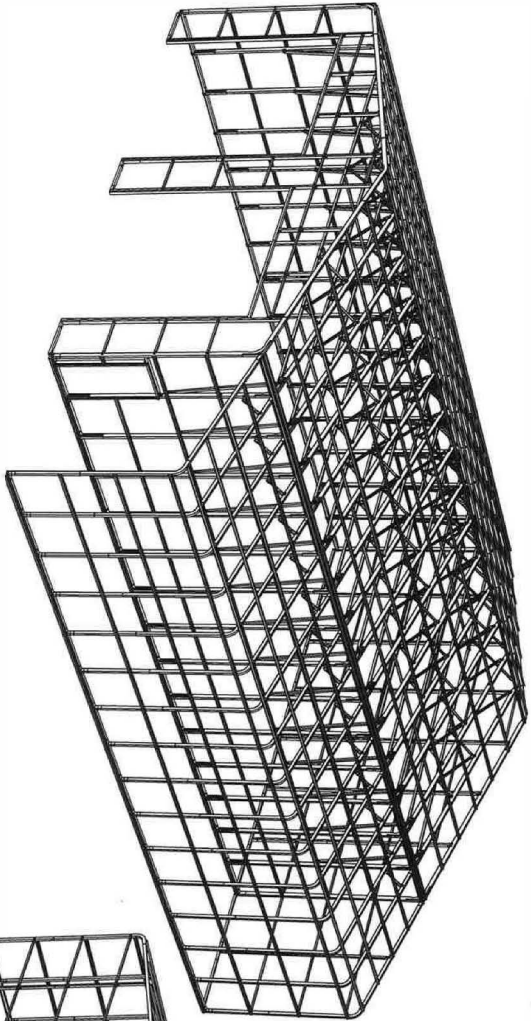
TYLER YOHEY
 7475 BALDWIN WAY
 SPARKS, NV 89436
 40' X 60'-2" X 16' W/ 12' LEAN-TO

T & Z Consulting Services, LLC
 1428 N Shevlin Court
 Sewickley, PA 15143



03/17/2023

WADMIN23-0012
 EXHIBIT D



DESIGN CRITERIA:

- CODE COMPLIANCE: 2018 IBC
 OCCUPANCY GROUP: U-1
 RISK CATEGORY: II
 3:12 PITCH
1. DEAD LOAD: 2 PSF
 2. ROOF SNOW LOAD: 33 PSF
 3. WIND LOAD: 120 MPH EXPOSURE (C)
 4. SEISMIC CATEGORY: D2
 5. ON CENTER FRAME SPACING: 4'
 SUMMIT ROOF HAT CHANNEL SPACING: 39" 13/16"
 SUMMIT SIDE HAT CHANNEL SPACING: 46" 11/16"
 LEAN-TO ROOF HAT CHANNEL SPACING: 33" 15/16"
 LEAN-TO SIDE HAT CHANNEL SPACING: 47" 3/4"
 RAITRACK HAT CHANNEL SPACING: 96" 11/16"
 6. SHEET METAL: 29GA MULTIPURPOSE 80KSI STEEL
 ALLOWABLE WIND PRESSURE LOAD ON 4/ 3/4 CENTERS: 36 PSF
 ALLOWABLE GRAVITY LOAD ON 39" 13/16" CENTERS: 47 PSF
 PANELS ARE CLASS (A) FIRE RATED EXTERIOR SHEETING NOT SHOWN.

MATERIALS:

1. SUMMIT SIDE POSTS, RAFTERS, PEAKS, WALK DOOR HEADER AND JAMBS, BASE RAILS, EAVE CORNERS:
 2" X 4" 14 GA 1010 STEEL, 50 KSI
2. LEAN-TO RAFTER, SIDE POST, HEIGHT EXTENSIONS, BASE RAILS, SUMMIT END WALL COMPONENTS:
 2" X 3" 14 GA 1015 STEEL, 50 KSI
3. LEAN-TO END WALL COMPONENTS, LONG KNEE BRACES, COLLAR TIE:
 2" X 2" 15 GA 1015 STEEL, 50 KSI
4. WEB BRACES, LEAN-TO KNEE BRACES, GABLE END GIRTS, NAILER TUBES:
 1 1/2" X 1 1/2" 18 GA 1008 STEEL, 45 KSI
5. HAT CHANNEL, (ROOF PURLINS, EAVE SIDE GIRTS, RAITRACK):
 18 GA, 1010 STEEL, 50 KSI
6. BRACKETS:
 BK-30, BK-31, BK-40, BK-61: 14GA, 50 KSI STEEL
 BK-10, BK-20, 700, BK-10, BK-WEB-1, 550, BK-WEB-25G, B: 12GA, 50 KSI STEEL
 BK-87K, BRACKETS: 16GA, 50 KSI STEEL
 700-BK-40: 18GA, 50 KSI STEEL

DRAWING INDEX:

1. COVER PAGE
2. ELEVATIONS
3. FRONT GABLE DETAILS
4. ROOF WALL SECTION DETAILS
5. BACK GABLE DETAILS
6. SHEET METAL INSTALL DETAILS
7. BASE RAIL LAYOUT DETAILS
8. FOUNDATION DETAILS
9. ANCHOR DETAILS
10. CONNECTION DETAILS
11. CONNECTION DETAILS
12. CONNECTION DETAILS

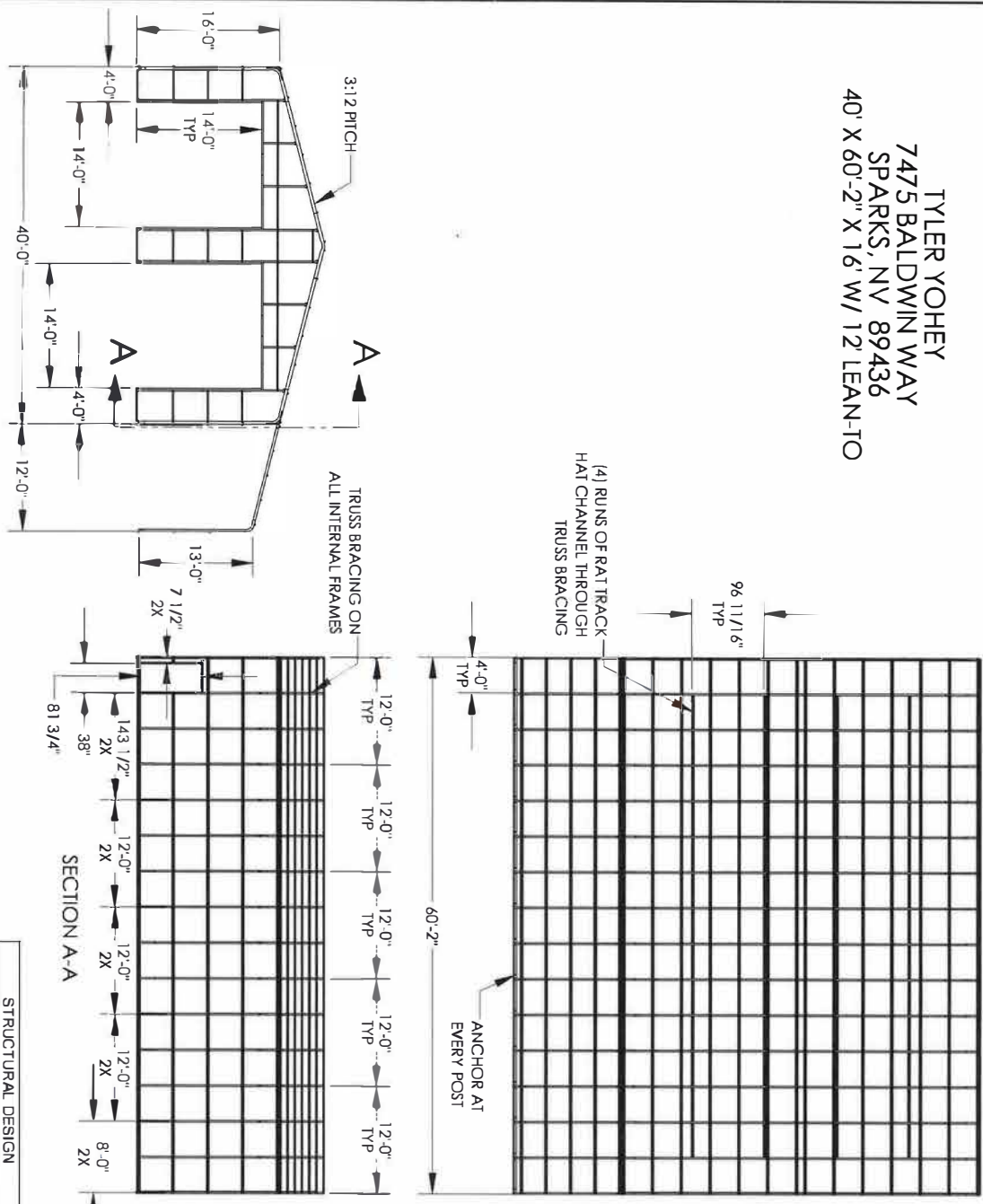


PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
DWG NO.: VBC840560 6042GD1WD-3E12L-1494108REV
DRAWN BY: E. BARTIGES **DATE:** 3/10/2023

PAGE 1 OF 12

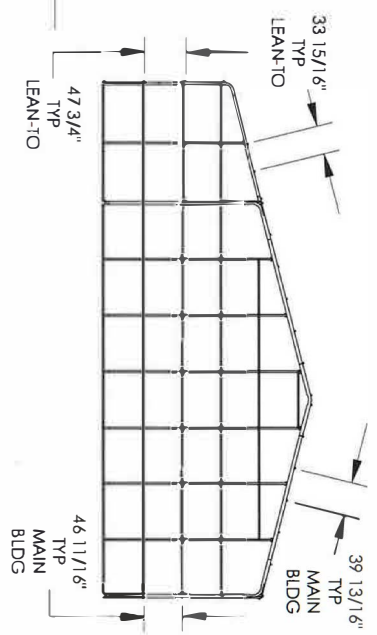
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TYLER YOHEY
7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO



(4) RUNS OF RAIL TRACK
HAT CHANNEL THROUGH
TRUSS BRACING

WALK DOOR
CONSISTS OF:
(1) 7000-04575
(1) 7000-08175
(1) 7500-04200P2
(2) 7500-08175P5
(3) BK-10
(1) BK-20
(12) 71-9999-C314



STRUCTURAL DESIGN
T & Z Consulting Services, LLC
1428 N Shevlin Court
Sewickley, PA 15143



PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
DWG NO: VBCB406016042GD1WD-3E12T_1494108REV
DRAWN BY: E. BARTGES
DATE: 3/10/2023
PAGE: 20-12

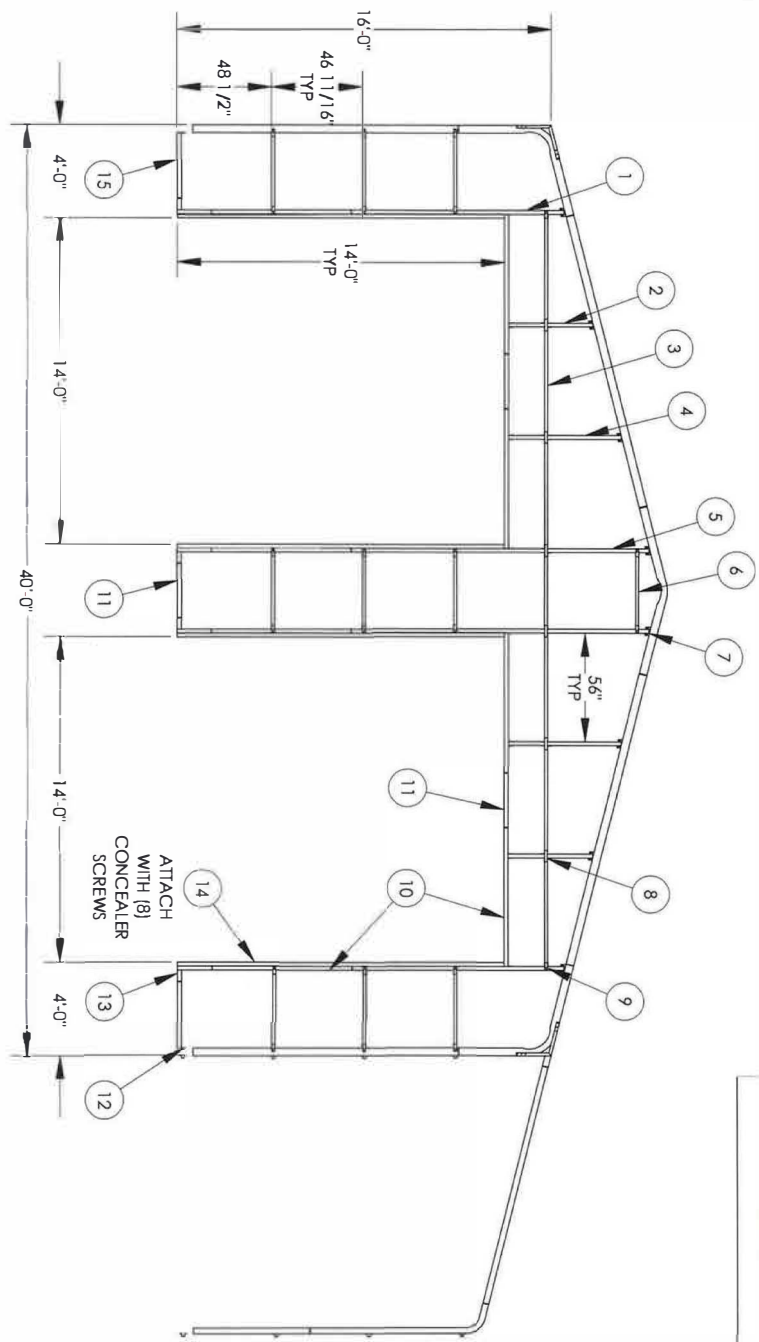


WADMIN23-0012
EXHIBIT D

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ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	7100-10900	2.000X3.000X1.09.000	2
2	7100-4325	2.00X3.00X43.25	2
3	7500-05575	1 1/2"X1 1/2"X4'-7 3/4"	6
4	7100-5775	2.00X3.00X57.75	2
5	7100-15250	2.000X3.000X152.500	2
6	7500-03975	1.500X1.500X39.750	11
7	700-BK10	TOP BRACKET	16
8	BK-31	DOUBLE PURLIN BRACKET	6
9	BK-30	SINGLE PURLIN BRACKET	22
10	HE-6	2"X3"X72", 4 3/4" SWAGE	8
11	7100-2800	2.00X3.00X28.00	3
12	BK-10	CORNER BRACKET	14
13	81-DJ-L	L-CONNECTOR	4
14	7100-16800	2.000X3.000X168.000	4
15	7100-3400P-625	2.00X3.00X34.00, 5/8" HOLE	2

TYLER YOHEY
 7475 BALDWIN WAY
 SPARKS, NV 89436
 40' X 60'-2" X 16' W/ 12' LEAN-TO



WADMIN23-0012
 EXHIBIT D

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 Sewickley, PA 15143

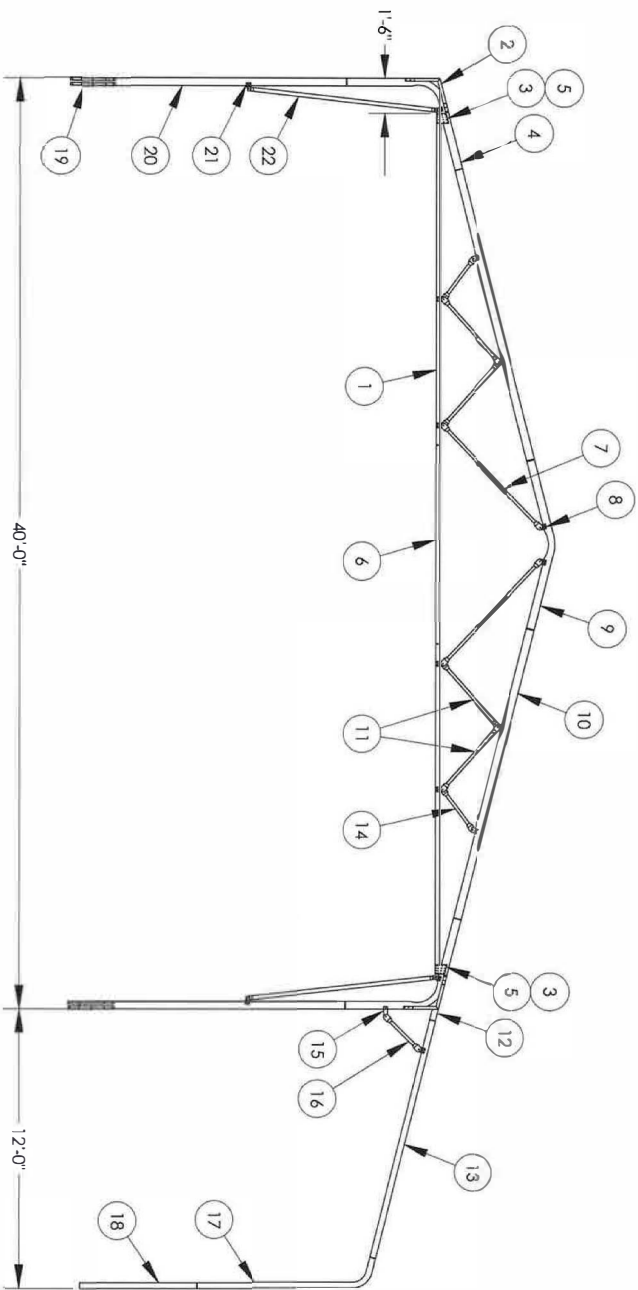


PROJECT: VERSATUBE SUMMIT BUILDING
 TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
 DWG NO: FECL14016214X14-121T-5H_1494108
 DRAWN BY: E. BARGES DATE: 3/7/2023

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ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	7400-17050	2"x2"x14'-2 1/2"	2
2	700-BK40	CORNER BRACKET	1
3	BK-61	COLLAR TIE BRACKET	2
4	700-50008	EAVE CORNER	2
5	BK-60	COLLAR TIE BRACKET	2
6	74-1110	2"x2" X 11" CENTER STRINGER	1
7	1.5SQ-WEB-7275	72.75" WEB BRACE	2
8	BK-WEB-1.5SQ	WEB BRACKET	11
9	700-60008	2"x4" PEAK	1
10	7000-15412	2.00X4.00X154.13	2
11	1.5SQ-WEB-4325	43.25" WEB BRACE	4
12	700-BK55-2X3	2X4 TO 2X3 LEAN-TO BRACKET	1
13	71-8500A	LEAN TO RAFTER FOR 12' WIDE 3:1/2 PITCH	1
14	1.5SQ-WEB-2587	25.87" WEB BRACE	2
15	BK-65VT-2.625	WEB BRACKET	1
16	1.5SQ-WEB-2400	24" WEB BRACE	1
17	71-5008	8" SIDE POST	1
18	HE-5	2"x3"x60.000. EXTENSION	1
19	BK-BPR-24	BASE REINFORCEMENT BRACKET	4
20	7000-13612	2"x4"x11'-4 1/8"	2
21	BK-WEB-2SQ-8	WEB BRACKET	4
22	76-9675-2	2"xSQx96.75" WEB BRACE	2

TYLER YOHEY
7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO



SEAL:

03/17/2023

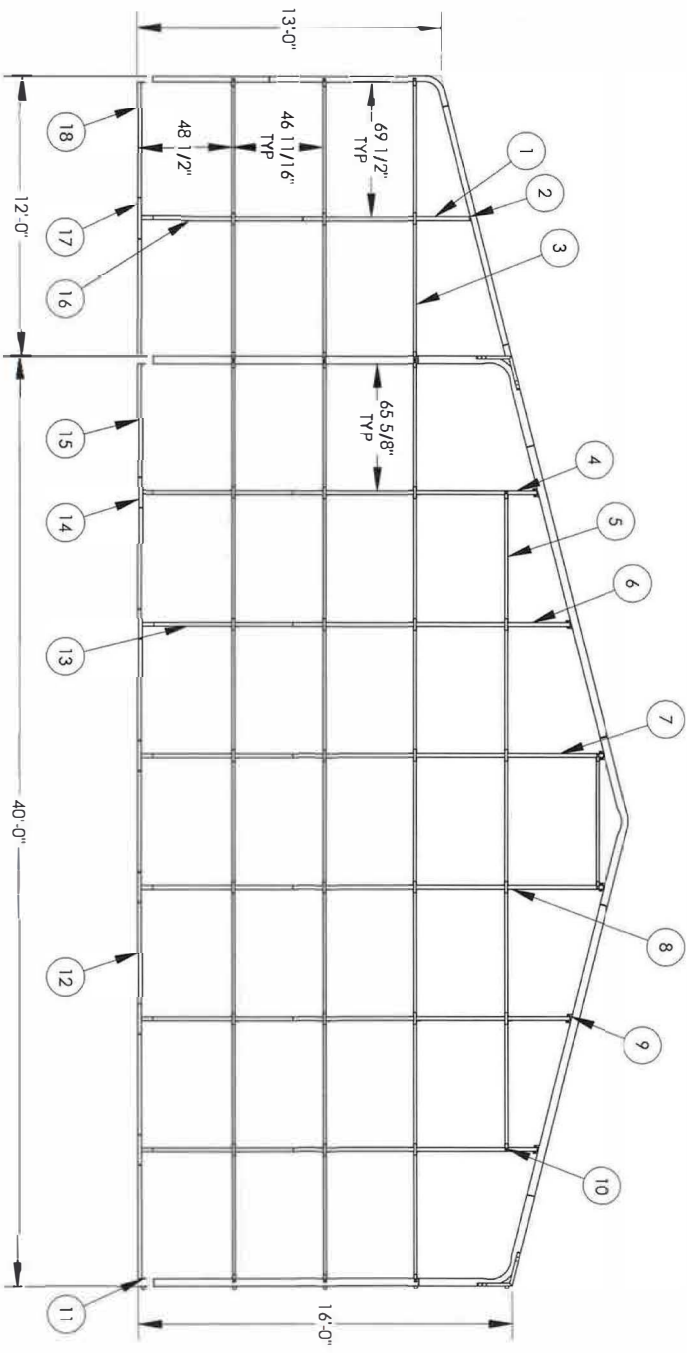
WADMIN23-0012
EXHIBIT D

STRUCTURAL DESIGN			PROJECT: VERSATUBE SUMMIT BUILDING TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT DWG NO.: 40X16 RWS TB8 2SQ KB FOR BR BK-BPR-24 RH 12112 DRAWN BY: E. BARTIGES DATE: 3/10/2023
T & Z Consulting Services, LLC 1428 N Shevlin Court Sewickley, PA 15143			

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ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	7400-8587	2"x2"x85 1/4"	1
2	BK-20	FLAT BRACKET	1
3	7500-06925	1.50X1.50X69.25	6
4	7100-12512	2"x3" X 125 1/8"	2
5	7500-06537	1.5"SQ X 65.3/8"	27
6	7100-14200	2"x3" X 142"	2
7	7100-15900	2.000X3.000X159.000	2
8	BK-31	DOUBLE PURLIN BRACKET	25
9	700-BK10	TOP BRACKET	12
10	BK-30	SINGLE PURLIN BRACKET	16
11	BK-10	CORNER BRACKET	4
12	7100-5187	2.00X3.00X51.88	5
13	HE-6	2"x3"x72" 4 3/4" SWAGE	6
14	81-SR-T	T-CONNECTOR	6
15	7100-5875P625	2.000X3.000X58.750 5/8" HOLE	2
16	74-8175	2"xq X 81 3/4" SWAGED	1
17	71-BE-T	T CONNECTOR	1
18	7400-5950	2.00X2.00X59.50	2

TYLER YOHEY
 7475 BALDWIN WAY
 SPARKS, NV 89436
 40' X 60'-2" X 16' W/ 12' LEAN-TO



WADMIN23-0012
 EXHIBIT D

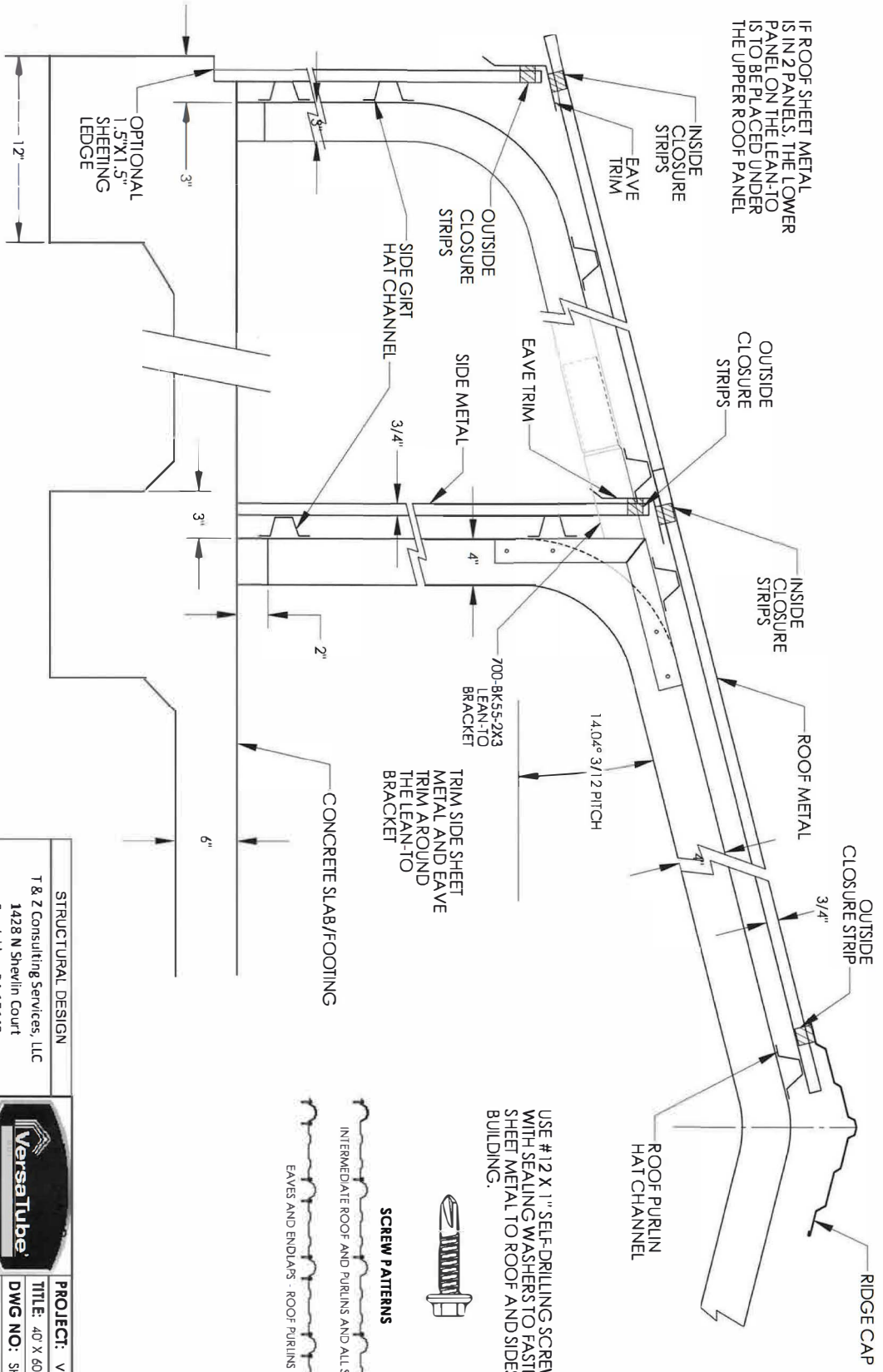
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 Sewickley, PA 15143



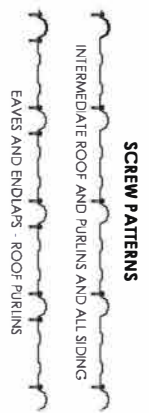
PROJECT: VERSATUBE SUMMIT BUILDING
 TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
 DWG NO: BECI 4016-1211-6-V-SH_1478880
 DRAWN BY: E. BARGES DATE: 3/10/2023

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TYLER YOHEY
7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO



USE # 12 X 1" SELF-DRILLING SCREWS WITH SEALING WASHERS TO FASTEN SHEET METAL TO ROOF AND SIDES OF BUILDING.



WADMIN23-0012
EXHIBIT D

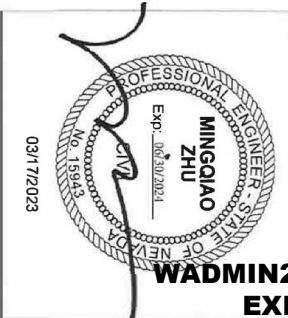
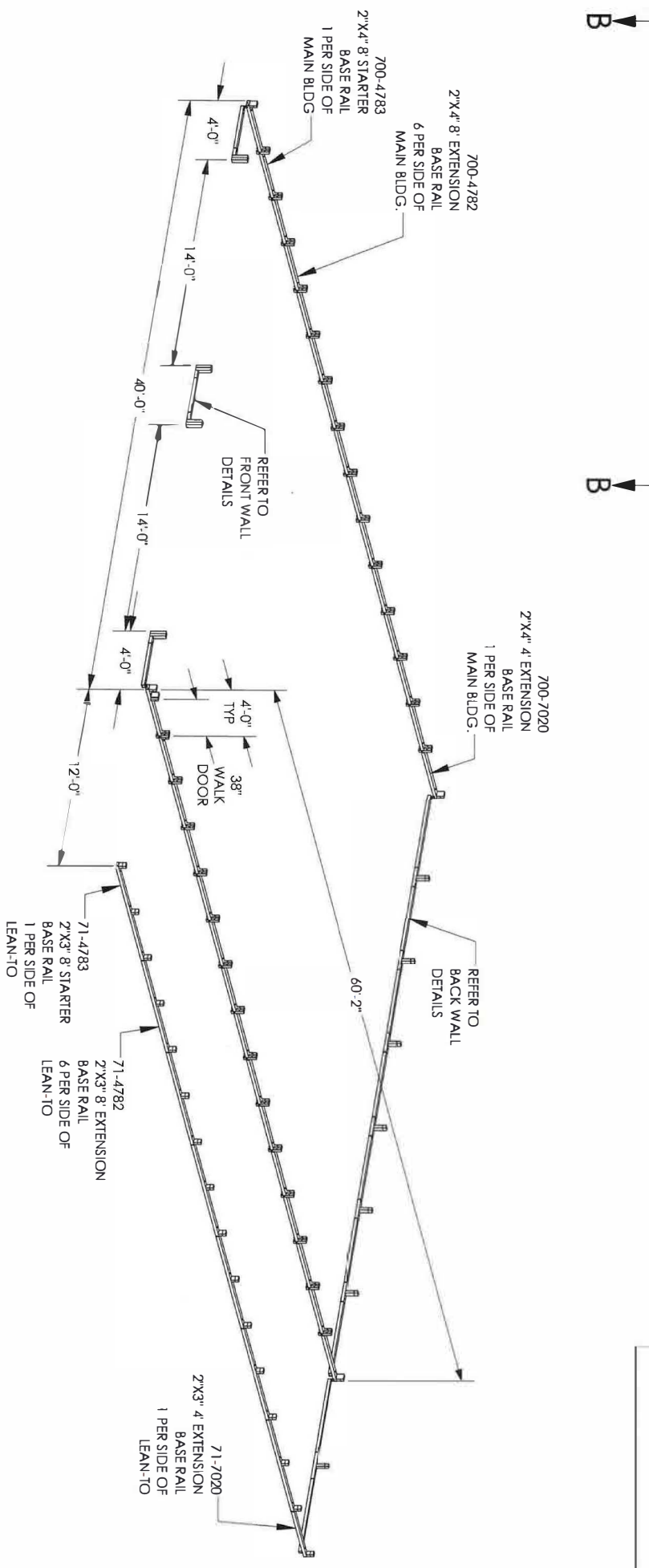
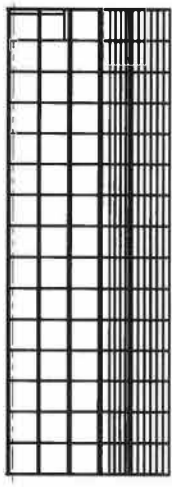
STRUCTURAL DESIGN
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1428 N Shevlin Court
Sewickley, PA 15143



PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
DWG NO: SHEET METAL DETAIL
DRAWN BY: E. BARGES
DATE: 3/10/2023

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TYLER YOHEY
7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO



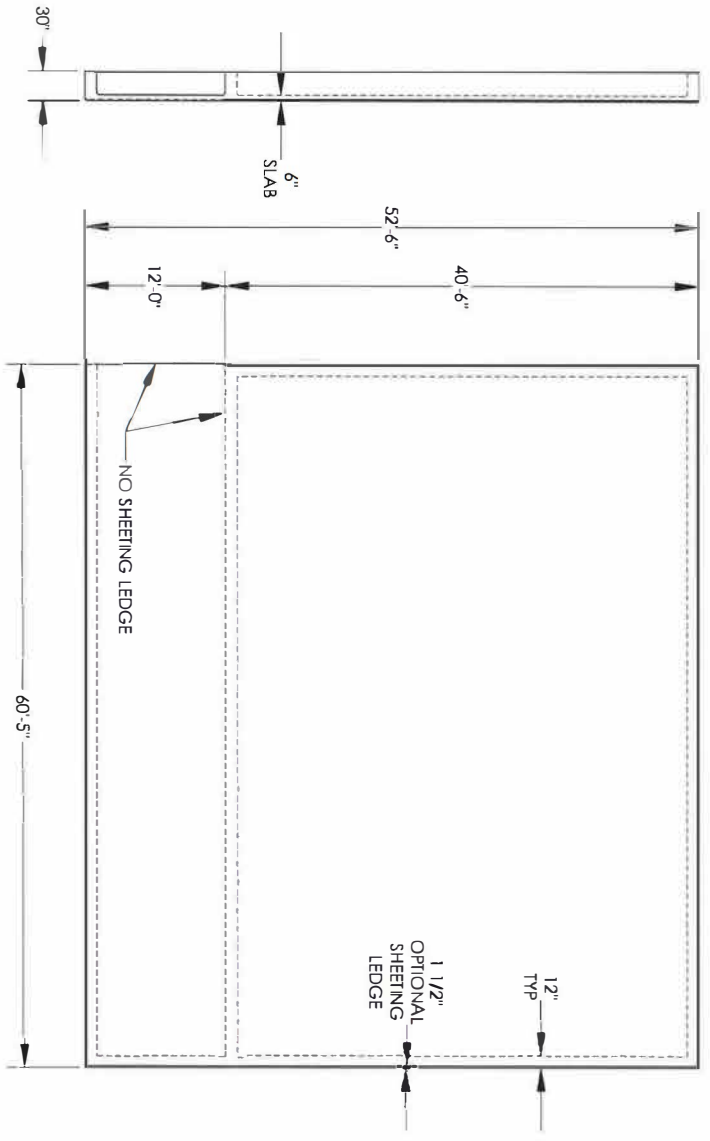
WADMIN23-0012
EXHIBIT D

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1428 N Shevlin Court
Sewickley, PA 15143



PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
DWG NO: VBC8406016042GDI WD-3E12L1_194108REV
DRAWN BY: E. BARGES DATE: 3/10/2023 PAGE 7 OF 12

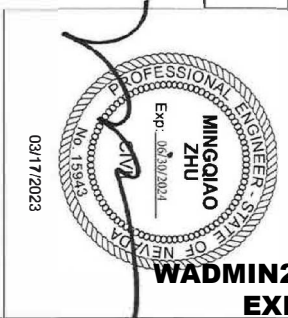
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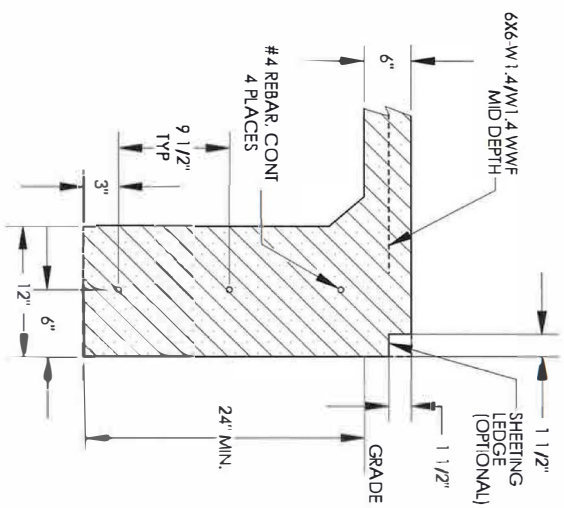
GENERAL NOTES:

1. MAXIMUM ALLOWABLE SOIL BEARING PRESSURE IS AS FOLLOWS: 1500 PSF MINIMUM. OWNER TO VERIFY THAT SOIL IS STABLE AND COMPACTED TO A MINIMUM OF 90% RELATIVE OPTIMUM VALUE.
2. MAXIMUM SIZE AGGREGATE SHALL BE AS FOLLOWS: 1" DIA.
3. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS: 2500 PSI
4. PLACE REINFORCEMENTS AT MID THICKNESS FOR SLABS ON THE GROUND.
5. ALL SPLICES IN CONTINUOUS REINFORCEMENT OR REINFORCING AS USED IN WALLS, FOOTINGS, ETC. SHALL HAVE A MINIMUM LAP OF 40 DIAMETERS. SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 4'-0" APART. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. BARS MAY BE WIRED TOGETHER AT SPLICES OR LAPS EXCEPT FOR TOP REINFORCING OF BEAM AND SLABS, OR WHERE SPECIFICALLY DETAILED TO BE SEPARATED.
6. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING. STEEL AS IN WALLS SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASE, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED FIVE (5) FEET AND SUFFICIENT NUMBER SHALL BE USED TO INSURE THE CONCRETE BEING LEVEL AT ALL TIMES.

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 Sewickley, PA 15143



**WADMIN23-0012
 EXHIBIT D**

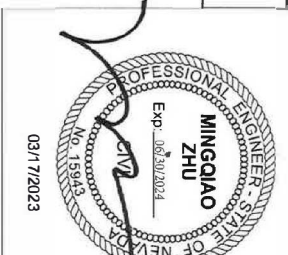


PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 1'6" W/ 12" LEAN-TO SUMMIT
DWG NO: FOUNDATION DETAIL
DRAWN BY: E. BARTGES
DATE: 3/10/2023

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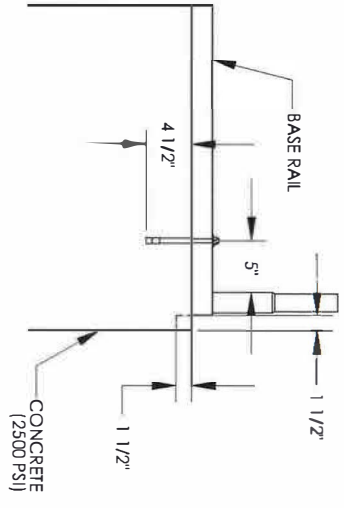
TYLER YOHEY
7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO

STRUCTURAL DESIGN
T & Z Consulting Services, LLC
1428 N Shevlin Court
Sewickley, PA 15143

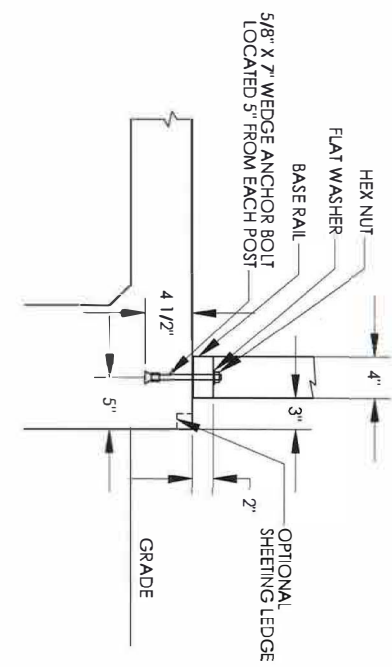


WADMIN23-0012
EXHIBIT D

ANCHOR HOLD DOWN FORCE 3,285
(POWERS FASTENERS, INC.) ESR-2818



SIDE VIEW

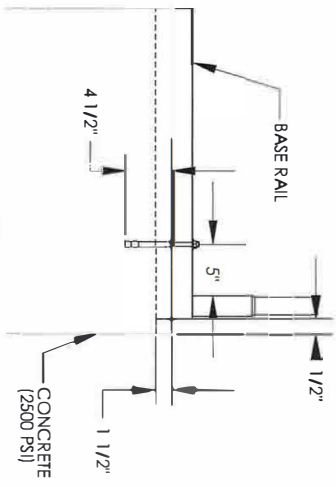


ANCHOR DETAIL
FOR MAIN STRUCTURE

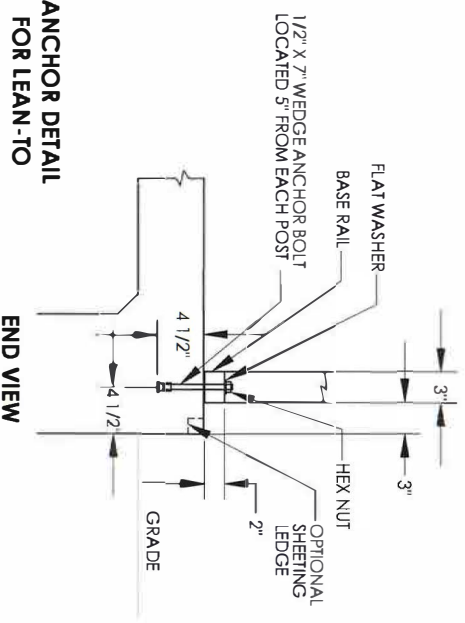
END VIEW

INSTALLATION: USING HAMMER DRILL AND A 5/8" CONCRETE DRILL BIT, DRILL A HOLE INTO THE CONCRETE 5 TO 5 1/2" DEEP. REMOVE DEBRIS FROM HOLE. PLACE THE FLAT WASHER ON THE BOLT AND INSTALL THE NUT UNTIL ABOUT 2 THREADS ARE EXPOSED ABOVE THE NUT. TAP THE ANCHOR THROUGH THE BASE RAIL INTO THE HOLE UNTIL THE WASHER TOUCHES THE TOP OF THE BASE RAIL. NOW, TIGHTEN THE NUT TO SET THE ANCHOR. DO NOT OVER TIGHTEN AND CRUSH THE TUBE.

ANCHOR HOLD DOWN FORCE 2,425
(POWERS FASTENERS, INC.) ESR-2818



SIDE VIEW



ANCHOR DETAIL
FOR LEAN-TO

END VIEW

INSTALLATION: USING HAMMER DRILL AND A 1 1/2" CONCRETE DRILL BIT, DRILL A HOLE INTO THE CONCRETE 5 TO 5 1/2" DEEP. REMOVE DEBRIS FROM ALL HOLES. PLACE THE FLAT WASHER ON THE BOLT AND INSTALL THE NUT UNTIL ABOUT 2 THREADS ARE EXPOSED ABOVE THE NUT. TAP THE ANCHOR THROUGH THE BASE RAIL INTO THE HOLE UNTIL THE WASHER TOUCHES THE TOP OF THE BASE RAIL. NOW, TIGHTEN THE NUT TO SET THE ANCHOR. DO NOT OVER TIGHTEN AND CRUSH THE TUBE.

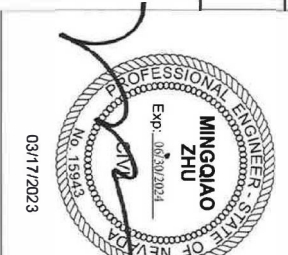


PROJECT: VERSATUBE SUMMIT BUILDING
TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
DWG NO.: ANCHOR DETAIL
DRAWN BY: E. BARTIGES
DATE: 3/10/2023

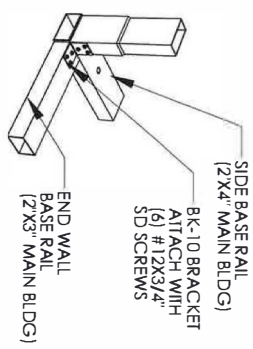
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7475 BALDWIN WAY
SPARKS, NV 89436
40' X 60'-2" X 16' W/ 12' LEAN-TO

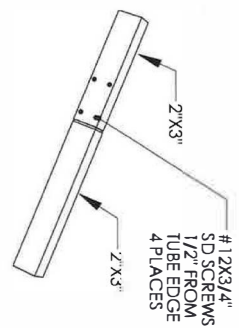
STRUCTURAL DESIGN
 T & Z Consulting Services, LLC
 1428 N Shevlin Court
 Sewickley, PA 15143



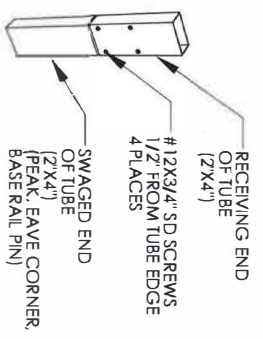
WADMIN23-0012
EXHIBIT D



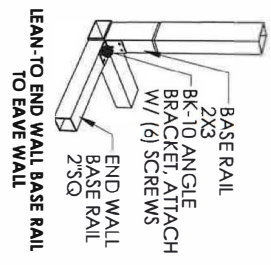
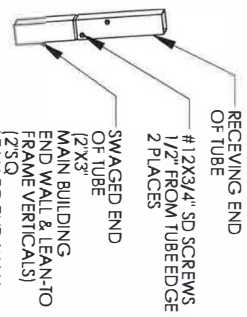
MAIN BUILDING FRAME SWAGE JOINT CONNECTION



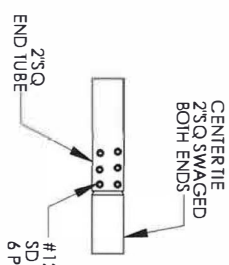
LEAN-TO BRACKET TO RAFTER AND LEAN-TO RAFTER TO SIDE POST CONNECTION



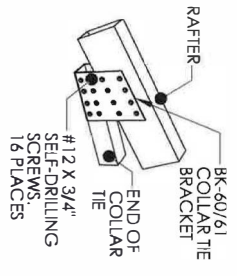
MAIN BUILDING END WALLS AND LEAN-TO FRAME VERTICAL SWAGE JOINT CONNECTIONS



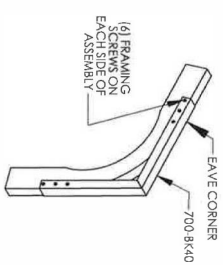
LEAN-TO END WALL BASE RAIL TO EAVE WALL



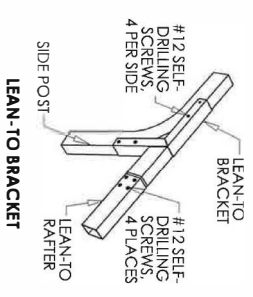
COLLAR TIE CONNECTION DETAIL



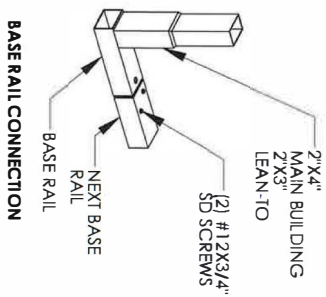
COLLAR TIE BRACKET



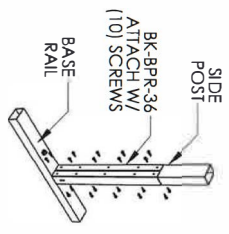
CORNER BRACKET TO EAVE CORNER



LEAN-TO BRACKET



BASE RAIL CONNECTION



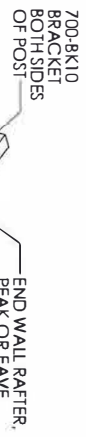
BK-BPR-36 TO SIDE POST



PROJECT: VERSATUBE SUMMIT BUILDING
 TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
 DWG NO: DETAIL CONNECTIONS
 DRAWN BY: E. BARTIGES
 DATE: 3/10/2023

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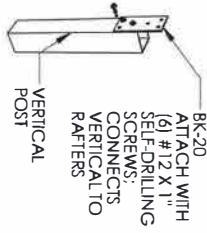
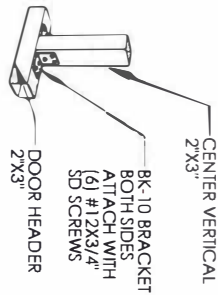
TYLER YOHEY
 7475 BALDWIN WAY
 SPARKS, NV 89436
 40' X 60'-2" X 16' W/ 12' LEAN-TO



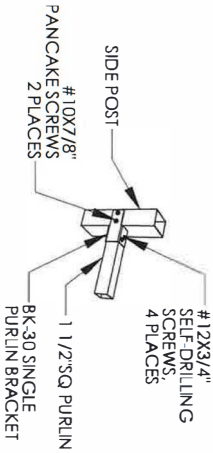
MAIN BUILDING GABLE END VERTICAL TO RAFTER, PEAK OR EAVE CORNER



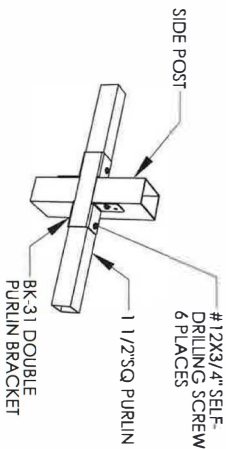
MAIN BUILDING GABLE END DOOR HEADER CENTER VERTICAL DETAIL



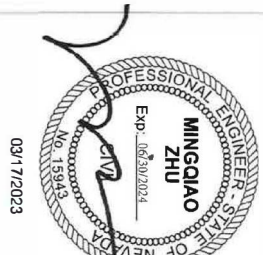
FLAT BRACKET TO VERTICAL LEAN-TO END WALL



SINGLE PURLIN BRACKET



DOUBLE PURLIN BRACKET

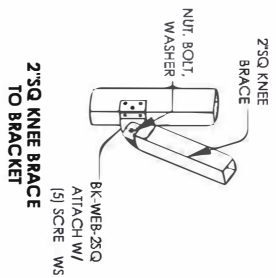
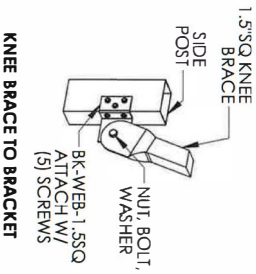
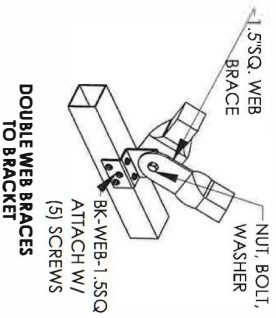
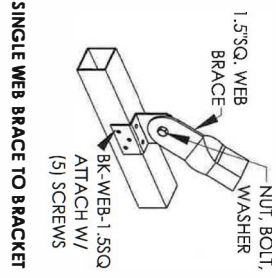


WADMIN23-0012 EXHIBIT D

STRUCTURAL DESIGN			PROJECT: VERSATUBE SUMMIT BUILDING
T & Z Consulting Services, LLC 1428 N Shevlin Court Sewickley, PA 15143			TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT
		DWG NO: DETAILS CONNECTIONS	DATE: 3/10/2023
		DRAWN BY: E. BARGES	PAGE: 11 OF 12

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SEAL:

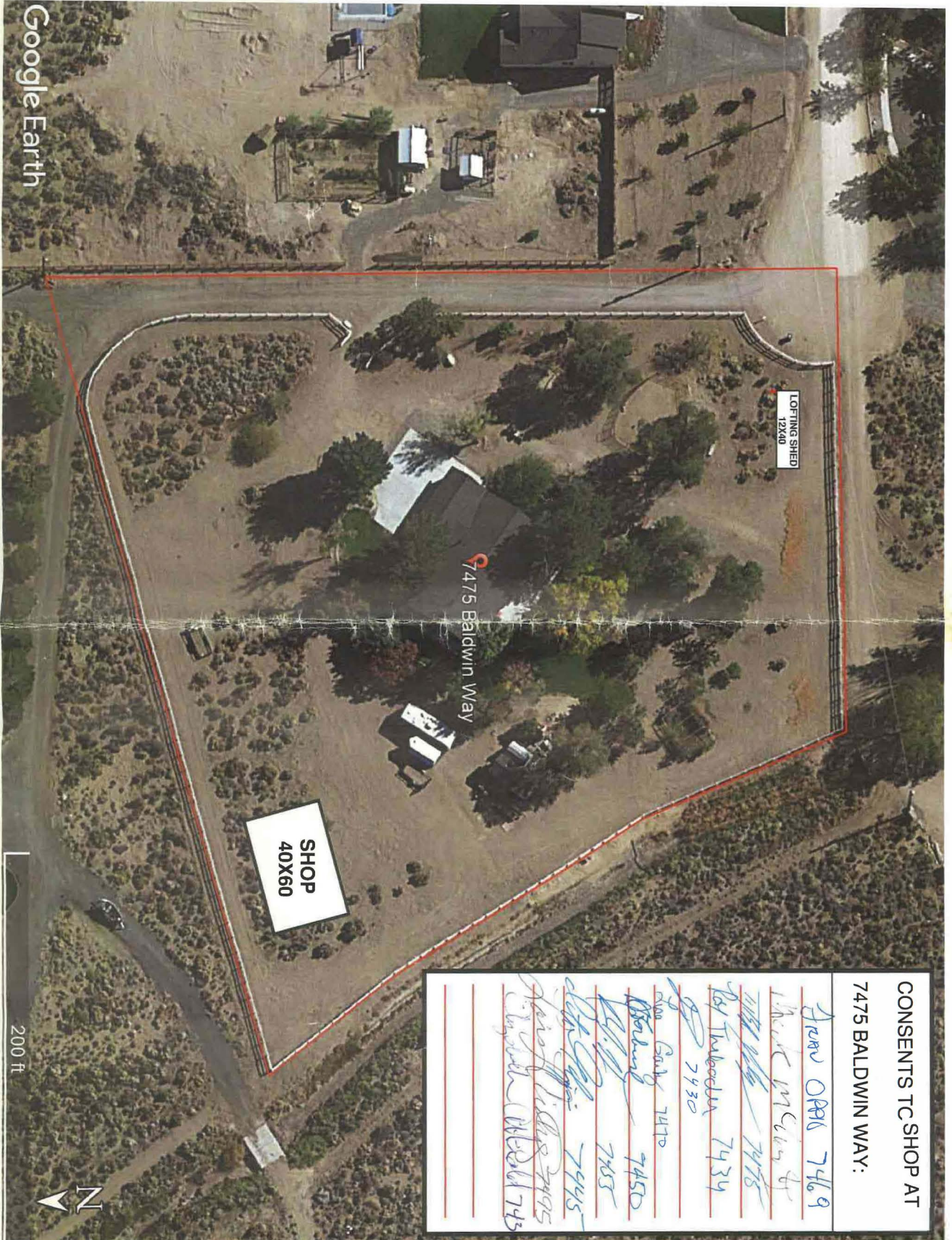


03/17/2023

WADMIN23-0012
EXHIBIT D

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STRUCTURAL DESIGN			PROJECT: VERSATUBE SUMMIT BUILDING TITLE: 40' X 60'-2" X 16' W/ 12' LEAN-TO SUMMIT DWG NO.: DETAIL CONNECTIONS DRAWN BY: E. BARIGES DATE: 3/10/2023
T & Z Consulting Services, LLC 1428 N Shevlin Court Sewickley, PA 15143			



Google Earth

LOFTING SHED
12X40

7475 Baldwin Way

SHOP
40X60

200 ft



CONSENTS TC SHOP AT
 7475 BALDWIN WAY:
 FROM 0898 7469
 Mark McLean
 7475
 Jay Timberline 7434
 7430
 Ann Galy 7470
 7450
 7453
 7445
 7495
 745

7470