



Board of Adjustment Staff Report

Meeting Date: February 5, 2015

Subject: Administrative Permit Case Number AP15-001
Applicant: Chris Burgarello
Agenda Item Number: 7D
Summary: Allow a detached accessory structure larger than the main dwelling on the parcel.
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Administrative Permit Case Number AP15-001 (Chris Burgarello Detached Accessory Dwelling) – To allow the construction of a detached accessory structure that is larger than the main dwelling on the parcel.

- Applicant / Property Owner: Chris Burgarello
17624 Northridge Ave.
Reno, NV 89508
- Location: 17624 Northridge Ave, Reno; approximately 400 feet north of the intersection of Northridge Avenue and South Avenue
- Assessor's Parcel Number: 081-191-05
- Parcel Size: ±1 acre
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 29, T21N, R18E, MDM,
Washoe County, NV

Staff Report Contents

Project Description..... 1
Administrative Permit Definition 3
Vicinity Map 4
Site Plan 5
Project Evaluation 7
Reviewing Agencies..... 7
Recommendation..... 9
Motion..... 9
Appeal Process.....10

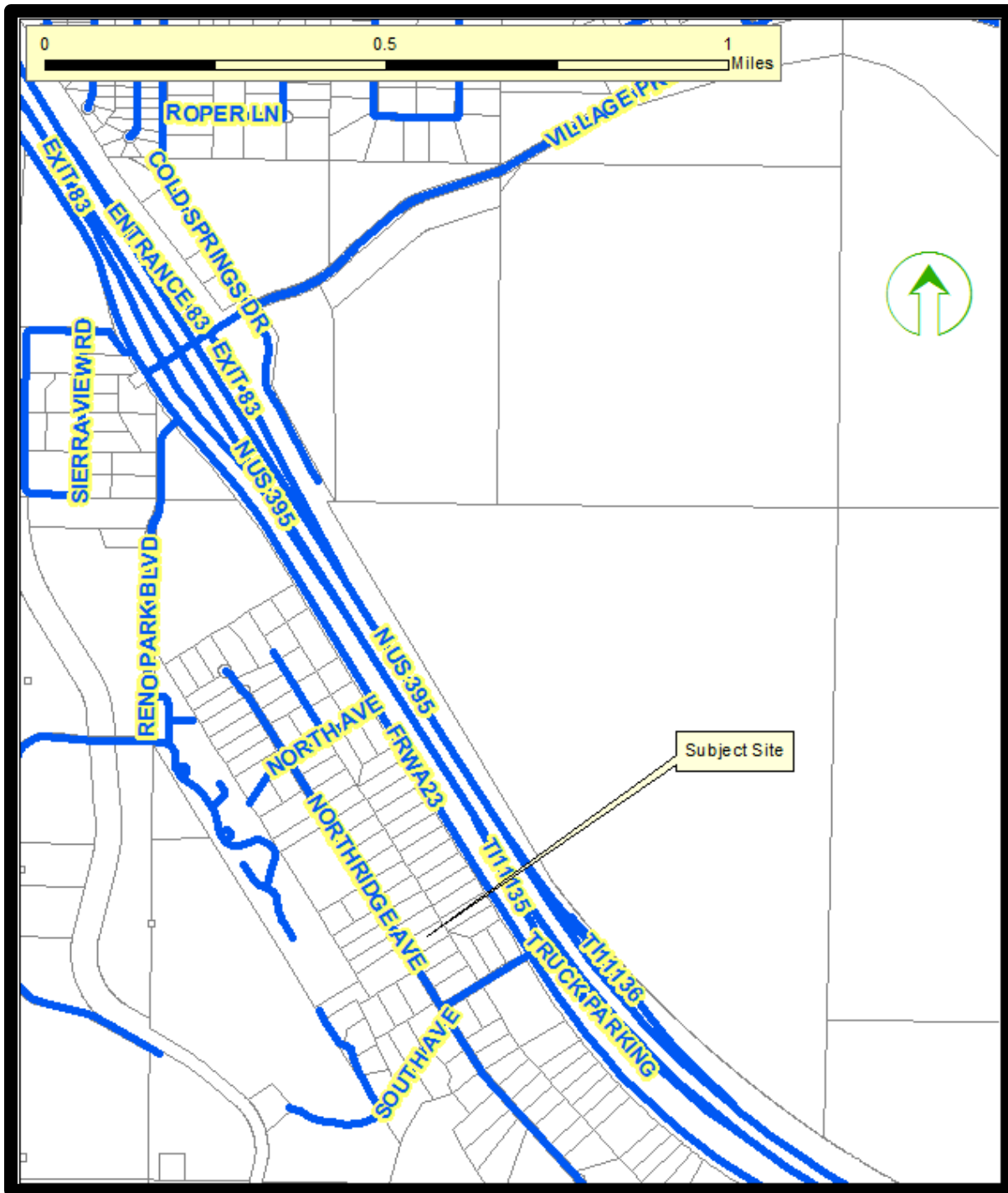
Exhibits Contents

Conditions of Approval.....Exhibit A
Agency Review LettersExhibit B
Public Notice Map..... Exhibit C
Project Application Exhibit D

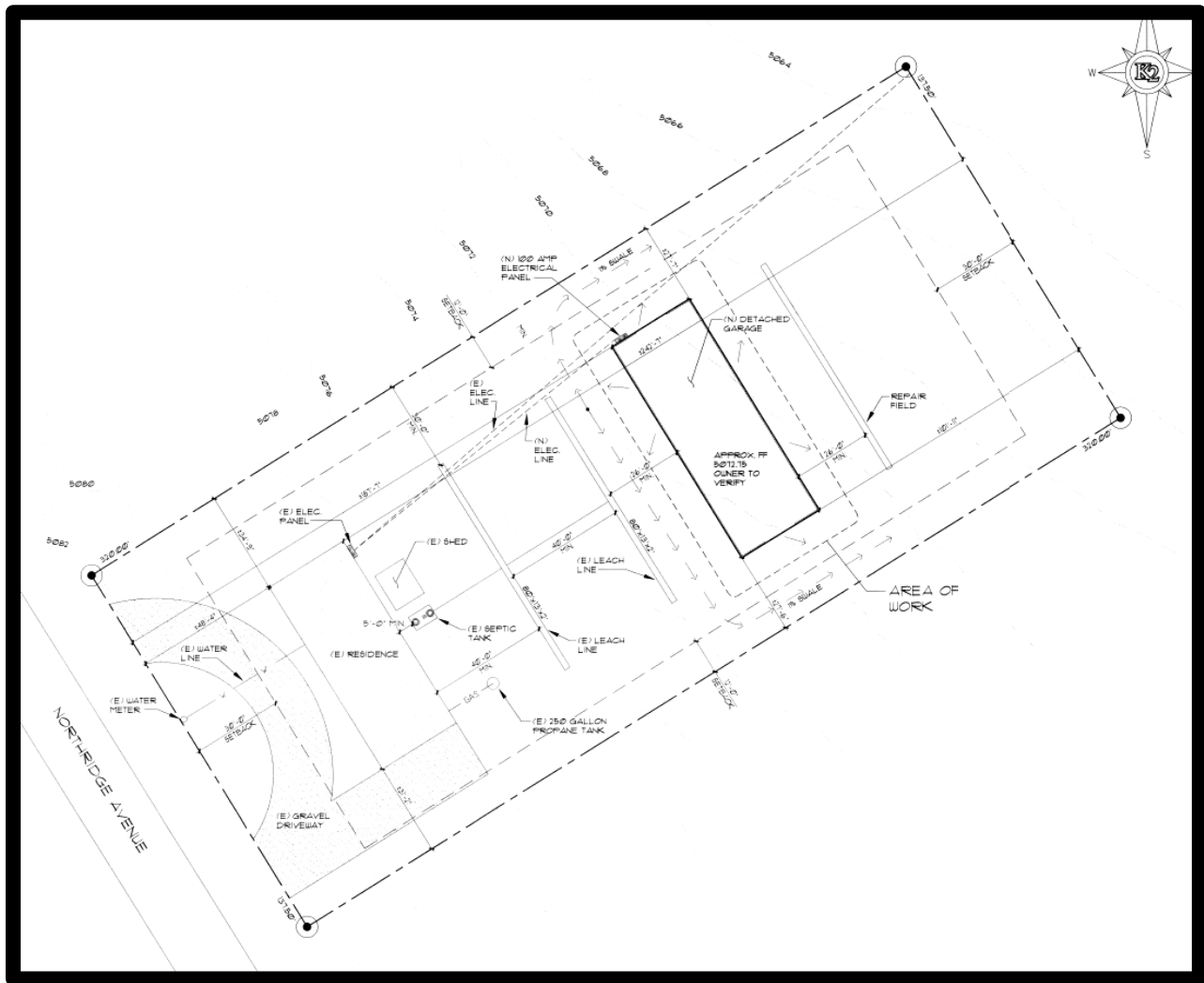
Administrative Permit Definition

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 Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

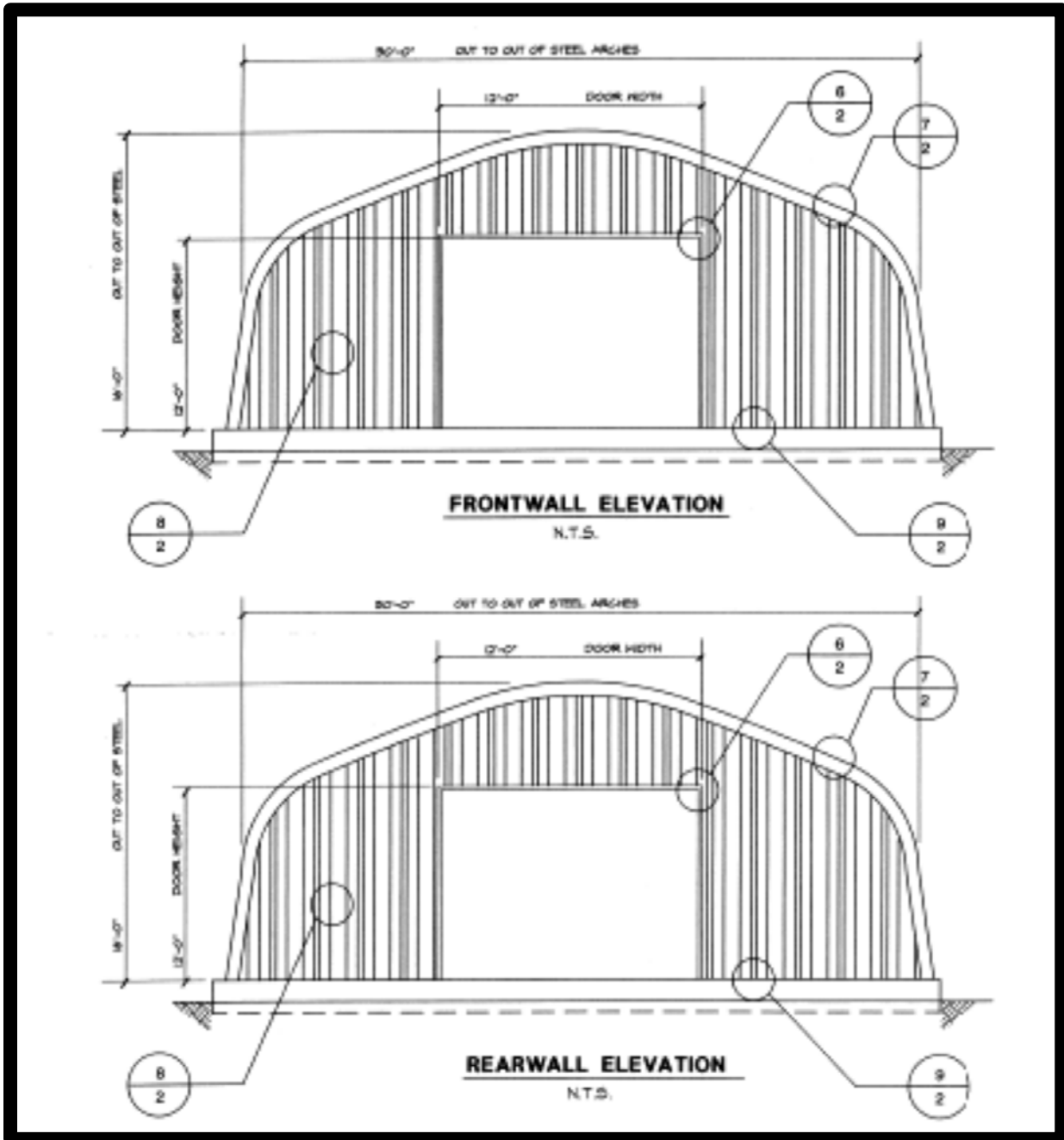
The Conditions of Approval for Administrative Permit Case Number AP15-001 is attached to this staff report and will be included with the Action Order.

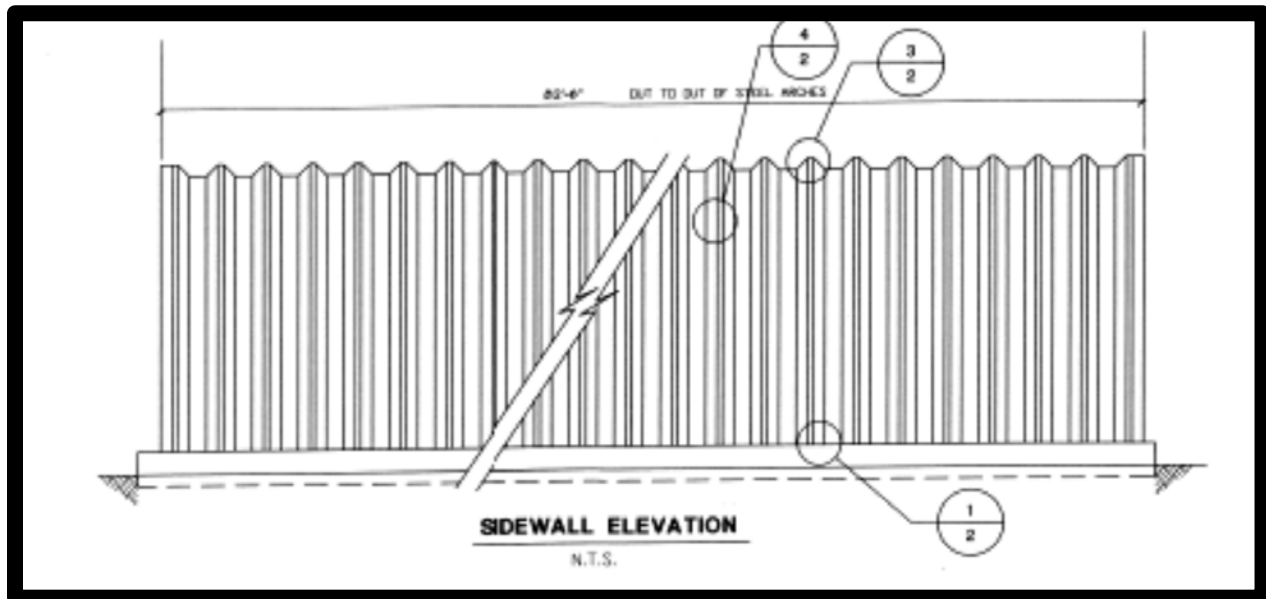


Vicinity Map



Site Plan





Project Evaluation

The applicant is requesting to construct a detached accessory structure that is larger than the main dwelling unit that currently exists on the subject parcel. In this suburban area, comprised in large part of parcels of land about one acre and greater in size, there are many detached accessory structures on many parcels that are larger than the main dwellings. This request is not out of character with the surrounding area. The structure, while slightly down-hill, will be visible from the adjacent roadway. The Washoe County Development Code, Section 110.306.10(d) requires that, "A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit." Dwellings in the surrounding area are comprised largely of manufactured homes. The proposed structure is comprised of galvanized steel. Other detached structures in the area match the main dwellings in choices of paint color.

The proposed height of the detached metal structure is approximately the same as the existing dwelling, being one story. Conditions of Approval have been included to require that the colors of the proposed structure match those of the existing dwelling, or that the exterior of the proposed structure be stained to match the geology of the surrounding area. There is, however, little that can be done to make the overall appearance of the proposed structure match the surrounding architecture. For that reason a condition of approval to plant evergreen trees surrounding the proposed structure has been included.

North Valleys Citizen Advisory Board (NVCAB)

Administrative Permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Development
 - Building and Safety
 - Engineering
- Washoe County District Health
 - Air Quality Management Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Three out of the seven above listed agencies/departments provided comments and/or recommended Conditions of Approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed the exterior colors and landscaping.

Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- Truckee Meadows Fire Protection District addressed compliance with Chapter 60 of the Washoe County Code.

Contact: Amy Ray, 775.326.6005, aray@tmfcpd.us

- Washoe County Health District addressed requirements for the on-site septic system.

Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code, Section 110.808.25 of Article 808, Administrative Permits, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission 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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan.

Staff Comment: There are no policies or action programs in the Cold Springs Area Plan that are particularly applicable to the requested detached accessory structure.

2. 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: Electricity is the only utility being proposed for the structure. Electrical connection is available on the subject site.

3. Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development.

Staff Comment: All standard setbacks and applicable building requirements will be met prior to approval of the building permit for the proposed detached accessory structure.

4. 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: Detached accessory structures are common in the surrounding area.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

Staff Comment: There is no military installation in the vicinity of the proposed detached accessory dwelling, so this finding is not required to be made by the BOA.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number AP15-001 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 Board of Adjustment approve Administrative Permit Case Number AP15-001 for Chris Burgarello, having made all four findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
4. 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; and

Appeal Process

Board of Adjustment action will be effective 15 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property Owner: Chris Burgarello



Conditions of Approval

Administrative Permit Case Number AP15-001

The project approved under Administrative Permit Case Number AP15-001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 5, 2015. 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.

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 Community Services Department.

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.

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 District Health Department 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 Development

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

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. The applicant shall submit complete construction plans and 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.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. The exterior of the detached accessory structure shall be painted the same color(s) as the main dwelling unit on the parcel or shall be stained to match the surrounding geology of the area.
- e. At least six evergreen trees shall be planted in the area surrounding the detached accessory structure to help to mitigate the visual impact of the structure. Permanent irrigation shall be provided to all trees.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification

- g. The following **Operational Conditions** shall be required for the life of the detached accessory structure:
 1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.

2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Defensible space and construction elements shall be required, dependent upon the fire hazard assessment rating, as designated by the International Wildland Urban Interface Code and the fire hazard map per NAC 472, shall be required.
- b. This structure shall meet the provisions of the WCC 60. Verification that lot has water for fire suppression or is within 5 road miles of a fire station shall be provided.

Washoe County District Health

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

Contact Name – Chris Anderson, 775.328.2632, canderson@washoecounty.us

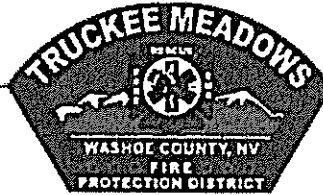
- a. The applicant must submit for a revision to the operating permit for the onsite sewage disposal system through the building permit process to address:
 - i. Required setbacks per Sewage, Wastewater and Sanitation regulations (SWS)
 - ii. Identify and dedicate a new area for a reserve disposal field
 - iii. Confirm the location of the existing onsite sewage disposal system.

*** End of Conditions ***

AP15-001

Exhibit B

Agency Review Letters



Amy Ray
Fire Marshal

Tim Leighton
Deputy Fire Chief

Charles A. Moore
Fire Chief

January 6, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Administrative Permit Case Number AP15-001 (Chris Burgarello Detached Accessory Dwelling)

The Truckee Meadows Fire Protection District (TMFPD) will approve permit with the following conditions:

- Defensible space and construction elements shall be required, dependent upon the fire hazard assessment rating, as designated by the *International Wildland Urban Interface Code* and the fire hazard map per NAC 472, shall be required.
- This structure shall meet the provisions of the WCC 60. Verification that lot has water for fire suppression or is within 5 road miles of a fire station shall be provided.

Please call me with questions at 775-326-6005.

Regards,

A handwritten signature in cursive script that reads "Amy Ray".

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

AP15-001
EXHIBIT B

From: Emerson, Kathy
Sent: Tuesday, January 06, 2015 11:24 AM
To: Wolf, Mike
Cc: Pelham, Roger
Subject: RE: Amended December Agency Review Memo

Thank you Mike

Kathy Emerson
Administrative Secretary Supervisor | Community Services Department
kemerson@washoecounty.us | 775-328-3734 | 1001 E. 9th St., Reno, NV 89512

Connect with us: www.washoecounty.us

From: Wolf, Mike
Sent: Tuesday, January 06, 2015 11:21 AM
To: Emerson, Kathy
Subject: RE: Amended December Agency Review Memo

Kathy

AQMD has no issues with item 5.

Regards

Michael Wolf C.E.M.
Chief, Permitting and Enforcement Branch
Air Quality Management Division
Washoe County Health District
1001 East Ninth Street, Suite B171
Reno, NV 89512
P.O. Box 11130
Reno, Nevada 89520-0027
(775) 784-7206
(775) 784-7225 (fax)
mwolf@washoecounty.us
www.ourcleanair.com

??Please consider the environment before printing this e-mail.

From: Emerson, Kathy
Sent: Tuesday, January 06, 2015 9:56 AM
To: Rubio, Wesley S; Wolf, Mike
Cc: Emerson, Kathy; Albee, Charlene
Subject: FW: Amended December Agency Review Memo

Health

Please find the attached Amended Agency Review Memo with the cases received this month by CSD, Planning and Development.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: January 07, 2015
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **AP15-001**
APN 081-191-05
BURGARALLO GARAGE

I have reviewed the referenced administrative permit case and have no conditions or comments.

LRV/lrv

AP15-001
EXHIBIT B



REGIONAL TRANSPORTATION COMMISSION

Public Transportation · Streets and Highways · Planning

January 6, 2015

FR: Chrono/PL 183-15

Ms. Eva Krause, Planner
Ms. Grace Sannazzaro
Mr. Roger D. Pelham
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: AB14-006 (Low Cost Tire and Recycling)
SB14-017 (Sierra Nevada College)
VA14-006 (Romiti Carport/Garage)
AP15-001 (Chris Burgarello, Detached Accessory Dwelling)

Dear Eva, Grace and Roger,

We have reviewed the above applications and have **no comments**.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

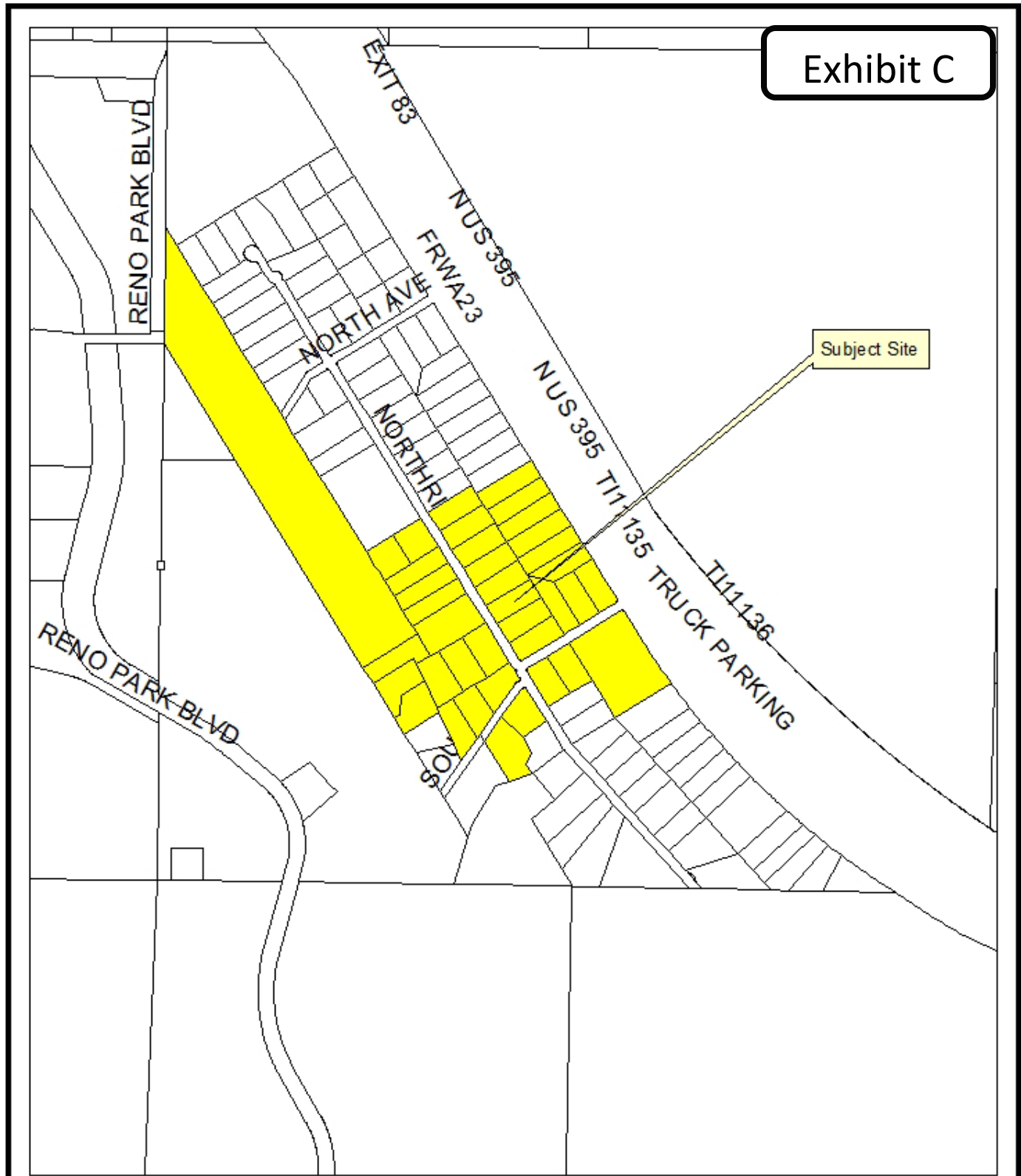
Debra Goodwin
Planning Administrator

DG/jm

Copies: Bill Whitney, Washoe County Community Services Department
Marchon Miller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission

/Washoe County no comment 010615

Exhibit C



Mailing Label Map

Administrative Permit Case No AP15-001
Chris Burgarello Detached Accessory Structure

38 Parcels selected at 600 feet.

Source: Planning and Development Division



Date: January 2015

Department of
Community
Development

WASHOE COUNTY
NEVADA

Post Office Box 11120
Reno, Nevada 89520
(775) 328-2000

Exhibit D

Community Services Department
Planning and Development
ADMINISTRATIVE PERMIT APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Chris Burgarello Res. metal building. Owned free & clear deed on hand			
Project Description: Storage & working garage. Metal building on a 6" concrete slab with foundation and footings. A.C. Sub-panel powered from main metered A.C. breaker panel.			
Project Address:			
Project Area (acres or square feet): One acre			
Project Location (with point of reference to major cross streets AND area locator): 17624 Northridge Ave. Reno, NV 89508 Nearest cross streets North & South St.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
08119105	1		
Section(s)/Township/Range:			
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: Chris Burgarello		Name: Brandt Kennedy	
Address: 17624 Northridge Ave. Reno, NV Zip: 89508		Address: 3100 Mill St. Ste. 107 Reno, NV Zip: 89502	
Phone: Fax:		Phone: 355-0505 Fax: 355-0566	
Email: cburgarello@sbcglobal.net		Email: BRANDT@K2ENG.NET	
Cell: (775) 771-9717 Other:		Cell: Other:	
Contact Person: Chris Burgarello		Contact Person: K2 Engineering	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Chris Burgarello		Name:	
Address: 17624 Northridge Ave. Reno, NV Zip: 89508		Address: Zip:	
Phone: Fax:		Phone: Fax:	
Email: cburgarello@sbcglobal.net		Email:	
Cell: (775) 771-9717 Other:		Cell: Other:	
Contact Person: Chris Burgarello		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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

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

Storage and working garage.

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

None

Owner builder

3. 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?

To the rear of the property where the proposed metal building is going. Improved draining landscaped pathways with lighting on the perimeter of the building. Right now it's unfinished weeds. Projected time frame for completion is 60 days weather permitting.

4. What is the intended phasing schedule for the construction and completion of the project?

60 days weather permitting. Also addressed in question #3

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

None. No additional foot or vehicle traffic will happen. Private use only.

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

Adds to what my neighbors already have in place. We all have the same common hobby interests. The lot landscape wise is being upgraded from unfinished dirt & weeds. My neighbors are all for what I am doing.

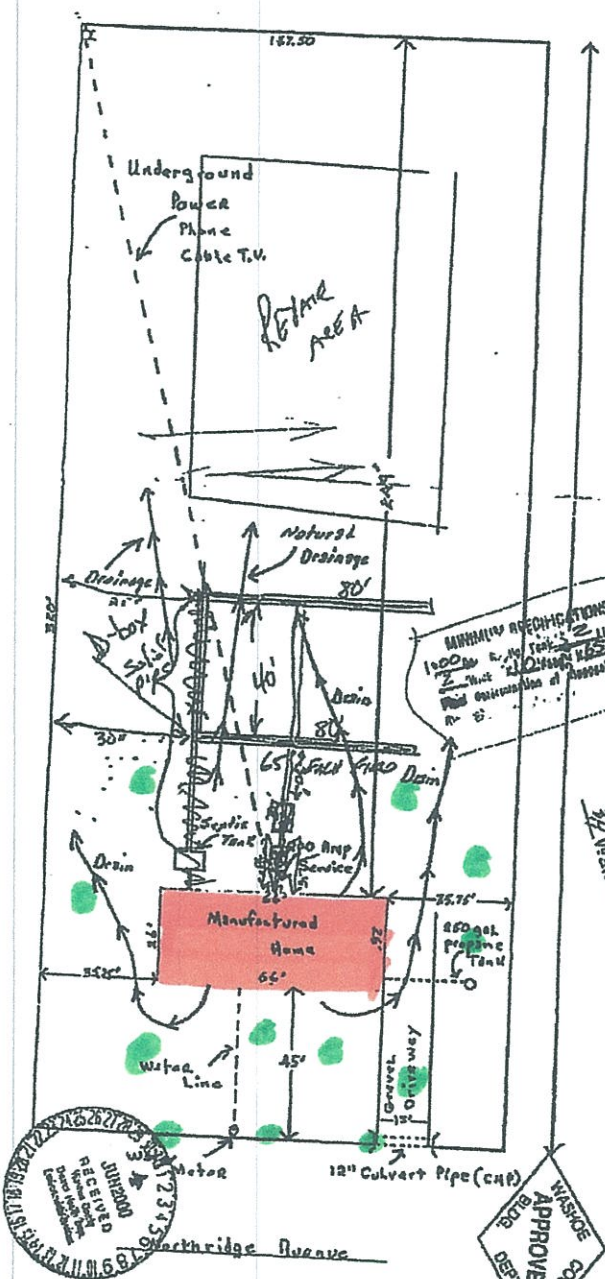
7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Consulted with my neighbors all around the area and they like what I am doing. The previous owner of my 1 acre lot was not friendly to any of the neighbors.

- 11 added parking spaces
- Manufactured home

COLD SPRINGS PROJECT

DEVELOPER: BEE INVESTMENTS LLC, P.O. BOX 3218, RENO, NEVADA 89502
 A.P.N. NO: 81-191-05 LOT NO: 5 ADDRESS: 17624 Northridge
 BUYER: Rachel James Davies PHONE NO.: 867-2200
 DATE DRAWN: 10-5-99 DRAWN BY: RJE SCALE: 1"=30' APPROVED BY BUYER: [Signature]
 OR Tenant



6 comp. } 4'
 } 20'
 Need 1549 ft²
 ÷ 12' = 129'

Washoe County Community Development Department
 Fabricated Housing Standards
 Assessor Parcel Number: 81-191-05
 Planning Area: NV
 Regulatory Zone: L25
 Previous Trailer Overlay Design? Yes No
 Mobile Home Park Placement? Yes No
 Approved Fabricated Housing Type
 - Single Unit - Uti. Constructed? Yes No
 - Purification system for connection to real property? Yes No
 - Manufactured Unit - State/ULD Safety Sealed? Yes No
 - Personal Vehicle - Park Set? Yes No
 - Mobile Home? Yes No
 Note: Please read Washoe County Development Code Article 312, Fabricated Housing, for all requirements.
 Date: 10-5-99

MINIMUM SPECIFICATIONS
 100% Uti. Constructed
 2" State/ULD Safety Sealed
 2" Personal Vehicle - Park Set
 2" Mobile Home

MINIMUM UTILITIES
 100 Amp Electric
 Gas Line
 3/4" Water Line

PERMIT	
M.H. SET-UP	YES <input type="checkbox"/>
FENCE PERMIT	<input type="checkbox"/>
LOT DEV. PERMIT	<input checked="" type="checkbox"/>
M.H. FOUNDATION	<input type="checkbox"/>

81-191-05



Washoe County Use Only
 County Control/Permit No.
 Development Review: 0.0
 Date: 10-5-99
 County Fire Dept. Date: 10/19/99
 County Engineering Date: 6/23/00
 County Health Dept. Date: 10/13/99
 County Utility Dept. Date: 10/13/99
 County Soc. Serv. Dept. Date: _____
 County Dept. Date: _____
 County Bldg. Dept. Date: 10-11-99

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

I limited to what can be done cost wise. I am in line with my neighbors use. I.E. Storage of personal goods, went from a larger house to a smaller one, divorce forced. Hobby wise old car and motorcycle owner.

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

11 improved parking spaces as shown in green on site map.

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

None. Landscaping already installed with front and rear grass area's and tree's planted. Side boundry fences are existin and in place.

11. 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.)

Residential application, no signs will be installed. Security motion detection lighting to be installed on the outside of the metal building.

12. 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
------------------------------	----------------------------------------

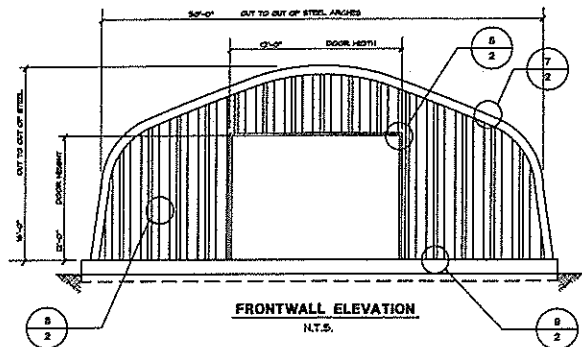
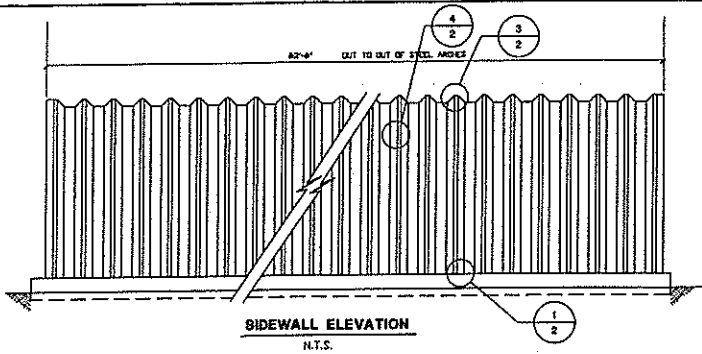
13. Utilities:

a. Sewer Service	SEPTIC
b. Water Service	CITY

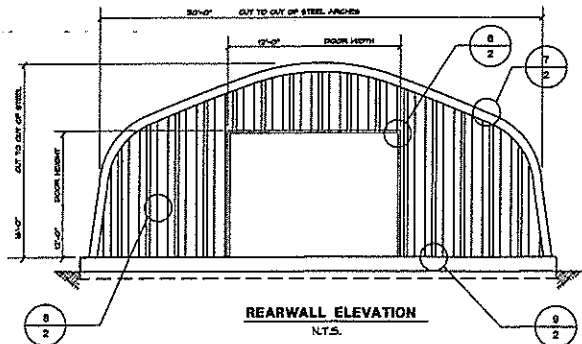
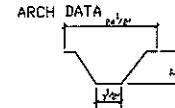
For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

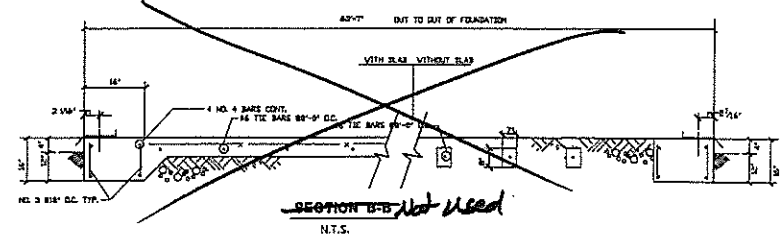
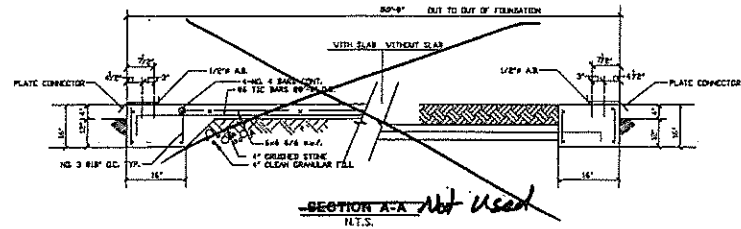
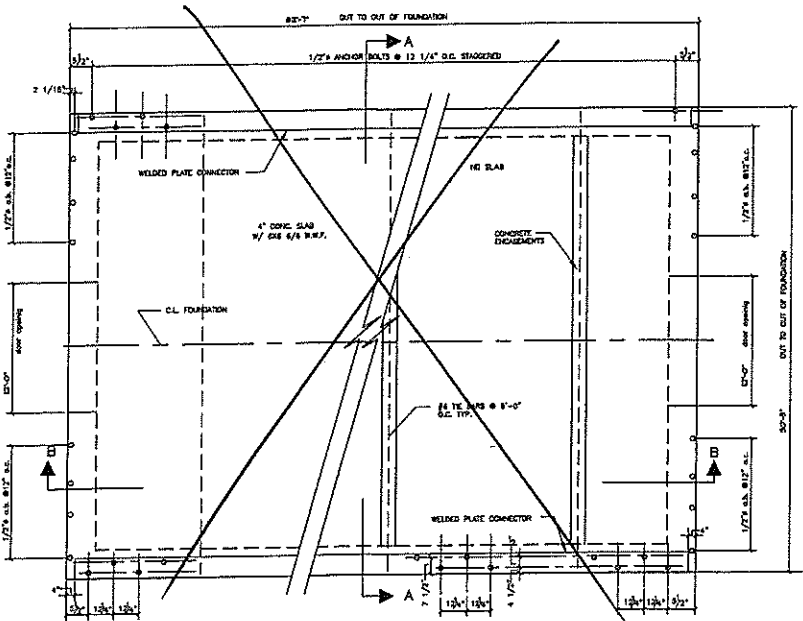


- GENERAL NOTES**
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE SPEC AND
 2. NO LEASE OTHER THAN THOSE CONTAINED UNDER "SECTION DATA" BELOW BE IMPOSED ON THE "STRUCTURE".
 3. THE FOUNDATION SHALL BE FORMED BY MATERIAL UNDESIGNED FOR, CAPABLE OF SAFELY SUSTAINING 2000 PSF. AND AT LEAST BE IN BELOW FINISHED GRADE.
 4. SLAB ON GRADE SHALL BE PLACED ON SOIL, CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
 5. REFER TO CONNECTION MANUAL FOR EXACT ANCHOR BOLT PLACEMENT INCLUDING MANUAL SUPPLIES.
 6. ORANGE TIES MUST BE INCORPORATED IN CONCRETE WHEN CONCRETE SLAB IS NOT USED.
 7. CHECK THE FACTORY SUPPLIED ERECTION GUIDE THAT WAS SUPPLIED WITH YOUR CONSTRUCTION PACKET TO CONFORM TO THE CONCRETE ERECTION.



- DESIGN DATA**
- STEEL GRADE 25
 SO SEE AISC VFD-3
 GALVALUME SHEET STEEL
 LIVE LOAD 80 PSF
 WIND LOAD WIND SPEED 85 MPH
 FEMD LOAD VIBR. ACCORDING CATEGORY D

- MATERIALS**
1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
 2. REINFORCING STEEL TO BE DEFORMED BARS GRADE 60
 3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS
 4. 1/2" diameter 3 3/4" long blunt carbon steel with 3/16" flat, or 1/2" diameter blunt carbon steel with not flared end. The anchors shall have a minimum embedment depth of 2 1/4". No additional special inspections are required.



*** FOUNDATION PLAN**
 N.T.S.
** Not Used. See K2 Engineering
 Foundations Plan Sheet S-1.*

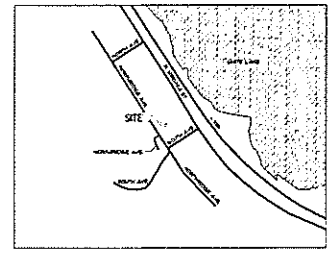
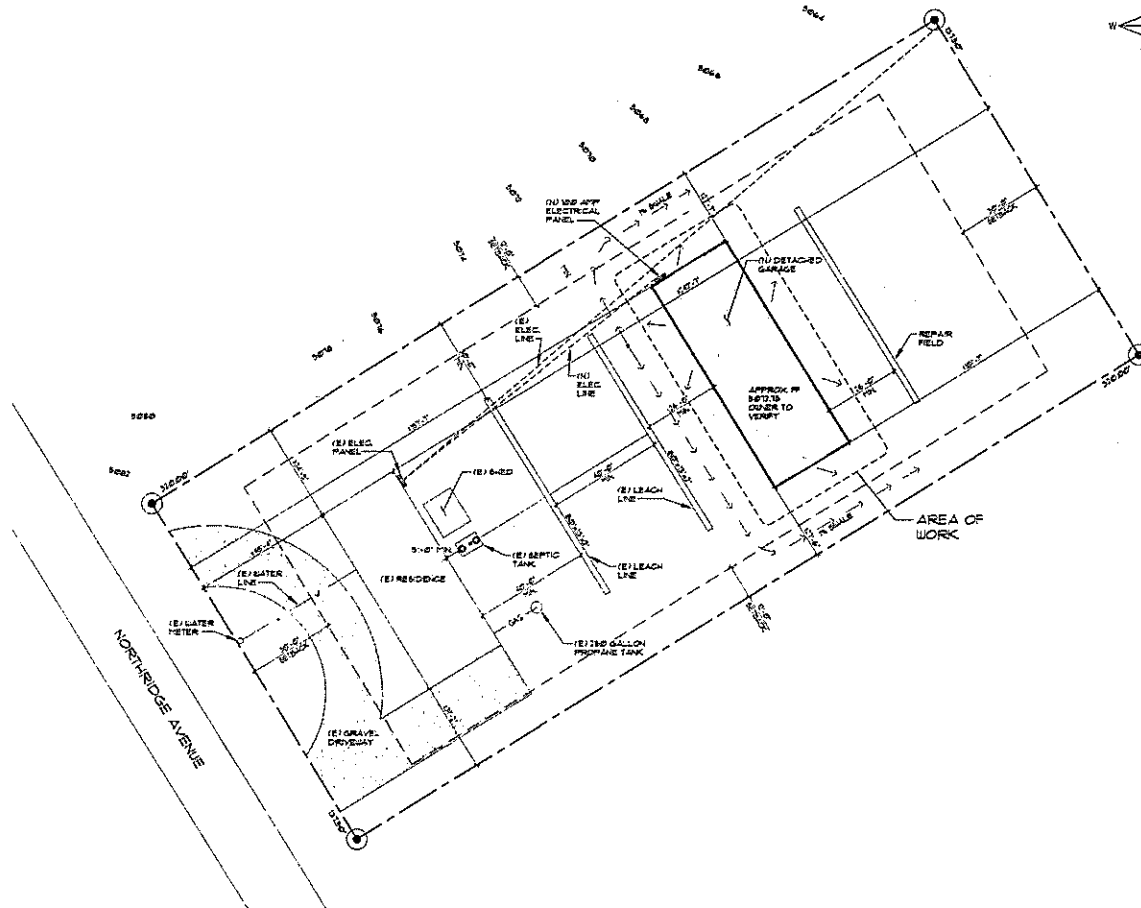
STEPHEN P. MASLAN & CO.
 ENGINEERS/DESIGNERS
 8011 PASSEO SUITE 201
 KANSAS CITY, MO. 64131
 (816) 444-6260



CHRIS BURGARELD
 RENO, NV
 MODEL A30-16

Date	11-6-14
Drawn by	R.E.S.
Checked by	S.P.M.
Project	
Sheet No.	1
	OF TWO

BURGARELLO METAL BUILDING



SITE PLAN
SCALE 1" = 20'-0"

CONTACT INFORMATION

CHRIS BURGARELLO
1624 NORTH RIDGE AVE.
RENO, NV 89505
PHONE: 775-771-5111
EMAIL: CBURGARELLO@SCCO.CORP.NET

PROJECT INFORMATION

PARCEL
1624 NORTH RIDGE AVE.
RENO, NV
APN: 09118109
PARCEL AREA = 43846 SF.
ZONING = L20
BUILDING
EXISTING RESIDENCE = 1840 SF.
EXISTING GARAGE = 1/4
PROPOSED METAL BUILDING = 4237 SF.

ENGINEER OF RECORD

K2 ENGINEERING
3100 MILL STREET, SUITE 101
RENO, NV 89502
775-355-0300 - OFFICE
775-355-0566 - FAX

SCALE: N.T.A.

SHEET INDEX

- A-0 SITE PLAN
- 0-1 FOUNDATION/ELECTRICAL PLAN
- 0-1 STRUCTURAL NOTES AND DETAILS

SCOPE OF WORK

A NEW 4237 SF DETACHED METAL BUILDING (CONCRETE HUT) ON MONO-POURED CONC. FOUNDATION.

GENERAL SITE NOTES

1. ALL WORK MUST CONFORM BY LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (1997 EDITION) AND THE 1997 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CORRECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
4. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
- 5.
6. CONC. FLOORWORK TO BE FINISHED PER OWNER REQUIREMENTS.
7. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
8. MAINTAIN EXISTING DRAINAGE WITH 5% (1% MIN) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SHALE 1/4" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SHALE SHALL BE:
9. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAN BOUNDARY OF THE 100-YEAR FLOOD PLAN IS NOT WITHIN 100 FEET OF PROPERTY.
10. THIS SITE IS SERVICED BY WELL WATER AND ON-SITE SEPTIC.
11. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
12. NEITHER A TOPOGRAPHICAL OR BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WASHOE COUNTY GIS WEBSITE AND THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION. IT IS RECOMMENDED THAT PRIOR TO CONSTRUCTION A FIELD SURVEY IS PERFORMED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
13. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURE, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
14. THERE ARE NO WATERCOURSES WITHIN 100' OF PROPERTY

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Burgarello Metal Building
Washoe County, Nevada
17624 Northridge Ave.
A.P.N. 08-191-05

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.



Revisions	

Date: 12/9/14
Drawn: J2
Checked: J2K
Printed No: 14-438

Cover Sheet

A-0

