

Board of Adjustment Staff Report

Meeting Date: October 3, 2019 Agenda Item: 8

ADMINISTRATIVE CASE NUMBER: WADMIN19-0018 (Hebert Garage)

BRIEF SUMMARY OF REQUEST: Construction of a detached accessory structure of

approximately 2,400 square feet.

STAFF PLANNER: Roger Pelham, Senior Planner

775.328.3622

rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an administrative permit to allow the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet.

Applicant/Property Owner: Scott Hebert

Location: 11537 Sitka Street,

approximately 500

feet east of its intersection

with Arizona Street

APN: 080-311-04 Parcel Size: ± 1.049 acres

Master Plan: Suburban Residential (SR)

Regulatory Zone: Low Density Suburban

(LDS)

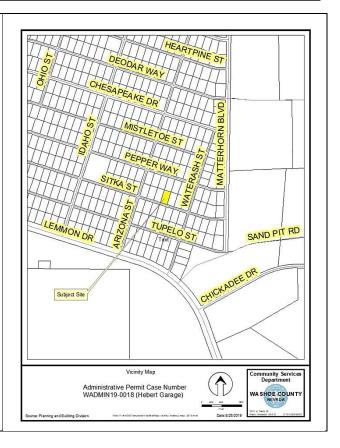
Area Plan: North Valleys
Citizen Advisory Board: North Valleys

Development Code: Authorized in Article 306,

Accessory Uses and Structures and Article 808

Administrative Permits X

Commission District: 5 – Commissioner Hermar



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 Board of Adjustment approve Administrative Permit Case Number WADMIN18-0018 for Scott Hebert, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

(Motion with Findings on Page 9)

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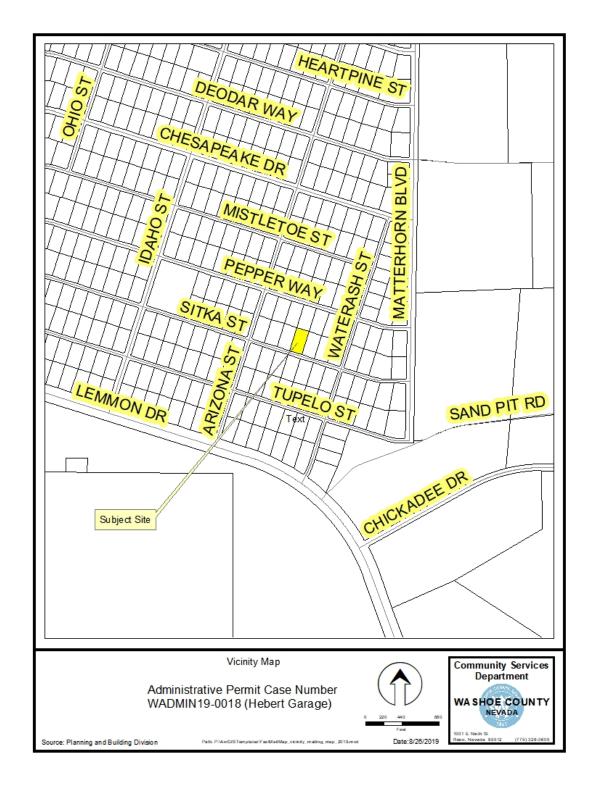
North Valleys CAB Draft Minutes ... Exhibit E

Administrative Permit Definition

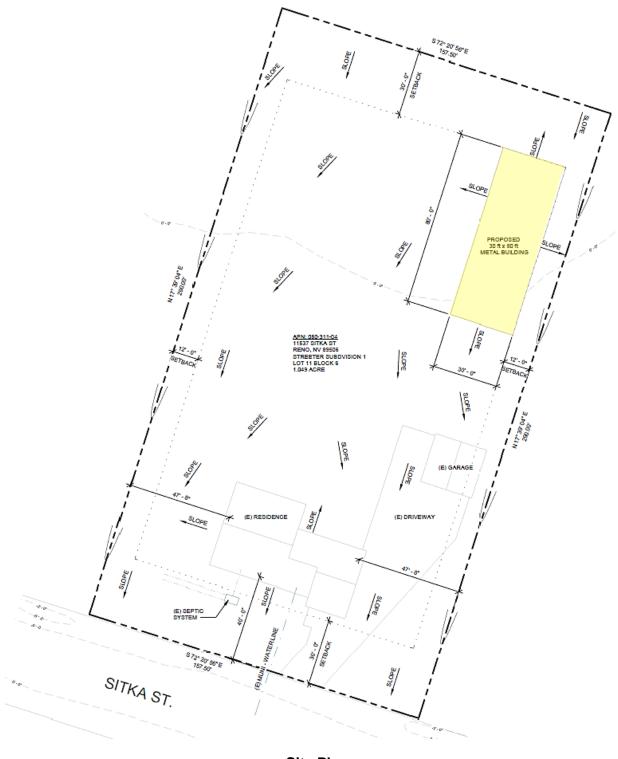
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board 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 WADMIN19-0018 are attached to this staff report and will be included with the action order, if approved by Washoe County.

The subject property is designated as Low Density Suburban, which allows one dwelling to the acre and allows detached accessory structures that are larger than the dwelling, when there is an administrative permit approved.



Vicinity Map



Site Plan



Conceptual Building Elevation

Project Evaluation

The applicant is requesting approval to construct a detached accessory structure that is larger than the dwelling on the same parcel of land, which is permissible in the LDS zone, subject to the approval of an administrative permit. The subject site is essentially flat. Large barns and shops are common in the surrounding area. The barn may be visible but will be substantially screened from the public roadway by the existing detached garage (see photo below). The proposed structure will be substantially screened from the property to the east, the nearest neighbor, by existing mature trees. The proposed structure will meet all standard building setbacks. Minimal conditions of approval are warranted by the request.



North Valleys Citizen Advisory Board (NVCAB)

This application was considered by the North Valleys CAB on September 9, 2019. The CAB took action to recommend approval of the administrative permit. The CAB recommended

approval of the request. A copy of the memorandum from that meeting is attached as Exhibit E, to this report.

North Valleys Area Plan policy NV.2.4, requires that applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.

The response from the applicant is included below:

 From:
 Scott D Hebert

 To:
 Pelham, Roger

Subject: Memo from North Valley Citizen Advisory Board

Date: Tuesday, September 10, 2019 5:31:21 AM

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

This is the Memo to the best of my memory from meeting on 09/09/2019 6;00pm.

- Public comment from neighbor was he is for building as long as no water or sewer for living in it.
- 2. Board asked if it was for personal use only and my answer was yes personal use only.
- Board asked how far from back fence and how far from detached garage and I answered 30 feet from rear 12 feet from side and about 40 feet from detached garage.
- 4. Board asked how tall and I replied 16feet.
- Board asked if it was owner builder permit and would project stall. I replied yes and I have contractor lined up already so there should be no reason to stall.
- 6. I told meeting building will match other buildings on property and yard will be clean.
- Senior planner spoke and said he looked at property and it looked good. He said this should be an easy one and did not have an objection.
- Neighbor spoke and said he was for building because it would look better than some of the other yards with junk in them.
- Board voted and passed motion to build.

Thanks Scott Hebert

Reviewing Agencies

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

- Washoe County Community Services Department
 - o Engineering and Capital Projects Division
 - Planning and Building Division
 - Utilities/Water Rights
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Emergency Medical Services
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Regional Transportation Commission
- Washoe-Storey Conservation District

Two out of the twelve 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 Building Division provided standards conditions to ensure that the project built is in conformance with the plans submitted for review with this administrative permit.
 - Contact Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering addressed the requirement to obtain building permits.
 Contact Leo Vesely, 775.328.6100, Ivesely@washoecounty.us

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.

- 1. <u>Consistency.</u> That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys of Area Plan.
 - <u>Staff Comment</u>: There are no elements of the Master Plan or North Valleys Area Plan that prohibit a detached accessory structure that is larger than the dwelling on the same parcel of land.
- 2. <u>Improvements.</u> 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.
 - <u>Staff Comment</u>: The proposed detached accessory structure that is larger than the dwelling on the same parcel of land will be served by existing roadways and utilities.
- 3. <u>Site Suitability.</u> That the site is physically suitable for a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet, and for the intensity of such a development, and for the intensity of such a development.
 - <u>Staff Comment</u>: Staff did not identify any significant impediments to construction of a detached accessory structure of approximately 2,400 square feet, the site is physically suitable.
- 4. <u>Issuance Not Detrimental.</u> 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.
 - <u>Staff Comment:</u> Staff did not identify any constraints on the subject site, 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.
- 5. <u>Effect on a Military Installation.</u> Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
 - <u>Staff Comment:</u> There is no military installation within the required noticing area for this request. This finding is not applicable.

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 WADMIN19-0018 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 WADMIN18-0018 for Scott Hebert, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- 1. <u>Consistency.</u> That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- 2. <u>Improvements.</u> 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. <u>Site Suitability.</u> That the site is physically suitable for a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet, and for the intensity of such a development;
- 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;
- 5. <u>Effect on a Military Installation.</u> 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/Property Owner: Scott Hebert

11537 Sitka Street Reno, NV 89506



Conditions of Approval

Administrative Permit Case Number WADMIN19-0018

The project approved under Administrative Permit Case Number WADMIN19-0018 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 2019. 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.

<u>Unless otherwise specified</u>, 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.

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: Roger Pelham, Senior Planner, 775.328.3622 rpelham@washoecounty.us

- a. 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.
- 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 complete construction plans and building permits shall be issued within two (2) 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 Planning and Building.
- 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. The following **Operational Conditions** shall be required for the life of the business:
 - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building 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 Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, 775.328.2313, Ivesely@washoecounty.us

a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Any necessary grading shall comply with County Code Article 438, Grading Standards.

- b. The 25 foot utility easement, along the rear (north) property line, as shown on tract map #659 shall be shown on the site plan.
- c. The proposed shop/garage shall not encroach into the 25 foot utility easement adjacent to the western property line.

*** End of Conditions ***

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	S	taff Assigned Case No.:	
Project Name: Scott	s Garage		
Project Description:	age/w	ast. Renu N	
Project Address: (15	37 · 5.+K	a St. Renu N	V. 89506
1 Toject / Tea (abres of square fee	27,100	<u> </u>	
Project Location (with point of re	ference to major cross	streets AND area locator):	
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-311-04	1.049		
		d:	
Indicate any previous Washo	e County approvals	s associated with this applicat	ion:
Case No.(s).			
Applicant Info	ormation (attach	additional sheets if necess	ary)
Property Owner:	, ,	Professional Consultant:	
Name: Scott He	bert	Name:	
Address: 11537 Sit	LKg St	Address:	
Reno NV.	Zip: 89506		Zip:
	Fax:	Phone:	Fax:
Email: Scutt-hebert	6) Ske global 10	Email:	
	Other:	Cell:	Other:
Contact Person:	·	Contact Person:	
Applicant/Developer:		Other Persons to be Contact	ed:
Name:		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
	For Office	Use Only	
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Amiliant Name: Catt Hebert
Applicant Name: 301 HEDEFF
The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.
STATE OF NEVADA)
COUNTY OF WASHOE)
. Scott Hebert
(please print name)
being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.
(A separate Affidavit must be provided by each property owner named in the title report.)
Assessor Parcel Number(s): 080 -311 - 04
Printed Name Scott Hebert Signed Statt D. Hebert Address 11537 Sitka St. Renu Nv. 89506
Subscribed and sworn to before me this
Notary Public in and for said county and state JEANNE LEIGH AHARONIAN S Notary Public - State of Nevada County of Washoe APPT. NO. 17-3574-2
My commission expires: 09/13/2021 My App. Expires Sept. 13, 2021
*Owner refers to the following: (Please mark appropriate box.)
Owner
☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
☐ Property Agent (Provide copy of record document indicating authority to sign.)

☐ Letter from Government Agency with Stewardship

Administrative Permit Application Supplemental Information (All required information may be separately attached)

Garage	e (storage / Work Shop 30x80 2400 s
nat section of t	he Washoe County code requires the Administrative permit required?
Building	Oigger than House
nat currently de rmit?	eveloped portions of the property or existing structures are going to be used with this
None	
ainage, parkin	ents (e.g. new structures, roadway improvements, utilities, sanitation, water supply, g, signs, etc.) will have to be constructed or installed and what is the projected time appletion of each?
there a phasir	ng schedule for the construction and completion of the project?
no	
NO	characteristics of your location and/or premises are especially suited to deal with the
NO	
NO	characteristics of your location and/or premises are especially suited to deal with the
NO What physical on pacts and the	characteristics of your location and/or premises are especially suited to deal with the intensity of your proposed use?
NO What physical on the physical of the physi	characteristics of your location and/or premises are especially suited to deal with the intensity of your proposed use? Inticipated beneficial aspects or effect your project will have on adjacent properties and
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ndicate location on		ubs, trees, te	encing, painting schem	e, etc.) are p	roposed? (Pie
Paint to	, match	Hou	se		
width, construction	materials, color	s, illuminatio	ed? On a separate ship methods, lighting into (Please indicate loca	ensity, base	landscaping,
			conditions, or deed res uest? (If so, please att		&Rs) that app
☐ Yes			⊠ No		
Jtilities:					
a. Sewer Service					
b. Water Service					
Requirements, req	uires the dedica	tion of water	napter 110, Article 422 rights to Washoe Co should dedication be re acre-feet per year acre-feet per year	unty. Please	
e. Surface Claim	#		acre-feet per year		
			acre-feet per year		
f. Other, #			Engineer in the Division		

Bill Detail

Back to Account D	Detail Change of Address	Print this Page
Washoe County Parcel Info	ormation	
Parcel ID	Status	Last Update
08031104	Active	8/14/2019 2:07:35 AM
Current Owner: HEBERT, SCOTT D 11537 SITKA ST RENO, NV 89506	SITUS: 11537 SITKA ST	
Taxing District 4000	Geo CD:	
	Legal Description	
Township 21 Section 22 Block SUBDIVISION 1	6 Lot 11 Range 19 SubdivisionNam	ne STREETER

Installm	ents					
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/19/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/7/2019	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/6/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/2/2020	2019	\$0.00	\$0.00	\$0.00	\$0.00
	1	Total Due:	\$0.00	\$0.00	\$0.00	\$0.00

Fax Detail			
	Gross Tax	Credit	Net Tax
Remediation	\$2.96	\$0.00	\$2.96
State of Nevada	\$67.50	(\$13.22)	\$54.28
Truckee Meadows Fire Dist	\$214.42	(\$41.98)	\$172.4
Washoe County	\$552.60	(\$108.20)	\$444.40
Washoe County Sc	\$452.08	(\$88.52)	\$363.50
Total Tax	\$1,289.56	(\$251.92)	\$1,037.64

Payment H	listory			
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	2019081885	B19.11391	\$1,037.64	7/30/2019

Pay By Check

Please make checks payable to: WASHOE COUNTY TREASURER

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

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online <u>click here</u>

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to: Washoe County Assessor 1001 E 9th Street Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

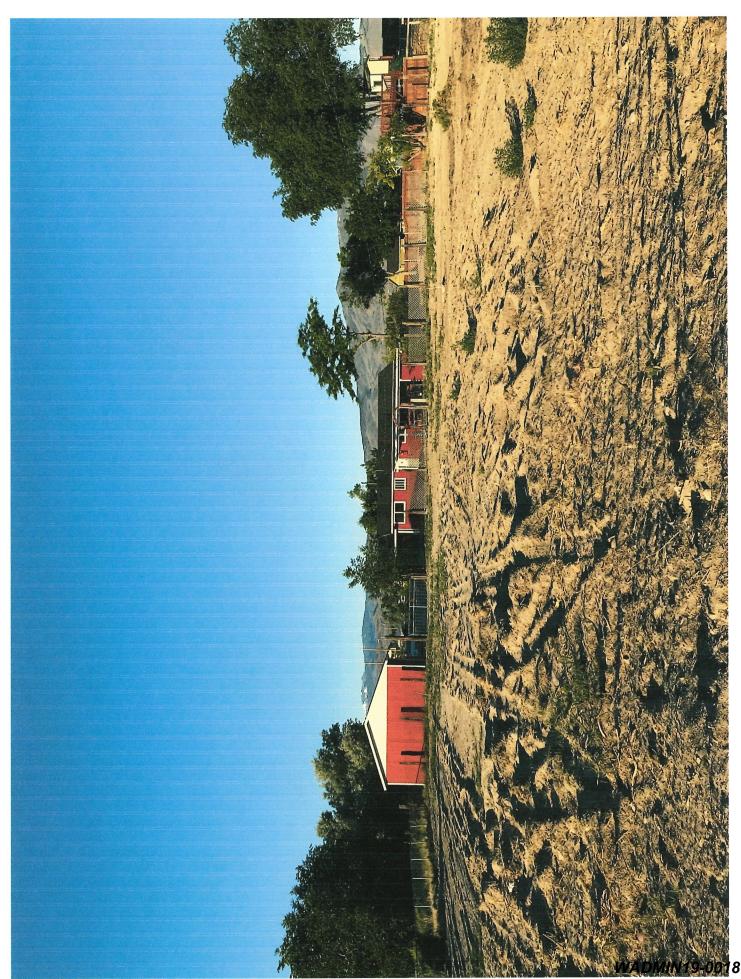


EXHIBIT B



*Not all colors available on certain configurations. Please consult with your representative for details.

H H H

N 01 - Section 01 00 00 GENERAL REQUIREMENTS	DIVISION 01 - Section 01 45 00 SPECIAL INSPECTIONS AND DEFERRED SUBMITTALS
The Contractor shall verify all dimensions and conditions prior to starting construction. The Architect shall be notified of any discrepancies or inconsistencies.	1. Special inspection, per the International Building Code Section 1705.2, for steel and 1705.3 for concrete shall be required for the following types of work. See project
Do not scale the Drawings for working dimensions.	specifications and Statement of Special Inspections below for specified requirements.
notes and details on prawnings shall take precedence over ceneral notes and hypical betails. Typical details shall apply to the project Drawings except when specific details are shown	a. All concrete work for strengths greater than 2500 psi, except for slabs on gra
which shall take precedence.	footings and non structural concrete.
All work shall conform to the minimum standards of the following code:	b. All reinforcing steel for concrete strengths greater than 2500 psi.
	c All field wolding (except motal etude furring changes etc.) Chan wolding for

The 2018 edition of the International Building Code, and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and Specifications.

Mechanical, Plumbing, and Electrical Drawings for the following: Electrical conduit runs, boxes, and outlets in walls, size and location of Pipe runs, sleeves, hangers, trenches, and openings. Concrete inserts for fixtures.

See Architectural or Metal Building Drawings for the following:

a. Size and location of window and door openings.

b. Size and location of concrete curbs, floor drains, and depressed c. Size and location of floor and roof openings except as shown.

d. Size and location of interior and exterior non-bearing partitions.

footings and non structural concrete.

b. All reinforcing steel for concrete strengths greater than 2500 psi.

c. All field welding (except metal studs, furring channels, etc.). Shop welding for procedures and multiple pass welds.

d. All full penetration welds shall be specially inspected in accordance with AWS and the current International Building Code.

e. All fillet welds shall be visually inspected in accordance with AWS and the current International Building Code.

f. All masonry work, see notes under 'MASONRY' for requirements. All masonry inspection shall also comply with the National Concrete Masonry Institute.

g. Bolts installed in conc. or masonry.

h. All ASTM A-325 and/or ASTM A-490 High Strength Bolts.

i. All expansion bolts and adhesive anchors.

j. All grouted dowels.

k. All insulating concrete.

L. The metal building manufacturer shall provide their calculations and drawings to the structural engineer of record for review prior to start of construction. The metal building drawings must be stamped and signed by a licensed civil and/or structural engineer in the state of Nevada.

Statement of special inspections

A. This statement of special inspections is accordance with sections 1704.3 of the IBC code. The intent of this section is that all special inspections shall be performed in accordance with the provisions of Chapter 17 of the IBC unless specifically noted otherwise. See structural drawings for other requirements.

Special inspections are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspections. Approval shall be based upon review of the fabricators written procedural and qualicontrol manuals and periodic auditing of fabrication practices by an approved speci inspection agency. At completion of fabrication, the approved fabricator shall submacertificate of compliance to the building official stating that the work was performe accordance with the approved construction documents. The following items require special inspection in accordance with the building code.

Contractor shall investigate site during clearing and earth work operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, notify Structural Engineer immediately.
 The contract Structural Drawings and Specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structural during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
 Openings, pockets, etc. larger than 6 inches sholl not be placed in slabs, decks, beams, joists, columns, walls, etc., Unless specifically detailed on the Structural Drawings. Notify the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the Structural Engineer for square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
 Shop Drawings submitted to the Structural Engineer for review shall be bond copies.
 Adhesive anchors shall be Simpson SET-XP Epoxy per ICBO ESR-2508 with ASTM A36 threaded rod or approved equal, u.n.o. Expansion anchors shall not be installed without authorization by Structural Engineer and until concrete and masonny has cured to design strength.

strength.
13. Design loads:
All loads are per the
Metal Building Manufacturer.

DIVISION 01 — Section 01 11 00 SUMMARY OF WORK

E. Special inspection of concrete construction shall conform to the following.

a. Concrete design mix. provide periodic testing in compliance with table 1705.3 of the IBC. Fresh concrete testing shall include slump, air—content, temperature, and constring of test cylinders for strength testing (see specification for frequency of concrete testing and applicable ASTM).

b. Periodic inspection of reinforcing steel, including pavement, in compliance with table 1705.3 of the IBC.

c. Continuous inspection of concrete placement in compliance with table 1705.3 of the IBC.

d. Periodic inspection of bolts and anchors embedded in concrete prior to the concrete pour.

e. Post installed anchors in concrete.

f. Periodic inspection of concrete formwork for shape, location and dimensions of the concrete members being formed in compliance with table 1705.3 of the IBC.

g. Verification of weldability of reinforcing steel other than ASTM A706 per AWS 41.4 and ACI 318.3.5.2.

h. Inspection of reinforcing steel welding in accordance with table 1705.2.2.

1. It shall be the contractors direct responsibility to comply with typical details and general notes as delineated or defined on the typical details and general notes as delineated or defined.

2. It shall be the contractor's responsibility to coordinate with all trades regarding utilities passing through and under footings. Structural requirements for these conditions are delineated in typical details.

3. Top of footing elevations noted are minimum. See note 2 for additional requirements.

4. Contractor to verify and coordinate all locations and sizes of openings in slabs, slab depressions, and curbs for all related construction prior to floor layout or construction. Contractor shall then use appropriate detail(s) or appropriate wall section for each applicable condition.

5. Drawings are diagrammatic in nature and are not intended to indicate every opening or penetrations with related sub-contractors prior to confractor shall coordinate and verify location and size of all such openings and penetrations with related sub-contractors spall then use appropriate typical or referenced detail(s) for each opening or open framing layout or construction. Contractor shall coordinate and verify location and size of all siems to be suspended from or in any way attached to any roof framing or other structural member unless such item(s) are clearly addressed by the structural construction decuments. This information shall be transmitted in writing to the appropriate framing or other structural member unless such item(s) are clearly addressed by the structural engineer prior to construction. Contractor to verify all existing conditions and dimensions and motify the architect in writing of any discrepancies.

7. Contractor to verify all existing conditions and dimensions and such propriate and suppliers) are aware of and acknowledge that close coordination and all subcontractors he intends to use (including agents and suppliers) are aware of and acknowledge that close coordination of all column locations and sizes.

8. Dete

F. Special inspection of steel construction shall be per IBC Section 1705.2 in accordance with AISC 360 Chapter N and shall conform to the following.

a. Special inspection of shop fabrications is required unless the fabricator is registered and approved to perform such work without special inspection.

b. Continuous visual inspections include:

1. Complete and partial penetration groove welds.

2. Multi-pass fillet welds and fillet welds greater then 5/16" (AWS Dd1.1)

3. Use of proper welding electrodes for "demand critical" welded joints.

c. Periodic visual special inspections include:

1. Single pass fillet welds not exceeding 5/16" (AWS D1.1)

2. Use of proper welding electrodes for non-"demand critical" welded joints.

3. Bolting materials: bolts, nuts, washers (see specification for applicable ASTM)

4. Bolt installation for "snug tightened" bearing type connections

5. Inspection of structural steel frame to verify compliance with the details shown on the approved construction documents, such as bracing, stiffening, member locations and proper application of joint details at each connection.

d. Continuous testing includes:

1. All complete—joint and partial—joint penetration groove welded joints shall be tested using approved non-destructive methods conforming to AWS D1.1

e. Non-destructive testing as referenced above for welding joints may be any of the following methods such that weld discontinuities such as cracks, porosity, incomplete joint penetration, voids, corrosion, slag, etc can be detected: liquid penetrant (PT) ASTM E165, magnetic partical (MT) ASTM E709, radiography (RT) ASTM D94, ultrasonic (UT) ASTM E164.

G.Material or workmanship not in reasonable conformance with the approved construction documents or specifications may be rejected at any time during the progress of the work.

H. Special inspection of the seismic—force—resisting system for this building is required.

See architectural, mechanical, electrical, and plumbing drawings for testing for seismic resistance regarding these systems per Sections 1705.11.5 and 1705.11.6. Testing for seismic resistance are required for reinforcing steel, prestressing steel and structural steel components of the seismic—force resisting system in accordance with Section 1705.12 of the IBC. L. Special inspector shall provide bi—weekly special inspection reports and shall distribute these reports to the building official, owner, contractor, architect, structural engineer—of—record, and mech/elec/plumbing engineer—of—record. Special inspections reporting shall be in accordance with section 1704.2.4 of the IBC.

The contractor and all subcontractors he intends to use (including agents and suppliers) shall make consideration for and include Monies for the above in preparation of their bids. This requirement shall supersede any contained in the AISC "Manual of Steel Construction".

10.

Section 03 00 00 CONCRETE

All phases of work pertaining to the concrete construction shall conform to the 'Building Code Requirements for Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete for Buildings' (ACI 301) latest approved editions, with modifications as noted in the Drawings or Specifications.
 Reinforced concrete design is by the 'Ultimate Strength Design method'.
 Reinforced concrete design is by the 'Ultimate Strength Design method'.
 Reinforced concrete design is by the 'Ultimate Strength Design method'.
 Reinforced concrete design is by the 'Ultimate Strength Design method'.
 Reinforced concrete design is by the 'Ultimate Strength Design method'.
 Reinforced concrete shall be no more than 1 (one) year old, and have affixed on each submitted the project name and address. Contractor shall designate location of use for each proposed mix design.
 Each mix design shall include the slump, before and after adding plasticizer, air entrainment, type of aggregate, type of cement, and admixtures to be used.
 All exposed concrete shall be used.
 Water cement ratio for footings shall not exceed 0.50.
 Slab on grade shall have a water cement ratio of 0.45 and shall be moisture cured per ACI 318 Section 5.11 requirements.
 Concrete may have a maximum of 15% fly ash substitution for cement. Verify with Architect.
 An approved curing compound compatible with the stain finish can be used.
 An approved suring compound compatible with the stain finish can be used.

S0.1

Portland cement shall conform to ASTM C-150, type II. Use minimum 5.5 sacks cement/c-y and maximum 3" slump with water (slump may be increased with admixtures that do not promote shrinkage). Provide 6% ± 1% air entrainment in concrete exposed to weather.
 Maximum aggregate size shall conform with the following: 1/5 distance between forms, 3/4 distance between reinforcing bars, 1/3 thickness of slab.
 Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33 and project Specifications. Exceptions may be used only with permission of the Structural Engineer.
 Forms for elevated concrete beams shall be laid out and constructed to provide the specified cambers shown on the drawings
 Dry pack under base plates, sill plates, etc., see Specifications.
 Concrete mixing operations, etc., shall conform to ASTM C-94.
 Placement of concrete shall conform to ACI-318 requirements.
 If columns and wall are placed with floor. two hours must elapse between end of column or wall pour and beginning of floor pour.
 Clear coverage of concrete over outer reinforcing bars shall be as follows:

13. All reinforcing bars, anchor bolts and other concrete inserts shall be well secuprior to placing concrete.
14. Provide sleeves for plumbing and electrical openings in concrete before placing any reinforcing which may conflict. Coring in concrete is not permitted except Notify the Structural Engineer in advance of conditions not shown on the Draw 15. Conduit shall not be placed in slabs or walls unless specifically detailed otherw 16. Projecting corners of beams, walls, columns, etc., shall be formed with a 1/2 unless otherwise noted on Architectural Drawings.
17. Curing compounds used on concrete that is to receive a resilient tile finish sh by the tile manufacturer before use.
18. Place and protect concrete in compliance with ACI 305 and 306, respectively, cold exposure conditions.
DIVISION 03 - Section 03 21 00 REINFORCING STEEL a. Concrete poured directly against earth: 3 in. clear to reinforcing.b. Formed concrete with earth backfill: 2 in. clear.c. Slabs on Grade: center in slab.

1. All reinforcing steel shall be detailed and placed in conformance with the 'Building Code Requirements for Reinforced Concrete' (ACI 318 latest approved edition), and the 'Manual of Standard Practice for Reinforced Concrete Construction' (latest edition) by the C.R.S.I. and the W.C.R.S.I., as modified by the project Drawings and Specifications. Deformed reinforcing bars shall be ASTM A–615 Grade 60 except ties, stirrups, slab dowels and reinforcing bars in non structural concrete such as slabs on grade, which may be Grade 40, unless noted otherwise. Use A706 reinforcing bars that are required for welding.

3. Welding of reinforcing shall be with low hydrogen electrodes in conformance with 'Recommended Practices for Welding Reinforcing Steel, etc.', American Welding Society, AWS-D1.4. See Specifications.

4. All reinforcing bar bends shall be made cold.

5. Welded wire fabric shall be made cold.

6. Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.

7. Reinforcing splices shall be made only where indicated on the drawings.

8. Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.

9. All bars shall be marked so their identification can be made when the final in-place inspection is made.

10. Splice reinforcing bars per detail 5/S0.2.

11. All reinforcing bars to be tied in place before pouring concrete or grout.

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Section 05 12 00 STRUCTURAL STEEL FRAMING

1. Structural steel shall be detailed, fabricated and erected in accordance with the AISC Specifications for the design, fabrication and erection of Structural steel shall be detailed, fabrication and supplements).

2. All Structural steel for buildings (latest edition and supplements).

2. All Structural steel shall conform to ASTM A-992 with fy=50 ksi, unless noted otherwise. Misc. steel such as Plates, and Angles may be ASTM-A36.

3. Pipe columns shall conform to ASTM A-500 Grade 'B' cold formed tubes shall conform to ASTM A-500 Grade 'B' cold formed tubes with fy = 46 ksi. unless noted otherwise on plans.

4. All bolts, except anchor bolts, shall conform to ASTM A-307 A36 or F1554. grade 36 unless noted otherwise. All bolts shall have a minimum of 3 threads projecting beyond the nut.

5. Structural steel fabricator shall furnish shop drawings of all Structural steel fabricator shall furnish shop drawings of all Structural steel shall be 1/16 inch larger than nominal size of bolt used, except anchor bolt holes for column base plates which may be 3/16 inch larger.

5. All structural steel surfaces shall be shop painted. All steel exposed to weather shall have two coats of paint.

8. All welds shall be in conformity with the Structural welding code (AWS D1.1) of the American welding society. See I.B.C.

9. Weld lengths called for on plans are the net effective length required. Use E70XX electrodes.

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The metal building shall be designed to support all the components and equipment shown on the Architectural, Electrical, Mechanical and Structural Drawings. The anchor bolt size and pattern (layout) along with the base p shall be designed by a metal building manufacturer and approved by the engineer of record prior to start of construction.

DIVISION 07 - Section 07 26 00 UNDER-SLAB VAPOR BARRIER

Under slab vapor barrier to be installed per manufacturer's recommendations and ASTM E 1643—04.

a. Unroll Vapor Barrier with the longest dimension parallel with the directic of the pour.
b. Lap Vapor Barrier over footings and seal to foundation walls.
c. Overlap joints 6 inches and seal with manufacturer's tape.
d. Seal all penetrations (including pipes) per manufacturer's instructions.
e. No penetration of the Vapor Barrier is allowed except for reinforcing st and permanent utilities.
f. Repair damaged areas by cutting patches of Vapor Barrier, overlapping damaged area 6 inches and taping all four sides with tape.

INDEX SHEET

Revision Type

VICINITY SITE PLAN AND VIC GENERAL NOTES TYPICAL DETAILS FOUNDATION PLAN DETAILS A0.1 S0.1 S0.2 S1.1 S2.1

LN DRIED NG STUD AMINATED VENEER I ABBREVIATIONS:

NG LEG HORIZONTAL
NG LEG VERTICAL
CHINE BOLT
LLEABLE IRON WASHER
NUFACTURER NICAL -LAM (BY TRUS . ICRU INIMUM ISCELLANEOUS MASONRY UNI

secured in positio shall be app

Moo.stagineers.com | W | DElengineers.com

Dunagan Engineering, Inc. 4790 Caughlin Parkway #766, Reno, NV 89519

TW TO SCALE JMBER/POUNDS CENTER PPOSITE PPOSITE HAND RIENTED STRAND BOARD ATSIDE DIAMETER UMIN CRETE PENETRATION CRETE ICRETE MASONRY UNI TINUOUS TROL JOINT TROL MASONRY JOINT NTERSINK D LOAD

REKALLAM (BY TRUS JST)
RALLEL
RTIAL PENETRATION
NETRATION
UNDS PER SQUARE INCH

WOOD
WER DRIVEN FASTENER
ESSURE TREATED or
ESERVATIVE TREATED
OPERTY LINE O MFG. TIMBER

CHEDULE
CHEDULE
EE ARCHITECTURAL DWG
EE MECHANICAL DWGS
ELF-TAPPING SCREW
HEAR WALL
IMILAR
LAB JOINT
LAB ON GRADE
OLID BLOCK
PECIFICATION

TING
SE OF CONCRETE
SE OF MASONRY
SE OF STUD
LD NAIL/FACE NAIL

PT.
RWD.
RREQ'D.
SCHED.
SCHED.
SSMD.

JRCED-ENTRY FASTNERS DUNDATION

UNIFORM BUILDING CODE
UNLESS NOTED OTHERWISE
VERIFY IN FIELD
VERTICAL
WEAKENED PLANE JOINT
WEIGHT
WELDED STUD/WOOD SCREW
WELDED WIRE FABRIC
WELDED WIRE MESH
WITH

WASHOE COUNTY

RENO, NEVADA 89506

11537 SITKA STREET

BUILDING FOUNDATION

HEBERT METAL

METRICAL
EADED
NAIL
SUE & GROOVE
& BOTTOM
OF

GH—STRENGTH BOLT DRIZONTAL

Foundations per Sheet S1.1 have been designed for the reactic Olympia Steel Buildings, Job Number 004989, Dated 6/7/19 and Stamped/Signed 06/17/2019.

DMISION OI – Section 01 82 13 FOUNDATION PERFORMANCE REQUIREMENTS

1. Foundations are spread footings and shall bear on structural fill or impose less than 1500 pef in accordance with Table 1806.2 of the International Building Code. Contractor shall verify suitable soil conditions in the field. Should loose, organic or other unsuitable material be encountered, please contact the structural engineer-of-record. Footings are designed based on an allowable soil bearing pressure of 1500 pef with 1/3 increase for short-term loads. All footings shall be 24 inches below adjacent exterior finish Grade.

2. Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.

3. Contractor shall provide for design and installation of all cribbing, sheathing and shoring required to safely and adequately retain the earth banks.

4. Excavations for footings shall be approved by the Soils Engineer to submit letter of compliance to the owner.

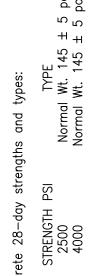
5. All excavations shall be properly backfilled. Do not place backfill behind retaining walls before concrete has attained full design strength. Contractor shall be properly backfilled. Do not place backfill behind retaining walls before concrete has attained full design strength.

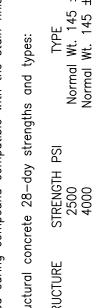
6. All excavations shall be properly backfilled. Do not place backfill behind retaining walls before concrete has attained for design, permits and installation of such bracing.

6. Footings shall be placed and estimated according to depths shown on Drowings.

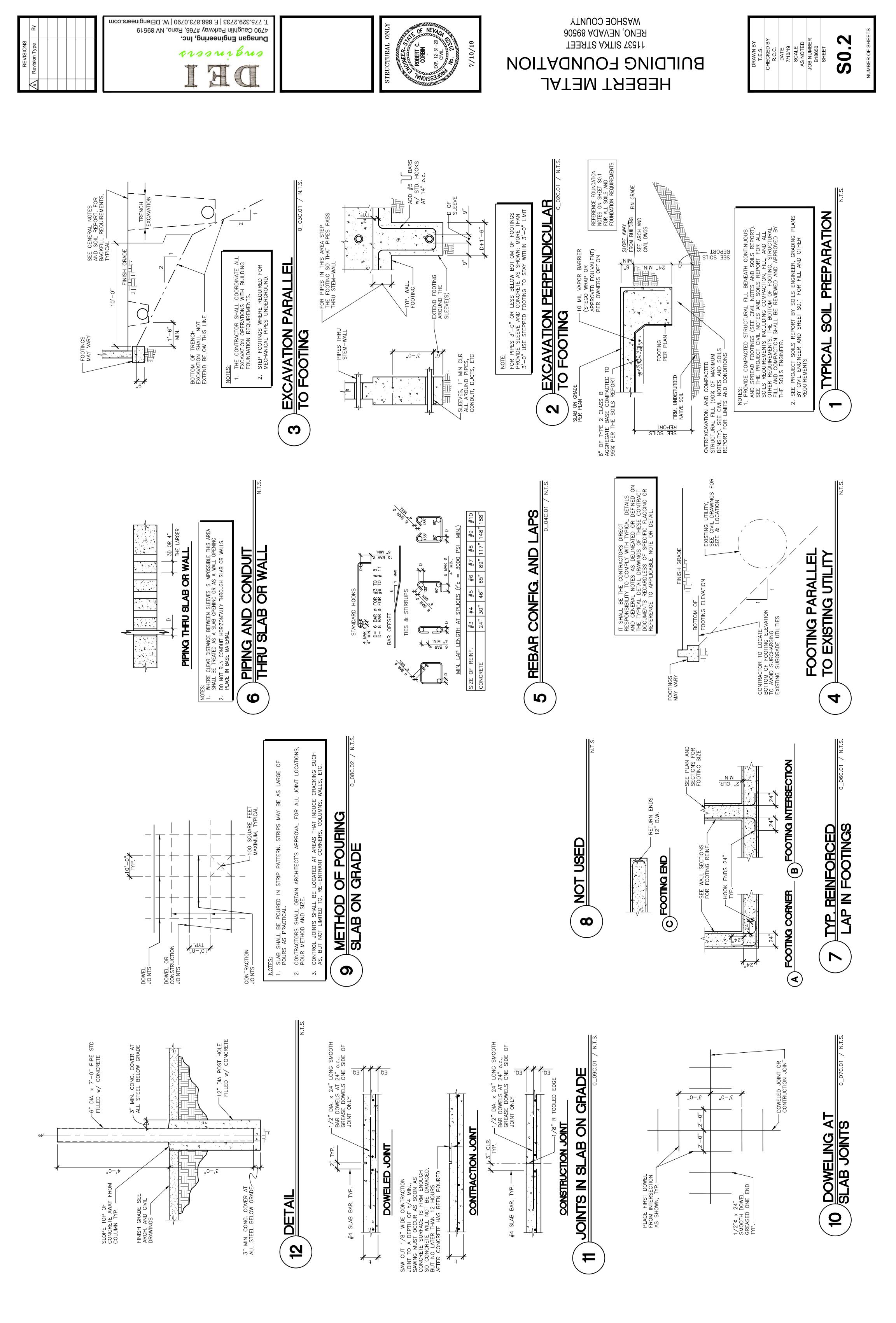
7. Footing backfill and utility trench backfill within building area shall be removed.

8. All abandoned footings, utilities, etc., that interfere with new construction shall be removed.

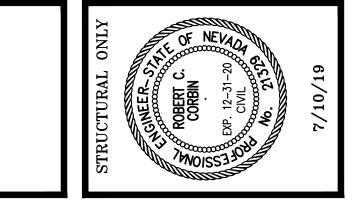


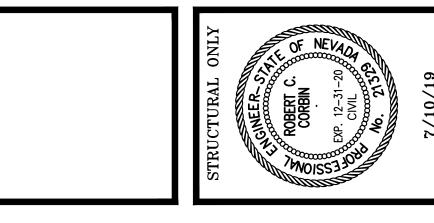


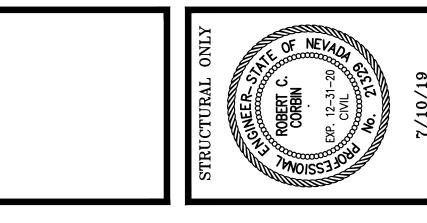
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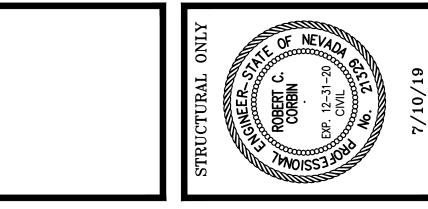


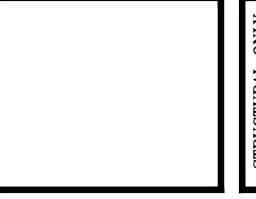
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AND REQUIREMENTS

METAL BUILDING NOTES

CF18

SEE CONTINUOUS FOOTING SCHEDULE NOTE: 2

PLAN

FOUNDATION 1/8"=1'-0"

COORDINATE ANCHOR BOLTS WITH METAL BUILDING SUPPLIER AND DETAIL 1/S2.1 . ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT DEPTH OF 6".

<u>ن</u>

VERIFY EXTENT AND DEGREE OF SLOPED FLOOR WITH OWNER.

REFER TO THE METAL BUILDING MANUFACTURER DRAWINGS REGARDING THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR COORDINATING THE FOOTINGS SHOWN WITH THERE COLUMN, BASE PLATE AND ANCHOR BOLT LOCATIONS AND LAYOUT. THE METAL BUILDING MANUFACTURER SHALL PROVIDE ROOF FRAMING TO SUPPORT ALL LOADS SPECIFIED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. COORDINATE AND VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. CONTACT THE ENGINEER WITH DISCREPANCIES BEFORE

NOTE:
CONTRACTOR TO COORDINATE ALL SLAB
PENETRATIONS AND SLOPED FLOOR
LOCATIONS w/ARCH, MECHANICAL
AND PLUMBING DRAWINGS WHETHER SHOWN
OR NOT

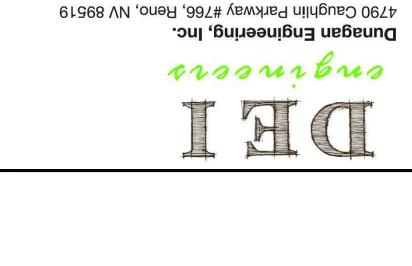












TOP OF SLAB ON GRADE SHALL BE REFERENCE ELEVATION 0'-0", TYPICAL, UNLESS NOTED, THUS (-)x'-x". SLAB ON GRADE SHALL BE 5" THICK CONCRETE WITH #4 AT 18" o.c. EACH WAY, CENTERED IN SLAB, OVER 6" TYPE 2 AGGREGATE BASE. FOR METHOD OF POURING SLAB ON GRADE, SEE DETAILS 9, 10 & 11/S0.2. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, ETC...DO NOT PLACE CONDUIT IN SLAB.

NOTES:

FOUNDATION

(D)

4

 \odot

- SEE FOUNDATION NOTE: G TYP.

T.O. FOOTING /EL. (-) 0'-0"

CONTINUOUS FOOTING, SEE SCHEDULE ON THIS SHEET

SPREAD FOOTING, SEE SCHEDULE ON THIS SHEET

LEGEND

COORDINATE AND VERIFY ALL DIMENSIONS WITH THE METAL BUILDING MANUFACTURER DRAWINGS. CONTACT METAL BUILDING MANUFACTURER WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.

BALANCE OF

SEE GENERAL NOTES AND STRUCTURAL DETAILS FOR INFORMATION.

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FOR EXCAVATION SEE DETAILS 1, 2 AND 3/S0.2

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SEE DETAIL 1/SO.2 FOR TYPICAL SOILS PREPARATION FOR FOUNDATIONS AND SLAB ON GRADE. A QUALIFIED SOILS ENGINEER SHALL INSPECT ALL EXCAVATIONS TO VERIFY ADEQUATE OVEREXCAVATION LIMITS AND SHALL PROVIDE A LETTER TO THE OWNER CONFIRMING SOIL CONDITIONS. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.

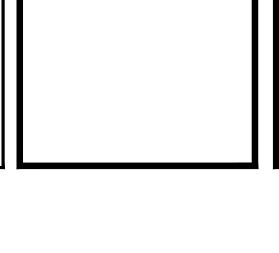
- SLAB ON GRADE SEE FOUNDATION NOTE "A" ON THIS SHEET

CF18

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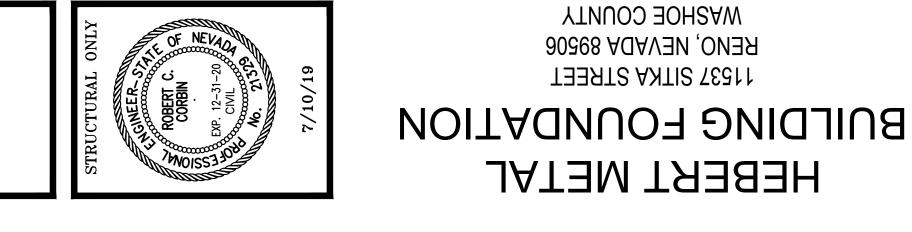
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 $oldsymbol{(A)}$









1. CONTINUE REINFORCING THROUGH
SPREAD FOOTING.
2. INCREASE FOOTING WIDTH AT
ANCHOR BOLTS AS REQUIRED FOR
3" MIN. CONCRETE COVERAGE

BOTTOM

#5 TOP AND

(2)

1'-6" x PER DETAILS

CF18

SCHEDULE

FOOTING

CONTINUOUS

(WIDTH ×

SIZE

MARK

SCHEDULE

FOOTING

SPREAD

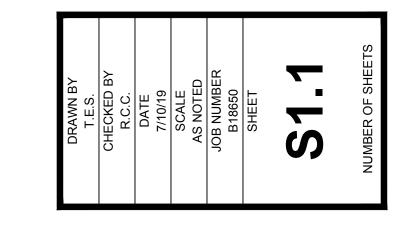
× ×

SIZE

MARK F4.0

(4) #5 EACH WAY TOP AND

4'-0"×4'-0"×24"



ONLY 7/10/19

- CONSTRUCTION JOINT (OPTIONAL)

- SEE SCHEDULE FOR REINFORCING

FOOTING WIDTH PER PLAN

3" CLR.

REFER TO

DETAIL

0

SUB GRADE PER PLAN

RENO, NEVADA 89506 11537 SITKA STREET

S2.1

- SEE SCHEDULE FOR REINFORCING - SINGLE HEX NUT AT EACH END OF ANCHOR BOLTS

FOOTING WIDTH PER PLAN

#3 TIES AT 4" o.c.

(2) $^{1}/_{2}$ " × 6" TITEN HD AT END OF EACH 36" WIDE WALL PANEL SIDING

BASE TRIM PER METAL BUILDING MANUFACTURER

BASE TRIM SECTION

4

- CONTINUOUS FOOTING BEYOND, CONTINUE REINFORCING THROUGH SPREAD FOOTING (NOT SHOWN FOR CLARITY)

A



- FINISH GRADE, PAVING, SIDEWALK, ETC... PER THE ARCHITECTURAL AND/OR CIVIL DRAWINGS

SLAB ON GRADE

#4 AT 18" o.c. LAP w/ SLAB REINF.____36"

VARIES 6" MIN. REFER TO SITE PLAN-

3"CLR.

CONSTRUCTION JOINT (OPTIONAL)

GRADE PER PLAN

Z4" MIN.



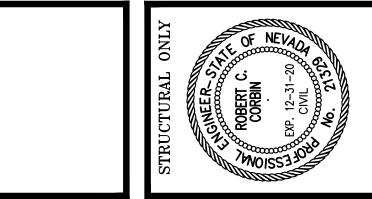
OF SLAB

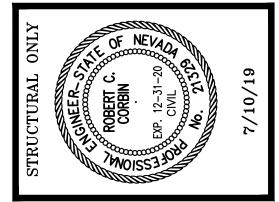
EDGE

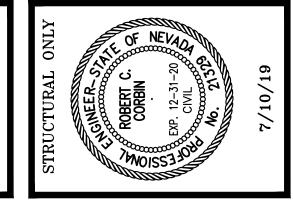
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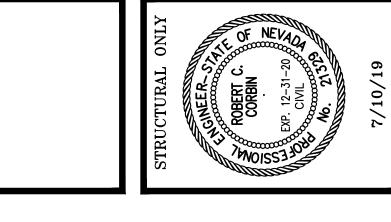
FOOTING WIDTH PER PLAN

SEE SCHEDULE FOR REINFORCING









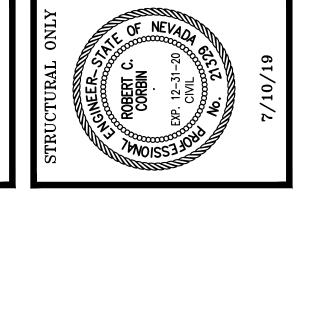
SLAB ON GRADE w/ REINF. PER PLAN

VERIFY ARCH.

FINISH GRADE, PAVING, SIDEWALK, ETC... PER THE ARCHITECTURAL AND/OR CIVIL DRAWINGS -

#4 AT 18" o.c. LAP w/ SLAB REINF.

1/2" CHAMFER





SEE METAL BUILDING DRAWINGS FOR 36" WIDE WALL PANEL SIDING AND DETAIL 4/— FOR CONNECTION TO CONCRETE SLAB ON GRADE

VERIFY w/ METAL BUILDING DRAWINGS

COLUMN, BASE PLATE AND ANCHOR BOLTS PER METAL BUILDING MANUFACTURER

SLAB REINFORCING PER PLAN

HAIRPINS AROUND ANCHOR BOLTS WHERE OCCURS PER PLAN

SLAB ON GRADE PER PLAN

VARIES 12" MIN.

- THICKEN SLAB AS - REQUIRED FOR HAIRPINS

-WIND GIRT SEE METAL BUILDING DRAWINGS WHERE OCCURS

1/2" CHAMFER TYP.

-FINISH GRADE or SIDEWALK PER THE ARCHITECTURAL AND/ OR CIVIL DRAWINGS

-#4 AT 18" o.c. l w/ SLAB REINF.



VARIES 6" MIN.— REFER TO SITE PLAN

24" MIN.

FOOTING 6" MIN.

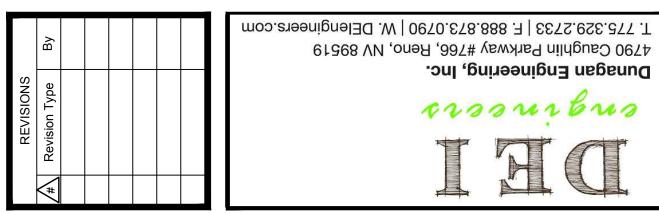
CONT. SLAB BEYOND ----

CONCRETE SLAB ON GRADE PER PLAN

BASE ANGLE PER METAL BUILDING MANUFACTURER

PER PLAN

FOOTING THICKNESS

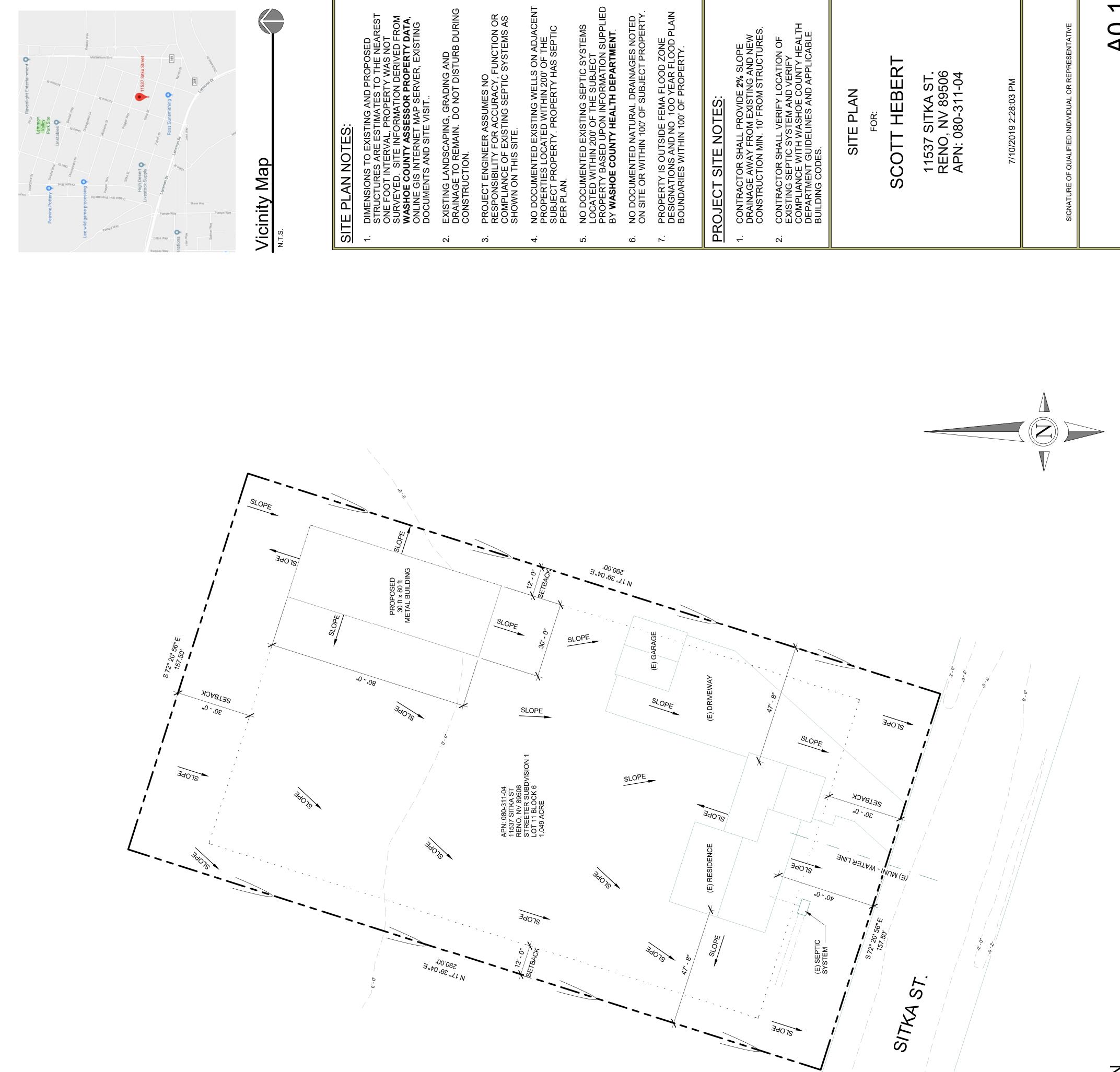


SEE METAL BUILDING DRAWINGS FOR 36" WIDE WALL PANEL SIDING AND DETAIL 4/— FOR CONNECTION TO CONCRETE SLAB ON GRADE

COLUMN, BASE PLATE AND ANCHOR BOLTS PER METAL BUILDING MANUFACTURER

VERIFY w/ METAL BUILDING DRAWINGS

- WIND GIRT SEE METAL BUILDING DRAWINGS WHERE OCCURS -1/2" CHAMFER TYP.



REVIT 2018 RESIDENTIAL TEMPLATE

REVIT 2018 RESIDENTIAL TEMPLATE

REVIT 2018 RESIDENTIAL TEMPLATE

ALVIT 2018 RESIDENTIAL TEMPLATE

REVIT 2018 RESIDENTIAL TEMPLATE

SITE PLAN
1" = 20'-0"

A0.1

REVIT 2018 RESIDENTIAL TEMPLATE

REVIT 2018 RESIDENTIAL TEMPLATE

REVIT 2018 RESIDENTIAL TEMPLATE

EXHIBIT B

WADMIN19-0018

SPECIFICATION BUILDING

must be done under the advice and direction of a registered architect, civil drawings. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads no responsibility for d and detailed for and shown on these The manufacturer is not responsible for the concrete foundation design. contract has been designed or structural engineer. The manufacturer will assume loads and conditions stipulated in the contract structure under this any loads not indicated. The

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations

and codes : "Specification for the design of the following organizations —American Institute of Steel

fabrication and erection of structural steel for buildings.". American Iron and Steel Institute "Specification for the design of cold formed steel structural members" 2007 edition.

-Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition. Material properties of steel plate and sheet used in fabrication of primary rigid frames and all primary structural framing members (other than cold-formed sections) conform to ASTM A-529 or A-572 all with a minimum yield point of 55 KSI.

or A490 Bolts, Latest Edtion, section 8.1, unless noted otherwise. Bolts in standard Structural Joints Úsing A325 High strength bolts and their installation shall conform to ASTM specification A-325 and are designed as bearing type connections with threads included in the shear plane. All high strength bolts are to be installed to the "Snug-Tight" Material properties of cold formed light gage steel members conform to the point of 55 KSI requirements of ASTM A-653, with a minimum yield condition as defined by the RCSC Specification for holes do not require washers per section 6.

of the responsibility Shop and field inspections and associated fees are contractor, unless stipulated otherwise.

appropriate agency as required.

the manufacturer has correctly interpreted and applied the requirements of the contract drawings and specifications. (AISC 303-10 Code of 's structural steel plans plans shall govern.

of the contractor and Design considerations of any materials in the structure which are not engineers other than the manufacturer's engineering furnished by the manufacturer, are the responsibility

records. Failure to do so volaim. NO EXCEPTIONS!!! on all copies of the bill all shipments received. Athe erector. (Section / AISC SUCT IN COURTY OF CONTROLLS AND PARTIES and regulations, as per OSHA standards as applicable.

Mrules and regulations, as per OSHA standards as applicable.

MThe Contractor is responsible for the verification of all shipments received to a sexternal damage or shortages must be noted on all copies of the loof lading and one copy is to be retained for your records. Failure to do will make it impossible for the factory to honor any claim. NO EXCEPTION EXHIBIT

OLYMPIA STEEL BUILDINGS

DESIGN LOADING

DRAWING INDEX

Drawings Cover Sheet

This structure is designed utilizing the loads indicated and applied by the : It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department. IBC 2018

Specific loads : (See structural calculations and foundation reactions.)

Reactions

Anchor Bolt Details &

E2 ЕЗ

Anchor Bolt Plan

Fastner schedule

CS-ZW

Rigid Frame Elevation

Sidewall Framing

Ε4 E2

Endwall Framing

Roof Framing Plan

E6

Sidewall Sheeting

Endwall Sheeting

E8 E9

E7

Detail Drawings Detail Drawings Trim Drawings

E10

PSF Live Load 20,00

LL Reduction Allowed 9

PSF Ground Snow Load 30

Thermal Factor (Ct) 1,00

Snow Exposure Factor (Ce)

_(If applicable) MPH Wind Load Exposure __ 120

PSF Dead Load (Metal Bldg. Weight — Purlins, Panels, PSF Collateral Load (Ceilings, Sprinklers, Etc.) 2,000

1,0000 - Normal Risk Category

SEISMIC DATA

Mapped Spectral Acceleration for Short Period, Ss 1.52

Site Coefficient, Fa 1.0000

2

Seismic Design Category

Seismic Coefficient =

These Drawings are for

Anchor Bolts & Reactions ☐ Approval * ☐ Anchor Bolt: Construction

Permit

thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving * Approval orders must be released for fabrication within

product approval numbers: FL19604 & FL19606 9

dimensions and/or details. Please verify requested dimensions by indicating 'OK'.

and Seismic Resisting System

of Steel

Basic Structural System Ordinary Moment Frame

Site Class =

(4) (5) (6)

Frames: R = 3,5000

Analysis Procedure = Equivalent Lateral Force

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the

Approval of the manufacturer's drawings and calculations indicate that Standard Practice)

Where discrepancies exist between the manufacturer's and the plans for other trades, the structural steel placetion 3.3 AISC 303-10 Code of Standard Practice)

unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as guys, braces, flashwork or other elements required for the erection will be determined and furnished and installed by the erector. (Section 7 AISC 303-10 Code of Standard Practice)

Engineering Seal

PROFESSIONAL ENGINEER This certification covers parts manufactured and delivered by the manufacturer only, and excludes parts such as doors, windows, foundation design and erection of the building. The buyer is responsible for ensuring all specified loads are in compliance with regulatory authorities.

SCALE DATE NOT TO SCALE: . 9 MINGOINEER STATES A PORTO CONTRACTOR OF THE PARTY 06/17/2019

OLYMPIA STEEL BUILDINGS 400 ISLAND AVE

11537 SITKA ST, RENO NV 89506

HEBERT

SCOTT

CUSTOMER:

REVISIONS

REV:

DWN: MKO

DSN: MQZ DET: MN

T&Z Consulting Services, LLC Nevada COR No. 26501

CHK: DP

COUNTY: WASHOE COUNTY

SHEET

COVER

DRAWINGS

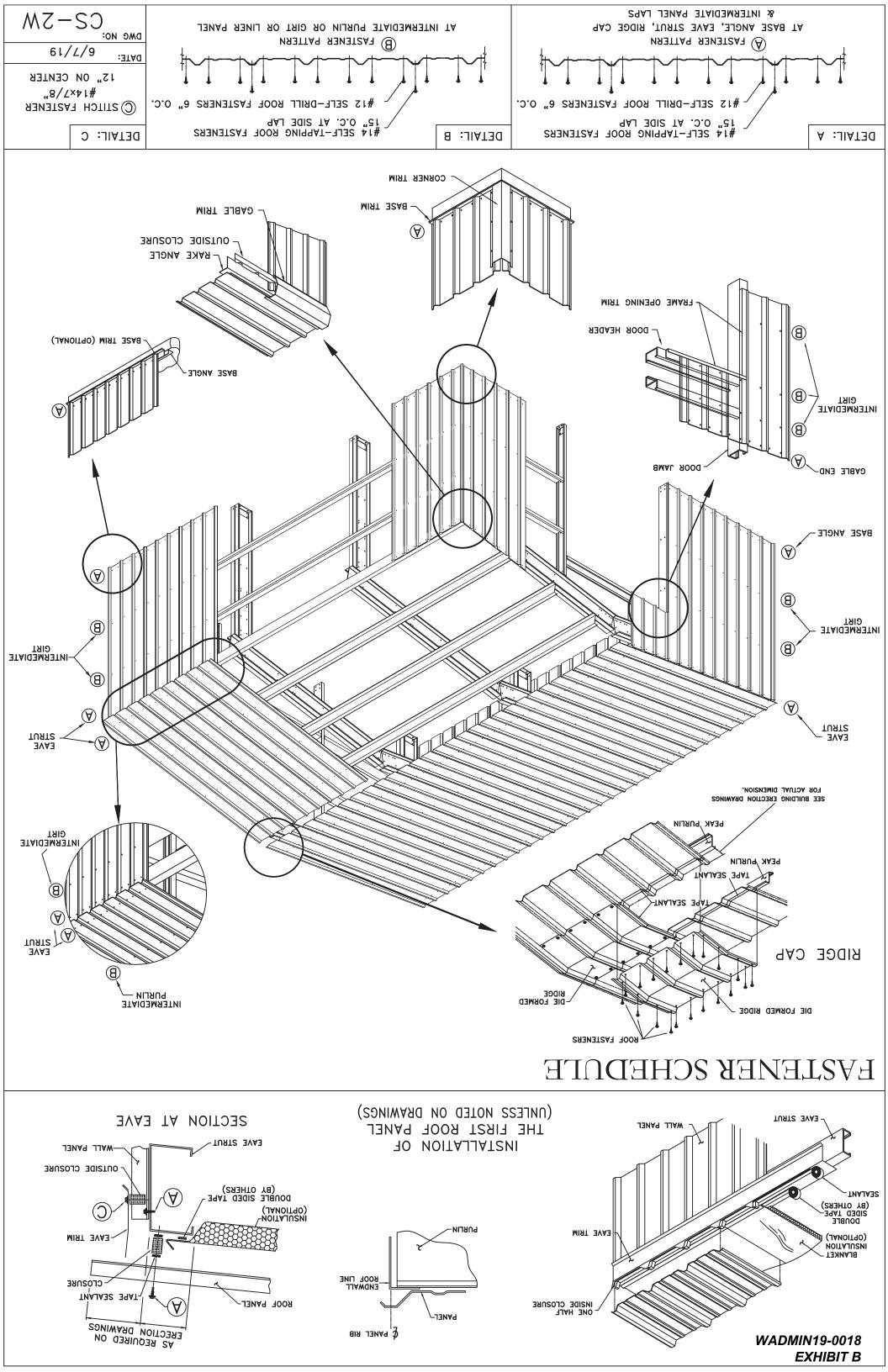
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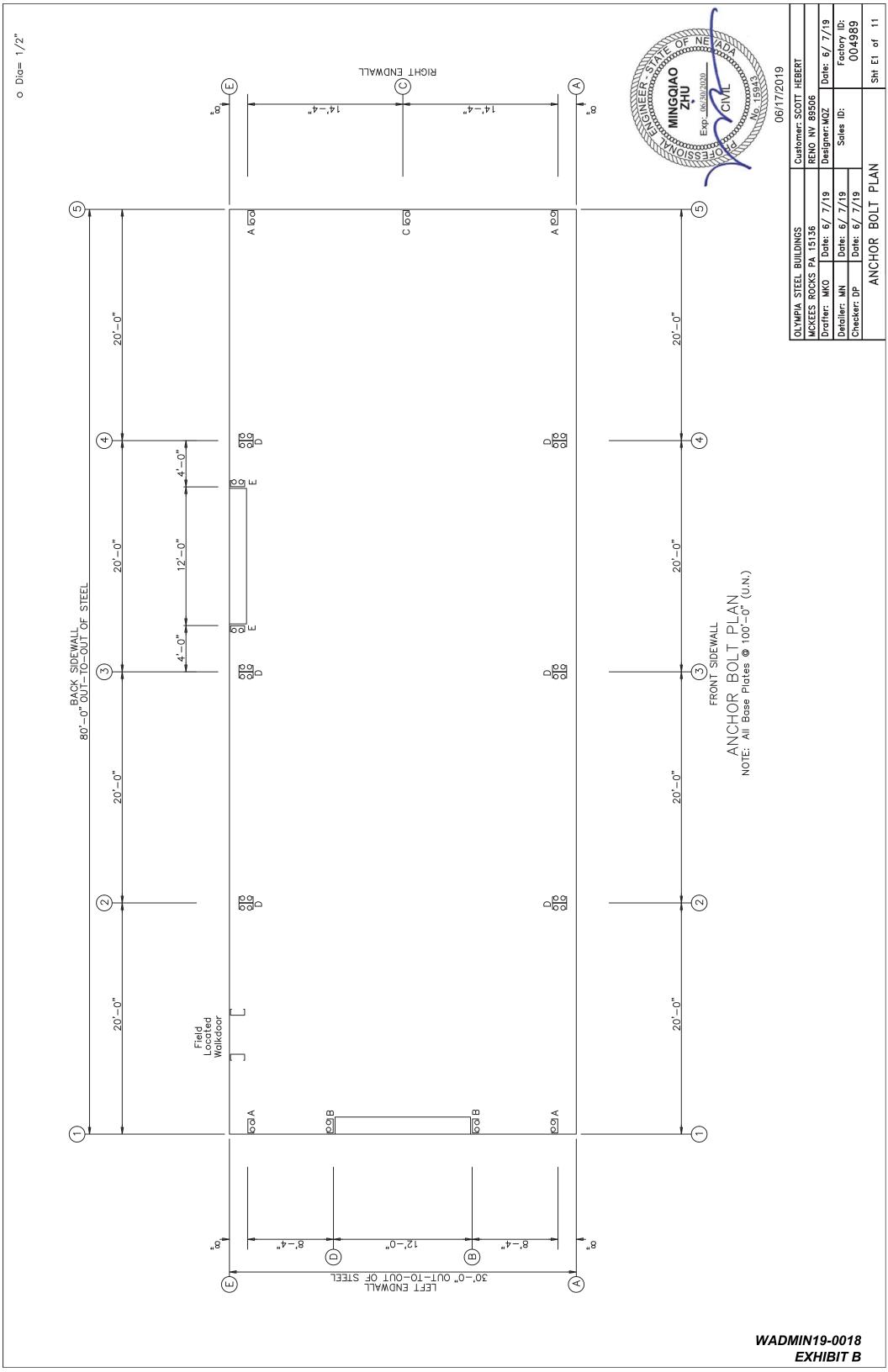
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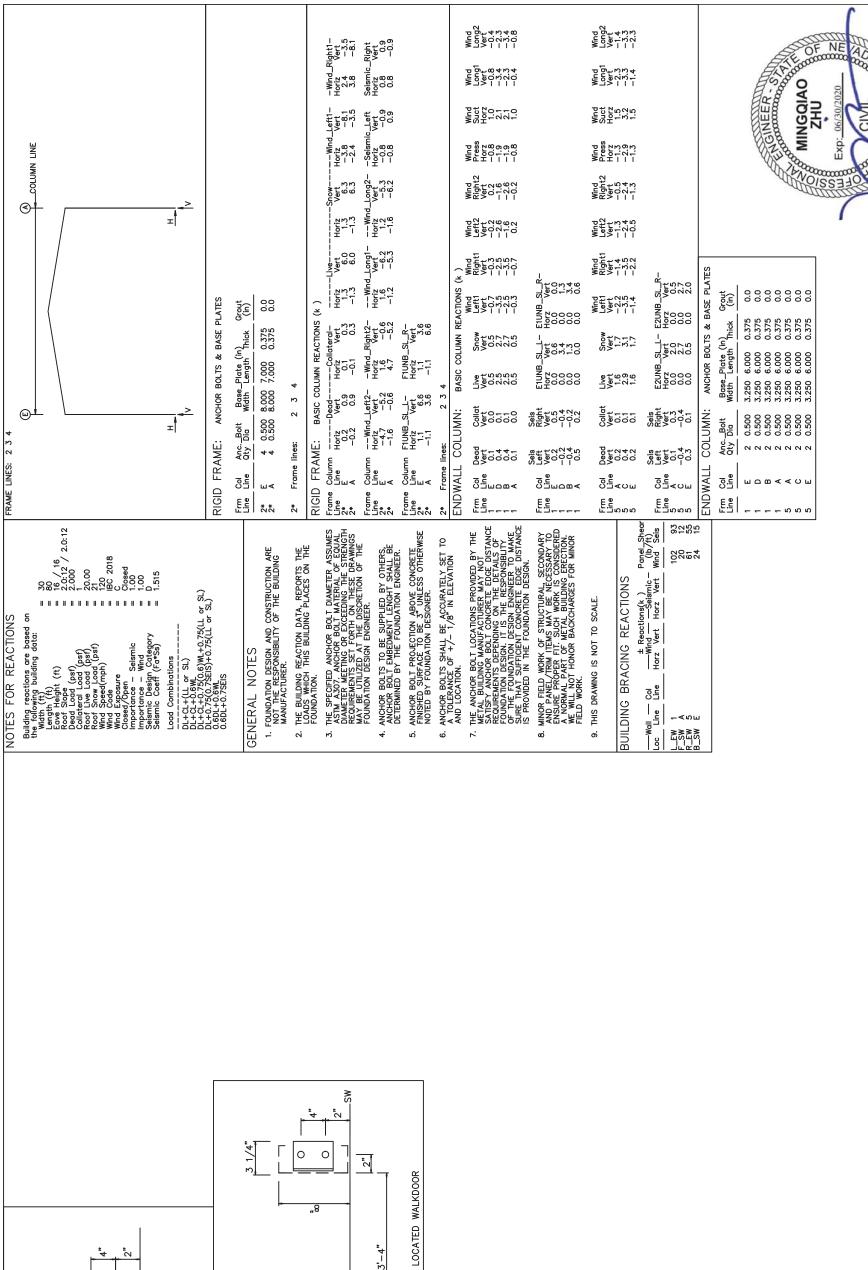
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Detailer: MN Date:	Date: 6/ 7/19	Sales ID:	Factory ID:
Checker: DP Date:	Date: 6/ 7/19		004989
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See Plan

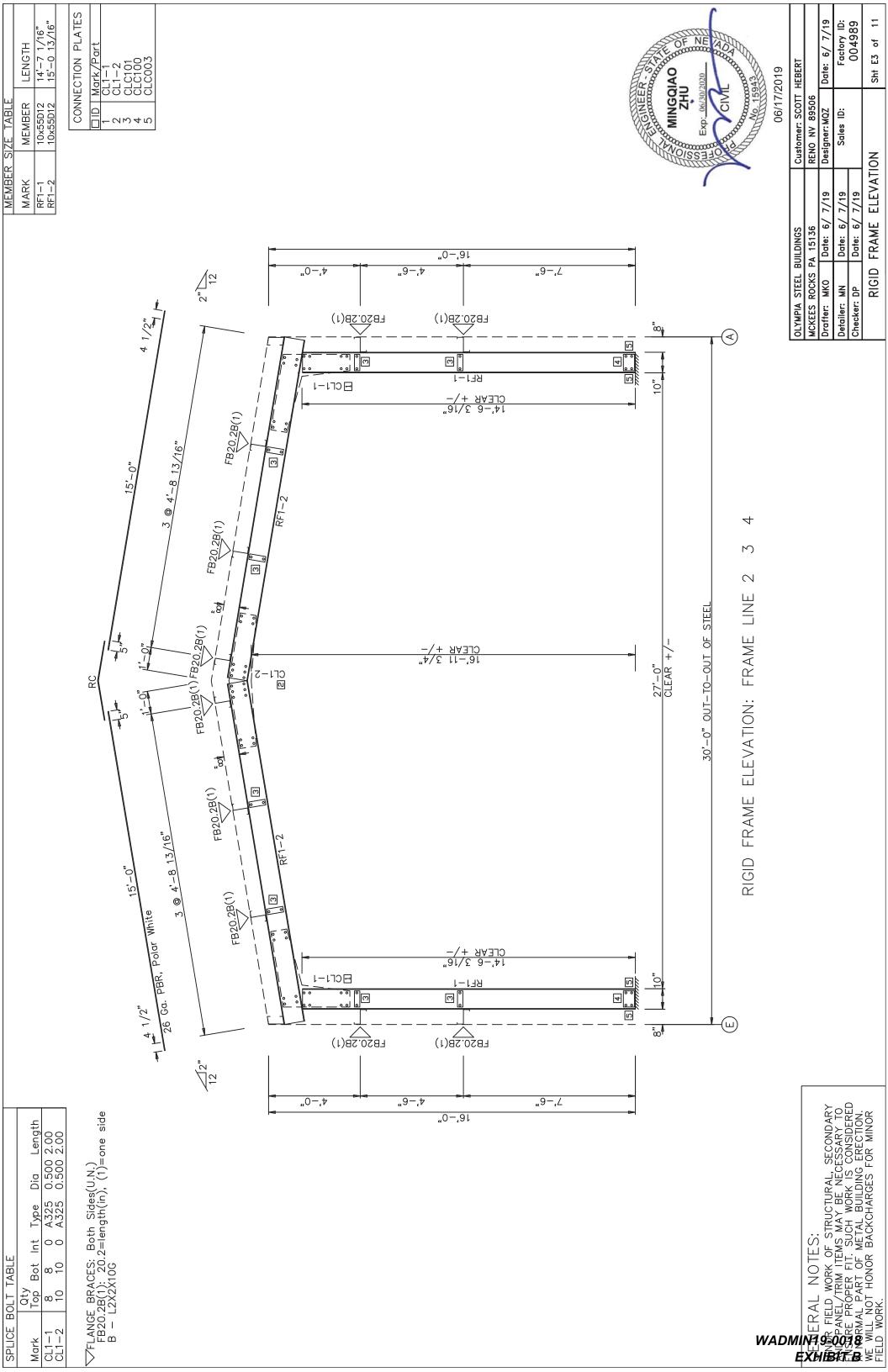
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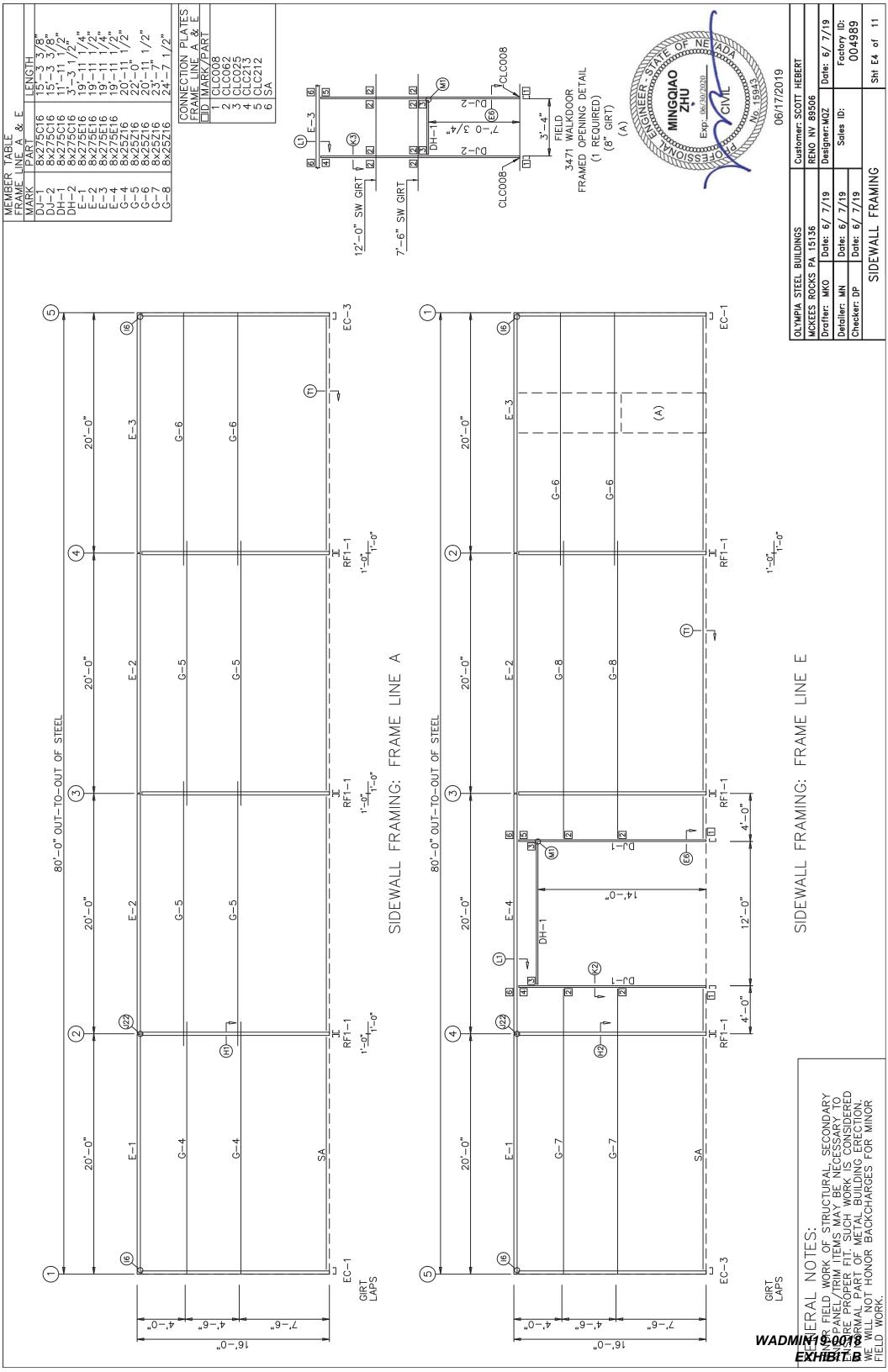
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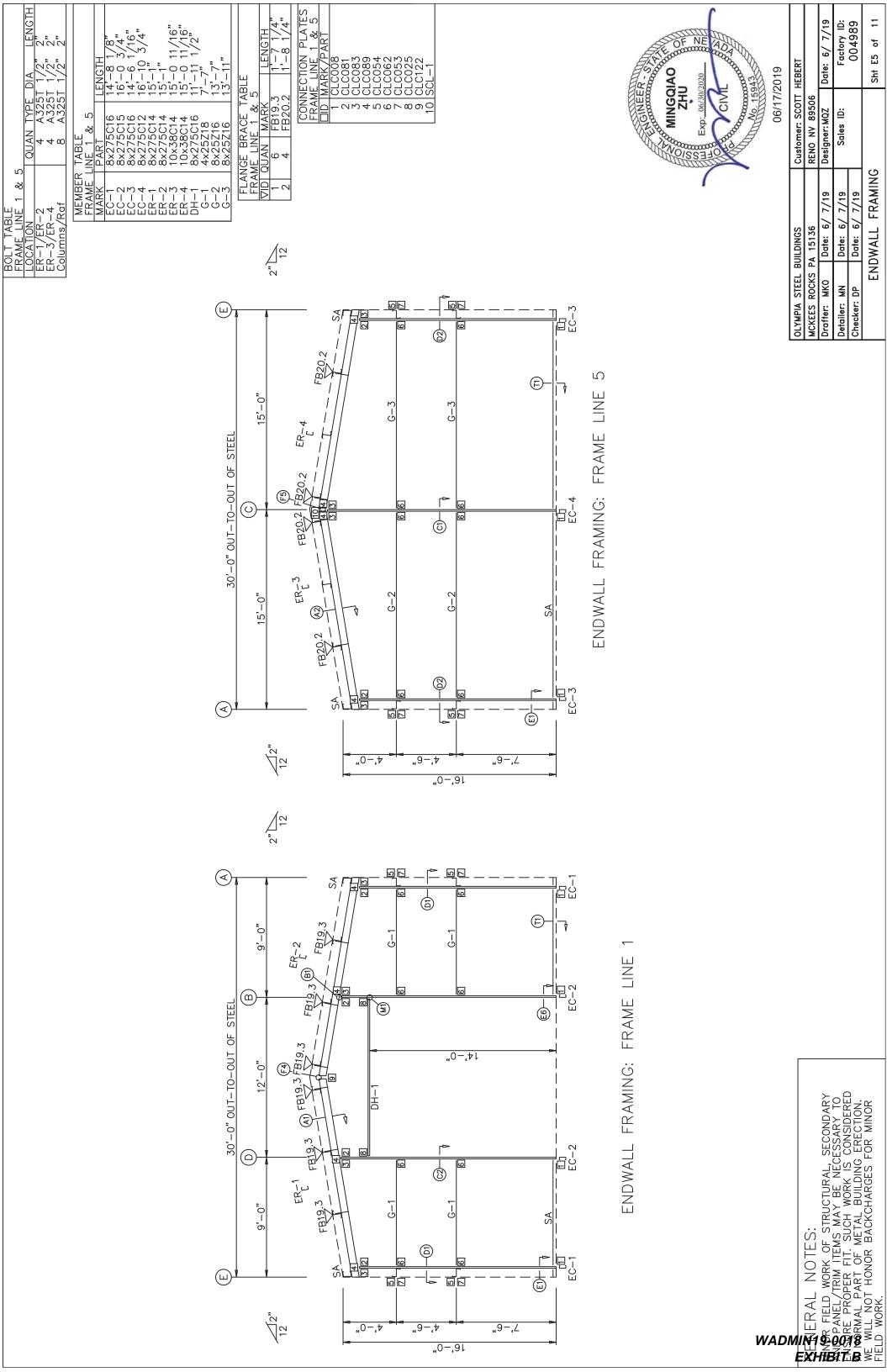
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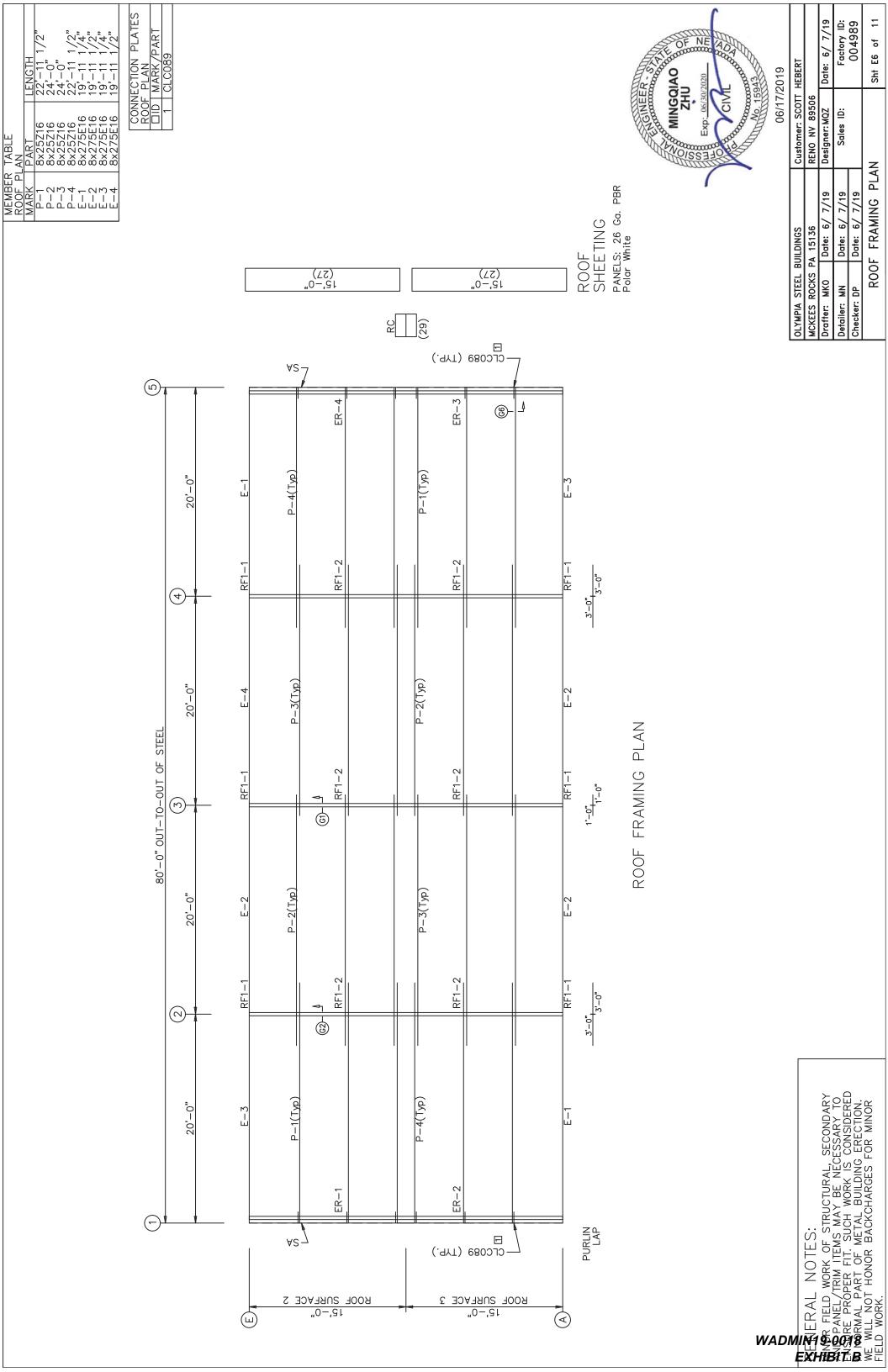
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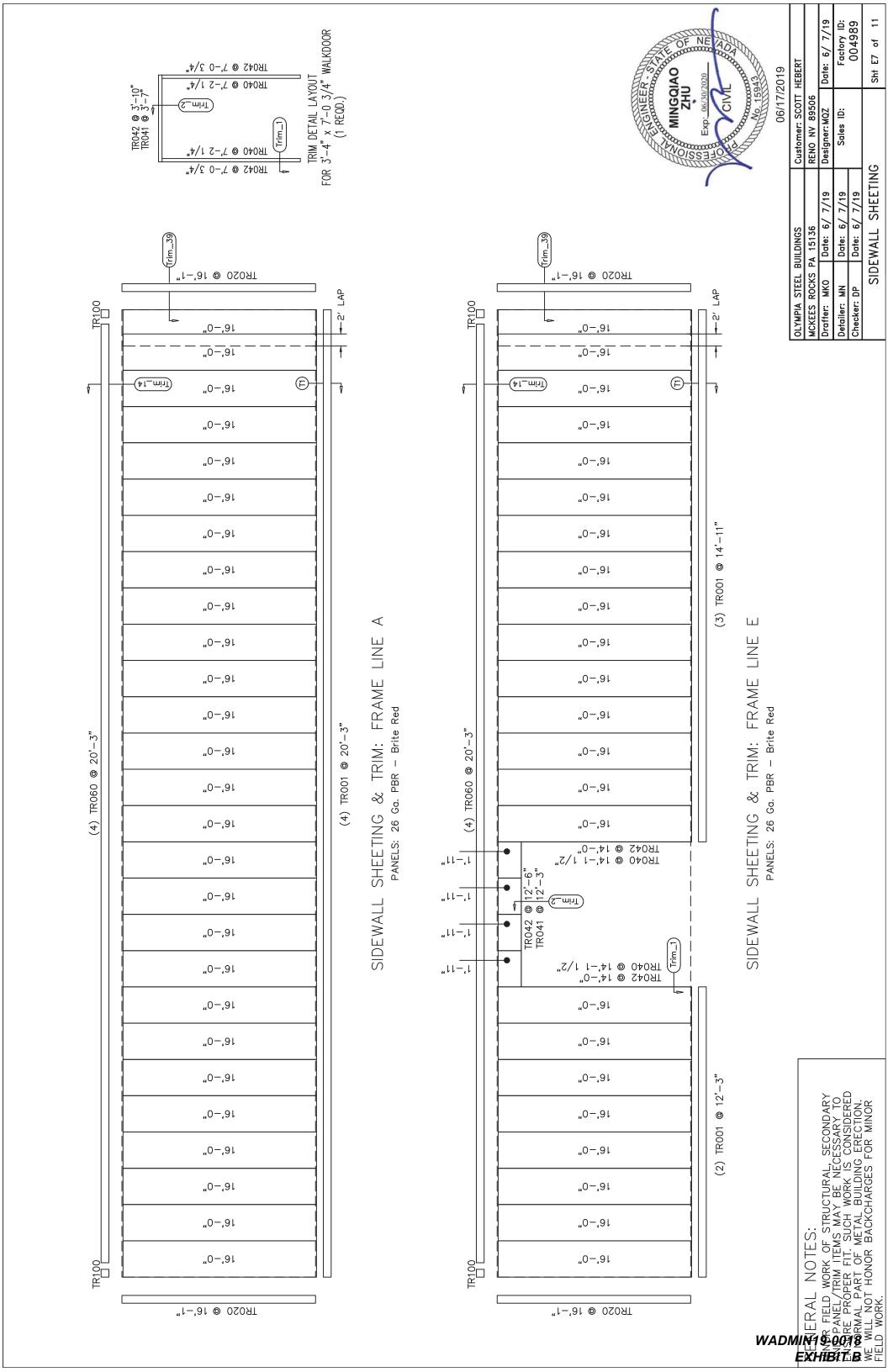
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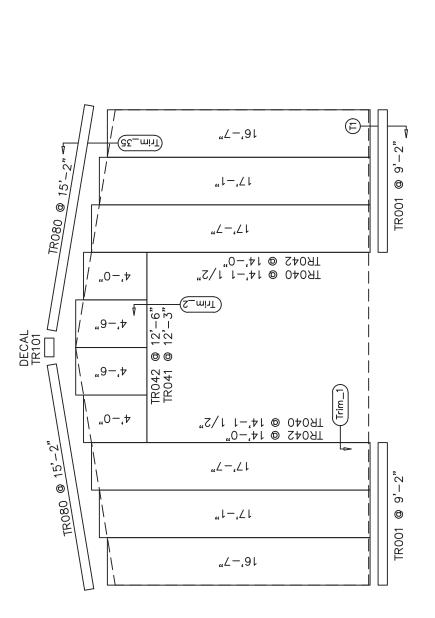
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Factory ID: 004989 Sht E5 of 11 Date: 6/ 7/19 Sales ID: Designer: MQZ ENDWALL FRAMING Date: 6/ 7/19 Date: 6/ Date: 6/ Drafter: MKO Detailer: MN Checker: DP







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DECAL TR101

TR080 @ 15'-2"

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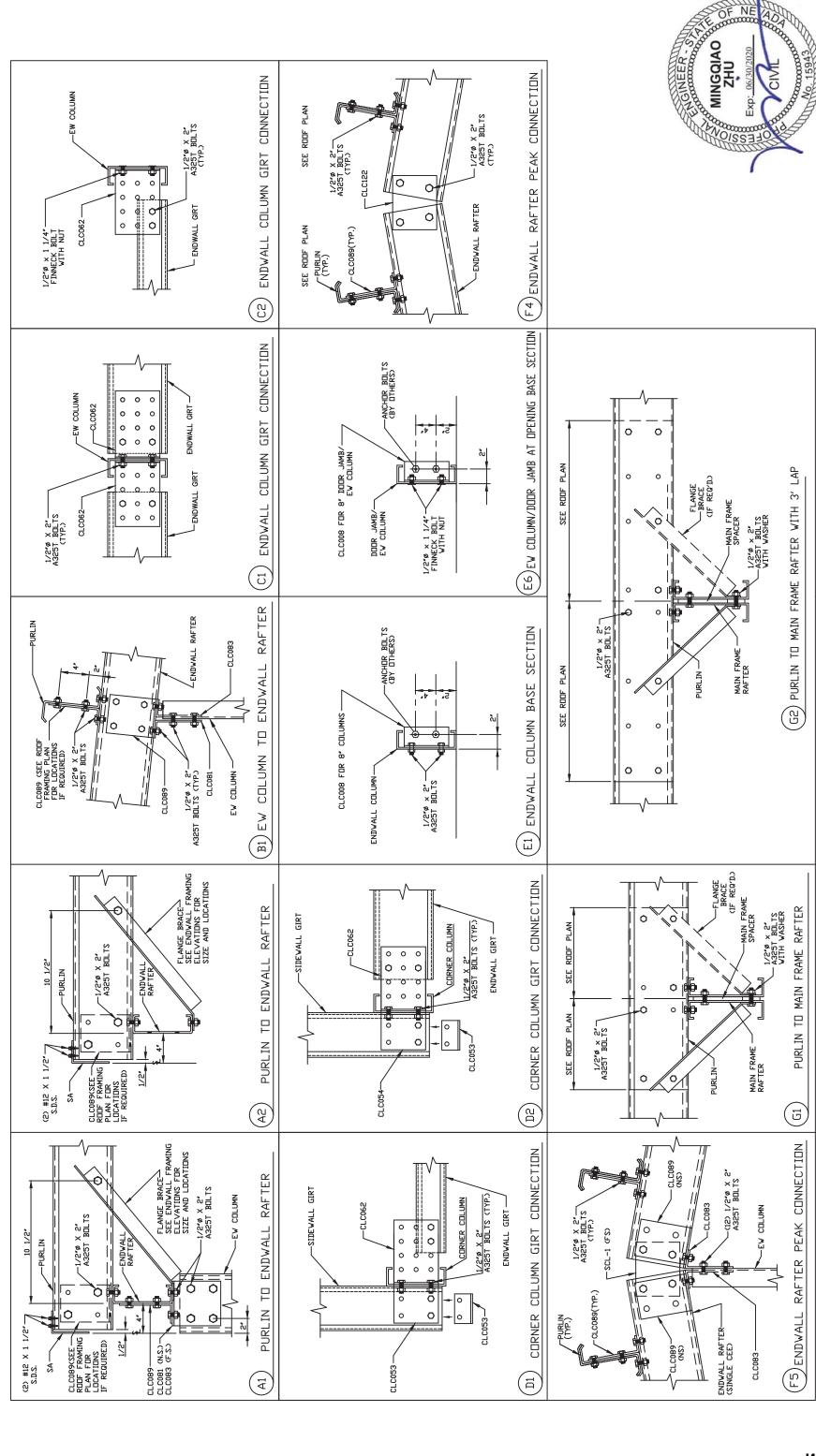


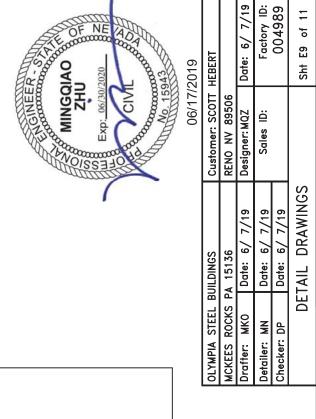
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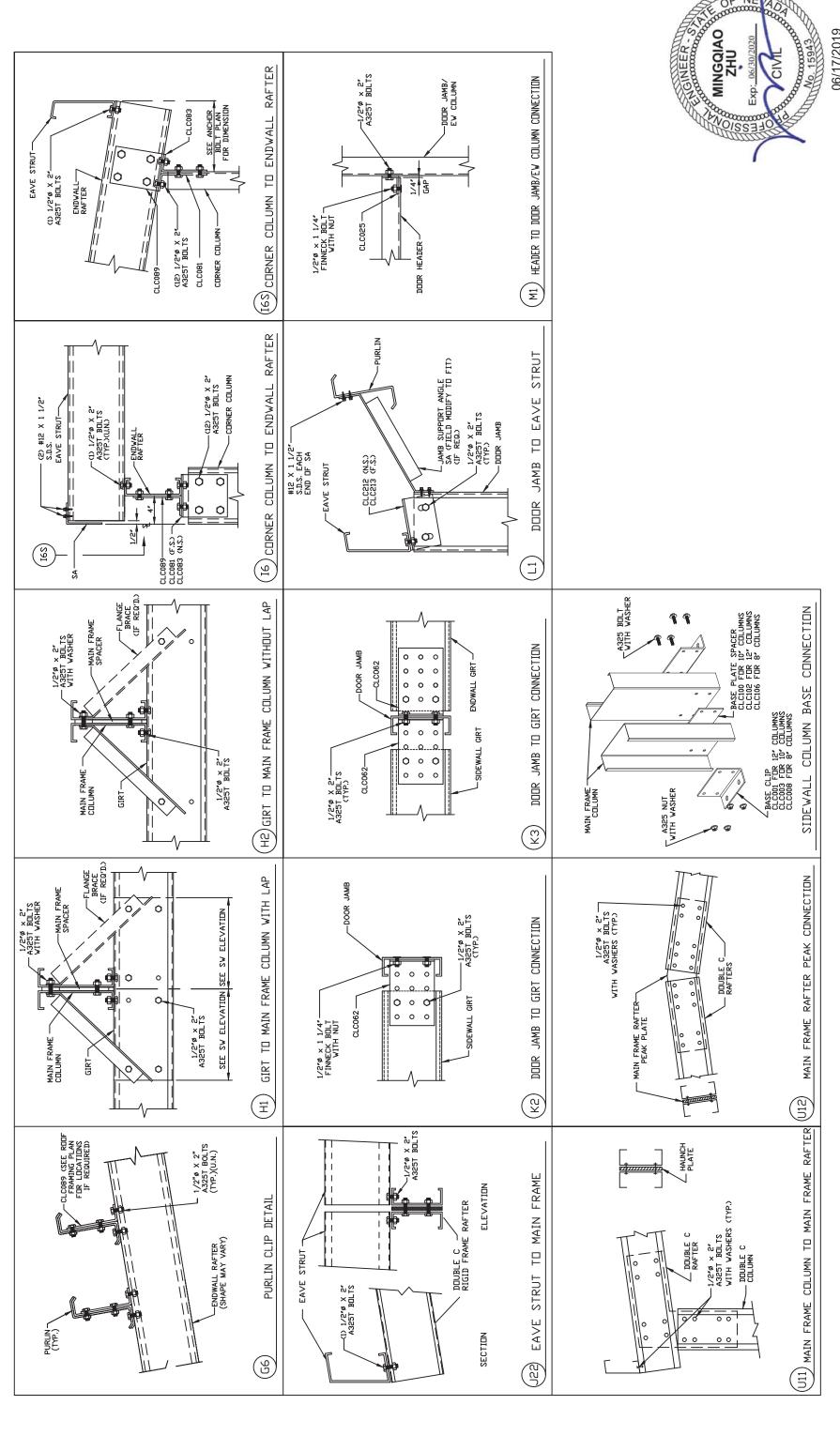
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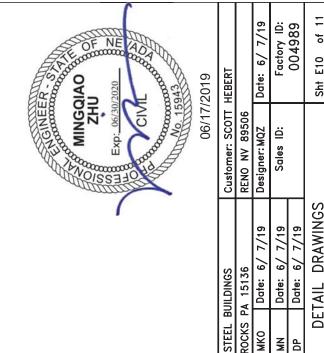
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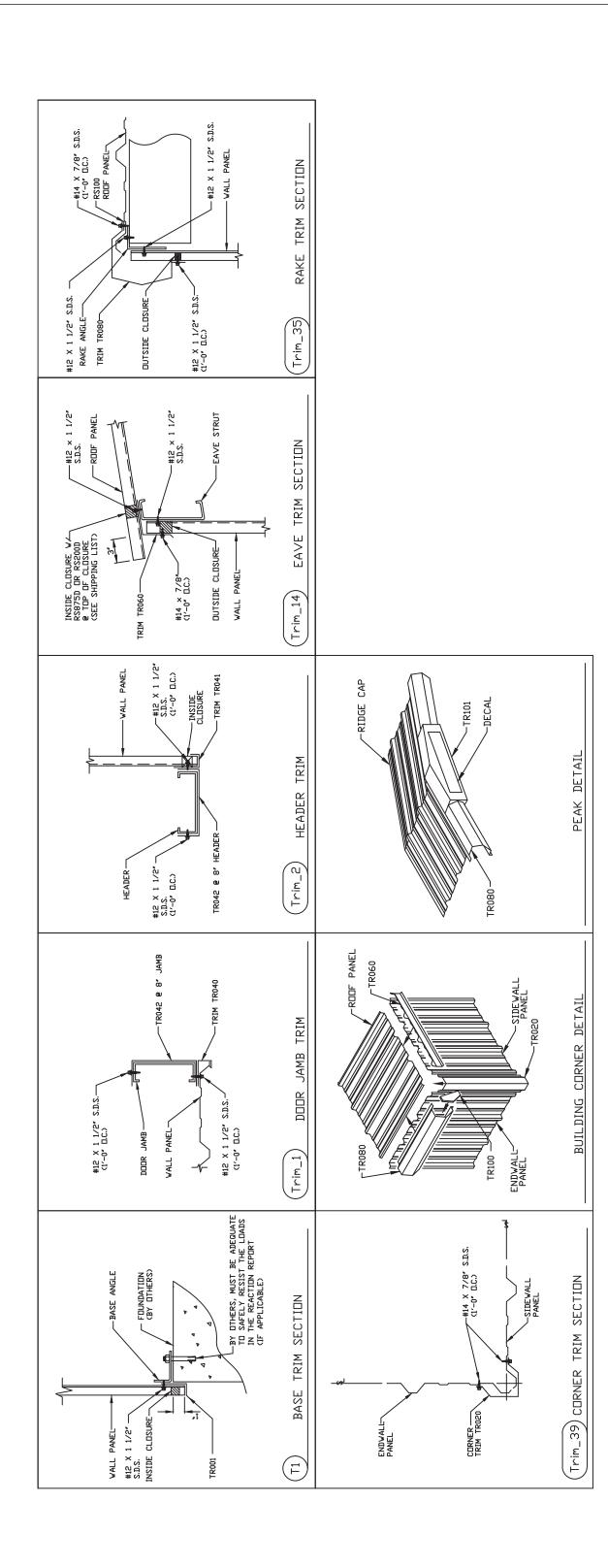


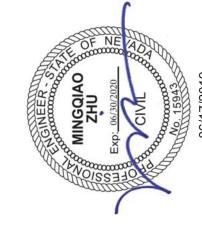
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 From:
 Lawson, Jacqueline

 To:
 Pelham, Roger

 Cc:
 Dayton, Brittany

 Subject:
 FW: August Agency Review Memo III

 Date:
 Wednesday, August 21, 2019 8:22:49 AM

 Attachments:
 August Agency Review Memo III.pdf

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Good morning Roger,

The EMS Program does not currently have any comments regarding the Administrative Permit Case Number WADMIN19-0018 (Hebert Garage) included in August Application Review Memo III. Please let me know if you have any questions.

Thank you

Jackie

 From:
 Gil. Donald

 To:
 Pelham. Roger

Subject: FW: August Agency Review Memo III

Date: Friday, August 23, 2019 8:43:57 AM

Attachments: August Agency Review Memo III.pdf
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Roger,

The Washoe County Sheriff's Office Patrol Division has no concerns with item #2.

Thank you,

Don



WASHOE COUNTY

COMMUNITY SERVICES INTEGRITY COMMUNICATION SERVICE

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

August 21, 2019

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Administrative Permit Case Number WADMIN19-0018 (Hebert Garage)

Project description:

The applicant is proposing to approve and administrative permit to allow the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet. Project located at 11537 Sitka Street, approximately 500 feet east of its intersection with Arizona Street, Assessor's Parcel Number: 080-311-04.

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

The application is proposing an accessory structure. There are no comments or conditions.



Washoe-Storey Conservation District

Bret Tyler Chairmen Jim Shaffer Treasurer Cathy Canfield Storey app Jean Herman Washoe app

1365 Corpotate Blvd. RenoNV 89502 775 857-8500 ext. 131

September 04, 2019

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WADMIN 19-018 Herbert Garage

Dear Roger,

In reviewing the administrative permit for Hebert Garage, the Conservation District has no comments on the project.

Thank You for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

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NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held September 9, 2019, at the North Valleys Regional Park — Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Roger Edwards. A quorum was present.

Present: Kenji Otto, Rob Pierce, Pat Shea, Roger Edwards, Teresa Aquila, Wes Johnson (alternate).

Absent: Craig Durbin (alternate, not excused)

2. *PLEDGE OF ALLEGIANCE - The pledge was recited.

3. *PUBLIC COMMENT -

Tim Fadda spoke about the Hebert garage. He said he doesn't see a problem with it because he has something similar. He said he doesn't see an issue as long as there is no water or sewer services for the garage. It's not a residential structure. He said he would like development to stop in the area. He said our lifestyle is agricultural. They need to go someplace else if the development is less than one acre parcel.

- **4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 9, 2019** Teresa Aquila moved to approve the agenda for the meeting of September 9, 2019. Pat Shea seconded the motion to approve the agenda for September 9, 2019. The motion carried unanimously.
- **5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 10, 2019** Pat Shea moved to approve the meeting minutes of June 10, 2019. Teresa Aquila seconded the motion to approve the meeting minutes of June 10, 2019. The motion carried unanimously.
- 6. ELECTION OF OFFICERS Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2019/2020 term, elected officers will be effective immediately. (for Possible Action)
 MOTION FOR CHAIR: Roger Edwards moved to nominate Pat Shea to be Chair person. Kenji Otto seconded the nomination for Pat Shea to be chair. Motion carried unanimously. Pat Shea introduced himself.

MOTION FOR VICE CHAIR: Roger Edwards moved to nominate himself to be Vice Chair. Teresa Aquila seconded the nomination for Roger Edwards to be chair. Motion carried unanimously. Roger Edwards introduced himself.

New members, Rob Piere and Kenji Otto introduced themselves

- **7. DEVELOPMENT PROJECTS** The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. https://www.washoecounty.us/csd/planning and development/index.php
- 7.A. 7. DEVELOPMENT PROJECTS The project description is provided below with links to the application.
 7.A. Administrative Permit Case Number WADMIN19-0018 (Hebert Garage) Request for community

feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet. (for Possible Action)

- Applicant\Property Owner: Scott Hebert
- Location: 11537 Sitka Street, Approx. 500 ft. east of the intersection with Arizona St.
- Assessor's Parcel Number: 080-311-04
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Scott Hebert, homeowner, provided a brief overview of the project. He said he has been looking for a property to fix up and build a big garage to retire. He said he has remodeled the house and cleaned up the lot. He applied for a permit to build a garage to store his RV and equipment. He said he plans to run only electrical, not other utility services. He had pictures of his lot. He wanted to reassure the neighbors that he brings value to the area. He had pictures of similar metal buildings in the neighborhood. He wants to keep everything stored inside and keep the yard tidy. He said the proposed garage is 30 feet from the back fence and 40 feet from the current garage and 16 feet tall.

Roger Pelham, Washoe County Planner, said he is available for code, policy, and process questions. He said this is a detached accessory dwelling that is larger than the main dwelling which requires special review. The color of the proposed garage matches the home. It's a simple case.

Roger Edward asked if the owner hired a contractor. Scott said yes. He explained the building process. Rob Pierce asked if there are concerns with encroachment on other neighbors. Scott said no.

Kenji Otto said he saw the satellite photo and the neighbor has a similar garage. He asked if it's for personal use. Scott said yes.

Mr. Fadda recommended 200 amp electrical for the shop for the machinery. Teresa said it depends on the transformer and its additional charge if he has to get that changed.

Tim Jeter said he is a neighbor and he is in support of the garage. He said the garage will block the view of other lots that aren't as nice.

Roger Pelham said the neighbors received notice. This will be heard at Board of Adjustment on October 3.

MOTION: Teresa Aquila moved to recommend approval and forward community and Citizen Advisory Board comments to Washoe County Staff on a request for the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 sq. ft. Roger Edwards seconded the motion. The motion carried unanimously.

- **7.B.** Special Use Permit Case Number WSUP19-0014 (Columbia Hill Grading)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for grading of a driveway, building pad, and arena associated with a single family residence. The total graded area proposed is 130,921 square feet, 4,031 cubic yards of cut, and 4,147 cubic yards of fill. (for Possible Action)
- Applicant\Property Owner: Rubicon Design Group\Teru Langsdale
- Location: 120 Columbia Ct.

- Assessor's Parcel Number: 079-342-09
- Staff: Chris Bronczyk, Planner, (775) 328-2612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Derek Wilson, Rubicon Design Group, provided an update of the project. He said the grade quantity tripped the threshold for a special use permit. He said it will be graded for a single house, driveway, and horse area. He said there was an informal driveway made years ago. The driveway wasn't up to standards and this project will bring it up to current standards.

Roger Edwards asked where will the bulk of the dirt come from. Chris Broncyzk, Washoe County Planner, said the dirt will come from the new driveway. Chris said this triggered a SUP because they are grading, percentage of slopes, and it exceeds 5,000 cubic yard major grading. Between cut and fill, they are at 8,000.

No public comment.

MOTION: Roger Edwards moved to recommend approval to forward community and CAB comments to Washoe County staff on a request for grading a driveway, building pad, and arena associated with a single family residence. Rob Pierce seconded the motion. The motion passed unanimously.

- 7.C. Special Use Permit Case Number WSUP19-0017 (Cold Springs Elementary Grading) Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow for grading of a ± 10.07 -acre area, including excavation of $\pm 1,617$ cubic yards of earthen material and importation of ± 93 cubic yards of fill material to facilitate the construction of Cold Springs Elementary School. (for Possible Action)
- Applicant\Property Owner: Washoe County School District\Woodland Village Phase 22 LLC
- Location: Northeast of the intersection of Briar Dr. and the future New Forest Dr.
- Assessor's Parcel Number: 556-290-32
- Staff: Sophia Kirschenman, Park Planner, (775) 328-3623; Skirschenman@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Andy Durling, Wood Rogers, provided a project overview. He said he is representing the School District. He showed a map of the proposed site of a new elementary school. County codes states for sites for more than 4 acres for a certain amount of disturbed dirt during grading triggers a special permit. Decomposed granite will be put around the play area. 26% of site will be decomposed granite. It's used as ground cover, but not considered a landscape ground cover in this case.

Sophia Kirschenman, Washoe County Planner, introduced herself and was available to answer questions. She said we are just considering grading and decomposed granite.

No public comments.

MOTION: Teresa Aquila moved to recommend approval and forward comments to Washoe County Staff. Roger Edwards seconded the motion. The motion carried unanimously.

8. *Update on and Discussion of the Upcoming US 395 North Valleys Improvement Project- Pedro Rodriquez, NDOT Project Manager, will provide an update and lead a discussion on the US 395 North Valleys Improvement Project (Project limits are on US 395 from Lemmon Drive to McCarran Blvd.)

Pedro Rodriguez, project management, provided an updated North Valleys 395 project. He noted he has been here a few meetings ago to provide an update. He said the scope of work originally include improvements between McCarren to Lemmon Drive, new bridge at Parr, new southbound general purpose lane, auxiliary lane, braided ramp, and DDI at Lemmon drive. He said we spoke about balancing the design of project and the budget. He reported they are over budget. It was budgeted at \$80million; he said they are at \$97million. He said they have to look at changing the limits. He said they will now look at McCarren to Golden Valley. Golden Valley to Lemmon will be phase two. The project is more money and less of a scope. He said the lane configuration will stay the same; braided ramp. He said he has been promoted, and he introduced Jae Pullen, project manager. Pedro said the updates will be reflected on the website.

Rob Pierce asked if south bound Golden Valley would get a signal or roundabout. Pedro said the studies showed signals would suit that area, but won't happen in this phase.

Pedro spoke about a traffic study two years ago. Jae spoke about what warrants signals. He said a signal is \$1million dollars.

Teresa asked about Parr Blvd north bound ramp that backs up on the freeway with TMCC traffic. Pedro said the auxiliary lanes will help. Jae said we are widening the road, and engineers are working on the bridge. Pedro said we are analyzing that.

Kenji asked if Cold Springs would be included or if there are any future projects to address future traffic. Pedro said projections were included in the model, but nothing is planned for future in Cold Springs. Jae said the developer would have to pay for interchange improvements. Kenji said he is concerned with the traffic getting worse. Pedro said they have projections that are included in this model, but they don't know exactly what will be developed in the future. Kenji said the population has doubled since the last census, and would like them to stay on this study as future growth happens. Pedro said if these improvements didn't happen 395 would be a parking lot and it helps clear the concerns that have been expressed. Pedro said a new study would be conducted if there were major new developments happen. Jae said NDOT said RTC is the glue that holds all the agencies together. Pedro said this study was spurred when Ray Lake notified them of the need. They said they started receiving complaints. Kenji said he is concerned with emergency services responses with traffic.

Ray Lake asked what takes place at Golden Valley bridge. He said that it tappers from 3 lanes to 2 lanes. He is concerned that the diverging diamond is being deferred. Pedro said Phase one will get additional auxiliary lane on both north and south bound which will help alleviate the traffic. He said they can wait a few years until they are widen. Ray said traffic takes alternate routes which impacts Golden Valley off-ramp. Pedro said the braided ramp at Panther will provide additional storage.

Tim Fadda said traffic studies from two years ago are skewed due to new development. There was an accident on Friday morning that backed up the traffic to Border Town. It needs to be 4-lanes to the state line. There is no access for emergency vehicles.

Pat Shea said turn-outs would be good for emergency vehicles between the interchanges so they can turn around sooner to help an accident. Jae said they will speak with NHP and Sheriff's office.

Kenji asked if North Virginia is NDOT. Jae explained the portions that are maintained by Washoe County and portions are NDOT.

9. *Presentation and Discussion of the Hazard Mitigation Planning Process – Washoe County will provide a brief overview of the hazard mitigation planning process, including the goals of the updated hazard mitigation plan, discussion of the priority hazards that have been identified, the process for developing mitigation strategies, and next steps, including ways members of the public can get involved.

Aaron Kenneston, Washoe County Emergency Manager, provided a presentation of hazard mitigation plan. He said it's updated every 5 years. In this region, wildfires and closed basin flooding are the two areas of focus.

Matthew Lieuallen, project director on this plan, provided materials and an overview of mitigation planning. Pat Shea asked for his contact information so he can call him about a specific topic. Matthew's contact information is mlieuallen@ene.com.

Roger Edwards asked about the survey. He said he can help get the word out about the survey. He spoke about the frustration of the FEMA process. He said these plans help to get FEMA funding.

Tim Fadda spoke about FEMA flood plain. He said he has issues with Petco building built on 67 acres of a flood plain which exacerbated the flooding in the area. He said an old engineering study stated not to build in the flood plain. Aaron said there have been changes in codes to address these issues. Tim Fadda said retention basins and ponds do not work. They need a comprehensive storm drain system to address the run-off.

- **10.* Commission Update Commissioner Herman was not in attendance.**
- 11.* Chair/board member items There were no chair updates or comments.
- **12.** *General Public Comment There were no public comments.

Adjournment - meeting adjourned at 7:31 p.m.

CAB members: 6 Staff members: 4 Elected officials: 0 Public Members: 15