



Board of Adjustment Staff Report

Meeting Date: October 3, 2019

Agenda Item: 8H

ADMINISTRATIVE CASE NUMBER: WADMIN19-0018 (Hebert Garage)

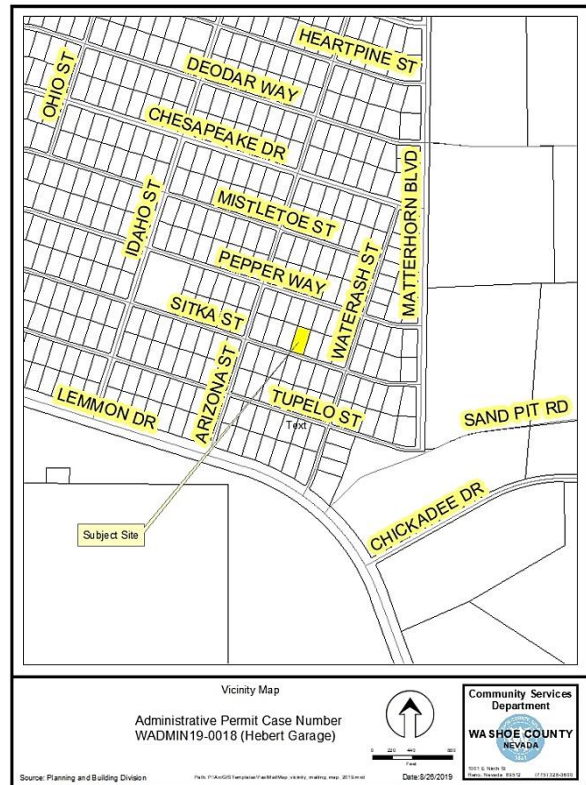
BRIEF SUMMARY OF REQUEST: Construction of a detached accessory structure of approximately 2,400 square feet.

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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Exhibits Contents

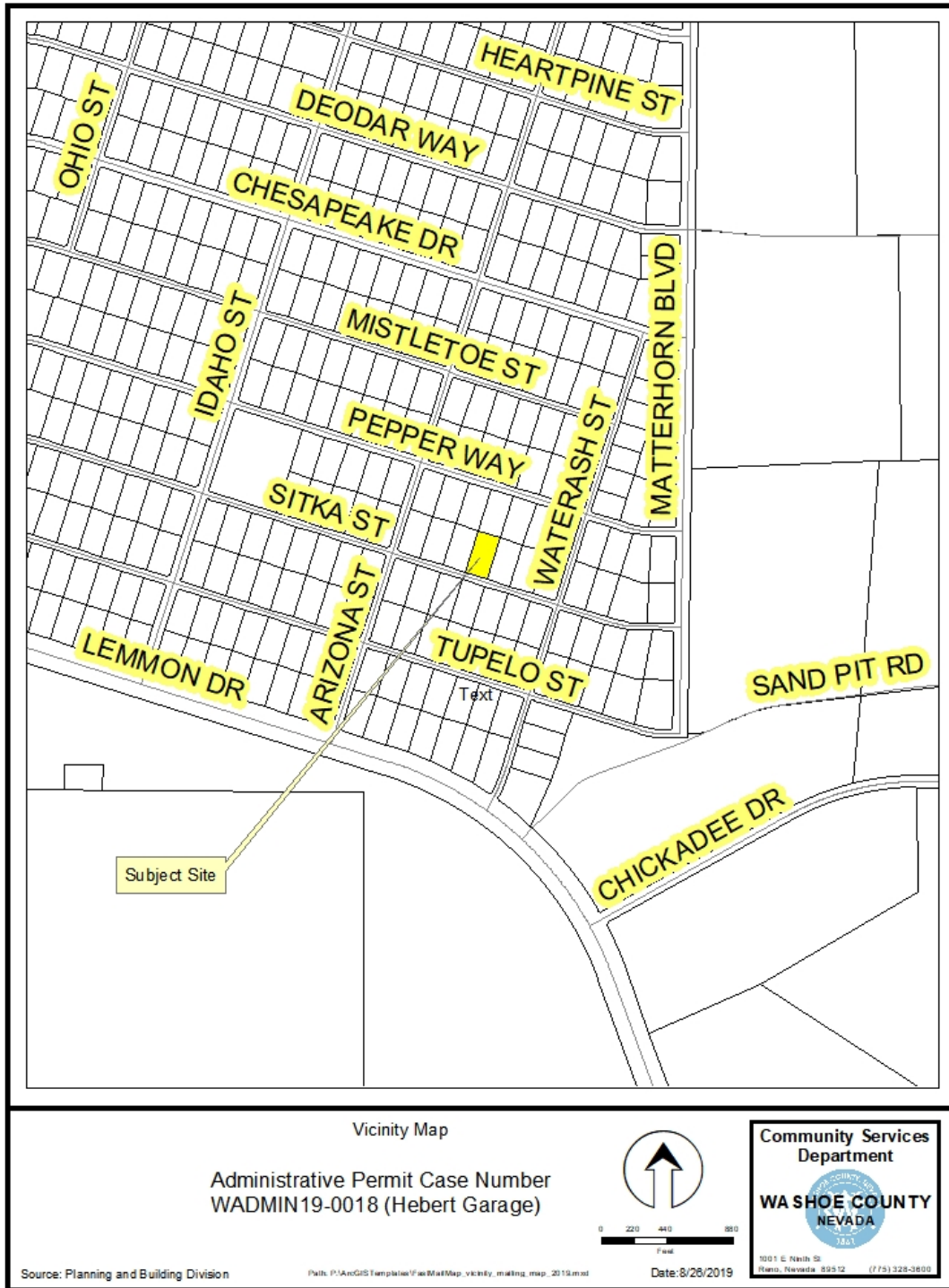
Conditions of Approval Exhibit A
Project Application Exhibit B
Public Notice Exhibit C
Agency Comments..... Exhibit D
North Valleys CAB Draft Minutes Exhibit E

Administrative Permit Definition

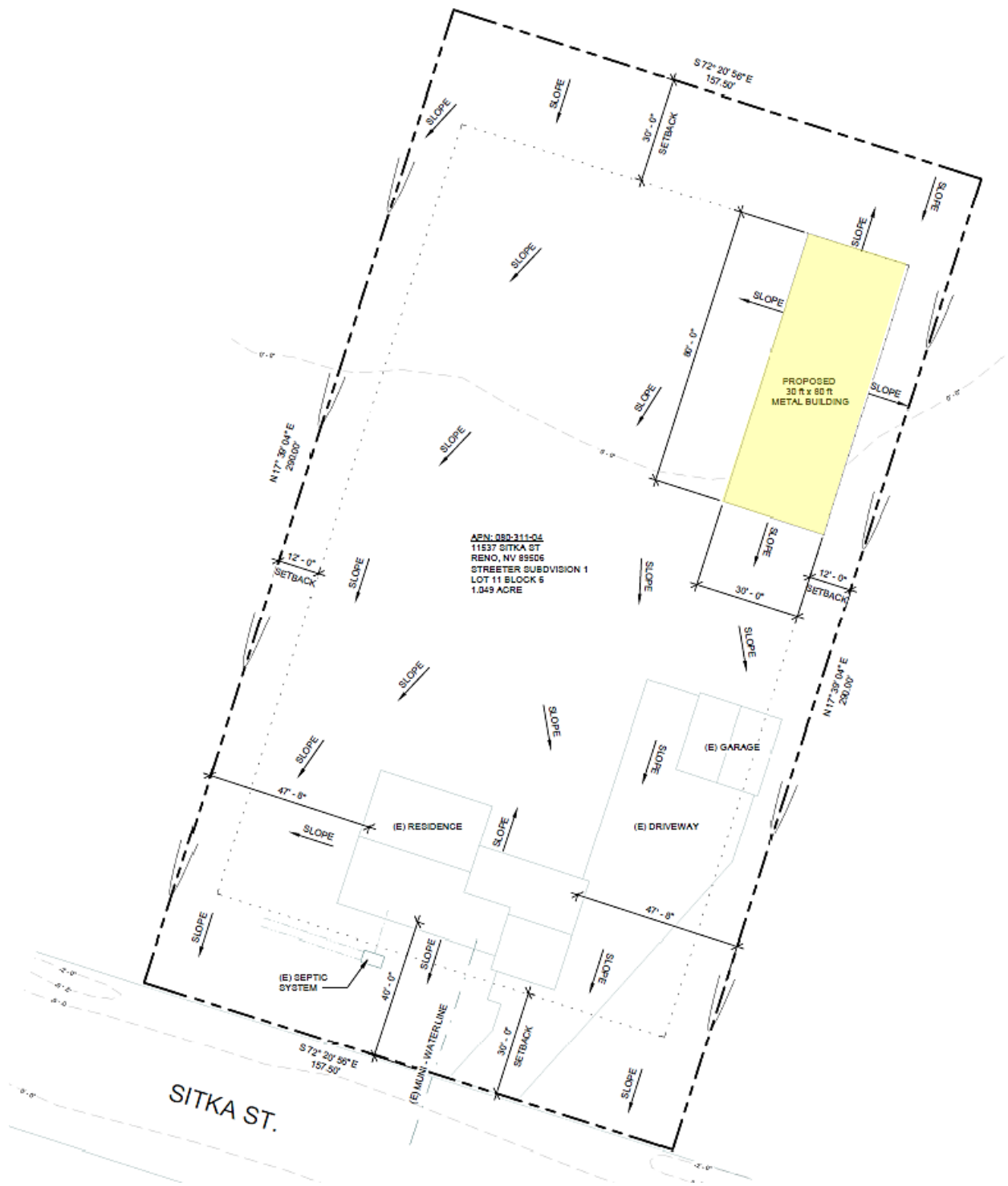
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board 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.

1. 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.
3. 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.
5. 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.
7. 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.
8. Neighbor spoke and said he was for building because it would look better than some of the other yards with junk in them.
9. 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
 - 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. Consistency. 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.
Staff Comment: 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. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
Staff Comment: The 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. Site Suitability. 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.
Staff Comment: 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. 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: 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. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
Staff Comment: There is no military installation 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. **Consistency.** 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. **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 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;
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;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

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

Applicant/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.

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

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

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

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

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

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

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

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		Staff Assigned Case No.: _____	
Project Name: <i>Scott's Garage</i>			
Project Description: <i>Garage / work shop</i>			
Project Address: <i>11537 Sitka St. Reno NV. 89506</i>			
Project Area (acres or square feet): <i>2,400 Sq. Ft.</i>			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<i>080-311-04</i>	<i>1.049</i>		
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: <i>Scott Hebert</i>		Name:	
Address: <i>11537 Sitka St</i>		Address:	
<i>Reno NV. Zip: 89506</i>		Zip:	
Phone: _____ Fax: _____		Phone: _____ Fax: _____	
Email: <i>scott-hebert@stglobal.net</i>		Email:	
Cell: <i>714 873 5631</i> Other: _____		Cell: _____ Other: _____	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip: _____		Zip: _____	
Phone: _____ Fax: _____		Phone: _____ Fax: _____	
Email: _____		Email: _____	
Cell: _____ Other: _____		Cell: _____ Other: _____	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: _____ Initial: _____		Planning Area: _____	
County Commission District: _____		Master Plan Designation(s): _____	
CAB(s): _____		Regulatory Zoning(s): _____	

Property Owner Affidavit

Applicant Name: Scott Hebert

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, 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.)

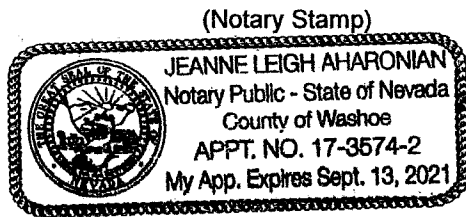
Assessor Parcel Number(s): 080-311-04

Printed Name Scott Hebert
Signed Scott D. Hebert
Address 11537 Sitka St.
Reno, Nv. 89506

Subscribed and sworn to before me this 12th day of July, 2019.

Jeanne Leigh Aharonian
Notary Public in and for said county and state

My commission expires: 09/13/2021



*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)

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

Garage / storage / work shop 30x80 2400 sq. ft

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

Building bigger than House

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

None

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

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

no

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

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

Value to Property and clean yard

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

Keep building and house looking good and match colors

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

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

--

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

<i>Paint to match House</i>

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

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

14. Utilities:

a. Sewer Service	
b. Water Service	

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	

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

--

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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 [click here](#)

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

Washoe County Parcel Information

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 6 Lot 11 Range 19 SubdivisionName STREETER SUBDIVISION 1		

Installments

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
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

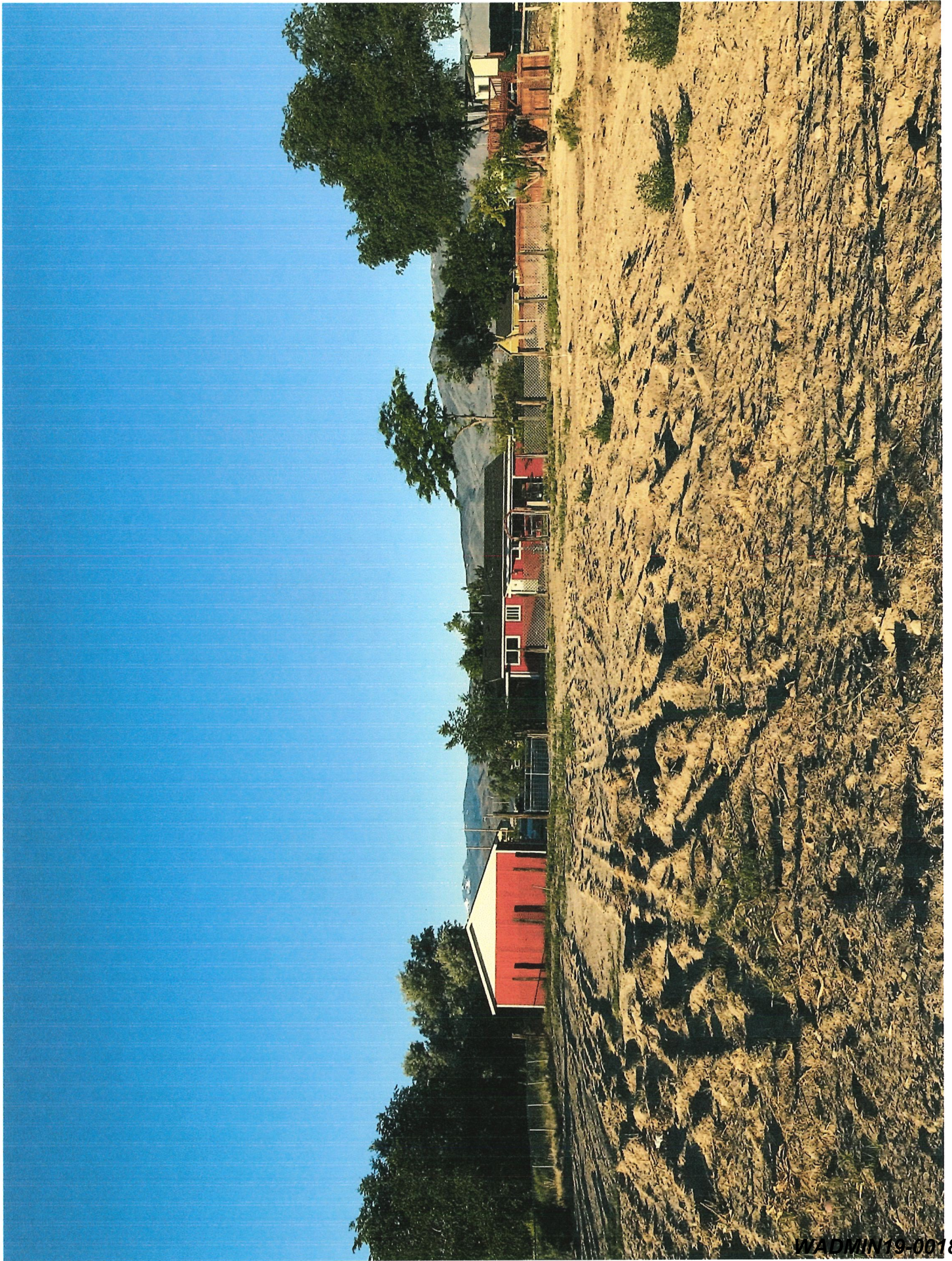
	Gross Tax	Credit	Net Tax
Remediation	\$2.96	\$0.00	\$2.96
State of Nevada	\$67.50	(\$13.22)	\$54.28
Truckee Meadows Fire Dist	\$214.42	(\$41.98)	\$172.44
Washoe County	\$552.60	(\$108.20)	\$444.40
Washoe County Sc	\$452.08	(\$88.52)	\$363.56
Total Tax	\$1,289.56	(\$251.92)	\$1,037.64

Payment History

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

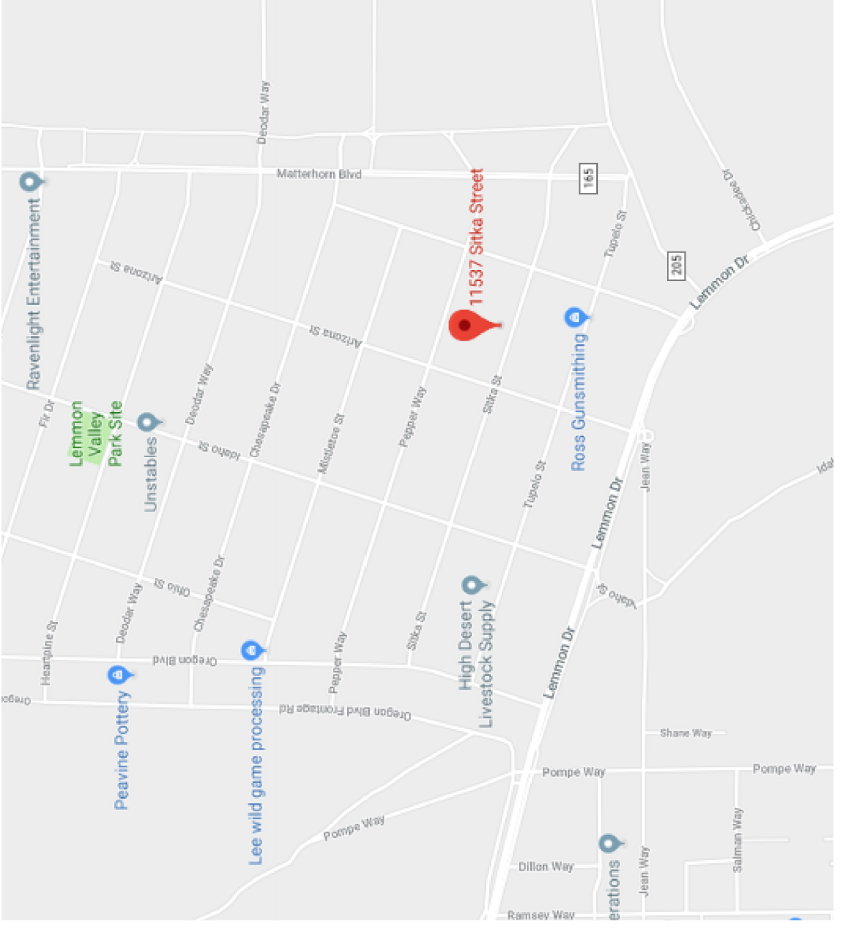
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.





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



Vicinity Map

N.T.S.

SITE PLAN NOTES:

1. DIMENSIONS TO EXISTING AND PROPOSED STRUCTURES ARE ESTIMATES TO THE NEAREST ONE FOOT INTERVAL. PROPERTY WAS NOT SURVEYED. SITE INFORMATION DERIVED FROM WASHOE COUNTY ASSESSOR PROPERTY DATA, ONLINE GIS INTERNET MAP SERVER, EXISTING DOCUMENTS AND SITE VISIT..
2. EXISTING LANDSCAPING, GRADING AND DRAINAGE TO REMAIN. DO NOT DISTURB DURING CONSTRUCTION.
3. PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, FUNCTION OR COMPLIANCE OF EXISTING SEPTIC SYSTEMS AS SHOWN ON THIS SITE.
4. NO DOCUMENTED EXISTING WELLS ON ADJACENT PROPERTIES LOCATED WITHIN 200' OF THE SUBJECT PROPERTY. PROPERTY HAS SEPTIC PER PLAN.
5. NO DOCUMENTED EXISTING SEPTIC SYSTEMS LOCATED WITHIN 200' OF THE SUBJECT PROPERTY BASED UPON INFORMATION SUPPLIED BY WASHOE COUNTY HEALTH DEPARTMENT.
6. NO DOCUMENTED NATURAL DRAINAGES NOTED ON SITE OR WITHIN 100' OF SUBJECT PROPERTY.
7. PROPERTY IS OUTSIDE FEMA FLOOD ZONE DESIGNATIONS AND NO 100 YEAR FLOOD PLAIN BOUNDARIES WITHIN 100' OF PROPERTY.

PROJECT SITE NOTES:

1. CONTRACTOR SHALL PROVIDE 2% SLOPE DRAINAGE AWAY FROM EXISTING AND NEW CONSTRUCTION MIN. 10' FROM STRUCTURES.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SEPTIC SYSTEM AND VERIFY COMPLIANCE WITH WASHOE COUNTY HEALTH DEPARTMENT GUIDELINES AND APPLICABLE BUILDING CODES.

SITE PLAN

FOR:

SCOTT HEBERT

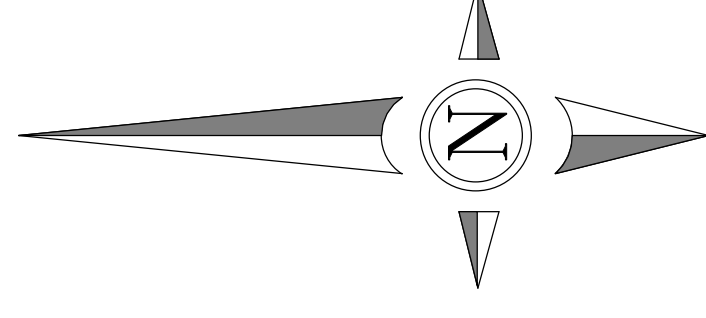
11537 SITKA ST.
RENO, NV 89506
APN: 080-311-04

7/10/2019 2:28:03 PM

SIGNATURE OF QUALIFIED INDIVIDUAL OR REPRESENTATIVE



A0.1



SITE PLAN

1" = 20'-0"

BUILDING SPECIFICATIONS

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

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes : "Specification for the design -American Institute of Steel Construction 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.
 Material properties of cold formed light gage steel members conform to the requirements of ASTM A-653, with a minimum yield point of 55 KSI
 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" condition as defined by the RCSC Specification for Structural Joints Using A325 or A490 Bolts, Latest Edition, section 8.1, unless noted otherwise. Bolts in standard holes do not require washers per section 6.

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

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract drawings and specifications. (AISC 303-10 Code of Standard Practice)

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

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

It is the contractor's responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable.

The Contractor is responsible for the verification of all shipments received. Any "external" damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. NO EXCEPTIONS!!!

OLYMPIA STEEL BUILDINGS

DESIGN LOADING

This structure is designed utilizing the loads indicated and applied by the :
IBC 2018

It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department.

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

- 20.00 PSF Live Load
- No LL Reduction Allowed
- 30 PSF Ground Snow Load
- 1.00 Thermal Factor (Ct)
- 1 Snow Exposure Factor (Ce)
- 120 MPH Wind Load Exposure C (If applicable)
- 2.000 PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.)
- 1 PSF Collateral Load (Ceilings, Sprinklers, Etc.)

II - Normal Risk Category I_s 1.0000 I_e 1.00

SEISMIC DATA :

- 1) Mapped Spectral Acceleration for Short Period, S_s 1.52
- 2) Site Coefficient, F_a 1.0000
- 3) Seismic Design Category = D
- 4) Seismic Coefficient = 1.01
- 5) Site Class = D
- 6) Basic Structural System and Seismic Resisting System
Ordinary Moment Frame of Steel
- 7) Frames: R = 3.5000
- 8) Analysis Procedure = Equivalent Lateral Force

DRAWING INDEX


- CS-1 Drawings Cover Sheet
- CS-2W Fastner schedule
- E1 Anchor Bolt Plan
- E2 Anchor Bolt Details & Reactions
- E3 Rigid Frame Elevation
- E4 Sidewall Framing
- E5 Endwall Framing
- E6 Roof Framing Plan
- E7 Sidewall Sheeting
- E8 Endwall Sheeting
- E9 Detail Drawings
- E10 Detail Drawings
- E11 Trim Drawings

These Drawings are for :

- Construction Approval *
- Permit Anchor Bolts & Reactions

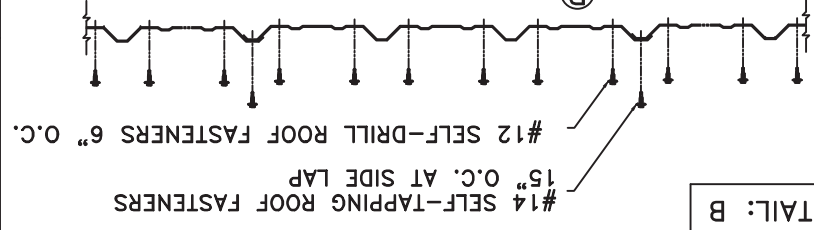
* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving dimensions and/or details. Please verify requested dimensions by indicating "OK".

FBC product approval numbers: FL19604 & FL19606

T&Z Consulting Services, LLC Nevada COR No. 26501		DSN: MQZ	DWN: MKO	REV:
Engineering Seal 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.		DET: MN	CHK: DP	NO. DATE
		REVISIONS		SCALE: NOT TO SCALE
		PROFESSIONAL ENGINEER		DATE: 6/ 7/19
		06/17/2019		JOB NO: 004989
				SHT. NO: CS-1

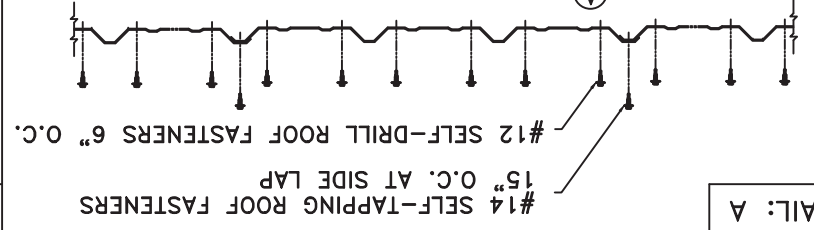
DRAWINGS COVER SHEET	
CUSTOMER :	SCOTT HEBERT
	11537 SITKA ST, RENO NV 89506
	COUNTY : WASHOE COUNTY
OLYMPIA STEEL BUILDINGS 400 ISLAND AVE MCKEES ROCKS PA 15136	

FASTENER PATTERN
AT INTERMEDIATE PURLIN OR GIRT OR LINER PANEL

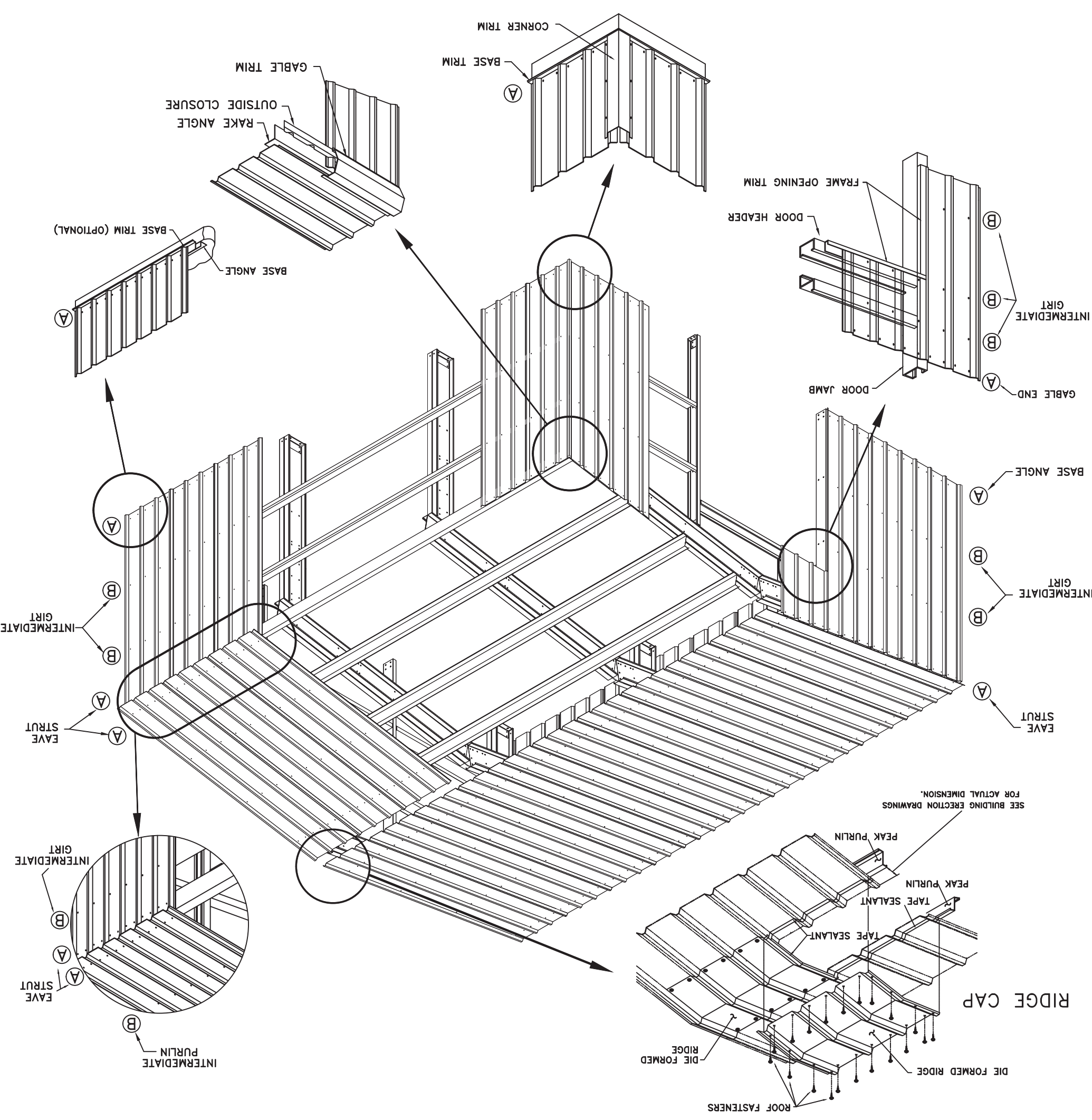


DETAIL: B

FASTENER PATTERN
AT BASE ANGLE, EAVE STRUT, RIDGE CAP
& INTERMEDIATE PANEL LAPS



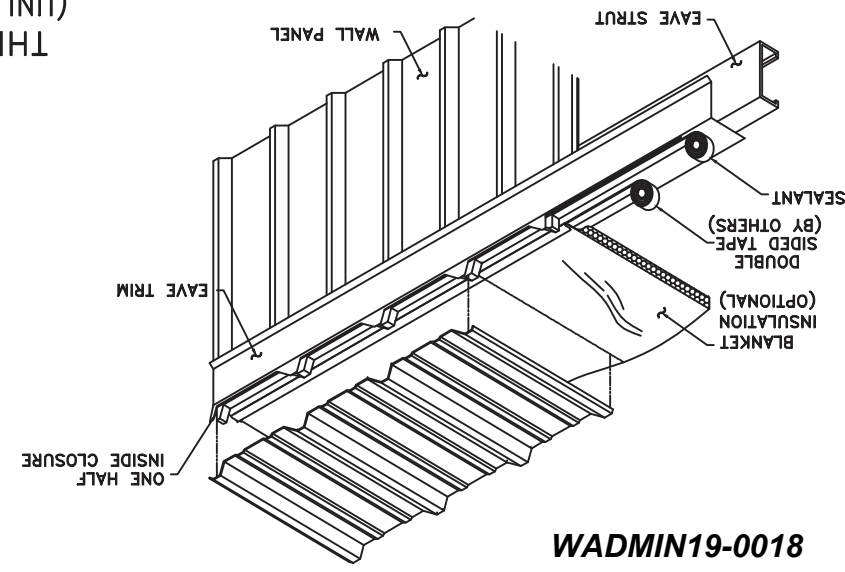
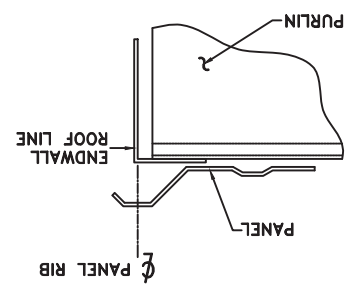
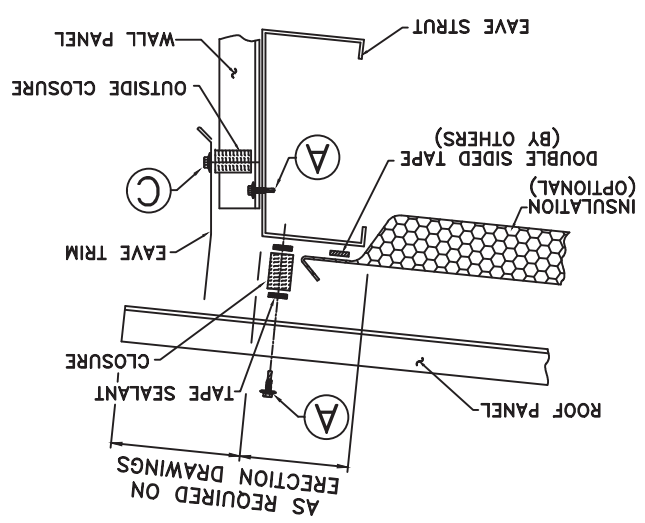
DETAIL: A

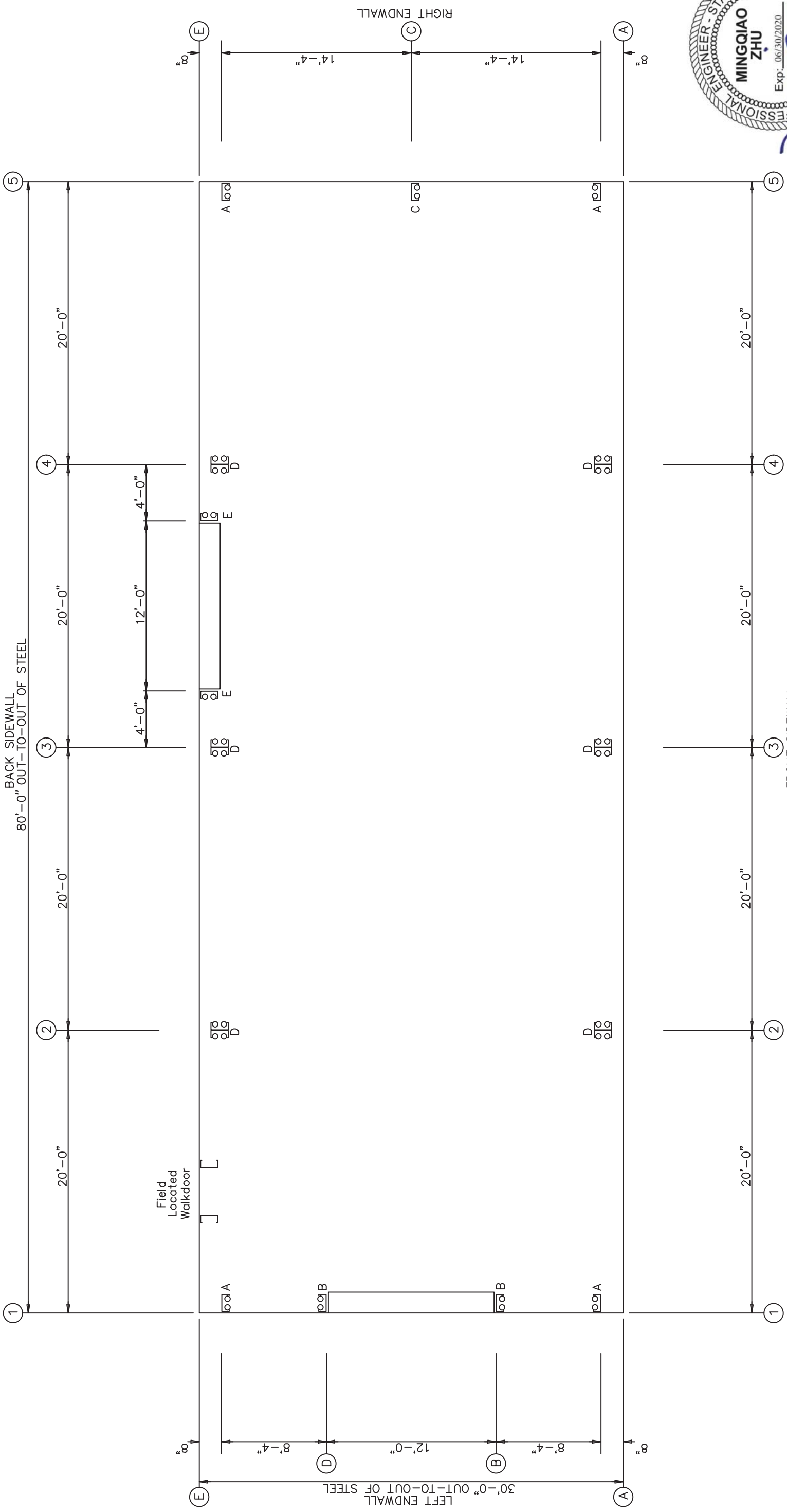


FASTENER SCHEDULE

INSTALLATION OF THE FIRST ROOF PANEL (UNLESS NOTED ON DRAWINGS)

SECTION AT EAVE





ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



06/17/2019

OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/ 7/19
Designer: MQZ	Date: 6/ 7/19
Detailer: MN	Date: 6/ 7/19
Checker: DP	Date: 6/ 7/19
ANCHOR BOLT PLAN	
Sht E1 of 11	

NOTES FOR REACTIONS

Building reactions are based on the following building data:

- Roof Length (ft) = 30
- Eave Height (ft) = 16 / 16
- Roof Slope = 2.0/12 / 2.0/12
- Dead Load (psf) = 2.000
- Collateral Load (psf) = 1
- Roof Live Load (psf) = 20.00
- Roof Snow Load (psf) = 120
- Wind Speed (mph) = 120
- Wind Code = IBC 2018
- Wind Exposure = Closed
- Importance = 1.00
- Seismic Design Category = D
- Seismic Coeff (F_oS_s) = 1.515

Load Combinations

- DL+LL+(L_w or SL)
- DL+LL+0.5W
- DL+0.75(0.7SEIS)+0.75(LL or SL)
- 0.6DL+0.6W
- 0.6DL+0.7SEIS

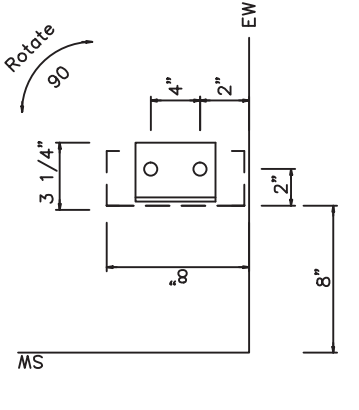
GENERAL NOTES

1. FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER.
2. THE BUILDING REACTION DATA, REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATION.
3. THE SPECIFIED ANCHOR BOLT DIAMETER ASSUMES ASTM A307 ANCHOR BOLT MATERIAL OF EQUAL STRENGTH. SET POINTS, INCLUDING THE STRENGTH REQUIREMENTS SET POINTS, INCLUDING STRENGTHS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER.
4. ANCHOR BOLTS TO BE SUPPLIED BY OTHERS. ANCHOR BOLT EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION ENGINEER.
5. ANCHOR BOLT PROJECTION ABOVE CONCRETE FINISHED SURFACE TO BE 1/8" UNLESS OTHERWISE NOTED BY FOUNDATION DESIGNER.
6. ANCHOR BOLTS SHALL BE ACCURATELY SET TO AND LOCATION.
7. THE ANCHOR BOLT LOCATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER MAY NOT SATISFY ANCHOR BOLT CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. THE MANUFACTURER MAKE SURE THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED IN THE FOUNDATION DESIGN.
8. MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.
9. THIS DRAWING IS NOT TO SCALE.

BUILDING BRACING REACTIONS

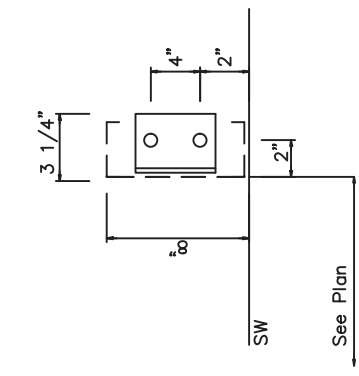
Loc	Line	± Reactions (k)		Panel Shear (lb/ft)
		Wind	Seismic	
L-EW	1	102	93	20
R-SW	A	61	55	15
B-SW	E	24	24	15

Dia= 1/2"



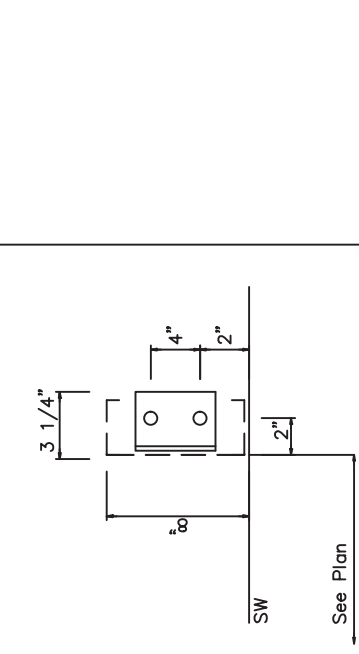
DETAIL A

Dia= 1/2"



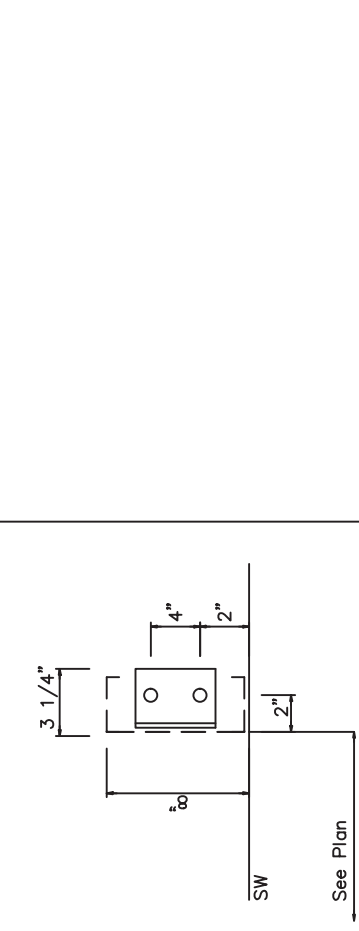
DETAIL B

Dia= 1/2"



DETAIL C

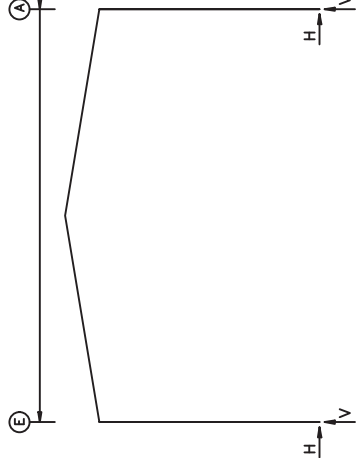
Dia= 1/2"



DETAIL D

DETAIL OF FIELD LOCATED WALKDOOR

FRAME LINES: 2 3 4



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bot Dia	Base-Plate Width (in)	Length (in)	Thick (in)	Grout
2*	E	4	0.500	8.000	7.000	0.375	0.0
2*	A	4	0.500	8.000	7.000	0.375	0.0

2* Frame lines: 2 3 4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead			Live			Snow			Wind			Seismic		
		Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat
2*	E	0.2	0.3	0.1	6.0	6.0	6.0	6.3	6.3	6.3	-5.1	-5.1	-5.1	-3.5	-3.5	-3.5
2*	A	-0.2	0.3	-0.1	6.0	6.0	-1.3	-1.3	-1.3	-1.3	-2.4	-2.4	-2.4	3.8	3.8	3.8
2*	E	-4.7	-5.2	-0.6	1.6	1.6	-6.2	-6.2	-6.2	-6.2	-0.8	-0.8	-0.8	0.8	0.8	0.8
2*	A	-1.6	-0.6	4.7	-5.3	-1.2	-5.3	-1.6	-1.6	-1.6	-0.8	-0.8	-0.8	0.8	0.8	0.8

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead			Live			Snow			Wind			Seismic		
		Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat	Horz	Vert	Collat
1	E	0.1	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1	D	0.4	0.1	0.1	2.5	2.7	-0.3	-0.3	-0.3	-0.3	-1.6	-1.6	-1.6	-2.3	-2.3	-2.3
1	B	0.4	0.1	0.1	2.5	2.7	-2.5	-2.5	-2.5	-2.5	-1.6	-1.6	-1.6	-2.3	-2.3	-2.3
1	A	0.1	0.0	0.0	0.5	0.5	-0.3	-0.3	-0.3	-0.3	-0.2	-0.2	-0.2	-0.4	-0.4	-0.4

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bot Dia	Base-Plate Width (in)	Length (in)	Thick (in)	Grout
1	E	2	0.500	3.250	6.000	0.375	0.0
1	B	2	0.500	3.250	6.000	0.375	0.0
1	D	2	0.500	3.250	6.000	0.375	0.0
1	A	2	0.500	3.250	6.000	0.375	0.0
5	C	2	0.500	3.250	6.000	0.375	0.0
5	E	2	0.500	3.250	6.000	0.375	0.0



06/17/2019

Customer: SCOTT HEBERT	Customer: SCOTT HEBERT
Design: RENO NV 89506	Design: RENO NV 89506
Date: 6/7/19	Date: 6/7/19
Factory ID: 004989	Factory ID: 004989
Designer: MQZ	Designer: MQZ
Sales ID:	Sales ID:
Date: 6/7/19	Date: 6/7/19
Checker: DP	Checker: DP
Date: 6/7/19	Date: 6/7/19

ANCHOR BOLT DETAILS & REACTIONS

LOAD CASES

- WIND_L1 = WIND LOAD FROM LEFT CASE 1
- WIND_R1 = WIND LOAD FROM RIGHT CASE 1
- WIND_LN1 = LONGITUDINAL WIND CASE 1
- SEISMIC_L = SEISMIC LOAD FROM LEFT
- SEISMIC_R = SEISMIC LOAD FROM RIGHT
- SEISMIC_CN = LONGITUDINAL SEISMIC LOAD
- UNBAL_L_SL_L = FRAME 1 UNBALANCED SNOW LEFT SIDE
- UNBAL_R_SL_R = FRAME 1 UNBALANCED SNOW RIGHT SIDE
- CRANE_1 = FRAME 1 CRANE LOAD IN POSITION 1
- SLIDE = SNOW DRIFT LOAD
- SLIDE = SLIDE SNOW LOAD

WADWIN-19-0018
EXHIBIT B

SPLICE BOLT TABLE

Mark	Qty		Type	Dia	Length
	Top	Bot			
CL1-1	8	0	A325	0.500	2.00
CL1-2	10	0	A325	0.500	2.00

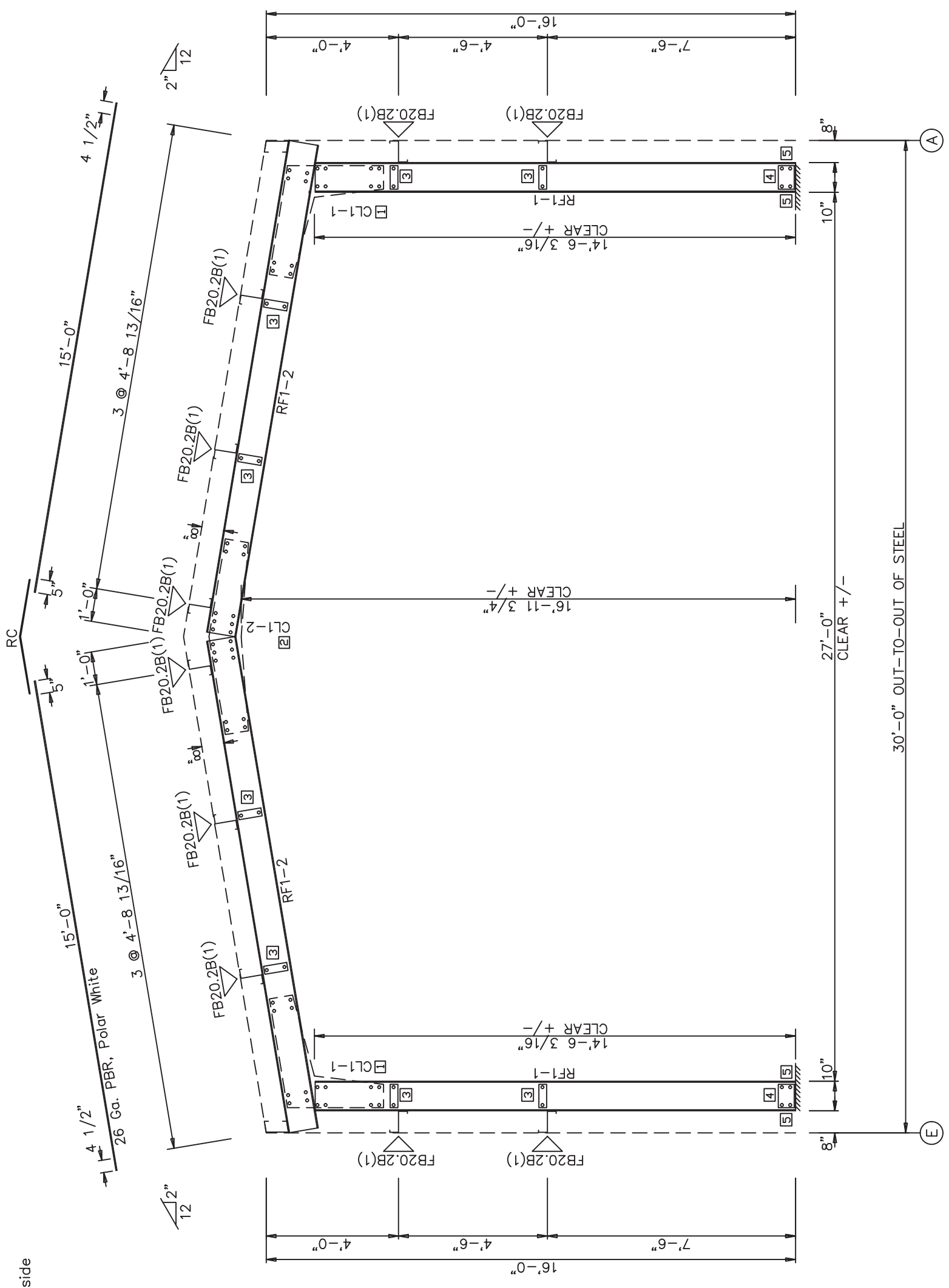
FLANGE BRACES: Both Sides(U.N.)
 FB20.2B(1): 20.2=length(in), (1)=one side
 B - L2X2X10G

MEMBER SIZE TABLE

MARK	MEMBER	LENGTH
RF1-1	10x55D12	14'-7 1/16"
RF1-2	10x55D12	15'-0 13/16"

CONNECTION PLATES

ID	Mark/Part
1	CL1-1
2	CL1-2
3	CLC101
4	CLC100
5	CLC003



RIGID FRAME ELEVATION: FRAME LINE 2 3 4



06/17/2019

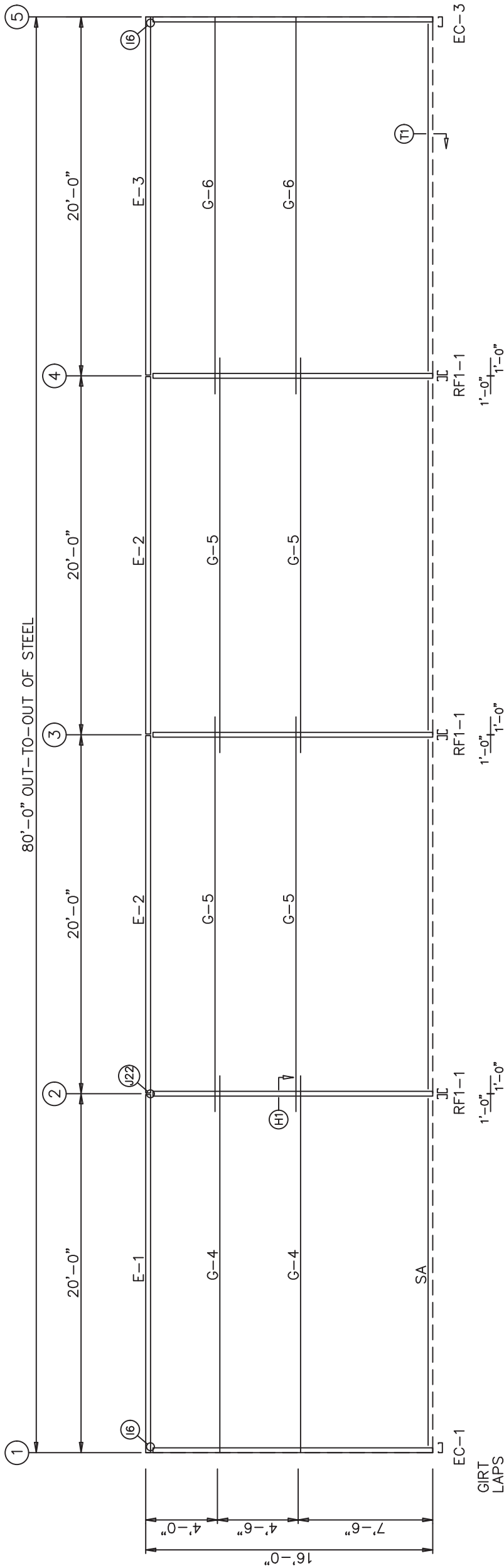
OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/ 7/19
Designer:MQZ	Date: 6/ 7/19
Detailer: MN	Date: 6/ 7/19
Checker: DP	Date: 6/ 7/19
Sales ID: 004989	
Factory ID: 004989	
RIGID FRAME ELEVATION	
Sht E3 of 11	

WADMIN 19-0018
 EXHIBIT B

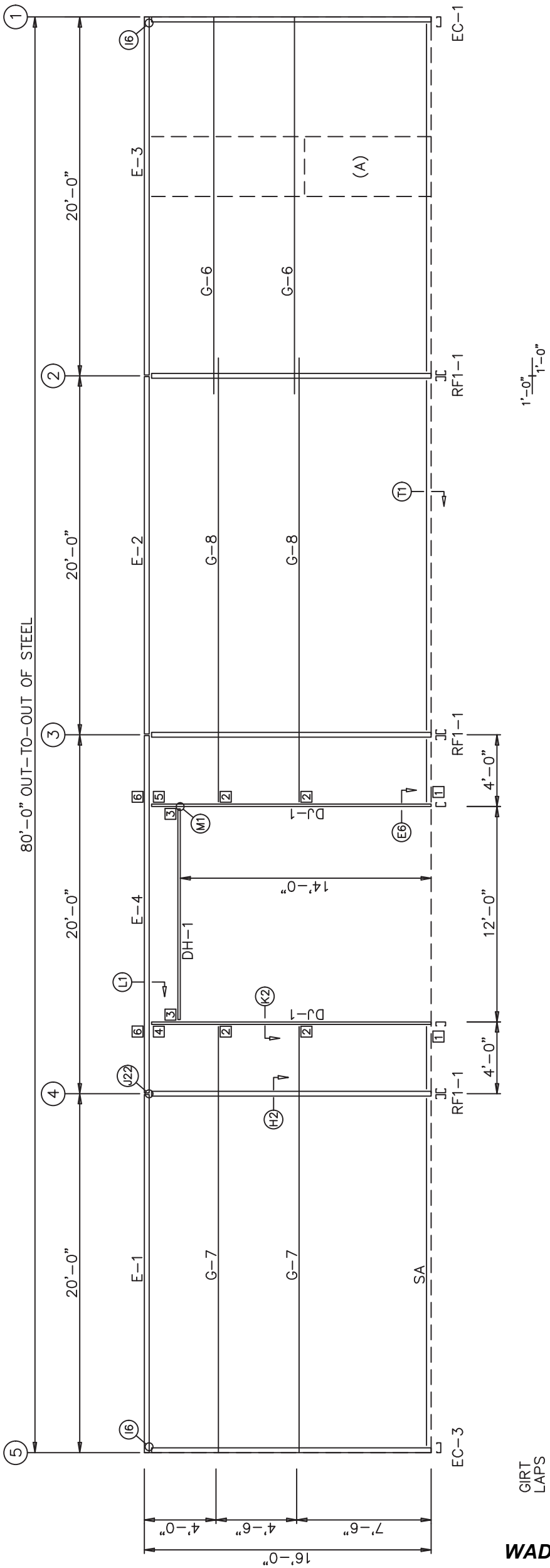
GENERAL NOTES:
 1. ALL FIELD WORK OF STRUCTURAL, SECONDARY MEMBER, PANEL/TRIM ITEMS MAY BE NECESSARY TO COMPLETE THE WORK. SUCH WORK IS CONSIDERED NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

MEMBER TABLE	FRAME LINE A & E	PART	LENGTH
DJ-1	8x275C16	15'-3 3/8"	
DJ-2	8x275C16	15'-3 3/8"	
DH-1	8x275C16	11'-11 1/2"	
DH-2	8x275C16	3'-3 1/2"	
E-1	8x275E16	19'-11 1/4"	
E-2	8x275E16	19'-11 1/2"	
E-3	8x275E16	19'-11 1/4"	
E-4	8x275E16	19'-11 1/2"	
G-4	8x25Z16	20'-11 1/2"	
G-5	8x25Z16	22'-0"	
G-6	8x25Z16	20'-11 1/2"	
G-7	8x25Z16	23'-7"	
G-8	8x25Z16	24'-7 1/2"	

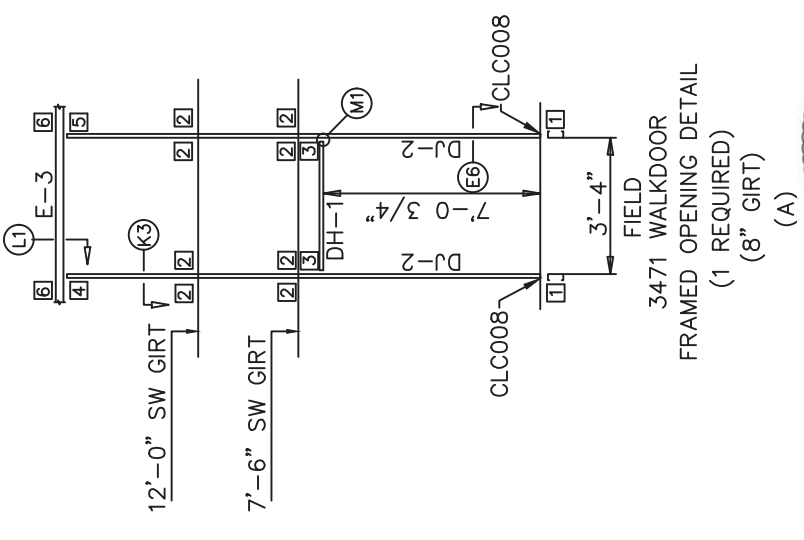
CONNECTION PLATES	
FRAME LINE A & E	
ID	MARK/PART
1	CLC008
2	CLC062
3	CLC025
4	CLC213
5	CLC212
6	SA



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE E



3471 WALKDOOR
FRAMED OPENING DETAIL
(1 REQUIRED)
(8" GIRTS)
(A)



06/17/2019

OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
Definer: MN	Date: 6/7/19
Checker: DP	Date: 6/7/19
Sales ID: 004989	
Factory ID: 004989	
Sht E4 of 11	

WADMIN190018
EXHIBIT B

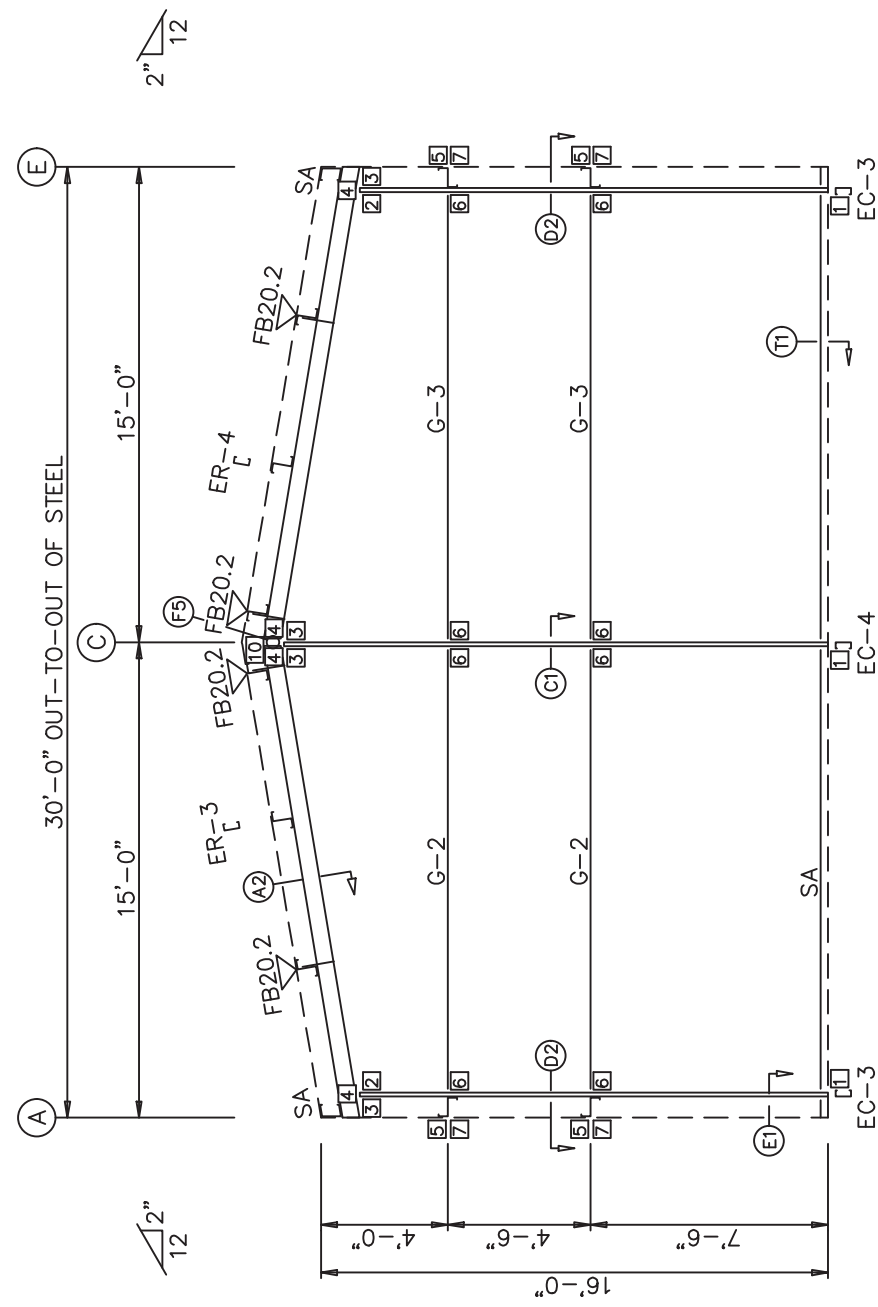
GENERAL NOTES:
MINOR FIELD WORK OF STRUCTURAL, SECONDARY MEMBER PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

BOLT TABLE	QUAN	TYPE	DIA	LENGTH
FRAME LINE 1 & 5	4	A325T	1/2"	2"
LOCATION	4	A325T	1/2"	2"
ER-1/ER-2	4	A325T	1/2"	2"
ER-3/ER-4	8	A325T	1/2"	2"
Columns/Raf				

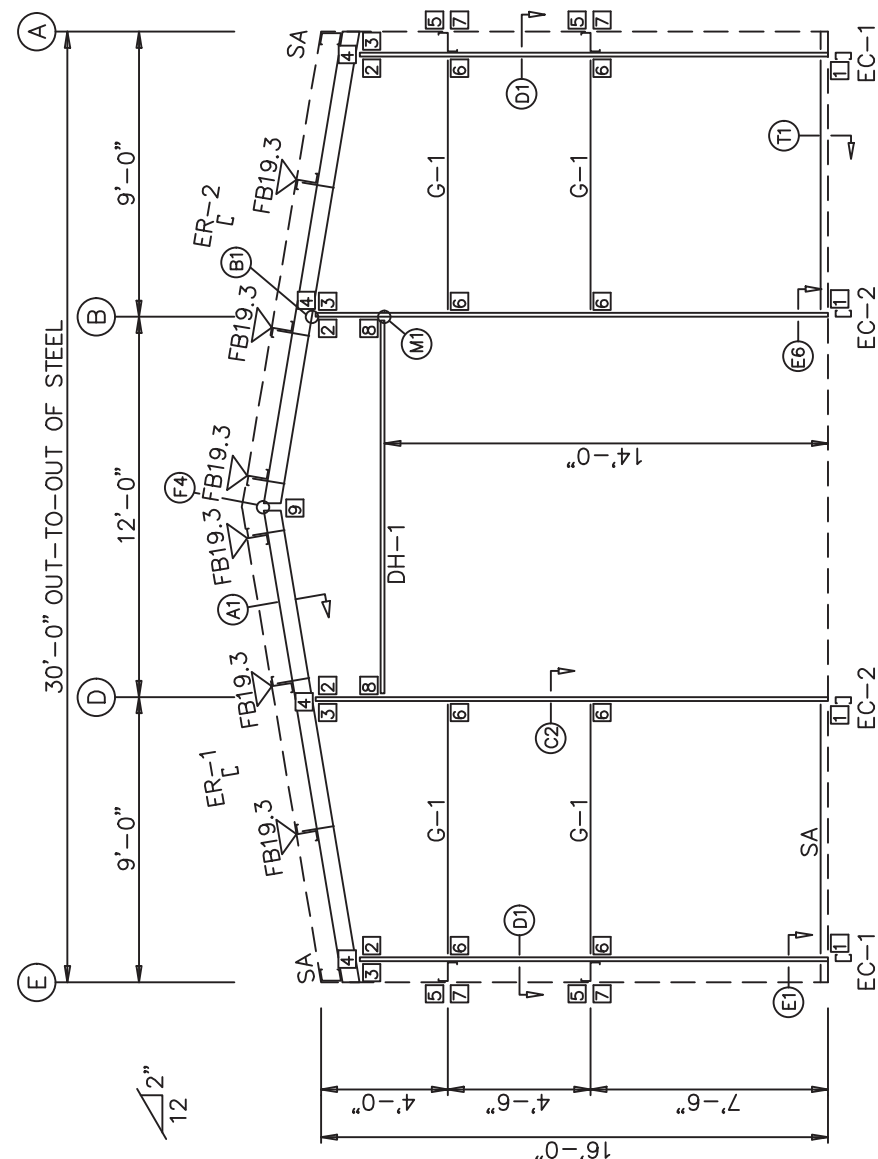
MEMBER TABLE		
FRAME LINE	PART	LENGTH
EC-1	8x275C16	14'-8 1/8"
EC-2	8x275C15	16'-0 3/4"
EC-3	8x275C16	14'-6 1/16"
EC-4	8x275C12	16'-10 3/4"
ER-1	8x275C14	15'-1"
ER-2	8x275C14	15'-1"
ER-3	10x38C14	15'-0 11/16"
ER-4	10x38C14	15'-0 11/16"
DH-1	8x275C16	11'-11 1/2"
G-1	4x25Z18	7'-7"
G-2	8x25Z16	13'-7"
G-3	8x25Z16	13'-11"

FLANGE BRACE TABLE		
FRAME LINE	MARK	LENGTH
1	FB19.3	1'-7 1/4"
2	FB20.2	1'-8 1/4"

CONNECTION PLATES	
FRAME LINE	MARK
1	CLC008
2	CLC081
3	CLC083
4	CLC089
5	CLC054
6	CLC062
7	CLC053
8	CLC025
9	CLC122
10	SCL-1



ENDWALL FRAMING: FRAME LINE 5



ENDWALL FRAMING: FRAME LINE 1



06/17/2019

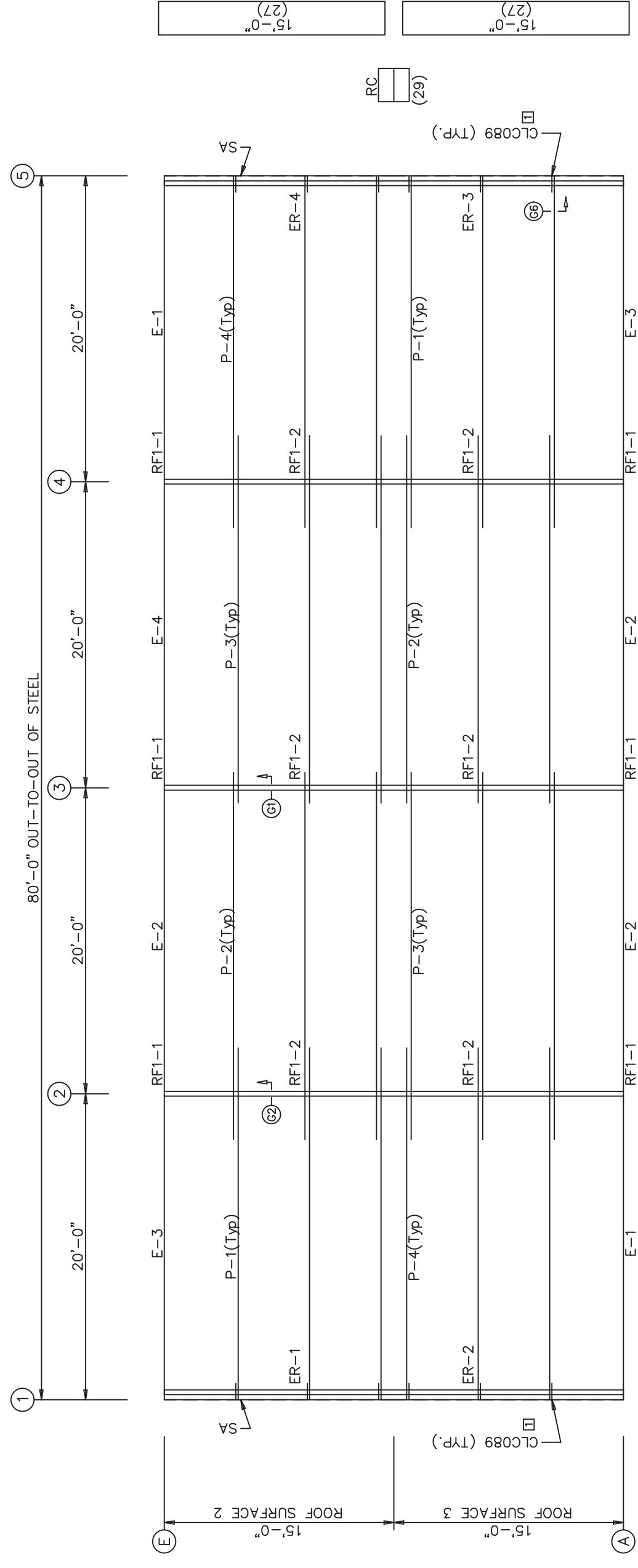
OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
Detailer: MN	Date: 6/7/19
Checker: DP	Date: 6/7/19
Sales ID: 004989	
Factory ID: 004989	
Sht E5 of 11	

WADMIN19-0018
EXHIBIT B

GENERAL NOTES:
 1. UNLESS OTHERWISE NOTED, ALL FIELD WORK OF STRUCTURAL, SECONDARY MEMBER AND PANEL/TRIM ITEMS MAY BE NECESSARY TO BE PERFORMED BY THE CONTRACTOR TO INSURE PROPER FIT. SUCH WORK IS CONSIDERED TO BE A NORMAL PART OF METAL BUILDING ERECTION.
 2. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

MEMBER TABLE	ROOF PLAN	PART	LENGTH
P-1	8x25Z16	22'-11 1/2"	22'-11 1/2"
P-2	8x25Z16	24'-0"	24'-0"
P-3	8x25Z16	24'-0"	24'-0"
P-4	8x25Z16	22'-11 1/2"	22'-11 1/2"
E-1	8x275E16	19'-11 1/4"	19'-11 1/4"
E-2	8x275E16	19'-11 1/2"	19'-11 1/2"
E-3	8x275E16	19'-11 1/4"	19'-11 1/4"
E-4	8x275E16	19'-11 1/2"	19'-11 1/2"

CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	CLC089



ROOF SHEETING
 PANELS: 26 Ga. PBR
 Polar White

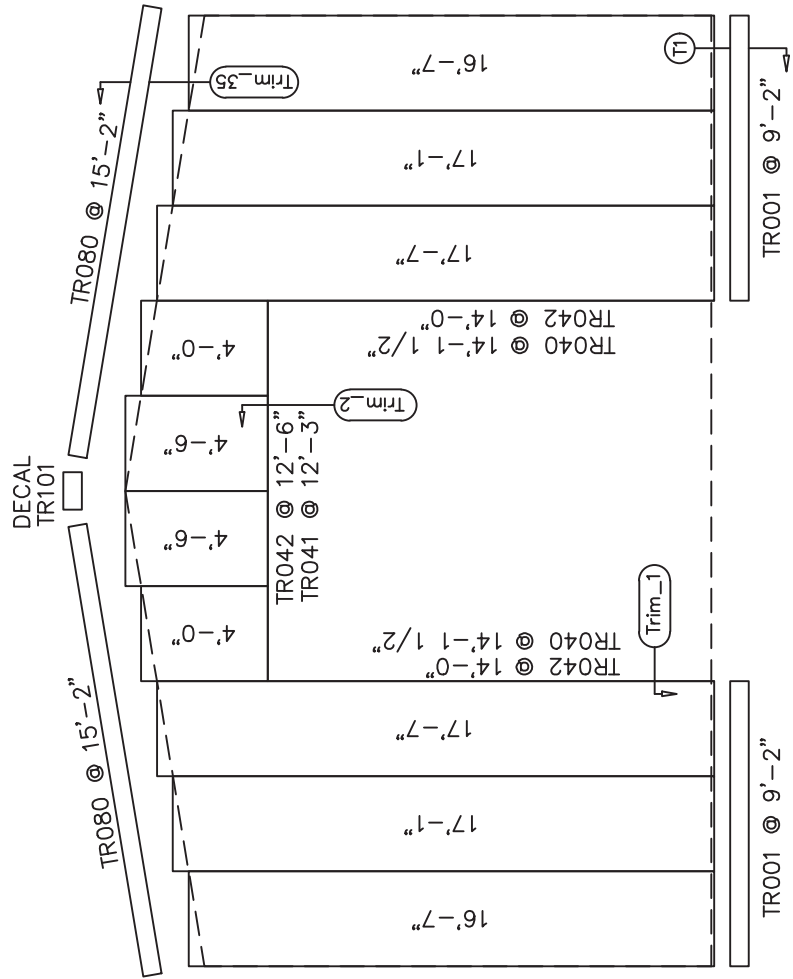
ROOF FRAMING PLAN



OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
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Sales ID: 004989	
Factory ID: 004989	
Sht E6 of 11	

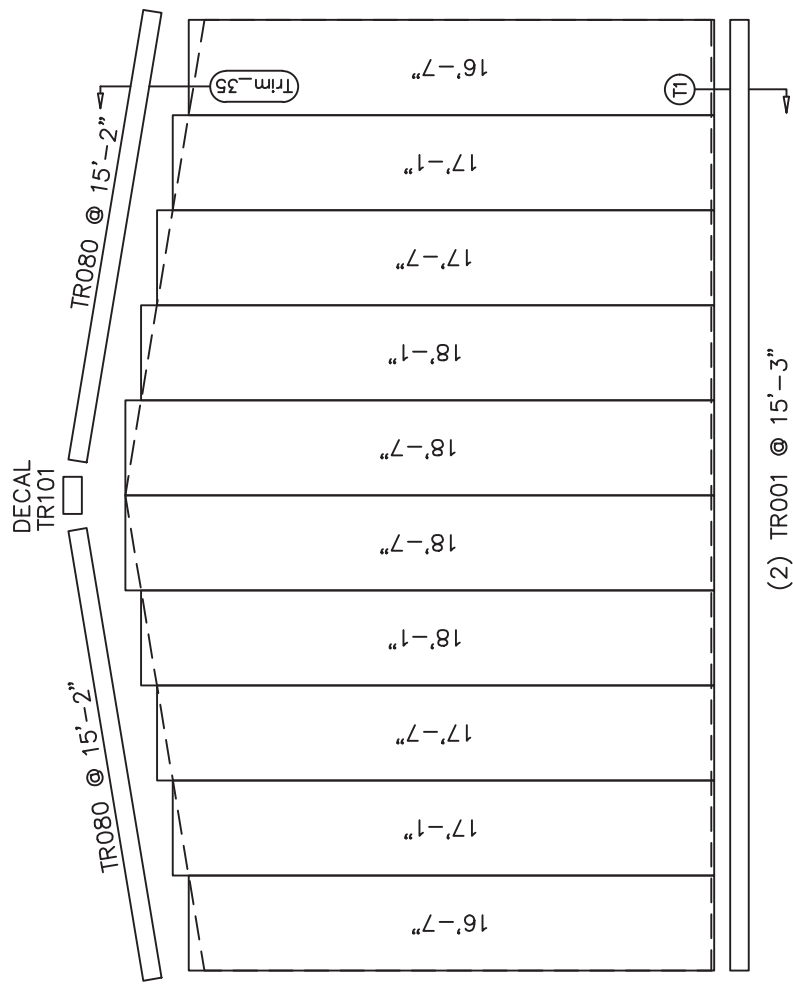
WADMIN190018
 EXHIBIT B

GENERAL NOTES:
 1. ALL FIELD WORK OF STRUCTURAL, SECONDARY MEMBER, PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED NORMAL PART OF METAL BUILDING ERECTION.
 2. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - Brite Red



ENDWALL SHEETING & TRIM: FRAME LINE 5

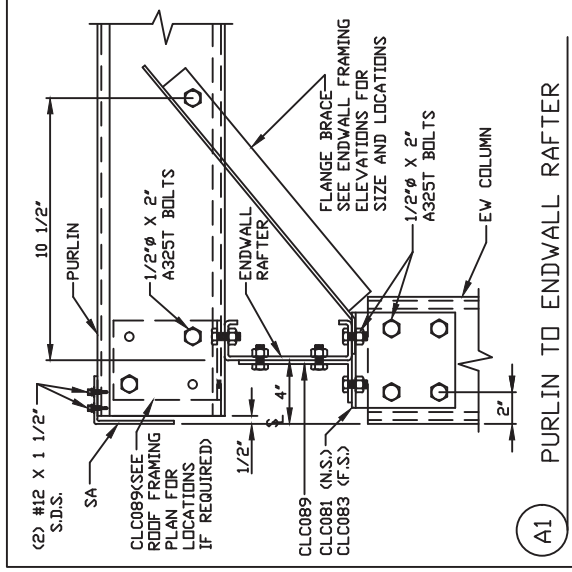
PANELS: 26 Ga. PBR - Brite Red



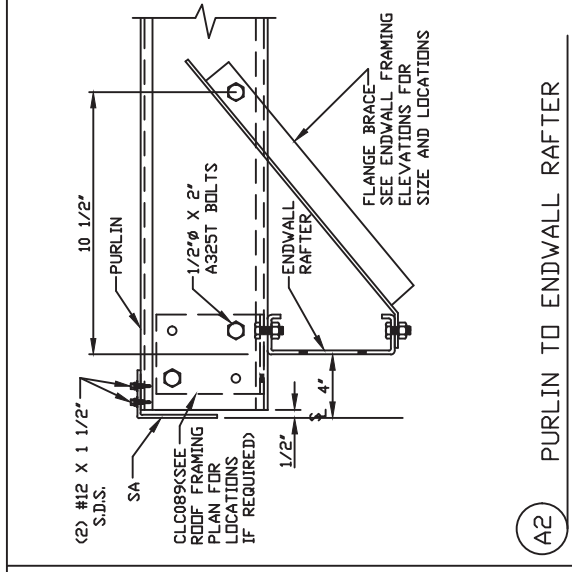
06/17/2019

OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
Detailer: MN	Date: 6/7/19
Checker: DP	Date: 6/7/19
ENDWALL SHEETING	
Sht E8 of 11	

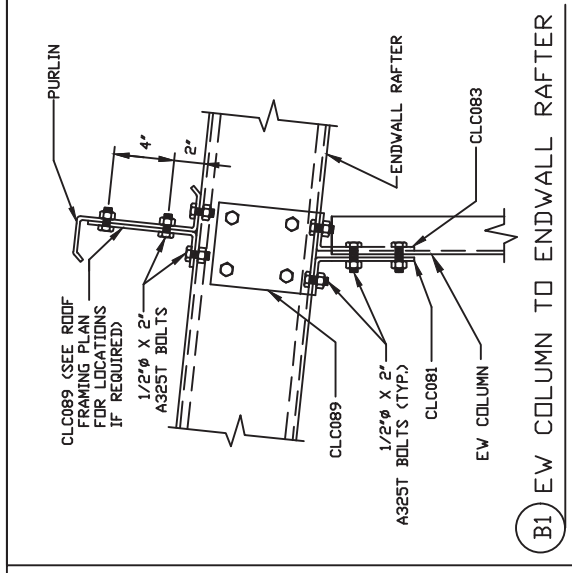
GENERAL NOTES:
 1. UNDER FIELD WORK OF STRUCTURAL, SECONDARY
 2. PANEL/TRIM ITEMS MAY BE NECESSARY TO
 3. BE PROPER FIT. SUCH WORK IS CONSIDERED
 4. NORMAL PART OF METAL BUILDING ERECTION.
 5. WE WILL NOT HONOR BACKCHARGES FOR MINOR
 6. FIELD WORK.



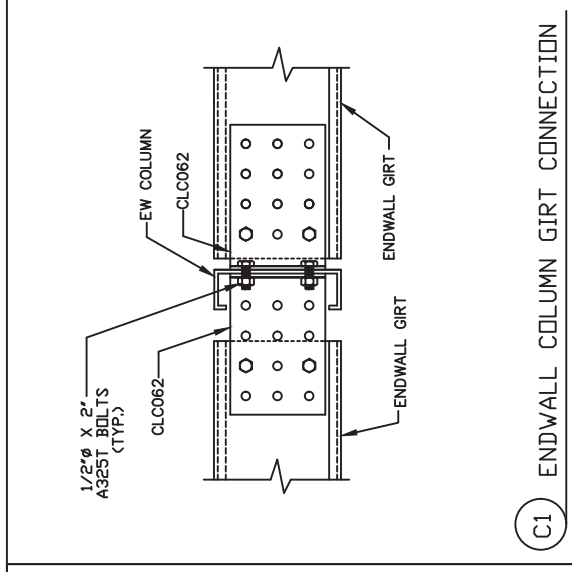
A1 PURLIN TO ENDWALL RAFTER



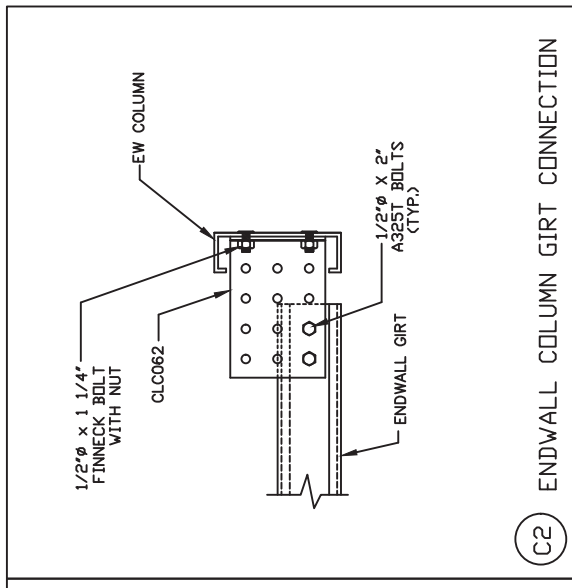
A2 PURLIN TO ENDWALL RAFTER



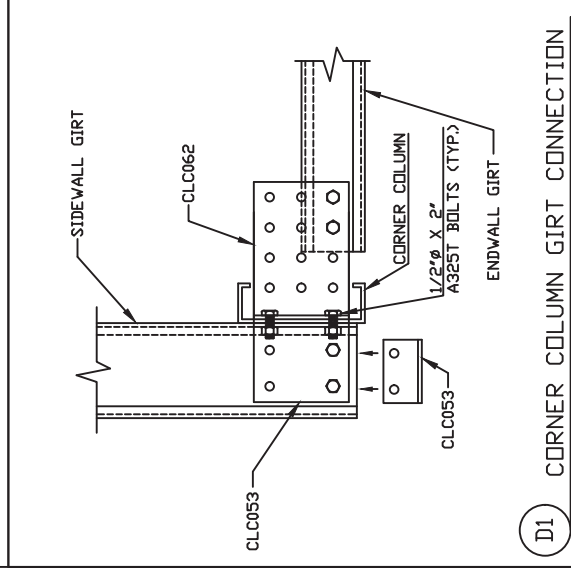
B1 EW COLUMN TO ENDWALL RAFTER



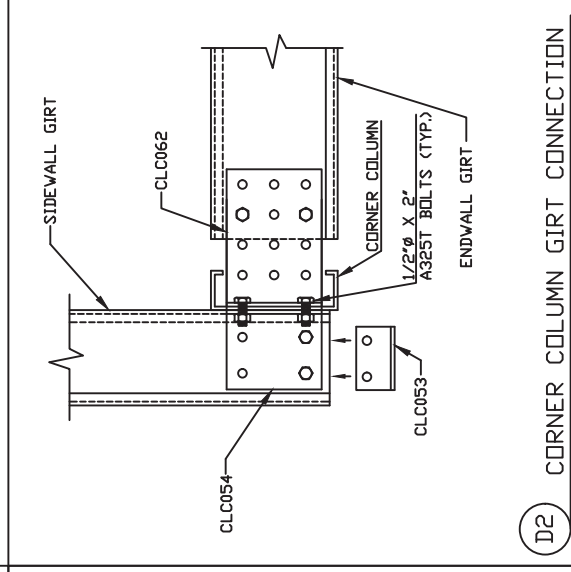
C1 ENDWALL COLUMN GIRT CONNECTION



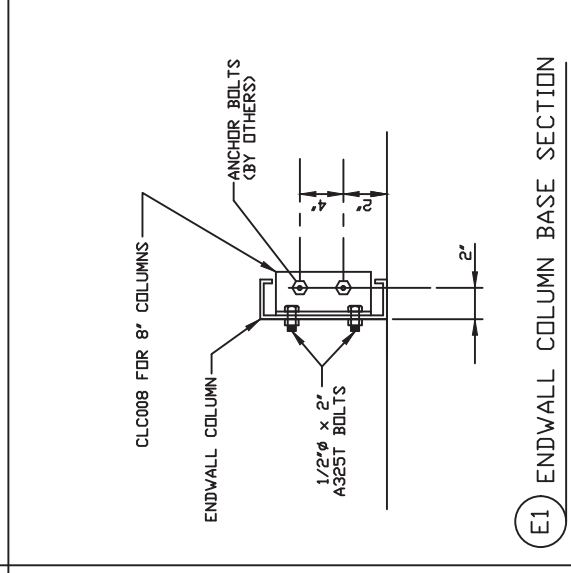
C2 ENDWALL COLUMN GIRT CONNECTION



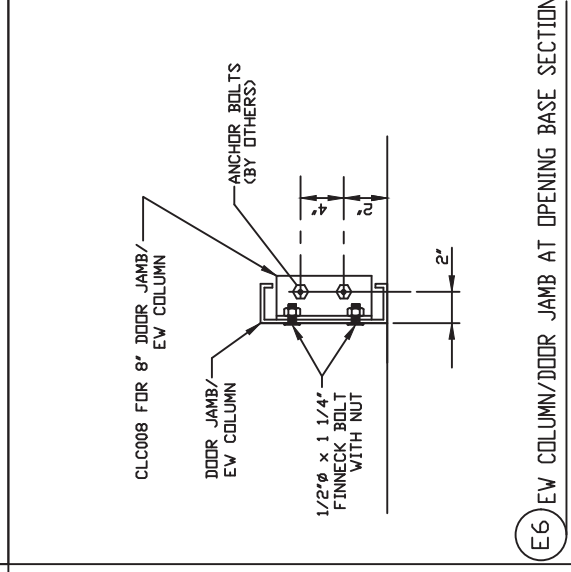
D1 CORNER COLUMN GIRT CONNECTION



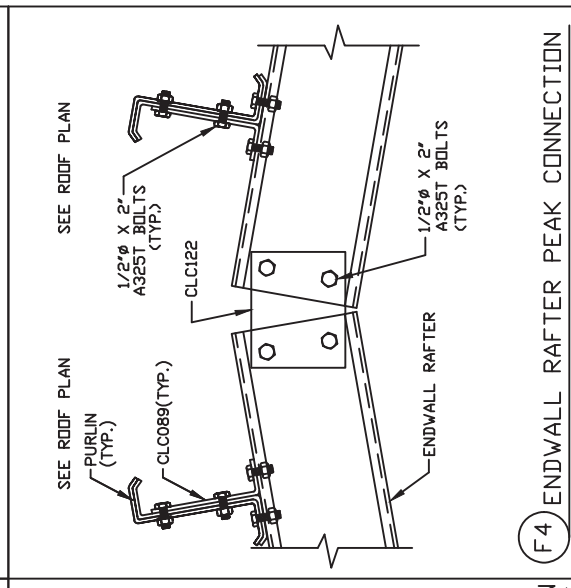
D2 CORNER COLUMN GIRT CONNECTION



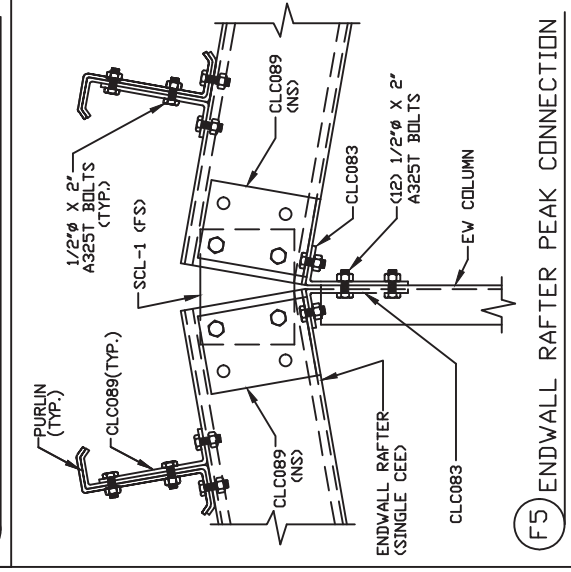
E1 ENDWALL COLUMN BASE SECTION



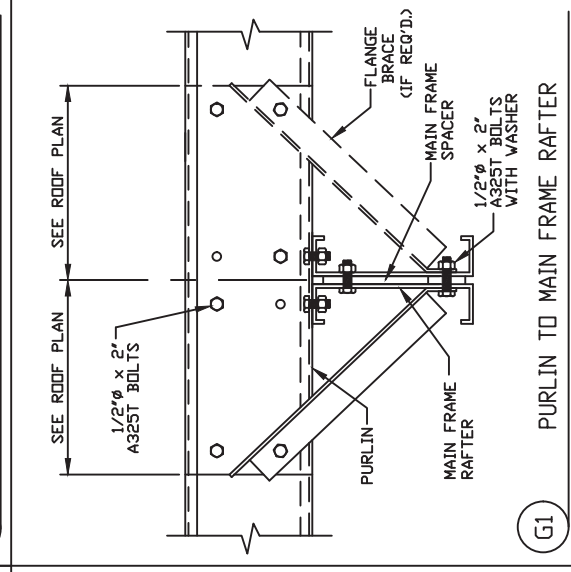
E6 EW COLUMN/DOOR JAMB AT OPENING BASE SECTION



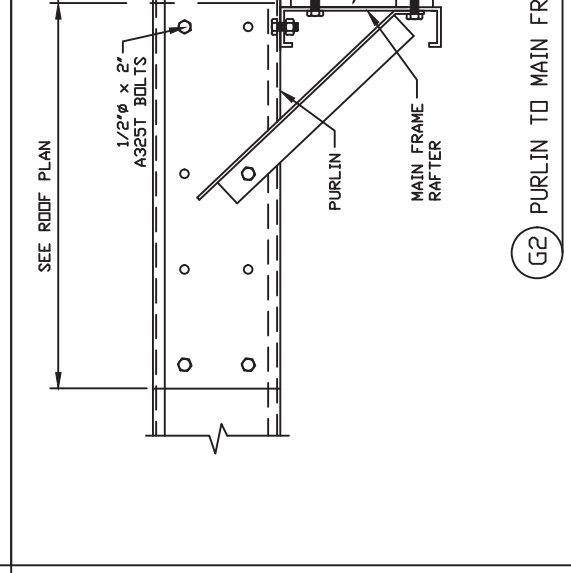
F4 ENDWALL RAFTER PEAK CONNECTION



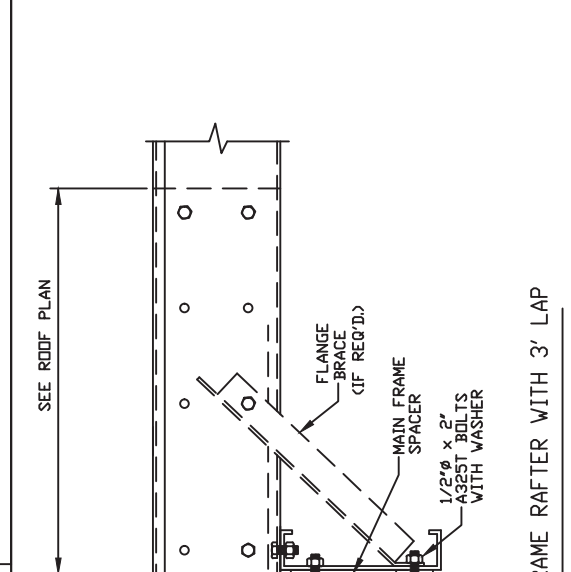
F5 ENDWALL RAFTER PEAK CONNECTION



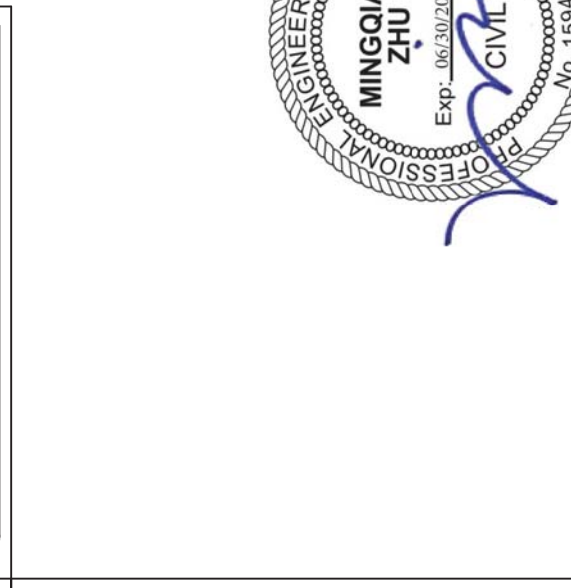
G1 PURLIN TO MAIN FRAME RAFTER



G2 PURLIN TO MAIN FRAME RAFTER WITH 3' LAP



E6 EW COLUMN/DOOR JAMB AT OPENING BASE SECTION



F4 ENDWALL RAFTER PEAK CONNECTION



06/17/2019

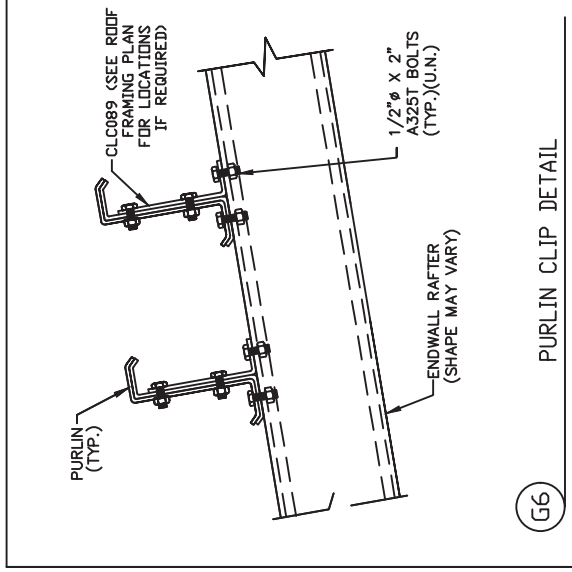
OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
Detailer: MN	Date: 6/7/19
Checker: DP	Date: 6/7/19
Sales ID: 004989	
Factory ID: 004989	
DETAIL DRAWINGS	
Sht E9 of 11	

1.) ALL SCREWS ARE WITH WASHERS UNLESS NOTED.

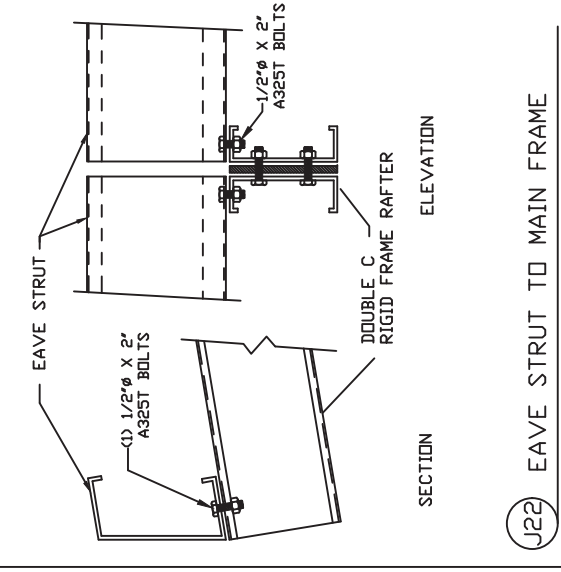


06/17/2019

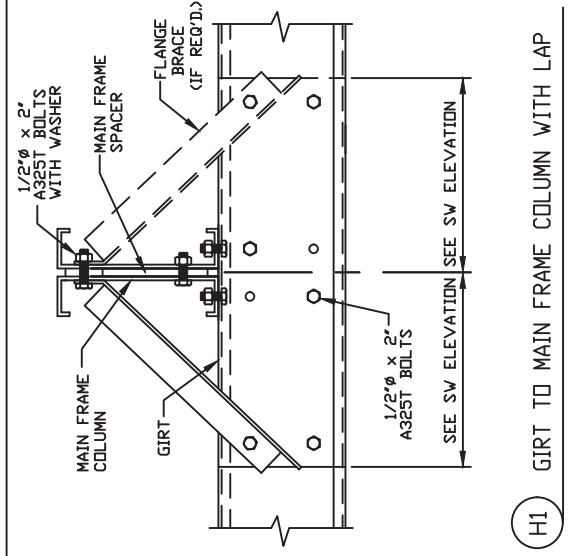
OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
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Checker: DP	Date: 6/7/19
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Factory ID: 004989	
Sht E10 of 11	



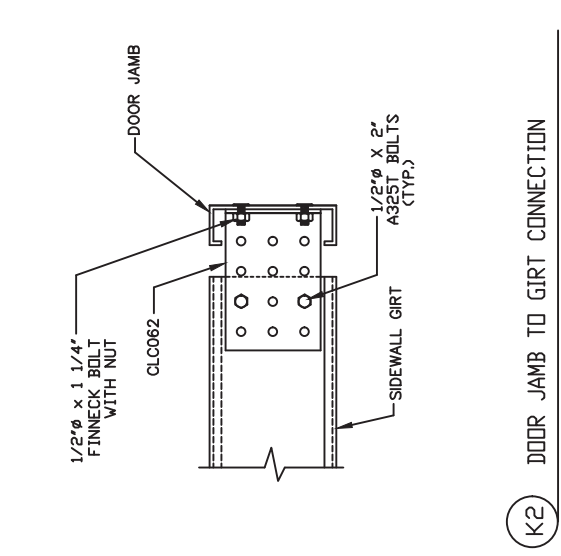
G6 PURLIN CLIP DETAIL



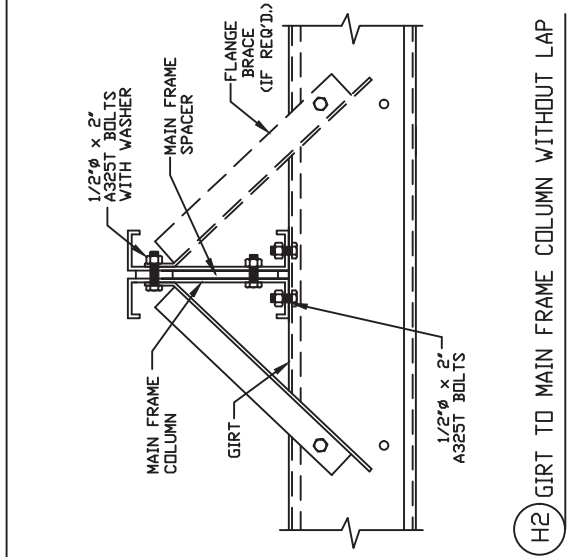
J22 EAVE STRUT TO MAIN FRAME



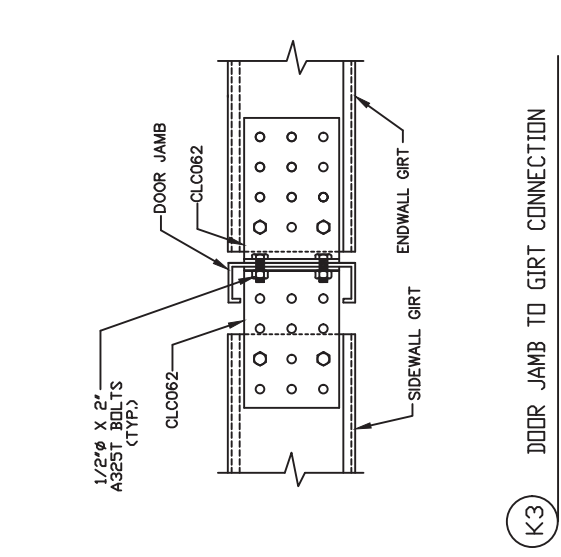
H1 GIRT TO MAIN FRAME COLUMN WITH LAP



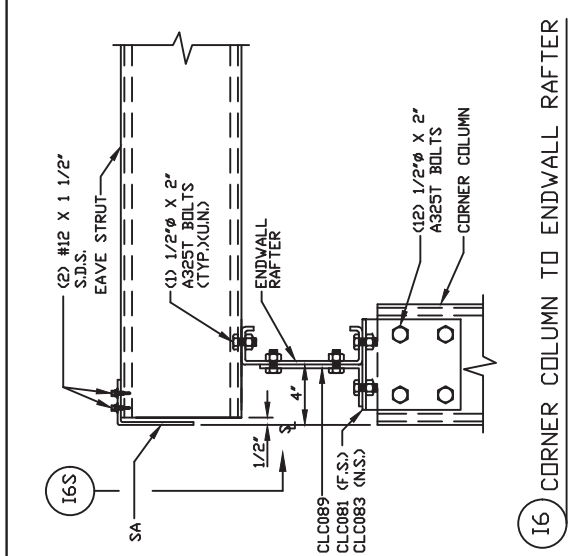
K2 DOOR JAMB TO GIRT CONNECTION



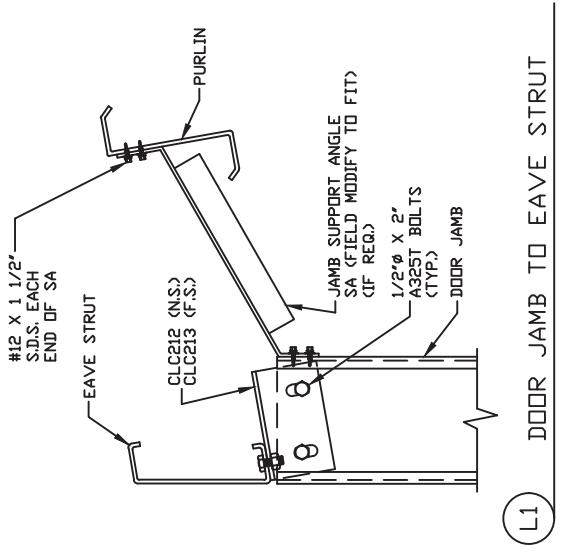
H2 GIRT TO MAIN FRAME COLUMN WITHOUT LAP



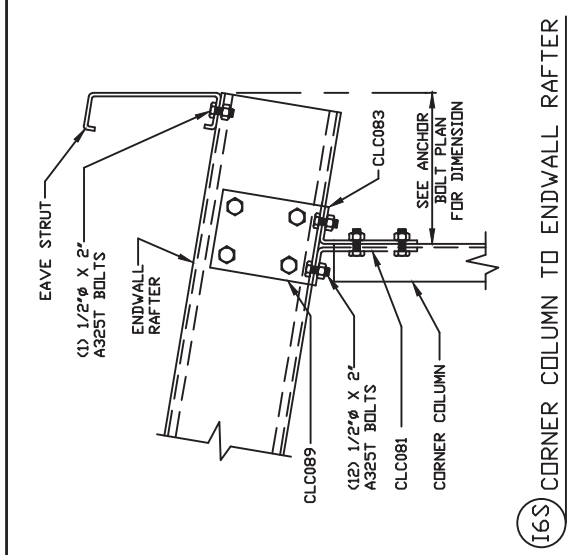
K3 DOOR JAMB TO GIRT CONNECTION



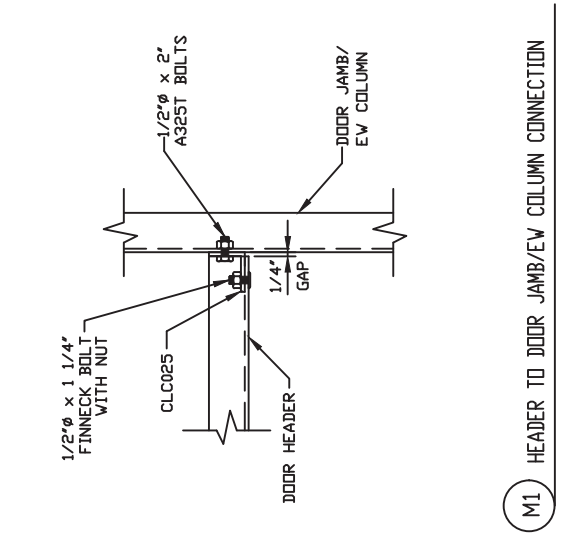
I6S CORNER COLUMN TO ENDWALL RAFTER



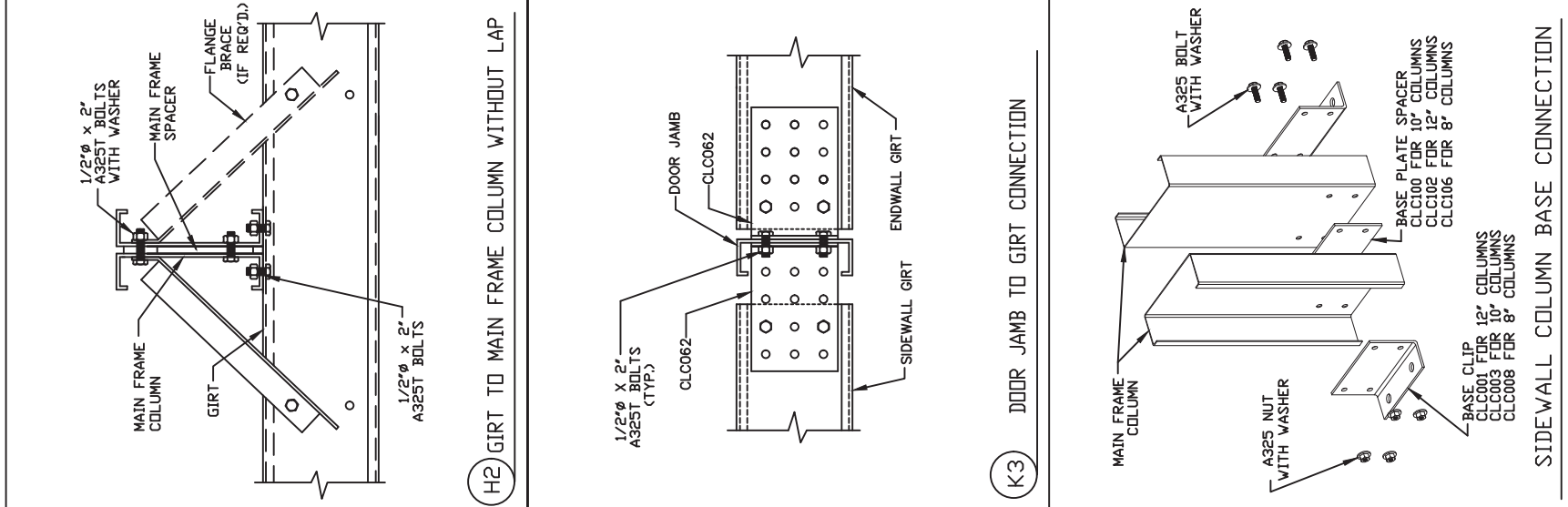
L1 DOOR JAMB TO EAVE STRUT



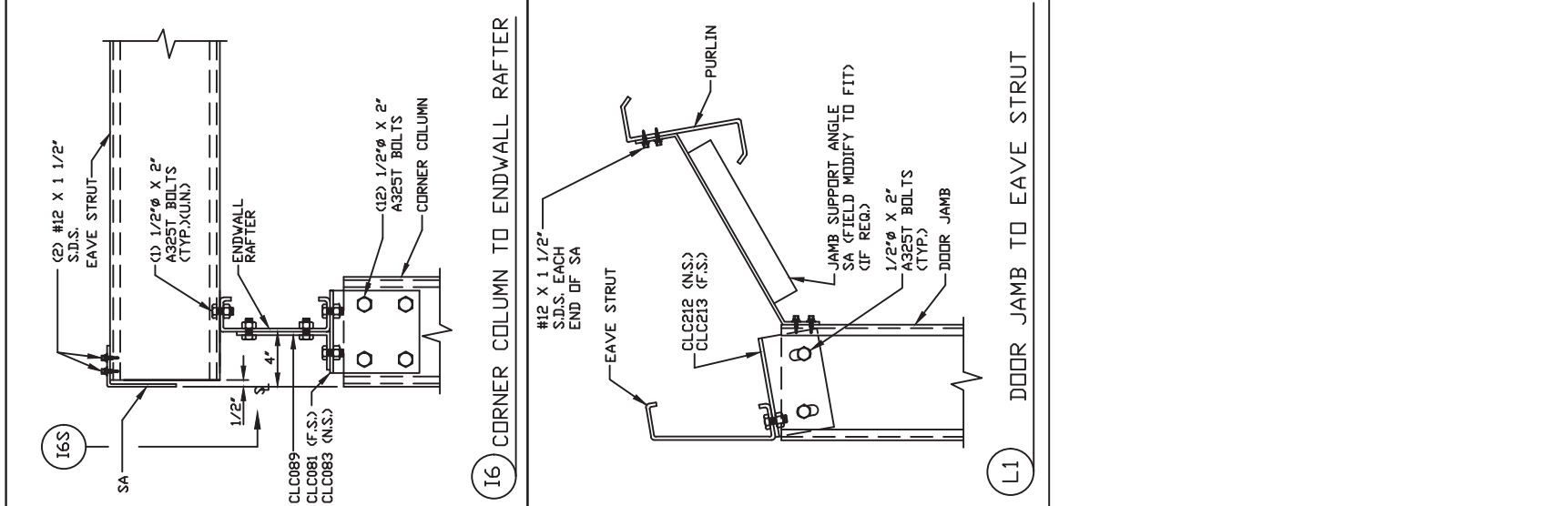
I6S CORNER COLUMN TO ENDWALL RAFTER



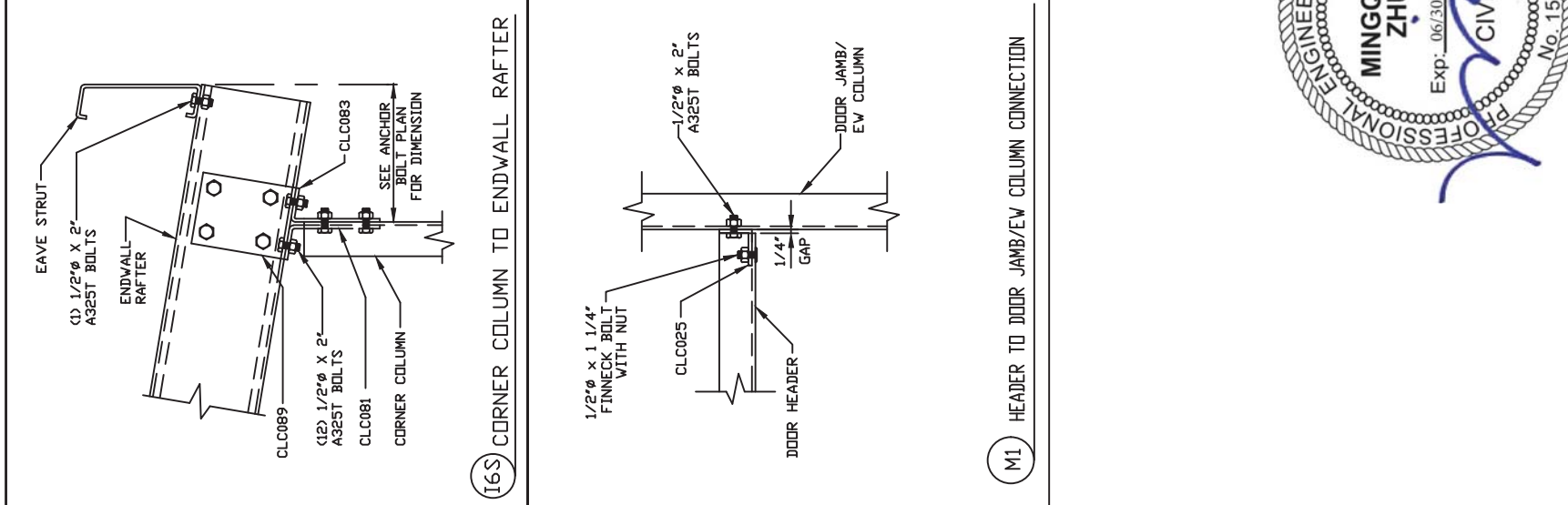
M1 HEADER TO DOOR JAMB/EV COLUMN CONNECTION



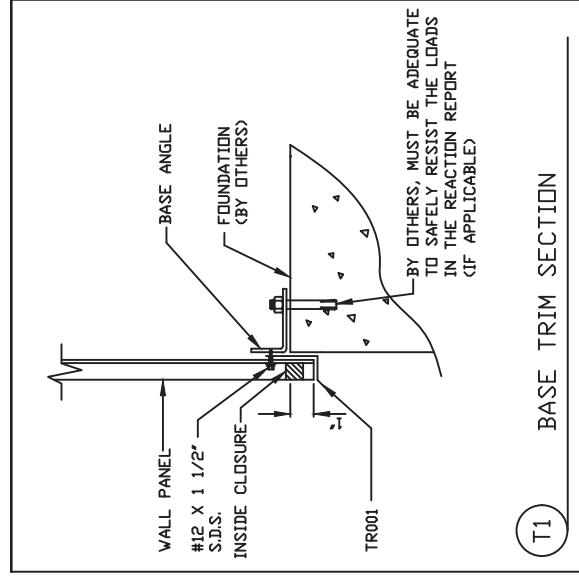
U12 MAIN FRAME RAFTER PEAK CONNECTION



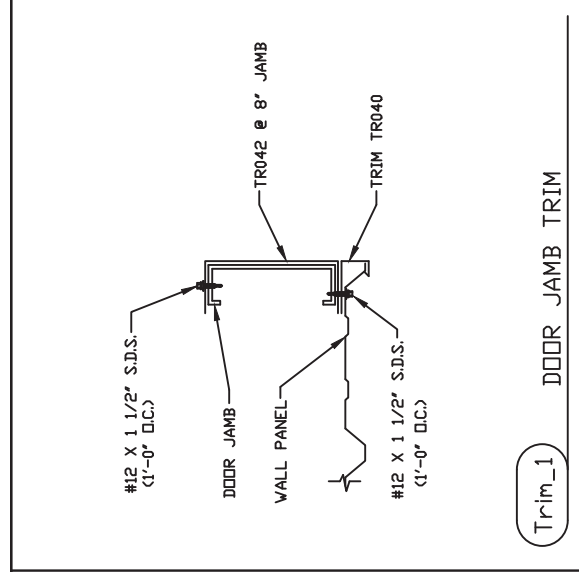
U11 MAIN FRAME COLUMN TO MAIN FRAME RAFTER



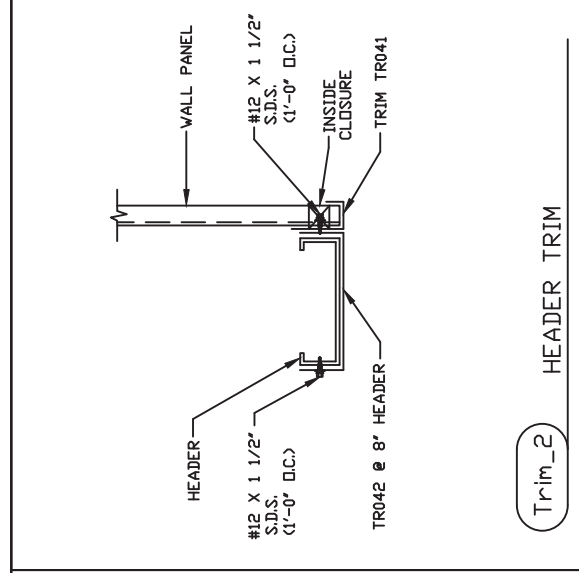
U12 SIDEWALL COLUMN BASE CONNECTION



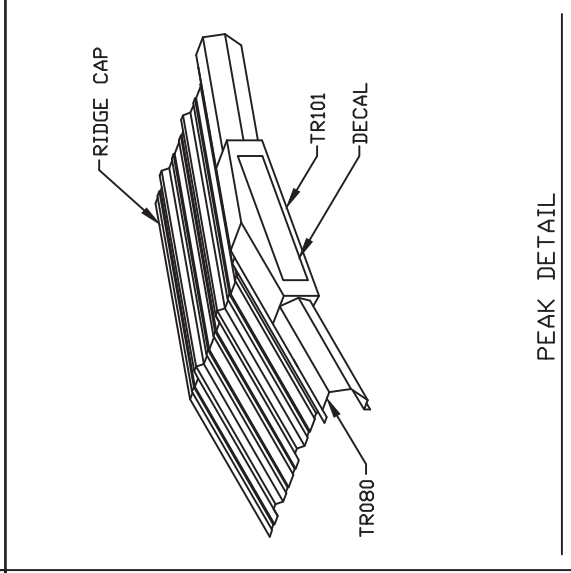
T1 BASE TRIM SECTION



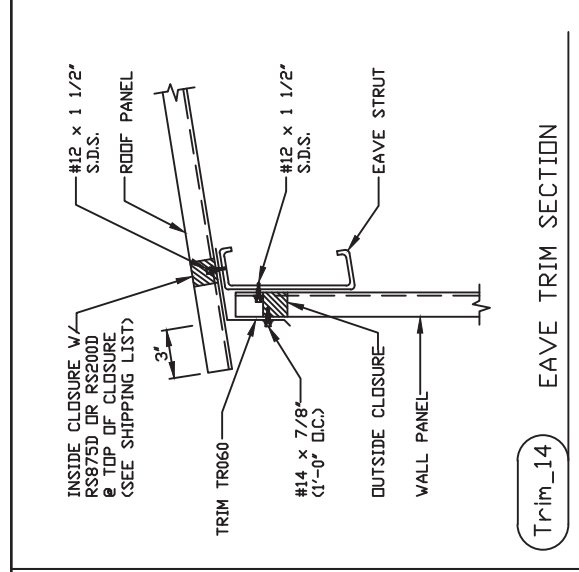
Trim_1 DOOR JAMB TRIM



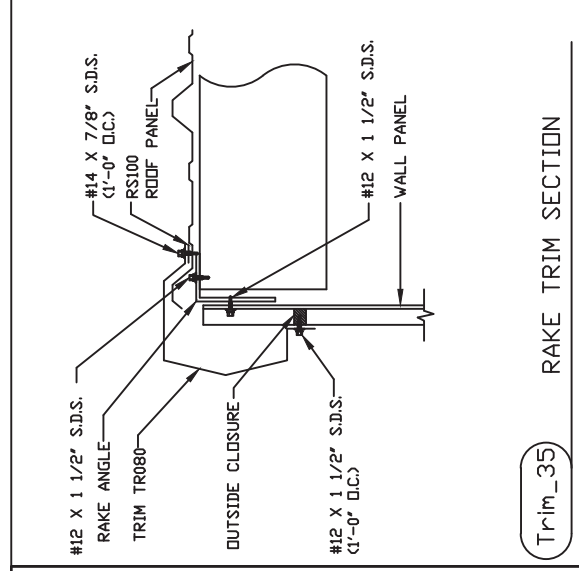
Trim_2 HEADER TRIM



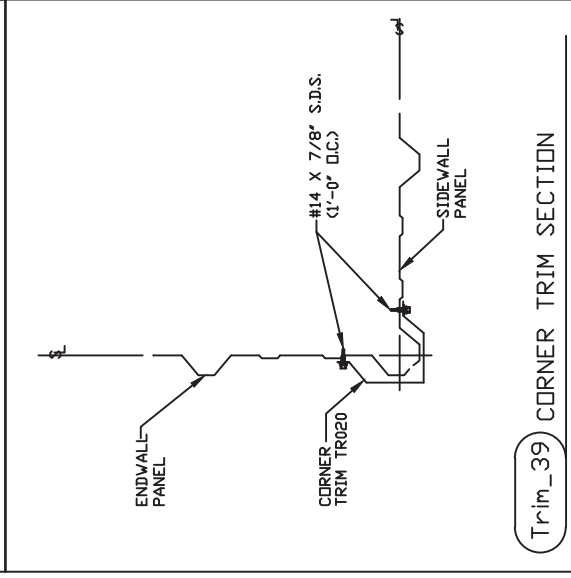
PEAK DETAIL



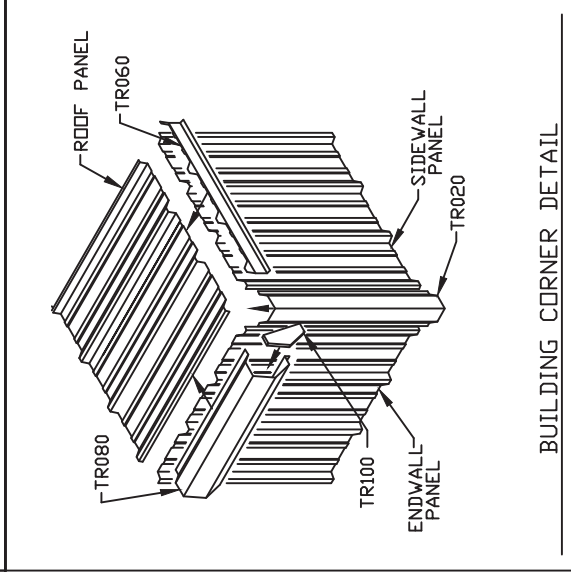
Trim_14 EAVE TRIM SECTION



Trim_35 RAKE TRIM SECTION



Trim_39 CORNER TRIM SECTION

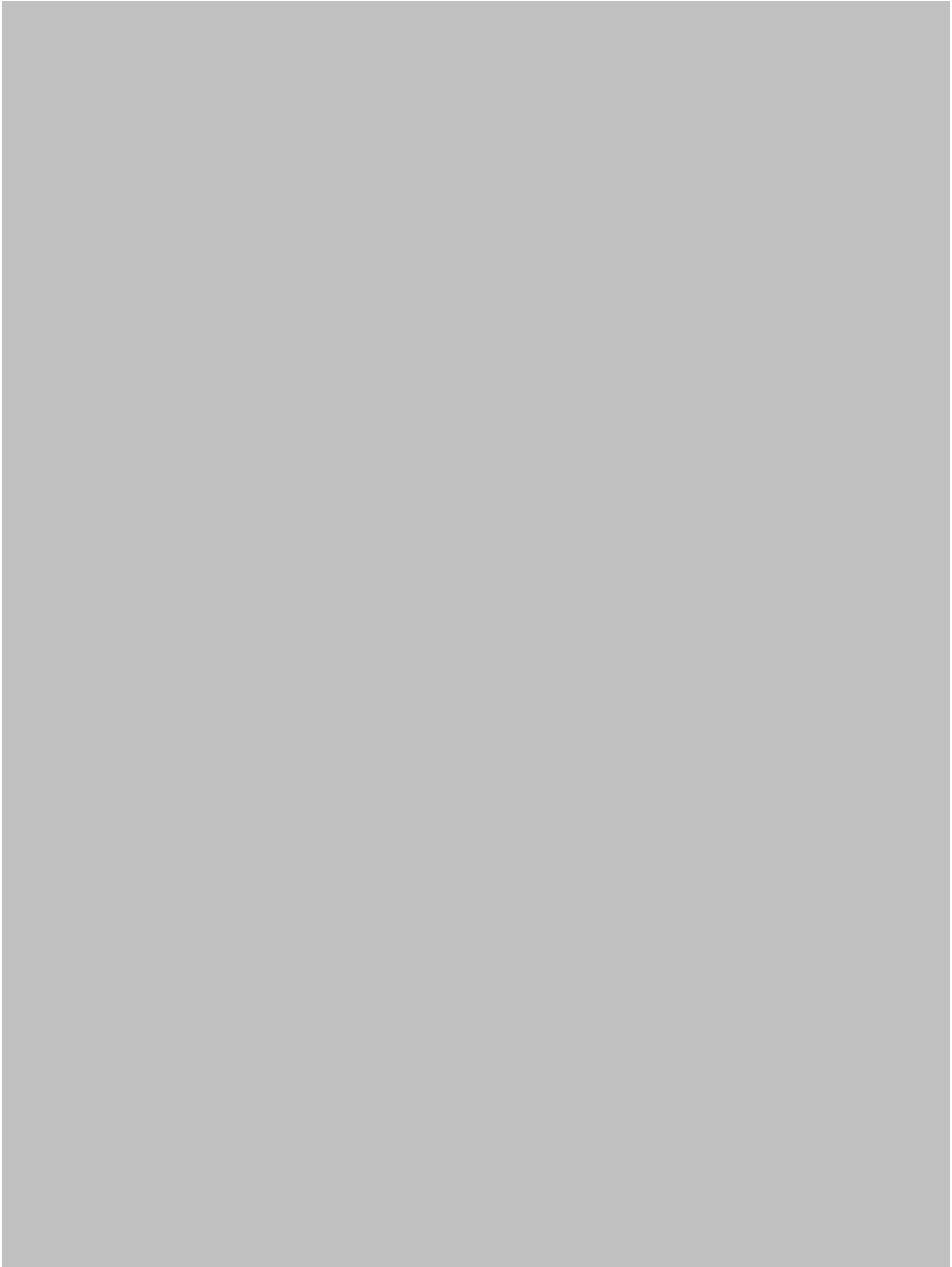


BUILDING CORNER DETAIL



06/17/2019

OLYMPIA STEEL BUILDINGS	Customer: SCOTT HEBERT
MCKEES ROCKS PA 15136	RENO NV 89506
Drafter: MKO	Date: 6/7/19
Designer: MQZ	Date: 6/7/19
Defaller: MN	Date: 6/7/19
Checker: DP	Date: 6/7/19
	Sales ID: 004989
	Factory ID: 004989
TRIM DRAWINGS	
Sht E11 of 11	



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](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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.



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

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

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



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 Bronczyk, 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 ±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