



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9G

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0017 (Amundson Roofing)

BRIEF SUMMARY OF REQUEST: To approve the establishment of a Construction Sales and Services use type.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area.

Applicant/Property Owner:	Sector 9, LLC
Location:	300 US Highway 395 S
APN:	050-220-35
Parcel Size:	1.76 acres
Master Plan:	Commercial
Regulatory Zone:	General Commercial
Area Plan:	South Valleys
Citizen Advisory Board:	South Truckee Meadows/South Valleys
Development Code:	Authorized in Article 812
Commission District:	2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0017 for Sector 9 LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- 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 business or project.

The conditions of approval for Special Use Permit Case Number WSUP20-0017 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as a General Commercial (GC) regulatory zoning. The proposed use is classified as construction sales and services which is permitted in the General Commercial regulatory zone with a special use permit per WCC table 110.302.05.03. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP ordinance allows the Board of Adjustment to vary standards with the approval process per WCC 110.810.20(e).

Project Evaluation

The applicant is requesting to establish a construction sales and services use type on parcel 050-220-35. This ±1.76-acre parcel has a regulatory zone of General Commercial (GC) and is located within the Old Washoe City History District per the South Valleys Area Plan.

The subject parcel is bordered by commercial to the north, east and northwest, a vacant lot to the southwest, and an occupied single family residential to the south. This parcel is currently undeveloped, with only a remnant foundation and utility structure.

The proposed development is a 14,410sf metal building with approximately 1,941sf of office space and 12,469sf of warehouse area used to store roofing supplies and materials and provide limited workshop space.

Article 302/304 Allowed Uses

Staff Comment. The proposed use fits the definition of construction sales and services per 110.304.25(j):

Construction Sales and Services. Construction sales and services use type refers to establishments or places of **business primarily engaged in construction activities and incidental storage**, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental, or sales and building material stores.

A construction sales and services use type requires approval of a Special Use Permit by the Board of Adjustment per WCC table 110.302.05.03.

Article 406 Building Placement Standards

Staff Comment. The proposed structure is located within a General Commercial (GC) regulatory zone. The proposed structure meets the required setbacks for GC as outlined in the table below:

	Front	Side	Rear	Height	
General Commercial	10ft	10ft	10ft	80ft	

The proposed structure is 31.66ft high. This is well within the required height requirements per Article 406 of the Washoe County Development Code.

Article 410 Parking

Staff Comment. The applicant is proposing 15 parking spaces for the facility. Construction sales and services requires 2 spaces per 1000sf of retail area and 1 space per 1000sf of storage area per WCC table 110.410.10.3.

Staff calculates that the required parking is 17 spaces:

1,941sf of office space = 4 spaces

12,469sf of warehouse area = 13 spaces

The applicant shall provide 17 parking spaces, including 1 handicapped space to meet the required parking spaces.

Commercial uses, such as construction sales and services are required to provide one 25x15ft loading space per 3000sf of gross floor areas in addition to the required parking spaces per 110.310.30. The proposed facility will be required to provide five loading spaces.

Article 412 Landscaping

Staff Comment: The proposed application does not include a formal landscaping plan as required per WCC 110.412.15(b). The applicant shall provide a complete landscaping plan prior to the issuance of building permits.

The applicant is also required to meet the following standards per 110.412.45:

Regulation	Civic/Commercial
Landscape coverage	20% of developed area
Street Trees	1 tree every 50ft
Residential Use Buffers	1 tree every 20ft
Residential Use Screening	6-7ft fencing or decorative wall
Parking	1 tree every 10 spaces

Staff notes that there is only one residential use in the vicinity, to the south east of the proposed parcel. The residential buffering and screening only applies to this area of the parcel. Staff does note that the parcel to the west of the proposed project has a regulatory zone of Low Density Suburban, but it is currently vacant.



Additionally, the required solid fencing or decorative wall is overridden by SV Policy 2.9, which requires that all fencing utilize an open fence concept. Therefore, the use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for solid panel or wall sections.

Article 414 Lighting and Noise

Staff Comment: The development will be required to meet all of the standards required by Article 414. These requirements include a noise level of 65 Ldn (over 24 hours) at the property line per 110.414.05.

The applicant proposed that all lighting fixtures will comply with Washoe County Development Code standards, including shields and cut off fixtures.

The standards listed in WCC 110.414.21 require that lighting be 12ft or less in height when within 100ft of residential zones. All lighting shall not cross over property lines and lamps must not extend below the bottom of the cover.

Staff has recommended conditions of approval limiting the hours of operation in Exhibit A.

Article 438 Grading

Staff Comment: The proposed application states that it will disturb approximately 1.1 acres in total. The bulk of this site disturbance is beneath the building footprint, which is exempted from grading requirements per 110.438.20(a), and beneath paved surfaces, which is not included in the calculations for a major grading permit per 110.438.35(b)3.

The proposed plan meets the requirements for slopes per 110.438.45 as summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	4ft	4ft	4ft	10ft
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

South Valleys Area Plan

SV 2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis

Staff Comment: The application does not include a noxious weed control plan. Staff has recommended a noxious weed control plan as a condition of approval in Exhibit A.

SV 2.4 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 from the CAB.

Staff Comment: The applicant presented their proposal to the South Truckee Meadows/Washoe Valleys Citizen Advisory Board on November 5, 2020. The CAB provided no comments on the application and voted unanimously in favor of the application.

SV 2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.

Staff Comment: The applicant proposed that all lighting fixtures will comply with Washoe County Development Code standards, including shields and cut off fixtures.

SV 2.8 Street lights, security lights and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.

Staff Comment: Staff has recommended that all lighting use renewable energy sources in Exhibit A, Conditions of Approvals.

SV 2.9 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications or non-residential site plans.

Staff Comment: This provision overrides the requirement for solid screening in Article 412. Staff addressed these concerns in the analysis of Article 412, Landscaping, above.

SV 2.11 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: The application does not include a detailed landscaping plan addressing these requirements. Staff has recommended a landscaping plan outlining the native status and anticipated water use required as a condition of approval in Exhibit A

SV 2.12 Prior to their incorporation into the Development Code, the standards established in policies SV.2.1-SV.2.11 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Staff Comment: Staff has recommended conditions of approval in order to implement South Valleys Policies 2.1-2.11 in Exhibit A.

SV 2.13 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: The applicant presented their proposal to the South Truckee Meadows/Washoe Valleys Citizen Advisory Board on November 5, 2020. The CAB provided no comments on the application and voted unanimously in favor of the application

SV 2.16 The approval of all special use permits, and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: Staff is able to make the finding that the community character can be adequately conserved through the recommended conditions of approval in Exhibit A.

SV 8.2 In order to reflect the community character described in the character statement, the land uses available in the regulatory zones established in the Old Washoe City Historic District differ from those in the same regulatory zones in the Development Code. Appendix A, Table 2: Allowable Land Uses in the Old Washoe City Historic District lists the land uses available under each and use designation in this district.

Staff Comment: South Valleys Area Plan, Appendix A, Table B page A4 (pg 54/70) requires a SUP for Construction Sales and Services in a General Commercial regulatory zone in the Old Washoe City Historic District (OWCHD). This application is in response to this requirement.

SV 8.5 The implementation of the OWCHD could have an impact on the residential areas found within the boundary. Commercial development shall minimize its impact on these residential areas through the use of buffers, limited operating hours, limited on-site lighting, and other appropriate methods.

Staff Comment: Staff addressed these concerns in the analysis of Article 412, Landscaping, and Article 414, Lighting and Noise, above and limited hours of operation in Exhibit A.

SV 12.3 The grading design standards referred to in Policy SV.12.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment: Staff addressed these concerns in the analysis of Article 438, Grading, above.

SV – 14.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

Staff Comment: Staff forwarded this application to Nevada Historic Preservation, who didn't provide any comments or feedback.

SV 15.5 As new residential and commercial properties develop in the South Valleys planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

Staff Comment: Staff forwarded this application to the Washoe County Parks Program, who reviewed the application and had no comments or conditions on this application.

SV 18.3 The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: Staff forwarded this application to Washoe County Air Quality Management, who provided no comments or conditions of approval on this application.

SV 24.4 Washoe County will require all new development in the Washoe Valley hydrographic basin to use certificated rights from that basin in an amount necessary to serve the development, unless a new source of water from outside the basin is approved by the appropriate regulatory authorities.

Staff Comment: Staff forwarded this application to the Washoe County Water Rights Coordinator, who reviewed the application and provided conditions of approval and comments in Exhibits A and D respectively.

SV 27.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Staff Comment: According to the South Valleys Area Plan's Development Suitability, there are potential wetlands on the proposed site. Therefore, staff forwarded this application to the United States Army Corps of Engineering, who did not provide any comments or feedback. Staff has recommended conditions of approval requiring that the applicant conduct a wetland delineation study. **South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)**

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on November 5, 2020. The CAB provided no comments on the application and voted unanimously in favor of the application.

Reviewing Agencies

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

- United States Army Corps of Engineers
- Nevada Department of Environmental Protection

- Nevada Department of Transportation
- Nevada Department of Wildlife
- Washoe County Community Services
 - Building and Safety
 - Parks and Open Spaces Program
 - Water Rights Coordinator
 - Engineering
- Washoe County Sheriff Office
- Washoe County Health District
 - Air Quality Management
 - Environmental Health
 - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe
- Washoe-Storey Conservation District
- Nevada Historic Preservation

Five out of the sixteen 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 addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Dan Cahalane, 775.328.3628 dcahalane@washoecounty.us
- Washoe County Engineering addressed grading, drainage, traffic, and utilities.
Contact: Leo Vesely, 775.328.xxxx, lvesely@washoecounty.us
- Washoe County Health District addressed environmental health standards for the proposed application.
Contact: Jim English, jenglish@washoecounty.us
- Washoe County Water Rights Coordinator addressed water rights requirements.
Contact: Vahid Behmaram, vbehmaram@washoecounty.us
- Nevada Department of Transportation addressed drainage and access to State roads
Contact: Tara Smaltz and Alex Wolfson
- Truckee Meadows Fire Protection District addressed fire access, fire protection water supplies, and Wildland Urban Interface.
Contact: Dale Way/Brett Lee, 775.326.6000 dway@tmfpd.us/blee@tmfpd.us

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit 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 South Valleys Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and South Valleys Area Plan as conditioned in Exhibit A.

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: There are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities for the proposed use type.

3. Site Suitability. That the site is physically suitable for Construction Sales and Services use type, and for the intensity of such a development.

Staff Comment: The site is physically suitable for the Construction Sales and Services use type as conditioned in Exhibit A.

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: The issuance of the permit will not significantly be detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area as conditioned in Exhibit A.

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: The proposed application will not affect a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0017 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0017 for Sector 9 LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and South 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 Construction Sales and Services use type., 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 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 applicant.

Applicant/Owner: Sector 9, LLC
8995 Terabyte Dr
Reno, NV 89521

Representatives: Christy Corporation, Ltd
1000 Kiley Pkwy
Sparks, NV 90436



Conditions of Approval

Special Use Permit Case Number WSUP20-0017

The project approved under Special Use Permit Case Number WSUP20-0017 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use 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 special use 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 special use permit may result in the institution of revocation procedures.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, 775-328-3628 dcahalane@washoecounty.us

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

NOTE

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

- e. The applicant shall submit a landscaping plan that complies with all development code requirements prior to issuance of a building permit or business license. This plan **may** be developed in consultation with the University of Nevada Cooperative Extension or the Washoe Storey Conservation District. The landscaping plan shall provide the following information at a minimum:
 - i. Noxious weed plan in accordance with South Valleys Policy 2.2
 - ii. Design of the landscaping emphasizing the use of native and low water requirement vegetation in accordance with South Valleys Policy 2.11. The applicant shall provide a table outlining:
 1. Vegetation species;
 2. Number of plants;

3. Native status; and
 4. Anticipated water use (low, medium, high)
- iii. Calculations of the total landscaped area.
- f. Applicant shall conduct a wetlands delineation study and obtain Army Corps of Engineering certification in accordance with South Valleys Policy 27.3.

The following **Operational Conditions** shall be required for the life of the (project/business/development):

- i. Failure to comply with the conditions of approval shall render this approval out of compliance with this special use permit and subject to revocation. Compliance with this condition shall be determined by Planning and Building.
- ii. All lighting installed must be consistent with current “dark-sky” standards and should be powered by a renewable energy source.
- iii. The proposed use shall conform to the following hours of operations
 - a. Weekdays - 6:30am -7:00pm
 - b. Weekends and Holidays – 7:30am – 5:00pm

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 Name –

General Conditions

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- g. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated.

Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

- i. All existing and proposed easements shall be shown on the site and/or grading plan.

Drainage

- j. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- k. Any increase in storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
- l. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Traffic and Roadway

- m. Driveway locations shall conform to Washoe County Code Article 436 requirements for commercial driveways. Driveways shall also meet NDOT permitting and design specifications.
- n. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- o. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

Washoe County Health District

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

Contact Name – James English, jenglish@washoecounty.us

General Conditions

- a. WCHD notes the project will require a commercial onsite sewage disposal system. The WCHD does not review or approve commercial systems, the plans and approval would go to the Nevada Division of Environmental Protection (NDEP). WCHD will need the approved plans to approve subsequent WC Building Permit Plans.
- b. Applicant must apply for any necessary onsite sewage disposal systems which are to be abandoned prior to actual abandonment of the system.
- c. Prior to any construction, a separate Water Project must be submitted directly to the WCHD for the review and approval of any water system design pursuant to Nevada Administrative Code Chapter 445A.

Washoe County Water Resources

- 4. The following conditions are requirements of the Water Resources Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

General Conditions

- a. The application indicates water service by TMWA and states that the necessary water rights will be dedicated to TMWA in satisfaction of TMWA rules and regulations. Annexation to TMWA service territory will also be required and most likely the first step in the water service process. TMWA requires that all water rights and water service conditions be met prior to approval of building permits.

A formal water will serve will be required as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.

Nevada Department of Transportation

5. The following conditions are requirements of NDOT which shall be responsible for determining compliance with these conditions.

Contact Name – Tara Smaltz and Alex Wolfson, AWolfson@dot.nv.gov

General Conditions

- a. The project is directly adjacent and proposes access to Old Highway 395. Old Highway 395 is an NDOT owned and maintained road that is officially designated as US 395 Alternate (US-395A), and functionally classified as a rural minor arterial.
- b. NDOT requires the use of only legal permitted accesses on its State roadways. All driveway accesses and other improvements to the state highway system will be required to comply with the NDOT Access Management System and Standards, and Terms and Conditions Relating to Occupancy Permits current at the time of application.
- c. In addition to following local and federal guidelines, the applicant will be required to follow drainage policies and standards outlined in NDOT's Drainage Manual and NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits.
- d. The applicant will be required to obtain an NDOT occupancy permit for all improvements including driveway access proposed within the US-395A right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
- e. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
- f. This letter does not provide for approval or disapproval of improvements proposed within NDOT right of way. Review during the NDOT occupancy permit process may result in further modification to the proposed improvements or denial.

Truckee Meadows Fire Protection District

6. Compliance with Washoe County Chapter 60 are required as well as currently adopted fire codes by Truckee Meadows Fire Protection District which shall be responsible for determining compliance with these conditions.

Contact Name –Dale Way/Brett Lee, 775.326.6000, dway@tmfpd.us/blee@tmfpd.us

Fire Apparatus Access Roads, Fire Protection Water Supplies and International Wildland-Urban Interface Code

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

We recommend contacting Truckee Meadows Fire Protection District for a consultation prior to submitting for Building Permit.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: October 30, 2020

To: Dan Cahalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0017 – Amundson Roofing**
APN: 050-220-35

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Christy Corporation. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. All grading shall be in accordance with Article 110.438 Grading Standards.
6. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP20-0017 – Amundson Roofing**
Date: October 30, 2020
Page: 2

7. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
9. All existing and proposed easements shall be shown on the site and/or grading plan.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
3. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Driveway locations shall conform to Washoe County Code Article 436 requirements for commercial driveways. Driveways shall also meet NDOT permitting and design specifications.
2. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
3. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.

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

October 26, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Amundson Roofing; 050-220-35
Special Use Permit; WSUP20-0017

Dear Washoe County Staff:

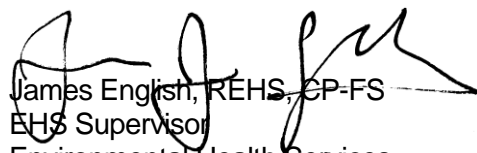
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD notes the project will require a commercial onsite sewage disposal system. The WCHD does not review or approve commercial systems, the plans and approval would go to the Nevada Division of Environmental Protection (NDEP). WCHD will need the approved plans to approve subsequent WC Building Permit Plans
- b) Condition #2: Applicant must apply for any necessary onsite sewage disposal systems which are to be abandoned prior to actual abandonment of the system.
- c) Condition #3: Prior to any construction, a separate Water Project must be submitted directly to the WCHD for the review and approval of any water system design pursuant to Nevada Administrative Code Chapter 445A.

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

Sincerely,


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



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

October 21, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit Case Number WSUP20-0017 (Amundson Roofing)

Project description:

The applicant is proposing to approve the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area.

Project is located at 300 US Highway 395 S, Assessor's Parcel Number: 050-220-35.

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

The application indicates water service by TMWA and states that the necessary water rights will be dedicated to TMWA in satisfaction of TMWA rules and regulations. Annexation to TMWA service territory will also be required and most likely the first step in water service process. TMWA requires that all water rights and water service conditions to be met prior to approval of building permits.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.



STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

October 20, 2020

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Dan Cahalane, Planner

SENT VIA ELECTRONIC MAIL

RE: WSUP20-0017 – Amundson Roofing

Dear Mr. Cahalane,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments accordingly:

Special Use Permit Case Number WSUP20-0017 (Amundson Roofing) – For possible action, hearing, and discussion to approve the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area.

NDOT comments:

1. The project is directly adjacent and proposes access to Old Highway 395. Old Highway 395 is an NDOT owned and maintained road that is officially designated as US 395 Alternate (US-395A), and functionally classified as a rural minor arterial.
2. NDOT requires the use of only legal permitted accesses on its State roadways. All driveway accesses and other improvements to the state highway system will be required to comply with the NDOT Access Management System and Standards, and Terms and Conditions Relating to Occupancy Permits current at the time of application.
3. In addition to following local and federal guidelines, the applicant will be required to follow drainage policies and standards outlined in NDOT's Drainage Manual and NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits.
4. The applicant will be required to obtain an NDOT occupancy permit for all improvements including driveway access proposed within the US-395A right of

**WSUP20-0017
EXHIBIT E**

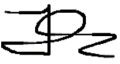
way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.

5. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.
6. This letter does not provide for approval or disapproval of improvements proposed within NDOT right of way. Review during the NDOT occupancy permit process may result in further modification to the proposed improvements or denial.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,


DocuSigned by:



F9FB080A68BF478...

Tara Smaltz, PE
Engineering Services Manager
NDOT District II

DocuSigned by:



8D80C88AB3244A2...

Alex Wolfson, PE
Traffic Engineer
NDOT District II

Enclosure: Preliminary site plan

Cc: Sondra Rosenberg, PTP – NDOT Assistant Director of Planning
Mike Fuess, PE, PTOE – NDOT District Engineer
Denise Inda, PE, PTOE – NDOT Traffic Operations
File



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

October 22, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0017 Amundson Roofing

Dear Dan,

In reviewing the special use permit from Amundson roofing, the Conservation District has the following comments.

To soften the look in the historic commercial district, we request additional evergreen trees are planted along the frontage of the site or add brown slats(or combination of both) in the existing chain link fence including the double swing gates. The trees planted shall be monitored for a three-year period and if any needs replacement, exchange with the same caliber tree.

We request the applicant provide an earth tone color for the building's exterior including the roofing material.

With lighting provided for the project, the applicant follows the dark sky lighting requirements of Washoe County code.

The bottom of the detention basins shall be rock lined with 2 feet wide 3 foot deep infiltration trench the length of the basin.

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

Sincerely,

Tyler-Shaffer

**WSUP20-0017
EXHIBIT F**



Dan Cahalane, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3628

Re: WSUP20-0017 (Amundson Roofing) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brett Lee, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)



6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).



Courtesy Notice*
Participate in the Future of Your Neighborhood

October 23, 2020

Dear Property Owner:

The Washoe County Planning and Building Division received an application from one of your neighbors for a construction sales use type at 300 US Highway 395 S (APN 050-220-35) If you are interested in learning more about the proposed project, the application is available on line at https://www.washoecounty.us/csd/planning_and_development/index.php. Click on the "applications" box and choose the Commission District listed below.

Case Number: WSUP20-0017 Amundson Roofing
Commission District: #2
Tentative Date for South Truckee Meadows/Washoe Valley Citizen Advisory Board:
November 5, 2020
Tentative Public Hearing Date: Board of Adjustment: December 3, 2020

You will receive an official notification when the request is set for a public hearing. For more information, please contact: Dan Cahalane, Planner, dcahalane@washoecounty.us

*This is not a legally required notice, but rather is provided to you as a courtesy to engage you early in the planning process with Planning and Building.

WSUP20-0017
EXHIBIT H

AMUNDSON ROOFING



SPECIAL USE PERMIT

Prepared by:



OCTOBER 8, 2020

AMUNDSON ROOFING

Special Use Permit Application

Prepared for:

Sector 9, LLC
8995 Terabyte Drive
Reno, Nevada 89521

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

October 8, 2020

AMUNDSON ROOFING – SPECIAL USE PERMIT

Table of Contents

Introduction	1
Project Location	1
Existing Conditions	2
Project Description	5
Special Use Permit Findings	9

List of Figures:

Figure 1 – Vicinity Map	1
Figure 2 – Zoning	2
Figure 3 – Existing Conditions	3
Figure 4 – Existing Conditions	4
Figure 5 – Site Plan	6
Figure 6 – Building Elevations.....	7

Appendices:

Washoe County Development Application
Owner Affidavit
Special Use Permit Application
Property Tax Verification

Attachments:

Site Plan
Building Elevations

AMUNDSON ROOFING – SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a Construction Sales and Services use within the Old Washoe City Commercial District Management Area.

Project Location

The project site (APN # 050-220-35) includes 1.76± acres located at 300 South US Highway 395 South in Old Washoe City. Specifically, the subject property is located on the south side of US Highway 395, immediately west of the existing gas station/mini-mart. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

AMUNDSON ROOFING – SPECIAL USE PERMIT

Existing Conditions

The subject property is currently zoned General Commercial (GC) and is designated as Commercial in the South Valleys Area Plan. The property is located within the Old Washoe City Commercial District Character Management Area established within the South Valleys Area Plan.

Surrounding uses include commercial the east (gas station and mini-mart and industrial commercial) and north (cannabis dispensary and nursery). Property to the west is currently vacant and zoned for residential uses (LDS) while property to the south includes single family residential (zoned GR). Figure 2 (below) depicts the zoning for the project site and surrounding area.

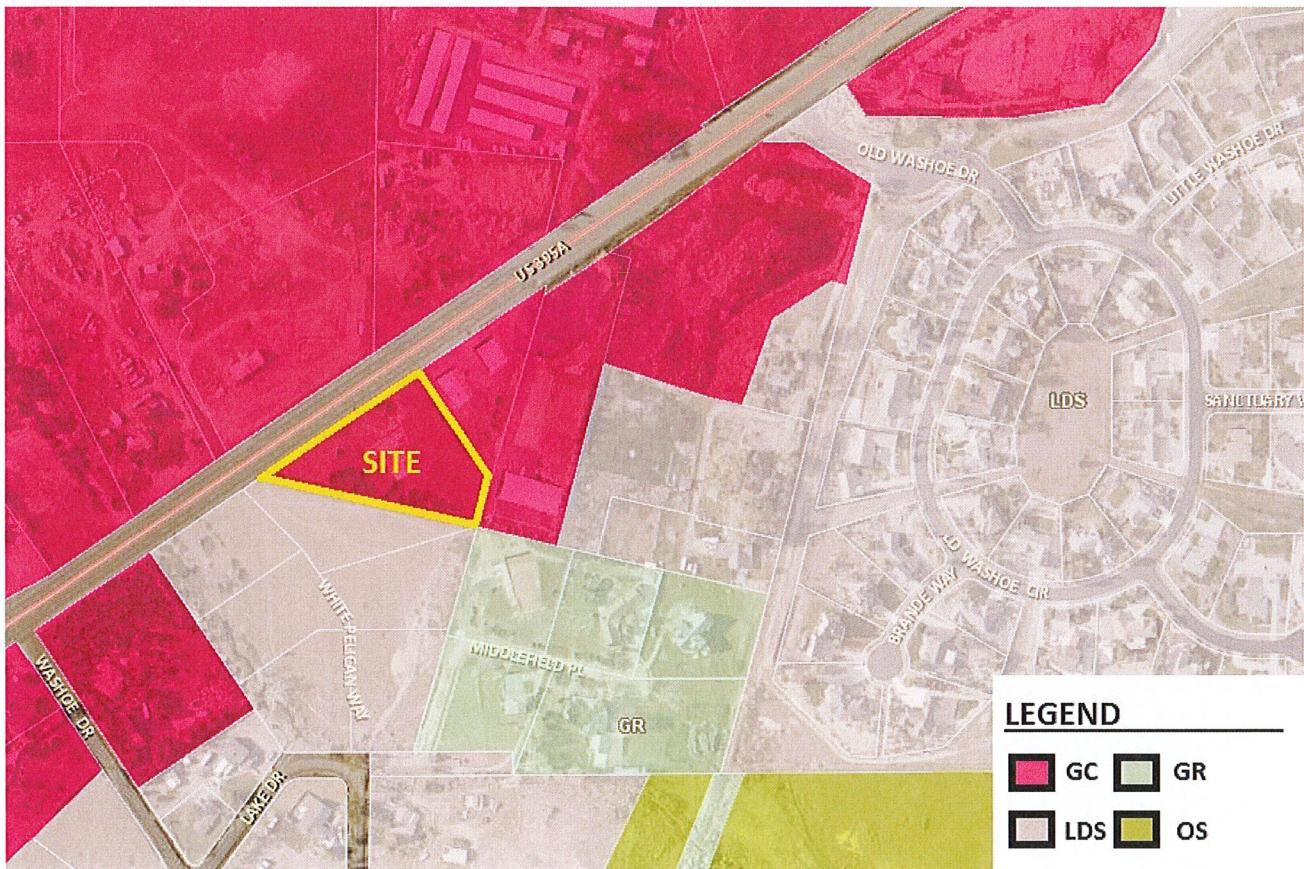


Figure 2 – Zoning

AMUNDSON ROOFING – SPECIAL USE PERMIT

Although currently vacant, the site was previously developed and includes a remnant foundation and associated utility structure. Washoe County Assessors data indicates that there is an existing well and septic system located onsite.

The site includes flat topography and is well suited for development. Onsite vegetation is limited and includes mature evergreen trees along the eastern and northern project perimeter.

Figures 3 (below) and 4 (following page) depict the existing onsite conditions.

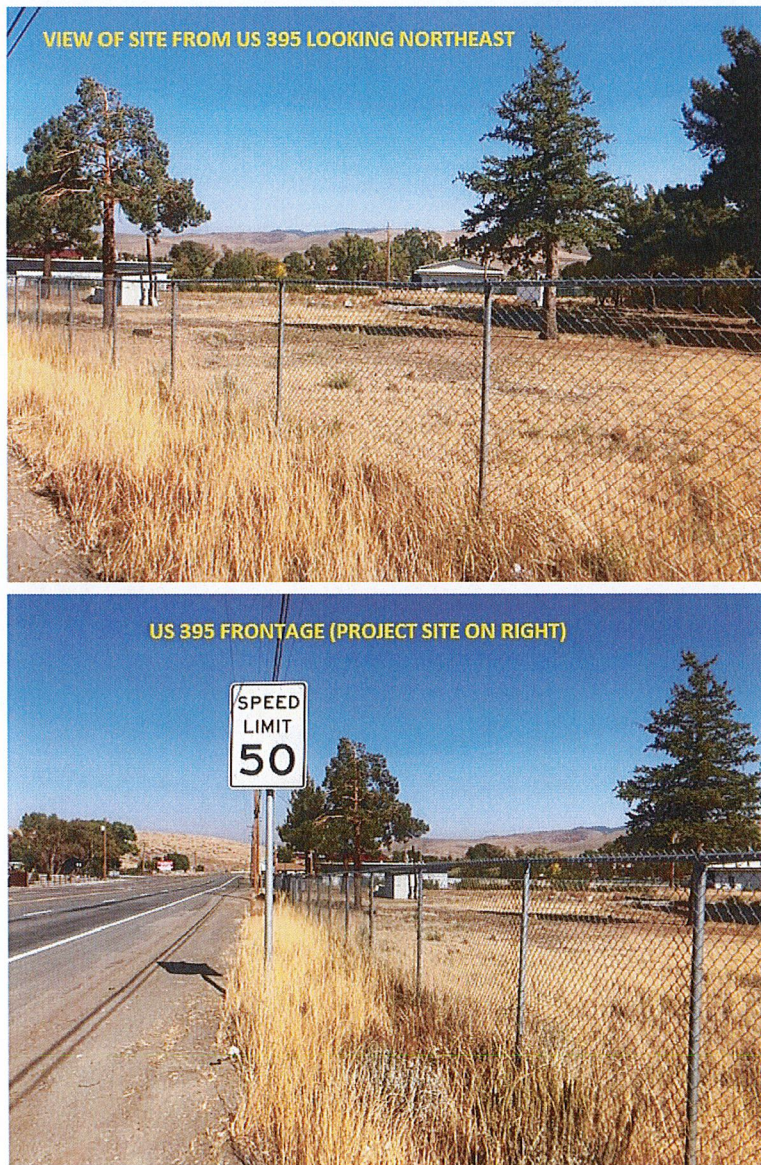


Figure 3 – Existing Conditions

AMUNDSON ROOFING – SPECIAL USE PERMIT

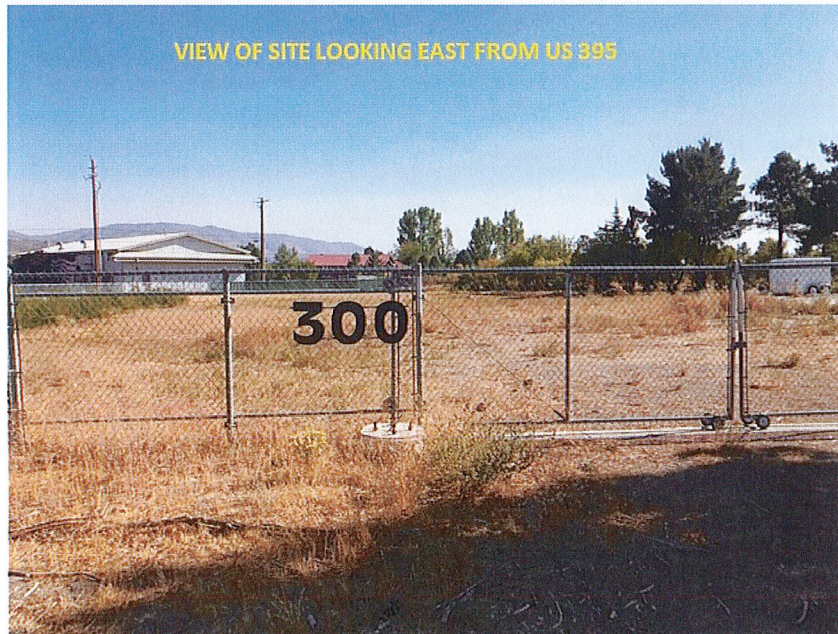


Figure 4 – Existing Conditions

AMUNDSON ROOFING – SPECIAL USE PERMIT

Project Description

Sector 9, LLC (doing business as Amundson Roofing) acquired the subject property in April 2020 with the intent of locating the company headquarters onsite. Amundson roofing wishes to construct a 14,410± square foot metal building that would include office and warehouse space and is classified by Washoe County as a Construction Sales and Service use.

Construction Sales and Services is permitted within the General Commercial (GC) regulatory zone with the approval of a Special Use Permit (SUP) per Table 110.302.05.3 of the Washoe County Development Code. Additionally, the Old Washoe City modifiers included in the South Valleys Area Plan also permit the proposed use, subject to the approval of a SUP, as outlined in the allowed use table include in Appendix 4 of the Area Plan. Thus, this application includes a request for a SUP to establish a 14,410± square foot Construction Sales and Service Use within the GC zone.

The Amundson Roofing building is proposed to be located at the northern portion of the property and will access US 395 at the current fenced access gate (previously depicted in Figure 4. As noted previously, the total building area is proposed at 14,410± square feet of which 1,941± square feet will be dedicated to office use with the remaining 12,469± square feet as warehouse area. The office area will include an executive office, open employee “bullpen,” restrooms, breakroom, and a storage/mechanical room. The warehouse will be used to store roofing supplies and materials and provide for limited shop space. The office area is located on the west side of the building (US 395 frontage side) with the warehouse in the rear.

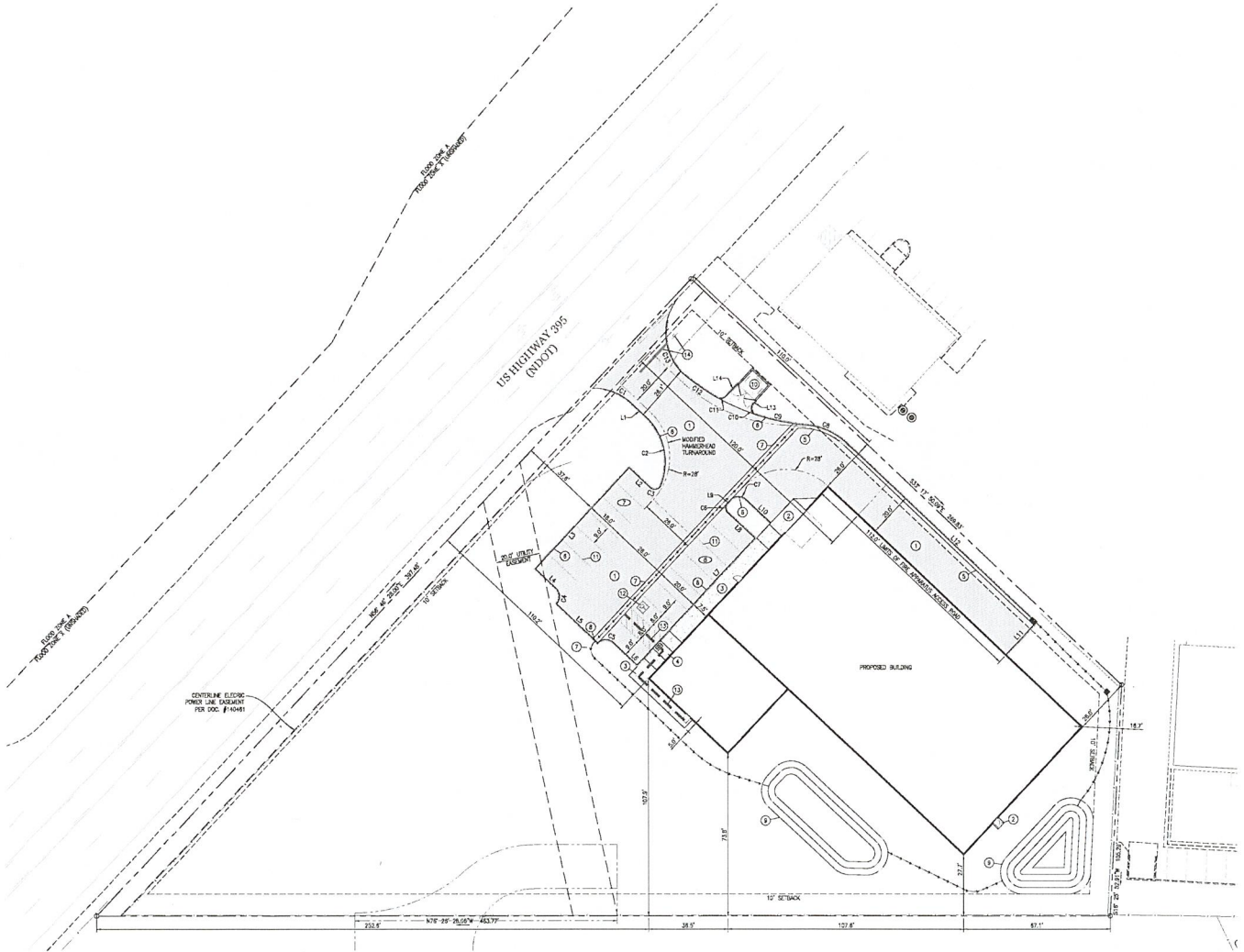
A total of 15 parking spaces are provided adjacent to the building on the west side. The roll-up door accessing the warehouse is located at the northwest corner of the building. A fire apparatus access road is proposed to be located on the north side of the building. Landscaping will be provided along the US 395 frontage and will allow for an aesthetically pleasing streetscape. The existing mature evergreen trees that are located at the western portion of the site will be protected and incorporated into the project landscaping. Similarly, it is not proposed to disturb the southern portion of the site, protecting mature trees along the southern project boundary.

By locating the proposed building at the northern portion of the site, residentially zoned property to the south is significantly separated from activities occurring onsite. Additionally, stormwater detention areas are located on the south and east sides of the building and will be landscaped per Washoe County Development Code standards. This provides a further buffer between Amundson Roofing and residential areas.

The building design includes the use of a metal building structure similar to that of other commercial uses in the area (i.e. directly to the north and south). The west and south elevations (visible from US 395) include the office component of the building and include the primary access door and office windows. The warehouse roll-up door is also located on the west elevation. The northern and eastern elevations are largely hidden from view of US 395 and are not proposed to include windows. This further ensures that privacy impacts do not occur to residents to the south.

AMUNDSON ROOFING – SPECIAL USE PERMIT

Figure 5 (below) depicts the project site plan, while Figure 6 (following page) depicts the preliminary building elevations proposed for Admunson Roofing.



Note: Full-size site plan is included as an attachment to this report.

Figure 5 – Site Plan

AMUNDSON ROOFING – SPECIAL USE PERMIT

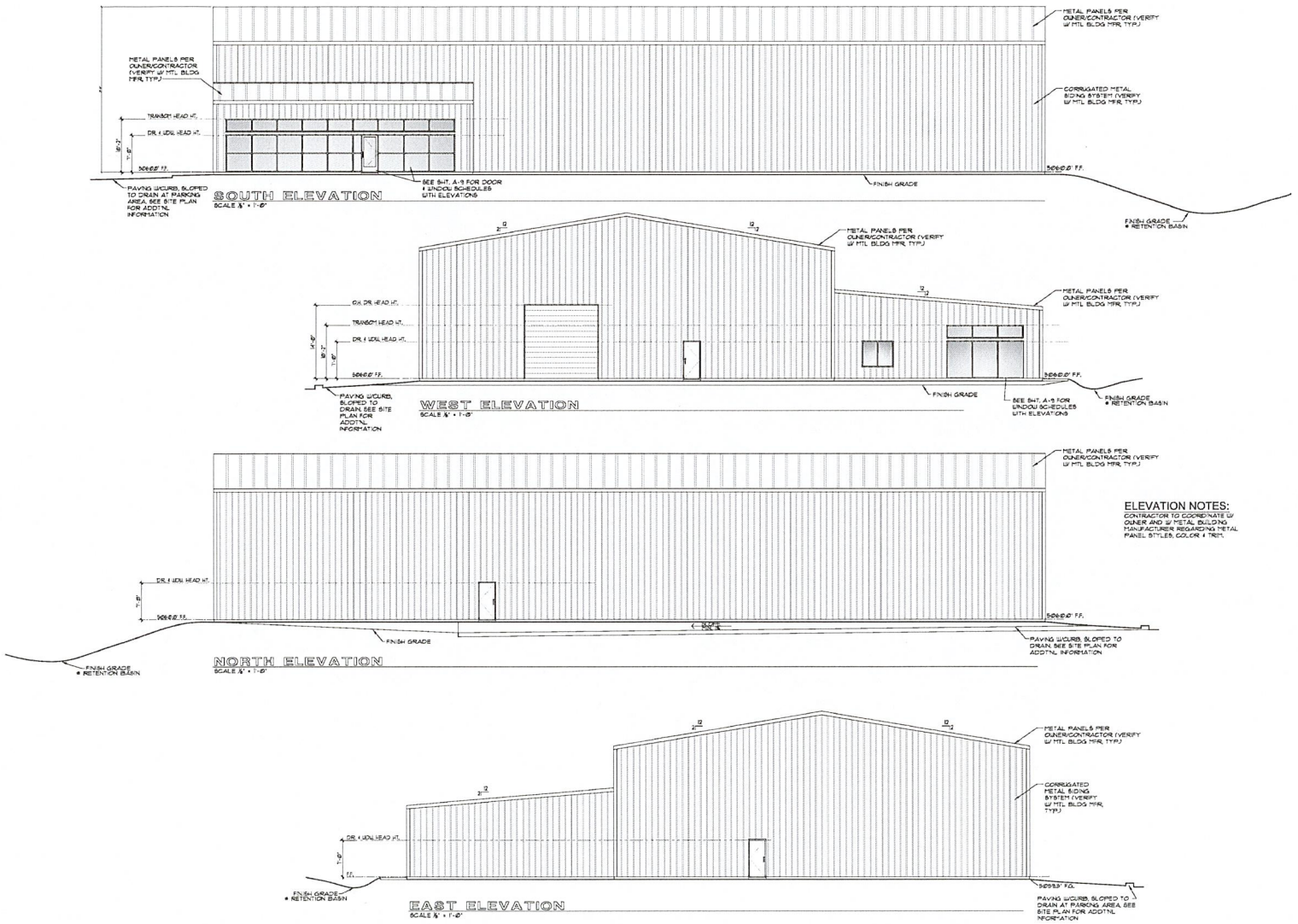


Figure 6 – Building Elevations

AMUNDSON ROOFING – SPECIAL USE PERMIT

Prior to construction, the existing foundation(s), outbuildings, etc. currently onsite will be demolished to make way for the proposed new improvements. The project will connect to municipal water service (Truckee Meadows Water Authority) and will install an engineered septic system for sanitary sewer service, to be reviewed and approved by the Washoe County District Health Department. The existing onsite septic system will be abandoned.

Amundson Roofing anticipates 4 to 6 employees onsite at any given time, making the proposed facility a very low intensity use. The majority of the building area will be warehouse/shop area. The office area will include 2 to 3 employees. Hours of operation for the facility are generally 7:00 am to 5:00 pm (Monday through Friday). It is very rare that any activity would occur onsite on weekends.

As noted previously, the overall site design ensures that residential uses to the south (both existing and future) will not be negatively impacted by the proposed commercial use. No vehicle access/circulation is proposed on the south or east sides of the building and a significant setback exists from the property line (up to 27+ feet). Also, there are no proposed windows or public access doors on the south/east elevations. All activities associated with Amundson Roofing will occur within the enclosed building, ensuring no noise impacts. Proposed landscape improvements will soften the appearance of the building and provide additional buffering.

Given the nature of the use, number of employees, and proposed hours of operation, traffic impacts associated with the project are very minor in nature. Trip generation for the project was estimated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual. For estimating purposes, land use code 710 (General Office) was assumed for 1,941± square feet with the remaining building area (12,469± square feet) calculated utilizing land use code 151 (Warehousing). Per ITE trip generation data, the office component can be expected to generate 21 average daily trips (ADT) with 3 am peak and 3 pm peak trips. The warehouse use will generate 44 ADT with 4 am and 4 pm peak hour trips. Total traffic is estimated at 65 ADT with 7 am and 7 pm peak hour trips. The anticipated trip generation is approximately 91% less than that which would trigger a traffic analysis per Washoe County standards. With the construction of Interstate 580, surplus capacity exists within US 395. With the addition of Amundson Roofing, no impact to existing levels of service will occur.

Lighting will be provided for safety and security purposes only and is generally limited to building-mounted fixtures. All lighting fixtures will comply with Washoe County Development Code standards and will incorporate shielded/cut-off fixtures to ensure that spill-over of light to adjoining properties does not occur. Signage will comply with the GC zoning standards included in the Development Code. No lighted signs facing residentially zoned property are proposed.

AMUNDSON ROOFING – SPECIAL USE PERMIT

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face** type.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The proposed use is consistent with the current GC zoning as well as the South Valleys Area Plan. The project adheres to the requirements and policies of the Area Plan including the Old Washoe City modifiers. As proposed, Amundson Roofing is consistent with surrounding properties in terms of use, intensity, architectural style, etc., and will be a positive addition to the area.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

All necessary infrastructure and services needed to serve the facility are in place and can be expanded (at the expense of the applicant) to serve Amundson Roofing. The project will connect to municipal water (TMWA) and includes an engineered septic system that will be reviewed and permitted through the Washoe County District Health Department. Onsite detention is provided to ensure that drainage is properly addressed. US 395 has excess capacity and the addition of Amundson Roofing will have no noticeable impact on traffic patterns within the area.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The subject property is flat and well suited for the type and intensity of development proposed. The property does not include any natural constraints and existing mature trees will be preserved. The site's location along US 395 ensures proper access and ample capacity to accommodate the proposed use.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

As proposed, Amundson Roofing is compatible with and complementary to surrounding uses. The project design is very similar to uses that currently exist across US 395. Additionally, the site and building design respect the adjoining residential uses and ensure that privacy for existing residences is retained.

APPENDICES

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

WSUP20-0017
EXHIBIT I

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: Amundson Roofing			
Project Description: A SUP to allow for the establishment of a Construction Sales and Services use within the General Commercial regulatory zone (Old Washoe City Commercial District Management Area).			
Project Address: 300 S. US Highway 395 S, Old Washoe City			
Project Area (acres or square feet): 1.76 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located on the south side of Old Highway 395, south of Eastlake Boulevard and Old Washoe Circle.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-220-35	1.76		
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: Sector 9, LLC		Name: Christy Corporation, Ltd.	
Address: 8995 Terabyte Dr.		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89521	Sparks, NV	Zip: 89436
Phone: 775-852-1115	Fax:	Phone: 775-502-8552	Fax:
Email: chris@amundsonroofing.com		Email: mike@christynv.com	
Cell: 775-745-7774	Other:	Cell: 775-250-3455	Other:
Contact Person: Chris Amundson		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name: K2 Engineering and Structural Design	
Address:		Address: 860 Maestro Dr.	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: 775-355-0505	Fax:
Email:		Email: jared@k2eng.net	
Cell:	Other:	Cell: 775-560-8305	Other:
Contact Person:		Contact Person: Jared Krupa	
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: Sector 9 LLC Chris Amundson

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, Chris Amundson
(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): 050 220 35

Printed Name Chris Amundson

Signed Chris Amundson

Address 8995 Terabyte suite #

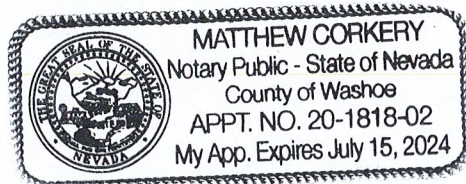
State of Nevada
County of Washoe
Subscribed and sworn to before me this
5 day of October, 2020.

Matthew Corkery

Notary Public in and for said county and state

My commission expires: July 15, 2024

(Notary Stamp)



*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

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

SECTOR 9 LLC

Entity Number:

E3440222019-1

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

12/10/2019

NV Business ID:

NV20191660538

Termination Date:

Perpetual

Annual Report Due Date:

12/31/2020

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

Arleta Ann Hooper

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

18124 Wedge Pkwy Ste 437, Reno, NV, 89511, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Christopher Paul Amundson	8995 Terabyte Drive, suite H, Reno, NV, 89521, USA	12/10/2019	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

This SUP would allow for the establishment of a 14,410 square foot Construction Sales and Services use within the GC zone and Old Washoe City Commercial District Management Area. Refer to attached report for a full description.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Refer to attached report and site plan.

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

The project will be completed in a single phase, as detailed in the attached report.

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

The project site is located along Old US 395, is flat, and well suited for the use and intensity/density proposed. Refer to attached report for a detailed analysis.

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

The project will be complementary to adjoining uses and is a redevelopment of the project site. Refer to attached report for a detailed analysis.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The project is not anticipated to generate any negative impacts. The site and building design serves to protect the privacy of adjoining properties, as detailed in the attached report.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to the attached report and engineering plans.

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

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

9. Utilities:

a. Sewer Service	Engineered Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications
d. LPG or Natural Gas Service	NV Energy or Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T or Charter Communications
g. Water Service	Truckee Meadows Water Authority

For most uses, 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.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. 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).

Water rights to serve the project will be dedicated to TMWA, as necessary.
--

10. Community Services (provided and nearest facility):

a. Fire Station	TMFD Station 32
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Pleasant Valley Elementary
d. Middle School	Herz Middle School
e. High School	Damonte Ranch High School
f. Parks	Bowers Mansion Regional Park/Washoe Lake State Park
g. Library	Washoe County - South Valleys Branch
h. Citifare Bus Stop	N/A

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
05022035	Active	10/7/2020 1:40:17 AM
Current Owner: SECTOR 9 LLC 8995 TERABYTE DR STE H RENO, NV 89521		SITUS: 300 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000	Geo CD:	

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$546.90	\$546.90	\$0.00	\$0.00	\$0.00
2019	\$521.15	\$521.15	\$0.00	\$0.00	\$0.00
2018	\$497.57	\$497.57	\$0.00	\$0.00	\$0.00
2017	\$480.26	\$480.26	\$0.00	\$0.00	\$0.00
2016	\$468.31	\$485.19	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

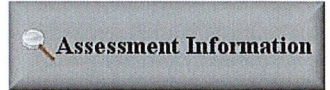
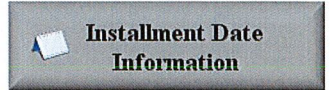
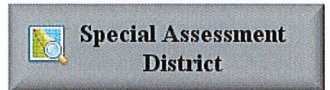
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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



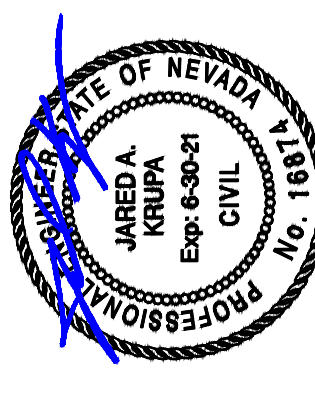
Amundson Roofing

K2 ENGINEERING
AND STRUCTURAL DESIGN
860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 365-0505
F: (775) 365-0666
www.k2eng.net

300 US 395 S.
A.P.N.: 050-220-35
Washoe County, NV
89704

Amundson Roofing

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



8/26/2020

Revisions

Date	8/20/2020	K2
Drawn	JAK	
Checked	JAK	
Project No.	20-066	

Cover Sheet

A-0

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL JOB SITE REQUIREMENTS AND FOR COORDINATION OF ARCHITECTURAL & STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS OF THE CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- ALL SUB CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, AND DO NOT SCALE DRAWINGS. SUB CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR OTHER QUESTIONS RELATING TO THE CONSTRUCTION DOCUMENTS. DO NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS CLEAR.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO RESPONSIBLY COMPLETE THE EXECUTION OF THE WORK IN A TIMELY MANNER.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPLIANCE WITH SAFETY REGULATIONS GOVERNING WORK PERFORMED ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT IT IS PROTECTED AND SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT AND THIS DOCUMENTS. THE OWNER AND THE ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE STRUCTURE IS NOT DESIGNED AS A STABLE UNIT UNTIL AFTER ALL COMPONENTS ARE IN PLACE AND NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.
- CONTRACTOR AND SUBCONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF OBSTACLES, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, AND PAINT OVERSPRAY.
- BUILDERS SET. THIS SET OF DRAWINGS HAS BEEN PREPARED SUFFICIENT TO OBTAIN A BUILDING PERMIT. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS NECESSARILY DESCRIBED IN THIS BUILDER'S SET. THE IMPLEMENTATION OF THE DRAWINGS REQUIRES THE CONTRACTOR TO BE THOROUGHLY KNOWLEDGEABLE WITH THE APPLICATION CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT AND TYPE OF CONSTRUCTION. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL MAKE NO STRUCTURAL SUBSTITUTIONS, CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO OVERSIZING OR WEAKENING WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
- NO ADDITIONAL ROOF OPENING OR ROOF MOUNTED EQUIPMENT IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE DESIGN TEAM.
- ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OF THE DESIGN TEAM MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM BEFORE PROCEEDING.
- IF THERE ARE TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH, INTO WHICH THESE ARE REQUIRED TO BE MADE, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT.
- ALL SIGNAGE IS NOT A PART OF THIS CONTRACT. SIGN CONTRACTOR SHALL OBTAIN SEPARATE APPROVALS AND PERMITS FROM GOVERNING AGENCIES FOR SIGNS.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, A.C. DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE STRUCTURAL ENGINEER.
- ALL SHOP WELDING SHALL BE DONE BY A LICENSED LICENSED SHOP-STRUCTURAL WELDER.
- ALL FIELD WELDING SHALL BE DONE BY ONLY LICENSED WELDERS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED REVISIONS OF ALL CODES AND SPECIFICATIONS AND ALL SPECIAL REQUIREMENTS INDICATED IN THE BUILDING SCHEDULE AND SPECIAL GENERAL NOTES.

PROJECT DATA

PROJECT ADDRESS: 300 US HIGHWAY 395 S
RENO, NEVADA 89504
A.P.N.: 050-220-35
ZONING: GC
SITE AREA: 1.16 ACRES
BUILDING AREA: 1941 SF.
OFFICE: 12469 SF.
WAREHOUSE: 2493 SF.

BUILDING CODE ANALYSIS

BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRICAL CODE
2018 NIBCC

OCCUPANCY GROUP: F-1 / B (NON-SEPARATED MIXED USE)
CONSTRUCTION TYPE: II-B
SPRINKLERED: YES
FIRE ALARM: YES
ALLOWABLE HEIGHT / PROPOSED HEIGHT: 15'-0" / 31'-8"
ALLOWABLE STORY(S) / PROPOSED STORY(S): 3 / 1
ALLOWABLE AREA / PROPOSED AREA: 62,000 SF. / 14,410 SF.
ACCESSIBILITY: THE BUILDING SHALL MEET ALL ACCESSIBILITY REQUIREMENTS.

OCCUPANT LOAD & PLUMBING FIXTURES

OCCUPANT CLASS	ROOM NUMBER	FUNCTION	SQUARE FT.	OCCUPANT LOAD PER SF.	DESIGN OCCUPANTS	REMARKS
B	100	BUSINESS	1416	100	1416	
B	101	KITCHENS	150	100	150	
B	102	STORAGE	180	300	180	
B	103	STORAGE	180	300	180	
B	104	STORAGE	180	300	180	
F-1	200	WAREHOUSE	12469	500	2493	
TOTAL OCCUPANTS						
TOTAL OCCUPANTS			1171			
TOTAL OCCUPANTS			4220			

PLUMBING FIXTURE CALCS.

OCC CLASS IS: F-1
TOTAL OCCUPANTS: 1171
ASSUME 1/2 MEN AND 1/2 WOMEN: 13 (12.41)
WATER CLOSETS: 13
LAVATORY: 13
REQUIRED: 13
TOTAL REQUIRED (PER MALE / FEMALE): 13/13

OCC CLASS IS: F-1
TOTAL OCCUPANTS: 4220
ASSUME 1/2 MEN AND 1/2 WOMEN: 97 (86.4)
WATER CLOSETS: 26
LAVATORY: 26
REQUIRED: 26
TOTAL REQUIRED (PER MALE / FEMALE): 26/26

TOTAL PROVIDED: 2
(2) UNISEX RESTROOM TOILETS
(1) UNISEX RESTROOM LAVATORIES
(1) HOF SINK

PROJECT DIRECTORY

BUILDING OWNER:
DIANDA CONSTRUCTION
825 STENER WAY
RENO, NEVADA 89501
PH: 775-396-6123

DESIGNER / ENGINEER:
K2 ENGINEERING
JARED KRUPA, P.E.
860 MAESTRO DRIVE SUITE A
RENO, NEVADA 89511
PH: 775-365-0505

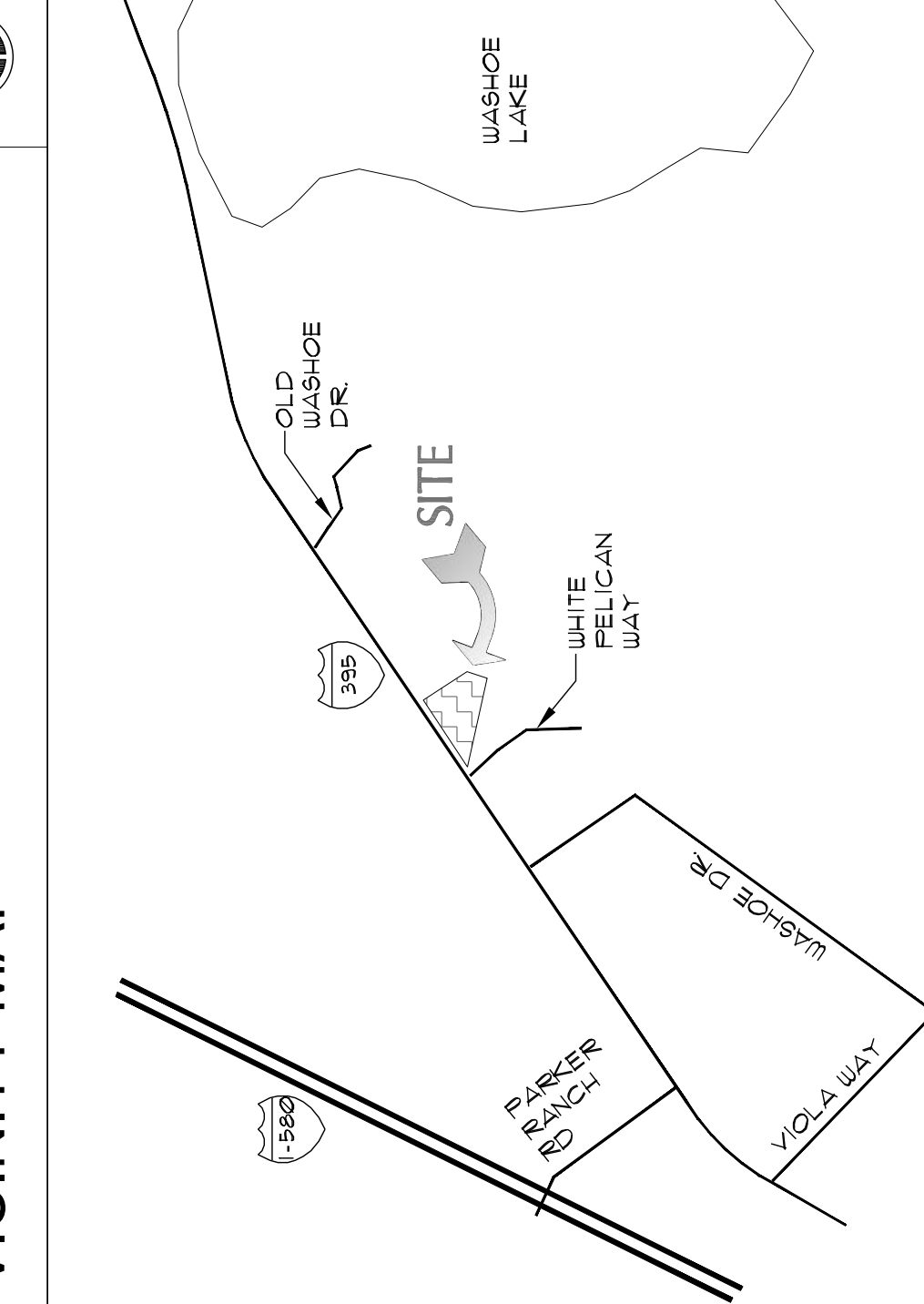
MECHANICAL DESIGNER:
ENCON NEVADA
ARTIBIC GARDENS
2449 HAZANITA LANE
RENO, NEVADA 89509
PH: 775-741-8238

PLUMBING DESIGNER:
MASTER SERVICE PLUMBING
1515 W. 14TH ST.
PH: 775-851-1444

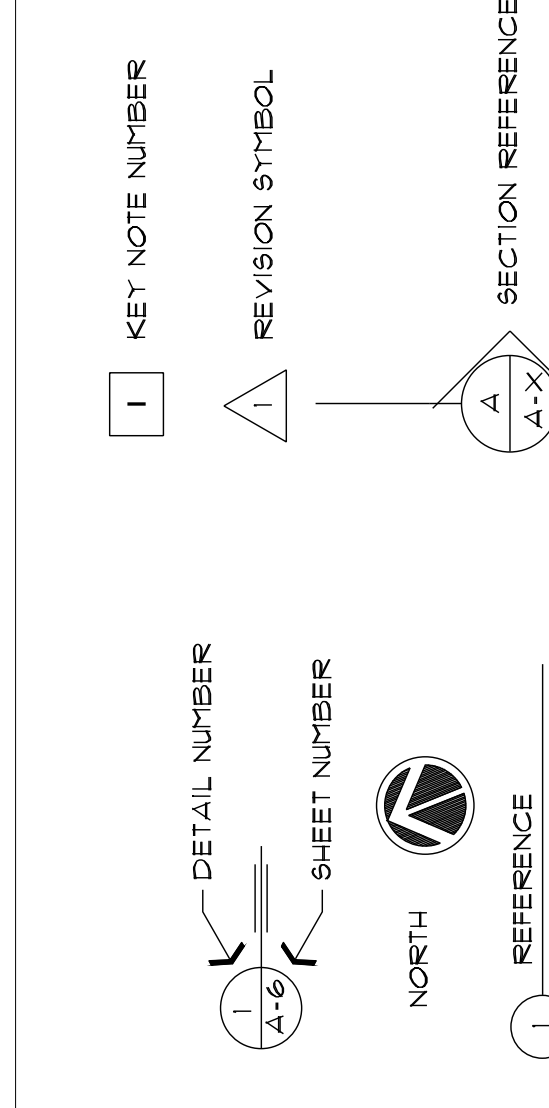
METAL BUILDING:
AMERICAN INNOVATIVE
STRUCTURES, LLC
290 BRINKEY AVE. STE 205
PH: 775-716-0345

ELECTRICAL DESIGNER:
EPERALD CITY ENGINEERS, INC.
2105 L. HUNTER BL. E.
LYNDWOOD, WA 98026
PH: 425-141-1000

VICINITY MAP



SYMBOL LEGEND



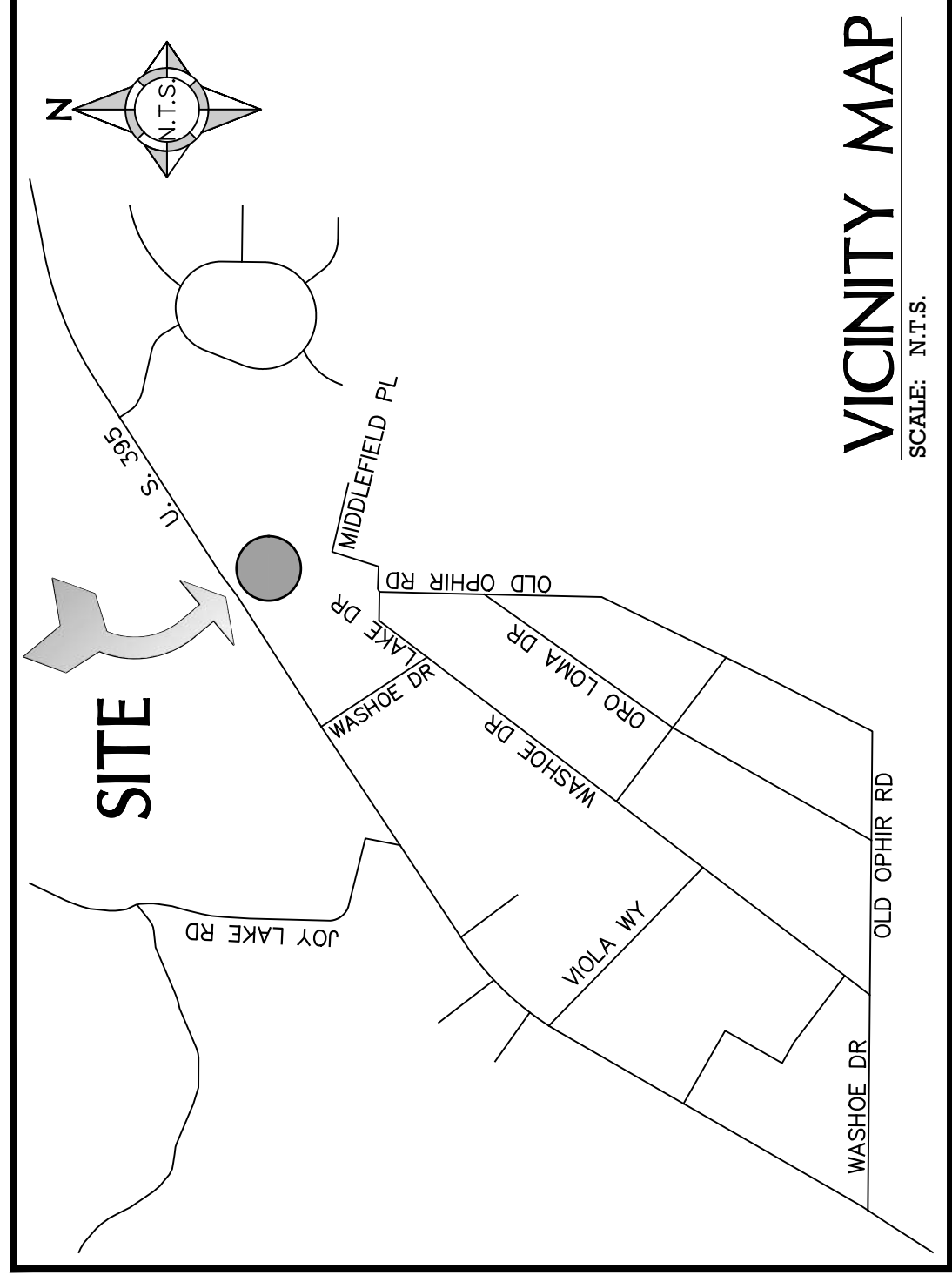
SHEET INDEX

A-0 COVER SHEET
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C-1 EXISTING CONDITIONS & DEMO PLAN
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C-3 GRADING PLAN
C-4 UTILITY PLAN
C-5 DRAINAGE & EROSION CONTROL PLAN
CD-1 CIVIL DETAILS
CD-2 CIVIL DETAILS
CD-3 CIVIL DETAILS
CD-4 CIVIL DETAILS
CD-5 CIVIL DETAILS
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L-3 LANDSCAPING DETAILS
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A-2 DIMENSION PLAN
A-3 FLOOR PLAN
A-4 REFLECTED CEILING PLAN
A-5 EXTERIOR ELEVATIONS
A-6 A, B, C SECTIONS
A-7 WALL SECTIONS
A-8 ADA RESTROOMS & BREAKROOM DOOR & WINDOW SCHEDULES & ELEVATIONS
A-9 INTERIOR FINISH SCHEDULE
A-10 ARCHITECTURAL DETAILS
STRUCTURAL
S-001 GENERAL NOTES
S-002 GENERAL FOUNDATION DETAILS
S-101 FOUNDATION PLAN
S-102 ANCHOR BOLT SUPERIMPOSED FOUNDATION DETAILS
MECHANICAL
M-10 MECHANICAL DETAILS & SCHEDULES
M-11 MECHANICAL PLAN
PLUMBING
P-10 PLUMBING PLAN, ABBREVIATIONS AND SPECIFICATIONS
ELECTRICAL
E-01 ELECTRICAL ONELINE DIAGRAM & SCHEDULES
E-02 ELECTRICAL DETAILS
E-100 ELECTRICAL SITE PLAN
E-200 ELECTRICAL POWER PLAN
E-210 ELECTRICAL LIGHTING PLAN

FIRE DEPARTMENT NOTES

- COMPLY WITH APPLICABLE REQUIREMENTS SET FORTH IN CURRENT TRUCKEE HEADQUARTERS FIRE DEPARTMENT POLICY HANDBOOK.
- PROVIDE APPROVED EXITING AND ILLUMINATION, AND ILLUMINATED EXIT SIGNS WHICH ARE POWERED FROM SEPARATE SOURCES.
- PLANS FOR THE INSTALLATION OF FIRE ALARM SYSTEM SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY CONTRACTOR LICENSED BY THE STATE OF NEVADA. ALL WORK SHALL CONFORM TO NFPA 13, STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.

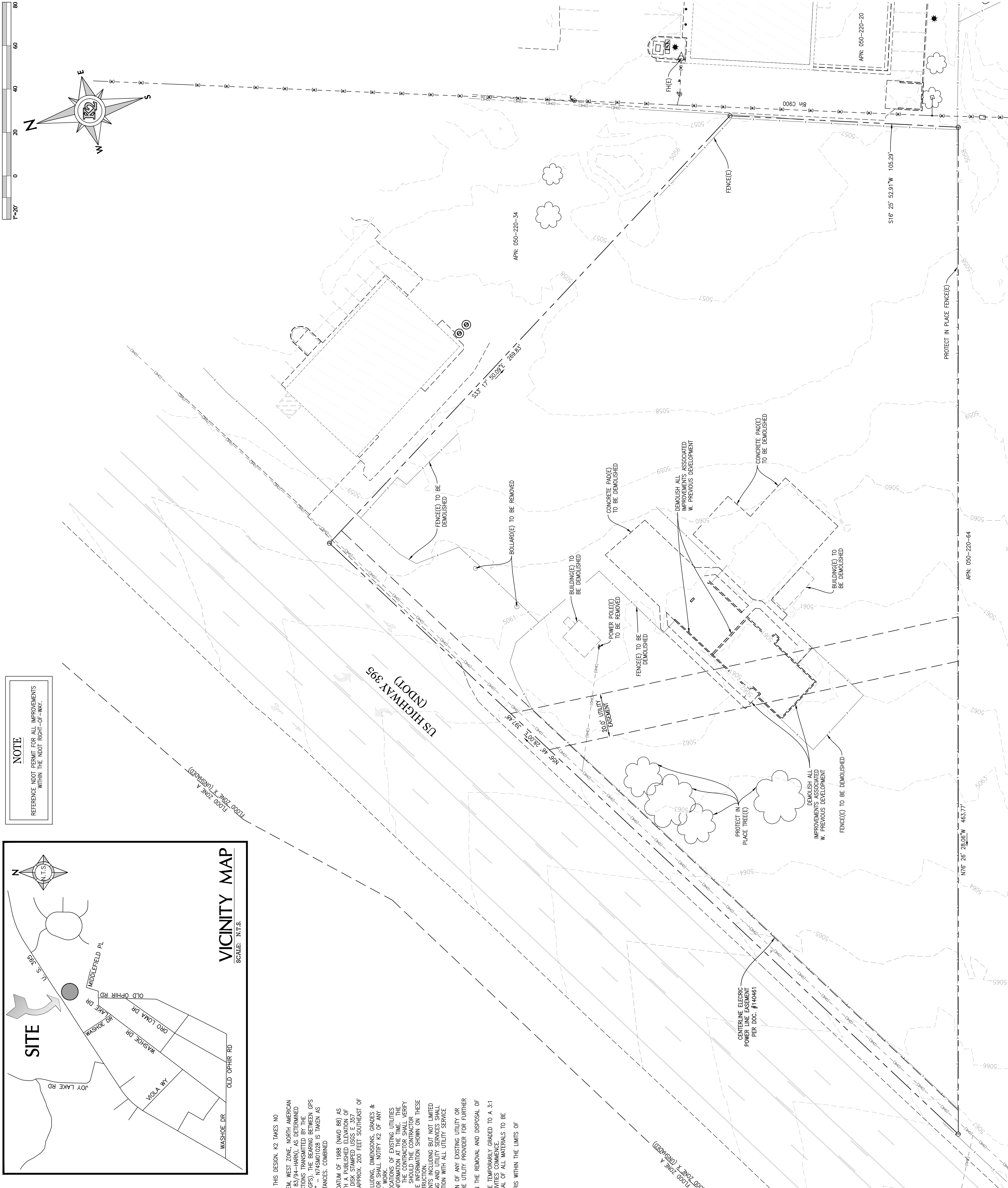
DEMOLITION LEGEND	
---	UTILITY
A	EXISTING UTILITY LINE W. DESCRIPTION
⊗	FIRE HYDRANT ASSEMBLY
⊗	FLUSH VALVE ASSEMBLY
⊗	DUAL/SINGLE WATER SERVICE
⊗	AIR RELEASE VALVE ASSEMBLY
⊗	WATER MAIN TEE W. GATE VALVES
⊗	BACKFLOW PREVENTION ASSEMBLY
⊗	ELBOW
⊗	MANHOLE W. DESCRIPTION
○	CLEANOUT
■	CATCH BASIN/DROP INLET
---	EXISTING CONTOUR LINE
4800	



DEMOLITION NOTES

- THE FIELD SURVEY PREPARED BY WOOD PROBERS IS THE BASIS OF THIS DESIGN. K2 TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
- BASIS OF BEARINGS IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "MSZOLEZZI" - S625M01279 AND "RW RENOV" - N745M01028 IS TAKEN AS NORTH-40.394110 WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES, COMBINED.
- THE ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88) AS TAKEN FROM NATIONAL GEODETIC SURVEY (NGS) "E 357 RESET, WITH A PUBLISHED ELEVATION OF 5098.8 FT. LOCATED NEAR THE INTERSECTION OF US-395 AND SR-38, APPROX. 200 FEET SOUTHEAST OF THE INTERSECTION OF THE PROJECT SITE. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DIMENSIONS AND BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES PRIOR TO ANY DEMOLITION. THE CONTRACTOR SHALL NOTIFY K2 OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE ONLY INFORMATION AVAILABLE IS FROM THE UTILITY PROVIDERS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THIS INFORMATION AND BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES PRIOR TO ANY DEMOLITION. THE CONTRACTOR SHALL NOTIFY K2 OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- ALL EXISTING UTILITIES SHALL BE DEMOLISHED AND ASSOCIATED SITE SERVICES SHALL BE DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY SERVICE PROVIDERS.
- SHOULD ANY QUESTION ARISE REGARDING THE REMOVAL/MODIFICATION OF ANY EXISTING UTILITY OR IMPROVEMENT, THE CONTRACTOR SHALL CONTACT K2 AS WELL AS THE UTILITY PROVIDER FOR FURTHER INFORMATION. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE OWNER ON THE REMOVAL AND DISPOSAL OF EXISTING IMPROVEMENTS AND LANDSCAPING.
- ANY DEMOLITION RESULTING IN GRADES STEEPER THAN 3:1 SHALL BE TEMPORARILY GRADED TO A 3:1 MAX SLOPE & COMPACTED TO BEST M.D.D. UNTIL FINAL GRADING ACTIVITIES COMMENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL MATERIALS TO BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ON-SITE DEBRIS WITHIN THE LIMITS OF CONSTRUCTION.

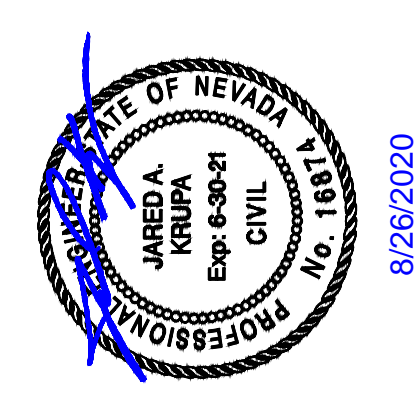
NOTE
REFERENCE NOT PERMIT FOR ALL IMPROVEMENTS WITHIN THE NOTOT RIGHT-OF-WAY.



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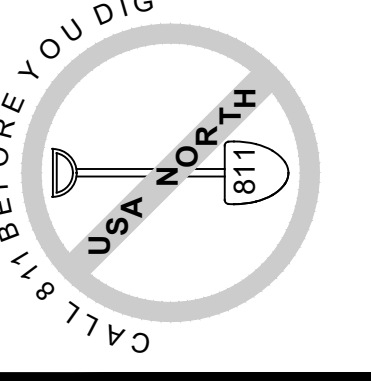
8/26/2020

REVISIONS

Date	Drawn	Checked	Project No.
8/19/2020	K2	JAK	20-066

Existing
Conditions &
Demo Plan

C-1



SITE LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
	PEDESTRIAN ACCESS RAMP
	ACCESSIBLE ROUTE
	PARKING SPACE COUNT
	KEYNOTE (REF. CORRESPONDING LEGEND)

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.53	25.00	33.29	S49° 56' 37"E	14.32
C2	33.67	28.00	68.90	N1° 09' 10"E	31.68
C3	5.82	3.00	111.10	S88° 50' 50"E	4.95
C4	7.85	5.00	90.00	N11° 42' 10"E	7.07
C5	7.85	5.00	90.00	N78° 17' 50"W	7.07
C6	4.71	3.00	90.00	S11° 42' 10"W	4.24
C7	7.85	5.00	90.00	N78° 17' 50"W	7.07
C8	20.06	30.00	38.31	N52° 27' 17"W	19.69
C9	23.72	100.00	13.59	S64° 48' 57"E	23.67
C10	6.01	3.00	114.72	S0° 39' 30"E	5.05
C11	3.99	3.00	76.14	S85° 13' 56"E	3.70
C12	17.97	100.00	10.30	S42° 00' 28"E	17.95
C13	27.76	25.00	63.61	S5° 03' 15"E	26.35

FFC Line Table

Line #	Length	Direction
L1	9.33	N33° 17' 50.09"W
L2	13.30	S33° 17' 50.09"E
L3	63.00	S56° 42' 09.91"W
L4	13.00	S33° 17' 50.09"E
L5	26.00	N33° 17' 50.09"W
L6	15.00	N33° 17' 50.09"W
L7	79.00	S56° 42' 09.91"W
L8	17.00	N33° 17' 50.09"W
L9	2.00	S56° 42' 09.91"W
L10	15.50	N33° 17' 50.09"W
L11	20.00	S56° 42' 09.91"W
L12	119.40	S33° 17' 50.09"E
L13	1.94	N56° 42' 09.91"E
L14	8.01	N66° 42' 09.91"E

PARKING ANALYSIS

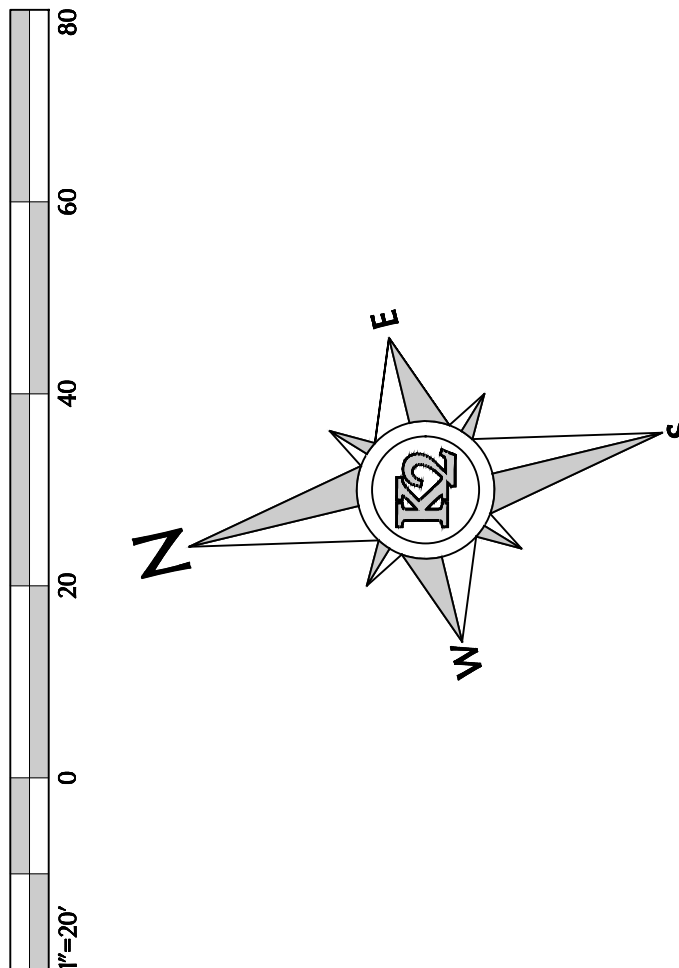
USE	AREA (FT²)	CRITERIA	REQUIRED SPACES
WAREHOUSE	12,800	65/1,000 S.F.	6.4
OFFICE	2,000	4/1,000 S.F.	8
TOTAL REQUIREMENT	15	ADJ. BY 15% FOR ACCESSIBLE SPACES	1

NOTES:
1. REQUIREMENTS DETERMINED USING WASHOE COUNTY DEVELOPMENT CODE TABLE 110.410.10.2.

SITE ANALYSIS

AREA	1.76 AC
ZONING	GC
SETBACKS (F/R/S)	10/10/10 (FT)
BUILDING FOOTPRINT	14,800 S.F. 19.3%
PAVED/IMPERVIOUS	12,388 S.F. 16.2%
LANDSCAPED	49,478 S.F. 64.5%

NOTE
REFERENCE NOT PERMIT FOR ALL IMPROVEMENTS WITHIN THE ROOT RIGHT-OF-WAY.

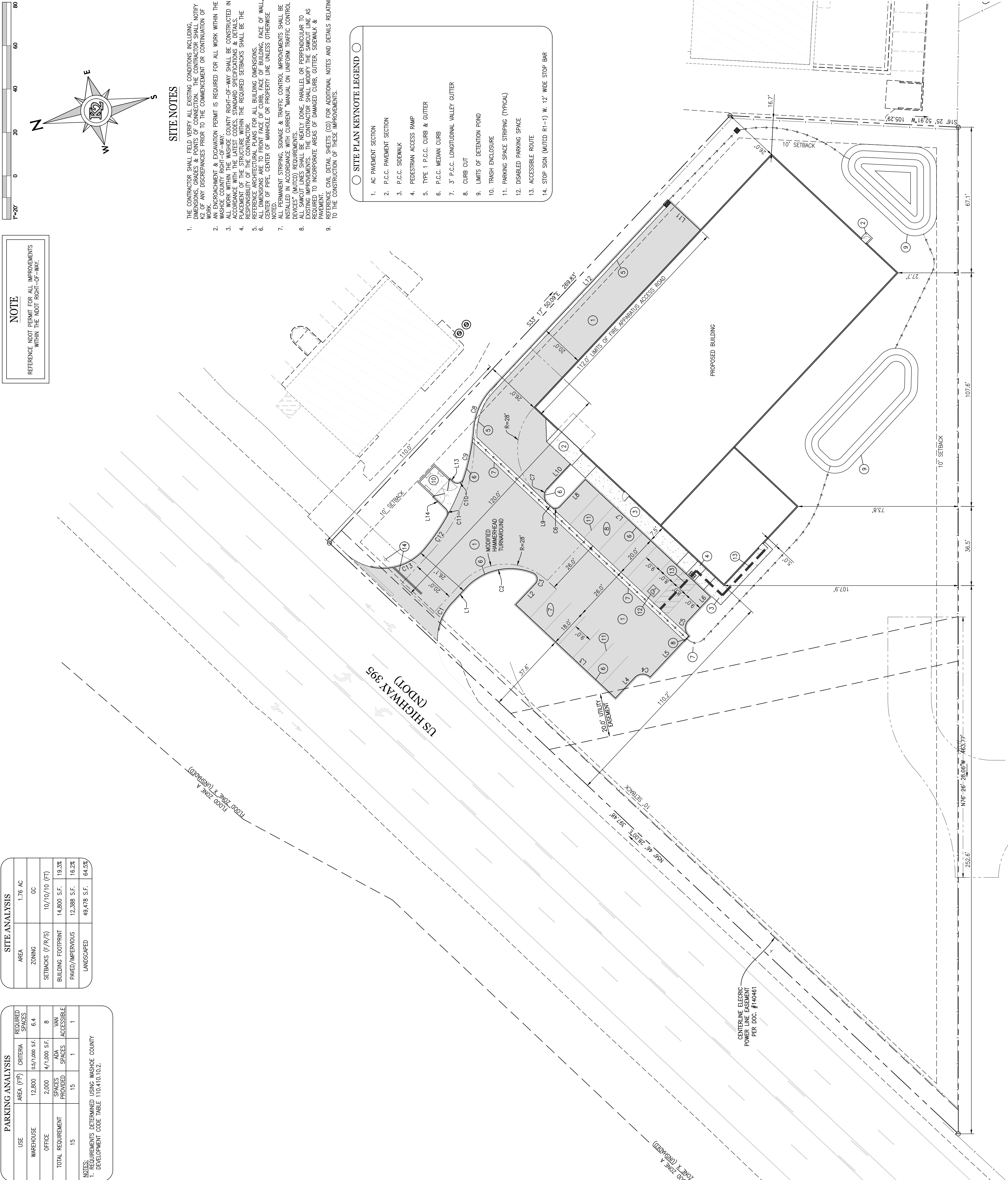


SITE NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.
- ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WASHOE COUNTY DESIGN STANDARDS MANUAL, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) REQUIREMENTS.
- ALL SAWCUT LINES SHALL BE NEATLY DONE, PARALLEL OR PERPENDICULAR TO THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PAVERMENT TO INCORPORATE AREAS OF DAMAGED CURB, GUTTER, SIDEWALK & PAVEMENT.
- REFERENCE CIVIL DETAIL SHEETS (CD) FOR ADDITIONAL NOTES AND DETAILS RELATING TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

SITE PLAN KEYNOTE LEGEND

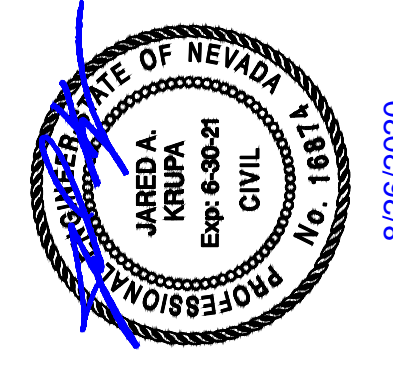
- AC PAVEMENT SECTION
- P.C.C. PAVEMENT SECTION
- P.C.C. SIDEWALK
- PEDESTRIAN ACCESS RAMP
- TYPE 1 P.C.C. CURB & GUTTER
- P.C.C. MEDIAN CURB
- 3" P.C.C. LONGITUDINAL VALLEY GUTTER
- CURB CUT
- LIMITS OF DETENTION POND
- TRASH ENCLOSURE
- PARKING SPACE STRIPING (TYPICAL)
- DISABLED PARKING SPACE
- ACCESSIBLE ROUTE
- STOP SIGN (MUTCD R1-1) W. 12" WIDE STOP BAR



Amundson Roofing - Office & Shop

300 U.S. Highway 395 A
Washoe County, NV
APN: 050-220-35

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



Revisions

Date	By	Checked	Project No.
8/19/2020	K2	JAK	20-066

Site Plan

C-2

GRADING LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	PROPOSED UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	CATCH BASIN/DROP INLET
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	SPOT ELEVATION (EXISTING) ~ PROPOSED

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY K2 ENGINEERING AND STRUCTURAL DESIGN OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
- SLOPES STEEPER THAN 3H:1V SHALL BE MECHANICALLY STABILIZED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY NOVA GEOTECHNICAL & INSPECTION SERVICES. EXCEEDING 2% REFERENCE SITE PLAN FOR LOCATION.
- THE ACCESSIBILITY ROUTE SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 5% OR A CROSS SLOPE EXCEEDING 2% REFERENCE SITE PLAN FOR LOCATION.
- BACKFILL MAINTAINING 8" (6" MIN.) BETWEEN FINISHED GRADE AND SIDING UNLESS OTHERWISE NOTED.
- THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C33333). ZONE X (UNSHADED) IS UNDESIRABLE FOR CONSTRUCTION OF PERMANENT STRUCTURES. THE CONTRACTOR SHALL PROVIDE 0.2-PERCENT ANNUAL-CHANCE FLOODPLAIN.
- ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL UNLESS SPECIFIED OTHERWISE. ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- REFERENCE CIVIL DETAIL SHEETS (CD) FOR ADDITIONAL NOTES AND DETAILS RELATING TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ADD 5000' TO ALL ELEVATIONS.

EARTHWORK NOTES

- PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL OBTAIN & REVIEW THE SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS PREPARED BY NOVA GEOTECHNICAL & INSPECTION SERVICES.
- IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
- FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE THE DEVELOPER IS RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING AND REPORTS FROM AN ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT CONSTITUTE A GUARANTEE OF QUANTITIES.
- UNSATURATED SOIL OR MATERIALS NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOIL, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN.

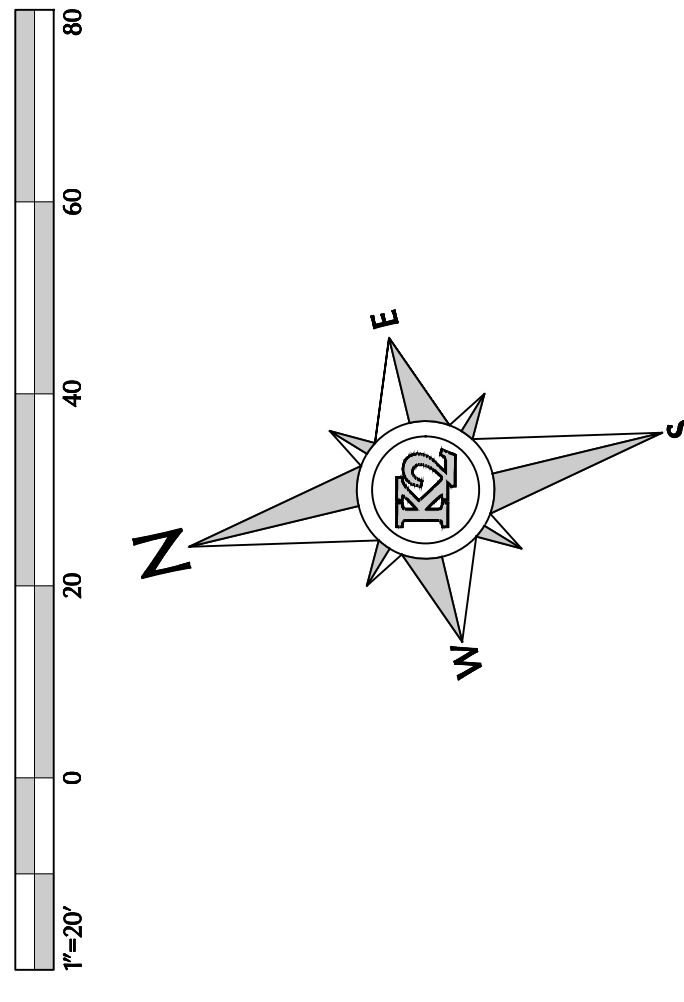
EARTHWORK ANALYSIS

SITE AREA	1.76 AC
SITE DISTURBANCE	1.1 AC
PROPOSED CUT	800 YD ³
PROPOSED FILL	1,500 YD ³
NET EARTHWORK	700 YD ³ FILL

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

NOTE

REFERENCE NOT PERMIT FOR ALL IMPROVEMENTS WITHIN THE 100' RIGHT-OF-WAY.



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



8/26/2020

REVISIONS

Date	8/19/2020
Drawn	K2
Checked	JAK
Project No.	20-066

Grading Plan

C-3

UTILITY LEGEND	
---	PROPOSED UTILITY LINE W. DESCRIPTION
---	(UTILITY)
△	FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
⊗	FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
⊕	DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
⊖	AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
⊙	WATER MAIN TIE W. GATE VALVES & THRUST BLOCK
⊘	BACKFLOW PREVENTION ASSEMBLY
⊚	ELBOW W. THRUST BLOCK
⊛	MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)
○	CLEANOUT (EXISTING/PROPOSED)
⊔	SANITARY SEWER LATERAL
⊕	CATCH BASIN/DROP INLET
⊖	YARD DRAIN
⊗	KEYNOTE (REF. CORRESPONDING LEGEND)

UTILITY PROVIDERS	
DOMESTIC WATER	TRUCKEE MEADOWS WATER AUTHORITY
IRRIGATION WATER	TRUCKEE MEADOWS WATER AUTHORITY
SANITARY SEWER	SEPTIC
STORM DRAIN	WASHOE COUNTY
NATURAL GAS	NV ENERGY
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
POLICE	WASHOE COUNTY SHERIFF'S OFFICE

FIRE FLOW ANALYSIS

FIRE FLOW REQUIREMENT IS 2,000 GALLONS PER MINUTE @ 20 PSI RESIDUAL PRESSURE FOR 2 HOURS.

BASED ON THE LARGEST ONSITE BUILDING:

SQUARE FOOTAGE: 14,800 S.F.

LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS: 14,800 S.F.

BUILDING HEIGHT: 4.32'

NUMBER OF STORIES: 1 FLOOR

TYPE OF CONSTRUCTION: II-B

OCCUPANCY GROUP: F-1

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: YES

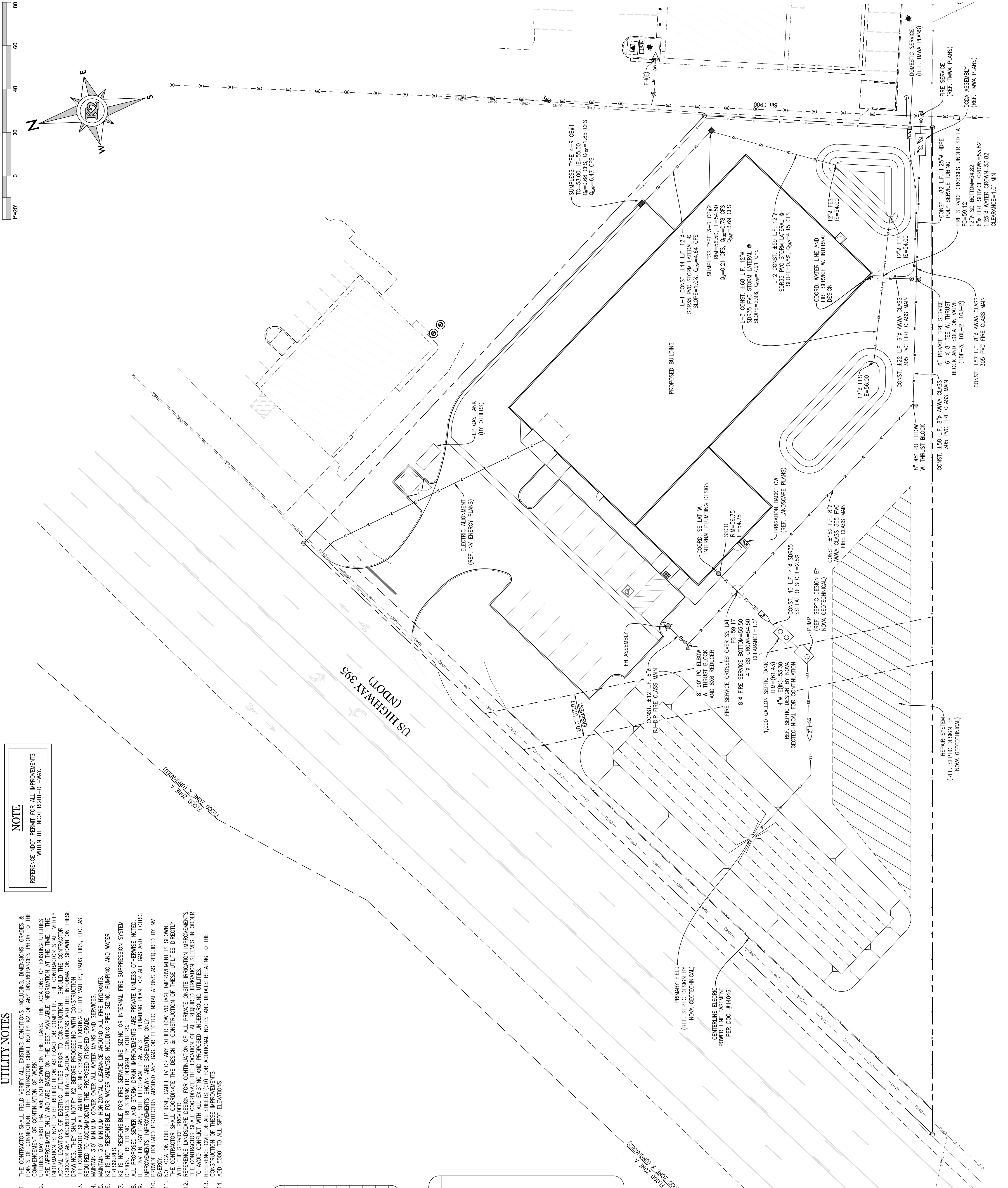
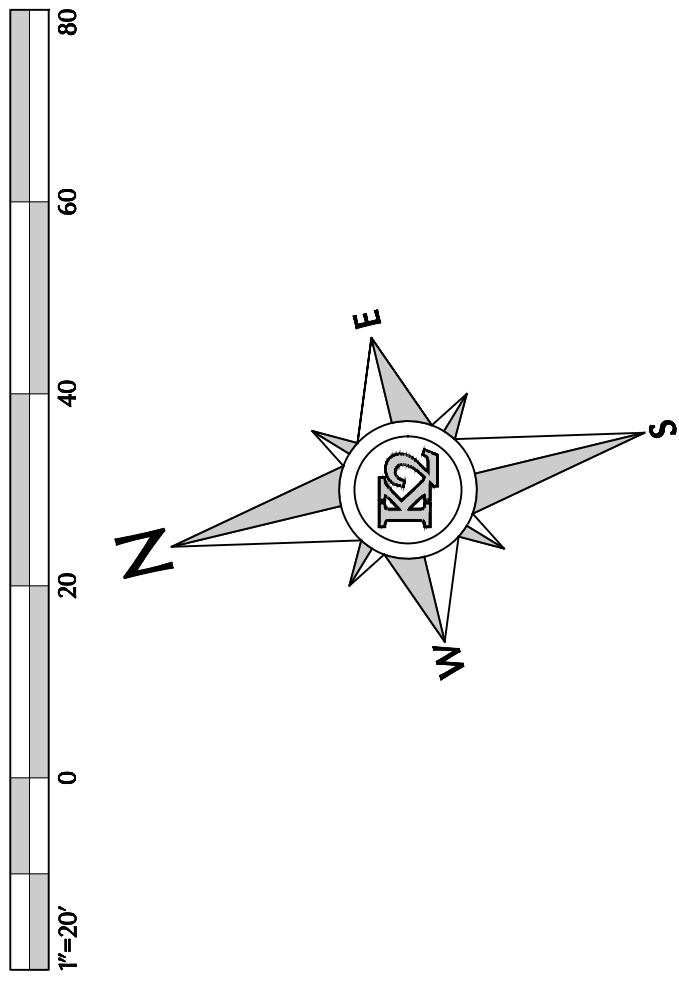
REVIEWED BY: TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

DATE: _____

- UTILITY NOTES**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY K2 OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
 - ALL INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IS NOT TO BE RELIED UPON AS FACTOR FOR COMPLETE. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY K2 BEFORE PROCEEDING WITH CONSTRUCTION.
 - CONSTRUCTION SHALL ACCOMMODATE ALL EXISTING UTILITIES, INCLUDING UTILITY VAULTS, PADS, LIDS, ETC. AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADE.
 - MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
 - MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
 - K2 IS NOT RESPONSIBLE FOR WATER ANALYSIS INCLUDING PIPE SIZING, PUMPING, AND WATER PRESSURES.
 - NOT RESPONSIBLE FOR FIRE SERVICE LINE SIZING OR INTERNAL FIRE SUPPRESSION SYSTEM DESIGN. REFERENCE FIRE SPRINKLER DESIGN BY OTHERS.
 - ALL PROPOSED SEWER AND STORM DRAIN IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS. IMPROVEMENTS SHOWN ARE SCHEMATIC ONLY.
 - CONTRACTOR SHALL PROVIDE BOLLARD PROTECTION AROUND ANY GAS OR ELECTRIC INSTALLATIONS AS REQUIRED BY NV ENERGY.
 - NO LOCATION FOR TELEPHONE, CABLE TV OR ANY OTHER LOW VOLTAGE IMPROVEMENT IS SHOWN. THE CONTRACTOR SHALL COORDINATE THE DESIGN & CONSTRUCTION OF THESE UTILITIES DIRECTLY WITH THE SERVICE PROVIDER.
 - CONTRACTOR SHALL PROVIDE FOR CONTINUATION OF ALL PRIVATE ONSITE IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL REQUIRED IRRIGATION SLEEVES IN ORDER TO AVOID CONFLICT WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES.
 - REFERENCE CIVIL DETAIL SHEETS (CD) FOR ADDITIONAL NOTES AND DETAILS RELATING TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
 - ADD 5000' TO ALL SPOT ELEVATIONS.

NOTE

REFERENCE NDOT PERMIT FOR ALL IMPROVEMENTS WITHIN THE NDOT RIGHT-OF-WAY.



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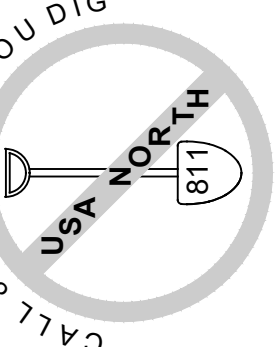
8/26/2020

REVISIONS

Date	Drawn	Checked	Project No.
8/19/2020	K2	JAK	20-066

Utility Plan

C-4



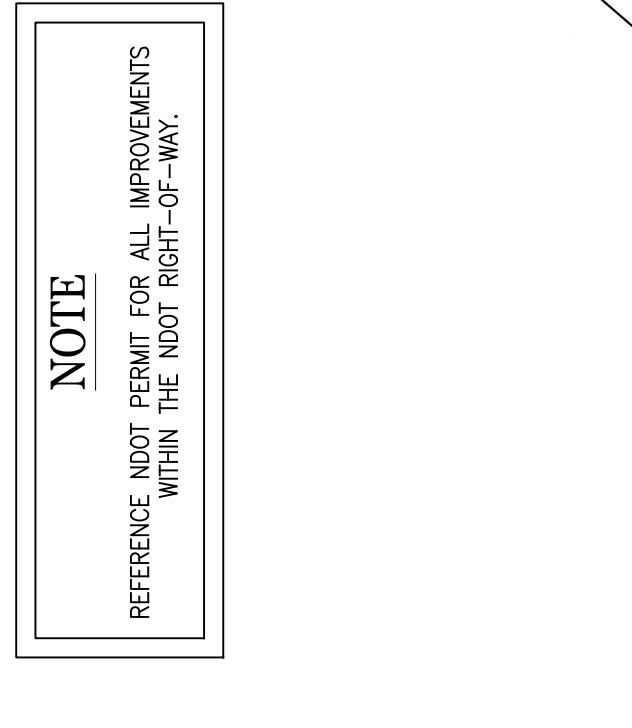
DRAINAGE LEGEND

	UTILITY
	PROPOSED UTILITY
	EXISTING UTILITY
	MANHOLE
	CLEANOUT
	CATCH BASIN
	YARD DRAIN
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	INLET PROTECTION
	FIBER ROLL
	SILT FENCE
	CONSTRUCTION ENTRANCE
	REDEVELOPMENT
	RIPRAP
	SOLID WASTE MANAGEMENT
	STREET SURFACE CLEANING
	VEHICLE & EQUIPMENT CLEANING
	VEHICLE & EQUIPMENT FUELING
	CONCRETE WASHOUT
	MATERIAL DELIVERY & STORAGE
	SANITARY WASTE MANAGEMENT
	FLOW DIRECTION ARROW
	SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

- ### DRAINAGE & EROSION CONTROL NOTES
- THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (220133333). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HANDBOOK INCLUDING THE SWPPP FOR THE PROJECT SHALL BE PROVIDED TO THE LOCAL AGENCIES AND THE STATE OF NEVADA. THE CONTRACTOR SHALL REFER TO THE SWPPP FOR THE PROJECT AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK FOR ALL BEST MANAGEMENT PRACTICES (BMP's) TO BE UTILIZED DURING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS IN ORDER TO MAINTAIN COMPLIANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
 - PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
 - STABILIZE THE CONSTRUCTION ENTRANCE.
 - REFERENCE CIVIL DETAIL SHEETS (CD) FOR ADDITIONAL NOTES AND DETAILS RELATING TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
 - ADD 5000' TO ALL ELEVATIONS.

- ### BIORETENTION BASIN NOTES
- THE ONSITE DETENTION PONDS ARE LOCATED ON PRIVATELY OWNED PROPERTY. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO PROPERLY MAINTAIN THE PONDS AND FOLLOW THE MAINTENANCE SCHEDULE BELOW.
 - PROVIDE INFILTRATION TRENCH IN THE LOW FLOW SWALE OF EACH RETENTION POND.
 - MAX SIDE SLOPE SHALL BE 3:1 AND DISTURBED SLOPES SHALL BE STABILIZED WITHIN 1 WEEK OF CONSTRUCTION.
 - THE BASINS SHALL BE INSPECTED ANNUALLY, AND FOLLOWING ANY MAJOR STORM EVENT.
 - DEBRIS SHALL BE PERIODICALLY REMOVED AND ANY VEGETATION MAINTAINED.
 - IF THE BASIN DOES NOT FULLY INFILTRATE WITHIN 7 DAYS, THE FILTER MEDIA SHALL BE REPLACED. EVERY 5-10 YEARS THE AREA SHOULD BE TILLED, FINE MATERIALS REMOVED AND THE BASE REGRADDED TO MAINTAIN LONG TERM VIABILITY OF THE BASIN.
 - IF A HAZARDOUS MATERIALS SPILL OCCURS AND THE SOILS BECOME CONTAMINATED, THE AFFECTED AREAS SHOULD BE REMOVED IMMEDIATELY AND APPROPRIATE SOILS AND MATERIALS REPLACES AS SOON AS POSSIBLE.

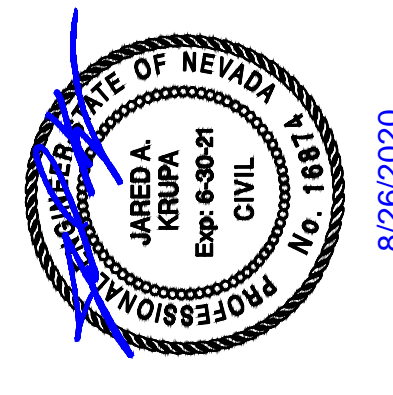
- ### NOTE
- REFERENCE NOT PERMIT FOR ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.



K2 ENGINEERING AND ARCHITECTURAL DESIGN
 860 Maestro Dr., Ste. A
 Reno, NV 89511
 P: (775) 355-0905
 F: (775) 355-0566
 www.k2eng.net

Amundson Roofing - Office & Shop
 300 U.S. Highway 395 A
 Washoe County, NV
 APN: 050-220-35

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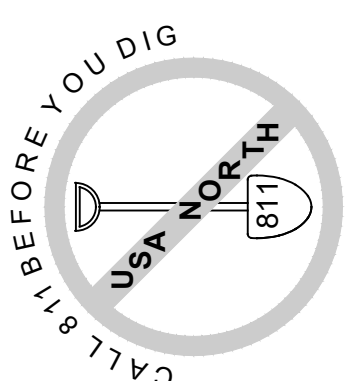
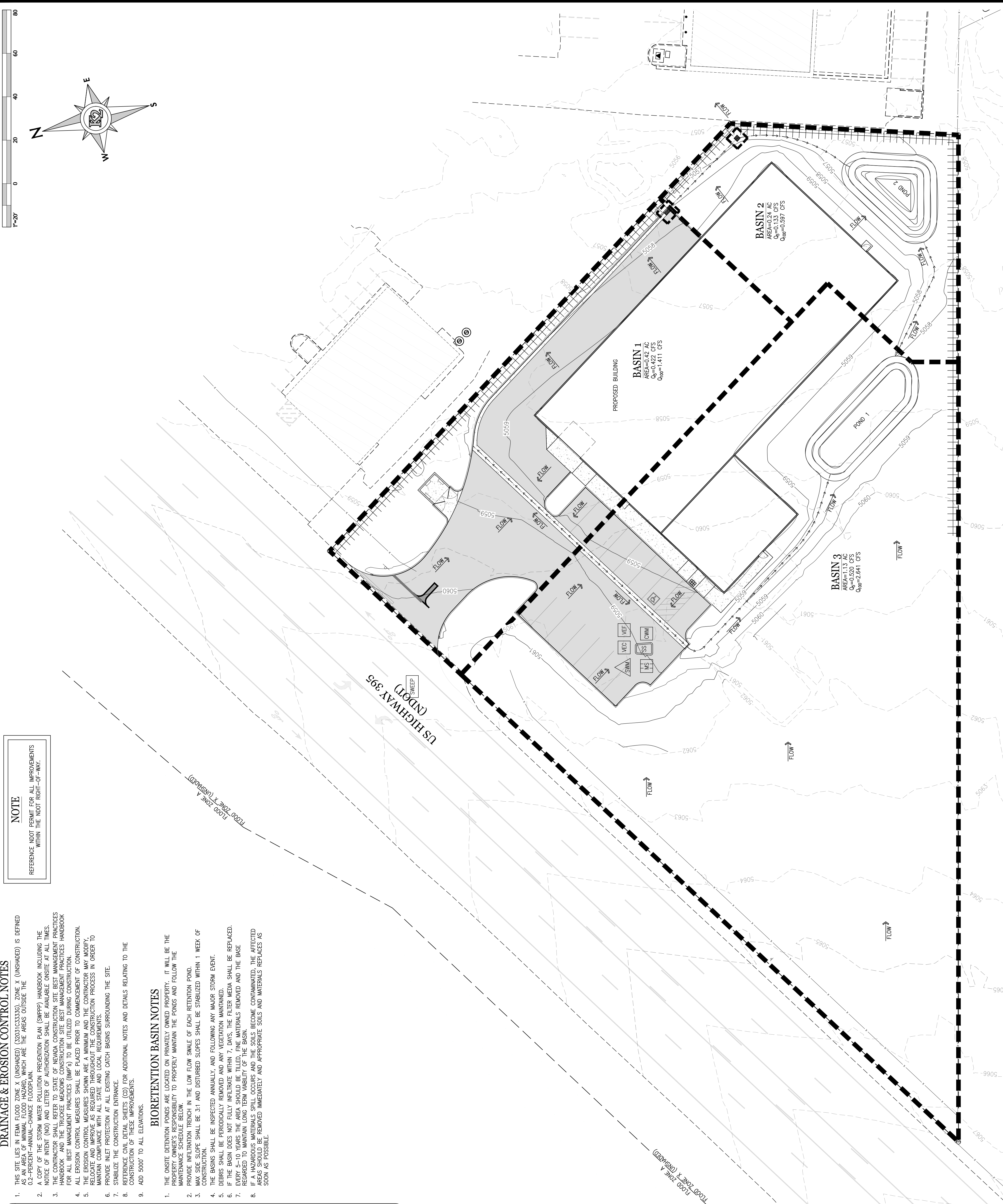


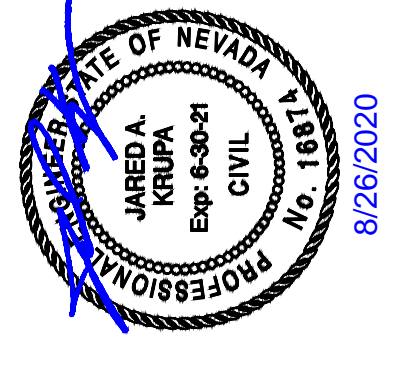
REVISIONS

Date	8/19/2020
Drawn	K2
Checked	JAK
Project No.	20-066

Drainage & Erosion Control Plan

C-5





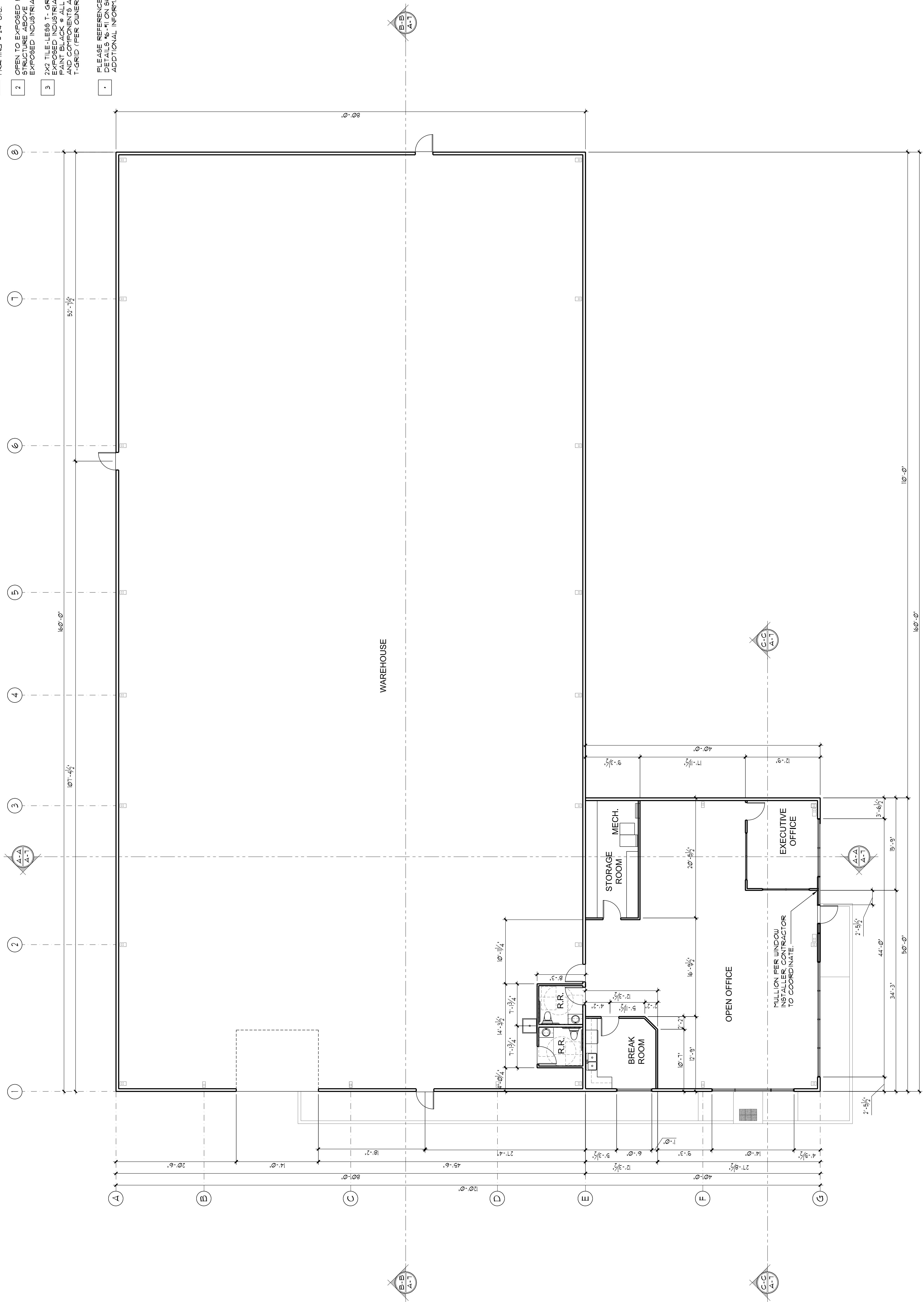
8/26/2020

Revisions

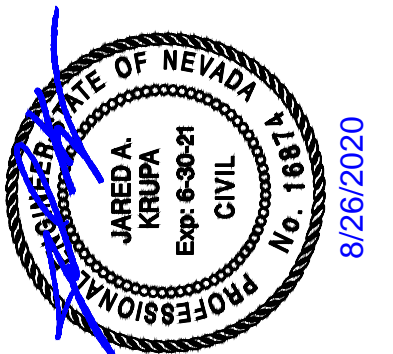
Date	8/20/2020
Drawn	K2
Checked	JAK
Project No.	20-066

REFLECTED CEILING PLAN KEYNOT

- 1. SOLID CEILING W/ 3'-5/8" T. STUD FRAMING @ 24" O.C.
- 2. OPEN TO EXPOSED ROOF STRUCTURE ABOVE EXPOSED INDUSTRIAL LOOK
- 3. 2X2 TILE-LESS T-GRID EXPOSED INDUSTRIAL LOOK AND COMPONENTS AS BY T-GRID (PER OWNER)
- PLEASE REFERENCE CEILING DETAILS & SHEET A-11 FOR ADDITIONAL INFORMATION



DIMENSION PLAN
 SCALE 1/8" = 1'-0"



Revisions	

Date	8/20/2020
Drawn	K2
Checked	JAK
Project No.	20-086

DOOR/WINDOW LEGEND:

INDICATES DOOR NUMBER WITH HARDWARE PACKAGE. SEE SHEET A-9 FOR SPECS.

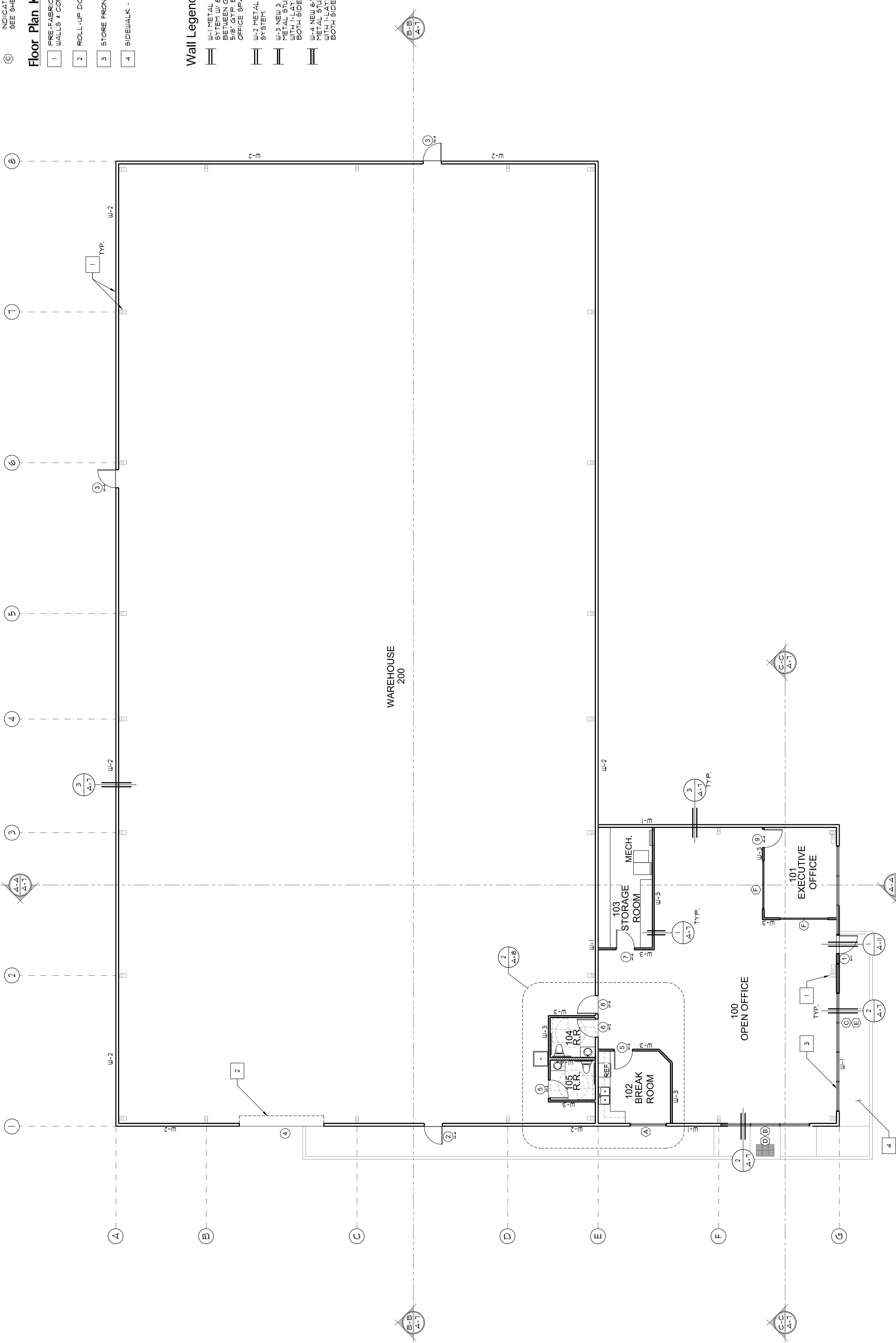
INDICATES WINDOW LETTER. SEE SHEET A-9 FOR SPECS.

Floor Plan Keynotes

- 1 PRE-FABRICATED METAL BUILDING WALLS & COMPONENTS
- 2 ROLL-UP DOOR
- 3 STORE FRONT SYSTEM
- 4 SIDEWALK - SEE CIVIL PLANS

Wall Legend

- W-1 METAL BUILDING WALL SYSTEM W/ 8" X 12" STUDS @ 24" O.C. WITH 1-LAYER OF 5/8" GYP. BD. INTERIOR FACE / OFFICE SPACE
- W-2 METAL BUILDING WALL SYSTEM.
- W-3 NEW 3" X 8" X 20 GA. METAL STUDS AT 24" O.C. WITH 1-LAYER OF 5/8" GYP. BD. BOTH SIDES
- W-4 NEW 6" X 20 GA. METAL STUDS AT 24" O.C. WITH 1-LAYER OF 5/8" GYP. BD. BOTH SIDES



FLOOR PLAN
SCALE 1/8" = 1'-0"



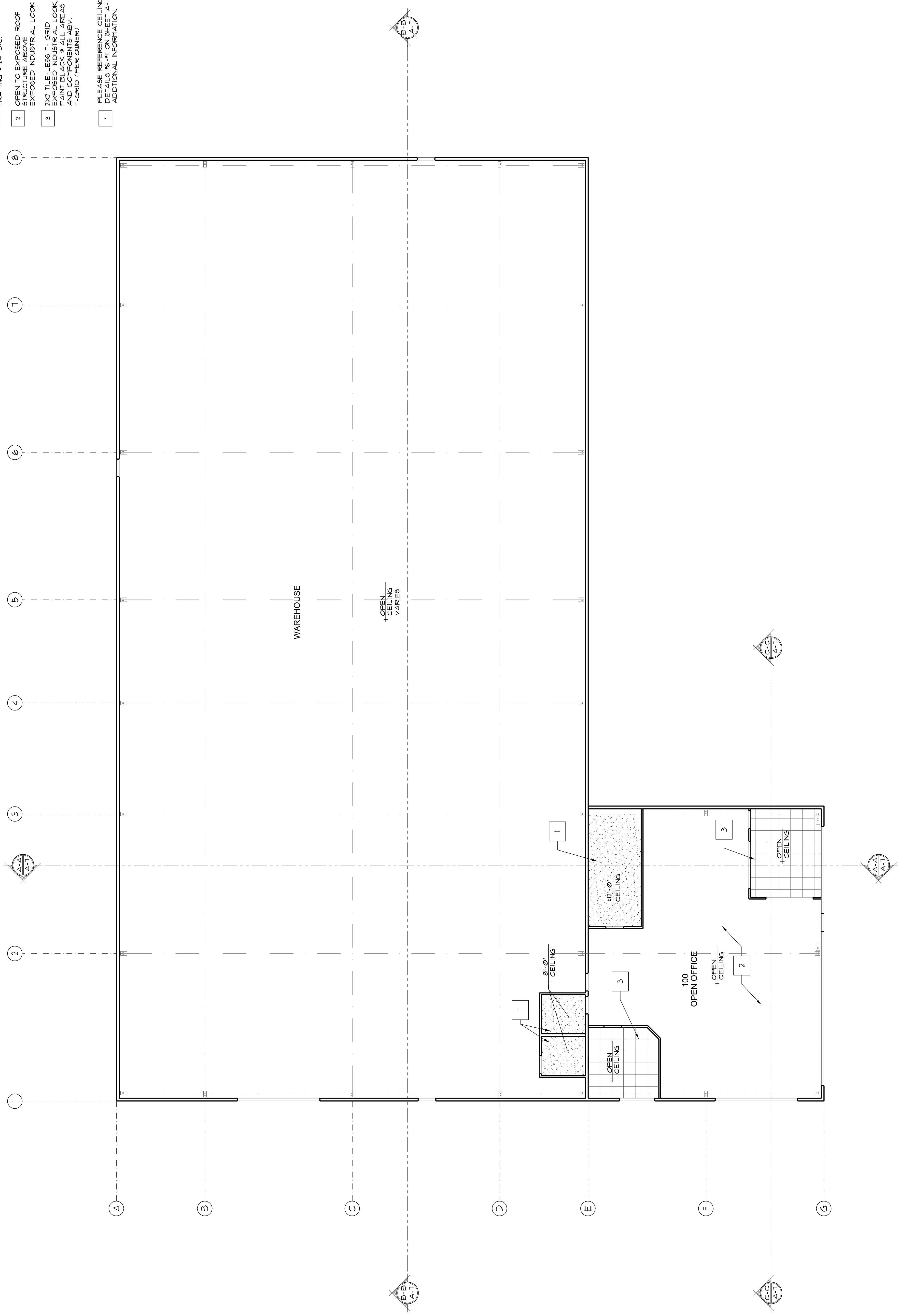
8/26/2020

Revisions

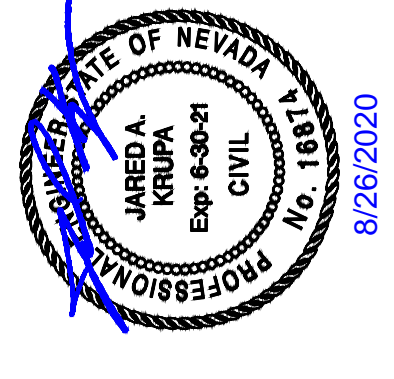
Date: 8/20/2020
 Drawn: K2
 Checked: JAK
 Project No.: 20-066

REFLECTED CEILING PLAN KEYNOTES:

- 1 HAROLD CEILING w/ 3-5/8" T-1 STUD FRAMING @ 7'4" o.c.
- 2 OPEN TO EXPOSED ROOF INCLUDING EXPOSED INDUSTRIAL LOOK
- 3 2X2 TILE-LESS T-GRID EXPOSED INDUSTRIAL LOOK. PAINT BLACK @ ALL AREAS AND COMPONENTS BY T-GRID (PER OWNER)
- PLEASE REFERENCE CEILING DETAILS #1 ON SHEET A-II FOR ADDITIONAL INFORMATION.



REFLECTED CEILING PLAN
 SCALE 1/8" = 1'-0"



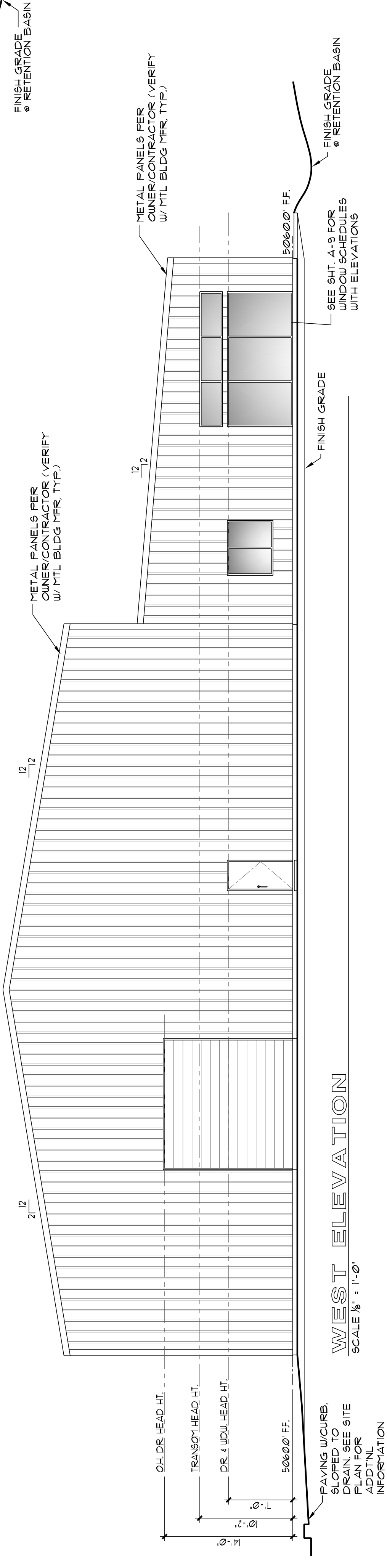
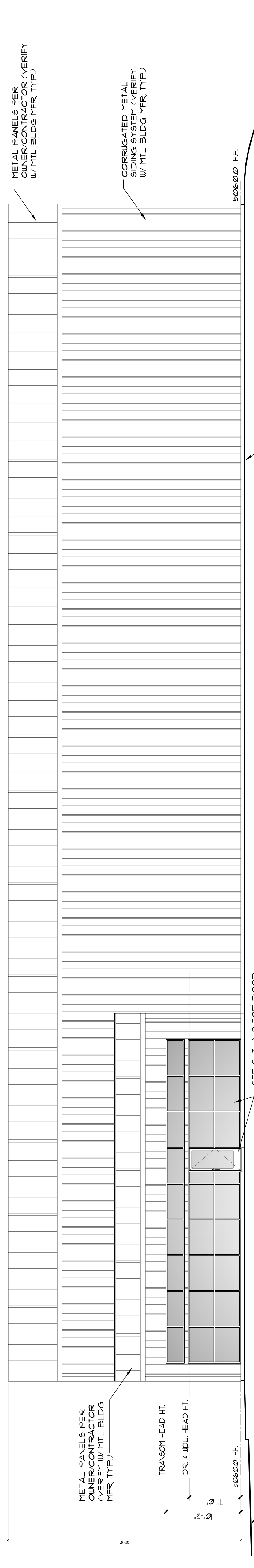
8/26/2020

Revisions

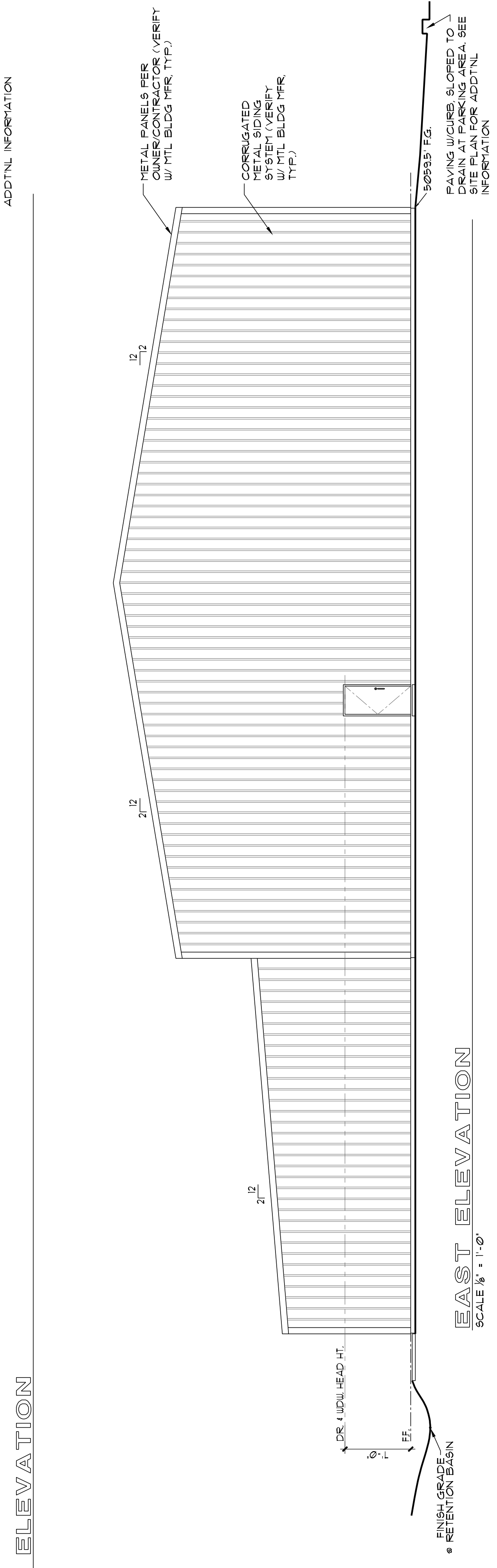
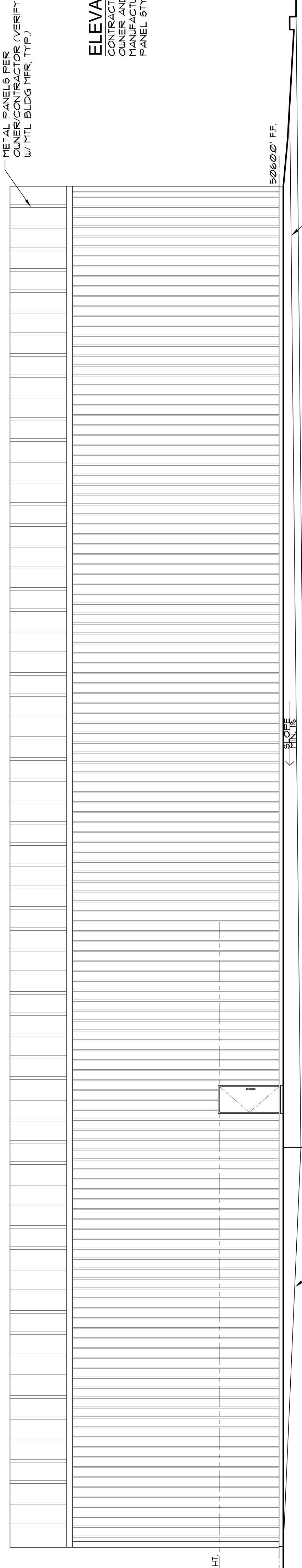
Date	8/20/2020
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Project No.	20-086

Exterior Elevations

A-5



ELEVATION NOTES:
CONTRACTOR TO COORDINATE W/ OWNER/ARCHITECT/ENGINEER/GENERAL CONTRACTOR REGARDING METAL PANEL STYLES, COLOR & TRIM.



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



Revisions

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A, B, & C
 Sections

A-6

