

STAFF REPORT FOR PLANNING COMMISSION MEETING JANUARY 26, 2011

FILE NO: SUP-10-117

AGENDA ITEM: H-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: A Special Use Permit request to allow construction of an 8,320 square foot maintenance building, with a footprint of 6,900 square feet and a mezzanine level of 1,420 square feet at the Carson Middle School on property zoned Public (P).

APPLICANTS: Mark Korinek, Carson City School District

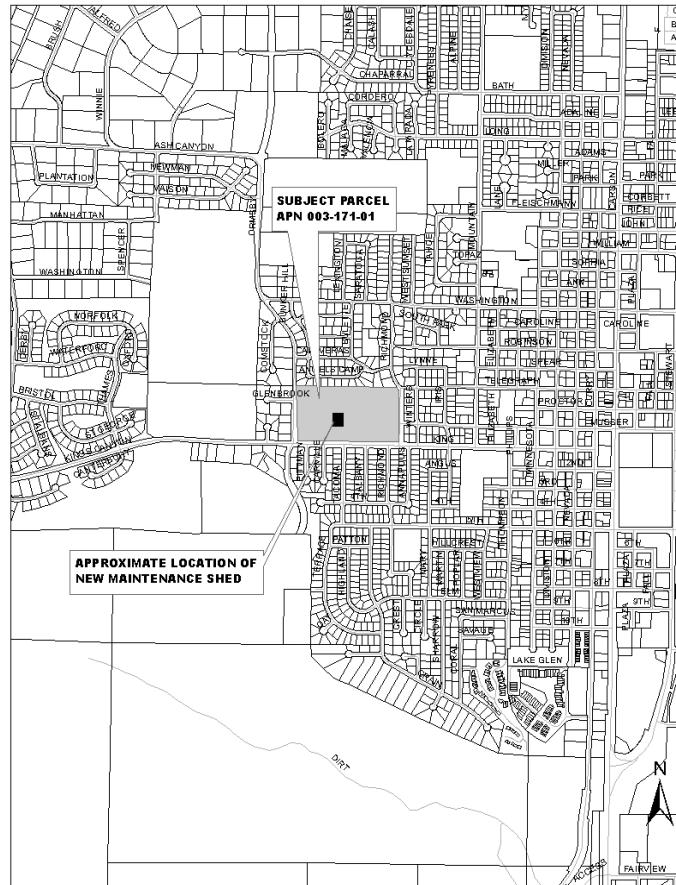
Joe Cacioppo, Resource Concepts Inc and Darrin Berger, Berger-Hannafin Architects

OWNER: Carson City School District

LOCATION: 1140 West King Street

APN: 003-171-01

RECOMMENDED MOTION: I move to approve SUP-10-117, a Special Use Permit application to allow the construction of a maintenance building at the Carson Middle School, on property zoned Public located at 1140 West King Street, APN 003-171-01, based on seven findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date.
4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.

The following conditions are required to be incorporated into the proposed development plan.

5. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.

The following shall be submitted with any associated permit application:

6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application.
7. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
8. This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.
9. The applicant shall submit exterior light fixture details for review and approval by the Planning Division. Any lighting fixtures shall be installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized.

The following are general requirements applicable throughout the life of the project:

10. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours during the construction period.
11. Hours of construction are limited to 7:00 am to 7:00 pm, Monday through Saturday.
12. The building shall be secured and locked during hours of non-use.

12. The primary building surface must be muted or earth tone in color. The approved exterior colors are tan for the main body, light tan for the upper body, black for the trim, and gray for the roof. The color chips presented by the applicant have been reviewed and approved.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and 18.04.170 (Public).

MASTER PLAN DESIGNATION: Public/ Quasi Public

ZONING DESIGNATION: Public

KEY ISSUES: Will the proposed maintenance building be detrimental or cause material damage to surrounding properties in the vicinity? Is the proposed location appropriate?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 6,000 (SF6)/Residential
SOUTH: Single Family 6,000 (SF6)/Residential
EAST: Single Family 6,000 (SF6)/Residential
WEST: Single Family 6,000 (SF6)/Residential

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zone XS (areas of minimal flooding) per 320001/09092E
2. EARTHQUAKE FAULT: Zone I and II (severe and moderate shaking potential). Closest fault is beyond 500 feet of the subject site.
3. SLOPE/DRAINAGE: Relatively flat
4. SOILS: 71: Urban Land

SITE DEVELOPMENT INFORMATION:

1. PROPOSED USE: Construction of a maintenance building to replace buildings and areas within the school district that were previously used for building materials and maintenance. These areas have been taken over by other uses over the years. The applicant is also proposing to remove two existing sheds on the site and replace them with the new maintenance building. The building is proposed to be placed on an already asphalted surface at a point west of center on the existing school site, at a point just east of the track area.
2. SETBACKS: To be determined by Special Use Permit. The proposed setbacks to the proposed building are approximately 260 feet south of the northern boundary, 335 feet east of the western boundary, 810 feet west of the eastern boundary, and 290 feet north of the southern boundary.
3. VARIANCES REQUESTED: none
4. PARKING: none
5. Previous review for this project: MPR-10-108, held December 7, 2010

BACKGROUND:

The applicant is requesting approval of a maintenance building with a footprint of 6,900 square feet and a mezzanine area of an additional 1,420 square feet for a total of 8,320 square feet on property zoned Public (P). All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit. The Planning Division held a major project review for the applicant related to this project on December 7, 2010.

DISCUSSION:

The subject site is zoned Public (P). The applicant is proposing construction of a maintenance building to consolidate maintenance and building materials used throughout the school district, and is proposing removal of two existing sheds on site and replacement with a consolidated maintenance building, adequate in size to accommodate the needs of the entire school district.

According to the applicant, there are six employees who would use this facility. They would be dispatched from here to conduct repairs and maintenance throughout the school district locations. Maintenance materials would be stored at this site, as well as a shop area and paint booth. In addition, a small portion of the northern portion of the building (approximately 1,048 square feet) would be used for track concessions and track storage with a small office (approximately 337 square feet) also located in this area. A trash enclosure is also proposed adjacent to the building at the area to the northeast of the track storage/office area. Two trees at this location would be removed and may be relocated on site.

PUBLIC COMMENTS: Public notices were mailed to 118 adjacent property owners within 300 feet of the subject property. As of January 13, 2010 no comments have been received either in favor or in opposition to the request. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

AGENCY COMMENTS:

Health Department: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Building Division comments:

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson.org/building
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:

- 2007 Northern Nevada Amendments*
- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Existing Building Code
- 2006 International Fire Code
- 2006 Uniform Mechanical Code
- 2006 Uniform Plumbing Code
- 2005 National Electrical Code
- 2003 ICC/ANSI A117.1 (For accessible design)

* Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at www.nnicc.org. With the adoption of the amendments, the snow and wind loads have increased within Carson City.

4. Provide a Geotechnical Report for the proposed construction. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2 & 1802.2.7 #2)

Engineering Division: No preference or objection

Fire Department: The applicant must meet all codes and ordinances as they relate to this request.

Parks & Recreation Department: No comments received

FINDINGS: Staff recommends that the Planning Commission approve the Special Use Permit subject to the recommended conditions of approval and based upon the following findings as

required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits) and further substantiated by the applicant's written justification.

1. The project will be consistent with the master plan elements.

The proposal will be in substantial compliance with the following:

Goal 1.1 Promote the Efficient Use of Available Land and Resources.

The proposed maintenance building will replace two small sheds on the site, on an area already asphalted, so the building would not impact drainage on the site. Two trees are proposed to be removed and replanted or replaced. This proposal is to consolidate maintenance work in one location, where the employees will be dispatched to various locations throughout the school district to perform needed tasks, but have the tools and equipment at a central location, thereby promoting a more efficient use of available resources. If this project is approved, the school district will be able consolidate space presently needed to store maintenance equipment at other locations and facilities.

Goal 1.2 Promote Infill and Redevelopment in Targeted Areas

The maintenance building is proposed to be located centrally on the existing site, where it will not impact neighboring properties. The intent is to utilize the existing site more efficiently, while improving the quality of maintenance services to the students and faculty of the school district.

Goal 6.1b Neighborhood Design

Proposed architectural features are limited as the school district must be conscientious regarding taxpayer money being spent on the project. However, the building is proposed to have windows and coloring which are compatible with the rest of the buildings on the site. The exterior colors are proposed to be tan for the main body, light tan for the upper body, black for the trim, and gray for the roof.

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

While there will be additional physical activity during the time of construction of the building, once the building is completed, it is assumed there will be no permanent impacts to the surrounding properties or the general neighborhood by the replacement of two sheds and placement of a maintenance building at this location. It is not likely that there will be any objectionable noise, vibrations, fumes, odors, dust, glare or physical activity as a result of the construction of this building. The building is located in the central area of the lot which will further reduce the potential impacts from activities in the building to neighboring properties.

It is noted that any lighting fixtures which are proposed for the building shall be installed so as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

A school is a high volume traffic location when school is in session, especially the times just before and after regular hours and during lunch. This school is typical, in that there are a high number of vehicles entering and leaving the site during, before and after

regular school hours. There are 149 parking spaces on the site. The parking is non-conforming for the number of parking spaces required for schools under the guidelines in effect today, but no increase in the need for parking spaces is anticipated to accommodate this maintenance building, as no new employees are proposed to use the building. The modification of the site to remove two existing sheds and add a maintenance building will not negatively impact the surrounding properties. No new faculty members are proposed to be hired to utilize this building, although employees who now work at other sites may be asked to work more often from this location once the building is complete. These six employees will be using materials stored in the building as well as the shop and paint booth and will continue to be dispatched to locations with the school district as needed.

4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

No impact is assumed to the existing public services as the result of the construction of a maintenance building on the site. No change to the existing drainage is assumed as a result of the placement of a building on this already asphalted area.

5. The project meets the definition and specific standards set forth elsewhere in this title for this use and meet the purpose statement of that district.

The Public zoning district is to achieve the following: To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City; To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan; To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive uses. All uses in the Public zoning district are Conditional Uses which require approval of a Special Use Permit. These uses include:

- *Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States.*

All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.

In meeting the standards shown in the application submitted, the facility would comply with the standards of the public zoning district as a permitted conditional use.

6. The project will not be detrimental to the public health, safety, convenience and welfare.

The proposed construction of a maintenance building with Staff's recommended conditions of approval, would meet all the requirements of the Carson City Municipal Code and would not be detrimental to the public health, safety, convenience, and welfare.

7. The project will not result in material damage or prejudice to other property in the vicinity.

With the recommended conditions of approval, the proposed use would generate no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on or result in material damage or prejudice to other properties in the vicinity.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Kathe Green, Assistant Planner

Attachments

Application (SUP-10-117)
Department Comments

Jennifer Pruitt - Planning Commission Applicants

From: Teresa Hayes
To: MPR Committee
Date: 12/21/2010 10:08 am
Subject: Planning Commission Applicants

SUP 10-114

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. *Et. Seq.*

SUP 10-115

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. *Et. Seq.*

SUP 10-117

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. *Et. Seq.*

SUP 08-046

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. *Et. Seq.*

Teresa Hayes, R.E.H.S.
Environmental Health Specialist II
Carson City Health and Human Services
900 E. Long St
Carson City, NV 89706
Phone: (775) 887-2190 ext 7227
Fax: (775) 883-4701
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CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

RECEIVED

JAN 14 2011

CARSON CITY
PLANNING COMMISSION

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: January 14, 2011

SUBJECT: AGENDA ITEMS FOR JANUARY 26, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- SUP-10-114 Joseph Goni, James Medeiros The applicant must meet all codes and ordinances as they relate to this request.
- SUP-10-115 CB Maddox The applicant must meet all codes and ordinances as they relate to this request. Of additional note, applicant will need to refer to response to MPR 10-098, Sec 8, page 5 for further instructions.
- *○ SUP-10-117 Carson City School District, Mark Korinek The applicant must meet all codes and ordinances as they relate to this request.
- SUP-08-046 Boys & Girls Club of Western Nevada We have no concern with the applicant's request.

DL/lb

File # (Ex: MPR #07-111)	SUP-10-117
Brief Description	Maintenance Building
Project Address or APN	APN #003-171-01
Bldg Div Plans Examiner	Kevin Gattis
Review Date	January 26, 2011
Total Spent on Review	

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

GENERAL COMMENTS

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson.org/building
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
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4. Provide a **Geotechnical Report** for the proposed construction. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2 & 1802.2.7 #2)

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 10- 117 SUP - 10 117

CARSON CITY SCHOOL DISTRICT

PROPERTY OWNER

P.O. BOX 603, CARSON CITY, NEVADA 89702

MAILING ADDRESS, CITY, STATE, ZIP

(775) 283-2000 (775) 283-2090

PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

MARK KORINEK

APPLICANT/AGENT

P.O. BOX 603, CARSON CITY, NEVADA 89702

MAILING ADDRESS, CITY, STATE ZIP

(775) 283-2181 (775) 283-2191

PHONE # FAX #

MKORINEK@CARSON.K12.NV.US

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
003-171-01	CARSON MIDDLE SCHOOL - 1140 W. KING STREET, CARSON CITY, NV 89703	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
PUBLIC	PUBLIC	KING ST. & ORMSBY BLVD.

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.170, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

THIS PROJECT INVOLVES THE CONSTRUCTION OF AN 8,320 SQUARE FOOT MAINTENANCE BUILDING ON THE CARSON MIDDLE SCHOOL CAMPUS. THE LOCATION IS AT THE NORTHWEST END OF THE EXISTING PARKING LOT.

PROPERTY OWNER'S AFFIDAVIT

I, Mark Korinek, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

1402 W. KING ST. Carson City NV 89703 12/16/10

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY of Carson City }

On December 16, 2010 Mark Korinek, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Shawnee L. Clayton
Notary Public



SHAWNEE L. CLAYSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-1211-12
MY APPT. EXPIRES JANUARY 11, 2014

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

RECEIVED

**SPECIAL USE PERMIT APPLICATION
QUESTIONNAIRE
CARSON CITY SCHOOL DISTRICT
MAINTENANCE BUILDING**

DEC 16 2010

CARSON CITY
PLANNING DIVISION

RECEIVED

DEC 16 2010

CARSON CITY
PLANNING DIVISION

**Question 1. How will the proposed development further and be in keeping with, and not
contrary to, the goals of the Master Plan Elements?**

The following addresses the five themes of the Master Plan policies, contained within the Master Plan Policy Checklist supplied by Carson City as a part of the Special Use Permit application packet.

Chapter 3: A Balanced Land Use Pattern

1. This project involves the construction of a permanent 8,320 square foot maintenance building on the Carson Middle School campus. The actual building footprint is 6,900 square feet with a 1,420 square-foot mezzanine level within the footprint of the building. The new building is intended to replace square footage that over the years has been reduced throughout the School District. The building will be placed in an area that is already predominantly covered with asphalt. As such, there will be no significant impacts to site drainage. Six currently employed School District personnel will use the building. They already spend part of their work day on campus, and will continue to perform their usual duties throughout the District. As such, there is no increase in personnel, traffic, or other operations associated with managed growth within Carson City. This project meets the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12).
2. This project is needed to replace maintenance operations square footage that was removed throughout the years. Currently, space is leased outside of the District facilities

in an effort to keep up with the demand of the School District facilities. While the finances related to this project are not sufficient to pursue LEED certification, the proposed construction of a permanent building will incorporate sustainable building materials and construction techniques to the extent reasonable, to promote water and energy conservation (1.1e, f).

3. The proposed maintenance building is being installed on an existing middle school site. The project does not generate any redevelopment or infill. As such, this project complies with the intent of the priority infill development area goals. (1.2a).
4. The existing school site has been an operating school for over fifty years. The school is located within an established residential community. As such, there are no direct connections to open space lands. However, this project will also not impede any pathway connections or easements that access public lands (1.4a).
5. This project is not at the urban interface and will not impact existing site features, to include neighborhood mature trees and character-defining features. All work associated with this project will occur within the existing Carson Middle School, west of the existing delivery bay and north of the existing administration building (1.4c).
6. This project is on an existing school site, within the boundaries of the City of Carson, and is not adjacent to other city or county boundaries, or public lands. As such, coordination with regard to compatibility, access and amenities is not applicable to this project (1.5a,b).
7. The project site is within an existing school site, which is located in a single-family residential zoning district. The site itself is zoned "Public." As such, mixed-use criteria are not applicable to this project (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C).

8. The proposed maintenance building is set back a minimum of 265 feet from the closest property boundary, which is to the north. The proposed building is also set back 285 feet from the King Street right-of-way and 355 feet from the North Ormsby Boulevard right-of-way. Because this school site is zoned "Public," the Special Use Permit specifies the setback requirements. As such, this project meets adopted standards for transitions between non-residential and residential zoning districts (2.1d).
9. In accordance with Carson City requirements and the Special Use Permit, this project meets the required setback requirements and does not encroach on any identified sensitive areas. As such, there are no anticipated environmental impacts as a result of this project (3.1b).
10. The existing Carson Middle School site is not within a primary floodplain or geological hazard area (3.3d, e).
11. This project involves the construction of a 8,320 square foot maintenance building on the Carson Middle School campus. The actual building footprint is 6,900 square feet with a 1,420 square-foot mezzanine level within the footprint of the building. The project is intended to replace existing square footage that was reduced over the years. The project is on the existing Carson Middle School site that recently underwent substantial site improvements as part of the 2006 Carson School District Bond project. That project included water and sanitary sewer improvements; parking lot grading, paving and drainage; sidewalks; and, other modifications. Existing site conditions allow adequate access to the proposed project. Construction of this building will not adversely impact these existing improvements.
12. The project site is an existing middle school. No off-site development is associated with this project and this project is not within an identified Specific Plan Area.

Chapter 4: Equitable Distribution of Recreational Opportunities

1. The Carson Middle School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Carson Middle School will continue to provide facilities for community use (4.1b).
2. Carson Middle School is not located in a designated open space area or within the area of the Carson River. As such, this policy is not applicable (4.3a).

Chapter 5: Economic Vitality

1. Being an existing Middle School, the site serves the children residing in the surrounding community and does not distinguish between housing types or labor force populations (5.1j).
2. The existing school site employs faculty and staff to support the education of its student population. This work force and the community the school serves indirectly encourages the development of regional retail centers. Given the school's long-standing existence in the community, there are no new retail centers expected. (5.2a).
3. This project involves the construction of a maintenance building and does not involve retail space. As such, encouraging reuse or redevelopment of underused retail spaces is not applicable (5.2b).
4. The Carson Middle School has been a part of Carson City for over fifty years, and can arguably be considered a historic resource. This project involves the construction of a maintenance building for existing District operations. The goal is to provide the maintenance personnel adequate space within the District to efficiently conduct their work. This project has no impact on heritage or tourism. (5.4a).
5. This project will have no direct impact on revitalization of the downtown core. (5.6a).

6. This project does not incorporate additional housing in or around the downtown area (5.6c).

Chapter 6: Livable Neighborhoods and Activity Center

1. This project involves the construction of a maintenance building. As such, this project will use durable, long-lasting building materials. (6.1a).
2. This project involves the construction of a maintenance building. Architectural features will be limited as the School District appreciates that funding is provided by the State and the community, and wants to be conscientious with respect to how it spends taxpayer money. Architectural features will be limited to those necessary to promote energy efficiency and operation. The building will be in keeping with other building architecture on campus and will not impact existing landscaping or site access. This project is consistent with Carson City development standards. (6.1b).
3. This project involves the construction of a maintenance building. Architectural features will be limited as the School District appreciates that funding is provided by the State and the community, and wants to be conscientious with respect to how it spends taxpayer money. Architectural features will be limited to those necessary to promote energy efficiency and operation. The building will be in keeping with other building architecture on campus and will not impact existing landscaping or site access. This project is consistent with Carson City development standards (6.1c).
4. This project is surrounded by well-established residential development, and will comply with Carson City height, density and setback requirements. Because this school has been in existence for over fifty years, it is a staple in the community. The proposed project will be compatible with existing on-site uses and the community by consolidating and improving its current facilities. (6.2a, 9.3b, 9.4a).

5. This project is not located in an identified Mixed-Use Activity Center area (7.1a, b).
6. The project is not located downtown (8.1a, b, e).
7. This project involves the construction of a maintenance building. This project will not have a development component and as such, will not impact housing mixtures or densities. (9.1a).

Chapter 7: Livable Neighborhoods and Activity Center

1. Transit development patterns are not applicable. The pedestrian access improvements along King Street and within the site itself, as a result of the past two School District Bond projects, are well suited to accommodate this use. (11.2b).
2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site improvements to facility transportation systems were constructed as a part of the 2006 School District Bond project. This project will not adversely impact existing on-site traffic patterns. (11.2c).
3. Single-family residences surround the Carson Middle School project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.1a, c).

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Describe the general types of land uses and zoning designations adjoining your property.

North: Single-family residences, (SFR 6,000) zoning

West: Single-family residences, (SFR 6,000) zoning

South: Single-family residences, (SFR 6,000) zoning

West: Single-family residences, (SFR 6,000) zoning

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values and cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc., with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors?

Carson Middle School was built in the 1950's. It was first used as a high school, before its current use as a middle school. The school has been in existence longer than most of the current residences that surround it. This project will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity because the current use of the site will not change. The maintenance building will be equipped with a paint booth and a wood shop. The building will be equipped with measures to capture and dissipate fumes and dust. These measures, combined with the minimum setback of 265 feet, will help ensure there is no adverse impact to property values. This project will not impact existing school operations or activities.

The potential for dust generation from the wood shop portion of the building will be reduced by means of a dust collection system. The School District has discussed intended operations and

means to reduce dust generation with Carson City staff during the Major Project Review submittal and review. The City has requirements in place that this project will be in compliance with. Earthwork will be minimal as this portion of the site is relatively flat, with average slopes less than two percent. However, any construction-generated dust will be kept to a minimum with the use of air and water dust palliatives.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The subject property has been used as a school for over fifty years. There will be no change to the use of the property. The new maintenance building will house existing staff and conduct the same operations currently being performed within the District. The building will be placed immediately west of the existing delivery bay and north of the existing administration building, with a minimum setback to adjacent properties of 265 feet. This project will consolidate District maintenance activities that will minimize District staff traveling and create a more efficient operation. This project will have no negative impact on the use, peaceful enjoyment or development of the surrounding properties within the neighborhood.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City departments have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

Carson Middle School has been in operation at this site as a school for over fifty years. Because maintenance operations already occur on this site and the new building is primarily meant to consolidate operations, there is no increase to the student body or significant increase to maintenance staff, and as such, will not have any negative impact to pedestrian or vehicular traffic. Traffic, Traffic patterns and turning maneuvers will not change as a result of this project. Emergency vehicle response time will not be adversely impacted.

During construction there will be a slight increase in traffic, but since the site has the ability to stage materials and workers on-site, construction and delivery equipment will be minimal, and is not expected to impact neighborhood traffic.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The site has been used as a school since the 1950's, and the Carson City School District plans to continue to utilize this middle school for years to come. Consolidating maintenance operations into a new building will reduce expenses to the District by not having to lease off-campus space for existing shop uses, or having pay for utilities on older more inefficient structures. This is both a short and long term benefit to the District. The community indirectly benefits by the District being able to consolidate their facilities by reducing the amount of daily trips to and from the middle school property for maintenance needs, reducing their energy consumption by

housing their existing operations in a more energy efficient building and by making space available outside of the District for non-school related businesses.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

Carson Middle School is part of the Carson City School District, which is the applicant. This project involves the construction of a new maintenance building. Consolidation into a new, more energy efficient building will have a positive impact to the District and the school by reducing their energy consumption and replacing the square footage they eliminated over the years.

This project will not increase the student population, nor will it impact the Sheriff's Office.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project site is predominantly on paved surfaces. There is a portion of that area that is not paved, but well compacted. Any increase in run-off will be very minimal, and will discharge onto the existing pavement and sheet flow to the existing on-site curb and gutter system before being collected in existing drop inlets. The School District will have a drainage study prepared to quantify peak flow run-off and volumes to ensure existing facilities are adequately sized to accommodate any potential increase as a result of this project.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The new building will have a small break room and bathroom facility to serve existing School District maintenance staff that already use this site. As is currently the case, they will only be at this facility on a part time basis. The demand from this building will be minimal, and there is adequate water pressure to provide reliable service, without having any adverse impact on the water supply system.

Given the recent upgrades to the existing Administration building and the Carson Middle School campus, on-site water supply lines are generally in good shape. This project will not be served by a well.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

The new building will have a small break room and bathroom facility to serve existing School District maintenance staff that already use this site. As is currently the case, they will only be at this facility on a part time basis. The sanitary sewer demand from this building will be minimal, and there is adequate on-site sanitary sewer capacity to handle this use. No septic systems are on-site, or intended to be constructed.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?

Road improvements are not required to serve this project. The existing road system to the school and surrounding neighborhood will not be impacted by this project. However, City planning and engineering departments have been made aware of this project.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

The conclusions to support the information contained herein is from input from School personnel; a Major Project Review conducted by City Engineering, Planning, Building, Fire Protection and Environmental Department staff; and, the consulting engineer and architect.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

Outdoor lighting will consist of wall and soffit mounted exterior building lights for general illumination, as well as for safety at the primary points of entry. Lighting will be installed under the roof canopy at the covered storage area, located along the east side of the building. These fixtures will be mounted in the soffit area directly above and will not be visible. The remainder of exterior lights will be mounted to the side of the building. All exterior lighting will meet Carson City dark sky requirements, by providing friendly fixtures with enclosed lamps that do not extend beyond the bottom of the fixture. All exterior lights will be aimed and shielded to direct the light source downward and away from adjoining properties.

H. Describe the proposed landscaping, including screening and arterial landscape areas.

No new landscaping is proposed for this project and existing landscape planters will not be impacted by this project. Given the large setback from adjacent properties and the existing lawn areas within the school, additional landscaping is not needed.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide plans showing (1) parking on your site, (2) parking on the off-site parking lot; and (3) how much of the off-site parking area is required for any business other than your own.

This project does not require parking in addition to that already provided. The existing parking lot and the number of existing parking spaces within the lot will not be adversely impacted. There is no request for additional or off-site parking.

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.



Mark Korinek, CCSD Director of Operations
Applicant

12/16/10

Date

RECEIVED

SPECIAL USE PERMIT APPLICATION
PROJECT IMPACT REPORT STATEMENT
CARSON CITY SCHOOL DISTRICT
MAINTENANCE BUILDING ON CARSON MIDDLE SCHOOL CAMPUS

DEC 16 2010

CARSON CITY
PLANNING DIVISION

This project involved the construction of a permanent 8,320 square foot maintenance building on the Carson Middle School campus. The actual building footprint is 6,900 square feet with a 1,420 square-foot mezzanine level within the footprint of the building. The new building is intended to replace square footage that over the years has been reduced throughout the School District.

It is important to note that this work does not increase the student body or School District personnel. Maintenance personnel that will use this new building already perform some of their daily work on this campus. One of these employees also uses space off-site, which the School District leases for shop maintenance activities. This consolidation will omit the need to lease space, thus helping to reduce the District operating budget. Demands on traffic, drainage, water and sewer are not anticipated to increase as a result of this project.

The following information discusses the impacts related to traffic, drainage, water and sewer:

TRAFFIC: Currently, there are approximately 1,250 students and 100 staff at Carson Middle School. These numbers will not change as a result of this project. This project will have no impact to on-site or neighboring traffic. Because there is no population or traffic increase as a result of this project, no calculations or studies have been prepared.

DRAINAGE: This proposed building is being placed over existing paved surfaces, with a small portion extending over the adjacent compacted soil. The proposed building location is immediately west of the existing delivery bay and north of the existing Administration building. Drainage generated from on-site and upstream sources will continue to be routed

through the existing on-site curb and gutter system, and drop inlets. Drainage details specific to this project will be submitted as part of the anticipated building permit submittal.

WATER: Currently, there are approximately 1,250 students and 100 staff at Carson Middle School. These numbers will not change as a result of this project. This project will have no noticeable impact on the existing water demand. As such, no water calculations will be provided to the City.

Irrigation demands will not be impacted as a result of this project. As such, no water calculations will be provided to the City.

SEWER: Currently, there are approximately 1,250 students and 100 staff at Carson Middle School. These numbers will not change as a result of this project. This project will have no noticeable impact on the existing sanitary sewer system.

RECEIVED

DEC 16 2010

SPECIAL USE PERMIT APPLICATION

SITE HISTORY

CARSON CITY SCHOOL DISTRICT

CARSON CITY
PLANNING DIVISION

MAINTENANCE BUILDING ON CARSON MIDDLE SCHOOL CAMPUS

In 1957, a local rancher named John D. Winters donated a portion of his land to the Carson City School District. The land he donated was west of the Carson City limits and was in the middle of his hay fields. Superintendent Al Seeliger and the School District Board received criticism for accepting that land and agreeing to build on a site that was not within the city limits. Additional criticism came from local laborers who questioned why precious farmland was being used when there was so much undeveloped sagebrush-covered land available. Because Carson City at that time did not have a large tax base, the donation of land was hard to pass up. For this same reason, the Carson City School District approached the State of Nevada for financial funding to build a school. With the land and funding in place, the Carson City School Board decided to build a high school at this location.

This new high school building was large by Carson City standards, and stood alone just past the western edge of the City. This school was built to replace the existing high school just a few blocks east on King Street, at the current Bordewich Bray Elementary School site. This new construction kept the District's facilities in close proximity to each other. Upon completion of the new high school, the former high school became the new junior high school, and the elementary school was housed at the current Gleason site located on Musser Street. The Nevada State Department at that time was located on the corner of Division and King Street. Students at the new high school, along with students at the other schools, were within walking distance of the School District's only cafeteria, located at the Gleason complex.

The new high school consisted of two adjoined buildings, with a separate administration building. The administration building is in the same location now as it was then, with some recent modifications and an expansion. The high school building was built on a concrete slab

foundation, and constructed with masonry blocks. A portion of the outer wall had at that time, new innovative glass blocks that allowed natural lighting into the school. These blocks were the first of their kind to be used in Carson City. The original roof design was a flat roof. The roof collected water and caused water infiltration. The roof design has been altered over the years to fix that problem. The second portion of the two adjoining buildings was the gymnasium. It was built directly behind the main hallways and connected with a central entrance. It had a domed roof that was widely criticized at that time for looking like an airplane hanger. Over the years, the neighbors have grown to appreciate the domed appearance and have commented through past bonds that the roof should not be changed. The gymnasium was equipped with stationary wood bleachers. The community at that time was interested in the new retractable bleachers, but due to financial constraints, the stationary bleachers were chosen. This proved to be a wise choice, as locker rooms and storage were incorporated under the bleachers. This approach remains unique to this day.

Principal Morse Burley saw the student body of just fewer than 400 students grow at a fast rate. This new high school served 9th through 12th grade students until the early 1970's, when the current high school on Saliman Road was constructed. With that latest high school addition, the King Street high school was changed to a junior high school. Beginning in the 1970's, that school was modified to accommodate 7th through 9th grade students. In the late 1980's, enrollment required the school to a middle school that to this day serves 6th through 8th grade students. With the changing demographics, a new wing was built on to the King Street middle school. The wing was built with similar concrete masonry blocks as the original school. At that time, the wing was not connected to the main building. As enrollment increased during the late 1980's and through the 1990's, portable buildings were brought onto the site to accommodate the increase student enrollment. The portable buildings increased in numbers through 2006, eventually housing over 35 percent of the student body.

Recognizing the needs of the community to keep up with the growing population, and provide safe and effective learning environments for students, the School District in recent years went to

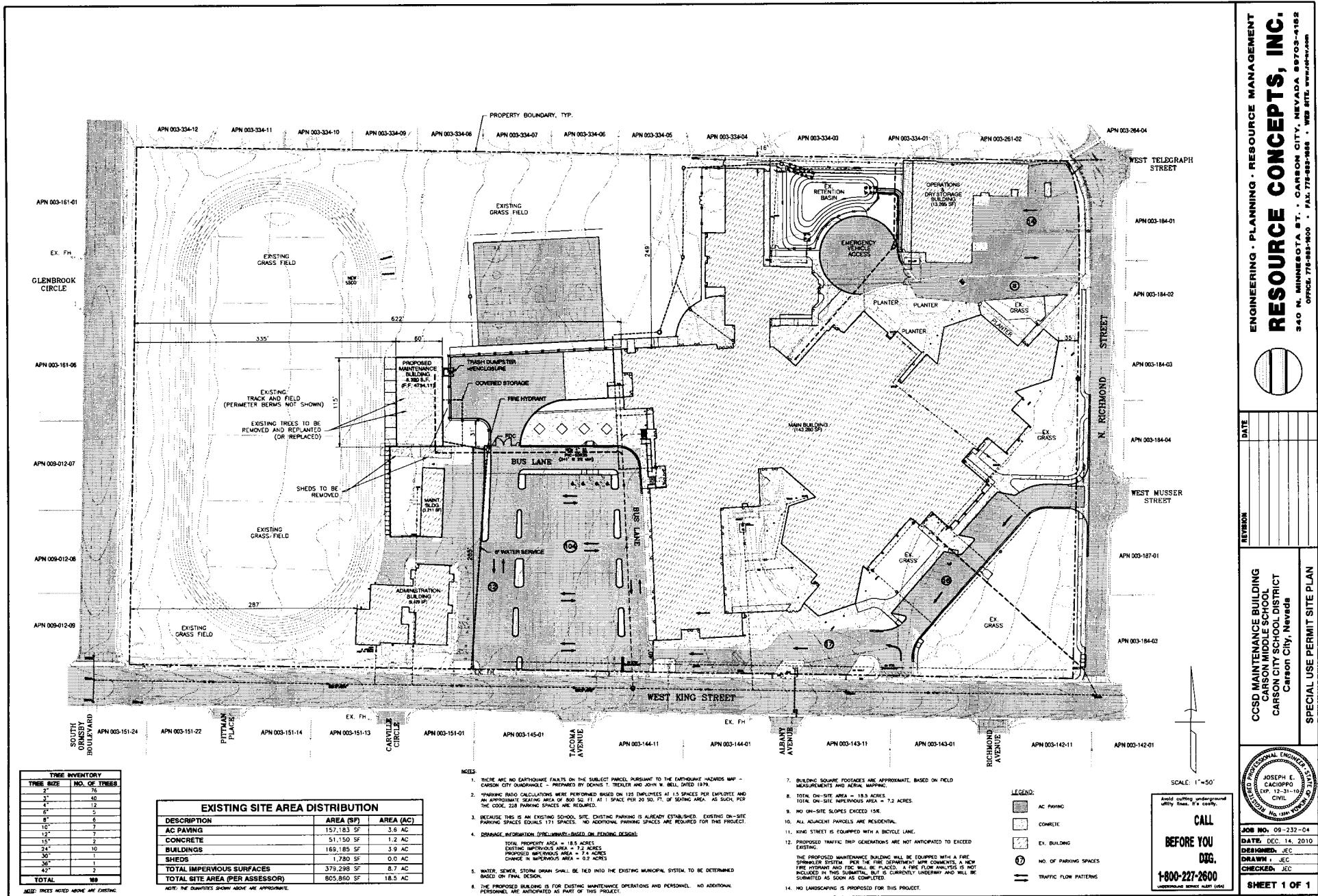
the voters to request approval to sell general obligation bonds to improve the school, as well as other schools and facilities within the District. An attempt in the late 1990's was unsuccessful. Since then, Carson Middle School has benefitted from two voter-approved Bond measures. The passing of the 2000 Bond allocated funds to the school that renovated the interior of the school and the exterior school campus. Most notable interior renovations included a cafeteria expansion and a new gymnasium floor. Exterior work involved bringing the facility infrastructure and the site into compliance. This Bond also allowed the school to modernize much of its infrastructure and bring the school into compliance with the most recent building and fire codes, as well as the Americans with Disabilities Act. This work made the school a safer and more energy efficient facility. In 2006, the School District successfully passed another Bond measure. This School Bond allocated approximately \$12M to remove the aging portable buildings and replace them with brick and mortar building additions that brought the middle school all under one roof. Over the years, the portable buildings reached the end of their usable life and became very inefficient to operate. These aging portable buildings eventually housed over 35 percent of the student body before they were finally replaced with the permanent building addition. Not only was the school now under one roof, but the school was now a safer site. State of the art locking mechanisms on the doors as well as a new entrance ensured all visitors to the school were identified and accounted for before being allowed access. The upgrades also included new heating and air conditioning systems, and natural lighting that combined, made the campus one of the most energy efficient schools in the State.

Additional improvements made to the site over the years included expanding the Administration building and revising the on-site traffic flow patterns to separate the parking lot and buses from the student and visitor drop off area.

The goal of the School District is to use capital dollars to improve operating efficiencies. The present day Carson Middle School is a testament to the School District's commitment to providing a quality learning environment that is safe and effective for its students. While improvements have been made, the School District has been good stewards of the community's

trust and financial support. In doing so, certain areas not directly related to student safety and site efficiency have been scaled back. One of these areas is the District maintenance facility. Over the years, the square footage of these facilities has been reduced. As such, the same number of maintenance personnel has been using less space. This has reached a point where the maintenance personnel can no longer efficiently operate. Currently, the School District is leasing space off site. This latest request of the School District to be approved to build a permanent maintenance facility on the Carson Middle School campus will replace this lost square footage and reduce operating costs by no longer having to lease space for this purpose and by having an efficient building with long lasting materials that is better equipped to serve maintenance personnel than the current sites.

The School District is not only interested in its students, but also in being a good neighbor to the surrounding residents. For this reason, the District chose to locate the proposed building no closer than approximately 265 feet to the closest property line. The building is expected to blend well with existing site buildings and not be a nuisance to neighbors. This proposed building would provide maintenance personnel with the area they need to efficiently repair and maintain the various facilities within the District that the students and staff rely upon.



TREE INVENTORY	
TREE SIZE	NO. OF TREES
2"	76
3"	40
4"	12
6"	5
8"	6
10"	7
12"	7
15"	2
24"	10
30"	1
36"	1
42"	2

EXISTING SITE AREA DISTRIBUTION

EXISTING SITE AREA DISTRIBUTION		
DESCRIPTION	AREA (SF)	AREA (AC)
AC PAVING	157,183 SF	3.6 AC
CONCRETE	51,150 SF	1.2 AC
BUILDINGS	169,185 SF	3.9 AC
SHEDS	1,780 SF	0.0 AC
TOTAL IMPERVIOUS SURFACES	379,290 SF	8.7 AC
TOTAL SITE AREA (PER ASSESSOR)	805,850 SF	18.5 AC

NOTE: TREES NOTED ABOVE ARE EXISTING

NOTES

1. THERE ARE NO EARTHQUAKE FAULTS ON THE SUBJECT PARCEL PURSUANT TO THE EARTHQUAKE HAZARDS MAP, CARMON CITY, CALIFORNIA - PREPARED BY DONALD T. TRELEAVEN AND JOHN W. BELL, DATED 1979.
2. PARKING RATIO CALCULATIONS ARE BASED ON 120' APPARTMENTS AT 1.17 SPACES PER UNIT. AN APPARTMENT IS DEFINED AS 800 SF GROSS OR 1 SF PER 30.5 FT² OF HEATING AREA, AS SUCH, THE CODE, 228 PARKING SPACES ARE REQUIRED.
3. BECAUSE THIS IS AN EXISTING SITE, SITE DATING PARKING IS ALREADY ESTABLISHED. EXISTING ON PARKING SPACES EQUALS 171 SPACES. NO ADDITIONAL PARKING SPACES ARE REQUIRED FOR THIS PROJECT.
4. DEMARQUE INFORMATION (PRIMARILY BASED ON FINANCING DESIGN):

TOTAL PROPERTY AREA = 1.85 ACRES
ESTIMATED BUILDING AREA = 1.05 ACRES
PROPOSED IMPERVIOUS AREA = .74 ACRES
CHANGE IN IMPERVIOUS AREA = .02 ACRES
5. WATER, SEWER, STORM DRAIN SHALL BE TIED INTO THE EXISTING MUNICIPAL SYSTEM, TO BE DETERMINED DURING THE DESIGN PHASE.
6. THE PROPOSED BUILDING IS FOR EXISTING MAINTENANCE OPERATIONS AND PERSONNEL. NO ADDITIONAL PERSONNEL ARE ANTICIPATED AS PART OF THIS PROJECT.

7. BUILDING FOOTPRINTS ARE APPROPRIATE, BASED ON FIELD MEASUREMENTS AND AERIAL MAPPING.
8. TOTAL ON-SITE AREA IS 183 ACRES.
9. TOTAL ON-SITE BUILDING AREA IS 7.2 ACRES.
10. NO ON-SITE SLOPES EXCEED 14%.
11. ALL ADJACENT PARCELS ARE RESIDENTIAL.
12. KING STREET IS EQUIPPED WITH A BIKE LANE.
13. PROPOSED TRAFFIC TRIP GENERATIONS ARE NOT ANTICIPATED TO EXCEED EXISTING.

THE PROPOSED MAINTENANCE BUILDING WILL BE EQUIPPED WITH A FIRE HYDRANT AND A FIRE PLUG. A FIRE HYDRANT AND A FIRE PLUG WILL BE LOCATED ON THE PROPERTY. A FIRE HYDRANT AND A FIRE PLUG WILL BE PLACED. A FIRE HYDRANT LOCATION ANALYSIS IS NO LONGER REQUIRED AS THE PROPERTY IS CURRENTLY UNDEVELOPED AND WILL BE SUBMITTED AS SOON AS COMPLETED.

14. NO LANDSCAPING IS PROPOSED FOR THIS PROJECT.

LEGEND:

-  AC PAVING
-  CONCRETE
-  EX. BUILDING
-  ⑦ NO. OF PARKING SPACES
-  TRAFFIC FLOW PATTERN

UNIVERSAL SERVICE FEE (USF)

**CCSD MAINTENANCE BUILDING
CARSON MIDDLE SCHOOL
CARSON CITY SCHOOL DISTRICT
Carson City, Nevada**

SPECIAL USE PERMIT SITE PLAN

A circular seal for a professional engineer. The outer ring contains the text "PROFESSIONAL ENGINEER - STATE OF NEW YORK". The inner circle contains "JOSEPH E. CACIOPPO", "EXP. 12-31-10", and "CIVIL".

NO. 13841
B NO. 09-232-04
DATE DEC. 14, 2010
SIGNED: JEC
AWN: JEC
CHECKED: JEC
SHEET 1 OF 1

ANSWER SHEET 1 OF 1



BERGER

HANNAFIN

ARCHITECTS

318 NORTH CARSON ST.

SUITE 213

CARSON CITY, NV 89701

P: (775) 882-6455

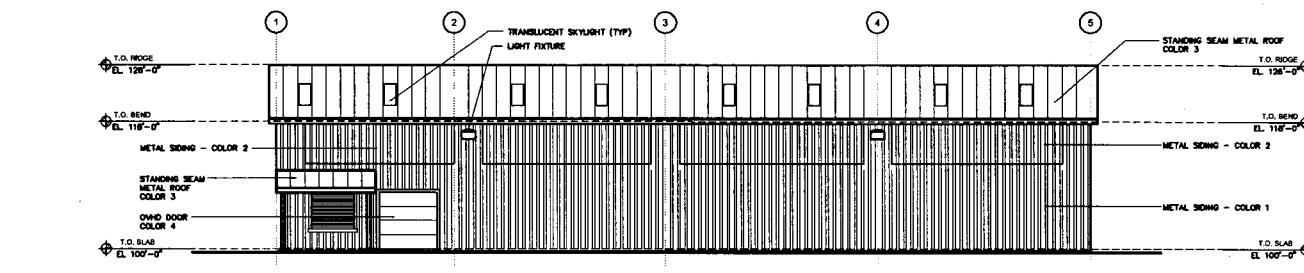
F: (775) 882-1444

WWW.BHARCHITECTS.BIZ

PROJECT: CARSON CITY SCHOOL DISTRICT

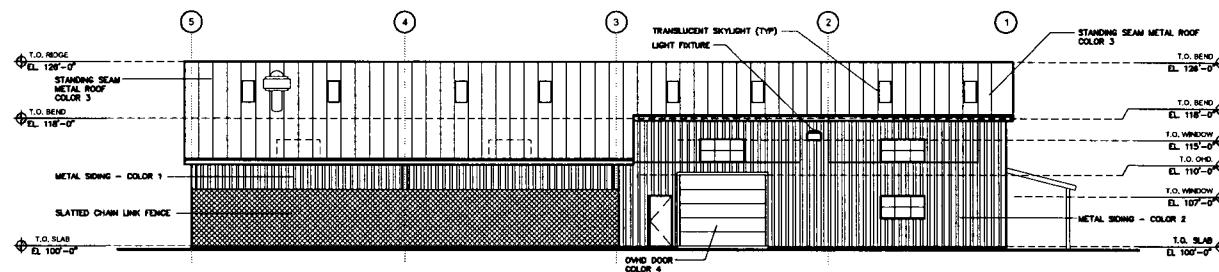
MAINTENANCE FACILITY

1400 WEST KING STREET, CARSON CITY, NV 89701



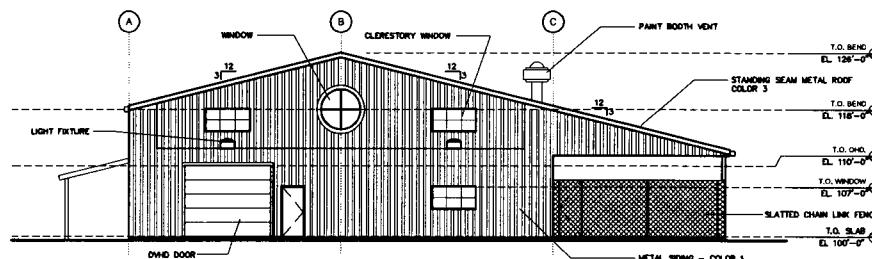
WEST ELEVATION

SCALE: 1/8"-1'-0"



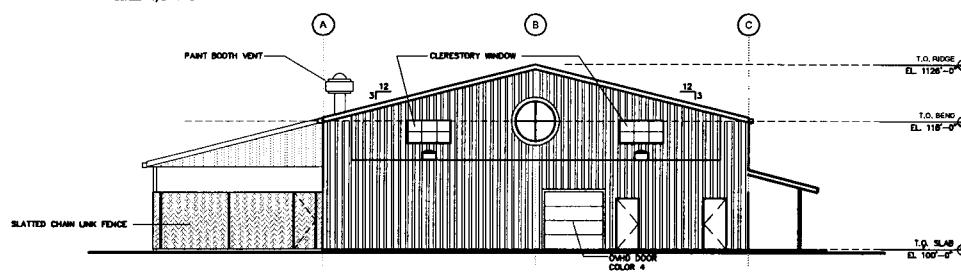
EAST ELEVATION

SCALE: 1/8"-1'-0"



SOUTH ELEVATION

SCALE: 1/8"-1'-0"



NORTH ELEVATION

SCALE: 1/8"-1'-0"

CODE CRITERIA	
<u>BUILDING DESIGN CRITERIA</u>	
OCCUPANCY TYPE:	F-1
CONSTRUCTION TYPE:	SB
NUMBER OF STORIES ALLOWABLE:	1+1(SPRINKLERS) = 2
NUMBER OF STORIES ACTUAL:	1+OPEN STORAGE MEZZANINE
BUILDING HEIGHT ALLOWABLE:	40'-0" (+ 20' SPRINKLERS) = 60'
BUILDING HEIGHT ACTUAL:	26'-0"
FIRE SPRINKLERS:	YES
<u>SITE DATA</u>	
APN:	SEE SURVEY
<u>APPLICABLE CODES & REGULATIONS</u>	
2006 INTERNATIONAL BUILDING CODE	
2006 INTERNATIONAL EXISTING BUILDING CODE	
2006 INTERNATIONAL ENERGY CONSERVATION CODE	
2006 INTERNATIONAL FIRE CODE	
2006 UNIFORM MECHANICAL CODE	
2006 UNIFORM PLUMBING CODE	
2003 NATIONAL ELECTRICAL CODE	
2003 ICC/ANSI A117.4 ACCESSIBILITY	
<u>BUILDING AREA</u>	
ALLOWABLE FLOOR AREA:	$A_1 = 8,500 \text{ S.F.}$
AREA MODIFICATION:	$A_2 = (A_1 + [A_1 \cdot x_1] + [A_1 \cdot x_2])$ $I_1 = [F/P \cdot .25]W/20$ $= [1 - 2530/30] \cdot 75$ $I_2 = 2 \text{ (PER 506.3)}$ $A_3 = [8,500 + (8,500 \cdot .75) + (8,500 \cdot 2)] =$
TOTAL ALLOWABLE FLOOR AREA	31,875 S.F.
ACTUAL FLOOR AREA	6900 + 1420 (MEZZANINE) 8,320 S.F.

A3.1

DRAWING NUMBER:

A3.1

DRAWING TITLE:

EXTERIOR ELEVATIONS

ISSUE DATE:

12.16.10 SUP

DRAWN BY:

Drew

DESIGNER:

Drew

REVISOR:

Drew

CHECKER:

Drew

APPROVATOR:

Drew

DRAWING NUMBER:

A3.1

DRAWING TITLE:

EXTERIOR ELEVATIONS

ISSUE DATE:

12.16.10 SUP

DRAWN BY:

Drew

DESIGNER:

Drew

REVISOR:

Drew

CHECKER:

Drew

APPROVATOR:

Drew