

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF MAY12, 2016

AGENDA ITEM: D-1

FILE NO: ADM-17-038

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Administrative Permit to allow detached accessory structures of 50-75% of the size of the primary structure, on a property zoned Single Family 1 Acre (SF1A).

OWNER: Martin L. Cloud

APPLICANT: Martin L. Cloud

LOCATION: 4067 Hillview Drive

APN: 010-181-03

RECOMMENDED MOTION: "I move to approve ADM-17-038 a request from owner/applicant Martin L. Cloud to allow a detached accessory structure of 50-75% of the size of the primary structure on property zoned Single Family 1 Acre, located at 4067 Hillview Drive, APN 010-181-03 based on findings and subject to conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. 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, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. 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.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. 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. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with a Building Permit application:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
8. The building shall not exceed 15 feet, measured to the highest point of the ridge.
9. The building shall not exceed 792 square feet.
10. The exterior of the accessory building materials and colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
12. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
13. The increased drainage produced by this structure must not adversely affect neighboring properties.

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

14. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
15. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
16. No water or sewer connections are proposed or allowed within this building without additional review through a building permit.
17. The accessory building is not approved for living quarters or a guest building. Use of this structure as living quarters or a guest building must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed garage have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone AH
2. EARTHQUAKE FAULT: None
3. SLOPE/DRAINAGE: Property is flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 43,560 square feet
2. PROPOSED STRUCTURE SIZE: 792 square feet
3. PROPOSED STRUCTURE HEIGHT: Single Story. Height will not exceed 15 feet at the highest point of the ridge with 5/12 roof height construction
4. PARKING: Adding two single car garage parking spaces in the new structure
5. SETBACKS: Required/Proposed in feet: Front (west) 30/52, Left (north) Side 15/no change, Right (south) Side 15/18, Rear (east) 30/no change, and Height 32/15 feet at the highest point of the ridge
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

An Administrative Permit is required for the following reason:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure requires approval of an Administrative Permit.

The applicant is proposing a 792 square foot accessory structure that will be a garage for storing and protecting vehicles and items for the residents of the property. There is one other detached accessory structure presently on the site, a garage/shop of 1,080 square feet. This proposal is to add a new detached garage building of 792 square feet, to increase detached accessory structures to a total of 1,872 square feet or 67.5% of the size of the primary residential structure of 2,772 square feet. The requested use of a garage is a permitted accessory use within the Single Family 1 Acre zoning district. If any other detached accessory structures are proposed to be added to the site, prior approval of an additional Administrative Permit or Special Use Permit will be required.

The proposed building and roof colors will be reviewed to match the existing primary structure on site during the building permit process. The building is shown with a front (east) elevation for the garage and man doors. Windows are shown on the remaining three elevations. Access to the new building will continue to be from the west on Hillview Drive, then driving beside the primary residence to access the front of the garage from the rear of the property. The garage will be on the southern portion of the site.

This site is adjacent on all sides to identically zoned land and residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. It is common on parcels which are one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Sidewalks, curbs and gutters are not common in a rural area and are not located adjacent to this site.

It does not appear the proposed project will detract from the existing area. The applicant proposes off-street storage, parking and shop uses within the new garage/shop building, and will be moving materials into covered and secure storage. This will reduce potential clutter on the site and improve the appearance of the site. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing house roof materials. No water or sewer connections are proposed or allowed within the new structure without additional building review for an interior tenant improvement. The site is on City water and sewer. No review of leach lines or septic service is required for this site.

PUBLIC COMMENTS: Public notices were mailed to 46 adjacent property owners within the minimum required 600 feet of the subject site on April 24, 2017. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on May 12, 2017, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of November 1, 2016 are included or attached to this report.

Building Department: No comments received

Engineering Department: No comments received

Fire Department: Project must comply with the 2012 International Fire Code (IFC) and Northern

Nevada Fire Code Amendments.

Health Department: No comments received

Parks, Recreation and Open Space: No concerns

Environmental Control: No concerns

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

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

Chapter 1.1d,e,f: Growth Management Ordinance, Sustainable Construction Techniques, Energy Conservation

The proposed garage will be built of the same exterior design and materials as the existing primary structure and garage. The colors for the exterior and roof will match the existing primary structure and be reviewed during the building permit process. The applicant states the garage building will be used to store vehicles and items of the residents of the property. The proposed location of the garage will be at the southern portion of the lot. The building will be constructed of high quality, durable and long lasting building materials to ensure the new construction will be well maintained in the future. Large garages and other detached accessory structures are common in the surrounding vicinity.

2. 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.

Construction will be of limited duration. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Once the construction of the garage is completed on the site, it is expected to be residential in nature and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors and materials of the building will match the primary structure. The proposed building will be used for storage of vehicles, materials and equipment. The placement of vehicles and storage materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

Traffic is not likely to increase due to the construction of a garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection, and storage of vehicles, materials and personal equipment. This is a rural location of large properties where there are no sidewalk, curb or gutter improvements.

4. 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.

The project is not expected to have a negative effect on existing public services and facilities. There

are no water or sewer system connections proposed in the interior of this building. Addition of these features will require additional building permit review as an interior tenant improvement. The addition of a large garage on this large site is not anticipated to overburden any public services.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The purpose of the Single Family 1 Acre zoning district is to provide for the development of low-density, large lot, single family detached residential units. This district is consistent with the policies of the Suburban Residential category of the Master Plan. This site is located in the Low Density Residential Master Plan Designation.

The request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. The addition of this building to the site will create a ratio of accessory building to primary building of 67.5%. The primary residence is a single story of 2,196 square feet plus an attached garage of 575 square feet, or a total of 2,772 square feet. The placement of the proposed garage building in the southern area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning, an accessory building is a permitted accessory use, requiring Administrative Permit approval if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The addition of another detached accessory structure on the site will increase the total square footage in detached accessory structures to 1,872 square feet. The cumulative square footage in detached structures on the site is proposed to be 67.5% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of an additional garage in this location. An additional review is the size of detached accessory structures compared to the size of the parcel. If the percentage is more than five an additional review is required. This calculation would only be 4.3%, indicating that the detached accessory structures are not oversized in relation to the size of the parcel

7. Will not result in material damage or prejudice to other property in the vicinity.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Parcels with similar zoning in this vicinity also have large accessory structures, such as garages, recreational vehicle garages, storage units, barns, carports, and so forth, and could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

- Fire Comments
- Environment Control Comments
- Parks Comments
- Site Photos
- Application (ADM-17-038)

April 17, 2017



Fire

ADM 17-038:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

April 28, 2017

ECA has no comments concerning ADM 17-038

Mark Irwin
Senior Environmental Control Officer
Carson City Public Works
3305 Butti Way
Carson City, Nevada – 89701
Email - mirwin@carson.org
Phone Numbers
775-283-7380 (desk)
775-220-1417 (cell)
775-887-2164 (fax)
Please Note
My current office hours are
Tues. - Friday 7:00 A.M. to 5:30 P.M.



RECEIVED

APR 19 2017

CARSON CITY
PLANNING DIVISION

April 19, 2017

ADM-17-038

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced application. Please note, during our review process the Carson City GIS Information System lists the address associated with the subject APN as 4067 Hillview Drive. The application has the address listed as 4065 Hillview Drive.

Not applicable to this project, we would like to inform the applicant that the Unified Pathways Master Plan identifies Valley View Drive and Clearview Drive as a "Shared Street" bicycle facilities.

Thank you,
Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org



SUBJECT PARCEL
APN 010-181-03

VALLEY VIEW DR

LINE DR

NORTH VIEW DR

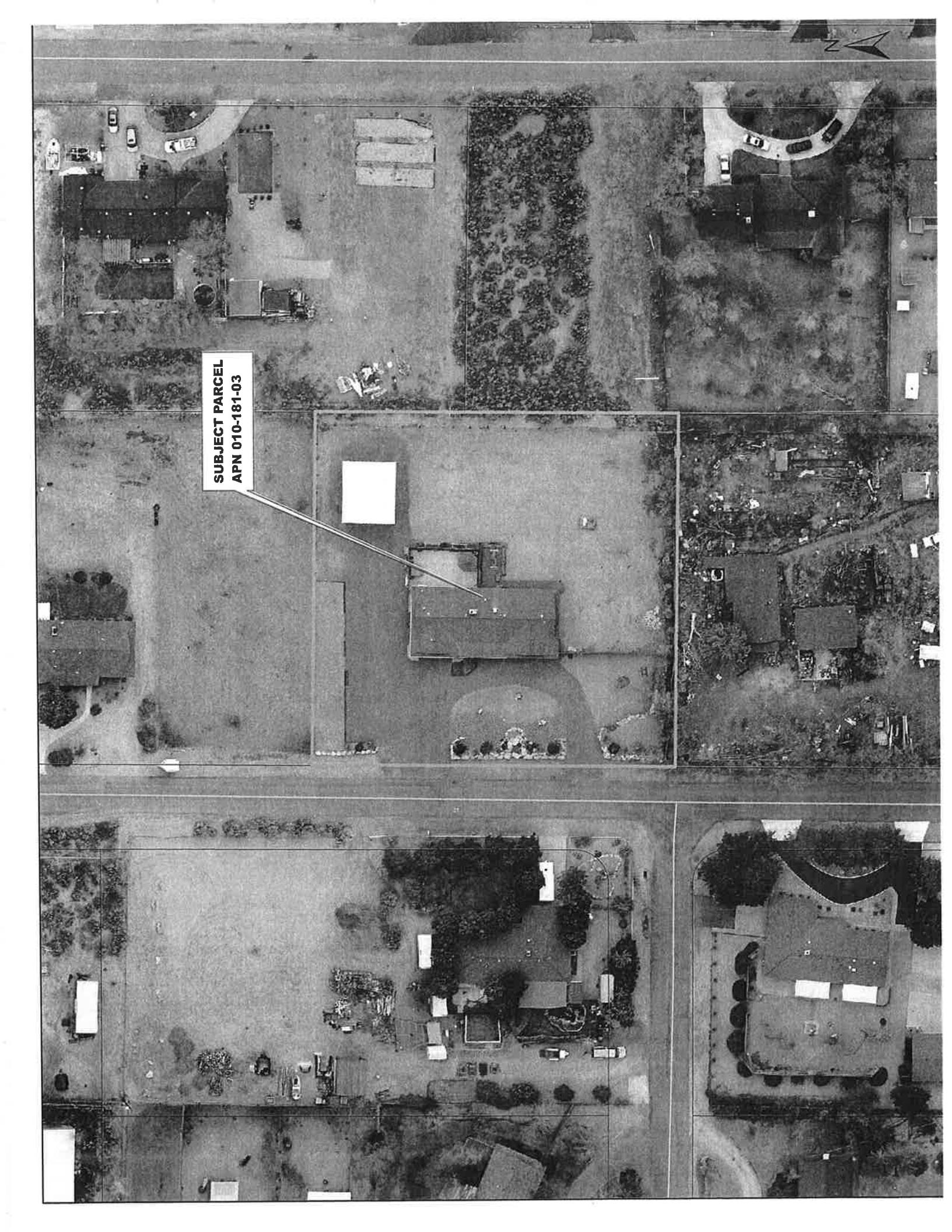
CAPIGEL VIEW DR

HILLVIEW DR

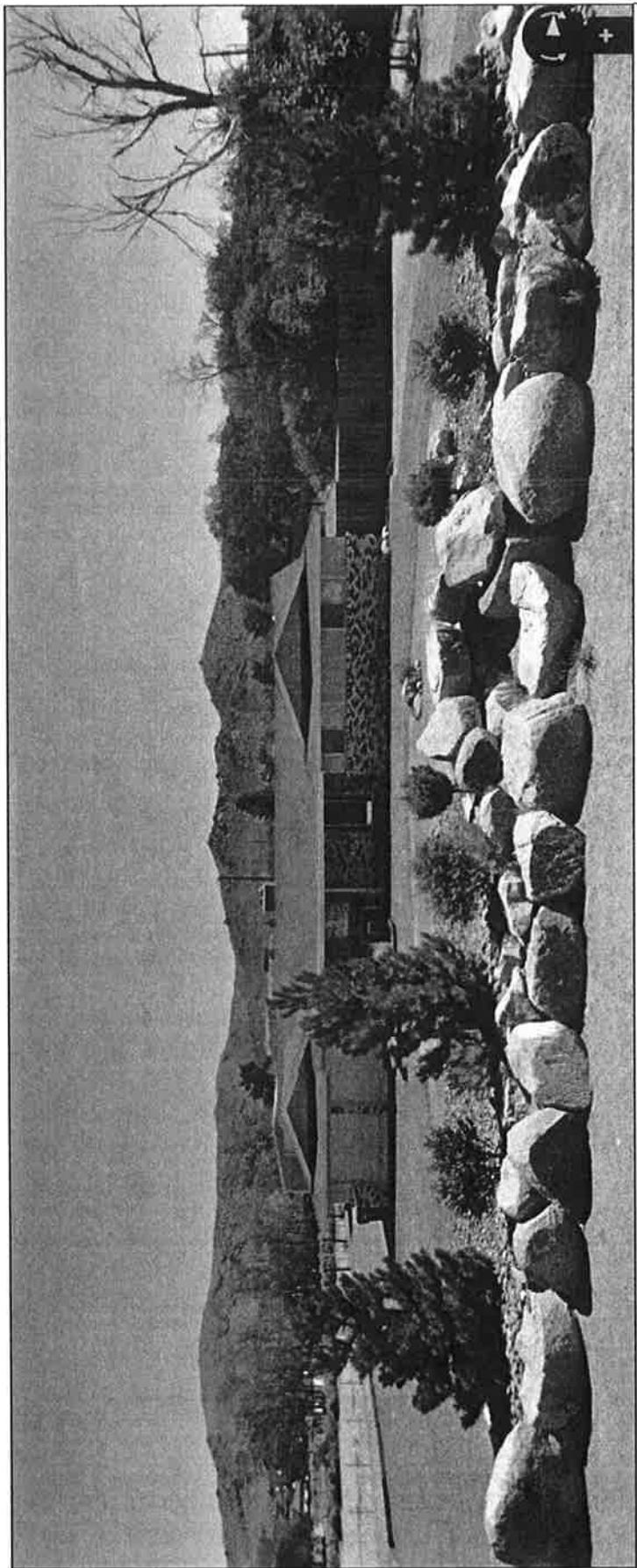
CHRISTY CT

MULDOON ST

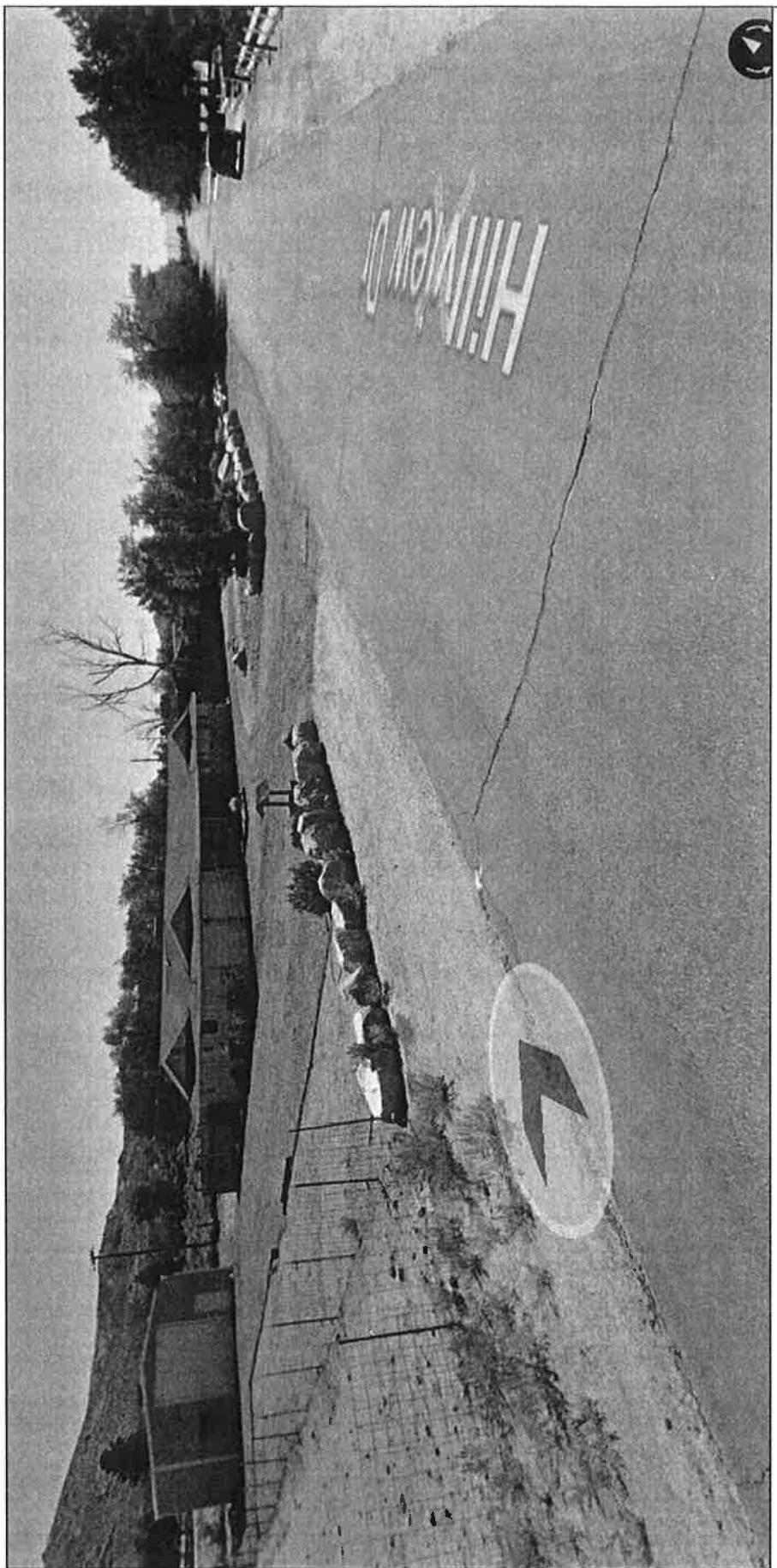
CLEARVIEW DR



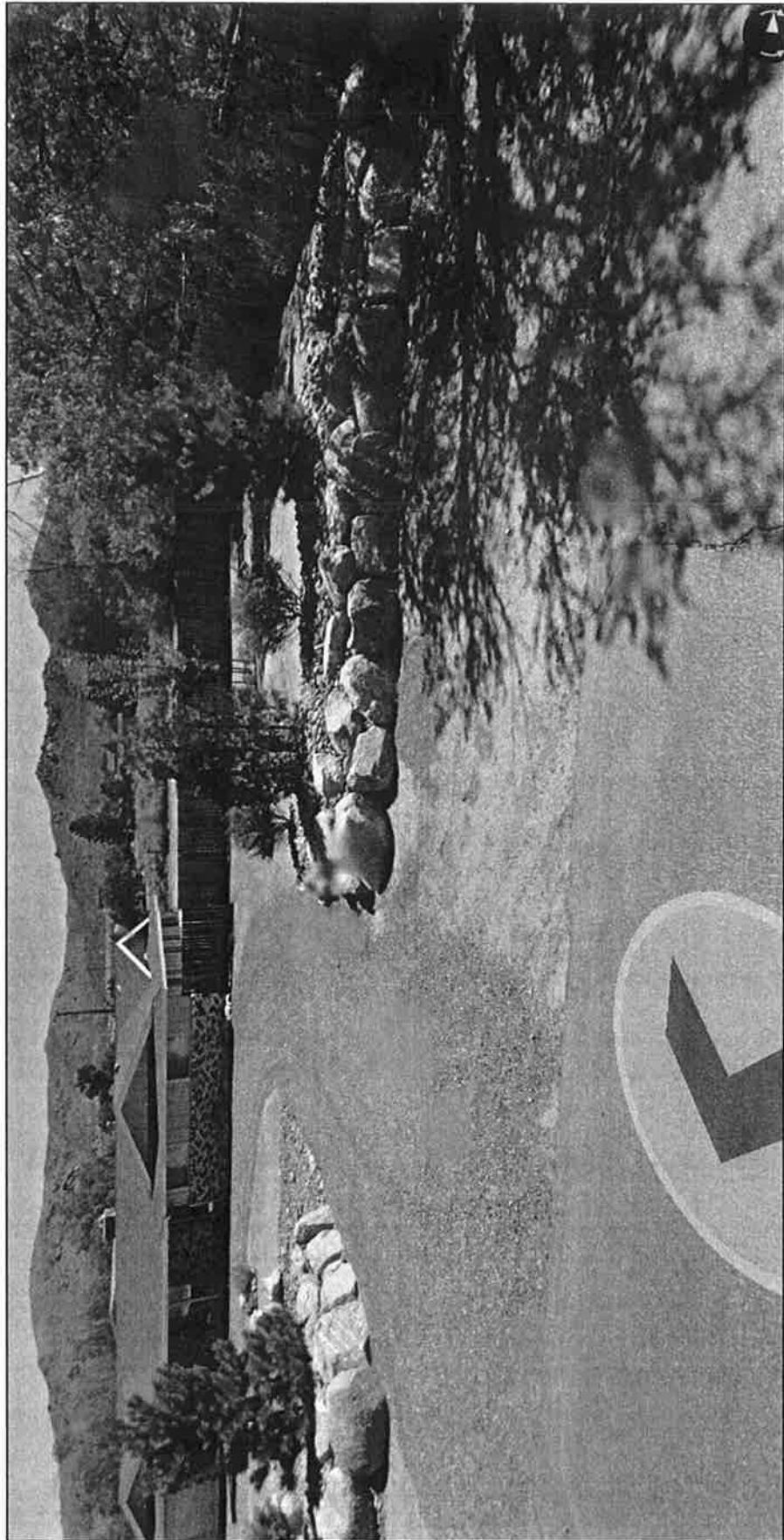
SUBJECT PARCEL
APN 010-181-03



VIEW LOOKING EAST AT THE FRONT OF THE PROPERTY. GARAGE IS PROPOSED ON THE SOUTH (RIGHT) AT THE REAR



VIEW OF THE PROPERTY LOOKING SOUTH. GARAGE IS PROPOSED ON THE SOUTH (BEYOND THE HOUSE)



VIEW LOOKING EAST. THE GARAGE IS PROPOSED ON THE SOUTH, BEYOND THE FENCE.

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

FILE # ADM - 17 - 0258

APPLICANT PHONE #
MARTIN CLOUD 530-310-0092
MAILING ADDRESS, CITY, STATE, ZIP SUSANVILLE
691-385 LASSEN WAY CA. 96130

EMAIL ADDRESS
n/a

PROPERTY OWNER PHONE #
MARTIN CLOUD

MAILING ADDRESS, CITY, STATE, ZIP
691-385 LASSEN WAY SUSANVILLE CA 96130

EMAIL ADDRESS
n/a

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02.110

**ADMINISTRATIVE
PERMIT**

FEE*: \$750.00 + noticing fee
+ \$60/hr over 10 hours

*Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Project's Assessor Parcel Number(s):

010-181-03

Street Address

4065 Hillview Dr. Carson City Nr. 89

Project's Current Master Plan Designation

LDR

Project's Current Zoning

SF 1A

Nearest Major Cross Street(s)

Valley View/Clear View

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Add 792 sq ft Building, To existing accessory building 1080 SF, Total of 1872 in accessory buildings
Primary 2,772 SF, 67.5% Detached accessory buildings
PROPERTY OWNER'S AFFIDAVIT PER! Title 18.05.055.7:

I, **MARTIN CLOUD**, 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

Martin Cloud

Address
691-385 LASSEN WAY
SUSANVILLE

3-23-17

Date

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

STATE OF NEVADA
COUNTY OF Carson City

On MARCH 23, 2017, MARTIN CLOUD, 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.

Sabrina Wheeler



Notary Public

*NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

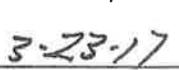
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's 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.



Applicant's Signature



Print Name



Date

1. My Master Plan Designation is low density residential. my project is consistent with the Master Plan.
2. (A) The adjoining properties on all sides are 1 acre rural parcels.
(B) Other local properties on Hillview Dr. and other local properties have outbuildings consistent with my proposal.
(C) My project will not upset the peacefulness of the neighborhood. I'm just wanting to add a garage for my vehicles storage.
(D) I'm not planning outside lighting other than a go bulk at the entrance. No flood lights.
(E) No additional landscaping.
(F) The benefit I think would be the added value of this project.
3. A. I don't see any additional pedestrian or vehicular traffic as my project is for vehicular storage. Not any kind of vehicle maintenance or business.
4. A. No effect to school district.
(B) No effect to Police, Fire: an additional building for fire coverage.
(C) No water to project.
(D) No impact on covering of land or drainage

- 4. E There is adequate capacity for sewage disposal.
- F. No road improvements proposed.
- G. Source of information would be Ms. Hope, Planning Dept.
- S. My building will be built per building codes and ~~stetlocks~~.

- 6. My project has no detrimental impact to public health, safety or welfare of Carson City.
- 7. I don't foresee any material damage or prejudice to other properties.

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: MARTIN Cloud

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3-A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?



Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

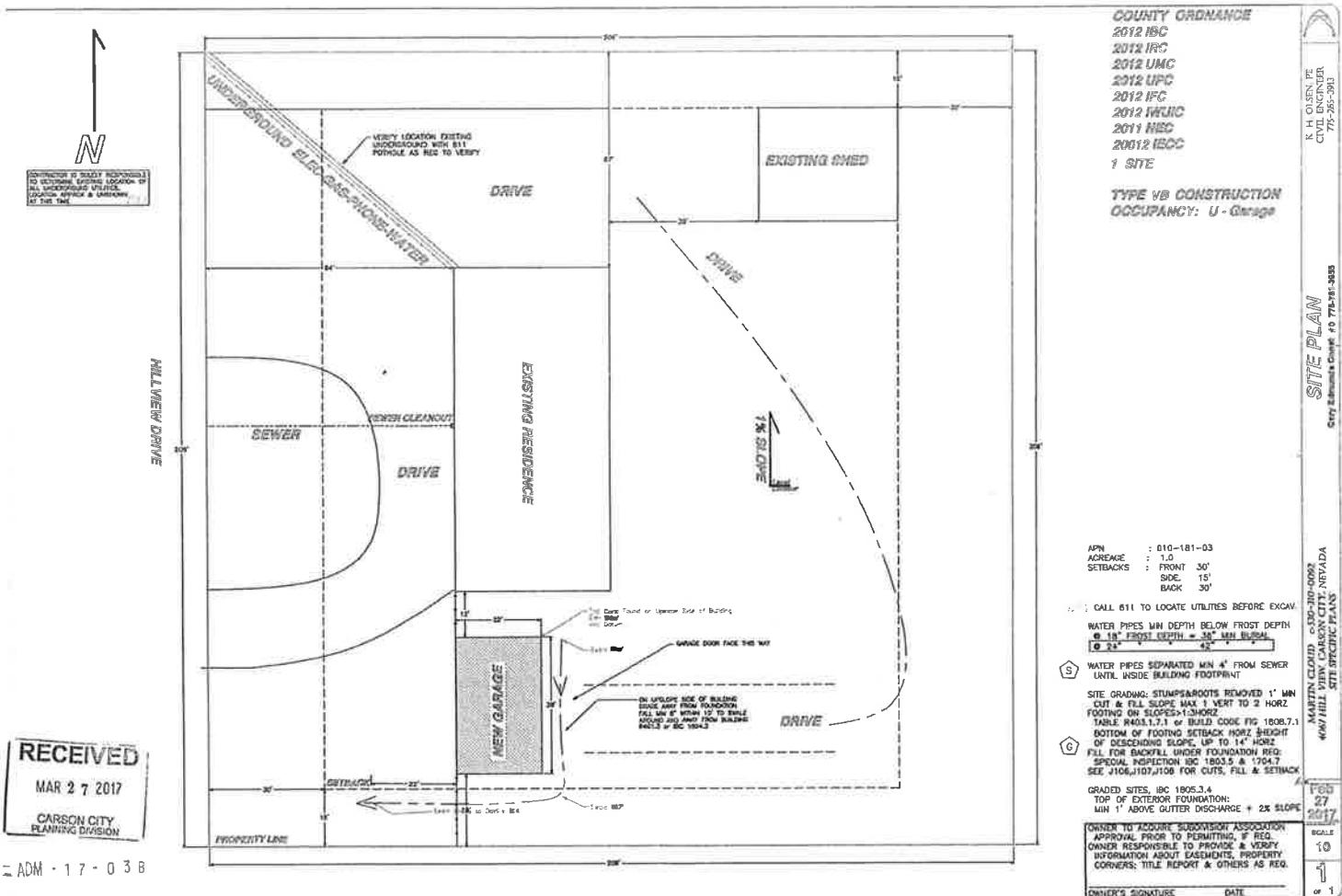
CHAPTER 7: A CONNECTED CITY

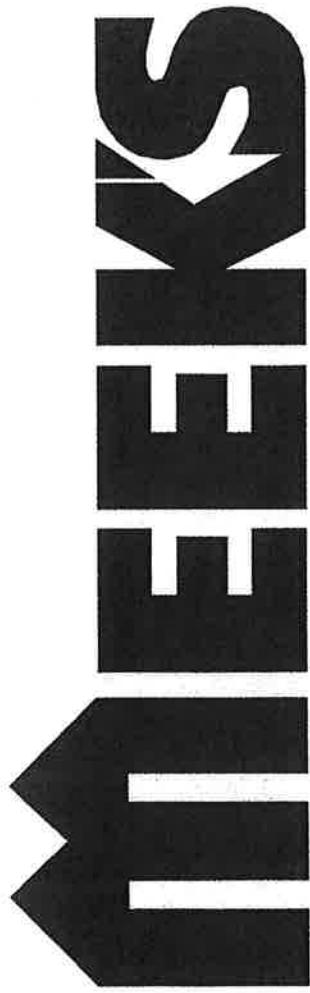


The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?





THE BUILDER'S CHOICE

100

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318, INSTRUCTIONS FOR STRUCTURAL CONCRETE FOR INSTITUTIONAL AND AGRICULTURAL BUILDINGS OF THE IBC AS ADOPTED BY THE BUILDING OFFICIAL, SUBJECT AS AMENDED BY THE SUPPLEMENTAL RETAINING WALLS BELOW (2000 PHM LISTED FOR DESIGN, U.S.A.).

ALL RAMP CRICKING SYSTEM SHALL BE DEFROSTED IN ACCORDANCE WITH ASTM B115-87, AND SHALL
 COMPRESSIVE STRENGTH, FOOTING: $f_c = 2400$ PSF
 INTERIOR BLKS & WALLS: $f_c = 2500$ PSF
 EXTERIOR BLKS & STEPS: $f_c = 3000$ PSF (FOR FROST)
 EXTERIOR WALL: $f_c = 3000$ PSF

HAVE A MINIMUM YIELD STRENGTH $F_y = 46$ MPa.
THE WATER-CEMENT RATIO BY WEIGHT OF CONCRETE SUBJECT TO
FREEZING THUS CONDITIONS WATER : CEMENT RATIO NOT EXCEEDING 0.40 BY WEIGHT.
ALL CONCRETE EXPOSED TO FREEZING SHALL CONTAIN 10% (1%) EARTHRAD AIR.

PROVIDE FIBER REINFORCING IN BEAM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GLASS OR PLACED MONOLITHIC WITH POOTINGS. PROVIDE ISOLATION JOINT BETWEEN SLAB AND COLUMNS, REINFORCED PLATE, AREA.

111

1000

NOVEMBER 1996

12" x 12" x 12" (305 x 305 x 305 mm)

100

NC

卷之三

A technical line drawing of a truss structure, likely a bridge, showing a series of beams and supports. A label 'Tendons by OHLSEN' is positioned on the right side, with an arrow pointing to a specific tendon or cable within the truss framework.

L'ESPRESSO - 10 APRILE 1977

BLAS PER PLAN

222

TYPICAL SECTION

CONTINUED

WEEKS MARTIN: 4087 HILL CARSON: MAILING ADDRESS:

THE BUILDER'S CHOICE

