

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Codd Garage			
Project Description: The construction of a detached garage for an existing single family residence.			
Project Address: 705 Oro Loma Rd			
Project Area (acres or square feet): 1.02 acres			
Project Location (with point of reference to major cross streets AND area locator): At the southwest intersection of Wayne Road and Oro Loma Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-232-08	1.02		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Ruthven Living Trust		Name: Monte Vista Consulting, Ltd.	
Address: 705 Oro Loma Rd		Address: 575 E. Plumb Ln, Suite 101	
Washoe Valley, NV Zip: 89704		Reno, NV Zip: 89502	
Phone: Fax:		Phone: 775.235.8404 Fax:	
Email: brian.valleypsi@yahoo.com		Email: mike@montevistaconsulting.com	
Cell: 813.359.8069 Other:		Cell: Other:	
Contact Person: Brian Codd		Contact Person: Mike Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

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

Detached garage.

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

Section 110.306.10 - Detached Accessory Structures.

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

The proposed detached garage will be accessed via the existing driveway and utilized by the owner.

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

See Narrative

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

The project will be constructed in a single phase.

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

See Narrative

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

The proposed project will have no impact on surrounding properties.

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

The proposed project will have no impact on surrounding properties.

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

N/A

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

No additional parking is required or proposed for the development.

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

No additional landscaping beyond minimal revegetation is proposed

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

Minimal on-building lighting will be provided.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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14. Utilities:

a. Sewer Service	Septic System
b. Water Service	Well

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

All utilities are existing and no water/septic connections are proposed.

Project Information

Location: 705 Oro Loma Rd

APN: 050-232-08

Site Area: 1.02 ac

Developed Area: 0.19 ac

Disturbance: 0.26 ac

Zoning: LDS

Master Plan Designation: SR

Proposed Use: Detached Accessory Structure

Administrative Permit Required for: Per Washoe County Code 110.306.10 (d) a garage that is larger than the main structure.

Pre-Development Discussion

Existing Conditions & Development:

The site is developed with an existing ±1,442 residence, ±576 detached garage, an exterior tack shed and a circular driveway at the corner of Oro Loma Road and Wayne Road. The slopes throughout the site are generally mild with natural slopes from northwest to southeast. The site is moderately vegetated directly around the existing house and along Oro Loma Road. The remainder of the site is undeveloped open fields. The site is serviced by a private onsite well and septic system.

Surrounding Properties:

- | | | |
|----------------------------------|-------------|------------------|
| ○ North: Wayne Road | Zoning: N/A | Use: Public Road |
| ○ South: Undeveloped Residential | Zoning: LDS | Use: Vacant |
| ○ East: Oro Loma Road | Zoning: N/A | Use: Public Road |
| ○ West: Developed residential | Zoning: LDS | Use: SFR |

Proposed Development Discussion

Proposed Improvements:

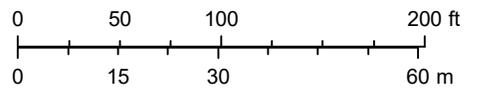
The proposed detached garage is consistent with the established master plan and zoning district. Additionally, the building placement is in conformance with the building setbacks for the Low Density Suburban zoning district. Improvements include the construction of a ±3,200 s.f. detached garage and unpaved access which will connect to the existing driveway without the need for any additional street access. The garage will be a prefabricated metal building with a plate height of 16' and a ridge height of approximately 21'. The existing tack shed will be eliminated in association with the proposed improvements. The proposed improvements will be constructed in a single phase upon approval of the building permit.

Zoning Map



September 2, 2022

1:1,128



Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRIVEWAY
- RAINSTORE3 DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE
- MANHOLE W. DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- FLOW DIRECTION ARROW
- SPOT ELEVATION (EXISTING) ~ PROPOSED
- FIBER ROLL (SC-1)
- SILTY FENCE (SC-5)
- CONSTRUCTION ENTRANCE (SC-8)
- REVEGETATION (EC-8)
- RIPRAP (EC-7)
- SOLID WASTE MANAGEMENT (GM-3)
- STREET SURFACE CLEANING (GM-5)
- VEHICLE & EQUIPMENT CLEANING (GM-7)
- VEHICLE & EQUIPMENT FUELING (GM-8)
- CONCRETE WASHOUT (GM-9)
- MATERIAL DELIVERY & STORAGE (GM-10)
- SANITARY WASTE MANAGEMENT (GM-14)
- TREE/TREE TO BE REMOVED

SITE NOTES

1. THIS SITE PLAN IS FOR ADMINISTRATIVE REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES, UTILITIES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE THEIR OWN INTERPRETATIONS WITH REGARD TO MATERIALS, MEANS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT. PRIOR TO PERFORMING ANY WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE FIELD SURVEY PREPARED BY MST SURVEYING IS THE BASIS OF THIS DESIGN. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
8. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY'S RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
9. THIS SITE IS SERVICED BY PRIVATE WATER AND SEWER.
10. THERE IS NO PUBLIC SEWER WITHIN 400' OF THIS PROPERTY. THE EXISTING SEPTIC IMPROVEMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT ALL EXISTING IMPROVEMENTS BE FIELD LOCATED PRIOR TO CONSTRUCTION.
11. THERE IS NO PUBLIC WATER AVAILABLE.
12. THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
13. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
14. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
16. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
17. PROVIDE 5% MINIMUM (1% ON CONCRETE SURFACES) TO 20% MAXIMUM SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED)
18. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
19. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
20. THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED NATIVE ROCK WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
21. ALL HARDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
22. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
23. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
24. ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER TO ENSURE PROPER MATERIAL IS USED AND PROPER COMPACTION IS OBTAINED.
25. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
26. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C3333G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
27. ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD DESIGNATION AS MAPPED BY FEMA. THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, DRAINAGE EASEMENTS AND SHALL NOT PERFORM ANY UNPERMITTED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
28. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
29. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
30. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
31. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
32. SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
33. ADD 5000' TO ALL ELEVATIONS.

STANDARD BMP NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000 (SECTION III.A.5). AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, (SECTION III.A.11-12).
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN (7) DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE.

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

1. REQUIRED DEFENSIBLE SPACES SHALL BE 50' FOR HIGH HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
3. CULTIVATED GROUND COVER SUCH AS GRASS, IVY, SUCCULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
4. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES.
5. TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 6' VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
6. SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVICING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
7. FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
8. TREE SPACING GUIDELINES: SLOPES 0%-20%: 10'; SLOPES 20%-40%: 20'; SLOPES GREATER THAN 40%: 30'
9. SHRUB SPACING GUIDELINES: SLOPES 0%-20%: 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40%: 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40%: 6 TIMES THE HEIGHT OF THE SHRUB
10. VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

SITE INFORMATION	
ADDRESS	705 ORO LOMA RD
APN	050-232-08
LOT SIZE	1.02 AC
ZONING	LDS
WUI FIRE RISK RATING	HIGH
SETBACKS (F/R/S)	30/30/12 (FT)

EARTHWORK ANALYSIS	
SITE AREA	1.02 AC
SITE DISTURBANCE	0.26 AC
PROPOSED CUT	54 YD ³
PROPOSED FILL	249 YD ³
NET EARTHWORK	195 YD ³ FILL

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.

IRC DRAINAGE NOTE

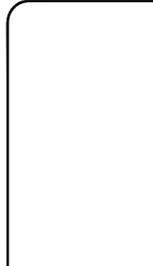
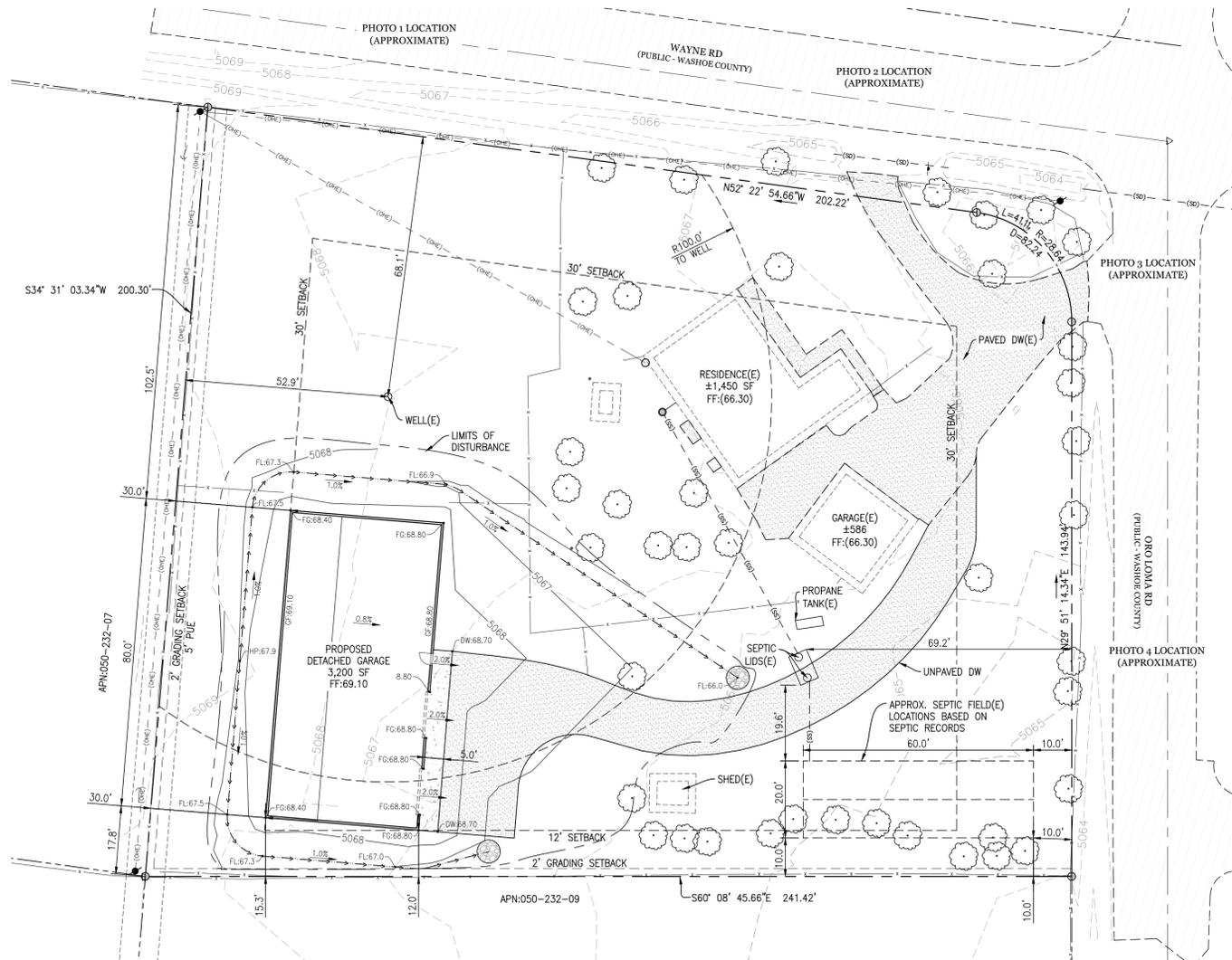
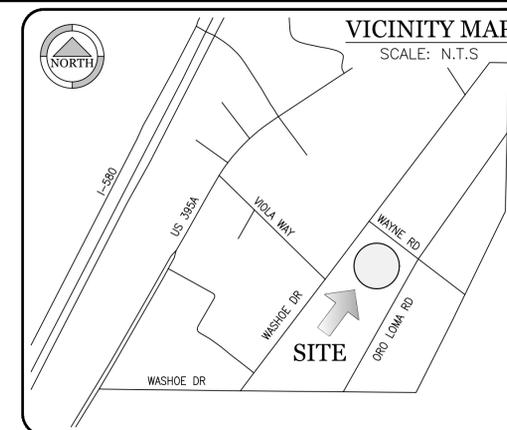
SURFACE DRAINAGE SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

OWNER INFORMATION

RUTHVEN LIVING TRUST
705 ORO LOMA RD
WASHOE VALLEY, NV 89704



Codd Garage
Site Plan

705 Oro Loma Rd
APN: 050-232-08
Washoe County, NV

Project # 22.077
Drawn TKN
Checked MWV
Date 9.8.2022
Revisions

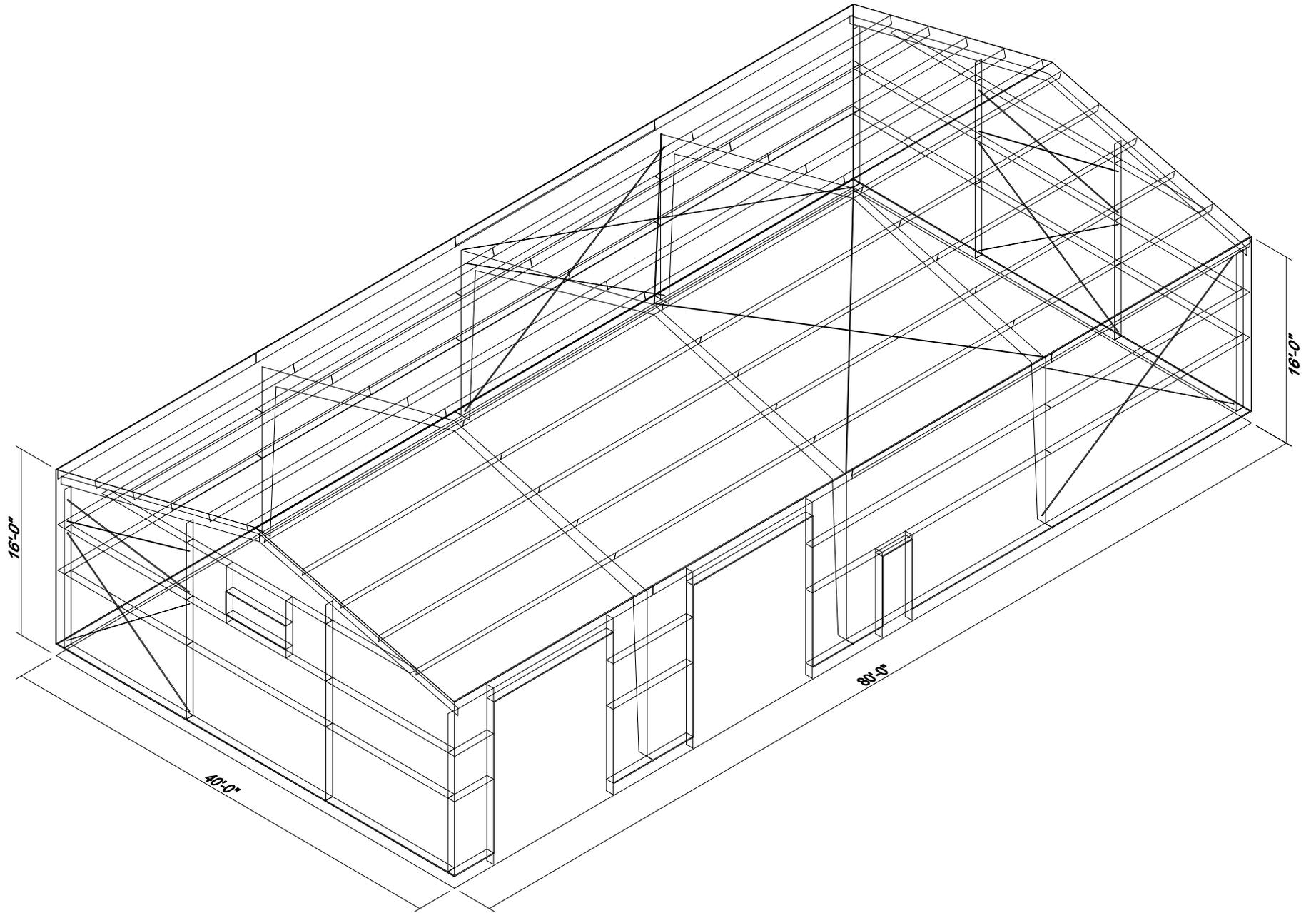


September 8, 2022

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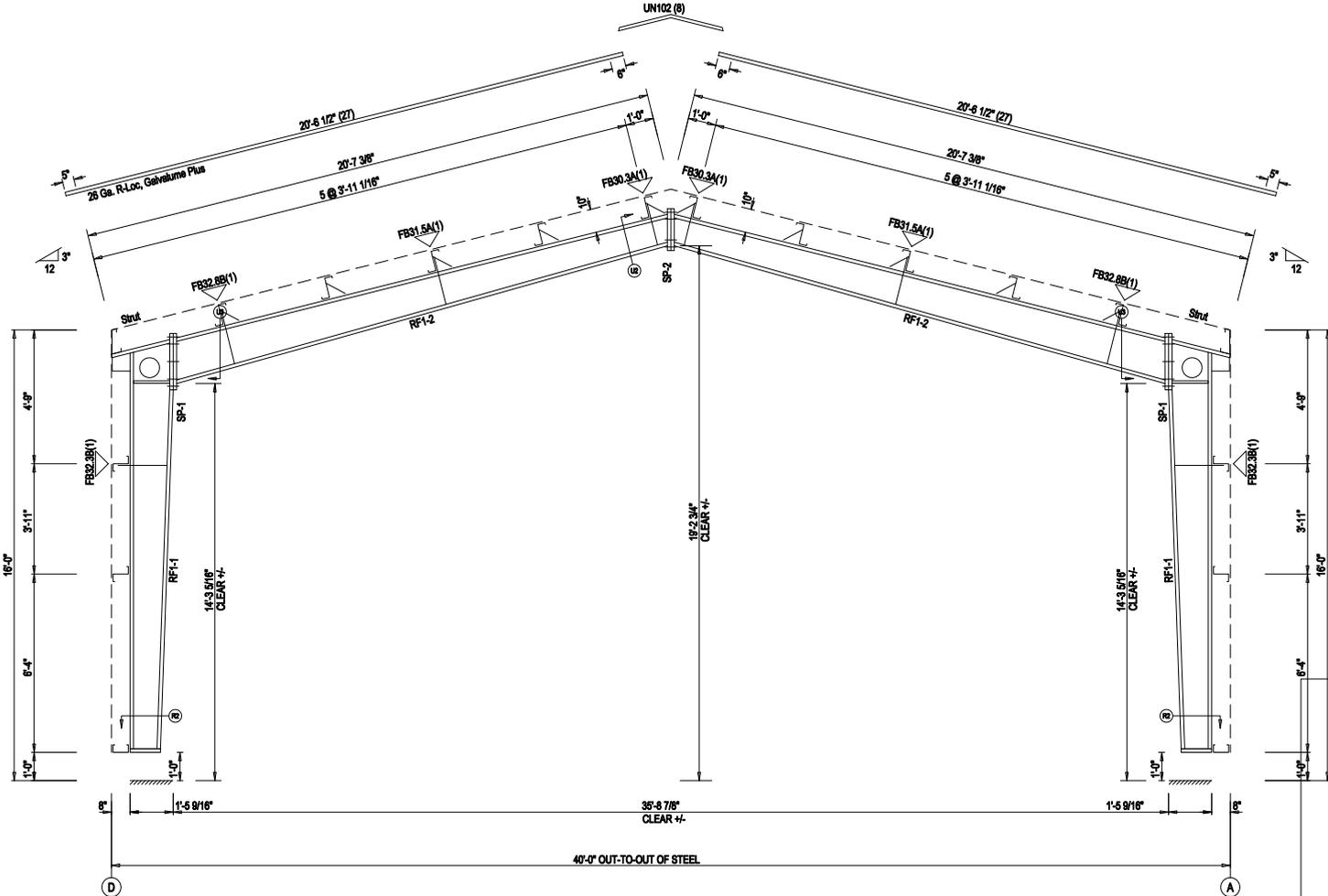




SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	2	A325	1.000	2.75
SP-2	4	4	0	A325	0.625	2.00

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange	Inside Flange
	Start/End	Thick	Length	W x Thk	W x Thk x Length	W x Thk x Length
RF1-1	10.0/16.9	0.135	12'-7 13/16"	5 x 1/4" x 14'-2 15/16"	5 x 1/4" x 14'-2 15/16"	5 x 1/4" x 4'-5 9/16"
RF1-2	16.9/17.0	0.188	1'-11 7/16"	5 x 1/4" x 2'-1 15/16"	5 x 1/4" x 2'-1 15/16"	5 x 5/16" x 8'-5 3/8"
	16.0/10.0	0.135	18'-7 5/16"	5 x 1/4" x 18'-3 1/4"	5 x 1/4" x 18'-3 1/4"	5 x 5/16" x 9'-2 5/16"
						5 x 1/4" x 9'-2 1/2"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 B - B314
 A - B316



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

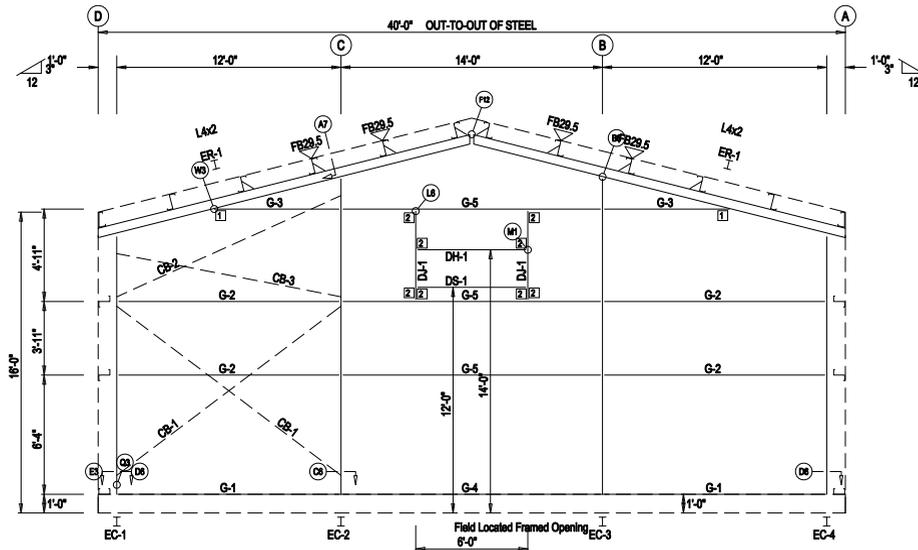
NOTE:
 ALL DIMENSIONS, QUANTITIES, LOCATIONS,
 SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
 CHANGED UPON FINAL DESIGN AND RELEASE OF
 PERMIT DRAWINGS.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	9/22	TBD	MBS	TBD

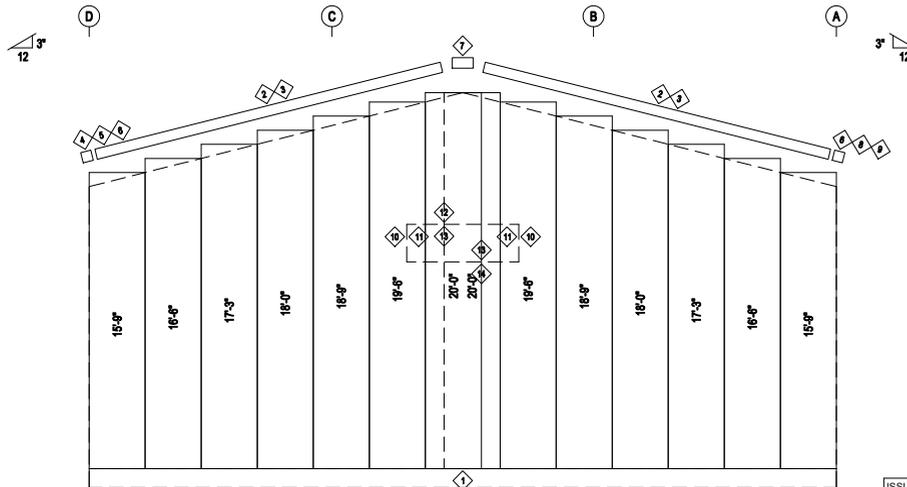


2 Inverness Drive East, Ste#200
 Englewood, Colorado 80112
 PHONE: 800-345-4610
 www.armstrongsteel.com

DESCRIPTION	RIGID FRAME ELEVATION
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
ISS: 57	DATE: 9/6/22
57650	TBD
OF	P



LEFT ENDWALL FRAMING: FRAME LINE 1



LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 28 Ga. R-LoC - Need SMP Color

NOTE:
ALL DIMENSIONS, QUANTITIES, LOCATIONS,
SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
CHANGED UPON FINAL DESIGN AND RELEASE OF
PERMIT DRAWINGS.

TRIM TABLE				
FRAME LINE 1				
ID	QUAN	PART	LENGTH	DETAIL
1	2	Q8706	20'-4"	TRIM_6
2	2	Q7646102	10'-2"	TRIM_68
3	2	Q7646	12'-2"	TRIM_68
4	1	Q765L6	6"	
5	1	AR963L6	9 1/8"	
6	2	AR9626	8 1/16"	
7	1	Q7676	1'-4"	TRIM_100
8	1	Q765R6	6"	
9	1	AR963R6	9 1/8"	
10	2	G3706	3'-7"	TRIM_50
11	2	JAB	7'-2"	TRIM_50
12	1	AR3806	7'-4"	TRIM_51
13	2	HEB	6'-3"	TRIM_51
14	1	G3706	7'-4"	TRIM_51

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-1	8	A325	5/8"	1 1/2"
Columns/Raf	4	A325	1/2"	1 1/4"

MEMBER TABLE			
FRAME LINE 1			
QUAN	MARK	PART	LENGTH
1	EC-1	W8X10	13'-6 7/16"
1	EC-2	W8X10	16'-6 7/16"
1	EC-3	W8X10	16'-6 7/16"
1	EC-4	W8X10	13'-6 7/16"
2	ER-1	W08S31	20'-6 7/8"
2	DJ-1	8X25C16	4'-3"
1	DH-1	8X25C16	5'-11"
1	DS-1	8X25C16	5'-11"
2	G-1	8X25C16	11'-4"
4	G-2	8X25Z16	11'-4"
2	G-3	8X25Z16	5'-5 3/4"
1	G-4	8X25C16	13'-4"
3	G-5	8X25Z16	13'-4"
2	CB-1	BR3/4	15'-4"
1	CB-2	BR5/8	13'-5"
1	CB-3	BR5/8	12'-7 1/2"

FLANGE BRACE TABLE			
FRAME LINE 1			
ID	QUAN	MARK	LENGTH
1	4	FB29.5	2'-5 1/2"

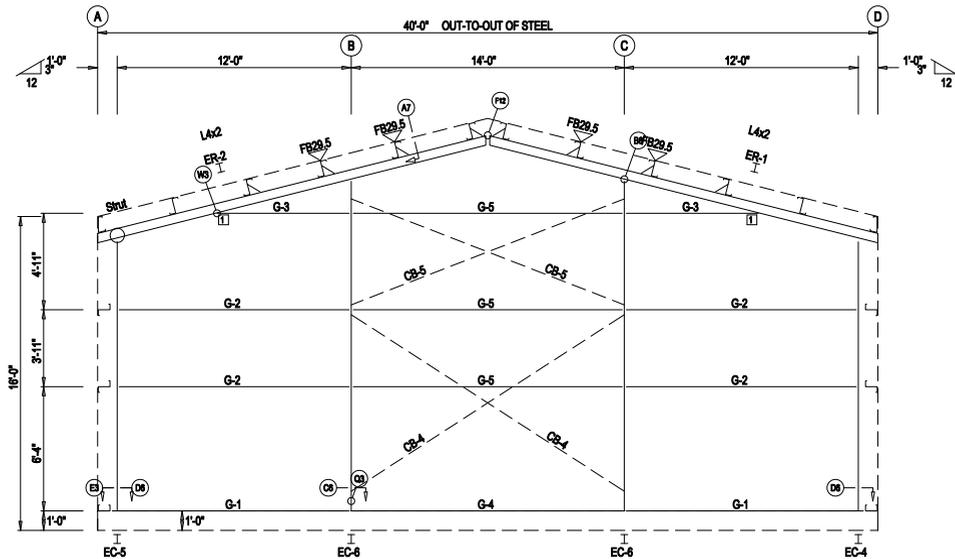
CONNECTION PLATES		
FRAME LINE 1		
ID	QUAN	MARK/PART
1	2	BC-1SD
2	8	BC-01

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	9/22	TBD	MBS	TBD

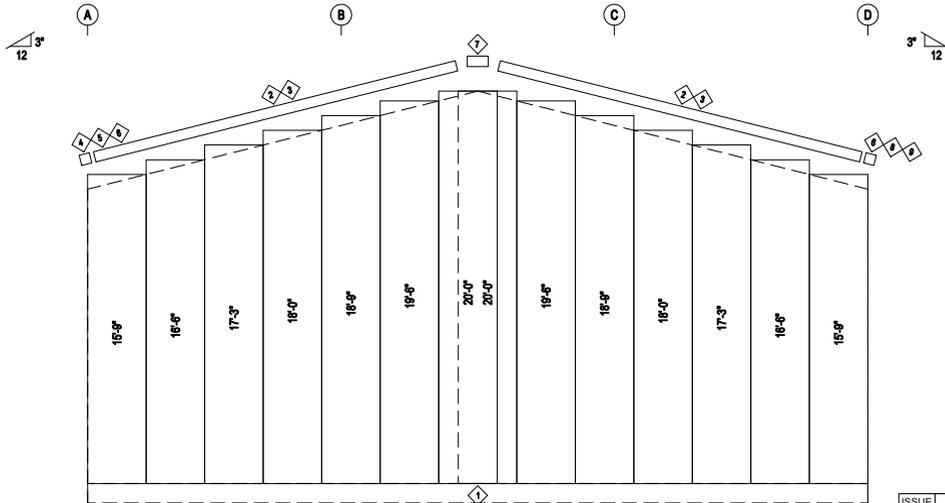


2 Inverness Drive East, Ste#200
Englewood, Colorado 80112
PHONE: 800-345-4610
www.armstrongsteel.com

DESCRIPTION	ENDWALL FRAMING & SHEETING		
CUSTOMER	BRIAN COD		
END USER	BRIAN COD		
SCALE	NOT TO SCALE		
ISS: 57650	DATE: 9/6/22	DRN: TBD	ISSUE: P
QUAN: 57650	OF: 0F		



RIGHT ENDWALL FRAMING: FRAME LINE 5



RIGHT ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. R-Loc - Need SMP Color

TRIM TABLE				
FRAME LINE 5				
ID	QUAN	PART	LENGTH	DETAIL
1	2	Q8706	20'-4"	TRIM_6
2	2	Q7646102	10'-2"	TRIM_68
3	2	Q7646	12'-2"	TRIM_98
4	1	Q765L6	6"	
5	1	AR963L6	9 1/8"	
6	2	AR9626	8 1/16"	
7	1	Q7676	1'-4"	TRIM_100
8	1	Q765R6	6"	
9	1	AR963R6	9 1/8"	

BOLT TABLE				
FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 1/2"
Columns/Raf	4	A325	1/2"	1 1/4"

MEMBER TABLE			
FRAME LINE 5			
QUAN	MARK	PART	LENGTH
1	EC-4	WBX10	13'-6 7/16"
1	EC-5	WBX10	13'-6 7/16"
2	EC-6	WBX10	18'-6 7/16"
1	ER-1	W08S31	20'-6 7/8"
1	ER-2	W08S31	20'-6 7/8"
2	G-1	8X25C16	11'-4"
4	G-2	8X25Z16	11'-4"
2	G-3	8X25Z16	5'-5 3/4"
1	G-4	8X25C16	13'-4"
3	G-5	8X25Z16	13'-4"
2	CB-4	BR5/8	17'-0"
2	CB-5	BR5/8	15'-3 1/2"

FLANGE BRACE TABLE			
FRAME LINE 5			
ID	QUAN	MARK	LENGTH
1	4	FB29.5	2'-5 1/2"

CONNECTION PLATES			
FRAME LINE 5			
ID	QUAN	MARK/PART	
1	2	BC-15D	

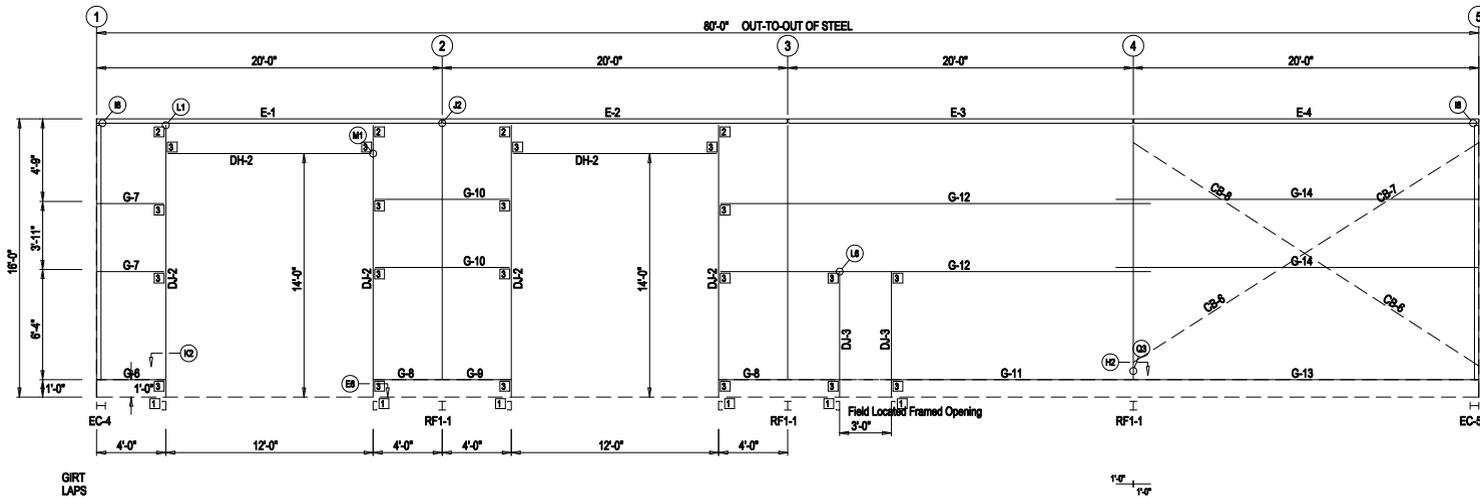
NOTE:
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	9/02	TBD	MBS	TBD

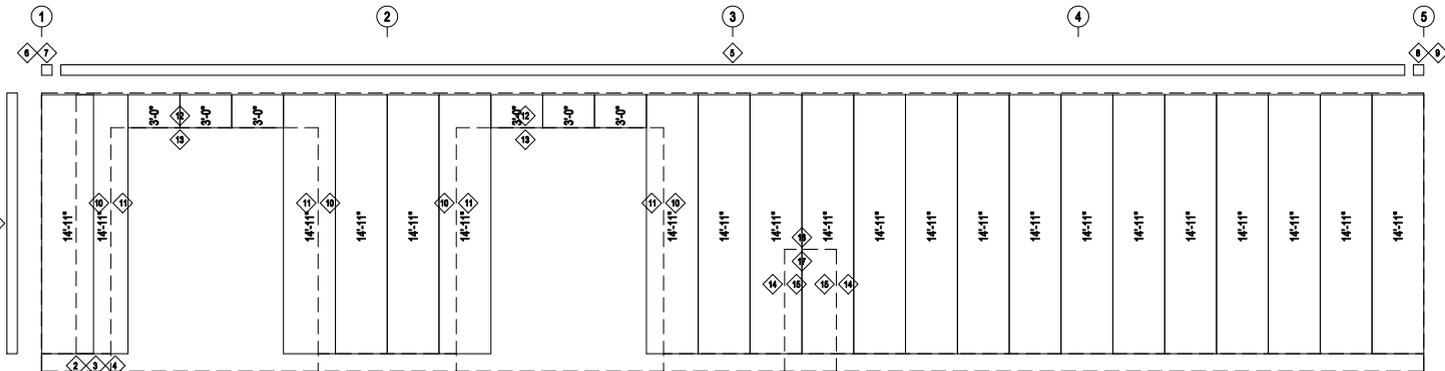


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Englewood, Colorado 80112
PHONE: 800-345-4610
www.armstrongsteel.com

DESCRIPTION	ENDWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
PROJ. NO.	57650
DATE	9/6/22
ISSUED BY	TBD
DESIGNED BY	OF
CHECKED BY	P



FRONT SIDEWALL FRAMING: FRAME LINE A



FRONT SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 28 Ga. R-Loc - Need SMP Color

TRIM TABLE				
FRAME LINE A				
ID	QUAN	PART	LENGTH	DETAIL
1	2	OU6	16'-2"	TRIM_30
2	2	Q8706102	10'-2"	TRIM_6
3	1	Q8706	12'-2"	TRIM_6
4	2	Q8706	16'-2"	TRIM_6
5	4	Q7726	20'-4"	TRIM_81
6	1	Q773L6	6"	
7	1	AR961L6	7 7/16"	TRIM_60
8	1	Q773R6	6"	
9	1	AR961R6	7 7/16"	TRIM_60
10	4	G3706	16'-2"	TRIM_50
11	4	JA6	14'-2"	TRIM_50
12	2	G3706	12'-2"	TRIM_51
13	2	HE6	12'-3"	TRIM_51
14	2	G3706	7'-4"	TRIM_50
15	2	JA6	7'-2"	TRIM_50
16	1	AR3806	3'-7"	TRIM_51
17	1	HE6	3'-6"	TRIM_51

MEMBER TABLE			
FRAME LINE A			
QUAN	MARK	PART	LENGTH
4	DJ-2	8X25C16	15'-1 1/4"
2	DJ-3	8X25C16	7'-0"
2	DH-2	8X25C16	11'-11"
1	E-1	10S38DU3	19'-11"
1	E-2	10S38DU3	19'-11"
1	E-3	10S38DU3	19'-11"
1	E-4	10S38DU3	19'-11"
1	G-6	8X25C16	3'-7 1/2"
2	G-7	8X25Z16	3'-7 1/2"
2	G-8	8X25C16	3'-7 1/4"
1	G-9	8X25C16	3'-7 1/4"
2	G-10	8X25Z16	7'-4"
1	G-11	8X25C16	19'-10 1/2"
2	G-12	8X25Z16	24'-8"
1	G-13	8X25C16	19'-10 3/4"
2	G-14	8X25Z16	20'-11 1/2"
2	CB-6	BR1-1/4	20'-0"
1	CB-7	BR1-1/4	3'-3 1/4"
1	CB-8	BR1-1/4	3'-10 3/4"

CONNECTION PLATES			
FRAME LINE A			
ID	QUAN	MARK/PART	
1	6	BC-05	
2	4	BC-37D	
3	20	BC-01	

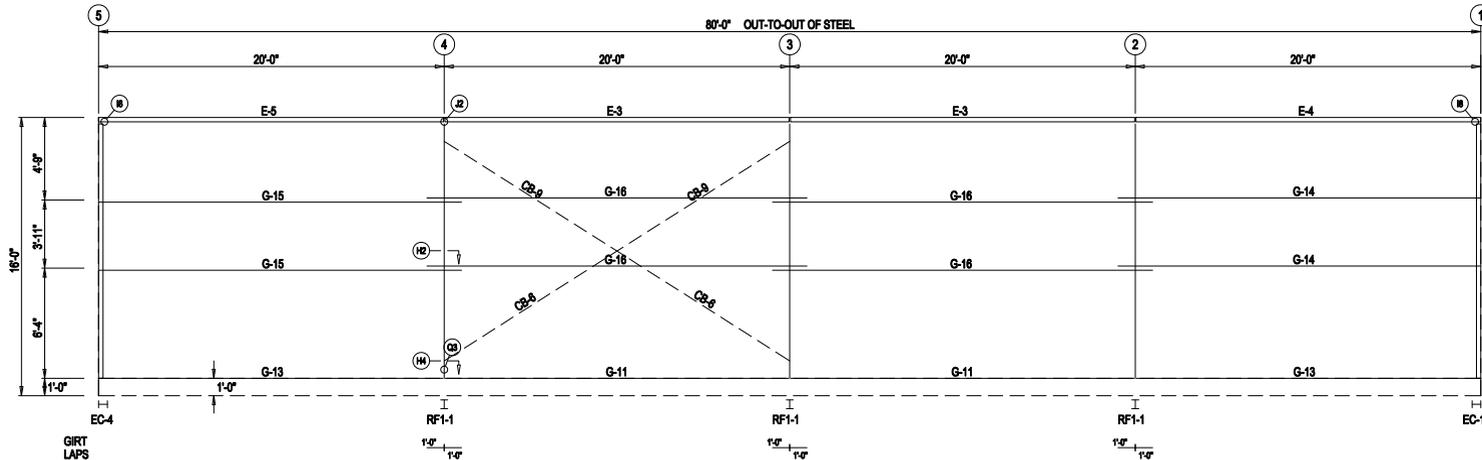
NOTE:
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	9/22	TBD	MBS	TBD

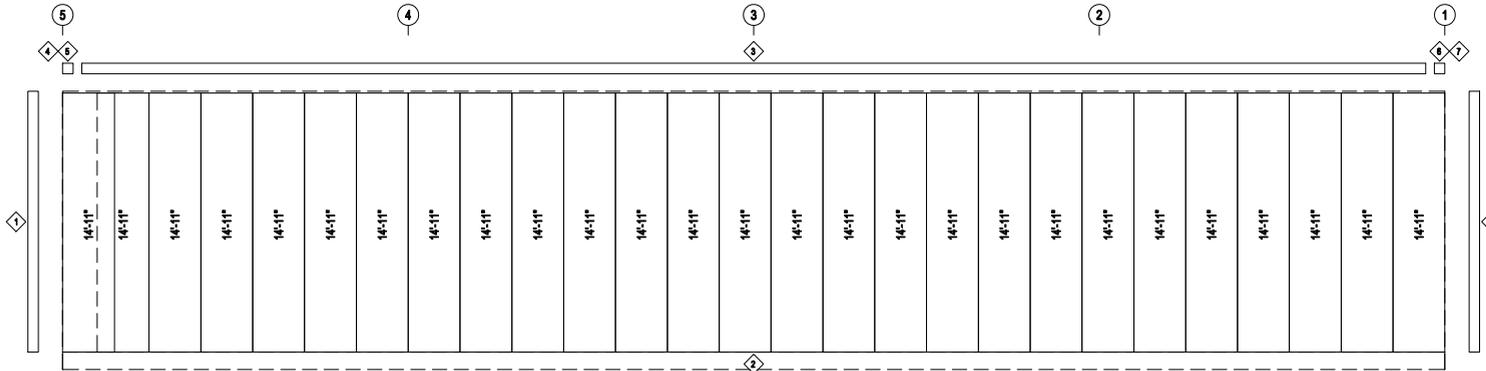


2 Inverness Drive East, Ste#200
Englewood, Colorado 80112
PHONE: 303-345-4610
www.armstrongsteel.com

DESCRIPTION	SIDEWALL FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
PBB NO:	57650
ISS: BY:	TBD
DATE:	9/ 6/22
DRG NO:	OF
ISSU: P	



BACK SIDEWALL FRAMING: FRAME LINE D



BACK SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. R-Loc - Need SMP Color

TRIM TABLE				
FRAME LINE D				
ID	QUAN	PART	LENGTH	DETAIL
1	2	OU6	16'-2"	TRIM_30
2	4	Q8706	20'-4"	TRIM_6
3	4	Q7726	20'-4"	TRIM_81
4	1	Q773L6	6"	
5	1	AR961L6	7 7/16"	TRIM_80
6	1	Q773R6	6"	
7	1	AR961R6	7 7/16"	TRIM_80

MEMBER TABLE			
FRAME LINE D			
QUAN	MARK	PART	LENGTH
2	E-3	10538DU3	19'-11"
1	E-4	10538DU3	19'-11"
1	E-5	10538DU3	19'-11"
2	G-11	8X25C16	19'-10 1/2"
2	G-13	8X25C16	19'-10 3/4"
2	G-14	8X25C16	20'-11 1/2"
2	G-15	8X25C16	20'-11 1/2"
4	G-16	8X25Z16	22'-0"
2	CB-6	BR1-1/4	20'-0"
2	CB-9	BR1-1/4	4'-3 3/4"

NOTE:
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	9/22	TBD	MBS	TBD



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PHONE: 800-345-4610
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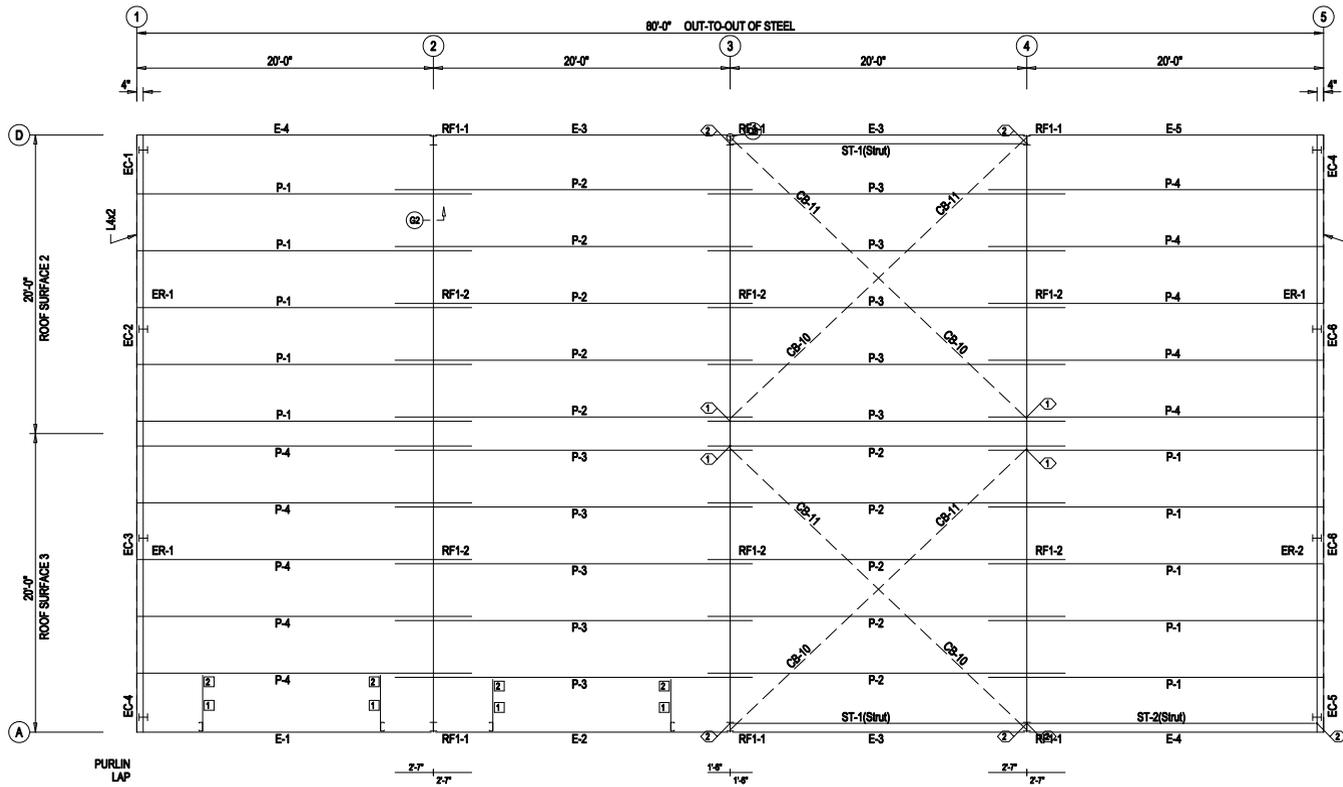
DESCRIPTION	SIDEWALL FRAMING & SHEETING		
CUSTOMER	BRIAN COD		
END USER	BRIAN COD		
SCALE	NOT TO SCALE		
PDS NO:	57650	DATE: 9/ 6/22	ISSUE: P
		OF	

TRIM TABLE				
ROOF PLAN				
ID	QUAN	PART	LENGTH	DETAIL
1	8	UN6102	10'-2"	TRIM 101

MEMBER TABLE			
ROOF PLAN			
QUAN	MARK	PART	LENGTH
10	P-1	10x35Z16	22'-6 1/2"
10	P-2	10x35Z16	24'-1"
10	P-3	10x35Z16	24'-1"
10	P-4	10x35Z16	22'-6 1/2"
1	E-1	10538DU3	19'-11"
1	E-2	10538DU3	19'-11"
3	E-3	10538DU3	19'-11"
2	E-4	10538DU3	19'-11"
1	E-5	10538DU3	19'-11"
2	ST-1	P4X11	20'-0"
1	ST-2	P4X11	19'-7 7/8"
4	CB-10	BR3/4	6'-6 3/4"
4	CB-11	BR3/4	20'-0"

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A307	1/2"	1 1/4"	2
2	2	A325	5/8"	1 3/4"	2

CONNECTION PLATES		
ROOF PLAN		
ID	QUAN	MARK/PART
1	4	JB-1
2	4	BC-46



ROOF FRAMING PLAN

ROOF SHEETING
 PANELS: 26 Ga. R-LoC
 Galvalume Plus

NOTE:
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 SIZES, AND SPECIFICATIONS ARE SUBJECT TO BE
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	#02	TBD	MBS	TBD

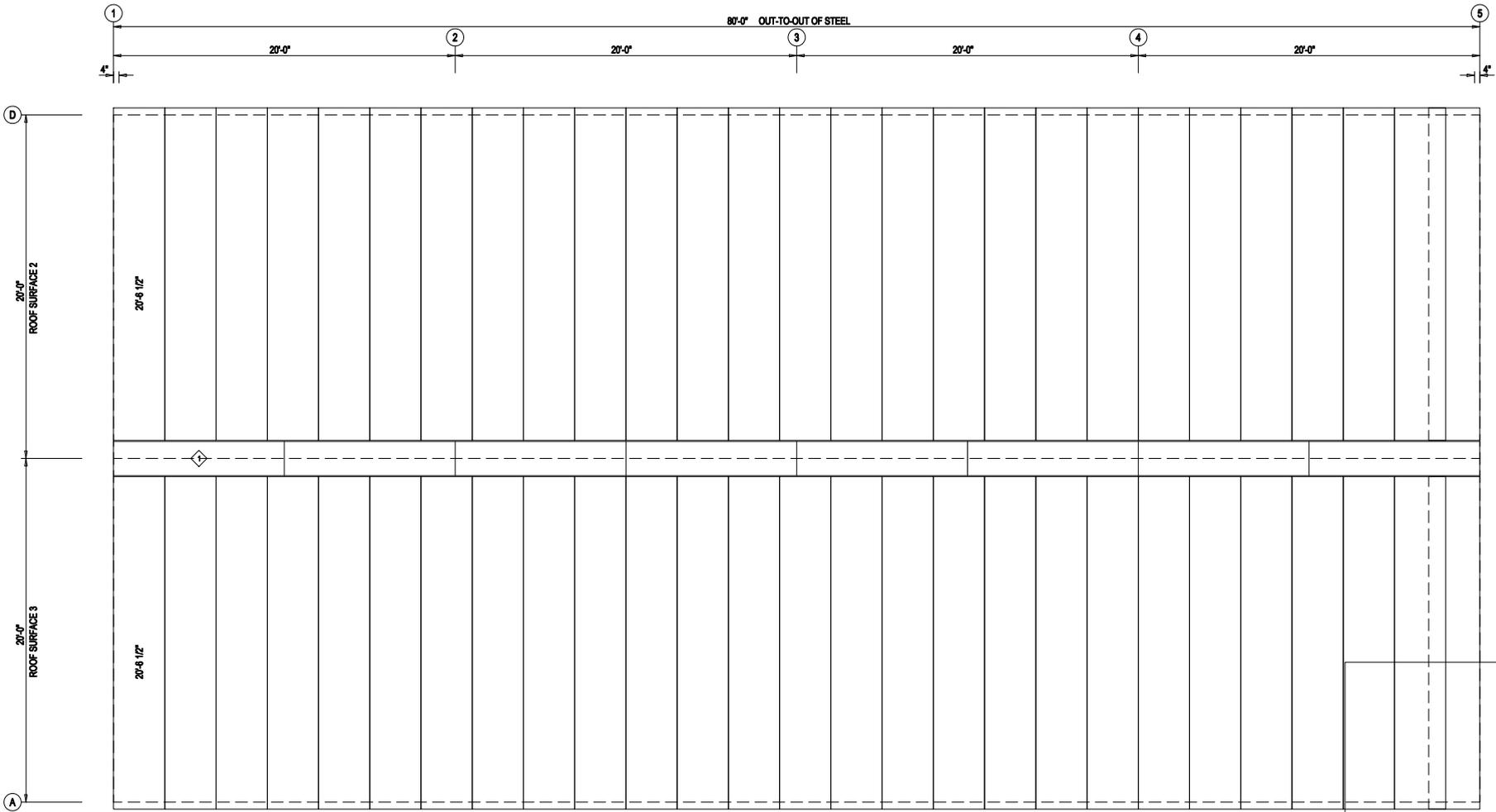


2 Inverness Drive East, Ste#200
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 www.armstrongstrong.com

DESCRIPTION	ROOF FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
ISS: 01	TBD
DATE: 9/ 6/22	
ISS: 01	OF
ISS: P	

57650

TRIM TABLE				
ROOF PLAN				
ID	QUAN	PART	LENGTH	DETAIL
1	8	UN6102	10'-2"	TRIM 101



ROOF SHEETING PLAN
PANELS: 26 Ga. R-Lox - Galvalume Plus

NOTE:
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
P	PERMIT	4/22	TBD	MBS	TBD



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 PHONE: 800-345-4610
 www.armstrongsteel.com

DESCRIPTION	ROOF FRAMING & SHEETING
CUSTOMER	BRIAN COD
END USER	BRIAN COD
SCALE	NOT TO SCALE
PDS NO:	57650
DATE:	9/6/22
ISSUE:	P



Photo 1: Near the northwest corner of the site on Wayne Road looking southwest.



Photo 2: Near the northeast corner of the site on Wayne Road looking southwest.



Photo 3: Near the northeast corner of the site on Oro Loma Road looking west.



Photo 4: Near the southeast corner of the site on Oro loma Road looking north.