Subject: Special Use Permit Case Number SB16-010
Applicant: Truckee Meadows Fire Protection District
Agenda Item Number: 6A
Project Summary: Construction and operation of a new fire station
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description
Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) – Hearing, discussion and possible action to approve the landscaping and design plans pursuant to an approved special use permit for the construction and operation of a new fire station (Safety Services Civic Use Type).

- Applicant: Truckee Meadows Fire Protection District
  Attn: Chief Moore
  PO Box 11130
  Reno, NV 89520
- Property Owner: Truckee Meadows Fire Protection District
  Attn: Chief Moore
  PO Box 11130
  Reno, NV 89520
- Location: Northeast corner of Foothill Road and Broken Hill Road
- Assessor’s Parcel Number: 044-300-19
- Parcel Size: ± 3 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 8, T18N, R20E, MDM, Washoe County, NV
DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW

a. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:

1. Type and color of building materials: One or more materials with the appearance of natural stone, natural wood and red brick are encouraged to be included on all building elevations.

2. General architectural design: Variation in color and texture of CMU (concrete masonry unit) block is encouraged.

3. Parking, parking lot circulation and striping.

4. Signage.

5. Exterior lighting and lighting fixtures. All exterior lighting fixtures shall be shielded such that light is emitted downward only.

6. Fencing.

7. Trash enclosures.

8. Landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

9. Landscape designs will emphasize the use of native vegetation.

10. Additional areas of “tall screen planting” (as shown on the landscape plans submitted with this special use permit application) shall be included between the structure and Broken Hill Road.

11. A landscape berm is encouraged to be included between the structure and Broken Hill Road.

12. The training tower shall be shown. “Tall screen planting” (as shown on the landscape plans submitted with this special use permit application) shall be included on the south and west sides of the training tower.

b. Landscaping plans shall locate all trees within the boundaries of the subject parcel. Landscaping plantings located within the public right-of-way shall consist of shrubs and ground-cover only. Landscaping elements located within the public right-of-way shall not be greater than eighteen inches in height. The applicant shall provide a copy of an approved encroachment permit prior to any improvements within the public right-of-way.

c. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the
Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Development has waived.

d. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.

Applicant/Property Owner: Truckee Meadows Fire Protection District, attn.: Charles Moore, 1001 E. 9th Street, Building D, 2nd Floor, Reno, NV 89512

Professional Consultant: TSK Architects, attn.: Pat Pusich, 225 South Arlington St, Suite B, Reno, NV 89501

Others To Be Contacted: CFA, attn.: Angela Fuss, 1150 Corporate Blvd, Reno, NV 89502
Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Staff Assigned Case No.:</th>
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<tbody>
<tr>
<td>Project Name:</td>
<td>TMFPD Station #14</td>
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<tr>
<td>Description:</td>
<td>New Fire Station (3 bays with crew quarters) Approx. 10,700 s.f.</td>
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| Project Address: Intersection of Foothill Road and Broken Hill Road |
| Project Area (acres or square feet): 3.0 acres and building of approx. 10,700 s.f. |
| Project Location (with point of reference to major cross streets AND area locator): South east corner of Foothill and Broken Hill Road. Nearest Major Street is Virginia Street. |

<table>
<thead>
<tr>
<th>Assessor's Parcel No.(s):</th>
<th>Parcel Acreage:</th>
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<tr>
<td>044-300-19</td>
<td>5.0</td>
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Section(s)/Township/Range: Section 8 T18 R20

Indicate any previous Washoe County approvals associated with this application: Case No.(s).

<table>
<thead>
<tr>
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<tr>
<td><strong>Property Owner:</strong> Truckee Meadows Fire Protection District</td>
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<td><strong>Professional Consultant:</strong> Architect</td>
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<td><strong>Name:</strong> Fire Chief: Charles Moore</td>
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<tr>
<td><strong>Name:</strong> TSK Architects</td>
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<tr>
<td><strong>Address:</strong> 1001 E. 9th Street, Building D, 2nd Floor, Reno, NV</td>
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<tr>
<td><strong>Address:</strong> 225 South Arlington Ave., Suite B, Reno, NV</td>
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<tr>
<td><strong>Zip:</strong> 89512</td>
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<td><strong>Zip:</strong> 89501</td>
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<td><strong>Phone:</strong> 328-6123</td>
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<td><strong>Fax:</strong></td>
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<tr>
<td><strong>Email:</strong> <a href="mailto:Cmoore@tmfpd.us">Cmoore@tmfpd.us</a></td>
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<td><strong>Email:</strong></td>
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<tr>
<td><strong>Cell:</strong> 313-8903</td>
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<td><strong>Contact Person:</strong> Charles Moore, Fire Chief</td>
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<td><strong>Contact Person:</strong> Pat Pusich</td>
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<td><strong>Applicant/Developer:</strong></td>
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<td><strong>Other Persons to be Contacted:</strong></td>
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<td><strong>Name:</strong> Washoe County</td>
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<tr>
<td><strong>Name:</strong> CFA</td>
</tr>
<tr>
<td><strong>Address:</strong> 1001 E. 9th Street, Bldg. A, Reno, NV</td>
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<tr>
<td><strong>Address:</strong> 1150 Corporate Blvd., Reno, Nv</td>
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<tr>
<td><strong>Zip:</strong> 89520</td>
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<td><strong>Zip:</strong> 89502</td>
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<td><strong>Phone:</strong> 328-3636</td>
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<td><strong>Fax:</strong></td>
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<tr>
<td><strong>Email:</strong> wwardell@washoe县长.us</td>
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<td><strong>Email:</strong></td>
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<td><strong>Cell:</strong> 750-7325</td>
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<td><strong>Other:</strong></td>
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<tr>
<td><strong>Contact Person:</strong> Bill Wardell</td>
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<td><strong>Contact Person:</strong> Angela Fuss</td>
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For Office Use Only

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<tr>
<th>County Commission District:</th>
<th>Master Plan Designation(s):</th>
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<th>CAB(s):</th>
<th>Regulatory Zoning(s):</th>
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Property Owner Affidavit

Applicant Name: TMFPD / Charles Moore

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

STATE OF NEVADA
COUNTY OF WASHOE
Truckee Meadows Fire Protection District

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 044-300-18

Printed Name: Charles Moore

Signed: ATMC

Address: 1001 E. 9th St. Bldg A

Reno, NV 89512

(Notary Stamp)

Subscribed and sworn to before me this 6th day of February, 2017.

Maureen O'Brien
Notary Public in and for said county and state

My commission expires: 12/13/2017

*Owner refers to the following: (Please mark appropriate box.)

☑ Owner

☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)

☐ Power of Attorney (Provide copy of Power of Attorney.)

☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)

☐ Property Agent (Provide copy of record document indicating authority to sign.)

☐ Letter from Government Agency with Stewardship
January 27, 2017

Nancy Parent, County Clerk  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

SUBJECT: Appeal of Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14)

Appeal hearing and action to reverse the Board of Adjustment's denial of Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14) which requested approval of a special use permit for the construction and operation of a new fire station.

The property is located at the southeast corner of Foothill Road and Broken Hill Road and within Section 8, Township 18 North, Range 20 East, MDM. The Assessor’s Parcel Number is 044-300-19. The parcel is ± 3 acres in size. The Master Plan Category is Suburban Residential and the zoning is Medium Density Suburban (MDS). (Commission District 2.)

Dear Ms. Parent:

Pursuant to NRS 278.0235, please be advised of final action on January 24, 2017, by the Washoe County Board of County Commissioners in the above referenced case. The County Commission’s final action overturned the Board of Adjustment’s denial on December 1, 2016. After the public hearing was closed, Commissioner Jung made a motion and Commissioner Berkgigler seconded the motion to reverse the decision of the Board of Adjustment, and approve with conditions Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14).

In its motion the County Commission included the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a fire station (safety services civic use type), and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
Memo to: County Clerk
Subject: Special Use Permit Case Number SB16-010
Date: 1/27/2017
Page: 2

5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation; and

6. **Southwest Truckee Meadows Area Plan Required Finding.** Community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

In its motion the County Commission included the conditions of approval attached to this letter.

The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Commission from the Washoe County Board of Adjustment, and the information received during the Washoe County Commission’s public hearing.

The Board’s action was unanimous and all five board members were present: Commissioner Lucey, Chair; Commissioner Berkbigler, Vice Chair; Commissioner Jung; Commissioner Herman; and, Commissioner Hartung.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,

[Signature]

William H. Whitney
Planning and Development Division Director
Washoe County Community Services Department

Attachment: Conditions of Approval

cc: SB16-010 Case file
Conditions of Approval
Special Use Permit Case Number SB16-010

The project approved under Special Use Permit Case Number SB16-010 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on January 24, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoeccounty.us

   a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. This approval is for construction and operation of a new fire station (Safety Services Use Type). The Planning and Development Division shall determine compliance with this condition.

   b. The applicant shall submit complete construction plans and building permits for phase one (main building, parking, landscaping and etc.) must be issued by Washoe County on or before December 1, 2018. The applicant shall submit complete construction plans and building permits for phase two (training tower) must be issued by Washoe County on or before December 1, 2021. The applicant shall submit complete construction plans and building permits for phase three (additional living accommodations) must be issued by Washoe County on or before December 1, 2024. The applicant shall complete construction within the time specified by each of the applicable building/construction permits.

   c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.

   d. A note shall be placed on all construction drawings and grading plans stating:

   **NOTE**
Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:

1. Type and color of building materials: One or more materials with the appearance of natural stone, natural wood and red brick are encouraged to be included on all building elevations.

2. General architectural design: Variation in color and texture of CMU (concrete masonry unit) block is encouraged.

3. Parking, parking lot circulation and striping.

4. Signage.

5. Exterior lighting and lighting fixtures. All exterior lighting fixtures shall be shielded such that light is emitted downward only.

6. Fencing.

7. Trash enclosures.

8. Landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

9. Landscape designs will emphasize the use of native vegetation.

10. Additional areas of “tall screen planting” (as shown on the landscape plans submitted with this special use permit application) shall be included between the structure and Broken Hill Road.

11. A landscape berm is encouraged to be included between the structure and Broken Hill Road.

12. [Removed]
f. Landscaping plans shall locate all trees within the boundaries of the subject parcel. Landscaping plantings located within the public right-of-way shall consist of shrubs and ground-cover only. Landscaping elements located within the public right-of-way shall not be greater than eighteen inches in height. The applicant shall provide a copy of an approved encroachment permit prior to any improvements within the public right-of-way.

g. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Development has waived.

h. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.

i. Sign area calculations shall be included with improvement plans and must show that the area of the proposed sign is within the applicable size limitations of Article 505 of the Development Code.

j. The proposed sign shall maintain a setback of at least 5 feet within the boundaries of the subject parcel.

k. Photometric plans shall include the property lines and shall show that there is no light or glare at any property line. Photometric plans shall include any light emitted from the proposed freestanding sign as well as any building-mounted signage.

l. Sidewalk, curb and gutter shall be installed along the entire length of the parcel adjacent to Broken Hill Road.

m. Prior to approval of any construction permits, the applicant shall provide a letter from the Army Corps of Engineers (ACOE) to Washoe County staff, verifying that there are no wetlands being impacted by the proposed fire station OR that the development proposal complies with the applicable ACOE requirements.

n. The following Operational Conditions shall be required for the life of the project:

1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.

3. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. Except as otherwise required by law, the operations plan for this facility shall include the minimization of use of sirens in residential areas.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Kimble Corbridge, 775.328.2054, kcorbridge@washoe.gov

a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.

c. The developer shall complete and submit the Construction Permit Submittal Checklist, place the 5 standard notes on the plans and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition
d. Applicant shall indicate, on the plans, the location to which exported materials will be taken and a grading permit shall be obtained for the import site.

e. Exported materials shall not be sold without the proper business license.

f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.

g. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

h. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.

i. Foothill Road shall be widened along its southeast side, from the intersection of Broken Hill Road to the northern property line. Improvements shall include three traffic lanes, each eleven feet in width, as well as a one-foot-wide paved shoulder on both sides of Foothill Road.

j. Driveway locations and design shall conform to the Washoe County Code Article 436 for commercial driveways.

k. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required.

l. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.
m. The applicant shall install one streetlight at the corner of Broken Hill and Foothill Roads, located within the Washoe County rights-of-way.

n. A pedestrian walkway plan shall be approved by the County Engineer prior to the finalization of construction improvement drawings.

o. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

p. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.

q. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

r. All improvements within the county right-of-way shall be constructed in accordance with the latest county codes and the latest county standard specifications and details.

s. A street excavation permit is required for any work (including, but not limited to, driveway and culvert installations and utility connections) to be performed within the Washoe County right-of-way.

t. A Regional Road Impact Fee (RRIF) will be required for the fire station.

**Washoe County Health District**

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – Albee, Charlene, 775.784.7211, cable@washoeclounty.us**

a. A dust control permit shall be obtained prior to any construction activities if the construction activities will encompass more than an acre.

*** End of Conditions ***
LEVEL 1

100' - 0"

EQUIPMENT PLATFORM

110' - 0"

T.O.P.

118' - 0"

APP BAY LEVEL

104' - 0"

8" X 16" CONCRETE MASONRY UNITS - SPLIT FACE, CREME

STANDING SEAM - METAL ROOFING, STERLING SILVER

4"X8"X16" CALIFORNIA ROSE THIN BRICK

RIBBED METAL PANELS, CHARCOAL

8" X 16" CONCRETE MASONRY UNITS - PRECISION FACED BLOCK, DARK GRAY

STANDING SEAM - METAL ROOFING, STERLING SILVER

T.O. RIDGE

131' - 3"

T.O. RIDGE

121' - 4"

CANOPY - COLOR: POSITIVE RED

OVERHEAD DOORS WITH TWO PANELS OF GREEN GLASS, CHARCOAL IN COLOR

8" X 16" CONCRETE MASONRY UNITS - PRECISION FACED BLOCK, DARK GRAY

RIBBED METAL PANELS, CHARCOAL

8" X 16" CONCRETE MASONRY UNITS - PRECISION FACED BLOCK, DARK GRAY

GLAZED RED BRICK WINDOWS

OVERHEAD DOORS WITH TWO PANELS OF VISION GLASS, CHARCOAL IN COLOR

T.O. RIDGE

131' - 3"

T.O. RIDGE

121' - 4"

CANOPY - POSITIVE RED

STATION #14

FOOTHILL RD & BROKEN HILL RD.

TMFPD - STATION 14

NORTH - EAST ELEVATIONS

SCALE:  1/8" = 1'-0"1 ELEVATION - EAST

SCALE:  1/8" = 1'-0"2 ELEVATION - NORTH
WALL ASSEMBLY NOTES:

**TYP.** ARE A COHESIVE SET OF DRAWINGS.

**APPARATUS BAY PERIMETER WALLS**

- **CORES. BASIS OF DESIGN** BASALITE 12X8X16 UNITS IN RUNNING BOND
- **DRAWINGS FOR INFORMATION THAT** CROSSOVER VARIOUS TRADES.
- **CONTRACTOR TO FIELD VERIFY ALL** APPARATUS BAY INTERIOR METAL FRAMED WALLS
- **DIMENSIONS AND CONFIRM EXISTING** STORAGE/DECON/MEDICAL STORAGE/SCBA/EQUIPMENT SHOP WALLS: TO
- **T.O. RIDGE** BE 6" METAL STUDS (AT 24" O.C.) ON TOP OF A 6" CONCRETE CURB.

225 South Arlington Avenue
Reno NV, 89501

**CONTRACTOR TO NOTIFY ARCHITECT** WALLS TO BE INSULATED WITH R-11 INSULATION AND FINISHED WITH
- **FIBERGLASS REINFORCED PANELS (FRP)** ON INTERIOR AND EXTERIOR
- **X 3.5 X 6'-0") AT ALL EXPOSED OUTSIDE CORNERS. INTERIOR WALLS AT**
- **THESE LOCATIONS TO BE APPROXIMATELY 10' IN HEIGHT. METAL FRAMED**
- **LIDS WITH SHEETROCK FINISH. SEE STRUCTURAL DRAWINGS FOR GAUGE**
- **AND UL RATED DESIGN DRAWINGS FOR REQUIRED FIRE RESISTIVE**

**5** SEE CIVIL, LANDSCAPE, STRUCTURAL, RESIDENTIAL PORTION PERIMITER WALLS:
- **ALL DIMENSIONS ARE TAKEN FROM** BATT INSULATION TO BOTTOM OF STRUCTURE ABOVE.
- **FACE OF STUD, MASONRY OR CONC.**

**RESIDENTIAL PORTION INTERIOR WALLS**
- **3-5/8" METAL STUD FRAMING (AT 24"O.C.) WITH ALL WALLS TO RECEIVE SOUND ATTENUATION TO 12"**

**7** FURNITURE BY OWNER TO INCLUDE:
- **ABOVE CEILING SYSTEMS. FINISH IN GYPSUM BOARD, TAPE, TEXTURE,**
- **BEDS, KITCHEN TABLES & CHAIRS, AND**

**18** **WINDOW - SEE EXTERIOR ELEVATIONS**
- **ABOVE CEILING SYSTEMS. FINISH IN WATER RESISTANT GYPSUM BOARD,**
- **WITH CERAMIC TILE TO +6'-0". TEXTURED/PAINTED GYPSUM BOARD**

**16** **STEEL STRUCTURE - SEE STRUCT. DWG'S**
- **METAFOR RIBBED PANELS, .032 ALUMINUM PANELS WIDTH 12", COLOR TO**
- **BE CHARCOAL GREY.**

**19** **FOOTING - SEE STRUCT. DWG'S**
- **AS1.10**

**110' - 0"**

**11** **GUTTERS & DOWNSPOUTS – SEE**
- **MECHANICAL EQUIPMENT - SEE MECH. DWG'S**

50% CD/ESTIMATE

**ARCHITECTURAL AND PLUMBING DRAWINGS**

**TMFPD - STATION 14**
WALL ASSEMBLY NOTES:

APPARATUS BAY PERIMITER WALLS
12X8X16 UNITS IN RUNNING BOND PATTERN. SEE ELEVATIONS FOR CHANGE IN BLOCK TYPES.

EACH TRADE SHALL REVIEW ALL ARCHITECTURAL AND ENGINEERED DRAWINGS FOR INFORMATION THAT CROSS OVER VARIOUS TRADES.

CURB. WALLS TO BE INSULATED WITH R-11 INSULATION AND FINISHED WITH FIBERGLASS REINFORCED PANELS (FRP) ON INTERIOR AND EXTERIOR SURFACES TO A HEIGHT OF 8'-6" AFF. PROVIDE SS CORNER FOR GUAGE AND SPACING. PROVIDE STRUCTURAL SUPPORT FOR FUTURE MEZZANINE LOADING.

12" CMU BLOCK WITH 3-5/8" METAL STUDS (AT 24" O.C.) ON RESIDENTIAL PORTION PERIMITER WALLS:

3-5/8" METAL STUD FRAMING (AT 24" O.C.) WITH ALL WALLS TO FACE OF STUD, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED.

SLOPED METAL ROOFS:
BASIS OF DESIGN: ATAS 2" FIELD LOK STANDING SEAM SYSTEM, OVER DENS DECK, OVER R-40 RIGID INSULATION, OVER METAL DECKING, PROVIDE WATERPROOF SHEET MEMBRANE AT JOINTS SEE FINISH FLOOR PLAN, ROOM SCHEDULE AND MATERIAL LEGEND FOR COMPLETE DIMENSIONS SEE DWG'S.

SUSPENDED ACOUSTICAL CEILING TILES SYSTEM
TYP. CAP FLASHING @ CMU (POWDER COATED MATCH WALL COLOR)
CORRUGATED METAL WALL PANELS, .032 PANEL WIDTH, COLOR TO BE CHARCOAL GREY.

MICRO EMBOSSED ALUMINUM PANELS WIDTH 12", COLOR TO BE CHARCOAL GREY.

FLOORING TYPES AND CONTROL KEYNOTES

ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED.

LOW SLOPE ROOFING: BASIS OF DESIGN: (MECHANICALLY FASTENED FOR FM-I-90 RATED SYSTEM) OVER AIR BARRIER MEMBRANE. PROVIDE A FULLY ADHERED WITH STAGGER JOINTS FOR A TOTAL R-VALUE OF R-40. PROVIDE A ½" FACTORY PRIMED GLASS ADHERED – 60 MILL FIBERGLASS REINFORCED PVC MEMBANE WITH FACTORY LAMINATED FELT BACKING OVER THE PROTECTION BOARD. MEMBRANE COLOR TO BE "ENERGY WHITE" INSTALL ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROJECT WARRANTY TO BE 30 YEARS.

FOR FLOORING TYPES AND CONTROL KEYNOTES

ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED.

DECK, OVER R-40 RIGID INSULATION, OVER METAL DECKING, PROVIDE WATERPROOF SHEET MEMBRANE AT JOINTS SEE FINISH FLOOR PLAN, ROOM SCHEDULE AND MATERIAL LEGEND FOR COMPLETE DIMENSIONS SEE DWG'S.

LOW SLOPE ROOFING: BASIS OF DESIGN: (MECHANICALLY FASTENED FOR FM-I-90 RATED SYSTEM) OVER AIR BARRIER MEMBRANE. PROVIDE A FULLY ADHERED WITH STAGGER JOINTS FOR A TOTAL R-VALUE OF R-40. PROVIDE A ½" FACTORY PRIMED GLASS ADHERED – 60 MILL FIBERGLASS REINFORCED PVC MEMBANE WITH FACTORY LAMINATED FELT BACKING OVER THE PROTECTION BOARD. MEMBRANE COLOR TO BE "ENERGY WHITE" INSTALL ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROJECT WARRANTY TO BE 30 YEARS.

FURNITURE BY OWNER TO INCLUDE:

PROVIDE ½" MINIMUM FIRBERGLASS BACKING BOARD OVER THE PROTECTION BOARD. MEMBRANE COLOR TO BE "ENERGY WHITE" INSTALL ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROJECT WARRANTY TO BE 30 YEARS.

BOARD, MASONRY OR CONCRETE UNLESS OTHERWISE NOTED.
ALL CEILING TILES EXCEPT KITCHEN
ARMSTRONG - OPTIMA, TEGULAR PANELS, 30x30 AND 30x60

KITCHEN ACCOUSTIC WOOD CEILING TILES
ARCHWAY - VECO, SOLID MAPLE

BATHROOM, OFFICE, TRAINING, APPARATUS BAY, ACCESSORY SPACES.
FIELD MAIN PAINT
SHERWIN WILLIAMS - CRUSHED ICE

ACCENT PAINT
SHERWIN WILLIAMS PAINT - AQUITANE

KITCHEN APPLIANCES
STAINLESS STEEL Finishes

SHOWER WALL PANEL AND SHOWER PANS
SILESTONE - NIEBLA

BATHROOM WALL TILES
DALTILE: CARBON

COUNTER TOP (ALONG WALLS)
STAINLESS STEEL

FITNESS AREA FLOORING
JOHNSONITE - BLUESTONE SPORTS FLOORING

VERTICAL CASEWORK
FORMICA - PLANKED DELUXE PEAR - ARTISAN FINISH

KITCHEN BACKSPLASH
DALTILE: LUNAR GLOSSY

OFFICE AND WORK SPACE TABLE TOPS
FORMICA SOLID SURFACING - LUNA WEATHER

FRP AT APPARATUS BAY
SILESTONE - NIEBLA

ISLAND AND BATHROOM COUNTERTOPS
DUPONT - ZODIAC: CLOUD WHITE

RESIDENTIAL BASE
TRUSKING FLOORING, MODERN 4.5" RUBBER BASE: 211 CHARCOAL

OFFICES, BEDROOMS CARPET FLOORING
SHAW RESURFACE TILES: EXTRAORDINARY - BROWSTONE