

## Pre-Application Meeting DR 2016-01

Follow up to the 10:00 am, February 25, 2016 Pre Application meeting for proposed mini-storage project - Design Review 2016-01.

Attendance: Dave Smith Building Official, Police Lieutenant Joe P., Rod Bryan Public Works Director, Matt Melo Fire Chief, and Kristen Maze Planner, Jim Freeze applicant, David Hammond Engineer, Nick Sinnott Project Designer.

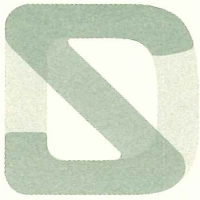
### Comments:

1. Project will need a geo tech study
2. The proposed retaining wall will need engineering
3. A drainage plan will need to be submitted showing on site retention, see City of Redding construction standards, page 200. Plan must show no impact to the City's system.
4. Occupancy is S-1, required fire flow is 1500 gallons/minute for 2 hours and because the project is larger than 12,000 square feet it will require fire sprinklers. Per Section 903.2.9
5. Water availability in this area is questionable and pressure is low.
6. City engineer needs to model the fire flow to see if adequate water is available.
7. It is possible to provide on-site water storage like the tire shop just north has provided however it is not recommended by the fire chief.
8. The Big lakes 12 inch line water expansion project will provide more water availability to the area but this project may need to upsize the water main in order to provide adequate water supply for fire suppression.
9. Fire will need a 50 feet turning radius but will work with the designer once they have received the revised plans detailing the project.
10. Public works is not happy about the sewer easement being inside the fenced in mini-storage facility and will require access to that facility such as a lock box.
11. Curb gutter and sidewalk is likely to be deferred to a later date.
12. A solid fence will be required around the existing residential property.
13. The City engineer will require and address additional easement.
14. The fence is to be decorative wrought iron and/or chain link with slates. No barbed wire.
15. PD would like to see surveillance but is not required.
16. Lighting shall be place around the on all the buildings. Lighting shall be down facing and not shine onto adjacent properties.
17. Planning would like to see a more detailed plan and separate landscaping plan.
18. 5 parking sites are required for the proposed project.
19. Detailed plan of the office is needed.
20. Building code requires a 70 lbs. roof snow load and a 120 wind exposure. Be rating will work in Mt Shasta.



21. There is an existing well on the site that the City thinks is a monitoring well, which is owned by the City or Crystal Geysers.
22. Possible fire suppression could include buried tanks plus a fire hydrant but is not recommended.
23. The City will need a \$750 deposit for the City Engineer to perform a hydrological modeling to determine water and pressure for fire suppression to the project.





# Design Services

Nick Sinnott

107 S. Broadway • Yreka, CA 96097 • 530-842-2380 • Fax 530-842-4096  
www.nsbuildingdesign.com • designservicesnick@sbcglobal.net

## LETTER OF TRANSMITTAL

**To:** City of Mt. Shasta  
305 North T. Shasta Blvd.  
Mt. Shasta, Calif. 96067

**Date:** March 10, 2016  
**Attn:** Planning Department

**Re:** Mini-Storage Project  
Mr. Jim Freeze  
Mt. Shasta Calif. 96067

We are sending the following items:

1 sheet	24"x36"	Site Plan with Revisions (dated 3-10-16)
1 copy	8.5x11	Response list
1 copy	8.5x11	Fire Suppression Sprinkler System code review

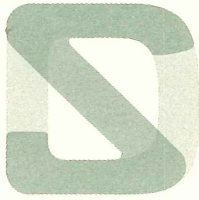
For Approval       As requested       For your use  
 For review and comment       For review and signature

**Remarks:**

Attached are the listed papers and plans for the Mini-Storage Project for Mr. Jim Freeze.

SIGNED:





# Design Services

Nick Sinnott

107 S. Broadway • Yreka, CA 96097 • 530-842-2380 • Fax 530-842-4096  
www.nsbuildingdesign.com • designservicesnick@sbcglobal.net

---

**Date:** March 10, 2016  
**Project:** Mini-Storage Project  
**Owner:** Mr. Jim Freeze  
**Purpose:** Response to items discussed at Pre-Application Design Review Meeting, DR 2016-01

Following are **Items** to be addressed and **Action Taken** per your request.

**Item 1:** Project will need a geo tech stud

**Action taken:** Field Inspection performed, report being completed, Jim Fitzgerald, Geoscience Services.

**Item 2:** The proposed retaining wall will need engineering

**Action taken:** To be done

**Item 3:** A drainage plan will need to be submitted showing on site retention, see City of Redding construction standards, page 200. Plan must show no impact to the City's system.

**Action taken:** See attached plan

**Item 4:** Occupancy is S-1, required fire flow is 1500 gallons/minute for 2 hours and because the project is larger than 12,000 square feet it will require fire sprinklers. Per Section 903.2.9

**Action taken:** See attached letter

**Item 5:** Water availability in this area is questionable and pressure is low.

**Action taken:** Model study with city engineers being done

**Item 6:** City engineer needs to model the fire flow to see if adequate water is available.

**Action taken:** Model study with city engineers being done

**Item 7:** It is possible to provide on-site water storage like the fire shop just north has provided however it is not recommended by the fire chief.

**Action taken:** In agreement with fire chief, will access after model study by engineers

Mt. Shasta Mini-Storage

Mr. Jim Freeze





**Item 8:** The Big lakes 12 inch line water expansion project will provide more water availability to the area but this project may need to upsize the water main in order to provide adequate water supply for fire suppression.

**Action taken:** Model study with city engineers being done

**Item 9:** Fire will need a 50 feet turning radius but will work with the designer once they have received the revised plans detailing the project.

**Action taken:** See Sheet A1 (attached)

**Item 10:** Public works is not happy about the sewer easement being inside the fenced in mini-storage facility and will require access to that facility such as a lock box.

**Action taken:** Lock box to be provided

**Item 11:** Curb gutter and sidewalk is likely to be deferred to a later date.

**Action taken:** No action to be taken

**Item 12:** A solid fence will be required around the existing residential property.

**Action taken:** See revised Sheet A1, Key Note A

**Item 13:** The City engineer will require and address additional easement.

**Action taken:** To be done

**Item 14:** The fence is to be decorative wrought iron and/or chain link with slates. No barbed wire.

**Action taken:** See revised Sheet A1, Key Note A

**Item 15:** PD would like to see surveillance but is not required.

**Action taken:** Owner to consider

**Item 16:** Lighting shall be place around the on all the buildings. Lighting shall be down facing and not shine onto adjacent properties.

**Action taken:** See revised Sheet A1, Key Note K



**Item 17:** Planning would like to see a more detailed plan and separate landscaping plan.  
**Action taken:** Landscaping Plan being prepared by Alan Pardee, Covey Pardee, Landscape Architects

**Item 18:** 5 parking sites are required for the proposed project.  
**Action taken:** See revised Sheet A1, Key Note D

**Item 19:** Detailed plan of the office is needed.  
**Action taken:** See revised Sheet A1, Detail 2

**Item 20:** Building code requires a 70 lbs. roof snow load and a 120 wind exposure. 'B' rating will work in Mt Shasta.  
**Action taken:** To be done

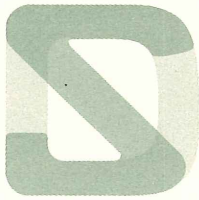
**Item 21:** There is an existing well on the site that the City thinks is a monitoring well, which is owned by the City or Crystal Geysers.  
**Action taken:** To be verified

**Item 22:** Possible fire suppression could include buried tanks plus a fire hydrant but is not recommended.  
**Action taken:** Being determined if fire suppression sprinkler system is required, see Item #4

**Item 23:** The City will need a \$750 deposit for the City Engineer to perform a hydrological modeling to determine water and pressure for fire suppression to the project.  
**Action taken:** paid by Mr. Freeze, 2-25-16

This concludes Follow Up List from the Pre Application meeting.





# Design Services

Nick Sinnott

107 S. Broadway • Yreka, CA 96097 • 530-842-2380 • Fax 530-842-4096  
www.nsbuildingdesign.com • designservicesnick@sbcglobal.net

Following are the California Building Code sections defining separate buildings on same lot to discuss.

Occupancy Type- S1  
Construction Type- Type IIB  
Allowable Area- 17,500 s.f.

CBC Sec 903.2.9- Group S-1 An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet

By definition: FIRE AREA- The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. The largest aggregate building floor area on this project is 10,800 s.f..

Per Table 602- FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS  
BASED ON FIRE SEPARATION DISTANCE

Occupancy S1, Type IIB Construction, fire Separation Distance in feet is greater or equal to 10' but less than 30' the exterior walls need not be rated. With the surrounding minimum dimension of 23' typical.

## In Addition:

CBC Sec. 503.1.2= **Buildings on same lot.** Two or more buildings on the same lot **shall be regulated as separate buildings** or shall be considered as portions of one building if the building height of each building and the aggregate building area of the buildings are **within the limitation of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.**

CBC Sec. 506.2= **Frontage increase.** Every building **shall adjoin or have access to a public way** to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way **or open space having a minimum width of 20 feet, ...**

In consideration of these CBC code sections, we interpret the CBC to approve (with exceptions) this project with no sprinkler system requirement.

Respectfully submitted,  
Nick Sinnott Design Services

