



AGENDA
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 15, 2015
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. Call To Order.
2. Pledge Of Allegiance.
3. Roll Call.
4. Approval Of The Agenda.
5. Approval Of Minutes From The July 16, 2015 Meeting. . ([View Minutes](#))
6. Items From The Public.
7. New Business
 - a. Public Hearing ([View Report](#))
Parcel Map No. 2015-02
Applicant: Lucas Holdings, LP
Description: Consider Approval Of A Tentative Parcel Map (Minor Land Division)
Reconfiguring One Lot Into Two.
Location: The Subject Property Is Located At 443 Hills Ferry Road, More Specifically
Described As APN 049-050-046.
 - b. Public Hearing ([View Report](#))
Variance No. 2015-01
Applicant: Donald F. Harmon II.
Description: Allow A 15'8" Tall Accessory Building That Would Exceed Height Limits.
Location: The Subject Property Is Located At 1158 M Street, More Specifically Described As
Assessor's Parcel Number 128-019-027.
8. Items From Commissioners.
9. Items From Director And Staff.
10. Adjournment.



MINUTES
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF JULY 16, 2015
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. **Call To Order** - 7:04 P.M.
2. **Pledge Of Allegiance.**
3. **Roll Call PRESENT:** Parker, Cardinal And Allan.
ABSENT: Coleman And Day.
4. **Approval Of The Agenda.**

ACTION: On Motion By Parker Seconded By Cardinal, The Agenda Was Approved By The Following Roll Call Vote: AYES: Parker, Cardinal And Allan; NOES: None; ABSENT: Coleman And Day; NOT PARTICIPATING: None.

5. **Approval Of Minutes From The June 18, 2015 Meeting.**

ACTION: On Motion By Parker Seconded By Cardinal, The Minutes From The June 18, 2015 Meeting Were Approved By The Following Roll Call Vote: AYES: Parker, Cardinal And Allan; NOES: None; ABSENT: Coleman And Day; NOT PARTICIPATING: None.

6. **Items From The Public** - None.
7. **New Business**

- a. **Public Hearing (Continued From June 18, 2015)**

Zone Change No. 2015-01

Applicant: City Of Newman

Description: Change An R-2 (Duplex Residential) Site To P-Q (Public/Quasi-Public)

Location: The Subject Property Is Located At 2070 Prince Street, Across From The Terminus Of Stoneglen Drive, Approximately 1200 Feet South Of Inyo Avenue; More Specifically Described As APN 128-060-021.

City Planner Ocasio Presented And Reviewed Zone Change No. 2015-01.

Chairperson Allan Continued The Public Hearing At 7:09 P.M.

There Being No Public Comment, Chairperson Allan Closed The Public Hearing At 7:10 P.M.

ACTION: On Motion By Parker Seconded By Cardinal And The Planning Commission Approved Zone Change No. 2015-01 By The Following Roll Call Vote: AYES: Parker, Cardinal And Allan; NOES: None; ABSENT: Coleman And Day; NOT PARTICIPATING: None.

8. Items From Commissioners.

Commissioner Parker Inquired About The Amount Of Landscaping Areas For Which The City Utilizes Outside Contractors.

City Planner Ocasio Noted That The Landscape Areas That Are Within Landscape And Lighting Maintenance Districts Are Typically Maintained By An Outside Contractor While The Other Areas Are Maintained By City Staff.

Commissioner Allan Mentioned That She Was Told That Some Plants In The Plaza Were Dying And Turning Brown.

9. Items From Director And Staff.

City Planner Ocasio Reported That There Had Been An Increase In Planning Related Activities. Ocasio Noted That Two Different Parcel Split Proposals Would Be Presented To The Commission In The Coming Months. She Mentioned That The City Was Considering Utilizing HOME Funds To Purchase Rundown Homes. Ocasio Explained That The City Would Purchase Homes With The Intent Of Rehabilitating Them And Selling Them To Income Qualified Individuals And Families.

10. Adjournment.

ACTION: On Motion By Cardinal Seconded By Parker And Unanimously Carried, The Meeting Was Adjourned At 7:18 P.M.

**CITY OF NEWMAN
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION MEETING DATE: October 15, 2015

AGENDA ITEM: # 7.a.

PM	#15-02	Minor land division; reconfigure one lot into two
APNs	049-050-046	Applicant: Lucas Holdings, LP
CEQA	Exempt	

REQUEST:

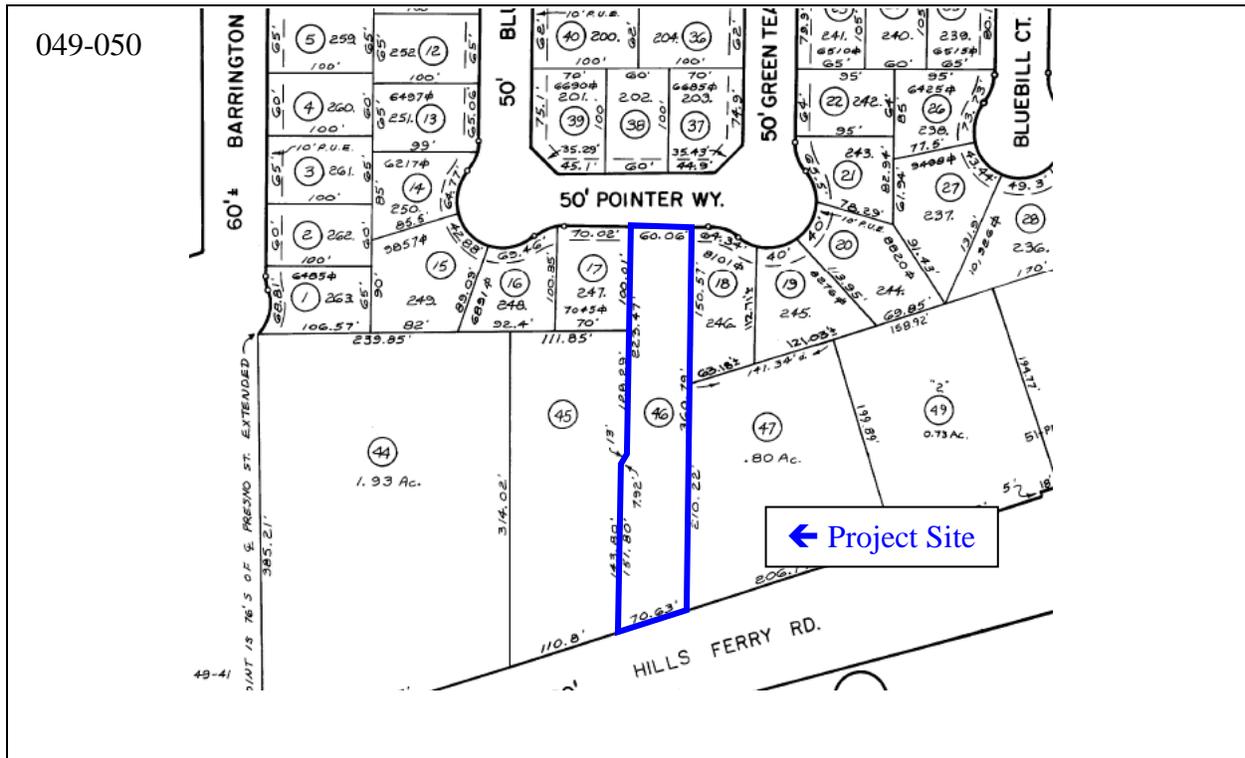
Minor land division; reconfigure one lot into two.

LOCATION:

The subject property is located at 443 Hills Ferry Road, approximately 620 feet west of Canal School Road.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt from the provisions of CEQA.



LAND USE:

Property	Land Use	Zone	General Plan
Subject site	Residential	R-2	MD
North	Residential	R-1	LD
South	Agriculture*	R-1	LD
East	Residential	R-2	MD
West	Residential	R-2	MD

R-1 = Single-Family Residential

R-2 = Duplex Residential

LD = Low Density Residential

MD = Medium Density Residential

*Legal Non-Conforming

SIZE OF PROPERTY: 23,079 sf (slightly over half an acre)**ACCESS:** Hills Ferry Road and Pointer Way**ORDINANCES:**NMC Title 6: Subdivision**PROJECT DESCRIPTION:**

The submitted map shows the creation of two parcels, "Parcel 1" measuring 7,490 square feet and the Remainder measuring 15,589 square feet. Services for the new parcel will be provided (upon development) through extensions of existing service lines in Pointer Way.

ANALYSIS:

The subject property is one parcel located in the city's "R-2" zoning district located between Pointer Way and Hills Ferry Road. The existing parcel contains a total of three structures; a residential single-family unit, an out building and a barn. Surrounding lots are zoned either single or duplex residential and are utilized as such (excluding the legal non-conforming agricultural use to the south).

If approved, the created parcel ("Parcel 1") will be considered an infill site and will be required to be re-zoned as R-1 (single family residential) to conform to the existing established neighborhood (Lucas Ranch). Water and sewer lines exist within Pointer Way. Any new development would be required to have separate connections, pay all applicable fees and would be required to undergo the Architectural Review process to ensure its conformity and compatibility with the existing zoning district and surroundings.

Currently, the subject property is primarily accessed from Hills Ferry Road. Access to the new parcel would be from Pointer Way; minimal impact should occur due to the creation of the proposed new parcel.

Public Comment

A Public Notice was published in the West Side Index on October 1, 2015 and mailed out to surrounding property owners within a 300' radius. As of this date (10-7-15), no formal comments were submitted.

CONCLUSION:

The proposed project is to reconfigure an existing duplex residential parcel into two parcels. The new parcel will acquire services from surrounding water and sewer lines. The addition of a parcel will not have a negative impact upon City services or the immediate neighborhood.

RECOMMENDATIONS:

Approval of Parcel Map #15-02.

CONDITIONS OF APPROVAL:

1. A 10' PUE needs to be dedicated to the public for public use across the Pointer Way frontage of Parcel 1.
2. Frontage Improvements (curb, gutter, sidewalk, driveway, and AC) along Pointer Way shall be constructed upon the subdivision and improvement of Parcel 1.
3. Parcel 1 shall be re-zoned to R-1, Single Family Residential, prior to Final Parcel Map recordation.
4. The developer shall be responsible for extending all applicable sewer lines to serve project site in accordance with City specifications.
5. The developer shall be responsible for extending all applicable water lines to project site.
6. The applicant shall submit a final Parcel Map to the City of Newman for review and recordation.

ATTACHMENTS:

1. Exhibit A, Aerial View of Project Site
2. Exhibit B, Assessors Map
3. Exhibit C, Parcel Map

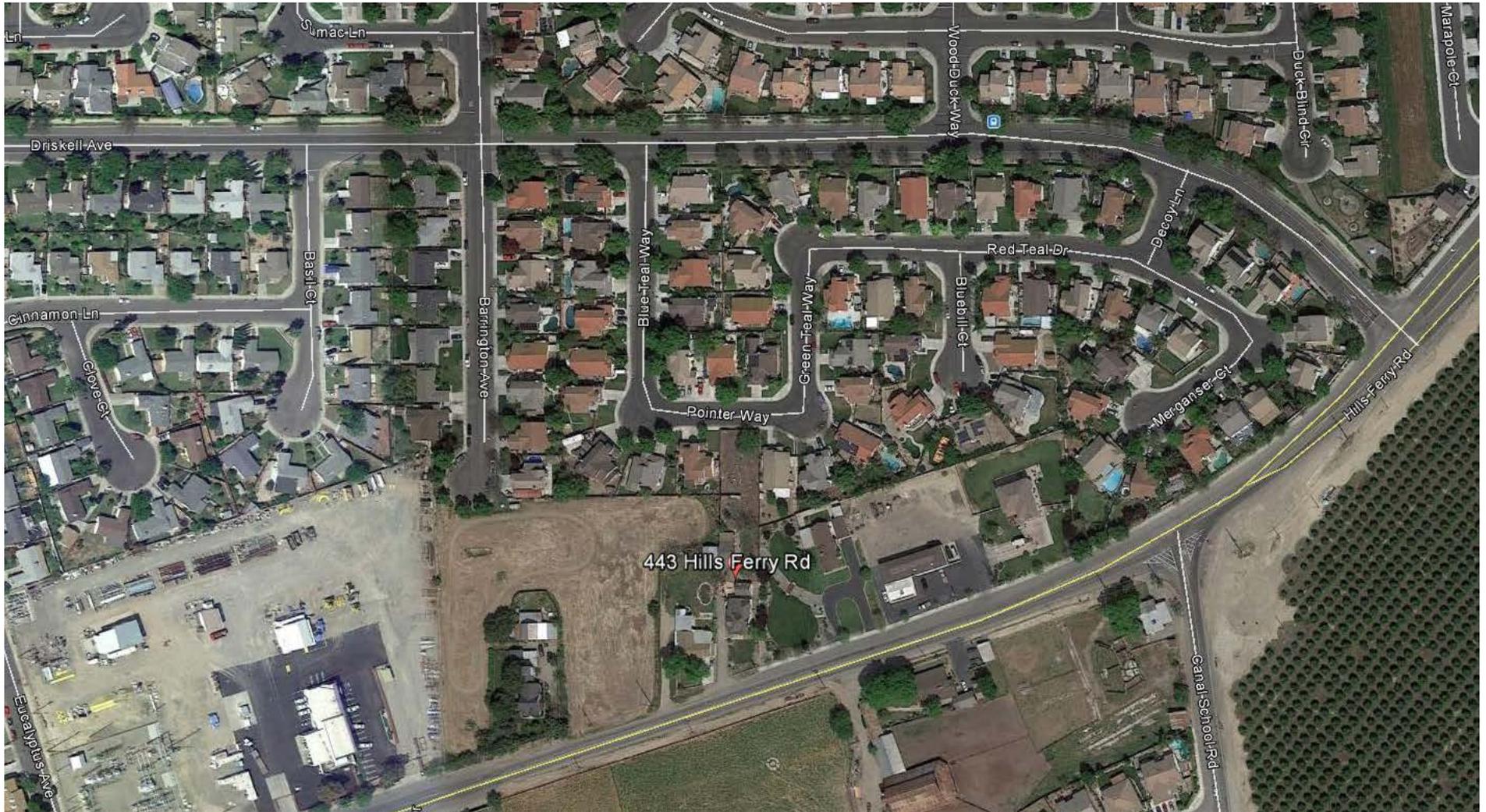


Exhibit A - Aerial View of Project Site

48

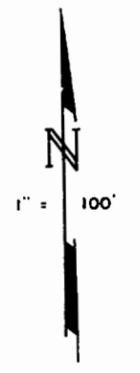
POR. SECTION 20 T.7S. R.9E. M. D. B. & M.
LUCAS RANCH LOTS 197-211, 236-263

003 015
003 014
003 018

WOODDUCK WY.

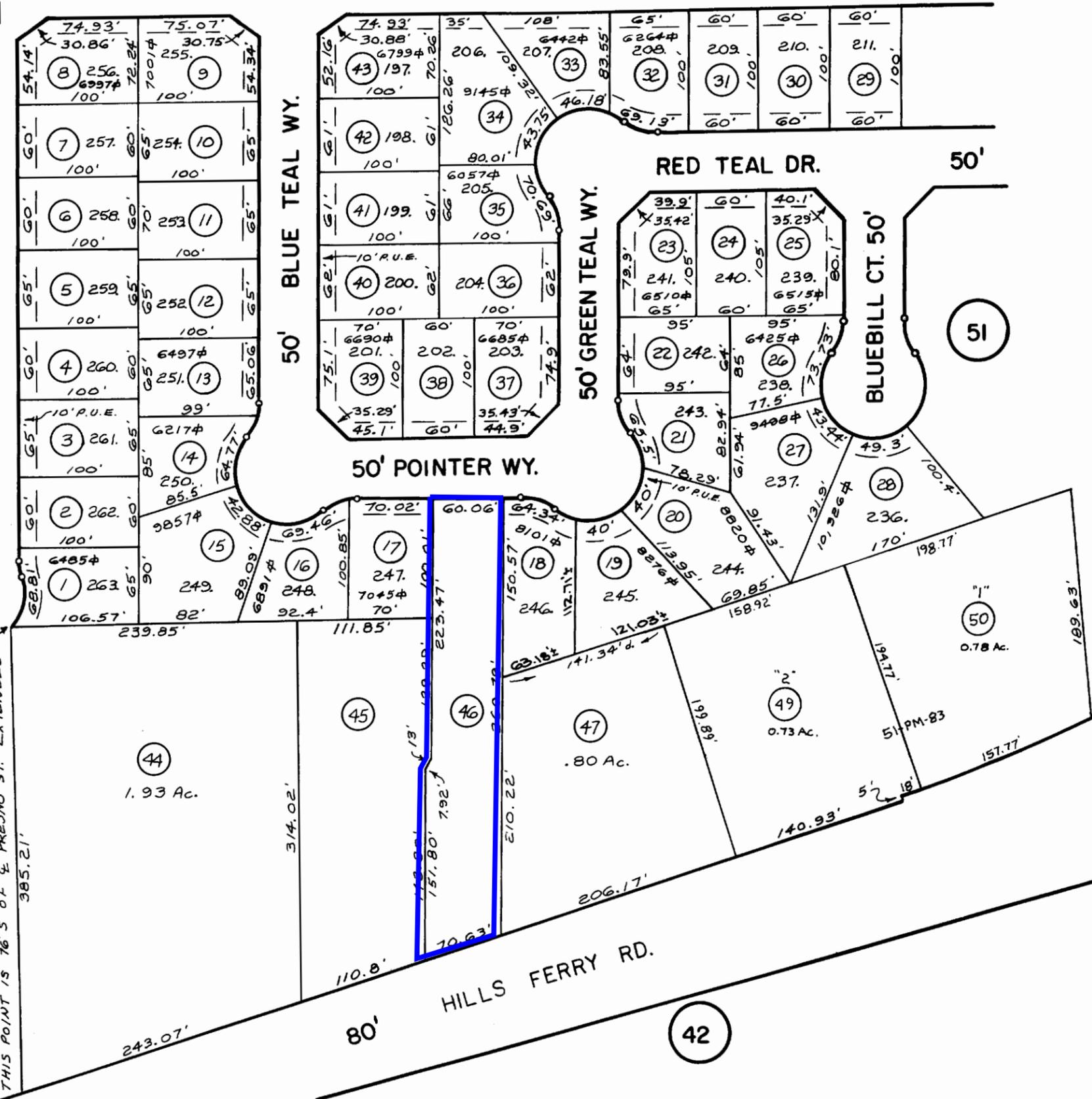
POST 202 + SEC. COR.

80' DRISKELL AVE.



BK.128

60'± BARRINGTON AVE.



THIS POINT IS 76'S OF E FRESNO ST. EXTENDED

FROM O.R. PG. 18, 49-41
34-M-12
8-29-89
UPDATED 2-9-90
2-18-03 DH



61, 90, 03

42

OWNER: LUCAS HOLDINGS, L.P.
P.O. BOX 277
NEWMAN, CA 95360

APPLICANT: HORIZON CONSULTING SERVICES
P.O. BOX 1448
MODESTO, CA 95353
(209) 491-7620
E-MAIL: SURFSUPD@YAHOO.COM

ENGINEER: NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA 95354
(209) 524-3525

SITE ADDRESS: 443 HILLS FERRY ROAD
NEWMAN, CA 95360

APH: 049-050-046

EXISTING ZONING: R-2

GENERAL USE: VACANT LOT

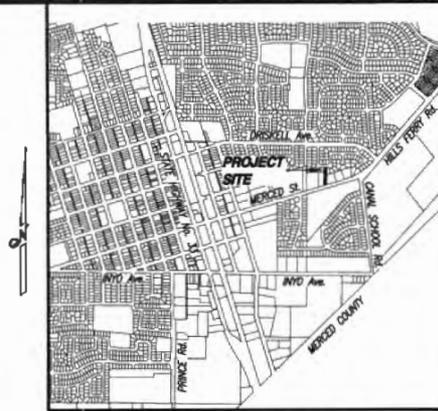
TOTAL PROJECT AREA: 23,079 SQ.FT.±

UTILITIES:
WATER CITY OF NEWMAN
SANITARY SEWER CITY OF NEWMAN
STORM SEWER CITY OF NEWMAN
ELECTRIC P. G. & E.
GAS P. G. & E.
PHONE AT & T

NO SEPTIC TANK OR LEACH FIELD ON-SITE



07/14/15



VICINITY MAP - NO SCALE

VESTING TENTATIVE PARCEL MAP

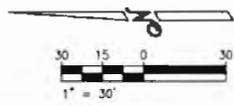
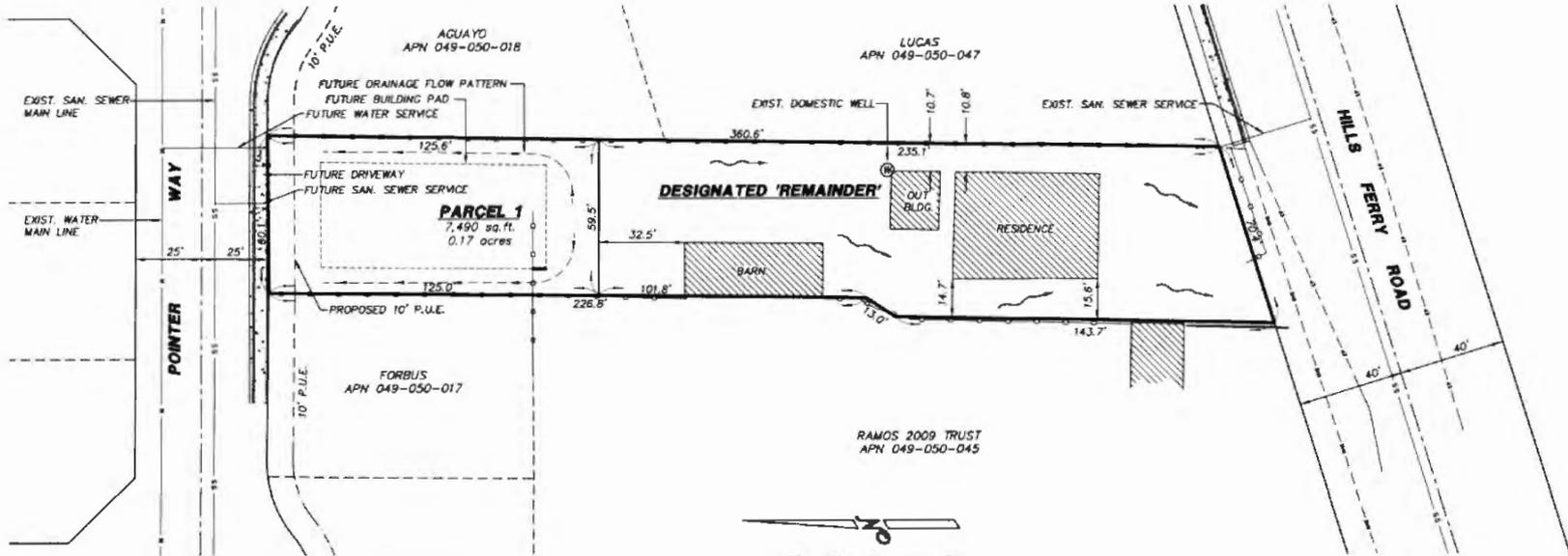
BEING A DIVISION OF LANDS DESCRIBED IN DOC. No. 2014-0072870, S.C.R. AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 20, T. 7 S., R. 9 E., M.D.M. NEWMAN, STANISLAUS COUNTY, STATE OF CALIFORNIA APRIL, 2015

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

LEGEND:

APN.	ASSESSOR'S PARCEL NUMBER
S.C.R.	STANISLAUS COUNTY RECORDS
P.U.E.	PUBLIC UTILITIES EASEMENT
---	PROJECT BOUNDARY
- - - -	EXISTING LOT LINE
- - - -	PROPOSED LOT LINE
— — — —	OVERHEAD UTILITIES
— — — —	WOOD FENCE
— — — —	EXIST. WATER MAIN
— — — —	EXIST. SAN. SEWER MAIN
— — — —	EXIST. DRAINAGE PATTERN



**CITY OF NEWMAN
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION MEETING DATE: October 15, 2015

AGENDA ITEM: 7.b.

VA	#15-01	Allow a 15'8" tall accessory building that would exceed height limits.
APN	128-019-027	Applicant: Donald F. Harmon II
CEQA	Exempt	

REQUEST:

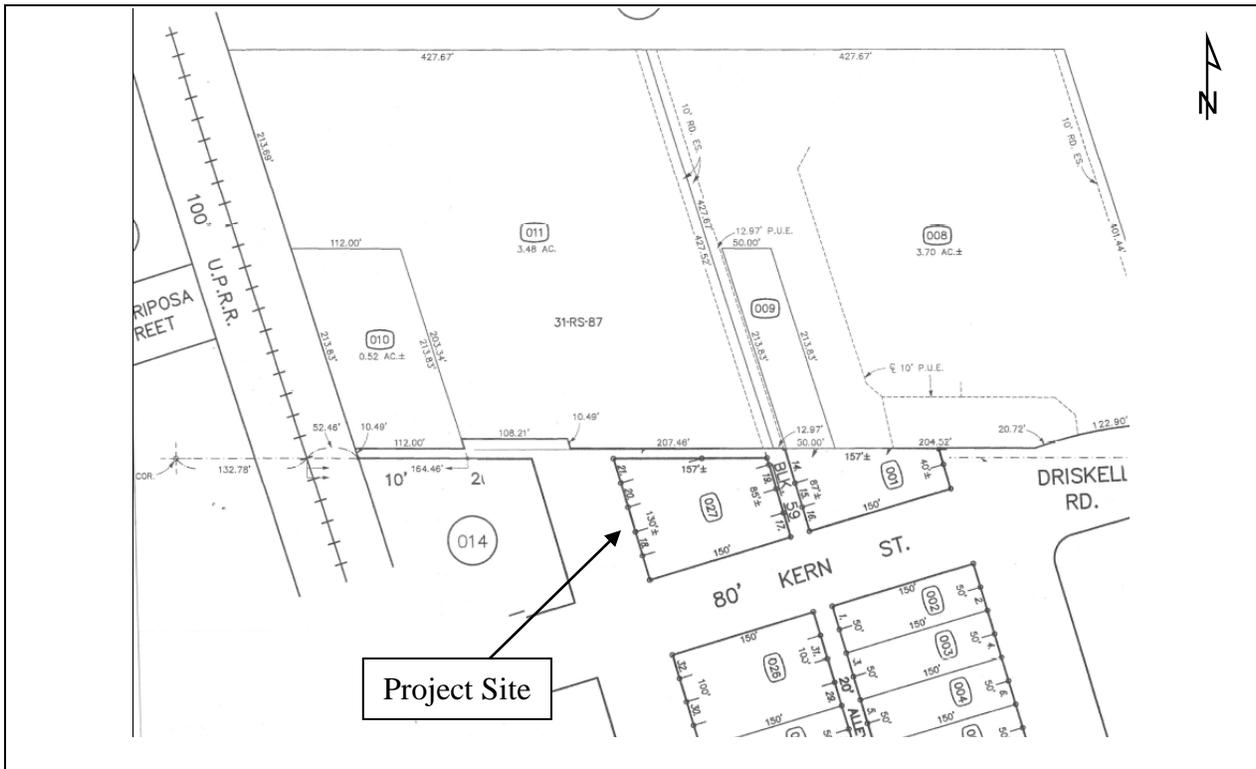
Allow a 40' x 80' detached accessory building that would exceed the maximum 12 foot height limit as specified in NMC 5.23.030.G.

LOCATION:

The subject property is located at 1158 M Street, on the northeast corner of M and Kern Streets, more specifically described as Assessor's Parcel Number 128-019-027.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt under Class 32, Article 19 of CEQA



LAND USE:

Property	Land Use	Zone	General Plan
Subject site	Residential	R-3	HD
North	Residential	R-3/P-D	HD
South	Food Processing/Residential	I/R-3	SC/HD
East	Residential	R-3	HD
West	Car Wash	I	CC

R-3 = Multiple Residential
I = Controlled Manufacturing
SC = Service Commercial

P-D = Planned Development
HD = High Density Residential
CC = Community Commercial

SIZE OF PROPERTY: 18,200 square feet (approximately 0.42 acres)

ACCESS: "M" and Kern Streets

ORDINANCES:

NCC 5.05.020 Permitted Uses in R-3 District

NCC 5.23.030 Accessory Buildings

NCC 5.25.030 Variances

PROJECT DESCRIPTION:

The site plan identifies an existing single family dwelling, detached garage and proposed accessory building. The proposed accessory building measures 40' x 80' and stands 15'8" tall at its peak. The proposed structure is identified as having a five (5') foot side and 5' 9^{5/16}" rear setbacks. The proposed building would be in the rear half of the lot and 13' 10^{15/16}" from the primary dwelling.

ANALYSIS:

Background: The applicant purchased the home in 2013 and has been planning to make improvements to the property since that time. Since ownership, the applicant has cleaned up the property and installed fencing to increase aesthetics and security of the property. The property is currently rented to a tenant; the applicant intends on occupying the property in January 2016, thus his need for an accessory building.

In 2014, the applicant approached staff inquiring about the rules and regulations regarding detached accessory structures. Given the structure's height, it was found that a variance would be required in order to construct the proposed accessory building as desired. On August 21, 2015, the applicant applied for a variance to allow the accessory building as proposed.

Land Use: The subject site and surrounding northern and eastern properties are zoned either R-3 (multiple-family residential) or P-D (planned development). Surrounding southern and western properties are zoned R-3 (multiple-family residential) and I (controlled manufacturing). The subject property is generally surrounded by residential uses; the DiMare tomato processing facility is located kitty corner from the subject site and the Splash and Dash Car Wash is across the street. The property is considered to be in a transitional zoning area.

NMC §5.23.030 regulates detached accessory buildings as follows:

- E. A detached accessory building shall be located on the rear one-half of the lot and at least six feet from any dwelling/building existing or under construction on the same lot or any adjacent lot.
- F. In the case of a corner lot abutting upon two streets, no accessory building shall be erected or altered so as to project beyond the front yard required on any adjacent lot, nor shall it be located closer to either street line than is permitted for the main building on the lot.
- G. An accessory building shall not exceed 12 feet in height.
- H. Detached accessory buildings shall be placed no closer than five feet from a side or rear lot line.
- I. Accessory buildings exceeding 120 square feet shall require approval of the Building Official prior to their placement or construction on a lot (i.e. a building permit).
- J. [An accessory building]...shall be constructed so that no entrance or open side faces or opens onto a street line of any lot or parcel, unless such entrance or open side can be closed by means of a door, or doors, or similar device.

The R-3 zone identifies accessory structures as a permitted use. The proposed structure's location, setbacks and entrances meet code standards. The proposed use is consistent with the zone district and the General Plan; however its height (per subsection G above) is not unless a variance is granted.

Lot Coverage: If granted, the variance will result in a total lot coverage (upon construction of the accessory structure) of 27.7%, meeting code standards for the R-3 zone.

Building Height:

The intent of regulating building height is to:

- Promote successful transitions between areas of differing density.
- Ensure adequate light and air to neighboring properties and zones.
- Provide vertical control to accommodate appropriate density and good design.

The proposed accessory building's height exceeds the maximum 12 feet as stipulated in the Zoning Code. However, there are surrounding buildings and uses that exceed 12 feet in height; albeit they are not accessory structures. The applicant has stated that the proposed height would allow him to utilize his property to its fullest while protecting his possessions. The proposed location of the accessory building should not significantly impact light and air nor negatively impact local density.

Given the subject property's zoning, size and configuration; were it not for the proposed accessory structure's height, the applicant would not need a variance for the construction of the proposed structure.

Variance

NMC §5.23.030.G allows detached accessory building heights up to twelve (12') feet. The applicant is proposing an accessory building that would measure 15' 8" to the peak, an overage of 3' 8". The applicant has indicated the proposed height is necessary because of:

- Storage needs (travel trailer, classic cars, tools, etc.)
- Utilization of a car lift (for personal hobbies), which can lift up to 14 feet.
- The need for privacy the building will provide.
- Security needs (given the subject property's location).
- The desire to utilize his property to its fullest.

In order to comply with existing standards for the lot, the applicant would need to construct an accessory building measuring 12 feet in height or shorter. Per the applicant, conforming to Code standards would limit his options for the above needs.

According to the California Governor's Office of Planning and Research, the following issues must be considered in order to approve a variance: special circumstances applicable to the proposal site (such as size, shape, topography, location and surroundings) exist, an "unnecessary hardship" depriving the applicant of privileges enjoyed by nearby properties is present, the use for the proposed variance is already allowed in that zone, the determination that the variance will not be a grant of special privilege and the existence of supportive findings for approval. Upon staff's review, the proposal site does not have special circumstances, a hardship does not exist, the proposed use is allowed in the zoning district and that variance approval may be a granting of special interest.

The applicant stated he believes that the accessory building will not be a nuisance or be detrimental to public health and safety and may reduce the potential of crime on his property. He further asserts that the property is larger in size (thus accommodating the building) and near commercial uses where similar buildings are commonplace. All access points will have doors and the only traffic generated will be personal in nature.

He contends that approval of the variance would afford them the same basic privileges that his neighbors have and that granting the variance would not constitute a special privilege or be inconsistent with other properties in the same zoning district (given the existence of tall buildings in the vicinity). He believes that approval of the variance would continue to maintain the intent of the zoning requirements.

NMC 5.25.030.F states "Neither personal, family, or financial difficulties; the loss of perspective profits; or the existence of neighboring violations shall constitute justification for a variance."

Findings: The Planning Commission may approve/conditionally approve a variance application only if the following findings can be made:

1. The variance does not form a grant of special privilege inconsistent with the limitations on other properties in the same zoning district and the vicinity.

Pro: Given that the subject property is located in an established residential area where detached accessory buildings are common and that primary structures exceeding 12 feet in height are in the vicinity, the approval of the variance will not constitute a granting of special privilege.

Con: Given that other accessory structures within the general area abide by height standards, approval of this request will constitute a granting of special privilege.

2. The variance will not be detrimental to the public health, safety and general welfare.

Pro: The proposed structure is a permitted use within the zone district and not expected to be harmful to the public health, safety and general welfare. In fact, were it not for the requested height, the variance would be unnecessary.

Con: The proposed structure would exceed height limits as stated in the Code and limit neighborhood visibility.

3. The variance will not substantially impair the purposes of this title or the General Plan.
Pro: Given that the proposed use is permitted within the zone district and approval of the request does not authorize a use that is inconsistent with the General Plan, approval of the variance will not substantially impair the purposes of this Title or the General Plan.
Con: Approval of the variance request would set a negative precedent impairing the purposes of the Title and General Plan.
4. The subject property has special circumstances or conditions whereby the strict application of the zoning ordinance standards would deprive the property of privileges enjoyed by other properties in the same zoning district and the vicinity.
Pro: Given the subject property's size, location near manufacturing/commercial uses and the impracticality of attaching the structure to the existing dwelling; the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other existing residential properties in the City.
Con: Given that other properties within the vicinity and same zone district comply with the development standards identified within the Municipal Code, the subject property is not deprived of privileges enjoyed by other properties in the same zoning district, the vicinity and City.
5. The variance will be compatible with the neighborhood.
Pro: Given that other detached accessory structures exist within the general area, that the proposed accessory building is located at the rear one-half of the property and that the property is in a transitional zoning area; the variance will be compatible with the current neighborhood.
Con: Given that the accessory building would exceed codified height limits and affect the character of the existing neighborhood, the variance is not compatible with the neighborhood.

Public Comment

Public Notices were published in the West Side Index on October 1, 2015 and mailed out to surrounding property owners within a 300' radius. As of this date (10/8/15), no formal comments have been received.

CONCLUSION:

Each area of land is, to some degree, unique as to its suitability for and constraints on development. Development standards imposed under the zoning code cannot foresee all conceivable situations peculiar to the development of every property at every moment, but are designed as general standards applicable to most situations.

Newman Municipal Code section 5.25.030 states that "The purpose of granting a variance is to allow, in certain cases, deviation from the strict application of the setback, building height, lot coverage, usable floor area, usable open space, floor area ratio, off-street parking or landscaped area requirements of the title, when appropriate. A variance may be granted only where the literal enforcement of the requirements of the title would involve practical difficulties or cause undue hardship that would necessarily deprive the property owner of reasonable use of the land or buildings involved by reason of the exceptional narrowness, shallowness or unusual shape of a parcel of property [and the] exceptional topographic conditions, natural features, existing improvements or other extraordinary situation or physical conditions." The proposed project is a

permitted use within the zoning district; however NMC section 5.23.030.G limits accessory building height to twelve (12') feet, therefore making the proposed accessory structure inconsistent with Code requirements.

Based upon the submitted information and project review, it is staff's opinion that enforcement of Municipal Code requirements would not deprive the property owner of reasonable use of the land. Per the Municipal Code, the Planning Commission may grant the variance on the basis of "extraordinary situation"; it is important to note that no exceptional topographic conditions, natural features, existing improvements or other extraordinary situation or physical condition exists on the project site. Staff has provided the commission findings supporting both approval and denial. Given the availability of conforming accessory structure options and lack of indisputable supportive findings, staff recommends denial of the variance.

CONDITIONS OF APPROVAL:

Should the Planning Commission grant the applicant's request for a Variance, staff has recommended the following conditions of approval:

Community Development

1. No residential occupancy shall be permitted in accessory building, therefore:
 - a. No restroom or kitchen facilities shall be permitted with said building.
2. Accessory building shall not be utilized for commercial use.
3. No parking shall be permitted on alley access drives.
4. Accessory building shall obtain Architectural Review approval.
5. Applicant shall complete landscaping as described in submitted application prior to final building permit inspection.
6. No outdoor storage of vehicles (personal or recreational) shall be permitted outside of standard residential uses (i.e. two on driveway).
7. All vehicle storage shall be consistent with NMC standards.
8. Accessory building shall not be constructed until property is owner-occupied.
9. To comply with NMC §5.23.030 C. "No more than two accessory buildings, including a detached garage or carport, may be erected on a residentially zoned lot", the existing well house, storage room and other ancillary structures shall be removed prior to construction; only the existing garage and proposed accessory structure shall be permitted.
10. The applicant shall apply for and receive a building permit for the structure.

Standard Conditions

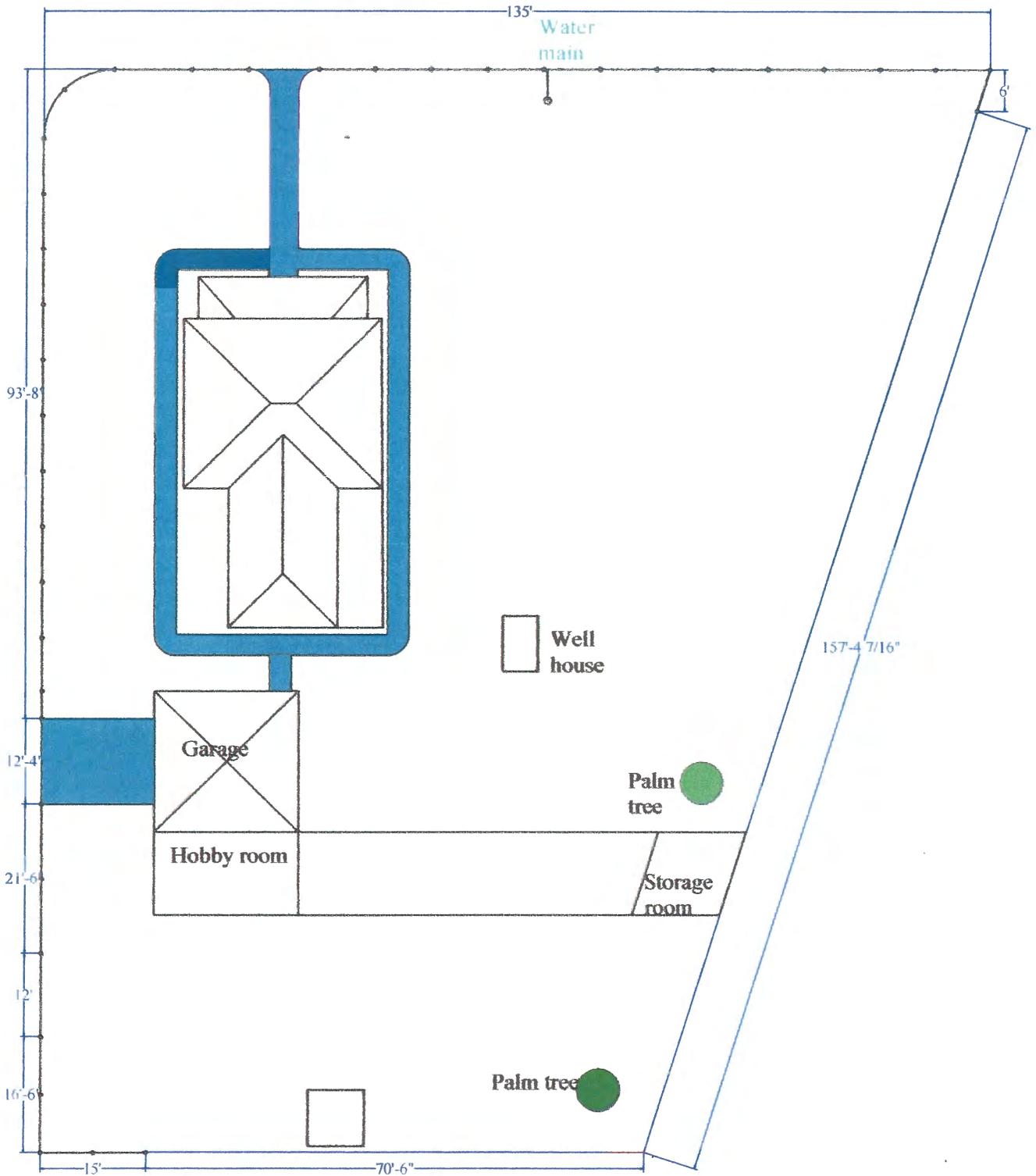
11. This application shall become null and void if the project is not initiated within one year from the date of approval.
12. The applicant and/or property owner shall comply with, and be responsible for obtaining encroachment permits from the City of Newman for work performed within the City's right-of-way.
13. All plans shall be consistent with the site plan, reflecting amendments as approved.
14. Any proposed modifications of a significant and/or permanent nature to the approved site plan may require approval of a new variance review application.
15. All night lighting shall be residential in nature and appropriate for the zoning district.
16. It shall be the responsibility of the applicant to convey copies of the conditions of approval to all contractors and sub-contractors.
17. During Construction, and for safety purposes, the applicant and assigned contractors shall keep the public right-of-way clear of obstructions, and provide for clean-up on a daily basis.

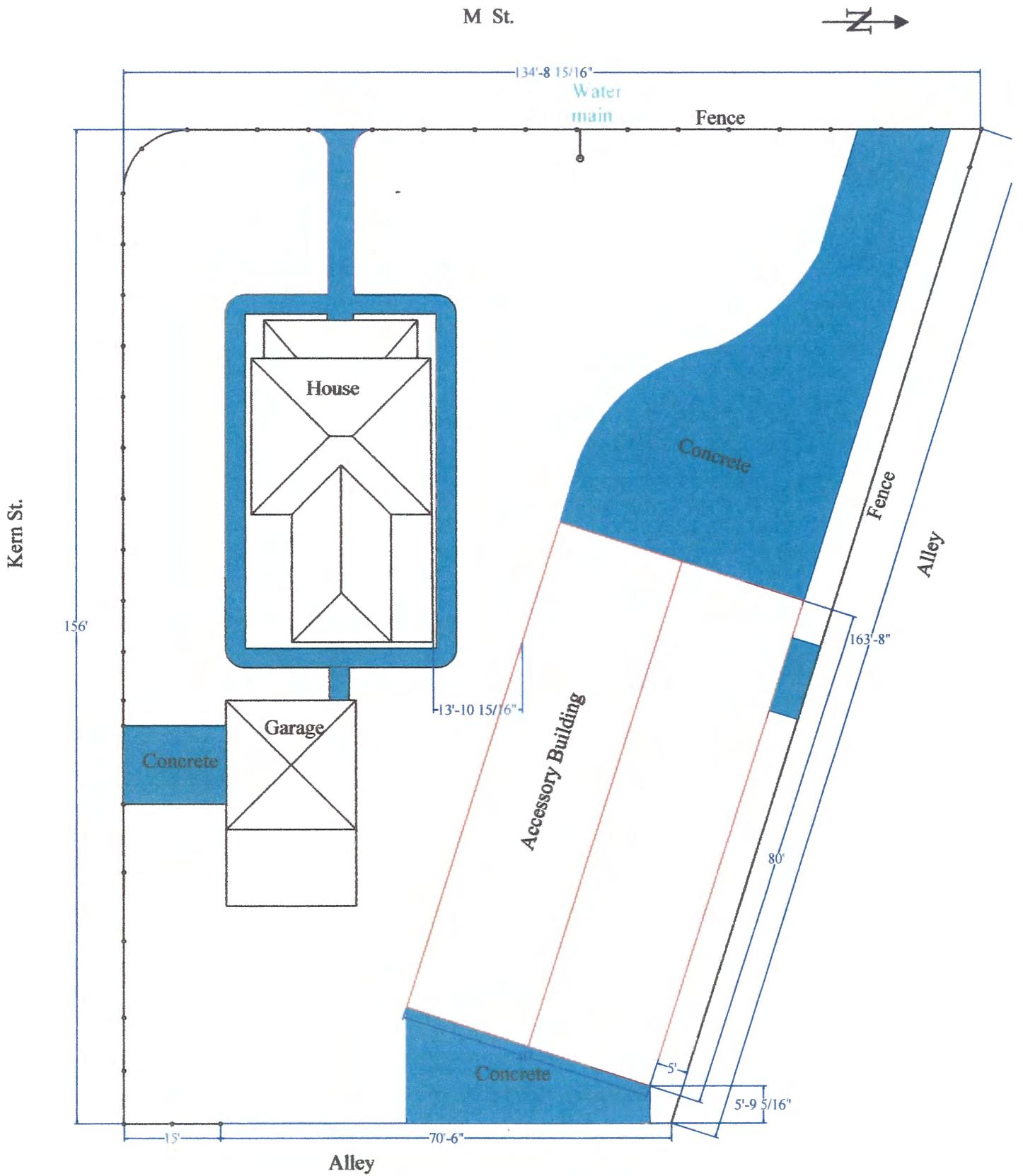
18. All contractors performing work relative to this project shall obtain City of Newman Business Licenses, prior to start of work on the project. All work performed on the project shall comply with the requirements of the State and Professions Code.

ATTACHMENTS:

1. Exhibit A, Existing and Proposed Plot Plan
2. Exhibit B, Landscaping Plan
3. Exhibit C, Applicant Request Letter
4. Exhibit D, Site Photographs
5. Exhibit E, Accessory Structure Details

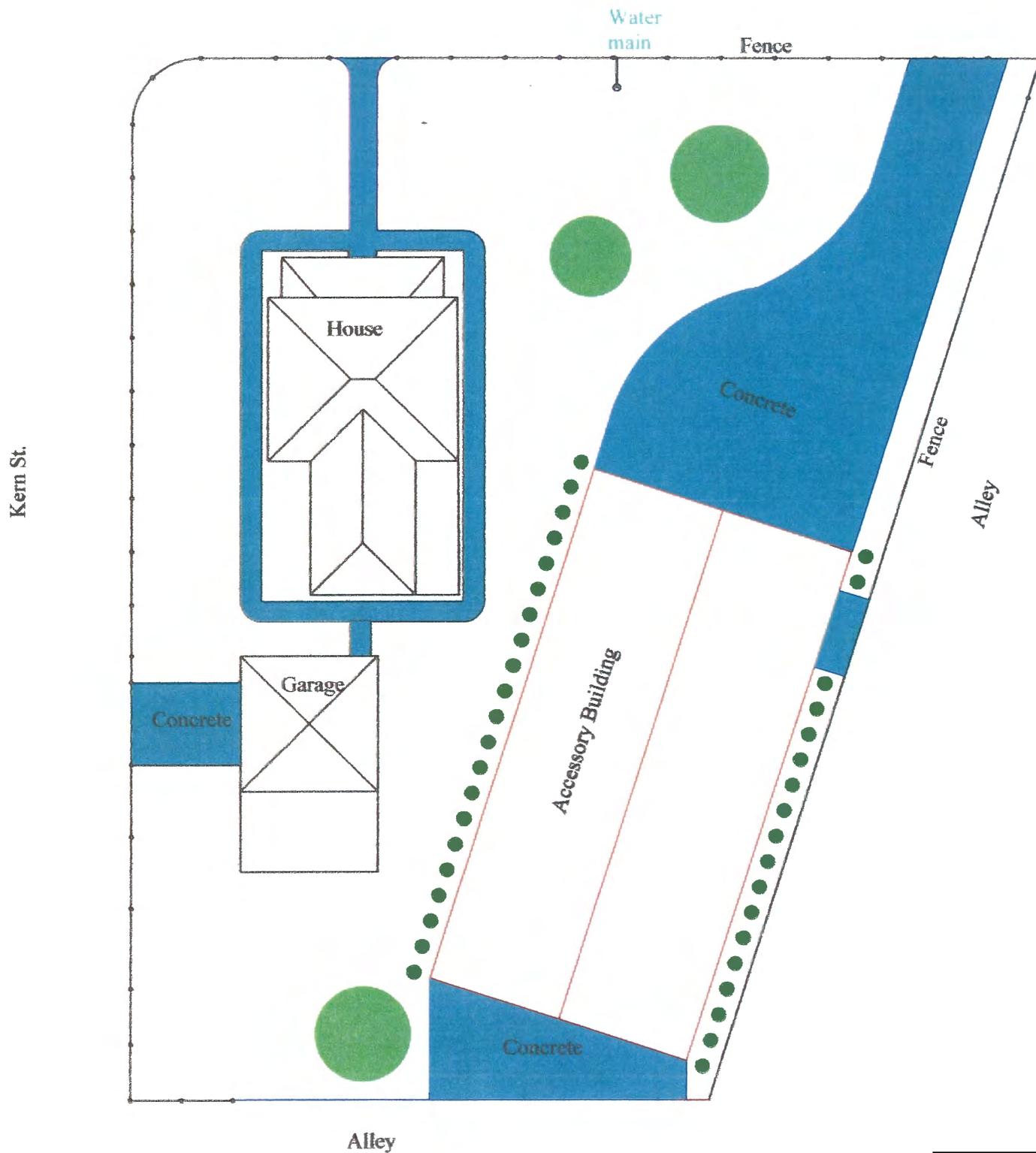
Current plot plan





Landscape tree ideas

M St.



40X80X16
Steel building
1158 M st Newman Ca

I'm asking for a variance in the height restriction in the local municipal code from 12 feet to 16 feet for a building that is 40 feet wide ,80 feet long,15'-8" feet tall at the peak , it is steel construction, it measures 3,200 Square feet it meets all California building codes and requirements .

I purchased this property so my family would have a large space to relax, play and enjoy. I see the height limit as a hardship , with that being said I cant utilize my property to the fullest .

The purpose of this building is to store my travel trailer, my classic cars , my hobbies and to store my tools and equipment such as my car lift the car lift measures 14' at its highest point so the municipal code maximum height of 12 feet is not adequate . The building has another purpose and that is to keep my things safe and to provide some privacy from the apartments behind my home from looking into my yard . I know the area around the property has a higher crime rate then other areas in Newman and I would like to keep my stuff as safe as possible.

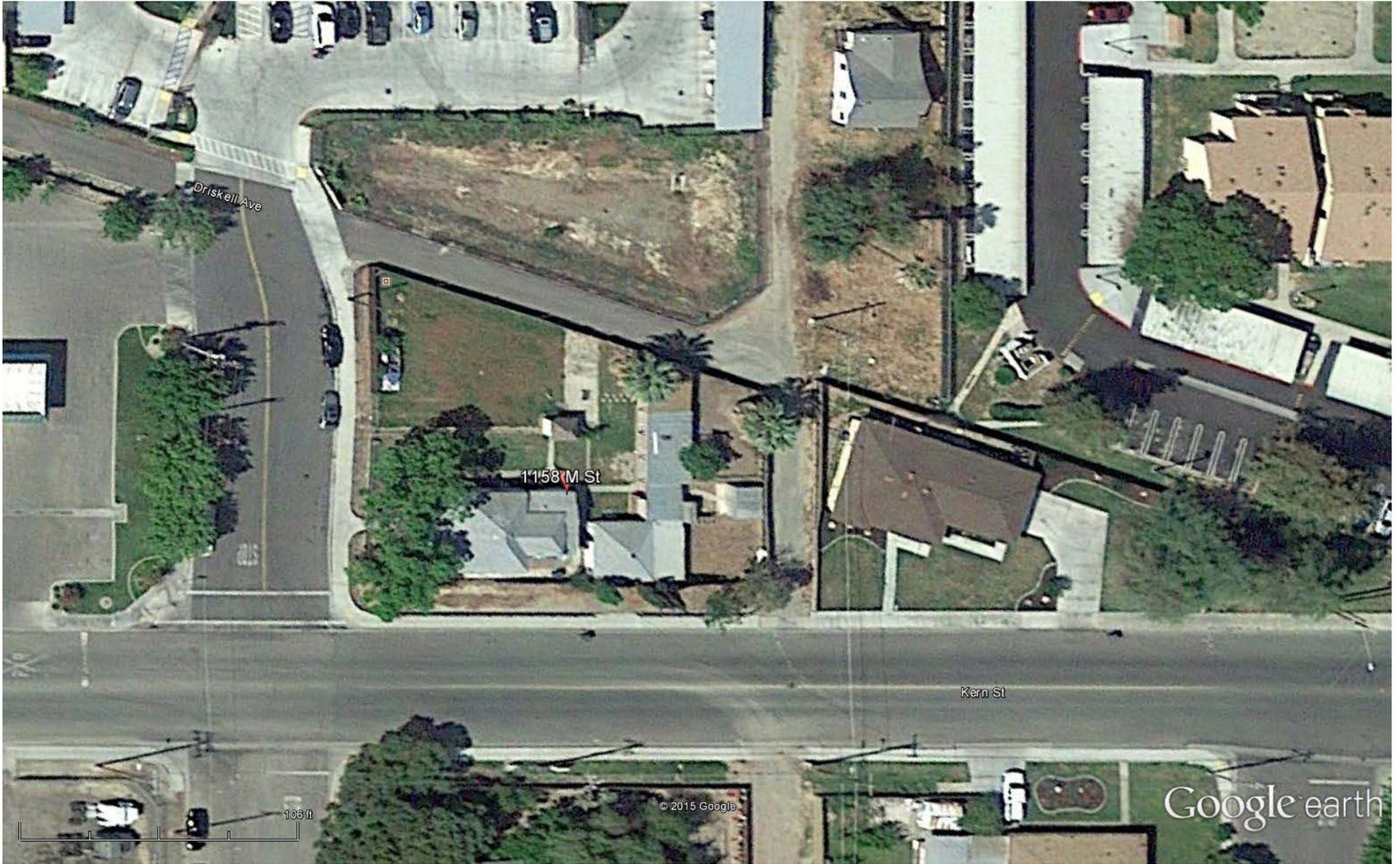
I have recently finished an improvement to the property and that was a beautiful wrought iron fence around the front of the property , I think the improvements I do to the property will only help to beautify the area.

The building will be built with the surrounding neighborhood in mind , there will be trees and scrubs planted close to the building to conceal it .

This property is a very odd shaped lot and in an odd area of Newman I feel this is a very good use of the property since its so close to commercial property and zoned for multiple residents .



Aerial View of Project Site and Vicinity



Aerial View of Project Site



View from DiMare



View from Kern Street

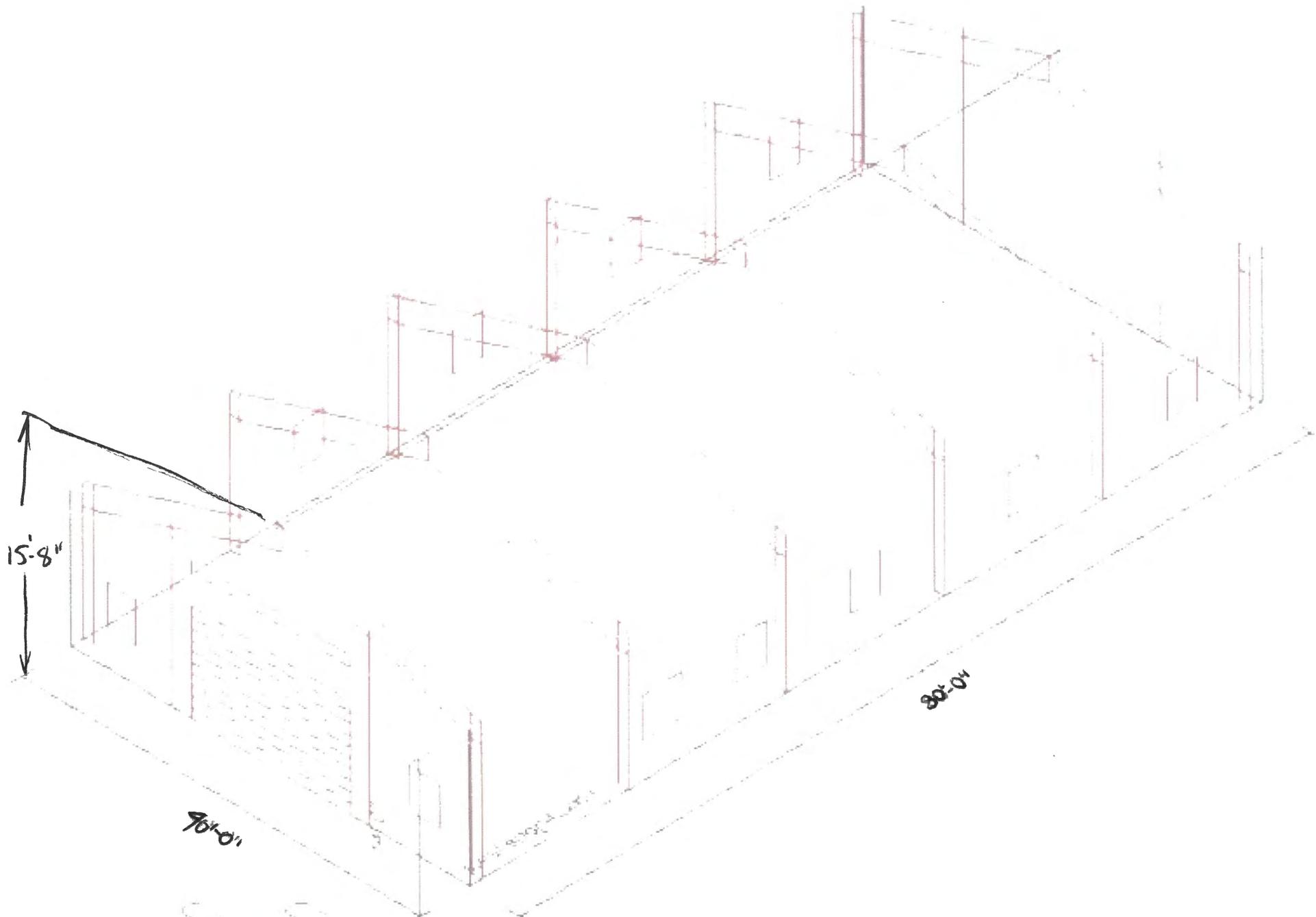


Alley between Subject Property and Mustang Peak Apartments



View from Splash and Dash Car Wash







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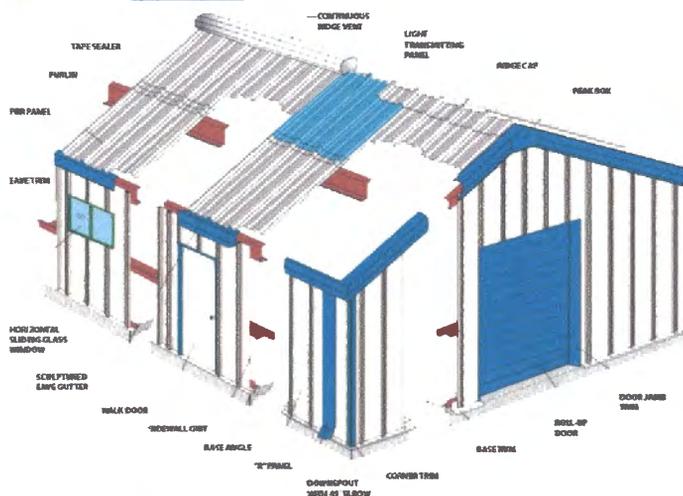
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Diagram and Glossary

[Click to review specifications](#)



Anchor Bolt Plan - A plan view drawing showing the diameter, location and projection of all anchor bolts for components of the metal building system and may show column reactions (magnitude and direction). The maximum base plate dimensions may also be shown.

Approval Drawings - A set of drawings that may include framing plans, elevations and sections through the building for approval by the builder.

Base Angle - An angle secured to a wall or foundation used to attach the bottom of the wall paneling.

Bay- The space between frame center lines or primary supporting members in the longitudinal direction of the building.

Beam and Column - A structural system consisting of a series of rafter beams supported by

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columns. Often used as the end frame of a building.

Bracing - Rods, angles or cables used in the plane of the roof and walls to transfer loads, such as wind, seismic and crane thrust to the foundation.

Building Code- Regulation established by a recognized agency describing design loads, procedures and construction details for structures usually applying to a designated political jurisdiction (city, county, state etc.).

Built - Up Section- A Structural member, usually an "I" shaped section, made from individual flat plates welded together.

Cee Section - A structural member in the shape of a block "C" formed from steel sheet that may be used either singularly or back to back.

Closure Strip - A strip, formed of the contour of ribbed panels and used to close openings created by ribbed panels joining other components, either made of resilient material or metal.

Eave - The line along the sidewall formed by the intersection of the planes of the roof and walls

Framed Opening - Framing members and flashing which surround an opening

Gable - The triangle portion of the endwall from the level of the eave to the ridge of the roof.

Loads:

Auxiliary Loads - All specified dynamic live loads other than the basic design loads which the building must safely withstand, such as cranes, material handling systems, machinery, elevators, vehicles and impact loads.

Collateral Loads - The weight of additional permanent materials required by the contract other than the Building Systems, such a sprinklers, mechanical and electrical systems, partitions and ceilings.

Dead Loads - The dead load of a building is the weight of all permanent construction, such as floor, roof, framing and covering members.

Design Loads - Those loads specified in building codes published by federal, state, county or city agencies or in owner's specifications to be used in the design of a building.

Live Loads - Loads that are produced (1) during maintenance by workers, equipment and material and (2) during the life of the structure by movable objects and do not include wind, snow, seismic or dead loads.

Main Frame - An assemblage of rafters and columns that support the secondary framing members and transfer loads directly to the foundation.

Purlin - A horizontal structural member that supports roof coverings and carries loads to the primary framing members.

Rake - The intersection of the plane of the roof the the plane of the endwall

Ridge - The horizontal line formed by opposing sloping sides of a roof running parallel with the building length.

Self- Drilling Screw - A fastener that combines the function of drilling and tapping

Ventilator - A roof mounted accessory which allows the air to pass through.

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Zee Section - A structural member cold formed from steel sheets in the approximate shape of a "Z".

Associations & Certifications of manufacturer

Our supplier is recognized as a member of or accredited by the following standards organizations. Our clients can take pride in knowing their structures exceed the rigorous quality standards and guidelines specified by the associations listed below.

Metal Building Manufacturers Association (MBMA)

The MBMA has served as the voice of a large concerned manufacturer base for over 50 years. Founded in 1956, the MBMA requires that all its member companies abide by a strict code of industry standards that create and maintain the highest level of quality.

American Welding Society (AWS)

The AWS, a not-for-profit organization, has worked to continue the developmental efforts of the welding industry since its inception in 1919. The AWS represents and supports extended education from a scientific and technological standpoint in the welding community as well as others closely related: brazing, soldering, and other metal fusion processes.

International Accreditation Service, Inc.

The IAS lends confidence and security to an organization's services and/or products. An IAS accreditation means the company in question meets and surpasses industry guidelines concerning durability and performance. The IAS recognizes our supplier as an approved fabricator of structural steel building assemblies.

Architectural Testing, Inc.

With regional laboratories across the United States, *Architectural Testing* conducts quarterly inspections of our manufacturer's facility. The inspections encompass procedural reviews as well as overall compliance with the standards set by the *American Welding Society*, ensuring a safe and secure metal building system.

Important

IBC2009 used the [basic wind speed maps](#) , while IBC 2012 uses the [Ultimate wind speed maps](#) and then introduced reduction factors within the wind loads combination that ultimately results in a very close result as IBC 2009.

In other words a 90 mph wind speed per IBC 2009 will be equivalent to 115 mph wind per IBC 2012 considering the reduction factors introduced along with the new code.

Minimum roof snow load requirements per IBC 2012 changed from the IBC 2009 requirements, which became more conservative.



Specifications

PRIMARY FRAMING

(Mainframes)

SOLID I-BEAM CONSTRUCTION (Exclusive to **Premium** and **Executive** buildings). Our **Standard Garages** use 8" cold rolled Z and C-sections construction). Material used is minimum 50,000 p.s.i. yield strength. (Some manufacturers use 35,000 p.s.i. yield strength material, which is not as strong). Frames are single bead, continuous submerged arc welded by automatic welding machines to help insure quality. A factory applied rust inhibiting primer is used to help protect the mainframes and secondary material during the erection process.

ENDWALL FRAMES AND COLUMNS are either cold formed, hot-rolled or built-up "I" sections depending on design requirements.

SECONDARY FRAMING

GIRTS (in sidewall) and **PURLINS** (in roof) are minimum 8" to meet design requirements. Cold rolled Z-section, 12 to 16 ga ASTM A-653, 55,000 p.s.i. yield material is used to provide maximum strength.

Bypass girt system overlaps at sidewall columns forming a continuous "span" for extra strength. All girt clips are factory welded for easier erection.

PURLINS are top-mounted on the rafter with a varied lap of 1'6" to 5' for strength and cost savings in erection labor. Maximum purlin spacing is 5' on center.

EAVE STRUT is a cold-formed C-section that is rolled for the appropriate roof pitch to help insure weather tightness at the eave.

RAKE ANGLE is a 2x4 angle supplied for the attachment of the sheeting at the rake of the building for ease of installation.

BASE ANGLE is a 2x4 angle supplied for the attachment of the base of the sheeting to the concrete. The base angle is to be attached to the concrete with ram-sets or equivalent anchors.

BRACING All diagonal galvanized cable bracing is supplied for roof and walls to remove longitudinal load from the structure. Galvanized cable is used rather than solid rod to prevent the bracing from "sagging" under its own weight and it is easier to install. All cables are pre-stressed and pre made for easier erection.

Angle Flange Bracing is provided for the connection of the rigid frame to the purlins and girts. This insures the allowable compressions are adequate for any combination of loading.

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FRAMED OPENINGS have cold-formed C-section jambs and headers to help insure easy installation of overhead doors, etc.

SHEETING

24 or 26 gage 80,000 P.S.I. yield strength material standard. Some manufacturers use a lower yield strength material, which is less resistant to damage from hail or other impacts. 25 year warranty on premium color finish on walls and trim. Roof finish is galvalume or premium colored finish

ALL COIL STEEL has a minimum of G-90 class Galvalume substrate (1.25oz hot dipped) to help prevent deterioration of the steel sheeting.

DEEPER HIGH-RIB with more frequent corrugations provides extra strength.

OPTIONAL ARCHITECTURAL PANEL configuration is available for walls, mansard systems, soffit material, etc., to add an aesthetic appeal to your building.

FASTENERS

STRUCTURAL BOLTS meet requirements ASTM Standards.

A-325 for primary frame connections

A-307 for secondary framing

SELF-DRILLING AND SELF-TAPPING FASTENERS are pre-assembled with neoprene washers and metal caps to help insure weather tightness.

CLOSURES

CLOSED CELL NEOPRENE STRIPS are used to help seal building. Located at eave, gable, and optional at the base of building to help provide weather tightness. Pre-formed shapes to match panel configuration providing a tighter seal.

1-1/2" SHEETING NOTCH at base of concrete where panel site is designed into every building. Sheeting notch provides an air infiltration stop on blanket insulated building.

SEALANTS

SEALANT for roof sidelaps, endlaps and flashing at gable is provided to help insure weather tightness. Nominal 3/8" x 1/8" thick pressure sensitive tape sealant for ease of installation.

RIDGE CAP

LONG OVERLAP to help prevent water from siphoning into building.

TRIM AND FLASHING

All buildings are fully trimmed at rake (gable), corners, and eaves with standard trim material for a more finished look. This not only improves look of building, it is an additional deterrent to moisture, insects, and dirt from getting into the building.

PLANS AND DRAWINGS

ANCHOR BOLT setting plan, building reactions for foundation design, Erection Manual, and Engineer

Letter of Certification is provided shortly after receipt of deposit for building.

ERECTION DRAWINGS provide step by step instructions for case of assembly by dealer or customer.

ENGINEER CERTIFIED APPROVAL DRAWINGS including wall and roof framing diagrams, cross

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sections, sheeting, and flashing details are provided. These drawings clearly show the proper erection and assembly of all building components.

ALL PARTS ARE NUMBERED A part number is placed on each component (not including sheeting,

screws, etc.). These part numbers coincide with a detailed listing contained in the bill of materials that come with your building. They same numbers are also used on the drawings for clarity and to help with assembly on the jobsite.

Certifications of Major Manufacturer

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