



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2015-CUP-06

FOR HEARING OF: August 20, 2015
Report Prepared on August 12, 2015

I. GENERAL INFORMATION

- A. APPLICANT:** TVA Building LLV
- B. PROPERTY OWNER:** Mutual of Omaha Bank
- C. LOCATION:** Northeast corner of 120th Street and Portal Road
- D. LEGAL DESCRIPTION:** Lot 36, Brook Valley II Business Park
- E. REQUESTED ACTION(S):** Conditional Use Permit approval for an indoor recreational facility
- F. EXISTING ZONING AND LAND USE:**
I-2 Heavy Industrial, with a FF/FW Flood Plain District (Overlay District); vacant.
- G. PROPOSED USES:** The Conditional Use Permit (CUP) will allow the applicant to operate an indoor recreational facility primarily intended to accommodate volleyball courts and their related incidental uses, such as limited concessions, a training room, a pro shop, and an office for facility management.
- H. SIZE OF SITE:** 6.08 acres

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** Lot is currently vacant. The property is relatively flat with a gradual slope northward to the South Papillion Creek. Site constraints include a floodplain/floodway overlay along the northern edge, paralleled by a sanitary sewer easement to the south of the overlay.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Vacant; C-3 Highway Commercial/Office Park District and Gateway Corridor District (Overlay District), with a FF/FW Flood Plain District (Overlay District) as well.
 2. **East:** Vacant; I-2 Heavy Industrial District, with a FF/FW Flood Plain District (Overlay District)
 3. **South:** Vacant; I-2 Heavy Industrial District

4. West: Industrial flex space building; I-2 Heavy Industrial District, with a FF/FW Flood Plain District (Overlay District)

C. RELEVANT CASE HISTORY:

N/A

D. APPLICABLE REGULATIONS:

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial District
2. Section 5.18 of the Zoning Regulations – FF/FW Flood Plain Districts (Overlay District)
3. Article 6 of the Zoning Regulations – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from proposed egress / ingress to Portal Road.
2. In regard to traffic impact, the youth tournaments are indicated to be on the weekends and would not coincide with typical weekday PM peak hour traffic. An assumption based on the parking lot configuration is that 250 vehicles might arrive during a peak hour. If it can be assumed that half of these come from the west via Giles Road, then there would be perhaps 125 vehicles turning left onto Portal Road to the site access drives from 120th Street in a peak hour. During the weekend this is not expected to be unacceptable. Further, if the left-turn movement becomes difficult, regular patrons will learn to use 117th Street to gain access by right-turns even though the travel path would be a little longer.

In regard to the weekday PM peak hours, the operating statement indicates club practices with 80 to 100 players in the evenings. If the majority of these arrive after 6 pm, then the City Engineer does not see a concern with traffic for that activity. Previous applications for indoor volleyball-related conditional use permits have required the submittal and review of traffic impact studies. However, both of those locations were on a cul-de-sac that relied on one direction for access and intersected with Giles Road (which has higher volumes of traffic than does 120th Street). Since there are alternative access patterns to this site, the City Engineer does not find that a traffic impact study is required.

D. **UTILITIES:** All utilities are available to the site.

E. **PARKING REQUIREMENTS:** The applicant has indicated that youth tournaments will involve approximately 200 players and 300 spectators and that these tournaments often happen in conjunction with league play, which typically has 50-70 participants. This calculates to a potential high point of visitors to the facility of 570. Section 7.06 of the Zoning Ordinance requires one space per four (4) persons the facility is intended to accommodate. This would calculate to a requirement of 143 parking stalls as per the regulations. The applicant has depicted 235 parking stalls on the CUP Site Plan.

Section 7.08 of the Zoning Ordinance requires seven (7) accessible parking spaces for parking lots with a total of 201-300 parking spaces. The CUP Site Plan depicts four (4) have been provided. This issue needs to be satisfactorily resolved prior to City Council review of the Conditional Use Permit.

F. **LANDSCAPING:** The applicant has provided landscaping as part of the Conditional Use Permit site plan. The landscaping depicted in the site plan sufficiently meets the requirements of Section 7.17 of the Zoning Ordinance.

IV. REVIEW COMMENTS:

1. The proposed setbacks meet the requirements set forth as per Section 5.14 (I-2 Heavy Industrial District) of the Zoning Ordinance..
2. No on-street parking will be permitted on Portal Road or 120th Street for any overflow parking.
3. A post-construction storm water management plan will be required at the time of building permit application.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:
Staff recommends approval of the Conditional Use Permit, conditional on the resolution of the accessible parking issue noted in Section III (E) of this report.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. CUP Operational Statement
3. City Engineer's Review Letter
4. Draft CUP
5. CUP Site Plan map set

VII. COPIES OF REPORT TO:

1. Deb Grafentin, TVA Building, LLC
2. Jarryd Israel, Mutual of Omaha Bank
3. Mark Sanford, Mark Sanford Group

4. Dan Pape, McGrath North Mullin & Kratz, PC LLO
5. Public Upon Request


Prepared by
 8-13-15
Community Development Director Date



**CITY OF LA VISTA
PLANNING DIVISION**

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In regard to the weekday PM peak hours, the operating statement indicates club practices with 80 to 100 players in the evenings. If the majority of these arrive after 6 pm, then the City Engineer does not see a concern with traffic for that activity. Previous applications for indoor volleyball-related conditional use permits have required the submittal and review of traffic impact studies. However, both of those locations were on a cul-de-sac that relied on one direction for access and intersected with Giles Road (which has higher volumes of traffic than does 120th Street). Since there are alternative access patterns to this site, the City Engineer does not find that a traffic impact study is required.

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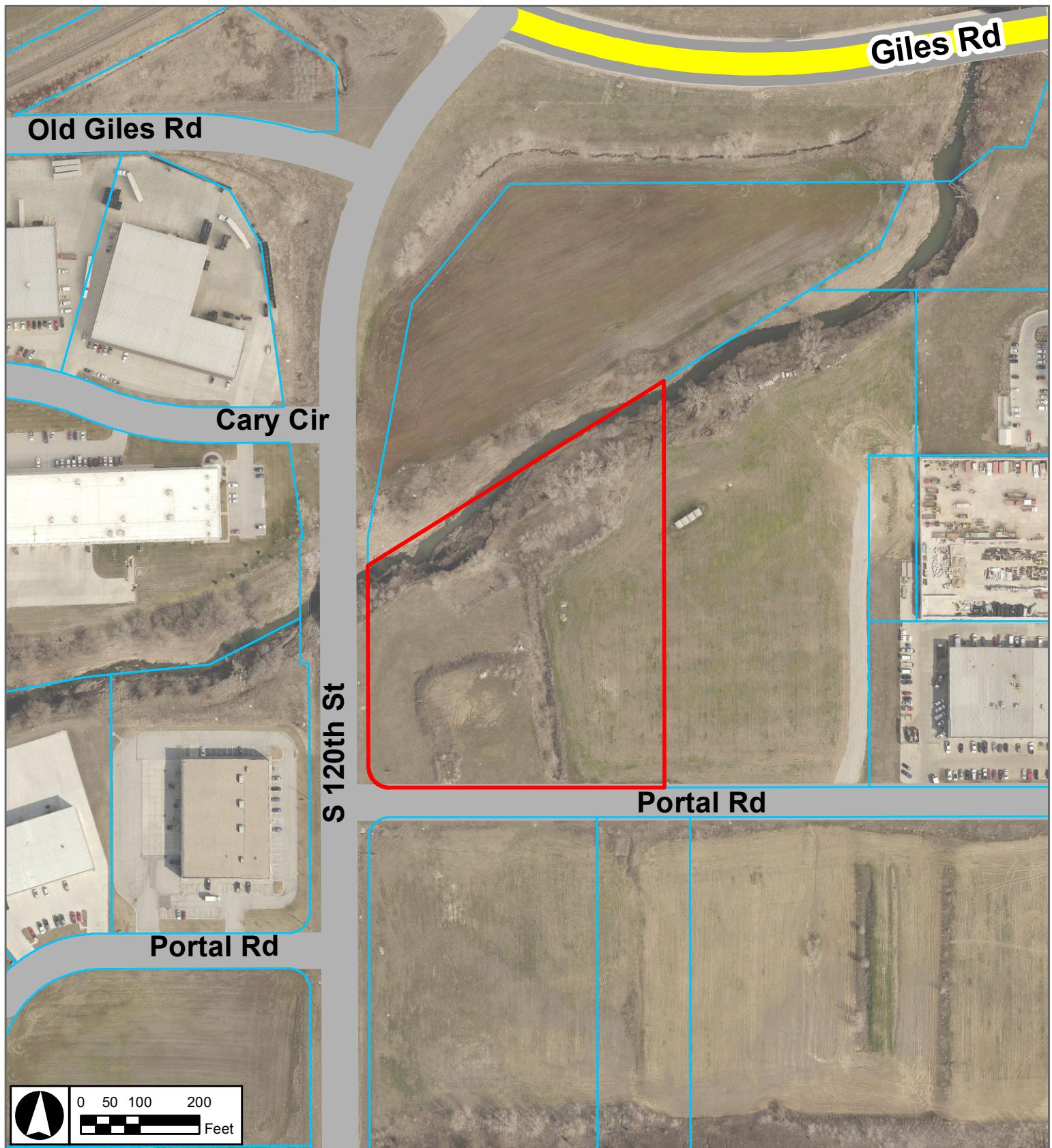
1. Deb Grafentin, TVA Building, LLC
2. Jarryd Israel, Mutual of Omaha Bank
3. Mark Sanford, Mark Sanford Group

4. Dan Pape, McGrath North Mullin & Kratz, PC LLO
5. Public Upon Request

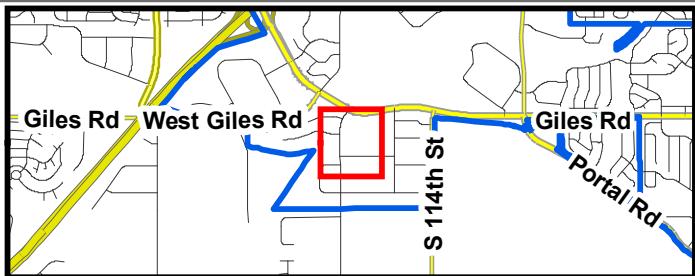
Prepared by

Community Development Director

Date



Project Vicinity Map



The Volleyball Academy CUP

8-10-2015
CSB





July 10, 2015

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Conditional Use Permit Application-Initial Review
The Volleyball Academy
11934 Portal Road

Chris:

I have reviewed the site plan and operating statement that you provided in your transmittal dated July 6, 2015 for a conditional use permit for the proposed indoor recreation use in I-2 zoning. Based on the elements for consideration set forth in Article 6.05 of the Zoning Regulations, I have the following comments:

1. The proposed parking lot layout shows significant encroachment into the existing Channel Drainage and Maintenance Easement. This needs to be reviewed with the Papio-Missouri River Natural Resources District. Little, if any, encroachment into this easement may be permitted.
2. While not specifically related to CUP considerations, site layout will need to comply with the floodway and floodplain regulations. This could affect the quantity or configuration of parking if changes are needed to stay out of the floodway.
3. The operating statement needs to identify how many courts will be contained in the facility and to what extent retail activities (equipment sales) are proposed. The number of courts is needed to evaluate the indicated quantity of participants and spectators set forth in the operating statement.
4. The operating statement indicates that youth tournaments will involve approximately 200 players and 300 spectators. Does this mean 200 players and participants in total for the tournament on a given day, or does it mean those quantities at any one time so that there could be a similar quantity of players waiting their turn to get on the courts. Some clarity on this is needed to determine whether adequate parking is provided which is relevant to Articles 6.05.04, 6.05.05, and 6.05.10 of the Zoning Regulations for Conditional Use Permits.

City Hall
8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development
8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire
8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course
8305 Park View Blvd.
p: 402-339-9147

Library
9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police
7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works
9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation
8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

5. In regards to traffic impact, the youth tournaments are indicated to be on weekends and would not coincide with typically weekday PM peak hour traffic. An assumption based on the parking lot configuration is that 250 vehicles might arrive during a peak hour. If I assume that half of these come from the west on Giles Road, then there would be perhaps 125 vehicles turning left into the site from 120th Street in a peak hour. During the weekend this is not expected to be unacceptable. Further, if the left-turn movement becomes difficult, regular patrons will learn to use 117th Street to gain access by right-turns even though the travel path would be a little longer. In regards to the weekday PM peak hours, the operating statement indicates club practices with 80 to 100 players in the evenings. If the majority of these arrive after 6 pm, then I do not see a concern with traffic for that activity. In the past we have required traffic impact studies for other indoor volleyball use permits. Both of those locations were located on a cul-de-sac that provided on one direction for access and intersected with Giles Road that has higher volumes of traffic than does 120th Street. Since there are alternative access patterns to this site, I do not find that a traffic impact study is required. I do recommend that the CUP include a condition that large events on weekday evenings be scheduled at 6 pm or later.

The applicant should be aware that a post-construction storm water management plan will be required. This may affect their site plan in allowing space for the required storm water detention and water quality treatment devices. Also, the applicant should be aware that no on-street parking will be permitted on Portal Road or 120th Street for any overflow parking.

Please have the applicant provide additional information as indicated above.

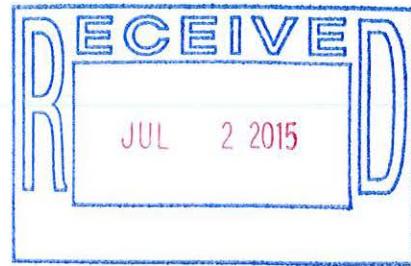
Submitted by:



John M. Kottmann
City Engineer

EXHIBIT "A"

TVA Building LLC
Operating Statement



Purpose of Company / Description of Proposed Project

TVA Building LLC is planning to construct an indoor recreational facility consisting of approximately 50,559 square feet. Various volleyball-related activities for youth through adults will be conducted at the new facility, including the following: lessons, leagues, camps, clinics, schools, disabled sitting volleyball, team practices, and tournaments.

The proposed property, located in La Vista, Nebraska, is currently zoned I-2, and "indoor recreational facility" is a conditional use in the I-2 zoning district.

Hours of Operation

The facility's main hours of operation will be from 5:00pm to 10:00pm Monday through Friday and 8:00am to 6:00pm on Saturday and Sunday, with some limited daily use from 8:00am to 5:00pm Monday through Friday mainly in the summer months while students are out of school.

Weekend use will be used for the following purposes:

1. Lessons
2. Leagues
3. Camps
4. Clinics
5. Schools
6. Team practices,
7. Tournaments (youth, adult, and sitting will take place during 10 to 12 weekends over the course of a year)

There will be occasional lessons during the school year (August through June), that will take place between the hours of 8:00am and 5:00pm Monday through Friday.

Number of Participants / Activities

Lessons: 2-4 students per coach (approx. 2 or 3 coaches at one specific time); occurring periodically throughout the year

Leagues: Between 50-70 participants at any one time; it is contemplated that there will be four leagues held in fall, winter, spring and summer

Camps: Between 20-40 campers at a time; camps are periodic throughout the year but generally do not occur while school is in session; camps occur approximately 12-15 days during the year

Clinics: Between 15-25 participants per clinic; occurs periodically throughout the year

Schools: Between 20-40 students; held in the evening while school is in session

Club Team Practices: Between 80-100 players will practice in the evenings, generally between January and May

Youth Tournaments: Approximately 200 players, 300 spectators; often tournaments are held in conjunction with league play

Adult Tournaments: Approximately 60 players, 25-50 spectators; held very sporadically throughout the year

City of La Vista Conditional Use Permit

Conditional Use Permit for Indoor Recreational Facility (Volleyball Courts)

This Conditional Use Permit issued this _____ day of _____, 2015, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, TVA Building, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an indoor recreational facility upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 36, Brook Valley II Business Park, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a indoor recreational facility; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A 0.1" hereto for an indoor recreational facility, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "A 0.1".
 - b. Hours of operation for said indoor recreational facility will generally be from 5:00 p.m. to 10:00 p.m. Monday through Friday and from 8:00 a.m. to 10:00 p.m. on the weekends, with limited daily use from 8:00 a.m. to 5:00 p.m. on weekdays. In no event should hours extend beyond 12:00 a.m.
 - c. There will be approximately 20 employees who will manage the facility.
 - d. Indoor recreational facility is primarily intended to accommodate volleyball courts and their related incidental uses, such as limited concessions, a training room, a pro shop, and an office for facility management (see Exhibits "A1" and "A2" for floor plan). Other similar indoor activities are permitted upon determination by the City. No alcoholic beverages shall be served in this facility.
 - e. The use and facility shall be limited to youth and adult play and practice primarily for volleyball, but also may be periodically used for similar sports commonly conducted in similar indoor facilities, such as basketball, soccer and indoor softball training. Parking required for this use is identified on Exhibit "A 0.1". Parking areas shall be striped and/or separate parking areas shall be designated by

the owner for this use. Additional parking areas may be required if deemed necessary by the City.

- f. Occupancy of the facility is limited to 940 persons based on the requirements of the Plumbing Code for restroom facilities. Additional occupancy will require additional restrooms.
- g. There shall be no storage, placement or display of goods, supplies or any other material, substance, container or receptacle outside of the facility, except trash receptacles and those approved in writing by the City.
- h. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
- i. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- j. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.

3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. If the permitted use is not commenced within one (1) year from _____, 2015, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.

6. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or

safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

7. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Deb Grafentin
TVA Building LLC
11934 Portal Road
La Vista, NE 68128

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pamela A. Buethe, CMC
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

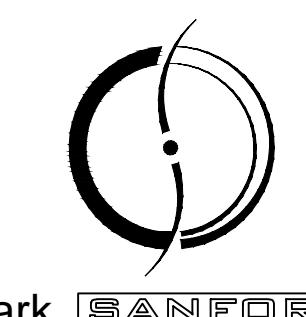
Notary Public

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2015, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared [_____], personally known by me to be the _____ of TVA Building LLC, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public



MARK SANFORD GROUP
1306 N. 162nd ST.
OMAHA, NE 68118
PHONE: 402.598.0442
FAX: 402.493.3567

PROJECT:
TVA

ARCHITECT:
MARK N. SANFORD, AIA

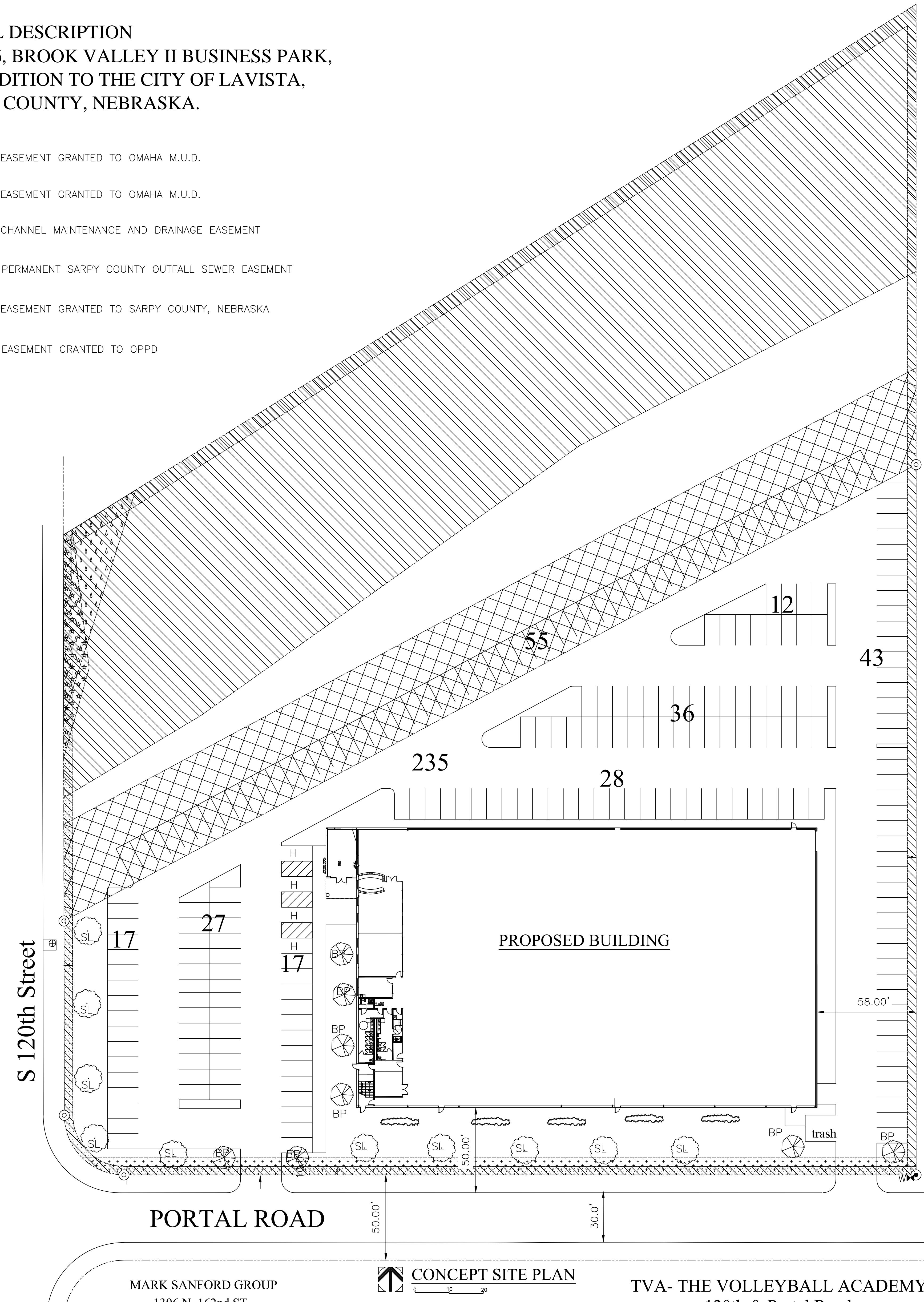
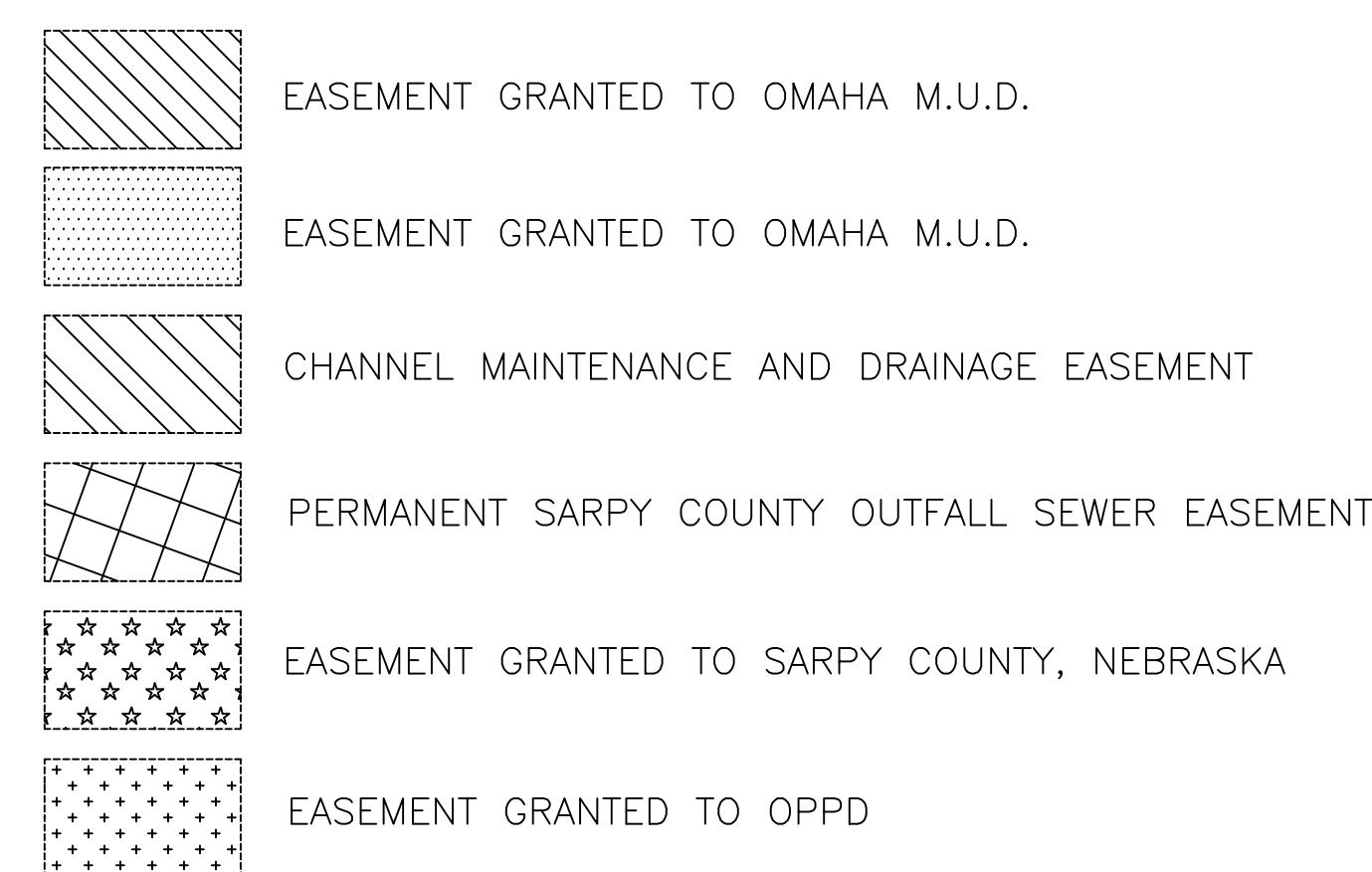
DRAWN BY:
MNS

DATE:
7.26.15

TITLE:
SITE PLAN

SHEET:
A0

LEGAL DESCRIPTION
LOT 36, BROOK VALLEY II BUSINESS PARK,
AN ADDITION TO THE CITY OF LAVISTA,
SARPY COUNTY, NEBRASKA.



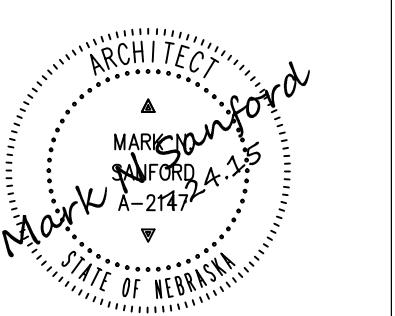
TVA- THE VOLLEYBALL ACADEMY

120th & Portal Road

LaVista Nebraska



TVA- THE VOLLEYBALL ACADEMY
120th & Portal Road
LaVista Nebraska



MARK SANFORD GROUP
1306 N. 162nd ST.
OMAHA, NE 68118
PHONE: 402.598.0442

PROJECT:	TVA
ARCHITECT:	MARK N. SANFORD, AIA
DRAWN BY:	MNS
DATE:	7.21.15
TITLE:	COVER SHEET
SHEET:	A0

TVA- THE VOLLEYBALL ACADEMY
120th & Portal Road
LaVista Nebraska

120th & Portal Road LaVista Nebraska

LaVista Nebraska

mark **SANFORD**
ARCHITECTS

MARK SANFORD GROUP
1306 N. 162nd ST.
OMAHA, NE 68118
PHONE: 402.598.0442

PROJECT:

ARCHITECT:

DRAWN BY:

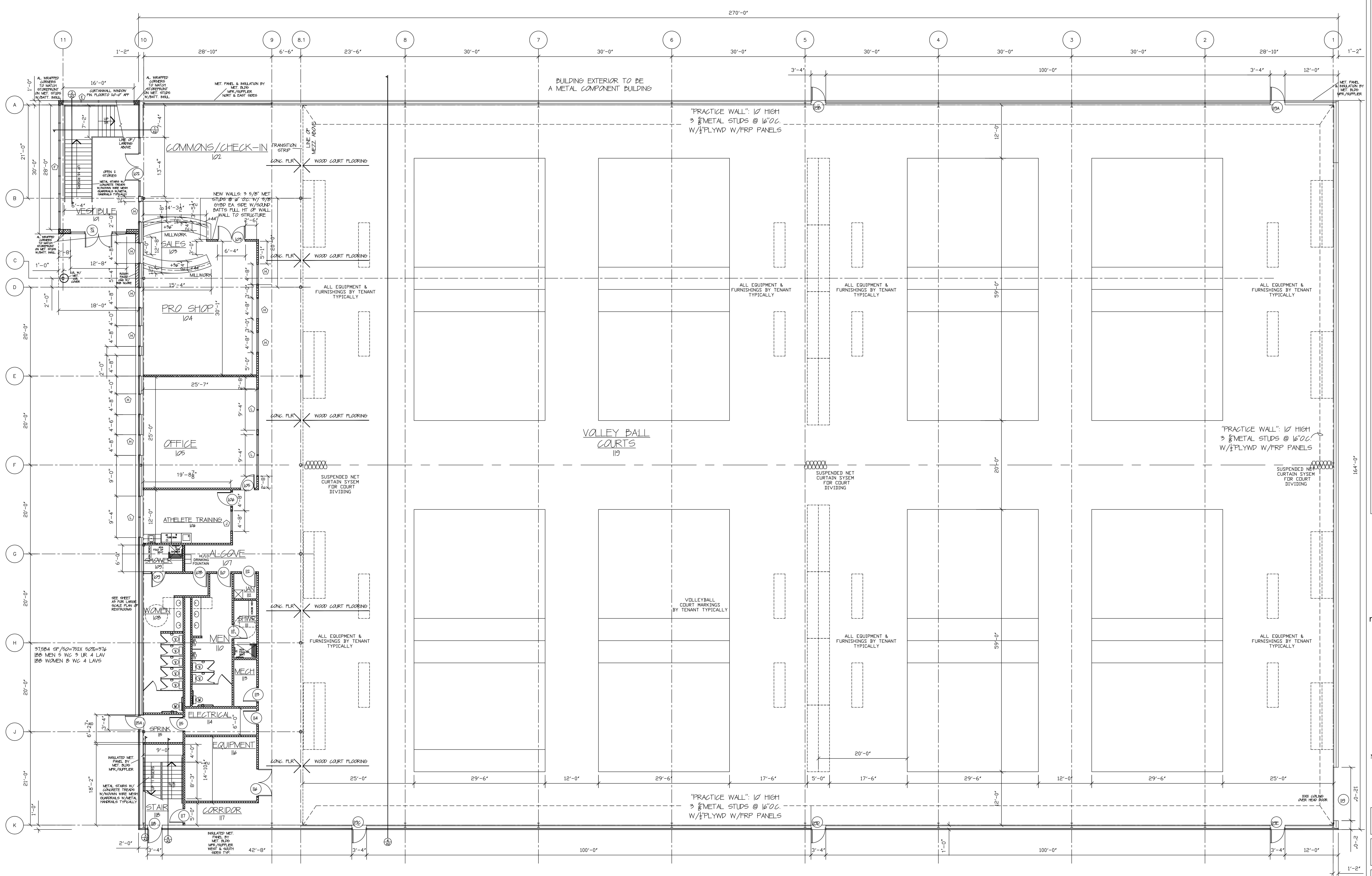
DATE: 7.21.15

TITLE

FLOOR PLAN

A1

A1





MAIN LEVEL PLAN

NOTE:
Mark Sanford, AIA of
Mark Sanford Group is
providing architectural
services and will be the
professional coordinator
for the project.

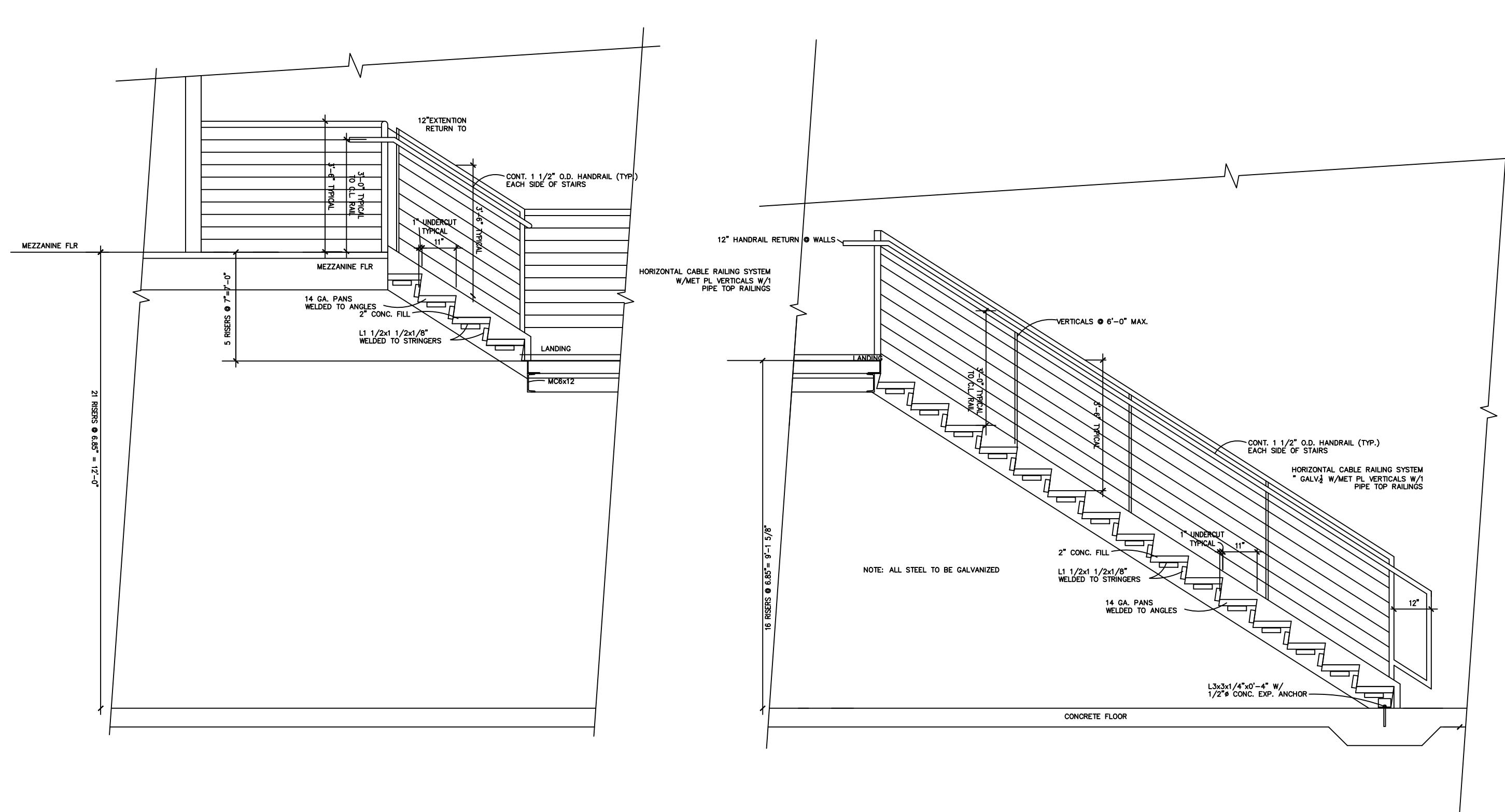
Mark N Sanford 7.24.15

GENERAL NOTES:

1. THE GENERAL CONDITIONS OF AIA DOCUMENT A201-2007 ARE APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR MUST VERIFY ALL INFORMATION SHOWN AND SHALL BE RESPONSIBLE FOR SAME.
3. CONTRACTOR MUST CONFIRM ALL SPECIFICATION AND FINISHES WITH OWNER PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES.
5. SEE ELECTRICAL SHEETS FOR ELECTRICAL SPECIFICATIONS AND REQUIREMENTS.
6. ALL CONTRACTORS TO OBTAIN THE REQUIRED BUILDING PERMITS.
7. CONTRACTORS MUST PROVIDE LIABILITY INSURANCE TO PROTECT THE TENANT AND OWNER FROM ANY & ALL CLAIMS THAT MAY ARISE DUE TO ACTS BY THE CONTRACTOR AND/OR SUBCONTRACTORS.
8. ALTHOUGH NOT SPECIFICALLY INDICATED, CONTRACTORS WILL PROVIDE AND INSTALL ALL SUPPLEMENTARY AND MISCELLANEOUS ITEMS AND DEVICES INCIDENTAL TO AND NECESSARY FOR A SOUND, SECURE AND COMPLETE PROJECT.
9. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY ON ALL EQUIPMENT AND WORK.
10. FLOORING TO BE A WOOD FLOORING SYSTEM IN FOR THE COURT AREA.
11. NEW CEILING TO BE SUSPENDED 2X2 METAL GRID WITH TEGULAR EDGE ACOUSTIC CEILING PADS WHERE INDICATED
12. OCCUPANCY TO BE ASSEMBLY USE AS A INDOOR SPORTING EVENT FOR VOLLEYBALL COURTS. ASSEMBLY GROUP A-4.
13. SEE MECHANICAL PLANS FOR HVAC AND PLUMBING.
14. SEE ELECTRICAL PLANS FOR LIGHTING AND POWER REQUIREMENTS.
15. ALL FINISHES TO BE VERIFIED WITH TENANT AND WILL COMPLY WITH ALL APPLICABLE CODES.
16. PROVIDE ALL WOOD BLOCKING IN WALLS FOR PROPER ANCHORING OF ALL MILLWORK, WALL MOUNTED EQUIPMENT INCLUDING TV, ETC., AS NECESSARY. VERIFY LOCATIONS WITH TENANT.
17. BUILDING IS TYPE V CONSTRUCTION.
18. THE BUILDING WILL BE SUPPLIED WITH A FIRE SUPPRESSION SYSTEM.
19. PROVIDE ALL REQUIRED FIRE SAFETY WARNING EQUIPMENT AS REQUIRED.
20. FIRE EXTINGUISHER CABINETS TO BE INSTALLED AS PER CODE.

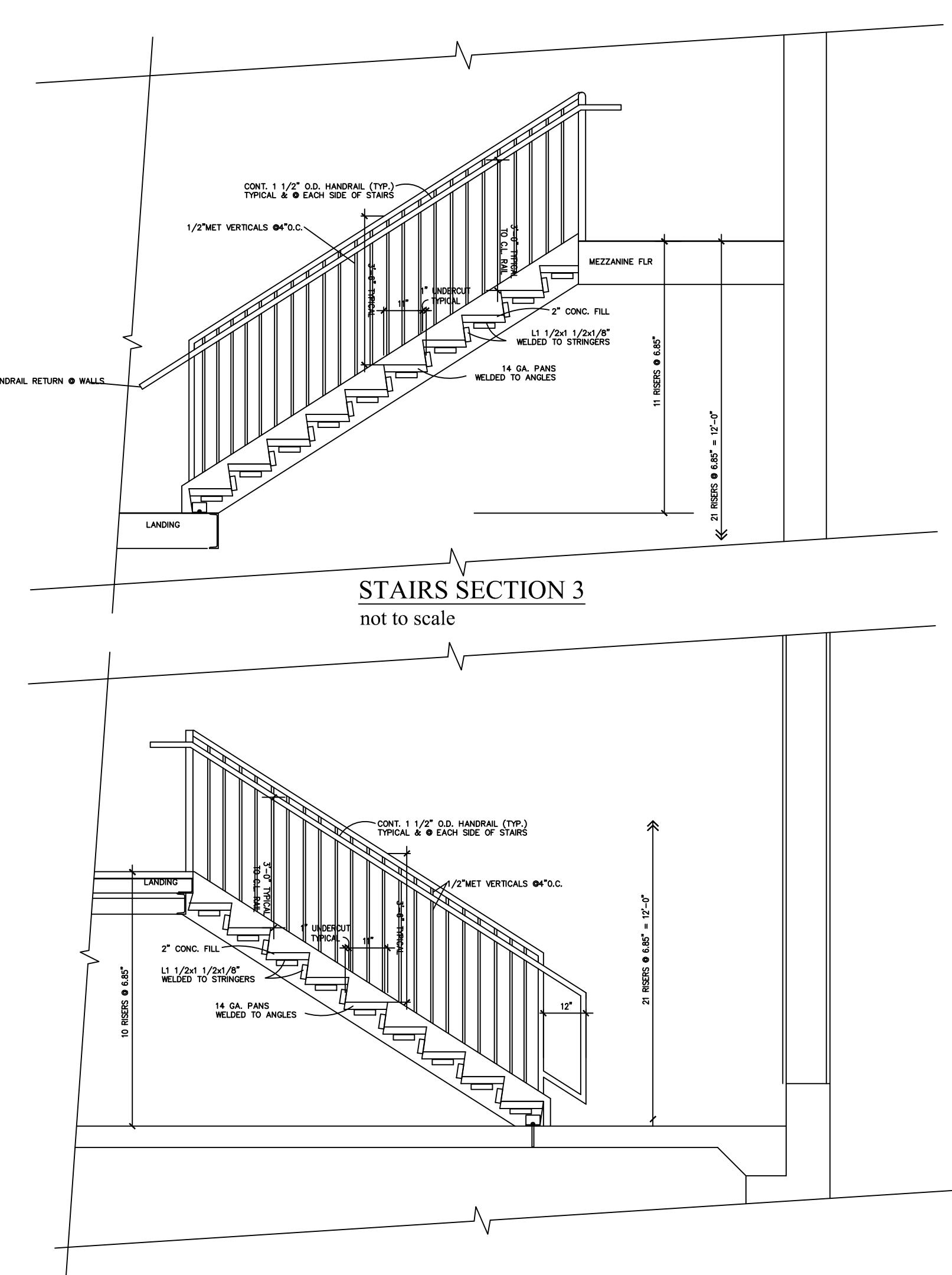
NOTE:
Structural design of the mezzanine design:
This design is based on a live load of 125 psf.

- 4" concrete floor (total thickness)
- 1.0C x 22 ga. metal deck
- Joists are 24K10 at 2'-0" o.c.
- Beams supporting joists (span between metal building columns) are W18x40s
- Reaction to metal building columns from each end of each beam: Dead = 11.8 kips; Live = 23.6 kips;
- Interior columns support 2 beams therefore the total reaction to the columns is Dead = 23.6 kips and live = 47.2 kips.
- Joist & beam deflections are limited to L/360 for live load only & L/240 for dead + live load



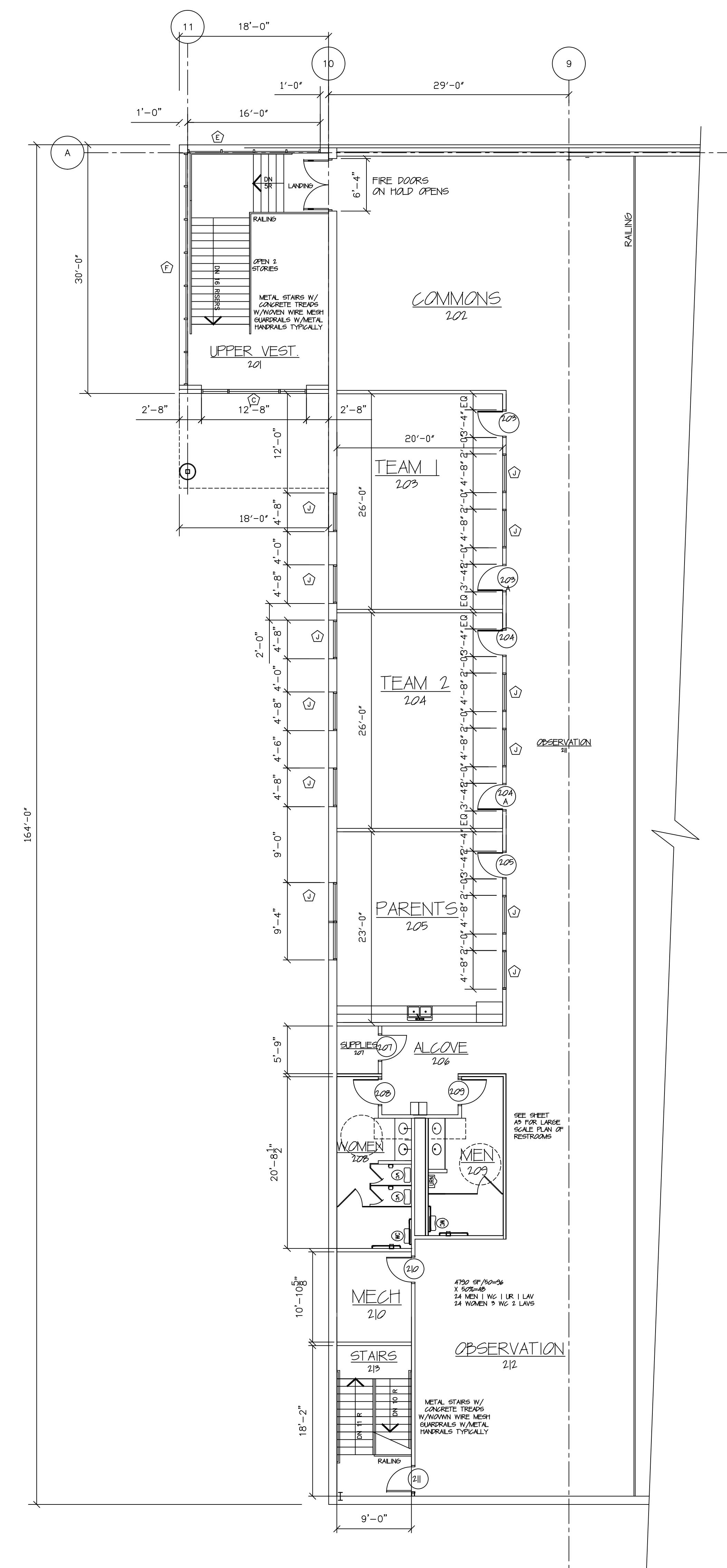
STAIRS SECTION 1
not to scale

STAIRS SECTION 2
not to scale



STAIRS SECTION 3
not to scale

STAIRS SECTION 4
not to scale



MEZZANINE LEVEL PLAN

0 2 4 8

