



## PROJECT SUPPORT/JUSTIFICATION STATEMENT VERIZON / VERTICAL BRIDGE SITE “NOUTH YERINGTON”

### Introduction

Verizon is seeking to improve its coverage North of Yerington Nevada. Verizon maintains a strong customer base in Yerington and strives to improve coverage for both current and potential customers. Working with Vertical Bridge to develop the tower infrastructure. Verizon’s network expansion will increase public safety within the region and will expand wireless service to areas that have poor service.

Verizon proposes to construct a new 95’ tall windmill tower (with 25' windmill installed to 115' total height to match the approved Use Permit PLZ-20-0015) with necessary antennas and associated ground equipment. This facility is to be located on a ranch property operated by Four G LLC located at 1 Scarsdale Dr, Yerington, NV 89447 (APN: 014-241-12). This property is within Lyon County’s jurisdiction and is zoned Rural Residential (RR-20). This unmanned facility will provide service to residents, businesses and travelers along Hwy 95 north of Yerington. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications so essential to modern day commerce and recreation.



### Coverage Area



This site has been designed to improve coverage, which would enhance safety in the following areas:

- Vehicular traffic on Highways 95 and Mason Pass Rd.
- Businesses/farmers in the area
- Residential users in Lyon County

### **Safety Benefits of Improved Wireless Service**

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

### **Compliance with County Development Standards**

This project has been carefully designed to comply with all applicable standards set forth in the County's Land Use and Development Code, Chapter 15.230. Specifically, Section 15.230.06 A–G. Each is addressed below:

#### **§ 15.230.06(A)**

The Code requires that the proposed Verizon wireless telecommunications facility be consistent with the policies in the County's Master Plan and the general purpose and intent of the applicable district regulations.

The policies laid out in the Master Plan for the Neighborhoods in Rural Districts states that development in agricultural or rural areas should minimize its impacts on natural areas and on nearby ranching and agricultural operations. Verizon and Vertical Bridge are proposing a design that will comply with each design principle as required by the County and are addressed below.

- Minimize cut and fill for roads and site grading.  
*Verizon will be utilizing an existing dirt road on the property.*
- Use native plants for landscaping.  
*The Verizon facility will not require landscaping.*
- Steer development away from geologic features, such as rock outcroppings or steep slopes.  
*The facility is located on flat terrain.*
- Use appropriate setbacks, and placement of structures that are compatible with adjacent agricultural activities.  
*Verizon has designed the site to comply with the setback requirements and does not impede on the surrounding agriculture or ranching activities and is designed to not exceed the maximum height for this zone listed in Table 15.236-1.*
- Design buildings that reflect the architectural heritage.  
*The facility does not include any buildings.*



- Incorporate wildlife friendly fencing or “rural” open fencing rather than solid fencing.  
*The Verizon facility was designed with the collaboration of the property owner to ensure the safety of the cattle that reside on the property.*
- Preserve existing ranch buildings and other features of the site, when appropriate.  
*No structures will be removed with the development of the wireless facility.*

#### **§ 15.230.06(B)**

The proposed Verizon Wireless telecommunications facility is compatible with the surrounding development. This location will provide the necessary coverage for the surrounding homes and businesses in the area. This, and many other properties surrounding it are already used for agricultural/commercial purposes.

#### **Construction and Maintenance**

The construction of the facility will be in compliance with all local rules and regulations. All construction work is done on site and typically takes about 8 weeks. The crew size will range from two to ten individuals. Traffic and neighbors will not be meaningfully impacted if at all.

#### **Noise**

The 30kw standby generator will be operated for approximately 15 minutes per week for maintenance purposes and power outages. The generator creates 63 dBA of sound at a distance of 23 feet. A noise study will be provided with the building permit application recognizing and ensuring compliance with the 50 dBA (day) / 60 dBA (night) sound thresholds at the property lines. Based on the inverse square law formula  $SPL_2 = SPL_1 - 20 \log(R_1/R_2)$  the calculated sound level to the nearest property line without taking into account absorptive trees and grasses on the property is 41.29 dBA, the expected measured level will be 10 to 18 dBA lower than the maximum daytime threshold.

#### **Visual Impact**

The flat open terrain of Northern Nevada presents challenges for obscuring wireless sites from view. However, after careful consideration during the review process for Use Permit PLZ-20-0015, the County previously approved this exact design. Collaborating with Verizon and Epic Wireless, the County determined that options like “stealth trees” and standalone towers were less suitable than the proposed self-support tower, which features an agriculturally familiar windmill structure. This design was favored for its less visually obtrusive nature. The proposed facility incorporates low reflectivity materials and is strategically set back from property lines to minimize visibility while still achieving essential coverage objectives. Photo simulations of the proposed facility, taken from publicly accessible locations within a one-mile radius, are included with this application, reinforcing the County's prior approval of this thoughtful approach.

#### **Lighting**

No lighting is proposed on the Windmill Structure, and will not be proposed unless as required by FAA requirement. Any documents requiring lighting by the FAA will be presented at submission of the building



permit plans to the County.

**§ 15.230.06(C)**

The proposed site is an unmanned facility and will not increase traffic beyond the capacity of the existing roadway infrastructure.

**§ 15.230.06(D)**

The proposed facility will not impact traffic flow or require public roadway improvements.

**§ 15.230.06(E)**

The design and implementation of this facility aligns with the conditions outlined in 15.230.06(B) and matches the previously approved Use Permit PLZ-20-0015. The project received a 4–0 vote in favor of the screened windmill design, which was determined to best fit the community and effectively mitigate any potential visual impacts on adjacent properties. This thorough review underscores the lack of adverse effects associated with the proposed use.

**§ 15.230.06(F)**

This project has been carefully designed to comply with all applicable standards set forth in the County’s Land Use and Development Code

- § 15.236.01 Encourages Collocations

*This structure is designed to accommodate two or more additional co-locations. Vertical bridge is the tower operator having a lease for this purpose recorded on the property a Memorandum of Option and Lease Agreement for this APN. Having partnered with Verizon to develop this tower, Verizon will be the first co-location on the tower. Pending receipt of planning approval, Vertical bridge will begin advertising space on this tower to other carriers.*

**§ 15.230.06(G)**

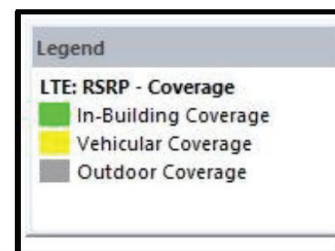
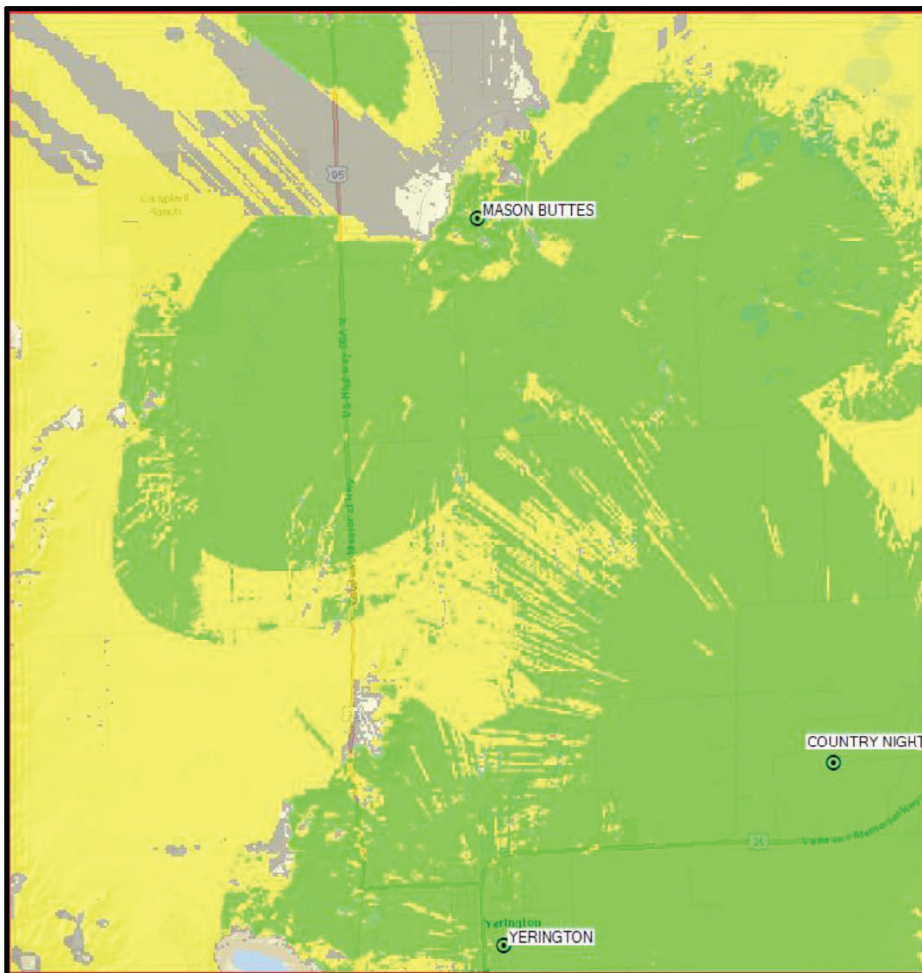
Telecommunications facilities are highly regulated for health and safety through the Federal Communications Commission (FCC). Therefore, the proposed facility poses no detriment to public health, safety, or welfare, and it is not injurious to property or improvements in the vicinity. The facility provides an important public benefit through improved connectivity for residents, businesses, and travelers.



## Development at maximum design height

Existing coverage in the area shows areas of significant coverage gaps in Lyon County to the north of Yerington. Coverage from the existing Mason Buttes tower is blocked due to significant terrain immediately to the Northwest of the site. The North Yerington project is specifically designed to provide redundant coverage to nearby communities which will allow for high-speed data connections and fill existing gaps in highway coverage to and from Yerington along Hwy-95 South of the Geothermal plant.

## Existing Coverage Map Prediction – AWS



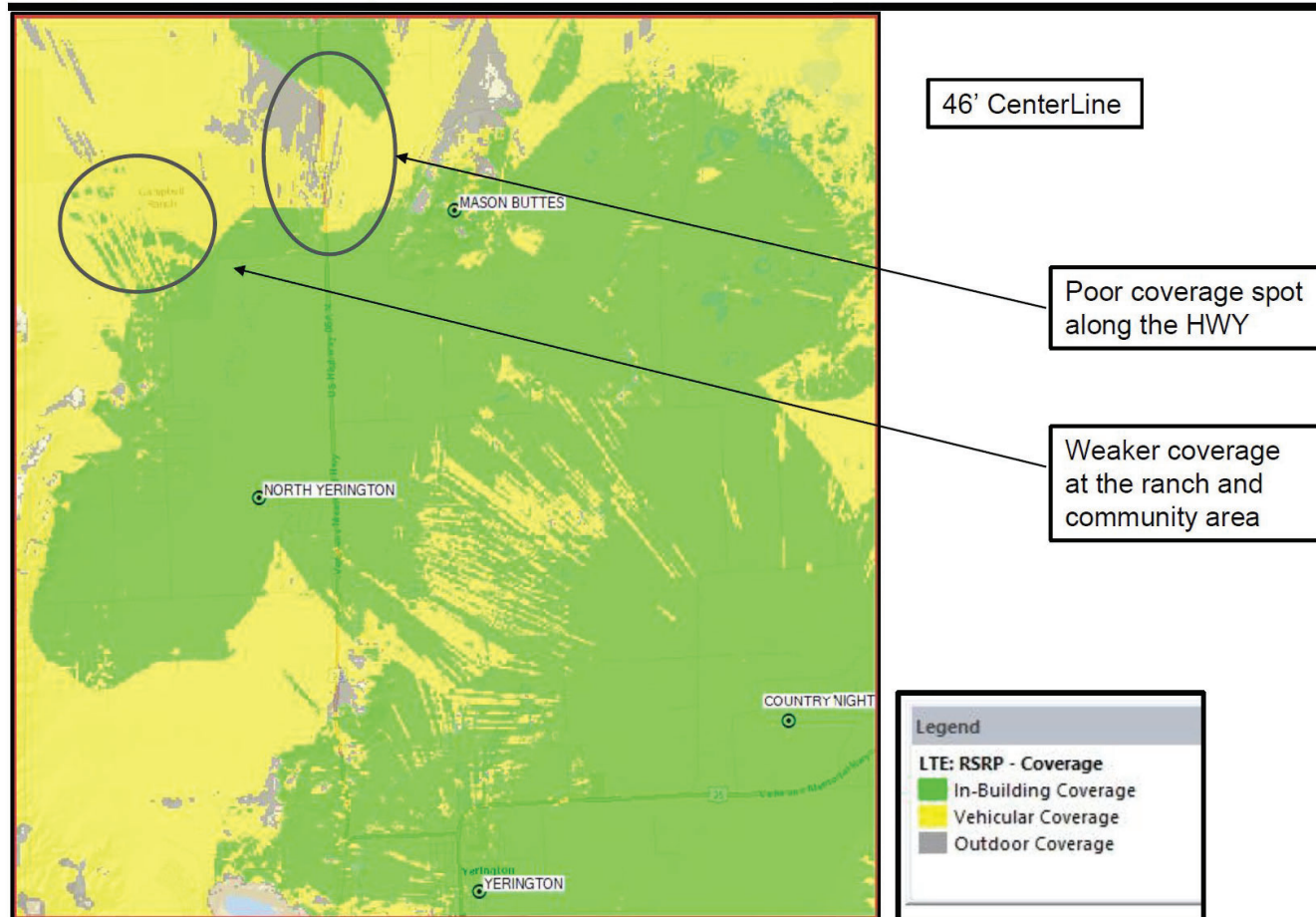
**verizon**

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Multiple locations were reviewed, with outreach to many property owners in the area on properties located on higher terrain to the North West of this location. Verizon and Vertical Bridge were unable to reach agreeable contract terms with suitable hilltop locations. The proposed tower location is part of an expanded search area in the valley along Hwy-95 that “shoots the gap” between some of the smaller hills in the area to provide the best overall coverage.

The proposed project location was reviewed for development of a 45' tower as specified under Table 15.236-1 for a RR-20 zoned property. With antennas expected to see a 46' centerline, the coverage predicted from this tower is as shown below:

### Proposed Coverage Map Prediction – AWS

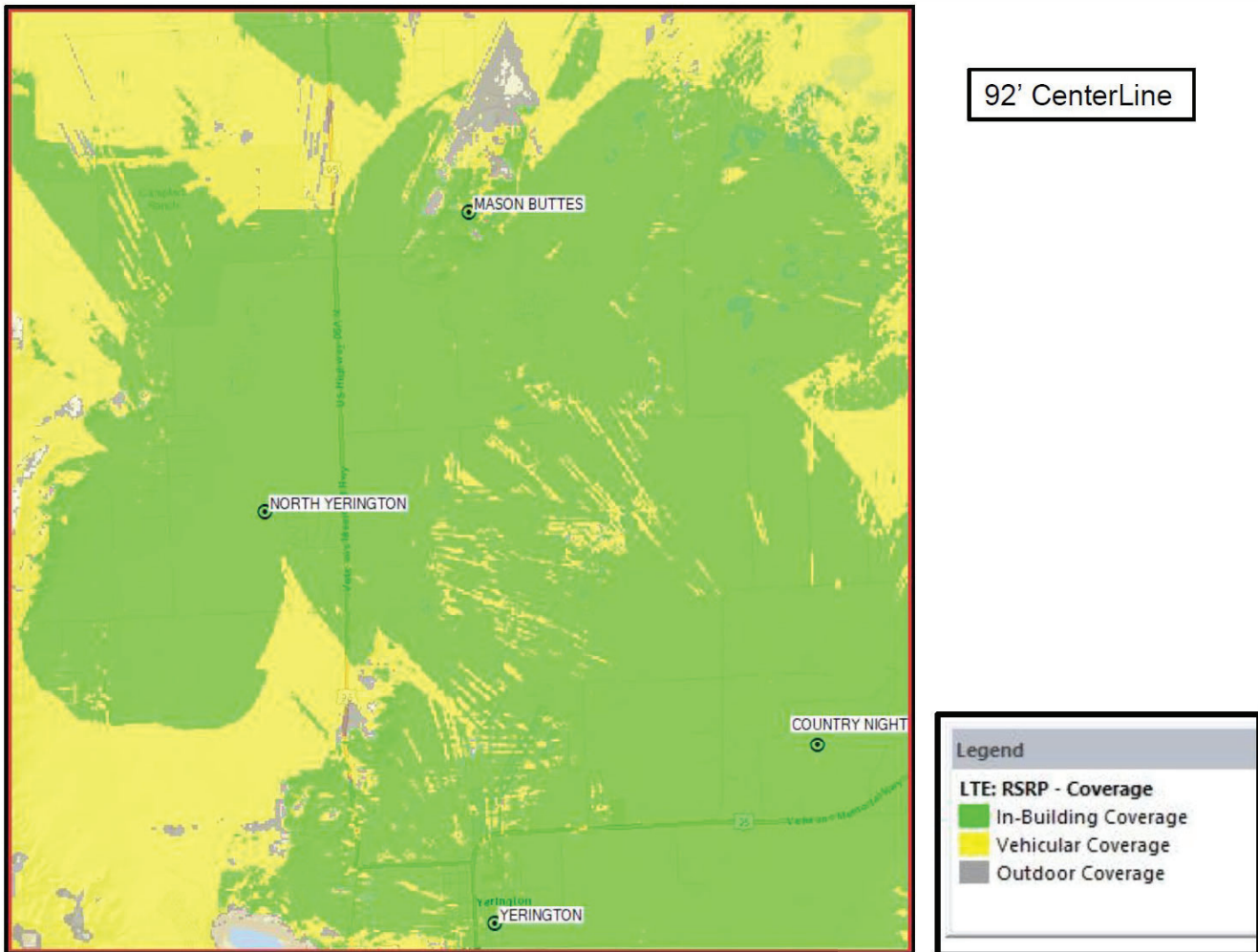


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At this elevation the significant gaps to the north see some improvement in small areas, but not the overall service increase for vehicular coverage along Hwy-95 needed to consider this project successful by Verizon. Further, future co-location carriers would see similar coverage gaps at a lower elevation, and may not consider this tower for co-location without a significant increase in elevation above an existing 45' tower.

We evaluated this location with an additional 50' of tower above the maximum elevation, and found that at this elevation the gaps saw significant improvement in in-vehicle coverage along Hwy-95, with additional coverage benefits in residential areas around Campbell Ranch, The Yerington Indian Reservation and the Nevada Onion facility off Bowman Ln.

## Proposed Coverage Map Prediction – AWS



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The added elevation will meet Verizon's objectives for coverage of the existing service gaps and expansion of high-speed internet service in already served areas. With the included coverage maps as technical documentation substantiating our request, and ask that the Lyon County planning commission consider our request for an additional 50' of tower elevation per 15.236.07(B)-1 for approval.



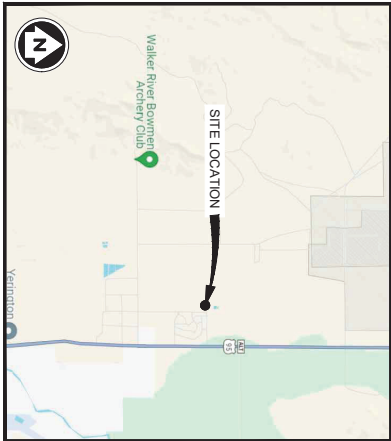
PROJECT DESCRIPTION:

- A (N) VERTICAL BRIDGE UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- (N) VERTICAL BRIDGE 56'-0" x 5'-0" (2940 SQ. FT.) LEASE AREA
  - (N) VERTICAL BRIDGE 56'-0" x 5'-0" FAUX WINDMILL ABOVE TOWER (TOTAL HEIGHT 115')
  - (2) (N) VERTICAN WIRELESS ANTENNAS ON (N) MOUNTS
  - (8) (N) VERTICAN WIRELESS RRH UNIT @ ANTENNAS
  - (4) (N) VERTICAN WIRELESS SURE SUPPRESSORS (2) @ ANTENNAS & (2) @ EQUIPMENT
  - (3) (N) OUTDOOR EQUIPMENT CABINETS
  - (N) STANDBY GENERATOR W/ FUEL TANK
  - (N) POWER & FIBER TO SITE

CODE COMPLIANCE:

- ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES.
1. 2018 INTERNATIONAL BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  2. 2018 INTERNATIONAL RESIDENTIAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  3. 2018 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  4. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
  5. 2018 INTERNATIONAL FUEL GAS CODE
  6. 2018 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  7. 2018 UNIFORM PLUMBING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  8. 2018 INTERNATIONAL ELECTRICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
  9. 2017 NATIONAL ELECTRICAL CODE
  10. 2018 INTERNATIONAL FIRE CODE
  11. 2012 WELDING AND URBAN INTERFACE CODE
  12. 2012 WIRELESS NETWORK AMENDMENTS
  13. 2012 WIRELESS NETWORKS
  14. ANSI/ISA-18.2-2014

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.



VICINITY MAP  
N.T.S.

PROJECT INFORMATION

SITE NAME: NORTH YERINGTON  
VERTICAL BRIDGE SITE ID: US-NV-5075  
MGS LOCATION ID: 50009/8134  
COUNTY: LYON COUNTY  
JURISDICTION: LYON COUNTY  
APR: 014-241-12  
SITE ADDRESS: 1 SCARSDALE DR.  
YERINGTON, NV 89447  
CURRENT ZONING: R65 (RURAL RESIDENTIAL-5)  
CONSTRUCTION TYPE: V-B  
OCCUPANCY TYPE: U. (UNMANNED COMMUNICATIONS FACILITY)  
LATITUDE: N 39° 02' 18.84" NAD 83  
LONGITUDE: W 119° 41' 39.29" NAD 83  
GROUND ELEVATION: 4350.8' AMSL

vertical bridge

US-NV-5075  
NORTH YERINGTON  
1 SCARSDALE DR  
YERINGTON, NV 89447  
115' FAUX WINDMILL TOWER

DRAWING INDEX

DRAWING #	TITLE	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
C-3	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	COMPOUND PLAN	-
A-1.4	EQUIPMENT PLAN	-
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-



LOCATION MAP  
N.T.S.

PROJECT INFORMATION

PROPERTY OWNER: FOUR G LLC  
6 SCARSDALE DRIVE  
YERINGTON, NV 89447  
APPLICANT: VERTICAN WIRELESS  
2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598  
LEASING CONTACT: ATTN: CHRIS HATCH  
(916) 243-5440  
CHRIS.HATCH@VERTICANWIRELESS.NET  
ZONING CONTACT: ATTN: CHRIS HATCH  
(916) 243-5440  
CHRIS.HATCH@VERTICANWIRELESS.NET  
CONSTRUCTION CONTACT: ATTN: PETE MYNANS  
PETER.MYAN@VERTICANWIRELESS.NET  
TOWER OWNER: THE TOWERS, LLC  
8001 BAYVIEW, SUITE 200  
(956) 406-4014  
POWER COMPANY: NV ENERGY  
TELECOM COMPANY: -

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	DISAPPROVED/REUSE
VERTICAL BRIDGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BROCHER:

2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

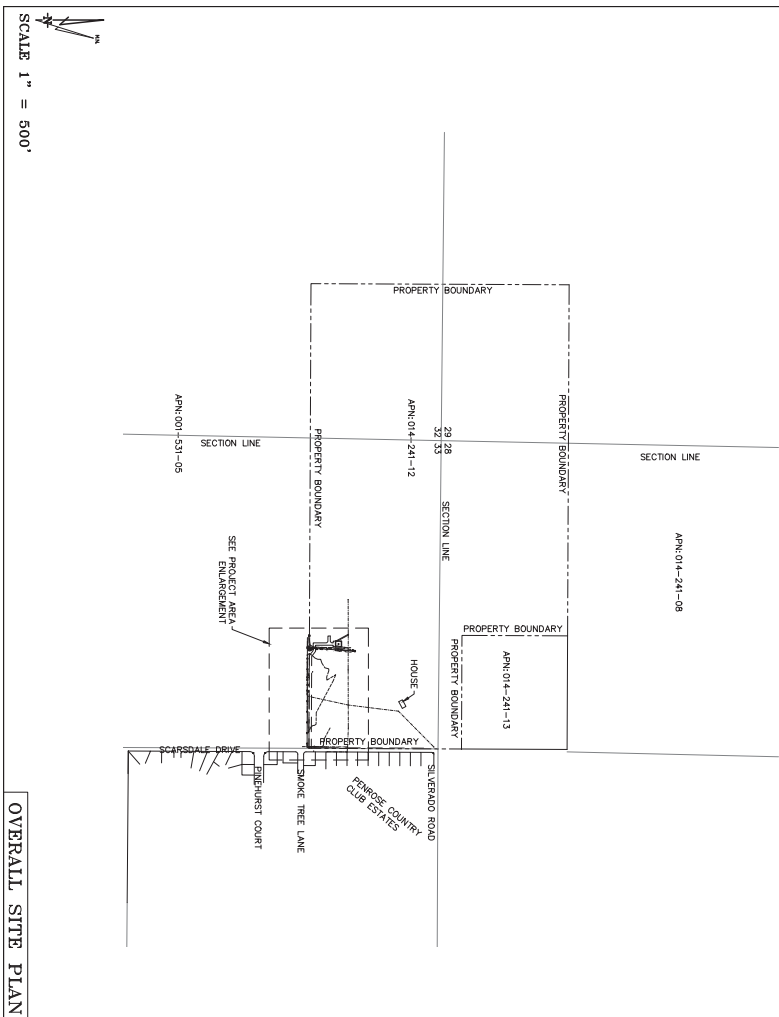


CONTRACT NUMBER:

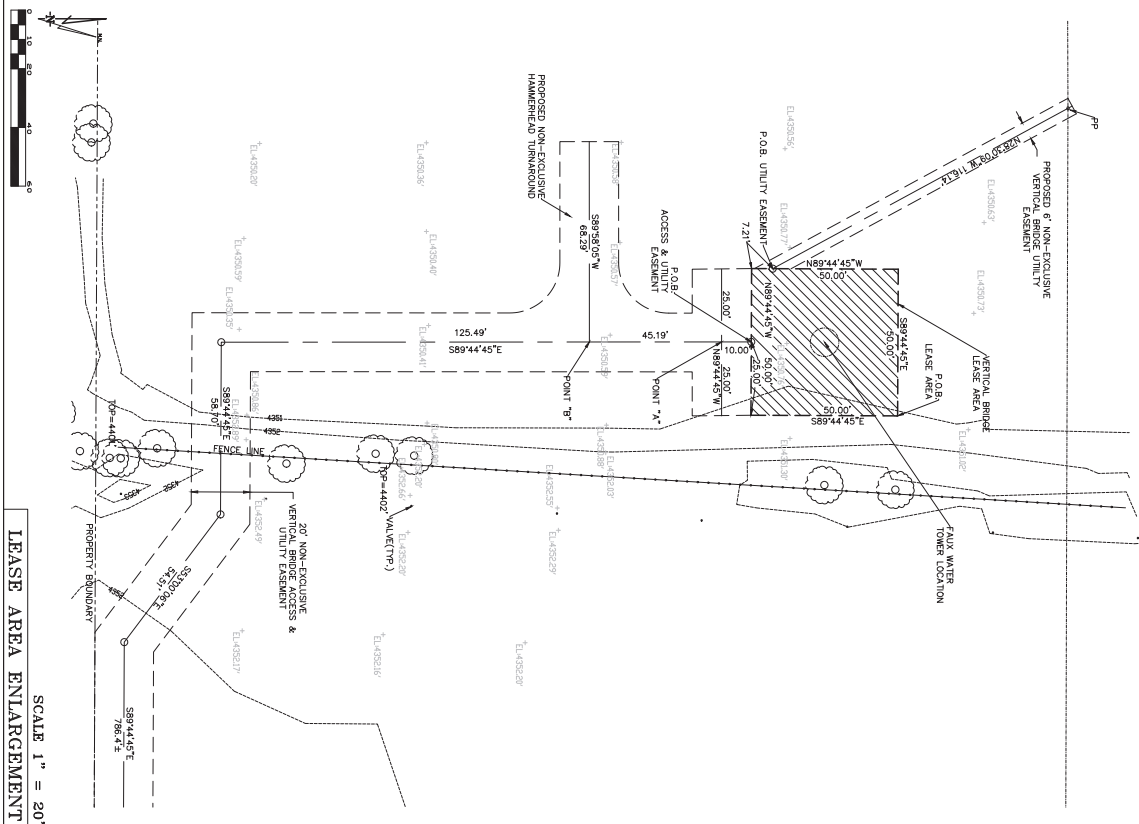
2018-2019 Year 1 & 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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[illegible]



# OVERALL SITE PLAN



BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DETENTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND EASEMENTS WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

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US-NV-5075  
NORTH YERINGTON  
1 SCARSDALE DRIVE  
YERINGTON, NV 89447  
PLOT PLAN AND  
SITE TOPOGRAPHY



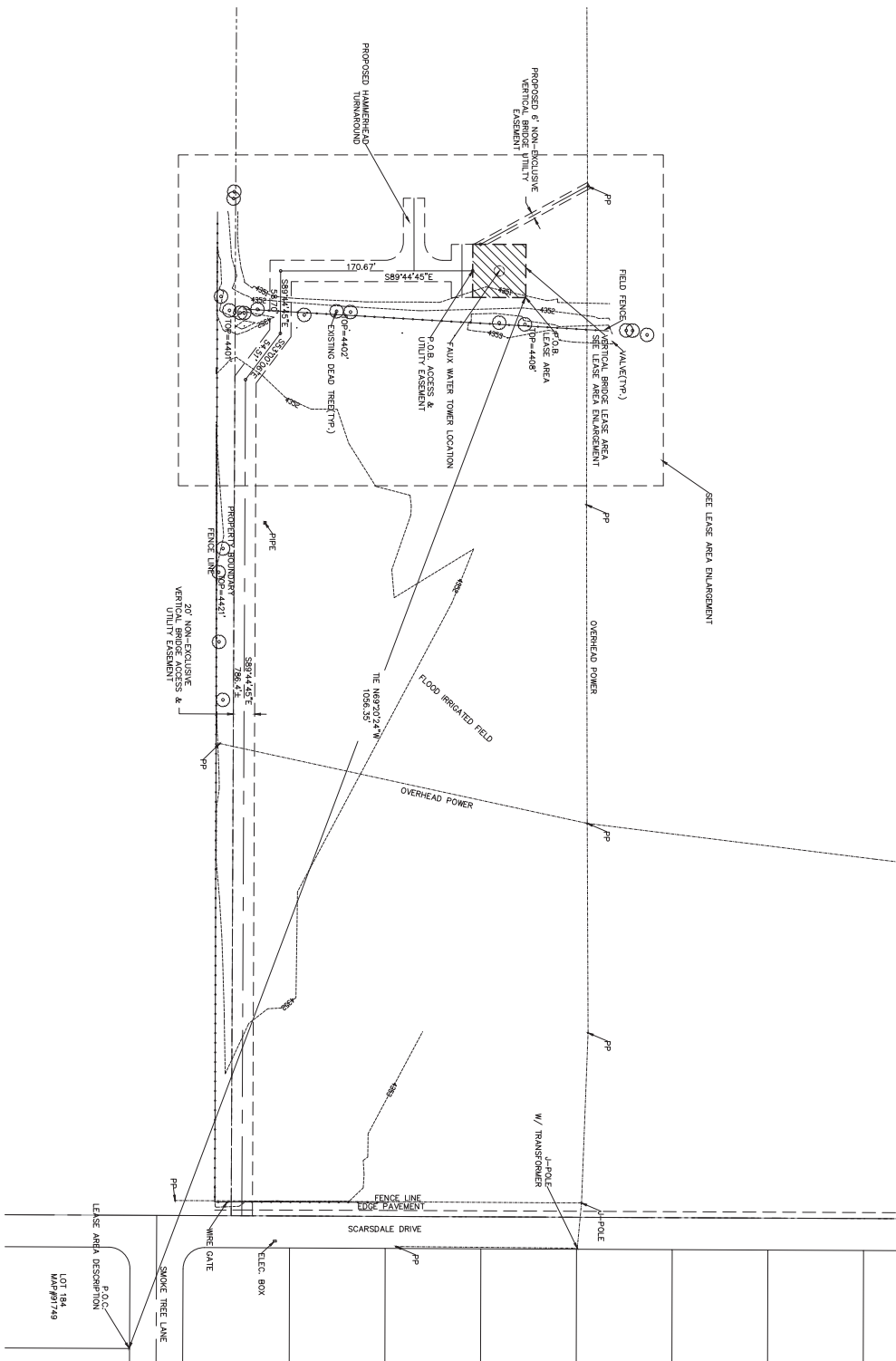
Surveyor

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AUBURN, CALIFORNIA 95603

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fax: (530) 823-1309

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EE\OUT		

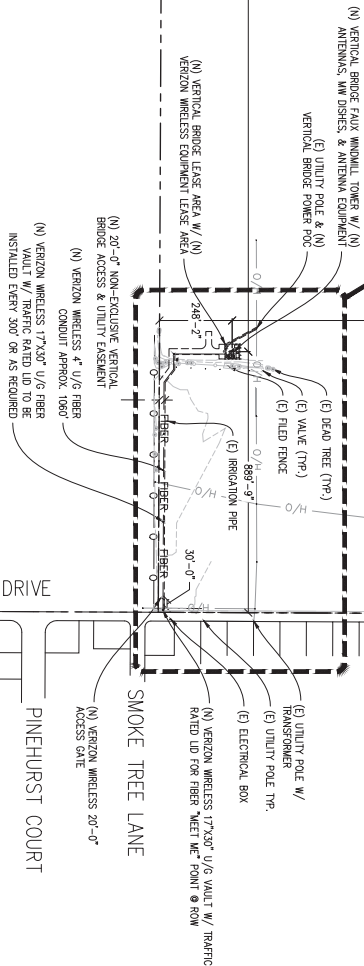


APN: 014-241-08

APN: 014-241-13

APN: 014-241-12

SEE ENLARGED SITE  
PLAN, SHEET A-1.2



OVERALL SITE PLAN



ENGINEER:

Streamline Engineering

2770 SHADELANDS DR. BLDG. 11  
VALUUT CREEK, CA 94588

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E. David Taylor, P.E. License No. 40000  
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E. David Taylor, P.E. License No. 40000

PROJECT NUMBER: US-VN-5075

PROJECT TITLE: NORTH YERINGTON

1 SCARSDALE DR YERINGTON, IN 47447

ENGINEER'S STAMP: PRELIMINARY; NOT FOR CONSTRUCTION

KEVIN R. SORRISON 54469

DRAWING TITLE: OVERALL SITE PLAN

Drawing Scale: AS NOTED

Date: 10/17/24

DESIGNED BY: ZD

CHECKED BY: ZD

APPROVED BY: ZD

DATE: 10/17/24

PROJECT NUMBER: US-VN-5075

PROJECT TITLE: NORTH YERINGTON

1 SCARSDALE DR YERINGTON, IN 47447

ENGINEER'S STAMP: PRELIMINARY; NOT FOR CONSTRUCTION

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Drawing Scale: AS NOTED

Date: 10/17/24

DESIGNED BY: ZD

CHECKED BY: ZD

APPROVED BY: ZD

DATE: 10/17/24





ENGINEER:

Strateline Engineering

2770 SHADELANDS DR. BLDG. 11  
VALUUT CREEK, CA 94588

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8	CLIENT REV	3.V.	10/11/25
7	CLIENT REV	3.1C1	11/8/24
6	CLIENT REV	3.1	10/17/24
5	2D WORK	3.V.	09/06/24
4	CLIENT REV	3.V.	08/02/24
3	CLIENT REV	3.V.	08/01/24
2	CLIENT REV	3.V.	08/01/24
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CHECKED: S. SMUG  
APPROVED: J. XXXX  
PROJECT NUMBER: US-NV-5075

PROJECT TITLE:  
NORTH  
YERINGTON

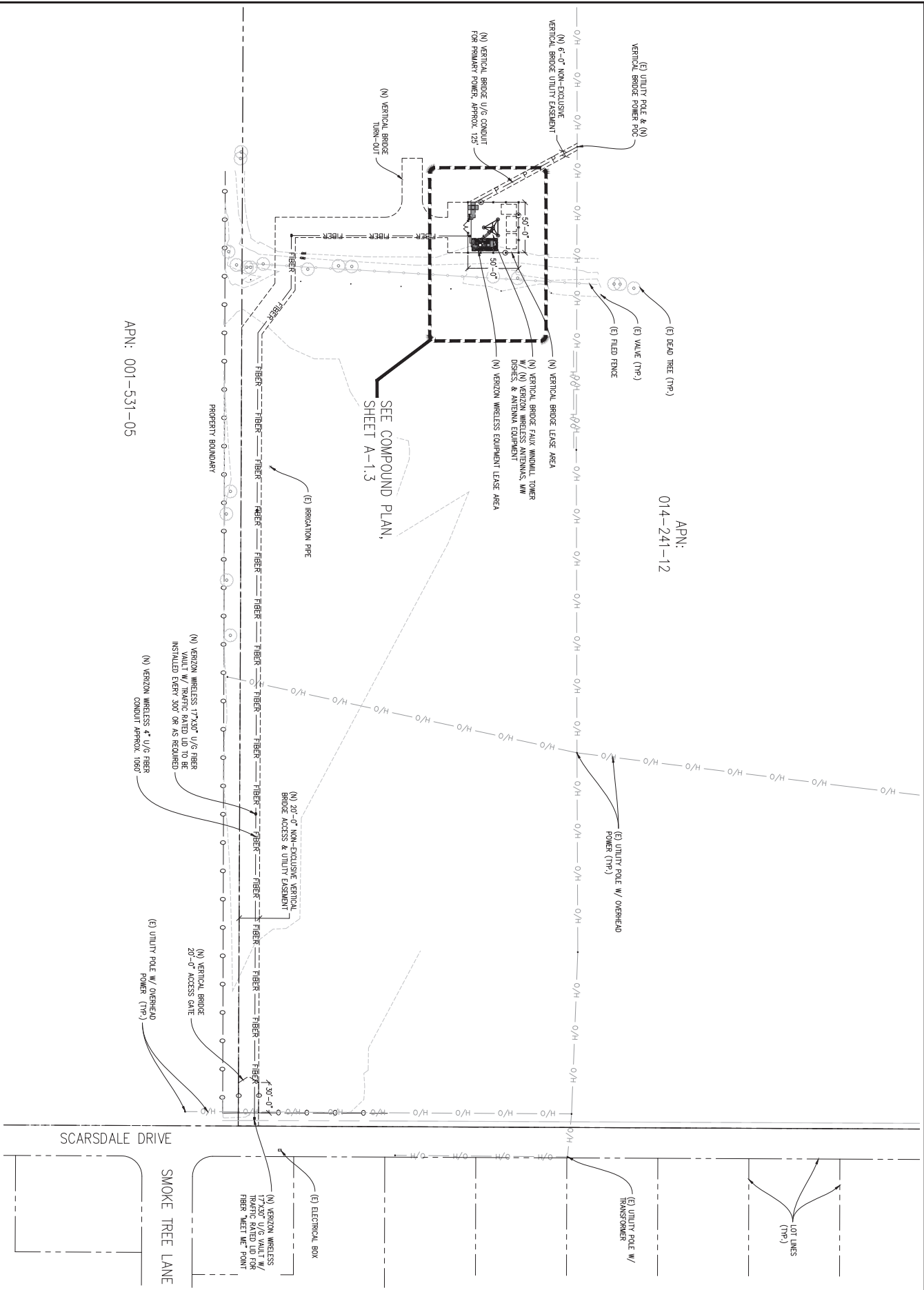
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YERINGTON,  
NV 89447

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KEVIN R. SORRENSEN  
S4469

DRAWING TITLE:  
ENLARGED  
SITE PLAN

Drawing Scale:  
AS NOTED  
Date: 10/17/24  
ZD

TITLE: SCARSDALE DRIVE  
VALUUT CREEK, CA 94588  
DRAWING NUMBER:  
A-1.2



APN:  
014-241-12

APN: 001-531-05



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CHECKED:	S. SANG
APPROVED:	X. XXXX
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TWO TITLE:  
NORTH  
YERINGTON

1 SCARSDALE DR  
YERINGTON,  
IN 47447

ENGINEER'S STAMP:

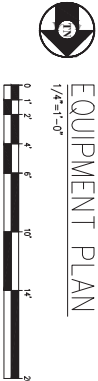
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KEVIN R. SCORSEN  
54469

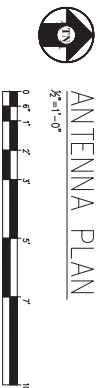
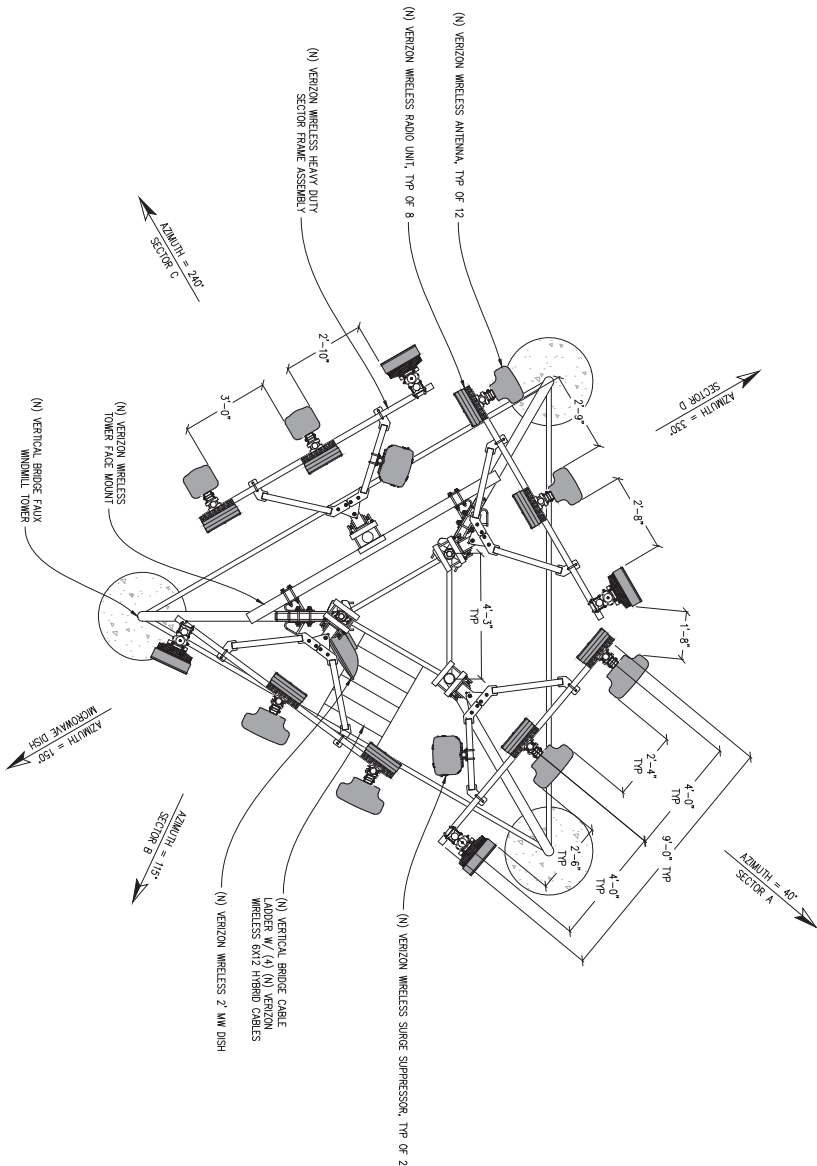
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EQUIPMENT PLAN

Drawing Scale:	AS NOTED
Date:	10/17/24
DESIGNED BY:	ZD
CHECKED BY:	
APPROVED BY:	
DATE:	
PROJECT NUMBER:	



EQUIPMENT PLAN  
1/4"=1'-0"



ENGINEER:

Streamline Engineering

2770 SHADELANDS DR. SUITE 111  
VALUJUT CREEK, CA 94588  
TEL: 925.466.1111  
F: 925.466.1112  
E: info@streamlineeng.com  
WWW: www.streamlineeng.com

8	CLIENT REV	S.V.	01/21/25
7	CLIENT REV	CIC11/18/24	
6	CLIENT REV	JL	10/17/24
5	ZD 100%	S.V.	09/06/24
4	CLIENT REV	S.V.	08/02/24
3	CLIENT REV	DH	08/01/24
REV	DATE	DATE	DATE

DRAWN: SEAD  
CHECKED: S.S.M/G  
APPROVED: X.X.XXX  
PROJECT NUMBER: US-NV-5075

PROJECT TITLE:  
NORTH  
YERINGTON  
YERINGTON  
1 SCARSDALE DR  
YERINGTON,  
NV 89447

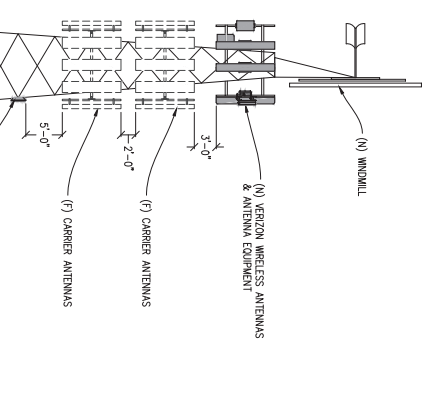
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PRELIMINARY:  
NOT FOR  
CONSTRUCTION  
KEVIN R. SORRISSEN  
S4469

DRAWING TITLE:  
ANTENNA PLAN

Drawing Scale:  
AS NOTED  
Date: 10/17/24  
ZD  
TITLE: ANTENNA PLAN  
DESIGNED BY: KEVIN R. SORRISSEN  
CHECKED BY: KEVIN R. SORRISSEN  
DRAWING NUMBER:

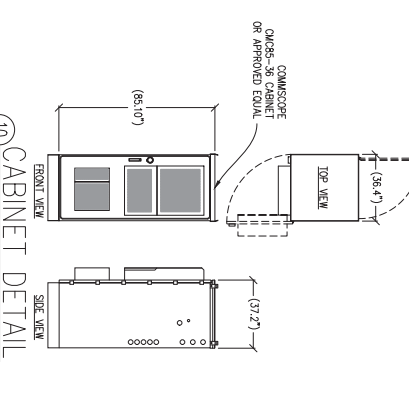
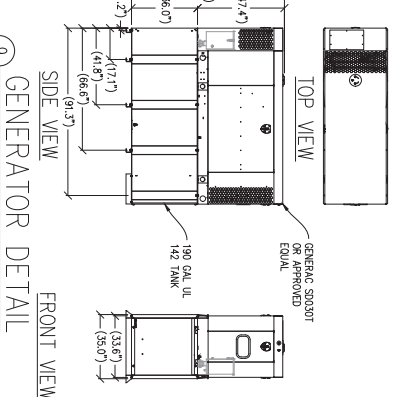
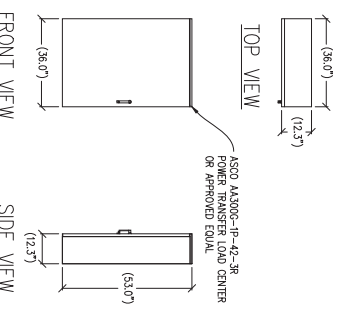
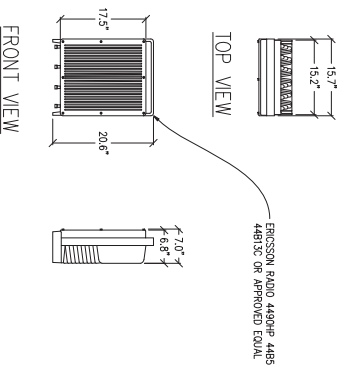
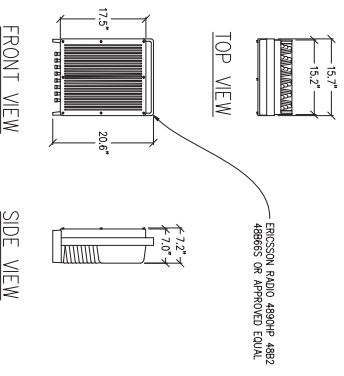
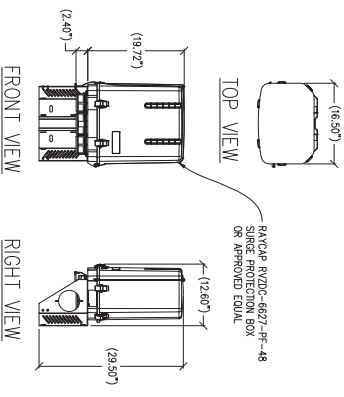
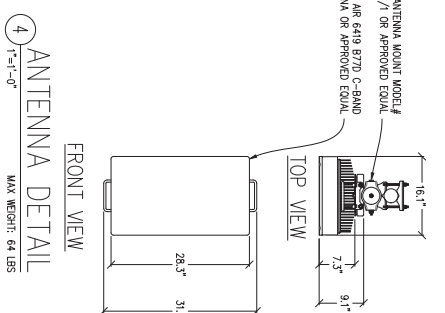
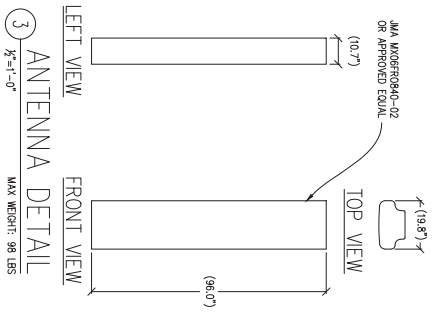
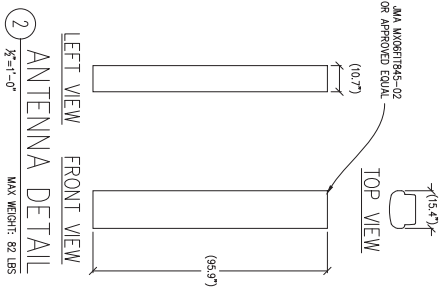
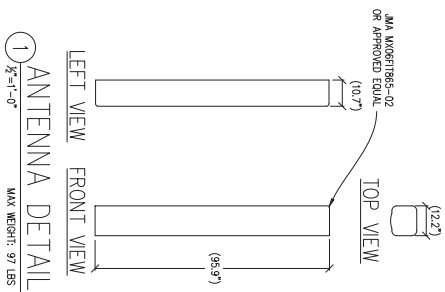
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WEST ELEVATION





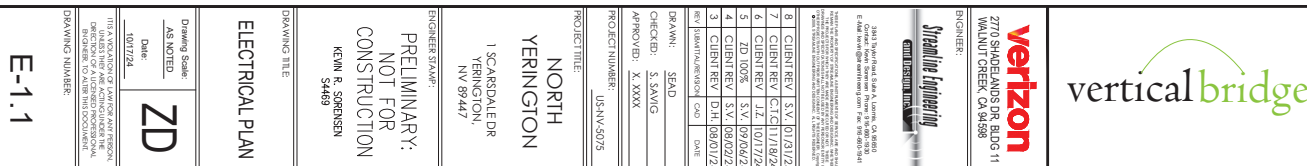
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 1. Code Book (California Building Code) - Part 100-100-100  
 2. Code Book (California Building Code) - Part 100-100-100  
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 4. Code Book (California Building Code) - Part 100-100-100  
 5. Code Book (California Building Code) - Part 100-100-100  
 6. Code Book (California Building Code) - Part 100-100-100  
 7. Code Book (California Building Code) - Part 100-100-100  
 8. Code Book (California Building Code) - Part 100-100-100  
 9. Code Book (California Building Code) - Part 100-100-100  
 10. Code Book (California Building Code) - Part 100-100-100

PROJECT TITLE: NORTH YERINGTON  
 PROJECT NUMBER: US-NV-5075  
 DRAWING: SEAD  
 CHECKED: S. SMITH  
 APPROVED: K. KXXX  
 PROJECT NUMBER: US-NV-5075

ENGINEER STAMP: I. SCARDIALEDR  
 YERINGTON, NV 89447  
 PRELIMINARY: NOT FOR CONSTRUCTION  
 KEVIN R. SCARDIALE  
 S4469

DRAWING TITLE: DETAILS  
 Drawing Scale: AS NOTED  
 Date: 10/17/24  
 ZD

DRAWING NUMBER: A-4.1





Map



Proposed



Prepared for:



Photo Simulation view 1 to the South West

1 Scarsdale Dr.  
Yerington, NV 89447

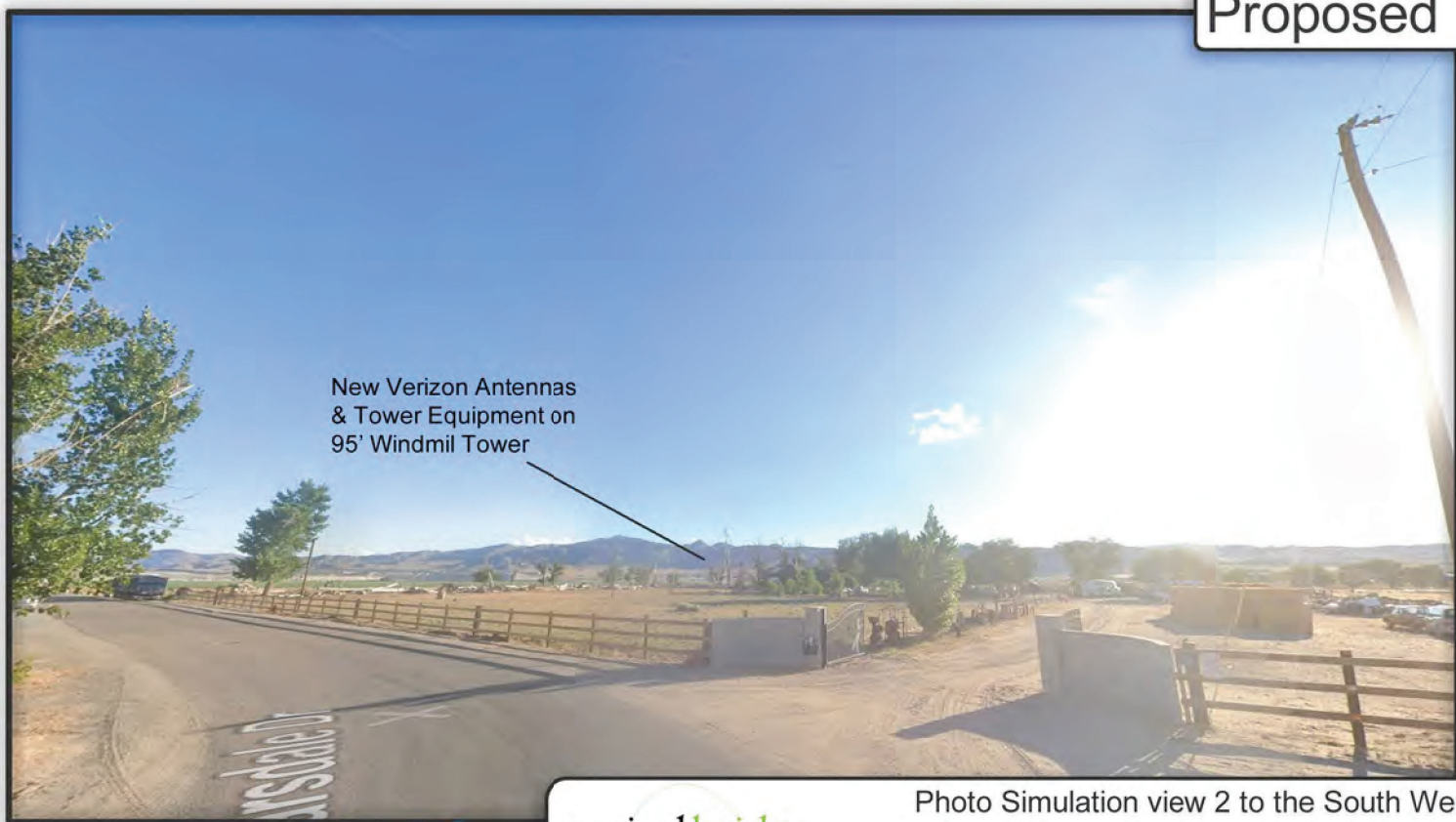
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Existing



Proposed



Prepared for:



Photo Simulation view 2 to the South West

1 Scarsdale Dr.  
Yerington, NV 89447

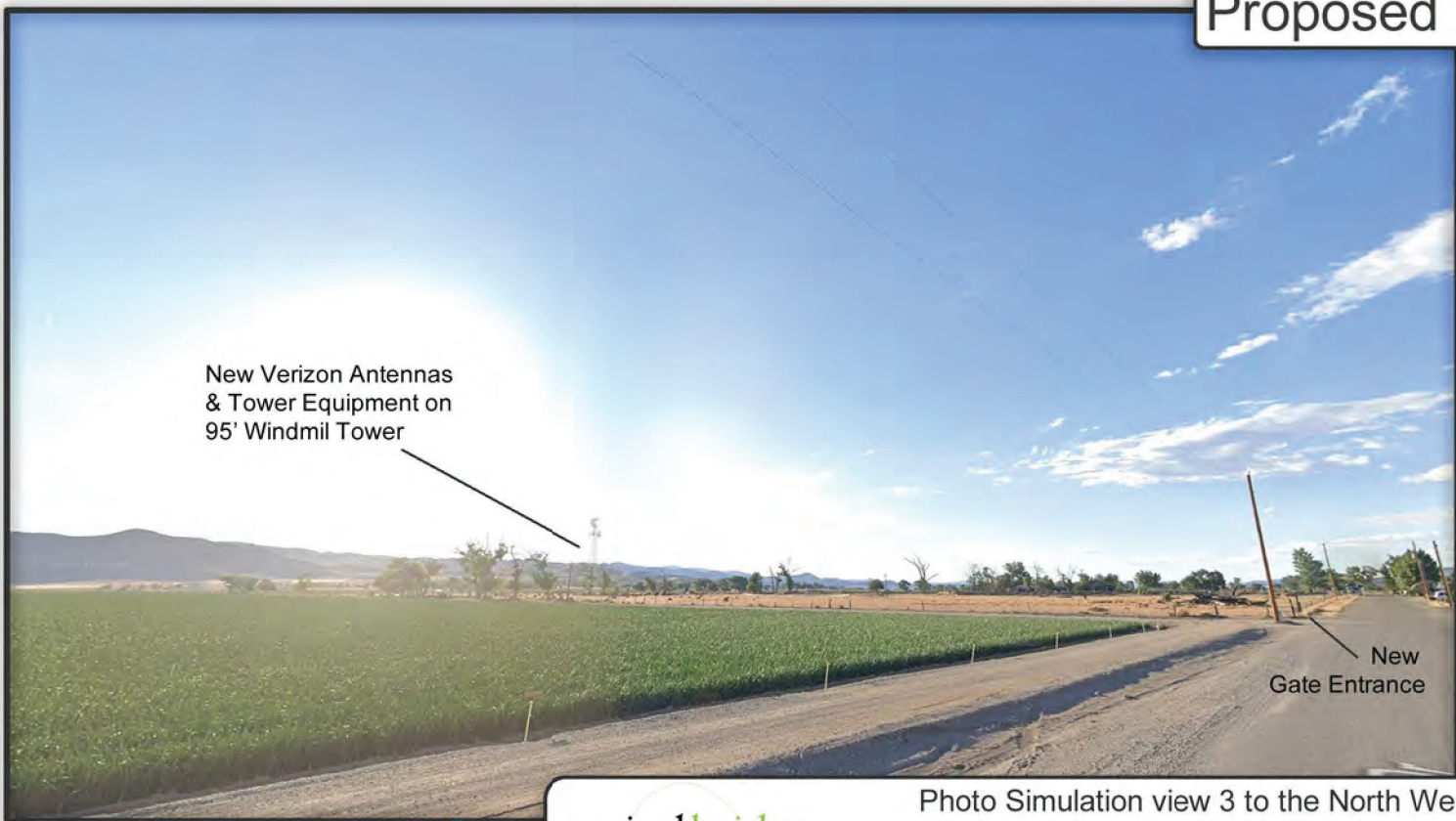
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Existing



Proposed



Prepared for:



Photo Simulation view 3 to the North West

1 Scarsdale Dr.  
Yerington, NV 89447

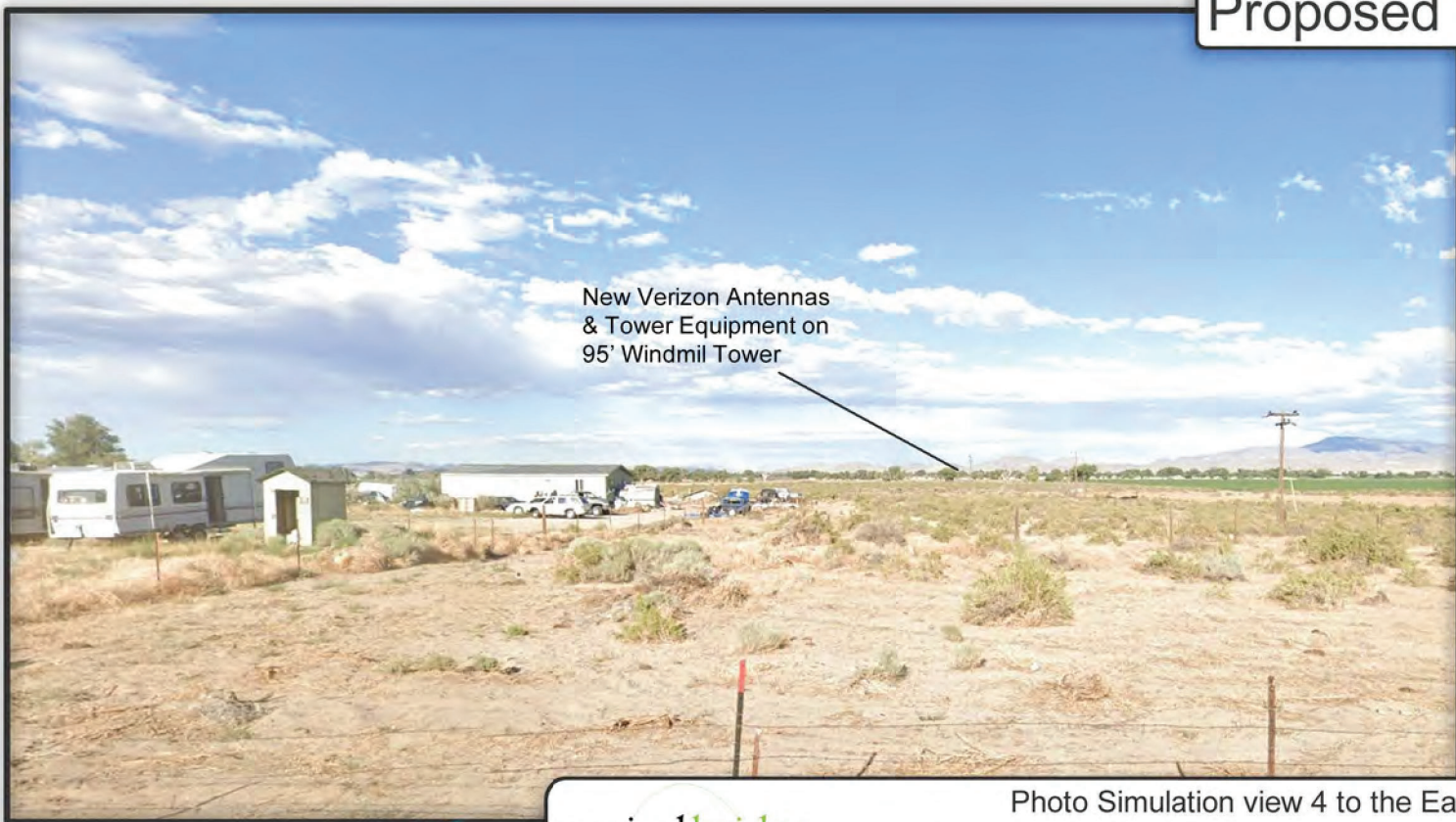
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Existing



Proposed



Prepared for:



Photo Simulation view 4 to the East

1 Scarsdale Dr.  
Yerington, NV 89447

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