

**STAFF REPORT FOR HISTORIC RESOURCES COMMISSION MEETING OF
MAY 14, 2009**

AGENDA ITEM: F-4

FILE NO: HRC-08-122

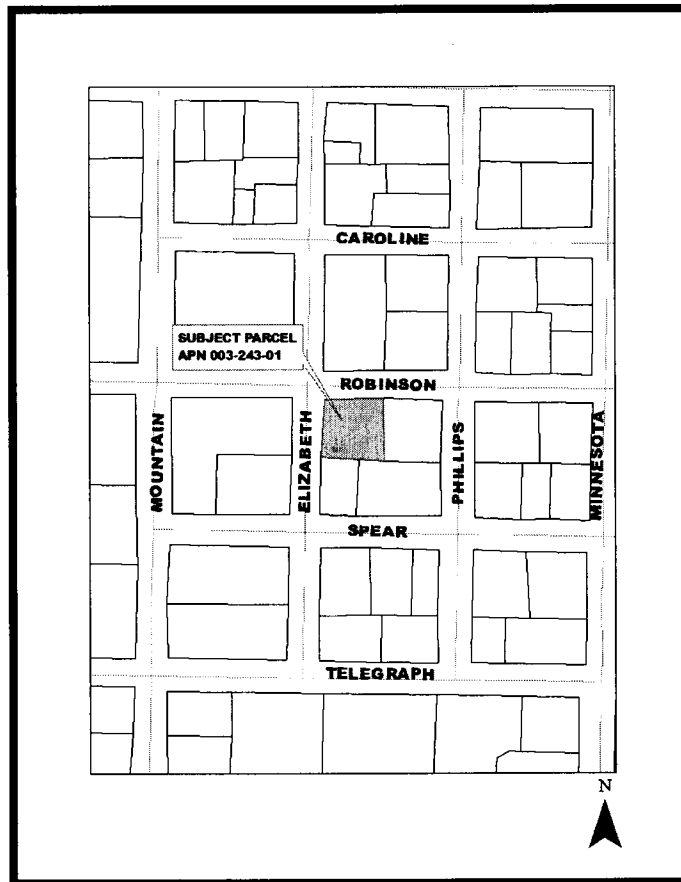
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: To allow a major addition of a two car garage, with minor additions of a new office area and expanded entrance are on the first floor, with the addition of a second floor, new bathroom and storage area.

APPLICANT/OWNER: Art Hannafin / Jack W. and Sheryl McLaughlin

LOCATION/APN: 611 West Robinson Street / APN 003-243-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-08-122, a request from Art Hannafin, to allow a major addition of a two car garage, with minor additions of a new office area and expanded entrance are on the first floor, with the addition of a second floor, new bathroom and storage area, to an existing single family dwelling unit , on property located at 611 West Robinson Street, APN 003-243-01, subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. An extension of time must be requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
7. The proposed project must meet Single Family 6,000 (SF6) setbacks and maximum building height requirements or obtain an approved of Variance for the required setbacks.

DISCUSSION:

This item was previously reviewed by the Historic Resources Commission (HRC) in December of 2008. At that time, the HRC recommended that the applicant re-design the proposed project to comply with the massing and scale elements identified at the previous meeting. The applicant, at this time, has re-submitted plans, which eliminated the previously proposed third story element of the proposed addition.

The subject site is located at the southeast corner of Elizabeth and Robinson Streets. The subject site is 7,692.5 square feet and is improved with a primary dwelling unit, two-story structure of 2,270 square feet, in addition to a detached guest house of 612 square feet. The primary dwelling unit was constructed in 1870, remodeled in 2003 and renovated in 2005.

The primary structure is a wood framed structure with horizontal board siding with quoins at the corners on the front façade and east facades, and shingle siding on the west and south facades. The upper portion of the facades is finished with multiple shingle styles. A primary design element on the northern façade is an existing porch that also continues onto the eastern and western facades. A porch addition was approved in 2005 and incorporates elements of the Victorian-era Queen Anne style.

In 2002 the carriage house on site, was converted into a guest dwelling unit, which was approved by the HRC and the Planning Commission.

The major portion of the proposed addition will provide a two car garage with access to the primary dwelling unit, with minor additions of a new office area and expanded entrance on the first floor, in addition to a new bathroom and storage area on the second floor. The proposed addition will increase the existing 2,270 square foot structure by approximately 1,292 square feet, for a total square footage of approximately 3,562 square feet.

In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City Historic Resources Commission (HRC) is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

The proposed addition has been re-designed to be compatible and **not** detract from the existing building, its immediate surroundings or the district as a whole. This area of the historic district is very unique, there are significant elevation changes and large mansion structures to west and northwest of the subjects site, the proposed addition will **not** in any way over power or distract from those structures. Within the immediate vicinity of the subject site there are multiple structures that comprise of the architectural style and massing proposed in this application. In addition, the subject area has a significant amount of mature trees on private property and within the right-of-way that also contributes to the overall impression of the historic district; the proposed addition will not detract from that impression.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building or buildings in the immediate vicinity, or the district shall not be approved. (*Standard Number: 9, 10*)

The proposed addition as proposed is not designed to create an earlier appearance to the existing primary dwelling unit.

5.27 Guidelines for New Construction

New construction which is appropriately designed is encouraged by the Carson City Historic Resources Commission (HRC). The Historic District should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can

be identified, and therefore, addressed in a review process so that consistency can be achieved. The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing

The overall size and height of the new building should be consistent with the surrounding buildings.

The overall scale and massing of the proposed addition is considered major and will result in a significant increase of the existing building's square footage. When evaluating the structures in the immediate area, the proposed addition is considered consistent, and will not be considered overwhelming for this area of Carson City. The proposed addition will be compatible and respectful of the historic building stock that surrounds the subject site. The proposed addition will not result in a structure that is not in keeping with the scale and massing of existing structures within the immediate area.

5.27.2 Shape

The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs.

As noted on the plans provided by the applicant on April 27, 2009, the proposed addition includes a second story portion which will increase the overall height of the structure to 24 feet.

5.27.3 Setback

The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform to CCMC Development Standards, Division 1, Land Use and Site Design.

The applicant is aware that the proposed addition does not meet the required setbacks for the SF6 zoning district. The proposed addition will require a Variance application for the proposed setbacks and or a redesign of the proposed addition to meet the setbacks of the SF6 zoning district.

The setbacks required in the SF6 zoning district are a 20 foot front yard setback a five foot side yard setback, a 10 foot street side setback and a 10 foot rear setback. There is an exception to the SF6 setback requirements, which specifically pertains to porch elements. Per the applicant, if the HRC approves this project as presented, the applicant will apply for a Variance of the required setbacks.

5.27.5 Materials

Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

The materials proposed for the addition will match the siding, roofing material and windows of the existing single family dwelling structure. The garage door product proposed is a metal five-panel, with glass windows garage door.

PUBLIC COMMENTS: Public notices were mailed to seven adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 08, 2009, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

Building Division comments:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Addition and remodel of existing single-family dwelling

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
3. The south facing wall line of the garage addition, which is proposed to be located less than 5'-0" (five feet) to the property line, shall have a minimum fire resistance rating of 1-hour, with exposure from both sides. In addition, projections for this wall line are limited to the prescriptive requirements of 2006 International Residential Code ('06 IRC). (*'06 IRC R302.1 & Table R302.1*)
4. The plans shall include a listed assembly to field fabricate the 1-hour fire resistive wall line. The assembly shall indicate the listing number and the name of the third party testing agency (UL, Gypsum Association, etc), along with all details and material necessary to construct the wall.
5. The plan shall clearly note that the south facing wall line of the garage addition is a 1-hour rated fire resistive assembly.

With the recommended conditions of approval and based on upon the project complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-08-122 subject to the recommended conditions of approval within this staff report.

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

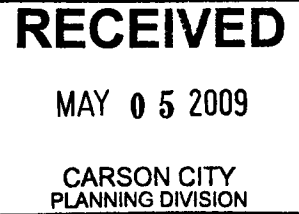
Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES



**Carson City Engineering Division
Historic Resources Commission Report**
611 W. Robinson Street
File Number HRC 08-122

TO: Historic Resources Commission

FROM:  Jeff Sharp, City Engineer

DATE: May 5, 2009

SUBJECT TITLE:

Review of Historic Resources Commission application for additions and remodel of existing single family residence located at 611 W. Robinson Street. This property is owned by Jack W. and Sheryl McLaughlin. APN # 003-243-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

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File # (Ex: MPR #07-111)	<i>HRC 08-0122</i>
Brief Description	
Project Address or APN	<i>611 W. Robinson St / APN 03-243-01</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>May 7, 2009</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Addition and remodel of existing single-family dwelling

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
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4. The plans shall include a listed assembly to field fabricate the 1-hour fire resistive wall line. The assembly shall indicate the listing number and the name of the third party testing agency (UL, Gypsum Association, etc), along with all details and material necessary to construct the wall.
5. The plan shall clearly note that the south facing wall line of the garage addition is a 1-hour rated fire resistive assembly.

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # HRC - 08 - 122

PROPERTY OWNER

JACK W. AND SHERYL Mc LAUGHLIN

MAILING ADDRESS, CITY, STATE, ZIP

611 W. ROBINSON ST. CARSON CITY, NV 89703

PHONE #

775-882-8832

FAX #

E-MAIL ADDRESS

HISTORIC RESOURCES
COMMISSION

RECEIVED

FEE: None

NOV 25 2008

CARSON CITY
PLANNING DIVISION

SUBMITTAL PACKET

- Application Form with signatures
- 21 Completed Application Packets
(1 Original + 20 Copies)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submission Deadline: See attached HRC application submittal schedule.

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

DET HANNAFIN, ARCHITECT

PHONE #

882-6455

MAILING ADDRESS, CITY, STATE ZIP

318 N. CARSON. CC NV 89701

PHONE #

775-882-6455

FAX #

882-1444

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

03-243-01

Street Address

611 W. ROBINSON ST. CC NV

ZIP Code

89703

Project's Master Plan Designation

MBR

Project's Current Zoning

SF 6000

Nearest Major Cross Street(s)

MOUNTAIN / ROBINSON

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

ADDITIONS AND REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. MAJOR ADDITION IS A TWO (2) CAR GARAGE WITH ACCESS FROM THE WEST OFF ELIZABETH STREET. ALSO, RENOVATION OF THE SECOND FLOOR AND ADDITION OF A SMALL (225 SF.) THIRD FLOOR STUDIO FACING WEST

EXTERIOR MATERIALS AND STYLE OF DESIGN TO MATCH EXISTING. PLS REFER TO ATTACHED PHOTOS AND DRAWINGS

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

VARIANCES OF SIDEYARD AND REAR YARD WILL BE REQUESTED BY THE OWNER REQUIRING P.C. REVIEW.

Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

AN EXISTING SINGLE FLOOR ATTACHED ADDITION IN THE SOUTH WEST CORNER OF THE HOUSE WILL BE REMOVED. THE ADDITION IS APPROX 10 YRS OR LESS OLD.

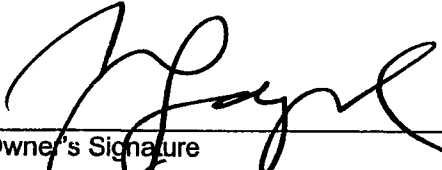
Reason for project:

TO OBTAIN A 2 CAR GARAGE IS THE PRIME REASON FOR THE PROJECT. CONCURRENTLY, OTHER WORK HAS BEEN INCLUDED TO PROVIDE COMFORT OF LIVING I.E., STUDY, STAIRS, KITCHEN, ETC.

SUPPORTING DOCUMENTATION

Each application requires 21 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plans Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.


Owner's Signature


Owner's Printed Name


Applicant's/Agent's Signature

ARTHUR HANNAFIN, ARCHITECT
Applicant's/Agent's Printed Name

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # HRC - 08 - 122

PROPERTY OWNER

JACK W. AND SHERYL Mc LOUGHLIN

MAILING ADDRESS, CITY, STATE, ZIP

611 W. ROBINSON ST. CARSON CITY, NV 89703

PHONE # 775-882-2832 FAX #

E-MAIL ADDRESS

HISTORIC RESOURCES
COMMISSION

RECEIVED

NOV 25 2008

CARSON CITY
PLANNING DIVISION

FEE: None

SUBMITTAL PACKET

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APPLICANT/AGENT PHONE #

DET HANNAFIN, ARCHITECT 882-6455

MAILING ADDRESS, CITY, STATE ZIP

318 N. CARSON. CC NV 89701

PHONE # 775-882-6455 FAX # 882-1444

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

03-243-01

Street Address

611 W. ROBINSON ST. CC NV

ZIP Code

89703

Project's Master Plan Designation

MBR

Project's Current Zoning

SF 6000

Nearest Major Cross Street(s)

MOUNTAIN / ROBINSON

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Owner's Signature

[Handwritten Signature]

Applicant's/Agent's Signature

[Handwritten Signature]

Owner's Printed Name

Shelley M. [Handwritten Name]

Applicant's/Agent's Printed Name

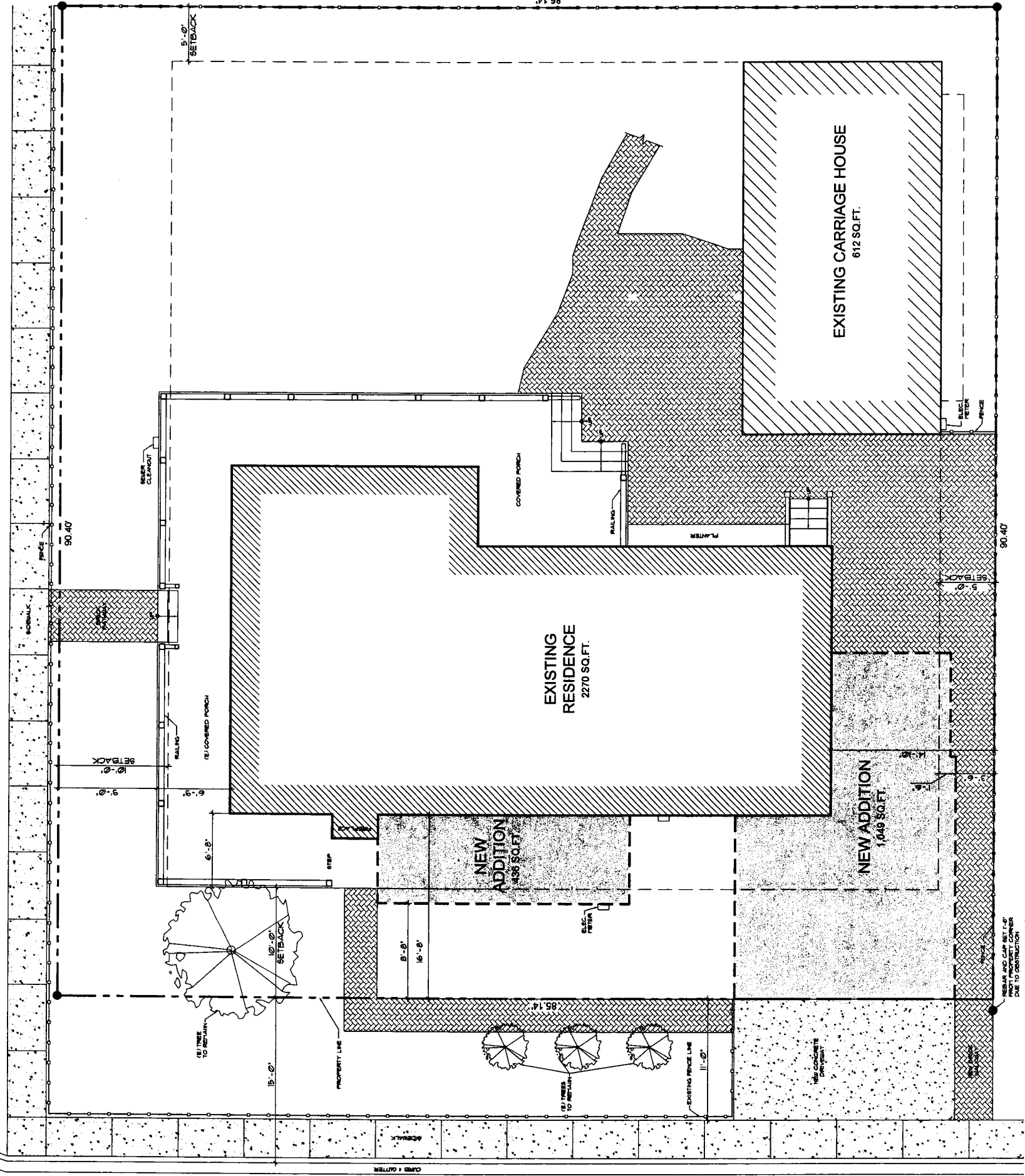
ARTHUR HANNAHAN, ARCHITECT

ROBINSON STREET

ELIZABETH STREET

CONCRETE DRIVE

CONCRETE DRIVE



0 25' 5' 10'
SCALE: 1" = 5'-0"

SITE PLAN
SCALE: 1" = 5'-0"

GENERAL INFORMATION

APPLICATION FOR REVIEW

HISTORIC RESOURCES COMMISSION
CARSON CITY PLANNING COMMISSION

OWNER: JACK & SHERYL McLAUGHLIN

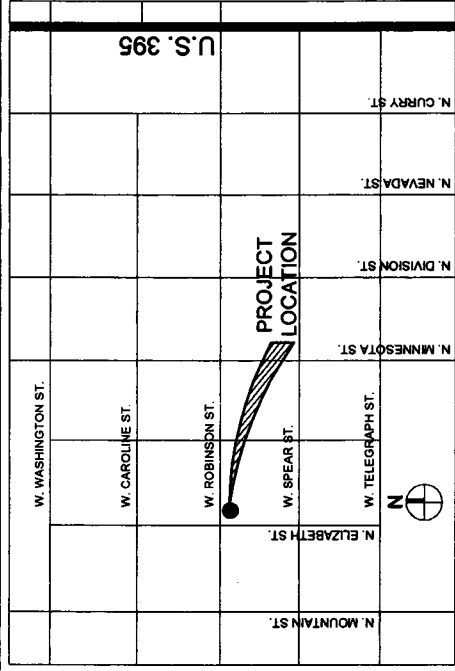
LOCATION: 611 W. ROBINSON ST.
CARSON CITY, NV. 89703
PH: (775)882-8832

A.P.N.: 03-243-01

SHEET INDEX

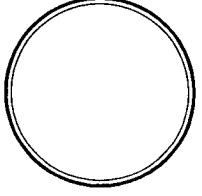
- A1.1 TITLE SHEET/SITE PLAN
- A2.1 EXISTING FLOOR PLAN/DEMO PLAN
- A2.2 NEW 1ST FLOOR PLAN
- A2.3 NEW 2ND & 3RD FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 SECTIONS
- A3.4 MATERIAL IDENTIFICATION

VICINITY MAP



HANNAFIN DESIGN ASSOCIATES
ARCHITECTURE PLANNING INTERIORS

318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
PHONE: (775)882-6455 FAX: 882-1444
E-MAIL: hannafin@hndarchitects.com



McLaughlin Residence
RENOVATION/ADDITION

611 W. Robinson Street

APN NO.: 03-243-01
HDA JOB NO.: 0732

DRAWING STATUS:
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONTRACT DOCUMENTS
 USE
 THESE DRAWINGS ARE BEING REPRODUCED FOR THE FOLLOWING USES:
 PROGRESS REVIEW
 GOVERNING AGENCY REVIEW
 ESTIMATING
 BIDDING
 OTHER

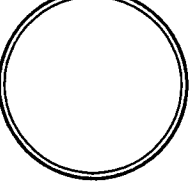
ISSUE DATE: 04.27.09
DRAWN BY: VH

Revisions	Date

DRAWING TITLE:
**TITLE SHEET/
SITE PLAN**

DRAWING NUMBER:
A1.1

RECEIVED
APR 24 2009
CARSON CITY
PLANNING DIVISION



PROJECT: RENOVATION/ADDITION
 611 W. Robinson Street
McLaughlin Residence

APN NO.: 003-34491
 HOA JOB NO.: 0732

DRAWING STATUS:
 PHASE: SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONTRACT DOCUMENTS

USE: FOR SERVICES AND DESIGN ONLY
 NOT FOR THE FOLLOWING USES:
 PROCESSING PERMITS
 GOVERNING AGENCY REVIEW
 ESTIMATING
 BIDDING
 OTHER

ISSUE DATE: 04.27.09
 DRAWN BY: VH

Revisors	Date

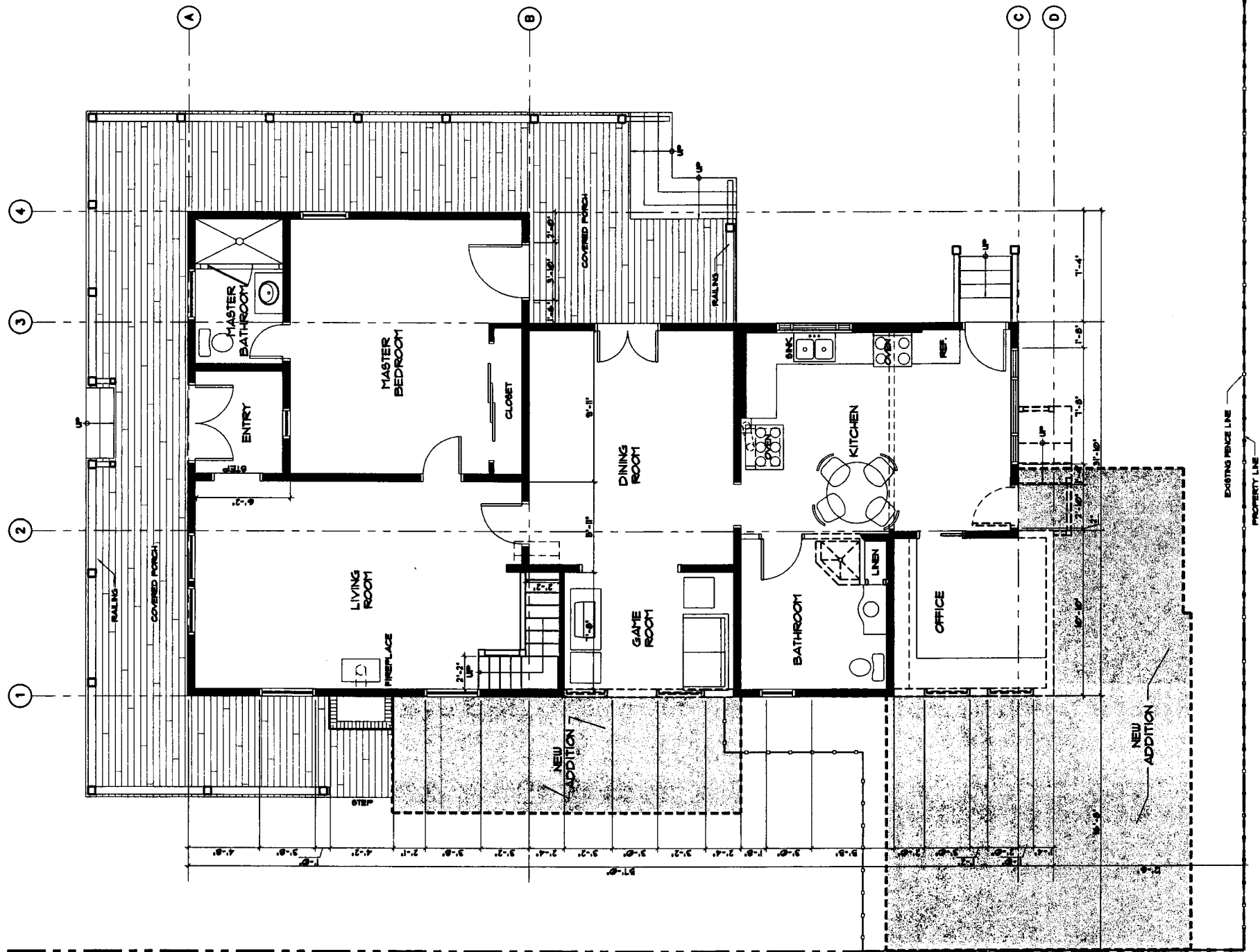
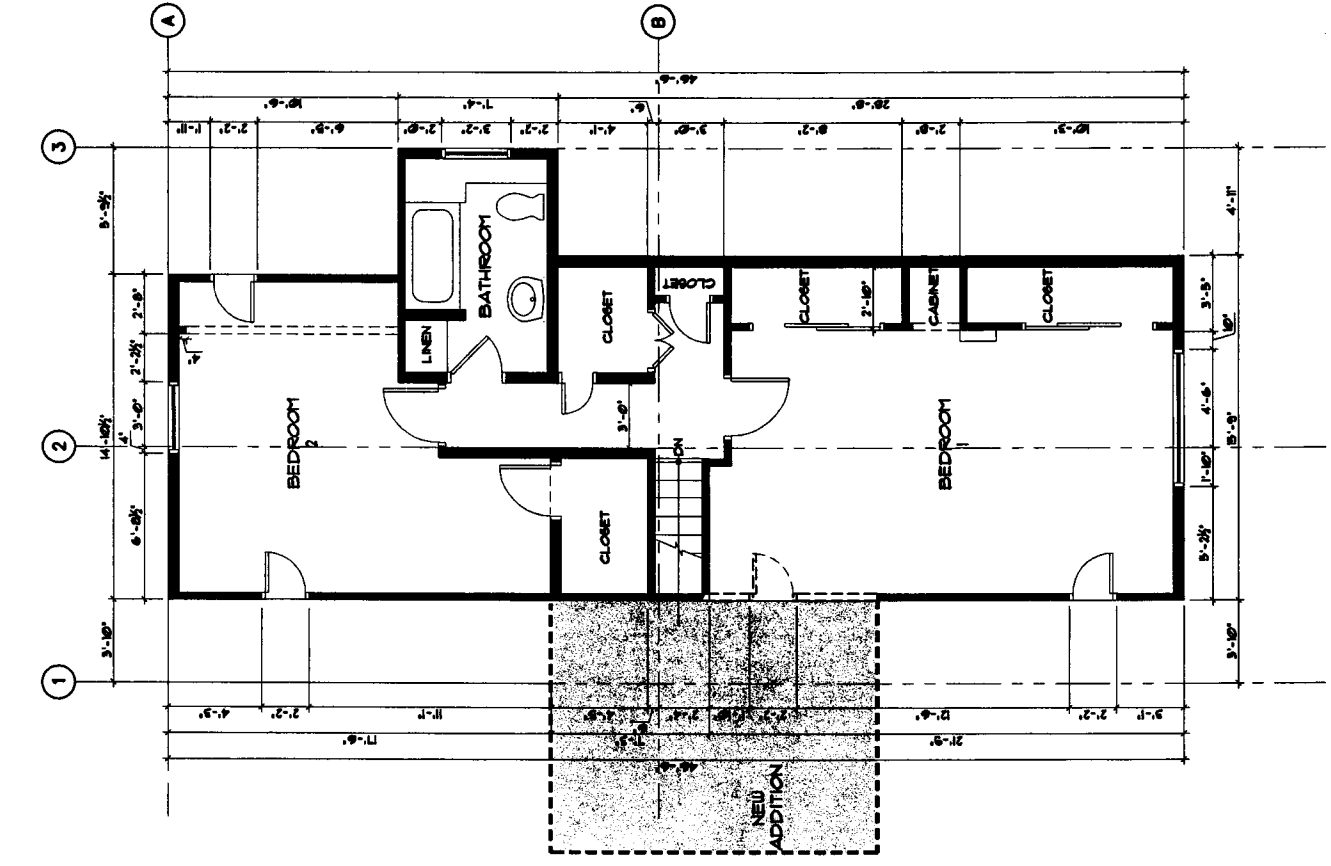
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 DEMO PLANS

DRAWING NUMBER:
 A2.1

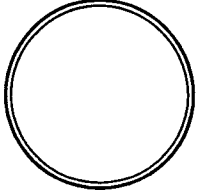
EXISTING BUILDING AREA	
1ST FLOOR:	1,530 Sq. Ft.
2ND FLOOR:	740 Sq. Ft.
TOTAL:	2,270 Sq. Ft.

WALL STYLES

- NEW WALL
- EXISTING WALL
- DEMO WALL



HANNAFIN DESIGN ASSOCIATES
 ARCHITECTURE PLANNING INTERIORS
 318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
 PHONE: (775)882-6455 FAX: 882-1444
 E-MAIL: ahannafin@hannafinarchitects.com



McLaughlin Residence

611 W. Robinson Street

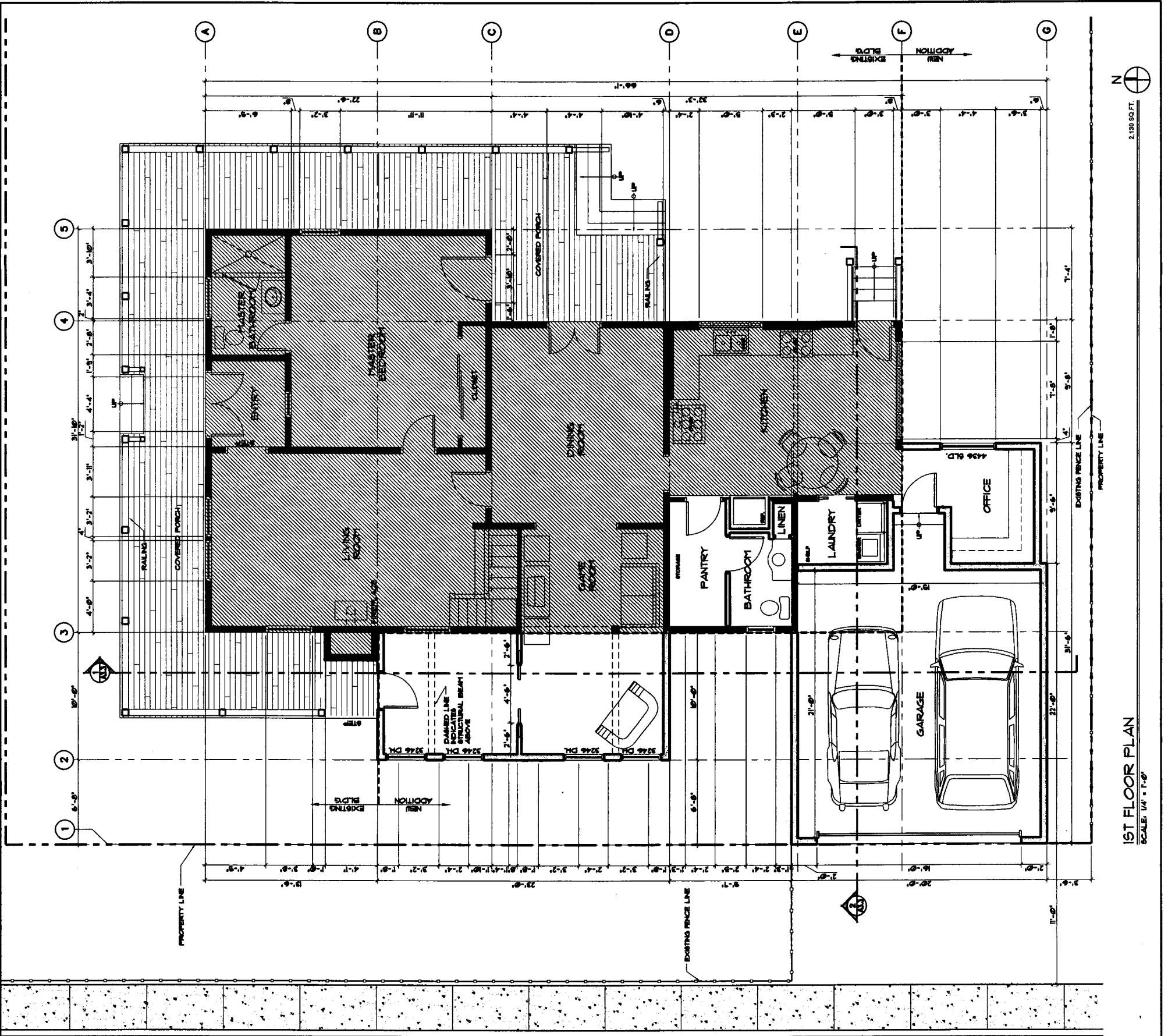
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<input type="checkbox"/>	PRELIMINARY DESIGN
<input type="checkbox"/>	CONTRACT DOCUMENTS
USE: (DIMENSIONS ARE BEING SHOWN FOR THE FOLLOWING USES)	
<input type="checkbox"/>	PROGRESS REVIEW
<input type="checkbox"/>	GOVERNING AGENCY REVIEW
<input type="checkbox"/>	ESTIMATING
<input type="checkbox"/>	BIDDING
<input type="checkbox"/>	OTHER
ISSUE DATE: 04.27.09	DRAWN BY: VH

Revisions	Date

DRAWING TITLE:
**FLOOR PLAN
 ADDITION
 OPTION**

DRAWING NUMBER:
A2.2



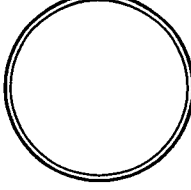
ELIZABETH STREET

BUILDING AREA SUMMARY	
1st FLOOR EXISTING:	1,317 Sq. Ft.
1st FLOOR ADDITION/REMODEL:	813 Sq. Ft.
2nd FLOOR EXISTING:	780 Sq. Ft.
2nd FLOOR ADDITION/REMODEL:	672 Sq. Ft.
TOTAL:	3,582 Sq. Ft.

	EXISTING AREA
	ADDITION / REMODEL

WALL STYLES	
	NEW WALL
	EXISTING WALL
	DEMOLITION WALL

HANNAFIN DESIGN ASSOCIATES ARCHITECTURE PLANNING INTERIORS
318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
PHONE: (775) 882-6455 FAX: 882-1444
E-MAIL: ahannafin@hannafinarchitects.com



McLaughlin Residence

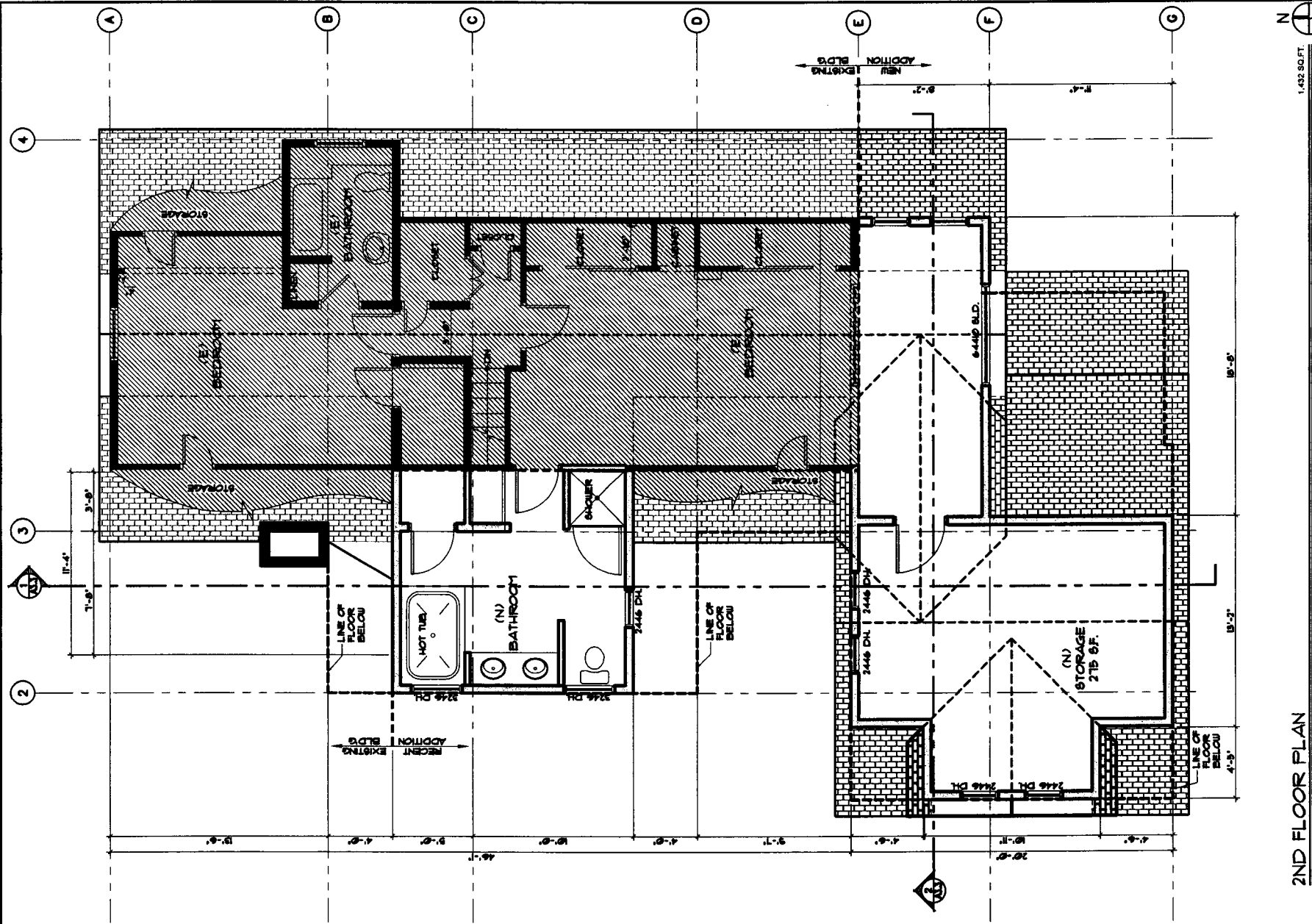
611 W. Robinson Street

PROJECT: RENOVATION/ADDITION

APR NO.: 085-324-01
HDA JOB NO.: 0723
DRAWING STATUS:
SCHEMATIC DESIGN
PRELIMINARY
CONTRACT DOCUMENTS
USE: DRAWINGS ARE BEING REUSED FOR THE FOLLOWING USES:
PROGRESS REVIEW
GOVERNING AGENCY REVIEW
ESTIMATING
BIDDING
OTHER:

ISSUE DATE: 04.27.09
DRAWN BY: VH
DATE:
REVISIONS:
DATE:
DATE:

DRAWING TITLE:
FLOOR PLAN
ADDITION
OPTION
DRAWING NUMBER:
A2.3

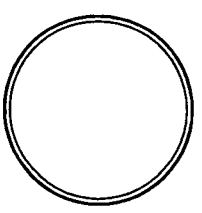


2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL STYLES	
[Pattern]	EXISTING AREA
[Pattern]	ADDITION / REMODEL
[Pattern]	NEW WALL
[Pattern]	EXISTING WALL
[Pattern]	DEMOLITION WALL

1,432 SQ. FT.

HANNAFIN DESIGN ASSOCIATES
 ARCHITECTURE PLANNING INTERIORS
 318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
 PHONE: (775) 882-6455 FAX: 882-1444
 E-MAIL: hannaфин@hdfarchitects.com



611 W. Robinson Street
McLaughlin Residence

PROJECT:
 RENOVATION/ADDITION

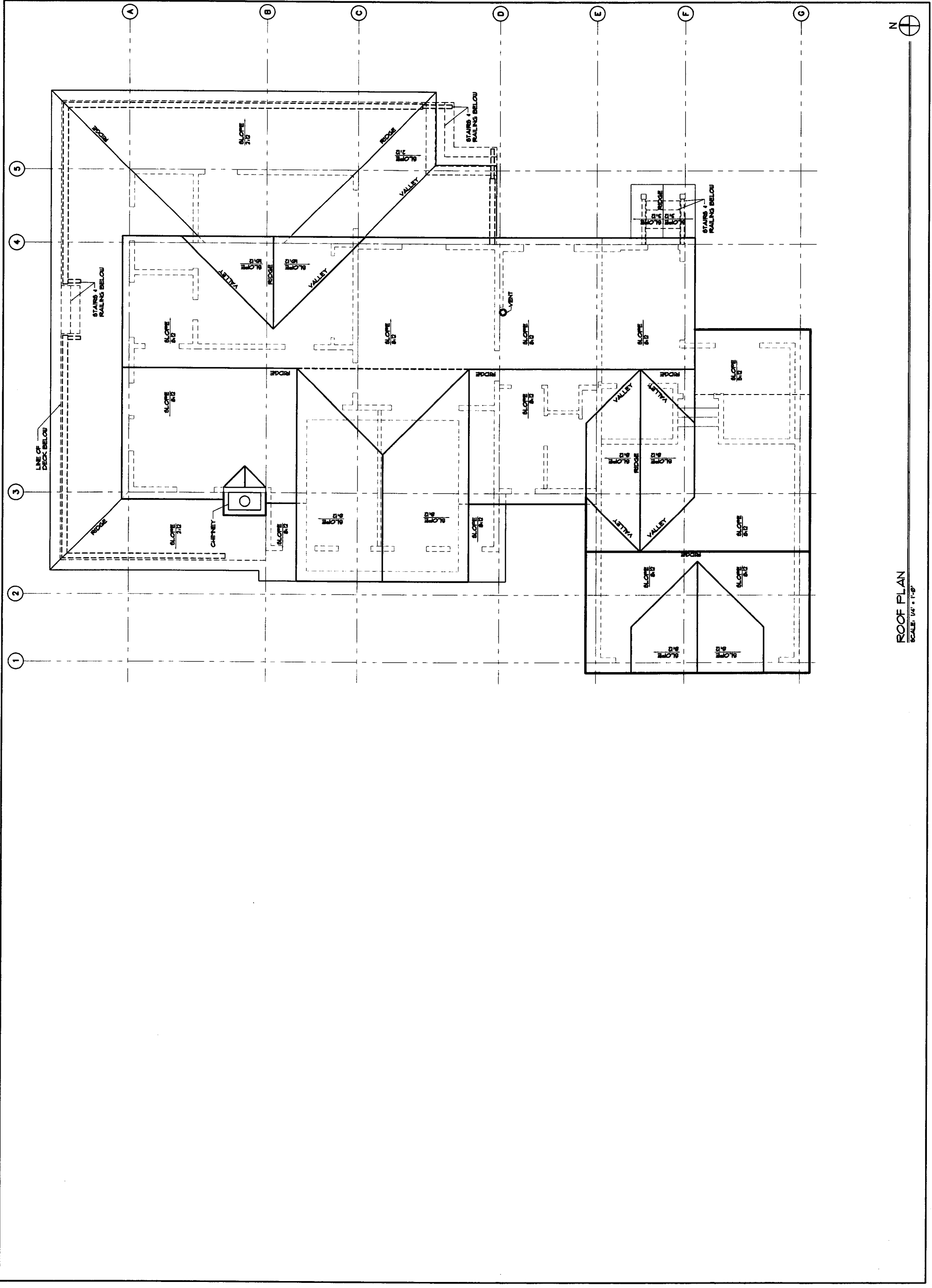
APN NO: 003-324-01
 HDA JOB NO: 0732

DRAWING STATUS
 SCHEMATIC DESIGN _____
 DESIGN DEVELOPMENT _____
 CONTRACT DOCUMENTS _____
 USE _____
 THESE DRAWINGS ARE BEING USED FOR THE FOLLOWING USES:
 PROGRESS REVIEW _____
 PERMITS/AGENCY REVIEW _____
 BIDDING _____
 OTHER _____

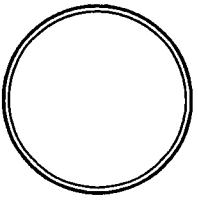
ISSUE DATE: 04.27.09
 DRAWN BY: VH
 Date _____

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:
A2.4



ROOF PLAN
 SCALE: 1/4" = 1'-0"



McLaughlin Residence

611 W. Robinson Street

PROJECT:
 RENOVATION/ADDITION

APN NO.: 005-242-01
 HDA JOB NO.: 0793

DRAWING STATUS

PHASE _____

SCHEMATIC DESIGN _____

DESIGN DEVELOPMENT _____

CONTRACT DOCUMENTS _____

USE _____

PROGRESS REVIEW _____

GOVERNING AGENCY REVIEW _____

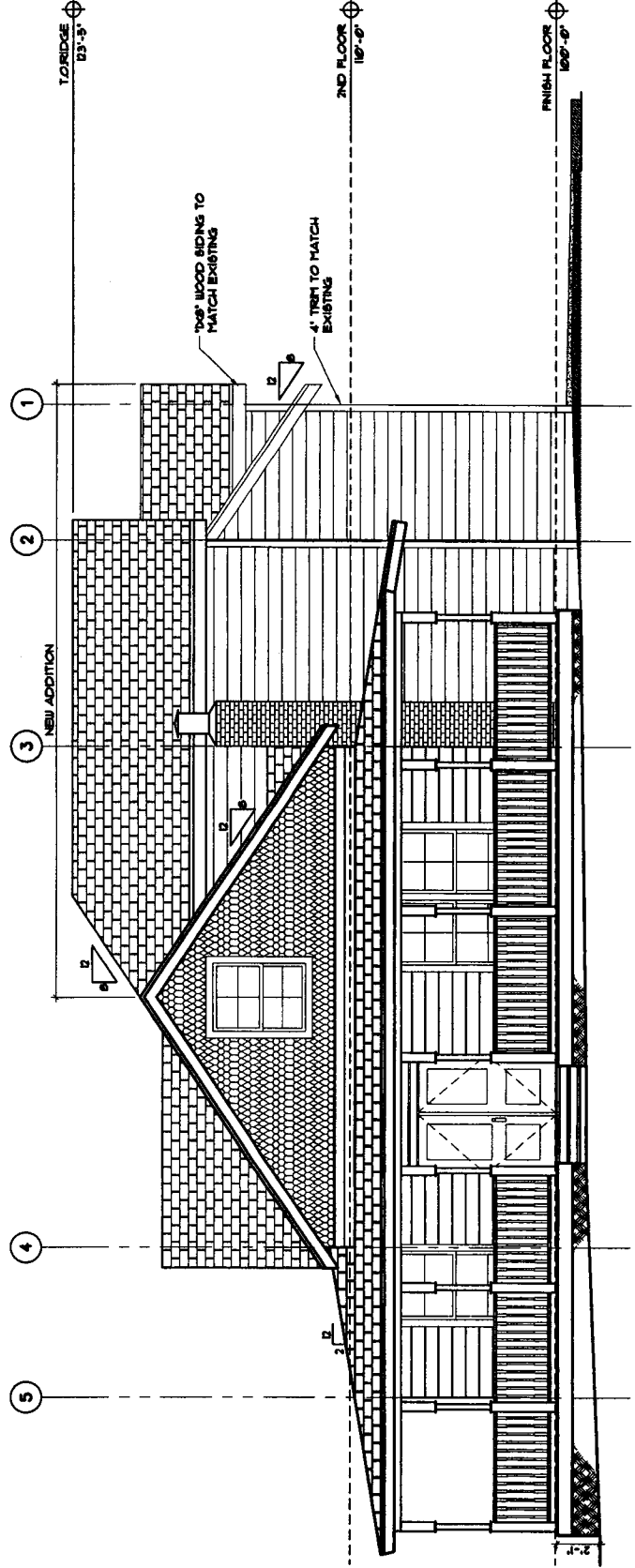
ESTIMATING _____

BIDDING _____

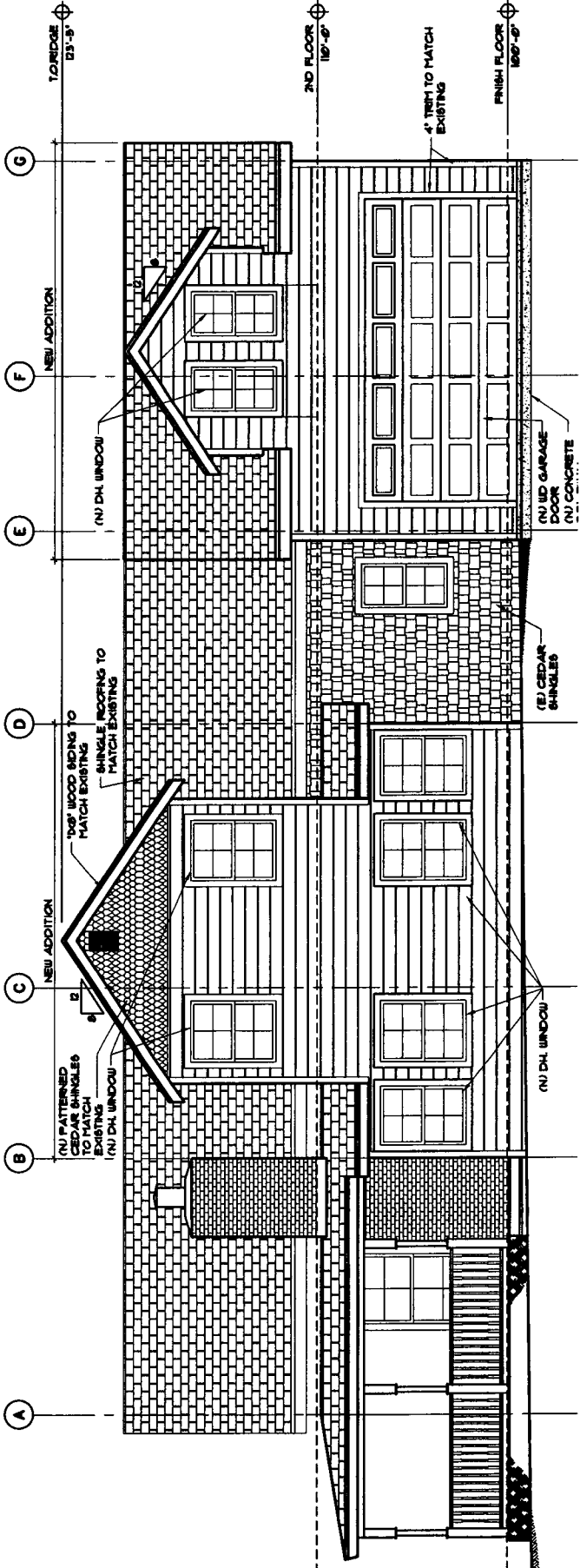
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ISSUE DATE: 04.27.09 DRAWN BY: VH

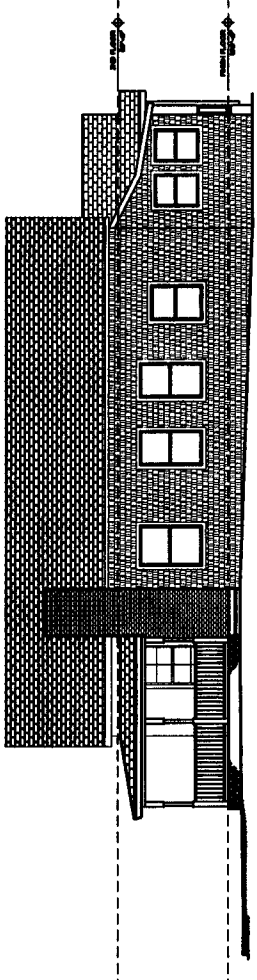
DRAWING TITLE	
EXTERIOR ELEVATIONS	
Revisions	Date



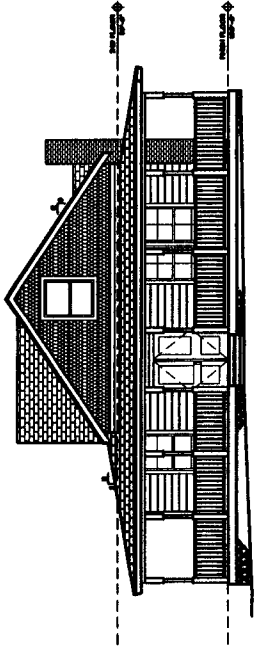
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



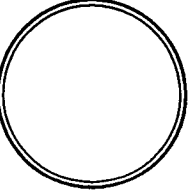
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



McLaughlin Residence
 611 W. Robinson Street

PROJECT: RENOVATION/ADDITION

APR NO: 003-324-01
 HDA JOB NO: 0752

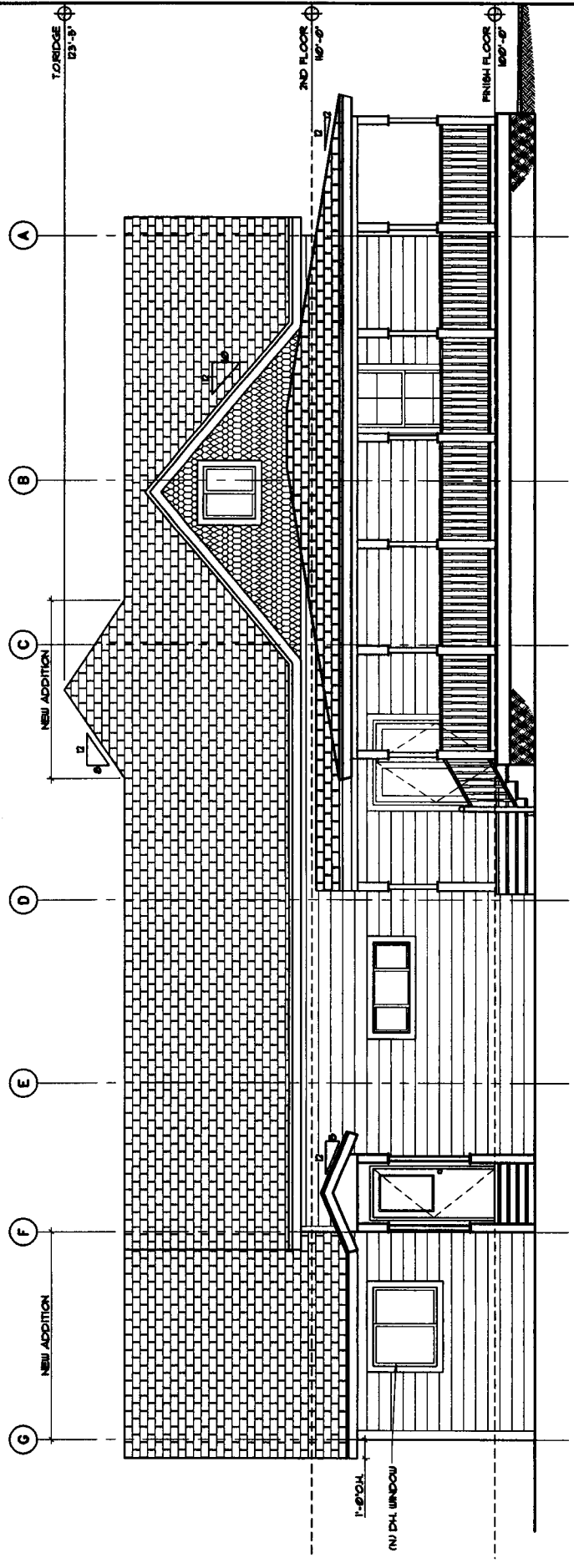
DRAWING STATUS:
 PHASE
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONTRACT DOCUMENTS
 USE
 PERMITS
 PROCESS REVIEW
 GOVERNING AGENCY REVIEW
 ESTIMATING
 BIDDING
 OTHER

ISSUE DATE: 04.27.09
 DRAWN BY: VH

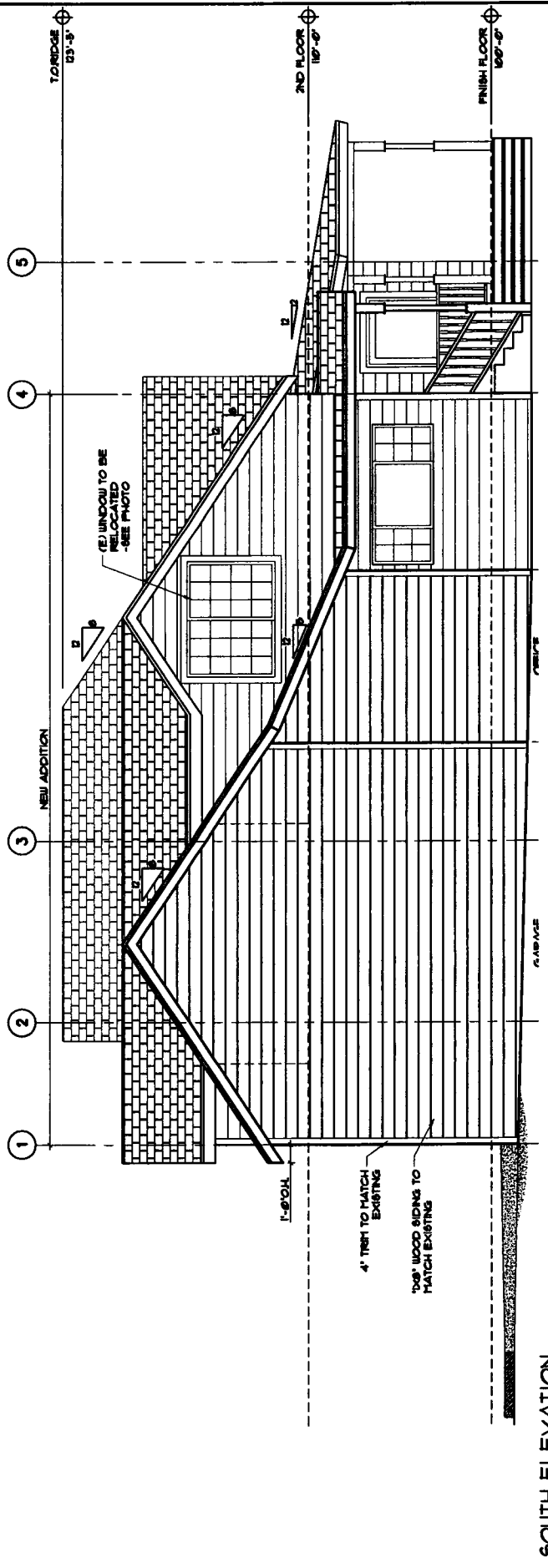
Revisions

Revisions	Date

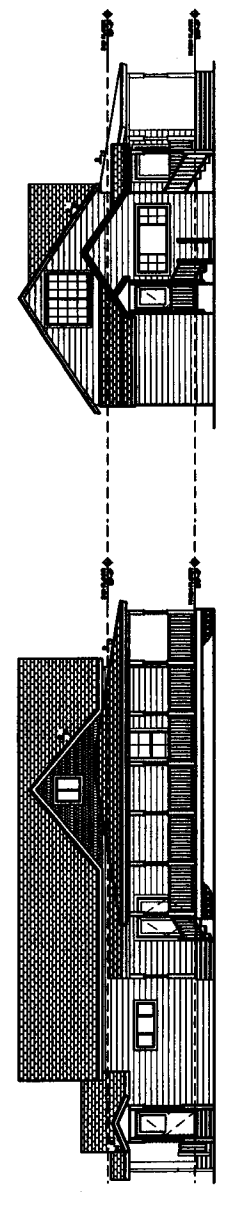
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EXTERIOR ELEVATIONS
 DRAWING NUMBER:
A3.2



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

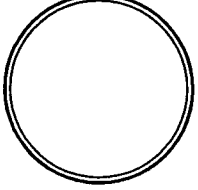


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROJECT: RENOVATION/ADDITION
 611 W. Robinson Street
McLaughlin Residence

APN NO.: 003-324-01
 HDA JOB NO.: 0732
 DRAWING STATUS:
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONTRACT DOCUMENTS

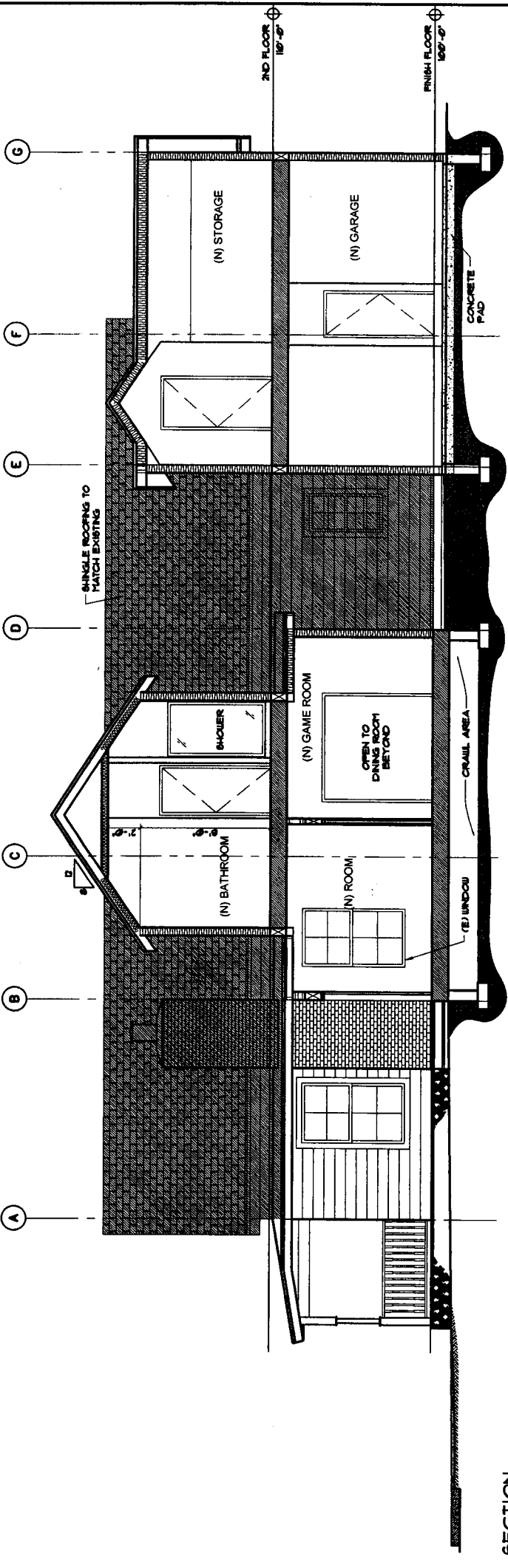
USE THESE DRAWINGS AS BEING MADE BY THE FOLLOWING FIRM:
 PROGRESS REVIEW
 GOVERNING AGENCY REVIEW
 BIDDING
 OTHER

ISSUE DATE: 04.27.09
 DRAWN BY: VH

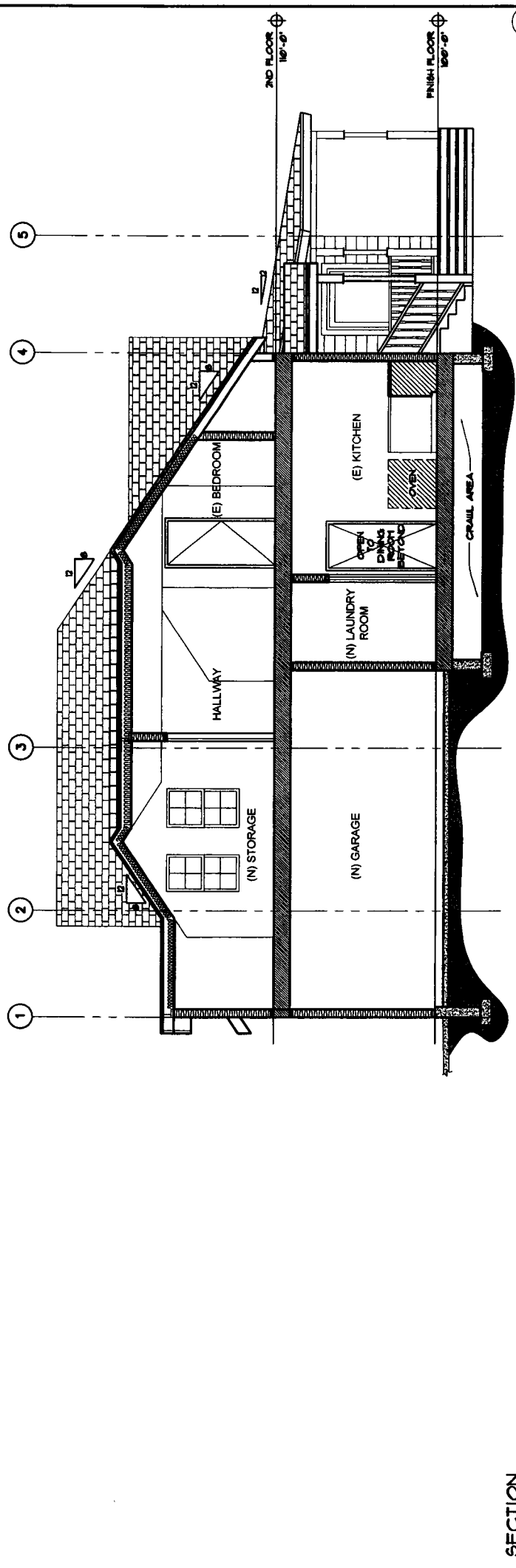
Revisions	Date

DRAWING TITLE: SECTIONS

DRAWING NUMBER: A3.3

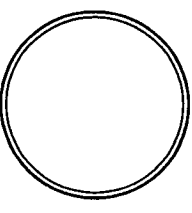


SECTION
 SCALE: 1/4"=1'-0"



SECTION
 SCALE: 1/4"=1'-0"

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McLaughlin Residence

611 W. Robinson Street

PROJECT: RENOVATION / ADDITION

APN NO.: 00533401
 HDA JOB NO.: 0732

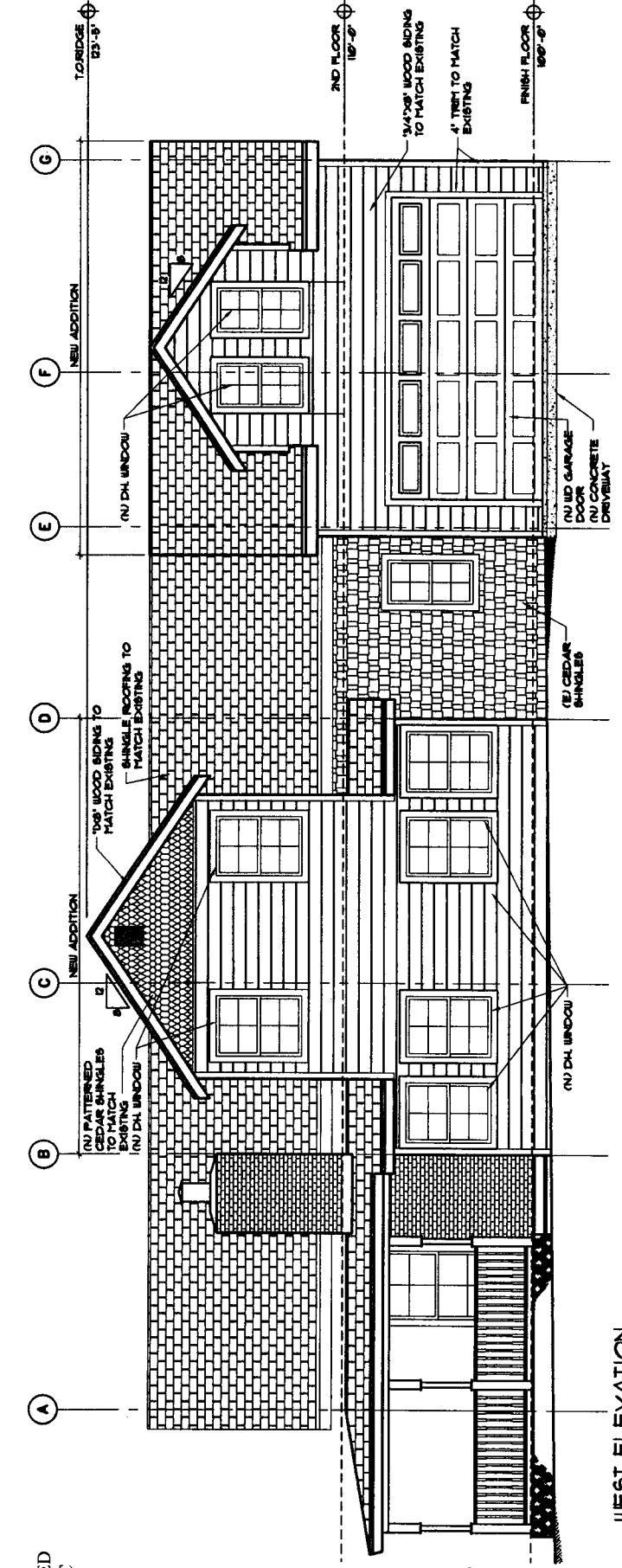
DRAWING STATUS:
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONTRACT DOCUMENTS

USE:
 PRELIMINARY
 PERMITTING
 CONTRACT ADMINISTRATION
 OTHER

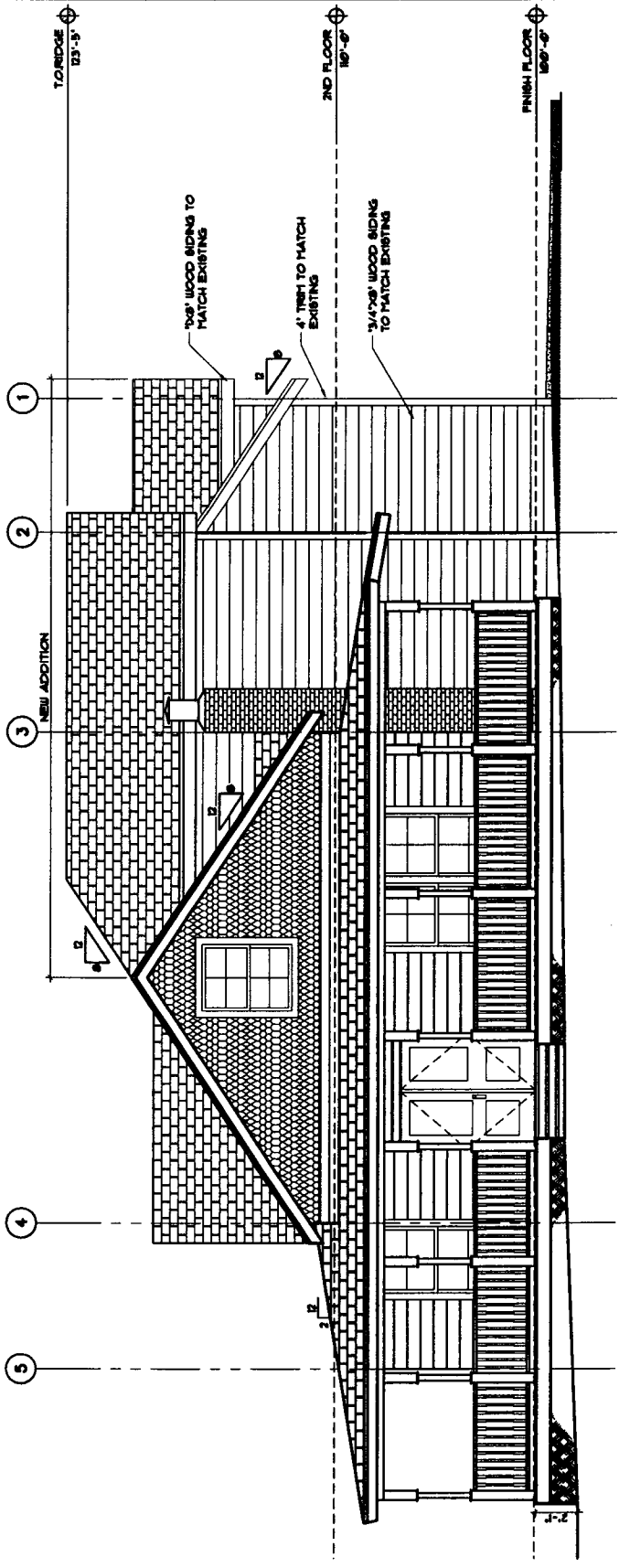
ISSUE DATE: 04.27.09
 DRAWN BY: VH

DATE: _____
 BY: _____

DRAWING TITLE: MATERIAL IDENTIFICATION
 DRAWING NUMBER: A3.4

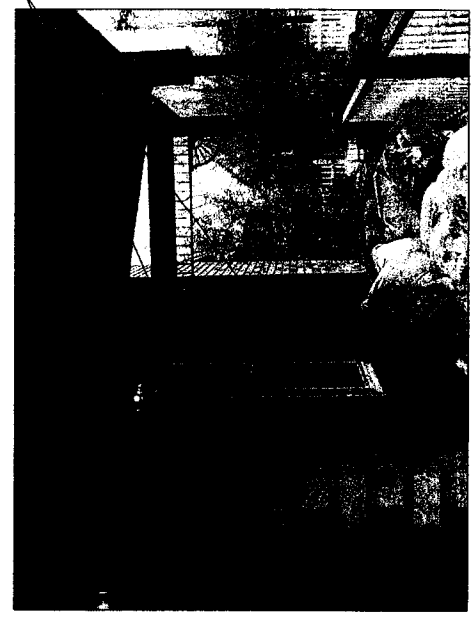


WEST ELEVATION
 SCALE: NTA

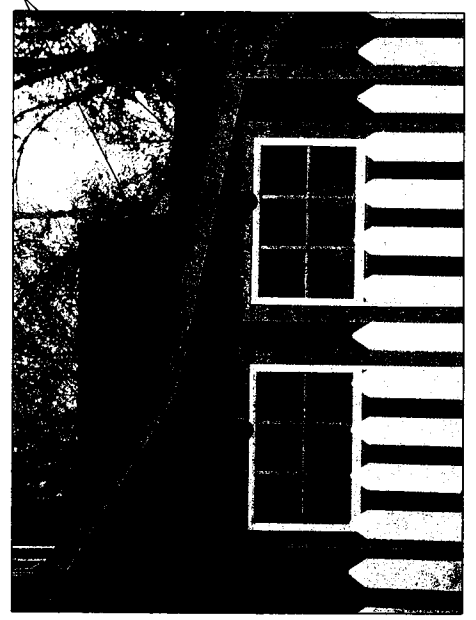


NORTH ELEVATION
 SCALE: NTA

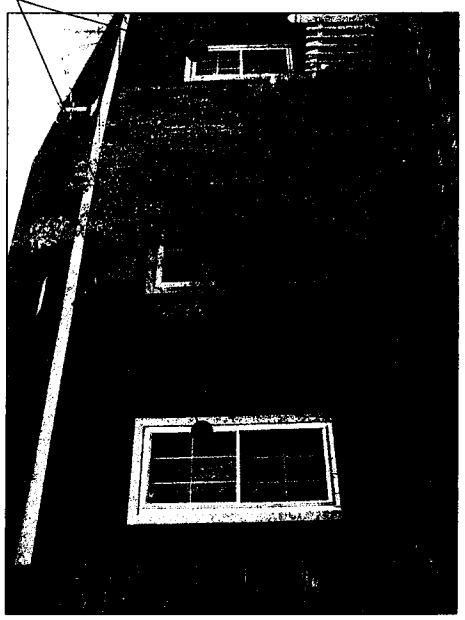
(1) SIDING
 -3/4" X 8" STAINED WOOD V-RUSTIC SIDING



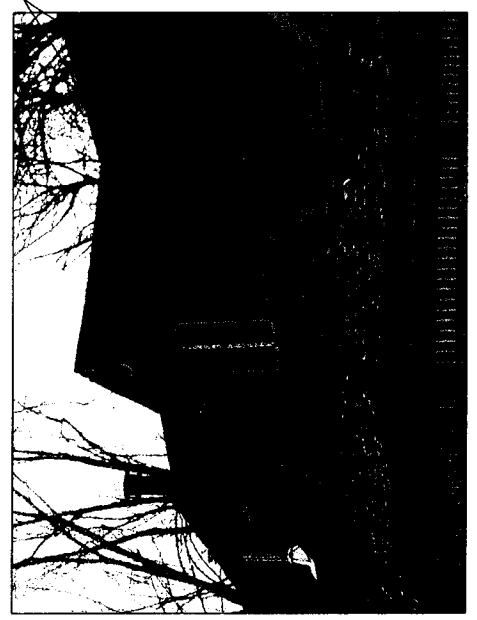
(2) TRIM
 -1" X 4" PAINTED WOOD, FIR, SMOOTH FACE



(3) WINDOW
 -PAINTED WOOD, DH. GLASS, DH. HINGES



(4) ROOFING
 -COMPOSITION; CLASS "A"



MATERIAL IDENTIFICATIONS

SIDING:	3/4" X 8" STAINED WOOD V-RUSTIC SIDING TO MATCH EXISTING (SEE PHOTO #1)
TRIM:	1" X 4" PAINTED WOOD, FIR, SMOOTH FACE -TO MATCH EXISTING (SEE PHOTO #2)
WINDOWS:	PAINTED WOOD, DH. GLASS, DH. HINGES -TO MATCH EXISTING (SEE PHOTO #3)
ROOFING:	COMPOSITION; CLASS "A" -TO MATCH EXISTING (SEE PHOTO #4)
GARAGE:	METAL, 5 PANEL, PAINTED, W/ GLASS WINDOWS -SEE WEST ELEVATION