

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JUNE 09, 2010**

AGENDA ITEM: F-1

FILE NO: HRC-11-036

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

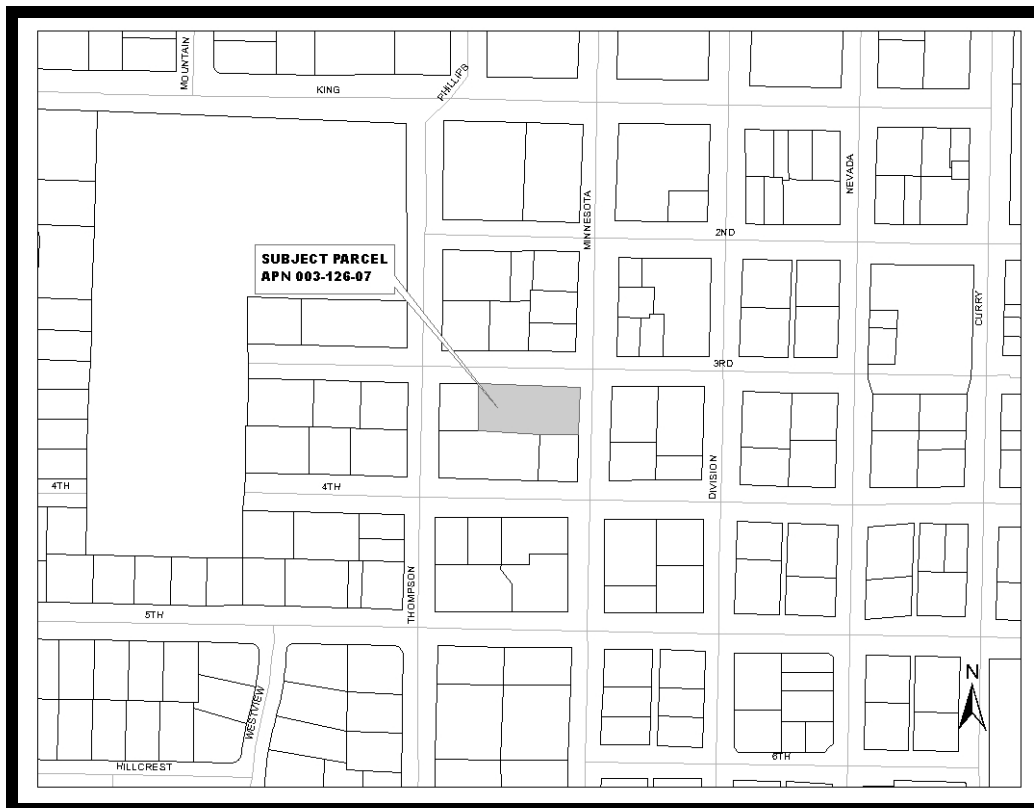
REQUEST: To allow exterior renovations of the office structure including infill of existing rear windows and the installation of a rear exit door and the addition of an Americans with Disabilities Act handicap rear access on property zoned Residential Office (RO).

APPLICANT: Don Smit

OWNERS: Nevada Association of Counties

LOCATION/APN: 304 Minnesota Street / 003-126-07

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission **"Move to approve HRC-11-036, a request from Don Smit, to allow exterior renovations of the office structure including infill of existing rear windows, the installation of a rear exit door and the addition of an Americans with Disabilities Act handicap rear access on property zoned Residential Office (RO), located at 304 Minnesota Street, APN 003-126-07, 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 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 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 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission (HRC) 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 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

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project).

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

DISCUSSION:

This is a one and a half-story brick structure which reflects Gothic Revival design. Per the information provided in the Carson City Inventory of March 1980, the roof is formed of steeply pitched intersecting gables, a form essentially reflected in the floor plan. The structure was built in 1862 and is approximately 3,216 square feet in size. The structure is the largest and only building of this material, size and style in the area. The current use of the structure is a professional office.

The applicant provided the required HRC application on May 11, 2011. Within the application, the applicant notes this request includes exterior renovations of the office structure including infill of existing rear windows and the installation of a rear exit door and the addition of an Americans with Disabilities Act handicap rear access.

Staff conducted a site visit on May 25, 2011 and found the building to be in excellent condition and an exceptional representative of its style. Nevada Association of Counties (NACO) has recently purchased the structure and is proposing to conduct an interior remodel of the structure as well as the exterior alterations noted above.

5.17 Guidelines for Doors

Doors are an important design element of any building. Their location and style contributes to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a building. They are generally constructed of high quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.

The applicant is proposing to install a new Pro 10 Fiberglass door from the Onelite Series: Woodgrain 6/8. The item is noted on page 155 of the cut sheets provided by the applicant.

5.17.1 Guidelines for Historic Doors

Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (*Standard Number: 2, 3, 5, 6*)

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

The applicant is proposing to infill two windows on the western façade. The windows will be in filled with the brick material from the proposed new door opening on the rear façade.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of June 03, 2011, 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. The handicapped ramp must meet City standards and the pedestrian access must meet ANSI standards for handicapped access.

Building Division comments:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)
2. 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.

With the recommended conditions of approval and based 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-11-036 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of appropriate replacement materials for the proposed project, if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP BD+C
Principal Planner

Attachments:

Application (HRC-11-036)
Building Division comments
Engineering Division comments

**Carson City Engineering Division
Historic Resources Commission Report**

312 Mountain St.

File Number HRC 11-036

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: June 1, 2011

SUBJECT TITLE:

Review of a Historic Resources Commission application for the minor remodel of an existing historic structure and accessway to better serve the general public at 304 S. Minnesota St., apn 03-126-07.

RECOMMENDATION:

Development Engineering has no preference or objection to the request. The handicapped ramp must meet City standards and the pedestrian access must meet ANSI standards for handicapped access.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

File # (Ex: MPR #07-111)	<i>HRC-11-036</i>
Brief Description	<i>NACO</i>
Project Address or APN	<i>APN #003-126-07</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:

- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Fire Code
- 2006 Uniform Mechanical Code
- 2006 Uniform Plumbing Code
- 2005 National Electrical Code
- 2003 ICC/ANSI A117.1 (For accessible design)

2. 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.

RECEIVED

MAY 11 2011

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street- Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

FILE # HRC - 11 - 036

**HISTORIC RESOURCES
COMMISSION**

FEE: None

NEVADA ASSOCIATION OF COUNTIES

PROPERTY OWNER

304 MINNESOTA ST CC NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

775.883.7863

PHONE #

FAX #

DON@PROJECT-ONE.COM

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

DON SMIT

775.882.2753

APPLICANT/AGENT

PHONE #

490 HOT SPRINGS ROAD CC NV 89706

MAILING ADDRESS, CITY, STATE ZIP

775.882.2753

775.882.4016

PHONE #

FAX #

ALTERNATE - DOREEN@PROJECT-ONE.COM

E-MAIL ADDRESS

SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

003-126-07

Street Address

304 MINNESOTA ST CC NV 89703

ZIP Code

Project's Master Plan Designation

MUR

Project's Current Zoning

410 R/O RESIDENTIAL OFFICE

Nearest Major Cross Street(s)

3RD AND 4TH STREETS

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.

INFILL EXISTING WINDOWS, CUT OPENING IN WALL FOR MANDOOR, PAINTING, DEMOLITION

ADDING ADA COMPLIANT HANDICAP ACCESS

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

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

DEMOLITION OF 2 WALLS

Reason for project: ADDING ADA COMPLIANT HANDICAP ACCESS

INFILL EXISTING WINDOWS, CUT OPENING IN WALL FOR MANDOOR, PAINTING, DEMOLITION

SUPPORTING DOCUMENTATION

Each application requires 12 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.

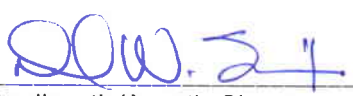
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject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



Owner's Signature

JEFF FONTAINE

Owner's Printed Name



Applicant's/Agent's Signature

DONALD W. SMIT

Applicant's/Agent's Printed Name

HISTORIC RESOURCES COMMISSION APPLICATION CHECKLIST

I. Site Plan (suggested scale not more than 1" = 40 ft.)

To include, but not limited to, the locations, designation and dimensions of the following, including indication if new or existing:

- New and existing building structures including:
 - Distances from property lines and building size indicated by dimensions or square footage.
 - Distances between buildings shall be indicated on the plot plan.
 - Clearly label existing and proposed structures.
 -
 - Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:



- Driveways, walkways and off-street parking areas, including:
 - indication of surface materials
 - dimensions of aisles and spaces
- Property lines, dimensions
- Setback, easement and right-of-way lines
- Stairways, ramps (if new: include surfacing materials, dimensions)
- Fences and walls
- Sign locations with an indication of distance from sidewalks, curbs, driveways, buildings
- Light posts/standards
- Existing trees, landscaping to remain and to be removed
- Proposed landscaping (Complete landscaping requirements, guidelines and applications are available at the Planning Division - Required for all office and commercial projects.)

II. BUILDING ELEVATIONS

Building elevations of all sides of the proposed structure(s) (suggested scale of not less than 1/4" = 1 ft) showing:

- Foundation height and materials
- Finished floor elevation above ground level

- ☐ Walls:
 - siding: type, profile shape and dimensions, finish, and texture
 - trim dimensions including all eave and frieze board widths
 - location, shape and size of wall vents, including trim dimensions
 - cornices

- ☐ Windows:
 - type (double hung, casement, awning or fixed)
 - material (wood, wood clad, metal)
 - manufacturer
 - window dimensions
 - pane configuration (example: two panes over four)
 - sills (dimensions)
 - trim, including caps, decorative treatments, trim dimensions (and details as necessary)
 - other exterior window treatments (i.e., shutters, window boxes, awnings)
 - storm windows

- ☐ Doors:
 - style/design
 - material
 - trim material and dimensions
 - sidelights
 - catalog cuts (if possible)
 - also, garage doors

- ☐ Roof:
 - roof line (including height of eave lines from finished grade)
 - roof pitch/slope
 - roof overhang widths
 - roofing materials (type and color)
 - skylights
 - vents, chimneys, stacks
 - exposed mechanical systems (such as air condition units)

- ☐ Dormers, including:
 - roof slope, overhang width, etc.
 - siding material
 - window information
 - trim dimensions

- ☐ Porches, Balconies:
 - floor height above grade (if a porch)
 - railings, balustrades, newel posts (including dimensions, materials and details as necessary)
 - beams (size and height above porch floor elevation)
 - posts, columns, pillars, including dimensions and any special treatments such as turnings, caps, post ornamentation, fret brackets, fret work, trim; provide details as necessary
 - post spacing (from post center to post center)
 - moldings and trim

- ☐ Protruding Bays
 - roofing information
 - roof slope + pitch
 - window information
 - siding information

- ☐ Stairways, Rampways
 - railings, balustrades, newel posts (dimensions, materials, and details as needed)
 - surface materials of stairs, ramps
 - ramp slopes
- ☐ Fences, Walls
 - material and material dimensions (including posts, rails, facing material, decorative fretwork, etc.)
 - height
 - length (show on site plan)
 - post spacing
 - thickness (if wall)
 - lighting
- ☐ Arbors, trellises, gazebos
- ☐ Signs, wall plaques, window graphics
 - material to be used and material dimensions, including post dimensions, post caps, sign board
 - size and height and ground clearance
 - shape
 - color
 - lettering and lettering size
 - location (show on site plan if not on building)
 - illumination
 - material samples
- ☐ Sections as required to illustrate proposed construction more clearly (suggested scale of not less than 1/4"). Items may include but may not be limited to the following:
 - porches, balconies
 - gable ends
 - eaves
 - cornices
- ☐ Detail drawings as required to illustrate proposed construction more clearly (suggested scale not less than 1/2 inch). See above for suggested items.
- ☐ Manufacturer's catalog data and/or samples keyed to drawings

III. RESTORATION, RENOVATION, RECONSTRUCTION AND ADDITIONS TO EXISTING STRUCTURES

Provide same information as above, but also include photographs showing existing building elevations, special building details, or any other information the applicant feels is important to further explain the project.

IV. MOVING OF A STRUCTURE ONTO A PROPERTY

- ☐ Provide same information as above, but also provide photographs of all existing building elevations.

V. DEMOLITION OR REMOVAL OF A STRUCTURE TO ANOTHER LOCATION

- ☐ Provide photographs of the building; if structure is to be moved, provide address of new location. (Carson City Municipal Code Section 18.06.075 outlines procedures for action by the Historic Resources Committee on demolition of historic structures.)



WEST ELEVATION

NEW ADA ACCESS
DOOR LOCATION

WINDOWS TO INFILLED



Project **ONE**
Kou Pine - AVO
16130791 road Carson City Nevada 89706
775 882 2753 (O) 775 241 9684 (C)
www.800.com

1105-10 006



NORTH ELEVATION

project **ONE**
104 Springs Road - Carroll City, Nevada 89726
775.882.2731 (o) 775.882.4316 (c)
www.danielshand.com



1105-10 010



EAST ELEVATION

project **one**
lou nina zero
10140 KINGS ROAD CAMDEN NJ 08048 90706
775.882.2753 (c) 775.882.4016 (h) 775.771.6651 (f)
www.6027design.com



1105-10 001

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 304 South Minnesota APN 3-126-07
- 2. Common Name: Shaw-Brennan and Co. Insurance Services, North Country Brokers,
Ormsby-Rosser House Ormsby House Antiques
- 3. Historic Name: Ormsby-Rosser House
- 4. Present Owner: Robert Shaw and J.M. Brennan
- 5. Address (if not occupant): 1205 East Long Street; Carson City, Nevada
- 6. Present Use: offices/commercial Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick structure is one and a half stories in height and reflects essentially Gothic Revival design. The roof is formed of steeply pitched intersecting gables, a form essentially reflected in the floor plan. One story portions to the south are newer. Windows vary from double hung six over six lights to fixed glass. Gable peaks contain windows with pointed arches with pointed projecting drip sill moldings and sills. Shallow arched drip sill moldings project above the first floor windows.

Alterations include a one story gabled extension to the rear and possibly a shed roofed addition to the northwest. Brick wings have been added to the south.

RELATIONSHIP TO SURROUNDINGS:

The structure is the largest and only building of this material, size and style in the area.



Street Furniture: short retaining wall

Landscaping: stone edged lawn, evergreen bushes

Architectural Evaluation: PS NR X

District Designation: PD 2 NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____
Zoning RO Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 35 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction Winter 1862-63 Estimated _____ Factual Source: C.C. Historic Tour

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built by Mrs. Margaret Ormsby, in 1862-63, the wife of the notable Nevada pioneer Major Ormsby. John Rosser, the 1870 owner, made additions to the building at the north.

The building is an exceptional representative of its style. It is outstanding in design quality and execution, and constitutes a major architectural resource of the city.

SOURCES:

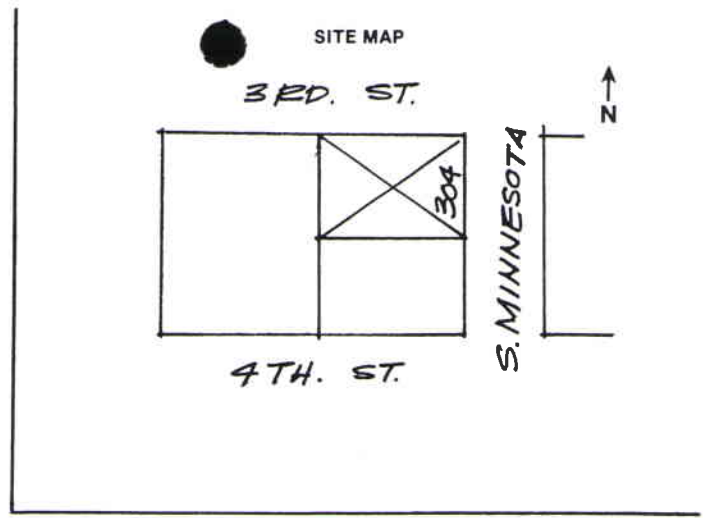
Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:





NACO - NEVADA ASSOCIATION OF COUNTIES

304 south minnesota street, carson city, nevada 89703



design team

OWNER

NEVADA ASSOCIATION OF COUNTIES
 MR. JEFFREY FONTAINE, EXECUTIVE DIRECTOR
 304 SOUTH MINNESOTA STREET
 CARSON CITY, NEVADA 89703
 (775) 883-7863 o.
 (775) 887-2057 f.
 e-mail: jfontaine@nvnao.org

ARCHITECT

ALOIAU ARCHITECTURE
 MR. GORDON ALOIAU
 3748 LAKESIDE DRIVE, SUITE 101
 RENO, NEVADA 89509
 (775) 324-6811 o.
 (775) 770-0110 f.
 e-mail: gordon@aloiau.com

PROJECT MANAGER

PROJECT ONE
 MR. DONALD SMIT
 490 HOT SPRINGS ROAD
 CARSON CITY, NEVADA 89509
 (775) 882-2753 o.
 (775) 882-4016 f.
 e-mail: don@project-one.com

STRUCTURAL

WAYNE H. REID STRUCTURAL ENGINEER
 MR. WAYNE H. REID S.E.
 490 HOT SPRINGS ROAD
 CARSON CITY, NEVADA 89703
 (775) 882-5147 o.
 (775) 882-4016 f.
 e-mail: reidse2@charter.net

registration

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revisions

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project

Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
 304 south minnesota street
 carson city, nevada
 003-126-07

drawn: DWS/GA

date: 03/21/2011

scale: as noted

file: 1101 T0.1

project no: 1101

title sheet - design team information

T0.1 | MAY 11 2011
 Value CARSON CITY PLANNING DIVISION

NEVADA ASSOCIATION OF COUNTIES OFFICE RENOVATION

304 SOUTH MINNESOTA STREET, CARSON CITY, NEVADA 89703

project information

assessor's parcel number: 003-126-07
 address: 304 South Minnesota Street
 land use code/zoning: 410/RO (Residential Office)
 parcel size: .330 acres (14,331.0 ± sq.ft.)
 original year of construction: 1852 ±
 setbacks: front: 10'
 side: 10'
 rear: 20'
 flood zone: N/A
 building code: 2006 international building code
 building type: office
 occupancy groups: B-Business (conference room A-3 however exempt per Section 303, Exception #2)
 type of construction: V-B (existing)
 fire sprinkler: No
 area calculations: two story structure 3,470.0 SQ.FT.
 allowable area: actual area (n/a - existing structure):
 B: 9,000.0 sq. ft. main level: 2,582.0 sq. ft.
 second level: 888.0 sq. ft.
 height calculations: actual height (maximum):
 B: 35' n/a - existing structure

naco officers, staff and board

NACO OFFICERS

DOUG JOHNSON	PRESIDENT
JERRIE TIPTON	PRESIDENT ELECT
NANCY BOLAND	VICE PRESIDENT
BONNIE WEBER	PAST PRESIDENT
SUSAN BRAGER	AT LARGE MEMBER
CLAUDETTE SPRINGMEYER	NACO FISCAL OFFICER

NACO STAFF

JEFFREY FONTAINE	EXECUTIVE DIRECTOR
WES HENDERSON	DEPUTY DIRECTOR
LEAH BRADLE	OPERATIONS AND PUBLIC AFFAIRS

NACO MEMBER COUNTIES

CARSON CITY	SUPERVISOR MOLLY WALT - NACO DIRECTOR
CHURCHILL COUNTY	COMMISSIONER NORM FREY - NACO DIRECTOR
CLARK COUNTY	COMMISSIONER SUSAN BRAGER - NACO EXECUTIVE COMMITTEE MEMBER
DOUGLAS COUNTY	COMMISSIONER DOUG JOHNSON - NACO PRESIDENT ELECT
ELKO COUNTY	COMMISSIONER DEMAR DAHL - NACO DIRECTOR
ESMERALDA COUNTY	COMMISSIONER NANCY BOLAND - NACO VICE-PRESIDENT
EUREKA COUNTY	COMMISSIONER JAMES ITHURRALDE - NACO DIRECTOR
HUMBOLDT COUNTY	COMMISSIONER TOM FRANSWAY - NACO DIRECTOR
LANDER COUNTY	COMMISSIONER RAY WILLIAMS - NACO DIRECTOR
LINCOLN COUNTY	COMMISSIONER T. "TOMMY" ROWE - NACO DIRECTOR
LYON COUNTY	COMMISSIONER JOE MORTENSEN - NACO DIRECTOR
MINERAL COUNTY	COMMISSIONER JERRIE TIPTON - NACO PRESIDENT ELECT
NYE COUNTY	COMMISSIONER JONI EASTLEY - NACO DIRECTOR
PERSHING COUNTY	COMMISSIONER PAT IRWIN - NACO DIRECTOR
STOREY COUNTY	COMMISSIONER ROBERT KERSHAW - NACO DIRECTOR
WASHOE COUNTY	COMMISSIONER BONNIE WEBER - NACO PAST PRESIDENT
WHITE PINE COUNTY	COMMISSIONER LAURIE CARSON - NACO DIRECTOR

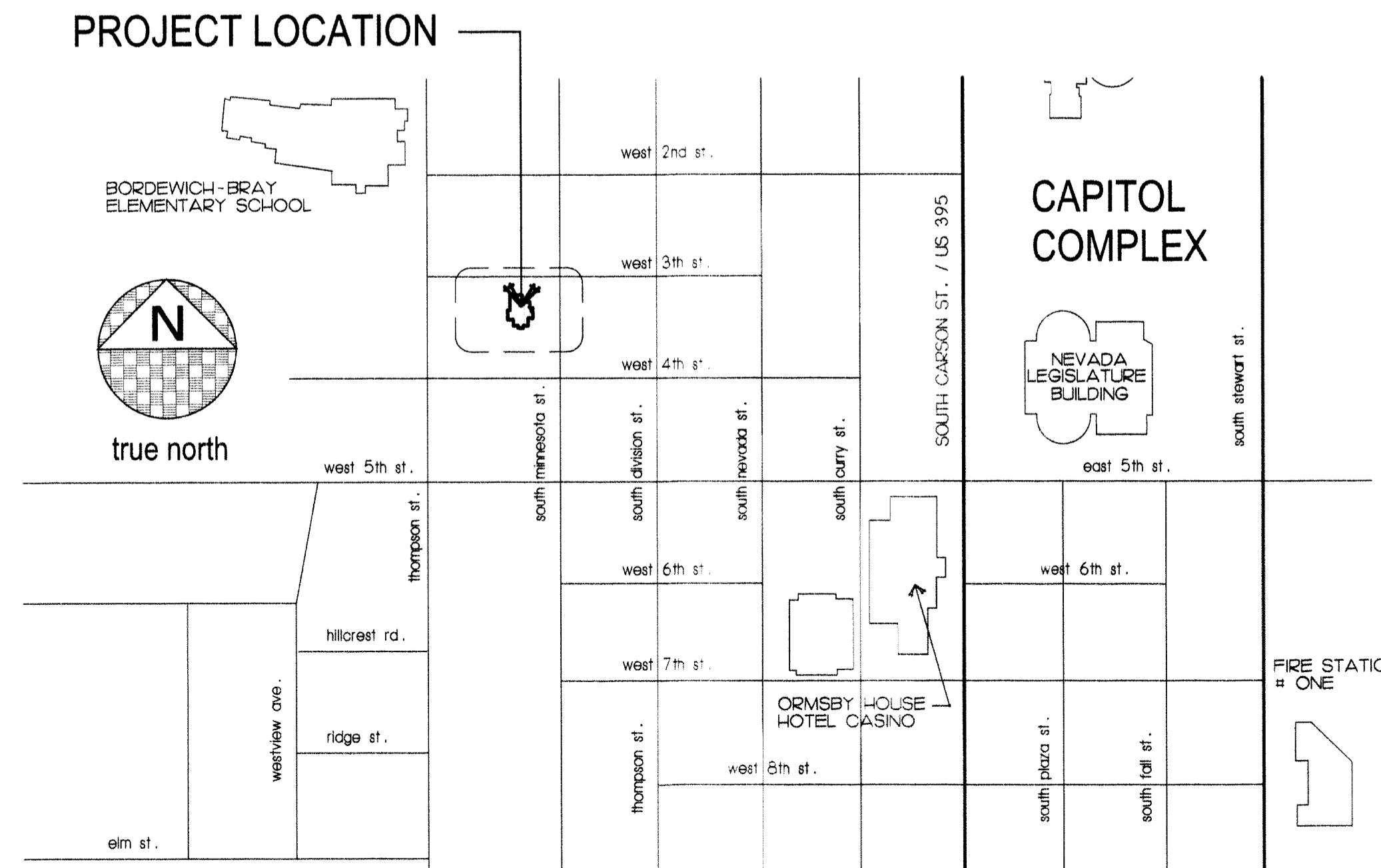
sheet index

T0.1	TITLE SHEET & OWNER / DESIGN TEAM INFORMATION	SD-1	STRUCTURAL DETAILS
A1.0	GENERAL INFORMATION, VICINITY MAPS, PROJECT LOCATION	E1	ELECTRICAL FLOOR PLAN (refer to sheets A2.2 and A2.3)
A1.1	ARCHITECTURAL SITE PLAN and SITE DETAILS		
A2.1	MAIN LEVEL DEMOLITION PLAN		
A2.2	MAIN LEVEL FLOOR PLAN		
A2.3	SECOND LEVEL FLOOR PLAN		
A2.4	MAIN LEVEL FRAMING PLAN		
A3.1	WEST ELEVATION		
A4.2	RESTROOM PLANS & DETAILS		

general notes

- ALL WORK INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST PUBLISHED AND ADOPTED EDITION OF CODES, LAWS STATUTES, RULES, REGULATIONS, ORDERS, DECREES, ORDINANCES, AND OTHER REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES AND PUBLIC UTILITY FRANCHISE HOLDERS HAVING JURISDICTION OVER THIS PROJECT. ALL WORK INCLUDING MATERIALS, WORKMANSHIP AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION OF SPECIFIED (OR OTHERWISE SELECTED) ITEMS SHALL CONFORM TO THE PRODUCT MANUFACTURER'S SPECIFICATIONS AND/OR INDUSTRY STANDARDS WITHOUT EXCEPTION UNLESS THE CONTRACT DOCUMENTS DELINEATE REQUIREMENTS BEYOND SUCH SPECIFICATIONS AND STANDARDS.
- THIS PROJECT SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE, 2006 UNIFORM PLUMBING CODE, 2006 UNIFORM MECHANICAL CODE, 2005 NATIONAL ELECTRICAL CODE, 2006 INTERNATIONAL ENERGY CONSERVATION CODE, 2003 INTERNATIONAL CODE COUNCIL ANSI A117.1, 2007 NORTHERN NEVADA AMENDMENTS, AND THE CSDB TITLE 15 - BUILDING AND CONSTRUCTION.
- PROJECT CONSIST OF RENOVATION OF EXISTING STRUCTURE, BUILDING FOOT PRINT IS NOT EXPANDED, ADDITION OF NEW ADA RESTROOM, RESTROOM ALTERNATE, ADA ACCESS, DELETION OF SELECTED INTERIOR WALLS.
- DRAWING REFERENCE ALTERNATE #1 - TO CONSTRUCT A SECOND NON-ADA PUBLIC UNSEX TOILET FACILITY. ALL ROUGH PLUMBING TO BE INCLUDED IN BASE CONSTRUCTION SCOPE OF WORK.
- FROM ISSUANCE OF BUILDING PERMIT, AND NOTICE TO PROCEED, THE WORK SHALL BE SUBSTANTIALLY COMPLETE WITHIN 90 WORKING DAYS AND THE WORK COMPLETED, AND CERTIFICATE OF OCCUPANCY ISSUED, 120 WORKING DAYS. THE GENERAL CONTRACTOR SHALL BE ASSESSED A PENALTY OF \$50.00 PER CALENDAR DAY FOR EVERY DAY BEYOND THE 90 DAY CONSTRUCTION PERIOD.
- COORDINATE ALL FINISH SELECTIONS WITH THE OWNER. NOTIFY OWNER OF ALL IDENTIFIED DISCREPANCIES AND OR CONFLICTS WITH THE EXISTING BUILDING AND/OR CONSTRUCTION BID DOCUMENTS.
- DO NOT SUBSTITUTE MATERIALS SPECIFIED IN THE CONSTRUCTION DOCUMENTS DURING THE BIDDING PROCESS. SUBSTITUTIONS OF EQUAL AND/OR GREATER VALUE WILL BE CONSIDERED AFTER THE BIDDING PROCESS HAS BEEN COMPLETED AND THE BID HAS BEEN AWARDED.

project location map



summary project description

- REMOVAL OF SELECTED INTERIOR WALLS TO ACCOMMODATE ENLARGEMENT OF EXISTING MEETING ROOM.
- INSTALLATION OF NEW SUPPORTING STRUCTURAL FRAME WORK WHERE LOAD BEARING WALLS ARE REMOVED.
- REMOVAL, AND REPLACEMENT, OF EXISTING ROOF MOUNTED HVAC EQUIPMENT, NEW EQUIPMENT TO BE SPECIFIED BY MECHANICAL CONTRACTOR, PROVIDE EQUIPMENT SUBMITTALS WITH BID PROPOSAL.
- INSTALLATION OF ADA COMPLIANT UNSEX RESTROOM, POSSIBLY SECOND NON-COMPLIANT UNSEX RESTROOM.
- INSTALL NEW ADA COMPLIANT ACCESS, WALK WAY AND ASSOCIATED PARKING AREA STRIPPING.
- INSTALL GROUNDED 4-GANG ELECTRICAL OFFICE OUTLETS.
- REMOVE EXISTING BREAK AREA SINK AND ASSOCIATED CASEWORK. INSTALL NEW CASEWORK, PLUMBING AND FIXTURES.
- INSTALL NEW WROUGHT IRON RAILING AT TOP OF SECOND FLOOR STAIR LANDING.
- PROVIDE ALTERNATE COST FOR 4x4 CERAMIC TILE IN-LEU OF FRP. PICTURE FRAME MIRROR AND TRASH RECEPTACLE (TILE
- MODIFY EXISTING HYDRONIC HEATING SYSTEM AS NECESSARY FOR AREAS OTHER THAN THE EXPANDED MEETING SPACE.

THE EXISTING BUILDING FOOT PRINT WILL NOT BE EXPANDED.

registration

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revisions



project

Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
 304 south minnesota street
 carson city, nevada
 003-126-07

drawn: VALUE

date: 03/21/2011

scale: as noted

file: 1101 A1.0

project no: 1101

general info.
vicinity map,
project location

A1.0

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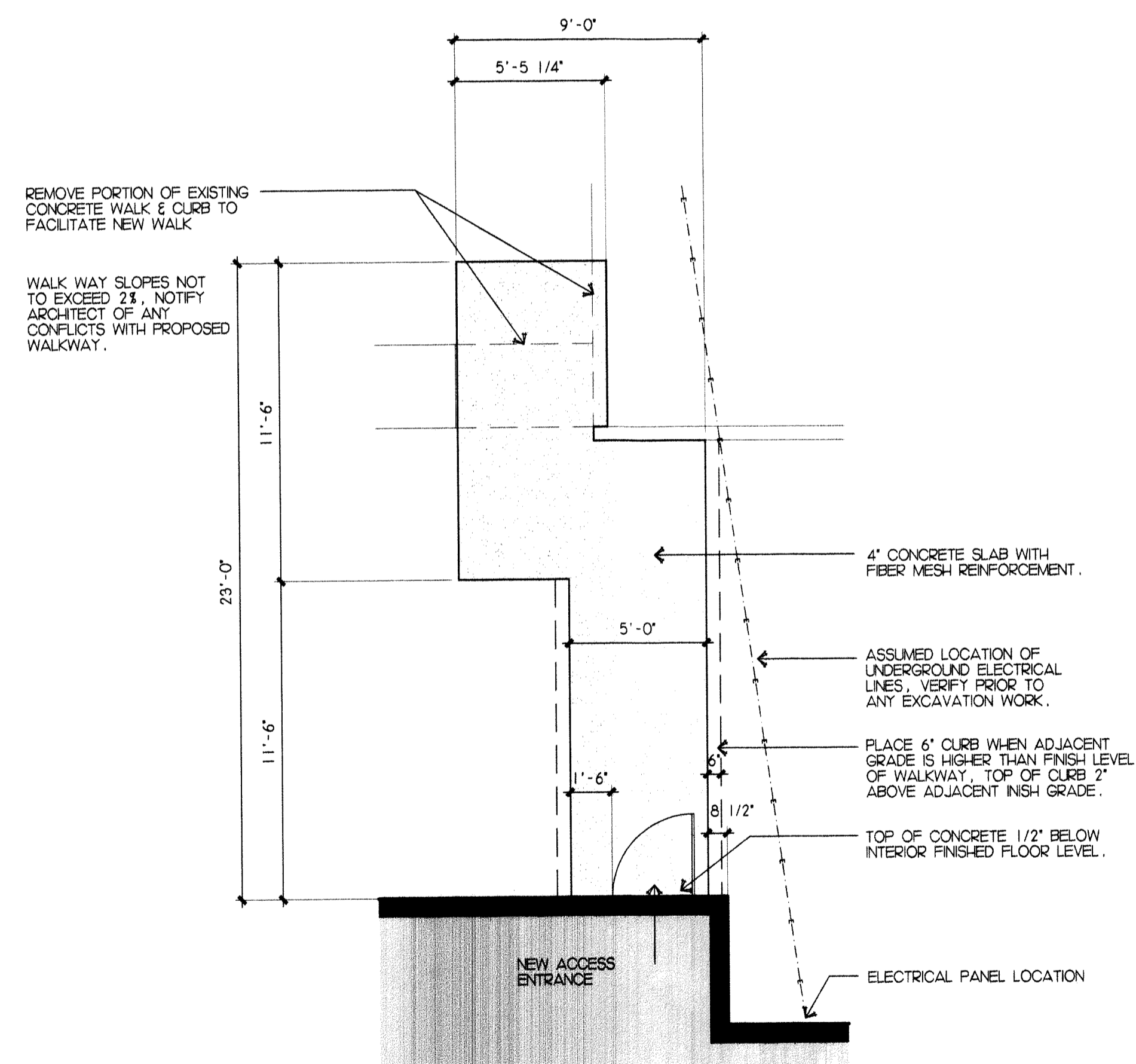
MAY 11 2011

Value

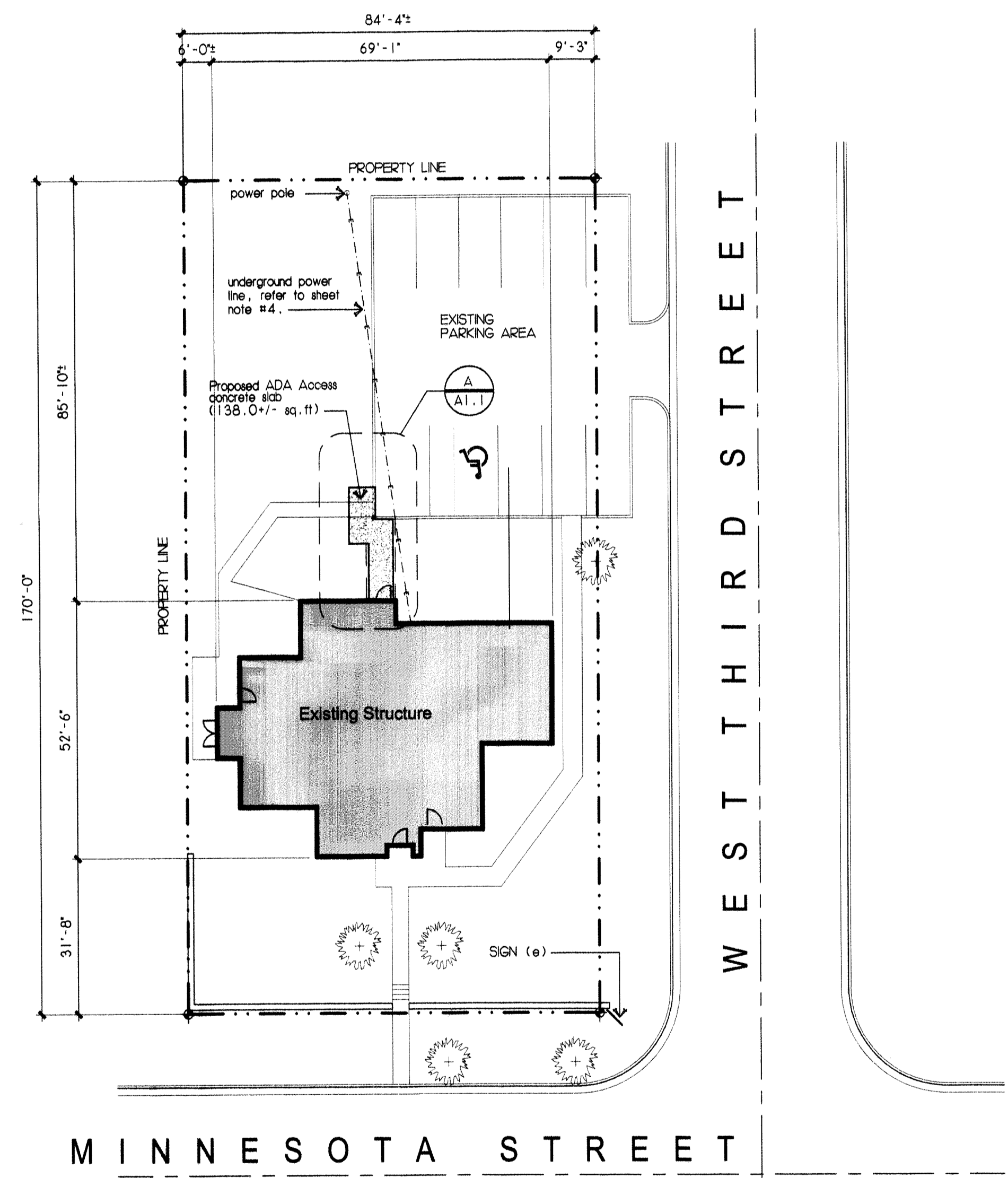
CARSON CITY
PLANNING DIVISION

SHEET NOTES

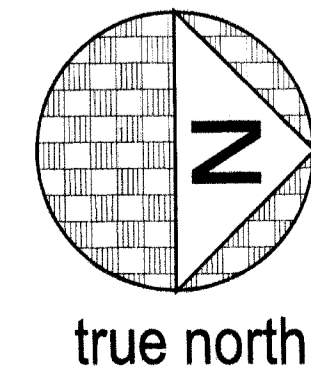
1. BUILDING FOOT PRINT REMAINS AS EXISTING - NO EXPANSION OF EXISTING STRUCTURE.
2. NEW ADA ACCESS FROM EXISTING PARKING AREA TO NEW ADA ENTRANCE AS NOTED AND DIMENSIONED - NOTIFY ARCHITECT OF ANY CONFLICT.
3. VERIFY ALL UTILITY CONNECTION POINTS WITH APPLICABLE UTILITY COMPANIES.
4. STRIPE OR RE-STRIPE PARKING SPACES ASSOCIATED WITH ADA ACCESS WORK.
5. REMOVE ALL REQUIRED ASPHALT PAVING, CONCRETE WALKS AND CURBING TO FACILITATE NEW ADA WALKWAY.
6. CALL BEFORE YOU DIG - 1,800,227,2600 - UNDERGROUND SERVICE ALERT.



ADA Entrance Access SC: 1/4" = 1'-0" **A**



Architectural Site Plan SC: 1/3256" = 1'-0" XREF



Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
304 south minnesota street
carson city, nevada
003-126-07

drawn:	VALUE
date:	03/21/2011
scale:	as noted
file:	1101 A1.1
project no:	1101

architectural site plan & details

A1.1
Value

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CARSON CITY PLANNING DIVISION

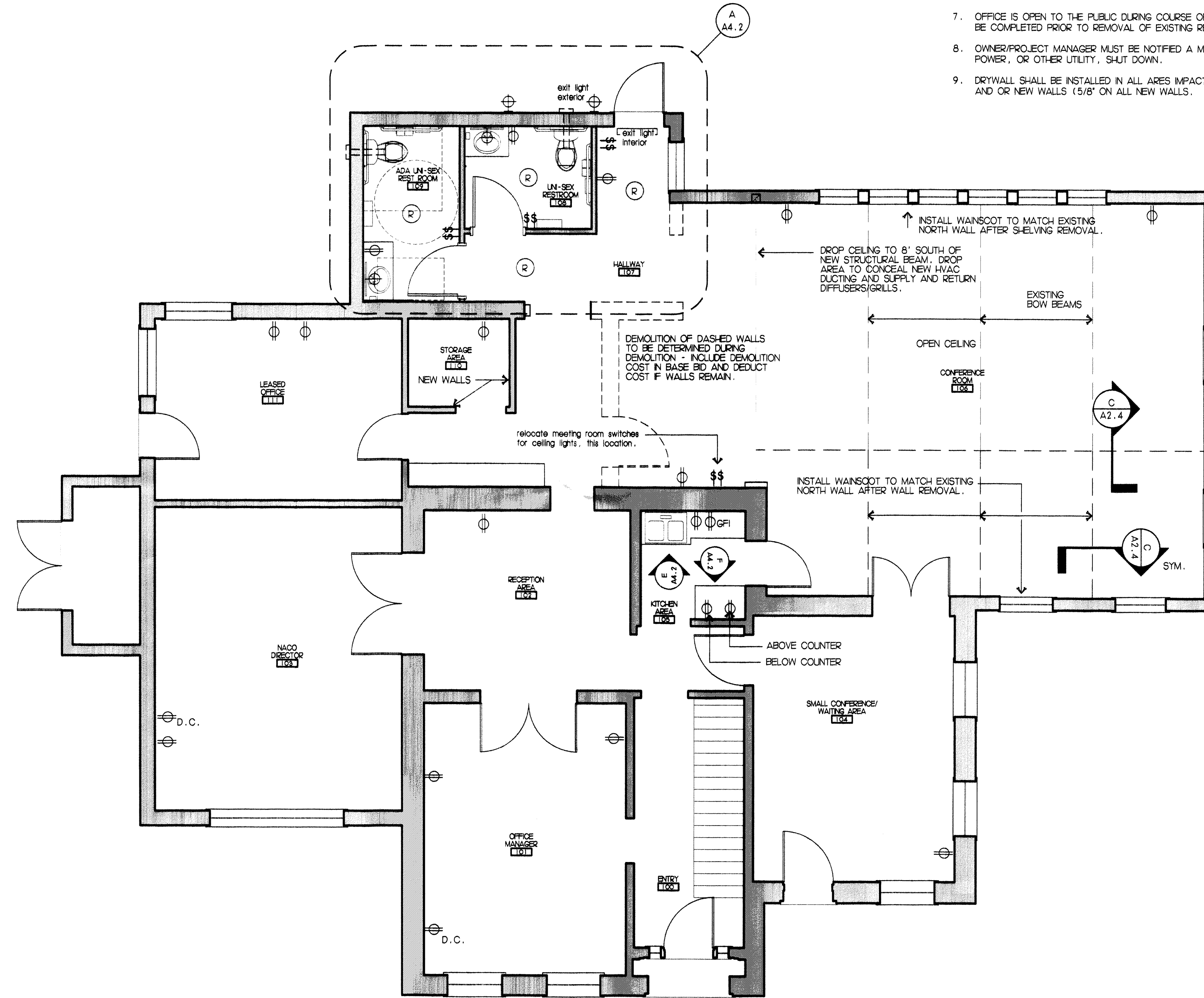
ELECTRICAL LEGEND & NOTES

- ⌚ single-pole toggle switch (voltage as required)
- ▽ telephone/data junction box (3/4" conduit above ceiling)
- ⊕ single outlet receptacle
- Ⓡ recessed lighting can

- A. existing electrical to remain.
- B. verify new outlet locations w/ project manager prior to placement.
- C. telephone/data low voltage cabling existing, sever existing.
- D. white switches and outlets w/ s.s. cover plates.
- E. room base boards may be removed and reinstalled to conceal wiring, coordinate w/ general contractor. Re-paint if base boards are removed.
- F. COORDINATE NEW HVAC ELECTRICAL REQUIREMENTS W/ GENERAL CONTRACTOR AND MECHANICAL CONTRACTOR.

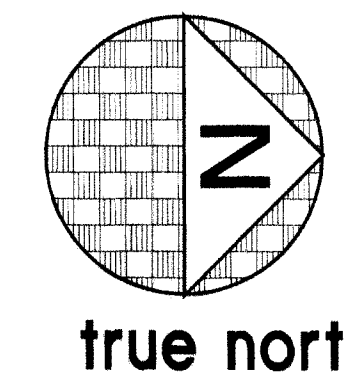
SHEET NOTES

1. STRUCTURAL CHANGES AND/OR DEMOLITION ARE LIMITED TO THE INDICATED WALLS. IF ADDITIONAL DEMOLITION IS REQUIRED, VERIFY WITH OWNER AND/OR PROJECT MANAGER PRIOR TO PROCEEDING.
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL, OTHER TENANTS AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
3. THE CONTRACTOR WILL REPAIR ALL FINISH MATERIAL DAMAGE CAUSED BY THE WORK.
4. FLOOR COVERINGS, OTHER THAN THOSE SPECIFIED IN THE DRAWINGS ARE BY THE OWNER.
5. MEETING ROOM MECHANICAL SYSTEM: CONTRACTOR TO PROVIDE ROOF TOP HVAC SUBMITTAL WITH BID PROPOSAL. UNIT WILL BE LOCATED WHERE EXISTING CONDENSING UNIT IS LOCATED ON THE ROOF. DUCT WORK WILL BE CONCEALED IN THE INDICATED DROP CEILING AREA.
6. ALL WIRING WILL BE CONCEALED, IF CONFLICT IS NOTED REVIEW WITH PROJECT MANAGER/OWNER PRIOR TO INSTALLING WIRING.
7. OFFICE IS OPEN TO THE PUBLIC DURING COURSE OF CONSTRUCTION. NEW RESTROOM TO BE COMPLETED PRIOR TO REMOVAL OF EXISTING RESTROOM.
8. OWNER/PROJECT MANAGER MUST BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF POWER, OR OTHER UTILITY, SHUT DOWN.
9. DRYWALL SHALL BE INSTALLED IN ALL AREAS IMPACTED BY DEMOLITION, REMOVAL WALLS AND OR NEW WALLS (5/8" ON ALL NEW WALLS).



Main Level Floor Plan

Scale: 1/4" = 1'-0"

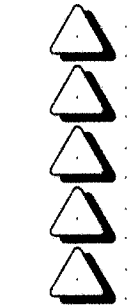


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registration

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project

Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
 304 south minnesota street
 carson city, nevada
 003-126-07

drawn: DWS/GA

date: 03/21/2011

scale: as noted

file: 1101 A2.2

project no: 1101

main level floor plan

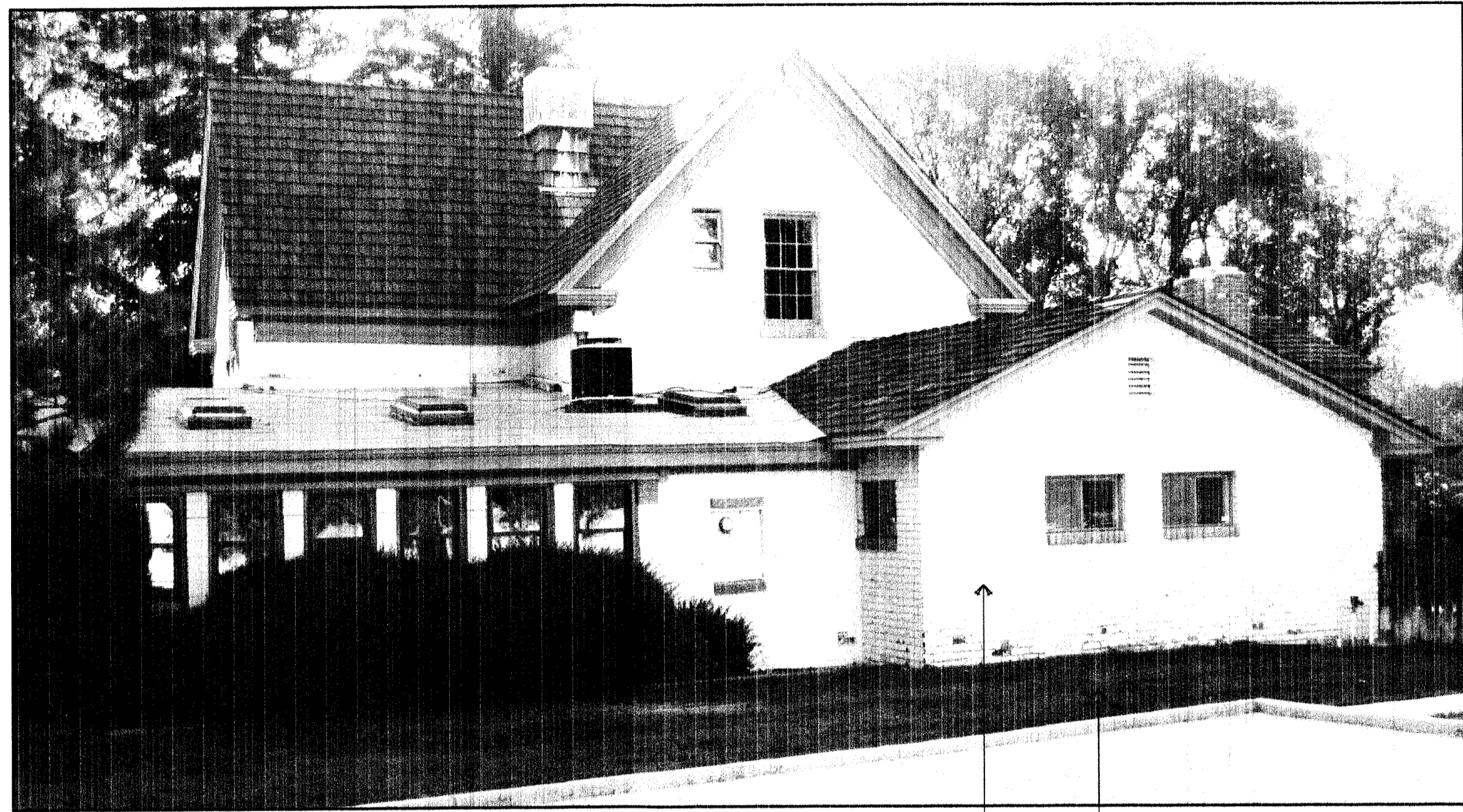
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PROPOSED LOCATION OF NEW EXIT DOOR

LOCATION OF PROPOSED CONCRETE WALKWAY FROM EXISTING PARKING AREA

Photo of Existing West Elevation

SC: N.T.S.

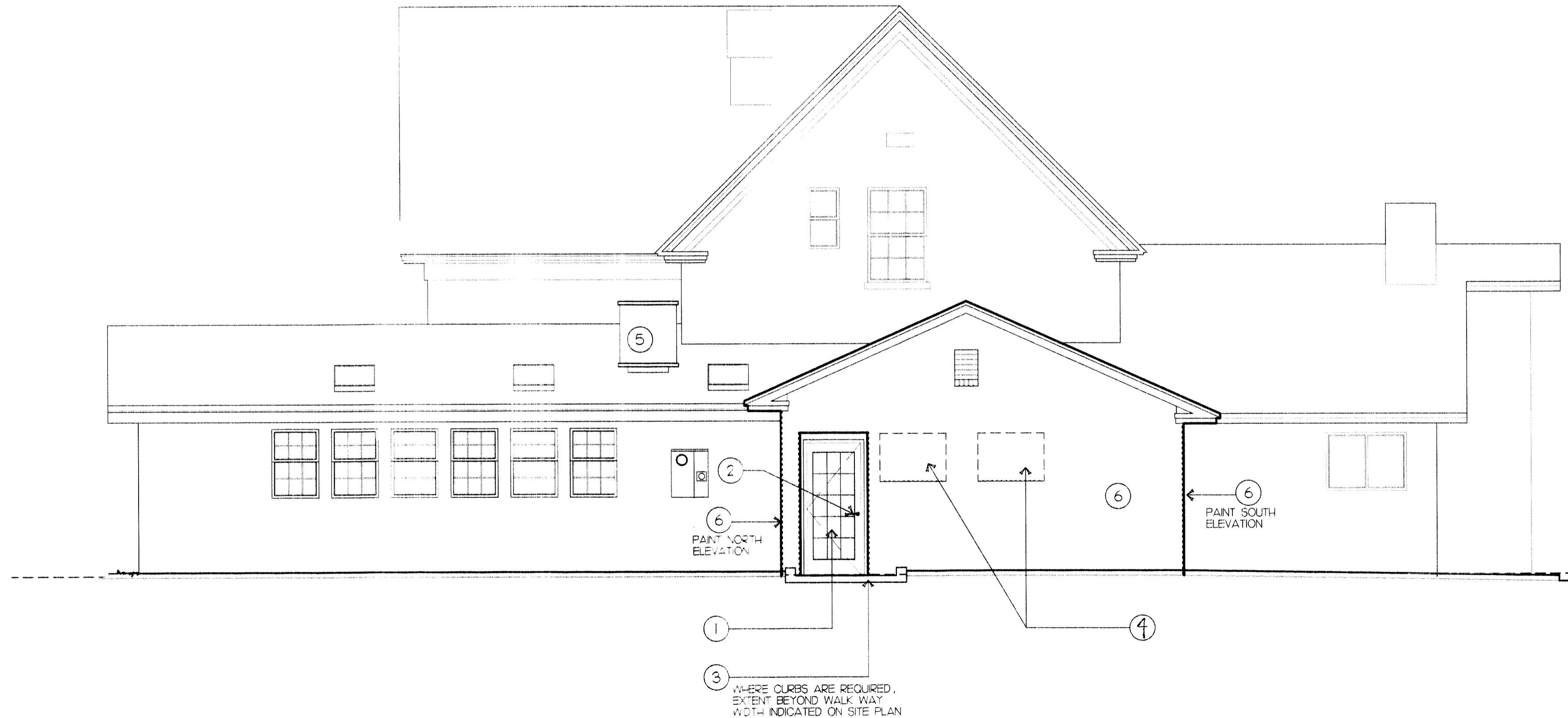


West Elevation (e)

SC: 3/16" = 1'-0"

MATERIAL INDEX

1. 3'-0" x 6'-8" PLAST PRO 10 LITE FIBER GLASS DOOR W/ 2" BRICK MOLD.
2. DOOR HARDWARE: SERIES 22 VON DUPRN PANIC, MODEL # 22EO, TRIM 230 L W/ CYLINDER, 1-1/4" MORTISE CYLINDER.
3. CONCRETE WALK ENTRANCE W/ INTEGRAL CURB 3" ABOVE FINISH GRADE WHERE REQUIRED.
4. INFILL EXISTING WINDOWS W/ BRICK UNITS REMOVED FROM NEW DOOR LOCATION AND INTERIOR WALLS TO BE REMOVED.
5. REPLACE EXISTING ROOF MOUNTED MECHANICAL EQUIPMENT W/ NEW UNIT TO MEETING ROOM.
6. AFTER MASONRY INFILL OF EXISTING WINDOWS, PAINT EXTERIOR WALL TO MATCH EXISTING PAINTED MASONRY.



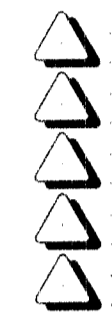
West Elevation

SC: 1/4" = 1'-0"

registration

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project

Office Renovation
NEVADA ASSOCIATION OF COUNTIES (NACO)
 304 south minnesota street
 carson city, nevada
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drawn:	DWS/GA
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project no:	1101

west elevation

A3.1

Value

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CARSON CITY
PLANNING DIVISION

ONELITE FLUSH GLAZED DOOR

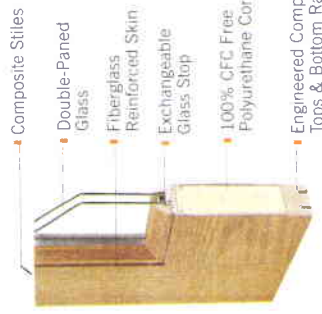
DOUBLE-PANED GLASS is available in Clear IG, GBG, and LoE[®] options

FIBERGLASS SKIN is unmarred by the wear and tear of everyday use, and is unaffected by moisture and humidity. Our doors will not rot, splinter or warp like wood, and won't dent or delaminate like steel

EXCHANGEABLE GLASS STOP allows for easy replacement of the glass

100% CFC-FREE POLYURETHANE CORE is environmentally friendly and provides a high R-value for maximum thermal protection

FULL COMPOSITE STILES AND RAILS protect the door from water infiltration on all six sides to ensure our door will never warp, rot, or rust



FLUSH GLAZED DOORS: 6/8 & 8/0

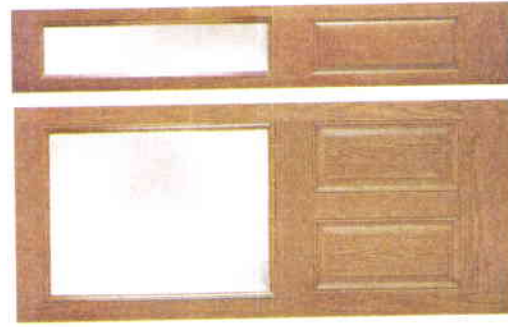
	DRG/DRS10	DRG/DRS12	DRG/DRS1080	DRS13	DRS1380
201 x 6/8	•				
205 x 6/8	•		•		
208 x 6/8	•	•			
310 x 6/8	•	•			
201 x 8/0			•		•
205 x 8/0			•		•
208 x 8/0			•		•
310 x 8/0			•		•

FLUSH GLAZED SIDELITES: 6/8 & 8/0

	SLG/SLS10	SLG/SLS12	SLG/SLS1080
110 x 6/8	•	•	
122 x 6/8	•	•	
110 x 8/0			•
127 x 8/0			•

HALF LITE: 3/0 x 6/8

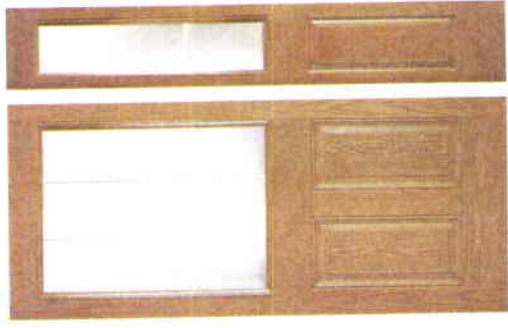
CLEAR IG



DRG12C

SLG12C

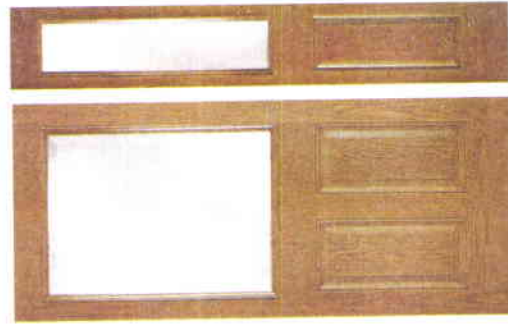
GBG



DRG12G09

SLG12G03

LoE[®]



DRG12L

SLG12L

HALF LITE: 3/0 x 6/8

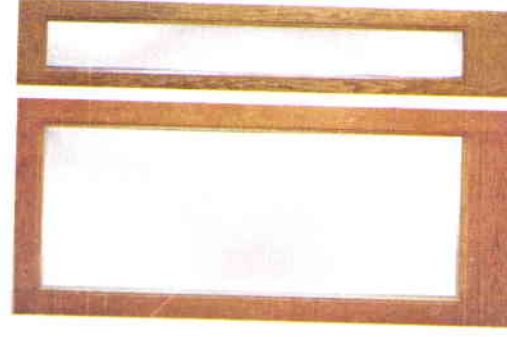
MINIBLIND



DRG12B

FULL LITE: 3/0 x 6/8

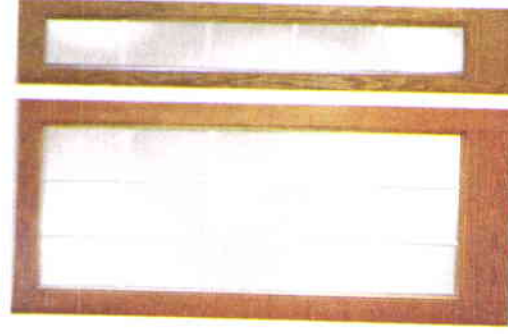
CLEAR IG



DRG10C

SLG10C

GBG

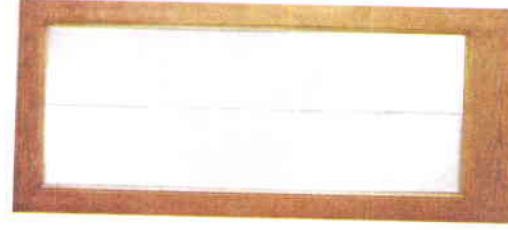


DRG10G15

SLG10G05

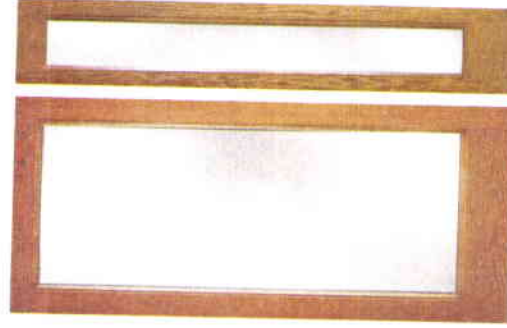
FULL LITE: 3/0 x 6/8

GBG



DRG10G10

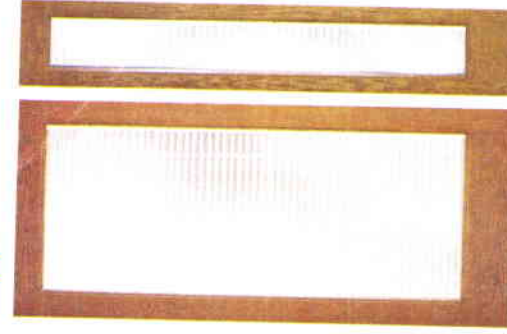
LoE[®]



DRG10L

SLG10L

MINIBLIND



DRG10B

SLG10B

*all door styles & glass designs also available in Smooth Skin

*all door styles & glass designs also available in Smooth Skin