

CODE DATA

CODE: 2006 INTERNATIONAL BUILDING CODE (I.B.C.)
 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2006 INTERNATIONAL FIRE CODE (IFC)
 2006 UNIFORM MECHANICAL CODE (UMC)
 2006 UNIFORM PLUMBING CODE (UPC)
 2005 NATIONAL ELECTRICAL CODE (NEC)
 2007 NORTHERN NEVADA AMENDMENT PACKAGE
 ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT ELEVATION 4,721
 ROOF SNOW LOAD 30 LBS
 LATERAL LOADS WIND 105 MPH BASIC WIND SPEED
 COST EXPOSURE C
 SEISMIC CATEGORY D

OCCUPANCY CLASSIFICATION: A-3
 OCCUPANT LOAD:
 MEETING 49
 OFFICE 1
 TOTAL OCCUPANT LOAD: 50
 MIXED OCCUPANCY SEPARATION NONE
 CONSTRUCTION TYPE: V-B
 FIRE ALARM NO
 FIRE SPRINKLERS NO

BASIC ALLOWABLE FLOOR AREA: 6,000 S.F. ALLOWABLE AREA FRONTAGE INCREASE

TOTAL ALLOWABLE FLOOR AREA: 6,000 S.F.

ACTUAL FLOOR AREA: 907 S.F.

BUILDING HEIGHT 18'-6" (ONE STORY)

DISTANCE FROM PROPERTY LINES

NORTH 0'
 SOUTH 57'
 EAST 5'
 WEST 85'

EXTERIOR WALL AND OPENING PROTECTION:

BEARING ONE-HOUR LESS THAN 10 FEET
 NONBEARING SAME AS BEARING

J.P. COPOULOS ARCHITECT

P.O. Box 2517
 Carson City
 Nevada
 89702

T 775-885-7907
 F 775-885-6806

ioannis@edurus.com

Owner:
 Carson City Parks & Rec.
 3333 Bull Way, Bldg #9
 Carson City, NV 89701
 Phone: (775) 885-2115
 Fax: (775) 887-2145

Project Address:
 1207 N. Carson St.
 Carson City, NV 89701
 A.P.N. 002-151-01

Structural Engineer:
 Three Castle Engineering, LLC
 2516 Business Pkwy., Ste. F1
 Minden, NV 89423
 Phone: (775) 261-6782
 Fax: (775) 287-8784

Electrical Engineer:
 Jensen Engineering Inc.
 9655 Gataway Dr., Ste. A
 Reno, NV 89521
 Phone: (775) 852-2288
 Fax: (775) 852-3388
 E-mail: jensen@jsevoel.net

Mechanical Engineer:
 SEED
 P.O. Box 8071
 Incline Village, NV 89450
 Phone: (775) 831-2932
 Fax: (669) 613-5245

Civil Engineer:
 Lumos & Associates
 800 East College Parkway
 Carson City, NV 89702
 Phone: (775) 885-1277
 Fax: (775) 885-7114

A0	COVER SHEET
A0.1	DEMOLITION PLAN
A0.2	ARCHITECTURAL SITE PLAN -ACCESS PLAN
A1	FLOOR PLAN
A1.1	DOOR SCHEDULE
A2	ENLARGED TOILET PLAN
A3	REFLECTED CEILING PLAN
A3	ROOF PLAN
A4	ELEVATIONS
A5	BUILDING SECTIONS
A6	WALL SECTIONS
A1	SPECIFICATIONS
C1	CIVIL COVER SHEET
C2	DEMOLITION PLAN
C3	SITE UTILITIES
C4	GRADING PLAN
D1	CIVIL DETAILS
S1	FOUNDATION FLOOR FRAMING PLAN
S2	ROOF STRUCTURAL FLOOR PLAN
S3.0	STRUCTURAL NOTES
S3.1	STANDARD DETAILS
S3.2	STRUCTURAL DETAILS
M1	MECHANICAL PLAN
P1	PLUMBING PLAN
D1	MECHANICAL DETAILS
E1.0	NOTES & SCHEDULES
E2.0	SITE DEMOLITION PLAN
E2.1	SITE ELECTRICAL PLAN
E3.0	POWER & LIGHTING PLAN

DEFERRED SUBMITTAL
 EXISTING SHED DEMOLITION
 TO BE DEFERRED SUBMITTAL WITH
 A SEPARATE PERMIT

14 PERSPECTIVE VIEW NO SCALE 5

**FORMAN - ROBERTS HOUSE
 CARRIAGE HOUSE**
 for
 Carson City

1207 N. Carson Street
 Carson City, Nevada

CIVIL ENGINEER MECHANICAL STRUCTURAL ARCHITECT ELECTRICAL

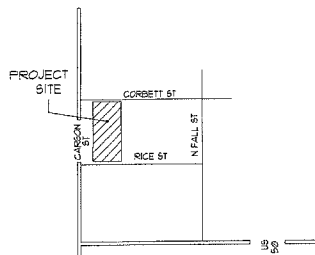
LUMOS & ASSOCIATES
 800 EAST COLLEGE PKWY
 CARSON CITY, NEVADA
 (775) 885-1114

SEED
 P.O. Box 6071
 INCLINE VILLAGE, NEVADA
 (775) 831-2532

THREE CASTLE ENGINEERING, LLC
 2516 BUSINESS PKWY, STE. F1
 MINDEN, NEVADA
 (775) 261-6762

J.P. COPOULOS, ARCHITECT
 P.O. BOX 2517
 CARSON CITY, NEVADA
 (775) 885-7907

JENSEN ENGINEERING, INC
 9655 GATAWAY DR, STE. A
 RENO, NEVADA
 (775) 852-2288



APN 002-151-01
 1201 N. CARSON ST
 CARSON CITY, NV



LOCATION MAP NO SCALE

13

4 INDEX TO DRAWINGS 1

No	Description	Date
1	PLAN CHECK COMMENTS	10/24/09

Carson City
 Carriage House

Cover Sheet

Project number

Date 6-9-08

Drawn by MEC

Checked by JPC

A0

Scale

No	Description	Date
1	PLAN CHECK CCFF-BNFS	4/24/09

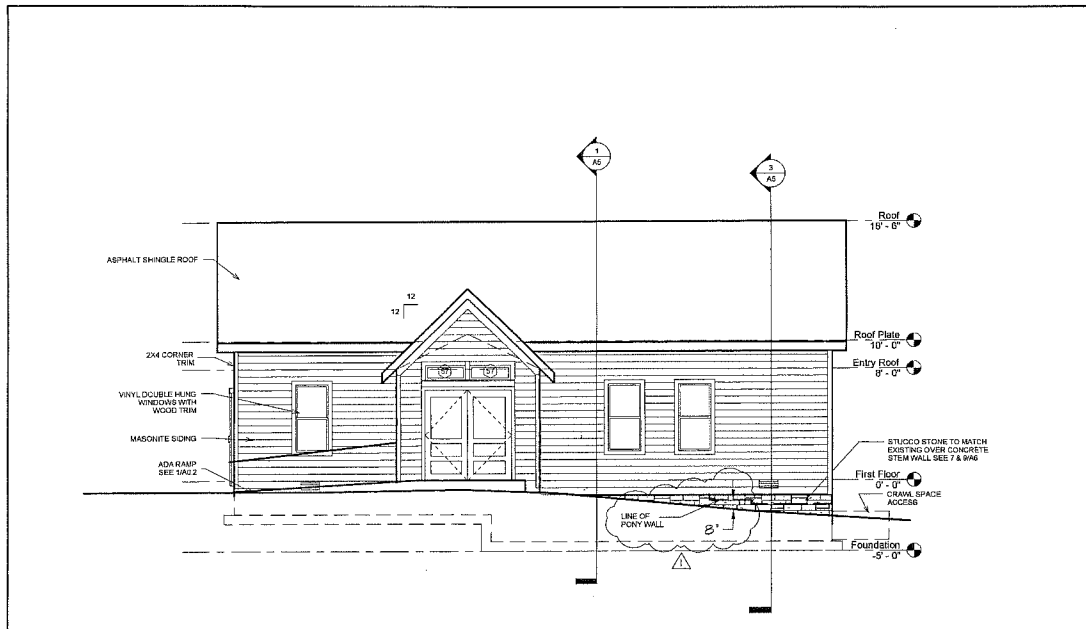
Carson City
Carriage House

Elevations

Project number	6-8-08
Date	MEC
Drawn by	JPC
Checked by	JPC

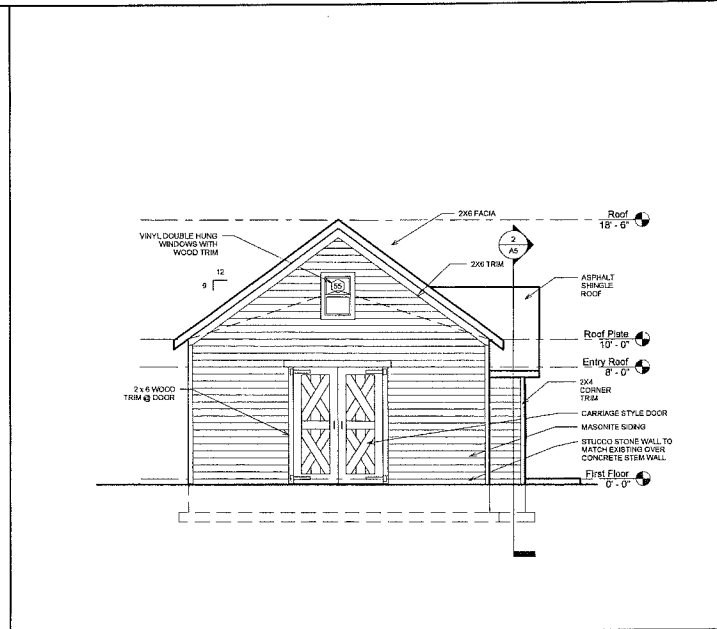
A4

Scale 1/4" = 1'-0"



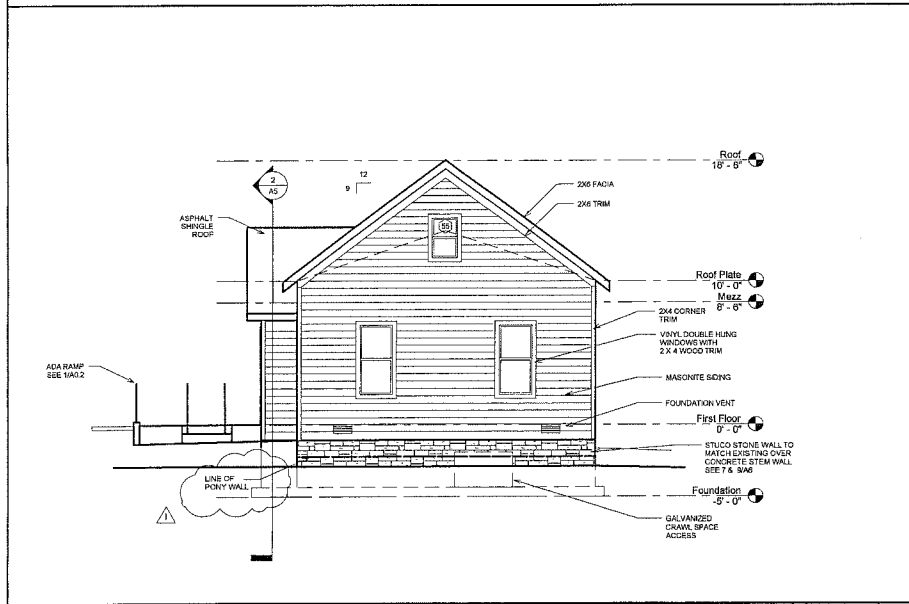
WEST ELEVATION

1/4" = 1'-0" 4



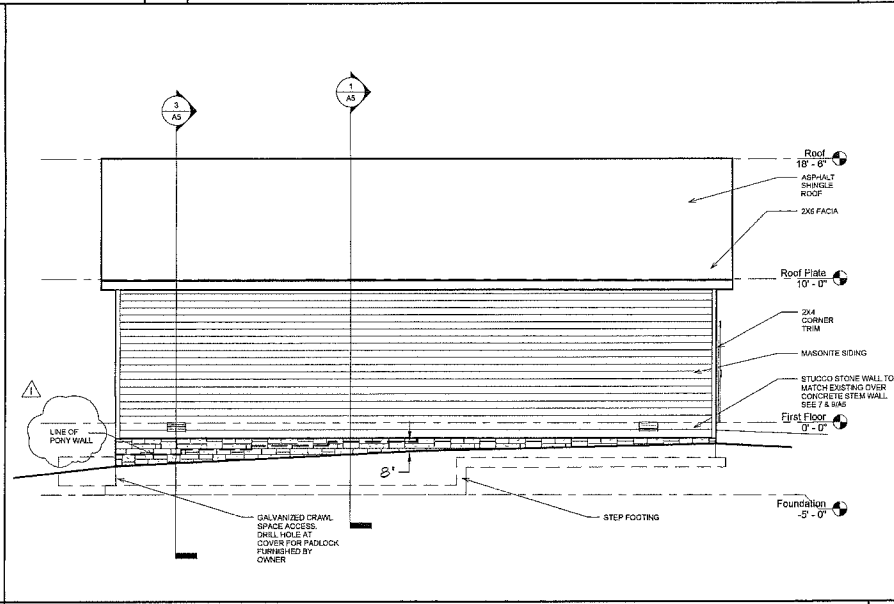
NORTH ELEVATION

1/4" = 1'-0" 2



SOUTH ELEVATION

1/4" = 1'-0" 3



EAST ELEVATION

1/4" = 1'-0" 1



