

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 14, 2015**

AGENDA ITEM: F-2

FILE NO: HRC-15-044

STAFF AUTHOR: Kathe Green, Assistant Planner

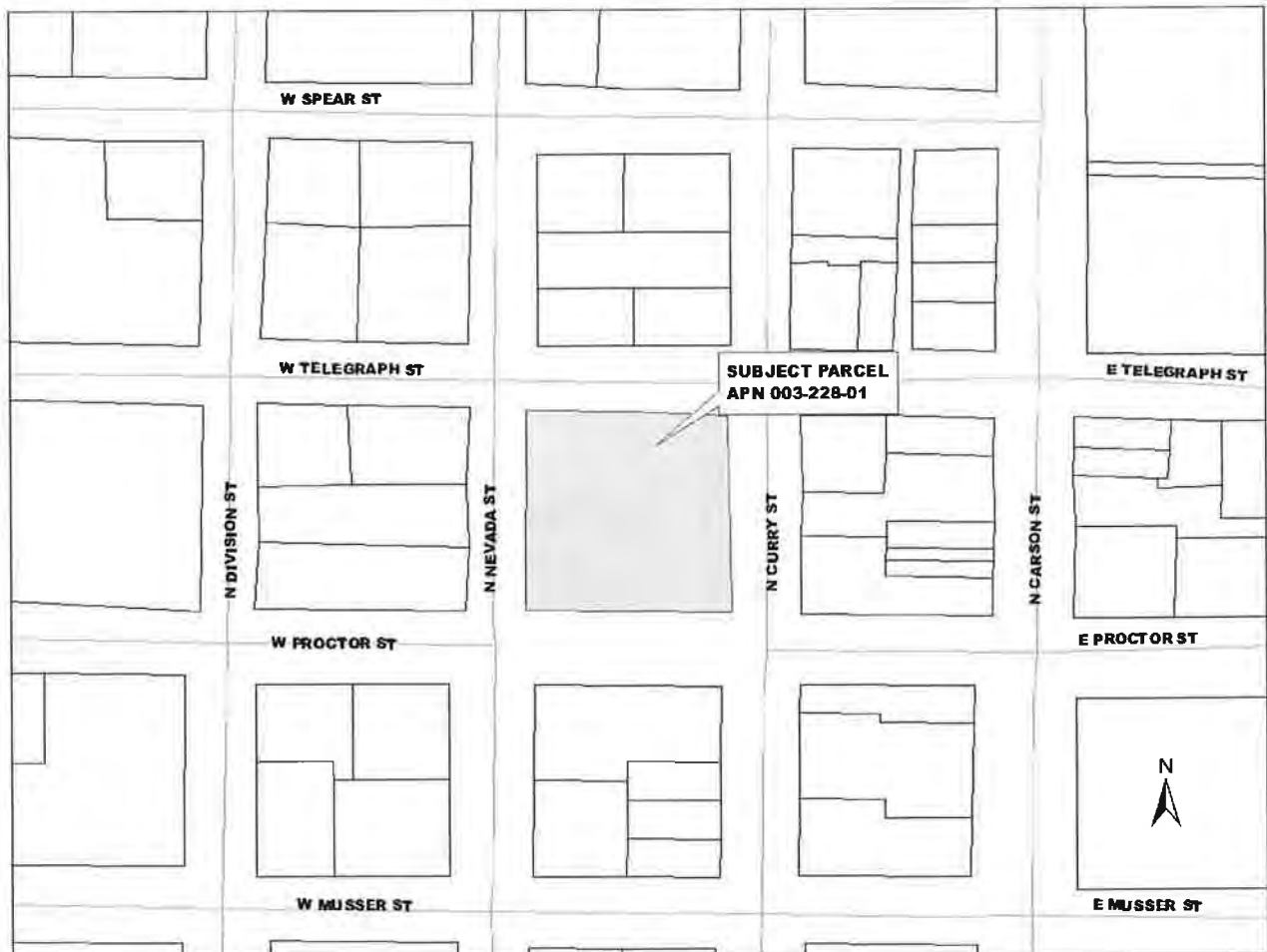
REQUEST: Approval of a request from Robert Darney (owner: Adams 308 N Curry LLC) for the construction of a two-story duplex with three single-car garages; and a building of seven single-car garages on property zoned Downtown Mixed-Use and Residential Office (DT-MU/RO) located at 308 North Curry Street, APN 003-228-01.

APPLICANT: Robert Darney

OWNER: Adams 308 N Curry LLC

LOCATION/APN: 308 North Curry Street/003-228-01

RECOMMENDED MOTION: "I move to approve HRC-15-044, a request from Robert Darney, (property owner: Adams 308 N Curry LLC) to allow construction of a two-story duplex with three single-car garages; and a building of seven single-car garages within the Historic District on property zoned Downtown Mixed-Use and Residential Office, located at 308 N Curry Street, APN 003-228-01, based on the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines and with Historic Resources Commission Policies and subject to the conditions of approval container 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 meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any building permit application.
6. Approval is based on upon the project complying with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance.
7. The applicant shall use the materials approved by the HRC as it relates to this project.
8. Exterior illumination measures shall be submitted to the Planning Division prior to installation.
9. Approval of a Variance related to required setbacks in the Residential Office zoning district and any other required approvals related to the overall site development are required prior to submittal of a building permit application.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project).

MASTER PLAN DESIGNATION: Downtown Mixed Use/Mixed Use Residential

ZONING: Downtown Mixed-Use/Residential Office

PREVIOUS REVIEWS:

- H-02/03-8 - Signs

DISCUSSION:

The existing site is split-zoned Downtown Mixed-Use and Residential Office (DT-MU/RO). The subject parcel is .69 acre or 29,843 square feet in size, with the split running north and south through the middle of the block, with the western half Residential Office zoning. This half is also in the Historic District and is the location under discussion. It is a vacant area, previously used for parking, adjacent to Telegraph Street on the north and North Nevada Street on the west. There are currently no structures or improvements on this portion of the site. The parcel also contains on the east half of the site a derelict multi-story building previously used as a bank.

The applicant has submitted a proposal for a two-story duplex with three attached garages and

a separate building with seven garages. The applicant states this proposal is part of an overall mixed use project for the entire block which is under consideration for apartments to be placed on the eastern portion of the lot, with the additional garages proposed under review under this report to be placed on the western half of the lot. These additional garages would be in support of the proposed apartments.

The applicant has provided a site plan showing the proposed layout of the buildings and a landscaping plan showing the proposed parking, access and improvements for the parcel. This portion of the property is located in the Residential Office zoning district. Per Title 18.04.020.6., where a parcel of land is divided by a zoning district boundary, the Building setbacks shall be determined by the zoning district of the portion of the property on which the building or any portion thereof, is located. Therefore, the required setbacks for this portion of the site are 10 feet setback from the front, side and street side with 20 feet required on the rear. It does not appear the proposed project will meet these required setbacks as shown on the submitted site plan. In addition, garages are proposed to open directly onto the exterior property line, with no approach or driveway area shown. The required length of driveways per the Engineering Division is usually 20 feet to avoid parking and block the sidewalk area. The plan will require modification to meet these requirements, or review and approval of a Variance through the Planning Commission. If modification of these plans is required, additional review from the Historic Resources Commission may need to be scheduled.

The provided elevations for the proposed two-story duplex and garages show attractive detail and architectural features with variations of building details, form, line and materials with articulation and embellishment, including standing seam metal roofing, louvered vents, aluminum clad windows, corrugated metal roofing, brick sill detail under the windows, cultured stone veneer, horizontal lap cement siding, decorative wood crown moldings and decorative wood corbels.

The history of this site is that a house was built on this block in 1862, but it was purchased in 1962 by Union Federal and Loan Company who demolished it shortly thereafter, making way for the presently derelict building on the eastern portion of the lot which is also proposed to be demolished.

The Historic District Standards state, in part that:

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.

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.

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 with CCMC Development Standards, Division 1, Land Use and Site Design.

5.27.4 Site Elements

When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.

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.

5.27.6 Windows and Doors

The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs.

5.27.7 Details and Other Elements

Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use "ginger bread". Seek to design the new building so that the trim and architectural details compliment the existing buildings in the area.

5.27.8 Floor Elevations

The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance level.

NOTE: It is suggested that each design element outlined in this document be individually reviewed for more specific information.

PUBLIC COMMENTS: Public notices were mailed to adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on May 1, 2015. As of May 6, 2015, 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. It should be noted that this parking lot is in an AO FEMA flood zone with a one foot flood depth.
- It is likely that all sidewalk, driveway approach and handicapped ramp areas will need to be upgraded to meet current ADA standards.
- The minimum length of the driveway from the property line to the structure is generally 20 feet for parking a vehicle without blocking the sidewalk.

Building Division comments:

- All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.020.
- Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
- All contractors are required to carry State and local license.

With the recommended conditions of approval and based on upon the project complying with the Secretary of the Interior's Standards and Guidelines, 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-15-044 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos

Engineering Division comments

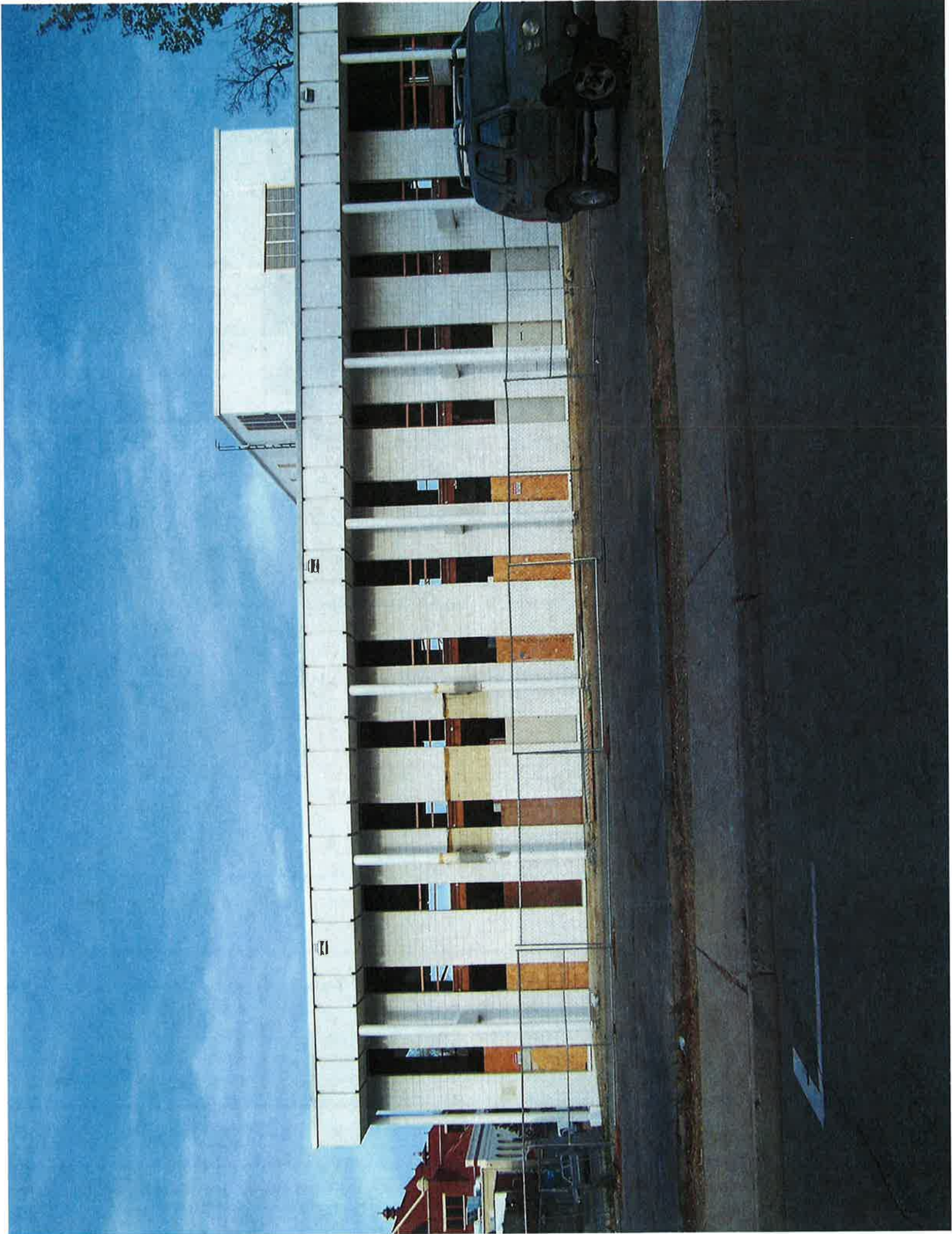
Building Division comments

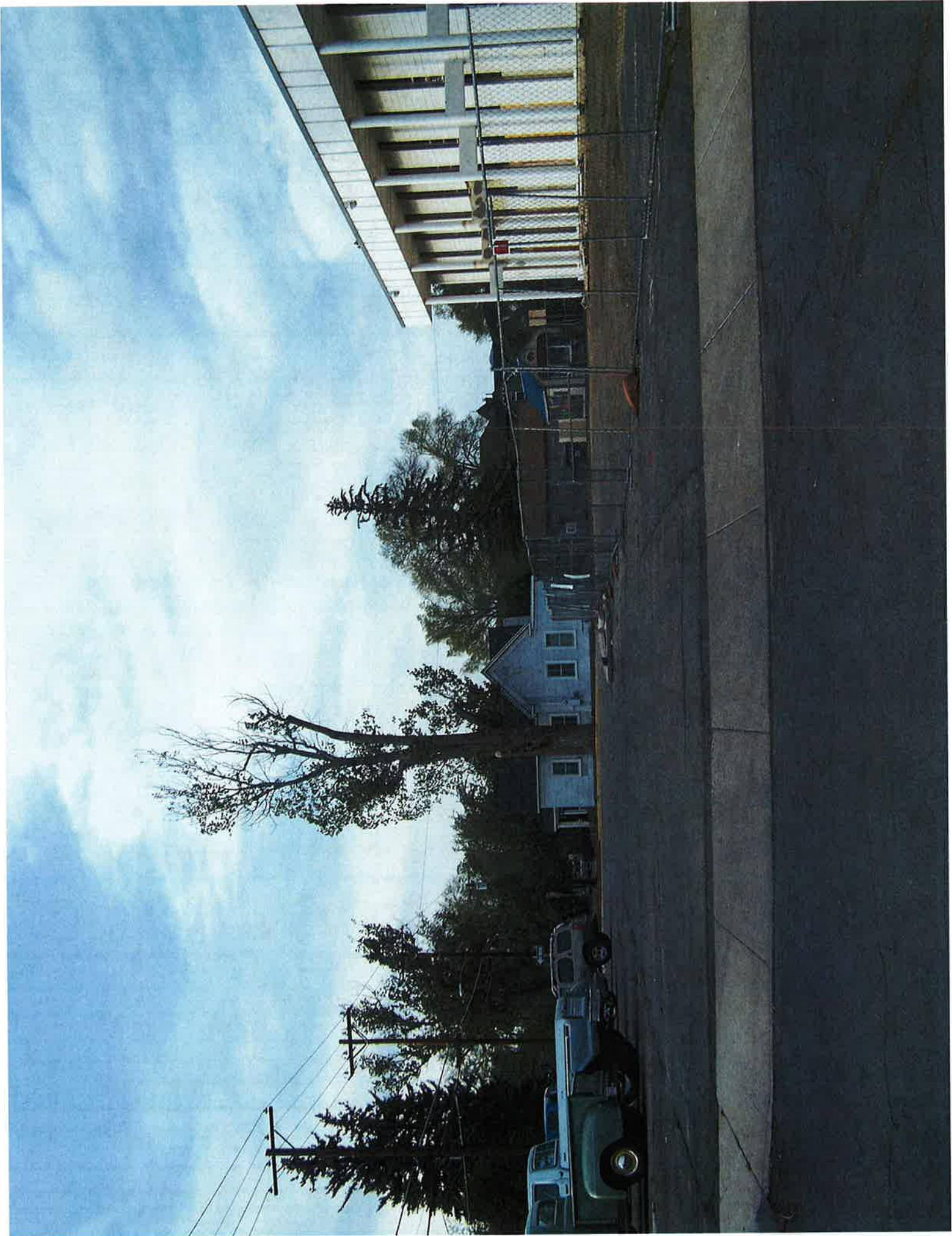
Application HRC-15-044

Carson City Planning Site Inventory History











Carson City Engineering Division
Historic Resources Commission Report

308 N Curry St
File Number HRC 15-044

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: May 6, 2015

Subject Title:

Review of a Historic Resources Commission application for constructing two new buildings at 308 N Curry St., apn 03-228-01.

Recommendation:

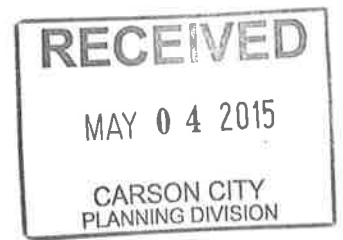
Development Engineering has no preference or objection to the request. It should be noted that this parking lot is in an AO FEMA flood zone with a one foot flood depth.

It is likely that all sidewalk, driveway approach and handicapped ramp areas will need to be upgraded to meet current ADA standards.

The minimum length of the driveway from the property line to the structure is generally 20 feet for parking a vehicle without blocking the sidewalk.

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.



May 4, 2015

HRC-15-044:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Residential Code, 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

Shawn Keating CBO
Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org

KIT CARSON TRAIL INVENTORY

NAME: J. NEELY JOHNSON HOME SITE.

ADDRESS: 308 NORTH CURRY STREET.

LOCATION: ..

CONSTRUCTION DATE: 1862.

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

The home of J. Neely Johnson, former governor of California, 1856-1858, was built on this site in 1862. When the house was completed it was considered one of the most elegant homes in Eagle Valley. The brick single-story structure had ten rooms with a centrally located inner courtyard. The original furnishings for the parlor were estimated at \$10,000. Many gala parties were held at the home during the early days of statehood.

John Neely Johnson was born in Gibson County, Indiana, on August 2, 1825. He came across the plains to California in 1849 and opened a law office in Sacramento. In 1853 he served as an assemblyman in the California Legislature, and was elected California's fourth governor in 1855. He came to Carson City in 1860, and practiced law in the territory. Johnson served as a member of the 1863 and 1864 constitutional conventions, and was elected president of the second convention held in Carson City in 1864. The Nevada Constitutional papers were supposedly signed at the house.

In 1866 Johnson was appointed by the legislature as a commissioner to prepare a new civil practice act. He also served as an associate justice of the Nevada Supreme Court from 1867 to 1871. Johnson died in Salt Lake City on August 31, 1872.

The stately home was bought by Dr. Anthony Huffacker in 1902, and by Dr. John Thom in 1931. In 1962 the Union Federal & Loan Company acquired the house and demolished it shortly thereafter, making way for the present building on the site.

SOURCES OF INFORMATION:

Historic Marker Plaque Text, 308 North Curry.

Ormsby County Historic Resources Inventory, Nevada Historical Society.

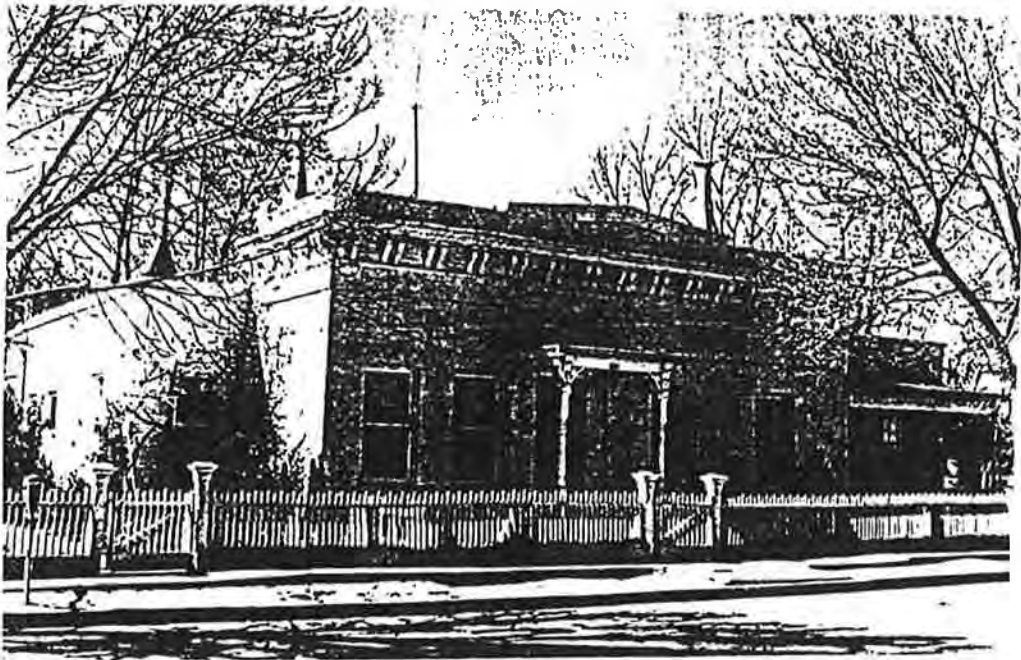
Reifschneider Manuscript, Nevada Historical Society.

ILLUSTRATIONS - J. NEELY JOHNSON HOUSE SITE



Looking west.

1993.

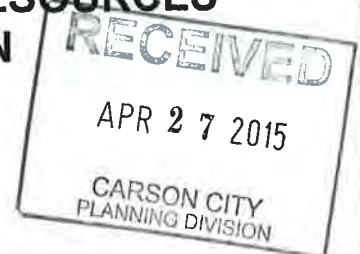


Carson City Planning Division
 108 E. Proctor Street· Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

FILE # HRC - 15 - HRC - 15 - 044

HISTORIC RESOURCES COMMISSION



APPLICANT: ROBERT DARNEY, ARCHITECT PHONE #: 775-883-3444

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP: 490 HOT SPRINGS RD. CARSON CITY, NV 89706

SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

EMAIL ADDRESS: darneyarch@sbcglobal.net

Application Reviewed and Received By: _____

PROPERTY OWNER: HOP AND MAE ADAMS FOUNDATION PHONE #: _____

Submittal Deadline: See attached HRC application submittal schedule.

MAILING ADDRESS, CITY, STATE, ZIP: 701 Allen St. # 101, MERIDIAN, ID 83642

EMAIL ADDRESS: miya@adamscarson.org

APPLICANT AGENT/REPRESENTATIVE: MIMA Mackenzie PHONE #: 775-846-0112

MAILING ADDRESS, CITY, STATE, ZIP: 111 PROCTOR ST. CARSON CITY, NV 89703

EMAIL ADDRESS: miya@adamscarson.org

<u>Project's Assessor Parcel Number(s):</u> <u>003-228-01</u>	<u>Street Address</u> <u>308 N. CURRY ST., CARSON CITY, NV 89701</u>	<u>ZIP Code</u>
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<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u> <u>DT-MU RO</u>	<u>Nearest Major Cross Street(s)</u> <u>MUSSER & N. CARSON ST.</u>
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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.

NEW CONSTRUCTION OF 2 BUILDINGS & PARKING LOT. BUILDING 'B' IS A DUPLEX WITH 3 SINGLE CAR GARAGES AND IS 2 STORY. BUILDING 'C' IS A SINGLE STORY WITH 7 SINGLE CAR GARAGES. THESE GARAGES ARE TO SERVE APARTMENT UNITS LOCATED IN BUILDING 'A' (8 UNITS, NOT A PART) AND BUILDING 'B' (2 UNITS) AND ARE PART OF AN OVERALL MIXED USE PROJECT. THE STRUCTURES ARE TO BE WOOD / METAL FRAMED WITH ROOFING & SIDINGS COMPATIBLE WITH HRC GUIDELINES.

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:

Reason for project:

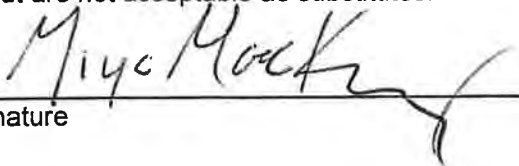
THIS PROJECT IS A PART OF AN OVERALL RE-HABILITATION / RECONSTRUCTION OF THE EXISTING 2 STORY OFFICE BUILDING AND PARKING LOT.

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ 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.

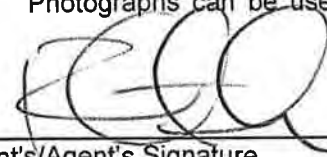
Owner's Signature



MIYA MACKENZIE

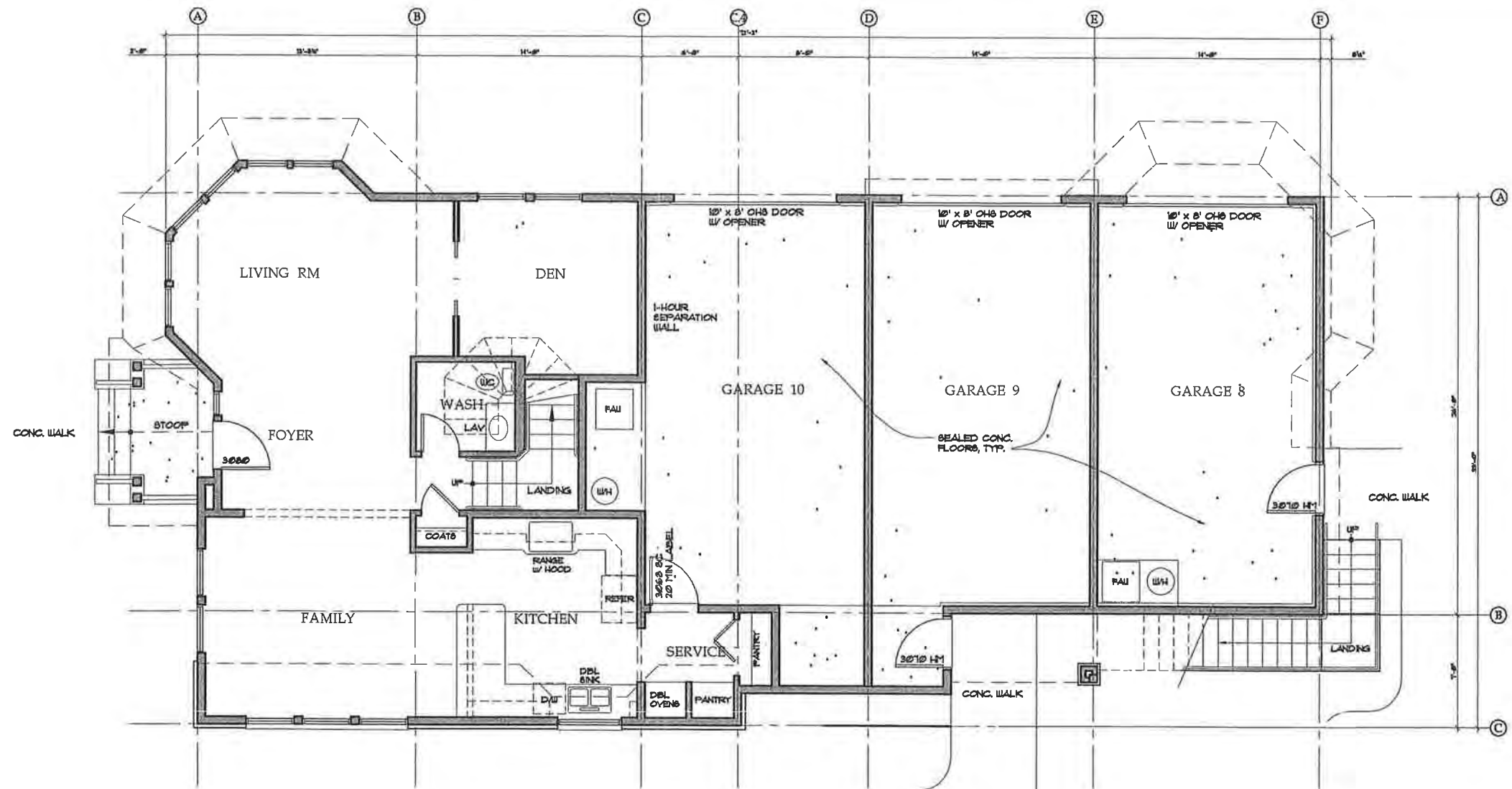
Owner's Printed Name

Applicant's/Agent's Signature



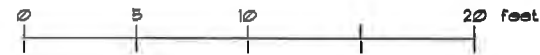
ROBERT DARNEY

Applicant's/Agent's Printed Name



GROUND LEVEL FLOOR PLAN

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

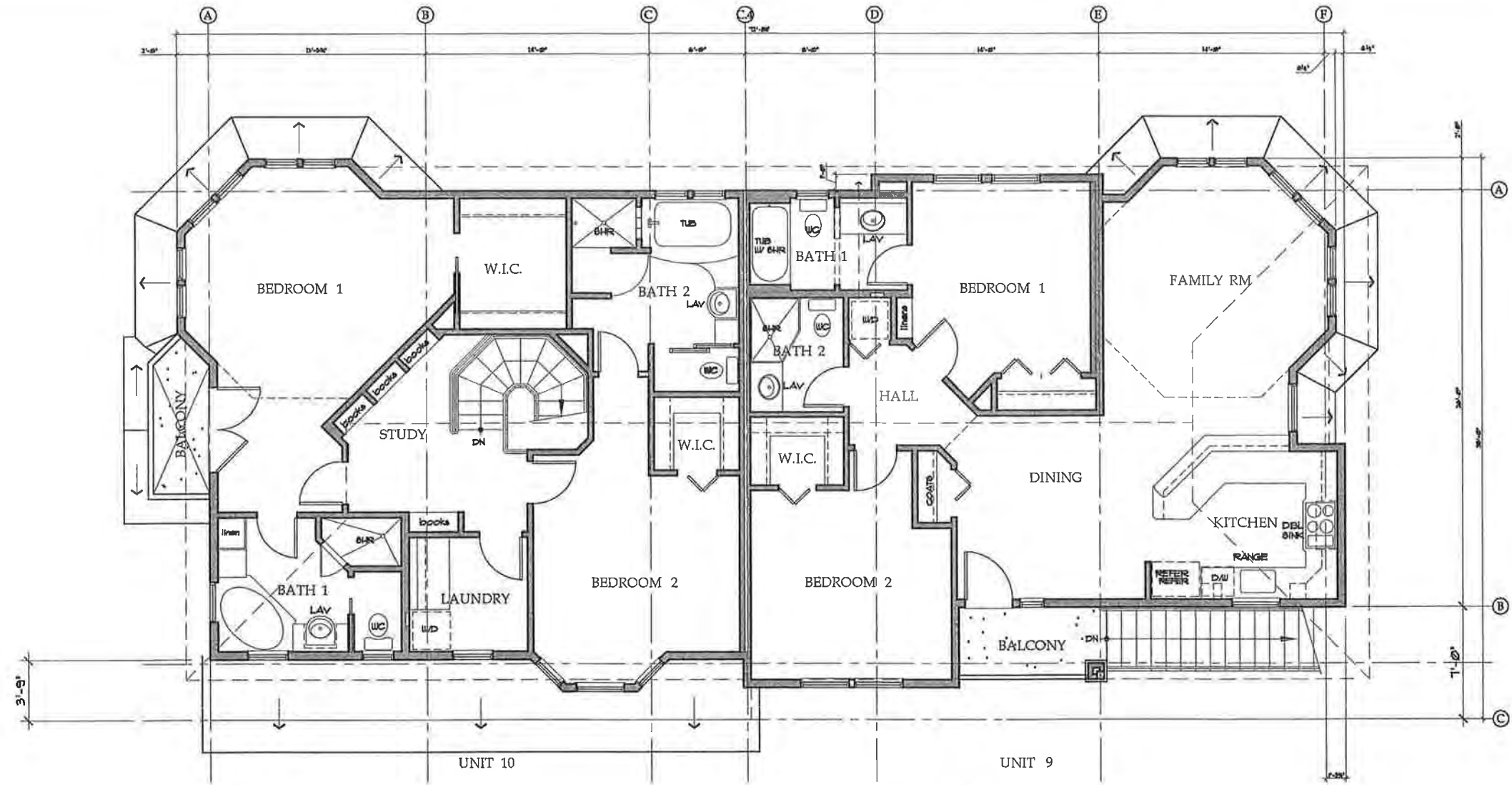


**ROBERT M. DARNEY
ARCHITECT**
 Planning
 Development
 Design
 490 Hot Springs Rd. Carson City, NV 89706
 PHONE: (775)883-3444 FAX: 882-4016
 E-MAIL: darneyarch@sbcbglobal.net

REMARKS	BY

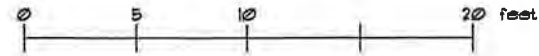
PROJECT HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
 308 N. CURRY ST. CARSON CITY, NEVADA
 SHEET TITLE
 GROUND LEVEL FLOOR PLAN, BUILDING B

DATE:	4-27-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B1



UPPER LEVEL FLOOR PLAN

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



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REMARKS	BY

PROJECT: HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
 308 N. CURRY ST. CARSON CITY, NEVADA
 SHEET TITLE: UPPER LEVEL FLOOR PLAN, BUILDING B

DATE:	4-10-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B2



SOUTH EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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



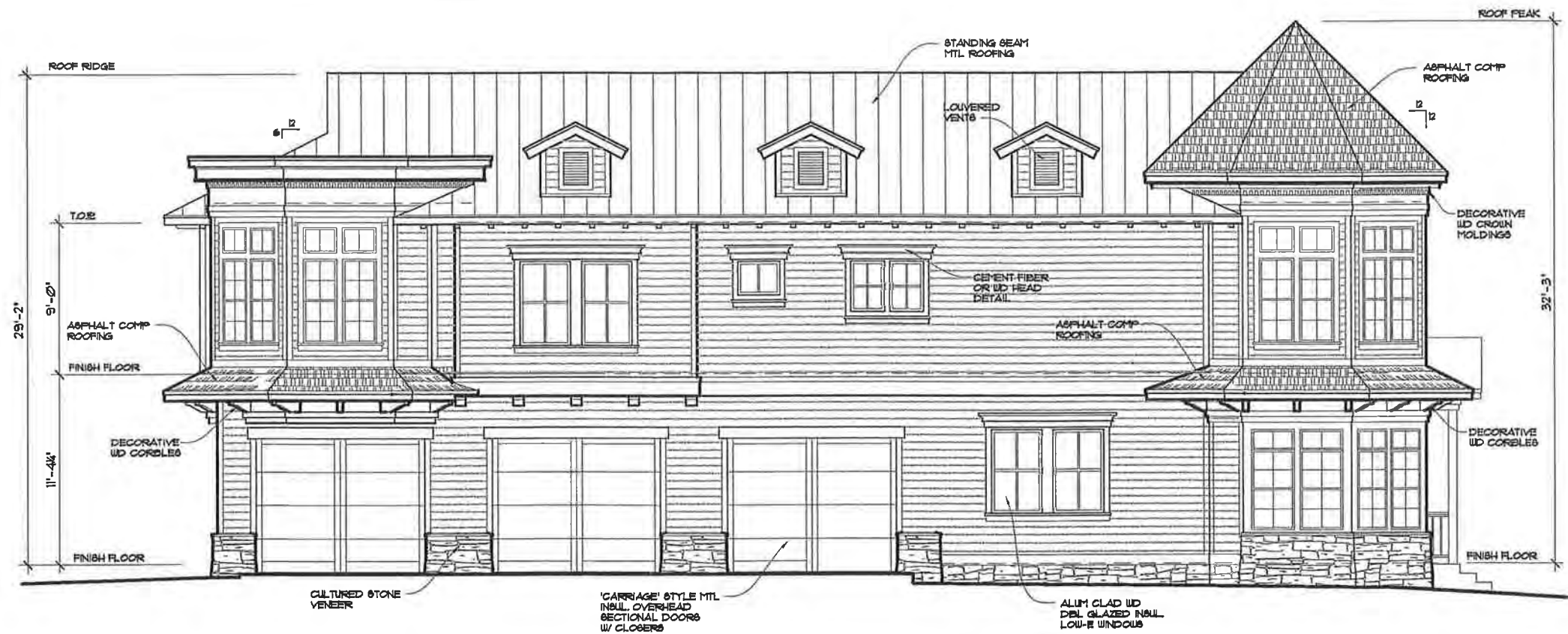
ROBERT M. DARNEY
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REMARKS	BY

PROJECT
HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
308 N. CURRY ST. CARSON CITY, NEVADA
SHEET TITLE
EXTERIOR ELEVATIONS BUILDING B

DATE:	4-27-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B3



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



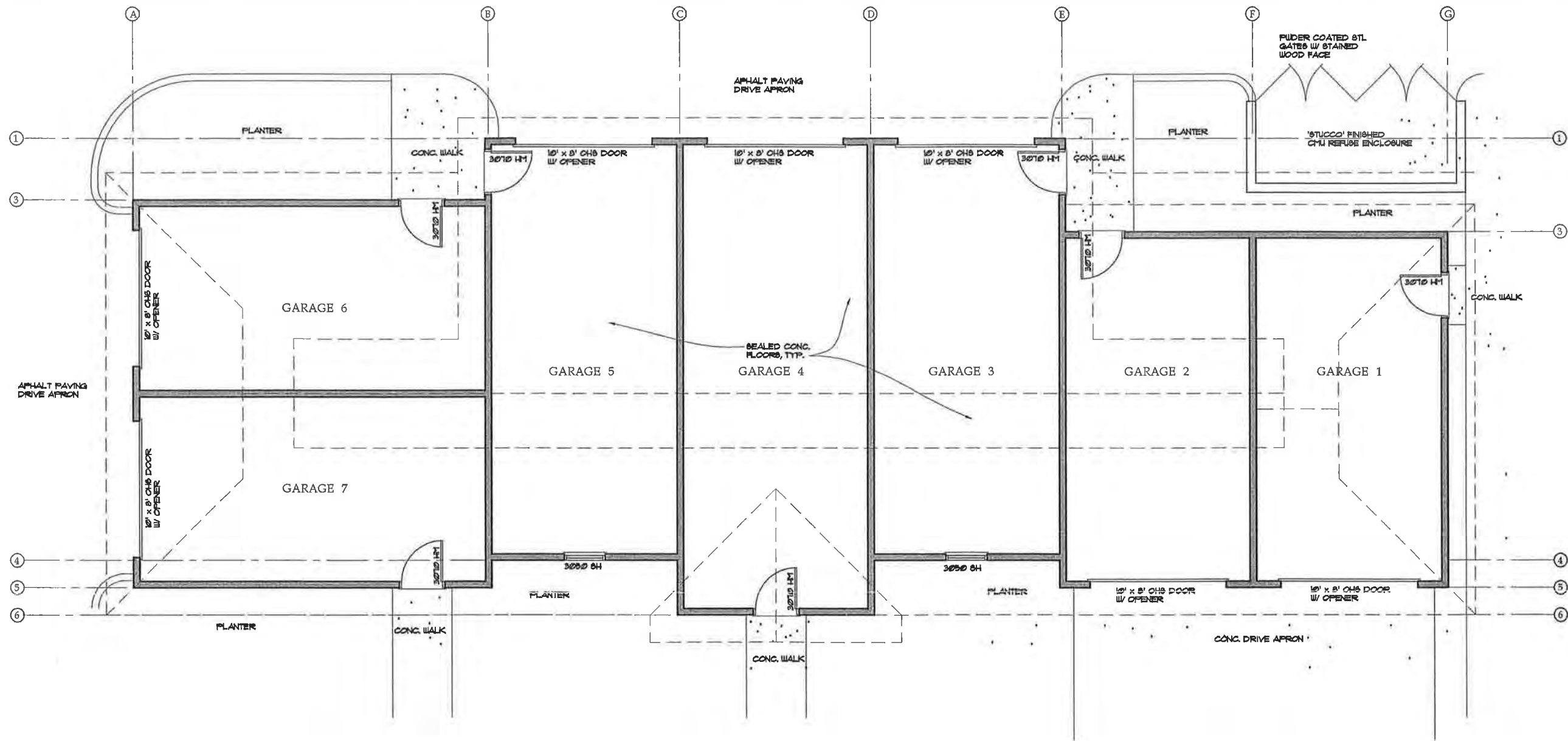
EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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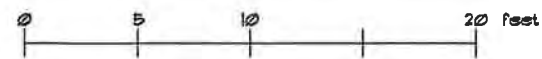
REMARKS	BY

PROJECT HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
308 N. CURRY ST. CARSON CITY, NEVADA
SHEET TITLE EXTERIOR ELEVATIONS BUILDING B

DATE:	4-27-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B4



GROUND LEVEL FLOOR PLAN, BUILDING C
 SCALE: 1/4" = 1'-0"

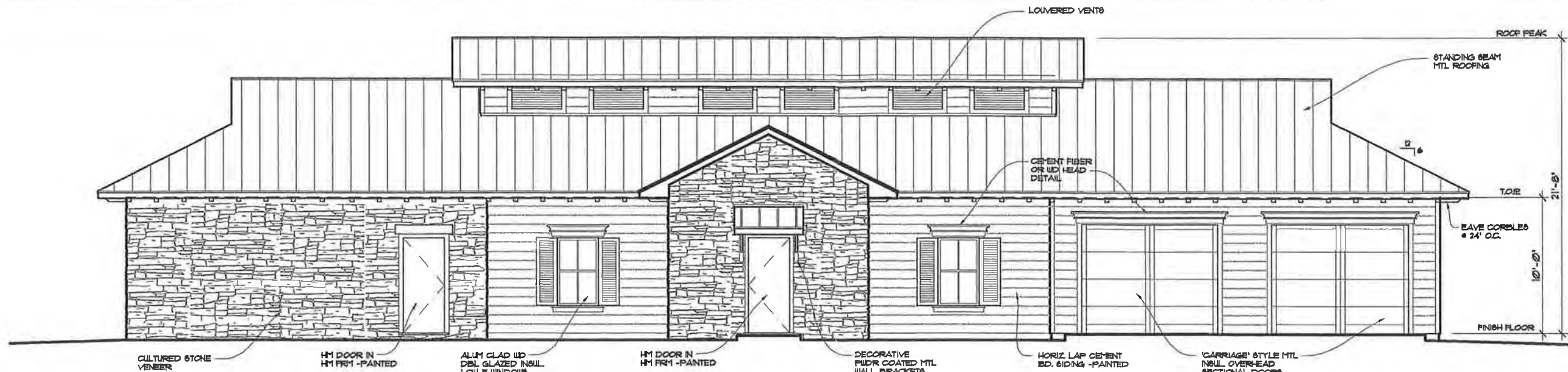


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REMARKS	BY

PROJECT HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
 308 N. CURRY ST. CARSON CITY, NEVADA
 SHEET TITLE FLOOR PLAN, BUILDING C

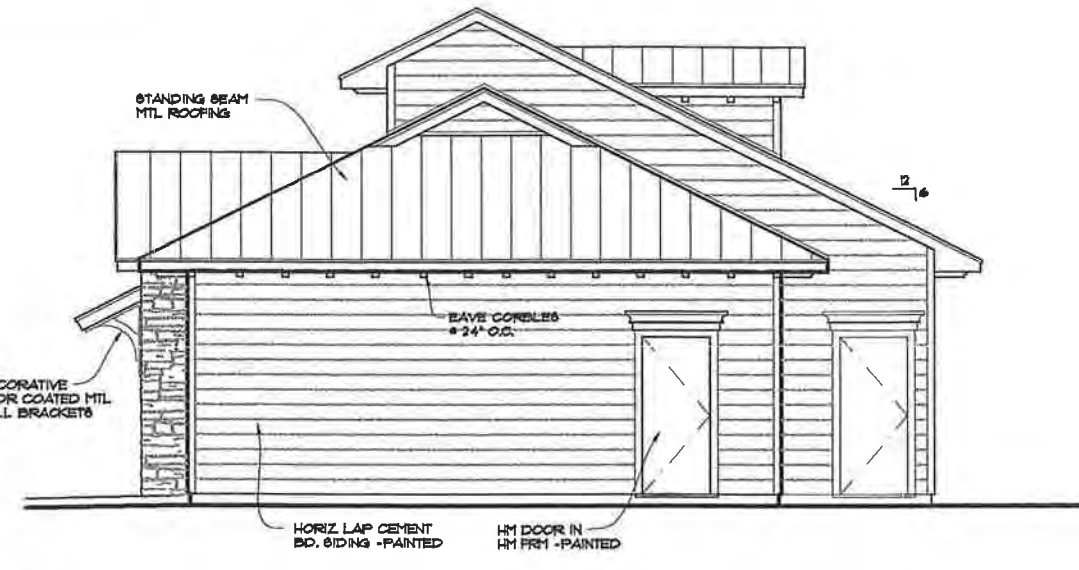
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DRAWN BY:	RMD
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SHEET No.	C1



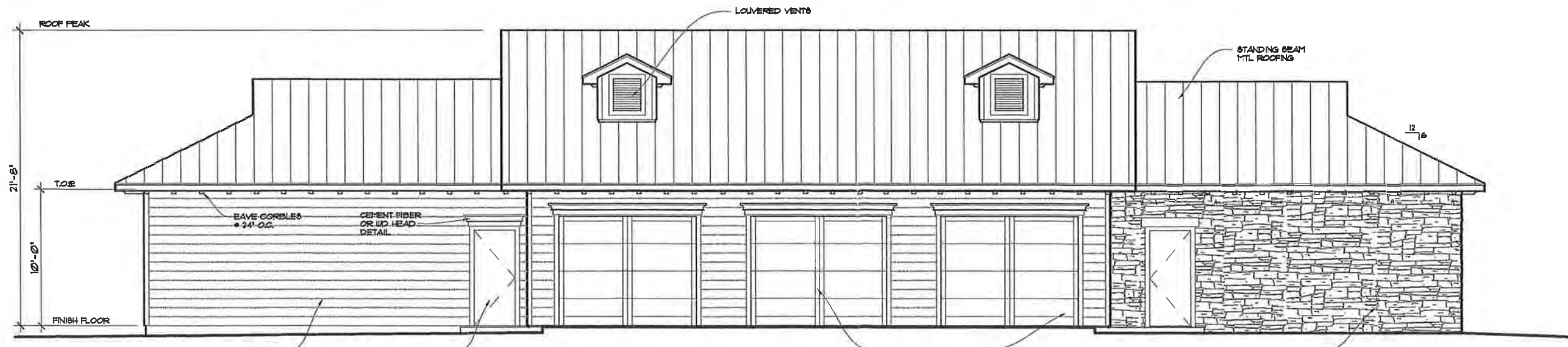
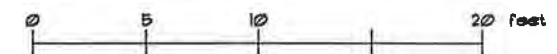
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



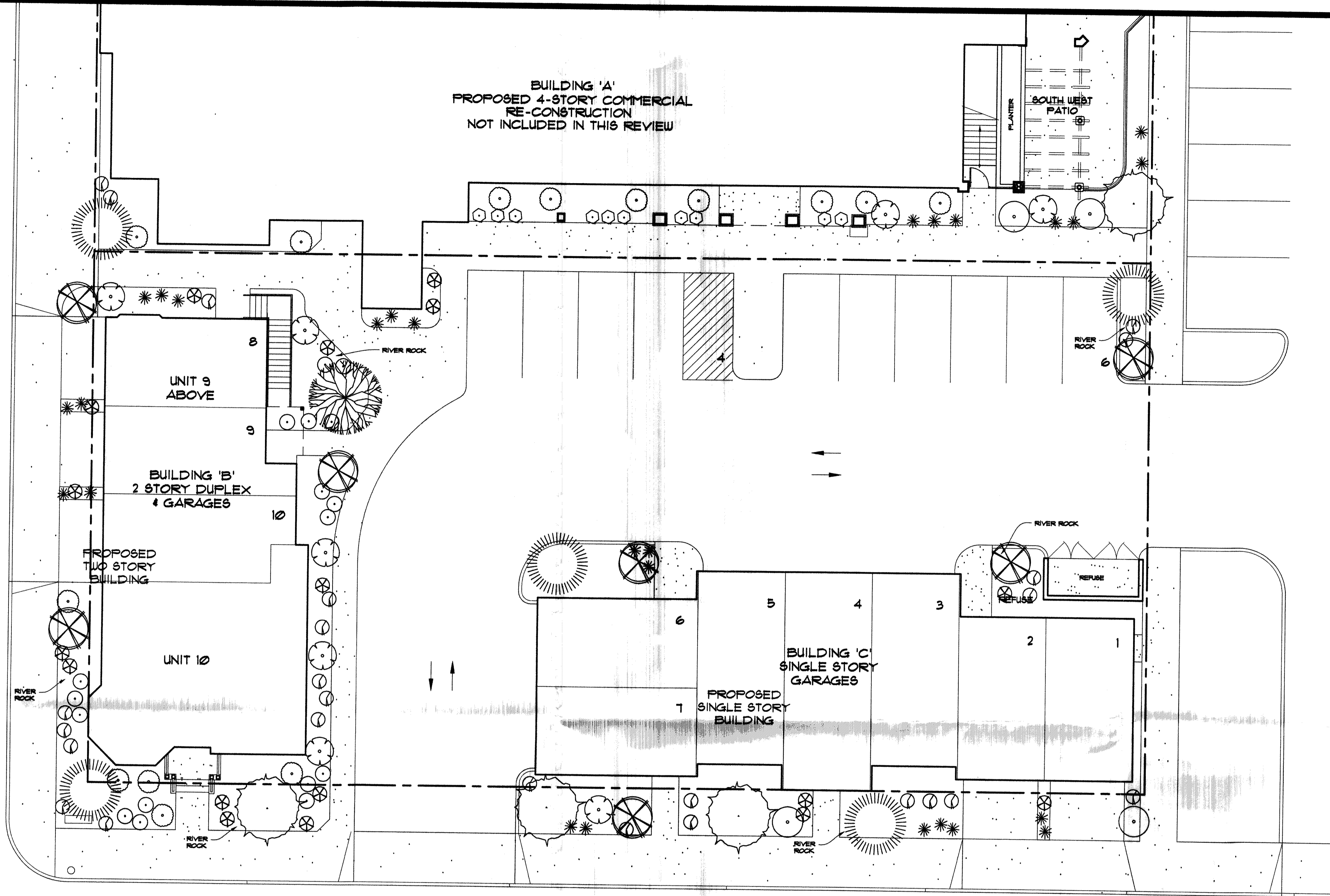
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REMARKS	BY

PROJECT: HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
 308 N. CURRY ST. CARSON CITY, NEVADA
 SHEET TITLE: EXTERIOR ELEVATIONS, BUILDING C

DATE:	4-27-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	C2

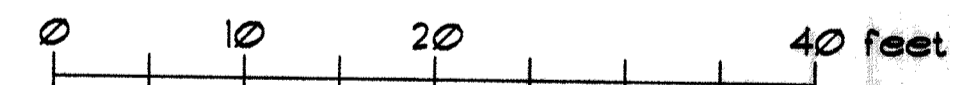
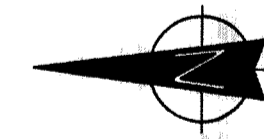
TELEGRAPH ST.



N. NEVADA ST.

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

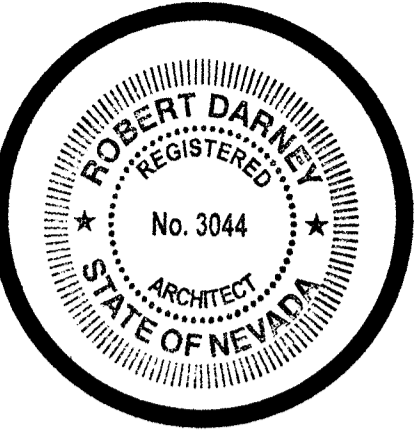


PLANTING & GROUND SURFACE NOTES

- EXISTING SOIL SHALL BE MECHANICALLY LOOSENEED TO A MIN. DEPTH OF 12" AND/OR TO THE DEPTH OF THE ROOT BALL AND 3x THE DIAMETER MIX SCREENED NATIVE TOPSOIL WITH 4" TRIPLE MIX.
- SHRUB BEDS TO RECEIVE EITHER 4" DEPTH DECOMPOSED GRANITE (DG) MULCH (EXISTING) OR 2" MINUS RIVER ROCK MULCH (MATCHING EXISTING) MULCH INSTALLED OVER A PROFESSIONAL GRADE LANDSCAPE FABRIC SECURE TO ROUGH GRADE. SEE PLAN FOR LIMITS OF MULCH. FINISHED GRADE OF MULCH TO BE 1" BELOW THE HEIGHT OF THE ADJACENT WALKWAY OR CURB.
- ALL LANDSCAPE AREAS WILL BE MAINTAINED USING THE CURRENT STANDARDS ACCEPTED BY THE ANSI INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION. LANDSCAPE MAINTENANCE MUST INCLUDE THE CHECKING OF PLANT CONDITION, WEEDING, FERTILIZATION, PEST CONTROL, REPLACEMENT OF MULCHES, REMOVAL OF DEAD MATERIAL AND DEBRIS, PROPER PRUNING AND TRIMMING.
- RIVER ROCK: 1"-3" OVER WEED BARRIER FABRIC.
- ALL ROCK MULCH MUST BE WASHED AND CLEANED PRIOR TO DELIVERY TO THE SITE. A WEED BARRIER FABRIC WILL BE PLACED UNDER ALL ROCK AND COBBLE MULCHES. DEPTH OF ROCK TO BE 2"-3" TO PROVIDE FULL COVERAGE OF GROUND/WEED FABRIC.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE
	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Maple	4	2 1/2" GAL.
	Malus x 'Red Baron'	Red Baron Crabapple	3	2' GAL.
	Quercus Ripra	Red Oak	1	2' GAL.
	P. nigra	Austrian Black Pine	1	2' GAL.
SHRUBS				
	Cornus stolonifera 'Elegantissima'	Variegated Redtwig Dogwood	14	9 GAL.
	Evonymus alatus 'Compsita'	Coquett Burning Bush	22	9 GAL.
	Berberis thunbergii	Orange Rocket Berberry	15	9 GAL.
	Viburnum trilobum	Alfreds Compact American Crabserr	6	9 GAL.
	Saponaria ocyroides	Rock Soapwort	7	1 GAL.
	Physocarpus Opulifolius	Nugget Ninebark	4	9 GAL.
	Stachys byzantina 'Silver Carpet'	Lamb's Ears	17	1 GAL.

APN 003-228-01 COMMERCIAL USE	34 AC (1492 s.f.)
LANDSCAPE AREA REQUIRED (26%)	22 x (1492) s.f. = 32824 s.f. = 1266 s.f.
LANDSCAPE AREA PROVIDED	1266 25% FOR ROLL (1266-48725%) = 1491 s.f.
	River Rock = 1491 s.f.
	Total property landscape area = 1491 s.f. (10%)
	Roll (River Rock) = 564 s.f.
	Total Landscape area = 7,455 s.f.
REQUIRED TREES	- 1 per 400 sq ft of req'd landscape area. (1491/400) = 3.73 or 4 trees
	- 1 per 10 parking spaces. 20 spaces = 2 trees
	- 1 per 300 sq ft of right of way. 200 sq ft / 300 = 0.67 or 1 tree
	Total = 7 trees
PROVIDED TREES	13 (10 deciduous, 3 evergreen) (Existing Evergreens 2/1)
REQUIRED SHRUBS	6 per tree, 1416 = 84 shrubs
PROVIDED SHRUBS	122 shrubs

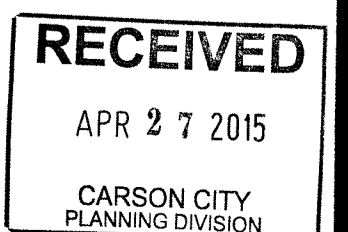


ROBERT M. DARNEY
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REMARKS	BY

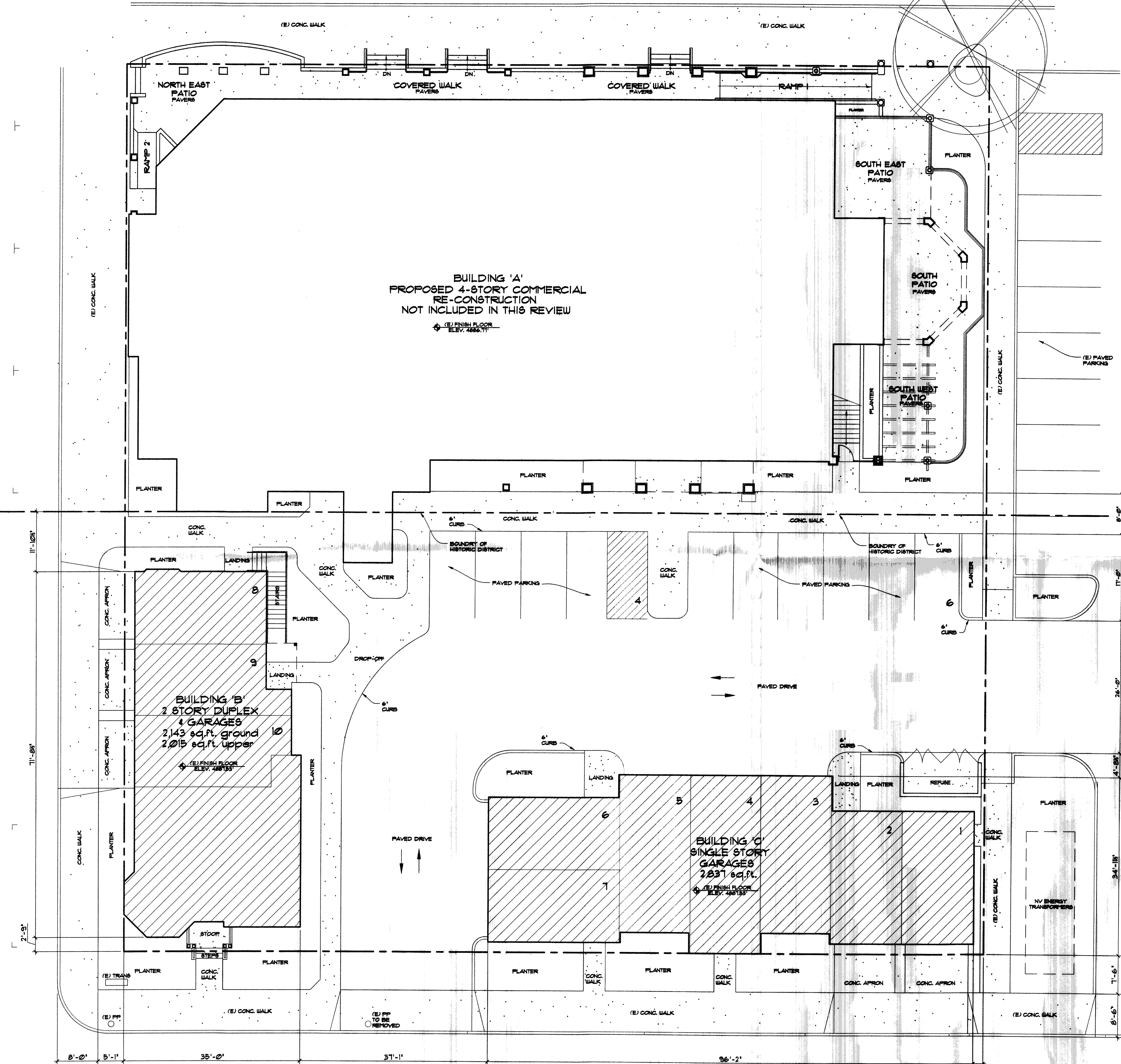
HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
 308 HOP N. CURRY ST. CARSON CITY, NEVADA
 PROJECT SHEET TITLE
LANDSCAPE PLAN

DATE: 4-27-2015
 DESIGN BY: RMD
 DRAWN BY: RMD
 SCALE: AS SHOWN
 SHEET No. **L1**



N. CURRY ST.

TELEGRAPH ST.



BUILDING 'A'
PROPOSED 4-STORY COMMERCIAL
RE-CONSTRUCTION
NOT INCLUDED IN THIS REVIEW

OVERALL PROJECT SITE PLAN
SCALE: 1" = 10'-0"

FOR CONSIDERATION OF APPROVAL
TO:
HISTORIC RESOURCES COMMISSION
CARSON CITY COMMUNITY DEVELOPMENT

A Two Story DUPLEX APARTMENT
and Single Story GARAGE Buildings

OWNER: Hop 4 Mae Adams Foundation
101 Allen St., Suite 101
Meridian, ID 83642

ARCHITECT: Robert M. Darney, Architect
490 Hot Springs Rd.
Carson City, NV 89106 NV Lic# 3044

PROJECT ADDRESS: 308 N. Curry St.
Carson City, Nevada

PROJECT APN: 003-229-01

ZONING: DT-MU RO

SITE AREA: 29,843 sq. ft. or .69 ACRES (Total)
14,321 sq. ft. or .34 ACRES (in Historic District)

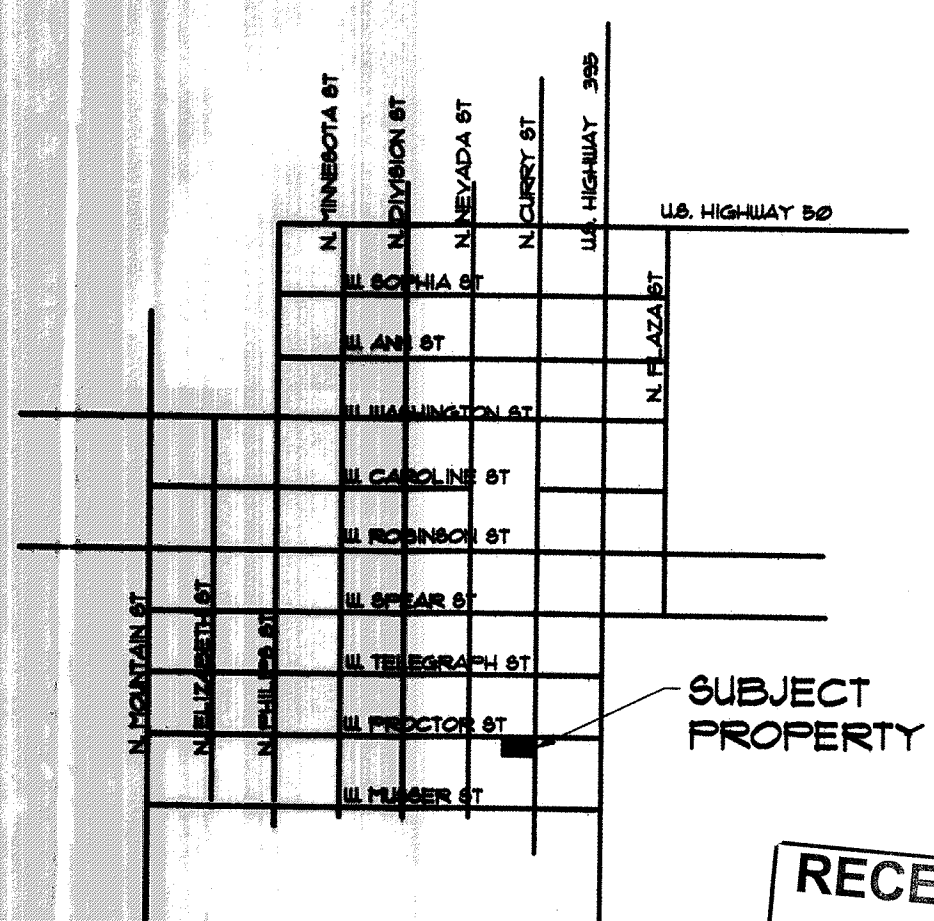
BUILDING AREAS:
Building B: 2,143 s.f. Ground Level
2,015 s.f. Upper Level
Total Bld'g B: 4,158 s.f.
Building C: 2,831 s.f.
Total All Buildings: 6,989 s.f.

PARKING:
RESIDENTIAL
BEDROOM/ UNIT TALLY:
PARKING GARAGES:
PARKING RATIO:

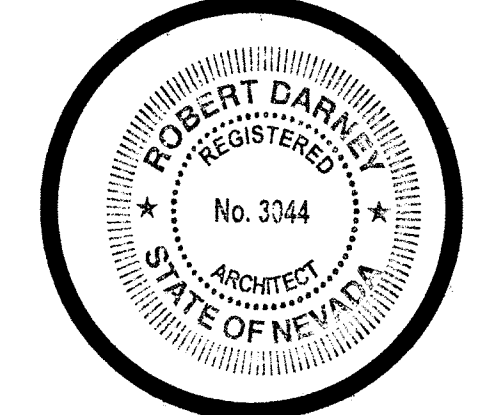
2 UNITS w/ (2) BEDROOMS EA. = 4 BEDROOMS
Building B: 3
Building C: 1
SPACES PER UNIT REQ'D: 15
UNITS: 2
REQUIRED PARKING: 3
PARKING PROVIDED: 10 GARAGES
10 ON-SITE
TOTAL PROVIDED: 20 SPACES

OCCUPANCY TYPE: R-3, U
BUILDING TYPE: VB
ALLOWABLE AREA: R-3 = UNLIMITED
U = 5,500 s.f.
ALLOWABLE HEIGHT: 3 STORIES
SITE COVERAGES:
Buildings = 4,980 s.f.
Landscape: On-Site = 1,372 s.f.
In Right of Way = 564 s.f.
On Site Paved Area (patios, walk and drives) = 8,969 s.f.

- SHEET INDEX:**
- 0P - OVERALL PROJECT SITE PLAN
 - L1 - LANDSCAPE PLAN
 - B1 - GROUND LEVEL FLOOR PLAN, BUILDING B
 - B2 - UPPER LEVEL FLOOR PLAN, BUILDING B
 - B3 - EXTERIOR ELEVATIONS, BUILDING B
 - B4 - EXTERIOR ELEVATIONS, BUILDING B
 - C1 - GROUND LEVEL FLOOR PLAN, BUILDING C
 - C2 - EXTERIOR ELEVATIONS, BUILDING C



VICINITY MAP
NO SCALE



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REMARKS	BY

HISTORIC HISTORIC COMMISSION
DUPLEX & PARKING GARAGES
308 N. CURRY ST. CITY, NEVADA
OVERALL PROJECT SITE PLAN

RECEIVED
APR 27 2015
CARSON CITY
PLANNING DIVISION

DATE: 4-27-2015
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. SP