

## 2016 Façade Applications Index

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APR - 7 2016

OFFICE OF  
BUSINESS DEVELOPMENT

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



### Façade Improvements Funding Request Form

**Shaheen Beauchamp Builders LLC**

NAME OF BUSINESS / APPLICANT

318 N. Carson St, Suite 202, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-885-2294

PHONE #

WEBSITE URL

**Double Eagle Cubed LLC**

NAME OF PROPERTY OWNER

318 N. Carson St, Suite 202, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-885-2294

jeff@sbbuilders.com

PHONE #

EMAIL

318 N. Carson St, Suite 202, Carson City, NV 89703

PROPERTY ADDRESS/APN

PROPERTY ZONING

18,218 *LP*

~~21,131~~ 20

\$ ~~21,131~~ 20  
TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

#### Scope of Work:

New paint on building front (Carson St) and building rear (Curry St) - See paint schedule on submitted plans.

Install (2) new canvas awnings on building front (Carson St) - color black

Replace (3) existing awnings on building back (Curry St) - color black

Replace (4) existing light fixtures on building front (Carson St) - see attached submittal

Replace (3) existing light fixtures on building rear (Curry St) - see attached submittal

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: July 1, 2016

Estimated Project Completion Date: August 1, 2016

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

**Jeff Shaheen Member**

Property Owner's Signature:



Date: 3-30-16

# BUDGET BREAKDOWN

4/7/2016

**OWNER: DOUBLE EAGLE CUBED LLC**  
**PROJECT: FRONT AND REAR FAÇADE IMPROVEMENTS**  
**JOB ADDRESS: 318 N CARSON ST, CARSON CITY, NV 89703**

CSI	TRADE/WORK SCOPE	UNIT	QUAN.	PRICE	AMOUNT	EXTENSION	REQUESTED REIMBURSEMENT
500	ARCHITECTURAL DESIGN FEE	LS	1	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 1,100.00
				\$ -	\$ -		\$ -
502	ENGINEERING FEES			\$ -		N/A	
				\$ -			\$ -
1000	ESTIMATED BUILDING PERMIT FEE	LS	1	\$ 400.00	\$ 400.00	\$ 400.00	\$ 200.00
				\$ -			\$ -
1010	GENERAL CONDITIONS			\$ -			\$ -
	SIDEWALK CLOSURE PLAN / PERMIT / BARRICADING - ALLOWANCE	LS	1	\$ 750.00	\$ 750.00	\$ 750.00	\$ 375.00
				\$ -			\$ -
6000	CARPENTRY	LS	1	\$ 4,900.00	\$ 4,900.00	\$ 4,900.00	\$ 2,450.00
	REPAIR / REPLACE WOOD SIDING AND TRIM ON REAR OF BUILDING			\$ -			\$ -
	EQUIPMENT - LIFT RENTAL			\$ -			\$ -
9910	PAINTING	LS	1	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 5,200.00
	REPAINT FRONT AND BACK OF BUILDING			\$ -			\$ -
	CLEAN BRICK ON FRONT						\$ -
							\$ -
10000	ACCESSORIES - AWNINGS	LS	1	\$ 10,425.00	\$ 10,425.00	\$ 10,425.00	\$ 5,212.50
	INSTALL (2) NEW 24' FRAMES AND AWNINGS - FRONT						\$ -
	REPLACE (3) EXISTING AWNINGS - REAR			\$ -			\$ -
							\$ -
16000	ELECTRICAL	LS	1	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 3,150.00
	REMOVE AND REPLACE EXISTING LIGHT FIXTURES						\$ -
	INSTALL NEW LED STRIP LIGHTING UNDER NEW AWNINGS						\$ -
	LIGHT FIXTURE PACKAGE - PER NV LIGHTING	LS	1	\$ 1,061.20	\$ 1,061.20	\$ 1,061.20	\$ 530.60
							\$ -
90000	<b>SUB TOTAL</b>				\$ 36,436.20	<b>\$ 36,436.20</b>	<b>\$ 18,218.10</b>
91000	OWNERS CONTINGENCY						\$ -
93000	OVERHEAD & FEE					N/A	
95000	<b>TOTAL</b>				\$ 36,436.20	<b>\$ 36,436.20</b>	<b>\$ 18,218.10</b>











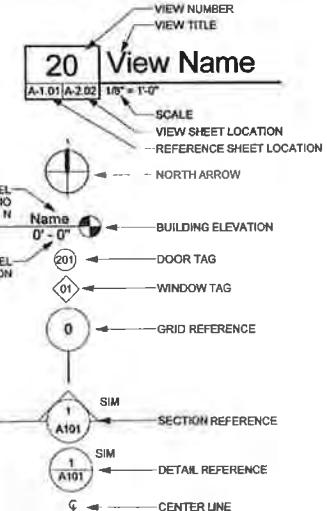
## ABBREVIATIONS

# FAÇADE IMPROVEMENTS

318 N CARSON STREET

ABV	ABOVE	JST	JOIST
ACOUST	ACOUSTICAL	JT	JOINT
ACT	ACOUSTICAL CEILING TILE	LAM	LAMINATE
AD	AREA DRAH	LAV	LAVATORY
ADJ	ADJUSTABLE	LBS	POUNDS
AFF	ABOVE FINISH FLOOR	LDG	LANDING
ALT	ALTERNATE	LT	LIGHT
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MCHL	Mechanical
ARCH	ARCHITECT	MEMO	MEMORANDUM
B.O.	BOTTOM OF	MFR	MANUFACTURER
BALC	BALCONY	MIL	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BET	BETWEEN	MO	MASONRY OPENING
BLDG	BUILDING	MTR	MATERIAL
BLDG	BUILDING	MTL	METAL
BW	BELLOW	N	NORTH
BM	BEAM	NC	NOT IN CONTRACT
BOT	BOTTOM	NO	NUMBER
BRKT	BRACKET	NOM	NOMINAL
BULHD	BULHEAD	NTS	NOT TO SCALE
BUR	BURIED	ODP	OVERHEAD PIPE
C.G.	CORNER GUARD	ON	OVERNIGHT
CAB	CABINET	OC	ON CENTER
CAULK	CAULKING	OD	OUTSIDE DIAMETER
CEM	CEMENT	OFF	OFFICE
CER	CERAMIC	OH	OPPOSITE
CJ	CONTROL JOINT	OPG	OPENING
CLO	CLOSET	OPT	OPTIONAL
CLR	CLEAR	PART	PARTITION
CLO	CLOSED	PERM	PERIMETER
CLO	CLOSED	PG	PAINT GRADE
CLO	CLOSED	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CPT	CUT	PNK	PINK
CT	CEMATIC TILE	PT	PAINT
CTR	CENTER	PTD	PAINTED
DBL	DOUBLE	R	RISER
DET	DETAIL	RAD	RADIUS
DA	DIAMETER	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	RD	ROOF GRAN
DIN	DINING	REF	REFRIGERATOR
DR	DOOR	REFIN	REINFORCED
DS	DOWN SPOUT	REQD	REQUIRED
DW	DISHWASHER	RESL	RESIDENT
DWG	DRAWING	ROD	ROD
E	EAST	ROD	ROOF OPENING
EA	EACH	RTU	ROOF TOP UNIT (MECH)
EFS	EXTERIOR INSULATION & FINISH SYSTEM	SAF	SAFETY
ELEC	ELECTRIC	SC	SCUPPER
ELEV	ELEVATION	SCHED	SCHEDULE
EMER	EMERGENCY	SEAL	SEALANT
ENCL	ENCLOSURE	SECTION	SECTION
EDS	EDGE OF SLAB	SF	SQUARE FOOT
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	SM	SIMILAR
ETR	EXISTING TO REMAIN	SPEC	SPECIFICATION
EW	EACH WAY	SQ	SQUARE
EXP. JT.	EXPANSION JOINT	SS	STAINLESS STEEL
EXST	EXISTING	STD	STANDARD
FD	FACE OF	STL	STEEL
FA	FACE OF	STOR	STORAGE
FAP	FIRE ANNUNCIATOR PANEL	STRICT	STRUCTURAL
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SYM	SYMMETRICAL
FEC	FIRE EXTINGUISHER PANEL	TA	TAKEOFF
FG	PIPE	TEL	TELEPHONE
FI	FIRE HYDRANT	TER	TERRAZZO
FHC	FIRE HOSE CABINET	THK	THICK
FIN	FINISH	THR	THRESHOLD
FLR	FLOOR	TO	TOP OF
FLUOR	FLUORESCENT	TOP	TOP
FT	FOOT OR FEET	TP	TOPICAL
FUR	FURRING	UC	UNCUT
GAL	GALLOON	UNFIN	UNFINISHED
GALV	GALVANIZED	UNL	UNLESS NOTED OTHERWISE
GRB	GRAB BAR	UNL	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	UNP	UNPAINTED
GL	GLASS	UTL	UTILITY
GPH	GROIN	VCT	VINYL COMPOSITION TILE
GRC	GYPSUM BOARD	VENT	VENTILATION
GYP	GYPSUM	VF	VERIFY IN FIELD
H.W.H.	HOT WATER HEATER	VTR	VENT TERMINATION PIPE
HWD	HARDWOOD	VWC	VINYL WALL COVERING
HWR	HARDWARE	W	WEST
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	WO	WITHOUT
HT	HEIGHT	W/WD	WITHOUT DOOR
ID	INNER DIAMETER	W/W	WINDOW
INCAN	INCANDESCENT	WP	WATERPROOF
INSUL	INSULATION	WS	WETSTACK
INT	INTERIOR	WSCT	WANSOT
JAN	JANITOR	WT	WEIGHT

## SYMBOLS



## VICINITY MAP



## SHEET INDEX

GENERAL

T-1.1 Title Sheet

1

ARCHITECTURAL

A-5-0 Exterior Elevations

1

## PROJECT DIRECTORY

### CLIENT:

DOUBLE EAGLE CUBED

### ADDRESS:

318 N. CARSON STREET

SUITE 202

PHONE: 775.661.9058

FAX:

CONTACT: Jeff Shaeen

EMAIL: jen@sbbuilders.com

### ARCHITECT:

FRAME ARCHITECTURE

### ADDRESS:

4090 SOUTH McCARRAN BOULEVARD

RENO, NV 89502

PHONE: (775) 827-9977

FAX:

CONTACT:

EMAIL:

## AGENCIES AND UTILITIES

### PLANNING DEPARTMENT:

CARSON CITY PLANNING

### ADDRESS3:

108 E. PROCTOR STREET

CARSON CITY, NV 89701

PHONE: 775.687.2180

FAX:

CONTACT:

EMAIL: planning@carson.org

### BUILDING DEPARTMENT:

CARSON CITY BUILDING

### ADDRESS:

108 E. PROCTOR STREET

CARSON CITY, NV 89701

PHONE: 775.687.2202

FAX:

CONTACT:

EMAIL: bldg@carson.org

## PROJECT SCOPE

1. BUILDING FAÇADE IMPROVEMENTS TO INCLUDE:

2. NEW QUARTER ROUND FABRIC FIXED AWNING ALONGSIDE CARSON

BOULEVARD.

3. REPLACEMENT OF WALL SCONCE LIGHTING FIXTURES WITH NEW,

4. REPLACEMENT OF HALF ROUND FABRIC FIXED AWNINGS ALONGSIDE N. CURRY

STREET.

5. HYDRO BLAST AND SCRAPING OF OLD PAINT, PREP, PRIME, AND REPAINT

WOOD SURFACES BRICK AND STONE VENEER TO BE WASHED, CLEANED, AND

RESEALED.

6. EXISTING WINDOWS AND EXISTING STOREFRONT WINDOWS TO REMAIN IN

PLACE.

7. NO ADDITIONAL IMPROVEMENTS.

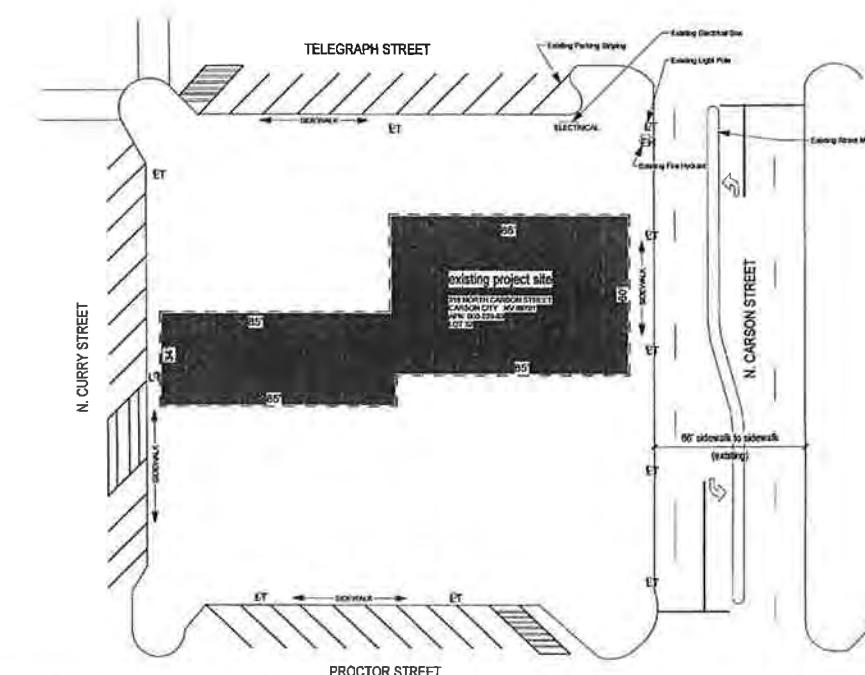
## CODES

### CODE INTERPRETATION

ZONING	DT MU
LAND USE	400 GENERAL COMMERCIAL
OCCUPANCY	B + A 309.1
CONSTRUCTION TYPE	III-B T-601
ALLOWABLE BUILDING HEIGHT	30' T-603
ALLOWABLE BUILDING AREA	19,000 T-503
ALLOWABLE NUMBER OF STORIES	3 T-503
FIRE SPRINKLER INCREASE	N/A 504.2
FIRE SPRINKLER AREA INCREASE	N/A 505.3
FIRE RESISTANCE EXTERIOR BEARING	2 HOURS T-601
FIRE RESISTANCE INTERIOR BEARING	0 HOURS T-601
FIRE RESISTANCE NON BEARING INTERIOR	0 HOURS T-601
FIRE RESISTANCE FLOOR ASSEMBLY	0 HOURS T-601
FIRE RESISTANCE ROOF ASSEMBLY	0 HOURS T-601
MAX TRAVEL DISTANCE WITHIN A STORY	100' T-1018
COMMON PATH OF EGRESS TRAVEL	75' 1014.3
ONE EGRESS FROM SPACE REQUIRED	<50 OCC T-1015.1
MINIMUM NUMBER OF EXITS	2 EXITS PROVIDED T-1019.2

### EXISTING CONDITION

BUILDING AREA	13,441 SQ'
BUILDING HEIGHT	24'-0"
NUMBER OF STORIES	2
AUTOMATIC FIRE SPRINKLERS	NO



1 Existing Site Plan

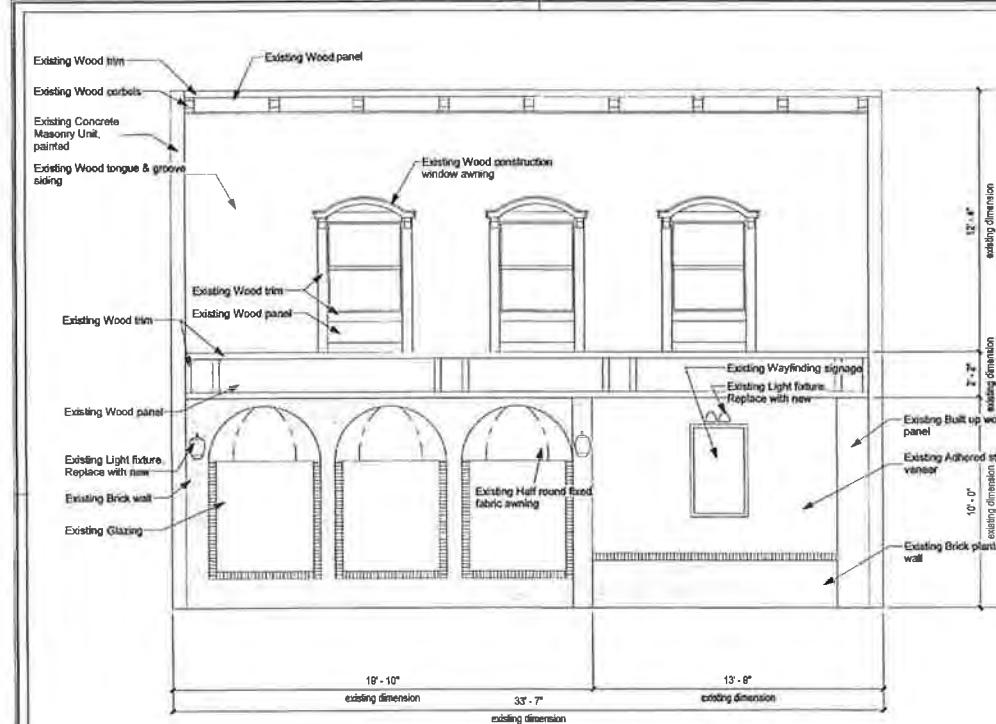
T-1.1

## Facade Improvements

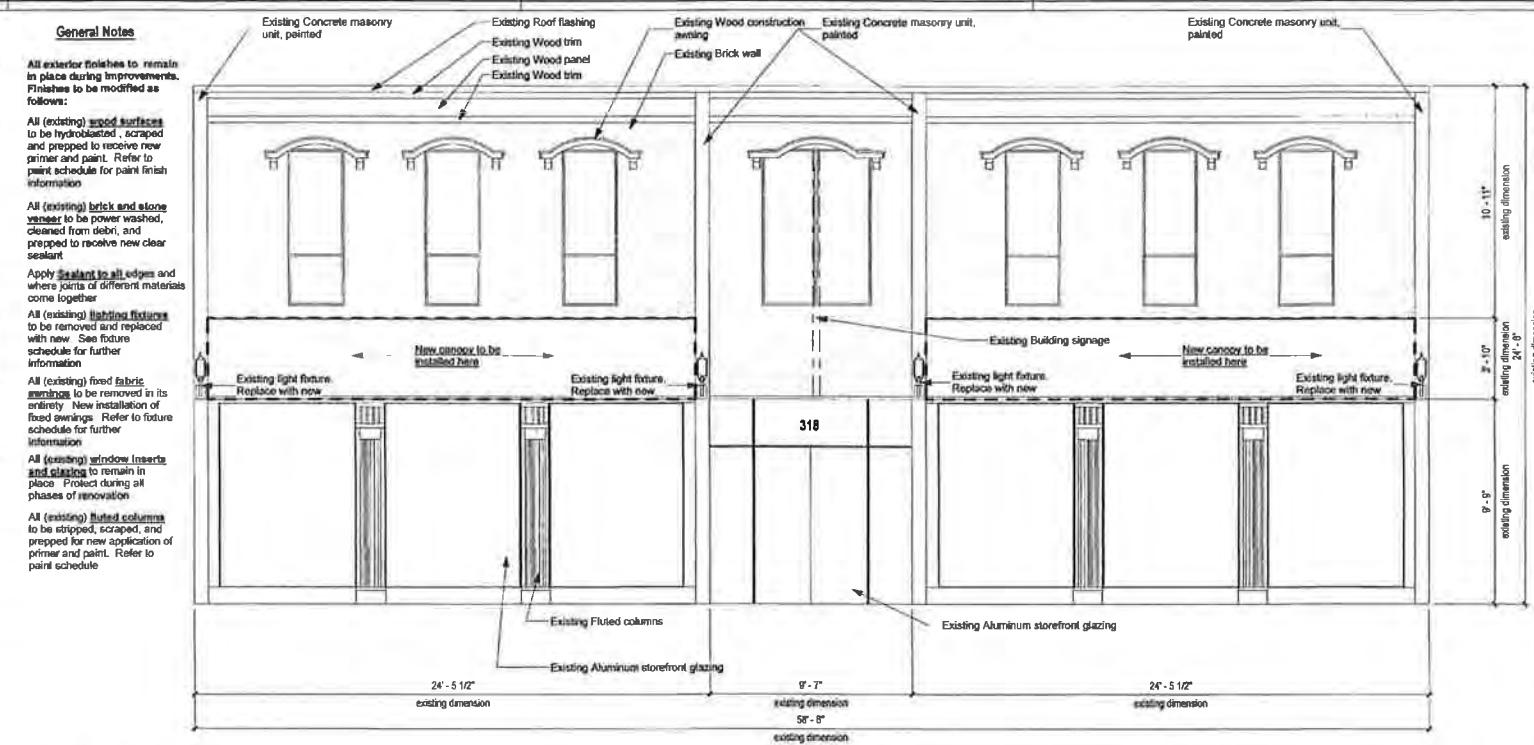
318 N. Carson Street  
Carson City, NV 89701  
APN 003-328-03

## Title Sheet

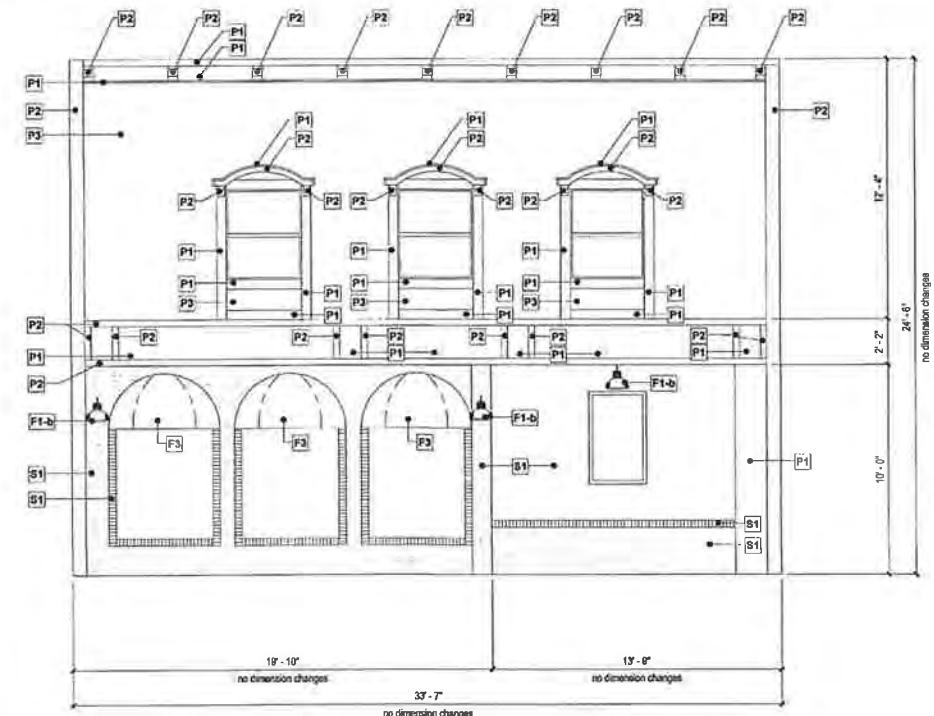
DRAWN BY smarquez  
CHECKED BY smarquez  
DATE 04/01/2016  
PROJECT NUMBER 16-23  
SHEET T-1.1  
9



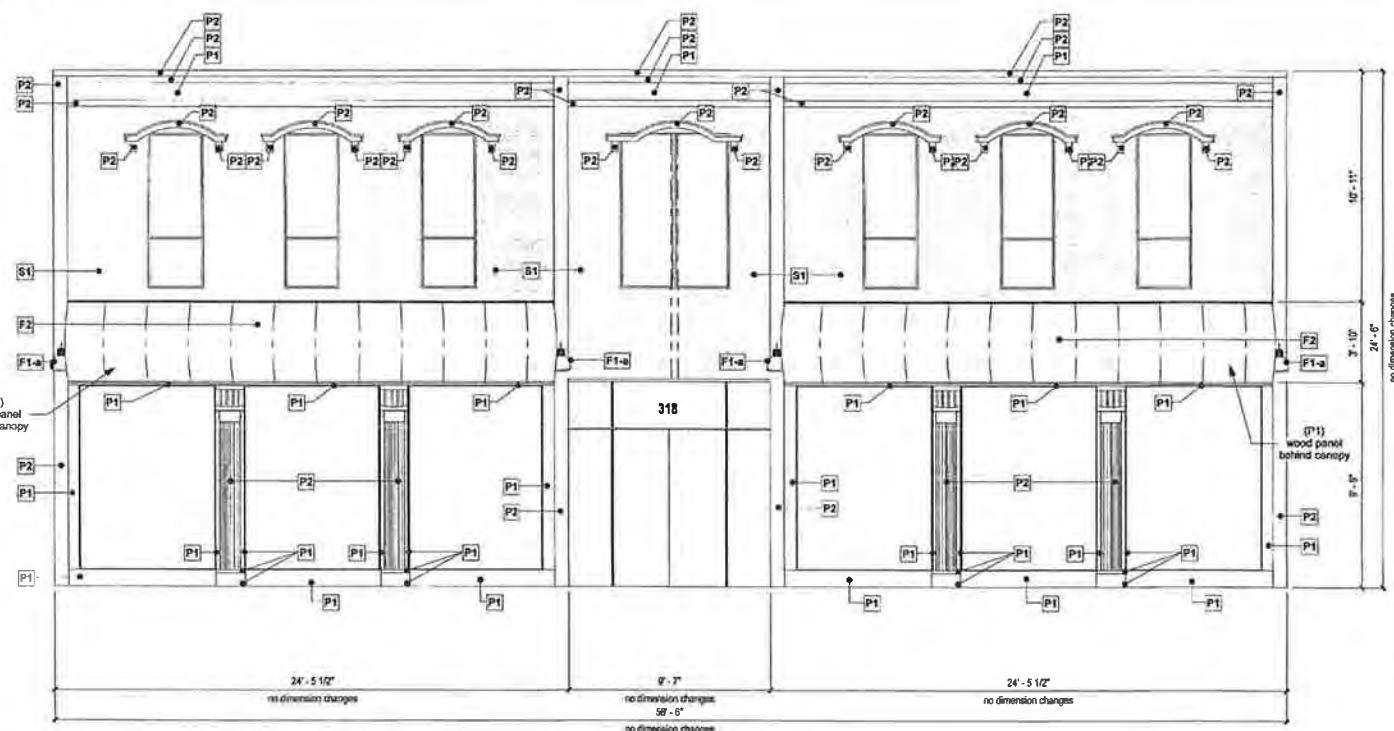
2 Existing Facade - West



1 Existing Facade - East



4 Facade Refinish - West



3 Facade Refinish - East

Fixture Schedule

Mark	Fixture	Manuf.	#	Description
F1-a	Hi-Lite Manufacturing Co	H-15316-B		Warehouse Shade Collection with heavy duty spun shade. 909-465-1999. Refer to Electrical Drawings
F1-b	Hi-Lite Manufacturing Co	H-15108-B		Warehouse Shade Collection with heavy duty spun shade. 909-465-1999. Refer to Electrical Drawings
F2	Eickbenger Awning & Drapery Reno, NV	-		1/4 Round fixed fabric awning. Custom length size. Wall attached. (775) 200-0058. Deferred submittal.
F3	Eickbenger Awning & Drapery Reno, NV	-		1/2 Round fixed fabric awning. Replace with same size as existing. Wall attached. (775) 200-0058. Deferred submittal.

Paint Finish Schedule

Mark	Finish	Manuf.	#	Color	Primer
P1	PPG	1001-S		Dover Gray	Latex
P2	PPG	313-1		Ivory Tower	Latex
P3	PPG	313-4		Earthy Cane	Latex
S1	Behr	90005		Sealant	-

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## Façade Improvements Funding Request Form

### Carson Jewelry & Loan / Mark Schmidt

NAME OF BUSINESS / APPLICANT

308 N. Carson Street CC Nv 89701

MAILING ADDRESS, CITY, STATE, ZIP CODE

7758831717      [www.CCPickers.com](http://www.CCPickers.com)

PHONE #

WEBSITE URL

### Mark & Kimberly Schmidt Trust

NAME OF PROPERTY OWNER

3833 Sweetland Dr. CC Nv 89701

MAILING ADDRESS, CITY, STATE, ZIP CODE

7756903499      [ms4pawnusa@aol.com](mailto:ms4pawnusa@aol.com)

PHONE #

EMAIL

### 308/310 North Carson Street

PROPERTY ADDRESS/APN

Commercial

PROPERTY ZONING

\$ **\$14,135.00**

TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

### CJL Façade Improvement

PROJCT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

Professional flags off the top of the building on poles extended from uprights already in place which will give us more height and motion along with fresh paint in all areas. Re-design existing awning extension to be more in tune with the width of the new wider sidewalks (structural columns shown on design plans can be eliminated by upgrading rear of awning frame to handle support as needed) . Design and install appropriate signage to realize more North/South traffic travel to improve on what currently is only Easterly facing signage. Work with and help to off set costs with city staff on creating paver designs to enhance and improve the beauty in our block rather than just gray concrete on ground in front our 30' +/- street frontage. Replace 17 year old Neon Letters with Modernized LED energy efficient lighting elements.

NOTE: We have reached out to 4 different contractors with this packet and due to the small size of this Façade Improvement have only been able to get one commitment and bid.

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: OCTOBER 2016

Estimated Project Completion Date: OCTOBER 2017

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

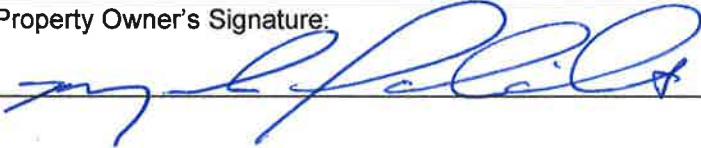
I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

**Mark Schmidt**

Property Owner's Signature:



Date:

4-15-16



April 15, 2016

Mark & Kimberly Schmidt  
Carson Jewelry & Loan  
308/310 S. Carson St.  
Carson City, NV 89701

Re: Job # 025-16

Proposal #025-16-1  
Front Façade Upgrades

In response to your request to price the exterior front façade upgrades, we submit our proposal.

**Our proposal is based on the following:** **\$22,470.00**

**• General Conditions:**

1. Provide supervision of sub-contractors and Lopiccolo Construction crew throughout construction.
2. Provide protection of surrounding areas and daily clean up.
3. Provide dumpster and all dump fees.
4. Provide Sani-Hut for crew members.
5. Provide lift equipment.

**• Paint:**

1. Exterior paint of all wood siding and trim.
2. Pressure wash exterior.
3. Scrape and or sand any loose or peeling paint to a sound surface.
4. Spot prime all bare areas.
5. Re-caulk as needed.
6. Paint with acrylic latex paint.

**• Columns, Awnings & Flags:**

1. Fabricate and install three new barrel awnings per plan.
2. Center awning to have two steel, powder coated columns for structural stability and impact.
3. Purchase and install seven new flag poles with flags to roof top railing.

RESIDENTIAL • COMMERCIAL • RENOVATIONS • REMODELS • NEW CONSTRUCTION



- **Clarifications and Exclusions:**

1. All work to be done during regular working hours Monday thru Friday 7:00am to 3:30 pm.
2. Permits or City fees are excluded.
3. Hidden and/or unforeseen conditions.

Should you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Lopiccolo".

Mark Lopiccolo - Owner  
Lopiccolo Construction

RESIDENTIAL • COMMERCIAL • RENOVATIONS • REMODELS • NEW CONSTRUCTION

BID FILE: C JL 308-310 S Carson  
 Exterior Facade Upgrades  
 Last Changed-  
 By: Lora  
 On: 04/15/16 12:32 PM

CODE	ACTIVITY	COMPLETE?	LAB-HRS	LABOR	MATERIAL	SUBCON	EQUIP	OTHER	TOT COST	PROF%	BID
01	GENERAL REQUIREMENTS	Y									
C105	Supervision	Y	30.00	1,952					1,952		
0110	Cleanup	Y	25.00	926					926		
0140	Protection	Y	10.00	370	35				405		
0150	Dumpster	Y						125	125		
0151	Sani Hut	Y						125	125		
0161	Lift Rental	Y					775		775		
TOTAL GENERAL REQUIREMENTS			65.00	3,248	35		775	250	4,308		
05	METALS	Y									
0550	Steel Columns Powder Coated	Y				5,000			5,000		
TOTAL METALS						5,000			5,000		
09	FINISHES	Y									
0990	Painting 2 Men 1 Week	Y	80.00	3,764	500				4,264		
TOTAL FINISHES			80.00	3,764	500				4,264		
10	SPECIALTIES	Y									
1010	Awnings & Flags	Y				4,800			4,800		
1011	Flag Poles	Y	8.00	376	700				1,076		
TOTAL SPECIALTIES			8.00	376	700	4,800			5,876		
TOTAL			153.00	7,388	1,235	9,800	775	250	19,448		
								OVERHEAD	1,750	9.0	
								PROFIT	1,272	6.0	
								TOTAL			22,470

**From:** Mark Schmidt <ms4pawnusa@gmail.com>  
**To:** Mark Schmidt <ms4pawnusa@aol.com>  
**Subject:** Fwd: Carson Jewelry & Loan Facade Improvements  
**Date:** Tue, Apr 12, 2016 1:47 pm

---

Sent from my iPhone

Begin forwarded message:

**From:** Mark Schmidt <ms4pawnusa@gmail.com>  
**Date:** April 4, 2016 at 11:33:36 AM PDT  
**To:** darmeyarch@sbcglobal.net  
**Subject:** Carson Jewelry & Loan Facade Improvements

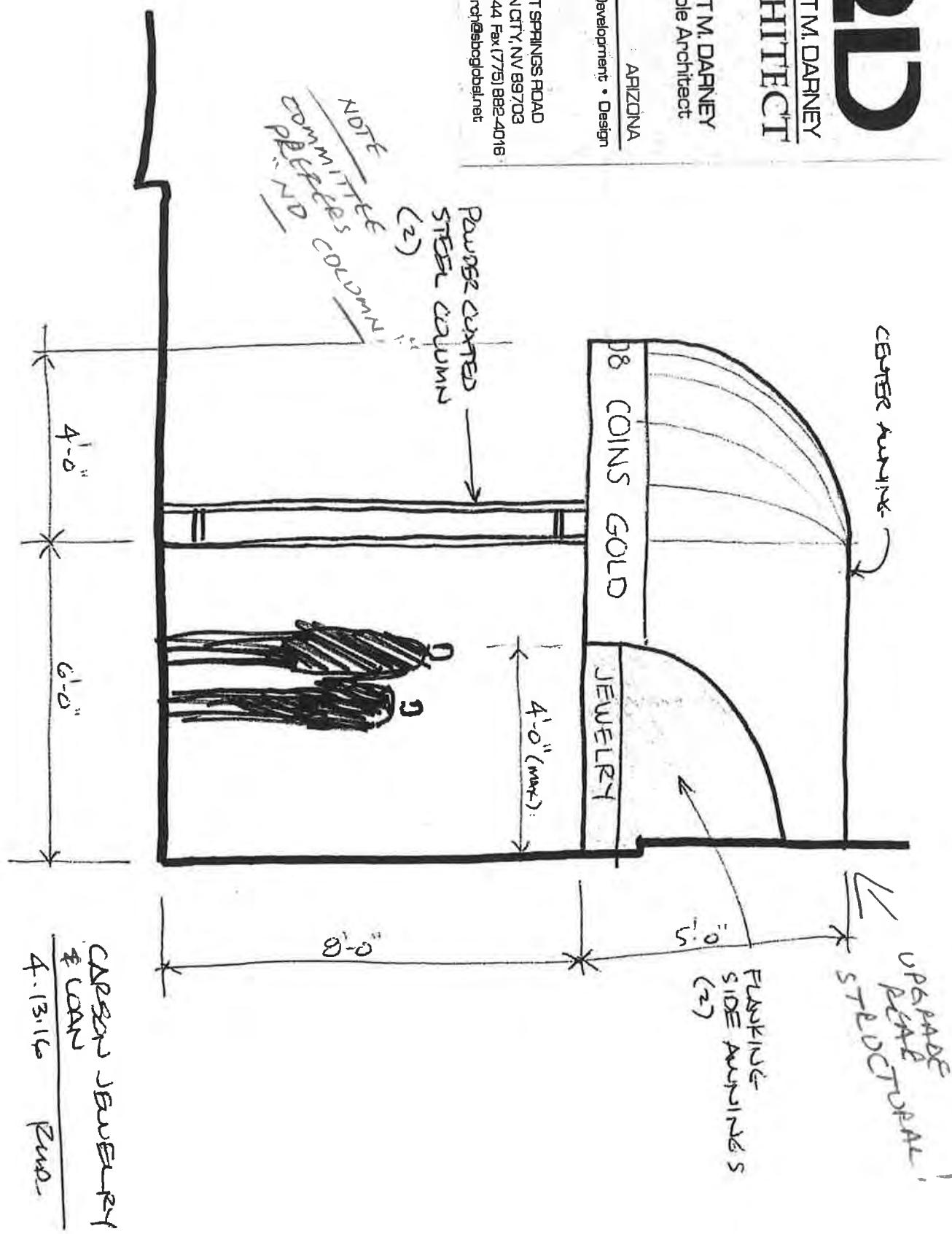


# RD

ROBERT M. DARNEY  
Principle Architect  
ARCHITECT

ROBERT M. DARNEY  
Principle Architect  
NEVADA : ARIZONA  
Planning • Development • Design

490 HOT SPRINGS ROAD  
CARSON CITY, NV 89703  
(775) 883-3444 Fax (775) 882-0116  
darneyarch@aboglobal.net



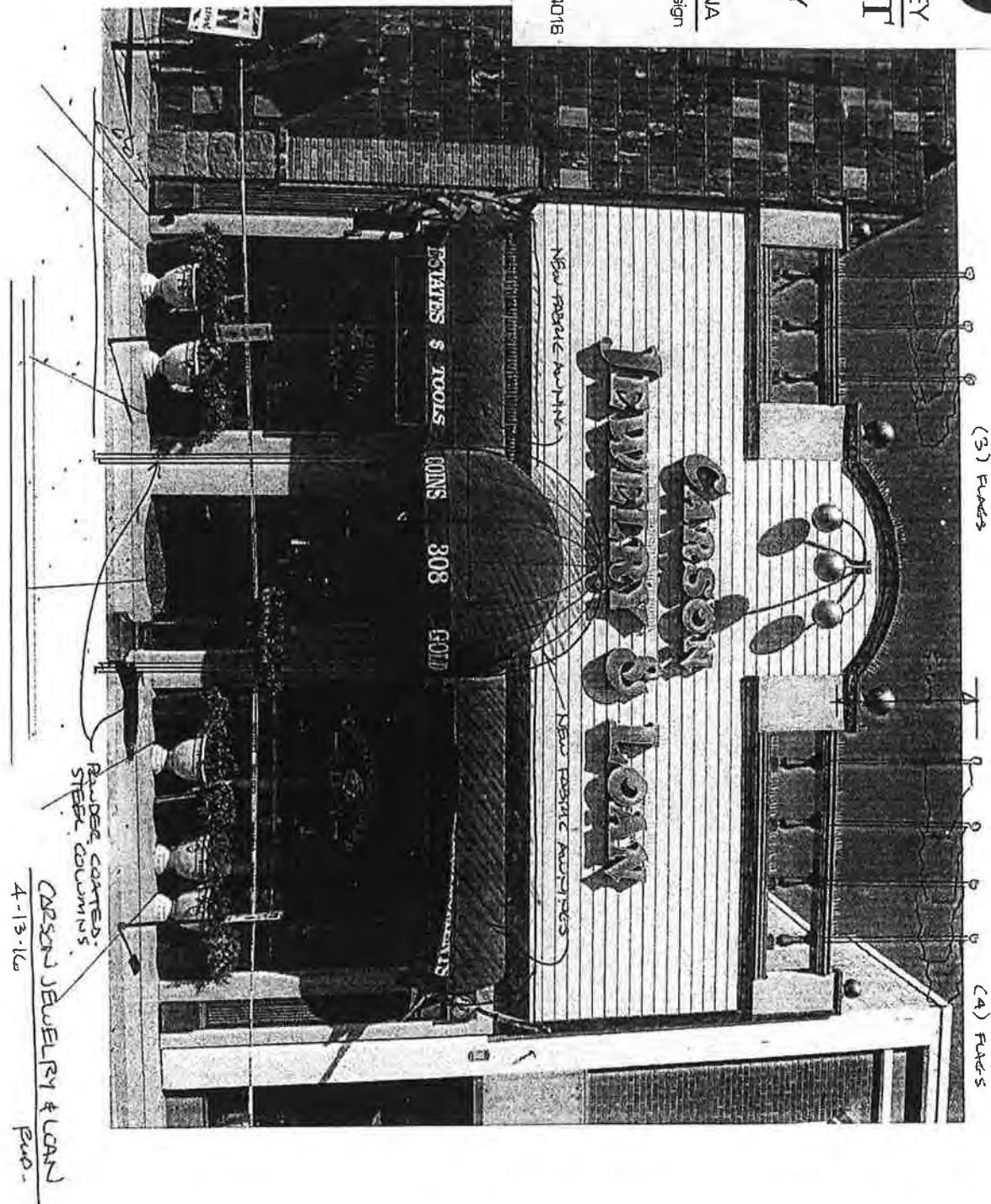
# RD

**ROBERT M. DARNEY**  
Principal Architect

**ROBERT M. DARNEY**  
Principal Architect

**NEVADA**      **ARIZONA**  
Planning • Development • Design

490 HOT SPRINGS ROAD  
CARSON CITY, NV 89703  
(775) 883-3444 Fax (775) 882-4018  
darneyarch@stbglobal.net





## Sign & Lighting Repair

May 18, 2016

Carson Jewelry & Loan  
308 N. Carson Street  
Carson City NV

### RE: Channel Letters

YESCO to:

Remove existing letters. Manufacture and install (1) set of channel letters reading "Carson Jewelry & Loan" to replace existing.

**Total: \$5,811.60**

#### *Terms*

- *Customer to provide adequate access to work site.*
- *Customer to provide electrical to sign*

#### *Exclusions*

- *Price includes work listed in the scope, any work requested beyond original scope will be billed at an additional charge.*

If this proposal is acceptable to you, please sign below and return a copy of this proposal to my attention. Pricing is good for 30 days. By signing below, you agree to YESCO's Standard Terms and Conditions which may be found at [www.yesco.com/terms/standardtermsandconditions.html](http://www.yesco.com/terms/standardtermsandconditions.html) and are incorporated herein by reference. This proposal is subject to credit review and approval by YESCO management.

Respectfully,

Agreed and Accepted by:

Adam Keefer

Account Executive

NCL 74289 / 74290 / 75739

#### **YESCO Reno**

775-359-3131 » Phone

775-359-8738 » Fax

775 E. Glendale Avenue  
Sparks, NV 89431



308 N. Carson Street

RECEIVED

APR 15 2016

OFFICE OF  
BUSINESS DEVELOPMENT

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



**Façade Improvements Funding Request Form**

David & Robin Shriver

NAME OF BUSINESS / APPLICANT

1323 Porter Dr. Minden, NV 89423

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-721-1182

PHONE #

WEBSITE URL

David L. Shriver

NAME OF PROPERTY OWNER

89423

1323 Porter Dr. Minden, NV

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-721-1182

dave@nvadave.com

PHONE #

EMAIL

210 S. Carson St. CC, NV 89703

PROPERTY ADDRESS/APN

DT-MU

PROPERTY ZONING

9,360.00

\$ 15,000

TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

210 S. Carson

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

See attachment

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date:

JUNE 2016

Estimated Project Completion Date:

July 2016

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

DAVID L. SHRIVER

Property Owner's Signature:



Date:

4/15/16

## Façade Improvements Funding Request for 210 South Carson Street

As property owners, we have embraced the redevelopment of downtown Carson City and have taken a proactive approach to the redevelopment plan. Our building has housed an attorney's office since we purchased it over 10 years ago. Prior to that it was a pawnshop. The original building on our site was the home of the Pony Express for its entire existence in Carson City. The building has been vacant for almost a year, and having had no viable/desirable tenant interest due to the pending construction, we have decided to do some cosmetic renovations to the interior and have plans to open our own business.

We have been in contact for some time with Lumos and Associates, the engineers for the downtown project. With the major renovation set to begin, we felt that we should take advantage of the timing to start one of our own long-term improvements. We have purchased and are installing a grease interceptor during construction to add functionality and versatility to the property. Although we are initially anticipating a retail outlet, we also appreciate having the potential for housing a pub or restaurant in the future.

The façade program has encouraged us to pursue the exterior facelift that we had been considering. It will help us with much needed funds to work on the fluff and not just the function of our building. We strongly feel that we can help the city to achieve its goals of a vibrant downtown.

Currently, as you can see from the attached photo, we have one of the least attractive buildings on the block, if not the entire downtown corridor. It has undergone numerous facelifts in the last 100 years which is apparent in the mixed use of materials. Our intent is to enhance the front facade with a more cohesive industrial-antique look. Our plans include removing the outdated stone and tile, replacing the black tile squares with aged brick, and then refreshing and painting the remaining stucco. The blue tile will be replaced with rustic metal; the drawing shows corrugated metal with a partially rusted patina. The planter boxes will be faced with the same aged brick which we will keep full with seasonal flowers/vegetation. We will enhance the exterior lighting and rehabilitate, rewire, and update the current signage. Also in the plan is adding an awning for dimension and to shade the front entrance.

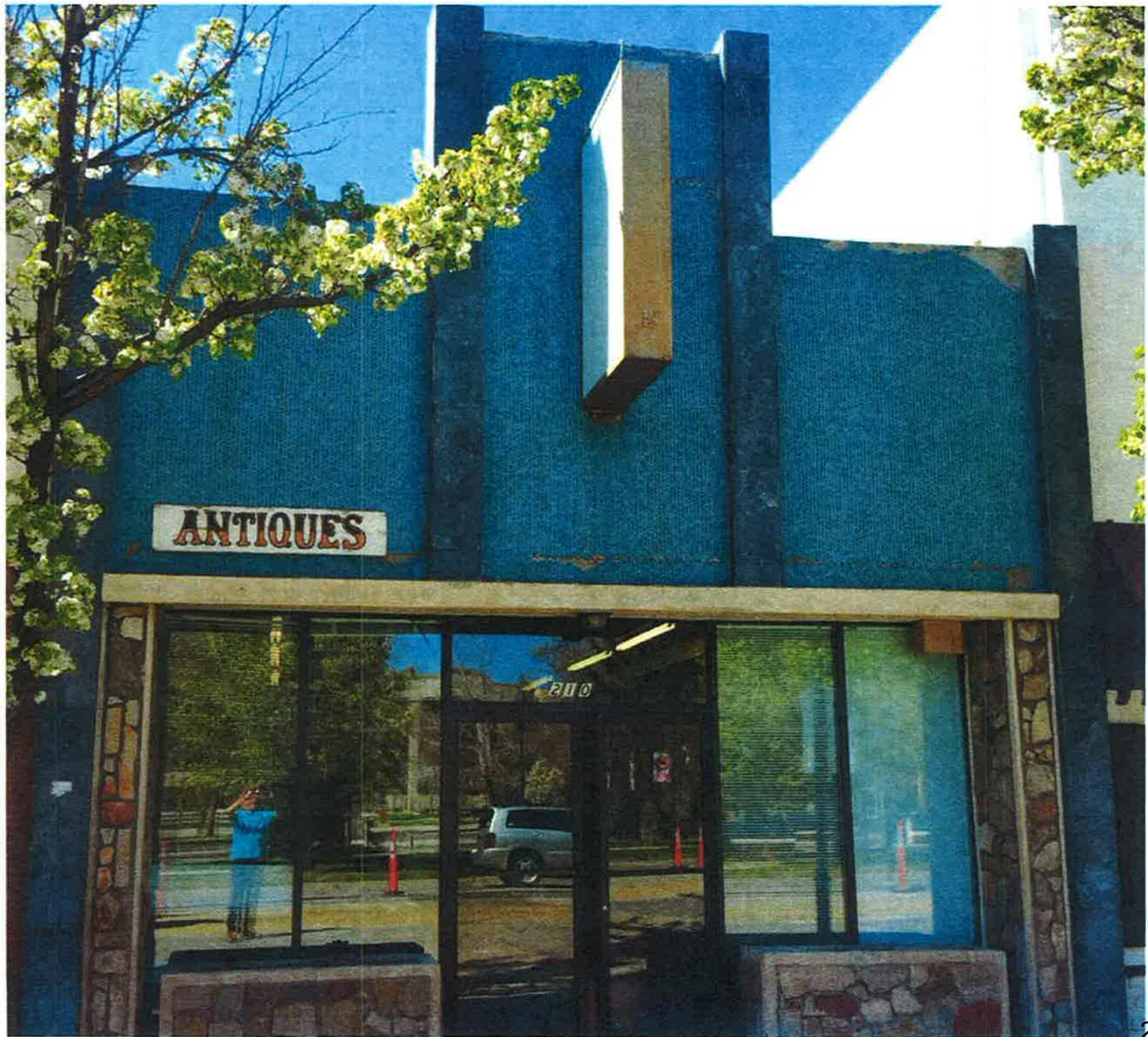
Attached is a quote from DeJaVu Construction; we have two other bids pending.

We appreciate your consideration in this funding request.

Respectfully,

David and Robin Shriver

A handwritten signature in black ink, appearing to read "David and Robin Shriver". The signature is fluid and cursive, with "David" and "Robin" on the top line and "Shriver" on the bottom line.





# Proposal

## DE'JA'VU CONSTRUCTION

April 13, 2016

David & Robin Shriver  
210 S. Carson St.  
Carson City NV 89701

Proposal # 556-4-12

Scope of Work: Front Entrance Renovation

De'Ja'Vu Construction will perform the following for the sum of \$ 18,720

### General:

- Provide supervision for all facets of work performed including De'Ja'Vu Construction staff and any sub-contractors if required
- Provide Scissor lift or scaffolding as required
- Includes daily cleanup and dump fees
- Will provide safety barriers as required
- Permit fees are included

### Demo:

- Remove outdated stone & tile, replacing the black tile squares with aged brick veneer
- The planter box stone will be removed and replaced with the aged brick veneer

### Stone/Masonry

- A brick veneer will be used rather than actual brick to reduce the weight.

### Stucco/Metal

- Refresh the existing stucco with new acrylic stucco (Color & texture tbd) 36" un-finished metal panels will be installed per plan. Accelerated patinaing can be provided at an additional charge.

### Signage

- Cleanup, enhance, paint as required the existing sign

### Awning

- Install customer provided awning

### Scheduling and Clarifications

- Working Hours 7 A.M to 4:30 P. M Monday thru Friday
- Sanitary facilities will be provided by the owner

---

P.O Box 958  
Carson City NV. 80702  
775-721-9947  
[sherceg@pyramid.net](mailto:sherceg@pyramid.net)

NV Lic. # 25896

Shriver 210 S. CARSON

# Proposal

- Engineering fees if required are not included
- Changes to the scope of work will be quoted as requested

Feel free to contact me if you have any questions or additional requirements

Best Regards

*Sam Herceg*

Sam Herceg, Owner

---

P.O Box 958  
Carson City NV. 80702  
775-721-9947  
[sherceg@pyramid.net](mailto:sherceg@pyramid.net)

NV Lic. # 25896

*210 S. Carson*



# EIKELBERGER AWNING & DRAPERY CO.

1903 HYMER AVE. • SPARKS, NEVADA 89431

RENO • SPARKS • LAKE TAHOE

(P) 775-358-1903 • (TF) 877-358-1903 • (F) 775-358-1914

• WINDOW COVERINGS  
DRAPERS & RODS  
HORIZONTAL BLINDS  
VERTICAL BLINDS  
ROMAN SHADES  
SHUTTERS  
MOTORIZATION

• AWNINGS  
RETRACTABLE  
MOTORIZED  
METAL  
CUSTOM SHAPES  
BACKLIT AWNINGS

• CUSTOM CANVAS PRODUCTS  
PATIO FURNITURE RECOVERS  
UMBRELLAS  
POOL COVERS  
TARPS  
UPHOLSTERY  
REPAIRS

Sent via email: dave@nvdave.com

April 9, 2016

David Shriver  
123 W. 2<sup>nd</sup> Street  
Carson City, NV 89703

RE: Storefront Awning  
210 S. Carson St.

Dear Dave,

As per our phone conversations, our price to manufacture and install a custom storefront awning (1) would be \$2,975.00. This price is based on the following:

- Accurate field measuring
- 1 – Storefront awning
  - 1 @ 22' x 3'-0"X 3'-0"
- Quarter Round Style
  - Welded steel structure/Prime and paint finish
- Sunbrella Canvas Cover/Color: TBD
- Complete fabrication
  - Note: Lettering could be provided at an extra charge
- Complete installation
- Sales tax

Delivery and installation could be within 6 – 8 weeks from placement of order. Our terms are a 50% deposit due upon placement of order and the balance due upon installation. Please sign below for your approval and fax back so we may schedule accordingly. Thank you and if you should have any questions please don't hesitate to give us a call.

Thank you,

*Chris Eikelberger*

Chris Eikelberger

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**\*Refunded deposits are subject to re-stocking fees of materials and/or estimating, consulting and processing fees.**

**\*Completion time frame(s) are subject to delays due to material acquisition, production overload, travel variables, and other variables uncontrollable by Eikelberger Awning & Drapery.**



April 15, 2016

Re: Job # 029-16

David and Robin Shriver  
210 So. Carson St.  
Carson City, NV 89701

Proposal #029-16-1  
Exterior Upgrades

In response to your request to price the exterior upgrades, we submit our proposal.

**Our proposal is based on the following:** **\$23,595.00**

- **General Conditions:**
  1. Provide supervision of sub-contractors and Lopiccolo Construction crew throughout construction.
  2. Provide protection of surrounding areas. Provide daily cleanup.
  3. Provide dumpster and all dump fees.
  4. Provide Sani-Hut for crew members.
  5. Provide lift equipment.
- **Demolition:**
  1. Remove existing mosaic tile, slate tile, and stone.
- **Masonry:**
  1. Provide and install new "used" brick to existing columns and planters.
- **Metal:**
  1. Provide and install new "unfinished" corrugated metal panels. The steel will patina with age.
- **Stucco:**
  1. Repair as needed and paint existing stucco.
- **Awning:**
  1. Fabricate and install one new awning across the front.

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- **Clarifications and Exclusions:**

1. All work to be done during regular working hours Monday thru Friday 7:00am to 3:30 pm.
2. Permits or City fees are excluded.
3. Hidden and/or unforeseen conditions.

Should you have any questions please do not hesitate to call.

A handwritten signature in black ink, appearing to read 'ML'.

Sincerely,  
Mark Lopiccolo - Owner  
Lopiccolo Construction

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3655 Arrowhead Dr. #140 | Carson City, NV 89706  
Fax (775) 882-9430 | Office (775) 882-9447  
CA Lic. #991270 | NV Lic. #50695, NV LIMIT \$750,000

Info@LopiccoloConstruction.com  
www.LopiccoloConstruction.com

LOPICCOLO CONSTRUCTION

## \*\* SUMMARY BID REPORT BY ACTIVITY \*\*

Page 1  
04/15/16  
03:22 PM

BID FILE: 210 S Carson St 029-16  
 Exterior Facade Upgrades  
 Last Changed-  
 By: Lora  
 On: 04/15/16 12:30 PM

CODE	ACTIVITY	COMPLETE?	LAB-HRS	LABOR	MATERIAL	SUBCON	EQUIP	OTHER	TOT COST	PROF%	BID
01	GENERAL REQUIREMENTS	Y									
0105	Supervision	Y	30.00	1,952					1,952		
0110	Cleanup	Y	10.00	370					370		
0140	Protection	Y	10.00	370					370		
0150	Dumpster	Y						250	250		
0151	San1 Hut	Y						120	120		
0161	Lift Rental	Y					675		675		
	TOTAL GENERAL REQUIREMENTS		50.00	2,692			675	370	3,737		
02	SITE WORK	Y									
0211	Demolition	Y	120.00	4,444					4,444		
	TOTAL SITE WORK		120.00	4,444					4,444		
04	MASONRY	Y									
0420	Brick Veneer	Y				2,250			2,250		
	TOTAL MASONRY				2,250				2,250		
05	METALS	Y									
0565	Corrugated Metal Panels	Y	48.00	2,354	850				3,204		
	TOTAL METALS		48.00	2,354	850				3,204		
09	FINISHES	Y									
0920	Stucco	Y				2,400			2,400		
	TOTAL FINISHES				2,400				2,400		
10	SPECIALTIES	Y									
1010	Awning	Y				4,200			4,200		
	TOTAL SPECIALTIES				4,200				4,200		
	TOTAL		218.00	9,490	850	8,850	675	370	20,235		
							OVERHEAD		2,024	10.0	
							PROFIT		1,336	6.0	
							TOTAL			23.595	



# DANNY COUSTE CONSTRUCTION LLC

Custom Home Construction, Remodeling and Roofing Contractor

NV. License 0075459 limit \$950,000 NV License 0077132 limit \$40,000

## *Proposal/Contract*

Dated this 21st day of May 2016

Dave Shriver  
210 S. Carson St.  
Carson City, NV 89701

Danny Couste Construction, LLC  
3747 Imperial way  
Carson City, NV 89706  
Cell: (775) 443-8943  
dcouste@yahoo.com

Estimate for downtown store front renovations

Scope of work to be performed

1. Remove, cleanup and dispose of existing Tile, Slate and Stone
2. Install new used brick to columns and planters
3. Repair stucco cracks
4. Supply and install cold rolled corrugated metal wall panels, (self weathering)
5. Supply and install new awning
6. Paint repaired areas

Total Estimate \$ 28,436.00

Payments to be made as follows:

50% down

50% final

Quote does not include replacement of any rotten or structural deficiencies, Building permits or electrical

Owner \_\_\_\_\_ Date \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

All work to be warranted for one year from date of completion.

Residential Recovery Fund: Payment may be available from the recovery fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this state. To obtain information relating to the recovery fund and filling a claim for recovery from the recovery fund, you may contact the State Contractors Board at the following locations: State Contractors Board, 9670 Gateway Dr. Reno, NV 89521-3953 Telephone 775-688-1141

*Shriver - 210 S. Carson St.*

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## Façade Improvements Funding Request Form

### Lopiccolo Investments

NAME OF BUSINESS / APPLICANT

3655 Arrowhead Dr. #140, Carson City, NV 89706

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-882-9447

PHONE # WEBSITE URL

### Lopiccolo Investments

NAME OF PROPERTY OWNER

Same

MAILING ADDRESS, CITY, STATE, ZIP CODE

Same markl@lopiccoloconstruction.com

PHONE # EMAIL

123 W. 2nd St. C.C. APN 003-112-06

PROPERTY ADDRESS/APN

Commercial

PROPERTY ZONING

\$ 8,638.00

TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

123 W. 2nd St. Facade Improvements

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

Paint all exterior trim and doors. Install two new awnings.

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: \_\_\_\_\_

Estimated Project Completion Date: \_\_\_\_\_

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

*Mark Lopicos*

Property Owner's Signature:

*ML*

Date:

*4-15-16*



April 15, 2016

Re: Job # 025-16

Lopiccolo Investments  
123 W. 2<sup>nd</sup> Street  
Carson City, NV 89701

Proposal #025-16-1  
Exterior Upgrades

In response to your request to price the exterior upgrades, we submit our proposal.

**Our proposal is based on the following:** **\$17,276.00**

**• General Conditions:**

1. Provide supervision of sub-contractors and Lopiccolo Construction crew throughout construction.
2. Provide protection of surrounding areas. Provide daily cleanup.
3. Provide dumpster and all dump fees.
4. Provide Sani-Hut for crew members.
5. Provide lift equipment.

**• Paint:**

1. Exterior paint of all wood doors and trim.
2. Pressure wash exterior.
3. Scrape and or sand any loose or peeling paint to a sound surface.
4. Spot prime all bare areas.
5. Re-caulk as needed.
6. Paint with acrylic latex paint.

**• Awnings:**

1. Fabricate and install two new barrel awnings to Carson Street side of building.

**• Clarifications and Exclusions:**

1. All work to be done during regular working hours Monday thru Friday 7:00am to 3:30pm.
2. Permits or City fees are excluded.
3. Hidden and/or unforeseen conditions.

Should you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Lopiccolo'.

Mark Lopiccolo - Owner  
Lopiccolo Construction

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BID FILE: 2nd St Improvements  
 Exterior Improvements  
 Last Changed-  
 By: Lora  
 On: 04/22/16 08:56 AM

CODE	ACTIVITY	COMPLETE?	LAB-HRS	LABOR	MATERIAL	SUBCON	EQUIP	OTHER	TOT COST	PROF%	BID
01	GENERAL REQUIREMENTS	Y									
0105	Supervision	Y	20.00	1,301					1,301		
0110	Cleanup	Y	8.00	296					296		
0140	Protection	Y	10.00	370					370		
0150	Dumpster	Y						125	125		
0151	Sani Hut	Y						125	125		
0160	Equipment Rental	Y					750		750		
TOTAL GENERAL REQUIREMENTS			38.00	1,967			750	250	2,967		
09	FINISHES	Y									
0990	Painting	Y	120.00	6,006	825				6,831		
TOTAL FINISHES			120.00	6,006	825				6,831		
10	SPECIALTIES	Y									
1010	Awning	Y				6,500			6,500		
TOTAL SPECIALTIES					6,500				6,500		
TOTAL			158.00	7,973	825	6,500	750	250	16,298		
						OVERHEAD			0.0		
						PROFIT			978	6.0	
							TOTAL				17,276



123 W. 2<sup>nd</sup> Street



123 W. 2<sup>nd</sup> Street

Hide image



123 W. 2<sup>nd</sup> Street

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## **Façade Improvements Funding Request Form**

### **Lopiccolo Family Trust**

NAME OF BUSINESS / APPLICANT

3655 Arrowhead Dr. #140, Carson City, NV 89706

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-882-9447

PHONE #

WEBSITE URL

### **Lopiccolo Family Trust**

NAME OF PROPERTY OWNER

Same

MAILING ADDRESS, CITY, STATE, ZIP CODE

Same

markl@lopiccoloconstruction.com

PHONE #

EMAIL

224 S. Carson St. C.C. APN 003-112-05

PROPERTY ADDRESS/APN

Commercial

PROPERTY ZONING

**\$ 25,000.00**

**TOTAL FUNDING REQUEST**

*All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)*

224 S. Carson St. Façade Improvements

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

Rebuild and reframe existing posts. Face with stone veneer and caps. Install new facade finishes, i.e. tile, stone, siding, trim. Paint exterior complete. Remove and replace existing roof.

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: 4-13-16

Estimated Project Completion Date: \_\_\_\_\_

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

Property Owner's Signature:

Date:

*Mark Lopreodo*

*4-15-16*



April 15, 2016

Re: Job # 025-16

Lopiccolo Investments  
224 S. Carson Street  
Carson City, NV 89701

Proposal #025-16  
Facade Upgrades

In response to your request to price the exterior facade upgrades, we submit our proposal.

**Our proposal is based on the following:** **\$67,607.00**

**• General Conditions:**

1. Provide supervision of sub-contractors and Lopiccolo Construction crew throughout construction.
2. Provide protection of surrounding areas. Provide daily cleanup.
3. Provide dumpster and all dump fees.
4. Provide Sani-Hut for crew members.
5. Provide lift equipment.

**• Façade Finishes & Upgrades:**

1. Pop's Bar-B-Q; Stone wainscot across both sides, Rebuild 2 posts with decorative stone base, new shingle siding at gable end.
2. Ice Cream Store; New board and batt siding.
3. 3<sup>rd</sup> Street Hair Salon; Stone veneer under faux porch, new 4" horizontal siding on upper portion of façade.
4. Bella Fiore Wine; Stone wainscot, add decorative wrap to posts, with stone base, new shingle siding on gable end.
5. All porch lids will be closed in with plywood and trim.
6. All façade roofing removed. Install ice and water shield with corrugated steel roofing.
7. New ABS drain downspouts with heat tape will be incorporated inside decorative wrapped columns.
8. All 4 x 4 posts will be built up to 7 1/2" x 7 1/2" posts, wrapped with decorative detail.

**• Paint:**

1. Exterior painting of all wood siding, posts, and trim.
2. Pressure wash exterior.
3. Prime all bare areas.
4. Re-caulk as needed.

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- **Clarifications and Exclusions:**

1. All work to be done during regular working hours Monday thru Friday 7:00am to 3:30pm.
2. Permits or City fees are excluded.
3. Hidden and/or unforeseen conditions.

Should you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Lopiccolo'.

Mark Lopiccolo - Owner  
Lopiccolo Construction

RESIDENTIAL • COMMERCIAL • RENOVATIONS • REMODELS • NEW CONSTRUCTION

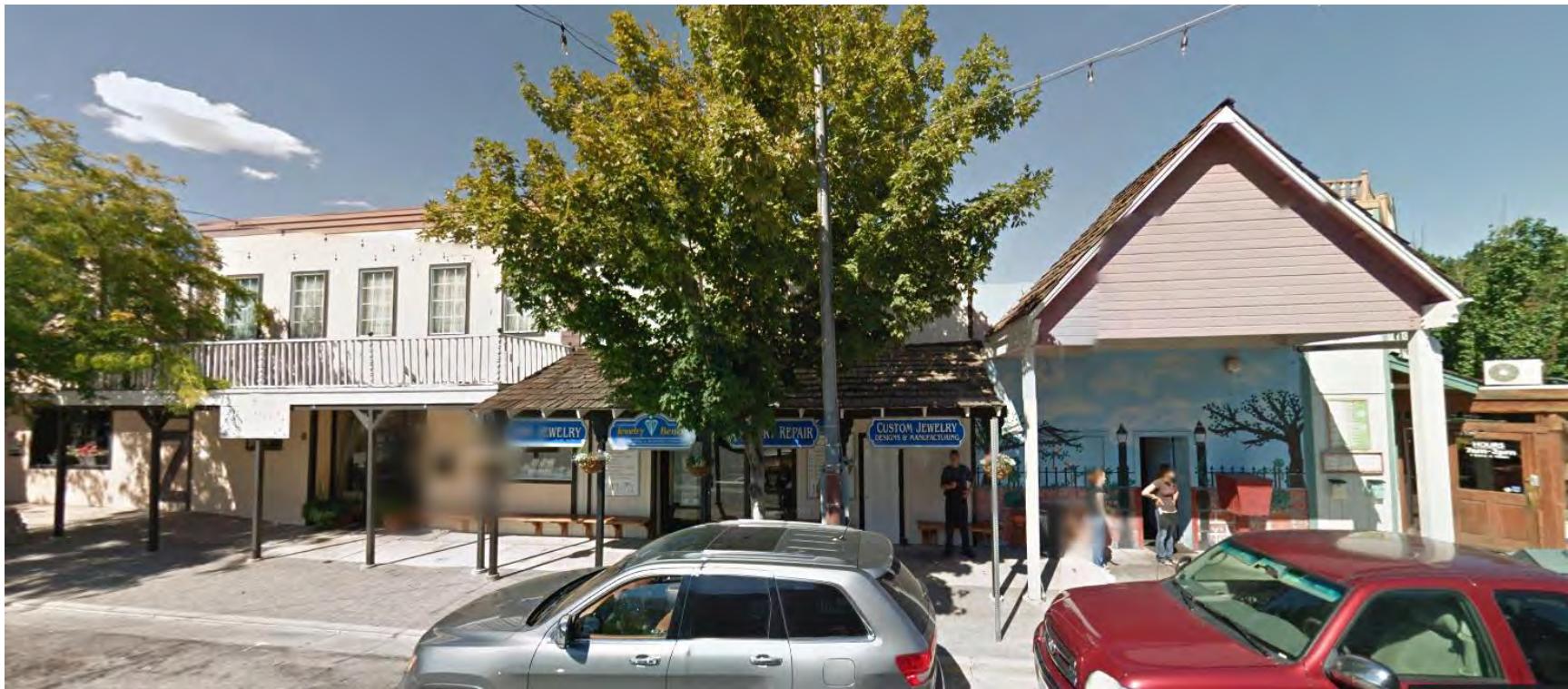
Commercial Building Exterior Renovation  
224 S Carson St / 110 W 3rd St

Line Item	Description	Cost
<b>Rebuild 6 Posts</b>	Re-Frame 6 existing posts to include concrete footing, incorporate roof drainage 4-24" x 24" base, 32 " high, faced in stone with cap	
Labor		2000
Materials	Framing	350
Trim		450
<b>Masonry L &amp; M Posts</b>		3566
	Wainscot, Wall & 4 posts	8295
	Cap	1000
	<b>Total Posts and Masonry</b>	<b>15661</b>
<b>Remove and Replace front facade Roofing</b>		
Demo Existing		1260
Dumpster Fees 4 loads		600
ABS Drain Pipe and Fittings		800
Labor		1875
Ridge Cap		350
Ice & Water Shield		1870
Corrigated Metal Roofing		1675
Labor to Install		4730
Metal Flashing & Cap		1420
	<b>Total Roof</b>	<b>14580</b>
<b>Rebuild / Replace 3rd St Façade</b>		
Façade Gable End - Shingles L & M		2920
<b>Siding / New Trim and Fascia</b>		
Materials		1920
Labor		5600
<b>Under Overhang Soffiting</b>		
Materials		1296
Labor		2500
<b>Post Trims</b>		
Materials		860
Labor		1120
<b>Painting Entire Exterior</b>		
Materials		2450
Labor		8000
<b>Electrical</b>	Heat Tape and exterior outlets	1200
	<b>Total Façade Improvements</b>	<b>27866</b>
<b>Permits</b>		1000
<b>Project Supervision</b>		8500
<b>Estimated Time Frame 5-6 weeks</b>	<b>Total</b>	<b>67607</b>

Submitted by:  
Marco Construction and Cabinets, Inc  
General Contractor  
Nevada License # 00506695



224 S. Carson Street



224 S. Carson Street



224 S. Carson Street

## MOM & POP'S RESTAURANT

# EXISTING BUILDING

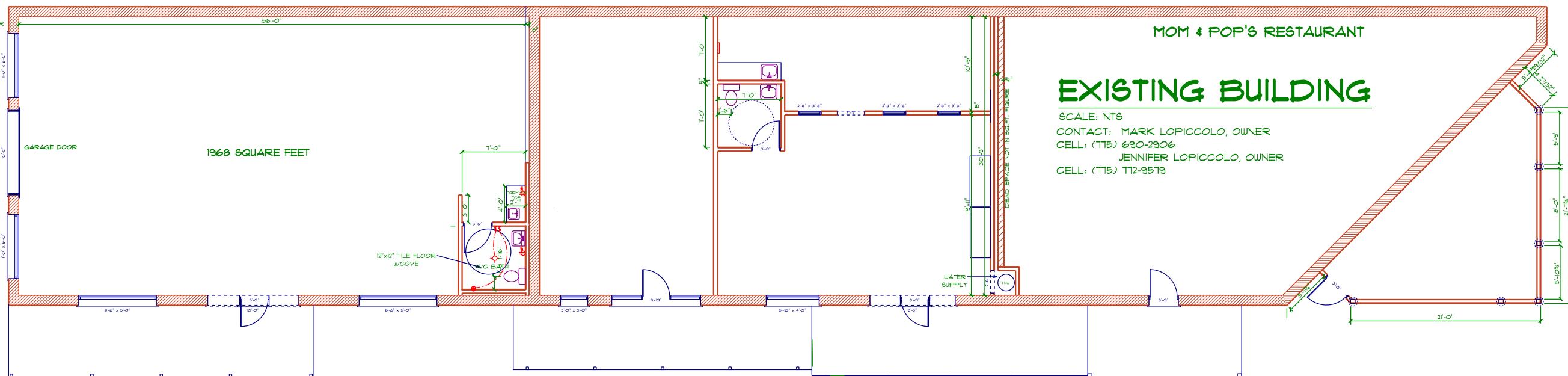
SCALE: NTS

CONTACT: MARK LOPICCOLO, OWNER

CELL: (715) 690-2906

JENNIFER LOPICCOLO, OWNER

CELL: (715) 772-9579



**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## Façade Improvements Funding Request Form

### Lopiccolo Investments LLC

NAME OF BUSINESS / APPLICANT

3655 Arrowhead Dr. #140, Carson City, NV 89706

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-882-9447

PHONE #

WEBSITE URL

### Lopiccolo Investments LLC

NAME OF PROPERTY OWNER

Same

MAILING ADDRESS, CITY, STATE, ZIP CODE

Same

markl@lopiccoloconstruction.com

PHONE #

EMAIL

310 So. Carson St. C.C. APN 003-113-09

PROPERTY ADDRESS/APN

Commercial

PROPERTY ZONING

\$ 25,000.00

TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

310 S. Carson St. Façade Improvements

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

Repair piers/demo eight existing posts. Install eight new posts with decorative trim. Install new stairway to upper deck at rear of building. Install new roof/deck system over existing storage room at rear of building. Paint railings and new posts.

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: 4-17-16

Estimated Project Completion Date: \_\_\_\_\_

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

Mark Lopreco

Property Owner's Signature:

ML

Date:

4-18-16



April 15, 2016

Re: Job # 028-16

Lopiccolo Investments/St. Charles Hotel  
310 S. Carson Street  
Carson City, NV 89701

Proposal #028-16-1  
Exterior Upgrades

In response to your request to price the exterior upgrades, we submit our proposal.

**Our proposal is based on the following:** **\$71,254.00**

**• General Conditions:**

1. Provide supervision of sub-contractors and Lopiccolo Construction crew throughout construction.
2. Provide protection of surrounding areas. Provide daily cleanup.
3. Provide dumpster and all dump fees.
4. Provide Sani-Hut for crew members.
5. Provide lift equipment.

**• Demolition:**

1. Demo existing deck and eight posts.
2. Remove existing lights and outlets. Safe off during construction.

**• Concrete:**

1. Repair existing concrete piers at front deck for eight new posts.
2. Pour new piers for new rear stairs to existing upper deck.

**• Metals:**

1. New hardware for posts/piers.

**• Carpentry:**

1. Install new 6" x 6" posts from piers to existing beam.
2. Wrap new posts with "Smart" trim and build out base for a pedestal look.
3. Build new rear stairs leading to upper existing deck.
4. Install new "Nexan Building Products" roof/deck system over existing storage room.

RESIDENTIAL • COMMERCIAL • RENOVATIONS • REMODELS • NEW CONSTRUCTION



- **Paint:**

1. Exterior painting of railings and new posts.
2. Pressure wash exterior.
3. Scrape and or sand any loose or peeling paint to a sound surface.
4. Spot prime all bare areas.
5. Re-caulk as needed.
6. Paint with acrylic latex paint.

- **Electrical:**

1. Reinstall existing lights and outlets on four posts.

- **Clarifications and Exclusions:**

1. All work to be done during regular working hours Monday thru Friday 7:00am to 3:30 pm.
2. Permits or City fees are included.
3. Hidden and/or unforeseen conditions.

Should you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Lopiccolo'.

Mark Lopiccolo - Owner  
Lopiccolo Construction

RESIDENTIAL • COMMERCIAL • RENOVATIONS • REMODELS • NEW CONSTRUCTION

BID FILE: St Charles  
Exterior Renovations  
Last Changed-  
By: Mark  
On: 04/15/16 01:30 PM

CODE	ACTIVITY	COMPLETE?	LAB-HRS	LABOR	MATERIAL	SUBCON	EQUIP	OTHER	TOT COST	PROF%	BID
01	GENERAL REQUIREMENTS	Y									
0104	Supervision Principal	Y	40.00	3,003					3,003		
0110	Cleanup	Y	25.00	926					926		
0140	Protection	Y	10.00	370	35				405		
	TOTAL GENERAL REQUIREMENTS		75.00	4,299	35				4,334		
02	SITE WORK	Y									
0211	Demolition	Y	64.00	2,370					2,370		
0216	Haul Off & Dump Fees	Y						600	600		
0225	Core Drilling	Y				160			160		
	TOTAL SITE WORK		64.00	2,370		160		600	3,130		
03	CONCRETE	Y									
0315	Concrete	Y				3,200			3,200		
	TOTAL CONCRETE					3,200			3,200		
05	METALS	Y									
0512	Structural Steel	Y				160			160		
	TOTAL METALS					160			160		
06	CARPENTRY	Y									
0601	Carpentry Materials	Y				1,944			1,944		
0610	Rough Carpentry	Y	80.00	3,924					3,924		
0615	Decking	Y	140.00	6,867	21,085				27,952		
0620	Finish Carpentry	Y	96.00	4,709	1,600				6,309		
	TOTAL CARPENTRY		316.00	15,500	24,629				40,129		
09	FINISHES	Y									
0990	Painting	Y	120.00	6,006	775				6,781		
	TOTAL FINISHES		120.00	6,006	775				6,781		
10	SPECIALTIES	Y									
	TOTAL SPECIALTIES										

BID FILE: St Charles

CODE	ACTIVITY	COMPLETE?	LAB-HRS	LABOR	MATERIAL	SUBCON	EQUIP	OTHER	TOT COST	PROF%	BID
16	ELECTRICAL	Y									
1612	Electrical	Y				2,200			2,200		
	TOTAL ELECTRICAL					2,200			2,200		
17	ARCHITECT/ENGINEER	Y									
1700	Permit Allowance	Y						1,200	1,200		
1712	Architectural Plans	Y				1,200			1,200		
1720	Structural Engineer	Y				500			500		
	TOTAL ARCHITECT/ENGINEER					1,700		1,200	2,900		
	TOTAL		575.00	28,175	25,599	7,260		1,800	62,834		
							OVERHEAD		5,027	8.0	
							PROFIT		3,393	5.0	
							TOTAL				71,254

**Sold To**

**Lopiccolo Construction**  
Jenny Lopiccolo  
Carson City, Nv 89703

**Phone** (775) 772-9579

**Fax**

**Email** jennylopiccolo@gmail.com

**Ship To**

**Lopiccolo Construction**  
Jenny Lopiccolo  
Carson City, Nv 89703

**Phone** (775) 772-9579

**Fax**

**Email** jennylopiccolo@gmail.com

<b>Salesperson</b>			<b>Quote Expires</b>	<b>Ship Via</b>	<b>Project</b>
Crystal Carpenter			4/30/2016	T8 Picture for Railing	
Line	Qty	Units	Description	Unit Price	Ext. Price
1	71	ea	30'-2" Lockdry Main - Solid Color	\$150.53	\$10,687.63
2	1	ea	30'-2" Lockdry Starter - Solid Color	\$150.53	\$150.53
3	1	ea	30'-2" Lockdry Finisher - Solid Color	\$150.53	\$150.53
4	2	ea	12'-2" Lockdry Starter - Solid Color	\$60.71	\$121.42
5	2	ea	12'-2" Lockdry Finisher - Solid Color	\$60.71	\$121.42
6	2	ea	14'-2" Lockdry Starter - Solid Color	\$70.69	\$141.38
7	2	ea	14'-2" Lockdry Finisher - Solid Color	\$70.69	\$141.38
8	3	ea	14' Flashing - 1" x 1" - Solid Color	\$16.00	\$48.00
9	14	ea	14' Edge Trim - 1.5" x 1.5" - Solid Color	\$16.00	\$224.00
10	2,320	ea	Decking Screws S.S. #10 x 1 1/2"	\$0.12	\$278.40
11	430	ea	Trim Screws S.S. #10 x 1"	\$0.12	\$51.60
12	93	lin.ft.	Traditional Picket Railing - 42" Tall - Color	\$38.00	\$3,534.00
13	33	lin.ft.	Traditional Picket Stair Railing - 42" Tall - Color	\$46.00	\$1,518.00
14	21	ea	4" Post Flat Base Mount - Color	\$87.00	\$1,827.00
15	21	ea	Post Hardware for LockDry	\$20.00	\$420.00
<b>SubTotal</b>					\$19,415.29
Discount Valid through 4/30/16					-\$2,329.83

**Shipping Notes:**

**Purchase Options - US Funds Only**

Certified funds or cleared checks are required before shipment

1/2 Down, Balance when Shipped  Pay in Full

Credit Card  Certified Check - Money Order - Wire Transfer

**\*\*\* Acceptance of Quote \*\*\***

I accept this quote as submitted. Payment will be made as outlined above.

**Weight**  
4,153

<b>SubTotal</b>	\$17,085.46
<b>Tax</b>	\$0.00
<b>Shipping</b>	\$4,000.00
<b>Total</b>	<b>\$21,085.46</b>
<b>Deposit Required</b>	\$10,542.73

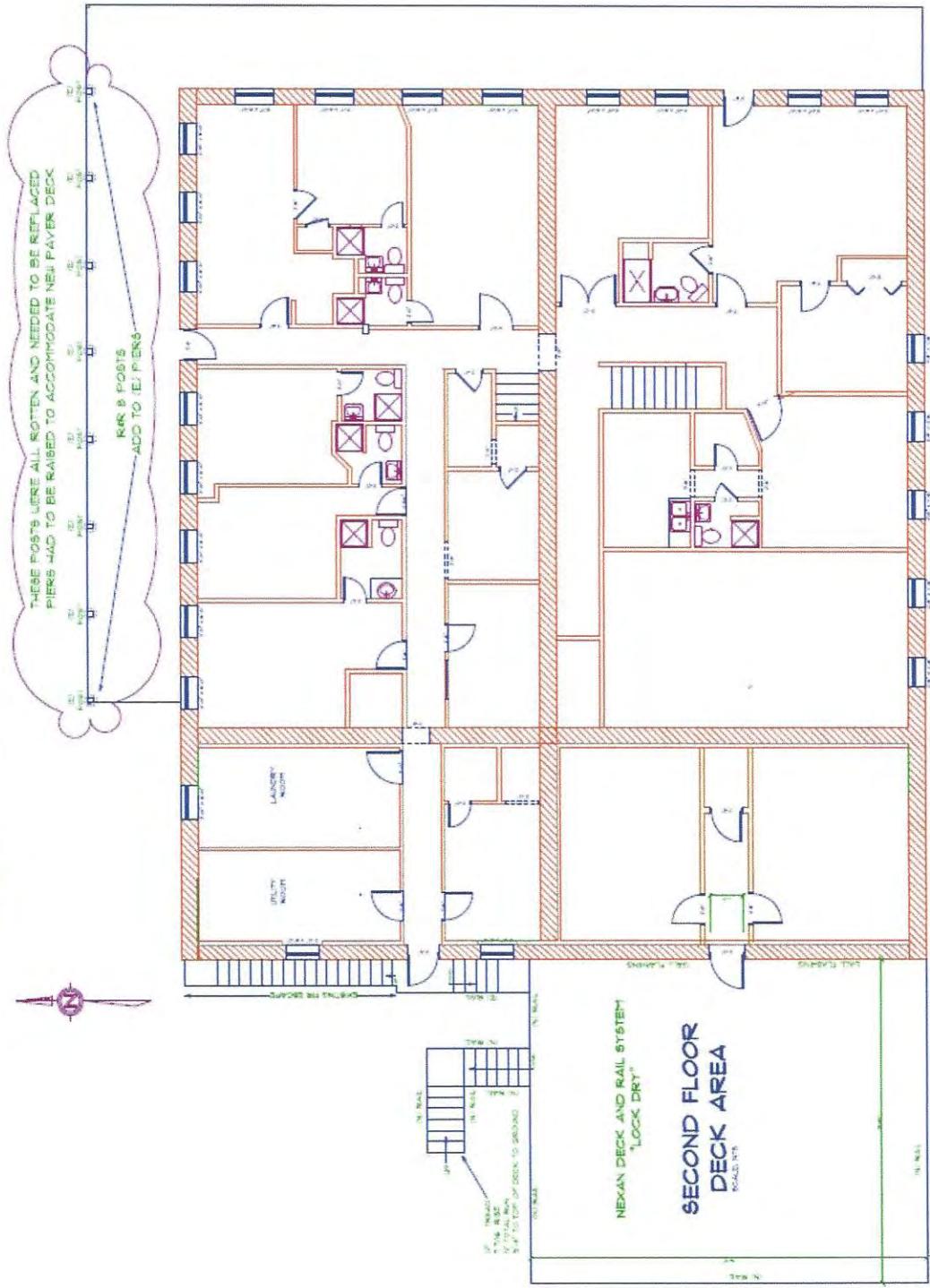
Print Name:

Sign Name:

Date:

It is the customer's responsibility to ensure that the products meet local building standards and codes. The seller asserts that the product meets industry standards, however, the customer's local standards and codes may be more or less stringent. Due to custom design requirements we can not offer refunds or exchanges. Prices quoted are subject to change without notice due to market conditions beyond the control of Nexan Building Products, Inc.. Said conditions include but are not limited to the cost of fuel, material and shipping. Taxes, fees and duties outside of the state of Alabama are the responsibility of the customer. Seller reserves the right to correct all clerical errors in any quotation, order acknowledgment or invoice.

BOB McFADDEN PLAZA



**EXTERIOR RENOVATION / REPAIRS**

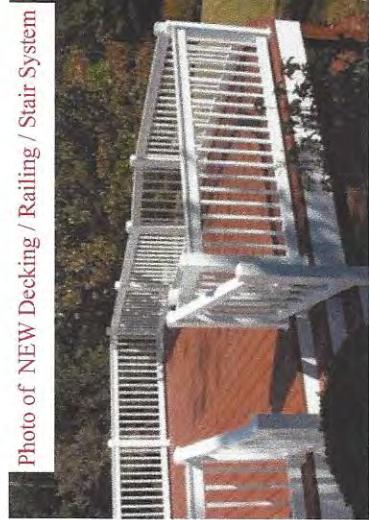


Photo of NEW Decking / Railing / Stair System

Location 8 new posts and concrete  
piers North side

Location New Decking, Stairs and  
Rail System—West Side 2nd Floor



RECEIVED

APR 19 2016

OFFICE OF  
BUSINESS DEVELOPMENT

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## Façade Improvements Funding Request Form

Grandma Hattie's

NAME OF BUSINESS / APPLICANT  
2811 S. Carson Street, Carson City, NV. 89701

MAILING ADDRESS, CITY, STATE, ZIP CODE

775 882 4900      N/A

PHONE #      WEBSITE URL

John D. Hurzel/JJJ investments LLC

NAME OF PROPERTY OWNER

P.O. Box 2433, Carson City, NV. 89702

MAILING ADDRESS, CITY, STATE, ZIP CODE

775 720 9177      johnhurzel@me.com

PHONE #      EMAIL

2811 S. Carson Street, Carson City, NV. 89701

PROPERTY ADDRESS/APN

Retail/Comercial

PROPERTY ZONING

\$ 20,000.00  
TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

**Hattie's Sign Upgrade**

PROJCT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

Manufacture and install one internally illuminated D/F cabinet sign and repaint existing pole cover.

Lighting T-8 Fluorescent

Face Flex Face

Vinyl Color 3m Translucent

Retainer 5' flat, painted

Return Painted to match retainer

Finish Semi Gloss

Pole Cover repaint existing Pole

Removal Remove existing cabinet sign and dispose

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: June 1, 2016

Estimated Project Completion Date: June 30, 2016

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

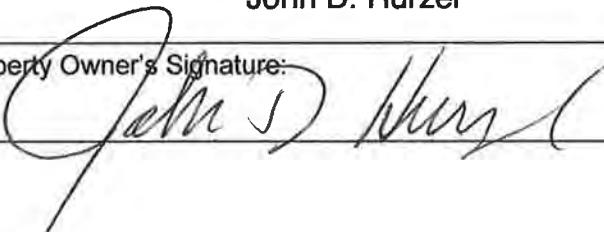
Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name: John D. Hurzel

Property Owner's Signature: 

Date: 4-15-16



125 East Glendale Ave.  
Sparks, Nevada 89431  
Phone: 775-746-4337

[Upload Artwork](#)

Julie's Sign Shoppe, Inc

125 E Glendale Ave  
Sparks, NV 89431

## Estimate

Date	Estimate #
3/9/2016	2308

Name / Address
Hatties 2811 S Carson St Carson City NV 89701

Ship To

		Project	
Description	Qty	Rate	Total
Repair Sign: Clean up existing wire, clean secondary connections, replace broken 300 housings, remove old transformers and debris, secure sheet metal sides with tie-backs to prevent breathing, patch all old screw and bolt holes, remove logo cabinets and LED them. Remove logo can faces and make new. Install disconnect switch on cabinet.	1	5,922.00	5,922.00
To Upgrade sign - all of the above plus removing old neon and replacing with new LED border tube. Also faces to be made for HATTIES RESTAURANT	1	11,686.00	11,686.00
To remove existing cabinet, make new, similar layout. Engineering City of Carson permit	1	22,633.00	22,633.00
	1	750.00	750.00
	1	660.00	660.00
		<b>Subtotal</b>	\$41,651.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$41,651.00

Phone #
775-746-4337

12 April 2016

Grandma Hatties Restaurant  
2811 S Carson Street  
Carson City, NV 89701

Dear Mr. Hurzel,

YESCO is pleased to present this proposal for the above address per YESCO drawing 569800 revised 7/28/14:

**Scope of Services**

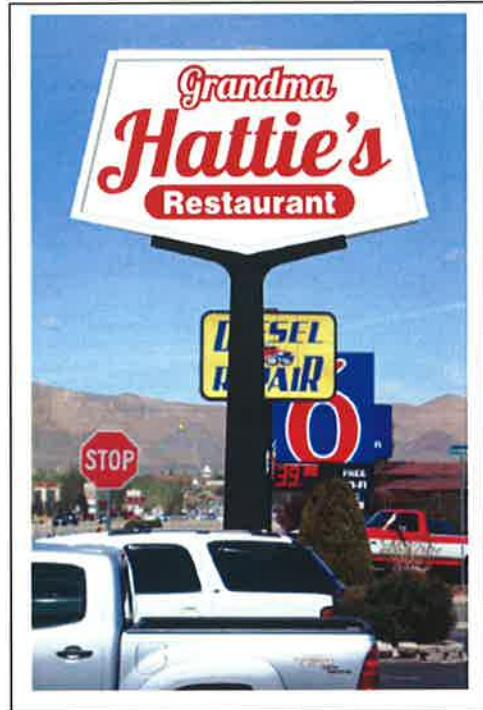
Remove and dispose of existing D/F cabinet

Repaint existing pole cover

Permit, manufacture & install 10'6.5" x 18'6" cabinet

LED internally illuminated flex face

**CASH PRICE \$41,215**



**Terms and Exclusions**

- *Signed Sale Agreement and YESCO drawing.*
- *50% down payment or as outlined for financing.*
- *Price is based on performing work during normal business hours.*
- *Contingent upon field survey of existing conditions and equipment access.*
- *YESCO reserves the right to revise this proposal fifteen (15) days from above date.*

I invite you to call me with any questions.

Warm Regards,

Nadine Simala Crawford

Account Executive

Signs and Lighting - Sales and Service

(775) 284-8167

NV contractor's license 0074289 C-2, 0074920 C-6, 0075739 C-14

**YESCO Reno**

775-359-3131 ▶ Phone

775-359-8738 ▶ Fax

5350 Capital Court #104  
Reno, NV 89502



# PROPOSAL AND CONTRACT

2793 GORDON AVE. MINDEN NEVADA 89423

PHONE (775) 882-8875 / 267-3310

FAX (775) 267-3340 / CELL 721-0357

EMAIL: [valleycreeksigns@sbcglobal.net](mailto:valleycreeksigns@sbcglobal.net)

TO: GRANDMA HATTIE'S RESTAURANT  
2811 S. CARSON ST.  
CARSON CITY, NV 89701

AS THE SIGN STRUCTURE IS OVER 35 YEARS OLD I AM PROPOSING THAT WE REMOVE THE STRUCTURE DOWN TO THE FOUNDATION AND REPLACE WITH NEW. EXISTING CONCRETE FOUNDATION AND SUPPORT POLE WILL BE UTILIZED. 22 GAGE SHEETMETAL AND ANGLE IRON POLE COVER AND SIGN CABINET WILL BE THE SAME SIZE. INDIVIDUAL LIGHTED CHANNEL LETTERS WILL BE FABRICATED OUT OF .040 ALUMINUM BACKS AND RETURNS. FACES WILL BE RED LED ILLUMINATION.

TOTAL PRICE FOR ABOVE	\$43,600.00
SALES TAX	1,656.00
TOTAL CONTRACT	\$45,256.00

State Of Nevada Contractors License # 39199  
Limit \$300,000.00

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COST OF MATERIAL OR LABOR WILL ONLY BE EXECUTED UPON WRITTEN ORDERS FOR SAME, AND WILL BECOME AN EXTRA CHARGE OVER THE SUM MENTIONED IN THIS CONTRACT. ALL AGREEMENTS MUST BE MADE IN WRITTING.

CONTRACT ACCEPTED

DATE: \_\_\_\_\_

RESPECTFULLY SUBMITTED BY:

  
DENNIS GRIDER  
4-12-16

5350 Capital Ct. Suite 104  
Reno, NV 89502  
Office: 775.359.3131  
NV. CONTRACTOR LICENSE NO.  
0074289 / 0074290

Notice to the Customer

The drawing was created to assist you in visualizing the sign. The details shown here are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

© 2013 by YESCO LLC  
All rights reserved

Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal.

Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

CLIENT:

**GRANDMA HATTIES  
RESTAURANT**

2811 S CARSON CITY  
ADDRESS:

CARSON CITY, NV  
CITY:

NADINE CRAWFORD  
ACCOUNT EXECUTIVE:

DESIGNER DATE  
JIM GRANDE 6/10/14  
△ JIM GRANDE 7/28/14

APPROVAL

CUSTOMER DATE

LANDLORD DATE

SALES DATE

ESTIMATING DATE

SURVEY DATE

DESIGN NUMBER  
**569800**

ARCHIVE NUMBER

SHEET **P-1**

**SCOPE OF WORK**

MANUFACTURE AND INSTALL ONE(1) INTERNALLY ILLUMINATED D/F CABINET SIGN AND PAINT EXISTING POLE COVER

**SIGN SPECS**

<b>A</b>	CABINET	LIGHTING	T-8 FLUORESCENT			
	FACE	FLEX FACE				
	VINYL COLOR	3M TRANSLUCENT - SEE COLOR KEY				
	RETAINER	5" FLAT, PAINTED				
	RETURN	PAINTED TO MATCH RETAINER				
	FINISH	SEMI GLOSS				
<b>B</b>	POLE COVER	REPAINT EXISTING POLE COVER				
<b>C</b>	REMOVAL	REMOVE EXISTING CABINET SIGN AND DISPOSE				
	SHOP DRAWING REQ'D.	NO	ENG. DRAWING REQ'D.	NO	ELEC. HOOKUP INCLUDED	NO

**GENERAL NOTES:**

<b>NOTE</b>	EXISTING CABINET TO BE REMOVED
	EXISTING POLE COVER TO BE REPAINTED

**COLOR KEY**

<b>PAINT</b>	SHERWIN WILLIAMS
COLOR	TBD
<b>PAINT</b>	SHERWIN WILLIAMS
COLOR	TBD
<b>VINYL</b>	3M - TRANSLUCENT
COLOR	TBD

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS



SIDE VIEW

FRONT VIEW

**RF-1** DOUBLE FACE ILLUMINATED

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

**OPTION-1**

5350 Capital Ct. Suite 104  
Reno, NV 89502  
Office: 775.359.3131

NV. CONTRACTOR LICENSE NO.  
0074289 / 0074290

Notice to the Customer

This drawing was created to assist you in visualizing the proposed sign. The herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained through written agreement with YESCO.

© 2013 by YESCO LLC  
All rights reserved

Note: The colors depicted on this rendering may not match actual colors used on the finished display; please refer to the detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign, signs, all required permits and all government fees are not included in this sign proposal.

Note: The proportion of signs shown on building and vehicle cap site photos are an approximate representation.

CLIENT:

**GRANDMA HATTIE'S  
RESTAURANT**

2811 S CARSON CITY  
ADDRESS:

CARSON CITY, NV

CITY:

NADINE CRAWFORD  
ACCOUNT EXECUTIVE:

DESIGNER      DATE  
JIM GRANDE 6/10/14

△ JIM GRANDE 7/28/14

APPROVAL

CUSTOMER      DATE

LANDLORD      DATE

SALES      DATE

ESTIMATING      DATE

SURVEY      DATE

DESIGN NUMBER  
**569800**

ARCHIVE NUMBER

SHEET

**P-2**

64



RECEIVED

**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701

MAY 23 2016

OFFICE OF  
BUSINESS DEVELOPMENT



### Façade Improvements Funding Request Form

**Garibaldi's / Mark Claypool**

NAME OF BUSINESS / APPLICANT

**307 N. Carson St**

MAILING ADDRESS, CITY, STATE, ZIP CODE

**775-720-2869**

PHONE #

WEBSITE URL

**Tom Johnson**

NAME OF PROPERTY OWNER

**311 N. Carson St., Carson City 89701**

MAILING ADDRESS, CITY, STATE, ZIP CODE

**775-825-3330 johnsont@svn.com**

PHONE #

EMAIL

**301 N. Carson St./4-215-06**

PROPERTY ADDRESS/APN

**DTMU**

PROPERTY ZONING

**\$ 21,076.50**

**TOTAL FUNDING REQUEST**

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

#### **Garibaldi's Remodel/Expansion**

PROJECT NAME

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

**THE PROPOSED PROJECT OF 190SF INCLUDES EXPANDING THE EXISTING RESTAURANT SPACE TOWARD CARSON STREET WITH THE DEMOLITION OF THE EXISTING STOREFRONT AND THE CONSTRUCTION OF A NEW STOREFRONT. THE PROPOSED EXPANSION WOULD SEEK TO UTILIZE THE UPCOMING WIDENED SIDEWALK FOR OUTDOOR SEATING UNDER AN EXTENDED AWNING. THE PROPOSED PROJECT SEEKS TO COMPLIMENT THE EXISTING BUILDING WITH SIMILAR MATERIALS AND ARCHITECTURAL FEATURES.**

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: 8-15-2016

Estimated Project Completion Date: 10-15-2016

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.

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All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.

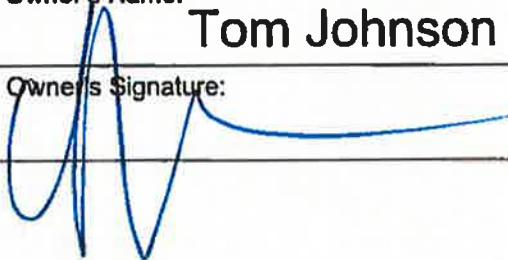
I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.

I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

**Tom Johnson**

Property Owner's Signature:



Date:

**5-22-16**

## Schematic Design Cost Estimate

Garabaldis Resturaunt

GSF

190

Cost per SF

\$221.86

May 2016

		Quantity	Unit	Cost/Unit	Line Total	Subtotals
<b>Division 1</b>	<b>General Requirements</b>					
Permits/Fees/ Tests		1	AL	500.00	500.00	
Miscellaneous Demolition		1	AL	2,500.00	2,500.00	
					0.00	
					Subtotal Division 1	<b>3,000.00</b>
					7.12%	
<b>Division 2</b>	<b>Civil</b>					
Site prep		190	SF	1.50	285.00	
					Subtotal Division 2	<b>285.00</b>
					0.68%	
<b>Division 3</b>	<b>Concrete</b>					
Concrete pad w/ cont' footing (4/6)		190	SF	10.00	1,900.00	
					Subtotal Division 3	<b>1,900.00</b>
					4.51%	
<b>Division 4</b>	<b>Masonry</b>					
Brick pony wall (2') 4" brick/ 8" masonry		40	SF	60.00	2,400.00	
Miscellaneous		1	AL	250.00	250.00	
					Subtotal Division 4	<b>2,650.00</b>
					6.29%	
<b>Division 8</b>	<b>Openings</b>					
Storefront door + sidelight/transom		2	EA	6,000.00	12,000.00	
Storefront door/Transom		1	EA	6,000.00	6,000.00	
Storefront window 7'X3'		1	EA	1,200.00	1,200.00	
Storefront window 7'X7'		1	EA	2,700.00	2,700.00	
Storefront window 7'X8'		1	EA	2,700.00	2,700.00	
					Subtotal Division 9	<b>24,600.00</b>
					58.36%	
<b>Division 9</b>	<b>Finishes</b>					
Sealer		1	AL	100.00	100.00	
Tile (12X12 porcelain)		190	SF	15.00	2,850.00	
Painting		1	AL	800.00	800.00	
Gyp. Board Wall		117	SF	4.00	468.00	
					Subtotal Division 9	<b>4,218.00</b>
					10.01%	
<b>Division 10</b>	<b>Specialties</b>					
Awning		1	AL	3,000.00	3,000.00	
					Subtotal Division 10	<b>3,000.00</b>
					7.12%	
<b>Division 16</b>	<b>Electrical</b>					
Convenience Outlets		2	EA	500.00	1,000.00	
Wall Sconce		2	EA	750.00	1,500.00	
					Subtotal Division 16	<b>2,500.00</b>
					5.93%	
					Subtotal	<b>\$42,153.00</b>



**Carson City**  
**Office of Business Development**  
108 East Proctor Street  
Carson City, NV 89701



## Façade Improvements Funding Request Form

Westside Pour House

NAME OF BUSINESS / APPLICANT

110 W. Telegraph St. CC NV 89703

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-720-0075 ✓

PHONE # WEBSITE URL

K & M Jones Trust

NAME OF PROPERTY OWNER

P.O. Box 2829 CC NV 89702

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-741-3686 HeftyJones@charter.net

PHONE # EMAIL

110 W. Telegraph St. 003-224-06

PROPERTY ADDRESS/APN

DT-MU

PROPERTY ZONING

\$ 2,045.00  
TOTAL FUNDING REQUEST

All exterior building façade and signage updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. (Landscaping is not an eligible expense.)

Westside Pour House

PROJECT NAME

Additional Signage

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

Project Description (please provide as much detail as possible):

WOULD LIKE TO ADD SIGNAGE TO THE REAR ENTRANCE TO THE WESTSIDE POUR HOUSE. THIS WOULD BE ON CURRY ST. AND BE SOMEWHAT CONSISTENT WITH THE SIGNAGE AT THE OLD GLOBE SALOON.

Funding Request is 50% OF SIGN COST PLUS 7.6% SALES TAX.

The following must be submitted with a complete application:

- Photographs of existing façade.
- A cost estimate from a contractor or design professional licensed to perform the applicable work for all eligible improvements.
- Plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

Estimated Project Start Date: 7-1-16

Estimated Project Completion Date: 7-15-16

**Acknowledgement of Application Provisions: (please check each that you acknowledge)**

I affirm that this project conforms to all applicable codes, ordinances and regulations.

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I authorize the submittal of this application and affirm that this application and all attachments are true and accurate to the best of my knowledge.

Property Owner's Name:

*K & M Jones Trust*

Property Owner's Signature:

*Frederick W Jones, executive trustee*

Date:

*5/11/16*

## ILLUMINATED ARROW BAR SIGN



night view

## SIGNAGE SPECIFICATIONS

TO MANUFACTURE AND INSTALL ONE CUSTOM MADE CABINET SIGN WITH TRIM CAP FACES AND OPEN NEON. THE SIGN WILL INTERNALLY LIGHT AND BORDER TUBE NEON.

## OTHER INFO

COST: \$3,798.00  
PLUS PERMIT AND TAX

**JULIES SIGN SHOPPE, INC.**  
775-746-4337  
info@thesignchicsk.com  
NV LIC 56704

Date:	3/28/16	Project Name:	
Scale:	NTS	Address:	
Drawn:	CH	City / State / Zip:	
Sales:	CH	Client Approval:	Date:

This is an original unpublished drawing created by Julie's Sign Shoppe, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Julie's Sign Shoppe, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	DESIGN DRAWING
1				7				Request Number:  File Location:
2				8				
3				9				
4				10				
5				11				
6				12				

OLD GLOBE  
BALOON

