

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 10, 2018**

FILE NO: HRC-18-064

AGENDA ITEM: E-6

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

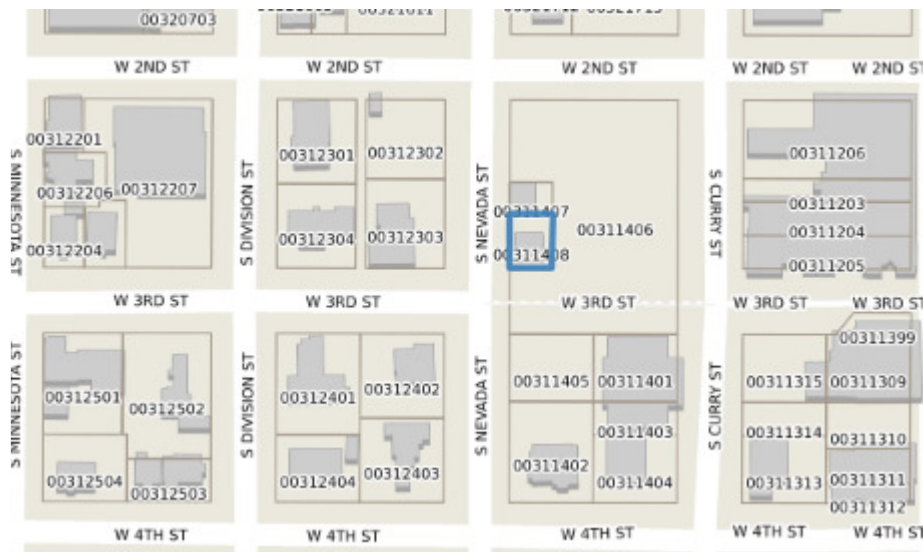
REQUEST: Approval of a request from David and Dawn Moores to construct a 1,075 square foot home on property zoned Residential Office (RO), located at 213 South Nevada Street, APN 003-114-08.

APPLICANT / OWNER: David and Dawn Moores

LOCATION: 213 South Nevada Street

APN: 003-114-08

RECOMMENDED MOTION: "I move to approve HRC-18-064, a request from David and Dawn Moores to construct a 1,075 square foot home on property zoned Residential Office (RO), located at 213 South Nevada Street, APN 003-114-08, based on the finding of consistency with the design guidelines, and subject to the conditions of approval outlined 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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
6. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.
7. The applicant must obtain approval of a Variance from the Planning Commission.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

HRC-18-001: Finding by the Historic Resources Commission that the existing building on the site may be demolished based on not qualifying for the National Register of Historic Places.

HRC-17-062: Request for a corrugated patchwork metal roof, dry stack rock planters, placement of rock on the garage, and new garage doors.

HRC-17-212: Request for a re-roof for composite shingle roofing.

DISCUSSION:

The subject property is 2365 square feet, and is improved with a 720 square foot building. According to the Assessor's records, the building was constructed in 1952.

The property was included in the 2009 Carson City Mid-Century Survey. Per the survey information, the existing building is not eligible for the National Register as it has no known significant association with patterns of local history / persons, and the building design is lacking in architectural integrity. The survey information was completed by Diana J. Painter, PhD, Painter Preservation & Planning, Petaluma, CA.

At its meeting of January 11, 2018, the Historic Resource Commission approved a request to demolish the existing building on the site based on a finding that the cultural resource does not meet National Register significant criteria, and subject to conditions of approval. One of the conditions of approval was that the approval "shall not be in effect until such time as the Historic Resources Commission has approved a replacement building or site improvement and all other necessary approvals have been obtained."

Section 5.27 of the Development Standards provides guidelines for new construction in the Historic District. These guidelines are as follows:

5.27 Guidelines for New Construction

New construction which is appropriately designed is encouraged by the Carson City Historic Resources Commission (HRC). The Historic District should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee “good design”. There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved. The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing

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

The proposed scale and massing is similar to the building proposed to be demolished. Therefore, the context in terms of massing will remain the same.

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.

The proposed building shape is similar to the building proposed to be demolished. Therefore, the context in terms of shape will remain the same.

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.

The proposed building will encroach into the front and side yard setbacks. The existing building proposed to be demolished encroaches into the front and side yard setbacks. Therefore, the context in terms setbacks will remain the same.

5.27.4 Site Elements

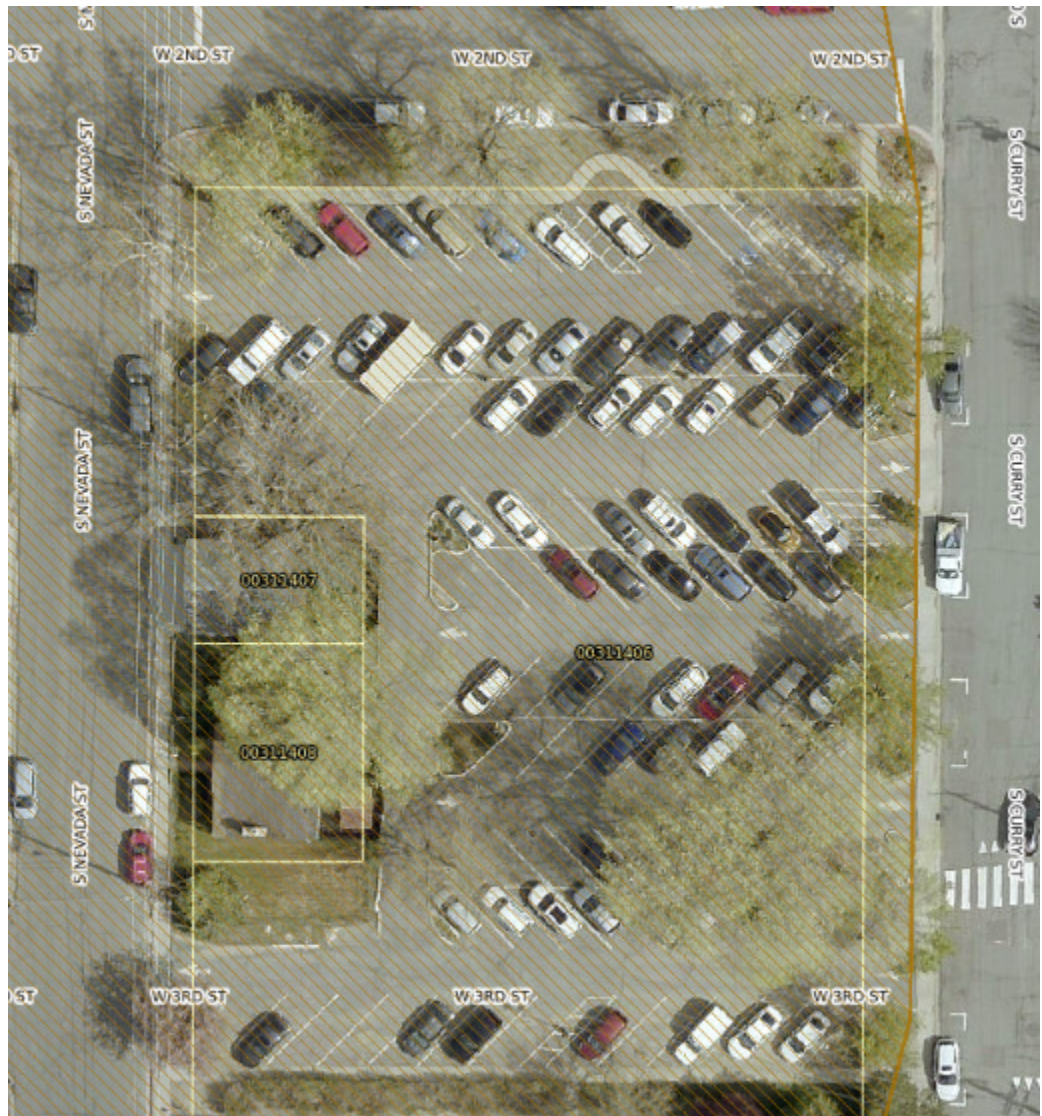
When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and 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.

Modifications to grade are not proposed. The site is flat.

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.

It is difficult to identify a prevailing style in this portion of the Historic District. The subject property, as demonstrated in the aerial photograph below, is surrounded by a parking lot.



Property southeast of the intersection of W. 3rd Street and S. Nevada Street is not in the Historic District. The home directly across the street is a ranch style home built in 1940.

This is likely one of the most unusual locations in terms of being isolated from other buildings. Because of this isolation, there is more flexibility in design than if the site was surrounded by other homes.

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.

The current building's front façade consists of a door and picture window. The proposed front façade will include a door, and four windows set fairly high on the wall. The fenestration is unlike that found in other areas of the district, primarily reflecting that it is a modern design.

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.

Accent work on the structure is primarily stone work. Section 5.18.2 of the Development Standards addresses masonry elements, and guidelines for new construction. The standards state:

"In contemporary construction, brick or stone is used as a veneer over a wood frame, concrete block or a poured concrete structural frame. When using stone, the size, shape, color, texture and style of laying should replicate the visual qualities found in historic construction where the stone composed the major structural element of the building. The use of culture stone or other artificial materials is discouraged."

The applicant is proposing to utilized real stone.

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.

In this portion of the Historic District, buildings tend to be low profile and not include a stairway to the front door. The proposed home will have a step to the front porch, and then a step to the front door, similar to the

home proposed to be demolished.

Attachments:
HRC-18-064 Application

RECEIVED

APR 18 2018

CARSON CITY
PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.06

HISTORIC RESOURCES COMMISSION

FEE: None

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

Application Form with Signatures
Written Project Description
Site Plan
Building Elevations
Proposed Building Materials
Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Historic Resources Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE # HRC - 18 - 064

APPLICANT David Moores **PHONE #** 530-318-5574

MAILING ADDRESS, CITY, STATE, ZIP
3724 Regina Rd. S., Lake Tahoe, CA 96150

EMAIL ADDRESS
dmoores52@yahoo.com

PROPERTY OWNER David Moores **PHONE #** 530-318-5574

MAILING ADDRESS, CITY, STATE, ZIP
3724 Regina Rd. S., Lake Tahoe, CA 96150

EMAIL ADDRESS
dmoores52@yahoo.com

APPLICANT AGENT/REPRESENTATIVE n/a **PHONE #** n/a

MAILING ADDRESS, CITY, STATE, ZIP
n/a

EMAIL ADDRESS
n/a

Project's Assessor Parcel Number(s): 003-114-08 **Street Address** 213 S. Nevada St.

Project's Master Plan Designation Downtown Mixed-Use **Project's Current Zoning** RO **Nearest Major Cross Street(s)** Nevada St. & 3rd St.

Briefly describe the work to be performed requiring Historic Resources Commission 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.

I am requesting approval of the Historic Resource Commission to build a new house in the Carson City Downtown Historic District. There is a current house on the property but it is not of historical significance, the Historic Resources Commission has indicated their approval of house demolition at the property owner's digression. The proposed new rectangular one-story house would consist of: concrete slab on grade, wood wall/roof framed construction, field/rubble stone chimney, field/rubble stone wainscot 4' high with stucco/EIFS above, front porch covered by house's cantilevered roof, large picture & horizontal windows, doors, and a low-pitched single sloped roof draining to the West. The proposed use would be as a single family house. The proposed new house would most closely resemble a ranch-style house of the mid to mid-late 1900s. The single sloped roof is less common in the ranch-style house, but it would be similar (but at a lower pitch) to the single sloped roof of the current house on this property.

Reason for project:

Construction of a new single family house intended for primary residency of the applicants.

Will the project involve demolition or relocation of any structure within or into the Historic District?

☒ Yes

☐ No

If Yes, please describe:

The current house on the property is not of historical significance, the Historic Resources Commission issued the attached letter which indicated their approval of house demolition at the property owner's digression.

Historic Resources Commission's letter, attached.

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 ½ x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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

Applicant's/Agent's Signature

David Moores

Owner's Printed Name

David Moores

Applicant's/Agent's Printed Name

StoPowerwall® ci

Portland cement stucco with continuous air and moisture barrier, continuous insulation, cavity wall design, and high performance finish



- 1) Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177 (or building code compliant wood-based sheathing - Type V construction only)
- 2) StoGuard® Air and Moisture Barrier
- 3) Dow Type IV XPS Insulation Board
- 4) Code compliant paper or felt WRB
- 5) Sto DrainScreen drainage mat
- 6) Code compliant minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized steel diamond mesh metal lath
- 7) ASTM C 926 compliant stucco (as manufactured or listed by Sto Corp.)
- 8) Sto primer (optional)
- 9) Sto Textured Finish

System Description

StoPowerwall ci is an energy efficient stucco wall assembly with a continuous air and moisture barrier and continuous insulation. It combines the strength and durability of traditional stucco with an advanced cavity wall design and Sto high performance finishes.

Uses

StoPowerwall ci can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America

Features

Integrally colored factory blended textured finish

Continuous exterior insulation

Impact and puncture resistant

Continuous air and moisture barrier

Fully tested, building code compliant

Benefits

Consistent color and aesthetics increase curb appeal

Energy efficient, reduced heating and cooling costs

Withstands abuse, reduced maintenance

Protects against mold and moisture problems

Peace of mind

Properties

Weight (excluding sheathing / studs)	< 12 psf (56.6 kg/m ²)
Assembly Thickness (from exterior stud face)	Nominal 3-5/8" (92 mm) w 2" (51 mm) XPS
R-value (insulation)	5 – 10 ft ² •h•°F / Btu (0.88 – 1.76 m ² •K / W)
Wind Load Resistance	Capable of achieving: +65, -48 psf (+3.11 to -2.29 kPa)
Compliance	<ul style="list-style-type: none"> IBC, IRC, and IECC ASHRAE 90.1-2010
Construction Types, Fire Resistance	<ul style="list-style-type: none"> I-V, NFPA 285 tested for types I-IV ASTM E119 1 hour rated assembly

Warranty

Up to 12 year Limited Warranty available on Sto products, depending on options selected. 50 year thermal performance warranty available from Dow Building Solutions on XPS insulation.

Maintenance

Requires periodic cleaning to maintain appearance, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoPowerwall ci

Portland cement stucco with continuous air and moisture barrier, continuous insulation, cavity wall design, and high performance finish

Limitations

Minimum insulation board thickness: 1 inch (25 mm). Maximum insulation board thickness: 2 inches (51 mm). Minimum stucco thickness: 3/4 inch (19 mm). Maximum stucco thickness: 7/8 inch (22 mm)

Fire resistance rated assemblies limited to 2 inch (51 mm) maximum insulation board thickness over non-load bearing steel frame.

Wind load resistance: +65, -48 psf (+3.11, -2.29 kPa). Ultimate wind load resistance also depends on sheathing, sheathing attachment, stiffness of supporting construction, and strength characteristics of stucco mix. Test assembly if necessary to verify wind load resistance is in conformance with local code requirements. Design for maximum allowable deflection of L/360.

Cracking can occur in portland cement stucco. Cracking is generally not caused by a material defect in the stucco and can be minimized by following sound design and construction practices such as: proper installation of lath, proper incorporation of stress relief joints in the construction, proper sand gradation for field mixed stucco, proper proportioning of stucco mix ingredients, use of the minimum amount of water in the stucco mix for placement of stucco, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.

Efflorescence is a normal occurrence in portland cement-based products and can affect final appearance of finish products.

For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.

Insulation material is flammable. Keep away from flame, ignition sources, and high heat (temperatures in excess of 165°F [74° C]). A 15 minute thermal barrier (typically 1/2 inch drywall) is required by most building codes to separate the insulation from the interior.

Dark or highly saturated finish colors may require added maintenance compared to light or pastel colors.

Air Barrier, insulation board, drainage mat, and base coat materials are not intended for prolonged weather exposure. Refer to component product bulletins for specific limitations involving exposure, use, handling and storage of component materials.

Sustainable Design

Air Quality and VOC Compliance

All finish coatings, adhesives, air barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards for architectural coatings.

LEED Credit Eligibility

- Energy and Atmosphere (EA)
- Materials and Resources (MR)
- Innovation in Design (IA)

Regulatory Compliance and Standards Testing

Refer to ICC ESRs 2323 for code compliance	Stucco base material is in compliance with ASTM C 926 when installed at a minimum thickness of 3/4 inch (19 mm) in 2 coats to code compliant frame wall assemblies
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2006, 2009, 2012, 2015 IBC, IRC and IECC
ASHRAE 90.1-2010¹	Complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
ASTM 2357²	Air/Moisture barrier meets air leakage resistance criteria of ≤ 0.04 cfm/ft ² at 1.57 psf (0.2 L/s·m ² at 75 Pa)
NFPA 285³	Meets flame propagation criteria for use on Types I, II, III, IV construction with up to 2 inches (51 mm) of Dow Type IV XPS insulation board
ASTM E 119⁴	Meets requirements for 1 hour rating over nonload-bearing fire-resistance-rated construction

1. Energy Standard for Buildings Except Low-Rise Residential Buildings

2. Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

3. Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

4. Standard Test Methods for Fire Test of Building Construction and Material

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

SB - S507x

Revision: 001
Date: 12/2015



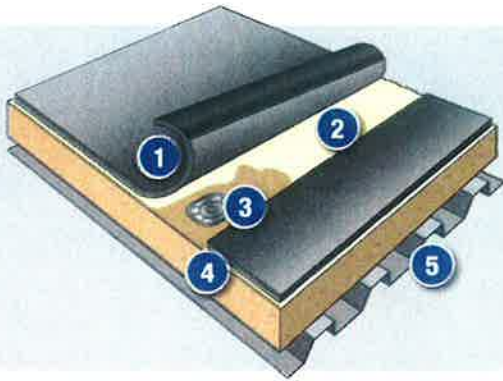
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Sure-Seal EPDM

Fully Adhered Roofing Systems

Warranty Submittal Sheet



Typical Applications

- 1 Sure-Seal Membrane with Factory-Applied Tape (FAT™)
- 2 Carlisle Bonding Adhesive
- 3 Carlisle Fasteners and Plates
- 4 Acceptable Insulation
- 5 Approved Roof Deck

Sure-Seal, Sure-White®, and Sure-Tough™ 25 and 30-year Total System Warranties*

1. Membrane:

- ☐ 60-mil Sure-Seal EPDM (25-year max.)
- ☐ 90-mil Sure-Seal EPDM
- ☐ 75-mil Sure-Tough™ EPDM
- ☐ 60-mil Sure-White® EPDM (25-year max.)
- ☐ 90-mil Sure-White EPDM

2. Membrane Bonding Adhesive:

- ☐ 90-8-30A
- ☐ EPDM x-23 Low-VOC
- ☐ Low-VOC 1168

3. Carlisle Insulation Fasteners and Insulation Plates or Adhesive:

- ☐ FAST™ Adhesive
- ☐ Flexible FAST Adhesive
- ☐ OlyBond 500®
- ☐ HP (steel/wood)
- ☐ InsulFast™ (steel/wood)
- ☐ ASAP (steel/wood)
- ☐ CD-10 (concrete)
- ☐ HP-X™ (steel/wood)
- ☐ HD 14-10 (concrete)

4. Cover Board (optional):

- ☐ SecurShield® HD
- ☐ SecurShield HD Plus
- ☐ SECUROCK® Gypsum-Fiber
- ☐ DensDeck® Prime
- ☐ 7/16" OSB
- ☐ HP Recovery Board
- ☐ SecurShield HD FR

5. Acceptable Insulation:

- ☐ InsulBase® Polyiso (25-psi)
- ☐ SecurShield Polyiso (25-psi)
- ☐ SecurShield HD Composite
- ☐ Insulfoam EPS (cover board required)
- ☐ Insulfoam EPS Composite
- ☐ XPS (cover board required)

6. Vapor Barrier (optional):

- ☐ VapAir Seal™ 725TR (direct to concrete, wood, gypsum, or thermal barrier)
- ☐ VapAir Seal MD (direct to metal deck only, fastening of above insulation board required)
- ☐ SureMB 90/120TG Base (direct to concrete or thermal barrier only)
- ☐ SureMB 90 Base Ply (see Carlisle Specs and Details)
- ☐ Polyethylene (by others, fastening of above insulation board required)

7. Thermal Barrier (optional, not for use directly over concrete decks):

- ☐ DensDeck Prime
- ☐ SECUROCK Gypsum-Fiber

8. Deck:

- ☐ 22-gauge steel or heavier
- ☐ Structural concrete
- ☐ Wood plank
- ☐ 3/4" plywood
- ☐ Gypsum (Adhesive attachment only)
- ☐ Cementitious wood fiber (Adhesive attachment only)
- ☐ Approved lightweight insulating concrete (Adhesive attachment only)

9. Metal Edging:

- ☐ Shop-fabricated metal
- ☐ Carlisle SecurEdge™
- ☐ Metal by others

10. Applicable Details:

A-1A.1, A-2, U-1A.1, U-1C, U-1D, U-1E, U-1F, U-2C, U-2D, U-2A.1, U-3A, U-3B, U-3C, U-5A, U-5B, U-5D, U-6A, U-6B, U-6C, U-6D, U-8A.1, U-8B, U-8C, U-8D, U-9A, U-9B, U-9E, U-9F, U-9G, U-12A, U-12B, U-12C, U-13A, U-13B, U-13C, U-13D, U-13E, U-13F, U-15C, U-15D, U-15D.1, U-15E, U-15F, U-15G, U-15H, U-16A, U-16B, U-16C, U-20A, U-20B, U-20C, U-22, U-24

11. Construction Type:

- ☐ New construction
- ☐ Complete tear-off

12. Slope:

Positive slope required.

*Buildings up to 100' tall with 55-mph wind speed coverage. Projects requiring warranty wind speeds greater than 55 mph should be reviewed by a Carlisle representative. All products must be supplied by Carlisle to be included in the warranty coverage. All roof systems can only be accepted upon inspection by a Carlisle Syntec Field Service Representative. Carlisle reserves the right to change or enhance any of the above components due to specific or unique project conditions. The intent of this document is to verify the proposed roof assembly meets the requested warranty. Carlisle is not responsible for local and state building code requirements, and any discrepancy should be clarified by the design professional of record. Refer to Carlisle's most currently published specifications and details for additional information.

Sure-Seal EPDM

Fully Adhered Roofing Systems

Insulation Fastening Rates Up to 25 and 30-year Warranties

Top layer of insulation	4' x 8' board ²	Bead adhesive spacing for 4' x 4' boards ¹	
		Field	Perimeter
Minimum 1.5"-thick Carlisle InsulBase Polyiso (25-psi), SecurShield Polyiso (25-psi), or SecurShield HD Composite Polyiso Insulation	16	6" o.c.	6" o.c.
Minimum 2.0"-thick Carlisle InsulBase Polyiso (25-psi), SecurShield Polyiso (25-psi), or SecurShield HD Composite Polyiso Insulation	16	6" o.c.	6" o.c.
½"-thick SecurShield HD Plus ³	16	6" o.c.	6" o.c.
⅝"-thick SECUROCK Gypsum-Fiber Roof Board or DensDeck Prime ³	16	6" o.c.	6" o.c.
Minimum ¼"-thick DensDeck Prime or SECUROCK Gypsum-Fiber Roof Board ³	16	6" o.c.	6" o.c.
½"-thick SecurShield HD, SecurShield HD FR, or HP Recovery Board ³	16	6" o.c.	6" o.c.

¹ For structural concrete decks, bead spacing can be 12" on center in the field and 6" on center in the perimeters.

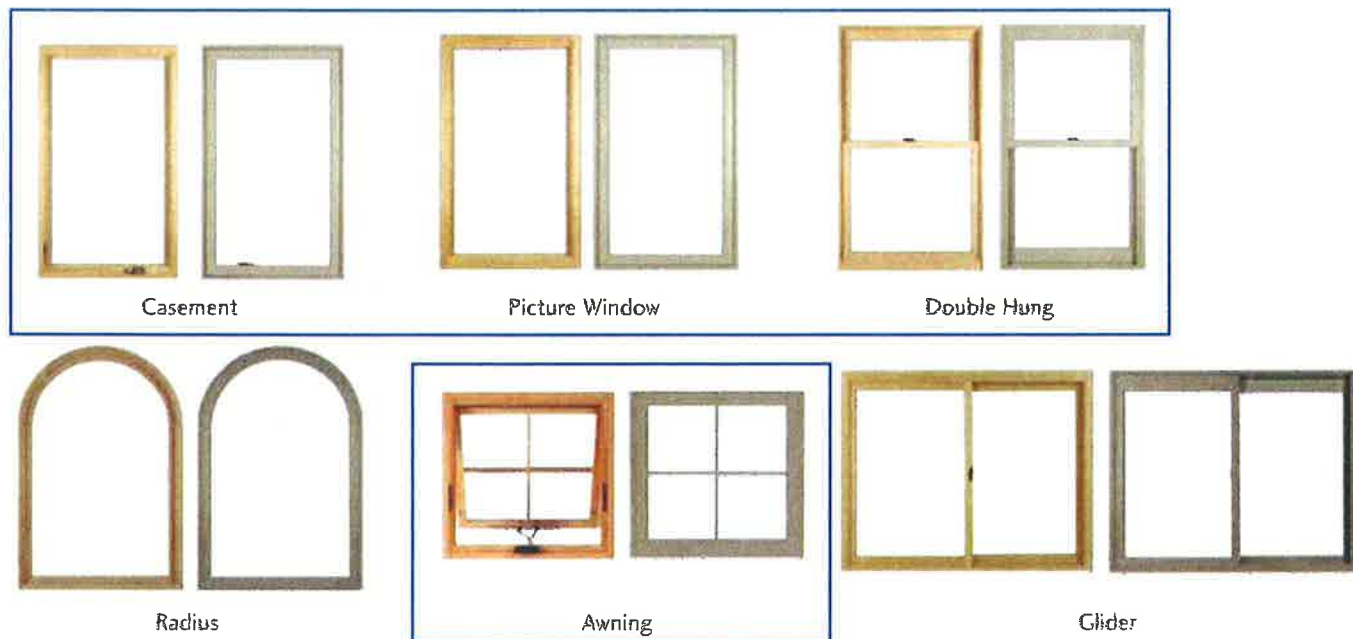
² For buildings 51-100' tall, enhance a minimum 12'-wide perimeter with 50% more insulation fasteners and plates.

³ Cover boards must be installed over a minimum 1"-thick Carlisle approved insulation.

Essence™ Series Wood Windows. Re-imagined.

The new Essence Series is the embodiment of style and innovation, offering seemingly limitless option configurations with proven design and durability. The series features natural, solid wood interiors, strong fiberglass exteriors and more options to customize your Milgard windows and patio doors than ever before. The state-of-the-art design also allows us to offer something not found on other wood windows and patio doors, a Full Lifetime Warranty with Glass Breakage Coverage. With the Essence Series your customers no longer have to sacrifice the options they want, for the dependability they deserve. For complete warranty details, visit pro.milgard.com

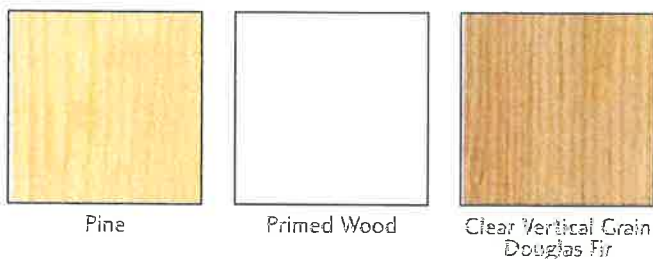
Operating Styles



16 Exterior Colors



Solid wood interior finishes



Note: Swing patio door options have veneered Pine and Clear Vertical Grain Douglas Fir.

Grids Your choices expand almost exponentially with grids.
Between the glass options: (available only in Fog, Frost, Harmony and Bark exterior colors)



Flat grid



Sculptured grid

Simulated Divided Lite Grid Options:



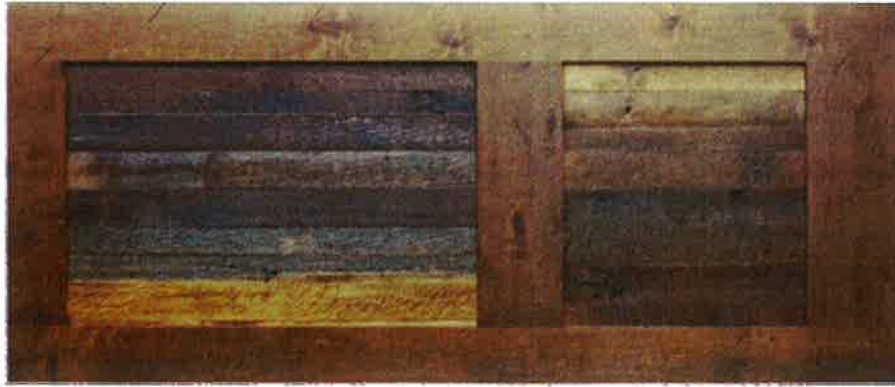
3/4" Vintage SDL



1-1/8" Vintage SDL



2-1/4" Vintage SDL
(available only for
simulated check rail)



SQ-0200-D008, Alder (knotty) frame with custom distressed, Reclaimed Barnwood panels, Hope Mountain glaze.

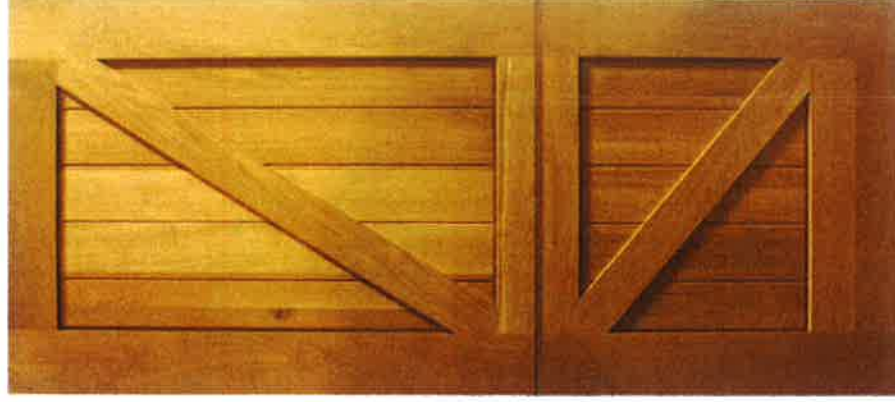
Rustic | ARTISAN



EA-0200-D008, Alder (knotty) with heavy distress, Fall River glaze.

ARCHITECTURAL STYLES

Mediterranean
 Tuscan
 Spanish Colonial
 Mission Revival
 Mountain
 Southwestern
 Pueblo Revival
 Rustic
 Urban Rustic
 Industrial Chic



SQ-0200-D008, H.N.P. Dutch door, White Oak (select) with planks and cross back

SUGGESTED WOODS

Alder
 Birch
 Cherry
 Hickory
 Maple (Wormy)
 Oak
 Pine
 Reclaimed Barnwood
 Walnut























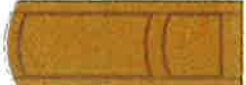























EA-0000-F001-P, Alder (knotty) with heavy distress, Fall River glaze, with planks.

ELEMENTS

Knotty Woods
 Stile and Rail Construction
 Square + Arched Tops
 Top Rail Arches
 Raised + Plank Panels
 Decorative Sticking
 Clear + Decorative Glass
 Applied Mouldings
 Clavos
 Speakeasies
 Wrought Iron Grilles
 Sidelites + Transoms

DESIGN POSSIBILITIES

											SR-0200-1001-P SR-0200-1002-P SR-0200-1003-P SR-0200-1004-P SR-0200-1005-P SR-0200-1006-P SR-0200-1007-P SR-0200-1008-P SR-0200-1009-P SR-0200-1010-P SR-0200-1011-P
											SR-0200-1012-P SR-0200-1013-P SR-0200-1014-P SR-0200-1015-P SR-0200-1016-P SR-0200-1017-P SR-0200-1018-P SR-0200-1019-P SR-0200-1020-P SR-0200-1021-P SR-0200-1022-P
											SR-0200-1023-P SR-0200-1024-P SR-0200-1025-P SR-0200-1026-P SR-0200-1027-P SR-0200-1028-P SR-0200-1029-P SR-0200-1030-P SR-0200-1031-P SR-0200-1032-P SR-0200-1033-P
											SR-0200-1034-P SR-0200-1035-P SR-0200-1036-P SR-0200-1037-P SR-0200-1038-P SR-0200-1039-P SR-0200-1040-P SR-0200-1041-P SR-0200-1042-P SR-0200-1043-P SR-0200-1044-P



TR-0200-12008-P: Alder (knotty), Knott Creek glaze, with plank panels, speakeasy, and wrought iron grille.

Wood Species

Sun Mountain doors are available in over 20 wood species including both domestic and exotic hardwoods and softwoods. Many species can be further designated by "grade," such as "knotty" (sometimes called "character") or "select" (clear, with little or no knots). In addition to the traditional "flat" cut, unique effects can be achieved by special cuts of the logs, such as "rift" and "quarter" cuts. And, if you don't find what you desire from this broad collection of offerings, Sun Mountain can source almost any unique or rare wood species for your special project.

ALDER	ASH, Northern White	BEECH	BIRCH, Yellow	CEDAR, Spanish (Pin-knot)	OAK, Red A	OAK, White	MAPLE
							
ALDER Color varies from reddish-brown to light tan to honey. Knotty Alder has a rustic, rugged look.	ASH, Northern White Valued for its strength, hardness, heavy weight, and elasticity, its use in baseball bats is famous.	BEECH With exceptional color uniformity and texture, the lumber is steamed to a consistent tan color.	MAPLE Wormy Selected to show mineral streaks and color variations caused by the ambrosia worm.	BIRCH Among the most featureless of North American hardwoods, although it has a pleasing figure with wavy grain.	OAK, Red A Hardwood chosen mainly for its prominent open grain pattern. Some color variation from reddish-tan to medium brown.	OAK, White A dense hardwood with a white to cream to light brown color.	

CHARACTER (KNOTTY) GRADE					SELECT GRADE			
HARDNESS	PRICE	CUTS	INTERIOR DOORS	EXTERIOR DOORS	PRICE	CUTS	INTERIOR DOORS	EXTERIOR DOORS
ALDER	\$	F	Yes, Stain	Yes, Stain	\$\$	F	Yes, Stain	Yes, Stain
ASH, Northern White					\$\$	F	Yes, Stain	Yes, Stain
BEECH					\$\$\$\$	F	Yes, Stain	Yes, Stain
BIRCH, Yellow					\$\$\$\$	F	Yes, Stain	Yes, Stain or Paint
CEDAR, Spanish (Pin-knot)	\$\$\$\$	F	Yes, Stain	Yes, Stain or Paint				
CHERRY	\$\$	F	Yes, Stain	Yes, Stain	\$\$\$\$	F	Yes, Stain	Yes, Stain
HICKORY	\$	F	Yes, Stain	Yes, Stain	\$	F	Yes, Stain	Yes, Stain
LYPTUS®					\$\$\$	F	Yes, Stain	Yes, Stain
MAHOGANY, African					\$\$\$\$	F, R & Q	Yes, Stain	Yes, Stain
MAPLE, Hard					\$\$\$	F	Yes, Stain	Yes, Stain

F = Flat-cut
R = Rift-sawn
Q = Quarter-sawn
RC = Reclaimed

Details

PANEL AND STICKING PROFILES

Panels are the large, wide, and flat components of a stile and rail door. A panel profile is a decorative cut into the edge of the wood panel, creating the "raised panel" effect and adding depth and beauty to the design. Sticking is the decorative profile on the edge of the stiles and rails (the vertical and horizontal frames of the door, respectively) where they meet the panel. Sun Mountain makes over 90 combinations of panel sticking profiles. The most popular of these profiles are shown here.



A-1 Profile



A-2 Profile



C-2 Profile



C-4 Profile



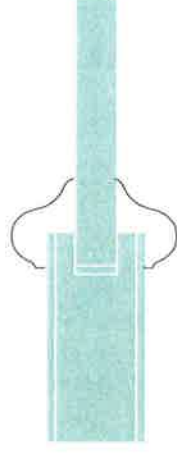
C-5 Profile

APPLIED MOULDINGS

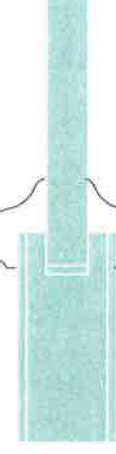
Applied mouldings are an optional decorative trim attached where the panels meet the stiles and rails of the door, or placed on the panel surface to create a decorative pattern. Sun Mountain manufactures over 30 applied moulding profiles. The most popular of these mouldings are shown here.



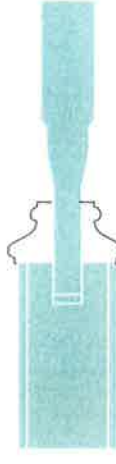
SM659 Profile (shown on A-1)



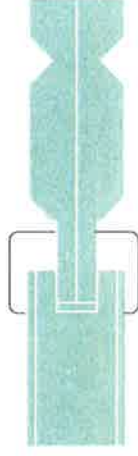
SM654 Profile (shown on A-1)



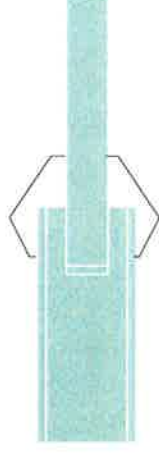
SM654 Profile (shown on A-1)



SM78 Profile (shown on A-4)



SM87 Profile (shown on A-8)



SM107 Profile (shown on A-1)



SM116 Profile (shown on A-2)



SM119 Profile (shown on A-4)



SM228 Profile (shown on A-4)



SM264 Profile (shown on A-5)



SM306 Profile (shown on A-1)



SM315 Profile (shown on A-2)



SM324 Profile (shown on A-4)

LED wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to a BEGA 19545 small opening wiring box. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by a captive, stainless steel set screws threaded into a stainless steel insert. Matte safety glass. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 3W LED luminaire, 5.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

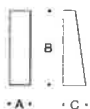
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 1.1 lbs.

Luminaire Lumens: 204

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



		Lamp	A	B	C	Required wiring box
33514	ADA	3W LED	$2\frac{1}{8}$	$7\frac{7}{8}$	$2\frac{3}{8}$	19545

MOORES RESIDENCE

RE: HISTORICAL REVIEW

211 + 213 NEVADA ST. CARSON CITY, NV 89703



211
(EXISTING)

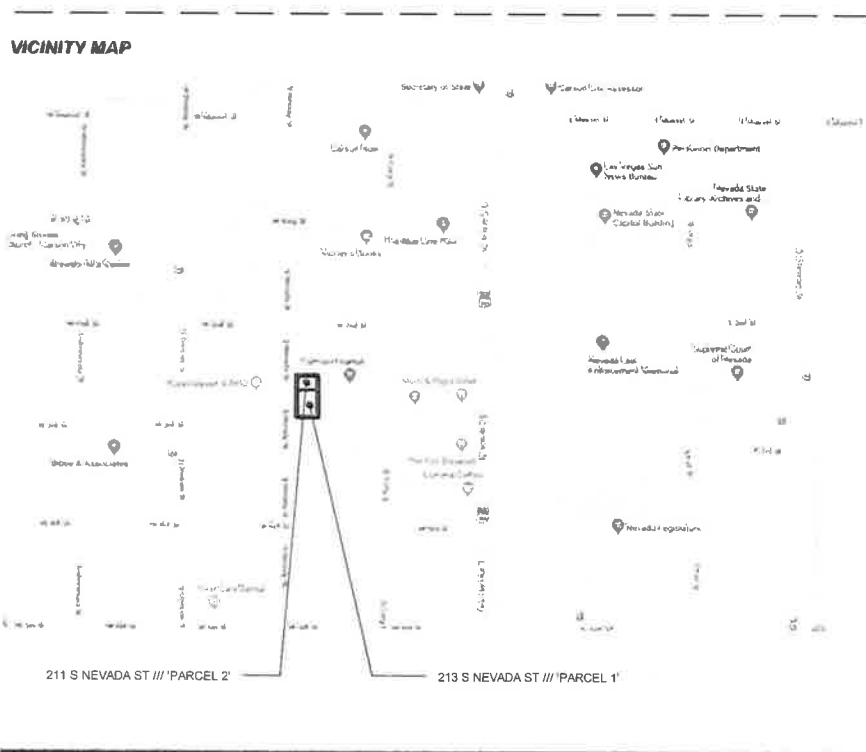
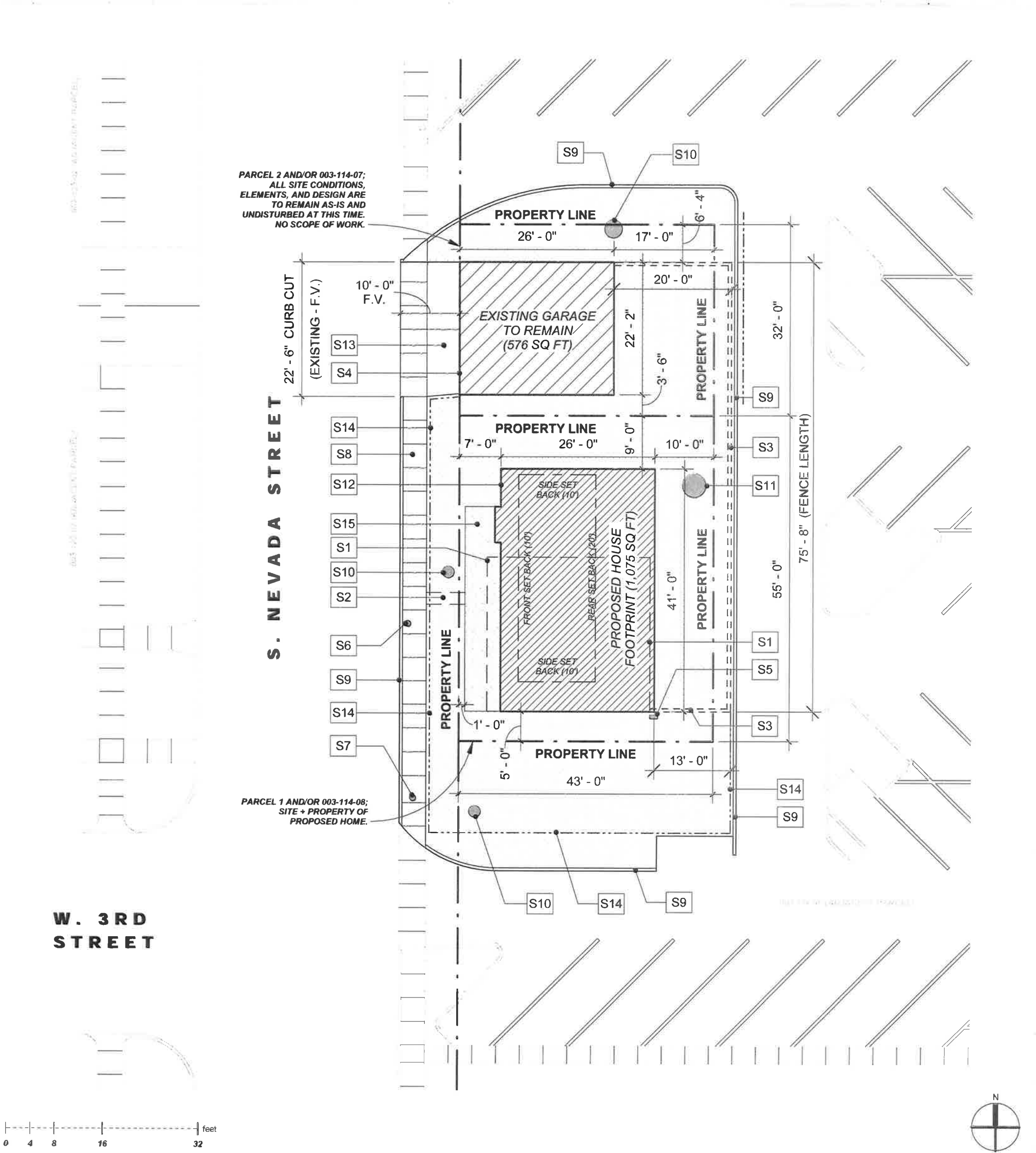
213
(EXISTING)

PROJECT DESCRIPTION

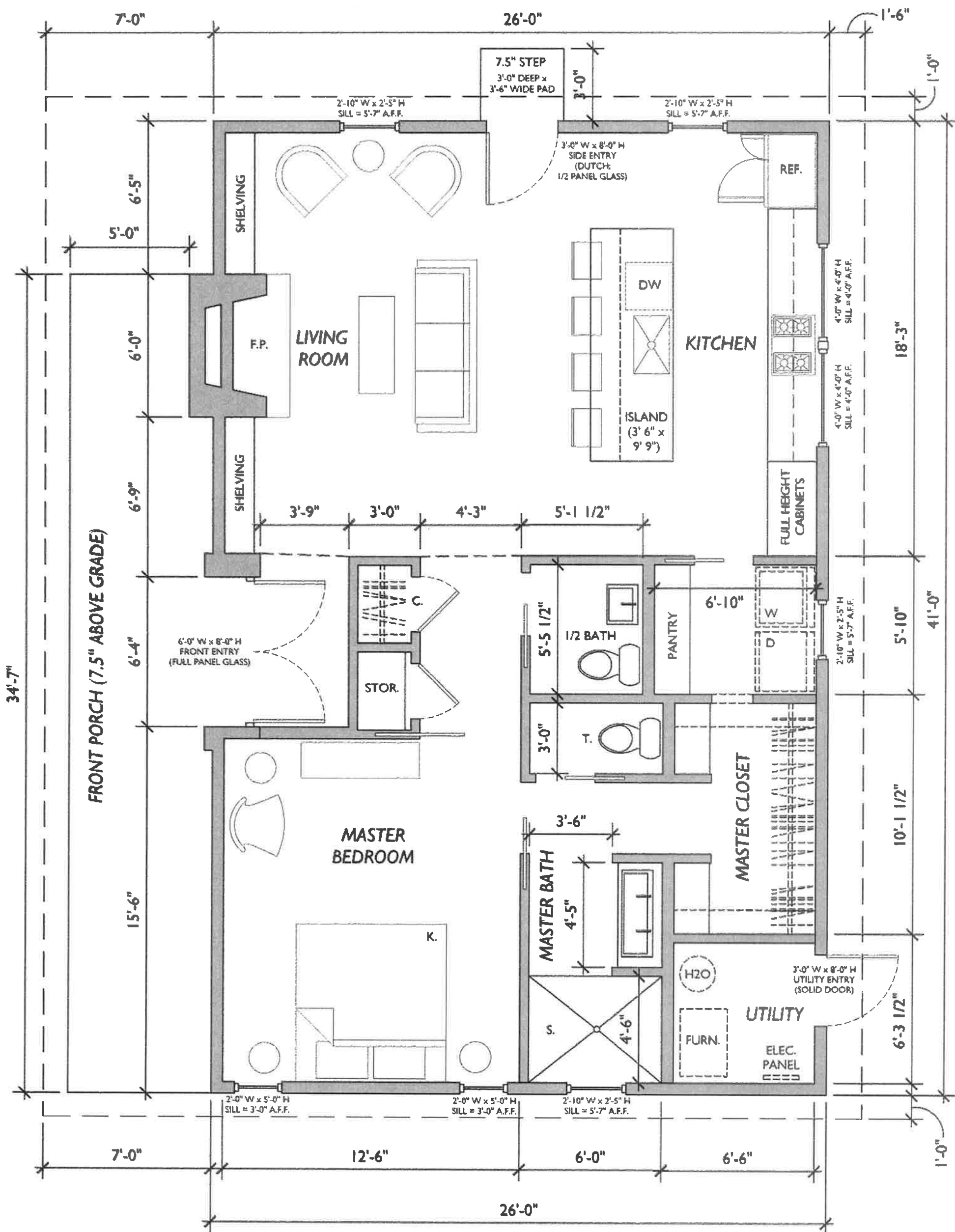
This project consists of two structures; one on each parcel as described in this report. The 840 sq ft house located at 213 Nevada St. is to be demolished and replaced with a single story, 1,075 sq ft home. The proposed home will be of typical construction consisting of slab on grade, 2x wood framing walls with a combined exterior finish of stucco and stone. The roof will be a single slope roof, structured by exposed glulam construction. The existing garage located at 211 Nevada St. is to remain and undergo minor renovations; new paint to match the houses scheme and window + door repair as needed - which will also match the new home aesthetic. All curb cuts, driveways, utilities, landscaping and fencing to remain as-is for the time being.

PROJECT STYLE / DESIGN

The proposed house design is intended to be a collaboration of aesthetic styles found in the existing structure, the immediate contextual surroundings, geographical relativity and the historical design guidelines. The house, humble in size and subtle in nature carries a sense of appropriate presence while hosting homage to both time and place. The form takes on a simple rectangle plan with a condensed footprint - true to historical typologies seen in the region. The exterior materials - stone & stucco - encompass the heritage of historical building methodologies in the southwest. The stone (wood burning) fireplace becomes a main focal point - a vertically anchoring design element. A physical representation of warmth, gathering and nostalgia placed along the main facade of the home (west / street front). The front entrance of the home intentionally recessed - a notable architectural element found throughout the City. The roof form borrows from the original structure; A low sloping, single pitch roof with exposed glulam structure (a hat tip to heavy timber ancestors). The windows are a conglomerate of double hung, awning, casement, and fixed - as determined for use and area in the home. They are unified by material - aluminum clad exterior - a unique yet fitting dark, rich red and a natural wood finished interior. These elements come together to provide a cohesive solution - sophisticated, timeless and felicitous. An end result that integrates traits from multiple styles as laid forth by region, historical style, and adjacency while properly understanding and utilizing those elements to bond the modernity of time with the respect of tradition and precedence.

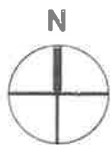


LEGAL DESCRIPTION <p>ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CARSON CITY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1 THE WEST 43 FEET OF LOT 10 AND THE SOUTH 21 FEET OF THE WEST 43 FEET OF LOT 7 IN BLOCK 14 OF SEARS, THOMPSON AND SEARS DIVISION, CARSON CITY, NEVADA.</p> <p>APN 003-114-08</p> <p>PARCEL 2 THE NORTH 13 FEET OF THE WEST 43 FEET OF LOT 7 AND THE SOUTH 19 FEET OF THE WEST 43 FEET OF LOT 6 IN BLOCK 14 OF SEARS, THOMPSON AND SEARS DIVISION, CARSON CITY, NEVADA.</p> <p>APN: 003-114-07</p> GENERAL NOTES - SITE <ol style="list-style-type: none">1. BUILDER TO STAKE HOUSE PRIOR TO INITIATION OF CONSTRUCTION FOR FINAL HOUSE LOCATION - TO BE APPROVED BY OWNER.2. ALL SEWER SCOPE IS RESPONSIBILITY OF BUILDER COORDINATE LOCATION AND ALL OTHER INFORMATION WITH OWNER.3. INSTALL MAILBOX. COORDINATE WITH OWNER LOCATION T B D.4. ALL LANDSCAPING BY OTHERS. COORDINATE DIRECTION WITH OWNER FOR MOST SUITABLE APPROACH.5. ALL EARTH TO BE SLOPED FOR POSITIVE DRAINAGE AWAY FROM BUILDING AT A MINIMUM OF 1/8" PER FOOT.6. ENSURE, PROVIDE AND INSTALL ALL PROPER STORM WATER DRAINAGE + RUN-OFF PER ENGINEERING REPORT.7. PROVIDE A 4'X4' MOCK-UP OF ALL PAVING AND HARD SURFACES FOR OWNERS' AND ARCHITECT'S FINAL APPROVAL.8. CHAIN LINK FENCE THAT ENCOMPASSES BOTH PARCELS TO BE DEMOLISHED AND REMOVED.	KEYNOTES /// SITE PLAN /// variance <p>Key Keynote Text</p> <p>S1 DASHED LINE REPRESENTS EXISTING HOUSE TO BE DEMOLISHED.</p> <p>S2 DASHED LINE REPRESENTS EXISTING WALKWAY TO BE DEMOLISHED; TO BE REPLACED WITH NEW WALKWAY SIMILAR IN LOCATION, LENGTH AND WIDTH MATERIAL TO MATCH HOUSE.</p> <p>S3 DASHED LINE REPRESENTS EXISTING 6" WOOD PRIVACY FENCE TO REMAIN AT THIS TIME.</p> <p>S4 HATCH AREA REPRESENTS EXISTING GARAGE TO REMAIN.</p> <p>S5 EXISTING METER AT THIS LOCATION.</p> <p>S6 MANHOLE COVER AT THIS LOCATION.</p> <p>S7 ELECTRICAL POLE AT THIS LOCATION.</p> <p>S8 LIGHT GRAY HATCH REPRESENTS EXISTING SIDEWALK (TO REMAIN).</p> <p>S9 LIGHT GRAY HATCH REPRESENTS EXISTING CURB(S) (TO REMAIN).</p> <p>S10 TREE AT THIS LOCATION (TO REMAIN).</p> <p>S11 TREE AT THIS LOCATION (TO REMAIN AND BE TRIMMED AND CLEANED).</p> <p>S12 HATCH AREA REPRESENTS PROPOSED FOOTPRINT + LOCATION OF NEW SINGLE FAMILY RESIDENCE, TO BE APPROXIMATELY 25' X 40'.</p> <p>S13 EXISTING CONCRETE DRIVE TO REMAIN.</p> <p>S14 LINE RESEMBLES CHAIN LINK FENCE TO REMAIN.</p> <p>S15 HATCH RESEMBLES AREA SCHEMATICALLY DEDICATED AS PORCH, MATERIAL TO MATCH HOUSE AND T B D.</p>	APPLICANT + OWNER :: <ul style="list-style-type: none">- DAVID AND DAWN MOORES- 3724 REGINA RD /// S LAKE TAHOE, CA 96150- 530 318 5574 ARCHITECT :: <ul style="list-style-type: none">- RH (HANK) SWEERS II- 11327 MACKEY /// OVERLAND PARK, KS 66210- 816 213 7082 PARCEL :: <ul style="list-style-type: none">- THE WEST 43 FEET OF LOT 10 AND THE SOUTH 21 FEET OF THE WEST 43 FEET OF LOT 7 IN BLOCK 14 OF SEARS, THOMPSON AND SEARS DIVISION, CARSON CITY, NEVADA.- APN 003-114-08- ADDRESS 213 S NEVADA ST /// CARSON CITY, NV 89703 PROJECT TITLE :: <ul style="list-style-type: none">- MOORES RESIDENCE PERMIT REQUEST :: <ul style="list-style-type: none">- VARIANCE
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- notes::
- exterior walls to be finish (stone/stucco) over weather barrier over moisture resistant plywood substrate over 2X6 lumber framing with closed cell spray insulation over 1/2" gypsum board.
 - house is to be slab on grade with finished floor approximately 7.5" above grade.
 - exterior patios / stoops to be stone to match wall species.
 - roof is to be single slope and consist of exposed glulam structure at a pitch of 1:12.
 - roof is to be membrane roofing over substrate over rigid insulation and exposed tongue and groove ceiling.
 - fireplace to be stone finish with wood burning insert.
 - windows to be metal clad aluminum with cinnamon finish (dark red) on the exterior and natural wood finish on the interior.
 - all doors to be hardwood and painted to match windows.

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





NORTH ELEVATION

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

- notes::
- dark gray stucco (upper portion of residence)
 - veneer stone wainscot (various heights)
 - dark red (cinnamon) metal clad awning windows; 2'-10" W x 2'-5" H; sill height = 5'-7" a.f.f.
 - split face stone window sills; 4" H x 2" proud of stone; 4" proud of stucco
 - dark red (painted to match windows) solid wood dutch door; 3'-0" W x 8'-0" H
 - glulam roof structure (exposed; treated)
 - roof slope of 1:12 with built-up curbs at perimeter for drainage
 - white flashing at roof perimeter
 - finish floor = 7.5" above grade



SOUTH ELEVATION

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

- notes::
- dark gray stucco (upper portion of residence)
 - veneer stone wainscot (various heights)
 - dark red (cinnamon) metal clad awning window; 2'-10" W x 2'-5" H; sill height = 5'-7" a.f.f.
 - dark red (cinnamon) metal clad casement windows; 2'-0" W x 5'-0" H; sill height = 3'-0" a.f.f.
 - split face stone window sills; 4" H x 2" proud of stone face
 - glulam roof structure (exposed; treated)
 - roof slope of 1:12 with built-up curbs at perimeter for drainage
 - white flashing at roof perimeter
 - finish floor = 7.5" above grade



WEST ELEVATION

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

notes::

- stucco (upper portion of residence); fine/sand texture, medium to dark gray in color
- fieldstone wainscot (various heights) + fireplace; (local, natural, uncut)
- dark red (cinnamon) metal clad double hung windows; 4'-0" W x 4'-0" H; sill height = 8'-0" a.f.f.
- dark red (cinnamon) metal clad fixed windows between glulam structure. ~1'-6" H x 3'-10" W
- split face stone window sills; 4" H x 4" proud of stucco
- dark red (painted to match windows) solid wood double door with full panel glass; 6'-0" W x 8'-0" H
- glulam roof structure (exposed; treated)
- roof slope of 1:12 with built-up curbs at perimeter for drainage
- white metal flashing at roof perimeter
- finish floor = 7.5" above grade
- metal address numbers shown; arial font; 9" H

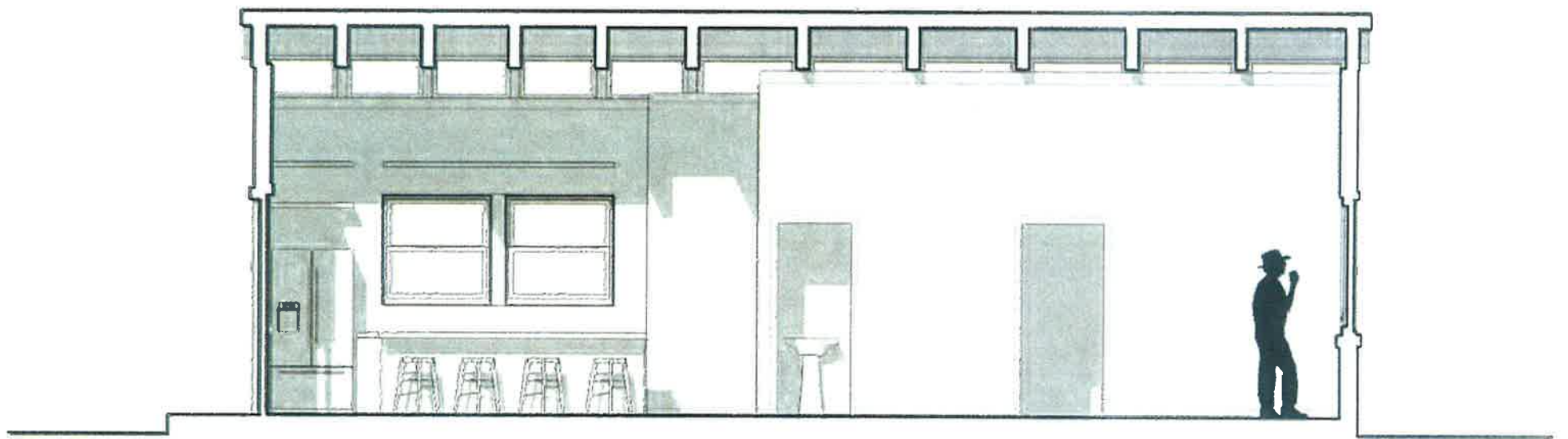


EAST ELEVATION

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

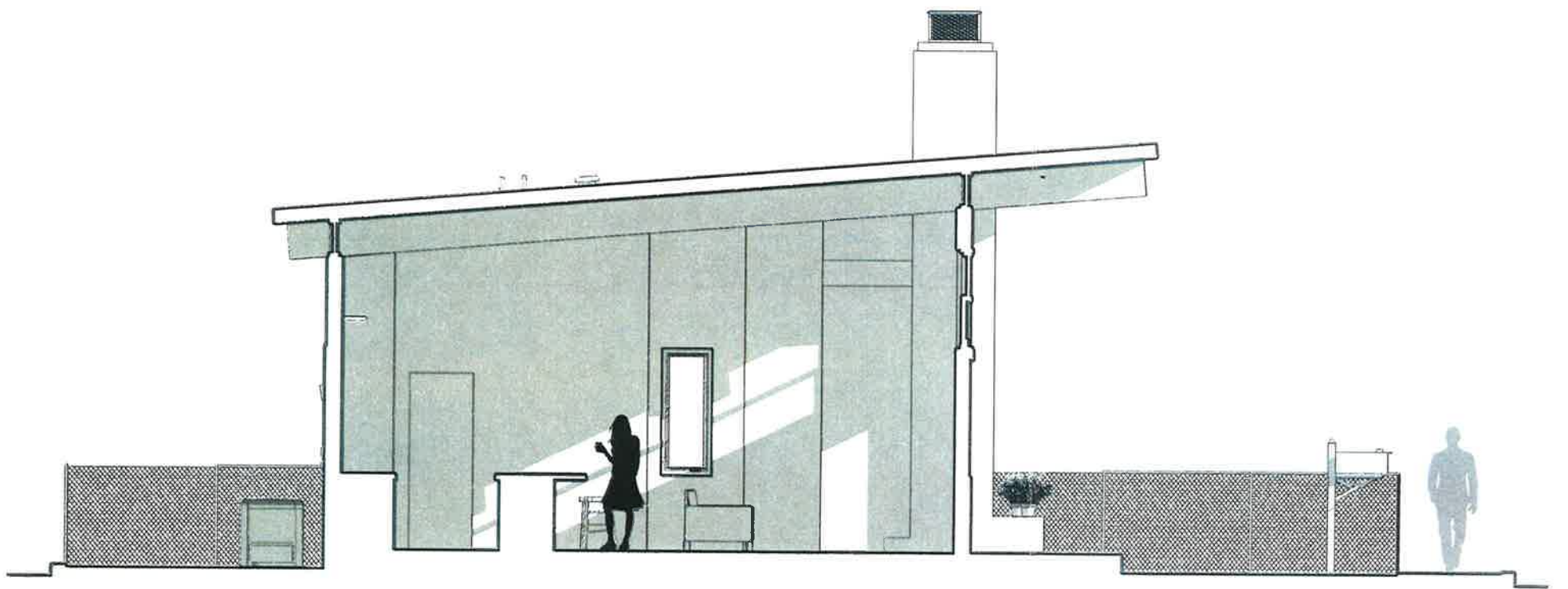
notes::

- stucco (upper portion of residence); fine/sand texture, medium to dark gray in color
- fieldstone wainscot (various heights) + fireplace; (local, natural, uncut)
- dark red (cinnamon) metal clad awning window; 2'-10" W x 2'-5" H; sill height = 5'-7" a.f.f.
- dark red (cinnamon) metal clad double hung windows; 4'-0" W x 4'-0" H; sill height = 4'-8" a.f.f.
- dark red (cinnamon) metal clad fixed windows between glulam structure. ~1'-6" H x 3'-10" W
- split face stone window sills; 4" H x 4" proud of stucco
- dark red (painted to match windows) solid wood door; 3'-0" W x 8'-0" H
- glulam roof structure (exposed; treated)
- roof slope of 1:12 with built-up curbs at perimeter for drainage; dark gray membrane roof shown
- white metal flashing at roof perimeter
- finish floor = 7.5" above grade
- exterior lighting, dryer vent, air condensing unit, roof vents and plumbing stacks shown



LONG SECTION /// LOOKING EAST

not to scale



SHORT SECTION /// LOOKING SOUTH

not to scale



RENDERING /// FROM SOUTHWEST CORNER



splitface



cobblestone

STONE

notes::

- fieldstone (wainscot + fireplace) to consist of 70% splitface and 30% cobblestone.
- stones to be from the same quarry - boulder creek enterprises.



DARK GRAY

STUCCO

notes::

- dark gray stucco finish; textured finish



MEMBRANE ROOFING



METAL FLASHING

ROOFING

notes::

- membrane roofing to accommodate low slope roof
- to be pvc, tpo, epdm or equal. color = gray
- white metal flashing; powdercoated.



A.



B.



C.

DOORS

notes::

- doors to be 'sun mountain' solid wood or equal
- painted dark red (cinnamon) to match windows
- A. to be double doors with full panel glazing; clear
- B. to be dutch door with upper panel glazing; clear
- C. to be full height solid door
- moulding to be 2" brick mold or equal



GLULAM

STRUCTURE

notes::

- port orford cedar with penofin topcoat (or equal).
- size to be determined by structural.



WALL SCNCE

LIGHTING

notes::

- lighting to be LED wall sconce
- to be bega 33514 or equal, finish = black.



A.



B.



C.

WINDOWS

notes::

- windows to be 'milgard' essence series or equal
- aluminum clad with cinnamon powdercoat
- A. to be awning style window; clear glazing (frosted glass in shower unit).
- B. to be double hung style window; clear glazing
- C. to be casement style window; clear glazing
- also fixed style window(s) to be placed between structure. similar appearance to type 'A'; clear glazing