



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: June 22, 2020

Item 4.A

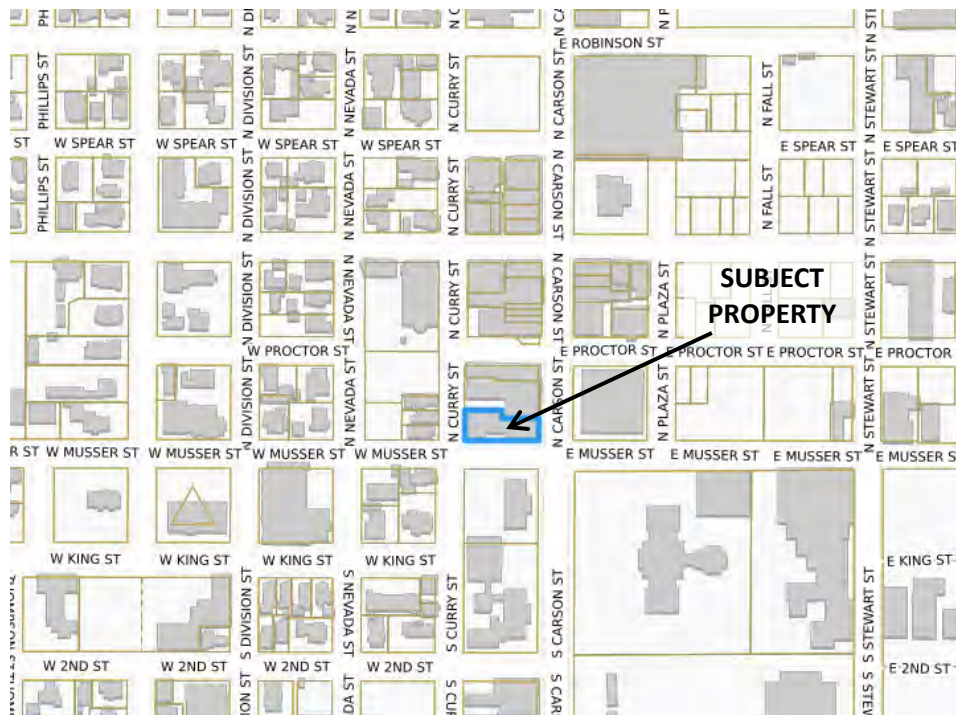
Staff Contact: Lee Plemel, Director (lplemel@carson.org; 283-7075)

Agenda Title: For Possible Action: Discussion and possible action regarding the expenditure of \$25,000 from the Façade Improvement Program fund for façade improvements to the building located at 418 S. Carson Street, known as the Bank Saloon building, within Redevelopment Area No. 1.

Staff Summary: The façade improvement program is intended to assist non-residential property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The applicant is rehabilitating the interior and exterior of the building that has been vacant for more than 20 years. The applicant's estimated total cost of exterior renovation is \$60,000.

Proposed Motion: I move to approve the expenditure of \$25,000 for façade improvements to the building located at 418 South Carson Street, and to grant a waiver of the policy requiring three bids, subject to the conditions of approval in the staff report.

PROPERTY LOCATION:



DISCUSSION:

The Redevelopment Authority and Board of Supervisors approved the Façade Improvement Program on May 3, 2016. A total of \$50,000 has been budgeted for the program in FY 2020 (Fiscal Year ending June 30, 2020), and this is the first application received for funding in this budget year.

The Resolution authorizing the Façade Improvement Program (attached) includes all the guidelines and requirements related to the program. Applications are accepted and reviewed on a first-come, first-served basis until funding is exhausted. The RACC has final approval authority for Façade Improvement Program funding requests.

The general purpose of the Façade Improvement Program is stated in the preamble of the enacting Resolution, and includes: to improve the appearance of commercial areas through building rehabilitation; to engage the business owners in the revitalization process and assisting in the reuse of vacant buildings; to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION:

Following is a summary of the application received with information included that pertains to the guidelines in the Façade Improvement Program resolution. Refer to the attached application packet for more details.

Address: 418 S. Carson Street (Bank Saloon, formerly Jack's Bar)

Requested funding (% of total project cost):

\$25,000 (42% of \$60,000 for exterior improvements only)

Improvement description: Improvements to the Carson Street and 5th Street façade frontages, including complete replacement of the doorway, windows and architectural details on the Carson Street side, and rehabilitation of historic windows on the 5th Street side.

Redevelopment Area #: 1 (Downtown)

Staff analysis: The property is located on S. Carson Street in the core of the downtown area, within the Downtown Mixed Use (DTMU) zoning district and within the Historic District. It is located at the South Carson Street gateway to the central downtown core, across the street from the State Legislature Building, and is a prominent feature of the downtown. It fronts on the new Carson Street sidewalk improvements completed in 2016. The proposed remodel would improve the façade in compliance with the DTMU development standards (Division 6) as well as Historic District standards (Division 5).

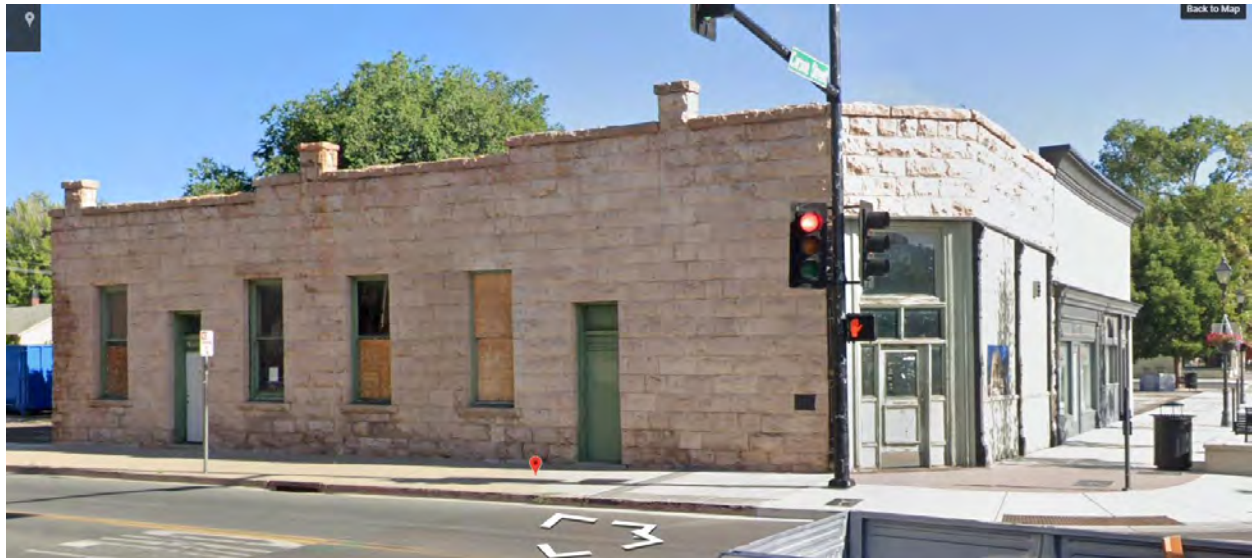
Before the applicant started construction, the building had been vacant for more than two decades and was in total disrepair, with the south wall of the building in danger of collapse. The interior of the building was not protected from the elements for years, and the entire building needed to be completely gutted in order to improve it to a habitable condition. The current owner plans on converting the building to an office and a bar.

The applicant received approval from the Historic Resources Commission for the proposed exterior building modifications on May 9, 2019. As noted by the applicant, the façade design has been a work in progress since then due to unforeseen conditions with the building structure as

demolition and rehabilitation occurred. At an open house on the property in November, before exterior construction began, the applicant indicated to staff the intent to submit a Façade Improvement Grant application. Design work and construction continued, and the Façade Improvement Grant application was submitted to staff in early June 2020.

“Before” Conditions:

View from 5th Street



Google Street View June 2019

View from Carson Street & 5th Street



Google Street View June 2019

“After” Conditions (Under Construction):

View from Carson Street & 5th Street



June 9, 2020

View from 5th Street



June 9, 2020

Eligible Properties: The property is a non-residential property within Redevelopment Area 1, which is eligible to apply for Façade Improvement Program funds.

Eligible Improvements: All exterior building façade 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, if such updating or maintenance involves the provision of services by at least two different labor trades. The proposed improvements include at least two such trades (i.e. carpentry and painting).

Ineligible Properties: One of the disqualifying conditions per the Façade Improvement Program policy is “properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department.” Due to the circumstances with construction noted in the application, the applicant is requesting a waiver of this policy from the Citizen’s Committee. Based on discussions between the applicant and City staff since before façade construction started, staff believes it was the intent of the

applicant from the beginning to apply for the Façade Improvement Program grant funding. Staff would also note that the proposed improvements meet all the primary goals of the program to improve properties and encourage redevelopment of vacant buildings to get them back into beneficial use. Construction on the site is ongoing, with project completion expected later this year.

Project Bidding Requirements: The Program guidelines require the applicant to obtain three bids, but the RACC may grant a waiver of that requirement if the owner is also a contractor and will be the contractor for the proposed façade improvements. The applicant/owner is the Nevada Builders Alliance, a regional and statewide professional organization representing the building industry. The ownership includes a contractor and, therefore, the waiver should be granted.

Staff recommendation: Staff recommends funding the full amount requested (\$25,000) and granting a waiver to the requirement for the applicant to obtain three bids based on the justification noted above.

CONDITIONS OF APPROVAL: Pursuant to the Façade Improvement Program Policies and Procedures, approval of this application is recommended subject to the following conditions:

1. All work shall be performed with building permits and shall be completed by contractors licensed to perform the applicable work.
2. If the property is sold within 12 months of the completion of the improvements for which the funding was granted, the funds reimbursed for the project by Redevelopment shall be paid back to Redevelopment in full. The property owner shall sign a lien for the funds on a form provided by the City that must be recorded by the City prior to Redevelopment authorizing the reimbursement of any project expenses.
3. All improvements must be made in compliance with the plans approved by the RACC. Minor modifications in compliance with the applicable Development Standards for design may be approved by the Community Development Director.
4. Payments from the City shall be made on a reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
5. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
6. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.
7. Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be

completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

If you have any questions regarding this Façade Improvement Program grant application, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

1. Façade Improvement grant application from Nevada Builders Alliance
2. Façade Improvement Program Resolution

**Carson City Redevelopment
Community Development Department**

108 East Proctor Street
Carson City, NV 89701
(775) 887-2180; planning@carson.org



Façade Improvement Grant Request Form

PROPERTY INFORMATION:

418 S Carson St.

ADDRESS

\$ 25000

TOTAL FUNDING REQUEST

OWNER INFORMATION:

Nevada Builders Alliance

NAME

PO Box 1947, Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP CODE

775-882-4353

PHONE #

aaron@nevadabuilders.org

EMAIL

\$ 59999

ESTIMATED TOTAL PROJECT COST

Project Area (check one):

Redevelopment Area #1 ☒

Redevelopment Area #2 ☐

Owner Acknowledgement of Application Provisions

I, the owner of the subject property, acknowledge and agree to the conditions of the Façade Improvement Program and authorize the submission of this application.

Owner's Signature

Date:

6/1/2020

Application submittal checklist:

- ☒ Completed and signed Façade Improvement Grant Request Form.
- ☒ One (1) set of plans for the planned improvements that meet commercial building permit standards for plan submittal, reduced to no larger than 11"x17" in size.
- ☒ Three (3) bids or competitive quotes for the proposed work from contractors registered and bonded by the State of Nevada and licensed to perform the applicable work.
OR
If three bids cannot be obtained, a minimum of one valid contractor's quote and a written explanation of the attempts made to obtain three bids and justification for approving the grant without the three bids which may include market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.

→ BECAUSE OF THE NATURE OF THE
RESTORATION MILES WAS THE
ONLY ONE QUALIFIED.

Bank Saloon Update 6/1/2020

It is important to note that the Nevada Builders Alliance would not have taken on the Bank Saloon if not for Miles Construction involvement in the project. Miles experience with historic buildings has proved invaluable and absolutely necessary. We knew it was going to be a challenge, but not this big of a challenge. There were so many variables that we couldn't even get accurate bids for the work, all of the adjustments would have made the numbers useless and thus our only option was on a time and materials basis. To start, we knew the south wall of the building had a lean (which was evident by the columns on the front of the building) but 14" of deviation from bottom to top caused us to rethink everything. I truly appreciate the interaction and input from the Historic Resource Commission as we worked through this project, we received so much valuable insight that drove decision making; such as rebuilding the existing windows instead of replacing them. To give you an idea of our commitment to this project, we purchased the property for \$300,000 and have since spent \$509,000 on improvements. Now that the structural shell is complete, we anticipate an additional \$500,000 to get it operational.

Structural shell

The structural diaphragm (foundation, slab, walls, roof, sheathing) is complete, but not without its challenges. Unfortunately, because of the dynamic nature of the work and extent of field adjusted modifications to make everything work there was no way to quantify the work prior to performing it. A review of the permit documents reveals that everything about the proposed exterior of the building changed from initial permit issuance to final product.

Exterior Improvements

Changes to the front elevation of the building were driven by the structural upgrades necessary to stabilize the rock walls. Thus, we couldn't delay completing the work as soon as possible. We hope you agree that the final product is not only stunning but historically representative. The exterior windows are all now rebuilt with new glass and the work remaining includes all exterior doors and new lighting.

Interior Improvements

We have begun interior improvements which will include a refined adaptation of historic relevance. The twenty-three foot bar, back bar and key features will all be natural black walnut. The wall treatments will include fifty-six inch high wainscot treatment with exciting decorations. Modern bathrooms and amenities will make this a contribution to our community for decades to come

Parking lot

When we originally bought the building and adjacent lots we didn't anticipate using the land since no additional parking was required when keeping the existing use. It became clear that if we wanted to transform this part of Carson Street we needed to expand our scope to include a parking lot/multi-use space. The proposed layout now includes a nine-hundred square foot patio/entertainment space off the building, paved parking lot/plaza with fourteen parking spaces including handicap and electrical vehicle charging and streetscape improvements to Fifth and Curry Streets including light poles, tree wells and pavers to match Carson Street Improvements.

BANK SALOON - STRUCTURAL SHELL

418 S. CARSON ST., APN 003-116-04

NEVADA BUILDER'S ASSOCIATION

FRAME ARCHITECTURE, INC.

4090 SOUTH MCCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827.9977



CONSULTANT BRANDING

CONSULTANT STAMP

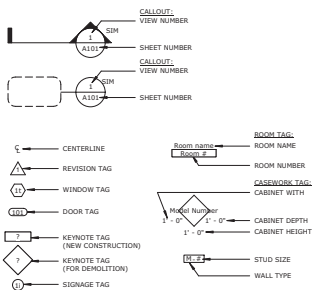


ARCHITECTURAL STAMP

TYPICAL ABBREVIATIONS

ABV	ABOVE	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PAIR	PAINT
ACT	ACT	FEC	FIRE EXTINGUISHER	PT	PAINTED
AD	AREA DRAIN	FG	FIRE GROUP	R	RASER
ADD	ADJUSTABLE	FGH	FIRE HOIST	RAD	RADIUS
AFV	ABOVE FINISH FLOOR	FHC	FIRE HOIST CABINET	RCP	REFLECTED CEILING
ALT	ALTERNATE	FR	FIRE ROOF	PLAN	PLAN
ALUM	ALUMINUM	FLR	FLOOR	ROD	ROOF DRAIN
APPROX	APPROXIMATE	FLUOR	FLUORESCENT	REF	REFER
ARCH	ARCHITECT	FT	FOOT OR FEET	REF	REFRIGERATOR
B.S.C.	BALCONY	FLR	FLOORING	REIN	REINFORCED
BD	BOARD	GALV	GALVANIZED	RESIL	RESILIENT
BET	BETWEEN	GBS	GRASS BAR	RM	ROOM
BLDG	BUILDING	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
BLOCKING	BLOCKING	GLASS	GLASS	RTU	ROOF TOP UNIT
BLW	BELOW	GND	GROUND	S	SOUTH
BSH	BOTTOM	GWB	GYPSON BOARD	S	SOUTH
BSOT	BOTTOM	GYP	GYPSON	S	SOUTH
BSKT	BULKHEAD	H.W.H.	HOT WATER HEATER	SC	SCHEDULE
BUR	BUILT UP ROOF	HWR	HARDWARE	SEAL	SEALANT
C.G.	CORNER GUARD	HR	HORIZONTAL	SECT	SECTION
CAB	CABINET	HORIZ	HORIZONTAL	SF	SQUARE FOOT
CALL	CALLING	HR	HOUR	SHT	SHEET
CEM	CEMENT	HIGHT	HIGHT	SIM	SIMILAR
CEM	CERAMIC	ID	INNER DIAMETER	SPEC	SPECIFICATION
CE	CONTROL JOINT	INCAN	INCANDESCENT	SQ	SQUARE
CLG	CEILING	INSUL	INSULATION	SS	STAINLESS STEEL
CLDG	CLOSET	INT	INTERIOR	STD	STANDARD
CLR	CLEAR	JAN	JANITOR	STL	STEEL
CO	CASE OPENING	JST	JOIST	STOR	STORAGE
COL	COLUMN	JST	JOIST	STR	STRUCTURAL
CONC	CONCRETE	LAM	LAMINATE	SUSP	SUSPENDED
CONT	CONTINUOUS	LAV	LAVATORY	SYN	SYNTHETICAL
CPT	CERAMIC TILE	LB(S)	POUNDS	T	TREAD
CT	CERAMIC TILE	LDG	LOADING	TAG	TONGUE & GROOVE
CTR	CENTER	LG	LENGTH	TEL	TELEPHONE
DBL	DOUBLE	MACH	MACHINERY	TER	TERAZZO
DET	DETAIL	MCH	MECHANICAL	THR	THICK
DIAMETER	DIAMETER	MFR	MANUFACTURER	THR	THRESHOLD
DOM	DIMENSION	MFR	MANUFACTURER	TO	TOP OF
DN	DOWN	MEN	MEN	TYP	TYPICAL
DR	DOOR	MISC	MISCELLANEOUS	UN	UNDER
DS	DOWN SPOUT	MD	MAGNETIC OPENING	UNFIN	UNFINISHED
DW	DISHWASHER	MTD	HOISTED	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
E	EAST	N	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
EPS	EXTRUSION INSULATION	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
ELC	ELECTRIC	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
ELV	ELEVATION	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
ENC	ENCLOSURE	O	OVERFLOW PIPE	UNO	UNLESS NOTED OTHERWISE
EMER	EMERGENCY	OA	OVERALL	UNO	UNLESS NOTED OTHERWISE
EQ	EQUIPMENT	OC	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EQU	EQUAL	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EQU	EQUIPMENT	OH	OPPOSITE HAND	UNO	UNLESS NOTED OTHERWISE
EXP	EXPANSION JOINT	OPG	OPENING	UNO	UNLESS NOTED OTHERWISE
EXT	EXISTING	OPP	OPPOSITE	UNO	UNLESS NOTED OTHERWISE
EXT	EXISTING	OPP	OPPOSITE	UNO	UNLESS NOTED OTHERWISE
F.O.	FACE OF	PAK	PACK	UNO	UNLESS NOTED OTHERWISE
FA	FIRE ALARM	PC	PLANT GRADE	UNO	UNLESS NOTED OTHERWISE
FAP	FIRE ANNUNCIATOR	PLAS	PLASTER	UNO	UNLESS NOTED OTHERWISE
		PLAS	PLASTER	UNO	UNLESS NOTED OTHERWISE
		WT	WEIGHT	UNO	UNLESS NOTED OTHERWISE

ARCHITECTURAL SYMBOLS



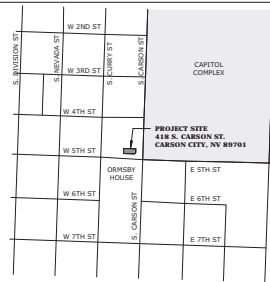
GENERAL NOTES

- CONSTRUCTION CREW SHALL WEAR APPROPRIATE SAFETY GEAR AND COMPLY WITH CURRENT APPLICABLE SAFETY REGULATIONS.
- THERE SHALL BE NO POSSESSION OR CONSUMPTION OF DRUGS OR ALCOHOLIC BEVERAGES ON THE JOB SITE. BY ANY PERSON, ANYONE WHO DOES NOT COMPLY WITH THESE REQUIREMENTS SHALL BE DIRECTED TO LEAVE THE JOB SITE AND WILL NOT BE PERMITTED TO RETURN DURING THE REMAINDER OF THE CONTRACT.
- THE CONTRACTOR SHALL COMPLY WITH IBC, CHAPTER 33 FOR SAFETY DURING CONSTRUCTION.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE AND INSTALL ALL EQUIPMENT AND RELATED ITEMS AS SHOWN IN THESE DOCUMENTS AND AS SPECIFIED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BID AND TO DETERMINE THE WORK NECESSARY TO COMPLETE THE PROJECT.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND REGULATIONS AS INDICATED IN THESE DOCUMENTS.
- THE ARCHITECT OF RECORD SHALL HAVE THE RIGHT TO MAKE FINAL JUDGMENTS RELATIVE TO SUBMITTAL DRAWING REVISIONS IN ORDER TO ENSURE COMPLIANCE WITH ENGINEERING STANDARDS, APPLICABLE CODES, AND ARCHITECTURAL INTENT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS ON THE JOB SITE PRIOR TO THE START OF ANY WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. EXISTING CONDITIONS ARE INDICATED AS A RESULT OF INFORMATION SHOWN ON AVAILABLE DOCUMENTS. ANY DAMAGE TO EXISTING CONDITIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, EXISTING UTILITIES ARE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADEQUACY AND SAFETY OF THE DESIGN, ERECTION OF BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING.
- UNDER NO CIRCUMSTANCE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS.
- WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
- ITEMS MARKED "TYP." OR "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIREMENTS BETWEEN THE DISCIPLINES (ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL, ETC.) AND BETWEEN DRAWING AND SPECIFICATION IN ORDER TO ENSURE THAT ALL ITEMS SHOWN IN RELATIONSHIP TO ONE ANOTHER OR SHOWN IN MULTIPLE LOCATIONS ARE IN AGREEMENT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES, ERRORS, OMISSIONS OR INCONSISTENCIES AND SHALL NOT PROCEED WITH THE WORK UNTIL CLARIFICATION HAS BEEN ISSUED BY THE ARCHITECT.
- DEFERRED SUBMITTALS: ALL DEFERRED SUBMITTALS IDENTIFIED UNDER SCOPE OF WORK SHALL BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. ONLY AFTER THE PROJECT ARCHITECT AND/OR ENGINEER HAVE FOUND THE DEFERRED SUBMITTAL TO BE IN GENERAL CONFORMANCE OF THE DESIGN OF THE BUILDING, THE ARCHITECT AND/OR ENGINEER SHALL SUBMIT TO THE STATE OF NEVADA BUILDING OFFICIAL. DEFERRED SUBMITTALS FOR COMPLIANCE AND CODE ENFORCEMENT SHALL BE MADE FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL ALL DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE GOVERNING BUILDING OFFICIAL.
- PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER (PEZONELLA ASSOCIATES, INC.) WHO PREPARED THE SOIL INVESTIGATION SHALL PROVIDE A FIELD REPORT (IN WRITING) WHICH SHALL STATE THE FOLLOWING:
 - THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATIONS.
 - THE FOUNDATION AND / OR PER EXCAVATION, DEPTH AND BACKFILL MATERIALS, AND DRAINAGE (IF APPLICABLE) SUBSTANTIALLY CONFORM TO THE SOIL REPORT AND APPROVED PLANS.
- PRIOR TO FINAL INSPECTION FOR THE STRUCTURE, THE GEOTECHNICAL ENGINEER (PEZONELLA ASSOCIATES, INC.) WHO PREPARED THE SOIL INVESTIGATION SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLANS, SPECIFICATIONS AND INVESTIGATION.

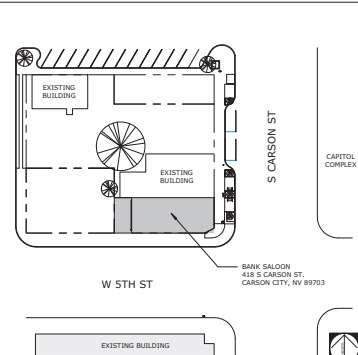
SCOPE OF WORK

- NEW ROOF OVER EXISTING STRUCTURE
- NEW CONCRETE SLAB AND FOOTINGS
- NEW STRUCTURAL REPORT AT INTERIOR
- INTERIOR FRAMING

REGIONAL MAP



SITE MAP



APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 NEVADA MECHANICAL CODE
2018 NEVADA PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
2018 NORTHERN NEVADA INTERNATIONAL FIRE CODE AMENDMENT
2018 NORTHERN NEVADA INTERNATIONAL FIRE CODE AMENDMENT
2009 ICC AND AIA 7 THE AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CODES ANALYSIS

SITE
APPROXIMATE SITE AREA: 3588 SF
ZONING: DT-MU

2018 IBC REQ.
BANK SALOON
BUILDING AREA: 1740 SF
BUILDING HEIGHT: 22' - 3"
NUMBER OF STORIES: SINGLE-STORY
AUTOMATIC FIRE SPRINKLERS: NO

ROOF SNOW LOAD:
• GROUND SNOW LOAD, Ps: 30 psf
• SHOW IMPORTANCE FACTOR, Is: 1.0
• SHOW EXPOSURE FACTOR, Es: 1.0
• THERMAL FACTOR, Ct: 1.0
• PLAT ROOF SNOW LOAD, Ps: 21 psf
• DRAFT SURCHARGE, Pd: 55.0 psf
• DRAFT WIND: 12'

FLOOR LIVE LOAD:
• FLOOR LIVE LOAD, Ps: 40 psf
• SEISMIC DESIGN CATEGORY: D
• DESIGN ULTIMATE WIND SPEED: 130 mph
• EXPOSURE CATEGORY: C
• RISK CATEGORY: II

INSULATION REQUIREMENTS:
CLIMATE ZONE: 3B (CARSON CITY)
INSULATION REQUIREMENTS SLAB: R-13
INSULATION REQUIREMENTS ROOF: R-49
INSULATION REQUIREMENTS ROOF: R-49

CONTACT LIST

CLIENT:
NEVADA BUILDERS ALLIANCE
ADDRESS:
1000 N. DIVISION, STE. 102
CARSON CITY, NV 89703
PHONE: (775) 842-4353 **FAX:** N/A
CONTACT: AARON WEST
EMAIL: AARON@NEVADABUILDERS.ORG

ARCHITECT:
FRAME ARCHITECTURE
ADDRESS:
4090 S. MCCARRAN BLVD., STE. E
RENO, NV 89502
PHONE: (775) 827-9977 **FAX:** N/A
CONTACT: HANNAH DEHAVEN
EMAIL: HDEHAVEN@FRAMEARCHITECTURE.COM

GENERAL CONTRACTOR
PEZONELLA FERRARI CONSULTING LLC
ADDRESS:
61 INDUSTRIAL PARKWAY
CARSON CITY, NV 89706
PHONE: (775) 246-3722 **FAX:** -
CONTACT: JIM FESER
EMAIL: JFESER@PEZONELLA.COM

STRUCTURAL
PEZONELLA FERRARI CONSULTING LLC
ADDRESS:
P.O. BOX 1369
VERDI, NV 89449
PHONE: (775) 771-1720 **FAX:** N/A
CONTACT: PAUL FERRARI
EMAIL: PFERRARI@PEZONELLA.COM

ELECTRICAL (DESIGN BUILD)
A.R. SMITH ELECTRIC, INC.
ADDRESS:
3370 EXECUTIVE POINTS WAY, SUITE 43
CARSON CITY, NV 89706
PHONE: (775) 885-0333 **FAX:** (775) 885-1833
CONTACT: HELESA MAGUIRE
EMAIL: HSMAGUIRE@ARSMITHELECTRIC.COM

MECHANICAL
TCLSON HEATING & AIR CONDITIONING INC.
ADDRESS:
2884 MAC DRIVE
HENDER, NV 89423
PHONE: (775) 230-0718 **FAX:** -
CONTACT: BRENT OLSON
EMAIL: HCHACING@OJL.COM

SHEET INDEX

GENERAL
T1 TITLE SHEET & SHEET INDEX

STRUCTURAL
S01 STRUCTURAL GENERAL NOTES, SHEET INDEX, REFERENCE PHOTOS
S02 FOUNDATION/BEARING WALL, RIGID FRAME PLAN & ELEV., DETAILS
S03 ROOF FRAMING PLAN, DETAIL 1/2
S04 STRUCTURAL DETAILS

ARCHITECTURE
A01 FLOOR PLAN
A02 REFLECTED CEILING PLAN
A03 ROSEMAN
A04 EXTERIOR ELEVATIONS
A05 BUILDING SECTIONS
A06 DETAILS

PLUMBING
P01 WATER & SEWER PLAN

MECHANICAL
M01 MECHANICAL PLAN

ELECTRICAL
E01 SHELL NOTES
E02 ELECTRICAL SHELL

FRAME ARCHITECTURE PROJECT NO. : 18-47

Project: 18-47 (2018) 4/10/2018
Drawn By: JED
Checked By: JED
Revision 1
10/02/2018
Revision 2
10/02/2018
Description: BANK SALOON
Revision 3
10/02/2018
Description: BANK SALOON

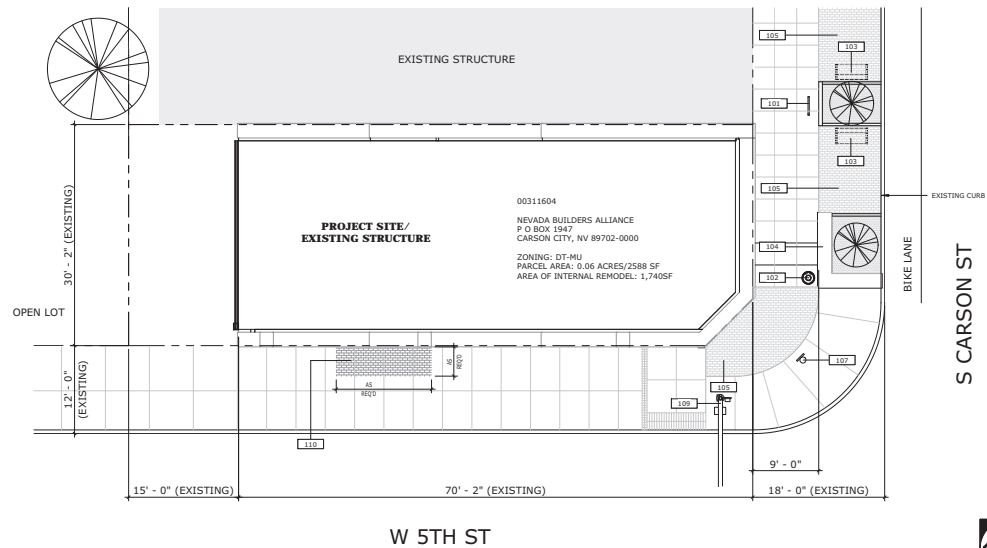
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4090 SOUTH MCCARRAN BOULEVARD, UNIT E RENO NEVADA 89502 (775) 827.9977

TITLE SHEET & SHEET INDEX

T1

BANK SALOON - STRUCTURAL SHELL
418 S. CARSON ST., APN 003-116-04
NEVADA BUILDER'S ASSOCIATION

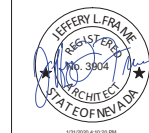


SITE PLAN	SCALE:	1
	$1/8" = 1'-0"$	
	REF: 1/AS.1	

CONSULTANT BRANDING

CONSULTANT STAMP

Frame
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


ARCHITECTURAL STANDARDS

BANK SALOON - STRUCTURAL SHELL

418 S. CARSON ST., APN 003-116-04
NEVADA BUILDER'S ASSOCIATION

A0.1

	SITE PLAN LEGEND	SITE PLAN KEYNOTES	GENERAL SITE PLAN NOTES
	<div> <div>  </div> <div>PROPERTY LINE</div> </div> <div> <div>  </div> <div>EXISTING TREES</div> </div> <div> <div>  </div> <div>EXISTING BUILDING FOOTPRINT</div> </div>	<div> <div>101</div> <div>EXISTING BIKE RACK</div> </div> <div> <div>102</div> <div>EXISTING WHEEL RECEPTACLE</div> </div> <div> <div>103</div> <div>EXISTING BENCH</div> </div> <div> <div>104</div> <div>EXISTING LOW WALL WITH STONE CAP</div> </div> <div> <div>105</div> <div>EXISTING PAVERS PER CARSON CITY DT-MU GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES</div> </div> <div> <div>107</div> <div>EXISTING CROSSWALK SIGNAL BOLLARD</div> </div> <div> <div>109</div> <div>EXISTING TRAFFIC SIGNAL</div> </div> <div> <div>110</div> <div>IN THE LOCATIONS WHERE THE EXISTING BLOCK WALL IS DAMAGED AT THE BASE DUE TO THE EXISTING CONCRETE SIDEWALK, THE SIDEWALK SHALL BE PARTIALLY REMOVED AND REPLACED WITH PAVERS TO MATCH THE PAVERS USED ON CARSON ST. SIDE (PER CARSON CITY DT-MU GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES)</div> </div>	<div> <div>1.</div> <div>PARKING: PER CARSON CITY DT-MU CONSOLIDATED DEVELOPMENT CODE, SECTION F, DIV.8.6.6, NO ADDITIONAL PARKING IS REQUIRED FOR AN EXISTING BUILDING, EVEN WHERE THE EXISTING PARKING MAY BE NONCONFORMING.</div> </div>

FRAME ARCHITECTURE PROJECT No. : 18-47

Printed: 1/21/2020 4:10:20 PM
Submitted: No

Drawn By: Hannah DeHaven, email: hdehaven@fornesarchitecture.com, phone: (775)827-9077, ext 8562

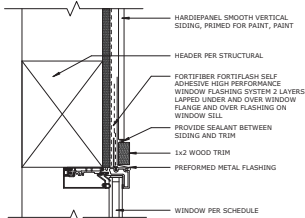
Checked By: JF

REVISION No.	DATE	DESCRIPTION
REVISION No.	DATE	DESCRIPTION

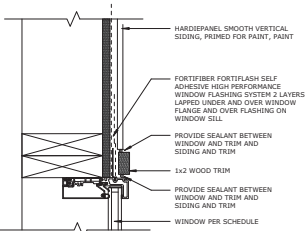
FRAME ARCHITECTURE.COM

4090 SOUTH M-CARRAN BOULEVARD, UNIT E RENO, NEVADA 89502 (775) 337-3377

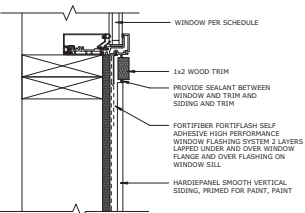
SITE PLAN



WINDOW HEAD



WINDOW JAMB

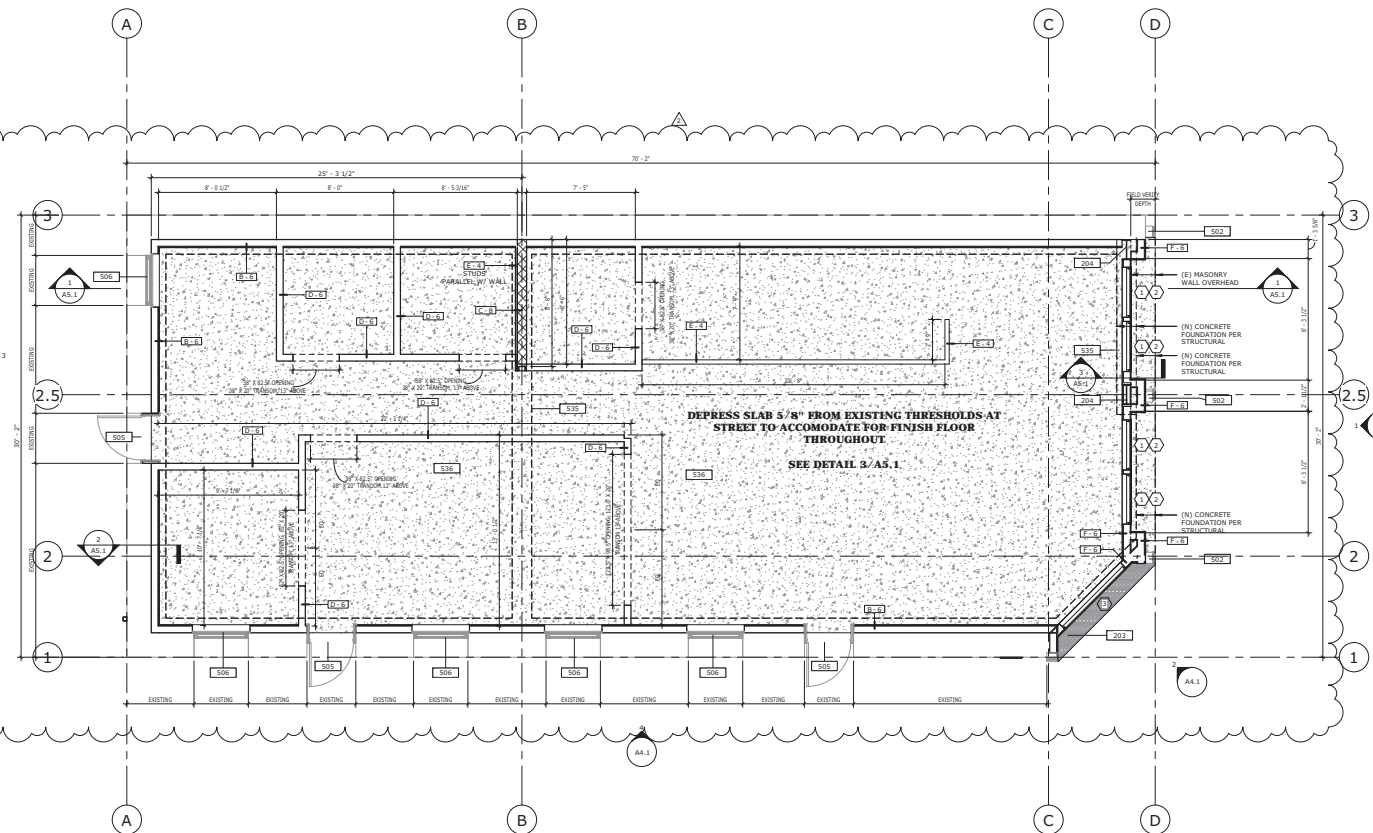


WINDOW SILL

WINDOW DETAILS 2

WINDOW SCHEDULE

TYPE MARK	WIDTH	HEIGHT	TYPE	MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	DETAILS	COMMENTS
1	3' - 5"	7' - 3 5/8"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL
2	3' - 5"	3' - 8"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL
3	5' - 10 7/8"	3' - 7 3/4"	Window-Fixed	AL	PAINT	PAINT	2/A1.1	BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE RECTANGLE WITH DUAL-PANE INSULATED GLASS, OR EQUAL



FLOOR PLAN 1

KEYNOTES

- 200 EXISTING THRESHOLD TO REMAIN
- 204 (N) STEEL COLUMN PER STRUCTURAL
- 502 EXISTING CAST IRON PLASTERS TO REMAIN
- 505 EXISTING DOORS TO REMAIN
- 506 EXISTING WINDOW TO REMAIN
- 535 NEW FOOTING PER STRUCTURAL
- 536 NEW SLAB PER STRUCTURAL

GENERAL NOTES

- 1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 2. ALL DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN OR EDGE OF SLAB, U.N.O.
- 3. SEE SHEET AD-1.1 FOR WALL TYPE INFORMATION.

FRAME ARCHITECTURE PROJECT No. : 18-47

Project: 01/10/2020 4:10:02 PM
Drawn By: JGD
Checked By: JF, Z
Revision No. : 01/13/2020
Revision 2
REVISION No. : DATE : DESCRIPTION :
REVISION No. : DATE : DESCRIPTION :

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FLOOR PLAN

400 SOUTH MACARRAN BOULEVARD, UNIT 2 RENO NEVADA 89502 (775) 887-9877

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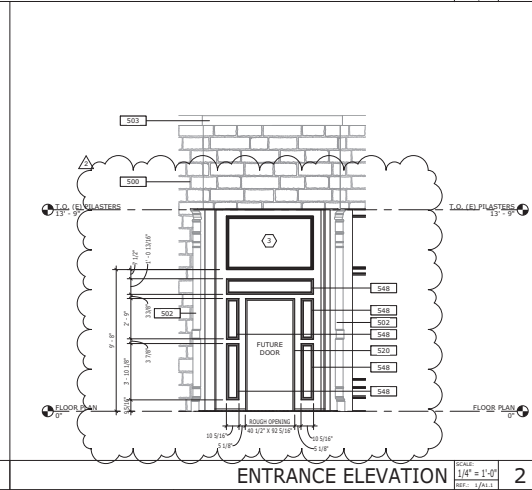
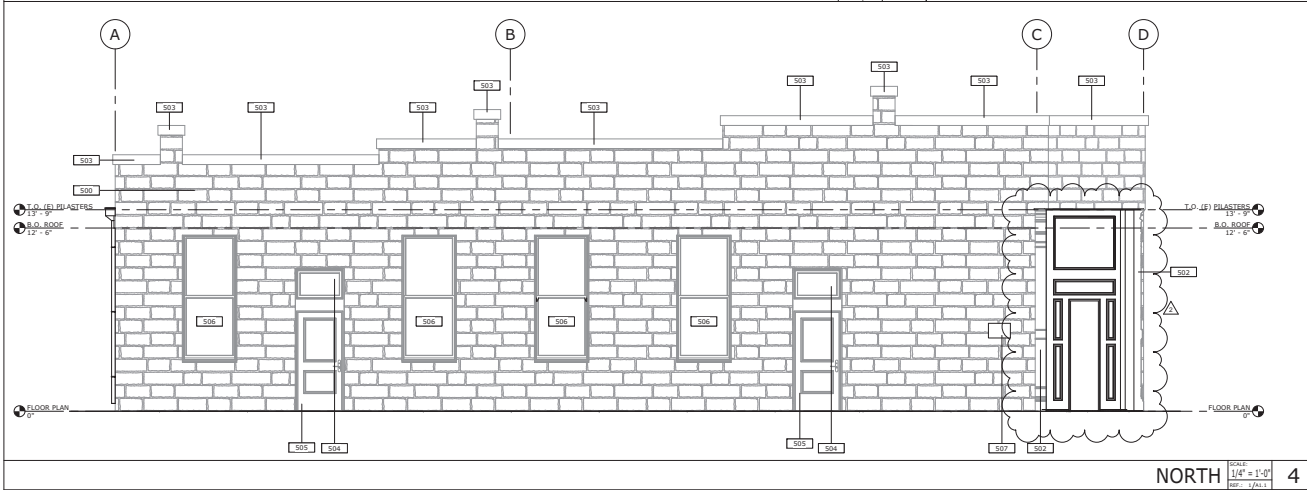
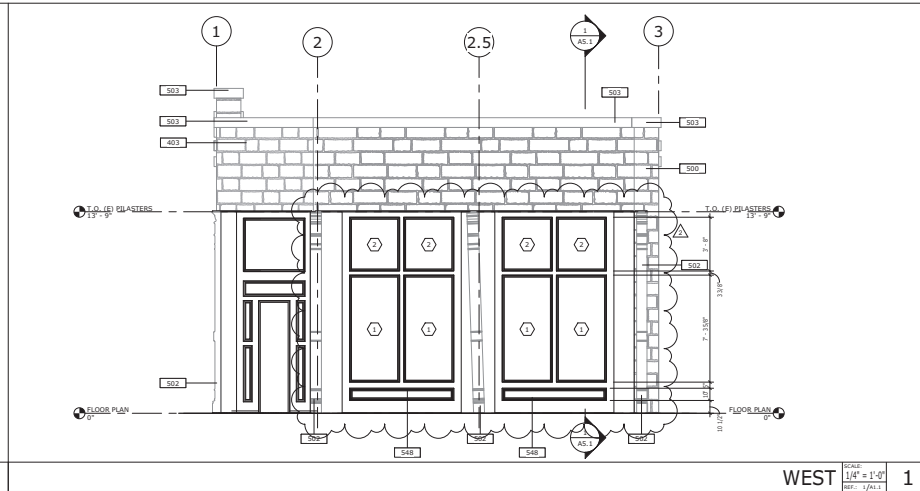
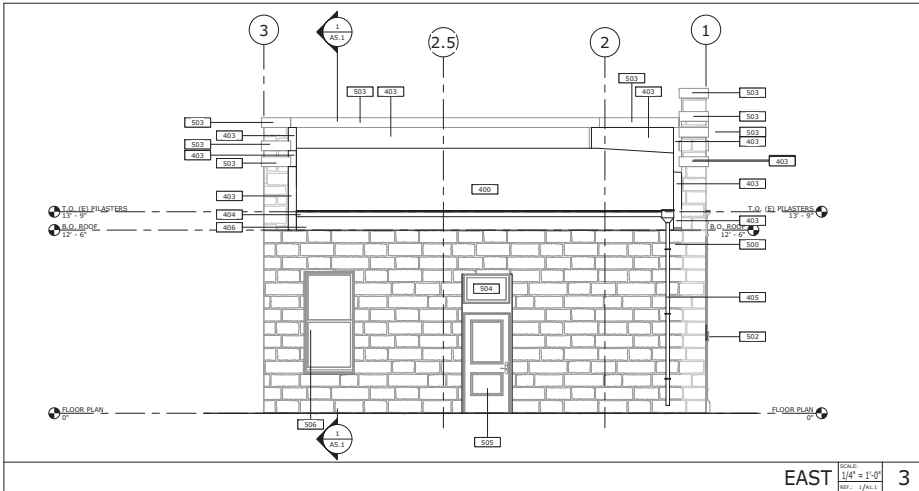


ARCHITECTURAL STAMP

BANK SALOON - STRUCTURAL
SHELL

418 S. CARSON ST., APN 003-116-04
NEVADA BUILDER'S ASSOCIATION

A1.1



KEYNOTES	GENERAL NOTES
<p>400 60 MIL FULLY ADHERED PVC ROOF HEMIBRANE (COLOR TO BE BEST MATCH TO EXISTING MASONRY OVER 1/4" GIBS CHECK. PROVIDE COMPLETE SYSTEM INCLUDING PERIMETER REINFORCEMENT TO OBTAIN ASCE-7 120 MPH UPLIFT. NEW SHEARWALL PER STRUCTURAL.</p> <p>403 GUTTER, PAINT TO MATCH EXISTING MASONRY BLOCK.</p> <p>404 DOWNSPOUT, PAINT TO MATCH EXISTING MASONRY BLOCK.</p> <p>405 FASCIA, PAINT TO MATCH EXISTING MASONRY BLOCK.</p> <p>406 EXISTING MASONRY WALL, REPOINT, REPAIR AND CLEAN EXISTING RHVOLT BLOCK WALLS AS REQUIRED.</p> <p>502 EXISTING CAST IRON PLASTER TO REMAIN.</p> <p>503 EXISTING STONE CAP, REPOINT, REPAIR AND CLEAN EXISTING RHVOLT CAPS AS REQUIRED AFTER ROOF IS INSTALLED.</p> <p>504 EXISTING TRANSOM WINDOW TO REMAIN.</p> <p>505 EXISTING WINDOW TO REMAIN.</p> <p>506 EXISTING WINDOW TO REMAIN.</p> <p>507 NATIONAL REGISTER OF HISTORIC PLACES SIGNAGE TO REMAIN.</p> <p>508 EXISTING DOOR AND WINDOWS TO REMAIN.</p> <p>509 WOOD ARCHITECTURAL TRIM.</p>	<p>1. SLAB ON GRADE: 0'-0"</p>

FRAME ARCHITECTURE PROJECT No. : 18-47
 Project: 01/13/2020 4:10:07 PM
 Drawn By: JG
 Checked By: JF
 Revision No. : 1
 Date: 01/13/2020
 Description: Revision 2
 Revision No. : 2
 Date: 01/13/2020
 Description: Revision 2

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EXTERIOR ELEVATIONS

BANK SALOON - STRUCTURAL SHELL

418 S. CARSON ST., APN 003-116-04
 NEVADA BUILDER'S ASSOCIATION

Frame ARCHITECTURE, INC.



ARCHITECTURAL STAMP

A4.1

RESOLUTION NO. 2018-RA-R-2

A RESOLUTION AMENDING AND SUPERSEDING RESOLUTION 2017-RAR-1 AND 2017-R-1 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2 AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS.

WHEREAS, a stated objective of the Redevelopment Area 1 Plan is to improve the appearance of commercial areas through building rehabilitation, and

WHEREAS, strategies in the Redevelopment Area 2 Plan include engaging the business owners in the revitalization process and assisting in the reuse of vacant buildings; and

WHEREAS, Carson City has made an investment in infrastructure improvements and streetscape enhancements within the downtown area and plans similar improvements along Carson Street and William Street to improve the appearance of these commercial corridors; and

WHEREAS, the Carson City Redevelopment Authority and Board of Supervisors desire to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and

WHEREAS, this program is designed to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

NOW THEREFORE, the Carson City Redevelopment Authority and Board of Supervisors do hereby resolve to establish the Carson City Redevelopment Façade Improvement Program for Redevelopment Project Areas 1 and 2, which includes the following guidelines.

1. Eligible Properties: Eligible properties include all non-residential properties within Redevelopment Areas 1 and 2.
2. Ineligible Properties: Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department. For the purpose of this section, a historic property tax deferment or "open space" property tax deferment is not a disqualifying tax or financial incentive.
3. Eligible Improvements: All exterior building façade 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, if

such updating or maintenance involves the provision of services by at least two different labor trades. Landscaping, signs, roofing materials, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building visible from the public right-of-way or on-site public parking lot.

4. Maximum Façade Improvement Program Funding: The maximum Façade Improvement Program funding that may be awarded is \$25,000 per individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
5. Required Property Owner Matching Funds: The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
6. Façade Improvement Program Application Review Process:
 - A. The Redevelopment Authority Citizens Committee (RACC) shall review and have final decision authority on all Façade Improvement Program applications.
 - B. Initial applications are due April 15, 2016, to be reviewed by the RACC on May 2, 2016, for the available FY 2015-16 funding and FY 2016-17 funding. If available funding is not fully used in any given fiscal year, applications will be accepted on a first-come, first-served basis until available, budgeted funding is exhausted. If available funding has been fully allocated for any given fiscal year, applications may continue to be accepted and will be date stamped for priority consideration for the next fiscal year.
 - C. Façade Improvement Program applications must include plans meeting commercial building permit standards showing all proposed improvements.
 - D. Decisions of the RACC regarding Façade Improvement Program applications may be appealed to the Redevelopment Authority provided that such appeal is made within 7 days of the RACC's decision. Only Façade Improvement Program applicants affected by the RACC's decision have standing to appeal.
 - E. The property owner shall sign the application consenting to the proposed improvements and all applicable requirements of the Façade Improvement Program.
7. Reimbursement of Redevelopment Funds: Façade Improvement Program funds shall be awarded as a grant, with no reimbursement required, provided that the property is not sold within 12 months of the completion of the façade improvements for which the grant was awarded. If the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded, the property owner shall

be responsible to pay back 100% of the Façade Improvement Program funds awarded by Carson City.

8. Compliance with Development Standards:

- A. 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.
- B. 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.

9. Commitment Agreement: Each participant in the Façade Improvement Program must execute and record a document agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.

10. Reimbursement Process:

- A. Payments from the City shall be made on reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
- B. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
- C. Reimbursement for projects that are less than \$10,000 in total costs shall be provided in a one-time payment only after improvements have been completed and have received final inspection approvals.
- D. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.

11. Project Bidding Requirements:

- A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.
- B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
- C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
- D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.
- E. Notwithstanding the provisions above, a property owner/applicant who is also a contractor and will be the contractor for the proposed façade improvements shall not be required to obtain three bids but shall be responsible for obtaining and submitting a written contractor's or subcontractor's bid detailing by line item the description and cost for each item of work to be completed. All contractors must be registered, licensed and bonded in the State of Nevada and licensed to perform the applicable work in Carson City.

12. Completion of Façade Improvements: Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

13. Discretionary Review: Notwithstanding any other provision contained herein, the RACC retains full discretion, based on a review of the overall merits of a proposed improvement, the beneficial impact of the improvement and the scope and purpose of the Façade Improvement Program:

- A. To deny an application without regard to eligibility; and
- B. To waive the eligibility criteria set forth in section 3 which requires the provision of services by at least two different labor trades for exterior building façade building and maintenance.

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Resolution No. 2018-RA-R-2

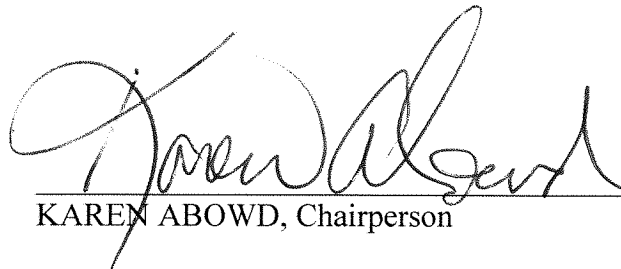
Upon motion by Member Brad Bonkowski, seconded by Vice Chair Lori Bagwell, the foregoing Resolution was passed and adopted this 6th day of December, 2018, by the following vote:

AYES: Member Brad Bonkowski
 Vice Chair Lori Bagwell
 Member John Barrette
 Member Robert Crowell
 Chairperson Karen Abowd

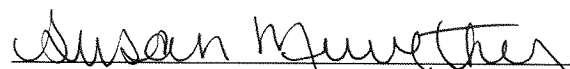
NAYS: None

ABSENT: None

ABSTAIN: None.


KAREN ABOWD, Chairperson

ATTEST:


SUSAN MERRIWETHER, Clerk – Recorder