

# STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 31, 2024

FILE NO: LU-2023-0450

AGENDA ITEM: 6.B

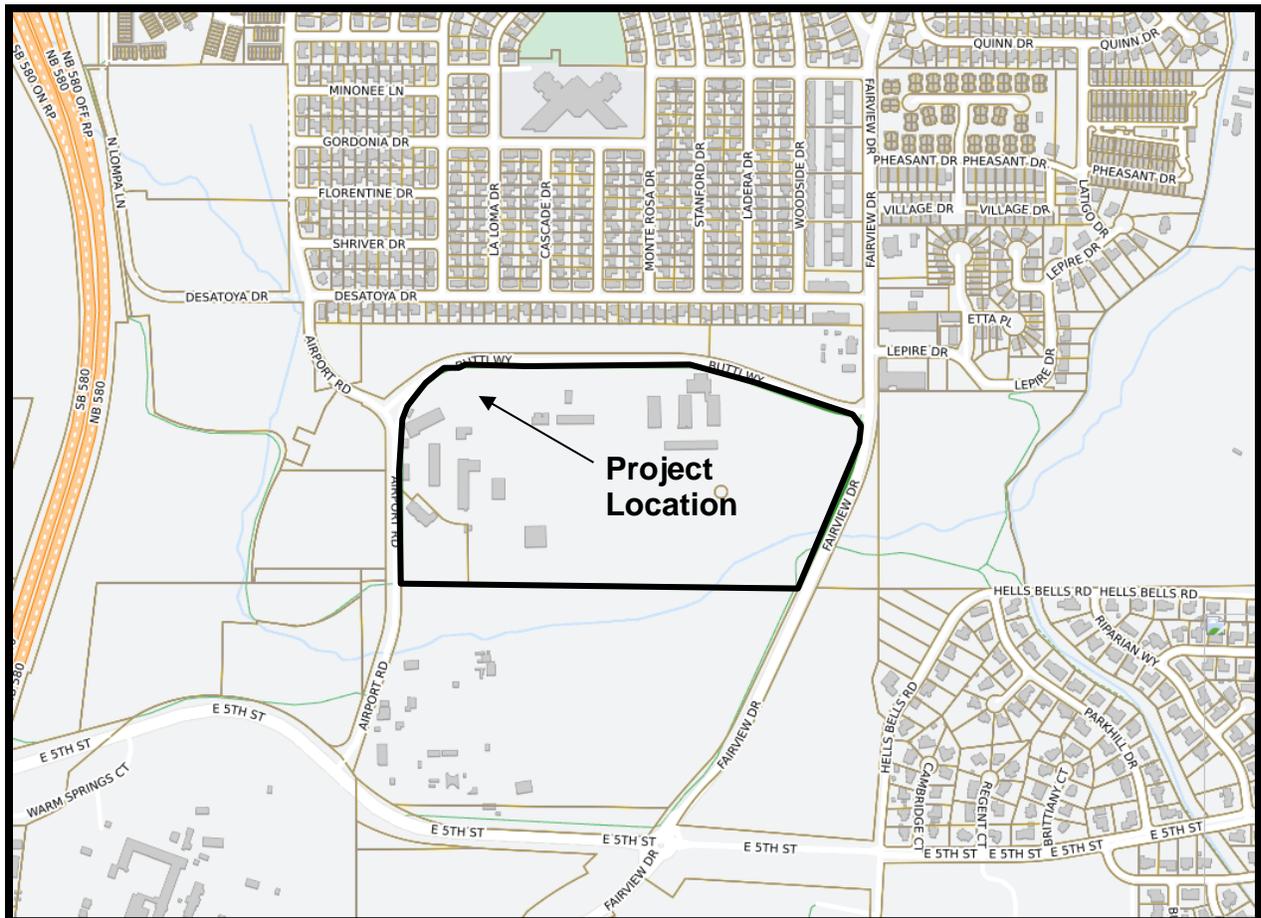
STAFF AUTHOR: Heather Manzo, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow an addition to the existing fleet maintenance building for tire and welding operations on a parcel zoned Public Regional (“PR”), located at 3303 Butti Way, Assessor’s Parcel Number (“APN”) 010-031-04. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))

**Staff Summary:** The Carson City Public Works Department (“Applicant”), is requesting an SUP for a 2,111 square foot addition to the existing fleet maintenance building to house tire repair, tire storage and welding operations. The proposed addition will be located at the end of the existing building and will be designed to match the existing façade in materials and colors. The Planning Commission is authorized to approve the SUP.

**RECOMMENDED MOTION:** “I move to approve LU-2023-0450 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

## VICINITY MAP:



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development must be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements must conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning Division of the Community Development Department thirty (30) days prior to the one (1) year expiration date. If this permit is not initiated within one (1) year and no extension is granted, the permit becomes null and void.
4. The Applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Building materials must be consistent with the approved plans. All exposed metal surfaces must be painted in flat, non-glossy paint or an earth tone or muted color to match the existing building.
6. Prior to the issuance of a building permit, the applicant shall have plans approved that include exterior lighting details, including manufacturer cut sheets which demonstrate compliance with the non-residential lighting standards contained in Division 1.3 of the Carson City Development Standards (CCDS).

**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.185 (Public Regional)

**MASTER PLAN DESIGNATION:** Public / Quasi-Public

**ZONING DISTRICT:** Public Regional (PR)

**KEY ISSUES:** Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Multifamily Apartment (“MFA”) & PR / Jump Around Carson and multifamily residences under construction

EAST: Public / vacant

WEST: General Commercial and Public Neighborhood – Specific Plan Area (GC-SPA and PN-SPA) / vacant

SOUTH: PR / City wastewater reclamation facility

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (minimal flood hazard)

EARTHQUAKE FAULT: Zone I and III (Beyond 500 feet)

SLOPE/DRAINAGE: Site is generally flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: ±52 acres

STRUCTURE SIZE: 2,111 square foot addition to an existing ±14,000 square foot fleet maintenance facility

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- SUP-08-094: SUP for continued phased development of the Carson City Corporate Yard including use of commercial coach as an office, vehicle maintenance building, 20 metal storage containers, expansion of asphalt storage building, expansion of the Public Works office building.
- SUP-14-007: SUP for construction and operation of a 110-foot public safety communication radio tower.
- SUP-14-079: SUP for the construction and operation of a 10,955 square foot animal services facility.
- LU-2020-0030: SUP for the construction of a 3,000 square foot, four bay, equipment storage building.
- LU-2022-0296: SUP for a 2,111 square foot shop addition to house tire and welding operations. The request was approved, but the SUP has expired.

**DISCUSSION:**

The subject property is approximately 52 acres in size and is the site of the Carson City Public Works Corporate Yard. The site includes office buildings for the Carson City Public Works Department and the Carson City Parks, Recreation and Open Space Department, storage and maintenance buildings.

The Applicant received approval of a SUP (LU-2022-0296) for this request, however the SUP expired. The Applicant is requesting approval of the same project consisting of the construction of a 2,111 square foot addition to the existing fleet maintenance building to house the City's tire shop and welding facility. The proposed addition will be located at the east end of the existing building and will be designed to match the existing façade in materials and colors. Per CCMC 18.04.185, the use may only be established subject to a SUP. The Planning Commission is authorized to approve the SUP.

**PUBLIC COMMENTS:**

Public notices were mailed to 244 property owners within 900 feet of the subject site on January 19, 2024. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 31, 2024, depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies, and the following comments were received.

Comments have been incorporated into the conditions of approval, as appropriate.

#### Engineering Division

The Development Engineering Division of the Carson City Public Works Department (“Development Engineering”) has no preference or objection to the special use request and offers no conditions of approval.

Development Engineering has reviewed the application within the areas of purview relative to adopted standards and practices and the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

#### CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

#### CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

#### CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The project will have a negligible impact on pedestrian and vehicular traffic.

#### CCMC 18.02.080(5)(d) - Public Services

There is sufficient capacity in the City’s water, sanitary sewer, and storm drainage facilities to serve this project.

#### CCMC 18.02.080(5)(e) – Title 18 Standards

The project must meet all Carson City Development Standards and Standard Details.

#### CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

Earthquake faults: There are no known earthquake fault lines within 500 feet of the project.

FEMA flood zones: The project is in an X flood zone with no special requirements.

Site slope: The site is relatively level.

#### CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

#### CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

#### Fire Department

1. The project shall meet or exceed the 2018 International Fire Code (“IFC”) requirements.
2. The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments.
3. The fire department connection location shall be approved by the Carson City Fire Department (“CCFD”). A fire hydrant shall be located within 100 feet of the fire department connection.
4. An on-site fire hydrant may be required when the final design is presented, and fire flows are obtained.

5. Emergency first responder radio coverage shall be provided for the Carson City Sheriff's Office and CCFD. The radio testing, coverage and installation shall be in accordance with section 510 of the 2018 International Fire Code.
6. Exterior addressing shall be approved by the CCFD.
7. Portable fire extinguishers shall be provided per the fire code.

**FINDINGS:**

Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the objectives of the Master Plan elements.***

The proposed addition to the existing Public Works fleet maintenance building to house a tire shop and welding facility is consistent with the Master Plan. The subject property is in the Public/Quasi-Public ("PQP") master plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals and other similar uses. The building will be constructed on the Public Works Corporate Yard property and will be used to support city services.

**2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

The project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. The proposed addition will be consistent with other buildings and uses on the site. The site currently operates as the Public Works Corporate Yard and contains office buildings, and storage and maintenance buildings. The site is immediately adjacent to other similarly zoned parcels with the Animal Services facility south-west of the proposed location and the sewer plant to the south. The parcel to the east is vacant and zoned Public and parcels to the north are zoned MFA and PR. A multifamily project is currently being constructed on the MFA zoned property and the PR zoned parcel is the site of the Jump Around Carson transit offices. The addition to the City's fleet maintenance building will have little impact resulting from noise, vibrations, fumes, odors, dust, glare or physical activity. Any exterior lighting will be required to meet Division 1.3 of the Development Standards to ensure that lights are shielded and directed downward away from adjoining properties and the night sky, and the addition will be designed and constructed to match the existing building in materials and color.

**3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.***

The proposed project is within the existing Public Works Corporate Yard. Due to the project's limited scope and existing access and drive aisles, there will be negligible effect on vehicular or pedestrian traffic.

**4. *Will not overburden existing public services and facilities, including schools,***

***police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

The proposed project is within the existing Public Works Corporate Yard. The proposed addition will not overburden existing public services and facilities. The proposed use will have a negligible impact to City sewer, water and storm drainage. The Fire Department currently serves this site. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (2018 IFC).

**5. *Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.***

The primary purpose of the PR zoning district is to provide for federal, state and city facilities whose main purpose is to serve regional needs. Public uses such as government facilities are the primary purpose of the PR zoning district. The addition of a tire shop and welding facility to the existing fleet services facility at the Public Works Corporate Yard property is consistent with this purpose. Per CCMC 18.04.185, the use may only be established subject to a SUP. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

**6. *Will not be detrimental to the public health, safety, convenience and welfare.***

The proposed addition to the fleet services building is consistent with other existing uses within the Public Works Corporate Yard property. The project will not be detrimental to the public health, safety, convenience and welfare. The structure will require a building permit to ensure that the buildings are constructed to current standards.

**7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.***

The proposed addition is consistent with other buildings and uses on the site. The site currently operates as the Public Works Corporate Yard and contains office buildings, and storage and maintenance buildings. The site is immediately adjacent to other similarly zoned parcels with the Animal Services facility south-west of the proposed project and the sewer plant to the south. The parcel to the east is vacant and zoned P and parcels to the north are zoned MFA and PR. A multifamily development is under construction on the MFA zoned land and the PR zoned parcel is the site of the Jump Around Carson transit offices. Due to the projects design, location and limited scope, it will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2023-0450

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

FOR OFFICE USE ONLY:

DEC 20 2023

CCMC 18.02.080

CARSON CITY  
PLANNING DIVISION

SPECIAL USE PERMIT

FILE #

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee  
\*Due after application is deemed complete by staff

APPLICANT PHONE #  
Carson City Public Works 775-887-2355

MAILING ADDRESS, CITY, STATE, ZIP  
3505 Butti Way, Carson City, NV 89701

EMAIL ADDRESS  
belder@carson.org

PROPERTY OWNER PHONE #  
Carson City 775-887-2100

MAILING ADDRESS, CITY, STATE, ZIP  
201 N. Carson Street, Carson City, NV 89701

EMAIL ADDRESS  
belder@carson.org

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Brian Elder, Carson City Public Works 775-283-7586

MAILING ADDRESS, CITY STATE, ZIP  
3505 Butti Way, Carson City, NV 89701

EMAIL ADDRESS

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
  - Application Form
  - Detailed Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Special Use Permit Findings
  - Master Plan Policy Checklist
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date
  - Project Impact Reports (Engineering)

- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Planning 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.

Project's Assessor Parcel Number(s): 010-031-04 Street Address: 3303 Butti Way, Carson City, NV 89701

Project's Master Plan Designation: Public-Quasi Public Project's Current Zoning: Public Regional Nearest Major Cross Street(s): Airport Road

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Carson City plans to expand the existing Fleet Maintenance Building to add room for Tire and Welding Operations. The addition will be attached to the east side of the existing fleet facility with additional area of 2,111 square feet.

PROPERTY OWNER'S AFFIDAVIT

Brian Elder, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Brian Elder  
Signature

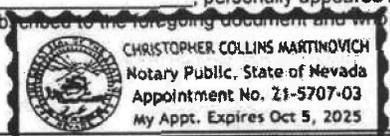
3505 Butti Way, Carson City, NV 89701  
Address

12/19/2023  
Date

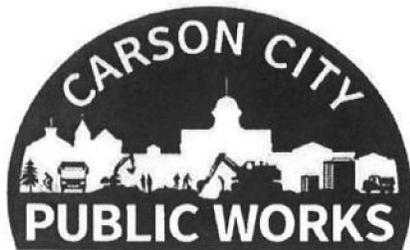
Use additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY CARSON CITY  
On December 19, 2023, Brian Elder, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Christopher Collins Martinovich  
Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



**CARSON CITY NEVADA**  
**Consolidated Municipality and State Capital**  
**PUBLIC WORKS**

December 11, 2023

TO: Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

RE: Special Use Permit Project Description – Carson City Fleet Facility Expansion

Carson City Public Works is requesting permission to construct an addition to the existing Carson City Fleet Facility located at 3303 Butti Way. The Fleet Facility is located at the Carson City Corporate Yard.

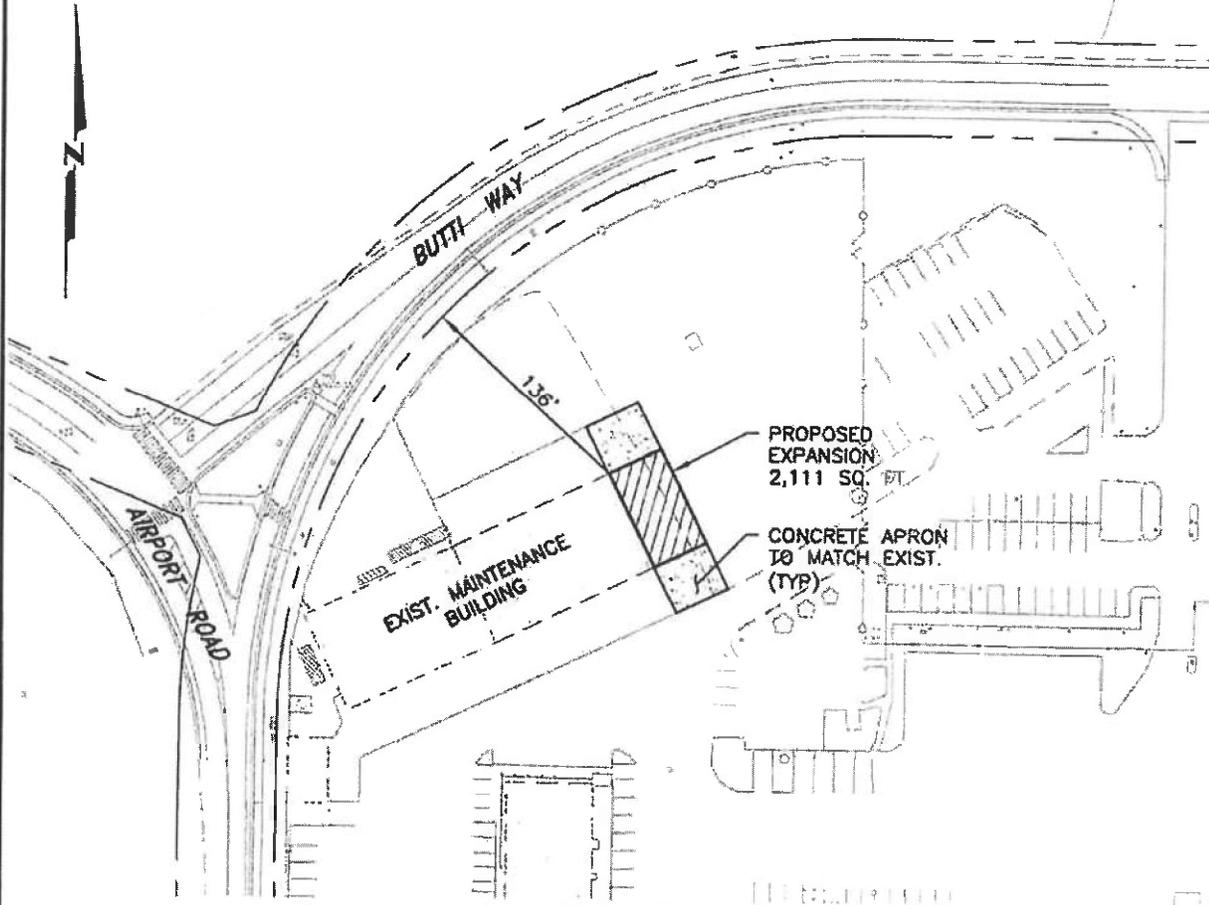
The expansion of the existing fleet building will be used for tire repair, tire storage and welding operations. Carson City Fleet Services has outgrown the existing tire shop located in the corporate yard and needs a larger area to perform these operations safely and efficiently. The proposed building expansion will be attached to east end of the existing fleet facility and will have total area of 2,111 square feet. The new addition will match the dimensions and facade of the existing fleet facility. Please see the attached special use permit application, site plan and drawings for more information.

If you have any questions, please call, or email me.

Sincerely,

Brian Elder, P.E.  
Project Manager  
Carson City Public Works Department  
775-283-7586  
belder@carson.org

# SITE PLAN FOR BUILDING EXPANSION



**SITE PLAN**  
SCALE: 1"=100'



**LOCATION SKETCH**  
NO SCALE

**OWNER:** Property Management  
Carson City  
3505 Butti Way  
Carson City, NV 89701

**APPLICANT:** Carson City Public Works  
3505 Butti Way  
Carson City, NV 89701

**REQUEST:** To allow for the expansion of the existing Carson City Fleet Maintenance Building, for tire repair & welding operations at Carson City Fleet services.

**LOCATION:** 3303 Butti Way, Carson City, NV 89701

**ZONING:** Public Regional

**MASTER PLAN LAND USE DESIGNATION:** Public-Quasi Public

**APN:** 010-031-04

Site Plan Prepared By: Carson City Public Works

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**STATEMENT OF FINDING**  
**APPLICATION FOR SPECIAL USE PERMIT**  
**CARSON CITY FLEET FACILITY EXPANSION**

**Question 1: Will be consistent with the objectives of the Master Plan.**

The Carson City Fleet Facility Expansion Project will be in accordance with the Master Plan Goals 1.1d, 1.1e, 1.1f, 1.4c and 6.1a.

**1.1d – Meet the provisions of the Growth Management Ordinance**

**1.1e,f – Use Sustainable building materials and construction techniques to promote water and energy conservation.**

**6.4a – Use durable, long-lasting building materials**

The project will meet provisions of the Growth Management Ordinance. The building will be constructed of sustainable building materials with a steel frame and metal siding. The proposed structure will also match the existing building façade and colors. The new structure will incorporate construction techniques to promote energy conservation. The expansion will not result in more water usage, the proposed expansion will be used to relocate existing tire repair and welding operations from the existing tire shop (planned to be demolished) to the proposed building.

**1.4c – Protect existing site features, as appropriate, including mature trees or other character-defining features**

The proposed structure will be attached to the east end of the existing fleet services facility. The new addition will match the existing building façade and colors. No other site features of the corporate yard will be affected.

**Question 2: Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity.**

This expansion will have no adverse effect on the surrounding properties or neighborhoods. The proposed expansion will be located at the Carson City Corporate Yard and will be used to replace

existing tire and welding operations that currently take place at this site. All surrounding parcels are currently vacant with the closest neighborhood located approximately 375 feet to the north. The zoning for the vacant parcels to the north are Public Regional and Single Family 6,000 SF. Zoning for the vacant parcels to the west are Multi-Family Apartment and General Commercial. The corporate yard surrounds the south and east directions of the site.

The fleet expansion is necessary due to the increase of city vehicles which are the responsibility of Carson City Fleet Services to repair and maintain. Fleet is responsible for maintaining all vehicles including Police, Fire, Public Work, Parks and Recreation and all city departments. The existing tire and welding facilities have been outgrown and the proposed expansion will allow more space to safely and efficiently continue the tire repair and welding operations which will benefit the city as a whole.

**Question 3: Will have little or no detrimental effect on vehicular traffic.**

The proposed expansion will have no effect on vehicular traffic. As stated above, this facility will be used to replace an existing facility and will be occupied by the same number of employees and will generate the same amount of traffic to and from the facility.

**Question 4: Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

The proposed expansion will not result in any increases to any public service. The facility will be occupied by existing city staff, so there will be no additional water or sewer usage generated from this expansion. The site of the new building is currently paved, so there will be no further impact to storm drainage. This expansion will provide for improved service to citizens of Carson City.

**Question 5: Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

This project meets the specific standard set forth for public zoning. As stated above, this facility will be used for operations that are currently being conducted at this site which are vital to maintaining the city fleet vehicles used by all departments.

**Question 6: Will not be detrimental to the public health, safety, convenience, and welfare.**

The proposed project will be an improvement to the public uses in place on this site and will be an asset to the public services offered to the community. There will be no detrimental effects to the public if this project is approved.

**Question 7: Will not result in material damage or prejudice to other property in the vicinity.**

If approved, this project will have no material damage or prejudice to adjacent properties. The surrounding parcels in the area are currently vacant, the new expansion will be built to match the existing structure and will be used for operations that are currently taking place at this location.

**ACKNOWLEDMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature

Brian Elder

Print Name

12/11/2023

Date

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson City Fleet Expansion

Reviewed By: Brian Elder

Date of Review: 12/11/2023

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

#### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

##### Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

##### Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

# Carson City Fleet Services Tire and Welding Shop

3505 Butti Way  
Carson City, NV 89701

Carson City Public Works

January 28, 2022  
100% Construction Documents



Professional Seal    Date    Revision  
© Copyright H-K ARCHITECTS

**H-K ARCHITECTS**  
5148 Reno Corporate Drive, Suite 100  
Reno, Nevada 89512-1322  
P 775-332-6640  
F 775-332-6642  
hkarchitects.com

**Carson City Fleet Services  
Tire and Welding Shop**  
3505 Butti Way  
Carson City, NV 89701

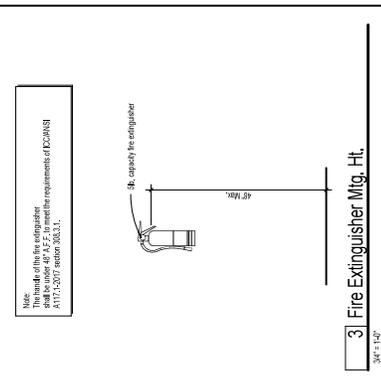
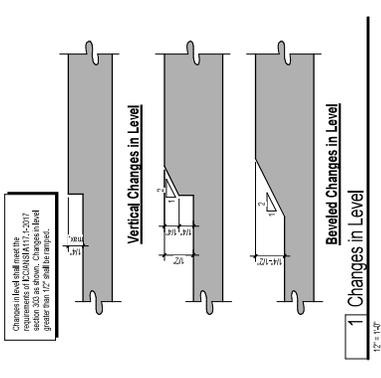
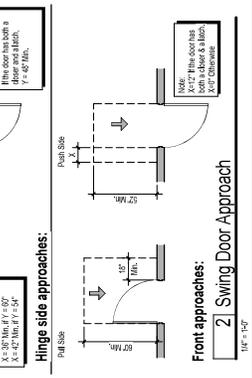
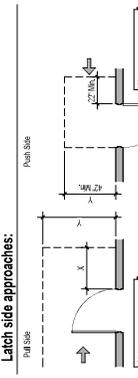
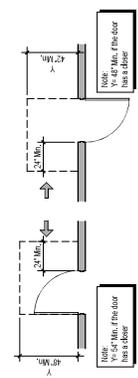
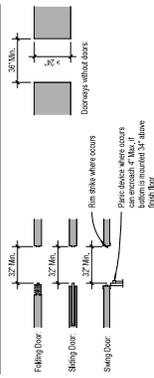
Title Sheet  
January 28, 2022  
H-K Project No: 2116  
**G100**







- Notes:**
- Dimensions & clearance shall be in accordance with applicable code requirements.
  - All doors in advance and recessed shall comply with dimensions for front approaches.



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F 775-332-6642  
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**Carson City Fleet Services  
Tire and Welding Shop**

3505 Butti Way  
Carson City, NV 89701

January 28, 2022  
H-K Project No: 2116  
**G301**

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January 28, 2022  
H-K Project No: 2116  
**G301**

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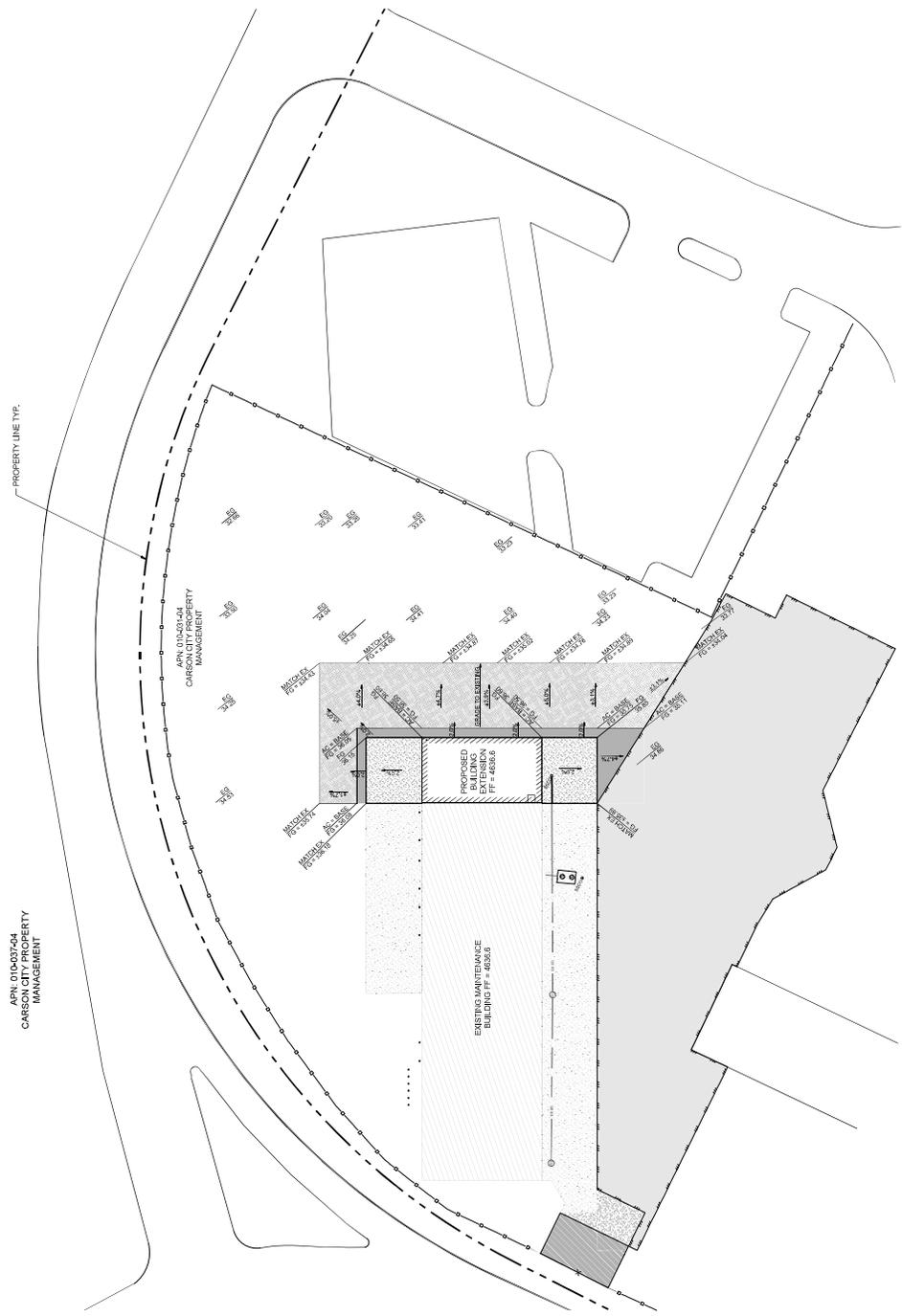
**Carson City Fleet Services  
Tire and Welding Shop**

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Carson City, NV 89701

January 28, 2022  
H-K Project No: 2116  
**G301**







0 30 60  
 22x34 SHEETS = HORIZONTAL, 11x37  
 11x17 SHEETS = HORIZONTAL, 11x40



Site - Grading  
 February 7, 2022  
 H+K Project No: 2116  
**C300**

**Carson City Fleet Services  
 Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701

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 5485 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89511-2202  
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 Hkarchitects.com

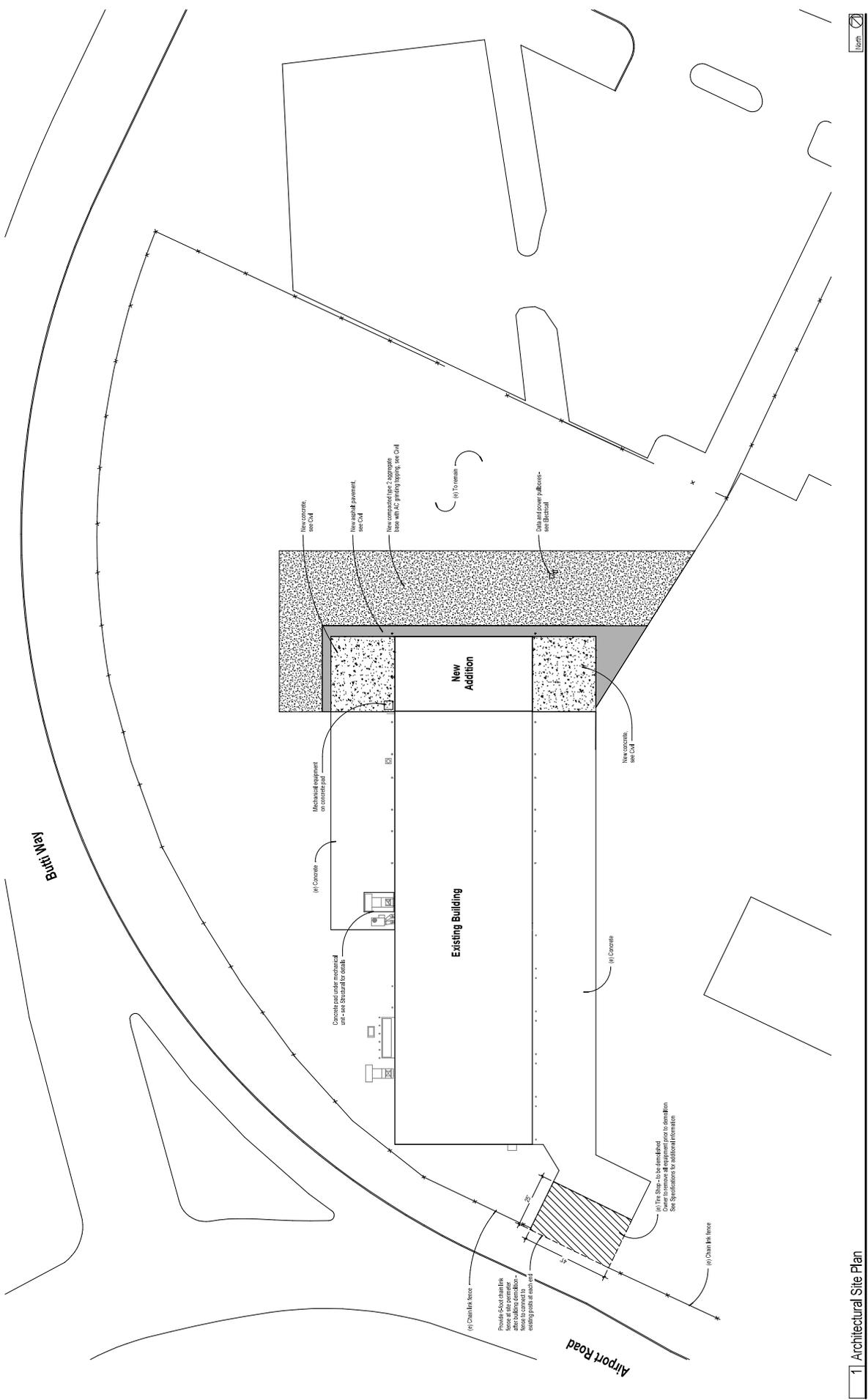


Professional Seal    Date    Revision

**FOR REVIEW**

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Architectural Site Plan  
 January 28, 2022  
 H-K Project No: 2116  
**A100**

**Carson City Fleet Services  
 Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701

**H-K ARCHITECTS**  
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Professional Seal	Date	Revision



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1 Architectural Site Plan  
 1" = 30'-0"





Equipment Plan

January 28, 2022  
H-K Project No: 2116

**A101A**

**Carson City Fleet Services  
Tire and Welding Shop**

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Revision

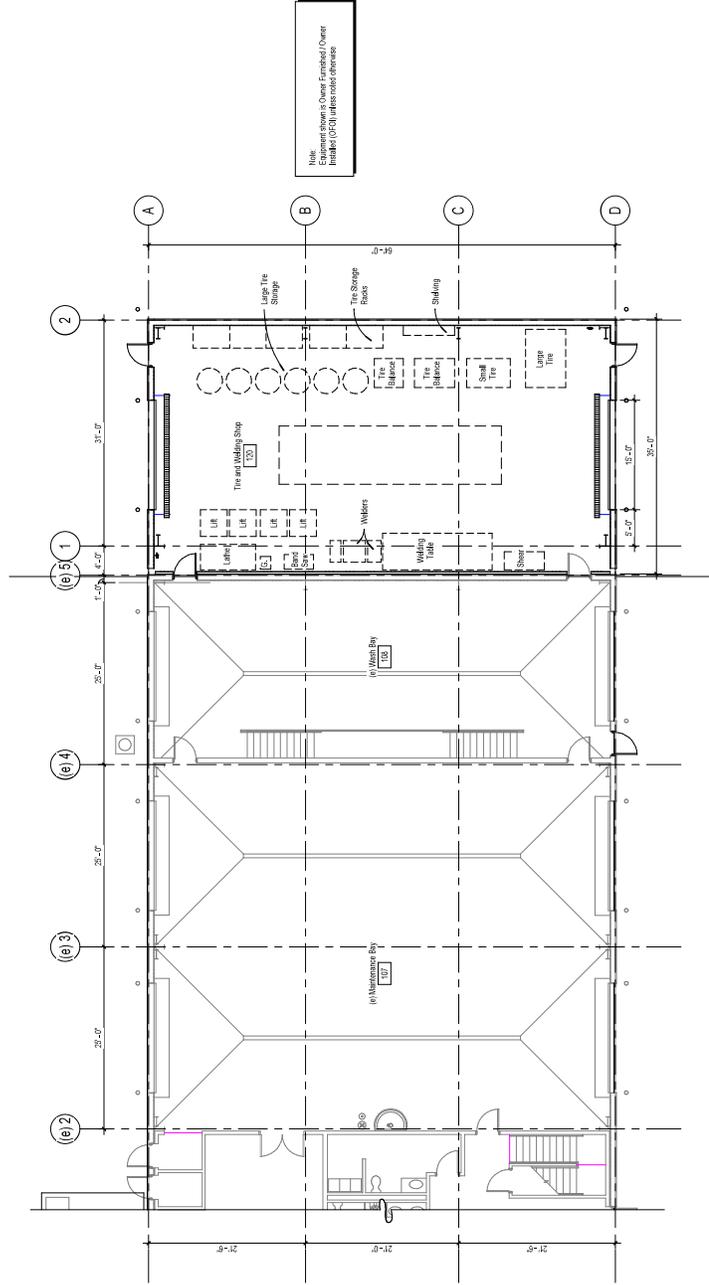
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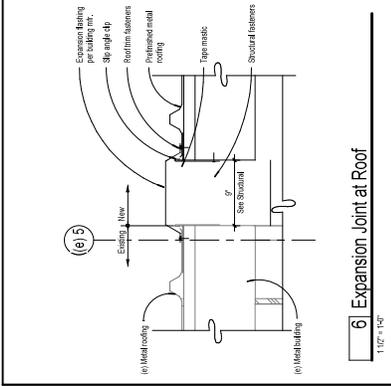
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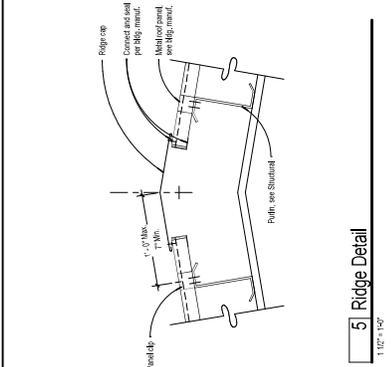
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1 Equipment Plan

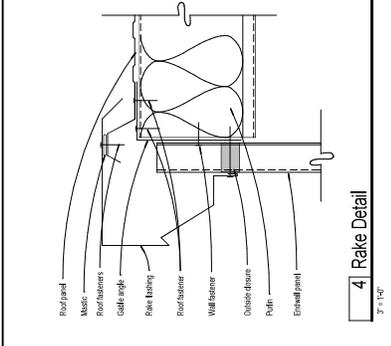




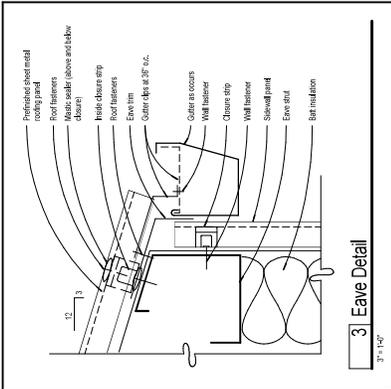
6 Expansion Joint at Roof  
1 1/2\"/>



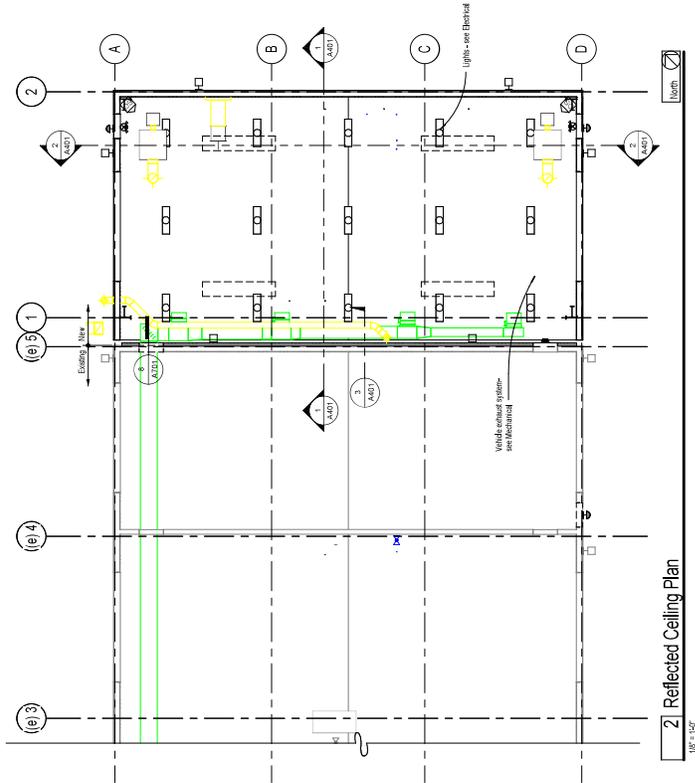
5 Ridge Detail  
1 1/2\"/>



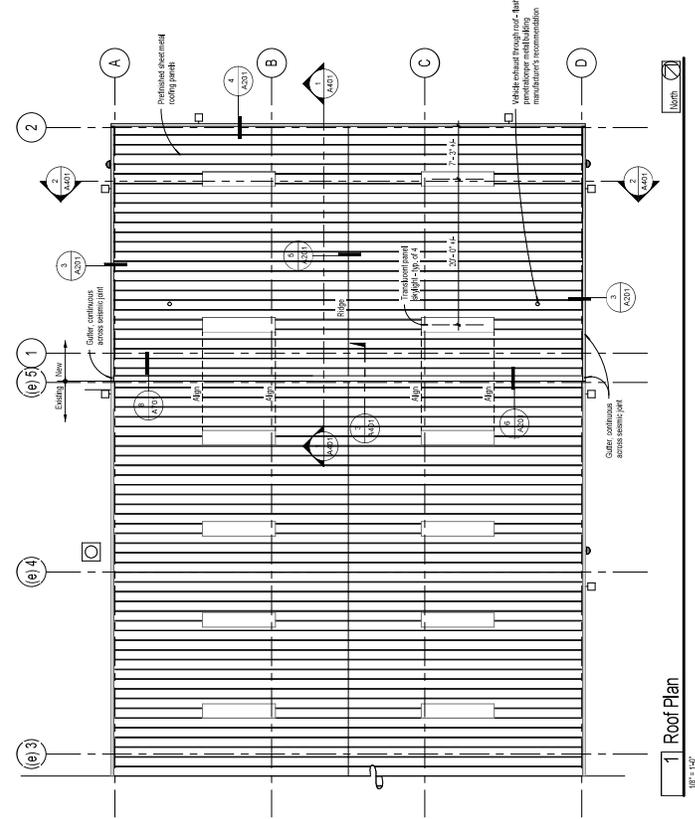
4 Rake Detail  
3\"/>



3 Eave Detail  
3\"/>



2 Reflected Ceiling Plan  
18\"/>



1 Roof Plan  
18\"/>

Professional Seal: A circular seal for the Nevada State Board of Professional Engineers and Surveyors. The seal contains the text: 'NEVADA STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS', 'LICENSE NO. 1-282-2', 'DATE OF EXPIRATION: 12/31/2023', and 'STATE OF NEVADA'. The seal is stamped over a signature and date.

Professional Seal	Date	Revision

Consultant:

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 Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701

Roof Plan, Reflected  
 Ceiling Plan and Details  
 January 28, 2022  
 H-K Project No: 2116



**A201**

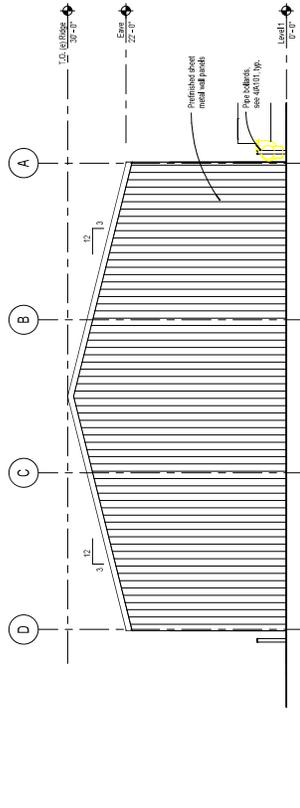


Exterior Elevations  
 January 28, 2022  
 H-K Project No: 2116  
**A301**

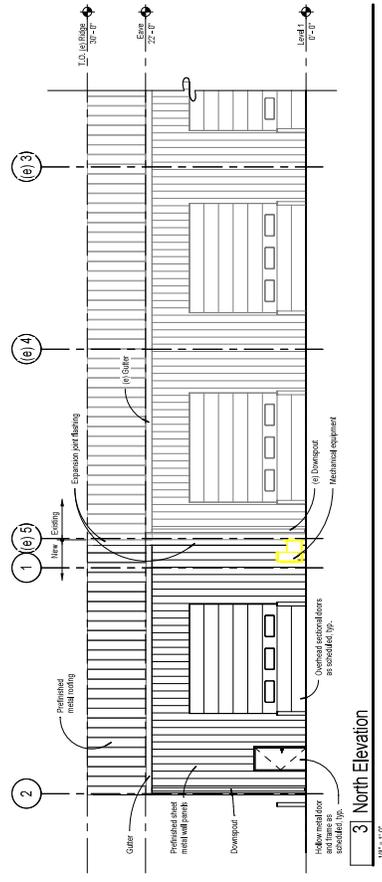
**Carson City Fleet Services  
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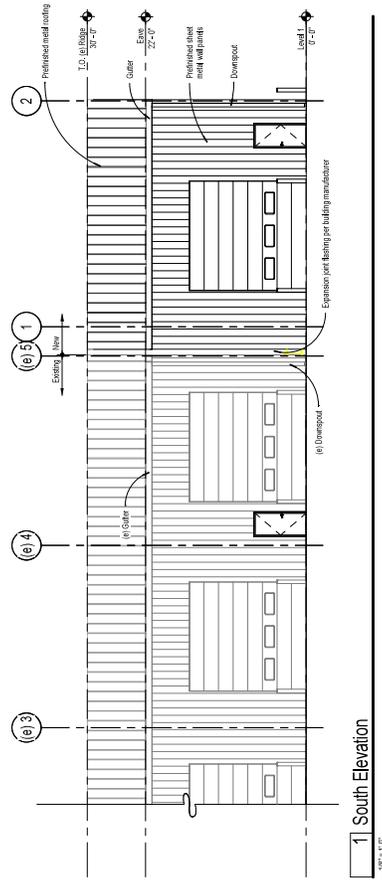
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 Reason  
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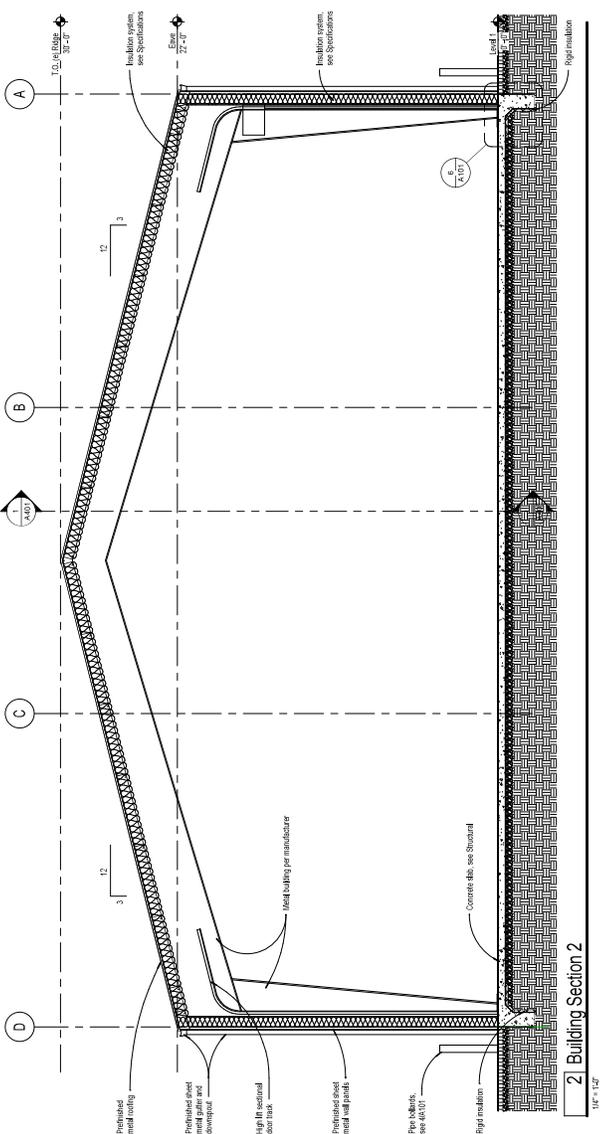
**2 | East Elevation**  
 1/8" = 1'-0"



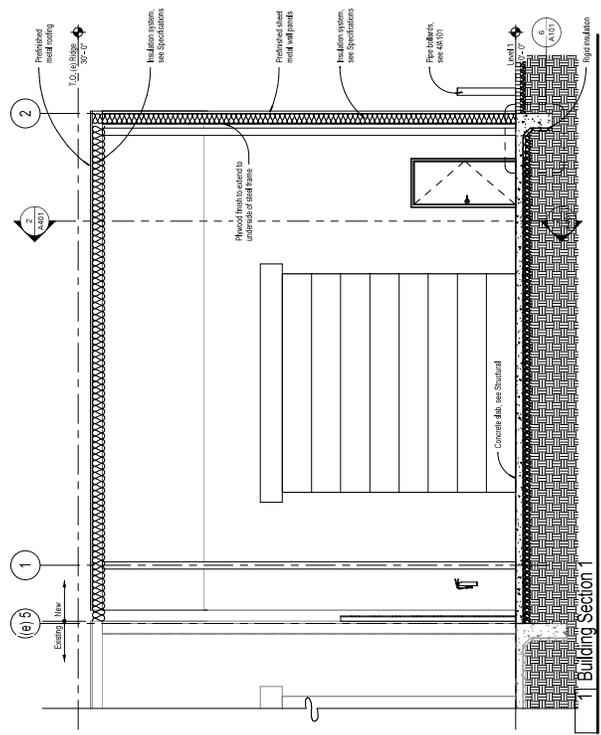
**3 | North Elevation**  
 1/8" = 1'-0"



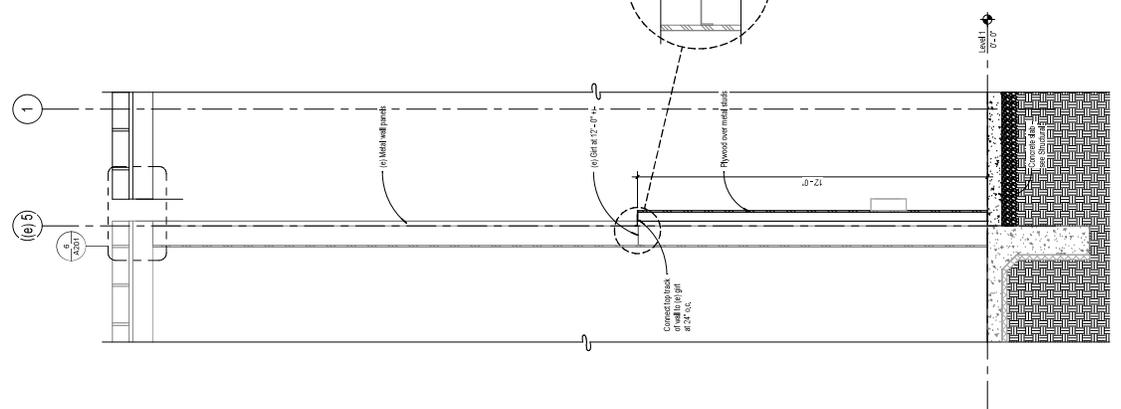
**1 | South Elevation**  
 1/8" = 1'-0"



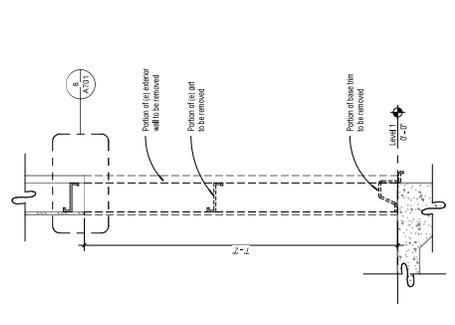
2 | Building Section 2  
Scale: 1/4" = 1'-0"



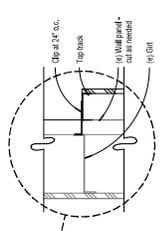
1 | Building Section 1  
Scale: 1/4" = 1'-0"



3 | Wall Section 1  
Scale: 1/4" = 1'-0"



4 | Section at Demolition for New Door  
Scale: 1/4" = 1'-0"



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Building Sections and Wall Sections

January 28, 2022  
H-K Project No: 2116  
**A401**

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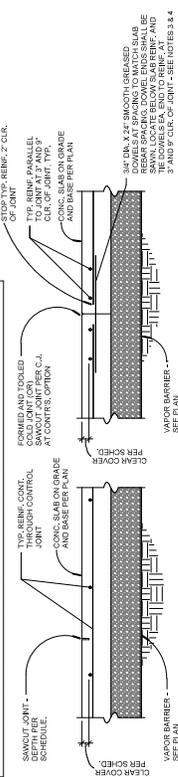




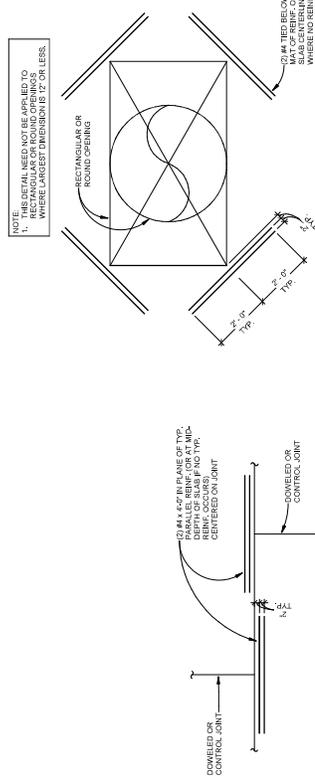


**NOTES:**

- CHAMFER HEIGHTS FOR REBAR SHALL BE TO UNDERSIDE OF LOWER REBAR AND SHALL EQUAL SLAB THICKNESS MINUS MINOR CHAMFER HEIGHTS. TYPICAL REBAR BARRIERS SHALL BE INCLUDED ON SHOP DRAWINGS FOR APPROVAL.
- REBAR SHALL BE PLACED IN ACCORDANCE WITH THE REBAR SCHEDULE. REBAR SHALL BE PLACED IN ACCORDANCE WITH THE SCHEDULE OF SLAB CONTROL JOINTS AND DOWELED JOINTS. THE SPACING OF JOINTS SHALL COMPLY WITH THE REQUIREMENTS OF THIS DETAIL.
- REINFORCING BARRIERS TO SECURE ALL DOWELS IN PLACE UNLESS AN ALTERNATE MEANS OF SECURING THE DOWELS, AS REQUESTED BY THE CONTRACTOR IS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. REINFORCING BARRIERS SHALL BE PLACED IN ACCORDANCE WITH THE REBAR SCHEDULE.
- AT CONTRACTOR'S OPTION, SMOOTH ROUND DOWELS MAY BE REPLACED WITH TAPERED DIAMOND PLATE DOWEL. LENGTH TO WIDTH RATIO OF SLAB BETWEEN JOINTS SHALL NOT EXCEED 1.5:1.

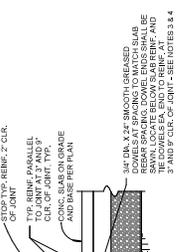


1. TYP. SLAB CONTROL JOINT (C.J.) AND DOWELED JOINT (D.J.)  
NO SCALE

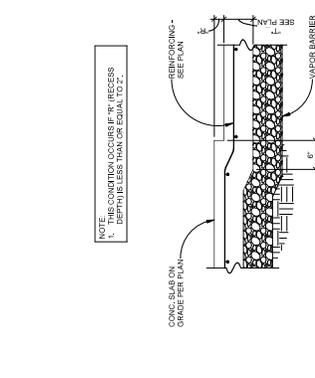


2. DOWELED JOINT (D.J.) INTERSECTION  
NO SCALE

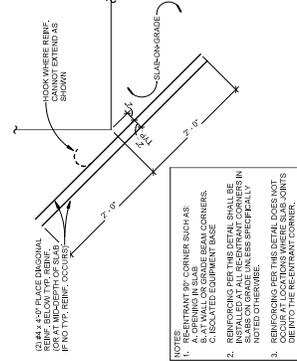
JOINT SCHEDULE		
SLAB THICKNESS	8"	JOINT DEPTH
BAR CLEARANCE FROM TOP	2"	1 1/2"



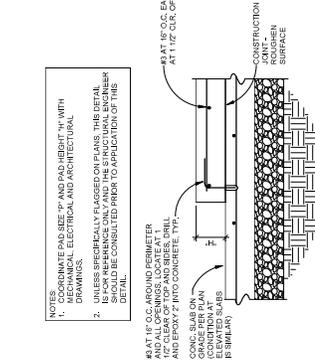
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NO SCALE



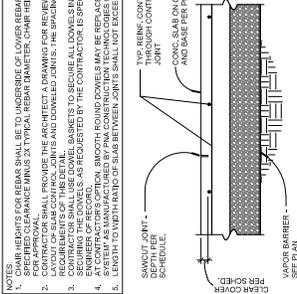
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NO SCALE



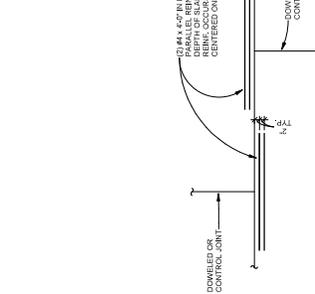
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NO SCALE



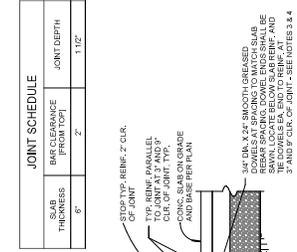
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NO SCALE



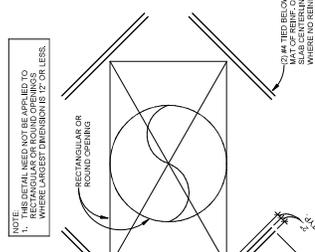
7. TYP. RECESSED SLAB-ON-GRADE  
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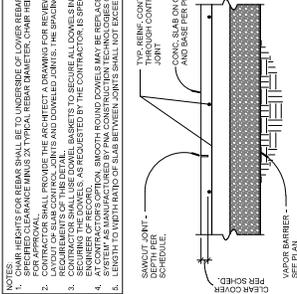
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NO SCALE



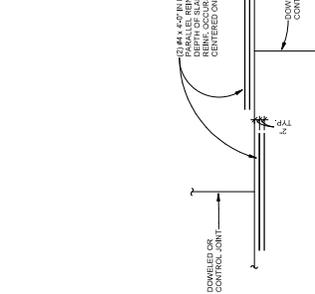
9. TYP. MECH. EQUIPMENT PAD  
NO SCALE



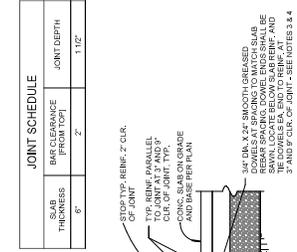
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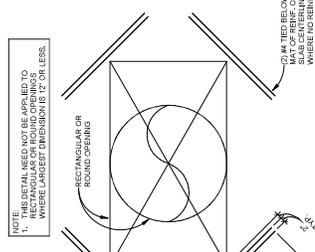
11. TYP. INTERIOR EQUIPMENT PAD  
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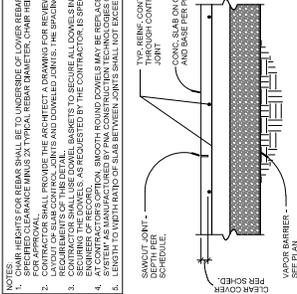
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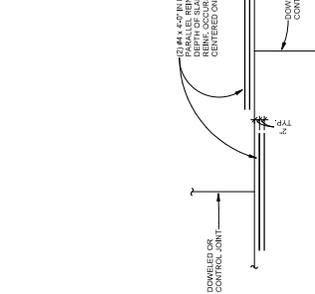
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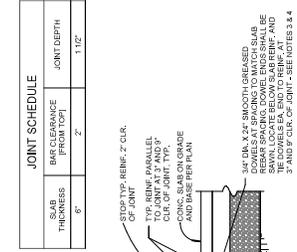
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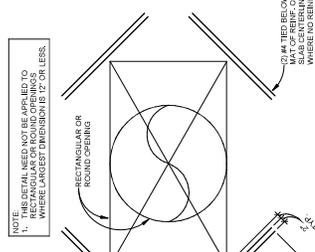
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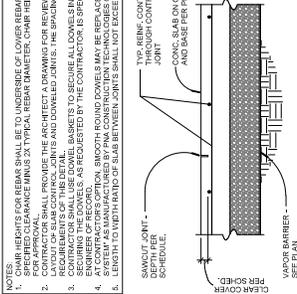
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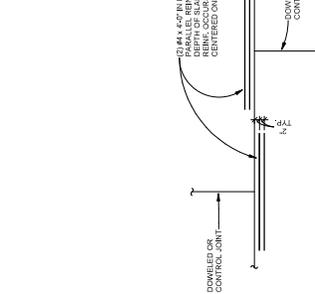
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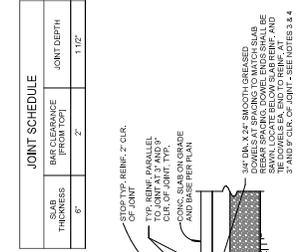
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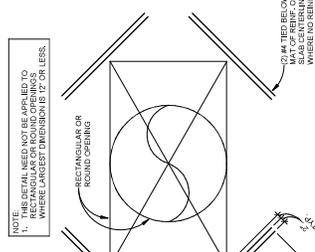
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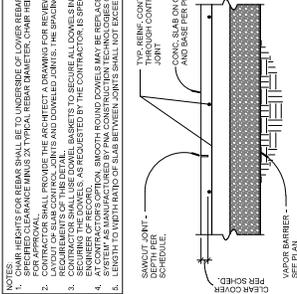
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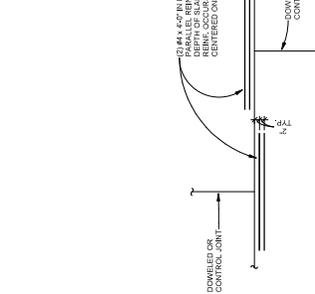
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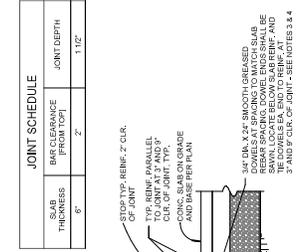
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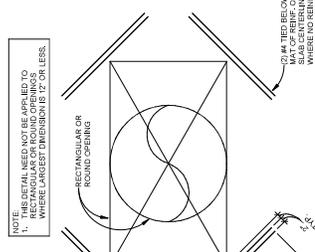
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NO SCALE



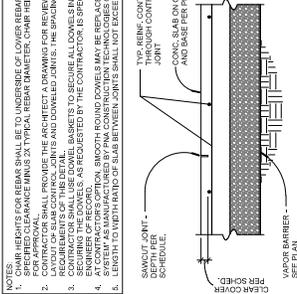
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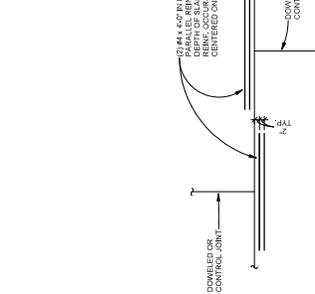
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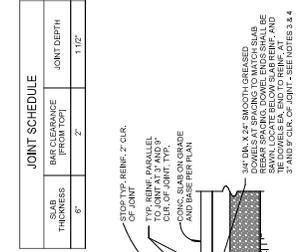
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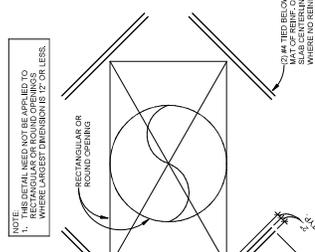
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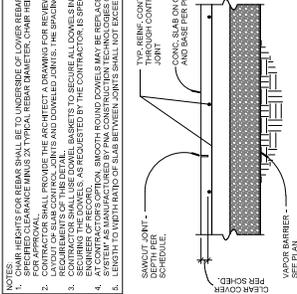
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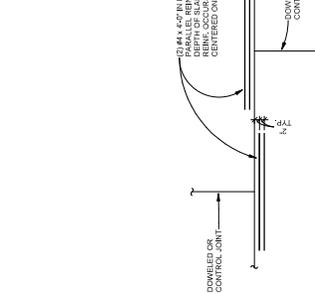
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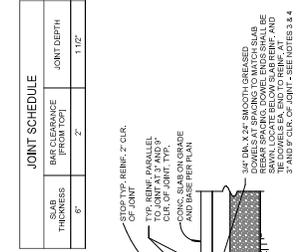
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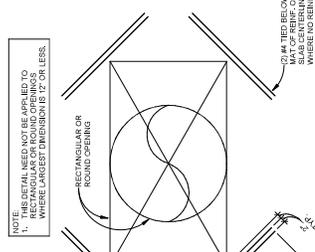
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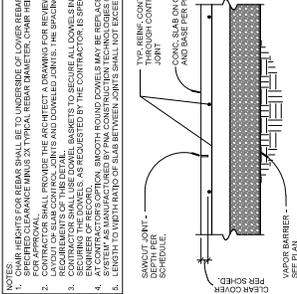
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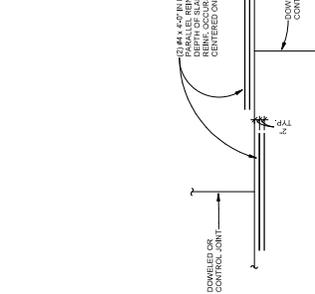
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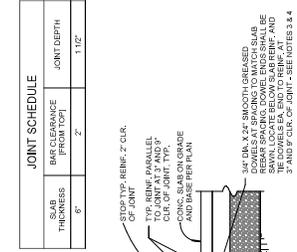
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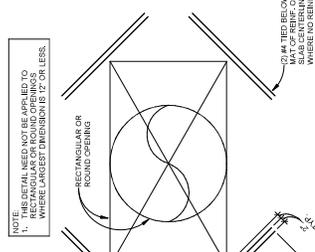
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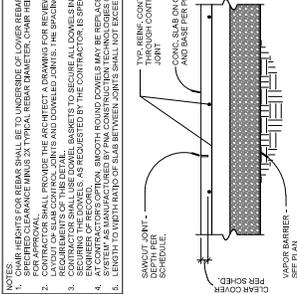
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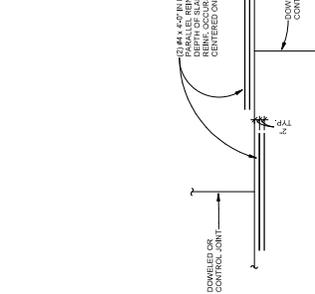
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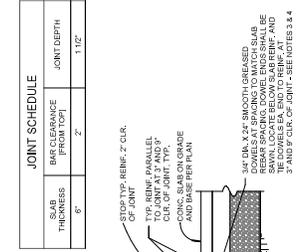
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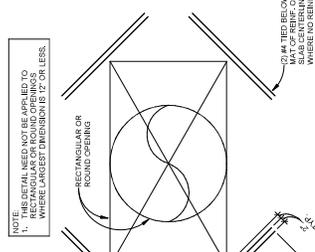
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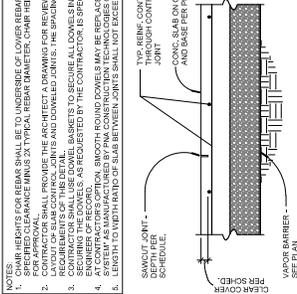
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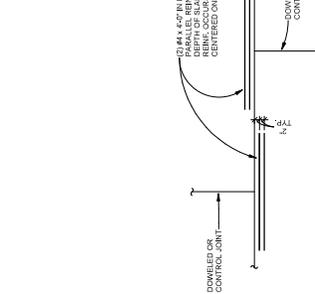
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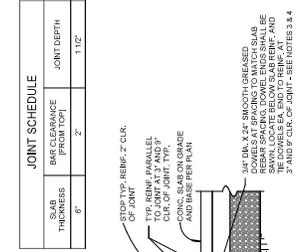
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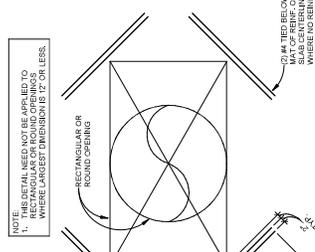
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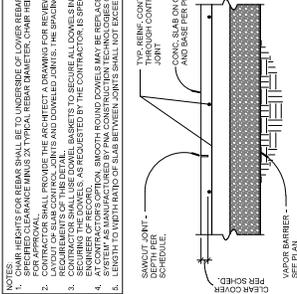
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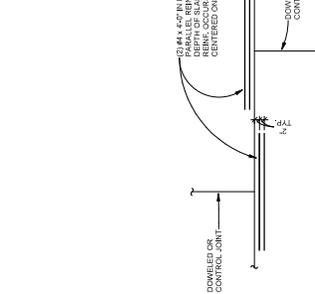
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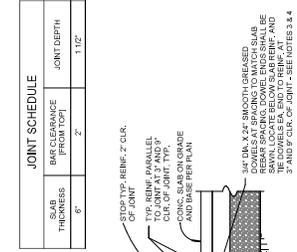
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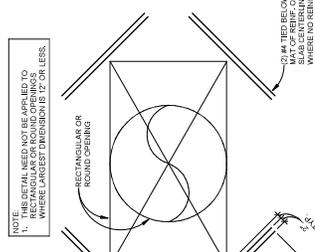
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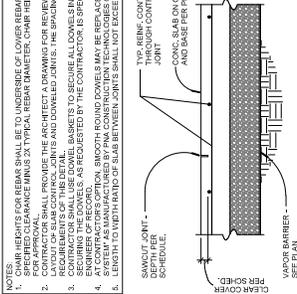
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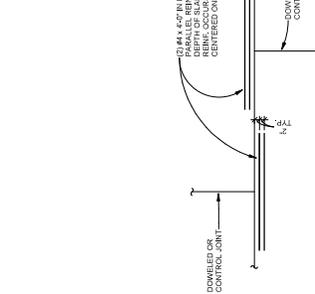
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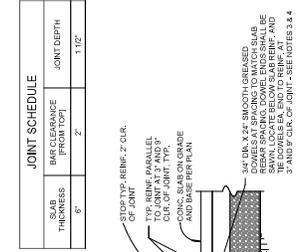
50. TYP. CONCRETE CHAMFER  
NO SCALE



51. TYP. CONCRETE CHAMFER  
NO SCALE



52. TYP. CONCRETE CHAMFER  
NO SCALE





- NOTES - FOUNDATION PLAN**
- DATE: 11/15/2022. 8:00 AM. TOP OF FOOTING = +1.0' TYP. U.A.O.
  - CONTRACTOR TO PROVIDE CONCRETE SLAB ON GRADE DOWEL AND CONTROL JOINTS PER TYPICAL DETAILS.
  - VERIFY AND COORDINATE ALL OPENINGS AND PENETRATIONS THROUGH CONCRETE SLAB ON GRADE.
  - CONTRACTOR TO GENERAL PROGRESS FLOOR, BASED FLOOR, AND SCHEDULED FLOOR LOCATIONS, DIMENSION, DEPTH, ETC.
  - CONTRACTOR TO PROVIDE TYPICAL DETAILS FOR CONCRETE FOOTING DEPTH ROUTING OF (N) BARRING AND (S) BARRING AND (S) BARRING PER TYPICAL DETAILS.
  - HARRIS AND FOOTINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR TO DETERMINE COLUMN REINFORCEMENT AND COLUMN REINFORCEMENT ARE SUBMITTED.

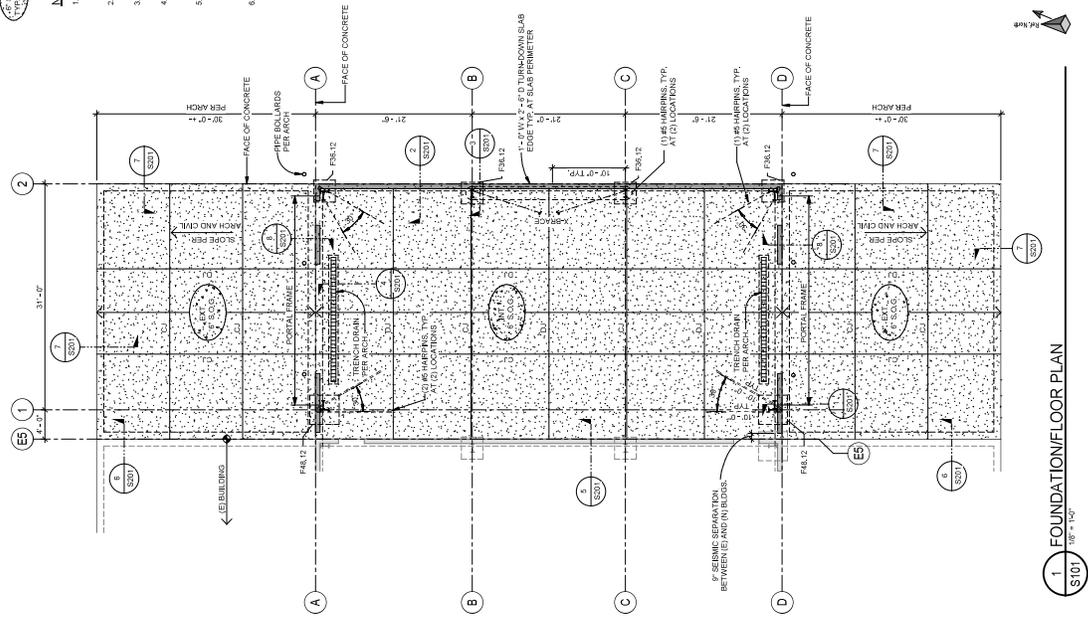
**SPREAD FOOTING SCHEDULE**

MARK	SIZE	REINFORCING	NOTES
FK12	3'-0" SQ. 1' DEEP	BOTTOM (4) #4 EA. WAY	--
FK13	4'-0" SQ. 1' DEEP	BOTTOM (6) #4 EA. WAY	--

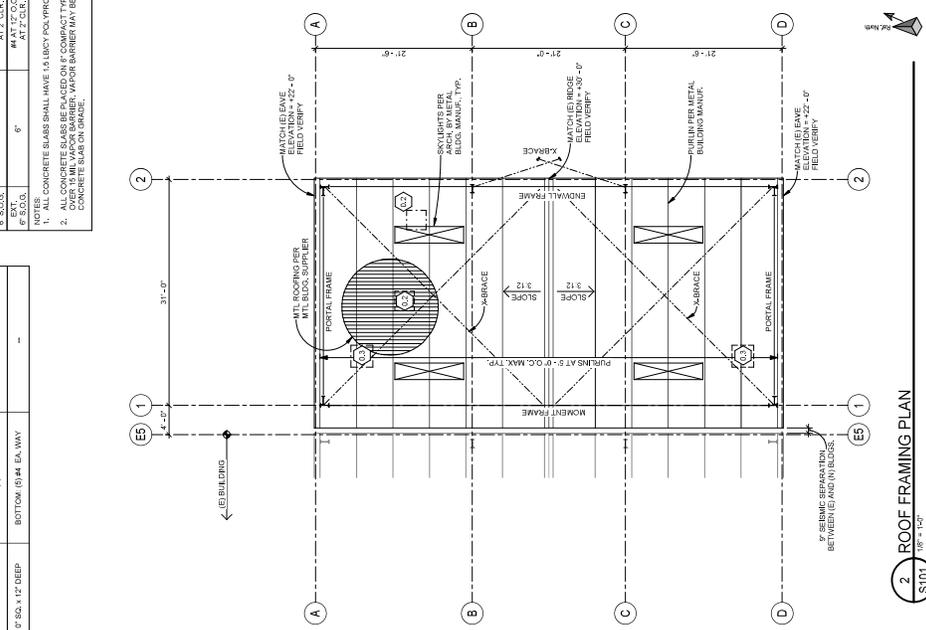
**SLAB ON GRADE SCHEDULE**

MARK	SIZE	REINFORCING	NOTES
8 S.O.G.	6"	#AT 12" O.C. EA. WAY	--
8 S.O.G.	6"	#AT 12" O.C. EA. WAY	--

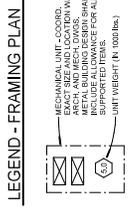
1. ALL CONCRETE SLABS SHALL HAVE 1% LRVY POLYPROPYLENE FIBERS.  
 2. ALL CONCRETE SLABS BE PLACED ON F. COMPACT TYPE AGGREGATE BASE OVER 10 MIL VAPOR BARRIER. VAPOR BARRIER MAY BE OMITTED AT EXTERIOR CONCRETE SLAB ON GRADE.



**1 FOUNDATION FLOOR PLAN**  
 1/8" = 1'-0"



**2 ROOF FRAMING PLAN**  
 1/8" = 1'-0"



**W E**

**Will Engineering LLC**  
 711 Meadows Parkway, Suite A-9  
 Reno, NV 89521  
 Phone: (775) 560-6554

**H-K ARCHITECTS**  
 5485 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89311-2202  
 P 775-332-6640  
 F 775-332-6642  
 hkaarchitects.com

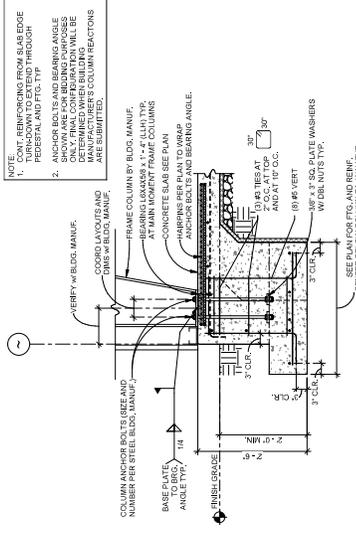
**Professional Seal**

**STATE OF NEVADA**  
 ARCHITECTS  
 No. 60022  
 Exp. 6/30/22

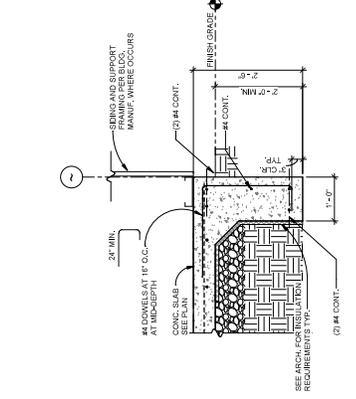
**PLANS**

January 28, 2022

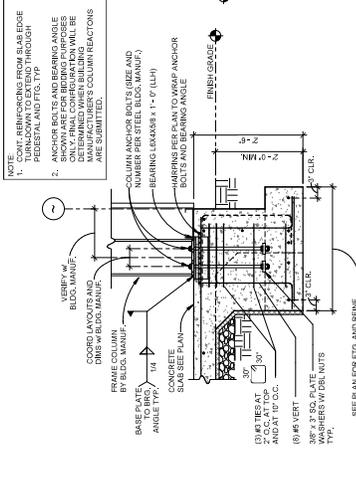
**S101**



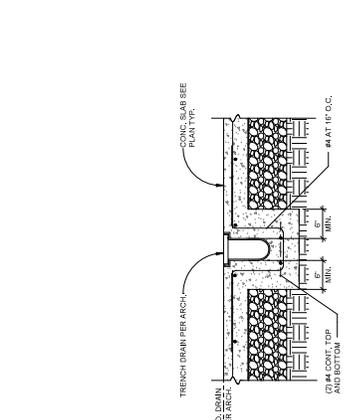
**1** MOMENT FRAME COLUMN FOOTING  
3/4" = 1'-0"



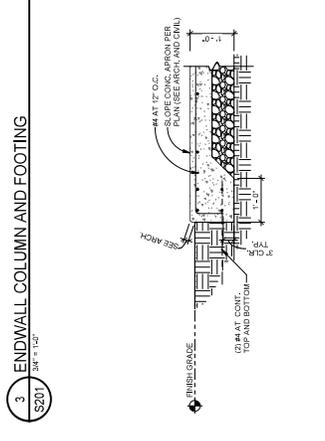
**2** TURN-DOWN SLAB EDGE  
3/4" = 1'-0"



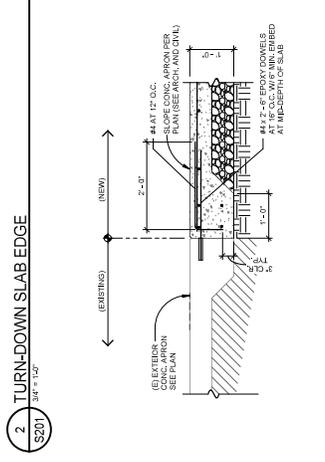
**3** ENDWALL COLUMN AND FOOTING  
3/4" = 1'-0"



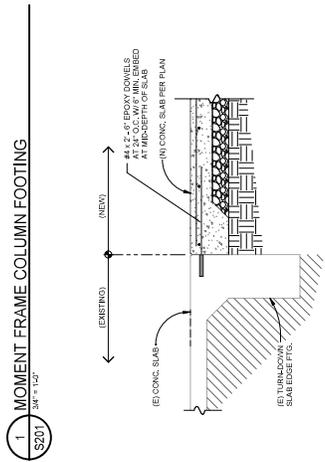
**4** INTERIOR TRENCH DRAIN  
3/4" = 1'-0"



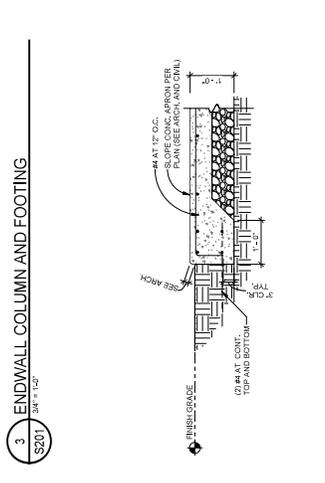
**5** NEW TO EXISTING SLAB  
3/4" = 1'-0"



**6** JOINT AT (N) TO (E) APRON SLABS  
3/4" = 1'-0"



**7** THICKENED EDGE AT APRON SLAB  
3/4" = 1'-0"

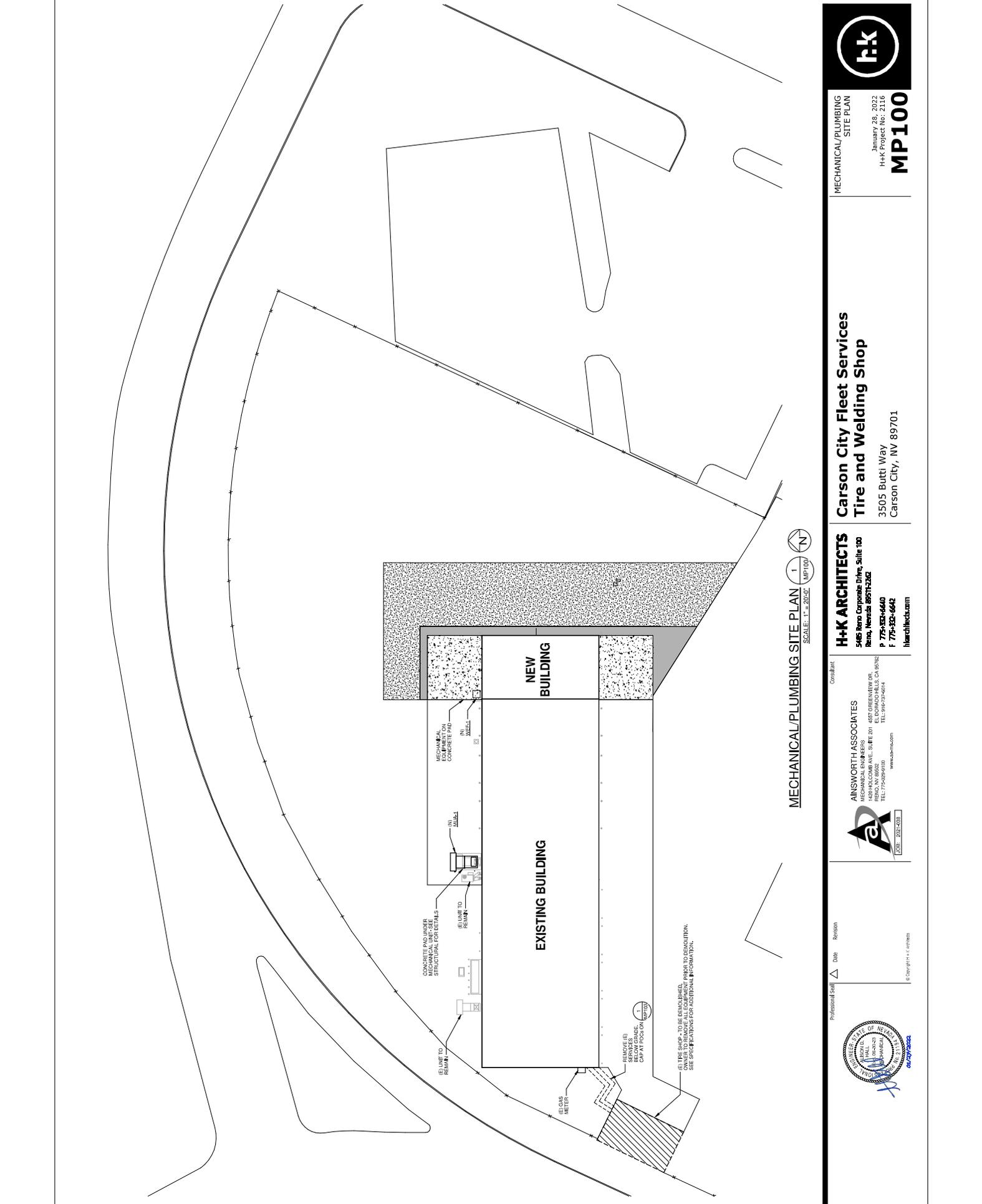


**8** APRON TO BUILDING SLAB  
3/4" = 1'-0"

**NOTE:** REINFORCING FROM SLAB EDGE PEDISTAL AND FTG. TYP. SHALL BE EXTENDED THROUGH THE ENTIRE DEPTH OF THE FOOTING. ONLY FINAL COORDINATION WILL BE MANUFACTURER'S COLUMN REACTIONS ARE SUBMITTED.

**NOTE:** REINFORCING FROM SLAB EDGE PEDISTAL AND FTG. TYP. SHALL BE EXTENDED THROUGH THE ENTIRE DEPTH OF THE FOOTING. ONLY FINAL COORDINATION WILL BE MANUFACTURER'S COLUMN REACTIONS ARE SUBMITTED.





MECHANICAL/PLUMBING  
SITE PLAN  
January 28, 2022  
H-K Project No: 2116  
**MP100**

**Carson City Fleet Services  
Tire and Welding Shop**  
3505 Butti Way  
Carson City, NV 89701

**H-K ARCHITECTS**  
5445 Reno Corporate Drive, Suite 100  
Reno, Nevada 89512-1222  
P 775-833-6640  
F 775-833-6642  
hkarchitects.com

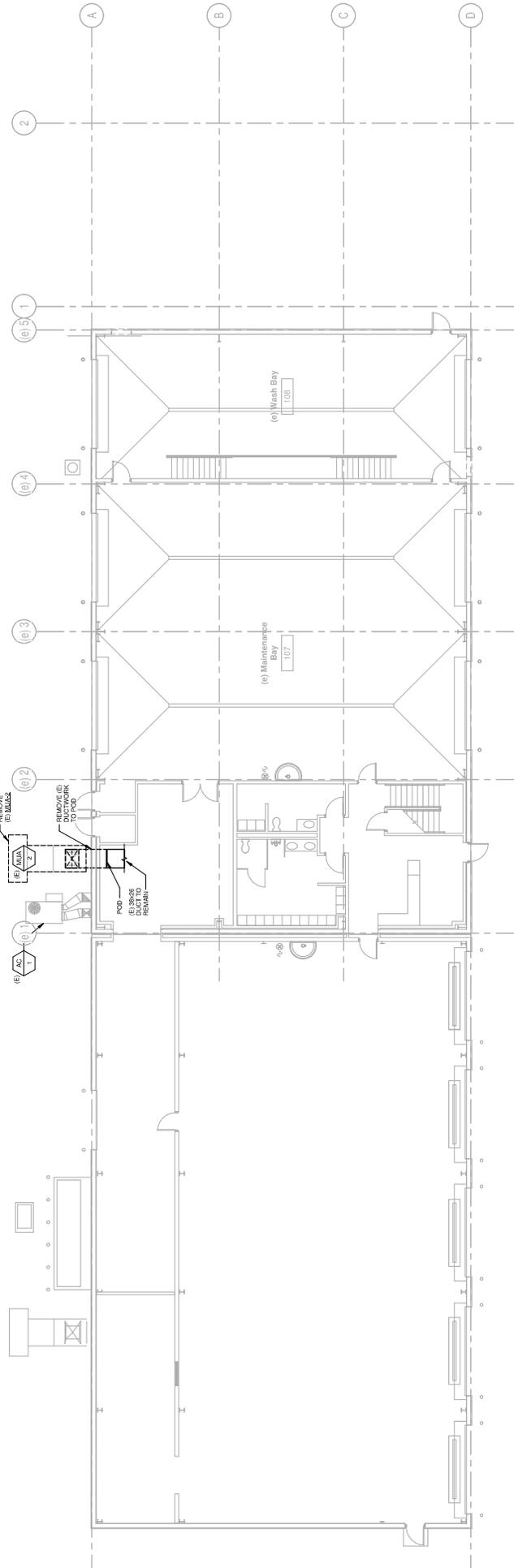
**AINS WORTH ASSOCIATES**  
MECHANICAL ENGINEERS  
1500 S. VULCAN AVE., SUITE 201  
RENO, NV 89502  
TEL: 775-209-9100  
www.ainsworth.com



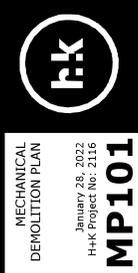
Professional Seal    Date    Reason



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MECHANICAL DEMOLITION FLOOR PLAN 1  
 SCALE: 1/8" = 1'-0"  
 MP1017



MECHANICAL DEMOLITION PLAN  
 January 28, 2022  
 H-K Project No: 2116  
**MP101**

**Carson City Fleet Services  
 Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701

**H-K ARCHITECTS**  
 5405 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89512-1222  
 P 775-333-6640  
 F 775-333-6642  
 hkarchitects.com

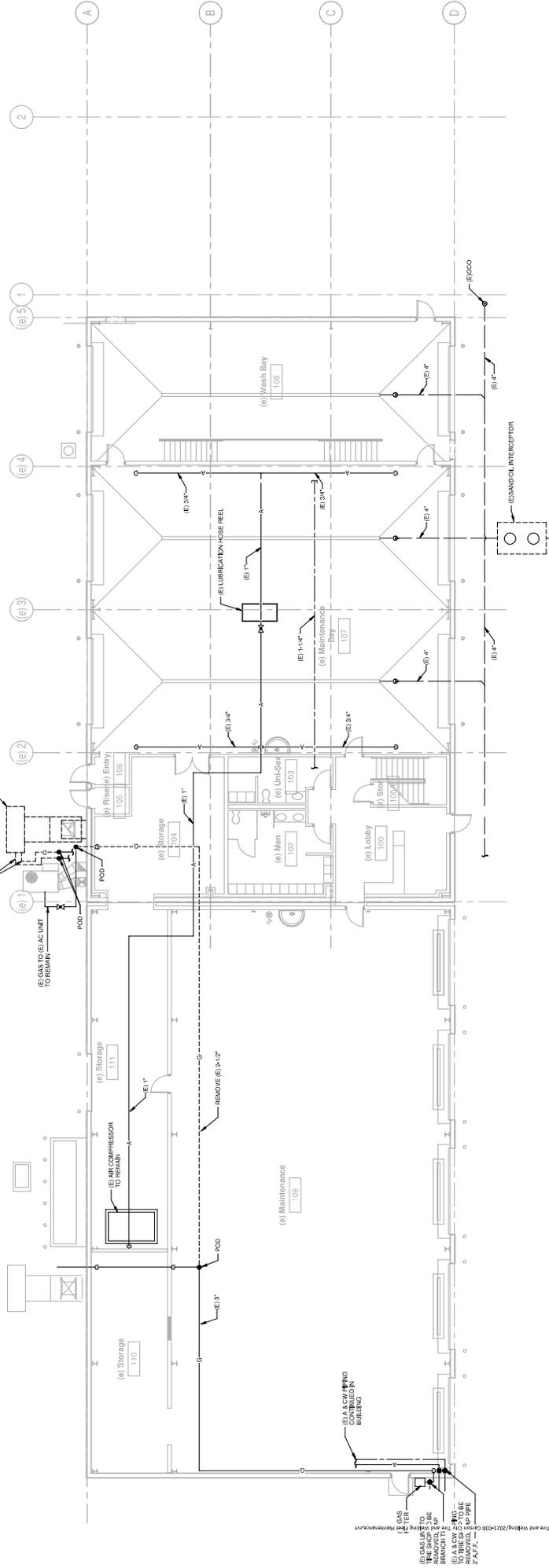
Consultant  
**AINSWORTH ASSOCIATES**  
 MECHANICAL ENGINEERS  
 5405 Reno Corporate Drive, Suite 100  
 Reno, NV 89512  
 TEL: 775-339-9180  
 www.ainworth.com



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PLUMBING DEMOLITION FLOOR PLAN 1/16  
 SCALE: 1/8" = 1'-0"  
 (North Arrow)

**H-K**  
 PLUMBING DEMOLITION PLAN  
 January 28, 2022  
 H-K Project No: 2116  
**MP103**

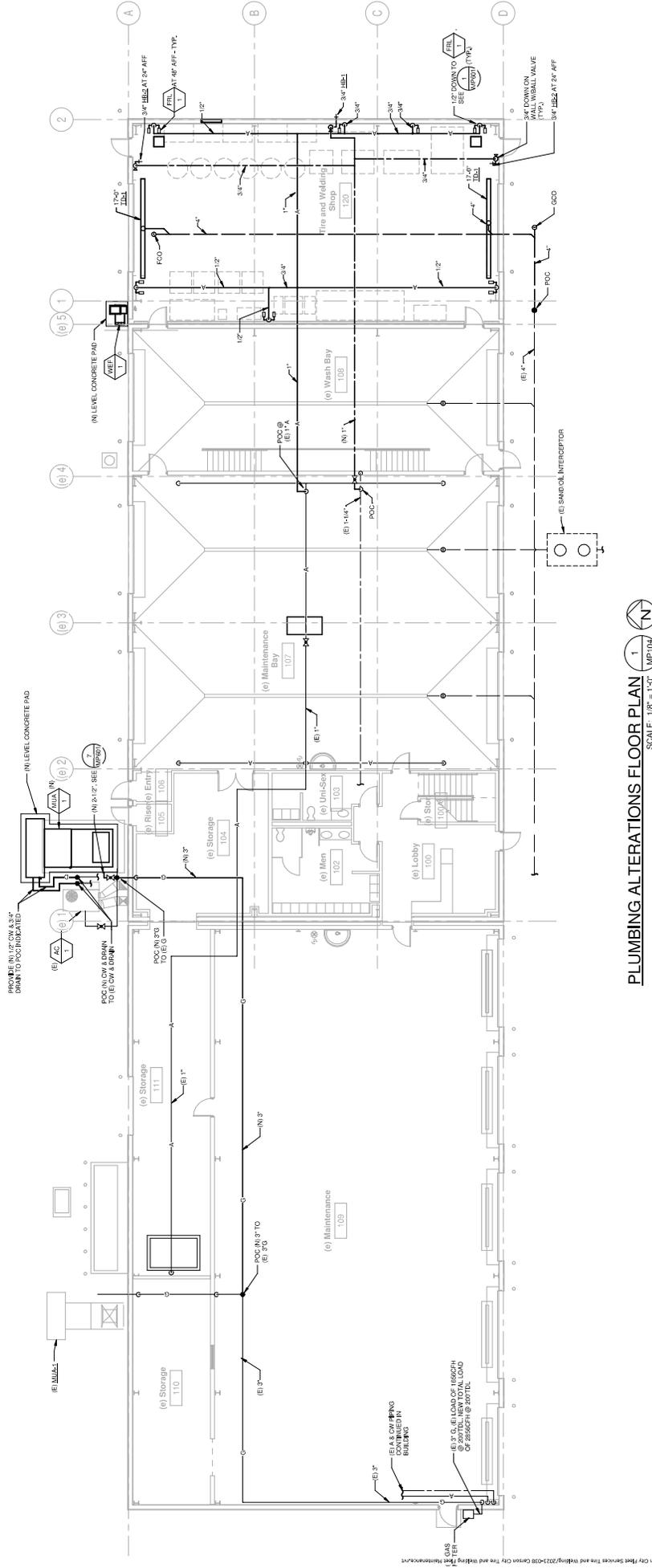
**Carson City Fleet Services  
 Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701

**H-K ARCHITECTS**  
 5405 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89512-1202  
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 F 775-333-6642  
 hkarchitects.com

**AINS WORTH ASSOCIATES**  
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 5405 Reno Corporate Drive, Suite 100  
 Reno, NV 89512  
 TEL: 775-339-8100  
 www.ainsworth.com



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 1/27/2022 4:30:29 PM  
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PLUMBING ALTERATIONS FLOOR PLAN (1/1) MP104  
 SCALE: 1/8" = 1'-0"

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 5405 New Corporate Drive, Suite 100  
 Reno, Nevada 89512  
 P 775-333-6640  
 F 775-333-6642  
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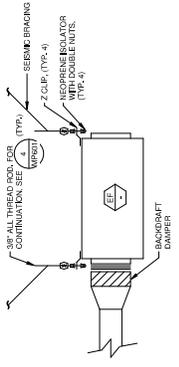
**H-K ARCHITECTS**  
 3405 New Corporate Drive, Suite 100  
 Reno, Nevada 89512  
 P 775-333-6640  
 F 775-333-6642  
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PLUMBING FLOOR PLAN  
 January 28, 2022  
 H-K Project No: 2116  
**MP104**

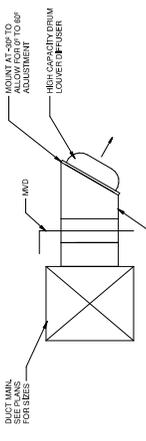
**Carson City Fleet Services**  
**Tire and Welding Shop**  
 3505 Butti Way  
 Carson City, NV 89701



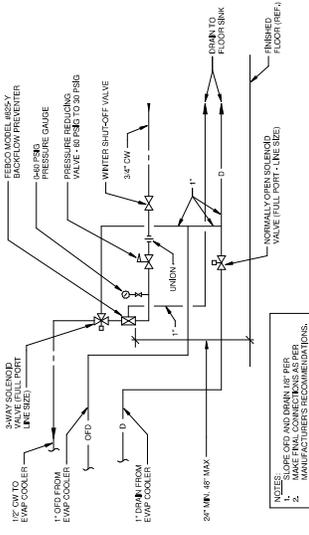


NOTE:  
REFERENCE STRUCTURAL DRAWING FOR  
SUPPORT REQUIREMENTS.

**INLINE EXHAUST FAN** (3)  
SCALE: NONE (MP601)

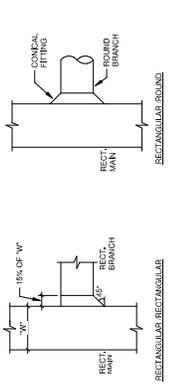


**HIGH CAPACITY DIFFUSER** (6)  
SCALE: NONE (MP601)

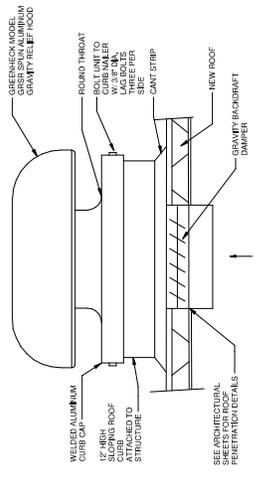


NOTES:  
1. SLOPE GFD AND DRAIN 1/8" PER FOOT.  
2. SLOPE GFD AND DRAIN 1/8" PER FOOT.  
3. MANUFACTURER'S RECOMMENDATIONS.

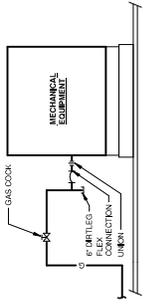
**MUA - EVAP COOLER PIPING** (8)  
SCALE: NONE (MP601)



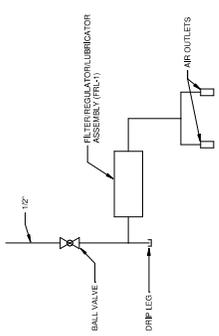
**TYPICAL BRANCH DUCTS** (2)  
SCALE: NONE (MP601)



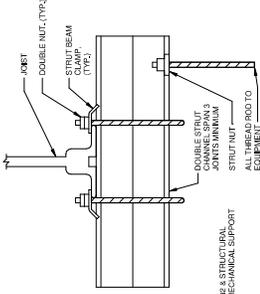
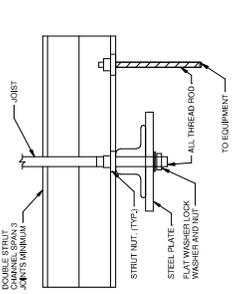
**RELIEF WEATHERHOOD** (5)  
SCALE: NONE (MP601)



**GAS PIPING CONNECTION** (7)  
SCALE: NONE (MP601)



**FILTER/REGULATOR/LUBRICATOR DETAIL** (1)  
SCALE: NONE (MP601)



NOTE:  
REFERENCE SHEET SIZE & STRUCTURAL JOINTS MINIMUM FOR MECHANICAL SUPPORT REQUIREMENTS.

**EXHAUST FAN SUPPORTS** (4)  
SCALE: NONE (MP601)





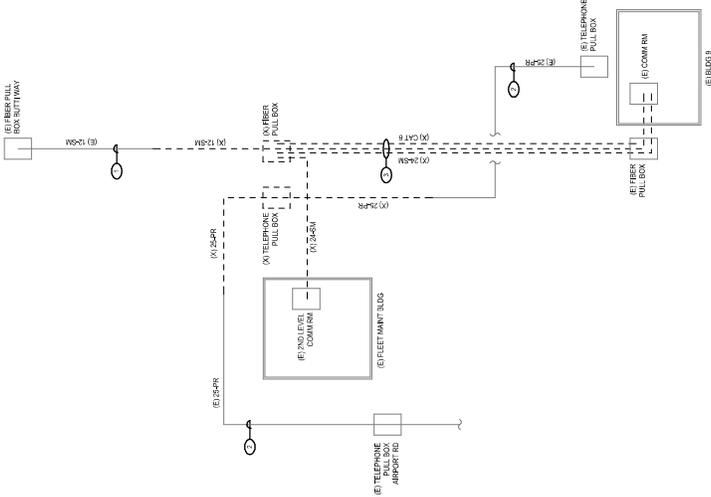












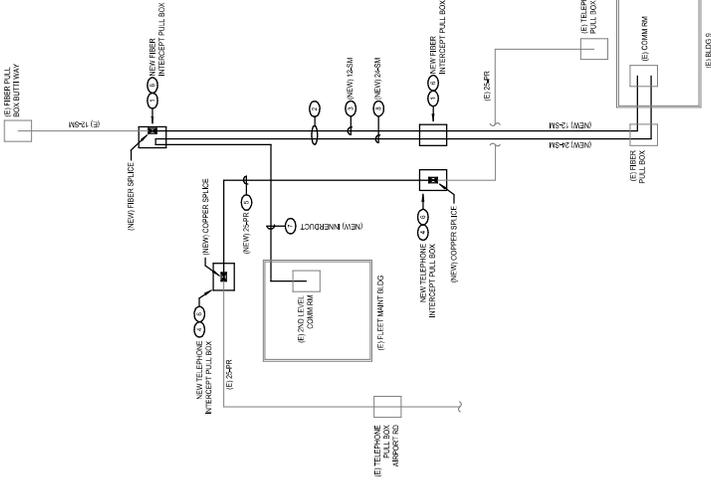
**A TELECOM BACKBONE ONELINE (DEMOLITION)**  
SCALE: NONE  
E007

**TELECOM BACKBONE ONELINE GENERAL NOTES (DEMOLITION)**

1. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.

**TELECOM BACKBONE ONELINE SHEET NOTES (DEMOLITION)**

- 1. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.
- 2. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.
- 3. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.



**B TELECOM BACKBONE ONELINE (NEW WORK)**  
SCALE: NONE  
E007

**TELECOM BACKBONE ONELINE SHEET NOTES (NEW WORK)**

- 1. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.
- 2. EXISTING TELEPHONE AND FIBER BOXES MUST REMAIN UNCHANGED UNLESS SHOWN OTHERWISE. ALL TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT. ALL EXISTING TELEPHONE AND FIBER BOXES MUST BE DEMOLISHED AND REMOVED FROM THE PROJECT.
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Professional Seal:

Revision: \_\_\_\_\_  
Date: \_\_\_\_\_

Carson City Tire and Welding Shop  
Expansion  
3505 Butti Way  
Carson City, NV 89701

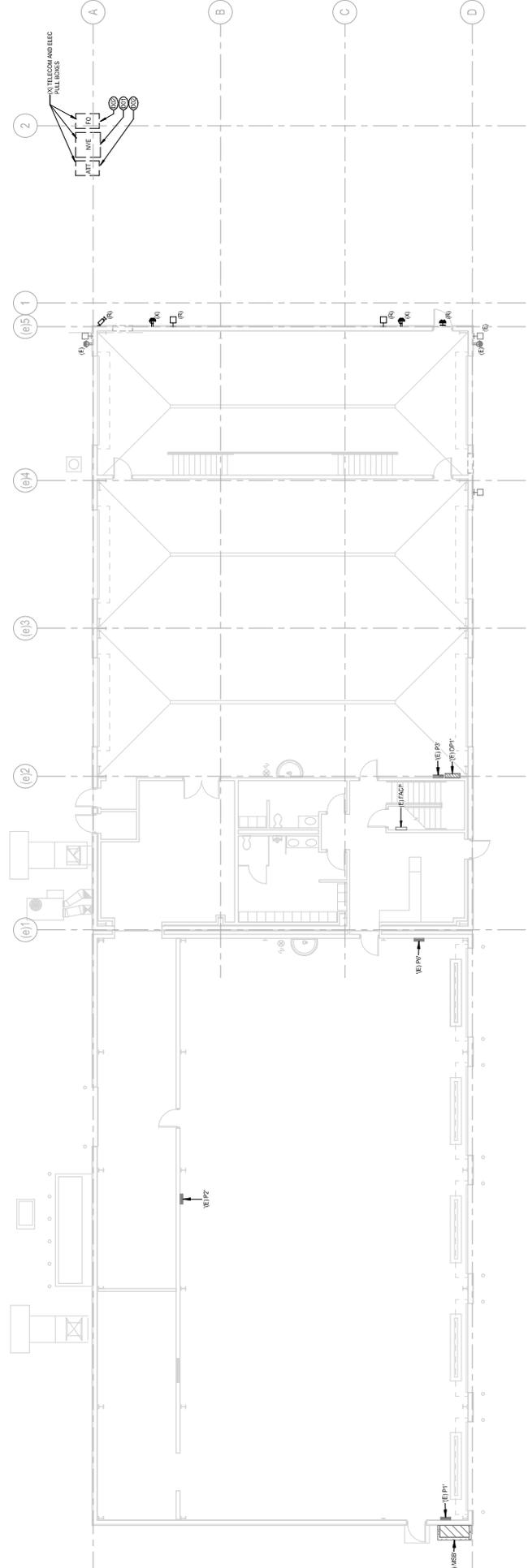
Telecom Onlines  
January 28, 2022  
**E007**

**GENERAL NOTES**

1. IN AND/OR BASE LINES INDICATE EXISTING EQUIPMENT TO BE REMOVED, IN AND/OR BASED LINES INDICATE EXISTING EQUIPMENT TO BE RELOCATED. IN AND/OR RAISED HOLLOW LINES INDICATE EXISTING EQUIPMENT TO BE REMOVED AND/OR RELOCATED TO THE INDICATED POSITION.
2. REMOVAL OF ALL EQUIPMENT DURING DEMOLITION SHALL BE OFFERED TO OWNER PRIOR TO DISPOSAL OR RELOCATION.
3. EXISTING WORK SHALL BE BASED ON AS-BUILT FIELD OBSERVATION AND RECONSTRUCTION RECORD DRAWINGS AND SHALL BE FIELD VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO START OF DEMOLITION WORK.
4. THE CONTRACTOR MAY SALVAGE AND REUSE EXISTING WIRING AND CONDUIT WHERE POSSIBLE. DAMAGED WIRING SHALL BE REMOVED AND REPLACED WITH NEW. ALL FIELD CONDITIONS AND REVISIONS SHALL BE SHOWN FOR PERMIT ONLY AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS. NEW INSTALLATIONS SHALL BE SHOWN CONFORMANT WITH ANY REGULATIONS INCLUDING PROVISIONS INDICATED WITHIN THESE PLANS.
5. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DISCARDED AND DAMAGED MATERIALS LEFT OVER FROM DEMOLITION AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO CONDUIT, FASTENERS, WIRING, AND OTHER ELECTRICAL MATERIALS. ALL MATERIALS TO BE REMOVED AND/OR CONCRETE TO BE ABANDONED IN PLACE. ALL ABANDONED CONDUIT SHALL BE CAPPED.

**SHEET NOTES**

- 001 EXISTING ELECTRICAL SERVICE MUST REMAIN IN OPERATION UNTIL WORK SHOWN ON SITE PLAN IS COMPLETED. CONTRACTOR SHALL CONSULT WITH EXISTING ELECTRICAL UTILITIES AND ASSOCIATED CONTRACTS TO COMPLETE ELECTRICAL DISCONNECTING EXISTING ELECTRICAL SERVICE.
- 002 EXISTING TELEPHONE AND CABLE SERVICE MUST REMAIN IN OPERATION UNTIL WORK SHOWN ON SITE PLAN IS COMPLETED. CONTRACTOR SHALL CONSULT WITH EXISTING TELEPHONE AND CABLE UTILITIES AND ASSOCIATED CONTRACTS TO COMPLETE DISCONNECTING EXISTING TELEPHONE AND CABLE SERVICE.



1 Electrical Demo Plan  
Scale: 1/8" = 1'-0"

**H-K**  
Electrical Demolition  
January 28, 2022  
**E101**

**Carson City Tire and Welding Shop Expansion**  
3505 Butti Way  
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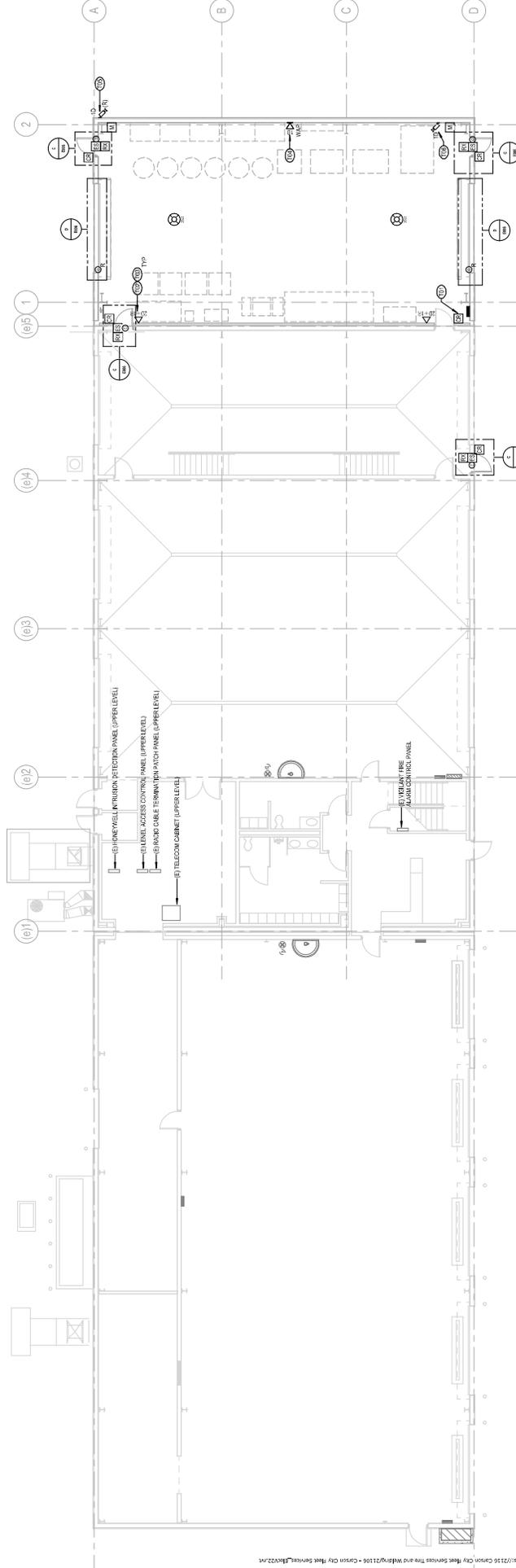


**GENERAL NOTES**

1. (E) AND/OR (S) HALF-TONE LINES INDICATE FIRE ALARM EQUIPMENT. (A) AND/OR (D) DASHED LINES INDICATE RELOCATED EQUIPMENT. (A) AND/OR (S) DASHED LINES INDICATE NEW EQUIPMENT UNLESS NOTED OTHERWISE.
2. COORDINATE DEVICE PLACEMENT WITH OTHER TRADES, SUCH AS LIGHTING, TELECOM, MECHANICAL, AND ETC. THE LINES SHOULD BE PLACED IN THE CENTER OF THE BEING TO WHICH THEY ARE REFERRED UNLESS SPECIFICALLY NOTED OTHERWISE.
3. INFORMATION ON ACCESS PANELS, AIR MECHANICAL DRAWINGS, SURVEYS, RECONSTRUCTION DRAWINGS OR ELECTRICAL DRAWINGS, ELECTRICAL CONTRACTORS SHALL COORDINATE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS PRIOR TO INSTALLATION.
4. ROUTE ALL DATA CABLES IN CONDUIT FROM TELECOM OUTLETS TO EXISTING 2ND LEVEL TELECOM CABINET.
5. ALL FIELD DEVICES TO MATCH FORMING IN BUILDING. SEE FORM FOR ACCESS CONTROL REQUIREMENTS.

**SHEET NOTES**

1. RELOCATE EXISTING CABINET READERS TO FACE OF NEW WALL CLOSING.
2. THE INSTALLED CONDUIT FROM TELECOM OUTLET TO UPPER LEVEL TELECOM RACK, SEE DETAIL S-B-800A FOR TYPICAL TELECOM OUTLET THROUGH CEILING.
3. TO INSTALL OUT OF CEILING AND RACKED SYSTEM DEVICES TO EACH TELECOM OUTLET IS SHOWN ON THE DRAWINGS. FOR EXAMPLE: 700-110-1-2 CAT 6 DATA DROP AND CAT 6 PATCH PANEL. DATA CABLES SHALL BE INSTALLED IN CONDUIT FROM TELECOM OUTLET TO THE WORK AREA OUTLETS AND ON APART CABLE PATCH PANELS IN THE WORK AREA. THE DATA CABLES SHALL BE INSTALLED IN CONDUIT FROM TELECOM OUTLET TO THE WORK AREA OUTLETS AND ON APART CABLE PATCH PANELS IN THE WORK AREA. THE DATA CABLES SHALL BE INSTALLED IN CONDUIT FROM TELECOM OUTLET TO THE WORK AREA OUTLETS AND ON APART CABLE PATCH PANELS IN THE WORK AREA. THE DATA CABLES SHALL BE INSTALLED IN CONDUIT FROM TELECOM OUTLET TO THE WORK AREA OUTLETS AND ON APART CABLE PATCH PANELS IN THE WORK AREA.
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1 Low Voltage and Fire Alarm Plan  
Scale: 1/8" = 1'-0"

**H-K**  
Low Voltage and Fire Alarm Plan  
January 26, 2022  
**E401**

**Carson City Tire and Welding Shop Expansion**  
3505 Butti Way  
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