

CITY OF ELKO

Planning Department

Website: www.elkocitynv.gov Email: planning@elkocitynv.gov

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7219

PUBLIC MEETING NOTICE

The City of Elko Redevelopment Agency will meet in a regular session on Tuesday, April 27, 2021 at 3:00 P.M., P.D.S.T. at Elko City Hall, Council Chambers, 1751 College Avenue, Elko, Nevada, and by utilizing **GoToMeeting.com**; https://global.gotomeeting.com/join/367209517.

Attached with this notice is the agenda for said meeting of the Redevelopment Agency. In accordance with NRS 241.020, the public notice and agenda were posted on the City of Elko Website at http://www.elkocity.com, the State of Nevada's Public Notice Website at https://notice.nv.gov, and in the following locations:

ELKO CITY HALL –	1751	College Avenue,	, Elko, NV 89801	
Date/Time Pos	ed: _	April 21, 2021	2:00 p.m.	
Posted by: Shelby Knopp, Pla	ហារ៉ូការូ	g Technician	Sulla hop	
Name		Title	Signature	

The public may contact Shelby Knopp by phone at (775) 777-7160 or by email at sknopp@elkocitynv.gov to request supporting material for the meeting described herein. The agenda and supporting material is also available at Elko City Hall, 1751 College Avenue, Elko, NV, or on the City website at http://www.elkocity.com.

The public can view or participate in the virtual meeting on a computer, laptop, tablet or smart phone at: https://global.gotomeeting.com/join/367209517. You can also dial in using your phone at https://global.gotomeeting.com/join/367209517. You can also dial in using your phone at https://global.gotomeeting.com/join/367209517. You can also dial in using your phone at https://global.gotomeeting.com/join/367209517. You can also dial in using your phone at https://global.gotomeeting.com/join/367209517. Wembers of the public that do not wish to use GoToMeeting may call in at https://global.gotomeeting.com/join/367209517. Comments can also be emailed to <a href="https://github.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.com/graph.gotomeeting.gotomeeting.com/graph.gotomeeting.gotomeeting.com/graph.gotomeeting.gotomee

Dated this 21st day of April 2021.

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City of Elko Planning Department, 1751 College Avenue, Elko, Nevada, 89801 or by calling (775) 777-7160.

Cathy Laughtin, City Planner

CITY OF ELKO REDEVELOPMENT AGENCY REGULAR MEETING AGENDA 3:00 P.M., P.D.S.T., TUESDAY, APRIL 27, 2021 ELKO CITY HALL, COUNCIL CHAMBERS 1751 COLLEGE AVENUE, ELKO, NEVADA

https://global.gotomeeting.com/join/367209517

CALL TO ORDER

The agenda for this meeting of the City of Elko Redevelopment Agency (RDA) has been properly posted for this date and time in accordance with NRS requirements.

ROLL CALL

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. **ACTION WILL NOT BE TAKEN**

APPROVAL OF MINUTES

March 23, 2021 – Regular Meeting FOR POSSIBLE ACTION

I. NEW BUSINESS

A. Review, consideration, and possible action on the 2021 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. FOR POSSIBLE ACTION

The 2021 Storefront improvement grant applications were received from January 1, 2021 to March 31, 2021. The RDA has allocated \$50,000 each year for 5 years for storefront improvement grants. The Redevelopment Advisory Council did not review the applications as their April meeting was canceled due to COVID-19. Staff has completed the review of the applications and has included the information in the staff memo.

B. Review, consideration, and possible approval or denial of Sign Permit 21-137 to be located at 225 6th St., and matters related thereto. **FOR POSSIBLE ACTION**

All building permits within the RDA area are required to have RDA approval. City staff does not feel that the sign meets the intent and purposes of the sign code nor the Redevelopment Plan and therefore denied the sign. The RDA must consider and approve or deny the sign as presented with testimony from the applicant.

C. Review, consideration, and possible direction to staff to deduct the plaza areas from the current Block Ends Project contract, pending a redesign of those areas dedicating them to art display use only, and matters related thereto. FOR POSSIBLE ACTION

The RDA, at the May 21, 2019 meeting, moved to approve the design of Phase 1, Project 3 Block Ends Project and to have an added alternate for hardscaping areas on 4th & 6th Street with raised concrete pedestals. Staff did not have any information for minimum design standards necessary to include an added alternate in the proposed contract, currently under construction. Staff presented the current design with plaza areas consistent with the approved 30% design and to be utilized as potential public gathering areas consistent with the goals and objectives presented in the RDA and Vision plans. Staff believes the plaza areas could be converted to art display areas when additional information supporting the appropriate pedestal design is available. As an example, the latest art piece installed at the airport has a footing that is reinforced and 8' deep.

II. REPORTS

- A. Budget
- B. NV Energy Lighting in Corridor

COMMENTS BY THE GENERAL PUBLIC

Pursuant to N.R.S. 241, this time is devoted to comments by the public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified as an item for possible action. ACTION WILL NOT BE TAKEN

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time. Additionally, the Redevelopment Agency reserves the right to combine two or more agenda items, and/or remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

ADJOURNMENT

Respectfully submitted,

City Planner

CITY OF ELKO

REDEVELOPMENT AGENCY REGULAR MEETING MINUTES

3:30 P.M., P.D.S.T., TUESDAY, MARCH 23, 2021

ELKO CITY HALL, COUNCIL CHAMBERS

1751 COLLEGE AVENUE, ELKO, NEVADA

https://global.gotomeeting.com/join/391159237

CALL TO ORDER

The meeting was called to order by Reece Keener, Chairman of the City of Elko Redevelopment Agency (RDA).

ROLL CALL

Present: Mayor Reece Keener

Councilwoman Mandy Simons

Councilman Chip Stone Councilman Bill Hance Councilman Clair Morris

City Staff Present: Cathy Laughlin, City Planner

Scott Wilkinson, Assistant City Manager Dennis Strickland, Public Works Director Michele Rambo, Development Manager Jan Baum, Financial Services Director

Dale Johnson, Utility Director Bob Thibault, Civil Engineer

PLEDGE OF ALLEGIANCE

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

APPROVAL OF MINUTES

February 23, 2021 – Regular Meeting FOR POSSIBLE ACTION

The minutes were approved by general consent.

I. NEW BUSINESS

A. Review, consideration, and possible action to approve a Design Initiation Agreement between the NV Energy and the RDA for the design of services required for the block ends project, with an initial payment of \$1,000, and matters related thereto. **FOR**

POSSIBLE ACTION

The RDA awarded the block ends project at their meeting on February 23, 2021. Power is required for the new lighting and irrigation control and therefore, a NV Energy Design Initiation Agreement is required.

Cathy Laughlin, City Planner, explained that this is a standard practice for NV Energy that the City sign the initiation agreement. It does come with an expenditure of \$1,000. This will move them forward with designing the power for the Corridor Project. They are bringing it from 3rd Street as part of the Alley Reconstruction Project that we were granted the award for the underground project, but this will part of that. It will be brought from 3rd Street to 4th and this will be a tie in for us to be able to get power for the Block End Project.

Mayor Keener asked if Mr. Thibault had reviewed this.

Ms. Laughlin stated that Mr. Thibault reviewed it, as well as Legal Counsel.

***A motion was made by Councilman Chip Stone, seconded by Councilwoman Mandy Simons, to approve the initial \$1,000 to NV Energy for the design installation agreement.

*Motion passed unanimously. (5-0)

B. Review, consideration, and possible action on a request for a demolition grant, filed by Nivens Inc., and matters related thereto. **FOR POSSIBLE ACTION**

The RDA has allocated \$75,000 each year for public / private partnerships, which include the Demolition Grant Program. The Demolition Grant Program was created to increase tax increment by eliminating blight. The proposed project must demonstrate that it conforms to the City of Elko Master Plan and RDA Plan and that it furthers one or more of the following goals:

- The Project will eliminate blighted conditions
- The Project will promote economic revitalization
- The Project will stimulate private development

Ms. Laughlin disclosed that Laughlin Construction could possibly be the contractor on the rebuild. She went on to explain that the RDA Plan envisions this type of program. As stated, the project does have to meet one or more of the requirements. She thought with the application the applicant showed that it would eliminate a blighted condition and promote economic revitalization. Currently the building is one business and a residential rental upstairs, and the applicant plans to eliminate the residential rental and adding a second business to the property. Public/Private Partnerships are included in the budget every year. Many years ago, with the Maverik building, the assessed valuation of the property before it was demolished was very low, similar to this property at around \$20,000. After a \$1.1 Million project was permitted, the property was assessed at over \$500,000, which added a lot of tax increment to the Agency. That is what the intent is here; to eliminate some blight and get additional tax increment for the Agency. The applicant is available for any questions. Staff recommended approval of the application, and felt that it would be an asset to the Agency and to the Redevelopment Area.

Mayor Keener thought it looked like a really nice project. He was told that that was one of the oldest buildings in Elko. He asked if that was correct.

Leah Gregory explained that there was nothing they could do to put it back up. She thought the building was brought in from somewhere else. It was a residence for a long time and it has had several businesses. They had been there for 28 years and she was sad to see the building go.

Ms. Laughlin added that she included the Guidelines in the agenda packet. The Guidelines are very specific for Demolition Grants. The applicant has to pay for the demolition, the property is demolished, it gets permitted, new construction, and then the applicant is not reimbursed until the Certificate of Occupancy is issued for the new project. The Agency wouldn't be out any money if Ms. Gregory decides to tear down the building and then does not rebuild it.

***A motion was made by Councilman Clair Morris, seconded by Councilman Chip Stone, to approve a Demolition Grant to Nivens Inc. in the amount of \$25,360 to be reimbursed as stated in the Program Guidelines, Section J, noting that the project will eliminate blighted conditions, the project will promote economic revitalization, and the project will stimulate private development.

*Motion passed unanimously. (5-0)

II. REPORTS

A. Budget

Ms. Laughlin went over the budget report included in the packet.

Mayor Keener asked if the property taxes came in on a quarterly basis.

Ms. Laughlin stated that they get monthly payments.

B. NV Energy Lighting in Corridor

Ms. Laughlin wanted to read an email into the record from Dave Ulosis. She reached out to his as requested, after they did the lighting replacement and asked him about the lenses, because it was discussed that the lenses were going to be removed and new lenses installed. He wrote back and stated:

"Thanks Cathy. Glad to hear the lights are working well. We will see about getting a few of the lenses removed to check on quotes. It may be cost prohibitive, but we'll see what we get. If the expense is too high, we will have the option of leaving them as is, or removing the lens cover completely. Once we get a few off, some feedback on the lights without the cover is appreciated."

Mayor Keener asked if that was a different message.

Ms. Laughlin explained that they were originally going to remove the lens, create new lenses, and put the new lenses up this summer. They were going to leave them off completely until this summer. They have removed them, replaced the light, and put the old lenses back on.

Mayor Keener thought some of the lenses were so aged and discolored that it was filtering out a lot of the light.

Ms. Laughlin said they spoke to them about that originally, which was why they were going to replace them. It looks like they are going to take a few of the covers off and try it, and see what the cost will be for a new lens to be created.

Mayor Keener asked Ms. Laughlin if she had spoken to David Zornes about that.

Ms. Laughlin stated that she left him a message, asking him for some feedback. He was really adamant about the lights being replaced. She said she hadn't heard back from him, but she would try to reach out to him again.

Ms. Laughlin added that on the Storefront Grant Program, since the Advisory Committees are not meeting. The Agency will be the review committee for the Storefront Grant Program. It won't be going to the Advisory Council and then to the Agency; it will just be coming to the Agency. There will be another meeting in April.

COMMENTS BY THE GENERAL PUBLIC

There were no public comments made at this time.

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ADJOURNMENT

There being no further business, the meeting was adjourned.

Mayor Reece Keener, Chairman	
Redevelopment Agency	

Elko Redevelopment Agency Agenda Action Sheet

1. Title: Review, consideration, and possible action on the 2021 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. FOR POSSIBLE ACTION

2. Meeting Date: **April 27, 2021**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **20 minutes**

- 5. Background Information: The 2021 Storefront improvement grant applications were received from January 1, 2021 to March 31, 2021. The RDA has allocated \$50,000 each year for 5 years for storefront improvement grants. The Redevelopment Advisory Council did not review the applications as their April meeting was canceled due to COVID-19. Staff has completed the review of the applications and has included the information in the staff memo.
- 6. Budget Information:

Appropriation Required: **N/A**Budget amount available: \$50,000
Fund name: **Redevelopment Agency**

- 7. Business Impact Statement: Required Not Required
- 8. Supplemental Agenda Information: **Staff Memo, spreadsheet, and 4 grant applications**
- 9. Recommended Motion: Pleasure of the RDA (if you are to increase budget over the \$50,000 maximum annual expenditure, please include that in your motion and include findings justifying the eligibility of the applications considered by the agency)
- 10. Prepared By: Cathy Laughlin, Redevelopment Manager
- 11. Committee/Other Agency Review:
- 12. Agency Action:
- 13. Agenda Distribution:



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Planning Department

Website: www.elkocity.com Email: planning@ci.elko.nv.us

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7119

Memorandum

To: Redevelopment Agency

From: Cathy Laughlin –City Planner

Date: April 20, 2021 Meeting Date: April 27, 2021

Agenda item:

Review, consideration, and possible action on the 2021 Storefront Improvement Grant Recipients and amounts allocated, and matters related thereto. FOR POSSIBLE ACTION

Due to the COVID-19, we will not be having a Redevelopment Advisory Council meeting for the review and rating of each grant application as years previous with a recommendation to the RDA. I have included in your packet a rating sheet in which staff has completed for your reference. I would like to clarify some concerns regarding the applications. These are in no particular order, just following the attached spreadsheet

<u>Ygoa Ltd.</u> – Application is complete. No Building Department permit application has been received nor has any construction on the project began. Staff recommends approval of the grant.

<u>Lostra Enterprises</u>, <u>LLC</u> – Application is complete. The plans for the project have been submitted for a building permit on 2/9/21 and issued and paid on 3/1/21. The site plans were received on 2/9/21 but are awaiting revisions. No construction activity has taken place on the project as of the date of this memo. Staff recommends approval of the grant.

Tedesco Foundation – Application is complete. Grant Guidelines Section G Ineligible Properties and Uses #7 states that "Properties with respect to which a portion of the property taxes are not allocated to the City of Elko Redevelopment Agency" are ineligible. The intent of the program is to allow property owners who have paid into the RDA tax increment to be allowed to apply for a grant to improve their property which would increase the value of their property and therefore see additional growth in the RDA tax increment. With the property owner a non-profit foundation, the remodel of the property will not be reflected in tax revenue for the RDA. Included in the packet is a copy of the property taxes for the property in which they are exempt from all property taxes and therefore, are not eligible.

The Lamoille Power plans for the building project were received on 12/15/2020, approved on 1/29/21, paid for on 2/5/21, switched contractors on 3/15/21 and issued to the new contractor on 3/26/21. The site permit is still awaiting revisions and has not been approved. As stated in the review done by Jeff Ford, the awning feature presented in the grant application was part of the original submittal in which the permit was issued and the project is under construction. The Grant Guidelines Section E, state: No work shall be undertaken until the

proposed design has been submitted to and approved by the RDA. The grant funding is not retroactive for projects currently under construction. Staff recommends denial of the grant.

<u>Prestige Properties LLC</u> – Application is complete. As stated on the staff review flow sheet, the improvements along the 6^{th} Street side were not included in the permit #20-371 that was issued on 11/2/20. Plans for the 6^{th} Street side have not been submitted for a building permit and will be required. Staff recommends approval of the grant.

August 9, 2016, the RDA approved a storefront improvement reimbursement program with a maximum annual expenditure of \$50,000 for the first five (5) years and to be re-evaluated at the end of the five (5) years. The RDA approved the continuation of the grant program for 5 years at \$50,000 each year at their November 10, 2020 meeting.

There have been a total of \$100,000.00 requested in grant applications for 2021 of which \$75,000.00 would be considered eligible projects. Grant Guidelines Section C states:

Program participants are competing for a very limited amount of funds and, as such, may meet all criteria and yet still not receive any funds or the full amount of their request.

		2021 Stor	efront Improv	vement Grant Applica	ations									
Applicant		Business	Address	Funding Request	Approved by RDA	Bid #1	Bid #2	Bid #3	Current Prop. Tax	Current Water Bill	Business License	Photos of Existing	Design of Project	Zoned Property
Scott Ygoa	Ygoa, Ltd.	246 W Silver Street	001-334-002	\$25,000.00		\$ 138,775.00	\$ 104,124.25	\$ 99,752.95	X	X	X	X	X	X
Lostra Enterprises, LLC	Lostra Enterprises, LLC	555 Silver Street	001-343-013	\$25,000.00		\$ 242,000.00	\$ 267,000.00	\$ 276,000.00	X	Х	Х	X	X	X
Tedesco Foundation for Technical														
Theater Arts	The Lamoille Power Plant	240 7th Street	001-352-005	\$25,000.00		\$149,800.00	\$ 172,232.51	\$ 169,950.00	X	X		X	X	X
Dr. Todd and Marin Wendell	Prestige Properties, LLC	618 Idaho Street	001-274-001	\$25,000.00		\$99,200.00	\$ 88,623.21	\$ 95,575.50	Х	Χ		X	X	X

Total Requested for 2021:

\$100,000.00

Total Approved for 2021:

_

Remaining Funds for 2020:

5



Review Committee Rating Sheet

(For Office Use and Applicant Information Only - Do not submit with application packet)

Participant Name: <u>Ygoa Ltd.</u>	$oxedsymbol{oxedsymbol{eta}}$ Owner $oxdot$ Te	nant
Business Name: Star Hotel		
Business Address: 246 W. Silver Street		
Is the Project Eligible for the Grant Program? 🛛 Yes	□ No	
Project Cost: \$99,752.95Amount of RDA Funds Rec	quested: <u>\$25,000</u>	
		Projected Cost, \$25,000)
CRITERIA	Points Possible	Points Awarded
1. Eligibility		
a) Participant is the Property Owner	(3 Points)	_3
b) The project is located in the Central Business District.	(3 points)	. 3
2. Elimination of Blighted Conditions		
 a) Improvements address defective design, character, or physical condition of the façade or store 	(3 Points) efront	3_
b) Provisions for natural light and sanitation have been	made. (3 Points)	nla
 c) Deterioration, obsolescence, or dilapidation factors with improve. 	vill (3 Points)	nla
d) The project will reduce exterior blight.	(3 points)	3
3. Promotion of Economic Revitalization		.1
a) The economy will likely benefit from this improvemen	nt. (4 Points)	



			Points Possible	Points Awarded
4.	St	imulation of Private Development		
	a)	The project stimulates private development and improvements in the RDA area	(4 Points)	4
5.	Co	nsistence with the City's Comprehensive Master Plan		
	a)	The project protects historic resources.	(3 Points)	3_
	b)	The project promotes historic preservation efforts.	(3 Points)	3
6.	lar	hievement of environmental benefits through archite adscaping, and traffic/pedestrian circulation If the project is on relatively inexpensive, highly visible project is on relatively inexpensive, highly visible project.	_	
	a)	Building Façade – The façade improvement includes larger or divided light windows, new fascia, awnings, or trellis structures.	(4 Points)	4
	b)	Signage – The signage is distinctive and attractive.	(4 Points)	nla
	c)	Street vitality along the sidewalk is created (i.e., outdoor dining, architectural elements, etc.).	(4 Points)	4
	d)	Lighting – Lighting is used to illuminate the walkways and highlight storefront and building facades.	(4 Points)	nla
		Total Poin	ts Awarded:	34 (MAX 48)
Ra	ter'	s Name: Cothy Laugh Date: 4	13/21	

STAFF COMMENT FLOW SHEET REDEVELOPMENT AGENCY AGENDA DATE: 4/27

Do not use pencil or red pen, they do not reproduce

Applicant(s): Scott Ygoa, YGOA, Inc.
Site Location: 2416 W. Siver Street Current Zoning: C
Date Received: February 3, 2021
COMMENT: This is for a Storefront Improvement Grant at 246 W. Silver Street
If concerns justify or additional space is required please provide a separate memorandum Building Department: Date: 4-9-21 NO Concerns, proposed work Lill require a building permit.
will require a building permit.
61
Initia



RECEIVED

FEB 0 3 2021

Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project	Will Silver		
Project Name: S	tar Hotel Balcony		
Funding Requeste	d (Amount): \$ 25,000 00		
2. Property Info	ormation		
Business Name: Y	GOA INC		
☐ Corporation Proprietorship	☑ Limited Liability Company ☐ Other	☐ Partnership	☐ Sole
Physical Address:	246 W Silver Street		
Mailing Address: 2	46 W Silver Street		
City: Elko	State: NV	Zip Code: NV	
Phone: 775-738-9	925 Cell:	Fax:	
Current Building U	se: Restaurant/Bar		
3. Applicant Inf	ormation (Participant)		
Name: Scott Ygoa			
Mailing Address: 5	07 Andys Way		
City: Elko	State: NV	Zip Code: 898(01
Phone:	Cell: 775-401-0411	Fax:	
Email:			
•	r \square Lease the property? property owner, then the property ow	ner must complete sectio	n 4 and sigr



Owner Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone:	Cell:	Fax:
Email:		
Are there multiple owners property owner	s? 🗆 Yes 🗆 No If yes, provide a	idditional sheet for each
5. Contact Person or R	epresentative	
Name: Katie Newman		
Mailing Address: 335 Flor	a Drive	
City: Spring Creek	State: NV	Zip Code: 89815
Phone:	Cell: 775-340-7184	Email: elkostarcatering@
☑ Photographs of existing	submitted with a complete a façade. licensed to perform the applicable	
improvements. ☑ Construction Document	ts, including plans and elevations o ail to show all elements of the proj	•
improvements. ☑ Construction Document must include sufficient det		ject.
improvements. ☑ Construction Document must include sufficient det . Please list and describe e	ail to show all elements of the pro	rovements.



<u>P</u>	articipant would like to install the balcony to restore the historic appearance of the storefront.
. Ple	ase describe how you intend to maintain the improvements throughout their useful life.
В	alcony components will be finished with an epoxy paint that will provide a tough, durable
pı	rotective coating.
uildi —	vide background information regarding the history of the business currently occupying the ng: he Star Hotel is the oldest active restaurant in northern Nevada serving the community
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uildi T si	ng: he Star Hotel is the oldest active restaurant in northern Nevada serving the community
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xplain how your project will benefit the City of Elko. Choose all that apply and provide a ten explanation for each: The project will eliminate blighted conditions The project will promote economic revitalization The project will enhance the City's historic preservation efforts		preserving and enhancing the historic elements that remain within the City.
the project will eliminate blighted conditions The project will promote economic revitalization The project will enhance the City's historic preservation efforts	_	Freedom Grant Control
the project will eliminate blighted conditions The project will promote economic revitalization The project will enhance the City's historic preservation efforts		
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The project will enhance the City's historic preservation efforts		
The project will enhance the City's historic preservation efforts	•	he project will promote economic revitalization
The project will enhance the City's historic preservation efforts Restore storefront to original, historic appearance	•	The project will promote economic restauration
	-	
	-	
Restore storefront to original, historic appearance	Ţ	he project will enhance the City's historic preservation efforts
		Restore storefront to original, historic appearance
The project will be consistent with the City's master plan	-	
	-	he project will be consistent with the City's master plan



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

- ☑ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☑ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- ☑ I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☑ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- ☑ I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- ☑ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- ☑ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- ☑ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- ☑ I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☑ I/We understand that the project shall comply with the Program Guidelines.
- ☑ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- ☑ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Program Participant Signature	Date
Scott Union	1/28/2021
Owner Signature	Date
Owner Signature	Date



PO Box 396 ELKO, NV 89803

PHONE 775.738.1265 FAX 775.753.8049

January 20, 2021

Adolfo Gaeta Black Dolphin Consulting, LLC a.gaeta@blackdolphinnv.com

RE: RFP – Star Hotel Balcony Construction

Adolfo,

Thank you for the opportunity to provide the following proposal to construct a balcony on the Star Hotel in Elko. The project consists of demolishing and removing sections of the existing concrete sidewalk, excavating and setting seven new steel columns in concrete foundations, constructing the framing system, handrail, and grating per the plans dated 11/16/20, drawn by Black Dolphin Consulting, LLC.

Great Basin will provide certified welders to complete all structural welding on the balcony. Testing and inspections shall be by others. This work should take approximately 3 weeks to complete.

Project Total: \$138,775.00

Great Basin reserves the retract or requote the proposal if <u>any</u> deviation needs to be made from the plans due to existing site conditions or unforeseen circumstances.

Exclusions / Notes

- Building permit application and fees by others
- Existing utilities on building to be relocated by others

Please feel free to contact Scott Lattin, 775-397-6651, or me with any questions or concerns.

Thank you,

greatbasinelko@gmail.com

Courtney Murphy
Courtney Murphy



January 22, 2021

Black Dolphin Consulting, LLC Elko, Nevada

Attention: Adolfo Gaeta

Subject: Star Balcony Project

BGI Quote Number: 07-21-B030

Brahma Group, Inc. (BGI) is pleased to furnish you with our estimated LUMP SUM price for above referenced work as specified below:

Scope of Work:

Inclusions

Supply of maintenance personnel, materials, and equipment for scope of work.

- a. Supply of manpower needed to complete the scope of work.
- b. Mobilization and Demobilization
- c. Transportation of manpower to and from site
- d. Supply of Materials needed for repairs structural steel estimated 17,417 lbs., concrete 26 yards, rebar 4,761 lbs., and all hardware
- e. Supply of equipment needed to complete the scope of work
- f. Supply the required PPE for employees on site
- g. Supply of safety equipment and barricades as need for scope of work
- h. Excavation and concrete for footings, Supply and Install of fabricated structural steel and handrails. Welding and touch up paint as needed, Cleanup of work areas

Exclusions

- a. Additional work outside the outlined scope
- b. Location of buried utilities to be provided by others

Schedule:

BGI will mobilize immediately after receipt of contract and will work as specified in scope of work until the work is completed.

1132 South 500 West Salt Lake City, Utah 84101 Phone 801-521-5200 Fax 801-359-4973 BGI Correspondence January 22, 2021 Page 2

Exceptions & Qualifications

- 1. Brahma Group Inc. price is based on complete award of the scope of work.
- 2. BGI work is to be continuous and sequential. Delay or interference outside BGI control will be charged to the Owner's account.
- 3. BGI has not estimated time for weather conditions that would cause a delay to the project.
- 4. This estimate is based on the completion of all defined scopes of work. Any additional scopes of work will be completed on a time and material basis, per submitted rates. Exclusion of any portion of the Scope of Work as quoted will affect the price of the remaining scope.
- 5. BGI assumes all utilities; including, potable water will be provided by the owner.
- 6. BGI assumes detailed drawings of concrete will be provided.
- BGI assumes no responsibility for buried utilities in the area and assumes these utilities will be located by others.
- 8. BGI assumes soil is class C and has not allowed for any hard rock excavation.
- 9. BGI has not included any cost for testing or inspections of soils and or concrete and rebar
- 10. BGI assumes no testing or NDT or welds are required.
- 11. Payment terms net thirty.
- 12. BGI reserves the right to review all terms, conditions and provisions of any agreement to which Brahma Group Inc may become bound, assuming this proposal is accepted.
- Delivery of steel will take approximately 6 weeks and will be based on submitted and approved drawings.

Pricing:

Brahma Group, Inc. will furnish all the necessary materials, equipment, manpower and transportation to and from site to complete work scope for the following estimated LUMP SUM price:

Quote \$104,124.25 Total

We thank you for the opportunity to provide you with our quotation and look forward to working with you on this project. Should you have any questions, please do not hesitate to contact us at your convenience.

Regards, Brahma Group, Inc.

Brady Mangum
Project Manager
brady.mangum@BGl.email
385-495-4860



Date	Invoice #

BLACK DOLPHIN CONSULTING	
P.O. BOX 2561	
ELKO, NV 89803	

Ship To			

Customer Order #	BGI Job Number	Authorized By
	07-21-B030	Brady Mangum

	Star Balcony Project	
	Guir Balcony i Toject	
	HOURS:	405.00
	LABOR:	30,265.65
	DOLEON HOMENITA	0.050.00
	BGI EQUIPMENT: RENTAL EQUIPMENT: RENTAL EQ MARKUP:	6,850.00 - -
	SUBTOTAL:	6,850.00
	MOBILIZATION & OTHER:	1,000.00
	MARKUP: SUBTOTAL:	1,000.00
	MATERIALS:	60,007.82
TAX RATE:	MARKUP: MATERIALS MARKUP TAX:	6,000.78
	SUBTOTAL:	66,008.60
	TOTAL AMOUNT DUE:	\$ 104,124.25

ACCOUNTS NOT PAID IN FULL WITHIN 30 DAYS SUBJECT TO 1 1/2% SERVICE CHARGE PER MONTH

PLEASE REMIT TO: 1132 SOUTH 500 WEST SALT LAKE CITY, UTAH 84101

PHONE 801-521-5200 FAX 801-359-4973



RAM Enterprise, Inc.

1225 West Main Elko, NV 89801 Phone 775/738-3997 Fax 775/738-4261 info@ram-enterprise.com www.ram-enterprise.com

Friday January 15, 2021

Adolfo Gaeta Black Dolphin Engineering 530 Idaho Street Elko, NV 89801

Proposal Number:

CP72264

Project Reference:

Star Hotel - Balcony Fabrication and Installation

CONFIDENTIAL

Dear Adolfo:

RAM Enterprise, Inc. is familiar with the work hereinafter described and the conditions affecting the work. Having examined the site, RAM Enterprise, Inc. hereby submits this **lump sum** proposal, which includes the following scope of work, with exceptions as noted:

- 1. Verify measurements in the field.
- 2. Fabricate & paint structural steel platform, grating, handrail and supports at the RAM shop.
- 3. Mobilize crew to site flag off and excavate support leg footings.
- 4. Perform field installation of balcony.
- 5. Re-pour sidewalks.
- 6. Clean up and demobilize.

RAM will provide the following:

- Materials identified on Black Dolphin Engineering's drawings; S-100 1-5
- 1 ea. Crane or boom truck
- 1 ea. Forklift
- 2 ea. manlift
- 2 ea. Welding/Cutting Rigs

RAM Enterprise, Inc. proposes to furnish all mobilization, expenses, labor, materials/supplies/equipment listed above, and supervision necessary for completion of the above-mentioned scope of work for a lump sum price of: \$99,752.95

Biditem	Description	Quantity	Units	Manhours	Total Bi	d Unit Price	lab	or Total	Equi	pment Total	Mai	terials Total	Sub-C	tr Tote	Tot	al Bid Price
5	Mobilization	1	EA	16	\$	176.09	\$	912.90	\$	1,904.59	\$	-	\$	-	\$	2,817.49
10	Demobilization	1	EA	16	\$	176.09	\$	912.90	\$	1,904.59	\$		\$	-	\$	2,817.49
15	Fabrication Supplies	19,148	Lbs	0	\$	1.58	\$	-	\$	-	\$	30,275.70	\$	-	\$	30,275.70
20	Shop Fabrication	1	EA	280	\$	79.94	\$1	B,362.16	\$	-	\$	-	\$ 4,0	20.18	\$	22,382.34
25	Field installation	1	EA	350	\$	60.72	\$2	1,250.50	\$		\$	-	\$	-	\$	21,250.50
30	Equipment	8	EA	0	\$	997.69	\$	-	\$	4,409.99	\$	-	\$ 3,5	71.56	\$	7,981.55
35	Field Materials	35	CY	0	\$	349.37	\$	-	\$		\$	12,227.88	\$		\$	12,227.88
													TOTA	Ŀ	\$	99,752.95

RAM Enterprise, Inc.

RAM Enterprise, Inc.

1225 West Main Elko, NV 89801 Phone 775/738-3997 Fax 775/738-4261 into@ram-enterprise.com www.ram-enterprise.com

NOTE: At the beginning of each shift, you will be required to provide RAM's foreman with the name and phone number of your representative who will be available to approve any required Field Change Orders and to sign our Notice of Completion at the end of the shift.

Payment terms: Net 30 days unless otherwise agreed in writing.

Proposal Clarifications

- Engineer will supply design drawings containing adequate information to enable the RAM to perform the fabrication and installation work.
- Fabrication time will be 3 to 4 working weeks upon receipt of approved drawings.
- Proposal includes the supply of the following: 35 cubic yards of 4,000psi concrete, 6,000 pounds of #5 rebar, 10
 gallons of paint. If additional materials are required based upon review of final IFC drawings, additional charges
 may be incurred.
- 4. Jobsite must have access roads for crane, delivery vehicle, work trucks, & equipment under its' own power.
- 5. RAM crews must be able to work alongside the building perimeter and will require restricting access to the Star and roadways during business hours.
- 6. The Star Hotel is required to sign a fully executed hold harmless form before RAM will begin installation.
- 7. Crane (s) and equipment must have clear unobstructed access to all work areas.
- 8. Erection is based upon one move-in. Any additional move-ins will be extra and invoiced accordingly.
- 9. Steel deck to be fastened to structural members by mechanical fasteners in lieu of puddle welding.
- 10. Erection sequence must be mutually agreed within 2 weeks of receipt of an order.
- 11. 1 nut set to elevation per anchor bolt cluster.
- 12. All material to receive SSPC-SP2 clean with 1 coat of shop standard primer and 1 topcoat of epoxy (black) applied @ 1.5 2 mils dft, unless specially listed in our scope.
- 13. Prior to start of erection, there must be provided a written notification that the concrete in the footing, piers, or wall & mortar in the masonry has attained, on the basis of tests, adequate strength in accordance with 1926.752.(a) (1).

The following items are excluded from our proposal:

- 1. Engineering/Survey.
- 2. Permitting.
- 3. Third party QA/QC.
- 4. Electrical removal of lighting and security cameras on exterior of building.
- 5. AI5C Certification.
- 6. Prevailing wages.
- 7. Domestic material requirements.
- 8. Permits and/or bonds.
- 9. Location/marking of existing buried service or notification. RAM will not be liable or responsible for the cost of repair or replacement, or the cost of affected operation loss, as a direct result of damaged or destroyed, existing utilities or services that are un-earthed in the construction phase. All due care will be taken with any excavation that RAM is scope obligated to complete. RAM intends to terminate power back at source when applicable.
- 10. Inspections and/or testing costs.
- 11. Non-ferrous metals.
- 12. Grouting.
- 13. Any liquidated damages or penalties.
- 14. Overtime or working on weekends/holidays.

				Cont	iractors License	3			
AK	AZ	CA	ID	NM	W	#V	TTO	ហា	WY
121063	ROC251948	968820	RCE-33404	GF08	0045094	0073779	73802	7518505-5501 E100-	C-43257
General	A General	A General	Contracting	372460	A General	B-2 Residential	HC-E Mining	General Engineering	Electrical
Contractor	Engineering	Engineering	Business		Engineering	Sm Com	Surface & UG	\$200-Electrical	
	RDC302058		RIIE-24658		0076658	0067462			
	CR11-Electrical		Electrical		C-2 Electrical	C-5 Concrete			

RAM. Enterprise, Inc.

RAM Enterprise, Inc.

1225 West Main Elko, NV 89801 Phone 775/738-3997 Fax 775/738-4261 into@ram-enterprise.com www.ram-enterprise.com

- 15. Unforeseen or concealed site conditions.
- 16. Domestic material requirements.
- The cost of any changes in the scope of work not defined before this proposal was offered.
- 18. Forces of nature or disasters of any kind to include rain, floods, plant emergencies, and earthquakes.
- 19. Stand-by time not caused by RAM Enterprise, Inc.
- 20. Any items of work not specifically called out in the items of work included in the above scope.
- 21. The cost to you if the job is scheduled then cancelled without 24 hours' notice will be \$1,000.00 in addition to the resale value of any materials purchased between award and cancellation.

This proposal document is to be used only for evaluation of RAM Enterprise, Inc. pricing and terms and conditions for the above-mentioned project. The owner is not granted an implied or expressed license to use this proposal or work plan in any other manner, including without limitation the copying or reproduction of same.

This quotation may be withdrawn if not accepted within 14 days. Due to market volatility, steel prices are not guaranteed and will be re-quoted upon receipt of a notice of intent to award, and any price increases will be passed to the owner.

Please feel free to contact me if you have any questions. Thank you for giving us this opportunity to be of service to you.

Sincerely.

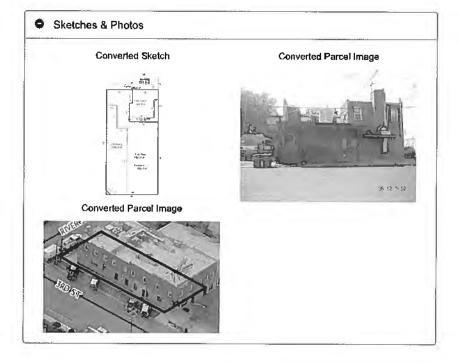
Benjamin Benoit Project Estimator Cell (775) 738-3997

BeyaniBer

bbenoit@ram-enterprise.com

Elko County Property Inquiry

Property Inform	nation		
Parcel ID	001-334-002	Parcel	0.1260
Tax Year	2020 -	Acreage	
Land Use	COM	Assessed	108,885
Group		Value	
Land Use	403 - Restaurants	Tax Rate	3.4823
Zoning	ZGI	Total Tax	\$3,792.99
Tax District	115	Fiscal Year	
Site Address	246 SILVER ST ELKO	(2020 - 2021)	
	CITY	Total Unpaid	\$0.00
		All Years	
			Pay Taxes



Taxable Value	Land	Bullding	Per. Property	Totals
Residential	0	0	0	(
Com / Ind,	44,000	204,314	62,785	311,099
Agricultural	0	0	0	
Exempt	0	0	0	(
Pers. Exempt				0
Total	44,000	204,314	62,785	311,099
Assessed Value	Land	Bullding	Per. Property	Totals
Residential	0	a	0	C
Com / Ind.	15,400	71,510	21,975	108,885
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	15,400	71,510	21,975	108,885
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	8,840	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	8,840	0

			Fai	cei neta	ars for C
Assessor Descriptions					
	Subdivision				Block
Assessor Descriptions	Name	Section	Township	Range	& Lot
ELKO CITY FILE 1,***ALSO THE					
FOLLOWING DESCRIBED PIECE OF					
PROPERTY, PER ELKO CITY					
RESOLUTION 5-12, RECORDED AS					
DOC NUM,655400 AND WHICH					
VACATED A PORTION OF RIVER ST					
TO,THIS PARCEL:,BEG AT THE					
MOST E'LY COR OF SAID LOT 24,					
BLK,V, CITY OF ELKO, A PT BEING					
COR 1, THE TRUE POB;,TH: S					
41°57'31" W 50.00' ALONG THE					
SE'LY LINES,OF SAID LOTS 23 AND					
24 BLOCK V CITY OF ELKO TO, COR					
2, A PT BEING THE MOST S'LY COR					
OF SAID LOT,23 BLOCK V, CITY OF					
ELKO;,TH: S 48°02'29" E 10.00' TO					
COR 3;,TH: N 41°57'31" E 50.00' TO					
COR 4;,TH: N 48°02'29" W 10.00' TO					
COR 1, THE POB.					
ELKO CITY FILE 1 23-24 V .115					
***ALSO THE FOLLOWING					
DESCRIBED PIECE OF PROPERTY					
PER ELKO CITY RESOLUTION 5-12,					
RECORDED AS DOC NUM 655400					
AND WHICH VACATED A PORTION					
OF RIVER ST TO THIS PARCEL: BEG					
AT THE MOST E'LY COR OF SAID					
LOT 24, BLK V, CITY OF ELKO, A PT					
BEING COR 1, THE TRUE POB; TH:					
S 41°57'31" W 50.00' ALONG THE					
SE'LY LINES OF SAID LOTS 23 AND					
24 BLOCK VICITY OF ELKO TO COR					
2, A PT BEING THE MOST S'LY COR					
OF SAID LOT 23 BLOCK V, CITY OF					
ELKO; TH: S 48°02'29" E 10.00' TO					
COR 3; TH: N 41°57'31" E 50.00' TO					
COD A TUE M 400001000134/40 AND TO					

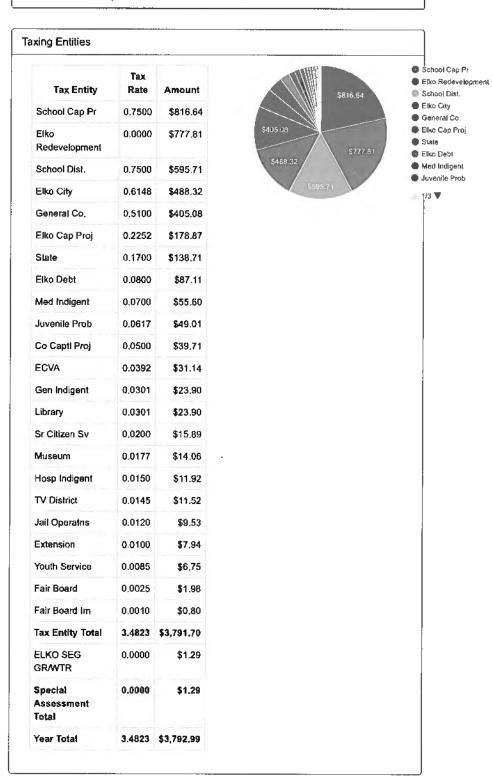
Billing Fise	cal Year (2	02 0 - 2 02	1)					
Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020	8/6/2020	\$948.27	\$0.00	\$0.00	\$948.27	\$948.27	\$0.00
2	10/5/2020	8/8/2020	\$948.24	\$0.00	\$0.00	\$948.24	\$948.24	\$0.00
3	1/4/2021	8/6/2020	\$948.24	\$0.00	\$0.00	\$948.24	\$948.24	\$0.00
4	3/1/2021	8/6/2020	\$948.24	\$0.00	\$0.00	\$948,24	\$948.24	\$0.00
Total	_		\$3,792,99	\$0.00	\$0.00	\$3,792.99	\$3,792.99	\$0.00

Pay	ment History		••••		
	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
0	(2020 - 2021)	\$3,792.99	\$3,792.99	\$0,00	8/6/2020
0	(2019 - 2020)	\$3,446.91	\$3,446.91	\$0.00	8/19/2019
0	(2018 - 2019)	\$3,318.47	\$3,318.47	\$0.00	8/14/2018
			Show 15 More		

COR 4; TH: N 48°02'29" W 10.00' TO COR 1, THE POB. .126

Year	Returned Status	Returned Date	Returned Code	Tax Cap	Reason
2021	Returned		QHC - Qualified for High Cap	3,60 %	
2020	Returned		QHC - Qualified for High Cap	3.80 %	
2019	Returned		QHC - Qualified for High Cap	5.20 %	

No Personal Exemptions



Related Names **CURRENT OWNER FOR 2021 (2021 - 2022)** OWNER FOR 2020 (2020 - 2021) Name YGOA LTD, Name YGOA LTD, Mailing 246 SILVER ST 246 SILVER ST Mailing Address ELKO, NV, 89801-3650 Address ELKO, NV. 89801-3650 Status Current Status Current BS000059 BS000059 Account Account

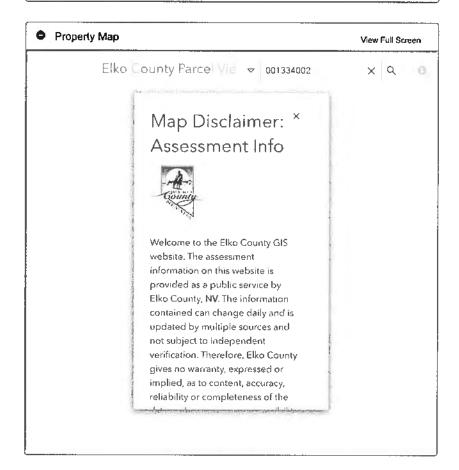
Structure 1 of 2

Structure 2 of 2

Sales History						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2004	5-25867		11/1/2004	STAR HOTEL, INC	YGOA LTD	\$425,000
1989	685-563		6/30/1989		STAR HOTEL, INC	\$350,000

No Agriculture

No Genealogy Information



Shelby Knopp

From: Cari Carpenter

Sent: Monday, February 8, 2021 10:04 AM

To: Shelby Knopp
Cc: Cathy Laughlin

Subject: RE: 246 W. Silver Street

Hi Shelby,

They are current.

Have a great Monday, Cari

From: Shelby Knopp

Sent: Monday, February 8, 2021 9:52 AM

To: Cari Carpenter <ccarpenter@elkocitynv.gov> **Cc:** Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: 246 W. Silver Street

Good Morning Cari,

We received a Storefront Improvement Grant Application for 246 W. Silver Street. Can you tell me if they are current on their water bill?

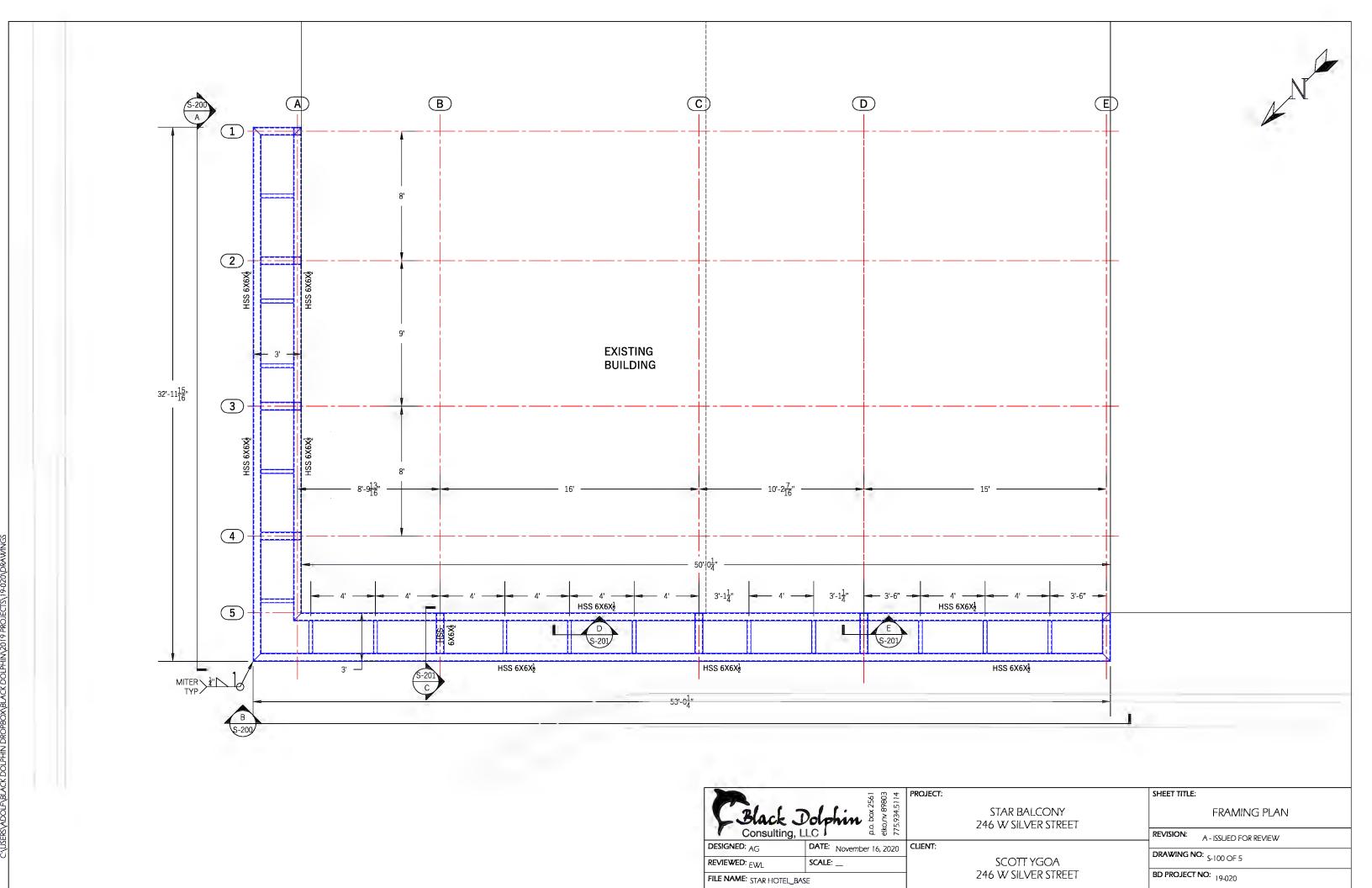
Thank you!

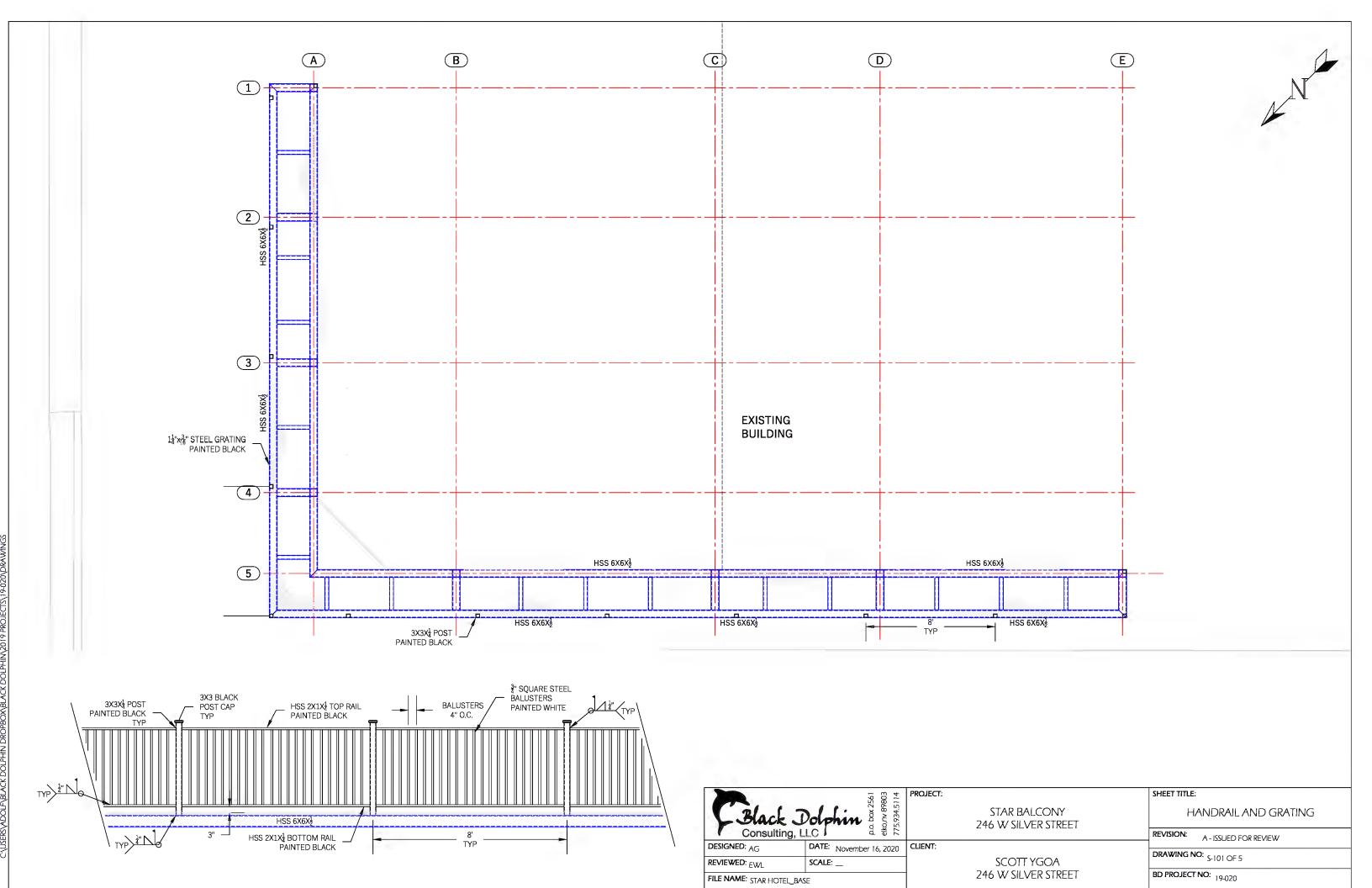
Shelby Knopp
Planning Jechnician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

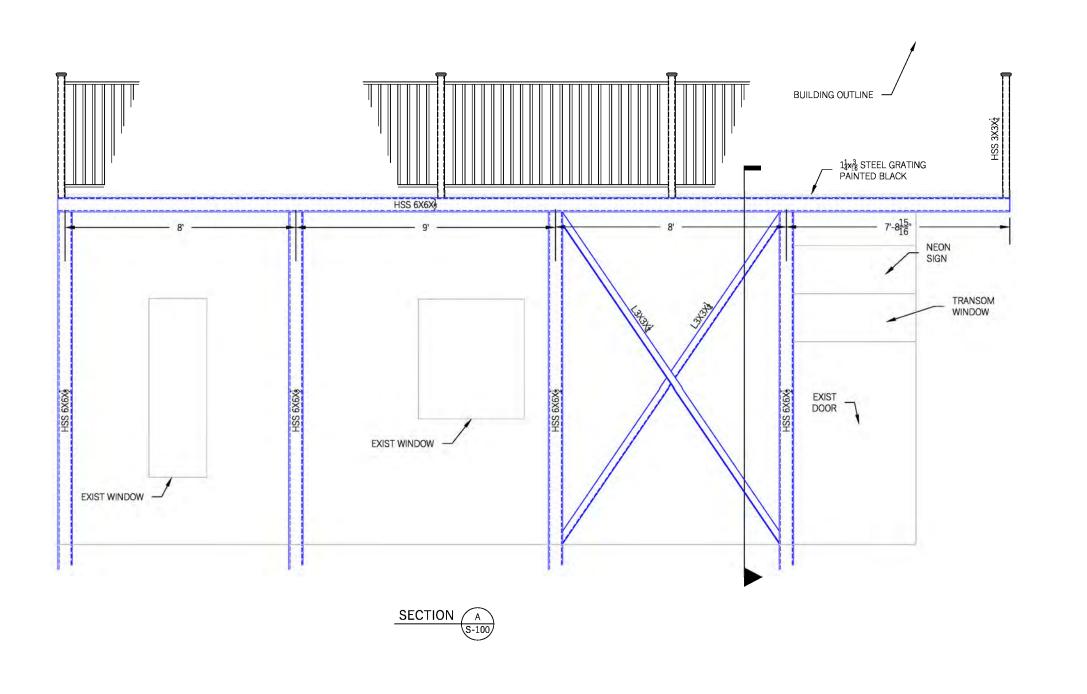


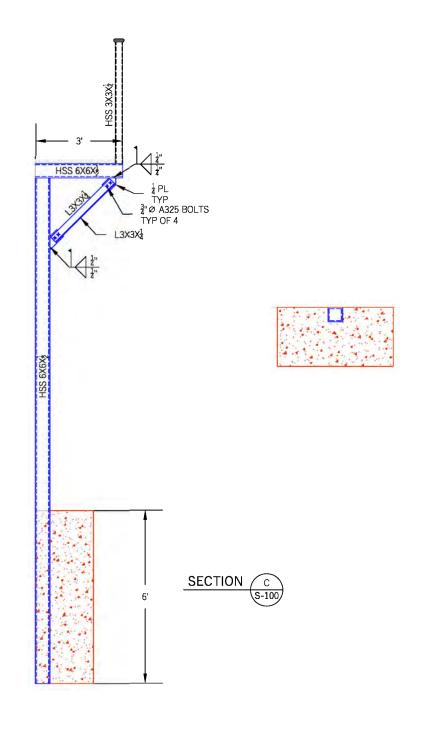


Star Hotel 1912

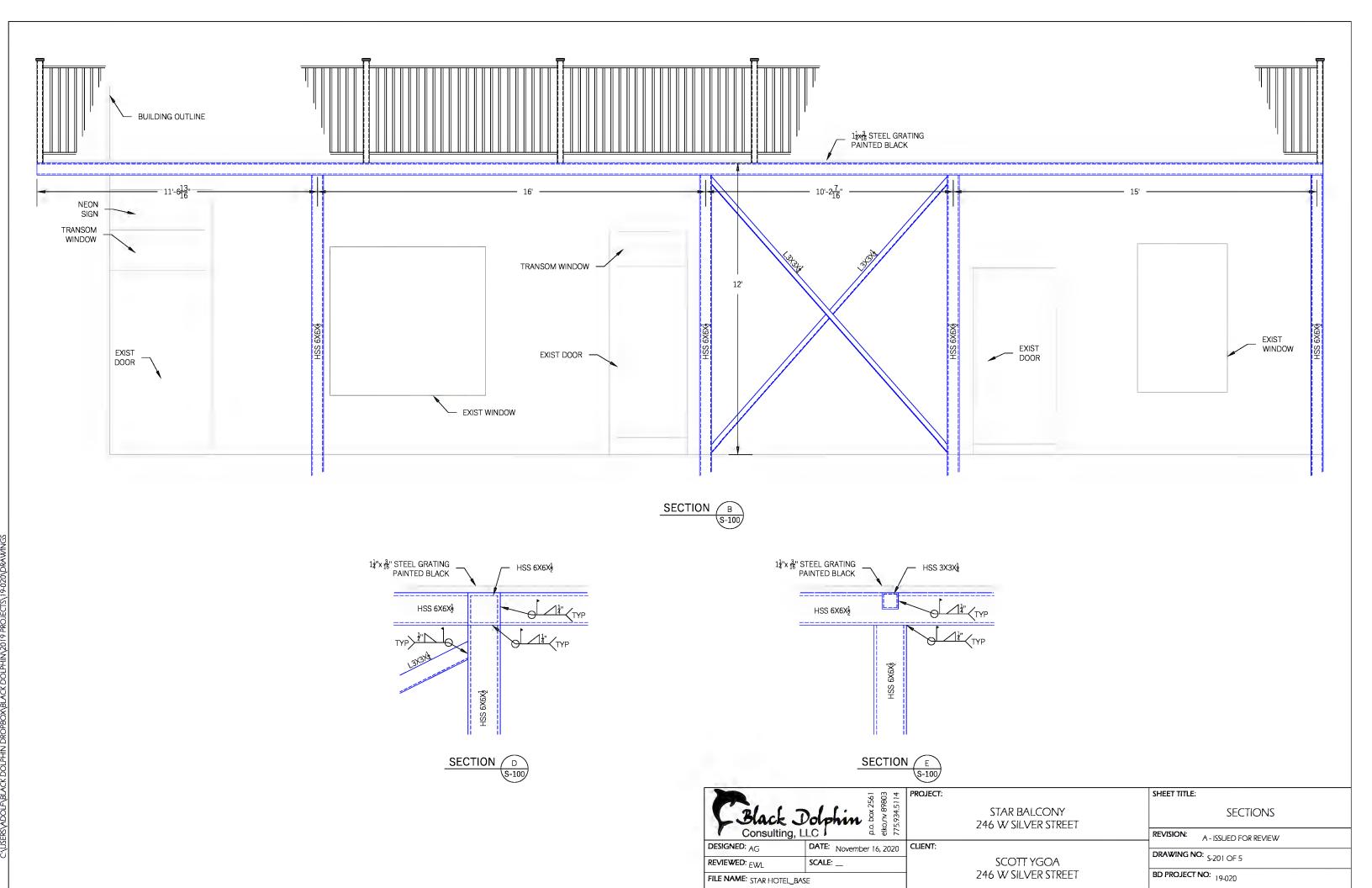








	x 2561 89803 4.5114	PROJECT:	SHEET TITLE:
C Black J	20 phan B & B	STAR BALCONY 246 W SILVER STREET	SECTIONS
Consulting, L	P.o. eko,		REVISION: A - ISSUED FOR REVIEW
DESIGNED: AG	DATE: November 16, 2020	CLIENT:	DRAWING NO:
REVIEWED: EWL	SCALE:	300111307	DRAWING NO: S-200 OF 5
FILE NAME: STAR HOTEL_BASE		246 W SILVER STREET	BD PROJECT NO: 19-020





Review Committee Rating Sheet

(For Office Use and Applicant Information Only - Do not submit with application packet)

Participant Name: Lostra Enterprises, LLC			er 🗆 Tenant
	Business Name: Lostra Enterprises, LLC	···	
	Business Address: <u>555 Silver Street</u>		
	Is the Project Eligible for the Grant Program? 🛛 Yes	□ No	
	Project Cost: \$242,000.00 Amount of RDA Funds Re	quested: <u>\$25,000</u>	
		•	Projected Cost, \$25,000)
С	RITERIA	Points Possible	Points Awarded
1.	Eligibility		
	a) Participant is the Property Owner	(3 Points)	3
	b) The project is located in the Central Business District.	(3 points)	_3_
2.	Elimination of Blighted Conditions		
	a) Improvements address defective design, character, or physical condition of the façade or store	(3 Points)	3
	b) Provisions for natural light and sanitation have been r	made. (3 Points)	3
	c) Deterioration, obsolescence, or dilapidation factors w improve.	/ill (3 Points)	3_
	d) The project will reduce exterior blight.	(3 points)	3
3.	Promotion of Economic Revitalization		*
	a) The economy will likely benefit from this improvemen	nt. (4 Points)	4



			Points Possible	Points Awarded
4.	St	imulation of Private Development		
	a)	The project stimulates private development and improvements in the RDA area	(4 Points)	4
5.	Co	nsistence with the City's Comprehensive Master Plan	1	
	a)	The project protects historic resources.	(3 Points)	nla.
	b)	The project promotes historic preservation efforts.	(3 Points)	nla
6.	laı	chievement of environmental benefits through architendscaping, and traffic/pedestrian circulation e focus of the project is on relatively inexpensive, highly visible in the project is on relatively inexpensive.		
	a)	Building Façade – The façade improvement includes larger or divided light windows, new fascia, awnings, or trellis structures.	(4 Points)	4
	b)	Signage – The signage is distinctive and attractive.	(4 Points)	4
	c)	Street vitality along the sidewalk is created (i.e., outdoor dining, architectural elements, etc.).	(4 Points)	4
	d)	Lighting – Lighting is used to illuminate the walkways and highlight storefront and building facades.	(4 Points)	4
		Total Poin	its Awarded:	4Z (MAX 48)
Ra	ter'	's Name: Cathy Laus W. Date:	4/13/21	

STAFF COMMENT FLOW SHEET REDEVELOPMENT AGENCY AGENDA DATE:

4/27

Do not use pencil or red pen, they do not reproduce

Title: 225 leth Street / 555 Silver Street - Lostra Redevelopment Project 2021
Applicant(s): Lostra Enterprises, UC
Site Location: 225 6 th Street 1556 Silver Street - 001-313-03 urrent Zoning:
Date Received: February 9, 2021
COMMENT: This is for a Storefront Improvement Grant for APN 001-343-013
If concerns justify or additional space is required please provide a separate memorandum Building Department: Date: 4-9-21 Work Will Require a building permit
Initial



Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project		
Project Name: Lostra Rec	development Pri	oyed apal
Funding Requested (Amount): \$	25,000/555 511	ver Street - 25.000 for 20
Property has two additional purposer.	erres listed and wo	oyect 2021 ver Street - 25,000 for 20 as combined for permitti
2. Property Information		
Business Name: Lostra En	terprises, LLC ((Mike è Marissa Lostra)
	Liability Company	☐ Partnership ☐ Sole
Physical Address: 225 6th	Street / SSS S	Silver Smeet.
Mailing Address: 930 Colle	ae Ave	
City: Elko	State: W	Zip Code: 89801
Phone: 775-777-1310	Cell: 775 - 397 - 3	347a Fax: N/A
Current Building Use:		
3. Applicant Information (Page 1997)	articipant)	
Name: Lastra Entarpr	ises, UC (MIK	ke: Manssa Lostra)
Mailing Address: 930 Coll	ege Avc	
City: Elko	State: //	Zip Code: 8980
Phone: 775-777-1210	Cell: 775-397-	-3472 Fax:
Email:		
Do you Own or Lease the If you are not the property owner the application.		ner must complete section 4 and sig



4. Property Owner		
Owner Name: Loshra &	Entonomises. LLC (Mik	ce: Marissa Lostra)
Mailing Address: 930	College Ave	
City: Elko	State: NV	Zip Code: 89801
Phone: 775-771-121	O Cell: 775-397-3	972 Fax: N/A
Are there multiple owners? property owner	O engineers. Com Ves No If yes, provid	le additional sheet for each

5. Contact Person or F	Representative		
Name: Michael 1	. Lostra		
Mailing Address: 936 City: Elvo	College Ave		
City: Tro	State: NV	Zip Code: 89801	
Phone: 775-777-1	210 Cell: 775- 397-3	3472 Email: Joshnacelloongino	ers,

The following must be submitted with a complete application:

Photographs of existing façade.

3 bids from contractors licensed to perform the applicable work for all eligible improvements.

Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

New stucco exterior in combination with metal siding and split face masonry block. We intend to add metal awnings and new storefront glass.



2. Please describe the extent to which the existing building or on-site improvements are
dilapidated or otherwise in need of improvement.

Existing buildings display many year of deferred maintenance. Buildings have pealing and chipping paint.

3. Please describe how you intend to maintain the improvements throughout their useful life.

Existing buildings intend to be occupied after completing the remodel work and our facade finish materials were chosen to ensure a long life with little maintenance.

4. Provide background information regarding the history of the business currently occupying the

The building is not currently occupied. Lostra Engineering, Lostra Building and Lostra Realty intend to occupy the building. This company is family owned and have been part of the Elko community since the late 1800's

5. Provide background information regarding the history of the building and/or property to be improved as well as any historical photos (if available):

the buildings were originally owned by Siarra Pacific Rower, they used the buildings for their office, workhouse and equipment (truck) storage.



6. Briefly describe the goals you hope to accomplish as the business and/or property owner undertaking this project:

Our goal is to encourage downtown redevelopment. The Lastra family has been part of this community for a long time and we want to show the community we are invested and love this town. We want to keep downtown, downtown.

- 7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:
- The project will eliminate blighted conditions
 This property is located in the heart of Elko and is the size of half a city block. The remodel will eliminate a large amount of blighted conditions in downtown.
- The project will promote economic revitalization

this project is a signature project when promoting economic revitalization and fits the definition to perfectly.

The project will enhance the City's historic preservation efforts

Preserving these buildings will greatly enhance the downtown area.

The project will be consistent with the City's master plan

The proposed building are is consistent with the City's master plana



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

- All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- ☑ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or other financial obligations to the City.
- I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- WI/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☑ I/We understand that the project shall comply with the Program Guidelines.
- ☑ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

1/1000	2/9/a
Program Participant Signature	Date
Mon	2/9/21
Owner Signature	Date
Makisen Losten	3/9/21
Owner Signature	Date

LOSTRA BUILDERS

930 College Avenue Elko, NV 89801 Phone: 775-397-3472



GENERAL CONTRACTOR

NV Lic. A 0086093, \$245,000 NV Lic. B2 0079438, \$245,000 NV Lic. C-5 0079645, \$245,000 NV MHD Lic. R1018

February 4, 2021



Lostra Enterprises, LLC 930 College Avenue Elko, NV 89801

ATTN: Michael & Marissa Lostra

RE: Storefront Improvement Grant Program for 225 6th Street/555 Silver Street, Elko, Nevada

Dear Marissa:

Lostra Builders is pleased to offer the following price for the proposed storefront project at 225 6th Street/555 Silver Street for \$242,000.00 (Two Hundred Forty-Two Thousand Dollars and No Cents).

The proposal includes the following items in accordance Lostra Engineering design drawings dated January 2021:

1. All Labor & Material

This proposal excludes:

1. Engineering & Design.

This bid is valid for thirty (30) days from date of this proposal. If you have any additional questions or concerns feel free to contact me.

Sincerely;

Michael L. Lostra

Owner



Estimate

Date	Estimate #		
2/5/2021	202919		

Name / Address	
Lostra Enterprises, LLC Michael L Lostra 930 College Ave Elko, NV 89801	

Project

Lostra Enterprises, LLC

Desc	ription	Qty	U/M	Rate	Total
This proposal is for labor and store font remodel as per plans #183974 dates 1-2021. Any modifications will be don separately.	s by Lostra Engineering			267,000.00	267,000.00
As a Nevada Licensed Contra Recovery Fund. For further in nvcontractorsboard.com.	cipates in the Residentistate Contractors Board	To	otal	\$267,000.00	
Phone #	775.777.2949	E-ma	ail	jordanms@	braemarco.com

If you accept this estimate please sign, date and return via email or drop off to our Office at 717 W Idaho Street Suite A, Elko, NV. If your estimate is over \$500 we require 1/2 down upon setting an appointment to go out and do the work, and the final 1/2 is due upon completion. Thank You

Customer Signature: Date:

Proposal

Date: 2/06/21
Dixon Builders inc.
P.O. Box 731
Wells, Nv. 89835
Phone (775) 752-0930
General Contractor NV Lic. B2 0031843, \$ 450,000.00
NV Lic. C-5 0031843, \$ 245,000.00
To: Lostra Enterprises, LLC
930 College Avenue
Elko, Nv. 89801
Project: Storefront Improvement Grant Program for 225 6 th Street, 555 Silver Street , Elko , Nv.
Work to be done as per plans from Lostra Engineering Drawings.
Includes: all Material and Labor
Excludes: Plans, Engineering and Building permits.
Cost: \$ 276,000.00
Proposal good for 30 days.
If agreed to the terms above Sign and Date
Signature:
Date:
Sincerely:
Chris Dixon
Pres.

Shelby Knopp

From: Cari Carpenter

Sent: Tuesday, February 9, 2021 3:54 PM

To:Shelby KnoppCc:Cathy LaughlinSubject:RE: 555 Silver Street

Hi Shelby,

They are current.

From: Shelby Knopp

Sent: Tuesday, February 9, 2021 3:33 PM

To: Cari Carpenter <ccarpenter@elkocitynv.gov> **Cc:** Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: 555 Silver Street

Good Afternoon Cari,

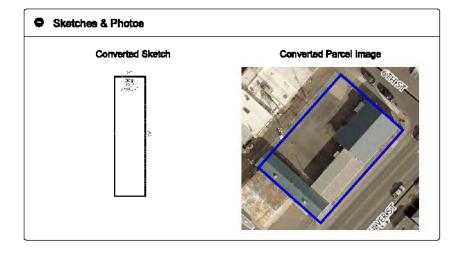
Can you tell me if 555 Silver Street is current on their water bill?

Thank you!

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

Elko County Property Inquiry

Parcel ID	001-343-013	Parcel	0.3450
Tax Year	2020 -	Acreage	
Land Use	COM	Assessed	115,235
Group		Value	
Land Use	400 - General	Tex Rate	3.4823
	Commercial	Total Tax	\$4, 014.12
Zoning	ZC	Fiscal Year	
Tax District	115	(2020 - 2021)	
Site Address	225 STE 6TH ST	Total Unpaid	\$0.00
	225 STE 6TH ST	All Years	
	225 STE 6TH ST		Pay Taxes



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	180,180	149,063	0	329,2
Agricultural	0	0	0	
Exempt	0	0	0	
Pers. Exempt				
Total	180,180	149,063	0	329,2
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	63,063	52,172	0	115,2
Agricultural	0	0	0	
Exempt	0	0	0	
Pers. Exempt				
Total	63,063	52,172	0	115,2
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

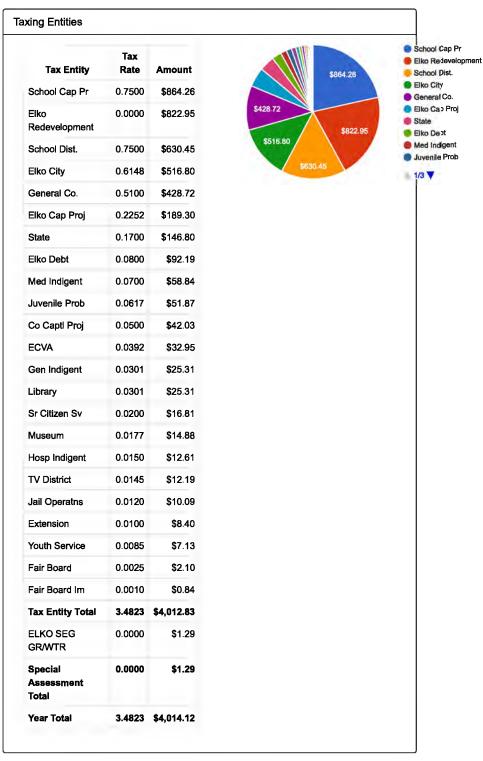
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
PARCEL 1 OF MAP FILE 752359,LOCATED IN,MDB&M,FORMERLY ASSESSED AS PARCEL 001-343-009 AND,001- 343-010,NO HARD COPY RECORDS, AUTOMATED RECORDS ONLY		15	34N	55E	
PARCEL 1 OF MAP FILE 752359 .345 LOCATED IN 15 34N 55E MDB&M FORMERLY ASSESSED AS PARCEL 001-343-009 AND 001-343-010 NO HARD COPY RECORDS, AUTOMATED RECORDS ONLY					

Billing Fiscal Year (2020 - 2021)								
Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020	8/18/2020	\$1,003.56	\$0.00	\$0.00	\$1,003.56	\$1,003.56	\$0.00
2	10/5/2020	9/9/2020	\$1,003.52	\$0.00	\$0.00	\$1,003.52	\$1,003.52	\$0.00
3	1/4/2021	12/7/2020	\$1,003.52	\$0.00	\$0.00	\$1,003.52	\$1,003.52	\$0.00
4	3/1/2021	2/18/2021	\$1,003.52	\$0.00	\$0.00	\$1,003.52	\$1,003.52	\$0.00
Total			\$4,014.12	\$0.00	\$0.00	\$4,014.12	\$4,014.12	\$0.00

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
0	(2020 - 2021)	\$4,014.12	\$4,014.12	\$0.00	2/18/2021
0	(2019 - 2020)	\$4,019.16	\$4,019.16	\$0.00	3/2/2020
0	(2018 - 2019)	\$3,983.26	\$3,983.26	\$0.00	2/26/2019

Tax Cap Abatements							
Year	Returned Status	Returned Date	Returned Code	Tax Cap	Reason		
2021	Returned		QHC - Qualified for High Cap	3.60 %			
2020	Returned		QHC - Qualified for High Cap	3.60 %			
2019	Returned		QHC - Qualified for High Cap	5.20 %			

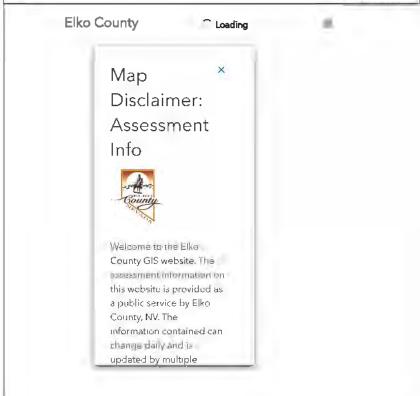
No Personal Exemptions



Related Na	imes		
CURRENT C	OWNER FOR 2021 (2021 - 2022)	OWNER FO	R 2020 (2020 - 2021)
Name	LOSTRA, MICHAEL &	Name	LOSTRA, MICHAEL &
	MARISSA ET AL		MARISSA ET AL
Mailing	930 COLLEGE AVE	Mailing	930 COLLEGE AVE
Address	ELKO, NV, 89801-3420	Address	ELKO, NV, 89801-3420
Status	Current	Status	Current
Account		Account	

● Structure 1 of 4

Parcel Details for 001343013 Structure 2 of 4 Structure 3 of 4 Structure 4 of 4 No Sales History Information No Agriculture Parcel Genealogy Relationship Parcel Number Action Year Change Effective Year Completed Parent Parcel 001343009 Combination 2020 2020 Yes Parent Parcel 001343010 2020 Combination 2020 Yes Property Map View Full Screen Elko County Loading Мар Disclaimer:

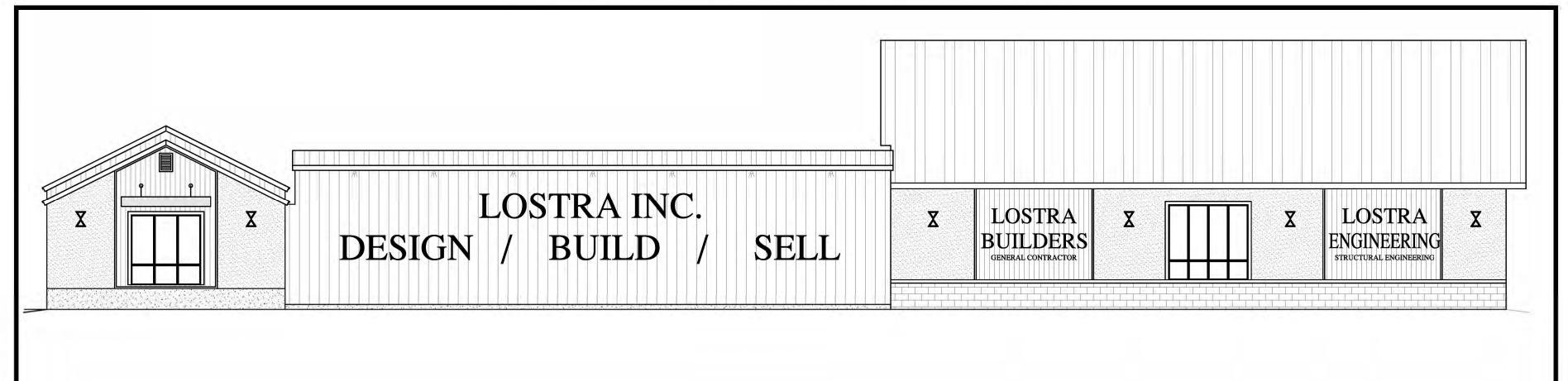


LOSTRA ENTERPRISES, LLC 2021 BUILDING PROJECT

6TH STREET ELEVATION

SILVER STREET ELEVATION





THESE DRAWINGS DO NOT INCLUDE PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FOR THE BUILDING DEPARTMENT.

6,504 SQ. FT.

SPECIFICATIONS

ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) AND ALL CURRENT SUPPLEMENTS.

2. THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL EXISTING UTILITIES ENCOUNTERED DURING EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. PRIOR TO THE START OF THE PROJECT, THE CONTRACTOR SHALL CONTACT USA DIG AT (800) 227-2600 FOR UTILITY LOCATIONS.

3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE

UTILITY AS FOLLOWS: ELECTRICAL NV ENERGY SOUTHWEST GAS TELEPHONE FRONTIER

CABLE SATVIEW BROADBAND ALL OTHER CITY OF ELKO

4. THE CONTRACTOR SHALL MAINTAIN A SUITABLE SAFETY PROGRAM DURING ALL CONSTRUCTION WORK AND SHALL SECURE THE CONSTRUCTION SITE CONTINUOUSLY INCLUDING TIMES WHEN NO WORK IS BEING PERFORMED. THE CONTRACTOR IS WARNED THAT THE CONSTRUCTION SITE IS SURROUNDED BY RESIDENCES WITH CHILDREN

5. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM DURING ALL EARTHMOVING AND EXCAVATION WORK AND SHALL TAKE ALL REASONABLE PRECAUTIONS AS REQUIRED FOR WEATHER CONDITIONS

6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AND SHALL PROVIDE FOR EROSION CONTROL DURING ALL EARTHMOVING AND EXCAVATION WORK.

OCCUPANCY ANALYSIS

OCCUPANCY/CONSTRUCTION TYPE NON-SEPARATED USES

OCCUPANT LOADS OFFICE/RESTROOMS/HALLWAYS AREA

STORAGE AREAS WAREHOUSE/TRAINING AREAS REAR OFFICE AREA (B)

TOTAL OCCUPANTS STORAGE AREA (S-1) TOTAL OCCUPANTS

TRAINING AREA OFFICE AREA (B) TOTAL OCCUPANTS

TOTAL BUILDING AREA ALLOWABLE BUILDING AREA ALLOWABLE BUILDING HEIGHT TOTAL OCCUPANT LOAD

300 GROSS 50 GROSS

B/S-1/VB

2,304 SQ. FT. 16 PERSONS

1,800 SQ. FT. 6 PERSONS

2,400 SQ. FT. **49 PERSONS**

6,504 SQ. FT 9,000 SQ. FT. 40 FT. 71 PERSONS

SHEET INDEX

DESIGN SHEETS TITLE SHEET

GENERAL NOTES OFFICE FLOOR PLAN STORAGE FLOOR PLAN

WAREHOUSE/TRAINING FLOOR PLAN **DEMOLITION AREAS EXISTING ELEVATIONS**

NEW ELEVATIONS EGRESS OFFICE & STORAGE PLAN EGRESS WAREHOUSE/TRAINING PLAN

WALL LAYOUT PLAN OFFICE SECTIONS STORAGE SECTION & DETAILS WAREHOUSE/TRAINING SECTION

BUILDING DETAILS **BUILDING DETAILS** ADA DETAILS

STRUCTURAL SHEETS OFFICE RAMP DETAILS WAREHOUSE/TRAINING RAMP DETAILS SPECIAL INSPECTION SHEET

CIVIL SHEETS TITLE SHEET & ABREVIATIONS **EXISTING SITE LAYOUT**

NEW SITE LAYOUT GRADING PLAN & ACCESSIBILITY UTILITY PLAN ACCESSIBILITY DETAILS

PLUMBING, MECHANICAL & ELECTRICAL PLUMBING PLAN OFFICE

PLUMBING PLAN STORAGE PLUMBING PLAN WAREHOUSE/TRAINING MECHANICAL PLAN OFFICE

MECHANICAL PLAN STORGAGE MECHANICAL PLAN WAREHOUSE/TRAINING **ELECTRICAL PLAN OFFICE**

ELECTRICAL PLAN STORAGE ELECTRICAL PLAN WAREHOUSE/TRAINING

CONTRACTOR

LOSTRA BUILDERS

HAWKINS ELECTRIC

ELECTRICAL CONTRACTOR 1029 COURT STREET, ELKO, NV 89801 OFFICE (775) 385-0130 FAX (775) -NEVADA LICENSE/LIMIT: C-2 #0086644 / \$200.000

GENERAL REQUIREMENTS

EXTERIOR LANDINGS AS PER IBC 1008.1.5 AND 1008.1.6.

2. SAFETY GLAZING IN HAZARDOUS LOCATIONS SECTION 2018 IBC, SEC. 2406. ROOF DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH IBC SECTION 1503.4.

4. ATTIC ACCESS IN ACCORDANCE WITH 2018 IBC, SEC. 1209.2 5. ATTIC VENTILATION SHALL BE INSTALLED PER 2018 IBC, SECTION 1203.

PLUMBING, MECHANICAL & ELECTRICAL REQUIREMENTS

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 EDITION OF THE UNIFORM PLUMBING CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

THE CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS AND VENDOR CATALOG INFORMATION FOR ALL PLUMBING ITEMS.

MECHANICAL NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 EDITION OF THE UNIFORM MECHANICAL CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

THE CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS AND VENDOR CATALOG INFORMATION FOR ALL MECHANICAL ITEMS.

ELECTRICAL NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL PROVIDE DETAILED SHOP DRAWINGS AND VENDOR CATALOG

INFORMATION FOR ALL ELECTRICAL ITEMS.

FIRE SPRINKLER/ALARM NOTES:

FIRE SPRINKLER SYSTEMS ARE NOT REQUIRED.

FIRE ALARM SYSTEMS ARE NOT REQUIRED

FIRE SPRINKLER SYSTEM SHALL BE PERMITTED UNDER SEPARATE PERMIT & SUBMITTAL.

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL

VOICE (775) 738-4681

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2009 EDITION OF THE ICC/ANSI A117.1

ELECTRICAL

PARKER SOLUTIONS, LLC

LICENSE TYPE C-1 #0081242. LIMIT \$500.000 CONTACT: ADRIAN FLORES 303 3RD STREET

ELKO, NEVADA 89801 VOICE (775) 738-4681 CELL (___) __-

PLUMBING MECHANICAL **PARKER** SOLUTIONS, LLC

LICENSE TYPE C-1 #0081242, LIMIT \$500,000 CONTACT: ADRIAN FLORES 303 3RD STREET ELKO, NEVADA 89801

CELL (___)

MLL MLL MLL 2021

SCALE AS SHOWN NA

OWNER LOSTRA

ENTERPRISES

CONTACT: MICHAEL L. LOSTRA 930 COLLEGE AVENUE ELKO, NEVADA 89801 VOICE (775) 777-1210 CELL (775) 397-3472 930 COLLEGE AVENUE ELKO, NEVADA 89801

ENGINEER

LOSTRA CONSULTING ENGINEER WWW.ELKOENGINEERS.COM

VOICE (775) 777-1210 CELL (775) 397-3472

LICENSE TYPE B2 #0079438, LIMIT \$245,000 LICENSE TYPE C-5 #0079645, LIMIT \$245,000 CONTACT: MICHAEL L. LOSTRA 930 COLLEGE AVENUE ELKO, NEVADA 89801

DESIGN NOTES

I. LOCATION 225 6TH STREET ELKO, NEVADA

II. OCCUPANCY CLASSIFICATION/TYPE Office Areas

2. Storage Areas 3. Warehouse/Training Areas

 Number of Stories 2. Building Height

III. BUILDING HEIGHTS, AREAS & RESTROOMS:

3. Height Allowable (Non-Sprinklered)

4. Total Building Remodel Area 6,504 Sq. Ft.

1 Per (100) - 0 Total 5. Total Lavatories Required (S-1) Total Water Closets Required (S-1) 1 Per (100) - 0 Male - 0 Female

Total Lavatories Required (B) 1 Per (40) - 2 Total Total Water Closets Required (B) 1 Per (25) < 50 1 Per (50) > 50 - 3 Total 9. Total Drinking Fountains Required 1 Per (1000) & 1 Per (100) - 2 Total

1 Total 10. Total Service Sinks Required 2 Total 11. Total Lavatories Required 3 Total 12. Total Water Closets Required

0 Total - <6 Assembly Aggregate Area Only 13. Family Toilet Rooms Required

IV. FIRE SPRINKLER SYSTEM:

 Fire sprinkler system is required. 2. Fire alarm system is required.

Fire sprinkler & alarm modification shall be completed on separate permit.

V. FIRE ASSEMBLIES:

1. Penetrations shall be protected by an approved penetration fire stop system approved by the City of Elko Building Department and the Engineer/Architect of Record.

40 Ft.

2. All fire caulking material shall be approved the the City of Elko Building Department and the Engineer of Record.

1. Fire extinguishers shall be provided and installed in compliance with the 2018 International Fire Code section 906.

Signage shall be provided for each mechanical room ("Mechanical Room").

Submittals for all signage must be approved by the Fire Marshal, Building Official and Engineer prior to placement.

VII. LIGHT AND VENTILATION (IBC Section 1203 & 1205):

1. Every space intended for human occupancy shall be provided with natural light. The minimum net glazed area shall not be less than 8% of the floor area.

2. Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors.

3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated.

4. Artificial light shall be provided that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor area.

VIII. CEILING HEIGHTS:

Ceiling height shall not be less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet.

IX. ACCESSIBLE FACILITIES:

1. All accessibility shall be in accordance with 2009 ICC/ANSI A117.1-2009

The minimum width of an accessible route is 36".

3. Clear width opening of doors on accessible route shall be a minimum of 32" inches when door is open at a 90 degree angle.

The walking surfaces with running slopes shall be no steeper than 1:20. 5. All walls shall be reinforced behind grab bar areas in restroom facilities.

Grab bars shall have a circular cross section with a diameter of 1 1/4" inch minimum and 2 inches maximum.

7. The space between the wall and the grab bar shall be 1 1/2 inches.

8. Horizontal grab bars shall be mounted 33 inches minimum and 36 inches maximum above the floor. a. Side wall grab bars are required to start within 12 inches of the backwall and extend to 54 inches from the back wall.

b. The rear bar shall be 36 inches long minimum, centered on the water closet and extend from the centerline of the water closet 12 inches minimum on the side closest to the wall.

The top of the water closet seats shall be 17 to 19 inches above the floor.

10. Accessible lavatories shall be mounted with the rim 34 inches maximum above the floor.

11. Sinks shall be 6 1/2" inches deep maximum.

12. Water supply and drain pipes under lavatories shall be insulated or otherwise treated to protect against contact.

13. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.

14. Kitchenettes area not required to have work surface per 2009 ICC/A117.1-2009 Section 804.3 Exception: Spaces that do not provide a cooktop shall not be required to provide an accessible work surface.

15. Clear floor space for the work surface, sink, cabinet access and appliances is 30 inches by 48 inches. Where knee and/or toe clearances are provided, the clear floor space can extend underneath the work surface, sink and under the door of the dishwasher or oven. Toe & knee clearances not required under kitchenette sink due to parallel approach as shown on

16. Cabinetry shall be a maximum of 34" above the finish floor.

a. Dish washer in cabinet shall be ADA compliant to fit under cabinets 34" in height.

b. Clear floor space shall be adjacent to the dishwasher door.

17. Kitchen sinks shall be a maximum of 34 inches above the floor. This will allow for a 6 1/2" deep sink with a minimum of 27 inch high knee clearance.

18. A portion of the storage area of each storage facility shall have shelves or rods within 15 inch to 48 inch reach range.

19. All light switches and/or heating/cooling controls shall be mounted no more than 48" above finish floor.

X. MEANS OF EGRESS:

1. Exit signs are required where more than two exits are required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placements shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (IBC Section 1011.1)

2. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes. (IBC Section 1011.6.3)

XI. EXTERIOR LANDINGS:

1. Landings shall be in accordance with IBC Section 1008.1.5 & 1008.1.6.

XII. ATTIC VENTILATION:

Attic ventilation shall be installed as per IBC 1203.

INTERIOR REMODEL XIII. A1. 1. Attic acc. XIV. ROOF DRAINAR1. Roof drain LEFT BLANK LEFT BLANK DESIGN NOTES CONT.

XIII. ATTIC ACCESS:

Attic access shall be installed as per IBC 1209.2.

XIV. ROOF DRAINAGE:

Roof drainage system shall be in accordance with IBC Section 1503.4.

GENERAL NOTES

- 1. The contractor shall be responsible for verifying the field measurements prior to ordering materials & prefabricating items. Any discrepancies between field measurements and/ or drawings shall be brought to the attention of the engineer.
- 2. Contractor shall provide backing/blocking as required for all wall mounted equipment, furnishings, etc.
- 3. All combustible materials to be a minimum 1" clear of all heat transferring vent stacks.
- 4. Approved flashing to be installed at all chimneys, wall-to roof intersections, around all roof penetrations, and above all exterior door and window openings.
- 5. All plans, specification and construction shall comply with the 2009 IBC and all other local jurisdiction requirements.
- 6. Contractor shall request inspection as required by the City of Elko Building Department. Generally these inspection shall include but are not limited to foundations, framing and rough electrical, plumbing, HVAC, insulation, masonry, sheetrock and a final inspection. A final inspection shall be approved the the Building Department before occupancy is permitted.
- 7. No welding unless approved by the Building Official.
- 8. Stored quantities of hazardous materials, liquids, and chemicals shall not exceed amounts listed in IBC Tables 307.1(1) and 307.1(2).

MATERIAL NOTES

I. GYPSUM:

1. All walls that have a gypsum finish shall be a minimum of 5/8" gypsum wall board.

II. COUNTERTOPS:

Shop drawings for all cabinets must be submitted and approved by the engineer prior to fabrication.

Countertops must comply to ICC/ANSI A117.1-2009.

Countertops shall be installed per manufacturers recommendations.

III. FLOORS & BASE:

Concrete stain & sealer manufacture to be selected by subcontractor, Color T.B.D.

Rubber cove base shall be a height 4" (6" @ Restrooms). Color to be selected by owner.

SCOPE OF WORK NOTES

OFFICE AREA:

1. COMPLETE INTERIOR REMODEL AND EXTERIOR REMODEL. THIS WILL INCLUDE BUT NOT LIMITED TO NEW INTERIOR FINISHES, EXTERIOR FINISHES AS WELL AS NEW PLUMBING, MECHANICAL AND ELECTRICAL REQUIREMENTS.

STORAGE AREA:

1. STORAGE AREA SCOPE INCLUDES THE INSTALLATION OF NEW METAL STUD EXTERIOR WALLS WITH METAL SIDING. THIS WILL INCLUDE ELECTRICAL AND MECHANICAL AS SHOWN ON PLANS.

WAREHOUSE AREA - SHELL ONLY

1. THE WAREHOUSE AREA SCOPE WILL INCLUDE EXTERIOR FOOTINGS AND FROST WALL IN ADDITION TO NEW EXTERIOR SHEATHING AND STUCCO FINISH. THIS WILL ALSO INCLUDE THE INSTALLTION OF ADA RAMP AS WELL AS NEW POWER SERVICE. THIS SCOPE WILL INCLUDE ALL NEW WINDOWS, SOFFITS AND ITEMS ASSOCIATED WITH EXTERIOR BUILDING ENVELOPE. INTERIOR REMODEL PORTION OF THIS AREA WILL BE UNDER A

DIFFERENT PERMIT AND IS NOT PART OF THE SCOPE OF WORK.

ITEM NUMBER	DESCRIPTION	ENGINEER OF RECORD	OWNER
1	LIGHTING PACKAGE	X	X
2	PLUMBING FIXTURE PACKAGE	X	X
3	COLOR SWATCH	X	X
4	CABINET SHOP DRAWINGS	X	X
5	EXTERIOR AWNING SHOP DRAWINGS	X	X
6	MECHANICAL EQUIPMENT PACKAGE	X	X
7	DOOR & HARDWARE PACKAGE	X	X

*COLOR SWATCH TO INCLUDE FLOOR COVERINGS, PAINT, RUBBER COVE BASE & PAINT COLORS

STRUCTURAL NOTES

DESIGN INFORMATION AND LIVE LOADS USED:

2018 International Existing Building Code (IEBC)

10 PSF or actual Roof dead load 10 PSF or actual Roof collateral load Snow load 30 PSF - Unreduced 75 PSF - Concrete Floor dead load

6. Floor dead load 15 PSF - Crawlspace Area 7. Floor live load 6" Slab - 100 PSF - 5,000 LB/Wheel Load

50 PSF - Office/Warehouse Training 8. Floor live load

9. Wind 115 MPH (3 Second Gust) exposure C, I = 1.00, enclosed 10. Seismic SDs = 0.456, SD1 = 0.234, Site Class D, I = 1.00

Spread footings are to be founded on the natural soil or compacted structural fill. Spread footings are designed for a maximum allowable soil bearing pressure of 1500 PSF with allowable increases.

Slope all finish grade surfaces away from building a minimum of six inches in ten feet to provide drainage.

CONCRETE:

1. Compressive strength at 28 days shall be as follows in exposure class "F"

2500 PSI for footings and foundations (Not exposed to weather) - F0 4500 PSI for piers and frost walls - F2 Severe

4500 PSI for slabs - F3 Very Severe

2. Concrete mix designs shall be as follows in accordance with exposure classes:

F0 - 3/4" aggregate - Max Water/Cement Ratio = N/A - Air Content = N/A F2 - 3/4" aggregate - Max Water/Cement Ratio = 0.45 - Air Content = 6%

F3 - 3/4" aggregate - Max Water/Cement Ratio = 0.45 - Air Content = 6% **Limitations on the quantity of pozzolans and slag in cementitious materials.

3. Reinforcing steel shall conform to ASTM 615. All bars #4 and larger shall be grade 60 and #3 bars shall be grade 40.

Shop drawings for fabrication and erection of all reinforcing and embedded items shall be required.

Reinforcing shall be continuous through all construction joints.

Minimum clear concrete protection for reinforcement shall be as follows unless noted otherwise:

3 inches for Concrete placed directly against earth.

2 inches for formed surfaces exposed to weather or earth. 7. Lapped splices shall be designed in conformance with the current IBC. No two adjacent bars are

spliced in the same location unless shown otherwise.

MASONRY:

Masonry units shall conform to ASTM C90, Grade N, with a minimum compressive strength (F'm) of 2000 PSI.

Mortar shall conform to ASTM C270, Type S.

Grout compressive strength shall be a minimum of 2500 PSI at 28 days. Reinforcing steel shall conform to ASTM A615, grade 40.

Horizontal joint reinforcing is not required.

Reinforcing bar laps shall be a minimum of 40 bar diameters. Typical reinforcing, unless shown differently on the plans, shall be as follows:

8 inch block walls Vertical #5 @ 24" O.C.

Horizontal #5 @ 24" O.C. 8. There shall be one #5 bar in a grouted cell at the sides and bottom of all openings. Openings less than 4 feet shall have a bond beam with a #5 bar over the opening. Openings between 4 feet and 12 feet shall have a double bond beam with 2 #5

bars in each bond beam. The bars shall extend a minimum of 24 inches beyond the opening.

9. Lap all bond beams where stepped, a minimum of 4 feet. 10. At corners and wall intersections, grout the core with a vertical No. 5 bar, unless shown otherwise.

11. Extend the vertical foundation reinforcing a minimum of 40 bar diameters into the cell to be grouted.

1. Dimensioned lumber shall be visually graded and shall conform to the following materials and grades:

California Redwood, Foundation Grade Plates on Masonry or Concrete or Treated Douglas Fir-Larch

Douglas Fir-Larch, No. 2 Grade Studs and Wall Plates Headers and Rafters Douglas Fir-Larch, No. 1 Grade

including Blocking 2. Roof joists shall be Truss Joist, TJI35, 11 7/8" deep or equal. Roof joists shall be prefabricated and designed to carry the

3. Joist hangers shall be Simpson hangers (face type or top mount type, skewed or sloped where required). Joist hangers shall be prefabricated and designed to carry the design loads.

Metal connectors shall be Simpson connectors. Connectors shall be prefabricated and designed to carry the design loads. Plywood shall conform to the requirements of the APA and shall be the thickness and grade shown on the plans.

Nailing shall conform to the minimum requirements of the current edition of the IBC unless noted otherwise.

VI. STRUCTURAL STEEL:

1. Structural steel shall conform to the following: Shapes and plates ASTM A36 ASTM A53, grade B ASTM A500, grade B ASTM A325 Structural bolts

ASTM F1554, Gr. 36 Anchor bolts 2. Shop drawings for fabrication and erection of all structural steel and embedded steel items shall be required.

Welds shall conform to the current American Welding Society (AWS) Code. All welding shall be with E70 rod. 4. Shop connections shall be made with 3/4" A325 bolts or welds as shown on the plans. Welds not shown on the plans shall

types shown in the current AISC Manual of Steel Construction. 5. All items to be galvanized, shall be hot dipped galvanized in conformance with the specifications. Damage to galvanizing in

be capable of developing the full tensile strength of the member being attached. Connections shall generally follow the

the field shall be repaired by painting with a zinc rich primer applied to the damaged area. 6. Field connections shall be made with 3/4" A325 bolts or fillet welds, unless noted otherwise. Connections shall generally

follow the types shown in the current AISC Manual of Steel Construction.

7. All elevations and heights given are from finished floor elevation at the beam location.

VII. STEEL STUDS AND FRAMING: 1. Steel studs and framing shall be of the type, size and gage shown on the plans. The framing shall have a minimum Fy of 33 KSI and shall be manufactured by "Clark & Dietrich" or equal.

2. Shop drawings for fabrication and erection of all steel framing for interior bearing and partition walls shall be required. 3. Studs for interior bearing and partition walls shall be 3 5/8",6" & 8" "S", 20 gage studs as manufactured by "Clark &

Dietrich". 4. Headers for the interior bearing and partition walls shall be double "S" joists (connected back to back) as manufactured by "Clark & Dietrich". Headers shall be fabricated in conformance with the manufacturers recommendations and shall have bearing stiffeners at points of support.

5. Openings between 4 feet and 8 feet in the bearing wall shall have headers fabricated with 10 inch joists. Openings less than 4 feet in the bearing wall and less than 8 feet in partition walls shall have headers fabricated with 6 inch joists. Steel framing shall be fastened to supporting members as shown on the plans or as recommended by the manufacturer.

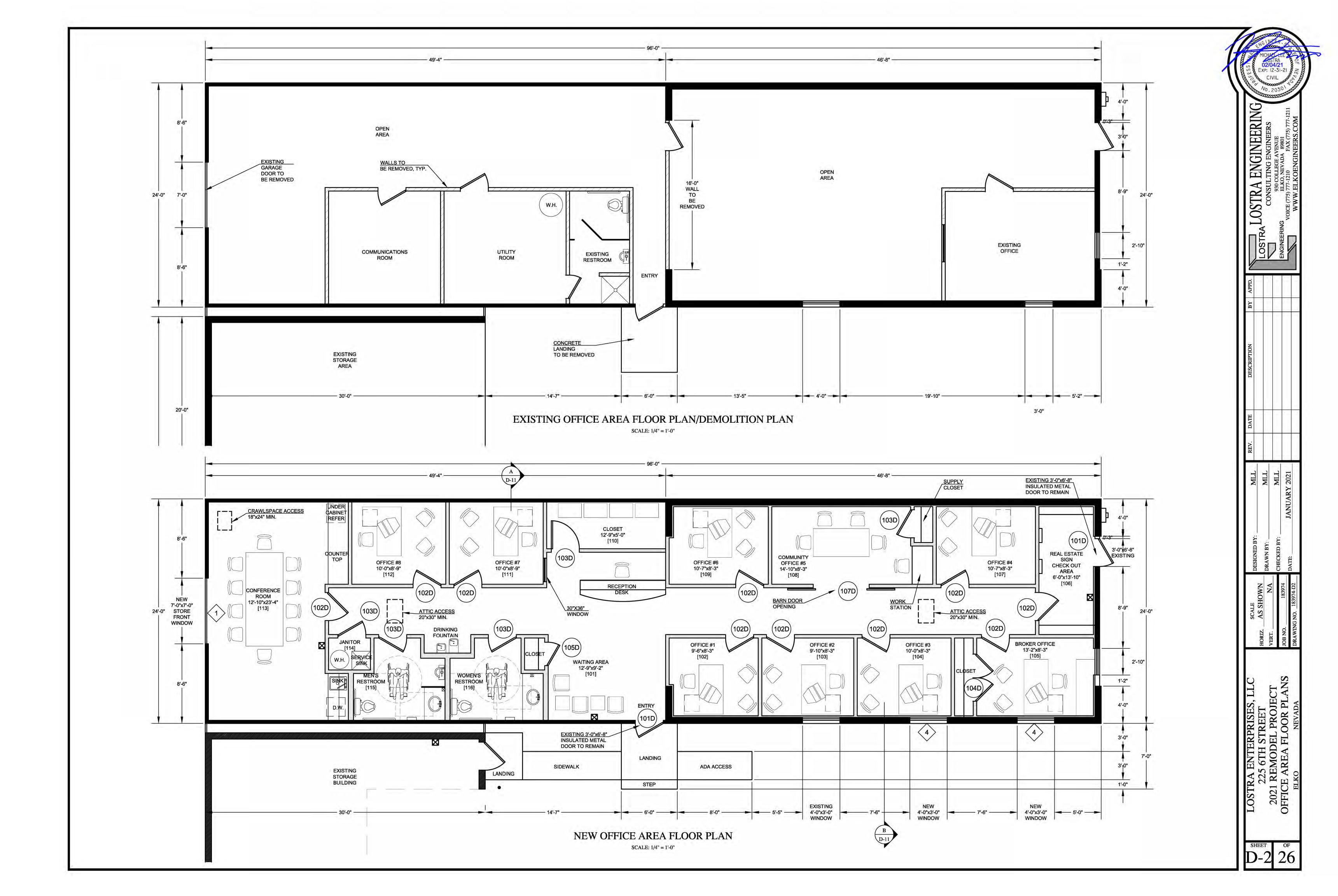


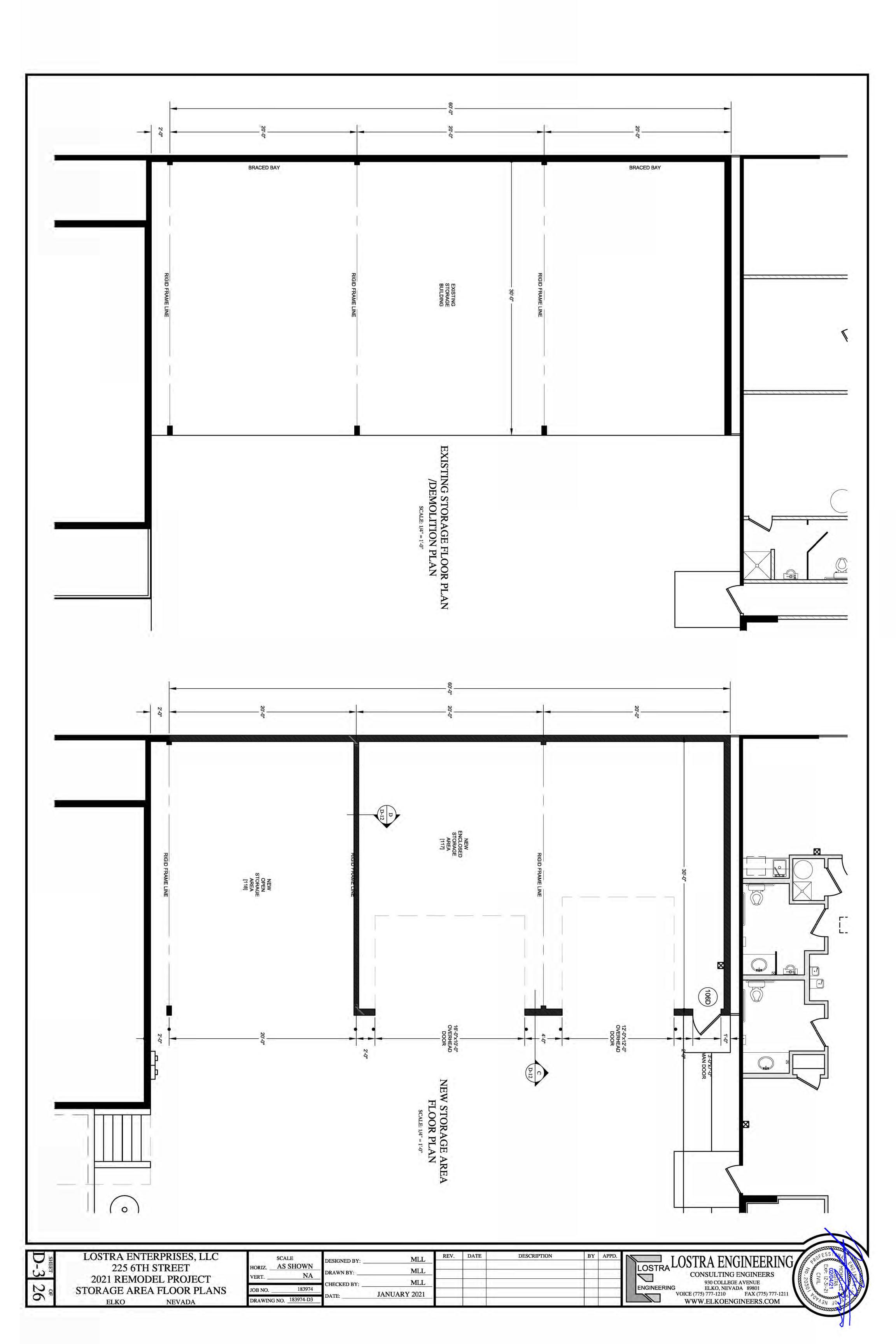
ENGINEERING

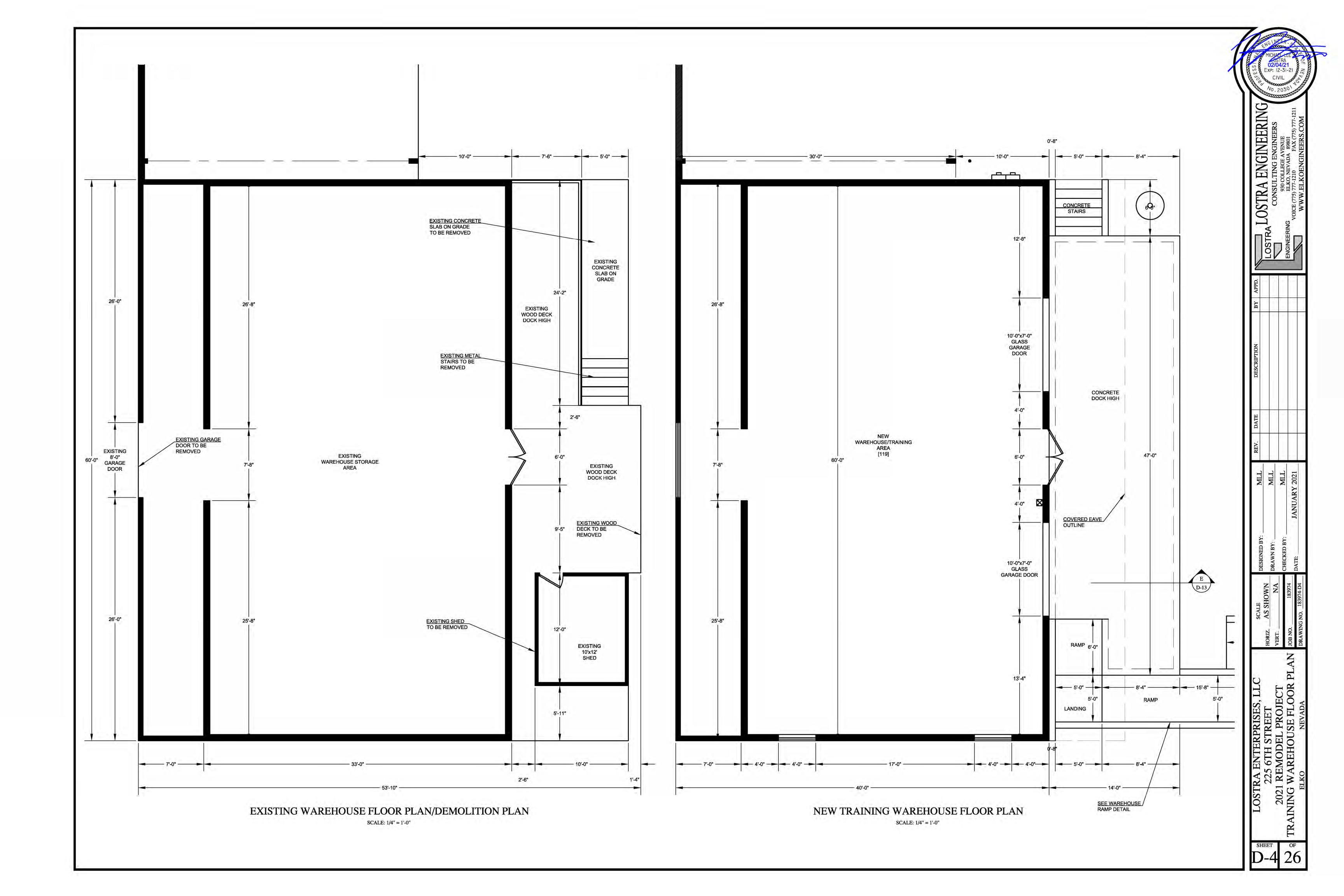
LOSTRA

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STRA ENTERPRISES, LLC 225 6TH STREET 321 REMODEL PROJECT GENERAL NOTES



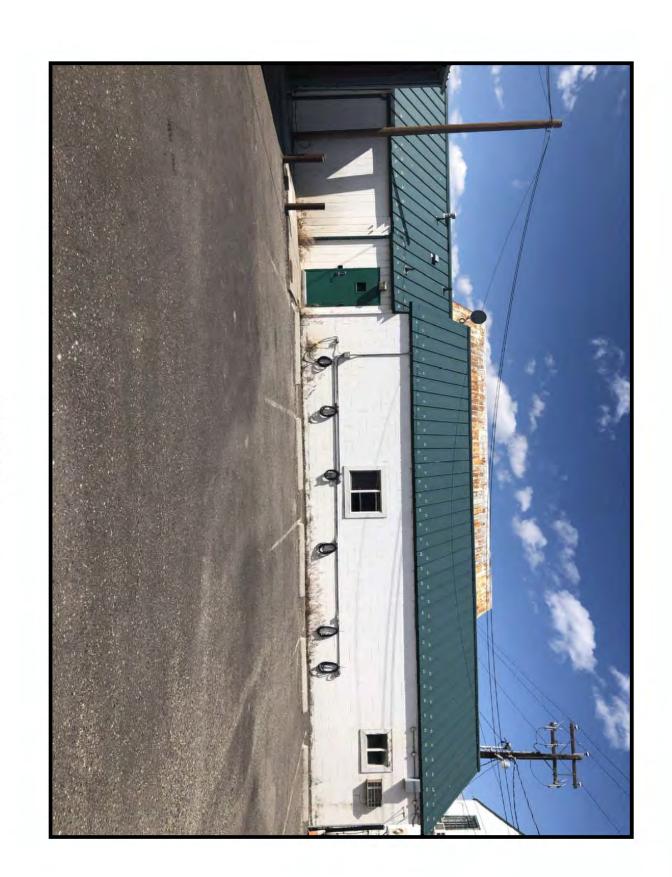






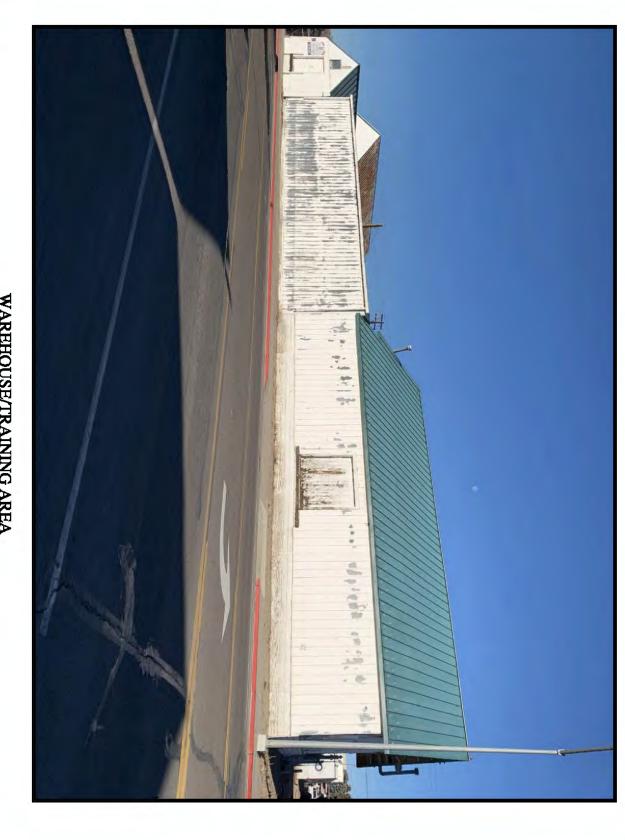
STORAGE AREA
EXISTING NORTH ELEVATION
NTS

OFFICE AREA
EXISTING EAST ELEVATION
NTS





WAREHOUSE/TRAINING AREA
EXISTING SOUTH ELEVATION
NTS



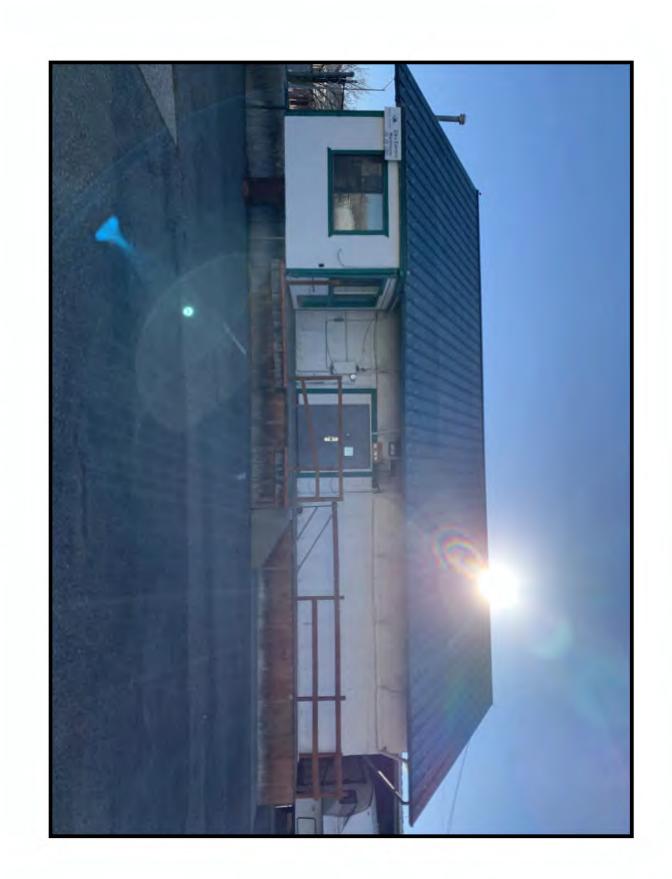
WAREHOUSE/TRAINING AREA
EXISTING EAST ELEVATION
NTS





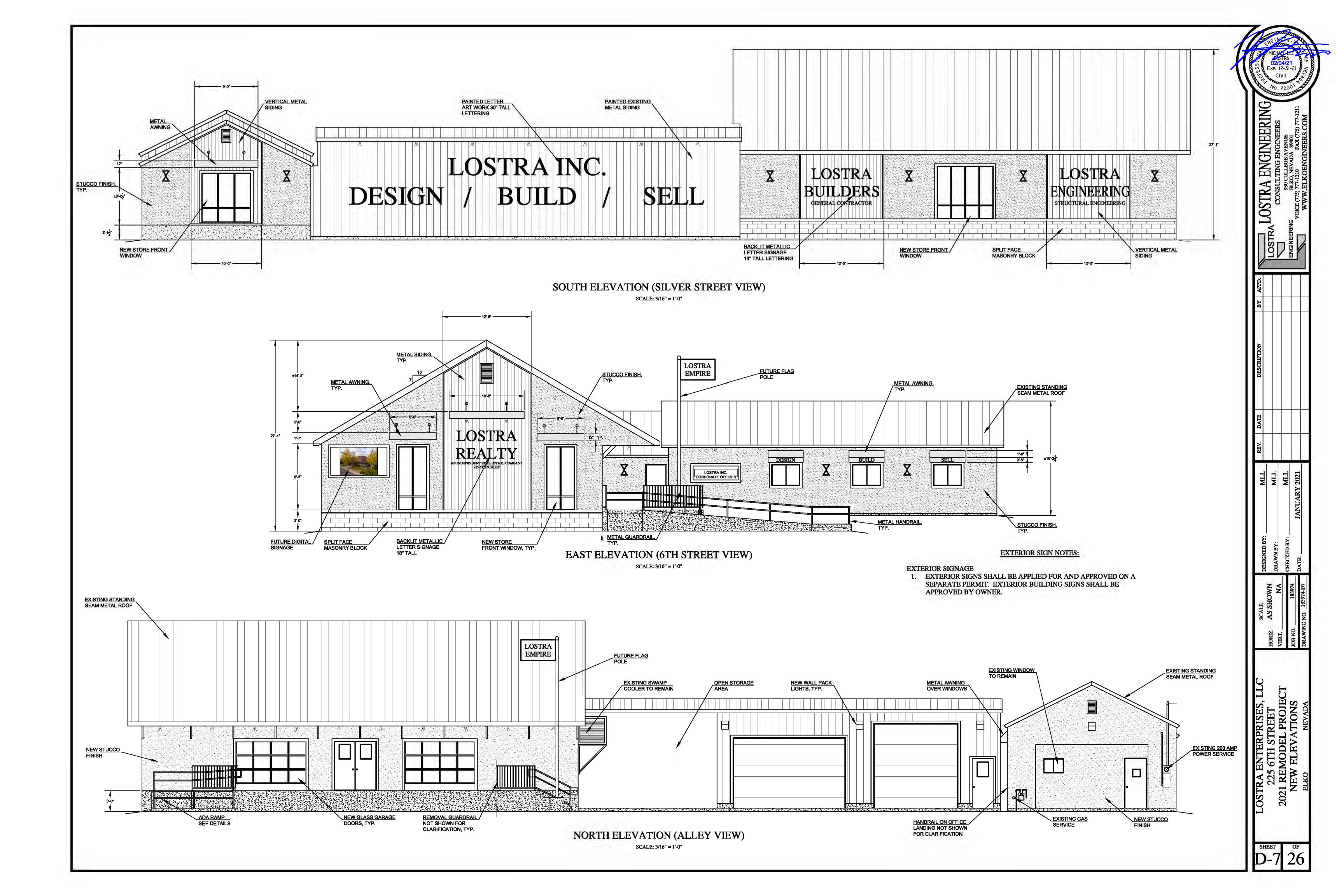


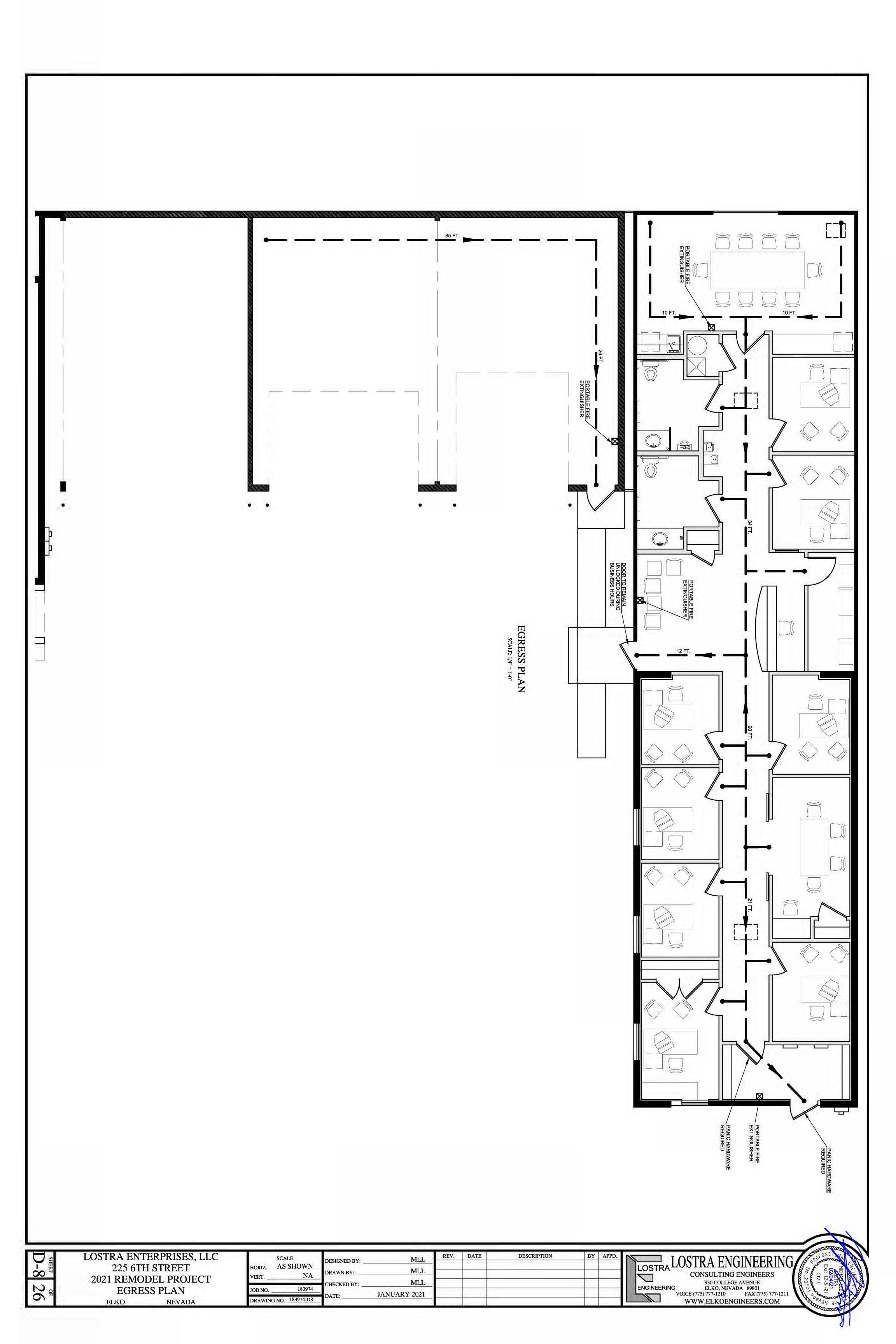


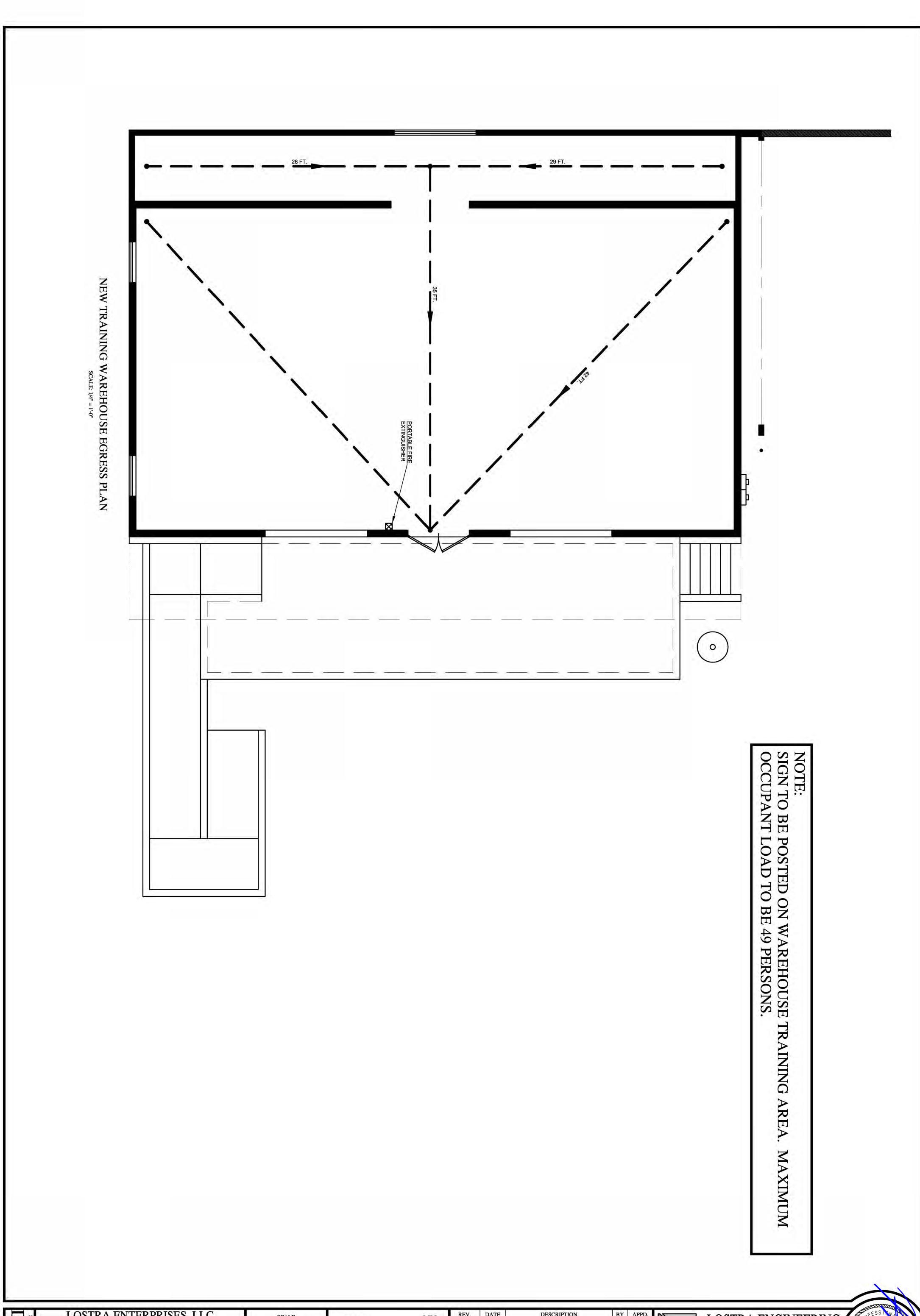


DESIGNED BY:	MLL
DRAWN BY:	MLL
CHECKED BY:	MLL
DATE:	JANUARY 2021

EV.	DATE	DESCRIPTION	BY	API

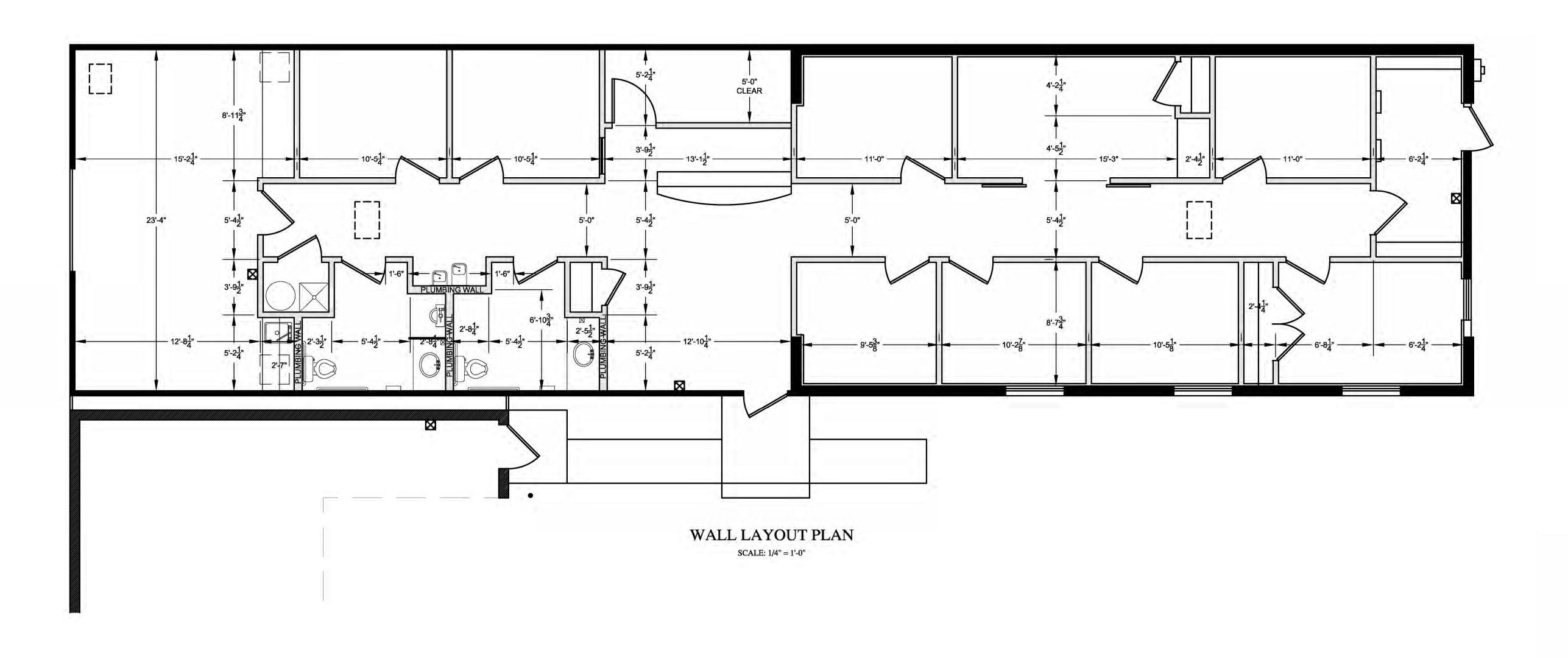


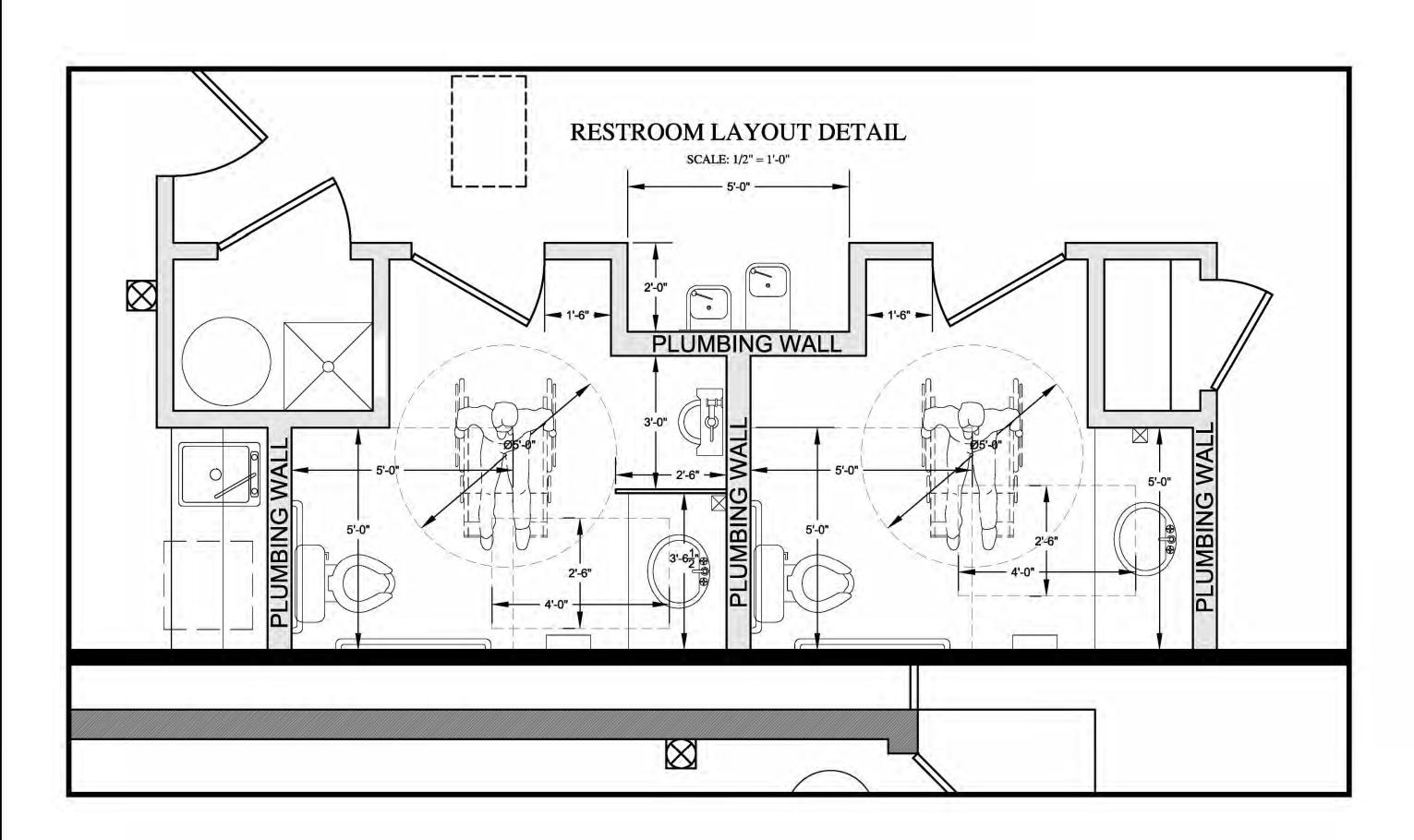


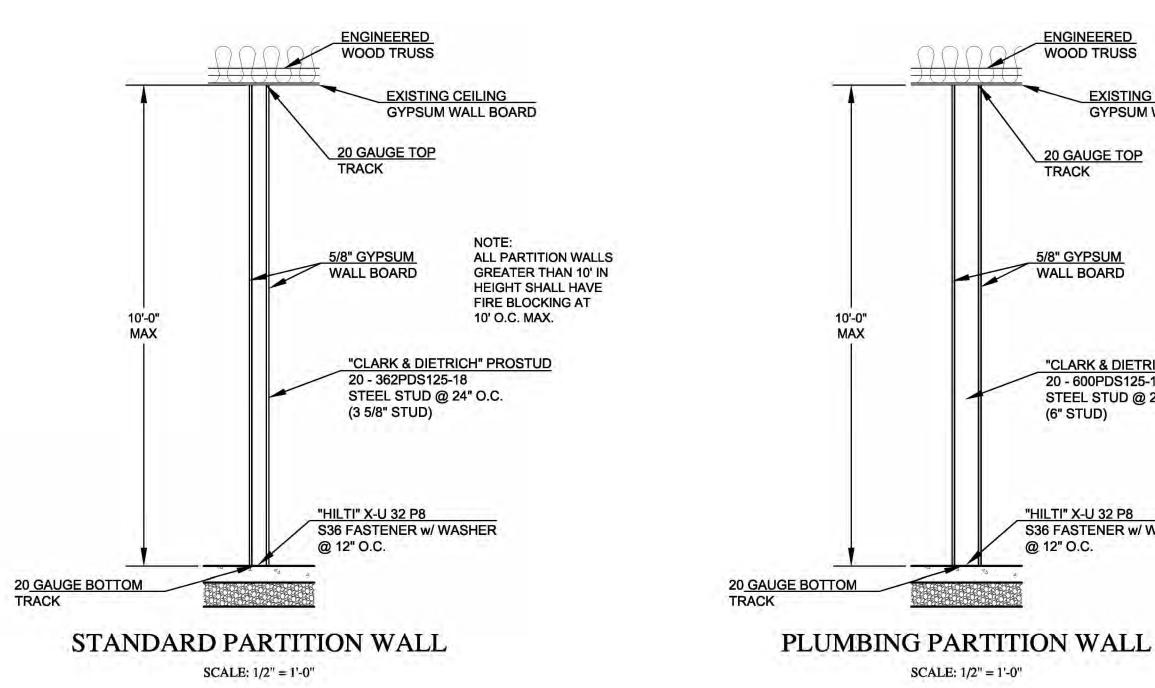


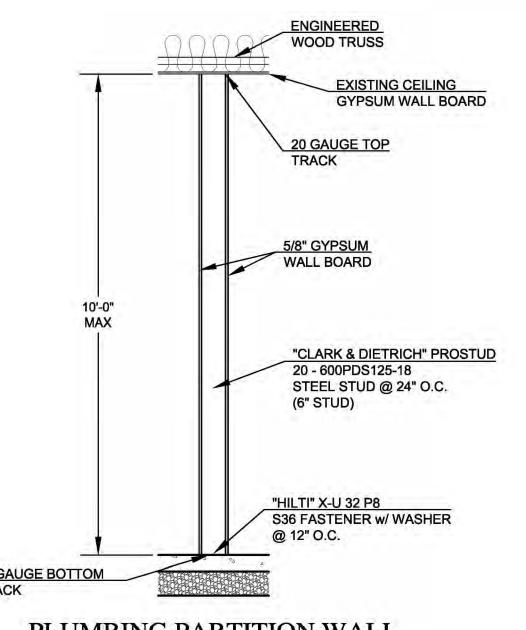
LOSTRA ENTERPRISES, LLC 225 6TH STREET BY APPD. CONSULTING ENGINEERS

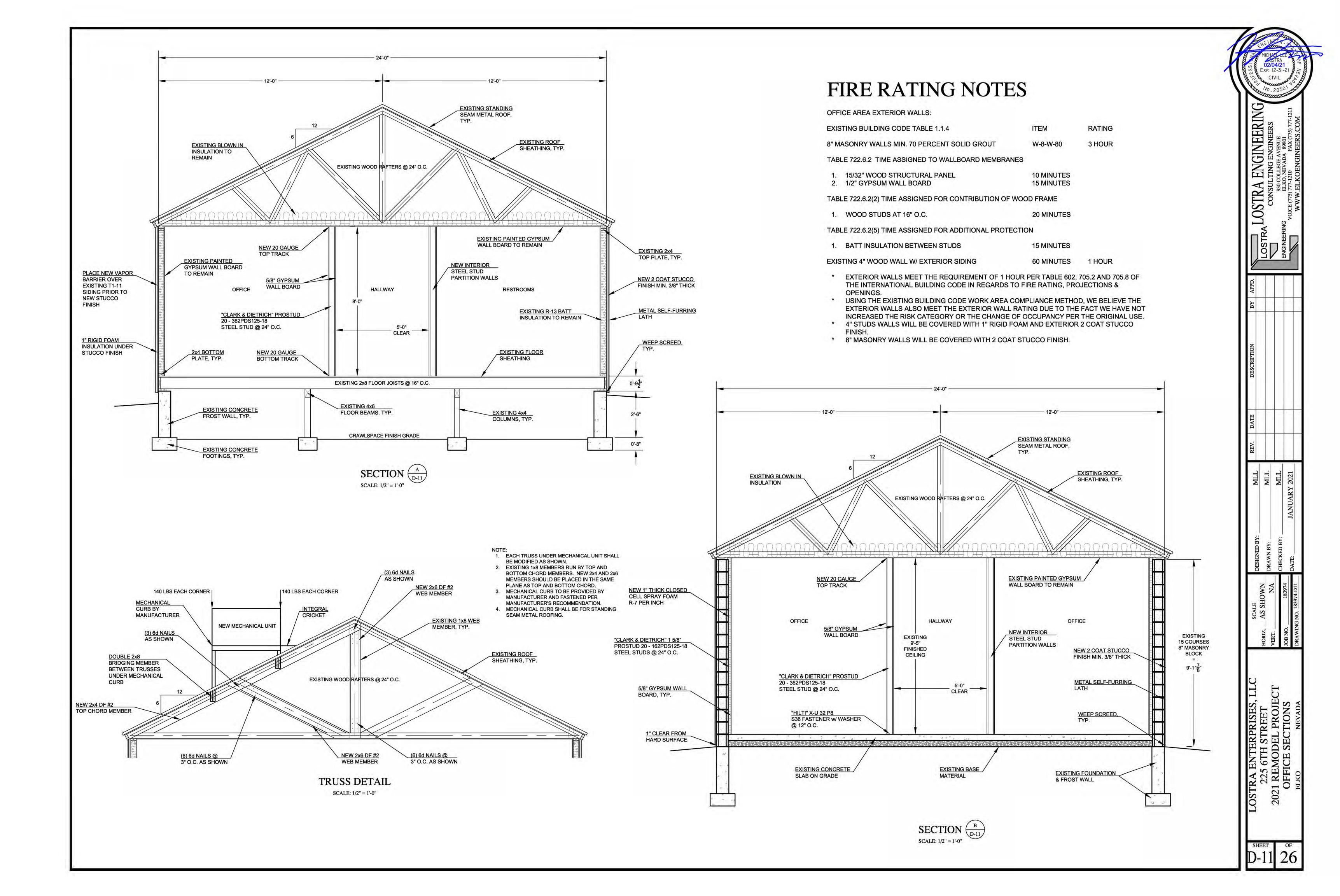
930 COLLEGE AVENUE
ENGINEERING
ELKO, NEVADA 89801
VOICE (775) 777-1210
FAX (775) 777-1211
WWW.ELKOENGINEERS.COM REV. DATE DESCRIPTION SCALE MLL DESIGNED BY: HORIZ. AS SHOWN MLL DRAWN BY: 2021 REMODEL PROJECT MLL CHECKED BY: EGRESS PLAN TRAINING WAREHOUSE AREA 183974 JOB NO. JANUARY 2021 DRAWING NO. _183974-D9 ELKO NEVADA

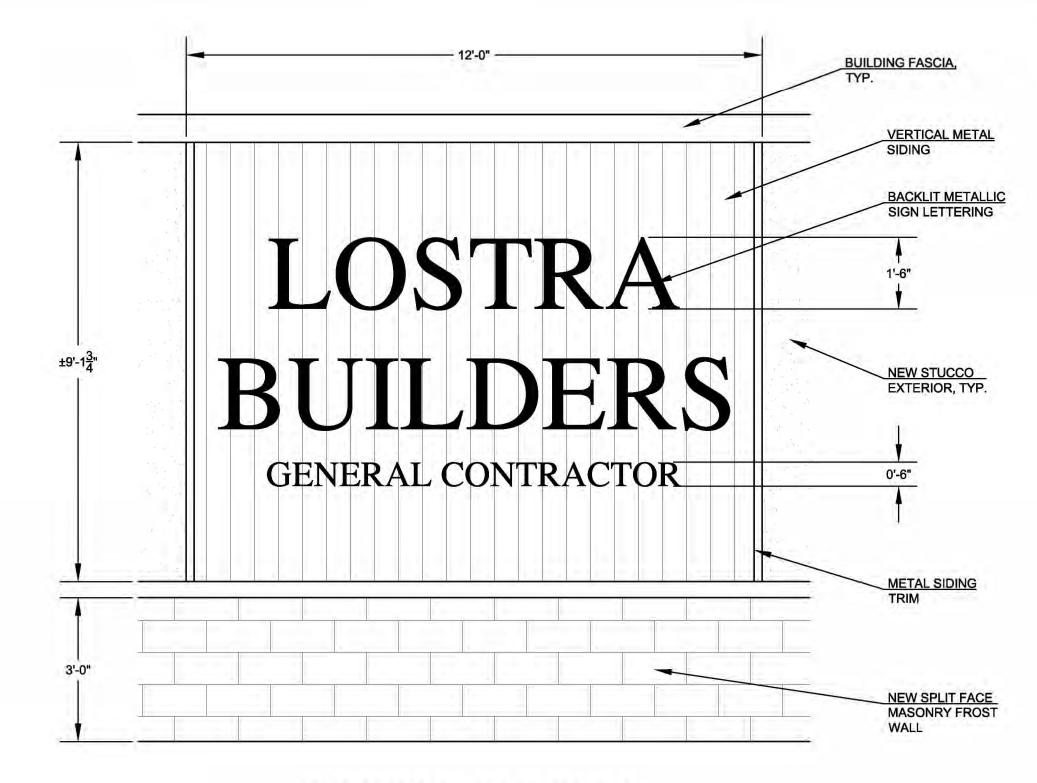












WAREHOUSE SIGN DETAIL SCALE: 1/2" = 1'-0"

13'-4"

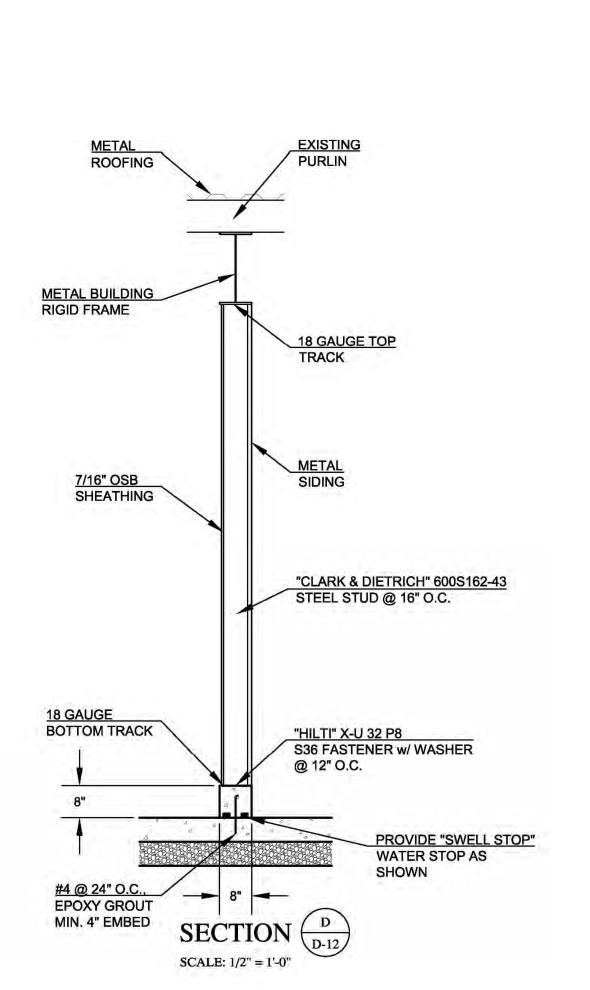
EXISTING ASPHALT PAVEMENT

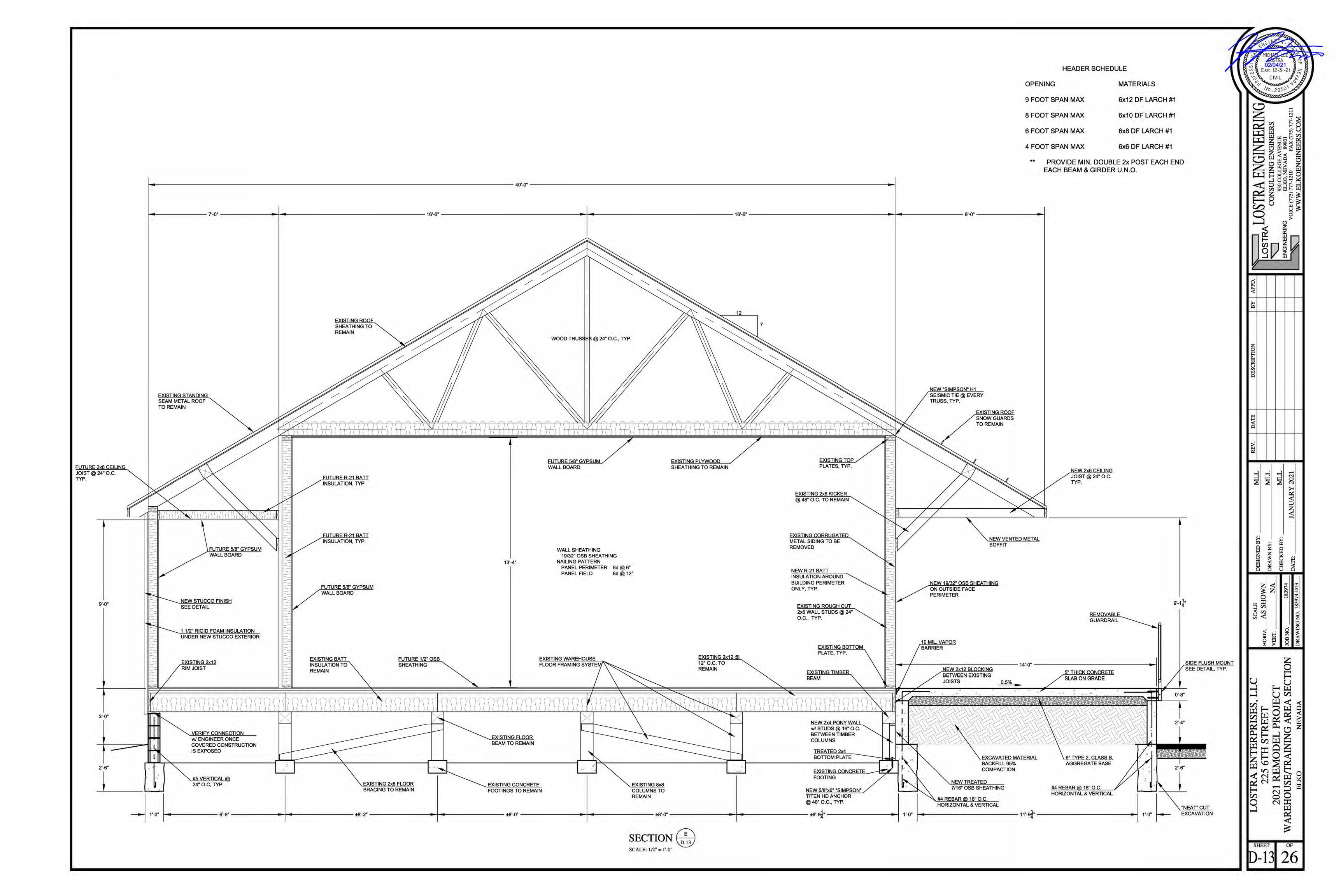
EXISTING METAL ROOFING TO EXISTING ROOF PURLINS, TYP. EXISTING METAL SIDING TO REMAIN & BE REPAINTED "CLARK & DIETRICH" 600S162-43 STEEL STUD @ 16" O.C. 14'-0" EXISTING BUILDING GIRTS, TYP. NEW CONCRETE CURB EXISTING FROST WALL BEYOND EXISTING CONCRETE SLAB ON GRADE PROVIDE "SWELL STOP"
WATER STOP AS SHOWN #4 @ 24" O.C., EPOXY GROUT MIN. 4" EMBED

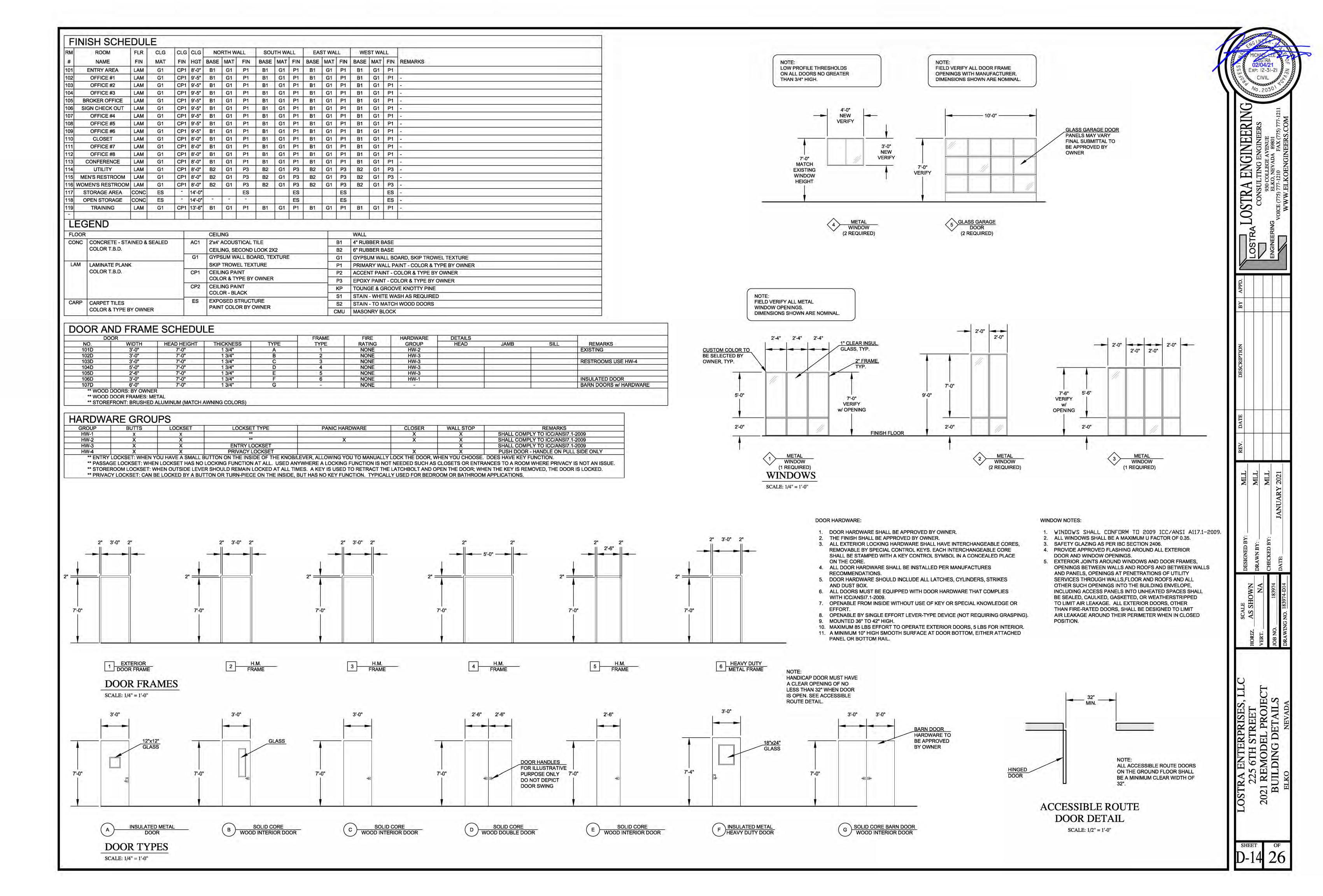
EXISTING RIGID FRAME CONCRETE FOOTING

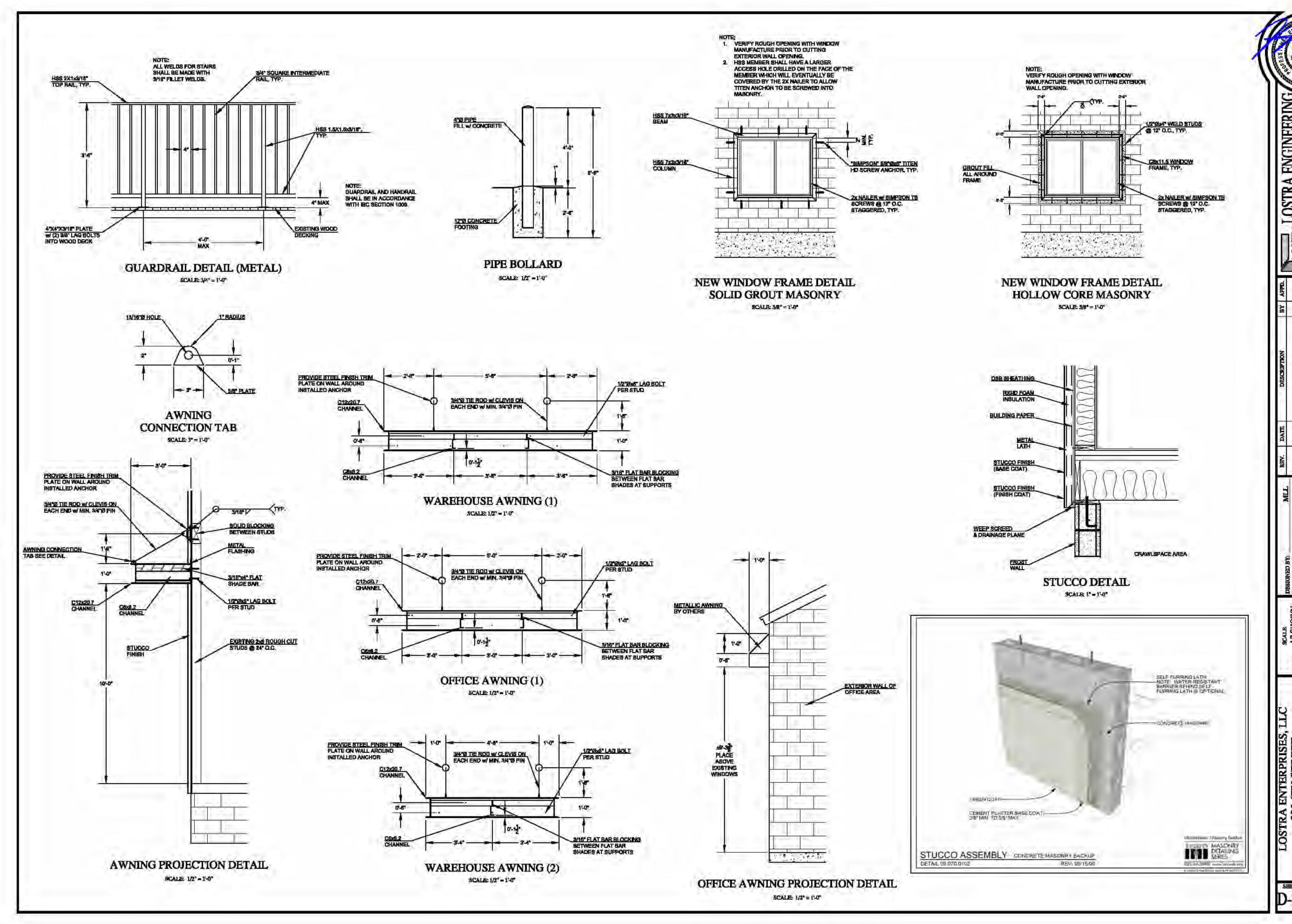
EXISTING BASE MATERIAL

SCALE: 1/2" = 1'-0"



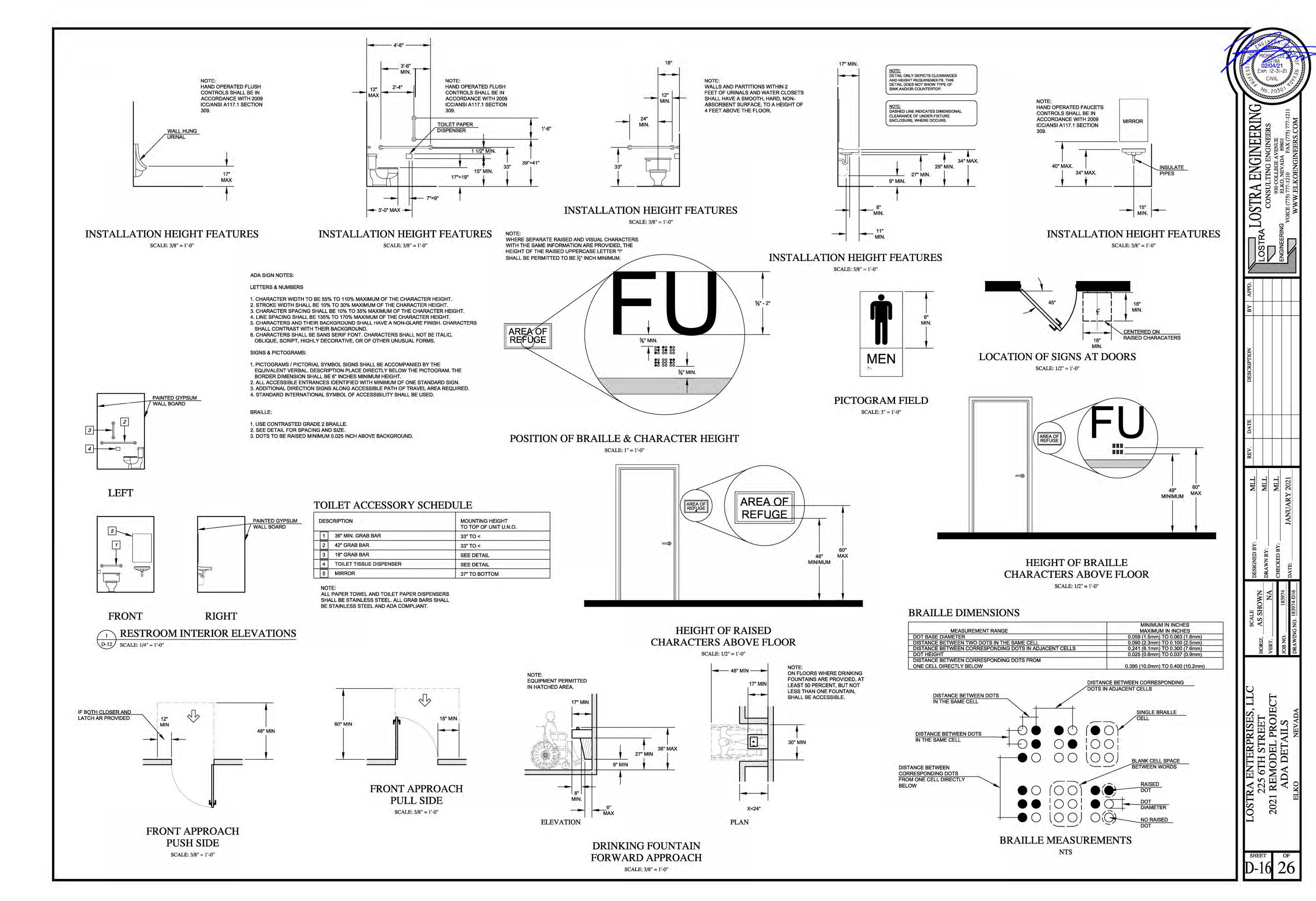


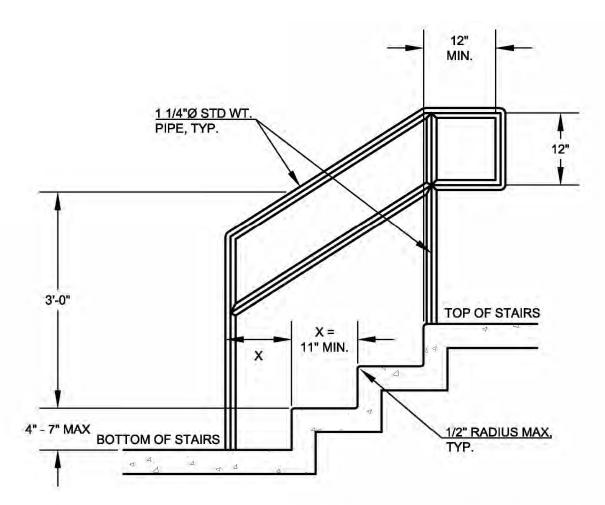




LOSTRA ENGINEERING LOSTRA ENTERPRISES, LLC 225 6TH STREET 2021 REMODEL PROJECT BUILDING DETAILS

D-15 26





HANDRAIL EXTENSIONS AT STAIRS

SCALE: 3/4" = 1'-0"

ADA CONSTRUCTION NOTES:

ADA DAMPS

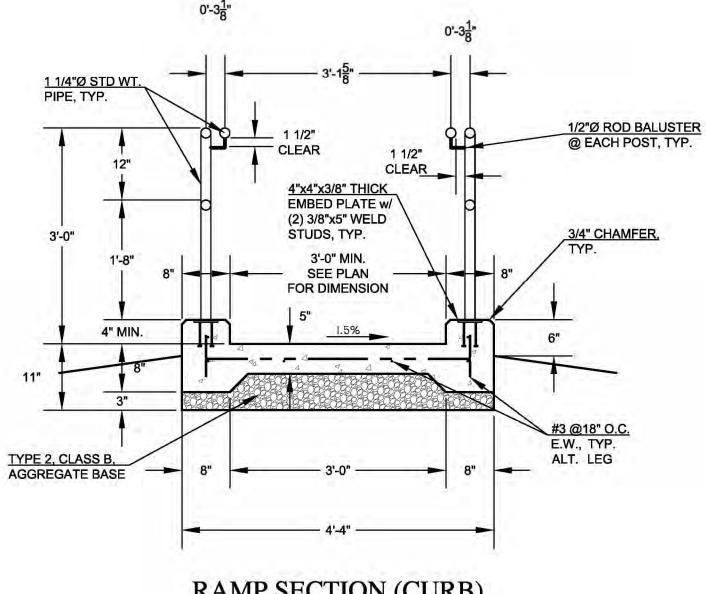
- 1. ADA RAMP SLOPE SHALL NOT EXCEED 8.33% SLOPE. THE VERTICAL RISE OF THE RAMP RUN SHALL NOT EXCEED 30 INCHES.
- 2. LANDINGS SHALL BE PROVIDED AT TOP & BOTTOM OF RAMP. LANDINGS SHALL BE A MINIMUM 5'-0" IN THE DIRECTION OF TRAVEL.. SEE RAMP LANDINGS DETAILS FOR ADDITIONAL INFORMATION.
- 3. RAMP RUNS SHALL HAVE A CLEAR WIDTH NOT LESS THAN 36 INCHES.
- 4. ALL RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
- 5. TYPE 2, CLASS B, AGGREGATE BASE MATERIAL SHALL BE PLACED PER SECTION AND COMPACTED TO A MINIMUM 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH TEST METHOD ASTM D1557.
- 6. CONTRACTION JOINTS SHALL BE PLACED IN CONCRETE RAMP AND SIDEWALK A MAXIMUM OF 5 FEET ON CENTER.
- 7. CONCRETE RAMP, LANDINGS AND SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH.
- 8. RAMP LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.

ADA HANDRAILS:

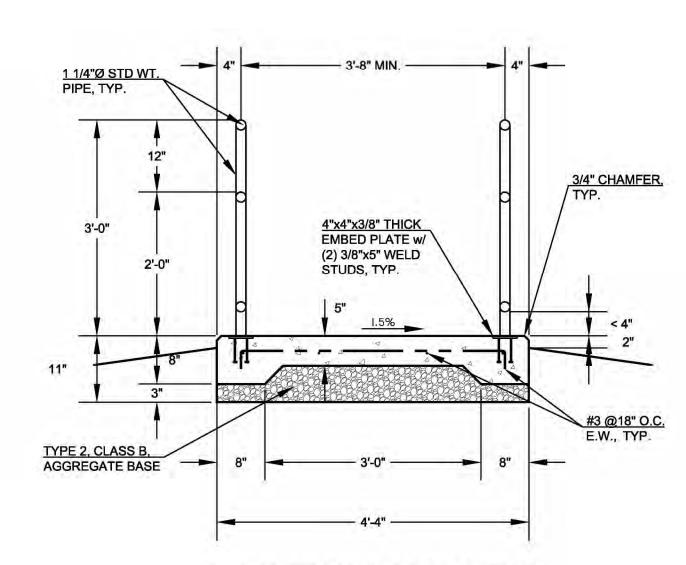
- 1. HANDRAIL SHALL BE FABRICATED FROM STEEL MEMBERS. POSTS SHALL BE SPACED NO FURTHER APART THAN SIX FEET. A TOP RAIL SHALL BE PLACED AT THIRTY SIX INCHES ABOVE FINISHED GRADE AND AN INTERMEDIATE RAIL SHALL BE PLACED TWELVE INCHES
- 2. ALL MEMBERS SHALL BE SQUARE OR ROUND AND SHALL HAVE A MINIMUM OUTSIDE DIMENSION BETWEEN ONE AND ONE HALF (1 1/2) INCHES TO TWO (2) INCHES AT THE CONTRACTORS OPTION. ALL MEMBERS SHALL BE THE SAME SIZE.
- 3. A MINIMUM OF 1 1/2" CLEARANCE SHALL BE PROVIDED BETWEEN GRIPPING SURFACE AND ADJACENT SURFACES.
- 4. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS.
- 5. STAIR HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE LANDING NOSING.
- 6. HANDRAIL MEMBERS AND FITTINGS SHALL BE CUT AS REQUIRED FOR A NEAT FITUP.
 ALL WELDING SHALL BE FULL PENETRATION BUTT WELDS OR 3/16" FILLET WELDS. ALL WELDS
 SHALL BE CONTINUOUS AROUND THE MEMBERS BEING CONNECTED. WELDS SHALL BE GROUND
- 7. HANDRAIL SHALL BE SHOP PRIMED AND FIELD PAINTED WITH TWO COATS AFTER ALL OTHER CONSTRUCTION IS COMPLETED. THE COLOR OF THE FINAL COAT SHALL BE A STANDARD COLOR APPROVED BY THE OWNER.
- 8. INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL.

ACCESSIBLE STAIRWAYS:

- ALL STEPS ON A FIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISERS SHALL BE 4 INCHES MINIMUM AND 7 INCHES MAXIMUM IN HEIGHT. TREADS SHALL BE 11 INCHES MINIMUM IN DEPTH.
- 2. OPEN RISERS ARE NOT PERMITTED.
- 3. TREAD SURFACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
- 4. NOSING RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2" INCH MAXIMUM.
- 5. THE LEADING 2 INCHES OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.

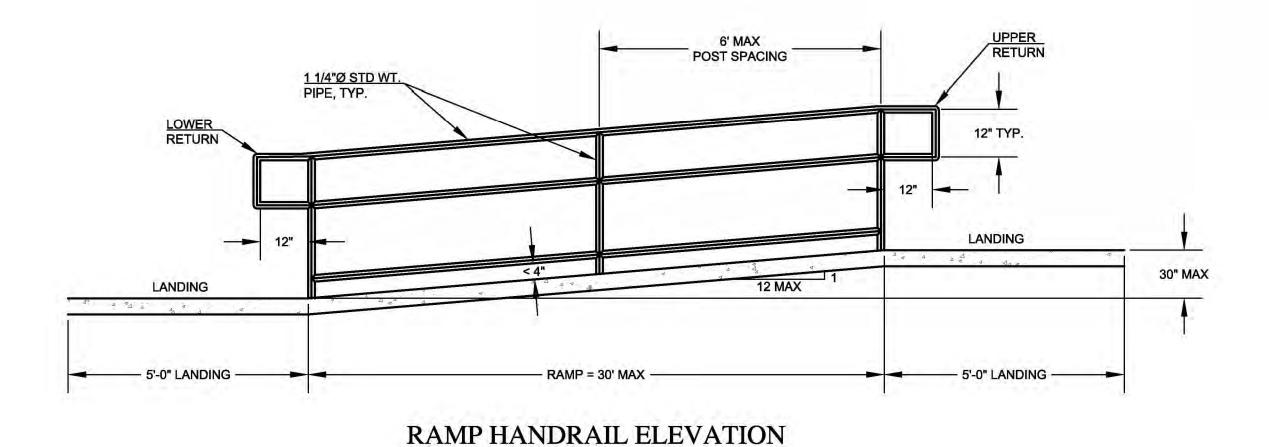






RAMP SECTION (NO CURB)

SCALE: 3/4" = 1'-0"



SCALE: 1/2" = 1'-0"

ALLOWABLE RAMP DIMENSIONS:

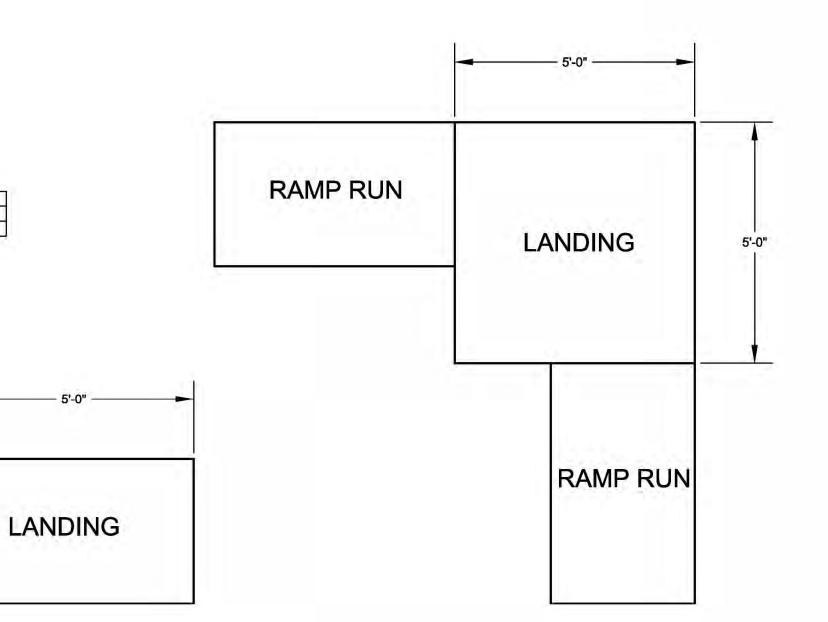
SLOPE MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8 3 INCHES (75 mm)
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10 6 INCHES (150 mm)

= TO

RAMP RUN

WIDTH

LANDING

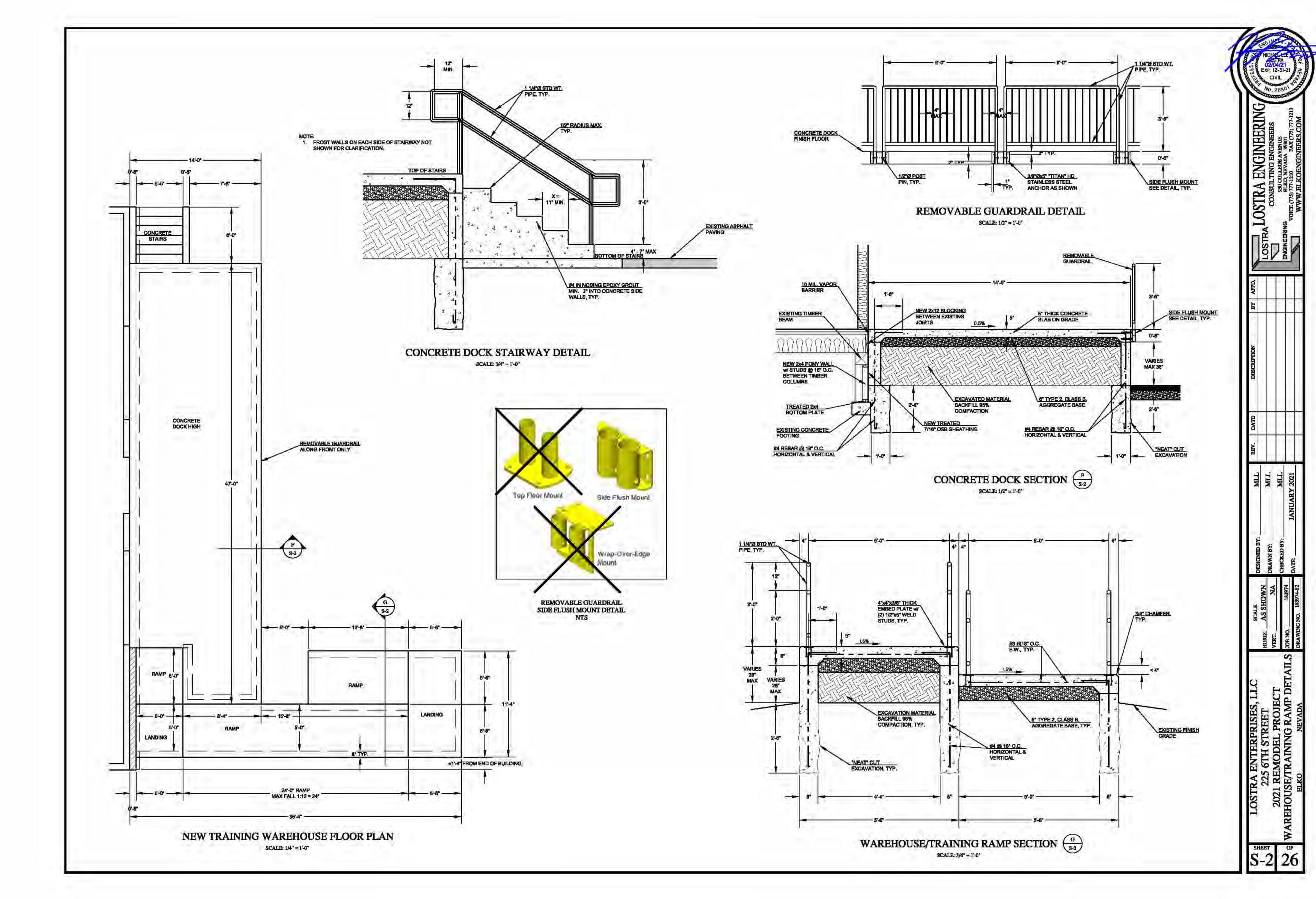


RAMP LANDINGS (A)
SCALE: 1/2" = 1'-0"

RAMP RUN

RAMP LANDINGS (B)
SCALE: 1/2" = 1'-0"

ENGINEERING



VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD®	IBC REFERENCE
Inspection of reinforcing steel, including prestressing tendons, and placement.	_	x	ACI 318: 3.5, 7.1-7.7	1913.4
Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.	_	-	AWS D1.4 ACI 318: 3.5,2	1=1
 Inspection of bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used. 	x	_	ACI 318: 8.1.3, 21.2.8	1911.5, 1912.1
Inspection of anchors installed in hardened concrete.	-	x	ACI 318: 3.8.6, 8.1.3, 21.2.8	1912.1
5. Verifying use of required design mix.	_	x	ACI 318: Ch. 4, 5.2-5,4	1904.2.2, 1913.2, 1913.3
 At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete. 	x	-	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1913.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 5.9, 5,10	1913.6, 1913.7, 1913.8
Inspection for maintenance of specified curing temperature and techniques.	_	x	ACI 318; 5.11-5.13	1913.9
9. Inspection of prestressed concrete: a. Application of prestressing forces. b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.	x x	-	ACI 318; 18.20 ACI 318; 18.18.4	_
0. Erection of precast concrete members.	_	х	ACI 318: Ch. 16	-
Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.	_	x	ACI 318: 6,2	_
Inspect formwork for shape, location and dimensions of the concrete member being formed.	_	x	ACI 318: 6.1.1	-

	FREQUENCY O	FINSPECTION	DE	FERENCE FOR CRIT	ITERIA	
	FILEGOLINO (C	- WOLFOLOW	nc.	TMS 402/ACI	1	
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	IBC SECTION	530/ASCE 5ª	TMS 602/ACI 530.1/ASCE 6 ^a	
Compliance with required inspection pro- visions of the construction documents and the approved submittals shall be verified.		X	=	-	Art. 1.5	
Verification of f_m and f_{Mc} prior to construction except where specifically exempted by this code.		x	=		Art. 1.4B	
Verification of slump flow and VSI as delivered to the site for self-consolidating grout.	x	-			Art. 1.5B.1.b.3	
As masonry construction begins, the follow	ing shall be verifie	d to ensure compl	lance:			
a. Proportions of site-prepared mortar.		X	\Rightarrow		Art, 2.6A	
b. Construction of mortar joints.	_	x	_		Art. 3.3B	
c. Location of reinforcement, connectors, prestressing tendons and anchorages.	-	x	_		Art. 3.4, 3.6A	
d. Prestressing technique.		x			Art. 3.6B	
e. Grade and size of prestressing tendons and anchorages.		X		8	Art. 2.4B, 2.4F	
During construction the inspection program	shall verify:				A me is	
Size and location of structural elements.	_	X	-		Art. 3,3F	
 Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction. 	Œ	x	=	Sec. 1,2.2(e), 1,16.1	H	
c. Specified size, grade and type of reinforcement, anchor bolts, prestressing tendons and anchorages.	_ c_	x	_	Sec. 1.15	Art. 2.4, 3.4	
d. Welding of reinforcing bars.	x	7-2.1	-	Sec. 2.1.9.7.2, 3.3.3.4(b)	-	
e. Preparation, construction and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F),		X	Sec. 2104.3, 2104.4		Art. 1.8C, 1.8D	
f. Application and measurement of prestressing force.	x		-	- ar	Art, 3.6B	

		FREQUENCY OF INSPECTION		REF	RIA	
	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	IBC SECTION	TMS 402/ACI 530/ASCE 5 ^a	TMS 602/ACI 530.1/ASCE 6
5,	Prior to grouting, the following shall be ve	rified to ensure com	pliance:			
	a. Grout space is clean.	_	x		-	Art. 3.2D
	 Placement of reinforcement and connectors, and prestressing tendons and anchorages. 	=	X	-	Sec. 1.13	Art. 3.4
	 Proportions of site-prepared grout and prestressing grout for bonded tendons. 	_	X	-	-	Art. 2.6B
	d. Construction of mortar joints.	-	X			Art. 3.3B
7.	Grout placement shall be verified to ensure compliance:	x	_	-	_	Art, 3.5
	Grouting of prestressing bonded tendons.	x	(aux	_	-	Art. 3.6C
8.	Preparation of any required grout speci- mens, mortar specimens and/or prisms shall be observed.	=	X	Sec. 2105.2.2, 2105.3	-	Art. 1.4

STATEMENT OF SPECIAL INSPECTION 2018 IBC

PROJECT: LOSTRA ENTERPRISES 2021 BUILDING REMODEL

LOCATION: ELKO, NEVADA 89801

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF IBC SECTIONS 1704 AND 1705. INCLUDED ARE:

SCHEDULE OF SPECIAL INSPECTIONS AND TESTS APPLICABLE TO THIS PROJECT:

SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT AND IBC SECTIONS 1704, 1705, 1707 AND 1708.

THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED, SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.

INTERIM REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH IBC SECTION 1704.1.2.

A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INPSECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY (SECTION 1704.1.2). THE FINAL REPORT WILL DOCUMENT:

- REQUIRED SPECIAL INSPECTIONS
- CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS.

THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN IBC SECTION 1704.1.

THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:

- REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS.
- MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO ASSURE THAT
 THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES
 AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION.
- REVIEW SUBMITTED INSPECTION REPORTS.
- PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE.

PREPARED BY:

MICHAEL L. LOSTRA, P.E.
REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SIGNATURE DATE

OWNERS AUTHORIZATION

BUILDING OFFICIALS ACCEPTANCE:

BUILDING OFFICIAL

SIGNATURE

DATE

SIGNATURE

DATE

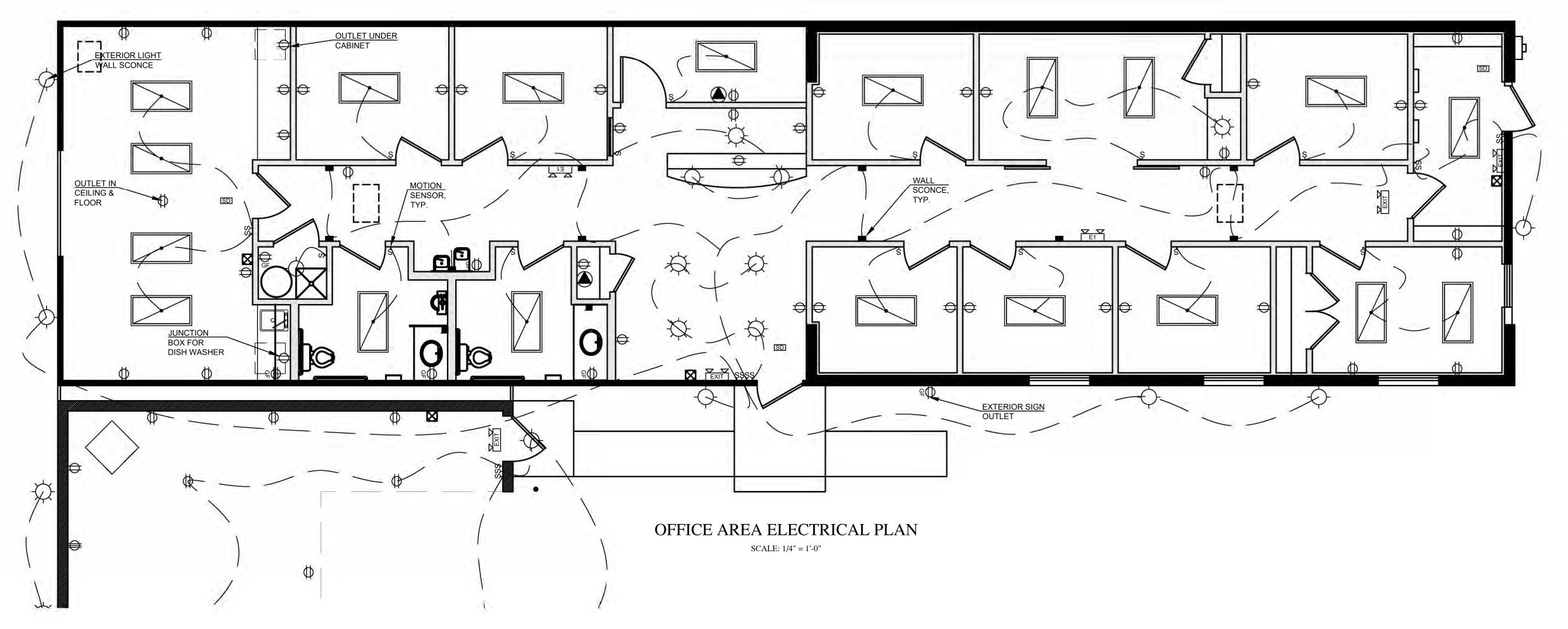
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ^a	IBC REFERENCE
b.Reinforcing steel:				
 Verification of weldability of reinforcing steel other than ASTM A 706. 		x		
 Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement. 	x	_	AWS D1.4 ACI 318: Section 3.5.2	
3) Shear reinforcement.	X	=		
4) Other reinforcing steel.	-	X		
. Inspection of steel frame joint details for compliance:				
a. Details such as bracing and stiffening.	_	X		
b. Member locations.	-	X	-	1704.3.2
c. Application of joint details at each connection.	_	X		

		BLE 1704.7 ON AND INSPECTION OF SOILS	
	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTER
1.	Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	_	x
2.	Verify excavations are extended to proper depth and have reached proper material.	1 -	x
3.	Perform classification and testing of compacted fill materials.	-	x
4.	Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	x	_
5.	Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	-	X
	TA REQUIRED VERIFICATION AND INSPECT	BLE 1704.8 FION OF DRIVEN DEEP FOUNDATION	ON ELEMENTS
	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTER
1,	Verify element materials, sizes and lengths comply with the requirements.	x	-
2.	Determine capacities of test elements and conduct additional load tests, as required.	x	-
3.	Observe driving operations and maintain complete and accurate records for each element.	x	_
4.	Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	x	-
5.	For steel elements, perform additional inspections in accordance with Section 1704.3.	-	-
6.	For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1704.4.	_	_
7.	For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge.	-	=
	TA REQUIRED VERIFICATION AND INSPECTION	BLE 1704.9 I OF CAST-IN-PLACE DEEP FOUND	ATION ELEMENTS
	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTER
1.	Observe drilling operations and maintain complete and accurate records for each element.	x	-
2.	Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes.	X	-
3.	For concrete elements, perform additional inspections in accordance with Section 1704.4.	-	(

Ī	REQUIRED VERIFICATION A	TABLE 1704.3 AND INSPECTION (OF STEEL CONS	TRUCTION	
	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD ^a	IBC REFERENCE
	Material verification of high-strength bolts, nuts and washers:				
	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	_	х	AISC 360, Section A3.3 and applicable ASTM material standards	
	b.Manufacturer's certificate of compliance required.	-	X	_	
2,	Inspection of high-strength bolting:				-
	a. Snug-tight joints,	=	X		
	b.Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation	-	x	AISC 360, Section M2.5	1704.3.3
	c.Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.	X	-	South MES	
3.	Material verification of structural steel and cold-formed steel deck:				
	a. For structural steel, identification markings to conform to AISC 360.	÷	x	AISC 360, Section M5.5	
	 For other steel, identification markings to conform to ASTM standards specified in the approved construction documents. 	-	х	Applicable ASTM material standards	
	c. Manufacturer's certified test reports.	-	X		
	Material verification of weld filler materials:				
	a. Identification markings to conform to AWS specification in the approved construction documents.	_	x	AISC 360, Section A3.5 and applicable AWS A5 documents	_
	b.Manufacturer's certificate of compliance required.	-	х		
	Inspection of welding:	*		,	
	a. Structural steel and cold-formed steel deck:				
	Complete and partial joint penetration groove welds.	x	-		
	2) Multipass fillet welds,	X	100		
	3) Single-pass fillet welds > 5/16"	x	_	AWS D1.1	1704.3.1
	4) Plug and slot welds.	x			
100	 Single-pass fillet welds ≤ 5/16" 	_	х		
	Floor and roof deck welds.		х	AWS D1.3	



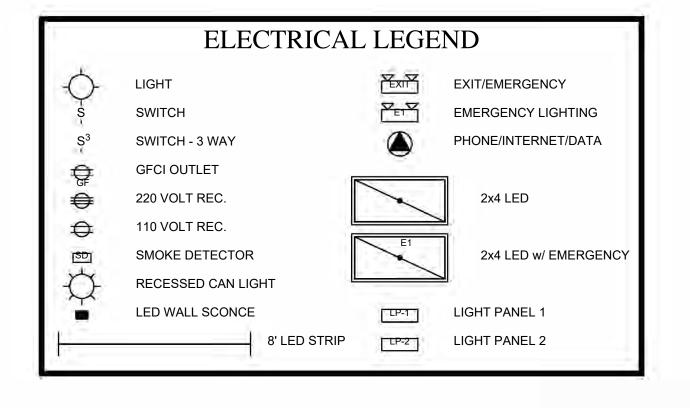
LOSTRA ENTERPRISES, LLC 225 6TH STREET 2021 REMODEL PROJECT

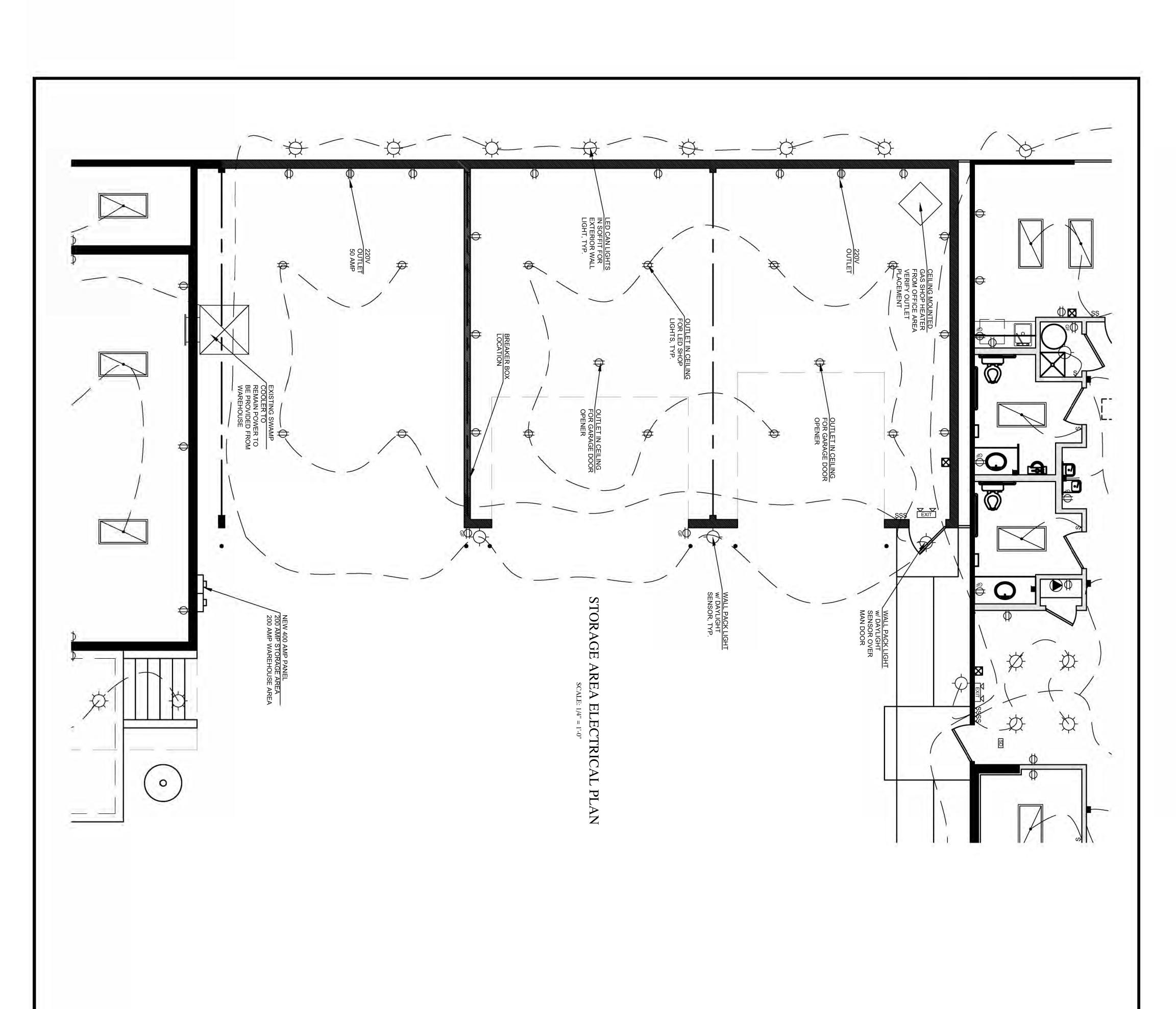


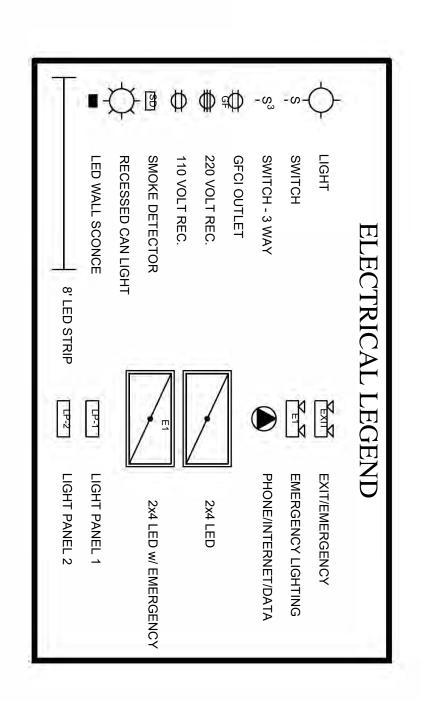
GENERAL NOTES:

- DRAWINGS ARE EXPLANATORY AND CANNOT SHOW EVERY CONDUIT, CONNECTION, JUNCTION BOX, ETC. EXACT LOCATION OF EQUIPMENT AND PARTS WILL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ELECTRICAL INSTALLATIONS WITH OTHER TRADES TO AVOID CONFLICTS.
- INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS, OR MENTIONED IN THE SPECIFICATIONS THAT CAN BE REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED.
- ALL WORK WILL COMPLY WITH THE FOLLOWING CODES, RULES, REGULATIONS AND SAFETY ORDERS. WHEN GOVERNING CODES ARE MORE RIGOROUS THAN CONTRACT DOCUMENTS, THE CODE REQUIREMENTS WILL BE COMPLIED WITH. WHEN CONTRACT DOCUMENTS ARE MORE RIGOROUS THAN CODE REQUIREMENT'S, THE CONTRACT DOCUMENTS WILL GOVERN.

NFPA 70 - 2008 NATIONAL ELECTRIC CODE. IBC - 2009 INTERNATIONAL BUILDING CODE. LOCAL CODES AND ORDINANCES.







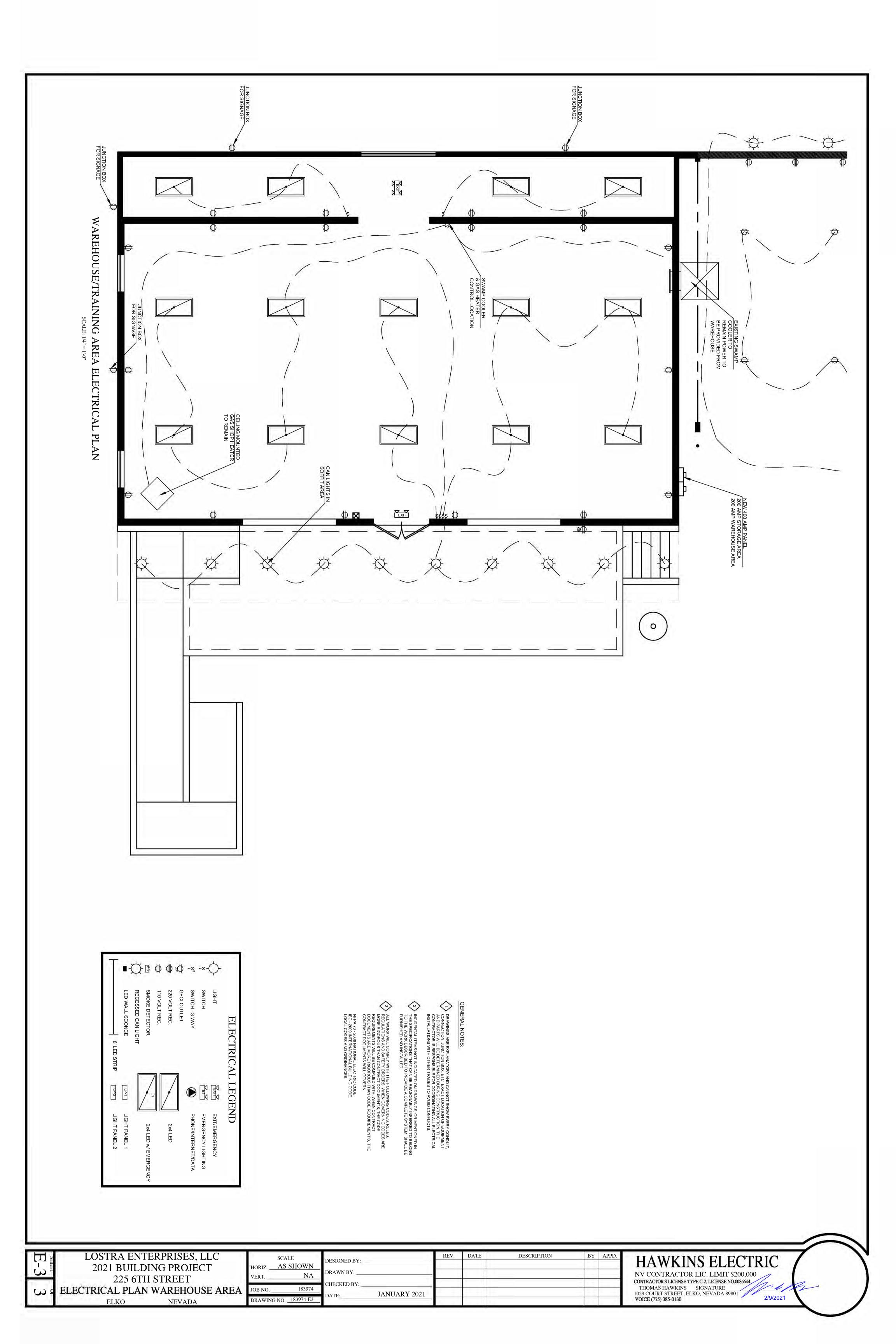
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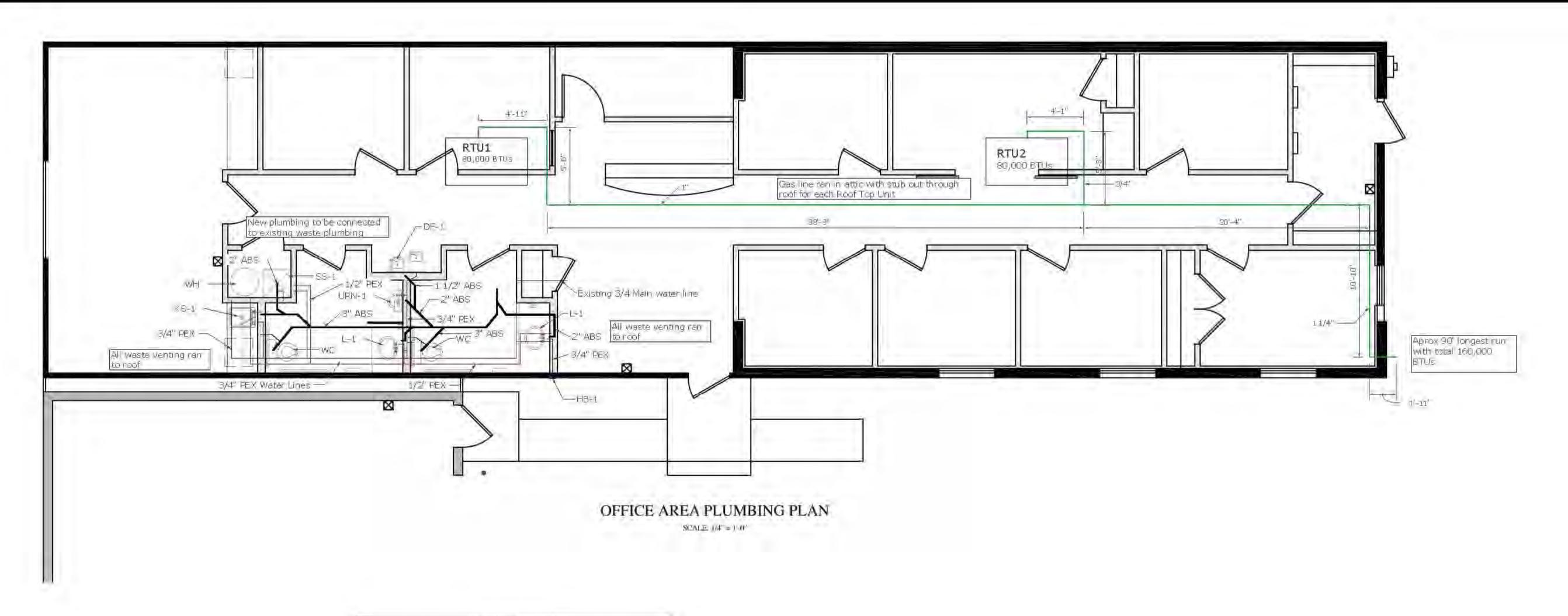
2 INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS, OR MENTIONED IN THE SPECIFICATIONS THAT CAN BE REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED.

3 ALL WORK WILL COMPLY WITH THE FOLLOWING CODES, RULES, REGULATIONS AND SAFETY ORDERS. WHEN GOVERNING CODES ARE MORE RIGOROUS THAN CONTRACT DOCUMENTS, THE CODE REQUIREMENTS WILL BE COMPLIED WITH. WHEN CONTRACT DOCUMENTS WILL BE COMPLIED WITH. WHEN CONTRACT CONTRACT DOCUMENTS WILL GOVERN.

NEPA 70 - 2008 NATIONAL BUILDING CODE. IBC - 2009 INTERNATIONAL BUILDING CODE. LOCAL CODES AND ORDINANCES.

E-2 3	LOSTRA ENTERPRISES, LLC 2021 BUILDING PROJECT 225 6TH STREET ELECTRICAL PLAN STORAGE AREA	HORIZ. AS SHOWN	DESIGNED BY: DRAWN BY: CHECKED BY: DATE: JANUARY 2021	REV.	DATE	DESCRIPTION	BY APPD.	HAWKINS ELECTRIC NV CONTRACTOR LIC. LIMIT \$200,000 CONTRACTOR'S LICENSE TYPE C-2, LICENSE NO.0086644 THOMAS HAWKINS SIGNATURE 1029 COURT STREET, ELKO, NEVADA 89801
	ELKO NEVADA	DRAWING NO183974-E2	DATE: JANUARY 2021				24 1 1	VOICE (775) 385-0130 2/9/2021





PLUMBING LEGEND:

WC-1	WATER CLOSET
GT-1	GARDEN TUB
LS-1	LAUNDRY SINK
WM-1	WASHING MACHINE BOX
L-1	LAVATORY
ks-1	KITCHEN SINK
TS-7	TUB AND SHOWER
HR-1	HUSE BIBS

Plumbing Schedule

- DF-1 Drinking Fountain, ELKAY, EZSTL-SLLC, High Low, ADA
- HB-1 Commercial Wilkins Hose bib; 65P-12, 3/4" inlet, vacuum breaker, with Tee Key
- KS-1 Kitchen Sink, Moen Camelot, 22246, 13"%17-1/8" stain less steel sink with CFG; 4081, two handle faucet.
- L-1 Lavatory, American Standard, 0476,028,020, Vitreous White with American Standard faucet, 7385,004,002, chrome and grid dhain.
- WC-1 Water Closet, American Standard; 2467.061.020, ADA Elongated, with open seat.
- WH-1 Water Heater, Bardford White; M-2-40S6DS, 208-230 Volt single phase, with seismic straps and thermal expansion tank.

PLUMBING SCHEDULE:

FIXTURES	SEWER (in)	VENTS (m)	COLD WATER	HOT WATER
WG-1	- 3	2	B*	
GT-1	2	2	12	12
(5-)	8	2	15	150
WM-1	5	3	P.	P.
M	2	2	19	39
KS-1	2	2	18.	180
TS-1	2	2	K:	15
WH-1			W	财
HB-1			150	
HB-H&C			12	12

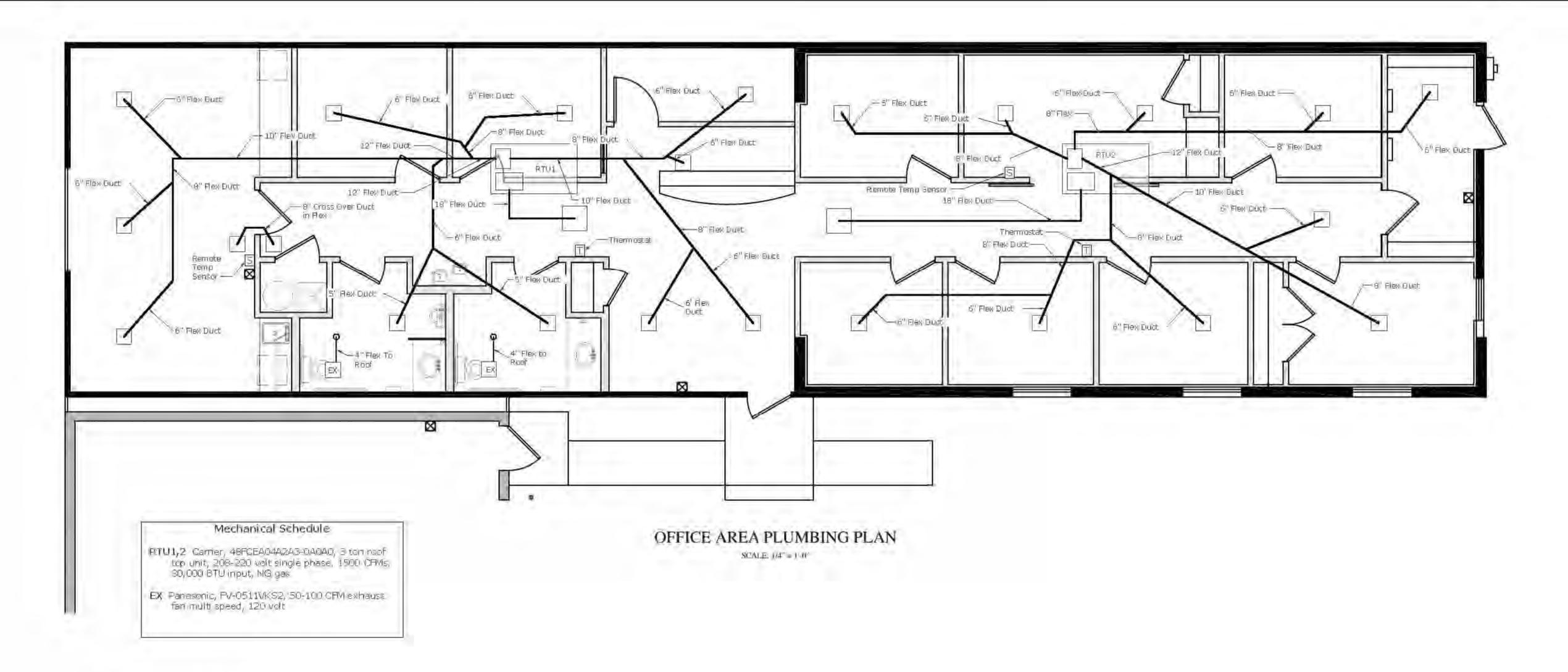
Plumbing Contractor:

Parker Solutions LLC 303 3rd Street Suite B, Elko, NV 89801 775-738-4681 / Fax 775-738-1897 License #'s C21-81329 & C1-81242

Adrian Flores

LOSTRA ENTERPRISES, LLC 2021 BUILDING PROJECT 225 6TH STREET PLUMBING PLAN OFFICE AREA

PARKER SOLUTIONS
NEVADA CONTRACTOR LIC. LIMIT \$500,000



PLUMBING LEGEND:

WC-I	WATER CLOSET
GT-T	GARDEN TUB
LS-1	LAUNDRY SINK
VVM-1	WASHING MACHINE BOX
L-4	LAVATORY
KS-1	KITCHEN SINK
TS-1	TUB AND SHOWER
HB-T	HOSE BIBS

PLUMBING SCHEDULE:

FIXTURES	SEWER (in)	VENTS (in)	COLD WATER	HOT WATER
WC-I	ä	2	1/2"	
GT-1	2	2	15"	15
LS-1	-2	2	15.	Jk*
WM-1	2	2	1/2"	35
L-1	2	.2	3/2	粉
KS-1	2	2	1/2"	<i>Y:</i>
TS-1	2	2	1/2	18
WH-1			347	W
HB-1			8*	
HB-H&C			1/2	按

Plumbing Contractor:
Parker Solutions LLC
303 3rd Street Suite B, Elko, NV 89801
775-738-4681 / Fax 775-738-1897
License #'s C21-81329 & C1-81242

Adrian Flores

P-1 3

SOLUTIONS
ACTOR LIC. LIMIT \$500,000



Review Committee Rating Sheet

(For Office Use and Applicant Information Only - Do not submit with application packet)

	Pa	rticipant Name: <u>Tedesco Foundation for Technical Theater Arts</u>	s_⊠ Owner □	Tenant
	Bu	siness Name: <u>Lamoille Power Plant</u>		
	Bu	siness Address: <u>240 7th Street</u>		
	ls 1	the Project Eligible for the Grant Program? Yes No		
	Pr	oject Cost: \$149,800.00 Amount of RDA Funds Requested:	\$25,000	
			•	Projected Cost (25,000)
C	RI	ΓERIA	Points Possible	Points Awarded
1.	Eli	gibility		nla
	a)	Participant is the Property Owner	(3 Points)	
	b)	The project is located in the Central Business District.	(3 points)	-
2.	Eli	mination of Blighted Conditions		
	a)	Improvements address defective design, character, or physical condition of the façade or storefront	(3 Points)	
	b)	Provisions for natural light and sanitation have been made.	(3 Points)	
	c)	Deterioration, obsolescence, or dilapidation factors will improve.	(3 Points)	
	d)	The project will reduce exterior blight.	(3 points)	
3.	Pr	omotion of Economic Revitalization		
	a)	The economy will likely benefit from this improvement.	(4 Points)	



			Points Possible	Points Awarded
4.	St	imulation of Private Development		nla
	a)	The project stimulates private development and improvements in the RDA area	(4 Points)	
5.	Co	onsistence with the City's Comprehensive Master Plan	I	
	a)	The project protects historic resources.	(3 Points)	-
	b)	The project promotes historic preservation efforts.	(3 Points)	
6.	lar	chievement of environmental benefits through archite and traffic/pedestrian circulation e focus of the project is on relatively inexpensive, highly visible project is on relatively inexpensive.	_	
	a)	Building Façade – The façade improvement includes larger or divided light windows, new fascia, awnings, or trellis structures.	(4 Points)	
	b)	Signage – The signage is distinctive and attractive.	(4 Points)	
	c)	Street vitality along the sidewalk is created (i.e., outdoor dining, architectural elements, etc.).	(4 Points)	
	d)	Lighting – Lighting is used to illuminate the walkways and highlight storefront and building facades.	(4 Points)	
		Total Poin	ts Awarded: _ (Ø (MAX 48)
Ra	ter'	's Name: <u>Caty layou</u> Date:	4/13/21	

STAFF COMMENT FLOW SHEET REDEVELOPMENT AGENCY AGENDA DATE: 4/27

Do not use pencil or red pen, they do not reproduce

Title: 240 7th Street - EIKO Lamoille Power Building
Applicant(s): Tedesco Foundation for Technical Theater Arts
Site Location: ADN 001-352-005 - 2407th St, Current Zoning: C
Date Received: March 25, 2021
COMMENT: This is for a Storefront Improvement Grant located at 240 7th Street
If concerns justify or additional space is required please provide a separate memorandum
Building Department: Date: 4-9-21 This scope of work is Currently permitted and under Construction. As the Store Front grant program Cannot be applied retroactively, this application does not qualify. Please See Permit # 20-419
/ Initial



Grant Application

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) with rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project			
Project Name: Elko Lamoille P	ower Building		
Funding Requested (Amount): \$	25,000		
2. Property Information			
Business Name: Lamoille Powe	r Plant		
	ability Company n-profit foundation	☐ Partnership ☐ So	le
Physical Address: 240 7th Street	t Elko, Nevada		
Mailing Address: 1455 Purisimo	Creek Road		
City: Half Moon Bay	State: California	Zip Code: 94019	
Phone:	Cell: 415-559-9042	Fax:	
Current Building Use: unoccupie	d - in construction		
3. Applicant Information (Pa	rticipant)		
Name: Tedesco Foundation fo	r Technical Theater Ar	ts	
Mailing Address: 1455 Purisima	Creek Road		
City: Half Moon Bay	State: California	Zip Code: 94019	
Phone:	Cell: 415-559-9042	Fax:	
Email: overland@coastside.ne	t		
Do you Own or Lease the property owner the application.	· ·	r must complete section 4 and s	ign



4. Property Owner

Owner Name: Overland Development NV LLC

Mailing Address: 1455 Purisima Creek Road

City: Half Moon Bay

State: California

Zip Code: 94019

Phone:

Cell: 415-559-9042

Fax:

Email: overland@coastside.net

Are there multiple owners?
Yes
No If yes, provide additional sheet for each

property owner

5. Contact Person or Representative

Name: Catherine Wines, R6 Studio

Mailing Address: 421 Railroad Street ste 208

City: Elko

State: Nevada

Zip Code: 89801

Phone: 775-738-7829

Cell: 775-934-6175

Email: catherine@r6studio.com

The following must be submitted with a complete application:

Photographs of existing façade.

■ 3 bids from contractors licensed to perform the applicable work for all eligible improvements.

Construction Documents, including plans and elevations of proposed improvements. Plans must include sufficient detail to show all elements of the project.

1. Please list and describe each of the proposed exterior improvements.

New steel and glass entrance vestibule to be added to the main entrance of the building.

The idea with a highly modern entrance added to a historic brick structure is to

communicate that this building is now being used for something totally different than the

original use. By creating a contrasting new entrance we bring attention to, celebrate and

highlight the original historic use.



The	building was originally used as an industrial power generation station but was
deco	ommissioned in the 1970s and has been used as a warehouse since. Very little
imp	rovement has occurred at the building until it was purchased by the current owner in
the	spring of 2020.
3. Pleas	e describe how you intend to maintain the improvements throughout their useful life.
The	building will be maintained in a manner expected of a non-profit organization serving
the	public and cared for in a manner worthy of the historical significance of the building.
4. Provi	de background information regarding the history of the business currently occupying the
building	s: Tedesco Foundation for Technical Theatre Arts was started in 2020 for the sole
	pose of occupying this building. The foundation will maintain a historic lighting
	ection that tells the important story of the history of lighting, power generation and
	erican ingenuity. The building will also serve the community as an arts center, cultural
Am	erican ingenuity. The building will diso serve the community us an arts center, callar at
	to all for all a sint of the desumtorum
asse	et and focal point of the downtown.
5. Provi	de background information regarding the history of the building and/or property to be
5. Provi	
5. Provi improve	de background information regarding the history of the building and/or property to be

decommissioned. It had the same owner, NV Energy (formerly Sierra Pacific Power and

Lamoille Elko Power Co) until it was sold in 2020.



6. Briefly describe the goals you hope to accomplish as the business and/or property owner
undertaking this project:

The entire building will be converted from an industrial to a business use. This building has never served for public use. The public was always prohibited from entering when it was a power plant for safety reasons. The new entrance will provide a dynamic, safe and weather tight entrance point for guests of the foundation that did not exist before.

- 7. Explain how your project will benefit the City of Elko. Choose all that apply and provide a written explanation for each:
- ★ The project will eliminate blighted conditions
 The entire building was in a state of decay before it was purchased in 2020. The owner has already made a significant investment in the property to eliminate blight and bring it back to original prominence.
- In the project will promote economic revitalization

 The new use will be a significant addition to the cultural and economic make-up of

 downtown and bring new life to an undeserved and bland area of the downtown. It will be

 a regional and national attraction for people seeking this type of history.
- The project will enhance the City's historic preservation efforts

 The foundation has already made a significant investment in the preservation of the

 building. The building is an important piece of Elko and American history and will make

 Elko the conveyor of that story to the community and the visiting public.



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

- ☑ I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
- All applicable permits will be obtained for this project, if required, and all accompanying inspections will be successfully completed prior to receiving reimbursement.
- I/We affirm that I/we am/are in good standing with the City of Elko with respect to required taxes, fees, or other financial obligations to the City.
- I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
- ☑ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
- I/We have read and understand the Grant Program Guidelines, accept the terms stated in those Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the Agency before starting any work on the subject property following approval of the application.
- ☑ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of project execution.
- I/We understand that I/we must complete, sign, and have notarized a Notice of Participation Agreement that will be recorded with the Elko County Recorder's Office.
- I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
- I/We understand that only after the review committee has reviewed the application and plans and recommends to the Redevelopment Agency the grant recipients, will the Agency authorize funds.
- ☑ I/We understand that the project shall comply with the Program Guidelines.
- ☑ I/We understand that only upon final inspection and approval by the Agency will the Agency disburse the authorized funds.
- I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or other related content gathered in relation to your participation in the Storefront Improvement Program for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters, and digital images.

Date
3/25/2/ Date
Date

Schell Creek Construction

Fernley, Nevada 89408 P 775-835-8657 P775-753-8966

Mailing: P.O. Box 2258 Office Locations Fernley & Elko



DATE: 3-12-21

Contact: John Tedesco

F 775-835-8655

Project: Lamoille Power Plant Project Location: 240 7th st Elko Nv 89801

John Tedesco < overland@coastside.net>

PHONE: 1-415-559-9045

Email: jerry@schellcreek.com Estimated By: Jerry Ricci Buss. Phone: 775-753-8966 :775-722-1864 Cell

NV. License A-B-unlimited 27297B

C-5 0031022A

MHD NSCB-B # R1011

JOB DESCRIPTION

Construction Proposal: This proposal consists of costs to build Steel Exterior Entrance with drawings done by Catherine Wines, It includes Excavation, Concrete, Steel, Windows, Storefront doors, Roofing, Sawcutting, and Steel Channel work for doors into main building. We exclude all other exterior doors in main building because it was unclear if we were supposed to include them in this bid.

NOTES.

TOTAL ESTIMATED JOB COST

\$149,800.00

EXCLUSIONS: Steel Fabrication drawings, Anything not described above.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES, ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE, OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERMENT ENITY, UTLITY COMPANIES, OWNERS OR OWNERS REPRISENATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT.MATERIAL MARKET IS VERY VOLITAL THOUGH OUT THE SEASONS, DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days. A 15% overhead and administrative charge will be added to any changes made to this proposal. 2% interest will be charged after 30 days. Payment schedule to be progressive.

Moderal Rico L Authorized Signature

Acceptance Signature

Date 3-12-21

Date ____



2255 Last Chance Rd Elko, NV 89801 P:(775)753-3911 F:(775) 753-4213

TO: Catherine Wines 421 Railroad Street STE 208 Elko Nevada 89801

March 12,2021

RE: Lamoille Power Plant

We hereby propose to complete the referenced project as follows:

Inclusions:

The following Bid Proposal is based off drawings provided to Core International by R6Studio dated 12.8.2020. This lump sum bid is for the construction of the entry rm 101 only on sheetsa2.1, a3.1, a4.1, S102. This proposal is for the labor, equipment and materials. Core International has also included structural engineer stamped shop drawings in our bid.

Lump Sum Bid Proposal:

\$172,232.51

Alternate #1

\$44104.25

4 additional doors around the exterior of the building to match the entry doors

Exclusions & Clarifications:

Permits, Permit Fees, Painting, Signs, Removal of fencing and reinstall for access, any increase in material and shipping costs, NV Energy Fees, Southwest Gas Fees, Frontier Communication Fees, Existing Code Violations, 3rd Party QA/Inspections, ABAA Inspections, Water Testing, Temporary Generators, Utilities, Winter Provisions, Architectural and Structural Errors and Omissions.

Offered By: Troy Tueller

Accepted By:_____ Date: _____
VOID IF NOT ACCEPTED WITHIN 10 DAYS

General Contractor

State of Nevada Contractors License No.: 0073421 State of Idaho Contractors License No.: RCE – 28932 Montana Contractor's License No.: 211513

Modern Land & Development LLC

982 WOLF CR. DR. • SPRING CREEK, NV, 89815 • 775-934-9356

March 23, 2021

R6 Studio 421 Railroad Street STE. 208 Attn: Catherine Wines Via email: R6 studio.com

RE: Lamoille Power Plant

Tenant improvement quote

Dear Catherine,

Thank you for the opportunity to provide you with the following proposal to perform improvements to the Lamoille Power Plant. The improvements are based on the R6 Studio Plans dated 12-18-20.

The following is our lump sum bid: \$169,950.

This proposal Excludes all permit and review fees, third party testing and inspections and any alterations to the above-mentioned plans.

This proposal is valid for 30 days from the date shown above.

Thanks again for the opportunity to provide you with this proposal. If you have any questions, you can contact me at 775-934-9356 or by email at shankseng@gmail.com.

Sincerely,

Michael E. Shanks, P.E.

That If

Modern Land & Development LLC

Shelby Knopp

From: Cari Carpenter

Sent: Monday, March 29, 2021 2:26 PM

To: Shelby Knopp
Cc: Cathy Laughlin
Subject: RE: 240 7th Street

We bill it as 701 Silver St.

Yes their bill is current.

Have a good afternoon! Cari

Cari Carpenter
Utility Billing
City of Elko
1751 College Ave
Elko, NV 89801
775 777-7135

From: Shelby Knopp

Sent: Monday, March 29, 2021 2:21 PM

To: Cari Carpenter <ccarpenter@elkocitynv.gov> **Cc:** Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: RE: 240 7th Street

There is an additional address of 755 Silver Street. The property owner is Overland Development NV, LLC.

Shelby Knopp
Planning Jechnician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

From: Cari Carpenter < ccarpenter@elkocitynv.gov>

Sent: Monday, March 29, 2021 2:14 PM

To: Shelby Knopp <<u>sarchuleta@elkocitynv.gov</u>> **Cc:** Cathy Laughlin <<u>claughlin@elkocitynv.gov</u>>

Subject: RE: 240 7th Street

Hi Shelby,

We do not have that address in our system. Who is the owner or the tenant?

Carí Carpenter
Utility Billing
City of Elko
1751 College Ave
Elko, NV 89801
775 777-7135

From: Shelby Knopp

Sent: Monday, March 29, 2021 1:36 PM

To: Cari Carpenter < ccarpenter@elkocitynv.gov> **Cc:** Cathy Laughlin@elkocitynv.gov>

Subject: 240 7th Street

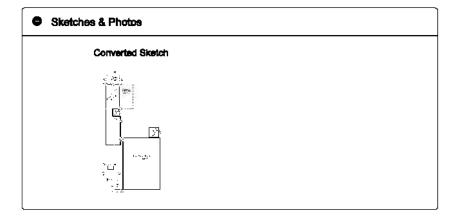
Good Afternoon Cari, Can you tell me if 240 7th Street is current on their water bill?

Thank you!

Shelby Knopp
Planning Jechnician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

Elko County Property Inquiry

Parcel ID	001-352-005	Parcel	0.6890
Year	2020 -	Acresge	
id Use	UTL	Assessed	128,953
гоир		Value	
and Use	700 - Operating	Tax Rate	3.4823
	Communication,	Total Tex	\$1.29
	Transportation, and	Fiscal Year	
	Utility Property of an	(2020 - 2021)	
	Interetate or Intercounty	Total Unpaid	\$0.00
	Nature	All Years	
ning	zc		Pay Taxes
x District	115		. ay taxos
te Addrese	240 7TH ST		



Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	43,000	325,438	0	368,43
Pers. Exempt				
Total	0	0	0	
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	15,050	113,903	128,953	128,95
Pers. Exempt				
Total	0	0	0	
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

Assessor Descriptions	Subdivision Name	Section	Township	Range	& Lot
CITY OF ELKO FILE 1 LOTS 13-24	CITY OF				BLK F
BLK P CENTRALLY ASSESSED	ELKO				LTS
EXEMPT SEE ROS FILE 715007					13 -2
PAGE 2					
CITY OF ELKO FILE 1 LOTS 13-24					
BLK P CENTRALLY ASSESSED					
EXEMPT SEE ROS FILE 715007					
PAGE 2					

Billing Fiscal Year (2020 - 2021)									
Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid	
1	8/17/2020	7/29/2020	\$1.29	\$0.00	\$0.00	\$1.29	\$1.29	\$0.00	
Total			\$1.29	\$0.00	\$0.00	\$1.29	\$1.29	\$0.00	

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
0	(2020 - 2021)	\$1.29	\$1.29	\$0.00	7/29/2020
0	(2019 - 2020)	\$1.00	\$1.00	\$0.00	8/22/2019
0	(2017 - 2018)	\$1.00	\$1.00	\$0.00	8/21/2017

Tax Cap Abatements									
Year	Returned Status	Returned Date	Returned Code	Тах Сар	Reason				
2016	Returned		QHC - Qualified for High Cap	6.40 %					
2015	Returned		QHC - Qualified for High Cap	7.50 %					

No Personal Exemptions



Related Na	mes			
CURRENT C	WNER FOR 2021 (2021 - 2022)	OWNER FOR 2020 (2020 - 2021)		
Name	OVERLAND	Name	TEDESCO, JOHN A TR	
	DEVELOPMENT NV LLC,	Mailing	1455 PURISIMA CREEK	
Mailing	1455 PURISIMA CREEK RD	Address	ROAD	
Address	HALF MOON BAY, CA,		HALF MOON BAY, CA,	
	94019		94019	
Status	Current	Status	Current	
Account		Account		

O Structure 1 of 3

Structure 2 of 3

O Structure 3 of 3

Sales History							
Year	Document	Document Type	Salo Data	Sold By	Sold To	Price	
2021	776119	DEED GRANT BARGAIN SALE	10/28/2020	JOHN TEDESCO	OVERLAND DEVELOPMENT NV LLC	\$1	
2020	789041	DEED GRANT BARGAIN SALE	5/28/2020	SIERRA PACIFIC POWER CO	JOHN TEDESCO	\$300,000	

No Agriculture

No Genealogy Information





Elko Lamoille Power Building - north side

The new entrance, a new parking lot, landscaping and a courtyard will be located on this side. All fencing will be removed.



 ${\it Elko \ Lamoille \ Power \ Building - west \ side}$

before

All the windows in the building have been replaced eliminating blight and increasing efficiency in the building. The exterior brick and grout has also been repaired or replaced where necessary.





Elko Lamoille Power Building - south side

The Silver Street side of the building will be restored. Most of the old mufflers and chimneys will remain and be restored. Extra bracing, equipment and fencing will be removed to clean up the area and give it a more inviting, interesting look.

re Lamoille Power Plant

Historic Building Renovation 240 7th Street - Elko, Nevada - APN 001-352-005

UTILITIES APPROVED 01/28/2021 5:00:27 PM



REVIEWED FOR CODE COMPLIANCE City of Elko Building Department



Planning Department
Approved
03/15/2021

APPROVED
ENGINEERING DEPARTMENT
03/15/2021 Result Shilaset

APPROVED
CITY OF ELKO DEVELOPMENT DEPT.

Michele Lambo
03/15/2021

Amended construction documents

Work must be performed in accordance with the approved construction documents. Any changes made during construction that are not in compliance with or reflected in the approved construction documents must be resubmitted to the City, by the design professional in responsible charge, for approval as an amended set of construction documents.

Construction must not continue on the areas affected by the changes nor must those areas be covered until the revised documents have been approved by the City and additional plan review fees, if any, have been paid. "As-Built" documents will not be accepted as a replacement for revised plans as required.

ISSUANCE of a permit based upon these plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications carried on thereunder when in violation of this code or of any other ordinance of this jurisdiction

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

APPLICATION FOR WATER AND SEWER SERVICE MUST BE COMPLETED AT CITY HALL PRIOR TO REQUESTING A FINAL

INSPECTION.

Sheet Index

General

- a0.1 Cover Sheet, Vicinity Map, Sheet Index
- a0.2 General Notes & Project Scope of Work
 a0.3 Code Analysis, Accessibility Notes & Exit Plan

Civil

- c1 Title Sheet
- c2 Title Sheet
- c3 Demolition Plan
- c4 Horizontal Control Planc5 Civil Details
- c6 Civil Details

Architectural

- a1.2 Existing Floor Plan
- a2.1 Floor Plan
- a3.1 Building Elevationsa3.2 Interior Elevations
- a4.1 Sections
- a5.1 Schedules a5.2 Specifications

Owner Architect Overland Development NV LLC R6 Studio

755 Silver Street
Elko, Nevada 89801
415-559-9042

Structural Notes

Foundation Plan

m2.1 Mechanical / Plumbing Plan

Electrical Site Plan

e2.0MP Mechanical Power Plan\

e2.0S Special Systems Plan

Electrical Schedules

Electrical Schedules

Electrical Specifications

Electrical Specifications

e0.0 Electrical Symbols and Sheet Inde3x

s102 Entry Way Details

Mechanical / Plumbing

e2.0L Lighting Plan

e2.0P Power Plan

General Foundation Details

Structural

Electrical

415-559-9042 contact: John Tedesco overland@coastside.net

R6 Studio 421 Railroad Street ste 208 Elko, Nevada 89801

Elko, Nevada 89801 775-738-7829 contact: Catherine Wines catherine@r6studio.com

General Contractor

Schell Creek Construction 2162 Pinion Road Elko, Nevada 89801 775-738-753-8966 contact: Jerry Ricci

jerry@schellcreek.com_

Civil Engineer

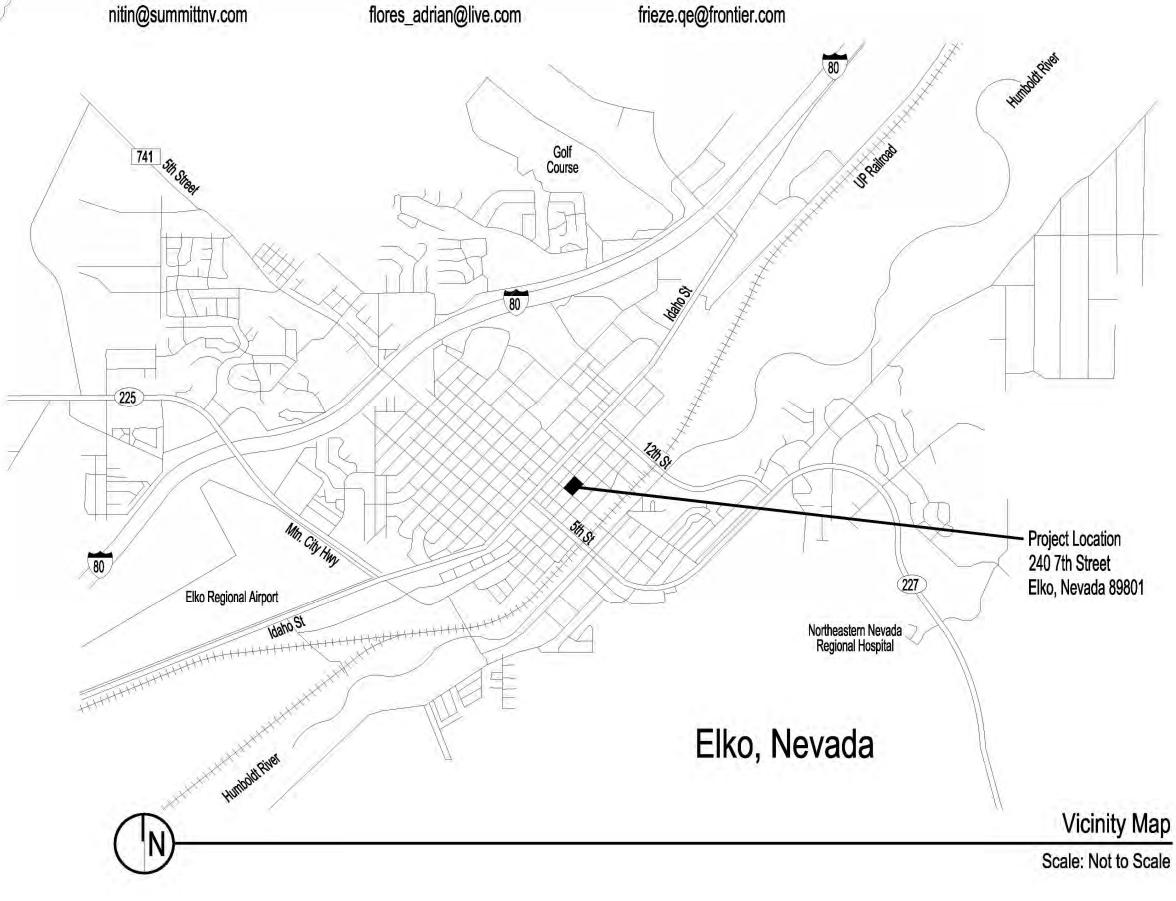
Summitt Engineering 1150 Lamoille Highway Elko, Nevada 89801 775-738-8058 contact: Nitin Bhakta

Mech Contractor

Parker Solutions
303 3rd Street
Elko, Nevada
775-738-4681
contact: Adrian Flores
flores_adrian@live.com

Elec Contractor

Quantum Electric 1070 Silver Street Elko, Nevada 89801 775-777-2000 contact: Brian Frieze



VED
7 PM
RESIU

421 RAILROAD STREET STE 208 ELKO, NEVADA 89801 p775.738.7829 f775.738.7817 www.R6STUDIO.com



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PROJECT NAME

The Lamoille Power Plant 240 7th Street Elko, Nevada

SHEET NAME

over Sheet licinity Map

REVISIONS

1.12.2021

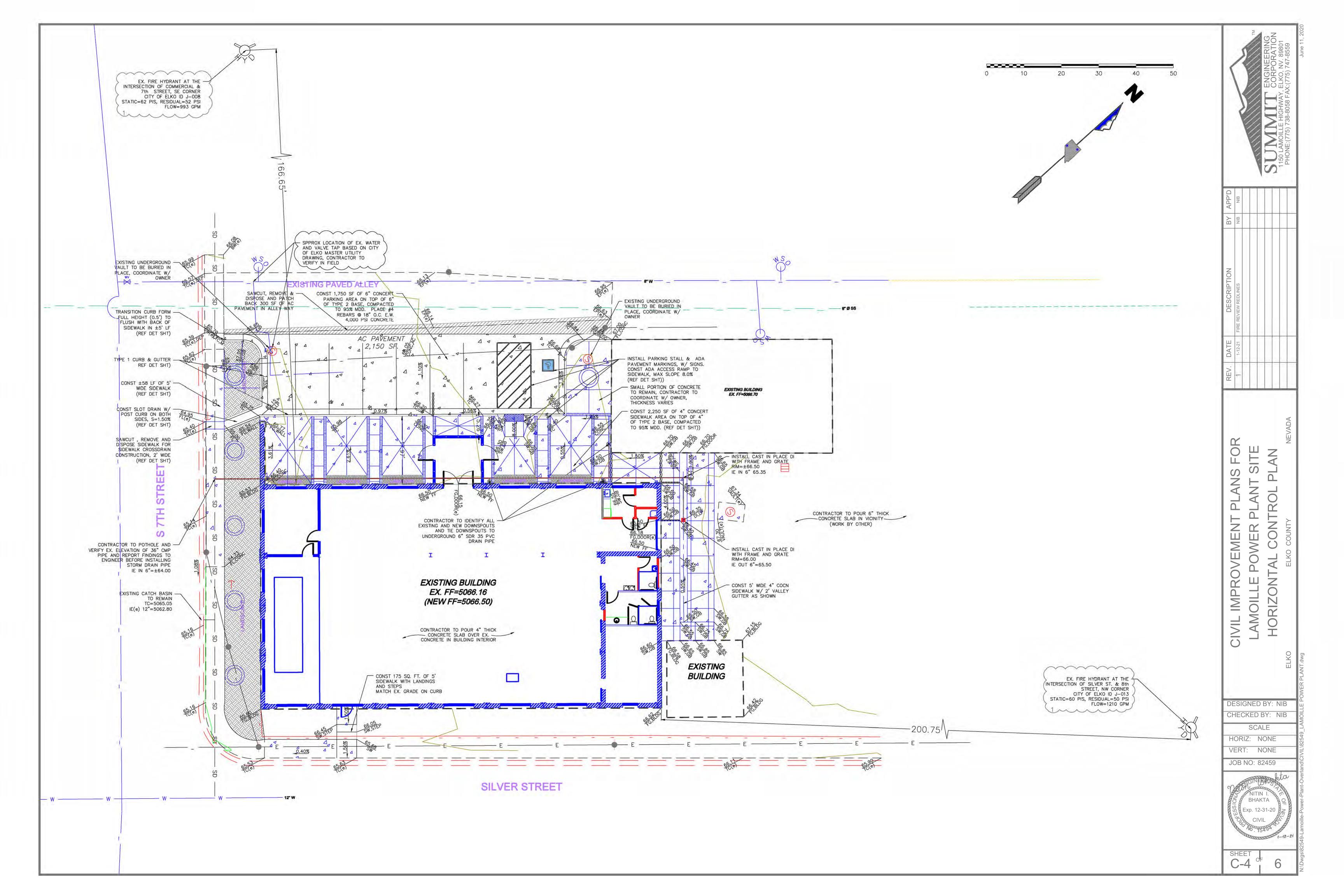
2 3.15.2021

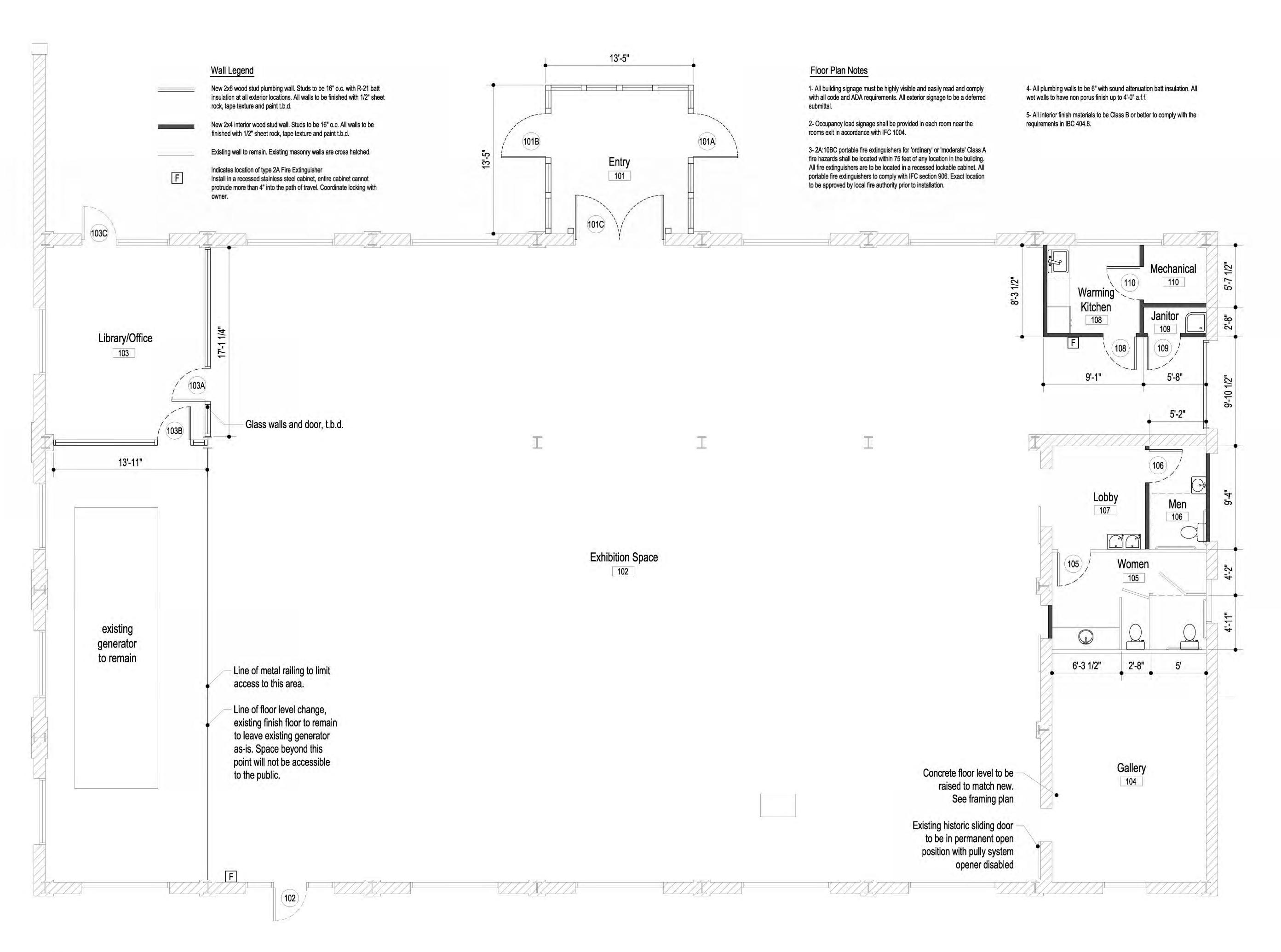
DATE

12.8.2020

SHEET NUMBER

a0.1





Building Floor Plan

Scale: 1/4" = 1'-0" - Do Not Scale Drawings



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PROJECT NAME

The Lamoille Power Plant 240 7th Street Elko, Nevada

SHEET NAME

Building Floor Plan

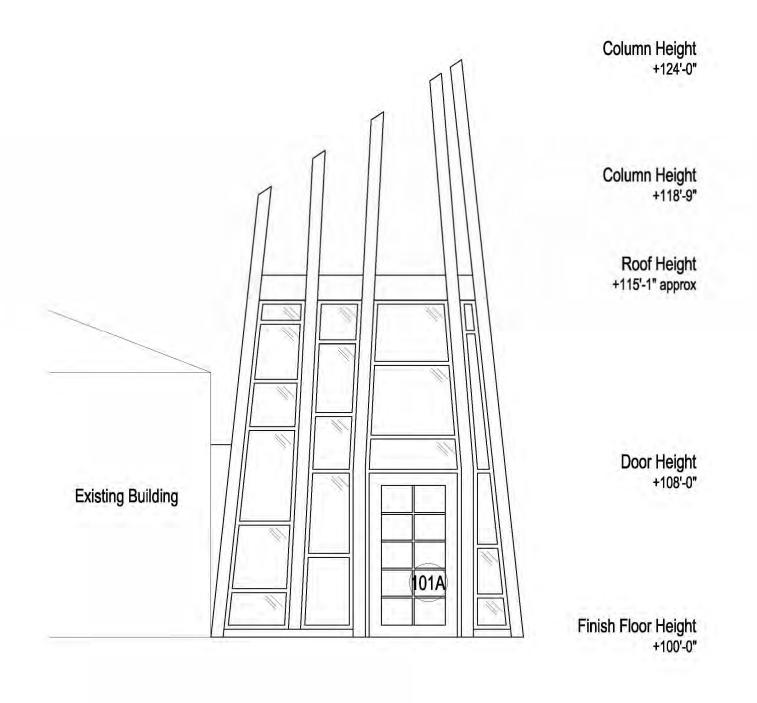
REVISIONS

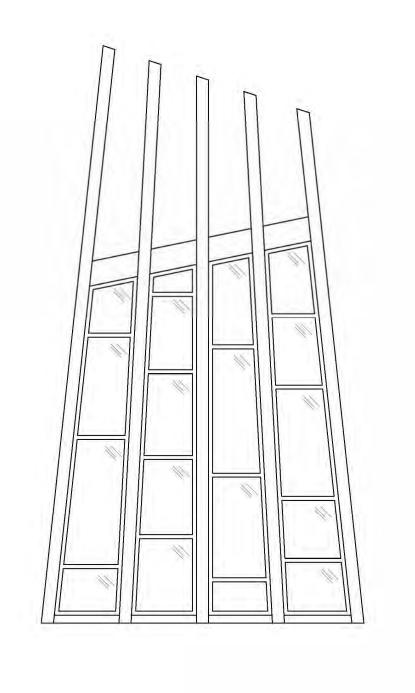
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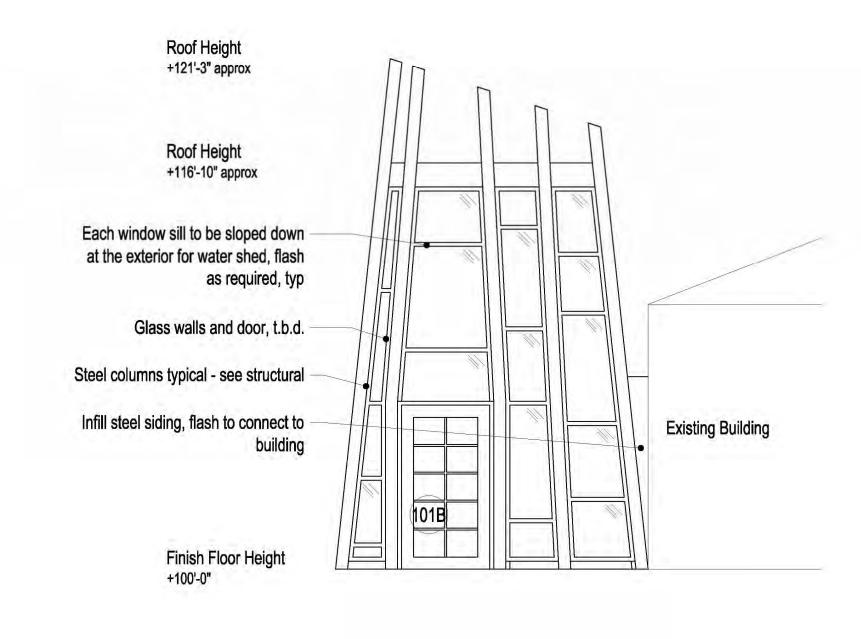
12.8.2020

SHEET NUMBER

a2.1



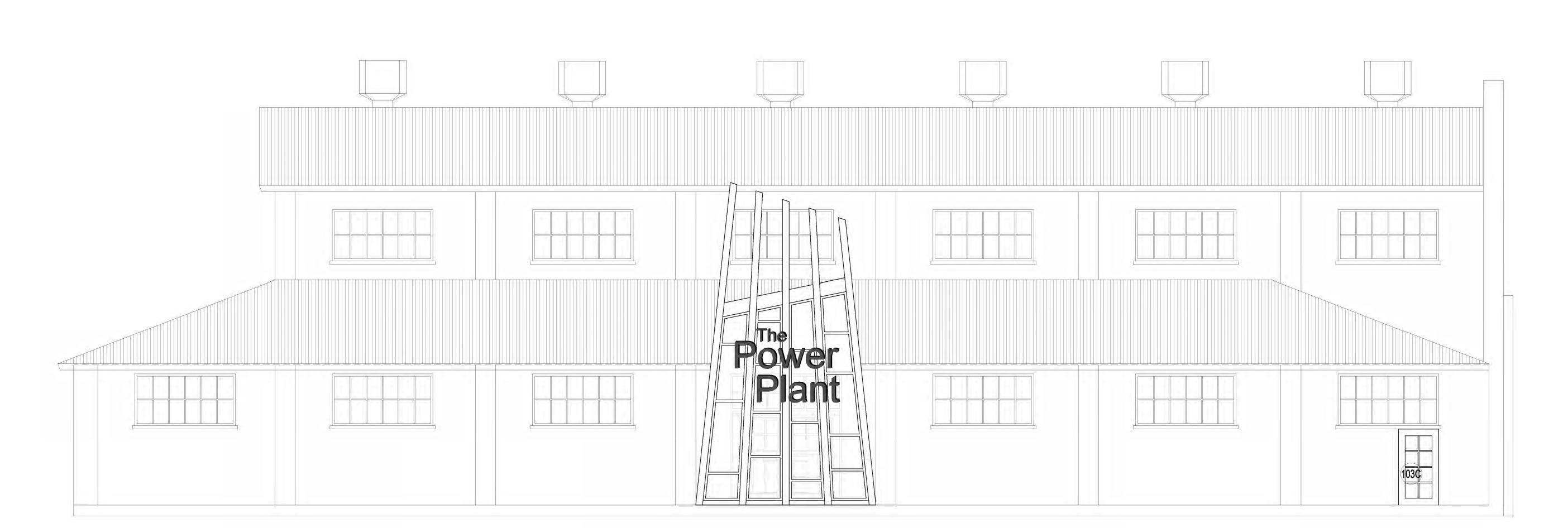




Scale: 1/4" = 1'-0" - Do Not Scale Drawings

Scale: 1/4" = 1'-0" - Do Not Scale Drawings

Scale: 1/4" = 1'-0" - Do Not Scale Drawings



Building Elevations

Scale: 1/4" = 1'-0" - Do Not Scale Drawings

R6STUDIO CATHERINE WINES, ARCHITECT

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PROJECT NAME

The Lamoille Power Plant 240 7th Street Elko, Nevada

SHEET NAME

Hovations

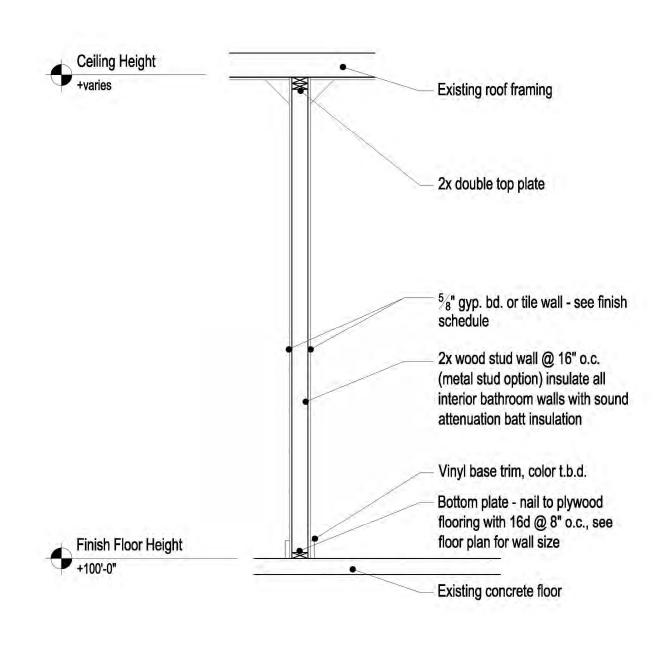
REVISIONS

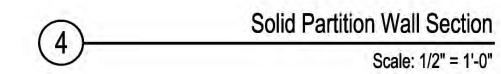
DATE

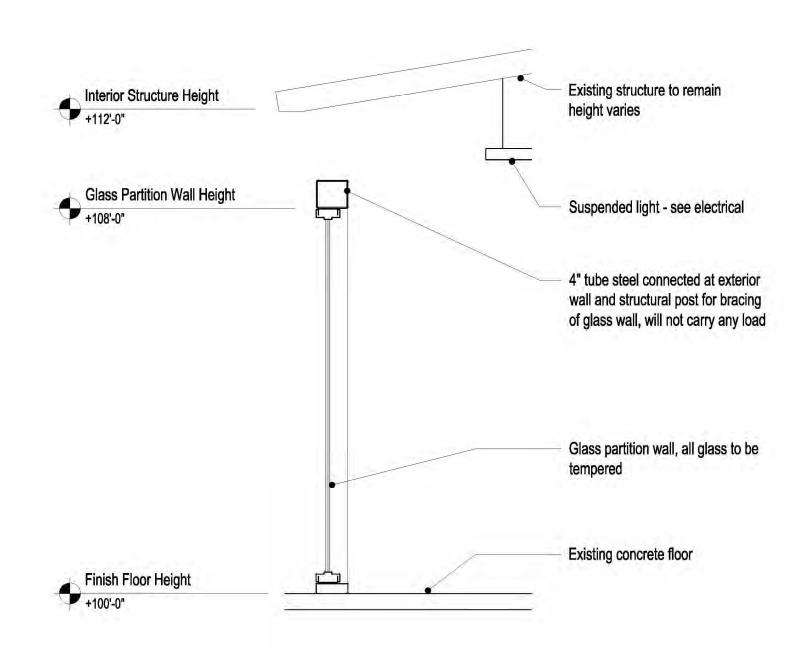
12.8.2020

SHEET NUMBER

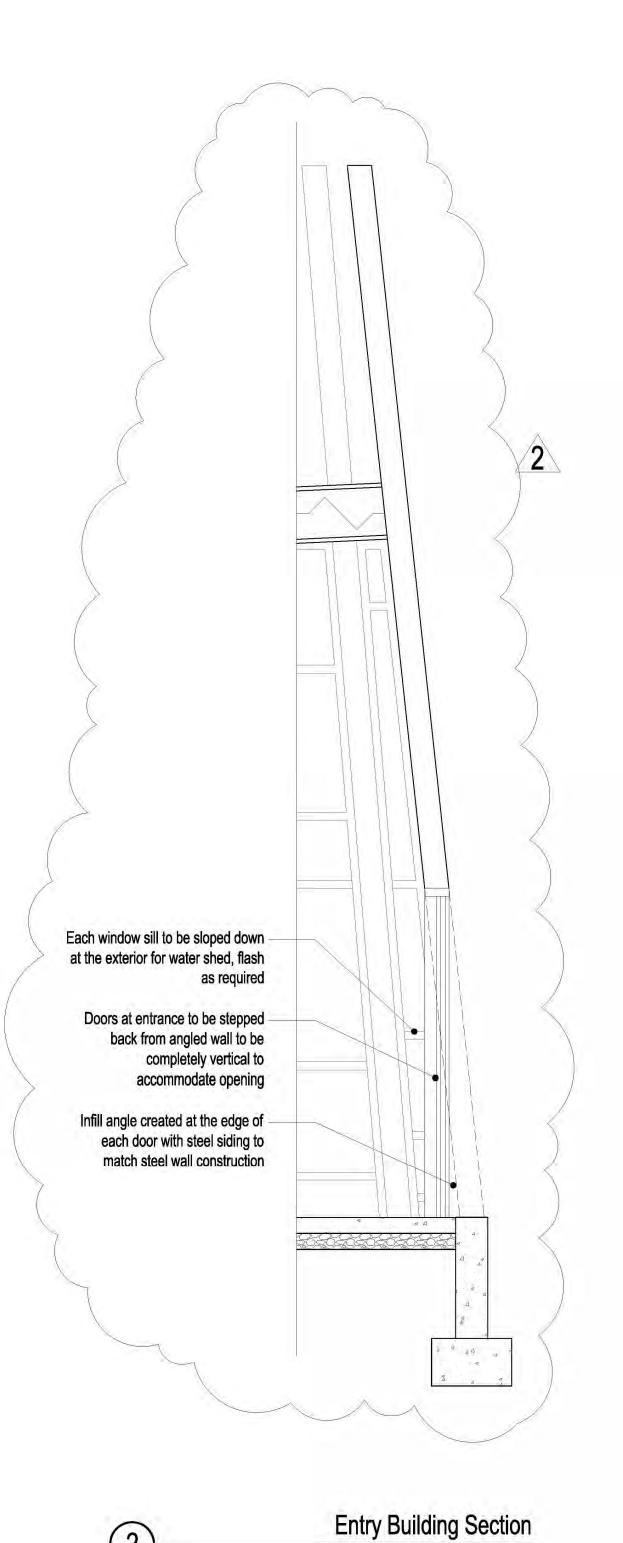
a3.1



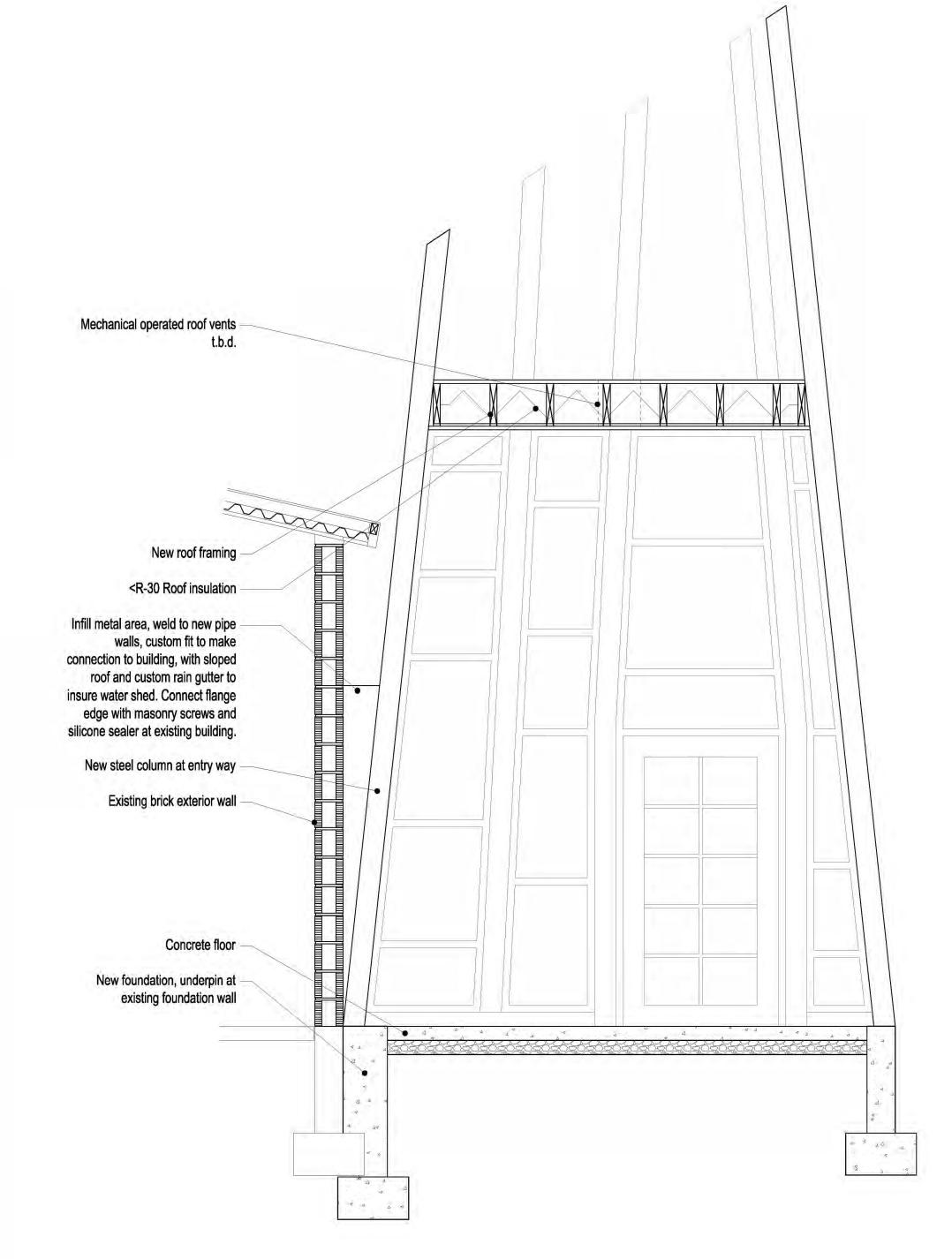








Scale: 1/2" = 1'-0"





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PROJECT NAME

The Lamoille Power Plant 240 7th Street Elko, Nevada

SHEET NAME

Building Section Wall Sections

REVISIONS 2 3.3.2021

DATE

Entry Building Section

Scale: 1/2" = 1'-0"

12.8.2020

SHEET NUMBER

a4.1



Review Committee Rating Sheet

(For Office Use and Applicant Information Only - Do not submit with application packet)

	Participant Name: Prestige Properties LLC	🛮 Owne	r 🗆 Tenant			
	Business Name: Dr. Todd and Marin Wendell					
	Business Address: 618 Idaho Street					
	Is the Project Eligible for the Grant Program? ✓ Yes ✓ No					
	Project Cost: \$88,623.21 Amount of RDA Funds Requested:	\$25,000				
		(50% of Projected Cost, NTE \$25,000)				
Cl	RITERIA	Points Possible	Points Awarded			
1.	Eligibility					
	a) Participant is the Property Owner	(3 Points)	_3			
	b) The project is located in the Central Business District.	(3 points)	3			
2. Elimination of Blighted Conditions						
	a) Improvements address defective design, character, or physical condition of the façade or storefront	(3 Points)	_ 3			
	b) Provisions for natural light and sanitation have been made.	(3 Points)	_3			
	c) Deterioration, obsolescence, or dilapidation factors will improve.	(3 Points)	_3			
	d) The project will reduce exterior blight.	(3 points)	_3_			
3. Promotion of Economic Revitalization						
	a) The economy will likely benefit from this improvement.	(4 Points)	_ ~			



			Points Possible	Points Awarded
4.	St	imulation of Private Development		5.5
	a)	The project stimulates private development and improvements in the RDA area	(4 Points)	_4
5.	Ca	nsistence with the City's Comprehensive Master Plan		
	a)	The project protects historic resources.	(3 Points)	nla
	b)	The project promotes historic preservation efforts.	(3 Points)	nla
6.	lar	thievement of environmental benefits through archite adscaping, and traffic/pedestrian circulation e focus of the project is on relatively inexpensive, highly visible processive.	_	
	a)	Building Façade – The façade improvement includes larger or divided light windows, new fascia, awnings, or trellis structures.	(4 Points)	시
	b)	Signage – The signage is distinctive and attractive.	(4 Points)	-nla-
	c)	Street vitality along the sidewalk is created (i.e., outdoor dining, architectural elements, etc.).	(4 Points)	4
	d)	Lighting – Lighting is used to illuminate the walkways and highlight storefront and building facades.	(4 Points)	_4
		Total Poin	ts Awarded:	38 (MAX 48)
Ra	ter'	's Name: Cathy laught Date:	4/13/21	 -

STAFF COMMENT FLOW SHEET REDEVELOPMENT AGENCY AGENDA DATE: 4/

Do not use pencil or red pen, they do not reproduce

Title: 618 Idano Street-Warren Comple	'X	
Applicant(s): Dr. Todd + Marin Wendell		
Site Location: 618 Idaho Street	Current Zoning:	C
Date Received: March 31, 2021		
COMMENT: This is for a Storefront improvement	A Grant for the Let	1 Street Storefor
If concerns justify or additional space is required pleas	e provide a separate memo	orandum
Building Department: Date: 4-9-21 NO Com	Cerus, Propose	d work
will requir	e a building	permit
•	7	117
please note, The improvements show application along the 6th street side, we need in the permit that was issued ermit # 20-371.	ere not	Initial
ncluded in the permit that was issued	Q 11-2-00,	
ermit # 20-371.		
$(V) \mathcal{F}$		



RECEIVED

Grant Application

MAR 3 1 2021

The Storefront Improvement Grant Program provides City of Elko Redevelopment Agency (RDA) funds to assist any property owner(s) or tenant(s) in rehabilitation, conservation, visual enhancement or beautification of eligible property within the Redevelopment area.

Please submit a complete application with the listed required documents and appropriate signatures to avoid any delays in processing. Please print legibly in either black or blue ink.

1. Project		
Project Name: Warren Co	omplex	
Funding Requested (Amount)	: \$ 25,000	
2. Property Information	WALLS OF THE	
Business Name: Prestige Pro	perties, LLC Drs. Todd & Ma	arin Wendell
☐ Corporation ☐ Limite Proprietorship ☐ Other	ed Liability Company	☐ Partnership ☐ Sole
Physical Address: 618 Idaho	St.	
Mailing Address: Same As A	bove	
City: Elko	State: NV	Zip Code: 89801
Phone: (775)777-3033	Cell: (775)340-1927	Fax: (775)777-3045
Current Building Use: Multi to	ennant, Chiropractic, IV Therap	nies, Engineering
3. Applicant Information		
Name: Drs. Todd and Marin V	Vendell	
Mailing Address: 626 Armuth	Vista Dr.	
City: Elko	State: NV	Zip Code: 89801
Phone: N/A	Cell: ⁽⁷⁷⁵⁾ 340-1927	Fax: N/A
Email: marinkwendell@gmail	.com	
Do you 🖾 Own or □ Lease t		

If you are not the property owner, then the property owner must complete section 4 and sign

the application.



Owner Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone:	Cell:	Fax:
Email:		
Are there multiple owner propertγ owner	rs? 🗆 Yes 🗀 No If yes, provide	additional sheet for each
5. Contact Person or F	Renresentative	
Name: Marin Wendell	tepi escitative	-
	muth Vista Dr.	
City: Elko	State: NV	Zip Code: 89801
•		
Phone:	Cell: (775)340-1927	Email: marinkwendell@gma
The following must be ☐ Photographs of existing ☐ 3 bids from contractors improvements. ☐ Construction Documen	e submitted with a complete g façade. s licensed to perform the applicab	application: le work for all eligible of proposed improvements. Plans



supporting wood fac	wise in need of improvement. s in place had an insufficient drainage mechanism that was causing deterioration of the parapu ade and the insufficient drainage was causing disruption of the concrete in the parking lot. Not
mention the facade	acked the curb appeal and blended with it's concrete colors
R Please describe h	ow you intend to maintain the improvements throughout their useful life.
Maintenance of the	improvements will include seasonal maintenance of the drainage system including gutters and
	l as the underground in concrete drainage systems. Stucco and structure will be inspected with early or as any issues arise.
	
	
I. Provide backgrou	nd information regarding the history of the business currently occupying the
ouilding:	nd information regarding the history of the business currently occupying the
ouilding: The Warren Buildin	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most
ouilding: The Warren Buildin recent tennats inclu	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and
ouilding: The Warren Buildin recent tennats inclu	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of
ouilding: The Warren Buildin recent tennats inclu JOIN with newly re	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of
ouilding: The Warren Buildin recent tennats inclu JOIN with newly re	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of
building: The Warren Buildin recent tennats inclu JOIN with newly re 3rd week of April 26	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 21 pending CO.
The Warren Building recent tennats inclu JOIN with newly read and week of April 20	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and provate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 121 pending CO.
The Warren Building recent tennats inclu JOIN with newly read and week of April 20 are recently seek of April 20 are recently	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 21 pending CO. Indicate the property of the building and/or property to be any historical photos (if available): was originally the original Ford Dealership in Elko. Information prior to the 1960's is hard to
The Warren Building recent tennats inclu JOIN with newly read and week of April 20 mproved as well as The Warren Building obtain and the history	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 21 pending CO. Indicate the property of the building and/or property to be any historical photos (if available): was originally the original Ford Dealership in Elko. Information prior to the 1960's is hard to ical pictures provided show that there was significant history to the dates recorded at the city.
The Warren Building recent tennats inclu JOIN with newly read and week of April 20 mproved as well as The Warren Building obtain and the history Mike Gallagher had	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and anovate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 121 pending CO. Indicate the property of the building and/or property to be any historical photos (if available): was originally the original Ford Dealership in Elko. Information prior to the 1960's is hard to ical pictures provided show that there was significant history to the dates recorded at the city, purchased the building/dealership and we have been told that he dis only one year of business
The Warren Building recent tennats inclusions JOIN with newly read and week of April 20 mproved as well as The Warren Building obtain and the history Mike Gallagher had before moving to Gallagher Building including i	g is a mulit-tennant building that has had a multitude of tennants over the decades. Of most ded High Desert Engineering, Ward Chiropractic and newly replaced Premier Properties and movate spaces to house Ruby Mountain Chiropractic Center and The Nectar IV Nutrition as of 21 pending CO. Indicate the property of the building and/or property to be any historical photos (if available): was originally the original Ford Dealership in Elko. Information prior to the 1960's is hard to ical pictures provided show that there was significant history to the dates recorded at the city.



7.

Briefly describe the goals you hope to accomplish as the business and/or property own	ner
undertaking this project:	

briefly describe the goals you hope to accomplish as the business and/or property owner
ndertaking this project:
We are passionate about the city of Elko and desire to make The Warren Building a beuatiful, rennovated staple of the Elko downtown. We hope to bring beauty and recognition to this building for attraction to the businesses and future tennacy for another phase of our project to include the attached shop developement as well as the attached 90,000 sq. ft. lot on railroad street. We are excited to move two thriving businesses to the downtown area that will
bring traffic, business and exposure to the area along with future planned events and activities. Owners are activel involved with The Eiko Chamber of Commerce and The Downtown Business Association and plan on collaborating on post-Covid events and activities.
Explain how your project will benefit the City of Elko. Choose all that apply and provide written

- explanation for each:
- The project will eliminate blighted conditions. Previous to our purchase in August 2020 The Warren Building was a low lying, gray and overlooked building. We have since heard many of times that people had no idea that the building was there. This beautification project will improve on a severely neglected building that desired renovations for over a decade or more. It is evident that projects already completed should suffice for the level of future improvements on the blighted condition.
- The project will promote economic revitalization
 The relocation of two very busy businesses to the downtown location and the future improvements to attract new ar retain current tennats is in its essence revitalization. Such stability in the downtown will secure tax revenue and potentially increase revenue with the attraction of new businesses, employees and shoppers to the downtown area. The shear numbers of people that will be exposed more frequently to this downtown project will no doubt have a etherial affect on the attitude of Elko's downtown appearance, vibe and ability to thrive.
- The project will enhance the City's historic preservation efforts
 The Warren Building is no doubt a significant part of downtown elko and the preservation and beautification of this building thru this project will ensure that this building does not meet the fate tha many have and that its history is preserved structural and internally by showcasing the included history inside the recently rennovated spaces.
- The project will be consistent with the City's master plan
 The project will be consistent with Elko's master plan according to the following: Arts and Culture and Historic Preservation. We have a passion for local art and this rennovation will allow us to unveil our plans to internally showcase local artistry in said business as well as keep local artistery in Elko from a famous sculpturist, Elko Native and Cowboy poetry founder. We will also bring anothe boot downtown from the Elko Centennial Project. Also, in accordance with Elko's master plan this project will add to the safety as the peraputs will house 270 degrees of cameras to record downtown activity to increase the safety as well as two thriving healthcare businesses to improve the health of the community while increasing the opportunity to invest in local programs, schools and non-profits.



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

acknowledge)
If I/We affirm that this project conforms to all applicable codes, ordinances and regulations.
☐ All applicable permits will be obtained for this project and all accompanying inspections will be
successfully completed prior to receiving reimbursement.
☐ I/We affirm that I/we am/are in good standing with the City of Elko with respect to taxes, fees, or
other financial obligations to the City.
If I/We hereby affirm that I/we have full legal capacity to execute and submit this application, and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge.
☐ I/We agree to provide the City of Elko Redevelopment Agency (hereinafter the "Agency") with
access to the property, as deemed necessary by the Agency, to make all reasonable inspections and investigations, and to take pictures of the property while the application is being processed.
I/We have read and understand the Grant Program Guidelines, accept the terms stated in those
Guidelines, and understand that in order for my/our request of funds to be approved, I/we must agree
to work within and follow the recommendations of the Agency before starting any work on the subject
property following approval of the application.
☐ I/We understand that I/we must complete and sign a Participation Agreement to initiate a date of
project execution.
☐ I/We understand that I/we must complete, sign, and have notarized a Notice of Participation
Agreement that will be recorded with the Elko County Recorder's Office.
☐ I/We understand that applying for grant funds does not obligate the Agency to allocate or award funds for the specified project.
I/We understand that only after the review committee has reviewed the application and plans and selected the grant recipients will the Agency authorize funds.
☐ !/We understand that the project shall comply with the Program Guidelines.
☐ I/We understand that only upon final inspection and approval by the Agency will the Agency
disburse the authorized funds.
☐ I/We grant permission to the Agency to use my/our personal and business image(s), name, and/or
other related content gathered in relation to your participation in the Storefront Improvement Program
for promotional purposes. Such purposes may include, but are not limited to brochures, newsletters,
and digital images.
Program Participant Signature Date

Owner Signature

Modern Land & Development LLC

982 WOLF CR. DR. • SPRING CREEK, NV, 89815 • 775-934-9356

March 30, 2021

Prestige Properties Mr. Todd Wendel

RE: Storefront Remodel

Dear Mr. Wendel.

Thank you for the opportunity to provide you with the following proposal to perform store front improvements on your commercial property in Elko, Nevada.

The scope of work is as follows:

- 1. Prepare plans of the improvements for submittal with the City of Elko Building Department.
- 2. Construct a parapet on the roof frontage (approximately 95 lineal feet) per the rendering. The parapet shall be stucco to match existing stucco on the Idaho St. side of building. Construction includes cap and back framing on roof to provide drainage. Construct downspouts off of roof around parapet. Provide all electrical and light fixtures within parapet.
- 3. Perform roof repairs and install metal roofing overhang to match Idaho St. Side.

The following is our lump sum bid: \$ 99.200

This proposal Excludes all permit and review fees, third party testing and inspections and any items not explicitly listed in the scope of work.

This proposal is valid for 30 days from the date shown above.

Thanks again for the opportunity to provide you with this proposal. If you have any questions, you can contact me at 775-934-9356 or by email at shankseng@gmail.com.

Sincerely,

Michael E. Shanks, P.E.

Modern Land & Development LLC



Prestige Properties

Est. Date:

3/26/21

Storefront remodel

Est. No.

20329

NV License 57554 License limit \$750,000

Summary

Attention: Dr Todd Wendel

Ph. #

Dear Dr. Todd:

Please find our proposal for your Storefront remodel per your rendering

Items furnished are as follows:

1.0 Produce a set of permit submittable plans

Submit plans to city of Eiko building department (Permit fees by owner)

Construct approximately 95 feet of parapet (per rendering) along parking lot side of building

Skin & prep for stucco

Apply stucco to match existing on Idaho st side of building

Install metal parapet cap along full length of new section

Framing to create proper drainage channels on existing roof

Install roof drain outlet boxes & downspouts into existing drains in parking lot

Install electrical in parapet for light fixtures (per rendering)

Supply and install new parapet light fixtures

Install electrical in parapet for signage

Repair TPO roof in all affected areas & run TPO material up backside of parapet

Install metal roofing overhang along parking lot side to match idaho at side

Clean up work area

Dispose of all debris at the city dump, includes dumpster and dump fees

Price:

\$88,623.21

QUALIFICATIONS & CLARIFICATIONS:

1.0 Pricing is budgetary based on renderings, complete drawings are needed for firm pricing

Items not included are:

- 1.0 Permit fees to the city of Elko are not included & are to be paid by owner
- 2.0 Scope items not specifically mentioned are not included & will be quoted separately

Extra work rates:

All other work to be completed will be quoted separately

Payment schedule:

To be determined



Prestige Properties

Est. Date:

3/26/21

Storefront remodel

Est. No.

20329

NV License 57554 License limit \$750,000

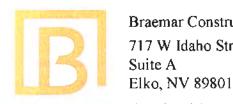
Summary

This proposal is valid for 30 days

Thank you for your inquiry. Please let me know if I can be of any further assistance.

Matt Burweli (775) 340-8806

Approval signature_____



Name / Address

Attn: Dr Fodd Wendell

Customer Signature:

123 2nd St

Ruby Mountain Chiropractic Center

Braemar Construction LLC
717 W Idaho Street
Suite A

Date

Estimate

Date

Date	Estimate #
3 30 2021	202996

BRAEMAR Licensed Bonded
Lice26853 B. 79241 C1, 85439 C21, 85967 C3, 85968 C15B-C15C, 85969 C13

Flko, NV 89801					
<u> </u>				Γ	Project
				[Ruby Mountain Chiro
Desc	ription	Qty	U/M	Rate	Total
Labor and materials to comple renovation per plans and specs				95.575.50	95.575.50
As a Nevada Licensed Contrac Recovery Fund, For further in nvcontractorshoard.com.	etor Braemar Construction parti formation contact the Nevada S	cipates in the Residential tate Contractors Board at	To	otal	\$95,575,50
Phone #	775.777.2949	E-mai	I	jordanms a	braemarco.com

If you accept this estimate please sign, date and return via email or drop off to our Office at 717 W Idaho Street Suite A. Elko, NV. If your estimate is over \$500 we

Date:

require 1.2 down upon setting an appointment to go out and do the work, and the final 1.2 is due upon completion. Thank You

Shelby Knopp

From: Cari Carpenter

Sent: Monday, April 5, 2021 11:35 AM

To:Shelby KnoppCc:Cathy LaughlinSubject:RE: 618 Idaho Street

Hi Shelby,

They are current.

Have a great Monday, Cari

From: Shelby Knopp

Sent: Monday, April 5, 2021 11:33 AM

To: Cari Carpenter <ccarpenter@elkocitynv.gov> **Cc:** Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: 618 Idaho Street

Good Morning Cari,

We received a Storefront Grant Application for 618 Idaho Street. Can you tell me if they are current on their utility bill?

Thank you!

Shelby Knopp
Planning Technician
City of Elko
Planning Department
Ph (775) 777-7160
FX (775) 777-7219

Elko County Property Inquiry

Parcel ID	001-274-001	Parcel	0.2300
Tax Year	2020 -	Acresge	
Land Use	COM	Accessed	51,084
Group		Value	
Land Use	480 - Commercial with	Tax Rate	3.4823
	Minor improvements	Total Tax	\$1,779.49
Zoning	ZC	Fiscal Year	
Tax District	115	(2020 - 2021)	
Site Address	816 IDAHO ST ELKO	Total Unpaid	\$0.00
560 A 5-45-55 F	CITY	All Years	

No Sketches or Photos

 Assessments 				
Taxable Value	Land	Bullding	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	140,000	5,896	0	145,890
Agricultural	0	0	0	
Exempt	0	0	0	
Pere. Exampt				
Total	140,000	5,898	0	145,891
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	
Com / Ind.	49,000	2,064	0	51,06
Agricultural	0	0	0	1
Exempt	0	0	0	
Pera. Exempt				
Total	49,000	2,064	0	51,06
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totale	0	0	0	

Assessor Descriptions					
Assessor Descriptions	Bubdivision Name	Section	Township	Range	Block & Lot
ELKO CITY FILE 1					
ELKO CITY FILE 1 9-12 N					

HISTORICAL PICTURES COURTESY
OF NORTHEASTERN NEVADA MUSEUM.
IDAHO STREET. GLASS BLOCK WALL,
PARAPUT & GLASS STOREFRONT
HAS BEEN PRESERVED. ORIGINALLY
WARREN FORD PRIOR TO MIKE
GALLAGHER PURCHASE.



HISTORICAL PICTURES COURTESY
OF NORTHEASTERN NEVADA
MUSEUM. SOUTH BACK ALLEY
FACING RAILROAD STREET.
ORIGINALLY PRESBETERIAN CHURCH
IN RIGHT CORNER OF PICTURE

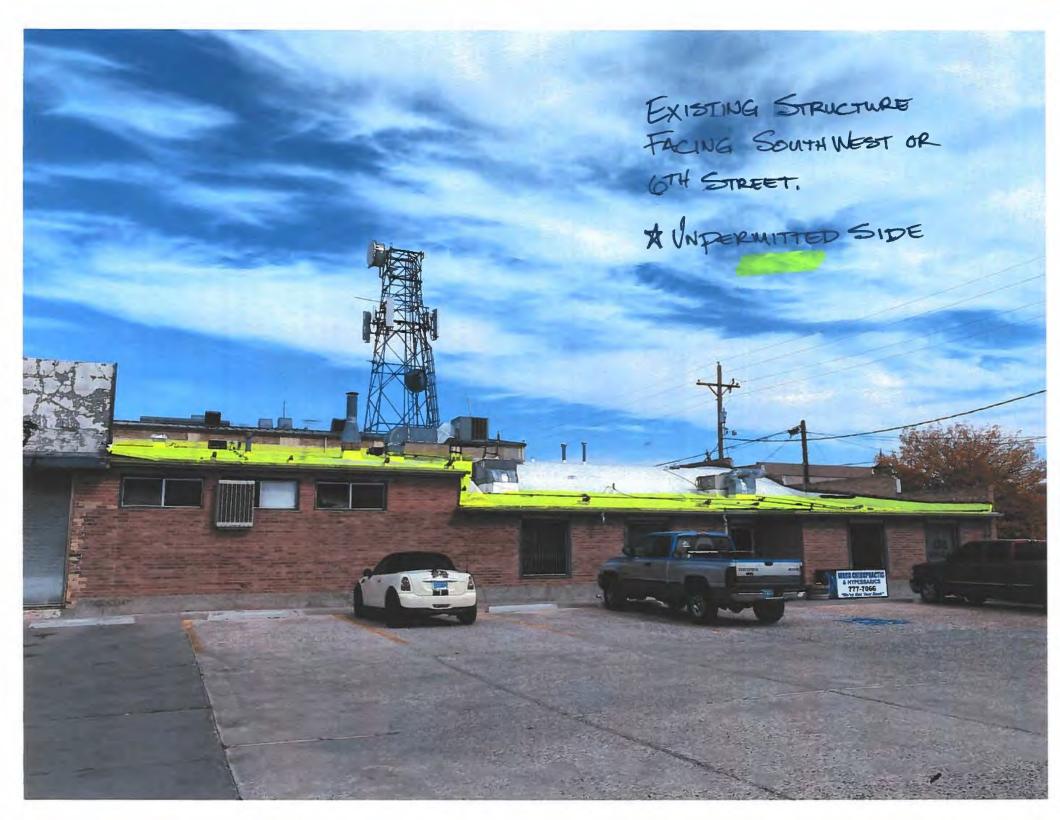


ORIGINAL STRUCTURE of WARREN BUILDING IDAHO ST. PERMITTED FOR

| CURRENT CONSTRUCTION

APROJECT - APROJECT -

PROPOSED SIDE FOR STOREFRONT IMPROVEMENT GRANT COTH STREET
SUPE OF SOUTHWEST
NOT PART OF CURRENT
PERMITS FOR ACTIVE
CONSTRUCTION PROJECT



DIFFERENT VIEW OF

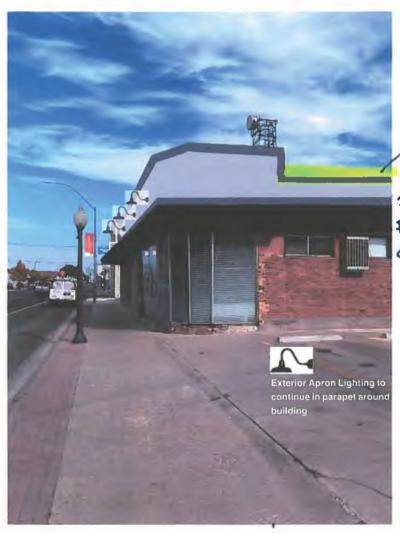
NON - PERMITTED SIDE

FACING 6TH ST.

PROPOSED PROTECT FOR

STOREFRONT GRANT PROGRAM





UNPERMITTED

SIDE FACING

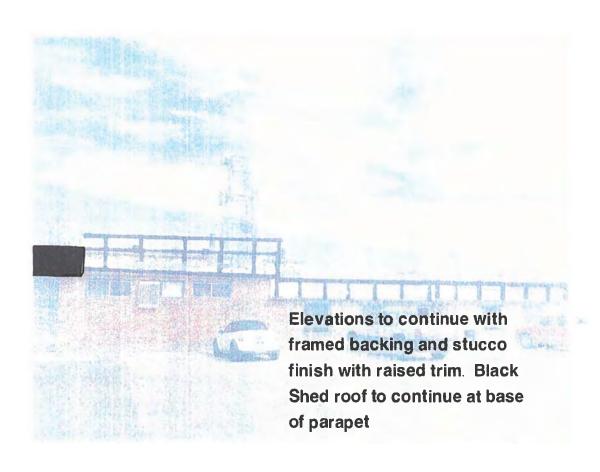
GIH STREET—

PROPOSED PAPAPUT

FOR STOREFRONT

GRANT





City of Elko Redevelopment Agency Agenda Action Sheet

- 1. Title: Review, consideration, and possible approval of Sign Permit 21-137 to be located at 225 6th St., and matters related thereto. FOR POSSIBLE ACTION
- 2. Meeting Date: **April 27, 2021**
- 3. Agenda Category: **NEW BUSINESS**
- 4. Time Required: **15 minutes**
- 5. Background Information: All building permits within the RDA area are required to have RDA approval. City staff does not believe the sign meets the intent and purposes of the sign code nor the Redevelopment Plan and therefore denied the permit application for the sign. The RDA must consider and approve or deny the sign as presented with testimony from the applicant.
- 6. Budget Information:

Appropriation Required: N/A Budget amount available: N/A

Fund name: Redevelopment Agency

- 7. Business Impact Statement: **Not Required**
- 8. Supplemental Agenda Information: Sign permit application, Email from Mike Lostra, Elko Downtown Vision Sign Design Guidelines, Memo from Cathy Laughlin, City Planner
- 9. Recommended Motion: **N/A**
- 10. Prepared By: Cathy Laughlin, City Planner
- 11. Committee/Other Agency Review:
- 12. Agency Action:
- 13. Agenda Distribution:



CITY OF ELKO

Planning Department

Website: www.elkocity.com Email: planning@ci.elko.nv.us

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7119

Memorandum

To: Elko Redevelopment Agency From: Cathy Laughlin –City Planner

Date: April 20, 2021

Meeting Date: Tuesday, April 27, 2021

Agenda Item:

• Review, consideration, and possible approval or denial of Sign Permit 21-137 to be located at 225 6th St., and matters related thereto. FOR POSSIBLE ACTION

The current RDA Plan – Preliminary Plan states this in regards to signage:

Signing – Sensitive signing can play a significant role in Elko's downtown
revitalization. It can communicate a sense of community identity and help unify the
city center. Signs also play a role in creating the overall visual character of the business
district, enhancing the traveled way for both pedestrians and motorists.

Signs should function to promote individual businesses, enhance their identity, and contribute to the public's perception of each business. Professional office, service and retail businesses, for example, should establish their own identities separate from hotels, motels and gaming establishments. Good signing expresses a simple, clean message. Flat fixed signs or individual raised letters should be positioned in logical places, on or above storefronts, and may be complemented by small, pedestrian-oriented hanging signs. Adequate signing should be visible to the motorist without overwhelming the pedestrian. Attractive window lettering or window graphics can identify and add character to window displays. Signing can also be effectively located on store awnings.

Existing signs in downtown Elko have become a prominent and at times an intrusive architectural feature, with the majority being auto-oriented and illuminated. Competition for space and vistas has seen a proliferation of larger signs competing with one another, creating an impression of visual clutter and visual domination of the streetscape.

Also, numerous billboards or off-premise signs have been constructed within the downtown. Typically, these signs advertise products and services outside of the downtown and community and detract from the desired visual image for the downtown.

A comprehensive program of sign regulations should be developed for the downtown area and a means established for systematic implementation of the program.

Elko Redevelopment Vision Plan states the following for Commercial Signs:

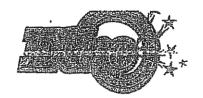
- a. Sign materials and colors must be complementary to the materials, colors and architecture of the related structure.
- b. Signs must be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.
- c. A variety of shapes, sizes, and materials are possible for most signs; these must be selected to complement the architecture and color scheme of the building/development.
- d. Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs must be consistent with the architecture and lighting scheme for the building/ development.
- e. Signage or wording is not encouraged on the sloped part of awnings. Simple lettering may be used on the hanging valence part of awnings.
- f. Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally with age.

Our current Elko City Code 3-9 doesn't state limitations on the size of wall signs. It does state the following for purpose and intent which was used in the staff evaluation of the sign permit application:

3-9-3: PURPOSE:

It is the intent of this chapter to promote and protect the health, safety and welfare of the citizens of the city by establishing standards to ensure the placement of safe, effective signage throughout the city. Specific regulations and standards are intended to address the following:

- A. To ensure that signs erected within the city are constructed of safe, durable materials and secured in a manner adequate to withstand physical stresses.
- B. To protect and enhance property values and create an attractive economic and business climate.
 - C. To protect and enhance the physical beauty and appearance of the community.
- D. To reduce sign or advertising distractions and obstructions that may adversely affect or conflict with traffic control signs, signals and other traffic control devices.
- E. To reduce visual clutter along streets and roadways thus providing each sign user an opportunity for effective identification and advertising by addressing the quantity, height and area of freestanding signs on all sites. (Ord. 608, 10-28-2003)



City of Elko

Building Department
1753 College Avenue, Elko, Nevada 89801
(775) 777-7220 Fax (775) 777-7229

PERMIT APPLICATION

Permit No. 21-137
ctured Home? Yes No No No
Phone 777 1210
Phone
Phone 481-6255
Fax 753-7678
∠- Subcontractor □
Phone 401-6295 Fax 753-7678
Plumb□ Sign 🗗 Other□
on south result
Square Footage <u>280</u>
Sign Non-illuminated A
ormation submitted herein and and laws regulating building Signature
Signature (9191-1114 Rome. >

Electrical-none

Attachment - painted

FIELD SURVEY REQUIRED PRIOR TO FADRICATION

APPROVED ENGINEERING DEPARTMENT Ashert Hubert

EVIEWED FOR CODE COMPLIANCE City of Elko Building Department

VSZ Apr 13 2021

LOSTRA INC.

DESIGN - BUILD - SE

PAINTED WALL SIGN, BLACK

SIGN AREA: 280,15H2

SCALE H' = 1 0

FINAL ELECTRICAL CONSECTION BY: NA

Cordie City te 3516 City te 12 14 290 Cordie City to Cordie City to Cordie March Mar

ARCHITECTURAL DRAWING PROVIDED BY CHENT

LOSTRA INC. X LOSTRA LOSTRA BUILDERS ENGINEERING **DESIGN - BUILD - SELL**

SOUTH ELEVATION (SILVER STREET VIEW)

This draign does not constitute production ready artwork and in to be used exclusively for procing and review purposes only,

YESCO.

DESIGN

1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

www.yesco.com

@ 2021 YESCO LLC. All right reserved

this directing was created to assist you in visualizing our propossi, the original ideas learest are the property of YESCO LIC. Permassion to come or revise this drawing cononly be obtained florough a written agreement with YESEO

The colors shown we only approximated on any computer manifer, injust or laser print, the final product may very slightly in color from

This sign is installed in accordance with the requirements of Article COD of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

	Revisions 😃
No.	Diese / Uesamption
Δ	HOWING MICHOEL
	MAIL (7)(5)
A	acuta, aptit
A	ACKING 1/20 (M22)
Δ	Frit 1222
\equiv	

Approval

A/E Sein / Date

Chent Sign / Date

Lendord Sign / Date

LOSTRA ENTERPRISES

226 6th St Elko NV 89801

Acct. Exect Gorden Regions

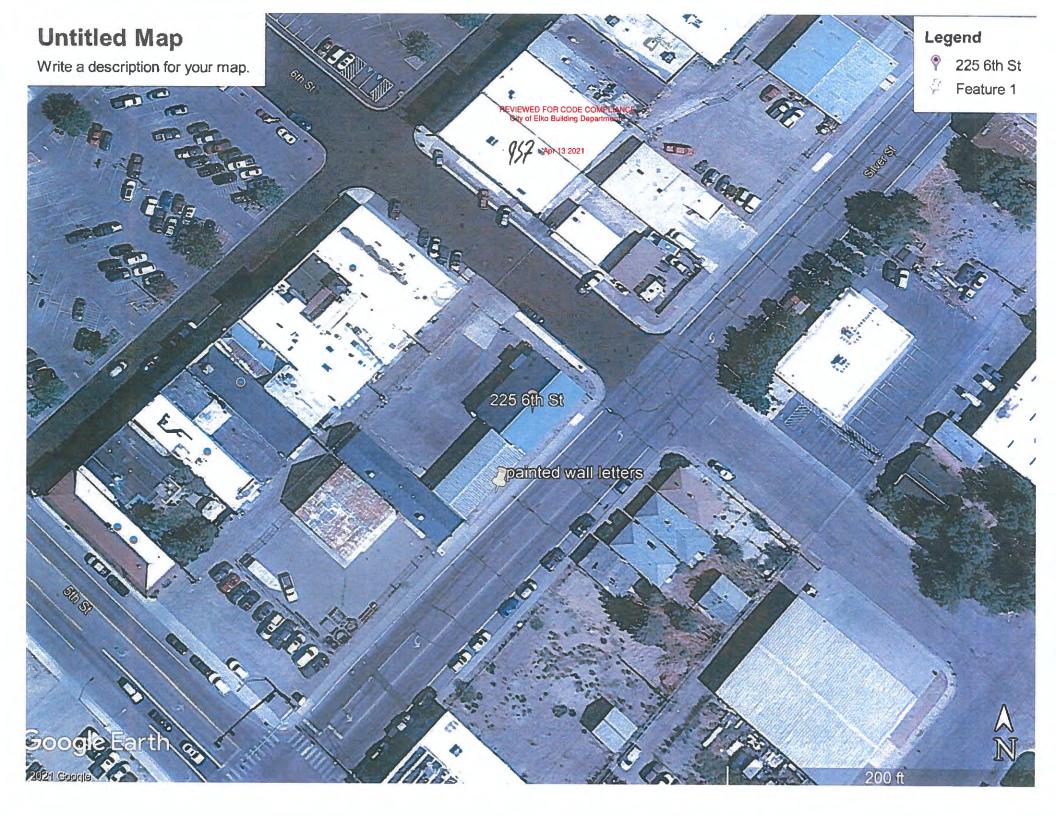
Oneignus: Michael Wall

Orig: 01.25.2021

37324

R5

JO #00000



Cathy Laughlin

From: lostra@elkoengineers.com

Sent: Thursday, April 15, 2021 7:08 AM

To: Cathy Laughlin; 'Gordie Rogers'; Curtis Calder
Cc: rissak3@yahoo.com; Scott A. Wilkinson; Jeff Ford

Subject: 225 6th Street Signage

Cathy;

Thanks for taking my call today in regards to the denial of the proposal Lostra Inc. signage along Silver Street. I just wanted to put down some correspondence in writing based on our phone conversation. As we talked earlier in the year in regards to the sign code, I took careful consideration in designing the signage to meet the intent of the code as well as provide maximum exposure for my businesses along Silver Street. After further review of the current adopted sign code, I can find no reasons for denial of the proposed painted signage. Per your conversations with Gordie Rodgers at YesCo you made the comments that you were concerned about section 3-9-3: Purpose sections B through E. I want to point out in this specific section we took into consideration of these items while designing the signage. I would like to point out each one of these sections and our stance for these items.

3-9-3 Purpose: B - To protect and enhance property values and create an attractive economic and business climate. C—
To protect and enhance the physical beauty and appearance of the community. Both of these specific items are exactly why we are doing this revitalization project. We are eliminating blight as well as developing half a city block in the downtown corridor. These buildings are dilapidated and in desperate need of revitalization which is our whole intent with this project.

3-9-3 Purpose: D — To reduce sign or advertising distractions and obstructions that may adversely affect or conflict with traffic control signs, signals and other traffic control devices. Our choice to paint the signage verses have a lit sign for this proposed area as well as put the signage on the building meets the intent of this section as well. This signage is half a city block away from the traffic signal and is also on the building which greatly reduces the affect of the traffic control signs in comparison to a free standing sign. We additionally proposed our electronic sign on the 6° street frontage of the property to reduce this distraction as well due to the fact recent other electronic signage around town is very distracting at night. So in summary we feel like the Lostra Inc. signage meets the intent of this section as well. I know you and I talked about traffic backing up in this area but I feel like that is a moot point due to the fact traffic backs up in most areas in the downtown corridor and has no affect on traffic control signs, signals and other traffic control devices as stated in this section.

3-9-3 Purpose: E – To reduce visual clutter along streets and roadways thus providing each sign user an opportunity for effective identification and advertising by addressing the quantity, height and area of freestanding signs on all sites. In our opinion this doesn't really apply to the Lostra Inc. signage due to the fact we are not freestanding. We meet this intent as well since we are not blocking other signage in the area and we have eliminated the clutter along the streets and roadways by putting the signage on the building.

We also took the liberty at looking section 3-9-7 Permitted Freestanding Signs section "C" when looking at our signage. Even though this is not a freestanding sign, this section does give some clarification on sign area verses frontage. Since your comments about size in regards to approval, it is my opinion this section gives a good argument to that. We currently have approximately 150.05' of frontage along silver street. Section C item 1 states that a free standing sign shall be two (2) square feet of sign area for every one linear foot of building frontage face the adjacent street. This being said we would have approximately 300.1 sq. ft. of sign area that could be used if we were doing a free standing sign. Again, Lostra Inc. is not free standing, but this does give a reference. Using the area of my signage lettering while including the letter for Lostra Builders and Lostra Engineering we have the following areas:

Lostra Inc. = 60 Sq. Ft. Design-Build-Sell = 100 Sq. Ft. Lostra Builders = 35.89 Sq. Ft. Lostra Engineering = 41.52 Sq. Ft.

Total Area = 237.41 Sq. Ft. which is less than 300.1 sq. ft. that would be allowed if it was freestanding signage.

Again, I appreciate your time and consideration in this matter and look forward to approval of our proposed building signage.

Thanks again.

Michael L. Lostra, P.E.

Owner/President Office: 775-777-1210 Cell: 775-397-3472

lostra@elkoengineers.com



Voted #1 Engineering Firm 2015-2019!



DESIGN GUIDELINES

signage

signage DESIGN GUIDELINES

GENERAL INTENT/INTRODUCTION

Downtown Elko is unique in terms of the range of signage it possesses. Elko's signs reflect several historical and architectural eras. The range of signs are most evident on Idaho Street. The signs in the downtown include informational, store front, directional, and novelty.

- a. Allow adequate signage with a historic style, appropriate in size and location to attract customers while protecting the character of neighboring properties and City identity.
- Signs must be located closest to the ground floor of buildings, where pedestrians and drivers most easily see them. Signs must be easy to read.
- c. Signs must keep with the adopted Elko City sign ordinance.

Commercial Signs

- a. Sign materials and colors must be complementary to the materials, colors and architecture of the related structure.
- b. Signs must be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.
- c. A variety of shapes, sizes, and materials are possible for most signs; these must be selected to complement the architecture and color scheme of the building/development.
- d. Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs must be consistent with the architecture and lighting scheme for the building/ development.
- e. Signage or wording is not encouraged on the sloped part of awnings. Simple lettering may be used on the hanging valence part of awnings.
- f. Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally with age.

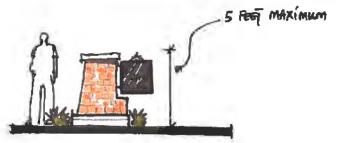




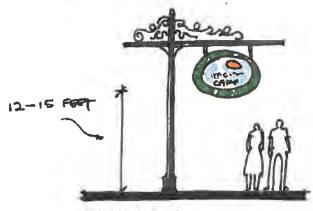


Historic signs in downtown Elko.

DESIGN GUIDELINES signage



Monument Sign



Artistic Pole Sign



Awning Sign

- g. Signs on historic structures must be designed and attached such that they do not damage or destroy elements of the building.
- Signs within a development should have a common element, such as type of sign, color scheme, or lettering to provide a sense of continuity.

SIGN TYPES AND LOCATION

Some of the types of signs recommended may be appropriate for use as a primary sign for an entity. Others may be more appropriate for use as a secondary or pedestrian-scale sign that is better seen while walking by or through a development.

Monument Signs

- A free-standing, two-sided sign, generally placed in the front setback area between the building and the street.
- Appropriate at entry drives or paths for building complexes, and typically include identification for multiple businesses.
- Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.
- d. The maximum areas of the sign shall be 72 square feet at a height no greater than five (5) feet. No greater than four (4) feet if close to an intersection.
- e. The sign shall identify the name of the development and / or business, no offsite advertising is permitted on the sign.

Blade/Bracket Signs

- A two-sided sign, usually mounted by a metal bracket and projecting from a building's façade.
- b. Can be well suited for both pedestrians and drivers, since they can be viewed from far down a sidewalk or street depending on the size/scale.
- Can also be located on the corner of a building where they can be visible from two directions.
- d. Often shaped to mimic an architectural element of the building to reinforce the style of the building.

signage DESIGN GUIDELINES

e. Simple mounting brackets should be used, so as not to detract from the sign itself.

Signboards/Flush Mounted Signs

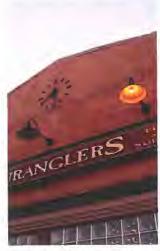
- a. Usually a long, narrow panel, located just above the main entrance on a storefront. Sometimes, individual lettering is used directly on the building instead of attached to a signboard panel.
- b. Generally most suitable as a pedestrian-scale sign, or at an intersection, where signs can be viewed most easily at oblique angles.

Pedestrian-scale, Artistic Pole Signs

- a. Usually a long, narrow panel, located just above the main entrance on a storefront. Sometimes, individual lettering is used directly on the building instead of attached to a signboard panel.
- b. Height must be such that the hanging signboard does not interfere with pedestrian traffic. Height should be between 12-15 feet.
- c. Suitable at the front of a yard or plaza where businesses may be set back from the street or are not visible.
- d. Suitable for use with historic structures to avoid unnecessary damage to the structure, which often can occur with sign installation.

Window and Door Signs

- a. Window/doorway signage shall be allowed underneath an awning or canopy. The sign may not exceed two (2) feet in length and eight (8) inches in height.
- b. Traditionally, these were painted signs, but the same look may be achieved through the application of thin, vinyl appliqués; another alternative is to hang a sign placed on clear glass or acrylic in the window or door.
- c. Windows may be used to advertise a sale or special promotion for a period not to exceed two weeks.







Flush Mounted

Wayfinding

Blade/Bracket

Plaques

 a. Wall mounted plaques located near an entry or recessed vestibule; often used to direct patrons to upper level offices or businesses.

Wayfinding Signs

- a. Directional signs must be low, highly visible, and integrated with other graphic and design systems throughout the district. Directional signage for cars and people on the street must be consistent with any signage within the interior of a development.
- b. Larger retail developments or complexes may include a single monument at each public drive entry noting the names of businesses within the complex.
- c. Each building within a complex or development must have a legible address sign, visible both day and night. Numbers must be a minimum of eight (8) inches high.

City of Elko Redevelopment Agency Agenda Action Sheet

1. Title: Review, consideration, and possible direction to staff to deduct the plaza areas from the current Block Ends Project contract, pending a redesign of those areas dedicating them to art display use only, and matters related thereto. FOR POSSIBLE ACTION

2. Meeting Date: **April 27, 2021**

3. Agenda Category: **NEW BUSINESS**

4. Time Required: **20 minutes**

- 5. Background Information: The RDA, at the May 21, 2019 meeting, moved to approve the design of Phase 1, Project 3 Block Ends Project and to have an added alternate for hardscaping areas on 4th & 6th Street with raised concrete pedestals. Staff did not have any information for minimum design standards necessary to include an added alternate in the proposed contract, currently under construction. Staff presented the current design with plaza areas consistent with the approved 30% design and to be utilized as potential public gathering areas consistent with the goals and objectives presented in the RDA and Vision plans. Staff believes the plaza areas could be converted to art display areas when additional information supporting the appropriate pedestal design is available. As an example, the latest art piece installed at the airport has a footing that is reinforced and 8' deep.
- 6. Budget Information:

Appropriation Required: N/A Budget amount available: N/A

Fund name: Redevelopment Agency

- 7. Business Impact Statement: Required / **Not Required**
- 8. Supplemental Agenda Information Block End Design, Staff Memo
- 9. Recommended Motion: Move to not deduct the current plaza areas from the existing contract with the understanding that when a minimum design standard for pedestal construction is established, the RDA may consider conversion of plaza areas to art display areas under a separate contract.
- 10. Prepared By: Cathy Laughlin, Redevelopment Manager / City Planner
- 11. Committee/Other Agency Review:
- 12. Agency Action:
- 13. Agenda Distribution:



CITY OF ELKO Planning Department

Website: www.elkocity.com Email: planning@ci.elko.nv.us

1751 College Avenue · Elko, Nevada 89801 · (775) 777-7160 · Fax (775) 777-7119

Memorandum

To: Redevelopment Agency

From: Cathy Laughlin –City Planner

Date: April 20, 2021 Meeting Date: April 27, 2021

Agenda item: Review, consideration, and possible direction to staff to deduct the plaza areas from the current Block Ends Project contract, pending a redesign of those areas dedicating them to art display use only, and matters related thereto. FOR POSSIBLE ACTION

The RDA, at the May 21, 2019 meeting, moved to approve the design of Phase 1, Project 3 block ends and to have an added alternate for hardscaping areas on 4th & 6th Street with raised concrete pedestals. Staff proposed the current design under contract including plaza areas to be utilized as potential public gathering areas consistent with the goals and objectives presented in the RDA and Vision plans. This was not an elimination of the pedestal areas, nor the added alternate, but rather a delay in the construction of them. There was no information available to design the areas in support of larger art piece. Things to consider when designing would be weight, anchoring system, wind loads.... A good example is the latest art piece at the airport has a reinforced footing 8' deep specifically designed to accommodate that piece of art.

The RDA Vision Plan streetscape design guidelines clearly states that amenities like benches encourage pedestrian activity in a downtown. It encourages the introduction of furnishings that contribute to the beauty of the streetscape. This includes public art along with street furnishings.

The addition of the art pedestals at this time could be considered a material amendment to the project. The law basically states that with public works projects, competitively bid projects cannot be materially amended after they have been awarded. This could also result in delay of the project and change order for time extension of the contract due to the change.

The discussion of the pedestals came up with an email from Catherine Wines on March 26, 2021. We have been working with Ms. Wines for approximately three weeks trying to come to some kind of plan or resolution. The concern staff has is changing the project now when there are multiple unanswered questions. Here are just a few:

 As mentioned above, a public works contract cannot be materially amended after it is awarded. Change orders are acceptable, but change to the contract not required as unknowns or field conditions could be considered a materially amendment. Staff does not have minimum design criteria to determine if the proposed work would result in a material amendment.

- 2. If the art is supplied by Burning Man or others, an agreement or contract detailing items such as transport fees, installation fees, liability for damages, required protective measures, etc will require approval by the City of Elko?
- 3. Specifics on the art so the pedestal can be designed accordingly.

The current plaza areas are costing \$1,884 each for a total cost of \$7,536. Staff recommends we leave the project as it was designed, bid and currently under contract and we later come back with a design specific to the artwork once the above questions have been resolved. This way, if Elko only gets two pieces of art, we at least still have two plaza areas for public gathering. The City of Elko won't have to build all four art pedestals at once as we can wait to see if we have any public interaction with the plaza areas after completion.

Cathy Laughlin

From:

Sent: Saturday, April 17, 2021 8:53 AM

To: Saturday, April 17, 2021 8:53 AM

Cathy Laughlin; Scott A. Wilkinson

Bob Thibault

Cc: catherine r6studio.com

Subject: Re: art places

All,

There was an error in my math yesterday. When calculating the area of the circles, I forgot to divide by 2 for half circles. All of the cost should be divided by two, so the additional cost would be closer to \$30,000 and would be 5% of the project cost.

Sincerely,

Bob Thibault

On Apr 16, 2021, at 4:58 PM, Bob Thibault bthibault@elkocitynv.gov wrote:

All.

The unit price for 4" thick concrete with 4" aggregate base in the MKD bid is \$12.00 per square foot. If we want the concrete raised 18", we should have some amount of concrete buried, so if we multiply the 4" by 5, to get 20" thick concrete, we get \$60 per square foot. This multiplies the base and labor times 5 as well, so it should more than cover any labor or rebar concerns. Each art area is 314 SF, so the current cost of each is \$3,768, and the new cost of the raised art areas is roughly estimated at \$18,840 each. With 4 art areas, the roughly estimated additional cost is \$60,288. This ball park additional cost is 10.2% of the current overall project cost.

Sincerely,

Bob Thibault, PE, PLS Civil Engineer City of Elko 1751 College Ave Elko, NV 89801 Phone:775-777-7214 Fax: 775-777-7219

image001.png

From: Cathy Laughlin

Sent: Friday, April 16, 2021 2:37 PM

To: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>; Bob Thibault
 bthibault@elkocitynv.gov>

Cc: catherine r6studio.com <catherine@r6studio.com>

Subject: RE: art places

If we don't have a walking surface, folks will walk over the grass to get to the art and sit on the platform which will then make it hard to keep grass growing there. Look how folks walk right through the planters in the corridor.

Cathy Laughlin City Planner

[775]777-7160 ph [775]777-7219 fax claughlin@elkocitynv.gov

City of Elko 1751 College Avenue Elko, NV 89801

From: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>

Sent: Friday, April 16, 2021 2:36 PM

To: Cathy Laughlin <claughlin@elkocitynv.gov>; Bob Thibault
bthibault@elkocitynv.gov>

Cc: catherine r6studio.com <catherine@r6studio.com>

Subject: RE: art places

I don't know for sure. My assumption it is the entire area since we don't know the size of art pieces. Reducing the pedestal area will limit the size to something that may not work and would certainly limit the pieces that could be considered. Having both a raised area and a walking surface will certainly result in a material amendment to the project and is not a change order. I would also propose rebar of some, as yet undetermined, size and spacing to hold the mass together over time.

Scott A. Wilkinson Assistant City Manager City of Elko

Telephone: 775.777.7211

Email: sawilkinson@elkocitynv.gov

From: Cathy Laughlin

Sent: Friday, April 16, 2021 2:18 PM

To: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>; Bob Thibault
bthibault@elkocitynv.gov>

Cc: catherine r6studio.com <catherine@r6studio.com>

Subject: RE: art places

Are we proposing the entire 10' radius being raised or are we leaving 3'-5' walking surface and then the rest raised?

Cathy Laughlin City Planner

(775)777-7160 ph (775)777-7219 fax claughlin@elkocitynv.gov

City of Elko 1751 College Avenue From: Scott A. Wilkinson <sawilkinson@elkocityny.gov>

Sent: Friday, April 16, 2021 1:12 PM

To: Bob Thibault < hthibault@elkocitynv.gov>

Cc: catherine r6studio.com <catherine@r6studio.com>; Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: RE: art places

Bob.

For the sake of exercise we could use the four inch flat work unit cost and come up with an 18 inch thick slab estimate. We probably would need to increase the depth of base material. Not sure what is in the plan. Lets start with that and have a conversation before reaching out to the contractor.

Thanks,

Scott A. Wilkinson Assistant City Manager City of Elko

Telephone: 775.777.7211

Email: sawilkinson@elkocitynv.gov

From: Bob Thibault

Sent: Friday, April 16, 2021 12:36 PM

To: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>

Cc: catherine r6studio.com <catherine@r6studio.com>; Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: Re: art places

Scott.

I don't believe we have unit costs for raised concrete or any concrete other than 4" thick concrete flat work.

Sincerely,

Bob Thibault

On Apr 16, 2021, at 10:26 AM, Scott A. Wilkinson <sawilkinson@eikocitynv.gov> wrote:

Everyone,

The issue we are going to create is something known as the material amendments doctrine, a court-made legal rule that basically states competitively bid projects cannot be materially amended was they have been awarded. This is not a change order so we will need to determine if the work should be deducted from the current contract and completed at a later date or determine what the scope of amendment will actually be presented to the RDA and then determine if it is material or not. I think the objective is to have the area raised 18 inches from ground level. Please confirm that. Bob can review

the unit costs and determine what the additional costs is and calculate the percentage increase. Bob will also need to reach out to the contractor and verify that they would be in agreement to complete the work at the unit costs in the bid. Once we have that information and verify that fencing will not be required we will have a direction forward.

Thank you,

Scott A. Wilkinson Assistant City Manager City of Elko

Telephone: 775.777.7211

Email: sawilkinson@elkocitynv.gov

From: catherine r6studio.com [mailto:catherine@r6studio.com]

Sent: Friday, April 16, 2021 9:53 AM

To: Scott A. Wilkinson <sawiikinson@elkocitynv.gov>; Cathy Laughlin

<claughlin@elkocitynv.gov>

Cc: Bob Thibault

bthibault@elkocitynv.gov>

Subject: RE: art places

Yes.

I think ideally the sagebrush base diameter would be a few feet bigger but, because of the part of town it's in, and the sagebrush is steel, it poses no real problems that people can touch it, it still would be nice if they didn't. A lot of what we will get from BM will likely be steel, which is nice, it's tougher than most everything else.

I am setting up a phone conference with the BM folks. There will be places for four pieces of art, right? And then if we get something done with the globe that number would be three? Is that right, both sides of 4th and 6th, nothing on 5th Street?

Thanks, Catherine

Thank you,
Catherine Wines, Architect
<image001.jpg>
Architecture & Planning
Elko, Nevada
0775.738.7829
F775.738.7817
<image002.jpg>

From: Scott A. Wilkinson <sawitkinson@elkocitynv.gov>

Sent: Thursday, April 15, 2021 2:01 PM

To: catherine r6studio.com <catherine@r6studio.com>; Cathy Laughlin

<claughlin@elkocitynv.gov>

Cc: Bob Thibault < bthibault@elkocitynv.gov>

Subject: RE: art places

Ok. The Sagebrush is raised but still within reach. Although we own that one.

Scott A. Wilkinson Assistant City Manager City of Elko

Telephone: 775.777.7211

Email: sawilkinson@elkocityny.gov

From: catherine r6studio.com [mailto:catherine@r6studio.com]

Sent: Thursday, April 15, 2021 1:56 PM

To: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>; Cathy Laughlin

<claughlin@elkocitynv.gov>

Cc: Bob Thibault

bthibault@elkocitynv.gov>

Subject: RE: art places

I totally agree Scott, a fence would be ugly!
I don't think they want a fence but I'll make sure when I talk to Maria.
Yes, art that people can look at but not touch is ideal.

Thank you, Catherine Wines, Architect <image003 jpg> Architecture & Planning Elko, Nevada 0775.738.7829 F775.738.7817 <image002.jpg>

From: Scott A. Wilkinson <sawilkinson@elkocitynv.gov>

Sent: Thursday, April 15, 2021 1:38 PM

To: catherine r6studio.com < catherine@r6studio.com >; Cathy Laughlin

<claughlin@elkocityny.gov>

Cc: Bob Thibault

bthibault@elkocitynv.gov>

Subject: RE: art places

Catherine,

I guess the proposal is just have the art featured in the downtown, not necessarily viewing with the exception of walking by a stopping for a short duration. If people do wish to hang out and view a piece they will either stand or have to sit with their backs would facing the art. It also sounds like there is a concern of damage not just from vehicles but keeping a separation between people and the art for those purposes and ADA issues. Are we certain that Burning Man would not require fencing. If we end having the fence the art that would be quite ugly.

Thank you,

Scott A. Wilkinson Assistant City Manager City of Elko

Telephone: 775.777.7211

Email: sawilkinson@elkocitynv.gov

From: catherine r6studio.com [mailto:catherine@r6studio.com]

Sent: Thursday, April 15, 2021 11:52 AM

To: Cathy Laughlin <claughlin@elkocitynv.gov>

Cc: Bob Thibault < bthibault@elkocitynv.gov>; Scott A. Wilkinson

<sawilkinson@elkocitynv.gov>

Subject: RE: art places

Hello,

The art in Reno is not on pedestals because they are trying to recreate the feel of the Black Rock Desert. That's why they have a fence around the whole thing, to keep people out, because the art has no protection.

When I first saw the idea of the half circle at an RDA meeting last year I thought it was great... I thought the whole entire circle area was raised 18"-20" above finish grade. I didn't realize it had been sunk to grade level.

Great plazas, all over the world, always have informal seating, not formal benches. If a bench is facing something active, like a splash pad or a skating rink or something like that, it will get used. A 5' bench, facing a piece of art that doesn't move, or light on fire, or spit water or something, won't get used, especially when it's 10' away from a parked car, and has people sitting with their back or blind side exposed. It's not comfortable to sit in a wide open space, on a little bench. People that live in homes and own cars don't sit on benches on the sidewalk to eat their funch anymore. They haven't done that since fast food was invented. Informal seating is totally different, it's more relaxed and comfortable and informal and gets used all the time...

<image004.jpg>

<iniage005.jpg>

<image006.jpg>

The psychology of designing spaces for art, inside or outside, is... when it needs protection, it is imperative to have a barrier between people and art, even if it is an invisible barrier that can be easily penetrated. A raised platform creates the barrier, it says, "you are standing here, you are not supposed to be standing over there". Especially if it is raised to seating level, it's hard to step up on to it. 99% of people will respect the barrier and not cross that line, even if it is easy to cross. If there is no barrier, that is an invitation to interact.

We tried it with the boots, we were told they would be strong enough to handle physical interaction, they weren't. There are only a couple boots, still outside, in downtown that don't have damage. 12 of them have been damaged, some beyond repair. Most of them were damaged by people with fairly good intentions... standing on them for a photo... etc. because there was no barrier to keep people off. The average price for a piece of art from Burning Man is probably about \$40,000, it's not a \$1,500 boot. I'm not saying the boots aren't valuable but it would be irresponsible to not try and keep the public somewhat at a distance from such expensive pieces. Again, I don't think Burning Man will loan us any of their work if there isn't some type of barrier to keep people at a distance.

Landscaping, or elevation or a physical 'fence' can all create the barrier.

<image007.jpg>

<image008.jpg>

<image009.jpg>

The biggest issue that I think you all should be most concerned with, if the art is on a hard surface, at grade level, that is the public realm and needs to comply with ADA. What if there is a piece of art that is larger at the top than at the bottom? If a blind person with a walking cane hits their head or body on the art before their cane hits it at ground level, that's not in compliance and could make the City vulnerable to litigation. More importantly, it could also really hurt someone. I guess, technically, you could argue that those half circles are not in the 'path of travel' but I wouldn't be on that side of the argument in court. I think a reasonable interpretation of the law is those circles, at grade level, are part of the public realm and need to ensure the safety, comfort and access of all persons occupying them. The art either needs to be in a landscape area or elevated to make it inaccessible space.

Didn't you pay a landscape architect to work on this? Were they licensed in Nevada? Landscape architects have to comply with ADA as part of their scope of work. There is a lot more to the ADA law than just curb ramps and grab bars. It's super cool when our public treasury is spent on such stellar work, that doesn't comply with federal law, from fancy, dancy, big city, design pros. I digress.......

I have attached a little sketch of a section cut through the site, this is my vision. One side is good, the other side is better, both comply with ADA. Making that whole circle available for art with seating on the outside of the circle is going to give the most flexibility. It's definitely going to be a bit more expensive, but I don't think it will be too much more. Of course you aren't going to pour the whole 18" with concrete. It will take some taller concrete forms, but they were going to form the circle anyway, not that much different to elevate it.

Also, infilling the inner part of the circle with non-hard surface, like pea gravel or grass, would be even better than all concrete. It's elevated and in a landscape area, win win! Creates an even more obvious barrier and it's easier to anchor the art. Might be cheaper too, not sure about that. They would have to form up two circles, but you're buying less concrete.

I have a call in to Maria who is the head of the art department at Burning Man, but I haven't heard back from her.

I will have a Power Point or something with all this info for the Council on the 27th.

Thanks, Catherine

Thank you, Catherine Wines, Architect <image010.jpg> Architecture & Planning Elko, Nevada 0775.738.7829 F776 738 7817 <image011.jpg>

From: Cathy Laughlin <claughlin@elkocitynv.gov>

Sent: Tuesday, April 13, 2021 1:29 PM

To: catherine r6studio.com <catherine@r6studio.com>

Cc: Bob Thibault

bthibault@elkocltynv.gov>; Scott A. Wilkinson

<sawilkinson@elkocitynv.gov>

Subject: RE: art places

Catherine,

Thank you for the photos. I am sure that these are not on pedestals due to the nature of the site, correct?

I guess my question would be are you looking for a 4" pedestal, 18"...? If you look at the location of the art piece, they are protected from street traffic as the car would hit the light pole or the bench first before hitting the art. Scott mentioned that we could also install a few bollards if you are concerned with cars from the corridor parking stalls side jumping the curb. I would like to have a better idea of exactly what you are looking for before the RDA meeting so we can have some cost estimates included as well. I think the flat concrete slab allows for a variety of artwork bases to be attached vs the pedestals would be specific to a certain size for attachment.

<image012.png>
Cathy Laughlin
City Planner

(775)777-7160 ph (775)777-7219 fax claughlin@elkocityny gov

City of Elko 1751 College Avenue Elko, NV 89801

From: catherine r6studio.com <catherine@r6studio.com>

Sent: Monday, April 12, 2021 5:22 PM

To: Cathy Laughlin <claughlin@elkocitynv.gov>

Cc: Bob Thibault < bth | bault@elkocitynv.gov >; Scott A. Wilkinson

<sawilkinson@elkocitynv.gov>

Subject: RE: art places

Hello,

I have attached some photos of the Reno Playa Art Park, on Virginia St. between I-80 and the Truckee River, not sure of the cross street. It is full of Burning Man art that is on rotation. They rotate it all out once a year. Two places in Reno, one in Fernley and one in Fallon (I think) also have places where this art is rotated through. I believe they are also talking to people in Winnemucca.

I have been talking to Burning Man for more than five years about getting Elko in this rotation. They started the conversation in 2015, they really want (and I do to) Elko to be

in their rotation. There are thousands of pieces of art in a warehouse in San Jose that they are trying to get out in to the public. I think their idea is they would loan a piece of art to Elko for a year at a time. The ECVA has been in on these conversations too. Forever, Tom Lester has been trying to figure out how to get Burners to get off the freeway and come in to town and spend some money. This was going to be the ticket, especially because it will be different art every year.

So, there will not be just one piece, for the rest of time, in those locations (except maybe the globe, I don't want it to be in one place all the time though, that gets boring). The plan has always been to rotate that art every year. So, we don't have a specific dimension or weight but all the art is built to be mobile, they haul it to the Black Rock Desert, they haul it back to Reno, they haul it all around. None of it is incredibly heavy, at least not so heavy that it won't ride on a truck, or sit on a pedestal of concrete. If for some reason a piece is really, really heavy we can just not include it in our rotation.

I told Burning Man years ago we were going to build block ends and include pedestals for art. I have also talked many times at RAC and RDA meetings about Burning Man art coming to Elko, as soon as the block ends were done. We have all just been waiting for them to get done.

I don't think they'll let us have any art if we don't take some measures to protect it, like raising it off of ground level. You can see in most of the pictures, Reno has a fence around the Playa Art Park. The public doesn't have access it all the time, only when they open it. That's how they keep it safe. Of course, some of the art behind their fence would be too delicate for us, even on a pedestal. We would just not include that in our rotation. Some of it would be fine on a pedestal, away from where a car could hit it. I really don't think they will let us have any of it, if it's just sitting on the ground.

I will talk with the people in the art department at Burning Man before the meeting and get more information. Thanks for putting it on the agenda.

Thanks, Catherine

Thank you, Catherine Wines, Architect <image013.jpg> Architecture & Planning Elko, Nevada 0775.738.7829 £775.738.7817 <image014.jpg>

From: Cathy Laughlin <claughlin@elkocitynv.gov>

Sent: Monday, April 12, 2021 2:39 PM

To: catherine r6studio.com <catherine@r6studio.com>

Cc: Bob Thibault < bthibault@elkocitynv.gov>; Scott A. Wilkinson

<sawilkinson@elkocitynv.gov>

Subject: RE: art places

Catherine,

The RDA had approved the pedestal areas for the artwork but without the exact design parameters for each piece, it is impossible for us to include it in the design now. Weight, wind load,.... A good example, the new art at the Airport has an 8' deep reinforced foundation for it. Do you have the design parameters for each piece? If so, we could certainly ask the RDA to consider a change order to accommodate the design for the pedestal at each location.

We can take the item to the RDA on the 27th and ask for a deduct change order and remove the slab area all together but the cost savings will be minimal compared to the benefit of at least having the opportunity for the public to gather on the bench, eat their lunch... We would then do the work when you have specific artwork and the design for each.

I will have something on the agenda for the 27th.

Cathy Laughlin City Tlanner

(775)777-7160 ph (775)777-7219 fax claughlingelkocityny,gov

City of Elko 1751 College Avenue Elko, NV 89801

From: catherine r6studio.com < catherine@r6studio.com>

Sent: Monday, April 12, 2021 10:34 AM

To: Cathy Laughlin <<u>claughlin@elkocitynv.gov</u>>; Bob Thibault

<a href="mailto:bhibault@elkocitynv.gov>
Subject: RE: art places

As the Elko Arts & Culture Board liaison to the RAC, could I request this be an agenda item on the 27th?

Thank you, Catherine Wines, Architect <image003.jpg> Architecture & Planning Elko, Nevada 0775.738.7829 F775.738.7817 <image002.jpg>

From: Cathy Laughlin <claughlin@elkocitynv.gov>

Sent: Monday, April 12, 2021 8:47 AM

To: catherine r6studio.com <catherine@r6studio.com>; Bob Thibault

bthibault@elkocityny.gov>

Subject: RE: art places

We are having an RDA meeting on the 27th. You are welcome to bring up your concerns during the public comment period. We are under construction as the project has been

approved, bid, awarded and contracted. Staff doesn't have the authority to make these changes to the project, only the RDA can make those decisions. The project is already over budget so therefore I would not recommend approval of any changes to the scope of work or design.

Cathy Laughlin City Planner

(775)777-7160 ph (775)777-7219 fax claughling elkocityny, gov

City of Elko 1751 College Avenue Elko, NV 89801

From: catherine r6studio.com <catherine@r6studio.com>

Sent: Monday, April 12, 2021 8:43 AM

To: Bob Thibault < bthibault@elkocitynv.gov Co: Cathy Laughlin claughlin@elkocitynv.gov

Subject: RE: art places

Hello,
Any word on asking for raised pedestals for art on the block ends?
Thanks,
Catherine

Thank you, Catherine Wines, Architect <image003.jpg> Architecture & Planning Elko, Nevada 0775.738.7829 F775.738.7817 <image002.jpg>

From: Bob Thibault < bthibault@elkocitynv.gov>

Sent: Friday, March 26, 2021 1:17 PM

To: catherine r6studio.com < catherine@r6studio.com >

Cc: Cathy Laughlin <claughlin@elkocitynv.gov>

Subject: RE: art places

Catherine,

I have forwarded your message to Cathy as the RDA manager. We do not have the authority to make these changes at the staff level. If any changes are made to the approved plans, it would require RDA approval.

Sincerely,

Bob Thibault, PE, PLS Civil Engineer City of Elko 1751 College Ave Elko, NV 89801 Phone 775-777-7214

Fax: 775-777-7219

-image015.png-

From: catherine restudio.com <catherine@i6studio.com>

Sent: Friday, March 26, 2021 12:30 PM

To: Bob Thibault

thibault@elkocitynv.gov>

Subject! art places

Hey there,

I have a call in to contacts in Reno to see what their places for sculpture on 4th Ave and Bicentennial Park are built like. I'll forward along any info that I get.

If the pedestals have to stay at ground level, maybe just thicken the slab in that area and then we can build platforms on top of them, specific to the art, as needed. An 8" slab is good enough for the floor of a truck shop at a mine, it certainly will support any art we are going to get. If it's any heavier we won't be able to afford to truck it down the road. Building pedestals on top of concrete seems super redundant but it would be better than tearing out concrete.

I'm nervous about the optics of putting in concrete, and tearing it out a year later, to put in better concrete. That's red meat for people that like to complain about the City and the way they spend money and maintain stuff. Some are already pissed about spending money on art, they would have heyday complaining about tearing out brand new concrete.

Also, I like the idea of a concrete pedestal rather than benches, it seems so much less formal and stuffy, that's just my opinion!

I'm really sorry this is in the 11th hour. I really, really did think we had conveyed our wishes prior through discussions at our meetings. I know I should have said something at the ROA meeting a few months ago, but I was focused on trying to get more trees and didn't pay attention to the elevation of the art areas. Sorry, that's my bad.

Call if you want to discuss more.

Thanks, Happy Friday! Catherine

Think you
commit Wines Amilian
sin read (8 pm
sic receive a Phrime
Elso, Nevada
D775 788 7820
P776 7 m 7617

ELKO REDEVELOPMENT AGENCY **BLOCK END CONSTRUCTION**

CITY OF ELKO REDEVELOPMENT AGENCY

ATTN: MR. BOB THIBAULT

1751 COLLEGE AVE.

OWNER/DEVELOPER:

ELKO, NV 89801

PH.: (775) 777-7110 FAX: (775) 774-7119

ENGINEERS



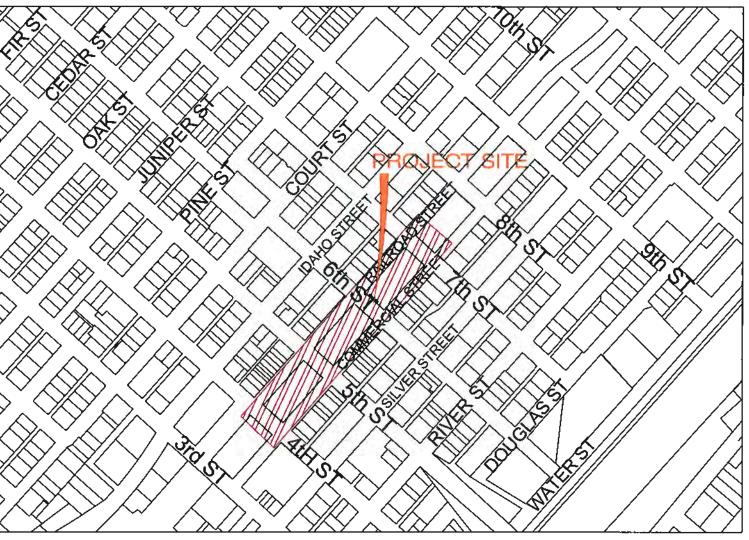
1751 COLLEGE AVE. **ELKO, NV 89801** PH.: (775) 777-7110



800 W. MAIN ST. STE 800 **BOISE, ID 83702** PH.: (208) 336-4900



170 SILVER STREET **ELKO, NV 89801** PH.: (775) 777-2000



2 working Palola Mon

1-800-227-2600

AVOID CUTTING UNDERGROUND UTILITIES

SHEET INDEX:

VICINITY MAP

BASIS OF BEARING:

NORTH AMERICAN DATUM OF 1983/2007 PER THE NATIONAL GEODETIC SURVEY'S (NGS) NORTH AMERICAN DATUM OF 1983/2007 PER THE NATIONAL GEODETIC SURVEY'S (NGS)
PUBLISHED COORDINATES FOR NGS STATION "FUZZY", A STANDARD BRONZE DISK STAMPED

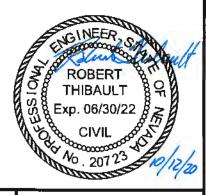
BASIS OF ELEVATION: "FUZZY 1957" SET IN THE TOP OF A ROUND CONCRETE POST WHICH PROJECTS 2 INCHES ABOVE THE GROUND, OF LATITUDE 40° 54' 25.01325"N, LONGITUDE 115° 41' 47.52810"W AND NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE GRID COORDINATES OF 28.488.522.75N, 624.878.27E, GROUND COORDINATES ARE USED HEREIN AND REFLECT GRID COORDINATES MULTIPLIED BY THE CITY OF ELKO ACCEPTED COMBINED GRID TO GROUND SCALE FACTOR OF 1.000357 WITH THE RESULTING GROUND COORDINATES FOR NGS "FUZZY" BEING 28,498,693,15N, 625,101,35E,

NORTH AMERICAN VERTICAL DATUM OF 1988, PER THE NATIONAL GEODETIC SURVEY'S (NGS) PUBLISHED ELEVATION FOR NGS BENCHMARK B 52, A STABILITY CLASS A MARK STAMPED "B 52 1934". SET VERTICALLY IN THE NORTHWEST WALL OF THE ELKO MAIN POST OFFICE (BRICK WITH STONE CORNERS), 0.9 FOOT SOUTHWEST OF THE NORTH CORNER, AND 4 FEET ABOVE THE GROUND.

SPECIFICATIONS AND DETAILS

SPECIFICATIONS ARE PER THE LATEST EDITION OF THE "ORANGE BOOK", AS PUBLISHED BY WASHOE COUNTY RTC, AVAILABLE AT: HTTPS://WWW.RTCWASHOE.COM/ENGINEERING-RESOURCE/ORANGE-BOOK/ STANDARD DETAILS ARE PER THE CITY OF ELKO STANDARD DETAILS,

HTTP://WWW.ELKOCITY.COM/DEPARTMENTS/ENGINEERING DEPARTMENT/STANDARD DETAILS/INDEX,PHP





CITY OF ELKO 1751 COLLEGE AVE ELKO, NEVADA 89801 775-777-7210

SCALE

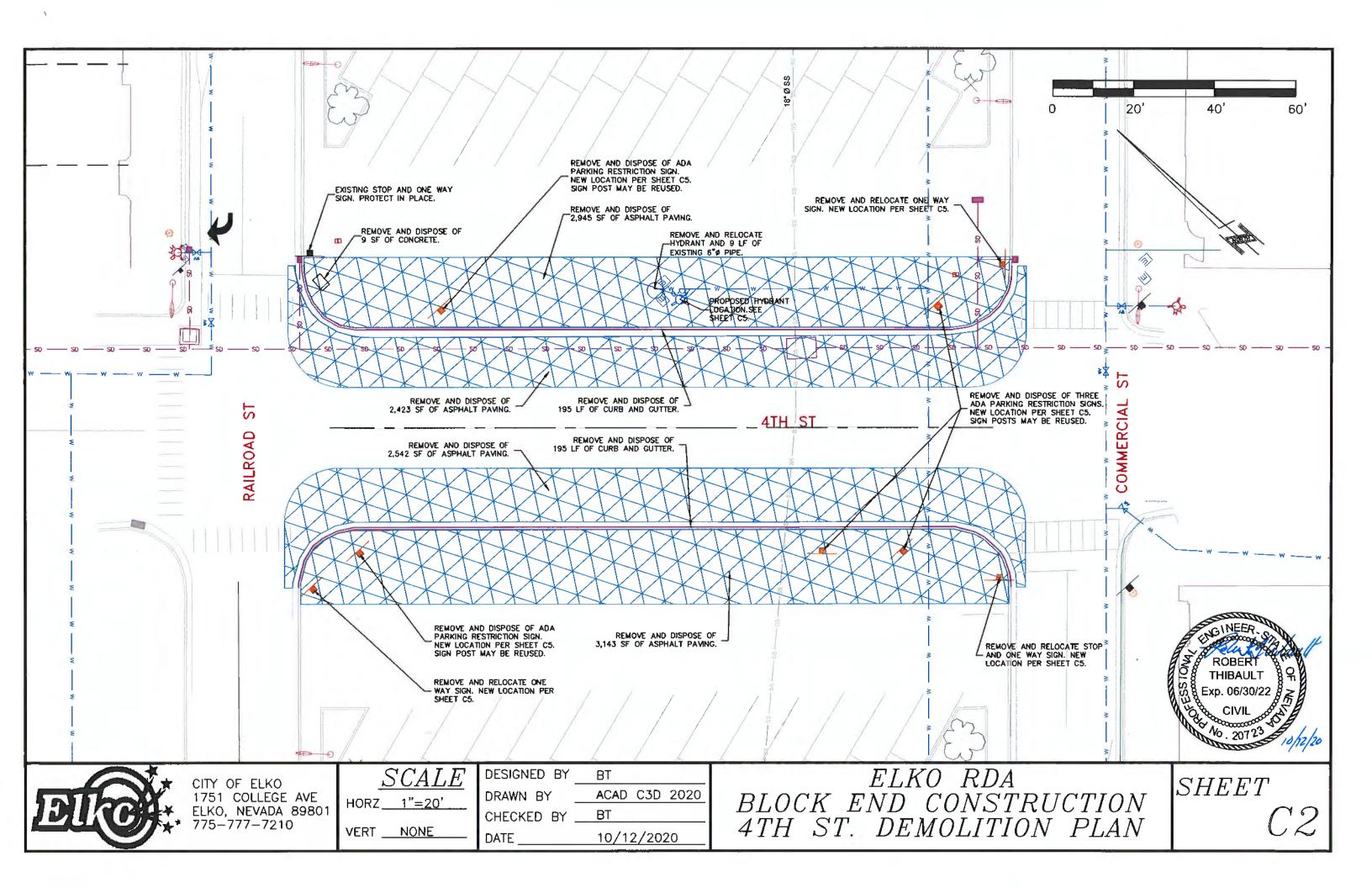
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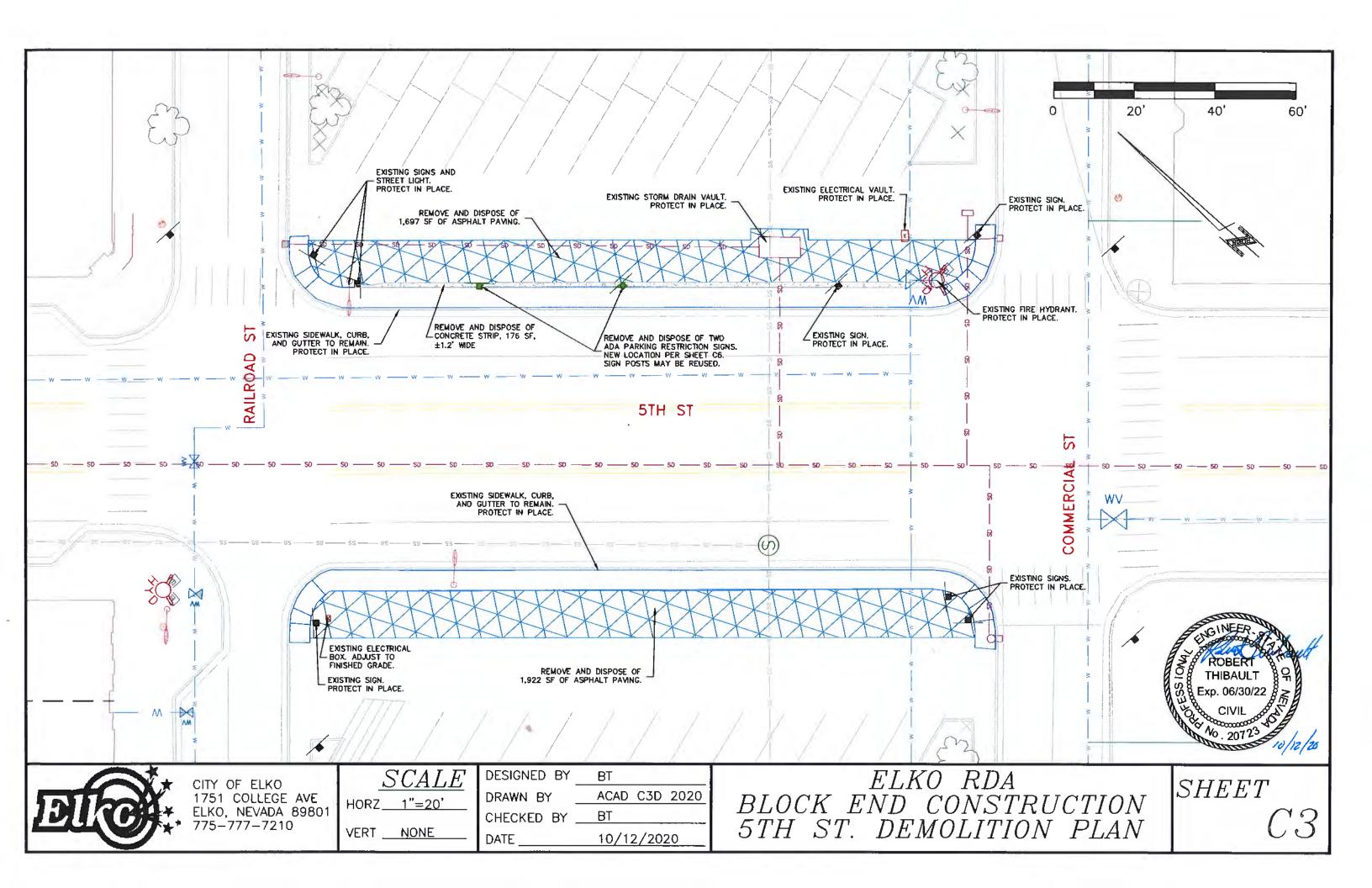
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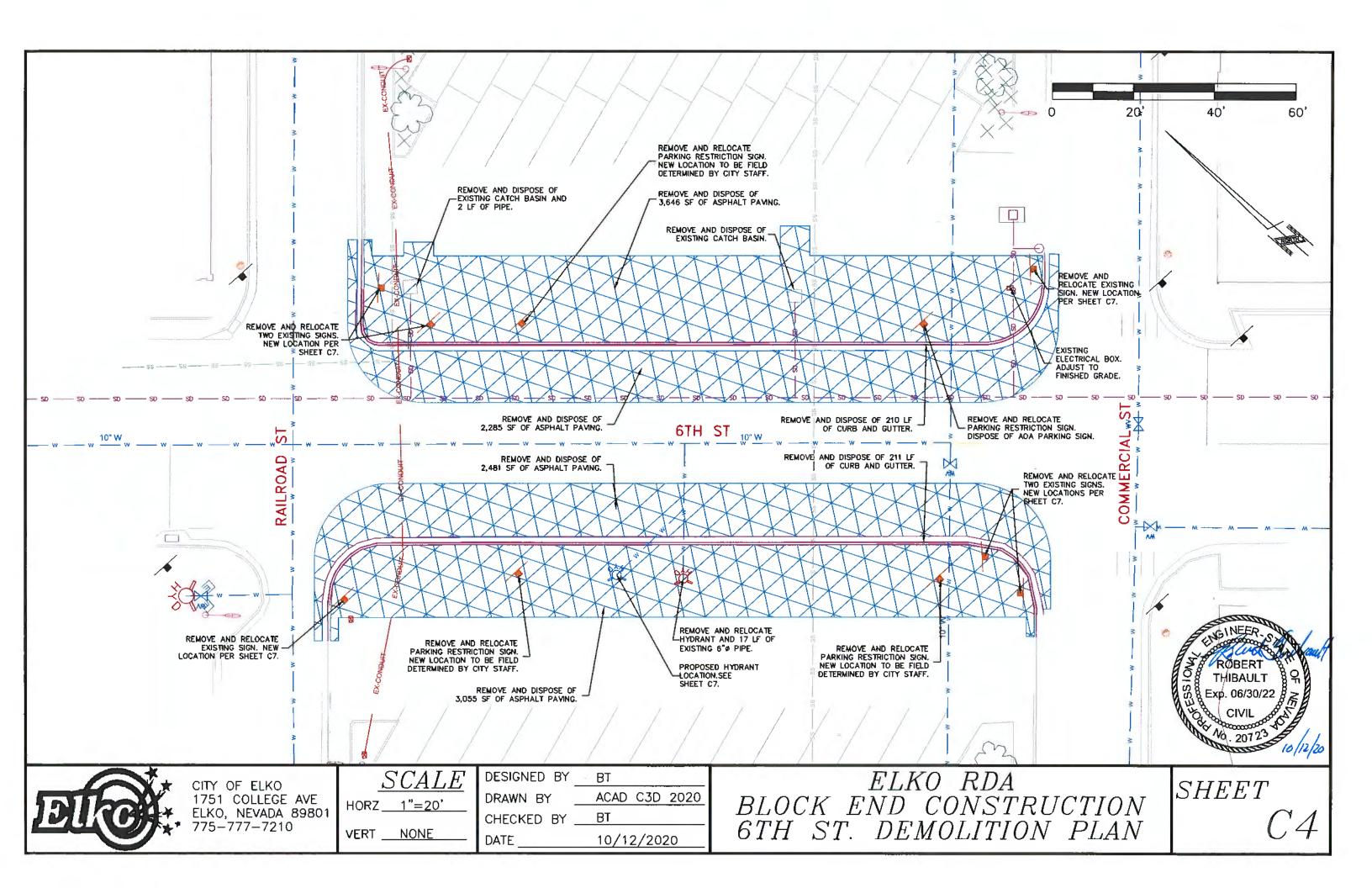
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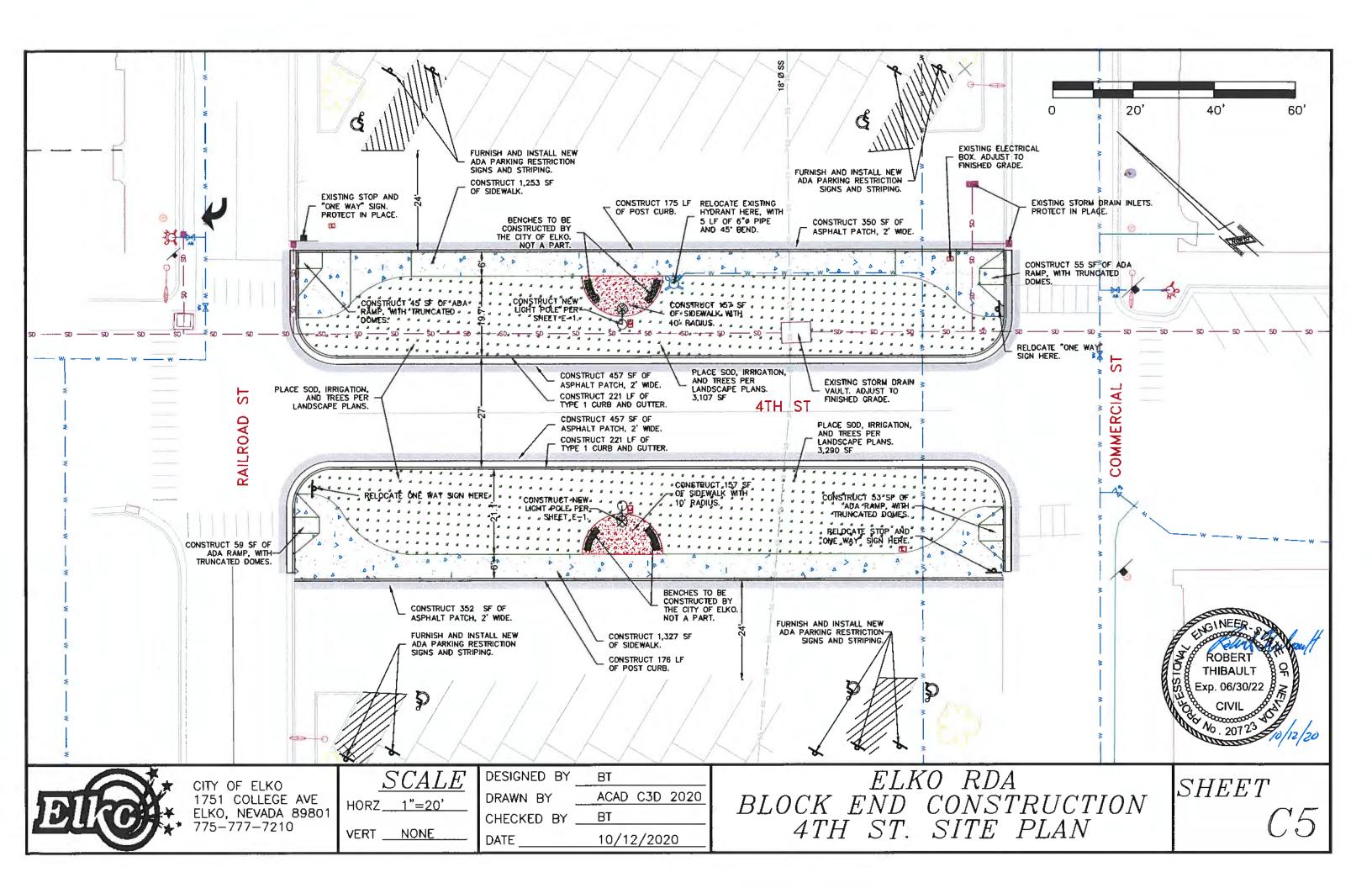
ELKO RDA BLOCK END CONSTRUCTION :\RDA\Downtown Corridor\DESIGN\CORRIDOR_DESIGN - 2020-5.dwg

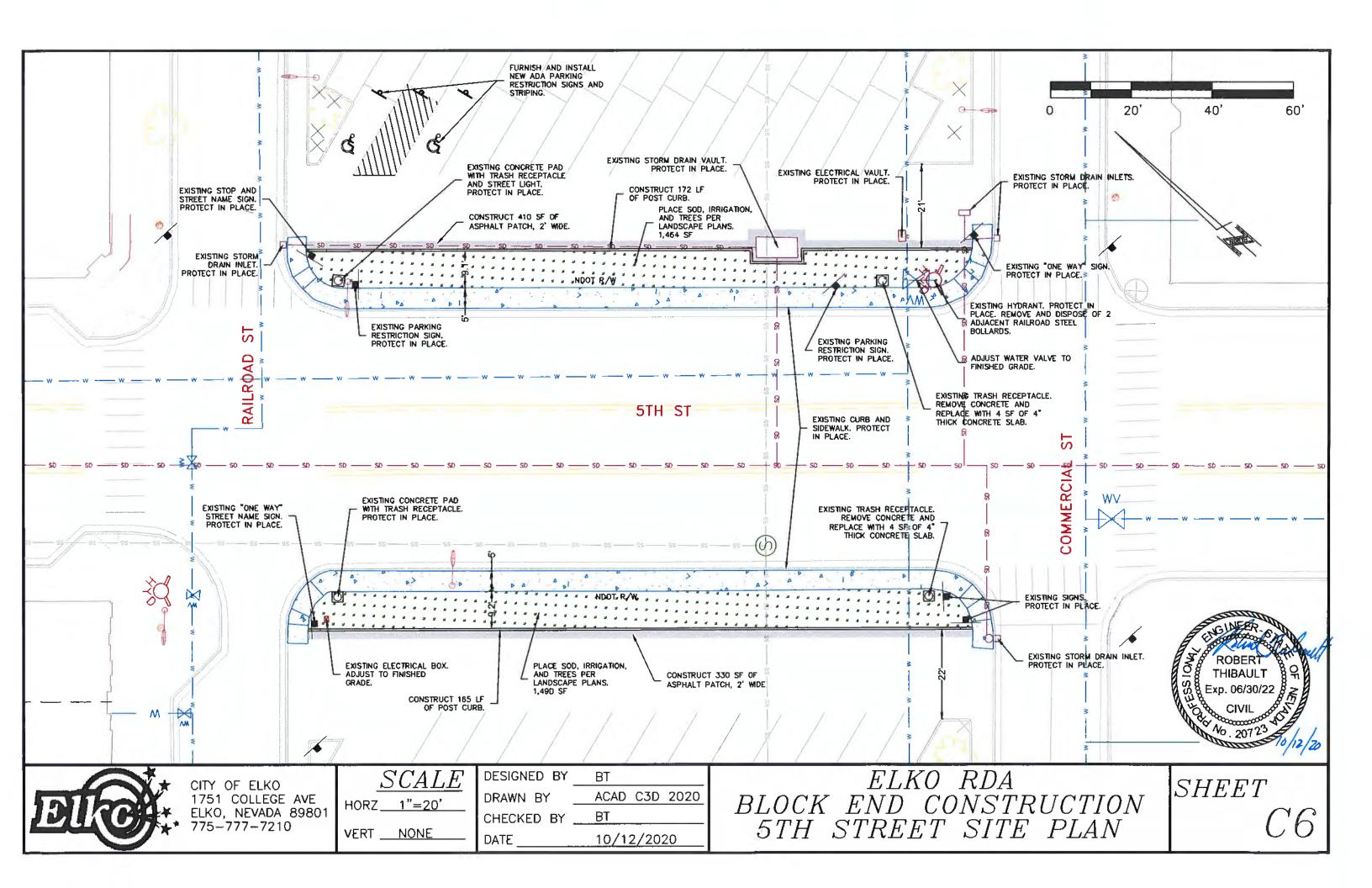
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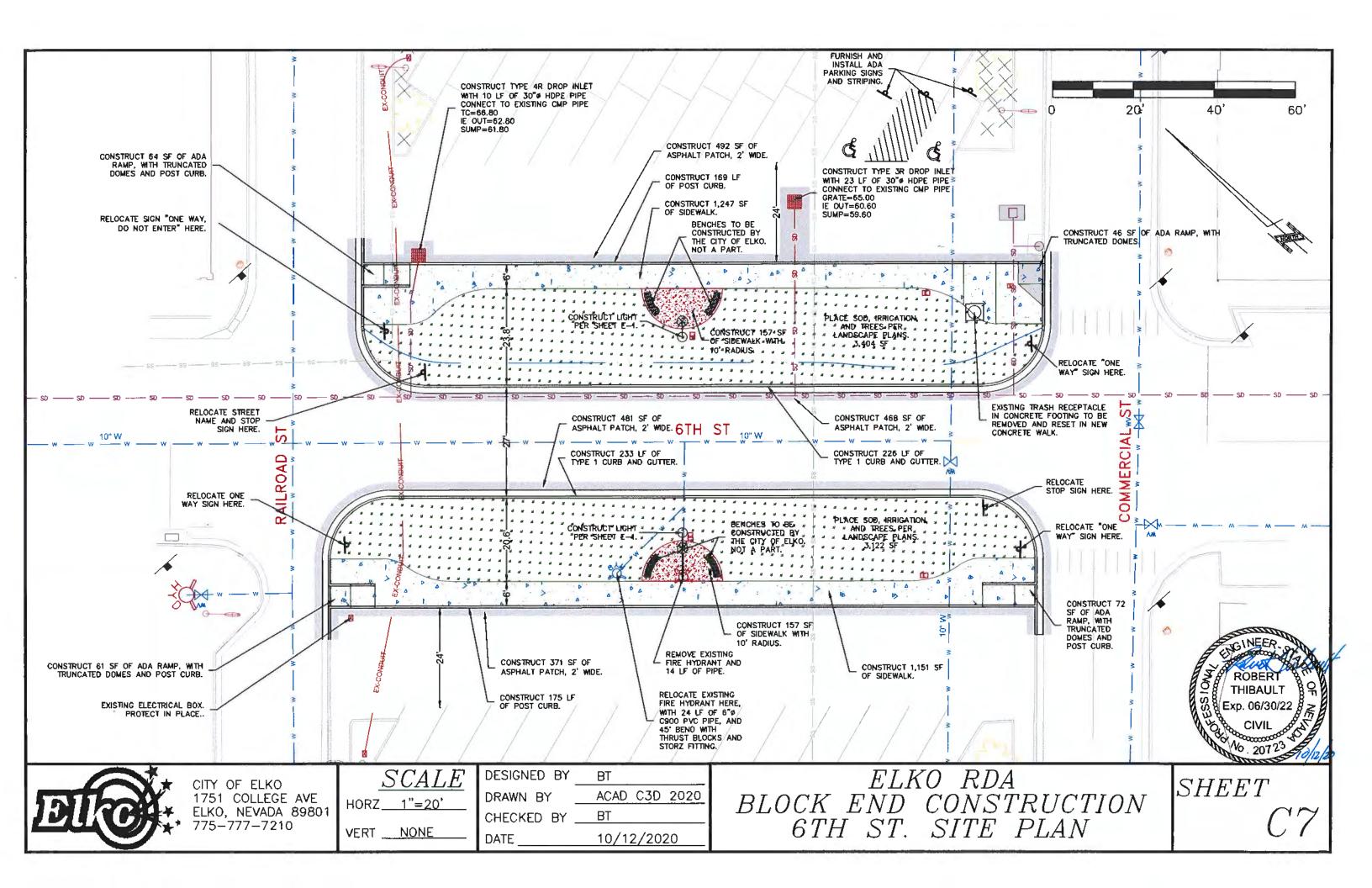


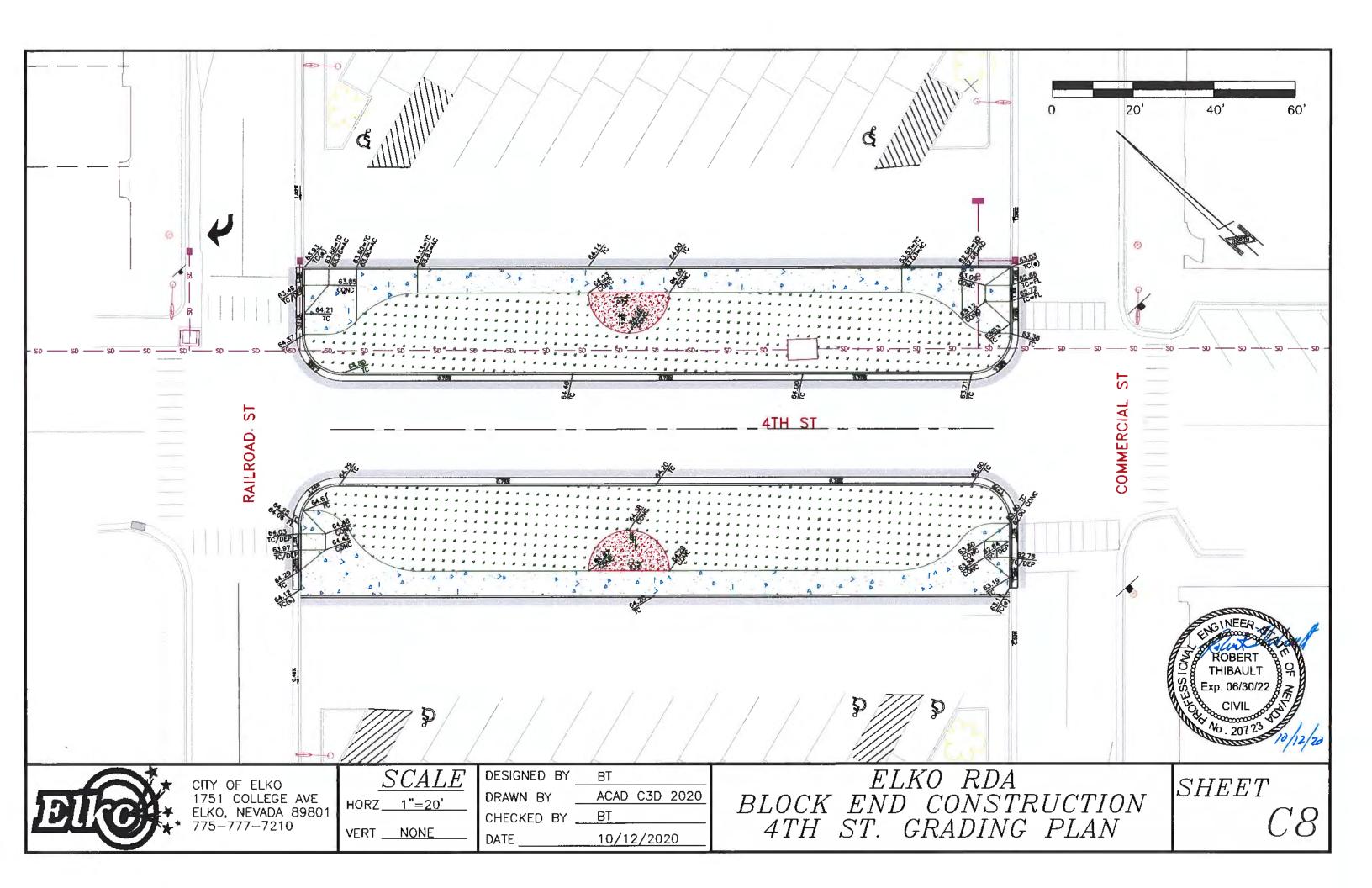


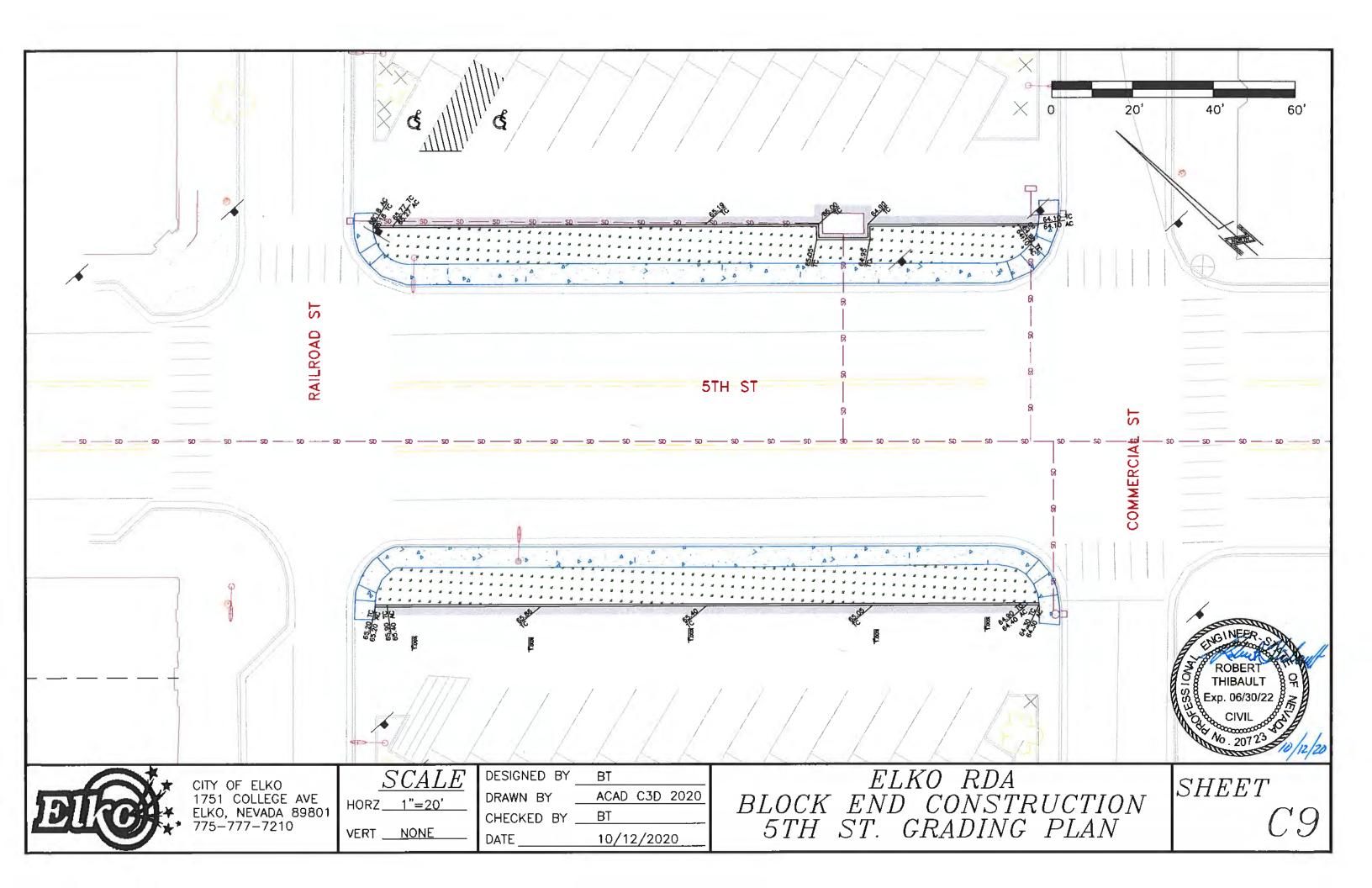


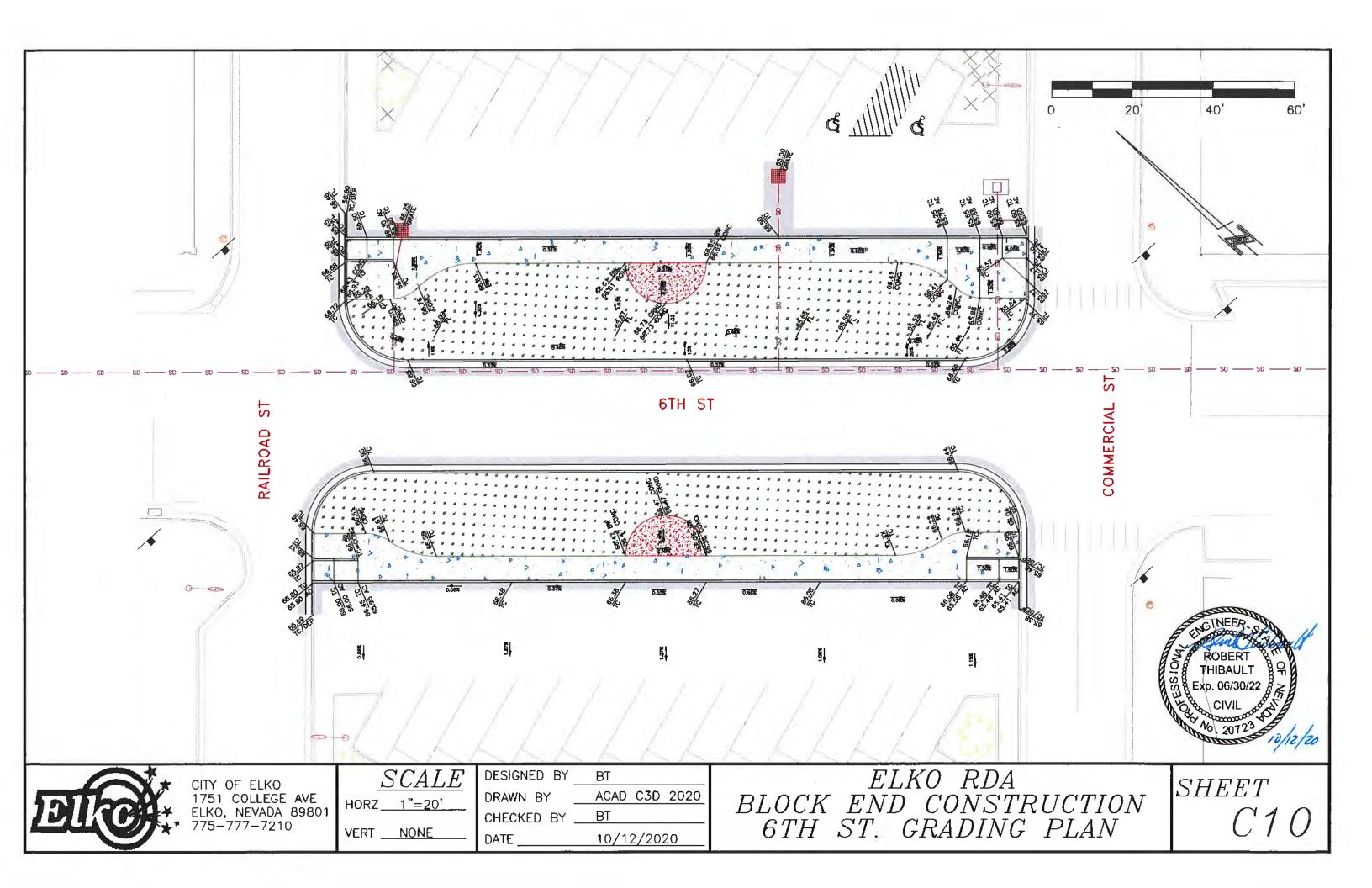


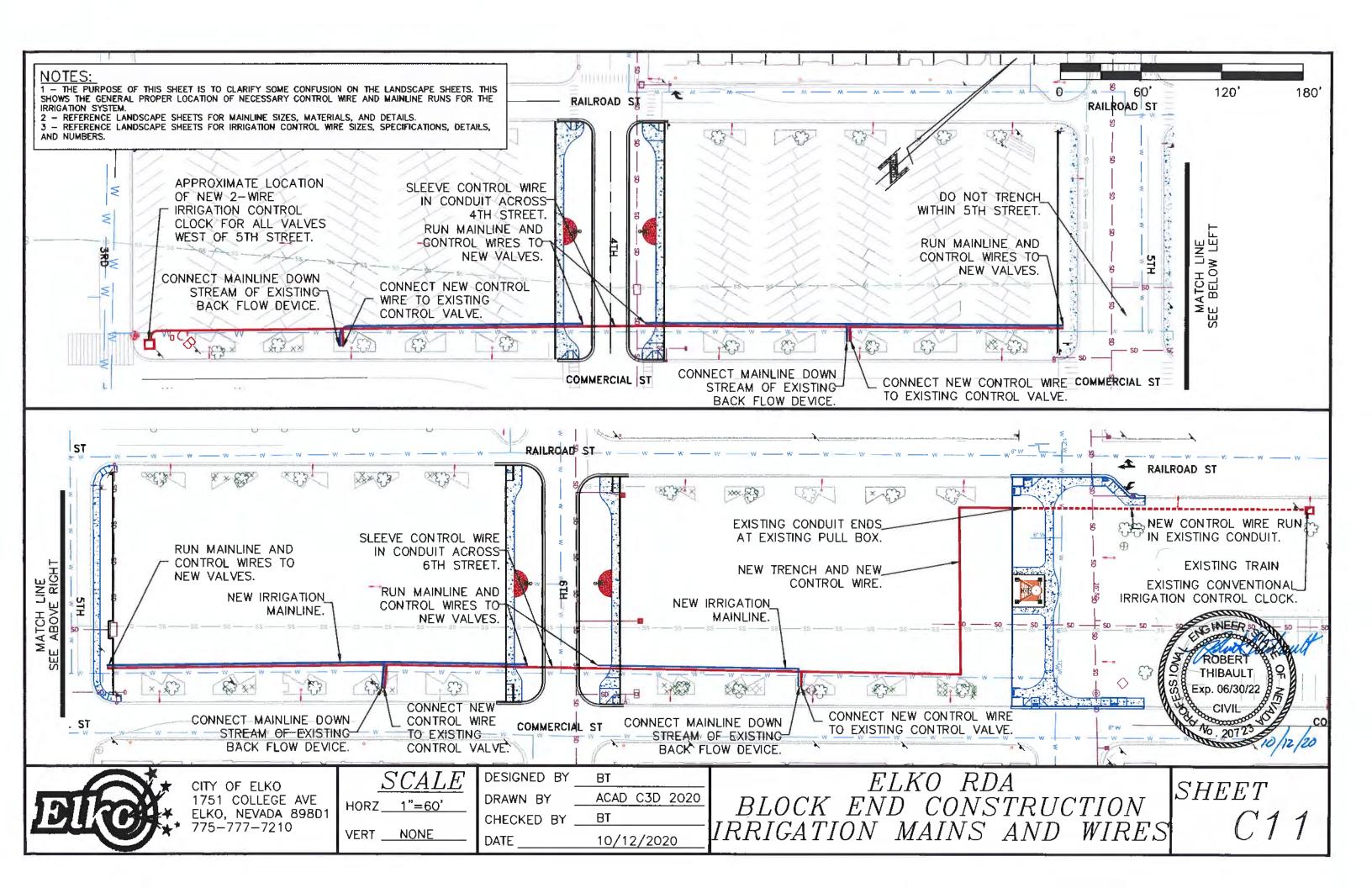












GENERAL CONSTRUCTION:

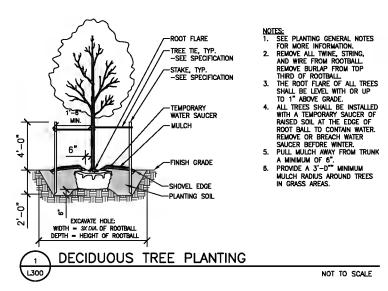
- 1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE NEVADA STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF ELKO SUPPLEMENTAL SPECIFICATIONS TO THE NSPWC (AND ANY ADDENDUMS). THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL HAVE A COPY OF THE LATEST CITY OF ELKO SUPPLEMENTAL SPECIFICATIONS AND DRAWINGS ON SITE AT ALL TIMES DURING CONSTRUCTION. FAILURE TO HAVE A CURRENT COPY OF THE SUPPLEMENTAL SPECIFICATIONS ON SITE COULD BE GROUNDS FOR A STOP WORK ORDER LINTIL THE SITUATION IS RESOLVED.
- 3. ALL CONTRACTORS, SUBCONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF WORK.
- 4. CONTRACTORS SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE OR INSPECTION OF THE WORK IS REQUIRED. ALL INSPECTIONS OF THE WORK OR MATERIALS REQUIRE A MINIMUM TWENTY FOUR (24) HOUR NOTICE TO THE PROJECT INSPECTOR
- 5. ALL MATERIAL FURNISHED ON, OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES. AT THE REQUEST OF THE APPROVING AGENCY OR THE DESIGN ENGINEER, CONTRACTORS SHALL FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE SPECIFICATION REQUIREMENTS SET FORTH IN GENERAL CONSTRUCTION NOTE
- 6. ANY DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS MUST HAVE THE APPLICABLE AGENCY APPROVAL IN WRITING PRIOR TO CONSTRUCTION.

GENERAL NOTES:

- 1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF ELKO CONSTRUCTION STANDARDS, THE NEVADA PUBLIC WORKS STANDARD SPECIFICATIONS, PROJECT SPECIFIC SPECIAL PROVISIONS, AND ALL OTHER GOVERNING
- 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- THE LOCATION AND DESCRIPTION OF ALL SHOWN UTILITIES ARE COMPILED FROM AVAILABLE RECORDS AND FIELD SURVEYS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY NOR COMPLETENESS OF THESE UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF WPDES. INCLUDING THE PREPARATION AND MAINTENANCE OF A SWPPP THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY FINISH GRADE THE LANDSCAPE AREAS ON THIS PROJECT
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- TRAFFIC SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- 8. THE CONTRACTOR SHALL PROTECT & MAINTAIN ACCESS TO ADJACENT PROPERTIES. PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.

PLANTING NOTES:

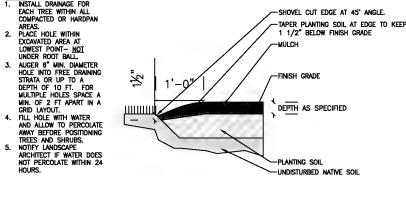
- LANDSCAPE / IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LANDSCAPE / IRRIGATION MATERIALS WITH GENERAL CONTRACTOR.
- CONTRACTOR TO EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH OTHER TRADES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL TOPSOIL TO THE PROJECT. COORDINATE STOCKPILING AND PLACEMENT OF REQUIRED IMPORTED TOPSOIL TO ACHIEVE FINISH GRADE. FINISH GRADE ALL PLANTING AREAS SMOOTH (FREE OF PEAKS OR DEPRESSIONS) PRIOR TO PLACEMENT OF PLANT MATERIAL AND MULCH.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED ACCORDING TO AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
- 6. ALL PLANT MATERIAL IS COVERED BY A 12 MONTH WARRANTY, SEE SPECIFICATIONS.
- 7. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED
- ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET NATERING REQUIREMENTS SUPPLIED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 10. DURING INSTALLATION OF PLANT MATERIAL AND IRRIGATION, CONTRACTOR SHALL KEEP ALL WORK AREAS AND WALKING AND DRIVEWAY SURFACES CLEAN OF DEBRIS. PROTECT ALL PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES.
- 11. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE OWNER'S REPRESENTATIVE
- 12. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE PROJECT ENGINEER



<u>NOTES:</u>
1. INSTALL DRAINAGE FOR TREE PLANTING AREAS.
2. PLACE HOLE WITHIN -FINISH GRADE -curb -see civil DETAI ROAD BASE -SEE CIVIL AUGER TO FREE DRAINING STRATA OR UP -PLACE ROOT BALL ON RAISED RING OF UNDISTURBED NATIVE SOIL IF PRESENT- OR COMPACTED ROAD BASE TO 10'-0'

PLANTING IN COMPACTED SOILS

L300



NOT TO SCALE L300

EXCAVATED AREA AT LOWEST POINT— NOT UNDER ROOT BALL.

SHOVEL CUT EDGE AND PLANTER

NOT TO SCALE

800.757.9522

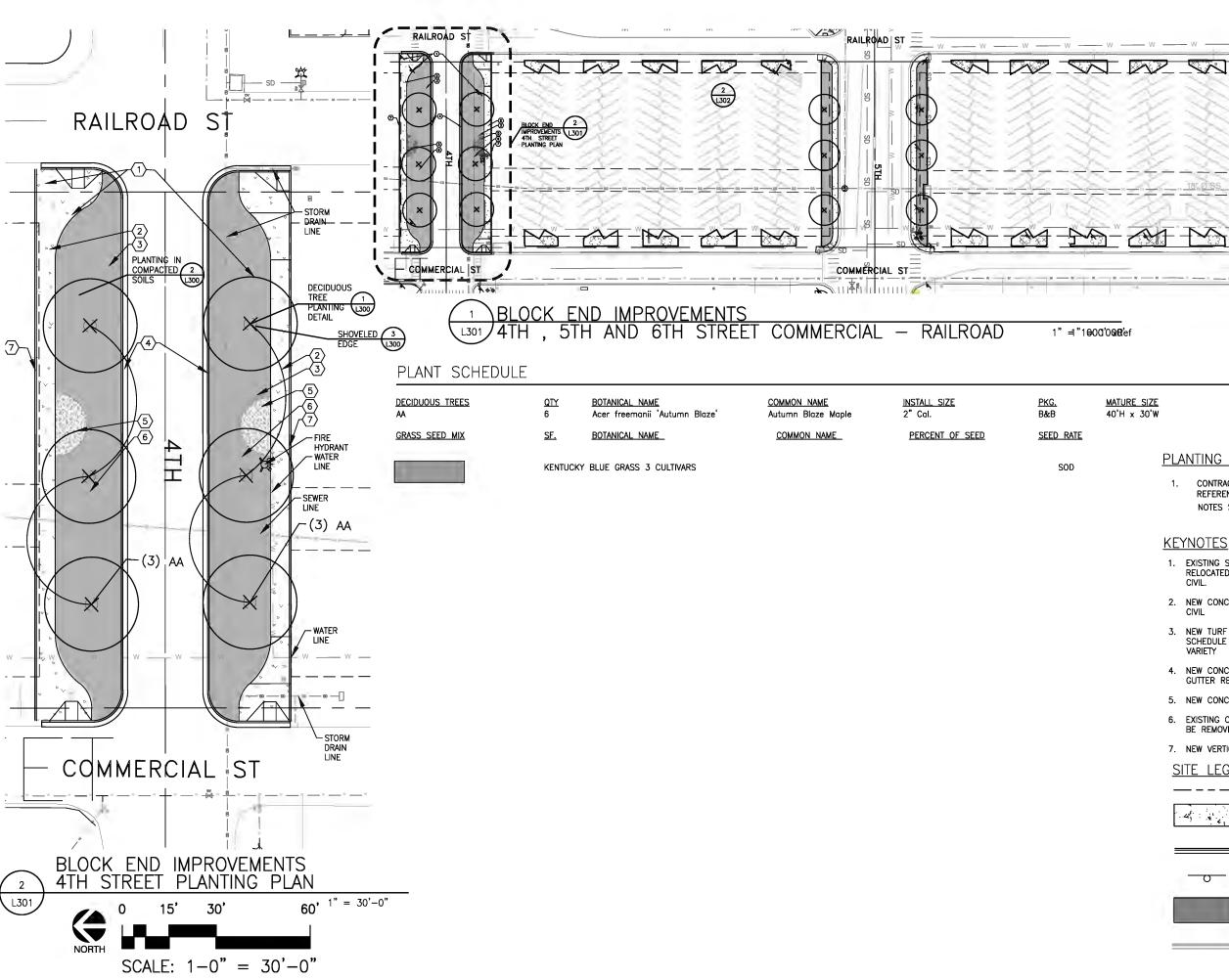
Elko



Construction Documents

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PLANTING



Cushing Terre11.

800.757.9522

PLANTING NOTES:

CONTRACTOR TO REFERENCE PLANTING PLAN NOTES SHOWN ON L300.

COMMERCIAL SE

- EXISTING SIGNAGE TO BE RELOCATED OR REMOVED RE:
- 2. NEW CONCRETE SIDEWALK RE:
- 3. NEW TURF AREA SEE PLANT SCHEDULE THIS SHEET FOR
- 4. NEW CONCRETE CURB AND GUTTER RE: CIVIL
- 5. NEW CONCRETE PLAZA RE: CIVIL
- 6. EXISTING CURB AND GUTTER TO BE REMOVED RE: CIVIL
- 7. NEW VERTICAL CURB RE: CIVIL.

SITE LEGEND

LOT LINE CONCRETE 4,1



CURB AND GUTTER SIGN



EXISTING CURB AND GUTTER TO BE REMOVED

BLOCK END IMPROVEMENTS 4TH STREET — PLANTING PLAN

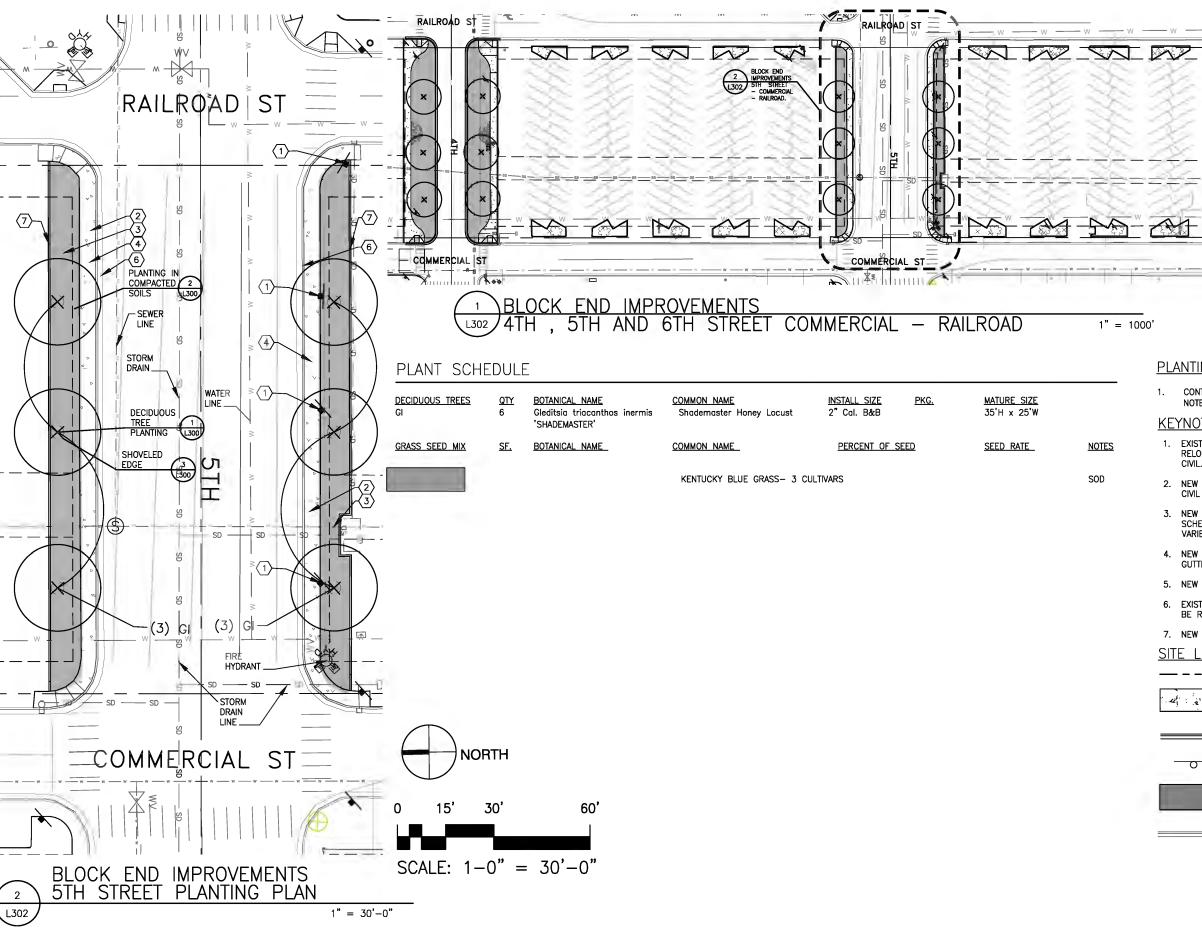
of Elko

City

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Cushing Terrell.

cushingterrell.com 800.757.9522

RAILROAD ST

COMMERCIAL SE

PLANTING NOTES:

CONTRACTOR TO REFERENCE PLANTING NOTES SHOWN ON L300.

KEYNOTES

- EXISTING SIGNAGE TO BE RELOCATED OR REMOVED RE:
- 2. NEW CONCRETE SIDEWALK RE:
- 3. NEW TURF AREA SEE PLANT SCHEDULE THIS SHEET FOR
- 4. NEW CONCRETE CURB AND GUTTER RE: CIVIL
- 5. NEW CONCRETE PLAZA RE: CIVIL
- 6. EXISTING CURB AND GUTTER TO BE REMOVED RE: CIVIL
- 7. NEW VERTICAL CURB RE: CIVIL.

SITE LEGEND

4

LOT LINE CONCRETE SIDEWALK RE:

SIGN

CURB AND GUTTER

TURF GRASS SOD.—SEE PLANT SCHEDULE FOR SOD VARIETY

EXISTING CURB AND GUTTER TO BE REMOVED

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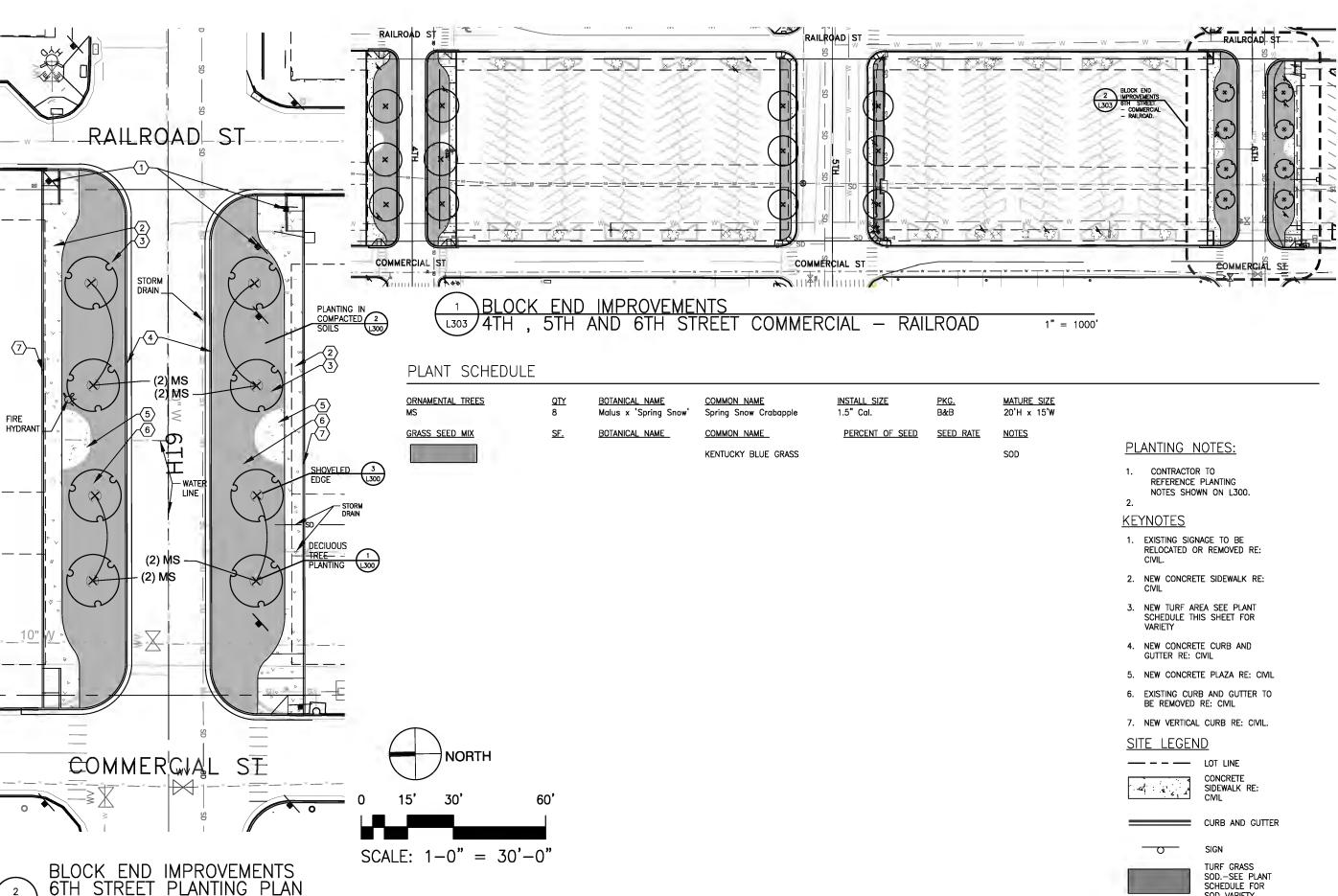
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Elko, Nevada Block End | **City of E**

Construction

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BLOCJK END IMPROVEMENTS 5TH STREET



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TURF GRASS SOD.—SEE PLANT SCHEDULE FOR SOD VARIETY

EXISTING CURB AND GUTTER TO BE REMOVED

BLOCK END IMPROVEMENTS 6TH STREET -PLANTING PLAN

of Elko

City

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Construction

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Documents

Elko, Nevada Block End

1" = 30' - 0"

L303

CITY OF ELKO GENERAL IRRIGATION NOTES:

EXCAVATION AND BACKFILL:

- 1. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL LOCATE ALL ELECTRICAL CABLES, CONDUITS AND OTHER UTILITIES SO THAT PROPER PRECAUTIONS MAY BE TAKEN TO NOT DISTURB OR DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF A CONFLICT BETWEEN SUCH LINES AND IRRIGATION LINE LOCATIONS, PROMPTLY NOTIFY THE CITY OF ELKO PARKS DEPARTMENT. FAILURE TO FOLLOW THIS PROCEDURE PLACES THE RESPONSIBILITY AND EXPENSE UPON THE CONTRACTOR FOR MAKING ANY AND ALL REPAIRS.
- 2. TRENCHES FOR IRRIGATION PIPE (PLASTIC, BRASS, POLY, AND/OR GALVANIZED) SHALL BE EXCAVATED TO A MINIMUM DEPTH AS SPECIFIED FOR ALL MAIN AND LATERAL LINES. BACK FILL OF TRENCHES SHALL BE THOROUGHLY COMPACTED AND LEVEL WITH THE ADJACENT GROUND. SELECTED FILL DIRT OR SAND SHALL BE USED IF SOIL CONDITIONS ARE ROCKY OR OBSTRUCTIVE. TRENCHING DEPTH SHALL BE TWD (2) INCHES BELOW NDRMAL TRENCH DEPTH TO ALLOW FOR PROPER PIPE REDDING.
- THE CONTRACTOR SHALL COORDINATE AND RECEIVE APPROVAL FROM THE CITY OF ELKO STREETS DEPARTMENT FOR ANY EXCAVATION, IN OR UNDER THE ROADWAY, CURB. GUTTER AND/OR SIDEWALK.

PIPE AND TUBE:

- 4. SLEEVING: ALL PIPING UNDER PAYEMENT OR CONCRETE SHALL BE INSTALLED IN SLEEVES PER SPECIFICATIONS. SLEEVE DIAMETER SHALL BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED SIX (6) INCHES BEYOND THE EDGE OF THE PAYEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, WIRE SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE INSTALLED PER SPECIFICATION.
- 5. PLASTIC PIPE AND TUBING: ALL PVC PIPE SHALL BE SCHEDULE 4D.
- 6. PLASTIC FITTINGS AND CONNECTIONS: ALL PLASTIC PIPE FITTING SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR THREADED CONNECTIONS. FITTINGS SHALL BE LASCO, DURA, OR SPEARS FACTORY ASSEMBLED FITTINGS OR APPROVED EQUIVALENT. ALL FITTINGS SHALL BE SCHEDULE 40 PVC EXCEPT FOR MAIN LINE FITTINGS, WHICH SHALL BE SCHEDULE 80 PVC. WHEN CONNECTION REQUIRES PLASTIC TO METAL, SCHEDULE 80 FEMALE ADAPTERS SHALL BE USED. THE FEMALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN, WITH A STRAP WRENCH. ALL THREADED JOINTS ARE TO BE TAPED WITH TEFLON TAPE. ALL PVC SLIP JOINTS SHALL BE PRIMED PRIOR TO BEING GLUED. PRIMER SHALL BE WELDON 711, GRAY HEAVY BODIED FAST SEAL OR APPROVED EQUIVALENT. BURRS AT CUT ENDS SHALL BE REMOVED PRIOR TO INSTALLATION TO NECESSITATE A SMOOTH UNDBSTRUCTED JOINT.
- 7. PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED WITH A FULL HEAD OF WATER TO FLUSH OUT THE SYSTEM. SPRINKLER MAIN LINES SHALL BE TESTED BEFORE BACKFILLING FOR PERIOD OF NOT LESS THAN TWO HOURS, AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE.
- 8. <u>WIRING:</u> ALL WIRING AND PULL BOXES MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE; NEVADA STATE UNIFORM BUILDING CODE; AND RECOMMENDATIONS BY THE PARKS DEPARTMENT OR BUILDING DEPARTMENT.
- ALL WIRING IS TO BE CONTINUOUS. IF SPLICES ARE NECESSARY THEY ARE TO BE IN A MINIMUM OF TEN-INCH (10) ROUND VALVE BOX WITH A 3M "DBR" OR "DBY" DRY SPLICE OR APPROVED EQUIVALENT.

SPRINKLER HEADS. GATE VALVES AND QUICK COUPLERS:

- 10.SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE SET TO GRADE AND PERPENDICULAR TO THE FINISHED GRADES UNLESS OTHERWISE SPECIFIED. HEADS ADJACENT TO CURBS AND WALKS SHALL BE 15 TO 1* AWAY FROM THE CUB OR WALKWAY. ALL NOZZLES SHALL BE TIGHTENED AND ADJUSTED FOR THE PROPER RADIUS, ARC, AND FLOW RATE.
- 11. GATE VALVES: ALL GATE VALVES SHALL BE RESILIENT WEDGE WITH SQUARE KEY OF DOMESTIC MANUFACTURE WITH NON-RISING STEM; 200LB. WATER, OIL, GAS RATED (I.E. MILWAUKEE SERIES 105 GATE VALVE OR EQUIVALENT). ALL GATE VALVES SHALL BE INSTALLED WITH VALVE BOXES. SIX (6) INCH OR TWELVE (12)

- INCH EXTENSIONS SHALL BE ADDED WHEN NECESSARY TO BRING THE VALVE BOXES LEVEL WITH THE FINISHED GRADE.
- 12. QUICK COUPLING VALVES: A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. ADDITIONAL QUICK COUPLER VALVES MAY BE REQUIRED AS NEEDED TO ACCOMMODATE WINTERIZATION AND FLUSHING OPERATIONS. QUICK COUPLER VALVES SHALL BE RAINBIRD #44RC OR 33DC AND INSTALLED IN A TEN (10) INCH ROUND VALVE BOX. ALL QUICK COUPLING VALVE KEYS SHALL BE RAINBIRD 44K OR 33DK. A KEY SHALL BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- 13. SPRINKLER RISERS: SPRAY POP-UP SPRINKLERS SHALL HAVE A DOUBLE SWING JOINT RISER CONSTRUCTED OF FUNNY PIPE, BARBED FITTINGS AND MARLEX STREET FILS ON THE HEAD SIDE.

EXISTING IRRIGATION CONTROLLER:

- 14. THERE IS AN EXISTING IRRIGATION CONTROLLER THAT SHALL BE USED TO CONNECT AND CONTROL IRRIGATION ZONES 1—4. CONTRACTOR SHALL ALSO INSTALL A NEW PEDESTAL IRRIGATION CONTROLLER AS SHOWN ON IRRIGATION PLAN DRAWING (L402). TO CONNECT AND CONTROL ZONES 5—12. REFERENCE NEW CONTROLLER SECTION IN IRRIGATION NOTES FOR MORE INFORMATION.
- 15. ALL CONTROL WIRES MUST BE 14 GAUGE SOLID CORE (MINIMUM), RUN IN THE MAIN LINE TRENCH AND BE TAPED TO THE MAIN LINE EVERY TEN (10) FEET. WHERE IT IS NOT POSSIBLE TO RUN THE CONTROLLER WIRE IN THE MAIN LINE TRENCH THE WIRES MUST BE BURIED TWENTY FOUR (24) INCHES DEEP IN CONDUIT. SPARE WIRE AND A TRACER WIRE MUST RUN TO EVERY VALUE ALONG THE ENTIRE MAIN LINE. CONTROLLER WIRE COLORS ARE AS FOLLOWS:

 COMMON
 WHITE

 VALVE WIRE
 RED

 SPARE
 ORANGE

 TRACER
 YELLOW

16. CONTRACTOR SHALL ENSURE ALL INSTALLATION AND CONNECTION OF THE 110-VOLT ELECTRICAL SERVICE TO THE CONTROLLER COMPLIES WITH ALL LOCAL, STATE AND NATIONAL CODES.

NEW IRRIGATION CONTROLLER- 2-WIRE:

- 17. THE CONTROLLER SHALL BE A FULL-FEATURED COMMERCIAL-INDUSTRIAL PRODUCT FOR THE PURPOSE OF IRRIGATION OPERATION, MANAGEMENT, AND MONITORING OF CONTROL VALVES AND SENSORS. THE CONTROLLER SHALL BE OF A MODULAR DESIGN THAT IS PROVIDED WITH A STANDARD 12-STATION OUTPUT MODULE. THE CONTROLLER SHALL BE EXPANDABLE WITH 6-STATION MODULES UP TO 42 STATIONS INSTALLED IN A PEDESTAL MOUNTED METAL ENCLOSURE.
- 18. CONTRACTOR TO USE A SOLID CORE, COLOR-CODED, TWISTED-PAIR WIRE TYPICALLY BLUE AND RED. DO NOT USE 2 STRAIGHT SINGLE CORES. SIZE OF WIRE CAN BE SELECTED DEPENDING ON RUN DISTANCE AND THE NUMBER OF PASSIVE AND ACTIVE DECODERS ON THE PATH. AS A GENERAL RULE, ID WIRE 1 (14 AWG /1.6 MM DIA./2.08 MM2 AREA) IS RECOMMENDED FOR WIRE PATH LENGTH UP TO 10,000 FT (3,000 M) AND ID WIRE 2 (12 AWG /2 MM DIA./3.31 MM2 AREA) FOR WIRE PATH LENGTH UP TO 15,0DD FT/4,5DD M. THESE MAXIMUM WIRE PATH LENGTHS ARE FOR ACTIVATING 2 HUNTER SOLENOIDS WITH UP TO 10 DECODERS IDLE IN THE SYSTEM (97 STATION DECODERS, 2 P/MV DECODERS, AND UP TO 5 SENSOR DECODERS). IF THE SYSTEM IS REQUIRED TO ACTIVATE MORE THAN TWO SOLENOIDS AT A TIME, THE MAXIMUM WIRE LENGTH MUST BE CALCULATED. NOTE THAT IT IS NOT THE TOTAL SYSTEM CABLE LENGTH, IT IS THE LENGTH FROM THE CONTROLLER TO THE FURTHERST AWAY DECODER ON EACH PATH.
- 19. CONTRACTOR TO AVOID RUNNING POWER CABLES AND DECODER WIRE IN PARALLEL, ESPECIALLY IF THEY ARE CLOSE. IF A HIGH VOLTAGE CABLE MUST BE CROSSED, IT IS BEST TO CROSS AT RIGHT ANGLES.
- 20. CONTRACTOR TO COORDINATE WITH OWNER WHEN LDCATING CONTROLLER. ALL CONTROLLERS SHALL BE MOUNTED IN VANDAL PROOF AND WEATHER PROOF BOXES. CONTROLLER LDCATION MUST BE APPROVED BY THE PARKS DEPARTMENT PRIOR TO INSTALLATION. COORDINATE CONTROLLER INSTALLATION WITH ELECTRICAL PLANS.

ELECTRIC REMOTE-CONTROL VALVE:

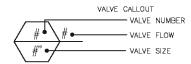
- 21. REMOTE CONTROL VALVES SHALL BE LOCATED IN VALVE BOXES AS SPECIFIED. DO NOT INSTALL MORE THAN TWO VALVES PER BOX. VALVE BOXES SHALL BE SEVENTEEN (17) INCHES BY ELEVEN AND THREE QUARTERS (11 ½) INCHES (I.E. CARSON BROOKS STANDARD SIZE OR APPROVED EQUIVALENT).
- 22. EACH VALVE SHOULD BE INSTALLED WITH A UNION ON EACH SIDE OF THE VALVE FOR EASE OF REMOVAL AND REPAIR. ADDITIONALLY, A MANUAL ISOLATION (SPECIFY) VALVE MUST ALSO BE INSTALLED BEFORE THE UNION ON EACH ELECTRIC REMOTE—CONTROL VALVE.

WATER CONNECTIONS:

23. THE CITY OF ELKO HAS PROVIDE THE CONTRACTOR WITH A 1.5" IRRIGATION TAP WITH 70 PSI AT THE MAINLINE. SEE PLANS FOR TAP LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL IMPROVEMENTS FROM THE 1.5" IRRIGATION TAP FOR A COMPLETE IRRIGATION SYSTEM.

IRRIGATION SCHEDULE

		_
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION PSI	DETAIL
© © © © © © 0 4 6 8 10 12 15 17	Hunter PROS-06-PRS30-CV adjustable arc 30 Turf Spray, 30 psi regulated 6.0° Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	3/L501
LIDEMYZ	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
•	HUNTER ICV-G-BSP-FS 1-1/2" 1', 1-1/2', 2', AND 3' PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	4/L501
	SHUT OFF VALVE	2/L501
C2 1 1 2	NEW HUNTER ACC-4200-SS 42 STATION DUTDOOR MODULAR CONTROLLER. WITH FIVE ACM-600 MODULE. STAINLESS STEEL CABINET. EXISTING POINT OF CONNECTION PROVIDED BY THE CITY	6/L501
2 ☆ 3	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY	
년 . 4	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY	
দ	EXISTING IRRIGATION POINT OF CONNECTION PROVIDED BY THE CITY	
	IRRIGATION LATERAL LINE PVC SCHEDULE 40	
	IRRIGATION MAINLINE, PVC SCHEDULE 40	
======	PIPE SLEEVE: PVC SCHEDULE 00	



Cushing Terrell

cushingterrell.co 800.757.9522

> Slock End Improvement **Sity of Elko**



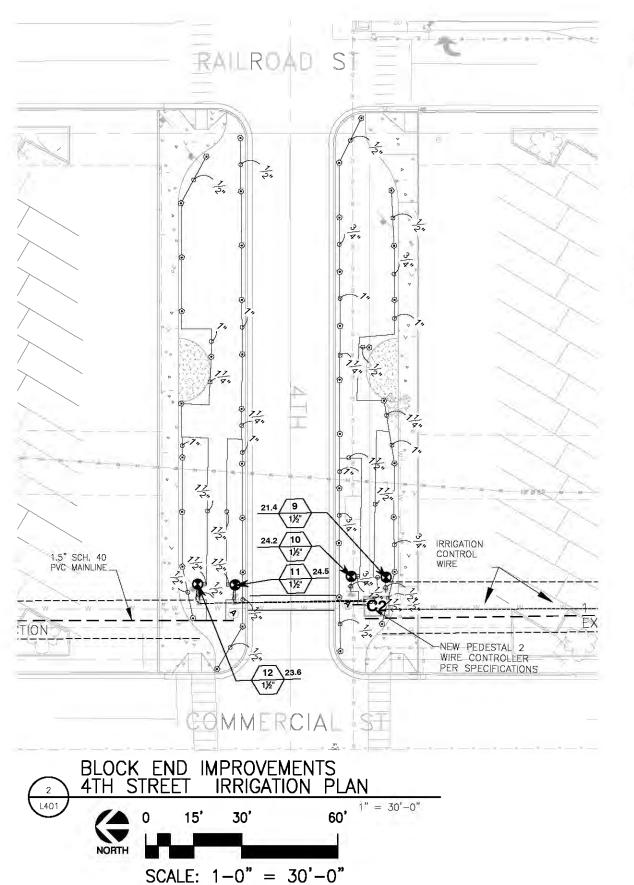
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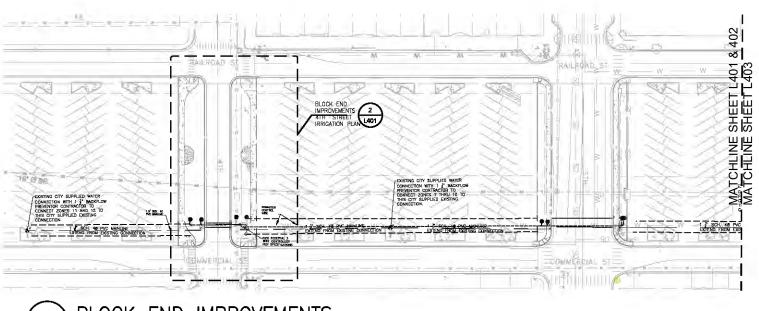
Construction Documents

07.25.2020 DRAWN BY | HANSEN CHECKED BY | ROSA REVISIONS

> IRRIGATION NOTES AND LEGENDS

> > L400





BLOCK END IMPROVEMENTS
401 4TH , 5TH AND 6TH STREET COMMERCIAL — RAILROAD
1" = 100'

VALVE SCH	HEDULE						
NUMBER	MODEL	SIZE	<u>TYPE</u>	<u>GPM</u>	<u>HEADS</u>	<u>PSI</u>	PRECIP
1	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	23.65	12	34.21	Ø.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.57	10	34.11	Ø.75 in/h
3	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.08	9	34.27	0.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	25.77	13	33.76	Ø.82 in∕h
5	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.06	17	34.29	Ø.98 in∕h
6	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.06	16	34.35	Ø.98 in∕h
7	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	17.15	17	34.25	Ø.98 in∕h
9	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.36	9	33.96	0.74 in/h
10	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	24.19	11	34.06	Ø.79 in/h
11	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	24.49	11	34.37	Ø.79 in∕h
12	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	23.64	1Ø	34.38	Ø.76 in/h

Cushing Terrell.

cushingterrell.c 800.757.9522

> Elko, Nevada Block End Improvements **City of Elko**



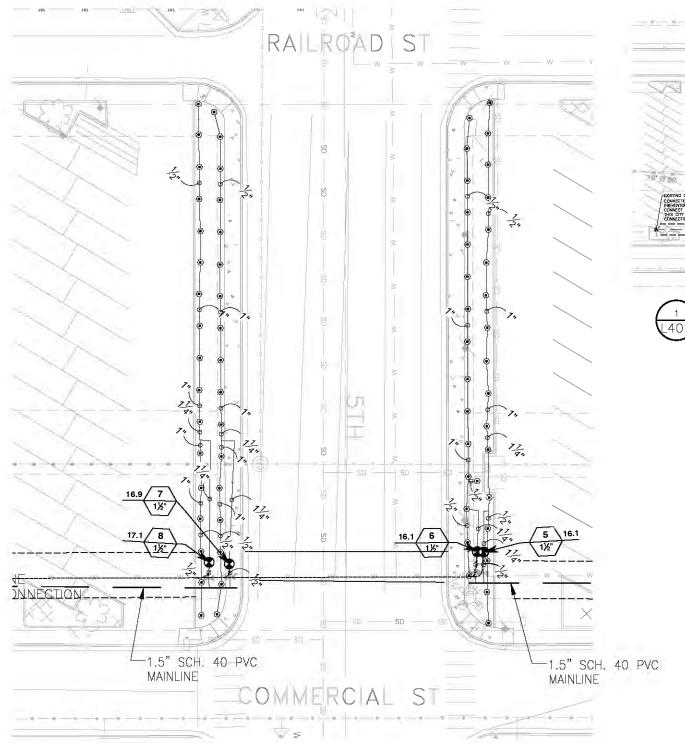
2020 | ALL RIGHTS RESERVE

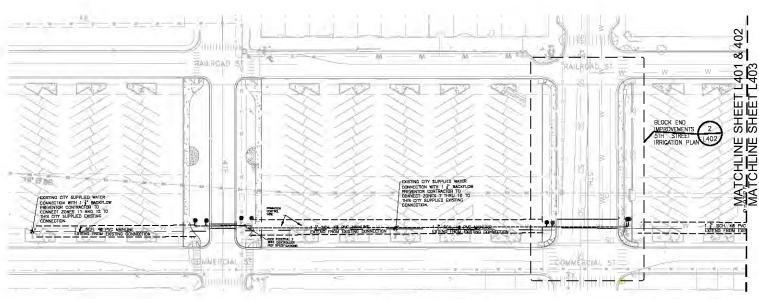
Construction Documents

06.30.2020 DRAWN BY | HANSEN CHECKED BY | ROSA REVISIONS

BLOCK END IMPROVEMENTS — 4TH STREET IRRIGATION PLAN

401





BLOCK END IMPROVEMENTS
402 4TH , 5TH AND 6TH STREET COMMERCIAL — RAILROAD
1" = 100'

VALVE SCH	EDULE						
NUMBER	MODEL	SIZE	<u>TYPE</u>	<u>GPM</u>	HEADS	<u>PSI</u>	PRECIP
1	Hunter ICV-G-BSP-FS	$\frac{1-1}{2}$	Turf Spray	23.65	12	34.21	Ø.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.57	10	34.11	Ø.75 in/h
3	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.08	9	34.27	Ø.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	25.77	13	33.76	Ø.82 in/h
5	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.06	17	34.29	Ø.98 in/h
6	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.06	16	34.35	Ø.98 in/h
7	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	17.15	17	34.25	Ø.98 in∕h
9	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	21.36	9	33.96	Ø.74 in/h
1Ø	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	24.19	11	34.06	Ø.79 in/h
11	Hunter ICV-G-BSP-FS	1-1/2	Turf Spray	24.49	11	34.37	Ø.79 in/h
12	Hunter ICV_G_RSP_FS	1-1/2	Turf Spray	23.64	101	34 38	Ø 76 in/h

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> Elko, Nevada Block End Improvements **City of Elko**



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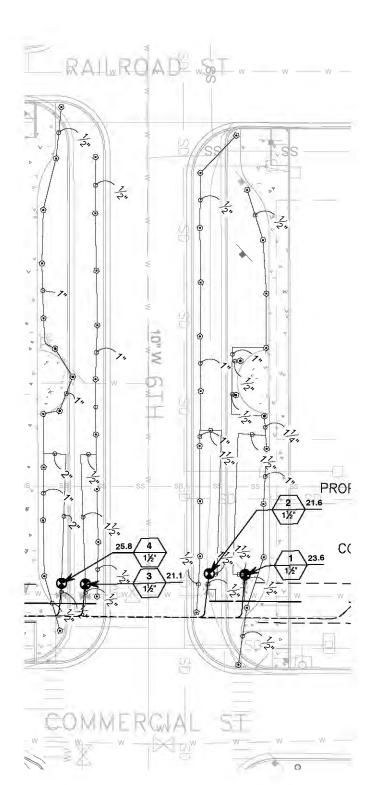
Construction Documents

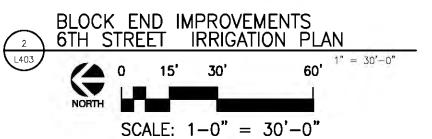
07.25,2020 DRAWN BY | HANSEN CHECKED BY | ROSA REVISIONS

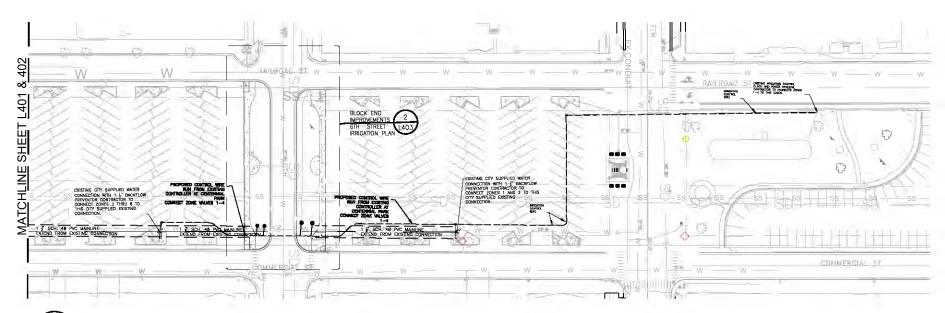
BLOCK END IMPROVEMENTS — 5TH STREET IRRIGATION PLAN

_402

SCALE: 1-0" = 30'-0"







$\left(\begin{array}{c} 1 \end{array} \right)$	BLOCK	END	IMP	ROVE	MENTS			
L403	4TH ,	5TH	AND	6TH	STREET	COMMERCIAL	- RAILROAD	1" = 100'

VALVE SCI	HEDULE						
NUMBER	MODEL	SIZE	<u>TYPE</u>	<u>GPM</u>	HEADS	<u>PSI</u>	PRECIP
1	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.65	12	34.21	Ø.79 in/h
2	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.57	1Ø	34.11	Ø.75 in∕h
3	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.Ø8	9	34.27	Ø.74 in/h
4	Hunter ICV-G-BSP-FS	1-1/ 2"	Turf Spray	25.77	13	33.76	Ø.82 in/h
5	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	16.06	17	34.29	Ø.98 in/h
6	Hunter ICV-G-BSP-FS	1-1/2 "	Turf Spray	16.06	16	34.35	Ø.98 in/h
7	Hunter ICV-G-BSP-FS	1-1/ 2"	Turf Spray	16.85	17	34.33	1.00 in/h
8	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	17.15	17	34.25	Ø.98 in/h
9	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	21.36	9	33.96	0.74 in/h
1Ø	Hunter ICV-G-BSP-FS	1-1 <i>/2</i> "	Turf Spray	24.19	11	34.06	Ø.79 in/h
11	Hunter ICV-G-BSP-FS	1-1 /2"	Turf Spray	24.49	11	34.37	Ø.79 in/h
12	Hunter ICV-G-BSP-FS	1-1/2"	Turf Spray	23.64	1Ø	34.38	Ø.76 in/h

Cushing Terrell.

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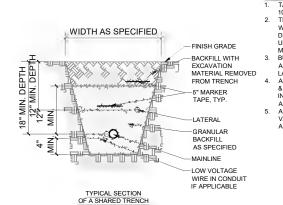
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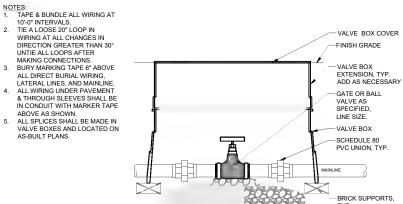
Construction Documents

07.25.2020 DRAWN BY | HANSEN CHECKED BY | ROSA REVISIONS

BLOCK END IMPROVEMENTS — 6TH STREET IRRIGATION PLAN

L403





MANUAL DRAIN

, 2" , ROTOR NOZZLE FINISH ADJACENT 12" TURF, TYP. 1" PLANTER BED, TYP ROTOR BODY FUNNY PIPE LATERAL TEE OR ELL DISTRIBUTION PIPING

CONTROLLER PEDESTAL AND UNIT MODULE PER SPECIFICATIONS

NOTES:
1. DOUBLE SWING JOINT SHALL BE SCHEDULE 80 PVC NIPPLE WITH (3) MARLEX STREET FLBOWS

SPRINKLER NOZZLE,
 BODY AS SPECIFIED.

NOT TO SCALE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S

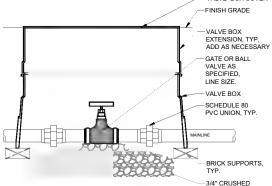
MANUFACTURER'S
SPECIFICATIONS.
2. DO NOT SCALE
DRAWINGS.
3. ALL DIMENSIONS ARE
CONSIDERED TRUE

AND REFLECT

ELECTRICAL.

MANUFACTURER'S

MANUFACTURER'S
SPECIFICATIONS.
CONTROLLER TO BE
MOUNTED IN
STAINLESS STEEL
CONTROL PEDESTAL.
COORDINATE WITH

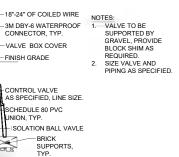




1906

3/4" CRUSHED MINUS GRAVEL __

NOT TO SCALE



NOT TO SCALE

FINISH GRADE

NION, TYP.

20003

MAINLINE

ISOLATION VALVE / STOP AND WASTE VALVE L501

> FINISH GRADE NOTES:
>
> 1. INSTALL MANUAL DRAIN AT LOWEST POINT ON MAINLINE.
>
> 2. RISER TO BE -10" ROUND VALVE BOX 3/4" CRUSHED MINUS GRAVEL -6" DIA. PVC RISER, LENGTH AS REQUIRED SUPPORTED BY GRAVEL.

> > - MAINLINE WITH 1" TEE

- PVC SCHEDULE 40 FITTINGS AND SCHEDULE 80 THREADED NIPPLES, TYP

-GRAVEL SUMP WITH A MIN -GRAVEL SUMP WITH A MIN.
3 CUBIC YARDS OF
1 1/2 " WASHED AGGREGATE
WRAPPED IN FILTER FABRIC
AS SPECIFIED

ON BOTTOM

UNION, TYP —1" BRONZE BALL OR GATE VALVE

AS SPECIFIED

- SCHEDULE 80 PVC

O MAINLINE

3. SIZE VALVE AND PIPING AS SPECIFIED.

NOT TO SCALE

NOTES: 1. VALVE TO BE

SUPPORTED BY

GRAVEL PROVIDE

REQUIRED. SIZE VALVE AND

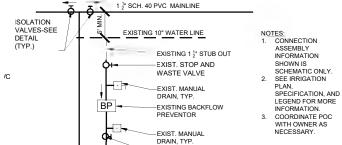
SPECIFIED.

CONCRETE PAD SEE CONCRETE SECTION DETAIL FINISH GRADE SCH 40 PVC CONDUIT 1" CONDUIT CONTROL VALVES. FOR POWER SUPPLY

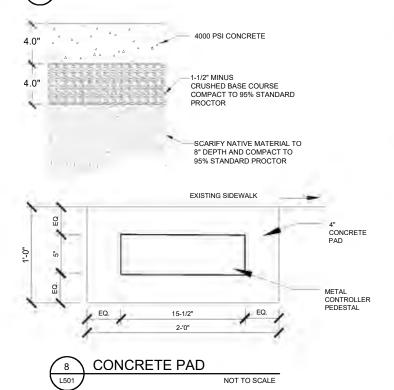
SPRINKLER HEAD

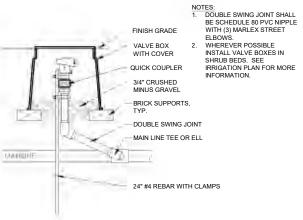


ELECTRIC CONTROL VALVE









QUICK COUPLER

NOT TO SCALE

Cushing Terrell.

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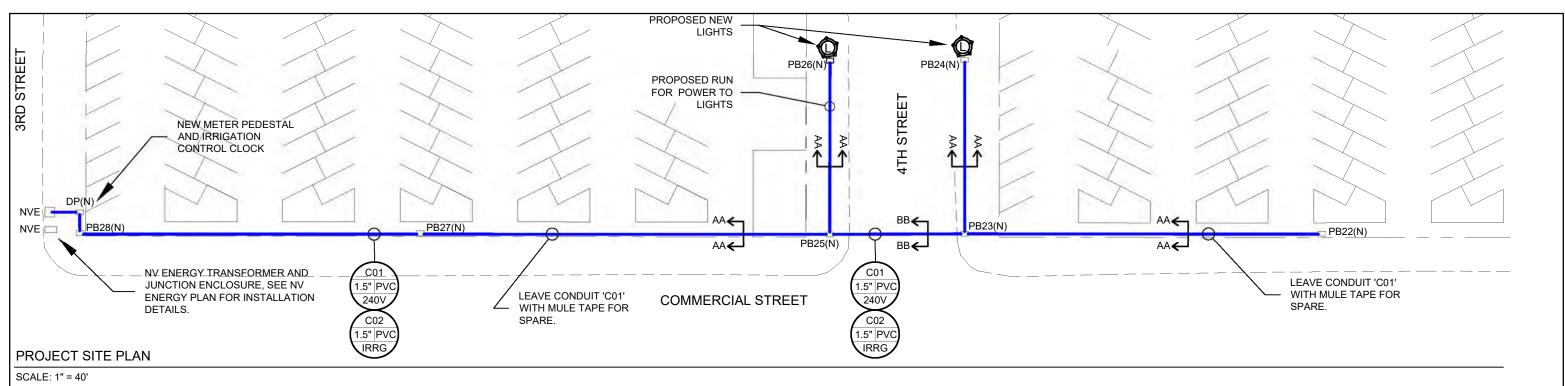
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ME ED 1000 10FAW | 61 | HANSEN MINISTELL BY ROSA

Igraliation



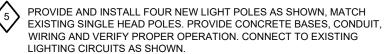
DRAWING NOTES:

INSTALL NEW PULL BOXES (PB28, PB25, PB23, PB19, PB17) WITH A N36

INSTALL NEW PULL BOXES (PB16, PB21, PB22, PB27) WITH A N9 TYPE.

ALL OUTDOOR ELECTRICAL EQUIPMENT TO BE NEMA 3R MINIMUM.

PROVIDE AND INSTALL NEW PULL BOXES (PB18, PB20, PB24, PB26) USE 'N9' TYPE BOXES. INSTALL CONDUIT, WIRING, AND FITTING TO NEW LIGHT POLES AS SHOWN.



AT BLOCKS 3 AND 4 PROVIDE AND INSTALL NEW PANEL TO SERVICE **NEW LIGHTS AND IRRIGATION**

AT BLOCKS 5 AND 6 PROVIDE AND INSTALL NEW CONDUIT RUN FROM EXISTING PB7, PULL NEW LIGHTING AND IRRIGATION POWER FROM LP1-5 TO NEW PB16.

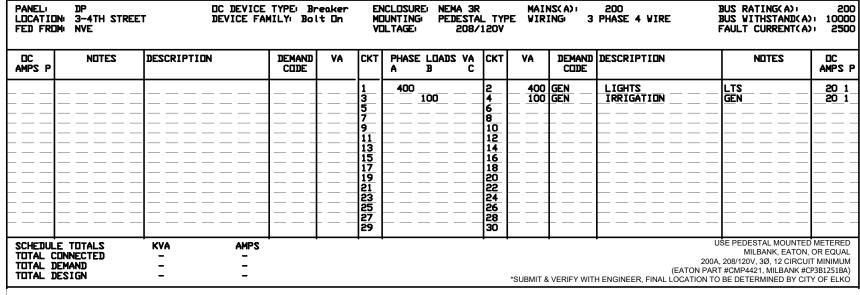
ALL CONDUIT TRENCHES ARE TO BE INSTALL PER PLANS, AND INCLUDE A MINIMUM OF THE TWO CONDUITS AS SHOWN. CONDUITS SHOULD BE ADDED IF NEEDED FOR IRRIGATION CONTROLS AND FUTURE. CONDUIT FILLS ARE TO BE INSTALLED TO DEVICES NEEDED (LIGHTS & VALVES) UNUSED CONDUITS ARE TO HAVE MULE TAPE INSTALLED, LABELED AND LEFT FOR FUTURE USE.

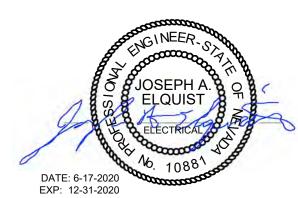
LEGEND:

⊶①

DECORATIVE LIGHT FIXTURE. MATCH EXISTING FIXTURES, WITH 14' POLES, ANTIQUE ARMS, FIXTURE HEADS TO BE EQUIPPED WITH LED LIGHTING. (CODALE ELECTRIC)

PHILIPS RENAISSANCE & HADCO CAT #RN20-135W80LED4K-ACDR-LE5R-120 CAT #P4420-14-A





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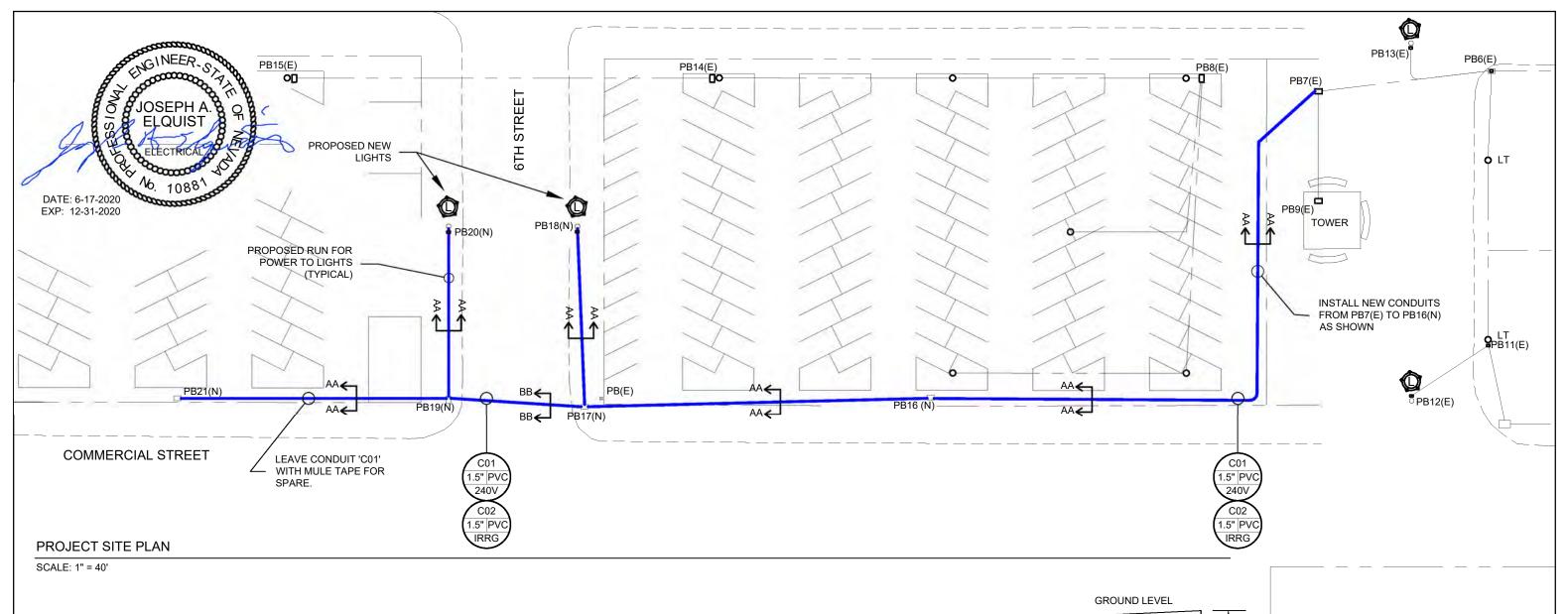
CITY OF ELKO 1751 COLLEGE AVE ELKO, NEVADA 89801 775-777-7210

SCALE HORZ 1"=40' NONE VERT

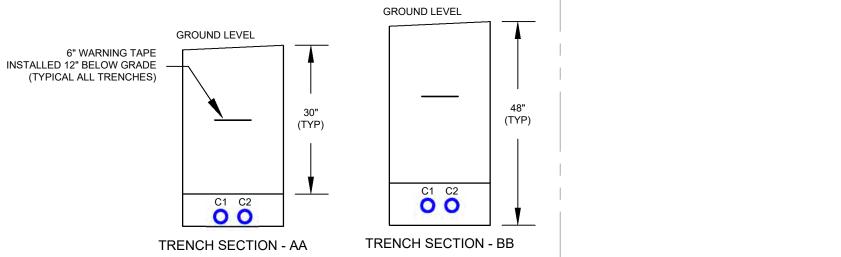
DESIGNED BY JAE **DRAWN BY** JAE CHECKED BY DATE 10-8-2020

CITY OF ELKO DOWNTOWN BLOCK ENDS **ELECTRICAL INSTALLATION** **SHEET**

E1



CONDUIT SCHEDULE									
TAG	FROM	TO	FILL	GROUND	TYPE	NOTES			
C1 1.5" PVC 240V	РВ	РВ	4 X #10 AWG, THWN	#10 AWG	1.5" PVC	ELECTRICAL FEEDERS FOR NEW LIGHTS. (INSTALL MULE TAPE IN UN-USED CONDUITS)			
C2 1.5" PVC IRRG	5" PVC PB PB INSTALL CONTROL CABLES PER LANDSCAPING PLANS			1.5" PVC	IRRIGATION CONTROLS (INSTALL MULE TAPE IN UN-USED CONDUITS)				





CITY OF ELKO 1751 COLLEGE AVE ELKO, NEVADA 89801 775-777-7210 SCALE

HORZ 1"=40'

VERT NONE

DESIGNED BY JAE

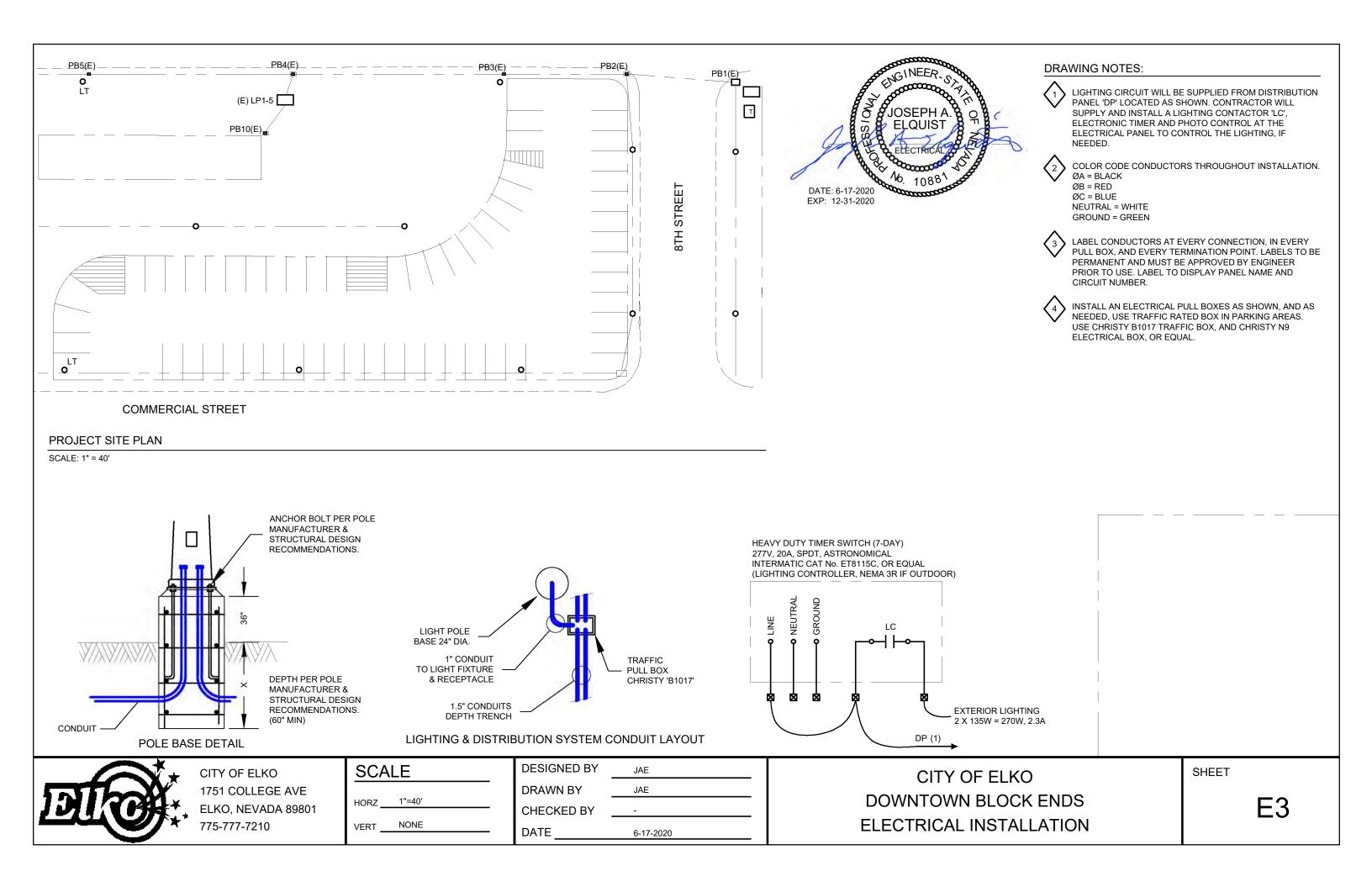
DRAWN BY JAE

CHECKED BY
DATE 6-17-2020

CITY OF ELKO
DOWNTOWN BLOCK ENDS
ELECTRICAL INSTALLATION

SHEET

E2



Redevelopment Agency 2020/2021 Budget

July 1, 2020 to June 30, 2021

Revenues			
	Approved	As of	
	Budget	4/21/2021	
Beginning Fund Balance	\$1,358,208		
Budget to beginning fund balance dif.	-\$58,339		
Property Tax Revenues (anticipated)	\$393,888	\$282,289	
Interest Revenues (anticipated)	\$7,000	\$4,485	
Transfer in from General Fund			
Total Revenues	\$1,700,757	\$286,774	

Balance to date	\$1,555,368
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Expenditures								
	Approved	As of						
	Budget	4/21/2021						
Legal	\$20,000	\$629						
Public Improvements								
Misc. items	\$1,000	\$247						
Storefront Program (pledged 2017)	\$25,000	\$25,000						
Storefront Program (pledged 2018)	\$25,000							
Storefront Program (pledged 2019)	\$16,918							
Storefront Program (pledged 2020)	\$98,448							
Storefront Program (pledged 2021)	\$50,000							
Public-Private Partnerships	\$75,000							
RAC Recognition Program	\$1,000							
400 Block Alley power project	?							
Block End Project	\$600,000	\$5,400						
Stockmen's Parking lot	\$99,999							
Balance towards savings	\$688,292							
Revolving Fund	\$100							
Total Expenses	\$1,700,757	\$31,275						