

AGENDA ITEM 11

STATE OF NEVADA
COMSTOCK HISTORIC DISTRICT COMMISSION
P.O. BOX 128
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS APPLICATION

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for the work proposed below.

Building Address and/or APN: 416 South C St

Located In:

- Virginia City
- Gold Hill
- Silver City
- Dayton

Building Description (e.g., name of building, type of building): Garage

Building's Date of Construction: 9-1-24

Type of Project:

- New Construction - House or Other Large Building
- New Construction - Shed, Garage, Retaining Wall, Shade Structure, Etc.
- New or Altered Sign
- Alteration, Addition, and/or Repairs to a Historic Building (built in 1942 or earlier)
- Alteration, Addition, and/or Repairs to a Non-Historic Building (built in 1943 or later)
- Moving an Existing Building
- Demolishing an Existing Building

Building Owner or Designated Representative:

Name - Charles Pitts
Mailing Address - PO Box 454
Email address - caridace@sugarloaMountainMotel.com
Phone number - 775-847-0551

Signature - 

Date of Request: 4-28-24

- - PROPOSED SCOPE OF WORK ON NEXT PAGE - -

Please submit request form and supplementary materials to the Comstock Historic District Commission Office, 20 N. E Street / P.O. Box 128, Virginia City, NV 89440 or email the materials to Kristen Brown at knbrown@shpo.nv.gov.

PROPOSED SCOPE OF WORK

Supplementary Information:

Please indicate which of the following you have submitted-

- Written description of proposed work (dimensions, materials, products, methods, colors, locations, etc.) *-Required*
- Photographs of existing conditions
- Sketches, plans, or architectural drawings depicting the proposed work
- Site plan sketch or aerial photograph indicating project location
- Specs of materials to be used (manufacturer's cut sheets, website screenshots, etc.)
- Historic photographs depicting past condition or design
- Paint color samples
- Material samples
- Materially Affected Property Owner List (see CHDC website to download)
- Other

Description of Proposed Work:

(Use as many pages as needed)





FOUNDATION NOTES

FOUNDATION HAS BEEN DESIGNED BASED ON THE ASSUMED BEARING PRESSURE OF 1500 P.S.F. ALL FOOTINGS MUST BEAR ON NATURAL UNDISTURBED SOIL AND MUST EXTEND A MINIMUM OF 13 INCHES BELOW NATURAL GRADE.

THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE OWNER'S OR CONTRACTOR'S SOIL ENGINEER.

ALL EARTH FILL SHALL BE GOOD SOIL CAPABLE OF BEING THOROUGHLY COMPACTED. BEFORE DEPOSITING FILL, THE SITE SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, DEBRIS, TRASH, RUBBLE OR OTHER UNSOUND MATERIAL. FILL MATERIALS SHALL BE DEPOSITED ONLY IN THIN LAYERS OF 4 TO 6 INCHES AND COMPACTED AT OPTIMUM MOISTURE CONTENT. DAMP NOT WET SAND MAY BE USED.

SLABS ON GRADE SHALL BE MIN. 4 INCHES IN THICKNESS, REINFORCED WITH 6X6 10-10 WIRE MESH WITH ONE LAYER OF 6 MIL VISQUEEN. LAP MESH ONE MESH SPACE ON ALL SIDES.

REINFORCING BARS TO BE DEFORMED BARS, GRADE 60.

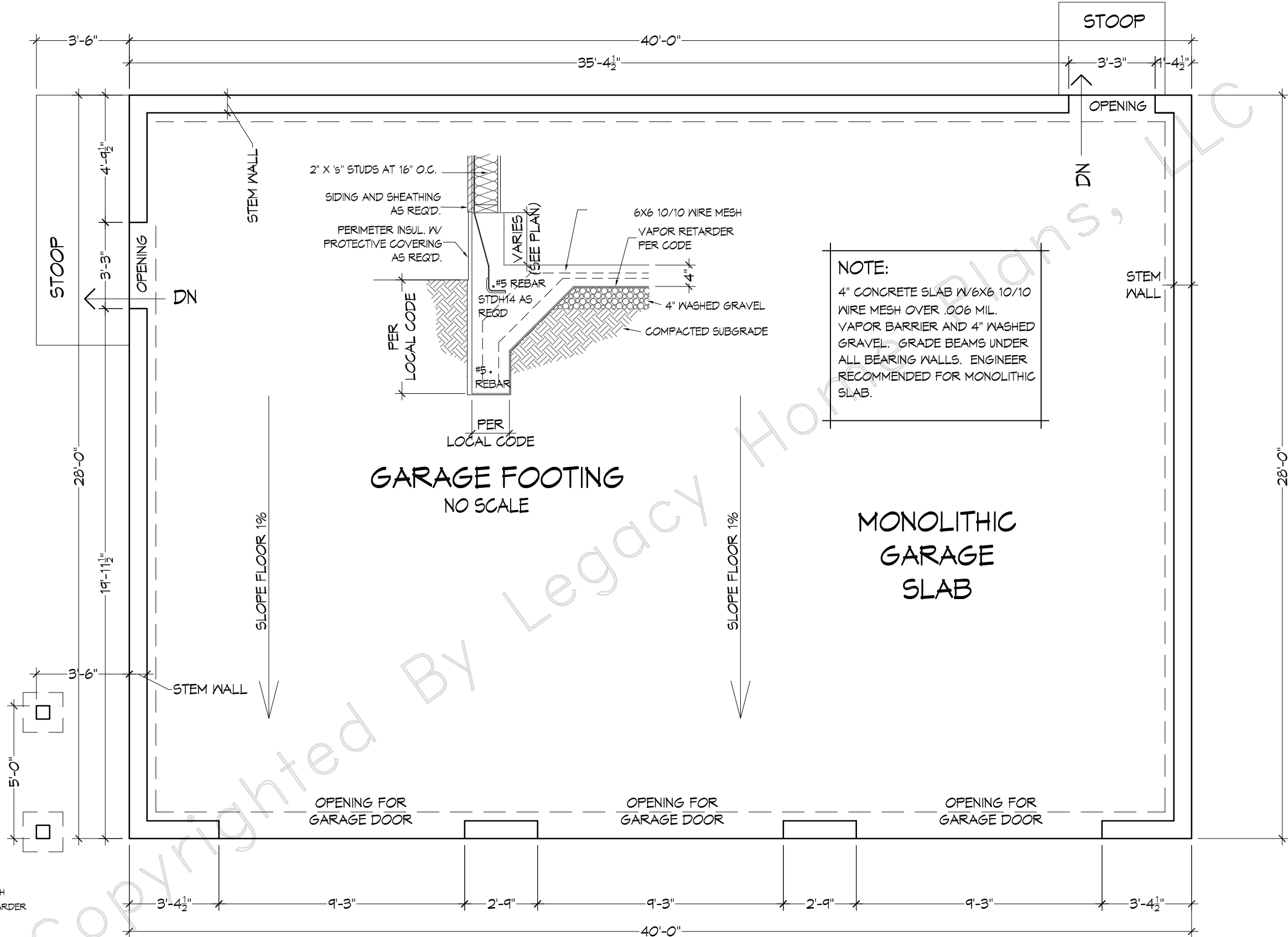
LAP ALL REINFORCING STEEL 24 BAR DIAMETERS OR A MINIMUM OF 18 INCHES UNLESS NOTED OTHERWISE.

ALL REINFORCEMENT AND REINFORCING ACCESSORIES ARE TO BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL.

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.

ALL CONCRETE, FORMS, REBAR AND WELDED WIRE FABRIC SHALL COMPLY WITH LOCAL CODES.

ALL STRUCTURAL INFORMATION IS SHOWN FOR REFERENCE ONLY. IT IS RECOMMENDED THAT A REGISTERED ENGINEER REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS ACCORDINGLY.



FOUNDATION FLOOR PLAN

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

TURNED DOWN FOOTING AT STOOP SLAB

NOT TO SCALE

FOR	CHARLES PITTS	SCALE	AS SHOWN	DATE	3-28-24	FILE	
PLAN NAME	SUGARLOAF GARAGE	DRAWN BY	HR/smy			SHEET #	1
PLAN NO.	1120-1120-G Garage						

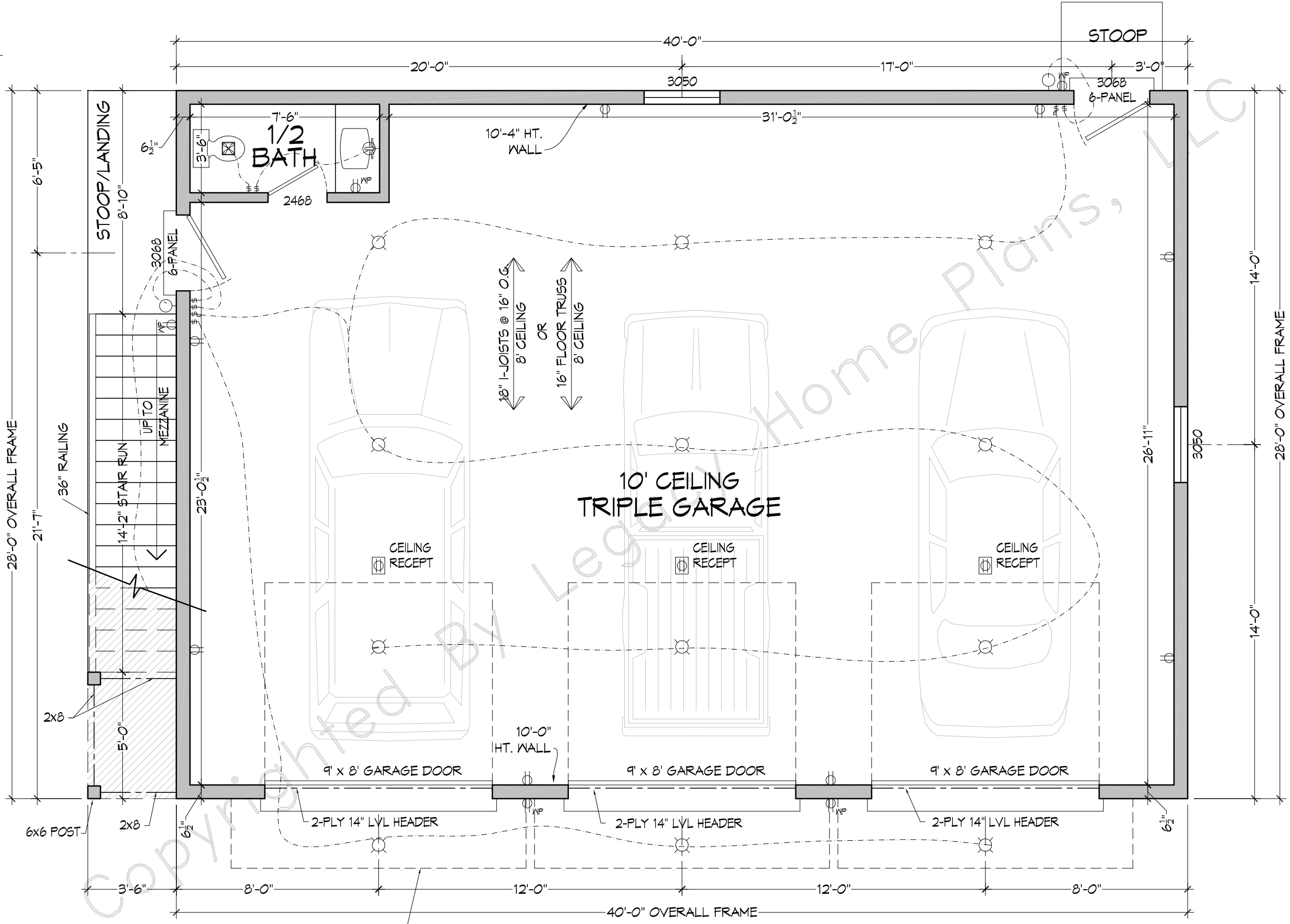
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GENERAL NOTES

- IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES PROPER STRUCTURAL DETAILING AND SIZING, WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTORS RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO REVIEW ALL NON-TYPICAL FOUNDATION OR FRAMING CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEEDS ALL APPLICABLE CODES.
- THIS PLAN HAS BEEN DESIGNED PER CURRENT I.R.C. IT MUST BE CONSTRUCTED TO MEET THE MINIMUM SEISMIC REQUIREMENTS AS PER THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAFTERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLES PROVIDED BY THE SOUTHERN PINE COUNCIL USING THE 2013 S.P.I.B. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
- DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK (4.5" OR 6.5"). BRICK VENEER SHOWN 5 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 6 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES U.O.N. OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER U.O.N.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BRIDGING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRONGBACKS AT 5 FEET ON CENTER WHEN JOIST OR PLYWOOD DECKING DOES NOT SPAN AND TIE RAFTER BEARING PLATES. HALF INCH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
- ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
- H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
- THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OWNERS INTENT WITH SAFETY REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
- TO MINIMIZE EXCESSIVE MOISTURE AND MOLD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLABS, AND FLOOR JOISTS AT GROUND LEVEL. USE AN EXTERIOR SHEATHING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10% FRESH AIR INTAKE.
- ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND MASONRY CONTRACTORS.



GARAGE FLOOR PLAN

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

ALL WALLS ARE 6 1/2" SQUARE FOOTAGE
 10'-0" CEILINGS DN 1120 TRIPLE GARAGE
 1120 MEZZANINE
 2240 TOTAL

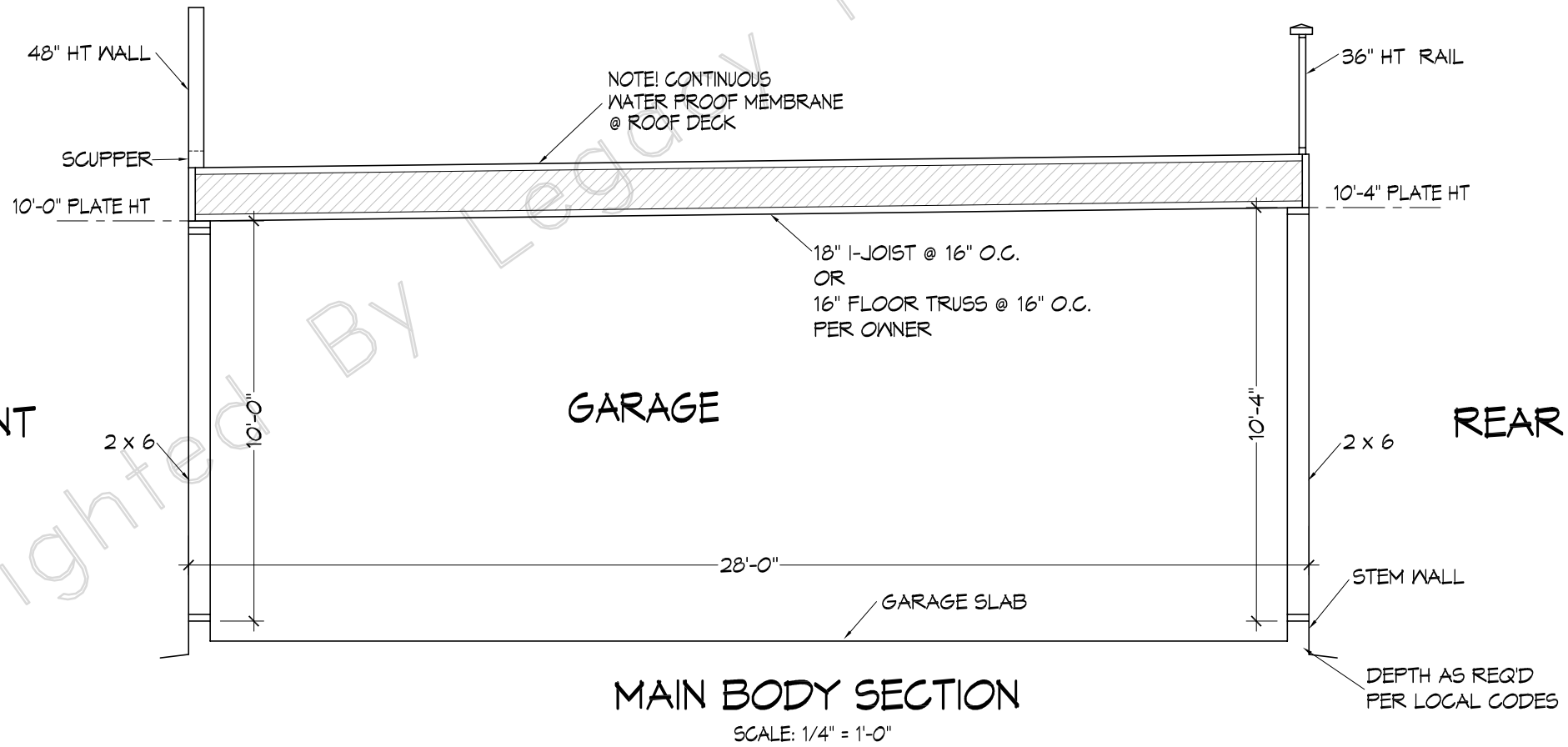
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PLAN NAME	SUGARLOAF GARAGE	DRAWN BY	HR/smy			SHEET #	2
PLAN NO.	1120-1120-G Garage						

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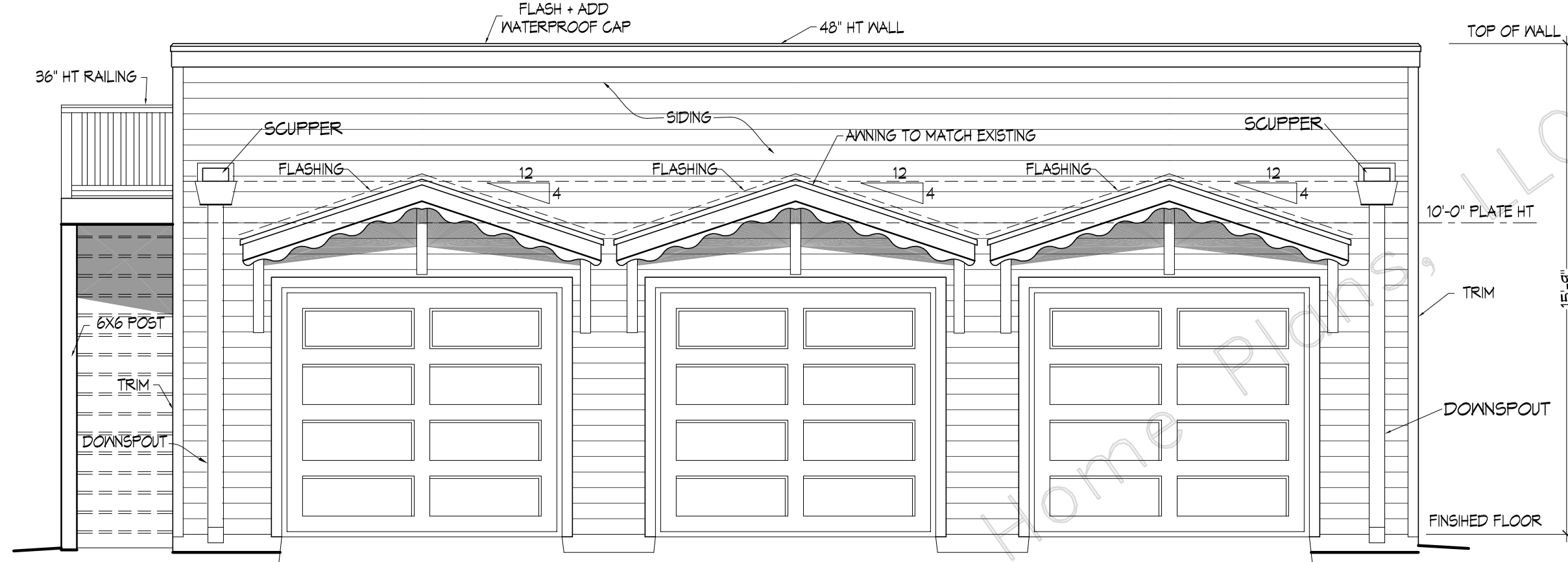
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PLAN NAME	Sugarloaf Garage	DRAWN BY	hrr/smy			SHEET #	4
PLAN NO.	1120-1120-G Garage						

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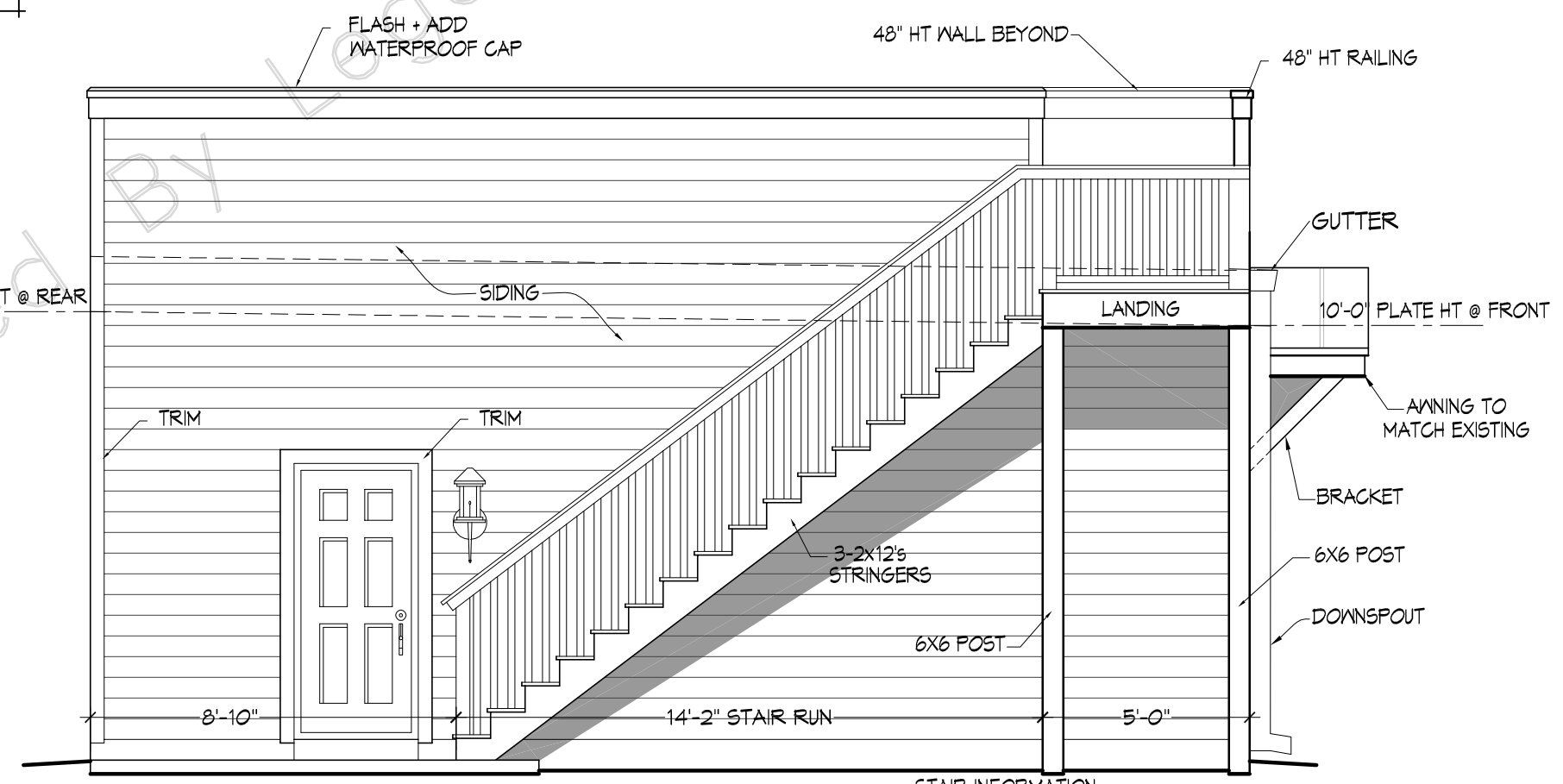
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NOTE! CONTINUOUS WATER PROOF MEMBRANE @ ROOF DECK

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

STAIR INFORMATION
19 RISERS @ 7.75" MAX
(VERIFY TOTAL RISE ON JOBSITE)
17 TREADS @ 10.0" + NOSING
1 LANDING

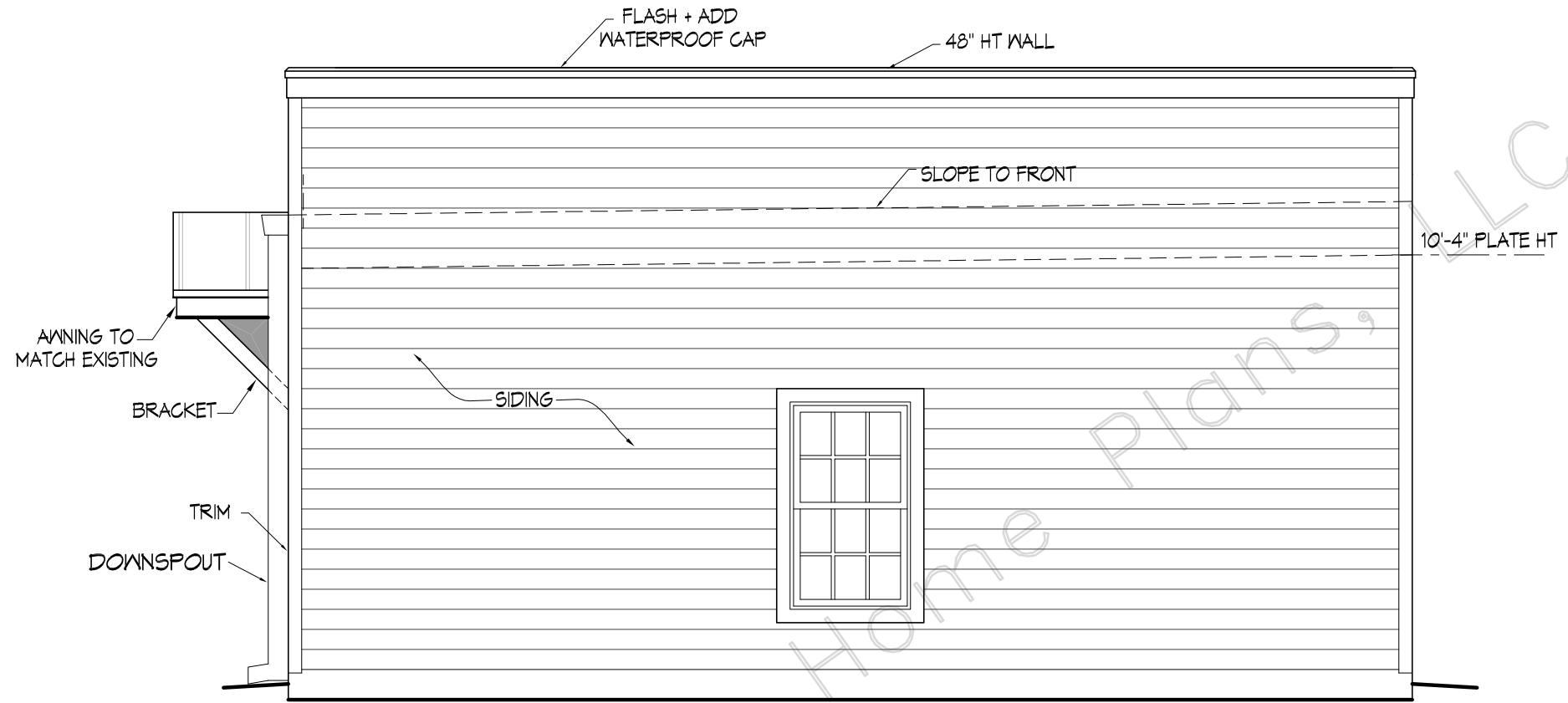
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PLAN NAME	SUGARLOAF GARAGE	DRAWN BY	HR/SMTV			SHEET #	5
PLAN NO.	1120-1120-G Garage						

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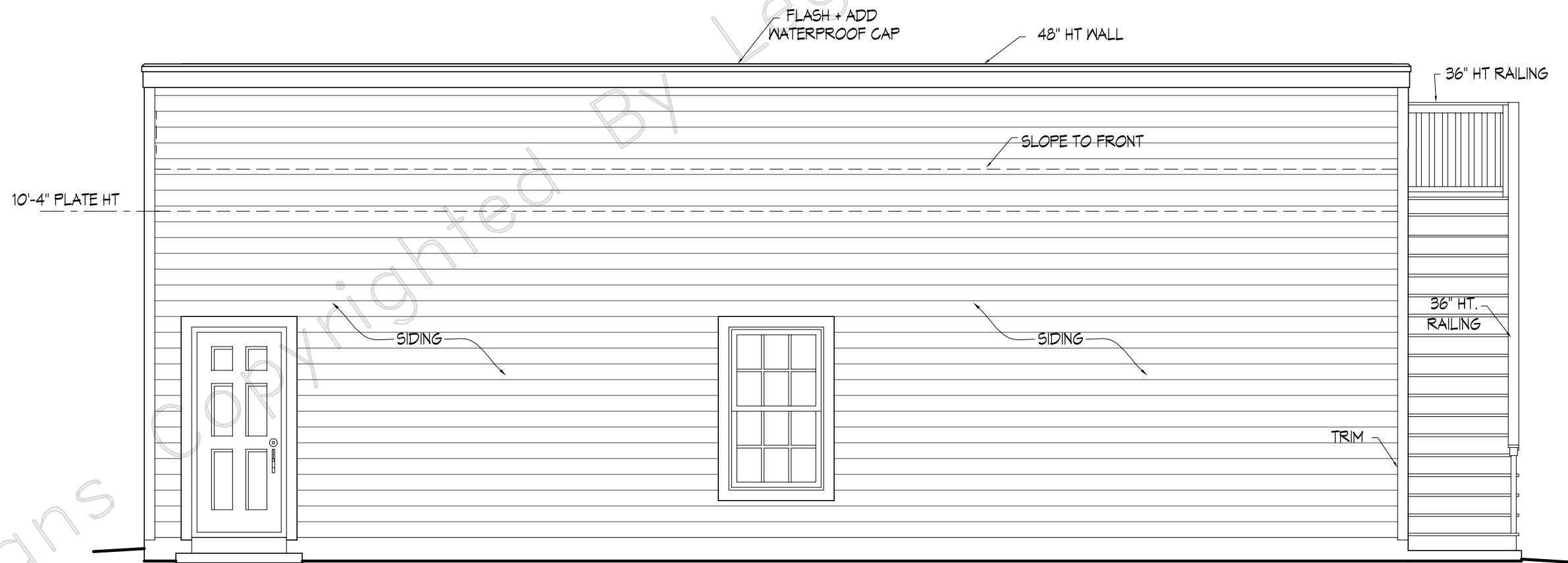
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RIGHT ELEVATION

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



REAR ELEVATION

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

FOR	Charles Pitts	SCALE	As Shown	DATE	3-28-24	FILE	
PLAN NAME	Sugarloaf Garage	DRAWN BY	hrr/smy			SHEET #	6
PLAN NO.	1120-1120-G Garage						

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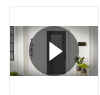
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Masonite

32 in. x 80 in. Premium 9 Lite Primed White Left Hand Inswing Steel Prehung Front Exterior Door with Brickmold

★★★★★ (141) Questions & Answers (65)



Hover Image to Zoom

Share Print

★ PREFERRED PRICING ⓘ

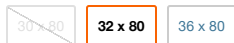
\$325.36 ~~\$332.00~~
Save \$6.64 (2%)

Pay **\$275.36** after **\$50 OFF** your total qualifying purchase upon opening a new card. ⓘ
Apply for a Pro Xtra Credit Card

N Carson City Store

✓ 2 in stock Aisle 24, Bay 012

Common Door Size (WxH) in.: 32 x 80



Door Handing: **Left-Hand/Inswing**



Pickup at N Carson City

Delivering to 89706

Pickup
Tomorrow
2 in stock
FREE

Delivery
Tomorrow
3 available

🚚 **Get it as soon as tomorrow.** Schedule your delivery in checkout.

🔧 Get Expert Door Installation

A local pro will take care of the job for you

Request door installation service

[What to Expect ⓘ](#)

JELD-WEN
59.5 in. x 35.5 in. V-2500 Series White Vinyl Right-Handed Sliding Window with Colonial Grids/Grilles

★★★★★ (53) Questions & Answers (44)



Hover Image to Zoom

Live Chat

Feedback

Share Print

PREFERRED PRICING

\$410⁶² ~~\$419.00~~
Save \$8.38 (2%)

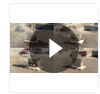
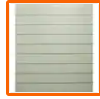
Pay **\$360.62** after **\$50 OFF** your total qualifying purchase upon opening a new card. [Apply for a Pro Xtra Credit Card](#)

Width (in.) x Height (in.): **59.5 x 35.5**

James Hardie

Hardie Plank HZ5 8.25 in. x 144 in. Primed Cedarmill Fiber Cement Lap Siding

★★★★★ (106) Questions & Answers (97)



Hover Image to Zoom



Share Print

BULK PRICE ELIGIBLE \$14.98 Buy 152 or more \$13.48

Product Width (in.): 6.25 in



Unavailable at N Carson City

Delivering to 89706

Pickup Nearby

Tomorrow
In stock 6.3 mi away
FREE

Delivery

Tomorrow
355 available

Get it as soon as tomorrow. Schedule your delivery in checkout.

How much will you need?

Please note: calculations are estimates only

Calculate by:

- Length x Width
- Square Footage

Wall 1

Length:

Width:

+ Add Wall

- 1 +

Add to Cart

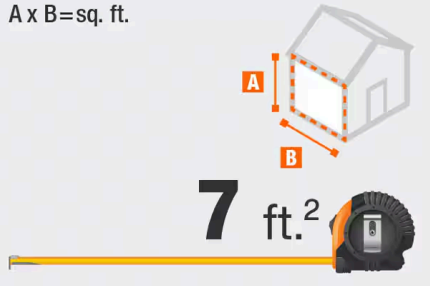
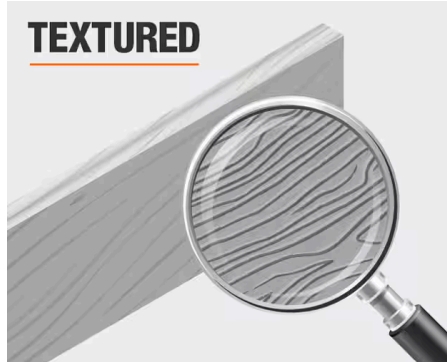
Add to List

Add to Quote

Product Details

COVERAGE AREA

A x B = sq. ft.

**TEXTURED****READY TO PAINT****FINISH TYPE****PRIMED****SIDING TYPE**

LAP SIDING

**ORIENTATION**

HORIZONTAL

**WARRANTY**
30 YEARS
 LIMITED

More ▾

About This Product

Hardie Plank CedarMill Fiber Cement Lap Siding has a woodgrain appearance making it ideal for exteriors where a traditional wood siding look is desired. ASTM E136 noncombustible cladding will not attract pests including termites and woodpeckers. HZ5 engineering means it is made to withstand temperature fluctuations, snow, ice, freezing temperatures and hail. Board is factory primed using a primer with a slight green hue. To finish, apply an acrylic, water-based exterior house paint to the primed board within 180 days of installation.

Highlights

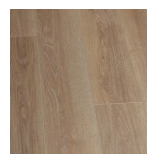
- Durable, fiber cement siding withstands the toughest weather conditions
- Natural cedar look house siding with a woodlike grain texture resists water absorption to protect against swelling and cracking
- Complete your siding full home project now! To see additional James Hardie products readily available in your region, click here: [Dallas, Houston, Austin, Atlanta, Florida, New Orleans, Carolinas, Chicago, Pacific North West](#)
- Noncombustible, resists flame spread making for a safer home
- Fiber cement siding stays strong and does not appeal to woodpeckers, termites and other pests
- 5/16 in. x 8.25 in. x 144 in. lap board for horizontal installation
- Siding is factory primed using a primer with a green hue - paint with an acrylic exterior house paint within 180 days of install
- Complies with ASTM E136 as a noncombustible cladding that is recognized by fire departments across the U.S.
- 30-year limited non-prorated siding, trim, and soffit substrate warranty
- For more assistance and to order hardie siding, visit the pro desk at your local Home Depot store: availability, lead time and product assortment may vary by region
- [Return Policy](#)
- California residents see [Prop. 65 WARNINGS](#)

Product Information

Internet # 202035444
 Model # 6000265
 UPC Code # 727396013710
 Store SKU # 230196

Additional Resources
[Shop All James Hardie](#)
From the Manufacturer

- [TDS](#)
- [Specification](#)
- [Product Brochure](#)
- [Warranty](#)
- [Installation Guide](#)
- [Product Label in Spanish](#)
- [Use and Care Manual](#)
- [Full Product Manual](#)
- [Return Policy](#)



Malibu Wide Plank
 French Oak Marinas
 20 MIL 9.1 in. x 6...
 ★★★★★ (214)
\$3²⁵
 /sq. ft. (\$98.96 /case)
~~\$3.69~~ Save 12%

Sponsored

Specifications



Width (in.)

8.25 in

[See Similar Items](#)

Vertical/Horizontal

Horizontal

[See Similar Items](#)

Product Length (in.)

144 in

[See Similar Items](#)

Profiles

Clapboard

[See Similar Items](#)

Siding Features

Pre-Primed
Ready to Paint
Water Resistant

[Show More](#) ▾

Finish Type

Primed

[See Similar Items](#)

Dimensions

Coverage Area (sq. ft.)	8.25 sq ft
Product Length (in.)	144 in
Product Thickness (in.)	0.312 in
Product Width (in.)	8.25 in

Details

Color Family	Green
Color/Finish	Primed
Finish Type	Primed
Material	Cement
Product Weight (lb.)	20.65 lb
Profiles	Clapboard
Siding Features	Pre-Primed, Ready to Paint, Water Resistant, Wood Grain Surface
Vertical/Horizontal	Horizontal

Warranty / Certifications

Manufacturer Warranty	30-year limited non-prorated siding, trim, and soffit substrate warranty
-----------------------	--

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

97 Questions



Customer Reviews

4.6 out of 5 (106)



Pros Buy These Together

CURRENT ITEM							
<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select	<input checked="" type="checkbox"/> Select
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