



GRASS VALLEY

Development Review Committee Meeting

Tuesday, February 27, 2024 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

MEETING NOTICE

Development Review Committee welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. Add exterior staircase to a priority 4 rated building within the City's Historic District (**20BLD-0442**) Location: 138 East Main Street (APN: 008-343-020)

Recommendation: That the Development Review Committee approve the proposed exterior staircase as may be modified at the public meeting, and which includes the following actions: 1) Determine the project Categorical Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2) Adoption of Findings of Fact for approval of the exterior staircase as presented in the Staff Report; and 3) Approval of the exterior staircase in accordance with the Conditions of Approval as presented in the Staff Report.

2. Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback (**24PLN-01**) Location: 145 Mill St. (APN: 008-372-012)

Recommendation: 1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions: a) recommendation that the Development Review Committee find the project is Categorical Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and b) Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and, c) Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback; and, d) Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, February 27, 2024 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, February 23, 2024.

Taylor Day, City Clerk

**DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
FEBRUARY 27, 2024**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 20BLD-442
Subject: Add exterior staircase to a priority 4 rated building within the City's Historic District
Location/APN: 138 East Main Street/008-343-020
Applicant: Russell Davidson, project architect
Zoning/General Plan: Town Core/Commercial
Entitlement: Building Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee approve the proposed exterior staircase as may be modified at the public meeting, and which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the exterior staircase as presented in the Staff Report; and
3. Approval of the exterior staircase in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

In August 2020, the applicant filed a building permit for the exterior staircase but was told a lot line adjustment would be required to accommodate the staircase and the applicant withdrew the permit. The building was built some time before 1977 according to city records. and is considered a Priority 4 building per the city's historic rating system. A Priority 4 rating is applied to properties that are designated as modern infill, with a total loss of historic fabric.

PROJECT DESCRIPTION:

138 and 142 East Main Street have a common owner, who is willing to record an easement over 142 East Main Street to accommodate the staircase. The city currently leases 142 East Main for a city parking lot. The staircase will be added to the east side of the building, within the adjacent parking lot. It will be setback approximately 35 feet from East Main Street, and approximately 84 feet from Richardson Street. The staircase material will be a weathered steel and will necessitate the addition of a shed roof, replacement of a window to a door, and relocation of a window, all on the second floor.

The Historical Commission considered the project at their regular meeting held on February 13, 2024 and recommended approval of the project as presented.

HISTORIC DESIGN GUIDELINES:

For properties rated Priority 4, preservation is not an objective according to the Design Review Guidelines for the 1972 Historic Townsite. In these cases, the guidelines for new construction apply. Alterations to the properties may occur that are compatible with the overall character of the district. Demolition applications for structures in this category are generally handled through normal city permitting procedures.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The property is located between East Main Street and Richardson Street, within the original boundaries of the 1872 townsite. It is bordered by a priority 2 rated building to the west and a commercial parking lot to the east.

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 1 Categorical Exemption. A Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Commercial with a Town Center overlay, according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail and commercial service establishments and the Town Center overlay is intended to designate selected properties for mixed uses whereby special development criteria may be applied pursuant to the development code.

Zoning - The property is within the Tow Core zoning designation and within the Historical combining zone (TC-H). The primary intent of this zone is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The Historical combining zone is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

FINDINGS:

In accordance with Section 17.81.060 of the Development Code, the Development Review Committee is required to make specific findings before it approves a Development Review Permit.

1. The Community Development Department determined the project is Categorically Exempt as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).

2. The Grass Valley Historical Committee reviewed the application at its regularly scheduled meeting on February 13, 2024.
3. The Grass Valley Development Review Committee reviewed the application at its regularly scheduled meeting on February 27, 2024.
4. The project is consistent with the applicable sections and development standards in the Development Code.
5. The project, as conditioned and to the extent feasible, complies with the City of Grass Valley Community Design Guidelines and the Design Review Guidelines for the 1872 Historic Townsite.
6. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
7. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

A. RECOMMENDED CONDITIONS:

1. The effective approval date for this permit is March 14, 2024 (16 days after approval pursuant to 17.74.020 of the municipal code). The Development Review Permit is approved for a period of 1 year and shall expire on March 14, 2025 unless the project has been effectuated (i.e., building permit has been obtained) or the applicant requests a time extension that is approved by the Grass Valley Development Review Committee pursuant to the Development Code.
2. The project shall be constructed in accordance with the plans approved by the Development Review Committee for Building Permit 20BLD-442 unless changes are approved by the Development Review Committee prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director. Major changes, as determined by the Community Development Director, shall be approved by the Development Review Committee.
3. Prior to issuance of a building permit, the applicant shall review the lease agreement with the City to determine if updates are required due to the loss of a parking space. If required, an updated lease agreement shall be executed prior to issuance of a building permit.
4. Prior to issuance of a building permit, a deed restriction requiring an access easement, to be prepared in substantial conformance to the form provided in Exhibit A, shall be reviewed by city staff prior to recording at the Nevada County Recorder's Office.

5. This plan has not been reviewed by Fire, Building or Engineering Departments. Prior to construction, the applicant shall obtain the requisite building, permits from the building division, in compliance with the California Codes.
6. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Staircase Improvement Plans

Conditions of Approval Exhibit A – Sample Deed Restriction

138/142 East Main Street Development Review Committee
20BLD-442

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Staircase Improvement Plans

Conditions of Approval Exhibit A – Sample Deed Restriction

Aerial 138 East Main Street

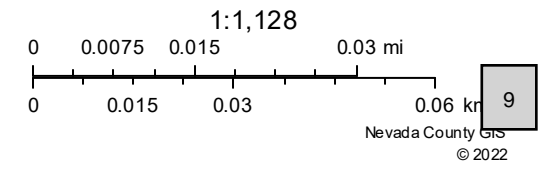
Item # 1.



Nevada County GIS

February 7, 2024

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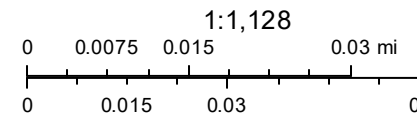
Vicinity 138 East Main Street

Item # 1.



February 7, 2024

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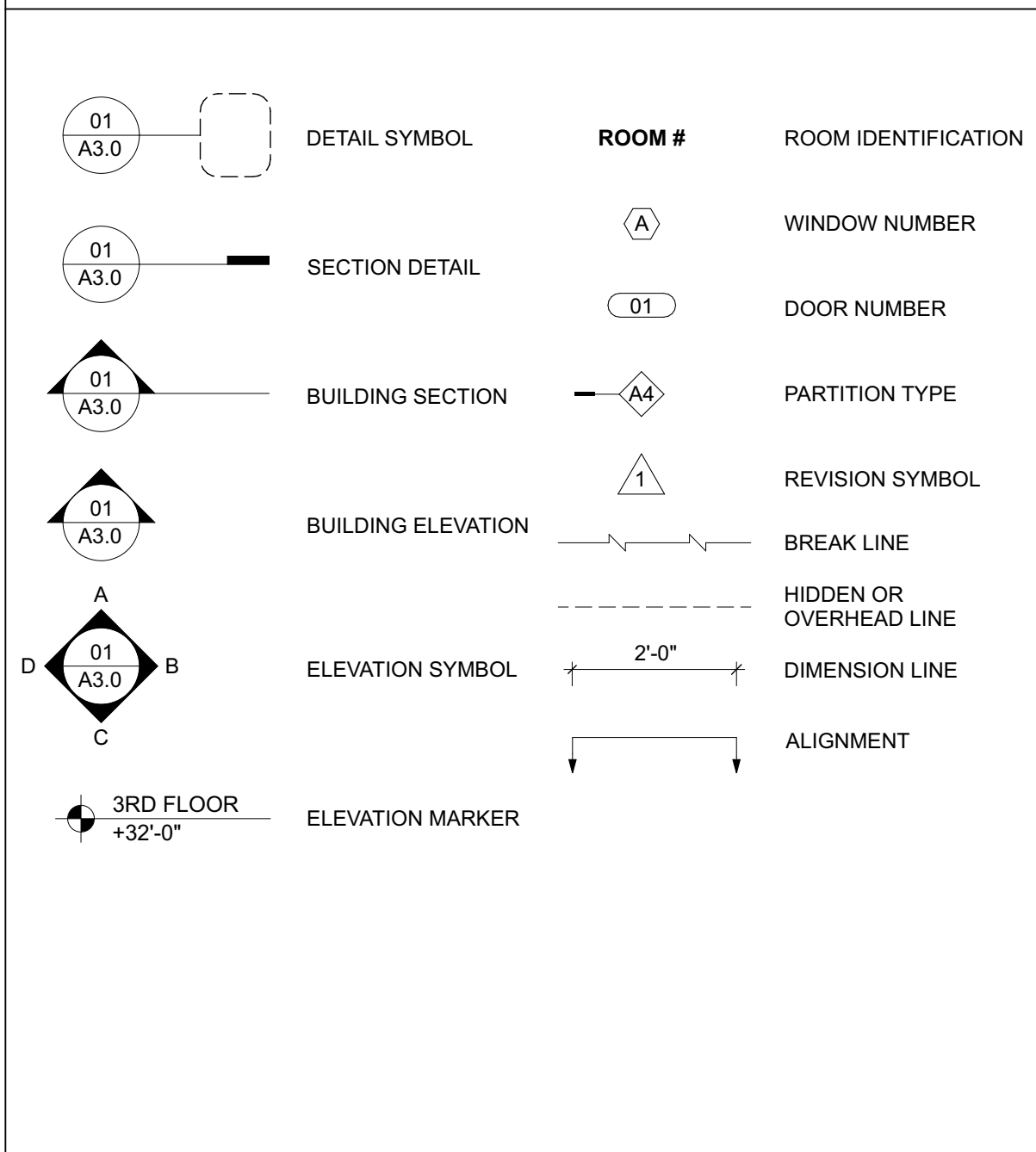
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ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like AB ANCHOR BOLT, AC AIR CONDITIONING, etc.

SYMBOLS



GENERAL NOTES

- 1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
2. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. LEAVING ALL WORK READY FOR USE.
3. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
5. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
6. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
7. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
8. THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
9. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
10. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
11. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
12. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
13. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
14. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
16. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
18. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
19. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
20. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
21. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
22. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, DISHWASHERS, VOICE/ DATA CABLING, TELEPHONE WORK, ETC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
25. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
26. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATE DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
27. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
28. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.

PROJECT TEAM

OWNER: WCS PROPERTIES 10708 MORNING STAR LN. NEVADA CITY, CA 95959 T (530) 914-4672
ARCHITECT: RUSSELL DAVIDSON ARCHITECTURE + DESIGN CONTACT: RUSSELL DAVIDSON 149 CROWN POINT CT, SUITE C GRASS VALLEY CA 95945 T (530) 264-5559

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

PROJECT DATA

SITE DATA
ADDRESS: 138 E. MAIN GRASS VALLEY, CA 95945
A.P.N.: 008-343-020
WIND EXPOSURE: C
CLIMATE ZONE: 11
ZONING: TC-H
SITE AREA: .19 ACRES
BUILDING ANALYSIS
OCC. GROUP: M
CONST. TYPE: V-B
FIRE SPRINKLERS: NO

SCOPE OF WORK

PROJECT CONSISTS OF THE FOLLOWING WORK:
NEW EGRESS STAIRS ON EAST SIDE OF BUILDING. (EASEMENT TO BE GRANTED)
ADDITION OF SHED ROOF ON EAST SIDE
REPLACE (E) WINDOW WITH DOOR AND RELOCATE WINDOW TO AREA UNDER (N) SHED ROOF
(N) INTERIOR NON-LOADBEARING WALLS

DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTALS WILL BE DEFERRED:

SHEET INDEX

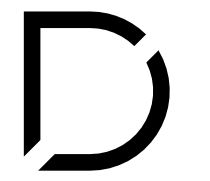
Table with 2 columns: Title, Description. Includes T1.0 TITLE SHEET, A0.1 SITE PLAN, A1.0 EXISTING & DEMOLITION PLANS, A1.1 FLOOR PLAN, A2.0 BUILDING ELEVATIONS.

RUSSELL DAVIDSON ARCHITECTURE + DESIGN logo and name.

COORDINATION SET NOT FOR CONSTRUCTION

138 E. MAIN ST. RENOVATIONS
138 E. MAIN GRASS VALLEY, CA 95945
APN: 008-343-020

TITLE SHEET
T1.0
Submitted: DATE
Scale: AS NOTED
Drawn by: RPD
Checked by: RPD
Job: ---



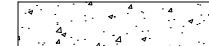



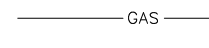

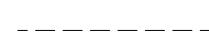
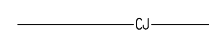
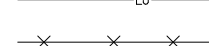





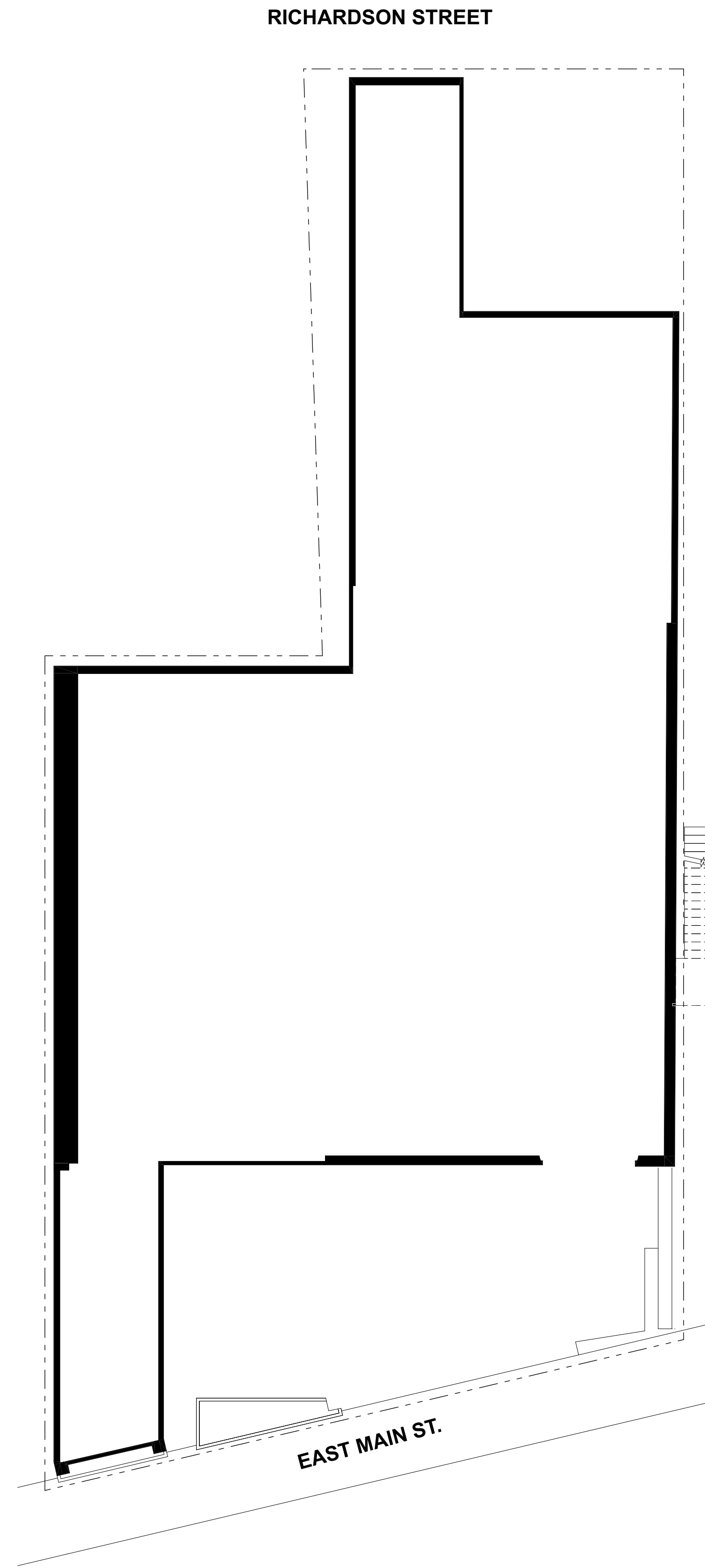
RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

COORDINATION SET
NOT FOR CONSTRUCTION

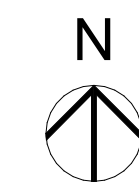
SITE NOTES

LEGEND

-  (E) EXISTING FLOOR AREA
-  (N) PROPOSED FLOOR AREA
-  CONCRETE FLATWORK
-  CONCRETE FLATWORK: STAMPED PATTERN
-  PROPERTY LINE
-  SETBACK LINE
-  ELECTRICAL LINE
-  GAS LINE
-  SEWER LINE
-  WATER LINE
-  PROPOSED BELOW GRADE RAINWATER DRAINAGE SYSTEM
-  CONTROL JOINT
-  EXPANSION JOINT
-  FENCE



1 SITE PLAN
SCALE: 1" = 10'



138 E. MAIN ST. RENOVATIONS

138 E. MAIN
GRASS VALLEY, CA 95945
APN: 008-343-020

ID	NAME	DATE
	HRC	2/5/24

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

SITE PLAN

A0.1

COORDINATION SET
NOT FOR CONSTRUCTION

138 E. MAIN ST. RENOVATIONS

138 E. MAIN
GRASS VALLEY, CA 95945
APN: 008-343-020

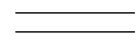
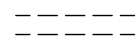
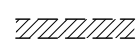
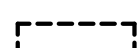
ID	NAME	DATE
	HRC	2/5/24

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

EXISTING &
DEMOLITION
PLANS

A1.0

LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE DEMOLISHED
-  (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN
-  AREA OF WORK
 1. (E) NON-BEARING WALLS TO BE REMOVED
 2. RESTROOM FIXTURES TO BE REMOVED

DEMO PLAN NOTES

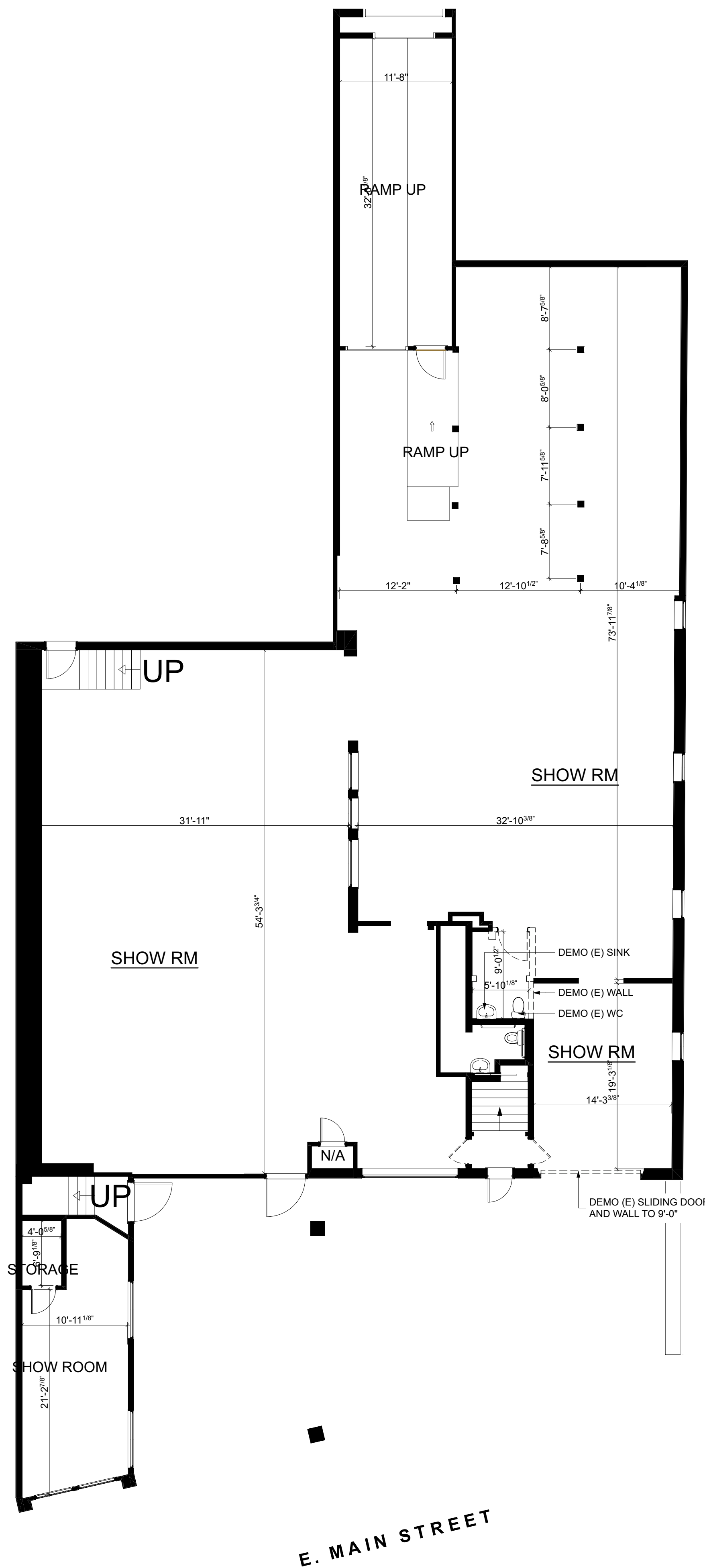
1. REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES
2. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.
3. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
4. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED.
5. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.
9. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
10. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

KEYNOTES

1. (E) WALL, REMOVE EXTERIOR FINISH AND PREP FOR NEW FINISH. SEE FLOOR PLAN
2. (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN
3. REMOVE (E) BUILT-UP POST BELOW (N) ROOF, REFER TO (N) FLOOR PLAN



4 2ND FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"



1 1ST FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

ID	NAME	DATE
	HRC	2/9/24

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN

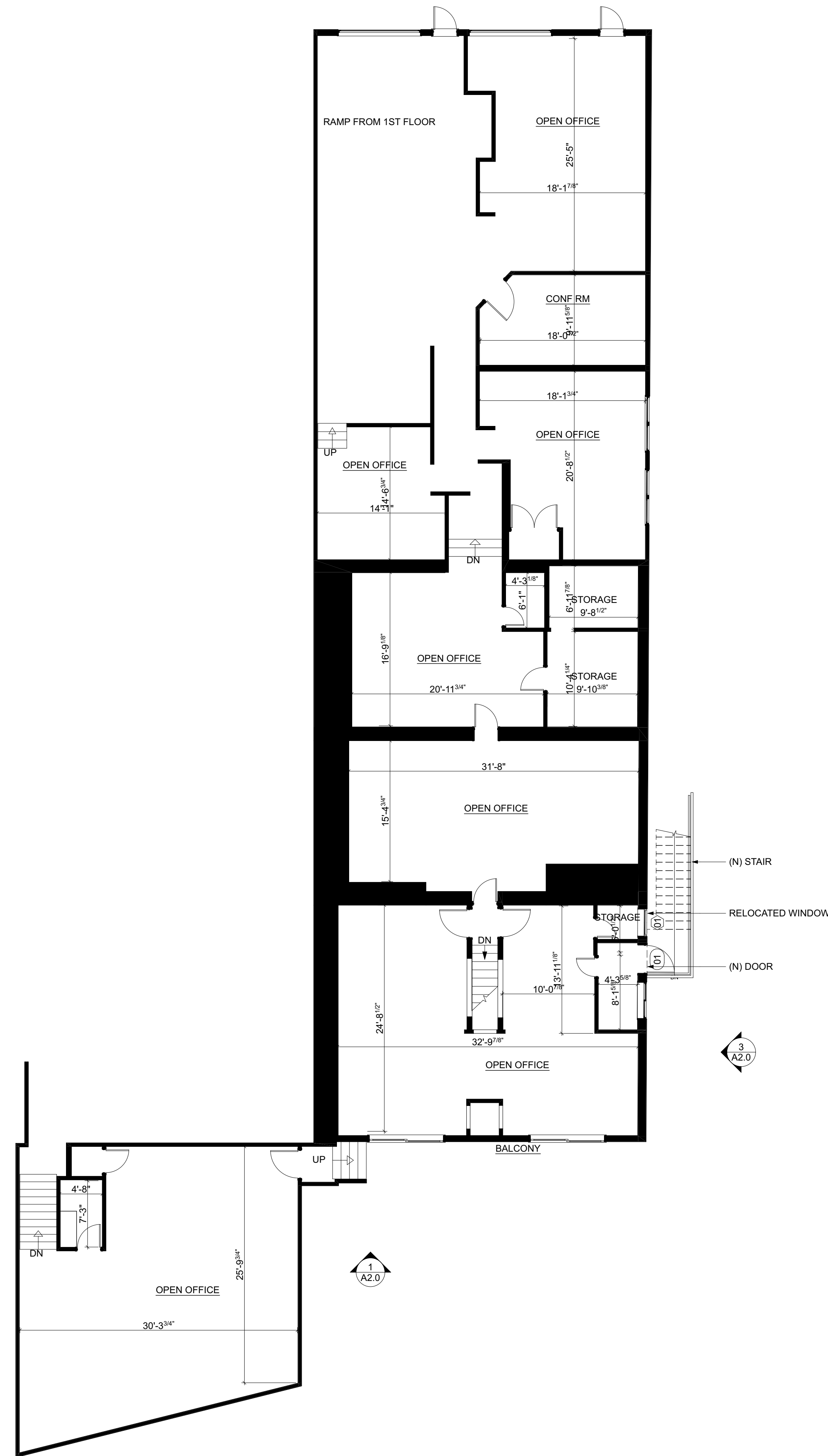
A1.1

LEGEND

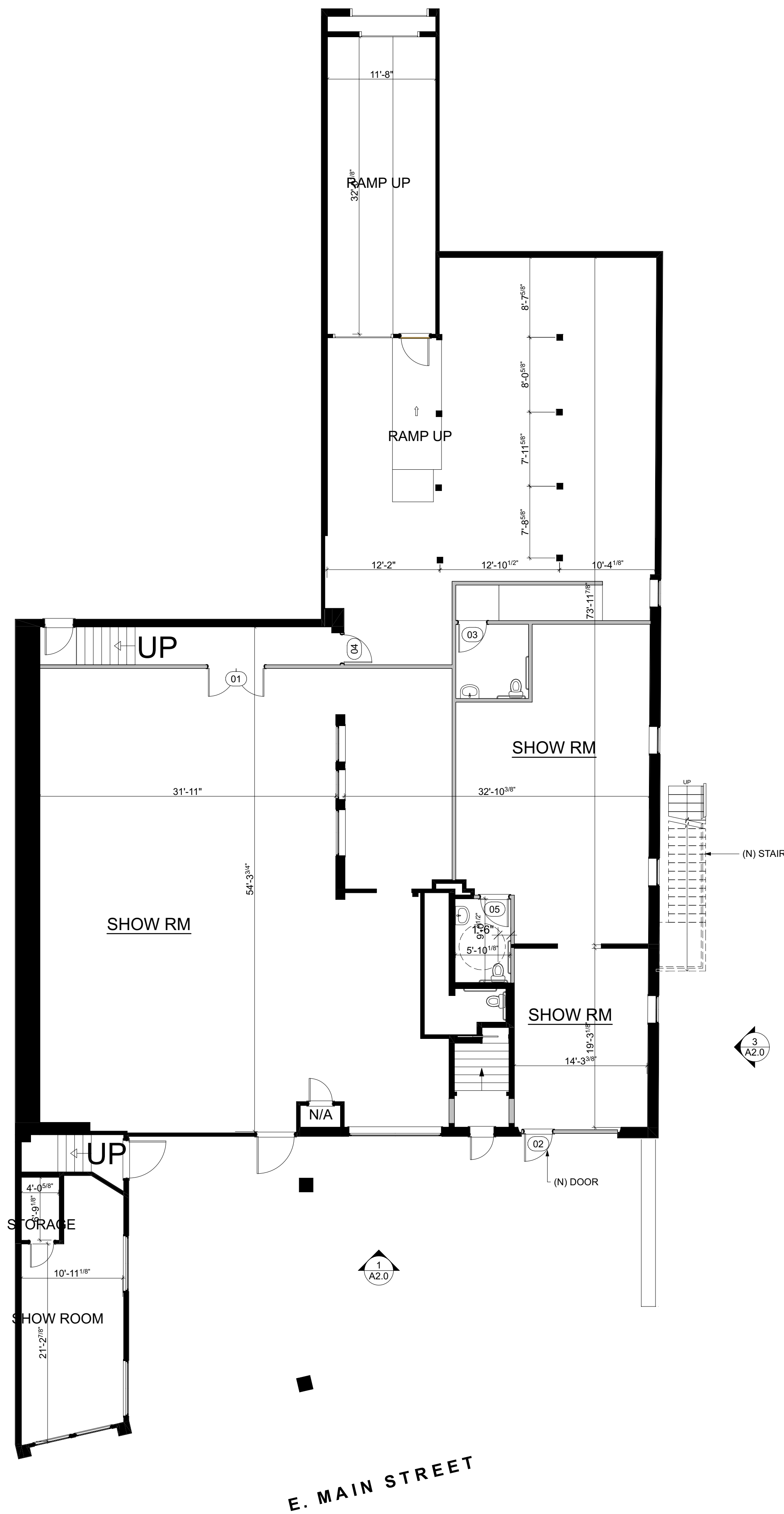
	(E) WALL TO REMAIN		THERMOSTAT
	(N) WALL		GARAGE DOOR OPENER
	1 HR. FIRE WALL		HOSE BIB
ROOM #	ROOM IDENTIFICATION		GAS
	WINDOW NUMBER		
	DOOR NUMBER		
	PARTITION TYPE		

GENERAL NOTES

- NOTES
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION.
 - EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
 - INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
 - DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
 - ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
 - SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
 - PROVIDE MIN. 36"X36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5' AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4" FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.
 - GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
 - BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
 - BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
 - OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
 - PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.



4 NEW 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 NEW 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



RECORDED AT THE REQUEST OF

Grass Valley Planning Department

AND WHEN RECORDED MAIL TO

**Planning Department
City of Grass Valley
125 East Main Street
Grass Valley, CA 95945**

----- Space Above for Recorders Use -----

**DEED RESTRICTION
REQUIRING AN ACCESS EASEMENT**

Declarant, Name, is the owner of that property(ies) located within Nevada County, State of California, described as follows:

Provide Legal Description of parcel(s).

Declarant does herein restrict the above-described properties such that an access easement is required at the time there is a transfer of ownership of one or both parcels. The easement shall allow pedestrian access through the parking lot at 142 East Main Street (008-343-009) for access to a building at 138 East Main Street (008-343-020). The access easement shall provide full pedestrian access across the staircase to a public right-of-way. This restriction is a voluntary covenant as a result of a permit to construct a staircase on a property to serve a building on an adjacent parcel, with Grass Valley Building Department file number [provide City File numbers], to comply with the Development Review Committee Final Conditions of Approval, [note the condition if from an approval Planning file]; and the Grass Valley Municipal Code, Table 2.1: Town Core (TC) Zone Allowed Land Uses and Permit Requirements, which does not allow a staircase as a primary use on a parcel.

Without the herein deed restriction, a transfer of property ownership without an access easement being recorded would result in violations of the above code section. This deed restriction shall constitute a covenant which runs with the land and shall permanently bind the herein Declarant, heirs, assigns, and successors in interest for the benefit of the citizens and property owners in the County of Nevada, unless or until said restriction is relinquished or modified as provided below.

The herein deed restriction shall not be relinquished or altered in whole or in part without the recorded written consent of the City of Grass Valley, California. Abandonment or modification

in whole or in part, without the consent of the City of Grass Valley, California, shall constitute grounds for zoning violation code enforcement action and shall require compliance with this restriction.

Dated: _____

[Owner's Name]

By: _____

Name: _____

Title: _____

Sign in the presence of a Notary Public and Attach Notary's Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, _____ personally appeared
(here insert name and title of the officer)

_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notary Public Seal

WITNESS my hand and official seal.

Notary Public Signature

COMMITTEE

STAFF REPORT

FEBRUARY 27, 2024

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

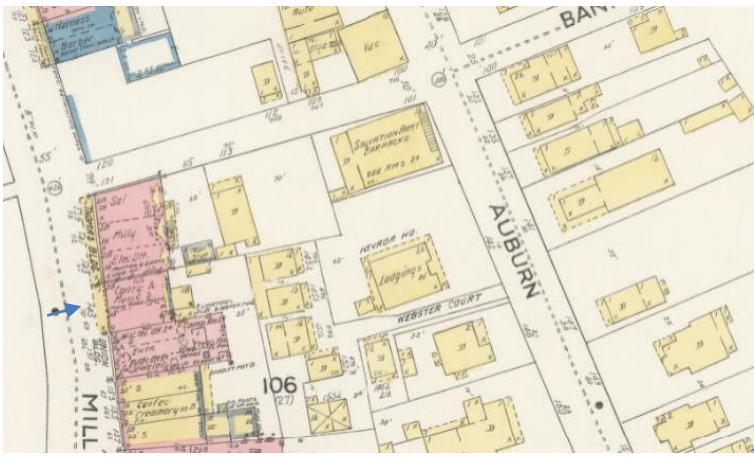
Application Number: 24PLN-01
Subject: Development Review Permit for the remodel of a three-story, 9,256 square foot building on a 0.09-acre property and Variance for encroachment into rear setback
Location/APN: 145 Mill St. / 008-372-012
Owner: RHF Properties
Applicant: Russell Davidson, project architect
Zoning/General Plan: Town Core-Historic District (TC-H)/ Commercial
Entitlements: Development Review Permit

RECOMMENDATION:

1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit and Variance for the exterior improvements to the building at 145 Mill Street as presented, as may be modified by the review body, which includes the following actions:
 - a. A recommendation that the Development Review Committee find the project is Categorically Exempt pursuant to Sections 15301, Class 1 and 15305, Class 5 of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Variance request for encroachment of a rear patio and balcony into the 10-foot rear setback.
 - d. Approve the Development Review Permit for the exterior alterations to the building at 145 Mill Street.

BACKGROUND:

The subject building is situated along the Mill Street Pedestrian Plaza and features three levels, one of which is a basement level that backs up to the city parking lot at 144 South Auburn Street. According to the Assessor records, the building was constructed in 1900 and is 9,256 square feet. The 1912 Sanborn Map shows the rear portion of the building was constructed sometime later.



The Historical Commission considered the project at their regular meeting held February 13, 2027 and recommended approval as presented.

PROJECT DESCRIPTION:

Development Review Permit – This is a Development Review for exterior alterations for a building at 145 Mill Street, located within the Historic District in order to accommodate interior uses of one residential dwelling, one accessory dwelling, two office spaces, and two retail spaces. Exterior alterations include the following:

Alteration

Front elevation (west):

- replace existing guardrail with a 42-inch guardrail,
- replace a window with a door on the second level;

Rear elevation (east):

- replace corrugated metal siding with Hardie board and batten siding,
- replace three windows with glass slider door,
- replace one window with new door,
- replace three remaining windows with new casement windows,
- add a balcony with guardrail with wood support posts on the first level;

Renderings



- add three casement windows and one door (some framing is existing),
- add patio with privacy fencing to basement level;

North side elevation:

- change siding from corrugated metal to Hardie board and batten,
- replace window with a fixed window,
- relocate a door to access the basement level without steps.



All new windows are proposed to be aluminum-framed.

The project is in the Town Core Zone within the Historic Combining district (TC-H), which allows the residential, retail, and office uses as proposed, contingent upon recommendation by the Historical District and approval of a Development Review Permit for the architectural building design in accordance with the City's Design Guidelines, and development standards of the City Municipal Code. The project plans include the following Development Review details:

Site Plan & Setbacks – The Town-Core base zone does not require any setbacks except for the rear setback which must maintain a minimum of 10 feet from the property line of an adjacent use, whereby balconies can encroach up to 4 feet within the rear setback (for a minimum setback of 6 feet). In this case, the existing building is setback only 7'9" so already encroaches into the rear setback. The only building extension proposed is for the balcony, which is proposed to extend fully to the rear property line. The applicant is therefore requesting a variance from the 6-foot rear balcony setback to allow construction of the balcony to the property line. The Variance request is discussed in further detail below.

Parking – There are no parking stalls that currently exist for the existing building and none are proposed for the proposed building uses. The only existing unconditioned space being converted to an active use is that of the basement which will be converted to an 881 square foot ADU with 262 square foot balcony. Pursuant to the parking table in the Town Core Standards (17.21.040 GVMC), no parking is required for expanded uses under 3,000 square feet.

Lighting – No lighting is currently proposed. If lighting is proposed in the future, a building permit will be required and the fixture design will be required to be reviewed by the Historical Commission and the Development Review Committee.

VARIANCE:

Pursuant to section 17.72.070, the purpose of a Variance process is to consider requests to waive or modify standards in the development code due to special circumstances applicable to the property. In this case, the applicant is requesting that the review authority consider the special circumstance to be the lack of outdoor space available due to the small size of the lot, along with the city's desire to preserve historic buildings, which in this case extends the full width and nearly the full length of the lot, leaving only the small area in the rear to create outdoor space for tenants.

There are several balconies, primarily along front facades, that extend to, or often times over the property line so the request also meets the Variance criteria that this would not amount to a privilege that other properties within the same zone don't already have.

HISTORIC DISTRICT DESIGN GUIDELINES:

The following policies, outlined in the Design Review Guidelines for the 1872 Historic Townsite, are applicable to the proposed alterations for this project:

6.3.4 Window and Doors

(2) Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street. Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

(7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.

(8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.

(10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.

(11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.

8.2.2 New Additions

8. The materials of an addition should be compatible with those of the primary structure. Matching the historic material is an appropriate approach, although new materials may also be considered.

9. Windows in an addition that are visible from the public way should be compatible with those of the historic structure.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is developed with an historic building, with its front-facing façade along the Mill Street pedestrian plaza. The property is surrounded by similar historic buildings, with commercial uses on either side, and a public parking lot to the rear.

GENERAL PLAN AND ZONING:

General Plan - The project area has a land use designation of Commercial with a Town Center overlay, according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail and commercial service establishments and the Town Center overlay is intended to designate selected properties for mixed uses whereby special development criteria may be applied pursuant to the development code.

Zoning - The property is within the Tow Core zoning designation and within the Historical combining zone (TC-H). The primary intent of this zone is to strengthen the mixed-use, pedestrian-oriented nature of the existing historic downtown. The Historical combining zone is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, all the proposed uses are permitted within the Town Core zone whereby the city exercises ministerial authority and, as such, are exempt from CEQA pursuant to section 15300.1 of the CEQA Guidelines.

The exterior alterations are consistent with Categorical Exemption Class 1, which includes minor alterations of private buildings involving a negligible expansion of use. The Variance request qualifies for a Categorical Exemption pursuant to Section 15305, Class 5, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 5 Categorical Exemption consists of minor alterations to land use limitations where the site has an average slope not exceeding 20% and there is no change in land use density “including set back variances not resulting in the creation of any new parcel.”

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application (24PLN-01).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 1, Categorical Exemption (Existing Facilities) in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Commercial, within the Town Center overlay. The Project is consistent with the General Plan.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.

5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on December 28, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-01). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. If lighting is proposed in the future, a building permit will be required and the fixture design will be required to be reviewed by the Historical Commission and the Development Review Committee.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

FIRE:

5. The project shall be designed and constructed in accordance with all applicable codes and standards, including but not limited to, the 2022 editions of the California Fire and Building Codes (as amended and adopted by the City of Grass Valley), NFPA 13-22, 24-19, and 72-22, and the City of Grass Valley. If a domestic meter is requested to serve the project, prior to issuance of a grading permit or a building permit the applicant shall perform a Water Demand Analysis to determine meter size and fees.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applications
3. Improvement Plans

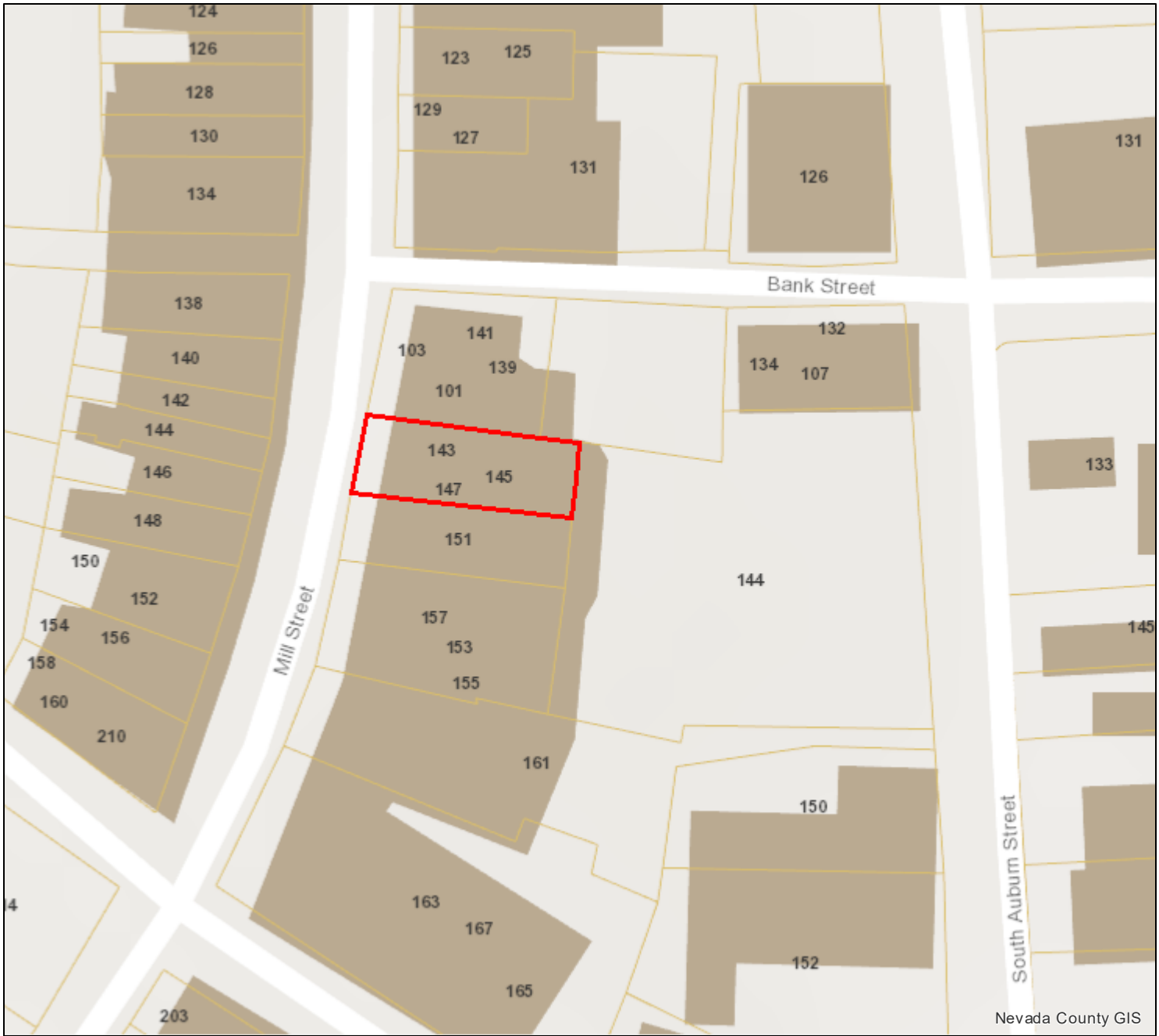
145 Mill Development Review, 24PLN-01

ATTACHMENT LIST

1. Vicinity and Aerial Map
2. Universal and DRC Applications
3. Improvement Plans:
 - a. Existing / Proposed Floor Plans
 - b. Existing / Proposed Front Elevation (west)
 - c. Existing / Proposed Rear (east) and north Elevations
 - d. Section drawings, window and door schedule
 - e. Exterior alteration renderings

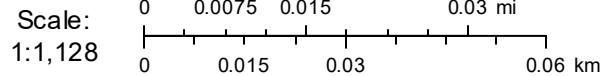
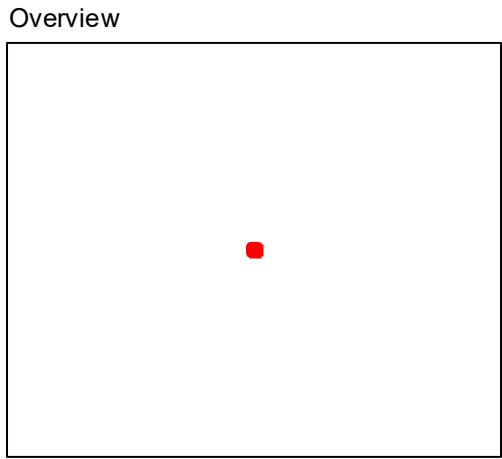
Vicinity Map, 145 Mill

Item # 2.



Parcel APN: 008-372-012
145 MILL STREET

Land Value: \$195,168.00
Improvement Value: \$227,377.00
Acreage: Unknown
Zoning: TC-H GVCity
General Plan: C GVCity
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist:
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa 32
Snow Load: 43 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,414 feet



Aerial Map, 145 Mill

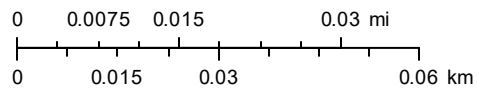
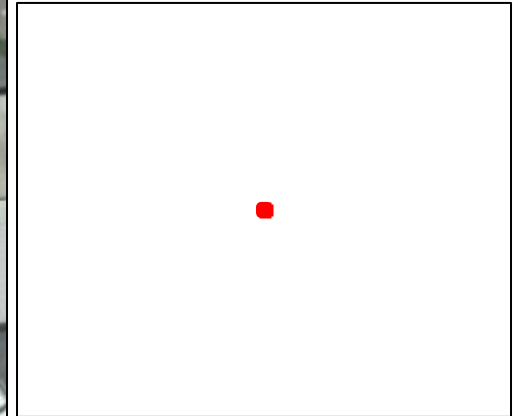
Item # 2.



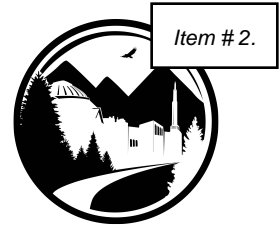
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Snow Load: 43 lbs/sqft
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Elevation: 2,414 feet

Overview



UNIVERSAL PLANNING APPLICATION
 * DUE WITH EVERY PLANNING APPLICATION *



Application Types

Administrative

- Limited Term Permit \$698.00
- Zoning Interpretation \$224.00

Development Review

- Minor Development Review – 10,000 or less sq. ft. \$1,813.00
- Major Development Review – over 10,000 sq. ft. \$3,293.00
- Conceptual Review - Minor \$459.00
- Conceptual Review – Major \$782.00
- Plan Revisions – Staff Review \$316.00
- Plan Revisions – DRC / PC Review \$831.00
- Extensions of Time – Staff Review \$282.00
- Extensions of Time – DRC / PC Review \$607.00

Entitlements

- Annexation \$7,843.00 (deposit)
- Condominium Conversion \$4,923.00 (deposit)
- Development Agreement – New \$18,463.00 (deposit)
- Development Agreement – Revision \$6,903.00
- General Plan Amendment \$7,377.00
- Planned Unit Development \$8,150.00 (minimum charge) + 100.00 / dwelling unit and / or \$100 / every 1,000 sq. ft. commercial floor area
- Specific Plan Review - New Actual costs - \$16,966.00 (deposit)
- Specific Plan Review - Amendments / Revisions Actual costs - \$6,986.00 (deposit)
- Zoning Text Amendment \$3,102.00
- Zoning Map Amendment \$5,073.00

Environmental

- Environmental Review – Initial Study \$1,713.00
- Environmental Review – EIR Preparation \$31,604.00 (deposit)
- Environmental Review - Notice of Determination \$149.00 (+ Dept. of Fish and Game Fees)
- Environmental Review - Notice of Exemption \$149.00(+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria \$313.00
- Major – Master Sign Programs \$1,279.00
- Exception to Sign Ordinance \$964.00

Subdivisions

- Tentative Map (4 or fewer lots) \$3,493.00
- Tentative Map (5 to 10 lots) \$4,857.00
- Tentative Map (11 to 25 lots) \$6,503.00
- Tentative Map (26 to 50 lots) \$8,915.00
- Tentative Map (51 lots or more) \$13,049.00
- Minor Amendment to Approved Map (staff) \$1,114.00
- Major Amendment to Approved Map (Public Hearing) \$2,436.00
- Reversion to Acreage \$765.00
- Tentative Map Extensions \$1,047.00
- Tentative Map - Lot Line Adjustments \$1,200.00

Use Permits

- Minor Use Permit - Staff Review \$480.00
- Major Use Permit - Planning Commission Review \$3,035.00

Variations

- Minor Variance - Staff Review \$518.00
- Major Variance - Planning Commission Review \$2,029.00

<u>Application</u>	<u>Fee</u>
MDR	1813.00
Total:	\$1813.00

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,539.25** for an Environmental Impact Report and **\$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y _____ N N

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney’s fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney’s fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority’s action has been filed in compliance with Chapter 17.91 of the City’s Development Code.

The 15-day period (also known as the “appeal” period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

****Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: _____

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

DEVELOPMENT REVIEW



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
 USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: The property currently consists of
Tenant improvement with addition of two new residential units and two new commercial office spaces, all within existing building
footprint.

B. Describe surrounding land uses:

North: Occupied building
 South: Occupied building
 East: Public parking lot
 West: Mill Street public way

C. Describe existing public or private utilities on the property: Public utilities consist of water, sewer,
electricity and natural gas.

D. Proposed building size (if multiple stories, list the square footage for each floor): _____
Basement - 3562 GSF (same as existing)
Level 1 - 3525 GSF (same as existing)
Level 2 - 1738 GSF (same as existing)

E. Proposed building height (measured from average finished grade to highest point): _____
28' at Mill Street. 29' at rear of building.

F. Proposed building site plan:

(1)	Building coverage	<u>3,591</u>	Sq. Ft.	<u>92.7</u>	% of site
(2)	Surfaced area	<u>75</u>	Sq. Ft.	<u>1.9</u>	% of site
(3)	Landscaped area	<u>209</u>	Sq. Ft.	<u>5.4</u>	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	_____	Sq. Ft.	100	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. _____
There is no proposed phasing on this project. _____

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. _____
Any lights added will be on the rear of the building and will conform to any requirements of energy usage and historical context. _____

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Shielded downlighting will be not spill over the property line. _____

I. Total number of parking spaces required (per Development Code): 2 _____

J. Total number of parking spaces provided: N/A _____

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No _____

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. No _____

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. No _____

II. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other _____

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres 278 SF Percentage of site 7.8%

C. Describe the proposed outdoor use: Tenant balcony and ground floor open space. _____

SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

B. Site Plan

- Fifteen (15) Copies of Plan Sets for **Major** Development Review or Eight (8) Copies of Plan Sets for **Minor** Development Review on standard 24" x 36" size paper fan-folded to 9" x 12", one (1) reduced copy at 8 1/2" x 11" and e-mail electronic .pdf version which includes the following information:
 - Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
 - Project Site Plan drawn to scale and indicating:
 - Dimensioned property lines, north arrow, and any easements on the site
 - Points of access, vehicular circulation, location and dimension of parking areas and spaces
 - Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
 - Location of any existing or proposed utilities such as water, wastewater and storm drainage
 - Location of any proposed structures and uses (including building setbacks)
 - Open space and buffer areas
 - Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
 - Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
 - Mailbox locations and trash enclosures
 - Other site features such as outdoor seating areas

- Preliminary Grading and Drainage Plan showing:
 - Existing and proposed contours using City datum (cut and fill slopes)
 - Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.)
 - Creek flow lines and flow directions
 - Retaining wall locations, materials, and heights.
 - Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
 - Rock outcroppings and other major natural site features
 - Location and construction of temporary and permanent erosion and sedimentation control measures

- Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

- Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

- Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

- Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

- Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

- Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
 - Dimensions and square footage of all signs.
 - Dimensions and square footage of building walls on which signs are located.
 - Means of lighting.
 - Heights of all signs.
 - Message that will appear on each sign.
 - Description of materials and colors for letters and background.
 - A scaled drawing of each sign showing typeface and design details.

- Color Architectural Elevations: One copy reduced to 8 ½" x 11" colored architectural elevations.
- Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

- Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- Photo Articulation of proposed physical improvements overlaid onto photos of site.
- Scaled Model upon request of the Development Review Committee or Planning Commission.

VARIANCE



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

- I. Provide a written response for the variance request and provide a written justification statement to support findings listed in Section 17.72.070 F of the Development Code, including the following:
 - A. There are special circumstances applicable to the property, including location, shape, size, surroundings, and topography, so that the strict application of this Development Code deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
 - B. The approval of the Variance or Minor Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and,
 - C. The granting of the application will not authorize an activity or use which is not otherwise expressly authorized by the zone governing the parcel of property for which the application is made.

II. Project Characteristics:

A. Describe all existing buildings and uses of the property: The property currently consists of
Tenant improvement with addition of two new residential units and two new commercial office spaces, all within existing building
footprint.
Level 2 - 1738 GSF (same as existing)

B. Describe surrounding land uses:

North: Occupied building
South: Occupied building
East: Public parking lot
West: Mill Street public way

SITE PLAN REQUIREMENTS

A site plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The site plan should be as complete and accurate as possible since it will be used by several City departments to check various requirements of the development application. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

A. Application Checklist:

- One completed copy of Universal Application form.
- One completed copy of the Environmental Review Checklist (if applicable).
- Preliminary Title Report dated no later than 6 months prior to the application filing date.
- The appropriate non-refundable filing fee.

B. Site Plan Submittal:

- Site Plan size – one 8-1/2" x 11", 15 larger folded copies (folded to 9" x 12") with one 8.5 x 11" reduced copy and e-mail electronic .pdf file.
- Graphic scale and north arrow.
- Vicinity map (showing property location to major roads or major landmarks).
- Show location and dimensions of existing and proposed structures and walls.
- (Identify existing as a solid line and proposed as a dashed line).
- Label the use of all existing and proposed structures or area.
- Show the distance between structures and to the property lines.
- Show site access, location and dimensions of adjacent street right-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking facilities, including parking area and layout, loading areas trash storage areas, dimensions and numbers of individual parking spaces (including handicapped spaces) and aisles.



RUSSELL DAVIDSON
ARCHITECTURE + DESIGN

Jeff Himeline
Russell Davidson Architecture + Design
149 Crown Point Ct. Suite C
Grass Valley, CA 95945
jeff@davidsonarch.com
(530) 264-5559

February 6, 2024
Subject: Variance Request - 145 Mill Street

To whom it may concern,

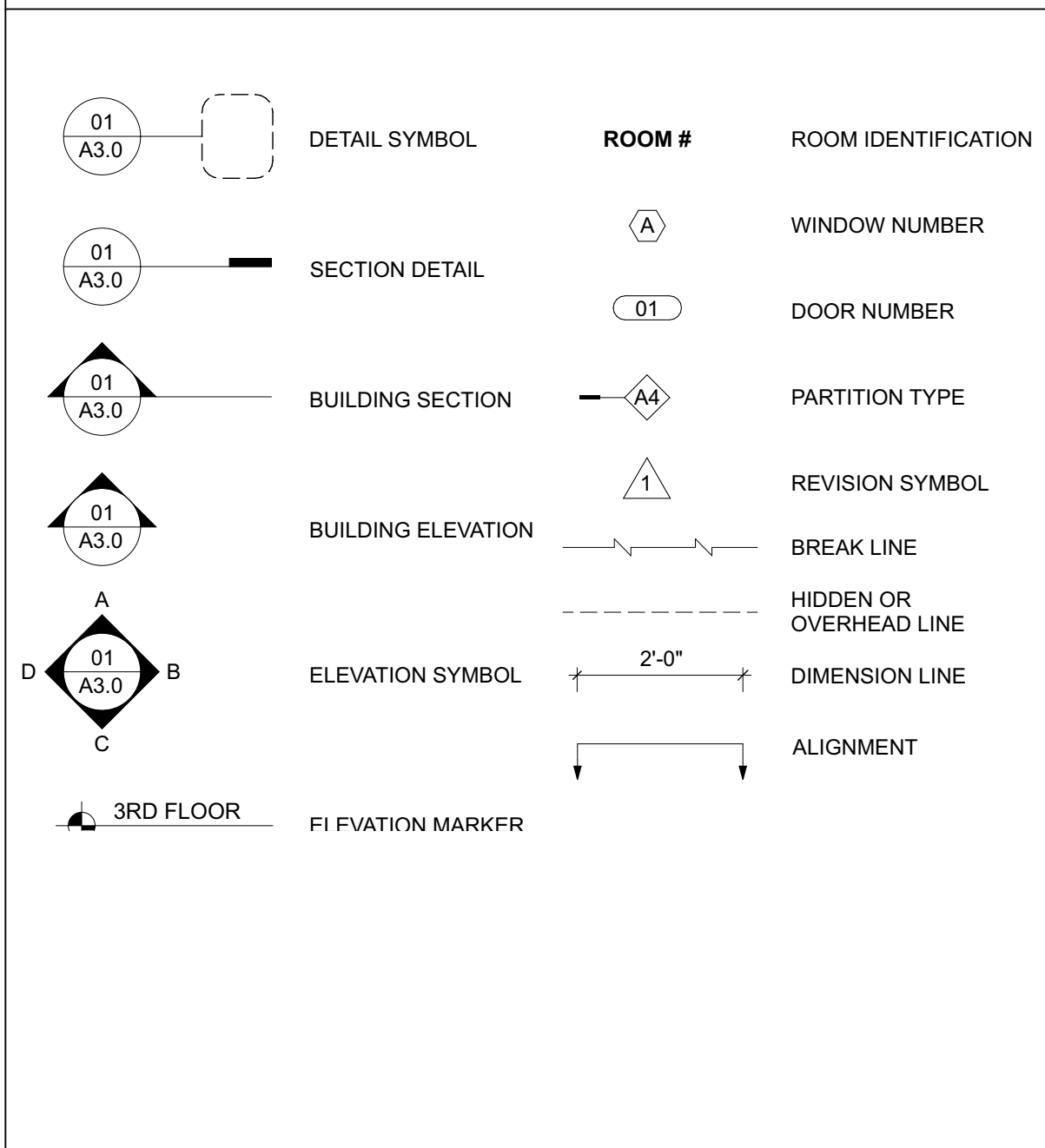
On behalf of the building owner at 145 Mill Street, we would like to apply for a variance to allow a balcony to encroach into the 4' required setback at the rear of the property. Adhering to a 4' setback would only allow for a 3'-9" deep deck, which is functionally insufficient for our proposed occupancy. As the rear portion of the building is an addition that is not part of the original historic building, we do not feel a new balcony would affect its historic integrity. It is our opinion that a new balcony would not only add both aesthetic and functional value, but would also align with a previous use. We have discovered existing post bases on top of the existing retaining wall on the property line, indicating a former balcony in the same area we are proposing.

Sincerely,
Jeff Himeline
Architect

ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes items like AB ANCHOR BOLT, ACU ACUST AIR CONDITIONING, etc.

SYMBOLS



GENERAL NOTES

- 1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
2. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
3. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
5. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
6. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
7. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
8. THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
9. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
10. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
11. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
12. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
13. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
14. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERE TO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
16. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
18. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
19. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
20. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
21. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
22. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
23. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, DISHWASHERS, VOICE/DATA CABLING, TELEPHONE WORK, ETC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
25. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
26. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATE DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
27. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
28. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.

PROJECT TEAM

OWNER:
RHIF PROPERTIES
10656 ALTA STREET
GRASS VALLEY, CA 95945
(530) 559-3366
ARCHITECT:
RUSSELL DAVIDSON ARCHITECTURE + DESIGN
CONTACT: RUSSELL DAVIDSON
145 CROWN POINT CT, SUITE C
GRASS VALLEY, CA 95945
T (530) 913-2370
STRUCTURAL ENGINEER:
WILLIAM FRECHTER
PO BOX 454
NEVADA CITY, CA 95959
MECHANICAL ENGINEER:
MELAS ENERGY ENGINEERING
CONTACT: MICHAEL MELAS
547 UREN ST #1
NEVADA CITY, CA 95959
T (530) 265-2492
ENERGY ANALYSIS:
MELAS ENERGY ENGINEERING
CONTACT: MICHAEL MELAS
547 UREN ST #1
NEVADA CITY, CA 95959
T (530) 265-2492

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:
FIRE SPRINKLERS

PROJECT DATA

SITE DATA
ADDRESS: 145 MILL STREET, GRASS VALLEY, CA 95945, (530) 008-372-012
A.P.N.: 008-372-012
ELEVATION: 2,421
SNOW LOAD: 43 LBS/SQ FT
WIND EXPOSURE: C
CLIMATE ZONE: 11
ZONING: TC-H GVCITY
SITE AREA: 3875 SQ FT
ALLOWABLE COVERAGE: 80% MIN.
ACTUAL COVERAGE: 3,591 SQ FT (92.7%)
MAX. HEIGHT: 3 STORIES OR 45'
SETBACKS: FRONT: 0', INTERIOR: 0', EXTERIOR: 0', REAR: 10'
BUILDING ANALYSIS
OCC. GROUP: B, R3
CONST. TYPE: VB
FIRE SPRINKLERS: NFPA 13
AREAS:
UNIT 1 PATIO: 1627 GSF
UNIT 1 DECK: 262 GSF
UNIT 2 DECK: 881 GSF
UNIT 2 DECK: 261 GSF
OFFICE SUITE 1: 1013 GSF
OFFICE SUITE 1 DECK: 230 GSF
OFFICE SUITE 2: 755 GSF

SCOPE OF WORK

PROJECT CONSISTS OF THE FOLLOWING WORK:
TENANT IMPROVEMENT WITH ADDITION OF TWO NEW RESIDENTIAL UNITS AND TWO NEW COMMERCIAL OFFICE SPACES.
DEFERRED SUBMITTALS
THE FOLLOWING SUBMITTALS WILL BE DEFERRED:
FIRE SPRINKLERS

SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:
FIRE SPRINKLERS

SHEET INDEX

Table with 2 columns: Title, Description. Includes T1.0 TITLE SHEET, A0.1 SITE PLAN, A1.0 DEMOLITION PLAN - BASEMENT, etc.

SCHEDULES & DIAGRAMS

Table with 2 columns: Title, Description. Includes A6.0 DOOR & WINDOW SCHEDULES, A8.1 3D VIEWS, S2.0 STRUCTURAL DRAWINGS.

VICINITY MAP



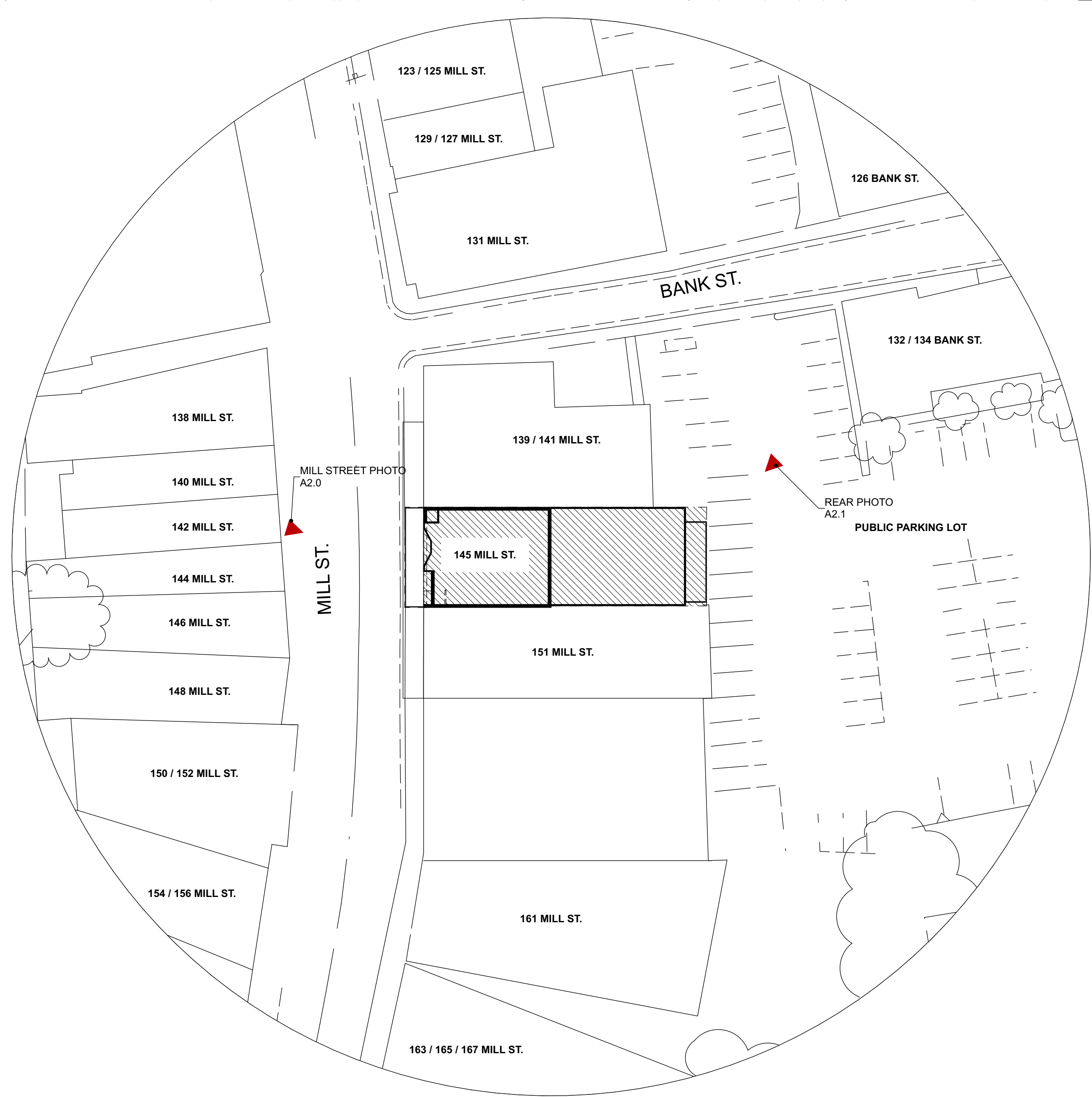
RUSSELL DAVIDSON ARCHITECTURE + DESIGN logo and contact information.

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

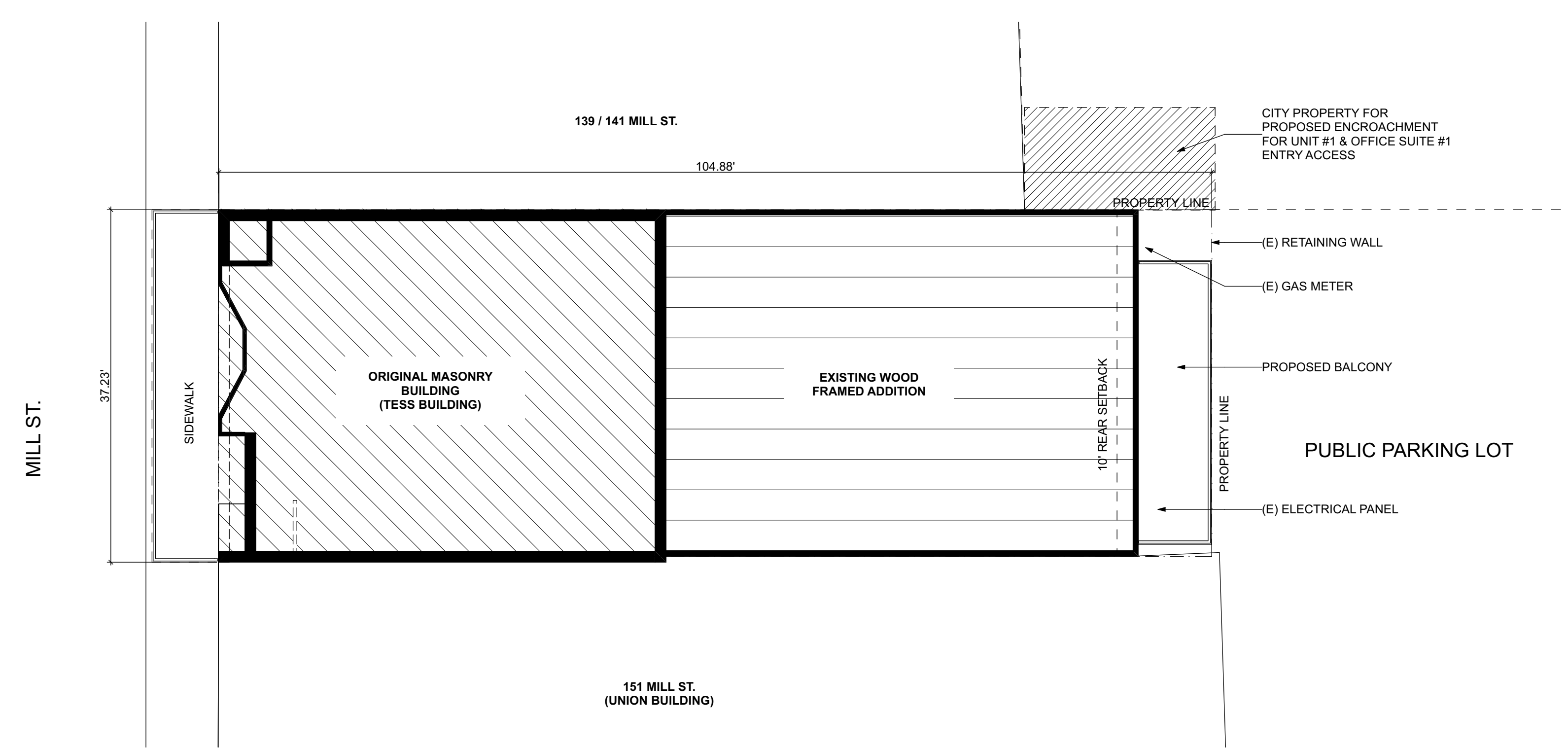
Table with 3 columns: ID, NAME, DATE. Includes fields for SUBMITTED, SCALE, DRAWN BY, CHECKED BY, JOB.

TITLE SHEET

T1.0



2 NEIGHBORHOOD SITE PLAN
SCALE: 1" = 30'



1 SITE PLAN
SCALE: 1" = 10'



145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SITE NOTES

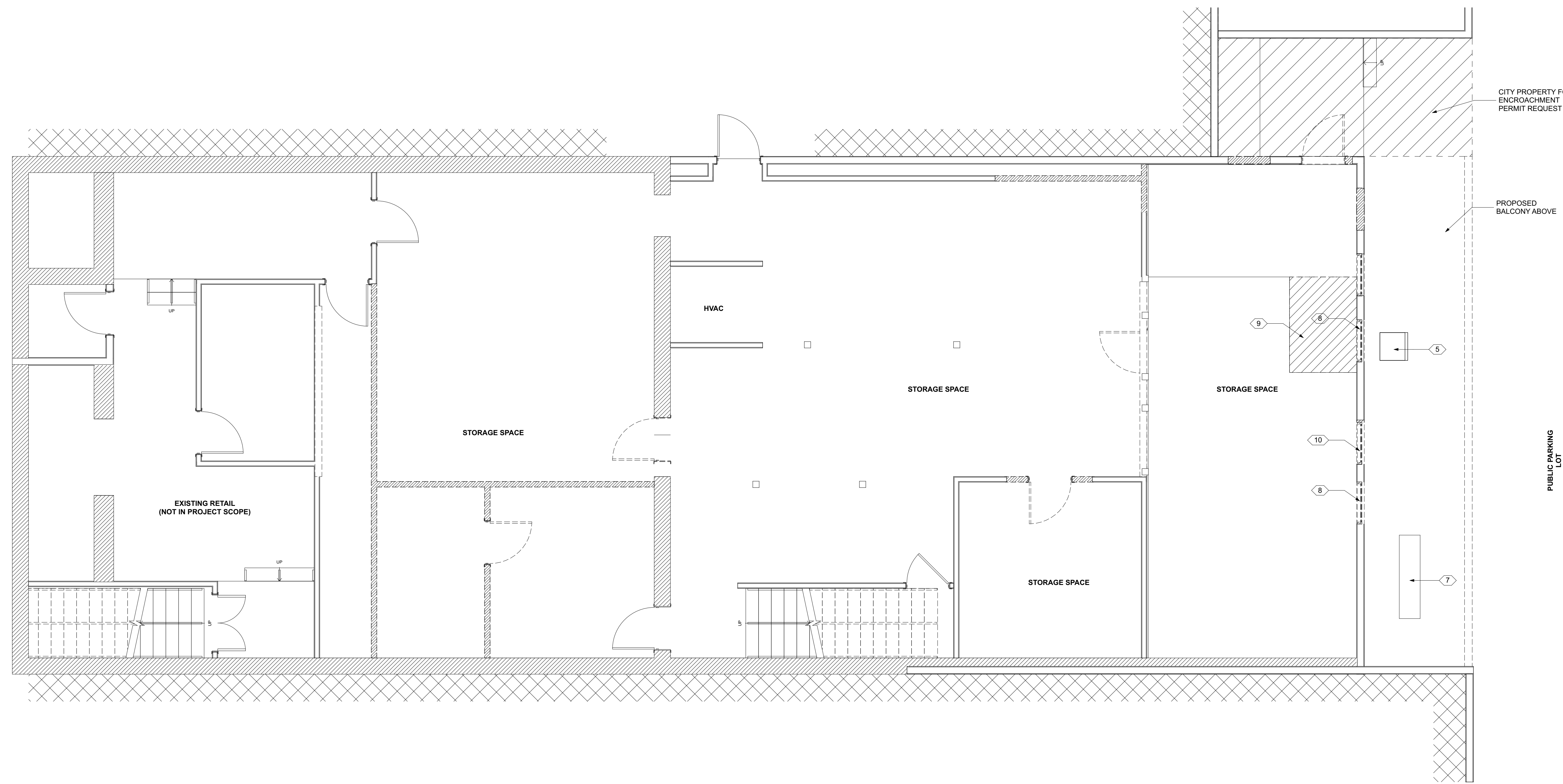
- 1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- 2. PROJECT WILL COMPLY WITH LOCAL AHJ STORM WATER REQUIREMENTS.

SUBMITTED:	01.04.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

SITE PLAN

A0.1



CITY PROPERTY FOR ENCROACHMENT PERMIT REQUEST

PROPOSED BALCONY ABOVE

PUBLIC PARKING LOT

1 BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

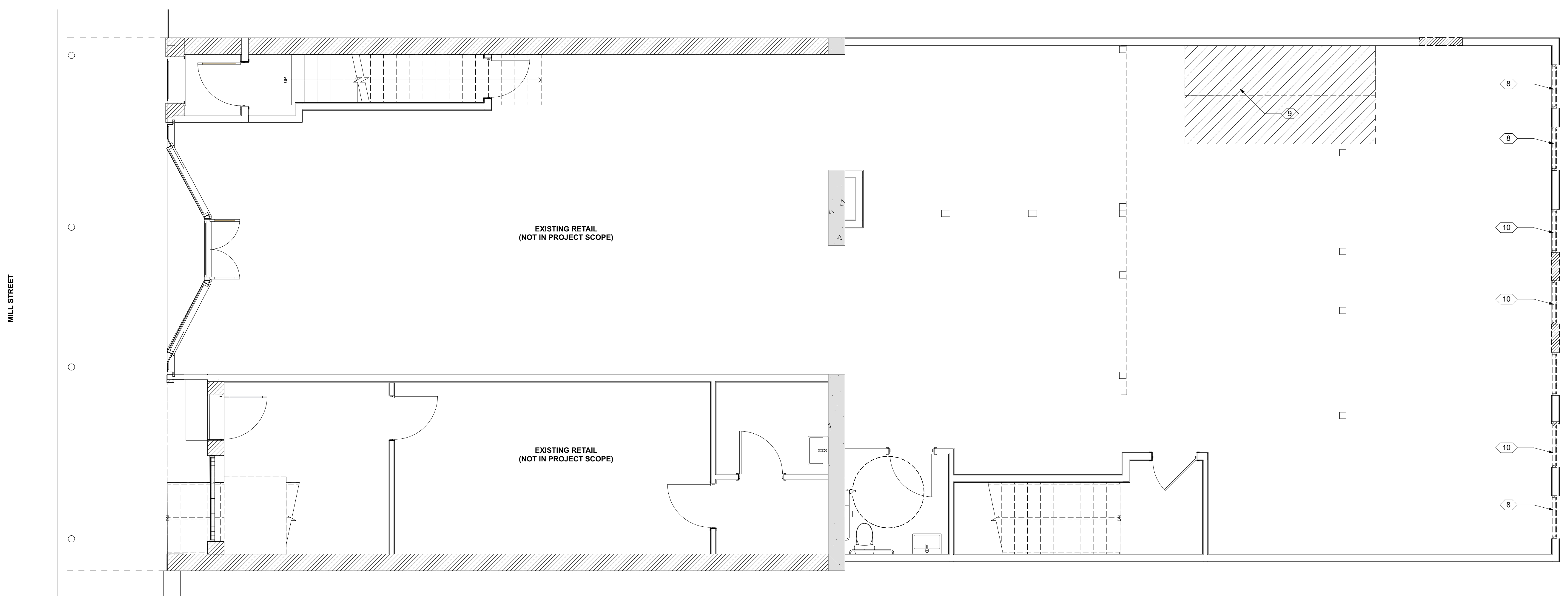
J:\users\jeh\in\RD\A-D Dropbox\RD\A-D Projects\Current\2023\27 145 Mill\Arch\CAD\Current\145 Mill St.pln

KEYNOTES	DEMO PLAN NOTES	LEGEND
<ol style="list-style-type: none"> REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN REMOVE (E) DOOR, OPENING TO REMAIN REMOVE (E) GUARDRAIL (E) AC COMPRESSOR (E) MASONRY WALL (E) ELECTRICAL METER PREP (E) OPENING FOR (N) WINDOW REMOVE SECTION OF (E) FLOOR ENLARGE (E) WINDOW OPENING FOR (N) DOOR 	<ol style="list-style-type: none"> REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS. 	<p>LEGEND</p> <ul style="list-style-type: none"> (E) WALL TO REMAIN (E) WALL TO BE DEMOLISHED (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN
<p>1. REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR</p> <p>2. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.</p> <p>3. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.</p> <p>4. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED.</p> <p>5. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.</p> <p>6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.</p>	<p>7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.</p> <p>8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.</p> <p>9. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.</p> <p>10. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> (E) WALL TO REMAIN (E) WALL TO BE DEMOLISHED (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN

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JOB:	---

DEMOLITION PLAN - BASEMENT

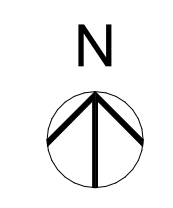
A1.0



1 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012



J:\users\jeh\line\RD\A-D Dropbox\RD\A-D Projects\Current\2023\27 145 Mill\Arch\CAD\Current\145 Mill St.pln

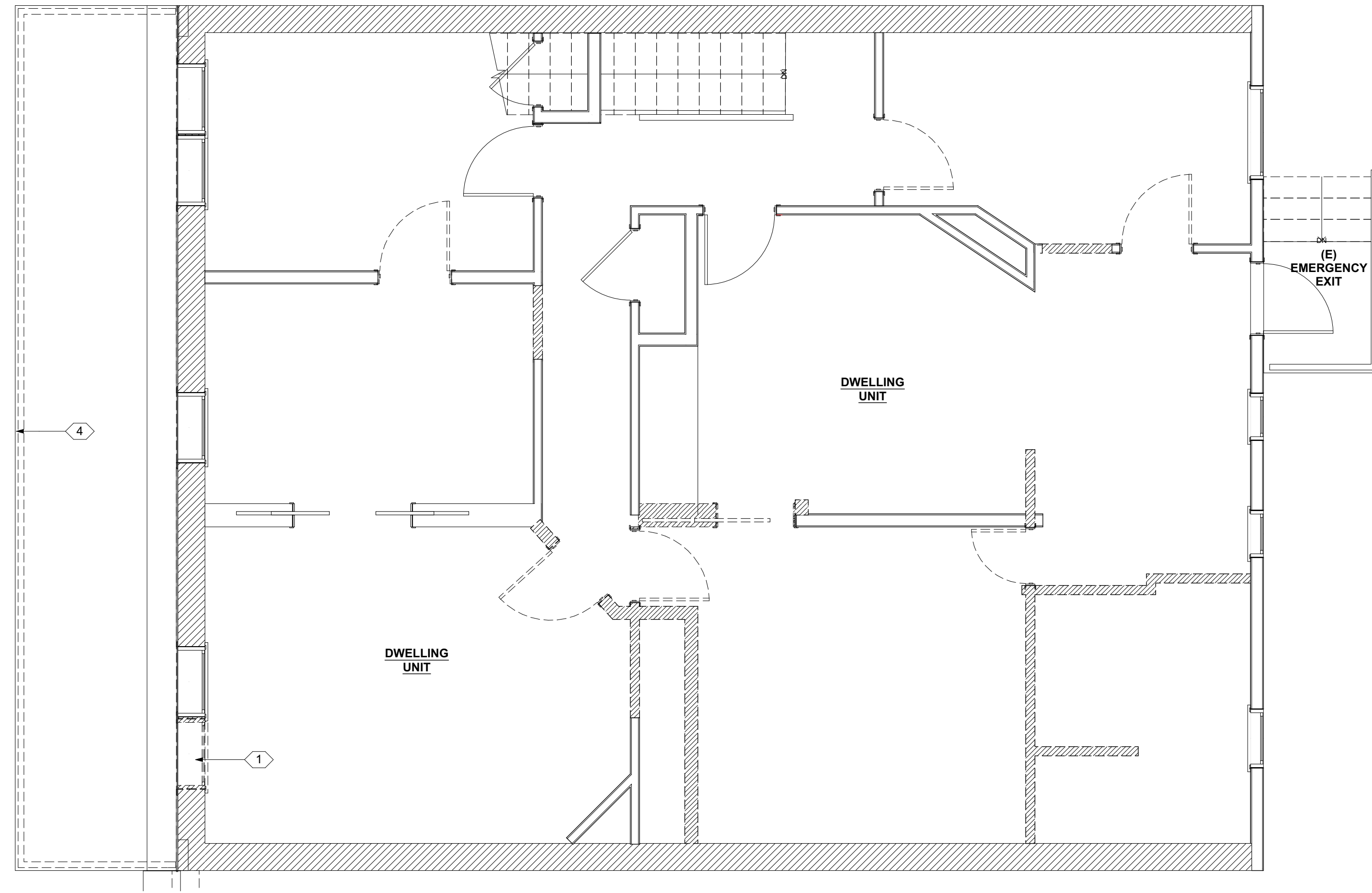
ID	NAME	DATE

KEYNOTES	DEMO PLAN NOTES	LEGEND
<ol style="list-style-type: none"> REMOVE (E) WINDOW AND ENLARGE HEIGHT OF OPENING TO ACCOMMODATE (N) EXTERIOR DOOR (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN REMOVE (E) DOOR, OPENING TO REMAIN REMOVE (E) GUARDRAIL (E) AC COMPRESSOR (E) MASONRY WALL (E) ELECTRICAL METER PREP (E) OPENING FOR (N) WINDOW REMOVE SECTION OF (E) FLOOR ENLARGE (E) WINDOW OPENING FOR (N) DOOR 	<ol style="list-style-type: none"> REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK. FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS. 	<p>LEGEND</p> <p>—— (E) WALL TO REMAIN</p> <p>----- (E) WALL TO BE DEMOLISHED</p> <p>/////// (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN</p>
	<ol style="list-style-type: none"> PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION. 	

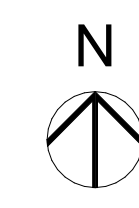
SUBMITTED:	01.04.2024
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JOB:	---

DEMOLITION PLAN - LEVEL 1

A1.1



1 2ND FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"



145 MILL STREET

145 MILL STREET
 GRASS VALLEY, CA 95945
 APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- (E) WALL, REMOVE EXTERIOR FINISH AND PREP FOR NEW FINISH, SEE FLOOR PLAN
- (E) WALL TO BE REMOVED, FOUNDATION AND FLOOR TO REMAIN
- REMOVE (E) BUILT-UP POST BELOW (N) ROOF, REFER TO (N) FLOOR PLAN

DEMO PLAN NOTES

- REMOVE EXISTING FINISHES AS NOTED ON PLANS & REPAIR & PREPARE ALL SURFACES FOR FINISHES
- MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.
- FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
- FURNISH, INSTALL, AND MAINTAIN DUST COVERINGS TO PREVENT THE SPREAD OF DUST BEYOND THE IMMEDIATE AREA WHERE DEMOLITION IS BEING PERFORMED.
- REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.
- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.

- PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL NOTIFY OWNER IN WRITING IMMEDIATELY. CONTRACTOR SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- ANY INTERRUPTION TO BUILDING UTILITIES SHALL BE CLEARED WITH OWNER 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

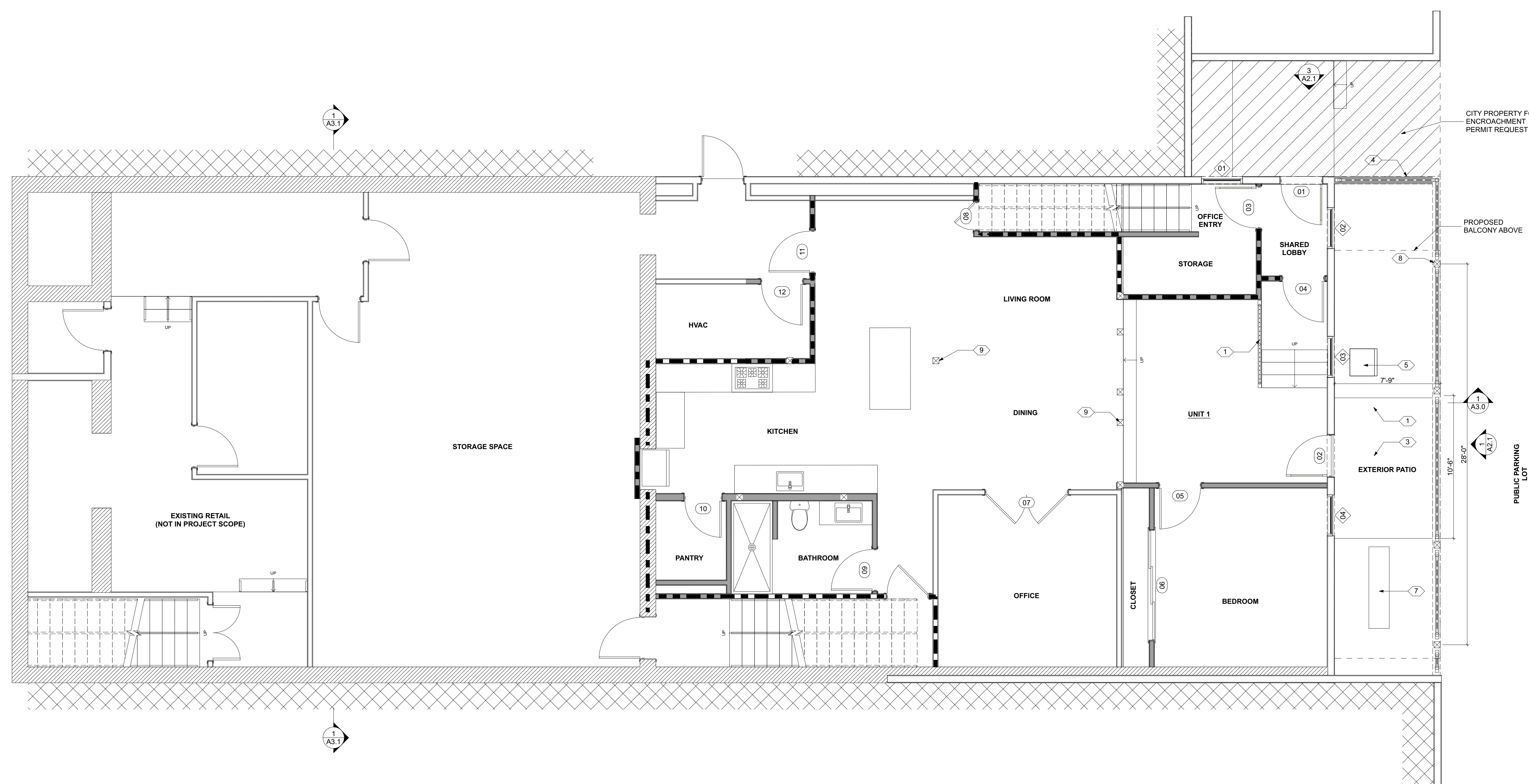
LEGEND

- (Solid line) (E) WALL TO REMAIN
- (Dashed line) (E) WALL TO BE DEMOLISHED
- (Hatched area) (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN

SUBMITTED:	01.04.2024
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DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DEMOLITION PLAN - LEVEL 2

A1.2



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEYNOTES

- 1. 42" GUARDRAIL
- 2. (N) CONC. LANDING
- 3. (N) CONC. PAD
- 4. (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
- 5. (E) AC COMPRESSOR
- 6. (E) MASONRY WALL
- 7. (E) ELECTRICAL METER
- 8. (N) WOOD POST, S.S.D.
- 9. (E) WOOD POST
- 10. (N) WOOD FRAMED DECK, S.S.D.

GENERAL NOTES

- NOTES**
1. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
 2. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
 3. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
 4. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
 5. ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
 6. SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
 7. PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4"/FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM # ROOM IDENTIFICATION
- (A) WINDOW NUMBER
- 01 DOOR NUMBER
- A4 PARTITION TYPE
- THERMOSTAT
- GARAGE DOOR OPENER
- HOSE BIB
- GAS

145 MILL STREET

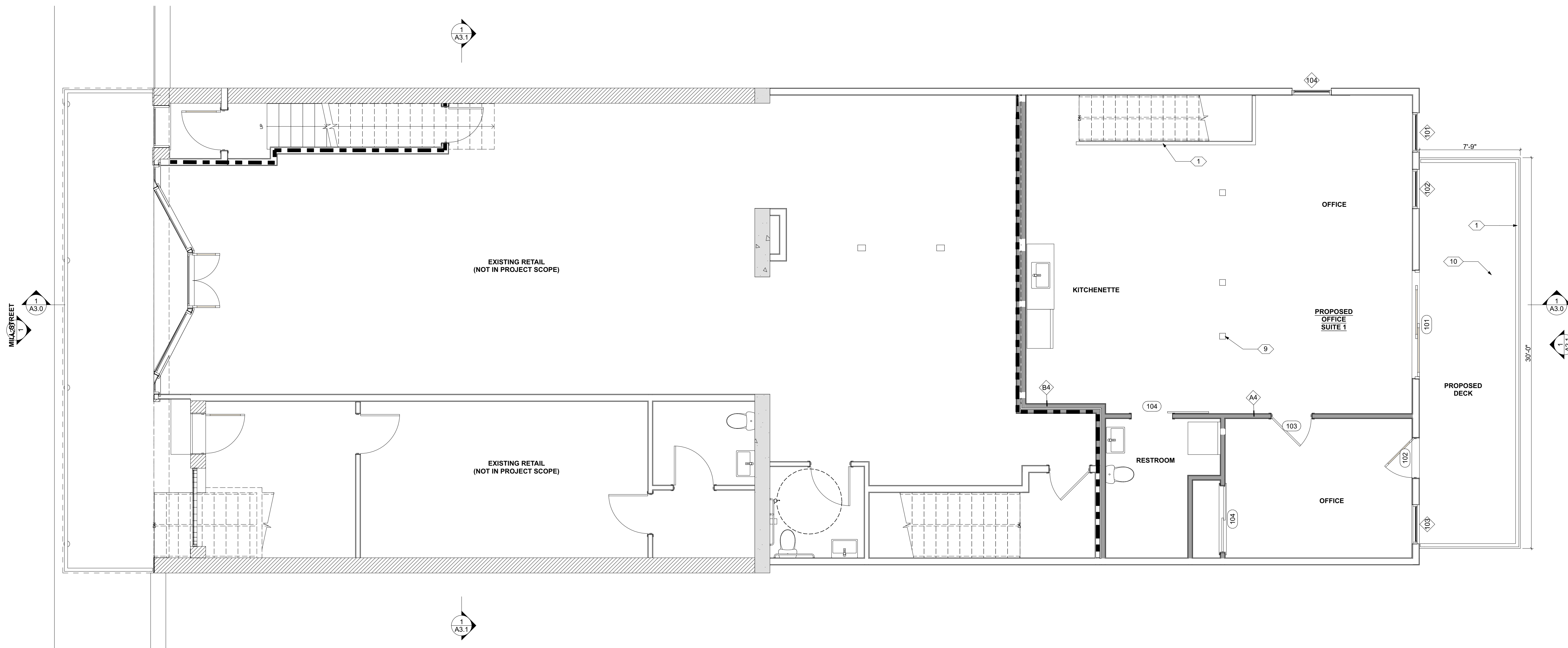
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	01.04.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

FLOOR PLAN - BASEMENT

A1.3



1 NEW 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- 42" GUARDRAIL
- (N) CONC. LANDING
- (N) CONC. PAD
- (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
- (E) AC COMPRESSOR
- (E) MASONRY WALL
- (E) ELECTRICAL METER
- (N) WOOD POST, S.S.D.
- (E) WOOD POST
- (N) WOOD FRAMED DECK, S.S.D.

GENERAL NOTES

- NOTES**
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
 - EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
 - INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
 - DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
 - ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
 - SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
 - PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4" FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM # ROOM IDENTIFICATION
- (A) WINDOW NUMBER
- (01) DOOR NUMBER
- (A4) PARTITION TYPE
- (T) THERMOSTAT
- (B) GARAGE DOOR OPENER
- (H) HOSE BIB
- (G) GAS

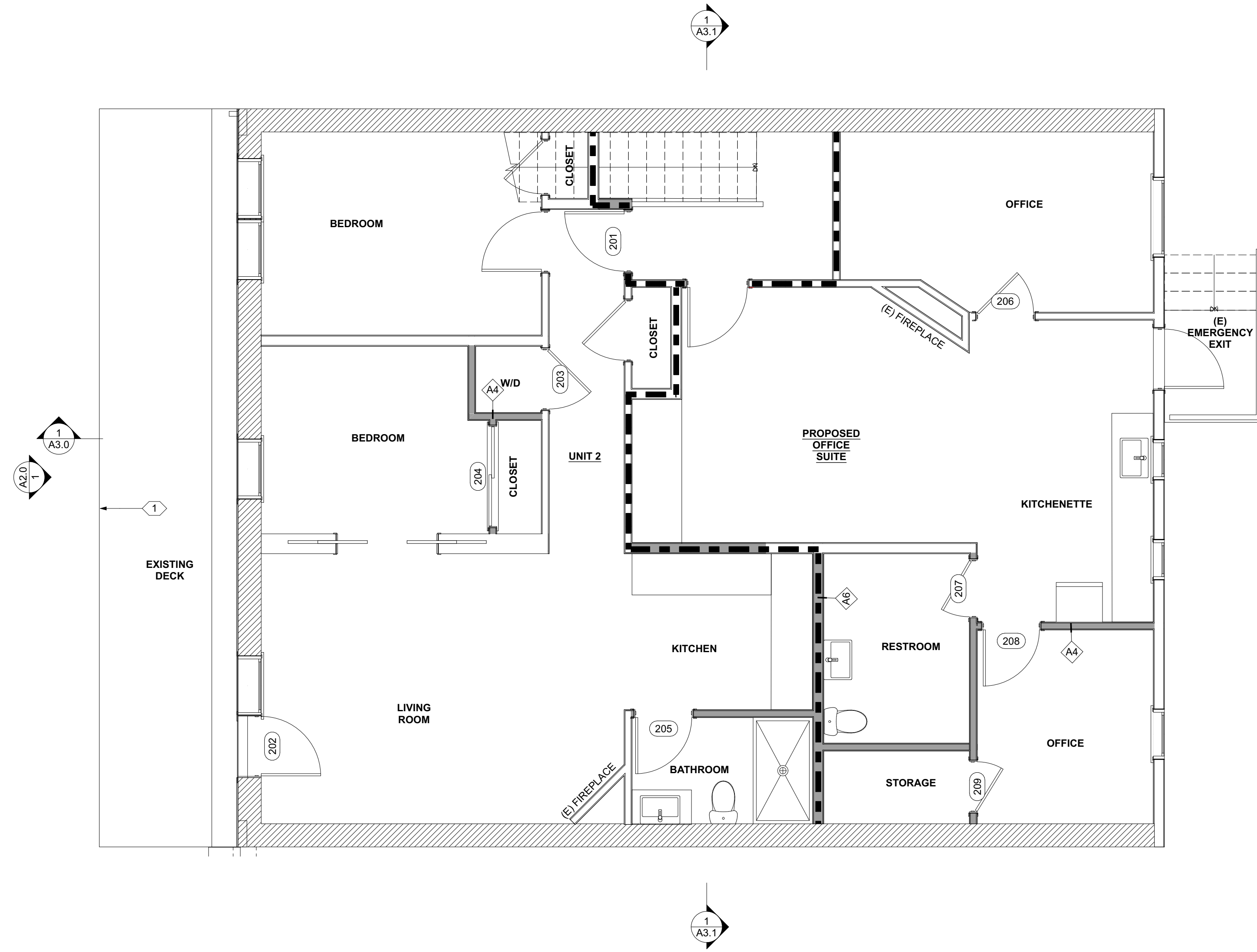
NOTES

- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
- BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
- BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

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JOB:	---

FLOOR PLAN - LEVEL 1

A1.4



1 NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEYNOTES

1. 42" GUARDRAIL
2. (N) CONC. LANDING
3. (N) CONC. PAD
4. (N) RETAINING WALL, MATCH HEIGHT OF (E) RETAINING WALL
5. (E) AC COMPRESSOR
6. (E) MASONRY WALL
7. (E) ELECTRICAL METER
8. (N) WOOD POST, S.S.D.
9. (E) WOOD POST
10. (N) WOOD FRAMED DECK, S.S.D.

GENERAL NOTES

NOTES

1. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
2. EXTERIOR DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL SHEATHING / SLAB EDGE OR CENTERLINE OF STRUCTURE U.N.O.
3. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
4. DOORS AND WINDOWS ARE MEASURED TO CENTERLINE OF OPENINGS.
5. ALL ANGLED WALLS ARE AT 45 DEGREES U.N.O.
6. SET JAMB AT HINGE SIDE OF:
EXTERIOR DOORS @ 4.5" U.N.O.
INTERIOR DOORS @ 4.5" U.N.O.
7. PROVIDE MIN. 36"x36" LEVEL LANDINGS OUTSIDE AT ALL EXTERIOR DOORS PER CRC SECTION R311.3, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 1.5" AT OUTWARD SWINGING PER CRC SECTION R311.3.1. ALL LANDINGS SHALL SLOPE 1/4"/FT AWAY FROM DOORS MIN. TYP. PROVIDE MIN. 12" CLASS 2 AGGREGATE BASEROCK UNDER SLABS AT ALL DOORWAY LANDINGS, TYP.
8. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CRC SECTION R308.4.5.
9. BATHROOM FLOORS TO HAVE SKID-RESISTANT SURFACE.
10. BASE LINING MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 408.7.
11. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
12. PROVIDE FIREBLOCKING IN CONCEALED SPACES PER CRC R302.11.

LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE WALL
- ROOM # ROOM IDENTIFICATION
- (A) WINDOW NUMBER
- (01) DOOR NUMBER
- (A4) PARTITION TYPE
- THERMOSTAT
- GARAGE DOOR OPENER
- HOSE BIB
- GAS

145 MILL STREET

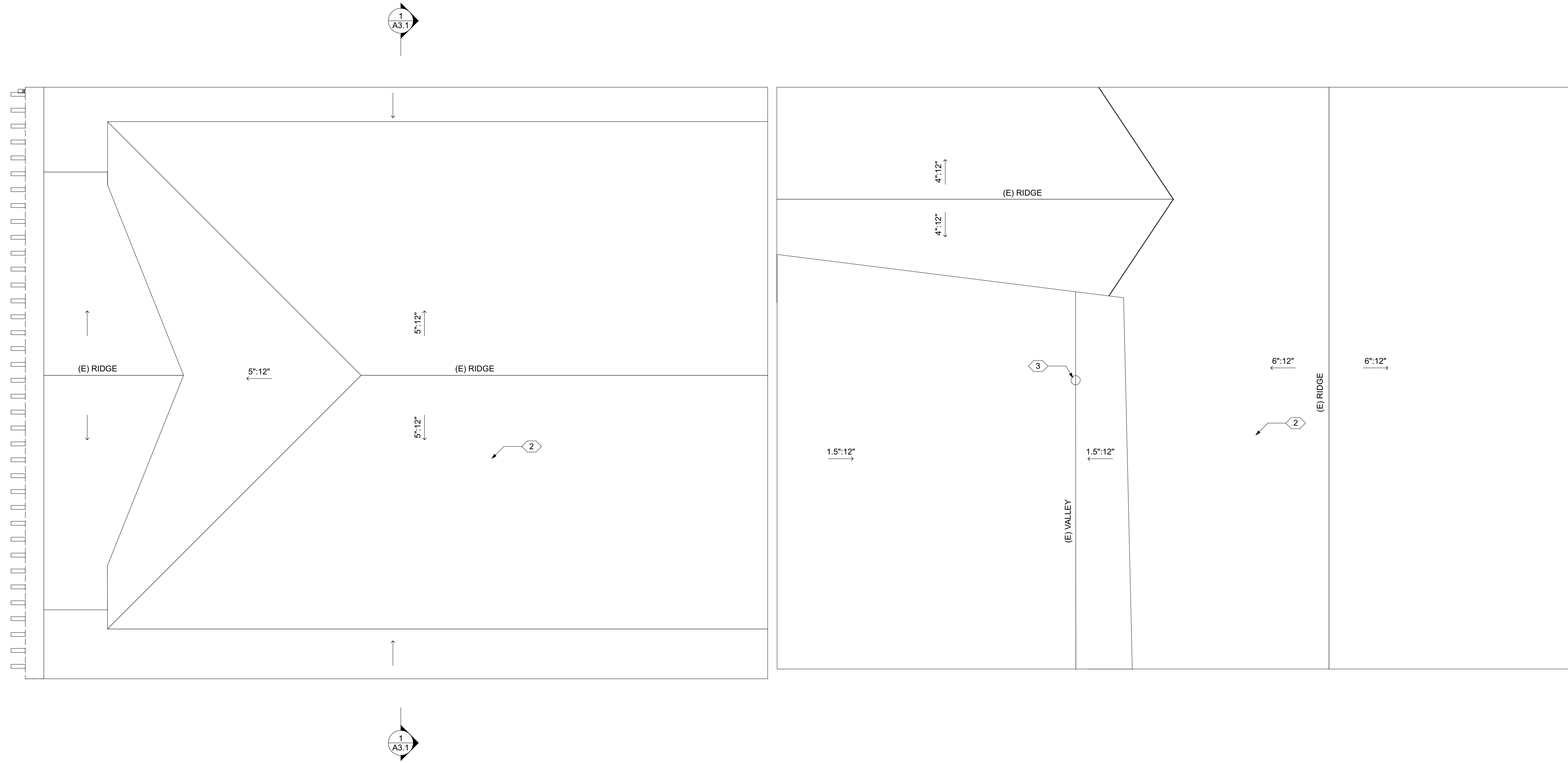
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	01.04.2024
SCALE:	AS NOTED
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JOB:	---

FLOOR PLAN - LEVEL 2

A1.5



2 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

145 MILL STREET
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

KEYNOTES

- REMOVE (E) ROOF FINISHES
- (E) COMP. ROOF, REPAIRS TO MATCH (E)
- (E) ROOF DRAIN
- PROVIDE DRAINAGE CRICKET WHERE REQ'D
-

ROOF PLAN NOTES

- THE CONTRACTOR SHALL HAVE PRESENT AT INSPECTIONS A COPY OF THE ICC-ES EVALUATION REPORT ON THE ROOFING SYSTEM.
- ALL ROOF COVERING SHALL BE 'IGNITION RESISTANT' COMPLYING WITH CRC SECTION R902.1 AND CLASS 'A'.
CLASS 'A' ROOFING COVERING: EAGLE ROOFING PRODUCTS, TILE SHAKE
- ALL ROOFING WORK MUST ADHERE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS TO MAINTAIN WARRANTY COVERAGE.
- ALL ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N.
- PROVIDE 1/2" EXT-GRADE SHEATHING OVER 2X CRICKETING AT 16" O.C. SLOPED TO DRAIN 1/4" PER FOOT MIN. OVER 5/8" STRUCTURAL PLYWOOD SHEATHING W/ INTEGRAL RADIANT BARRIER AT ALL CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
- FLASH AND SEAL ALL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS SHALL BE APPLIED.
 - FIRE-STOPPING WITH APPROVED MATERIALS
 - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS

- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)

- PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ALL ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED OR REQUIRED.
- PROVIDE CLEANOUTS AS REQUIRED.
- ALL SHEET METAL FLASHING AND TRIM SHALL BE G.S.M.
- ENCLOSED RAFTER SPACES SHALL HAVE 1 IN. CLEAR CROSS VENTILATION.
- ROOF DRAIN AND OVERFLOW DRAIN TO BE 3" DIA. INTERNAL DRAIN UNLESS NOTED OTHERWISE FROM ROOF/DECK. CONNECT ALL RAIN WATER LEADERS TO SOLID DRAIN LINES. REFER TO CIVIL DRAWINGS. SLOPE HORIZONTAL PORTIONS MIN. 1/4"-12" IN DIRECTION OF ARROWS.
- PROVIDE BASKET DEBRIS SCREENS AT ALL ROOF AND OVERFLOW DRAINS.
- ROOF & OVERFLOW DRAINS SHALL HAVE WATER TEST PRIOR TO CONCEALING DRAINS IN THE WALLS. DRAINS TO HAVE CLEAN OUT JUST BEFORE ENTRY TO THE HORIZONTAL STORM DRAIN SYSTEM AS PER THE CPC.

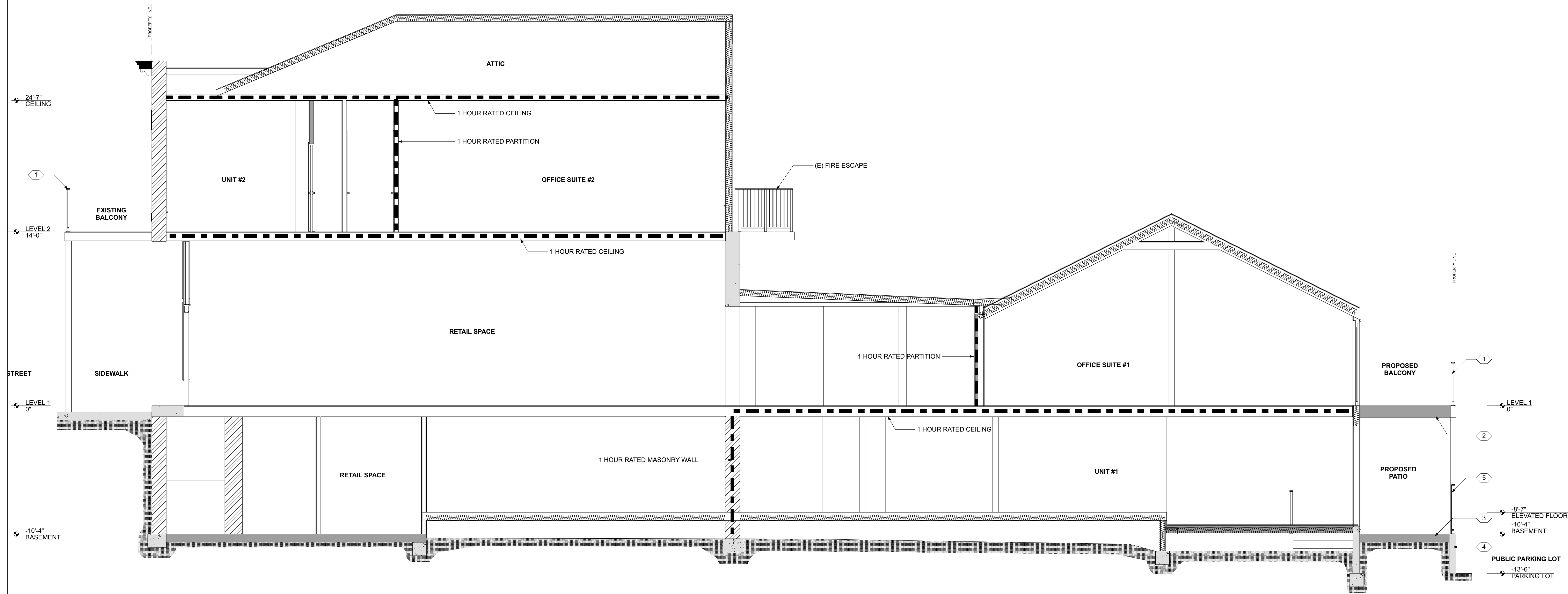
LEGEND

- WALL BELOW
- 05 3" DOWNSPOUT
- NEW ROOF AREA
- ▨ UNVENTED ROOF AREA

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SCALE:	AS NOTED
DRAWN BY:	RPD
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JOB:	---

ROOF PLAN

A1.6



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

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

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SCALE:	AS NOTED
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CHECKED BY:	RPD
JOB:	---

BUILDING SECTION

A3.0

KEYNOTES

1. (N) 42" GUARDRAIL
2. (N) WOOD DECK, S.S.D.
3. (N) CONC. PATIO
4. (E) RETAINING WALL
5. (N) PRIVACY FENCE

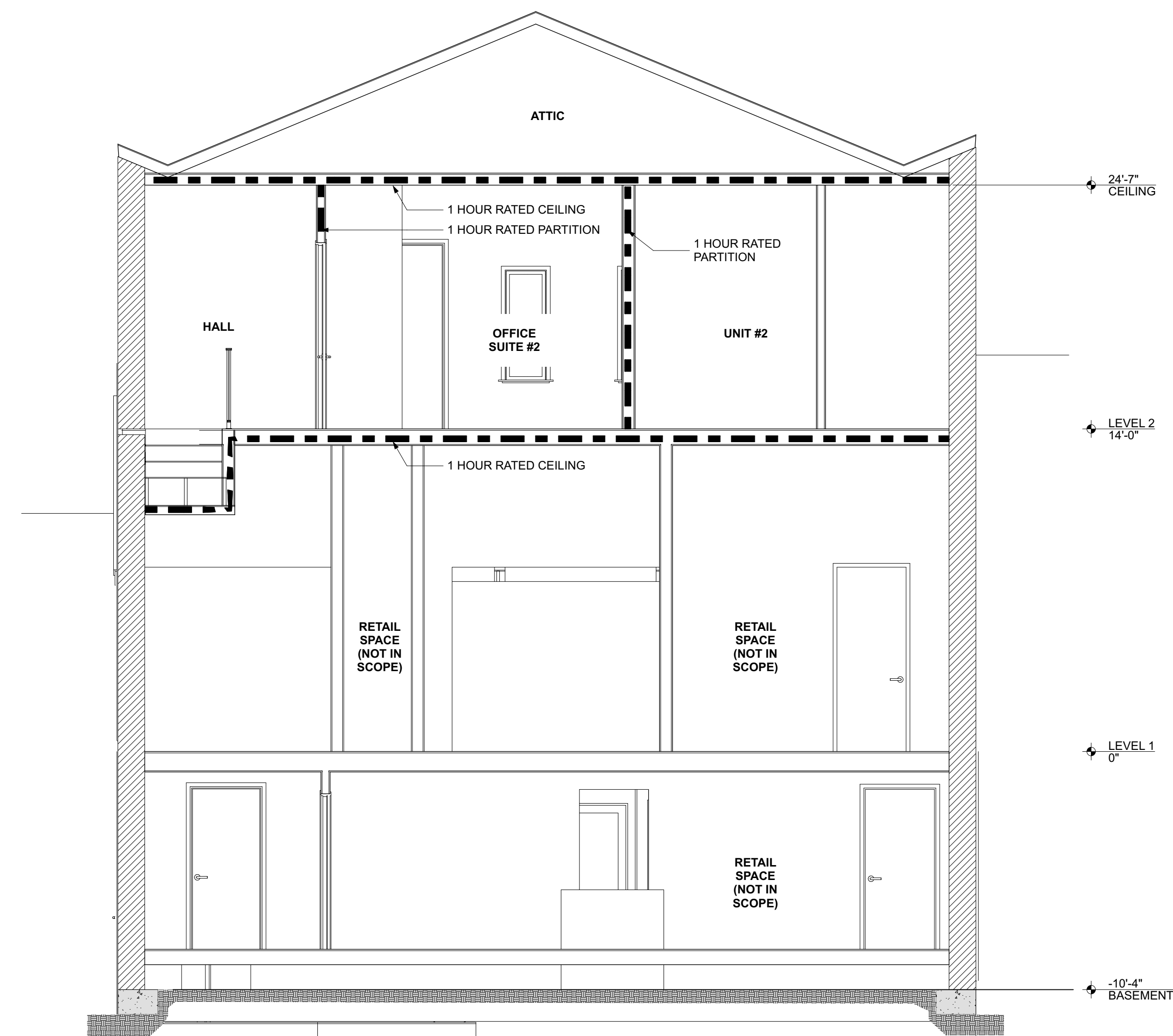
SECTION NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
 - A. FIRE-STOPPING WITH APPROVED MATERIALS
 - B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.

5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 862 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)

7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
 - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
 - B. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL
 - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - D. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)

9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL
 - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
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 DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - A. NON-COMBUSTIBLE MATERIAL
 - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - D. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - A. NON-COMBUSTIBLE MATERIAL
 - B. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - C. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



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

145 MILL STREET

145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID	NAME	DATE

SUBMITTED:	01.04.2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING SECTION

A3.1

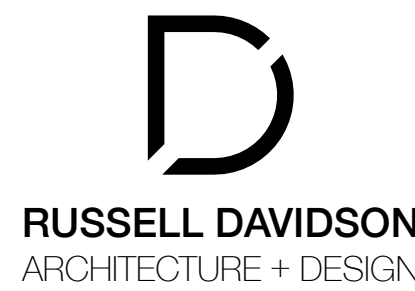
KEYNOTES

SECTION NOTES

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
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- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
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 - IGNITION-RESISTANT MATERIAL
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
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- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
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DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):

 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
 - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS



145 MILL STREET

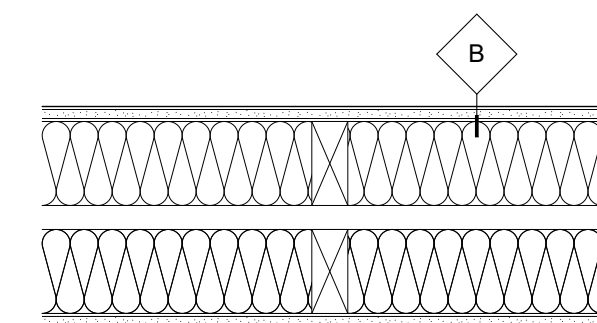
145 MILL STREET
GRASS VALLEY, CA 95945
APN: 008-372-012

ID NAME DATE

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SCALE: AS NOTED
DRAWN BY: RPD
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JOB: ---

TYPICAL WALL ASSEMBLY DETAILS

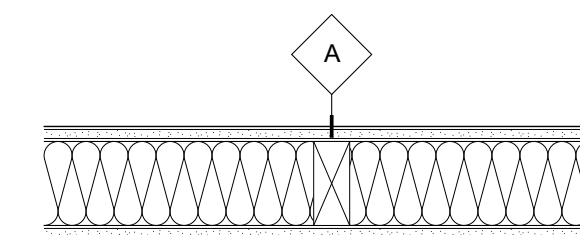
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- STUDS @ 16" O.C.
- 5/8" GYPSUM BOARD ON EA. SIDE
- 1" AIR GAP
- SOUND BATT INSULATION

TYPE	STUD WIDTH	ASSEMBLY WIDTH
B4	3 1/2"	9 1/4"
B6	5 1/2"	13 1/4"

2 WALL TYPE 'B'
SCALE: 1 1/2" = 1'-0"



- STUDS @ 16" O.C.
- 5/8" GYPSUM BOARD ON EA. SIDE
- SOUND BATT INSULATION

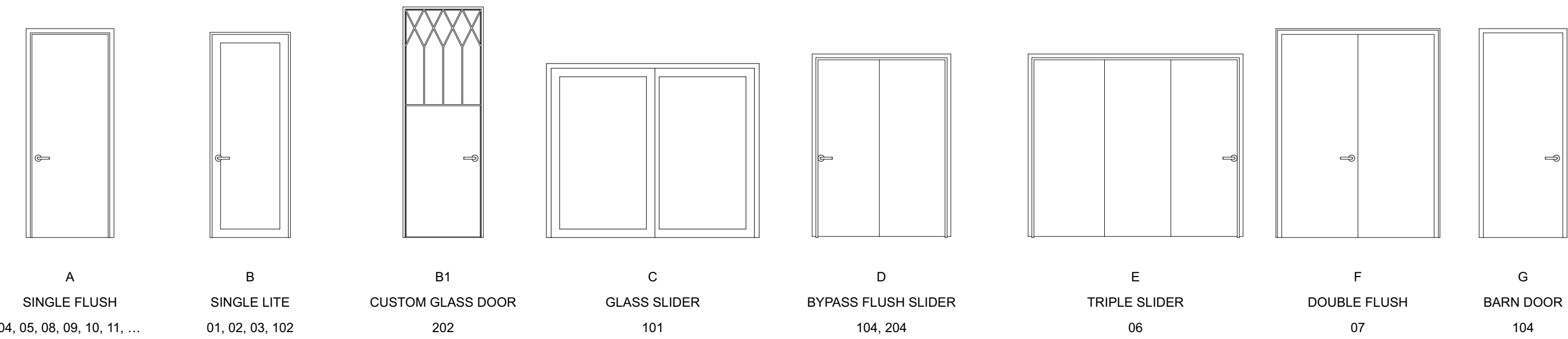
TYPE	STUD WIDTH	ASSEMBLY WIDTH
A4	3 1/2"	4 3/4"
A6	5 1/2"	6 3/4"
A8	7 1/4"	9"

1 WALL TYPE 'A'
SCALE: 1 1/2" = 1'-0"

DOOR SCHEDULE - BASEMENT												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
01	LOBBY	B	INT	1	2	0						UNRATED
02	PATIO	B	INT	1	2	0						UNRATED
03	ENTRY	B	INT	1	2	0						20 MIN.
04	ENTRY	A	INT	1	2	0						20 MIN.
05	BEDROOM	A	INT	1	2	0						UNRATED
06	CLOSET	E	EXT	2	2	0						UNRATED
07	OFFICE	F	INT	2	2	0						UNRATED
08	CLOSET	A	INT	1	2	0						UNRATED
09	BATHROOM	A	INT	1	2	0						UNRATED
10	PANTRY	A	INT	1	2	0						UNRATED

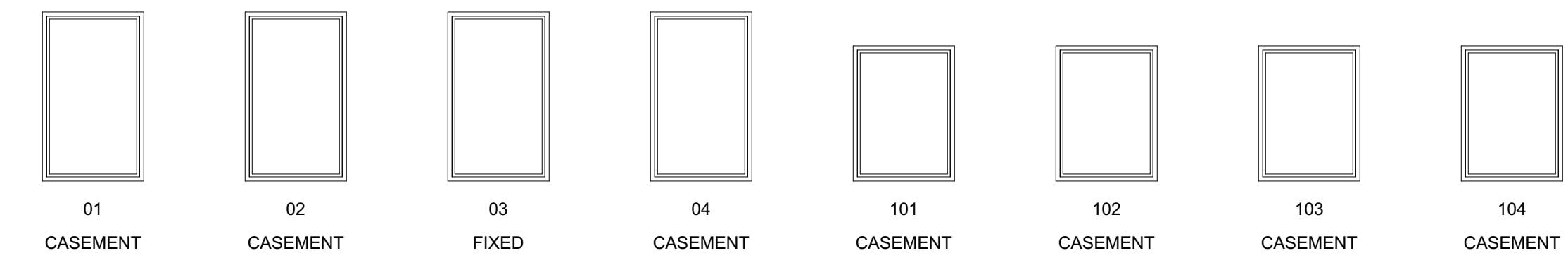
DOOR SCHEDULE - LEVEL 1												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
101	BALCONY	C	INT	8'-0"	6'-8"	1-3/4"						UNRATED
102	BALCONY	B	INT	3'-0"	6'-8"	1-3/8"						UNRATED
104	CLOSET	D	EXT	5'-0"	7'-0"	1-5/8"						UNRATED
104	RESTROOM	G	INT	3'-0"	8'-0"	1-3/8"						UNRATED

DOOR SCHEDULE - LEVEL 2												
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MATERIAL	FINISH	HARDWARE	CLOSURE	FIRE RATING
201	ENTRY	A	INT	1	2	0						20 MIN.
202	BALCONY	B1	INT	1	3	0						UNRATED
203	WD	A	INT	1	2	0						UNRATED
204	CLOSET	D	EXT	2	2	0						UNRATED
205	BATHROOM	A	INT	1	2	0						UNRATED
206	OFFICE	A	INT	1	2	0						UNRATED
207	RESTROOM	A	INT	1	2	0						UNRATED
208	OFFICE	A	INT	1	2	0						UNRATED



2 DOOR TYPES
SCALE: 1" = 1'-0"

WINDOW SCHEDULE						
ID	TYPE	W	H	MFG	FRAME MATL	REMARKS
01	CASEMENT	3'-0"	5'-0"		ALUM.	
02	CASEMENT	3'-0"	5'-0"		ALUM.	
03	FIXED	3'-0"	5'-0"		ALUM.	
04	CASEMENT	3'-0"	5'-0"		ALUM.	
101	CASEMENT	3'-0"	4'-0"		ALUM.	
102	CASEMENT	3'-0"	4'-0"		ALUM.	
103	CASEMENT	3'-0"	4'-0"		ALUM.	
104	CASEMENT	3'-0"	4'-0"		ALUM.	



1 WINDOW TYPES
SCALE: 1" = 1'-0"

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 11/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 30 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
 - THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
 - THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH ONE TEMPERED PANE. HAVE A FIRE RESISTANCE RATINGS OF 20 MINUTES OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

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DOOR & WINDOW SCHEDULES

A6.0

