

## **ATTACHMENTS**

### **224 N Church St Duplex / 25PLN-08**

1. Aerial Map
2. Vicinity Map
3. Elevations and Site Plan

# Aerial Map - 224 N Church St

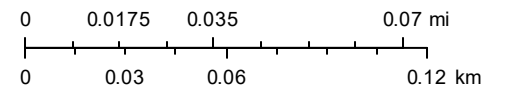


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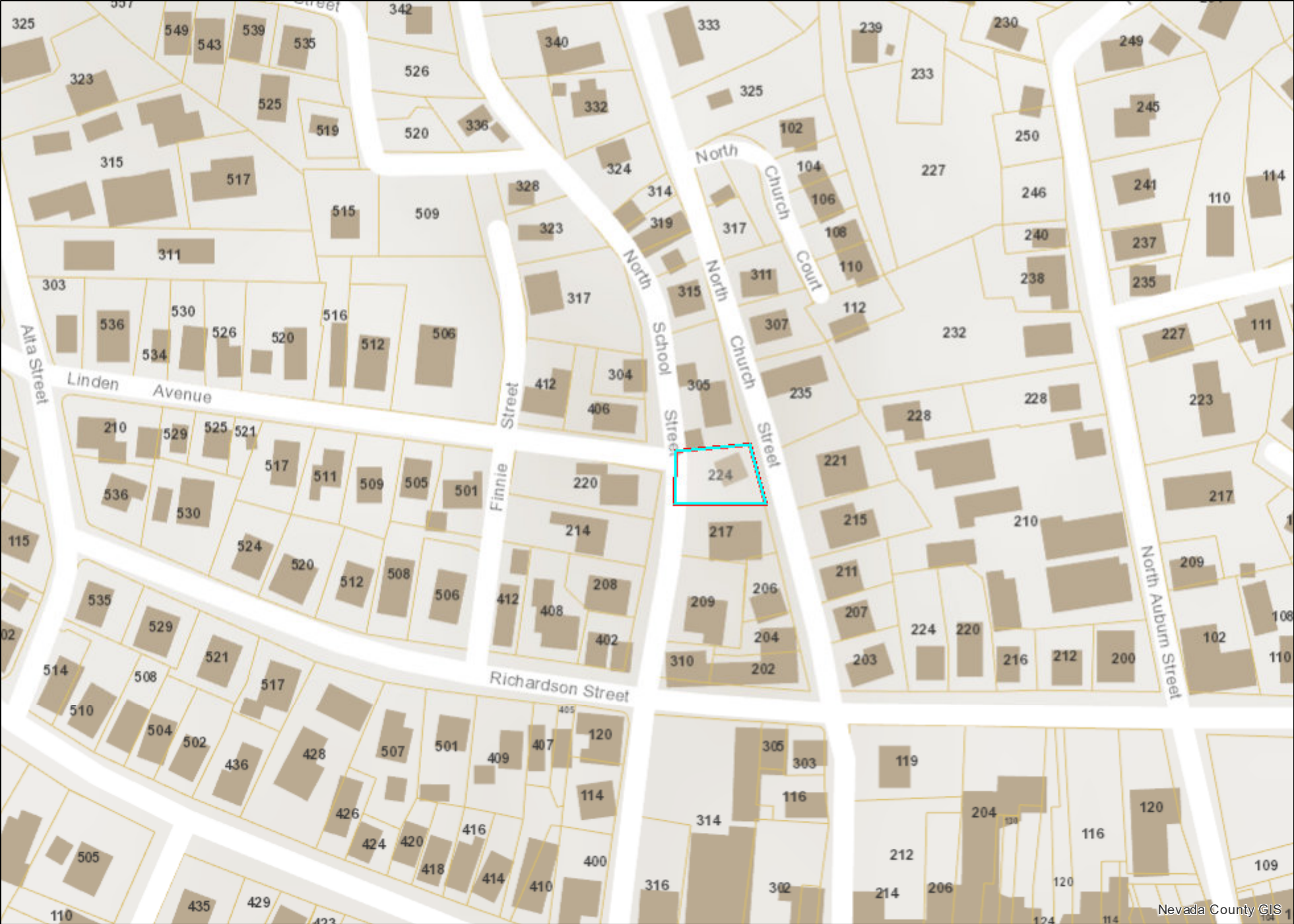
March 4, 2025

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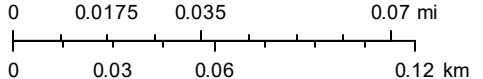
Scale:  
1:2,257



# Vicinity Map - 224 N Church St

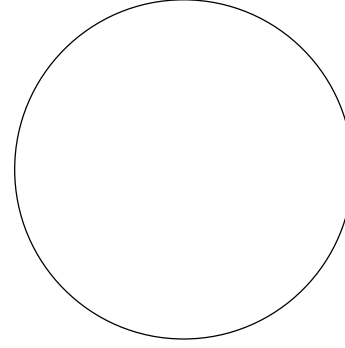


Nevada County GIS



*Chf*

**CONSULTANTS**



**DUPLEX & ADU**

**224 N CHURCH ST,  
 GRASS VALLEY,  
 CA 95945  
 APN#008-311-018-000**

**OWNER INFORMATION**

**ALEX BELZ**

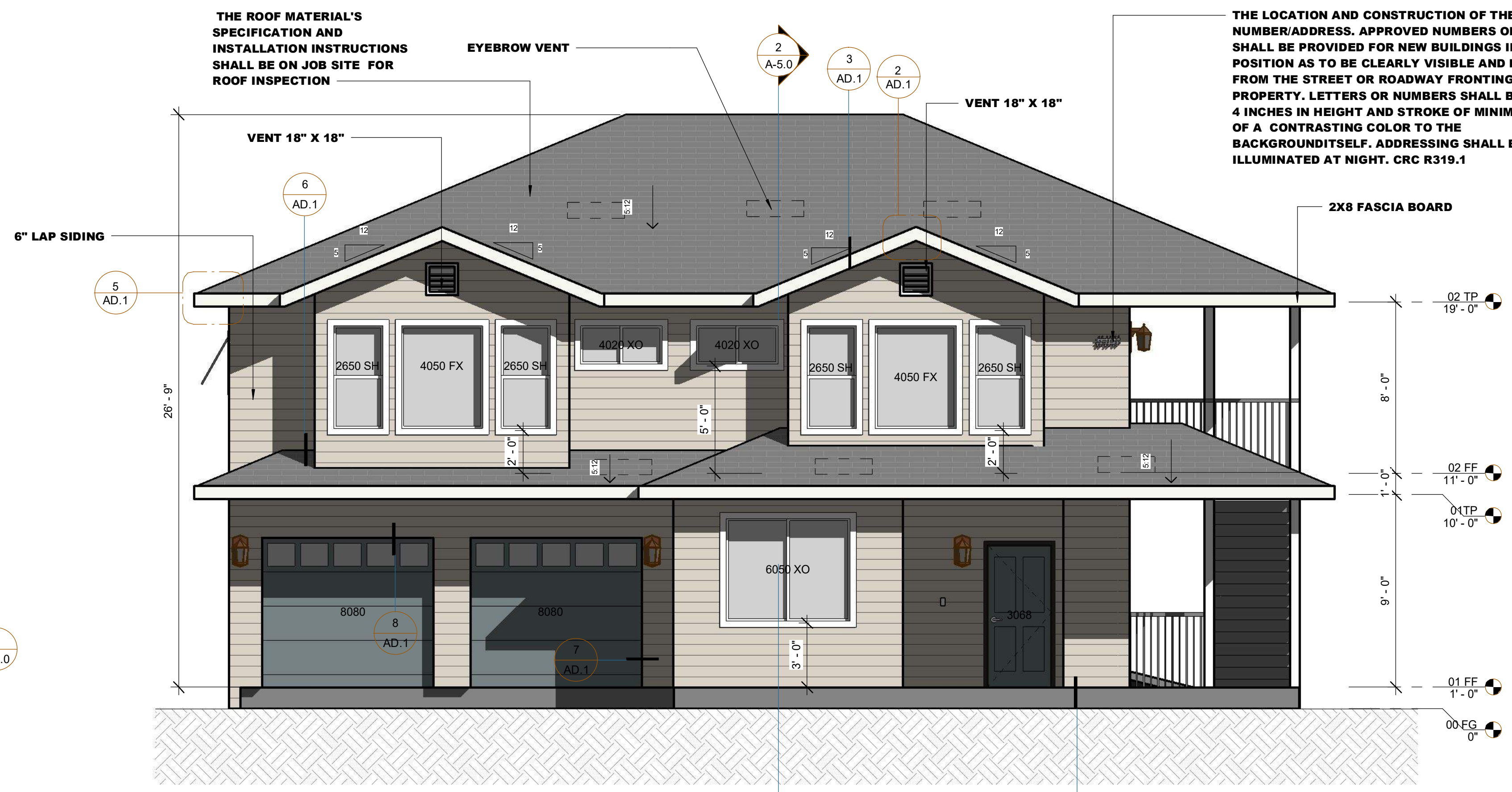
MARK	DATE	DESCRIPTION

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**REVISION DATE:**  
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**SHEET TITLE**

**ELEVATION**

**A-2.1**

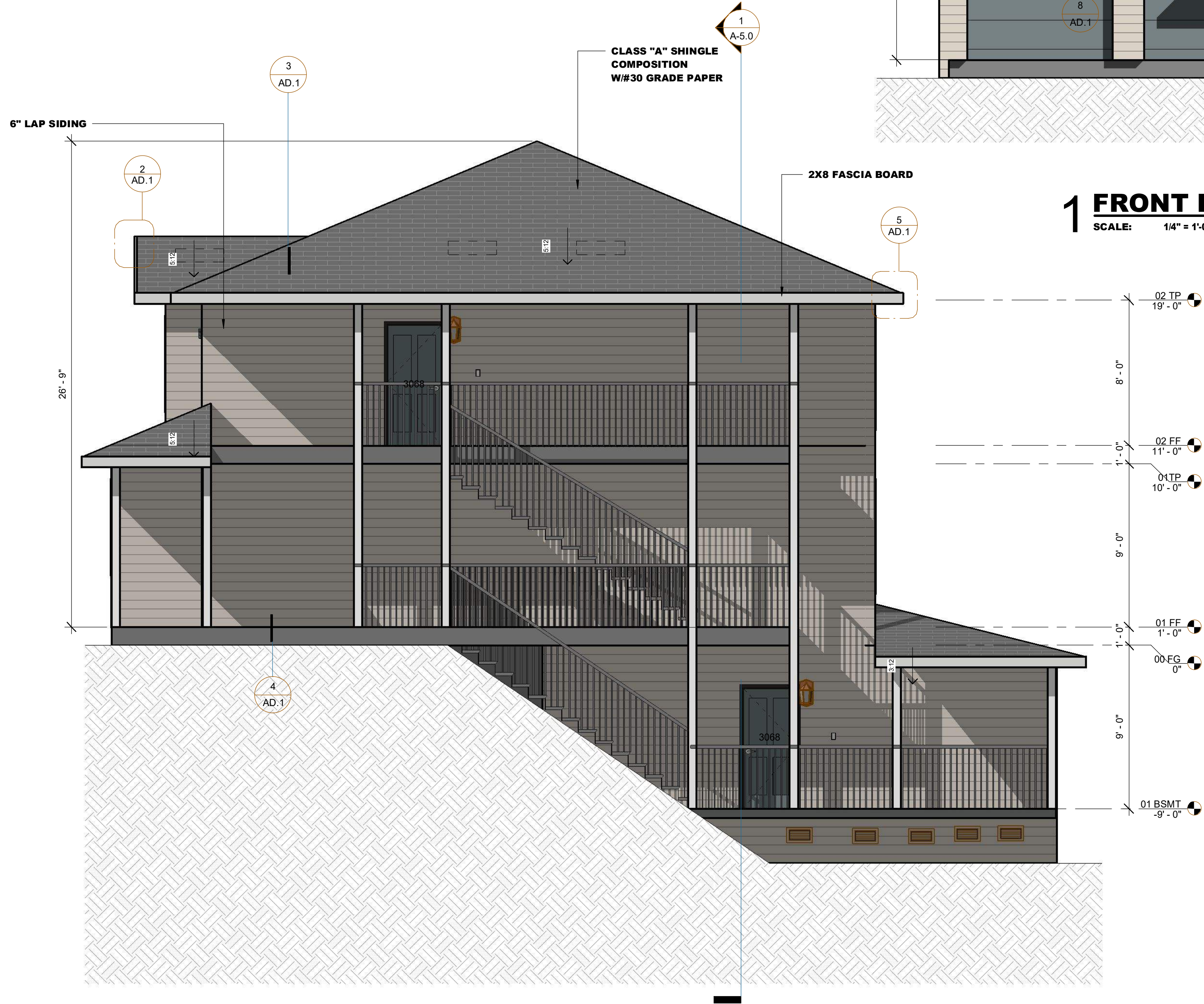


**1 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]
- THE VENEER MATERIAL, THICKNESS, BACKING, ANCHORAGE, FOOTINGS, AND SUPPORT OVER OPENINGS IN ACCORDANCE WITH SECTION R703.8.3.
- WOOD BURNING FIREPLACE WITHIN SOUTH COAST AIR BASIN IS PROHIBITED PER AQMD'S RULE 445. ANY EXEMPTION TO RULE 445 SHALL BE APPROVED BY SCAQMD.
- MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED, ANCHORED, SUPPORTED, AND REINFORCED AS REQUIRED PER SECTIONS R1003.2, R1003.3 AND R1003.4.
- ALL WOOD BEAMS, JOISTS, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A MINIMUM CLEARANCE OF 2 INCHES FROM THE FRONT AND SIDES AND 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. (R1001.11)
- FACTORY-BUILT STEEL FIREPLACE SPECIFY MANUFACTURER, MODEL, AND I.C.C./UL NUMBER OR OTHER APPROVED AGENCY
- ADDRESS SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE LUMINANCE OR THE FACE OF A SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE. [R319.1 & 15.20.030 CITY OF SAC AMENDMENT]
- 30 YEARS SHINGLE COMPOSITION "LADMARK BRAND REFER DETACHED FOR COLOR W/30 FELT PAPER
- FLAT TILE ROOF W/30 GRADE PAPER IF SLOPE 3:12 TWO LAYERS REQUIRES.
- ALL FLASHING, GUTTERS, SHEET METALS, VENTS, DOWNSPOUT AND ETC. MUST BE PAINT MATCHED
- THE ROOF MATERIAL'S SPECIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE A JOB SITE UPON CITY BUILDING INSPECTORS SHOW UP FOR ROOF INSPECTION.
- THE LOCATION AND CONSTRUCTION OF THE NUMBERS/ADDRESS. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT. CRC R319.1
- (1) IS 1-COAT, 7/8 INCH MINIMUM THICK; (2) THE WATER-RESISTIVE BARRIER SHALL BE TWO LAYERS OF 10-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN TWO LAYERS OF A WRB COMPLYING WITH ASTM E2556, TYPE I. ALTERNATELY, THE WRB SHALL BE 60-MINUTE GRADE D PAPER OR HAVE A WATER RESISTANCE EQUAL TO OR GREATER THAN ONE LAYER OF A WATER-RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE II. [R703.7.3.1] (3) HAS 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). CRC SECTION R703

- VENTILATION:**
- ATTIC VENTS SHALL MEET THE FOLLOWING: (R806.1, R806.2)
    - SHOW VENTILATION TYPE, SIZE, AND LOCATION.
    - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN:
      - 1/150 OF THE ATTIC SPACE OR
      - 1/1300 PROVIDED A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF CEILING IN CLIMATE ZONES 6, 7, AND 8 OR
      - 1/300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA IS LOCATED WITHIN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVER OR CORNICE VENTS.
    - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
    - A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
  - UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.4.
  - UNDER-FLOOR VENTS SHALL MEET THE FOLLOWING REQUIREMENTS: (R408) (THIS ONLY FOR RAISE FOUNDATION SYSTEM)
    - SHOW VENTILATION TYPE, SIZE, AND LOCATION.
    - ONE VENTILATION OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING
    - THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE CRAWL-SPACE AREA.
    - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING.
    - UNVENTED UNDER-FLOOR SPACE SHALL COMPLY WITH SECTION 408.3.



**2 RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

*Chp A*

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 CA 95945  
 APN#008-311-018-000

**OWNER INFORMATION**

ALEX BELZ

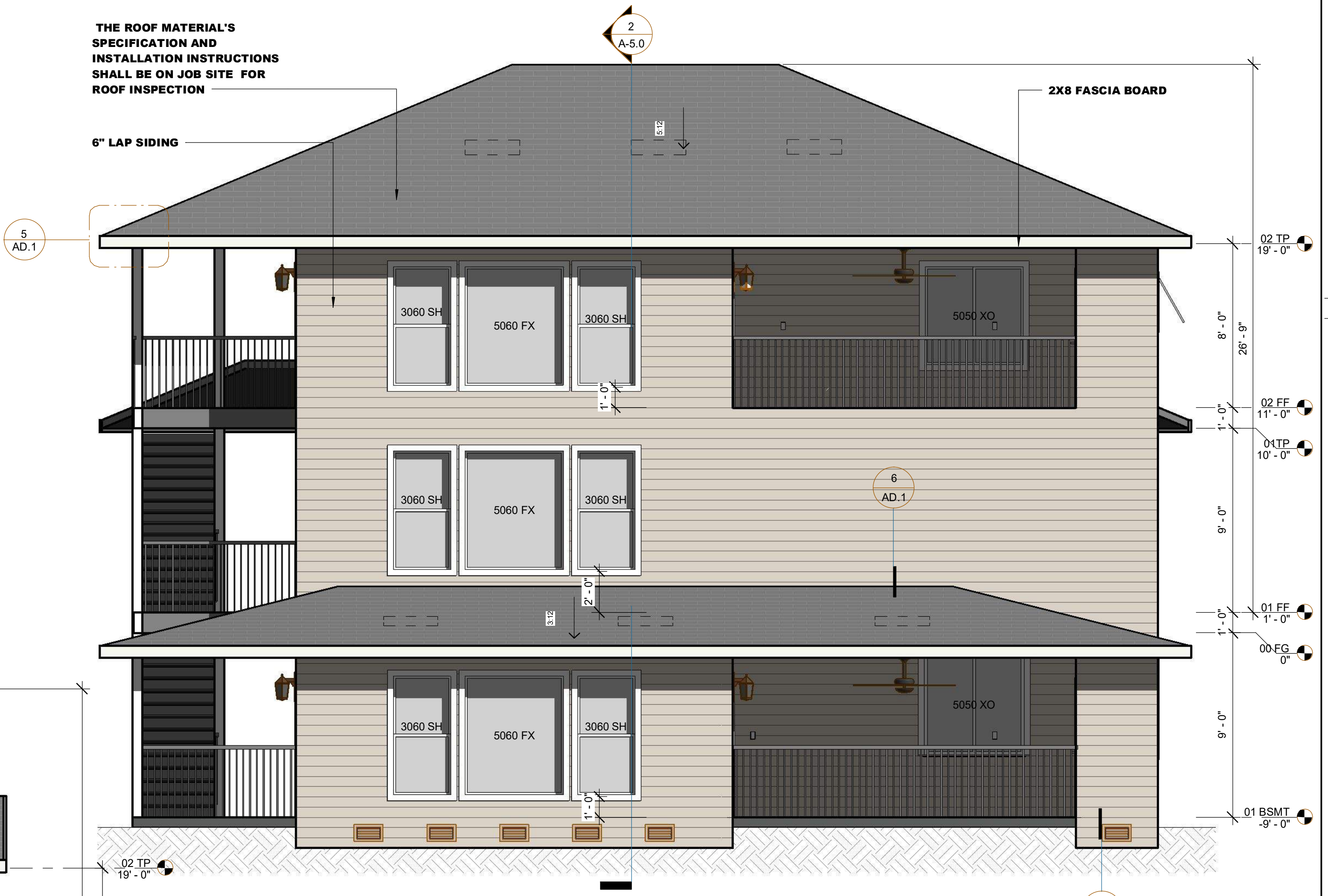
MARK	DATE	DESCRIPTION

**PROJECT NO:**  
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**DRAWN BY: ANDREY GINZBURG**  
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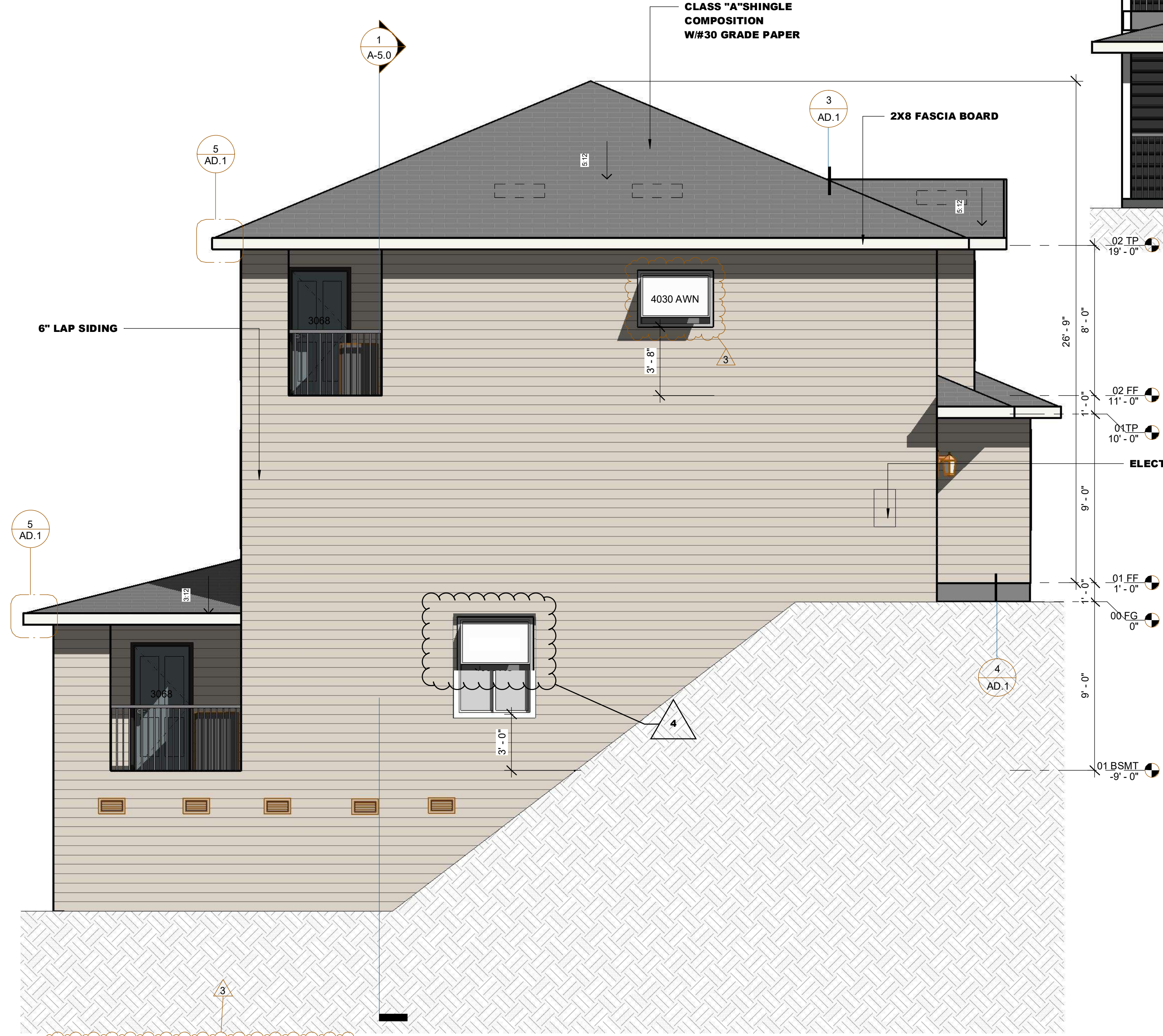
**SHEET TITLE**  
**ELEVATION**

**A-2.2**

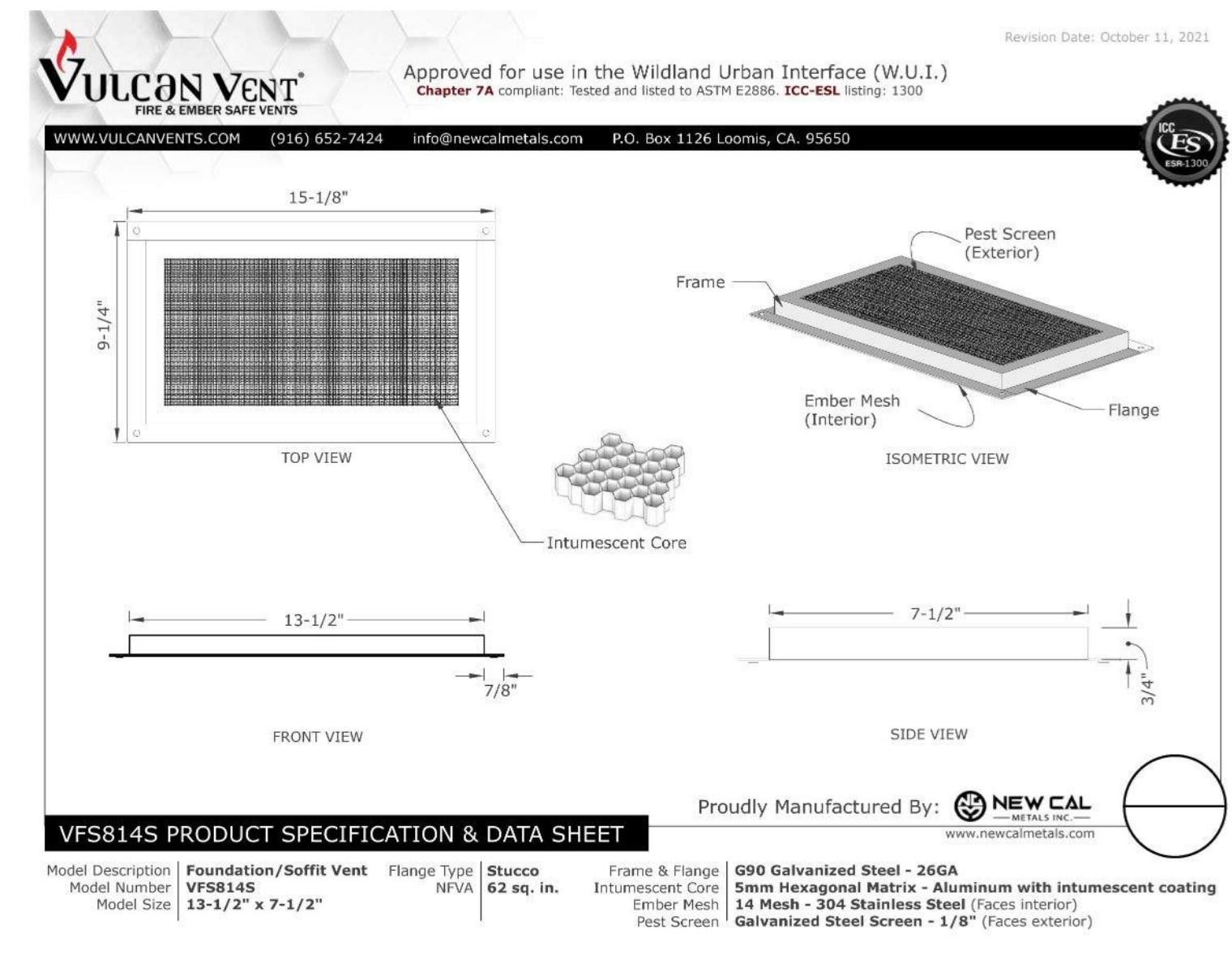
THE ROOF MATERIAL'S SPECIFICATION AND INSTALLATION INSTRUCTIONS SHALL BE ON JOB SITE FOR ROOF INSPECTION



**2 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



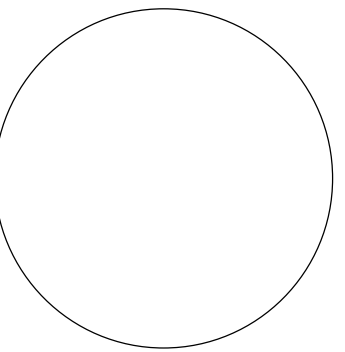
**1 LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



THE PLANS TO SPECIFY THE GROUND IMMEDIATELY ADJACENT TO THE NEW FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5 PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING. R401.3

*Chf A*

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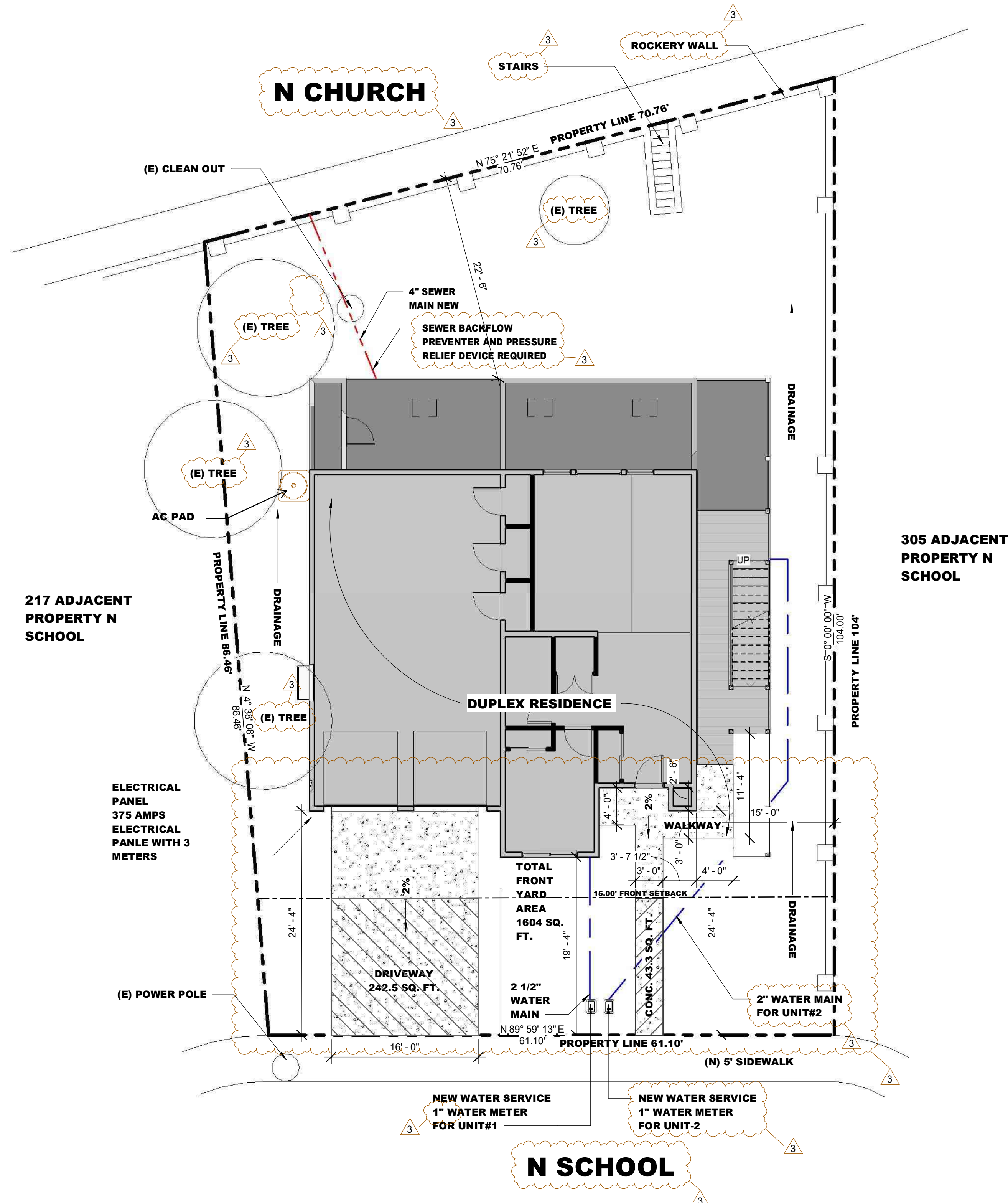

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SHEET TITLE

**SITE PLAN**

**A-005**



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**PRIOR TO ISSUANCE OF BUILDING PERMIT:**

1. GRADING PERMIT MUST BE ISSUED. TO DATE THE GRADING PERMIT HAS NOT BEEN ISSUED.
2. BUILDING OFFICIAL MUST REVIEW AND APPROVE A SHORING PLAN FOR THE RETAINING WALL.

**CONDITIONS OF APPROVAL (MUST BE SATISFIED PRIOR TO BUILDING PERMIT FINAL):**

1. SEWER BACKFLOW PREVENTER AND PRESSURE RELIEF DEVICE REQUIRED.
2. AN APPROVED ENCROACHMENT PERMIT WILL BE REQUIRED FROM THE ENGINEERING DIVISION PRIOR TO ANY WORK BEING DONE WITHIN THE CITY RIGHT OF WAY

**ALLOW FRONT COVERAGE**---15'x61.1'=916.5x0.4=366.6 SQ.FT.