

**DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
JANUARY 9, 2023**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22BLD-409

Subject: Replace Windows and a door on a Priority 2 Rated Building in the City's 1872 Historic Townsite.

Location/APN: 150 South Auburn Street/008-372-005

Applicant/Owners: Tobin Daugherty/Ken Cutler & Mai Nguyen

Zoning/General Plan: Town Core/Commercial

Entitlement: Building Permit

Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee approve the proposed window and door replacement, 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 window replacement as presented in the Staff Report; and,
3. Approval of the project, option B with arched windows, in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

In July 2022, the Development Review Committee approved a re-roof of this Spanish Revival building at 150 South Auburn Street, replacing clay tiles with composition shingle. The building was built in 1930 and is characterized as a Priority 2 building per the city's historic rating system. A Priority 2 rating is applied to properties that retain good integrity with some loss of historic fabric but continue to convey their period of significance and architectural style or sub-style.

The Historic Commission reviewed the proposal at their regular meeting held on December 12, 2023. The commission recommended that the applicant move forward with an arched-window proposal (Option B) as opposed to a rectangular schematic (Option A) originally proposed. Both options are displayed in the exhibit.

PROJECT DESCRIPTION:

The applicant is requesting to replace the existing aluminum arched windows located on the north side of the building, with larger arched aluminum windows as recommended by the Historic Commission, as shown in the exhibit.

DESIGN REVIEW GUIDELINES FOR THE 1972 HISTORIC TOWNSITE:

The Grass Valley Historic Design Guidelines cite this building as an example of “Spanish Revival, Mediterranean, Spanish Colonial Revival, or Mission Revival Architecture and do suggest that arched windows are a character defining feature. Neither staff nor the applicant could find any historic photographs of this side of the building. The Historic Design Guidelines make some recommendations for new window openings on historic buildings:

- Preserve the functional and decorative features of original windows and doors. 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.
- 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.
- 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.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The property consists of a one to two-story Spanish Revival commercial building that faces South Auburn Street. The building is currently under renovation. Character defining features of the building include a single-story front gable end that faces South Auburn Street and features a Spanish clay tile roof, textured, stucco exterior wall surface, a clipped-roof front gable porch with an arcaded entrance featuring two roped twisted Spanish Revival influenced columns with Corinthian capitals, and a replaced aluminum framed entry door.

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. Examples include but are not limited to: (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

GENERAL PLAN AND ZONING:

General Plan: The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property is within the Town Core (TC) Zone District. The TC Zone strengthens the mixed-use pedestrian-oriented nature of the existing historic downtown. The secondary intent is to establish secondary mixed-use, pedestrian-oriented centers within large, regional districts that are likely to redevelop in the mid and long term.

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 City received a complete application for Building Permit 22BLD-409.
2. The Community Development Department determined the project is Categorically Exempt as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
3. The Grass Valley Development Review Committee reviewed the application at its regularly scheduled meeting on January 9, 2023.
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 1972 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. GENERAL CONDITIONS:

1. The effective approval date for this permit is January 24, 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 January 24, 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 22BLD-409 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 construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
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.

ATTACHMENTS:

Attachment 1 – Vicinity Map

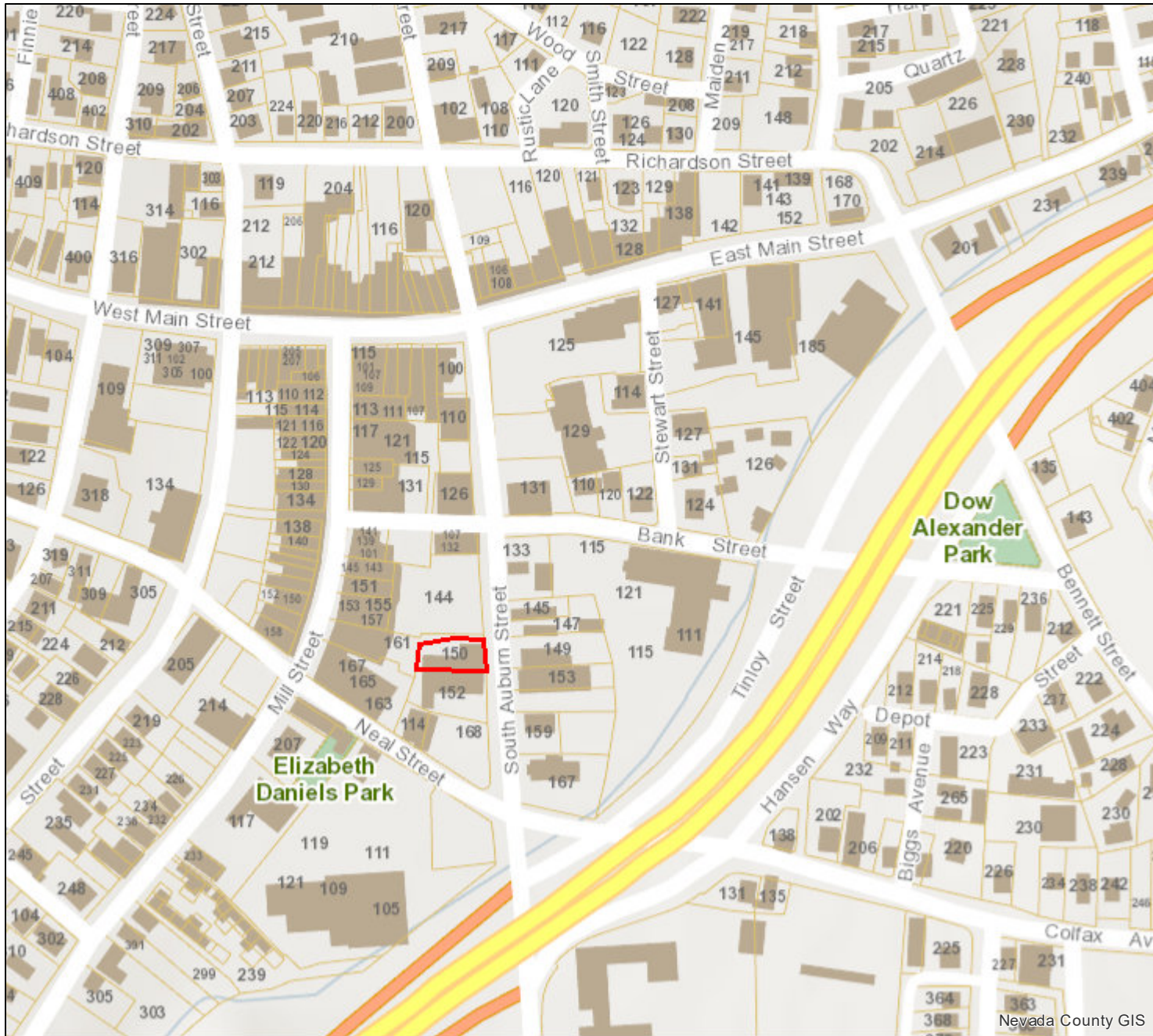
Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

Attachment 4 – Historical Resources Survey prepared in 2009

Attachment 5 – Window Plans (options A and B)

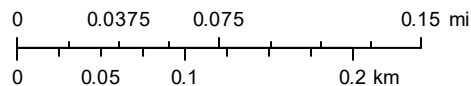
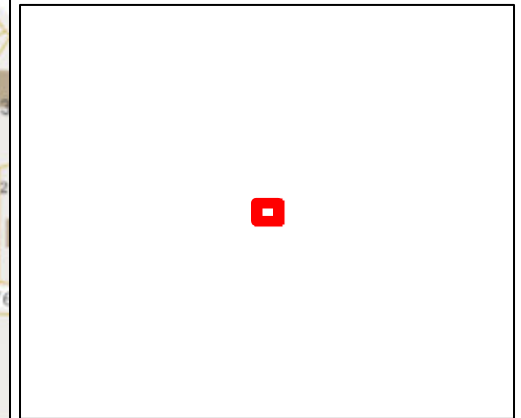
Vicinity 150 S. Auburn



Parcel APN: 008-372-005
150 SOUTH AUBURN STREET

Land Value: \$218,727.00
Improvement Value: \$355,434.00
Acreage: Unknown
Zoning: TC 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: 2,398 feet

Overview



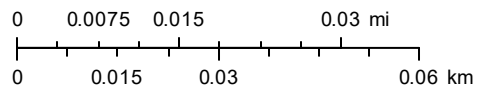
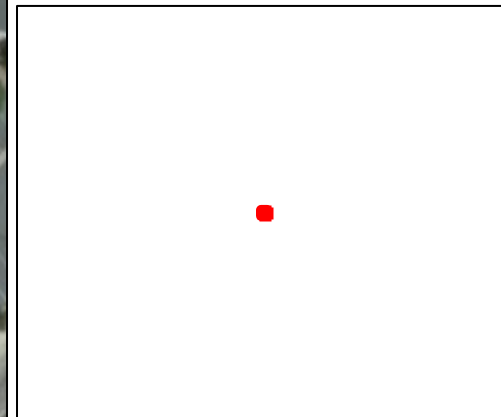
Aerial 150 S. Auburn



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Snow Load: 43 lbs/sqft
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Overview





State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

Page 1 of 2

*Resource Name or #: 150 South Auburn Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-372-05
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 150 South Auburn Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of South Auburn Street.
- *P3a. **Description:**

The property consists of a one to two-story Spanish Revival commercial building that faces South Auburn Street. The building is currently occupied by "Subsational Subs" and "Styles" beauty salon. Character defining features of the building include a single-story front gable wing (Subsational Subs) that faces South Auburn Street and features a Spanish clay tile roof, textured stucco exterior wall surfaces, a clipped-roof front gable porch with an arcaded entrance featuring two rope twisted Spanish Revival influenced columns with Corinthian capitals, and a replaced aluminum framed entry door. The north elevation windows have all been replaced as well as the entry door. To the left of the single-story front gable building is a two-story hipped roof wing that features a Spanish clay tile roof, stucco exterior surfaces, a iron balcony with two French doors, and below the balcony a similar arcaded inset front porch with two replaced windows to the left and right in original openings. A separate wing extends to the south from the side of the two-story wing. The front is landscaped with mature trees, shrubs, lawns, and a walkway.

- *P3b. **Resource Attributes:** HP-6, one and two-story commercial building
- *P4. **Resources Present:** Building Structure Object Site District Element of District

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** View looking southwest at the building from S. Auburn Street.

- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Darrel LeClair, POB 480, Carmelien Bay, CA 96140.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

*Required information

OPTION A



THERMALLY IMPROVED ALUMINUM A250
THERMALLY IMPROVED WINDOWS & PATIO DOORS



Energy Efficiency

Tested and Built for Your Climate

At Milgard, we help homeowners like you make an impact on their energy consumption by offering energy efficient windows and patio doors designed for your homes comfort. Our thermally improved windows and doors include a polyurethane channel to reduce thermal transfer and improve energy efficiency.

We make it easy to meet local energy codes and green building efficiency standards with a selection of energy packages you can tailor to your specific climate. We conduct thermal simulations to improve energy performance and we adhere to ENERGY STAR® v6 requirements that meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria in the areas we serve.

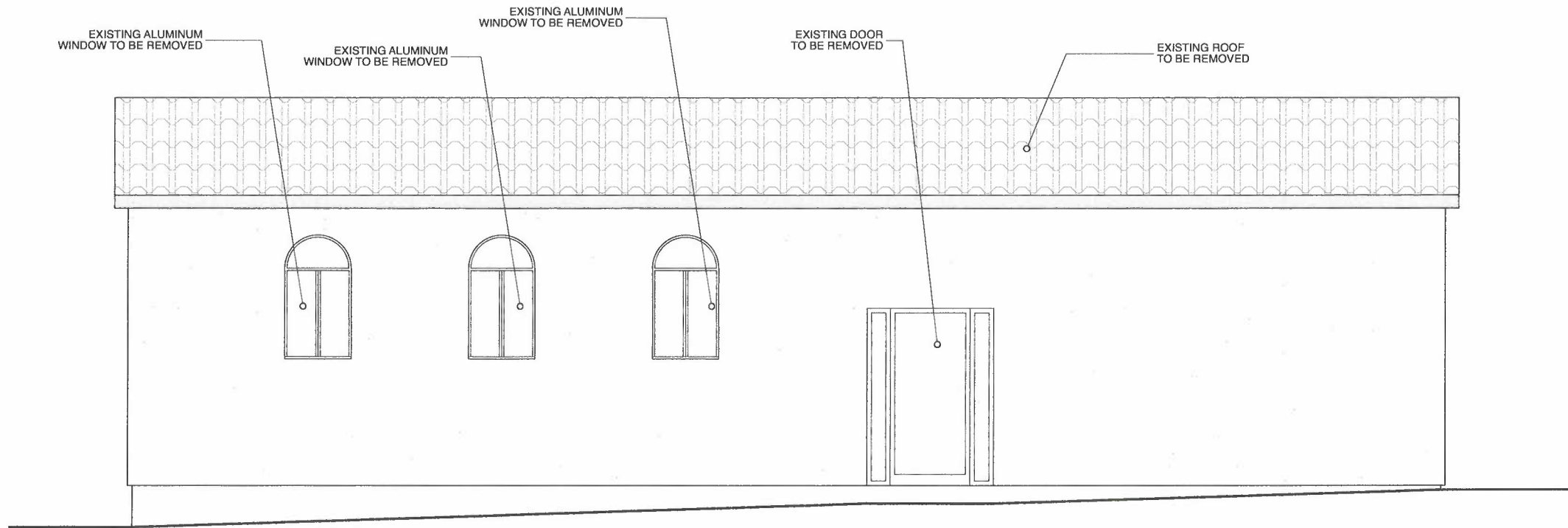


ZONE	U Factor	SHGC
ENERGY STAR v6 Northern	0.27	-
ENERGY STAR v6 North-Central	0.30	0.40
ENERGY STAR v6 South-Central	0.30	0.25
ENERGY STAR v6 Southern	0.40	0.25

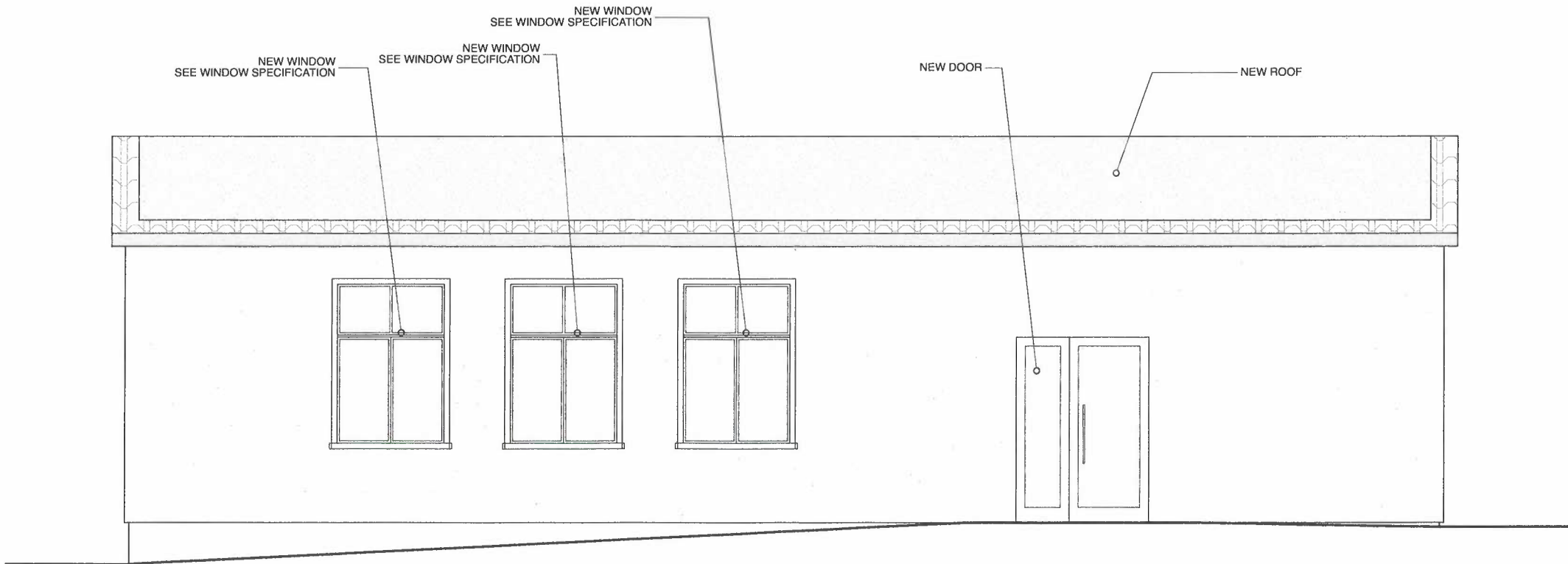
Your energy efficient windows could include one or more of the following features based on your climate:
SunCoat® or SunCoatMAX®
EdgeGuardMAX®
Argon
4th Surface Low-e



WINDOW SPECIFICATION



BUILDING ELEVATION - EXISTING



BUILDING ELEVATION - NEW

TOBIN ARCHITECTS OFFICE - GRASS VALLEY STUDIO

SCALE: 3/8" = 1'-0"

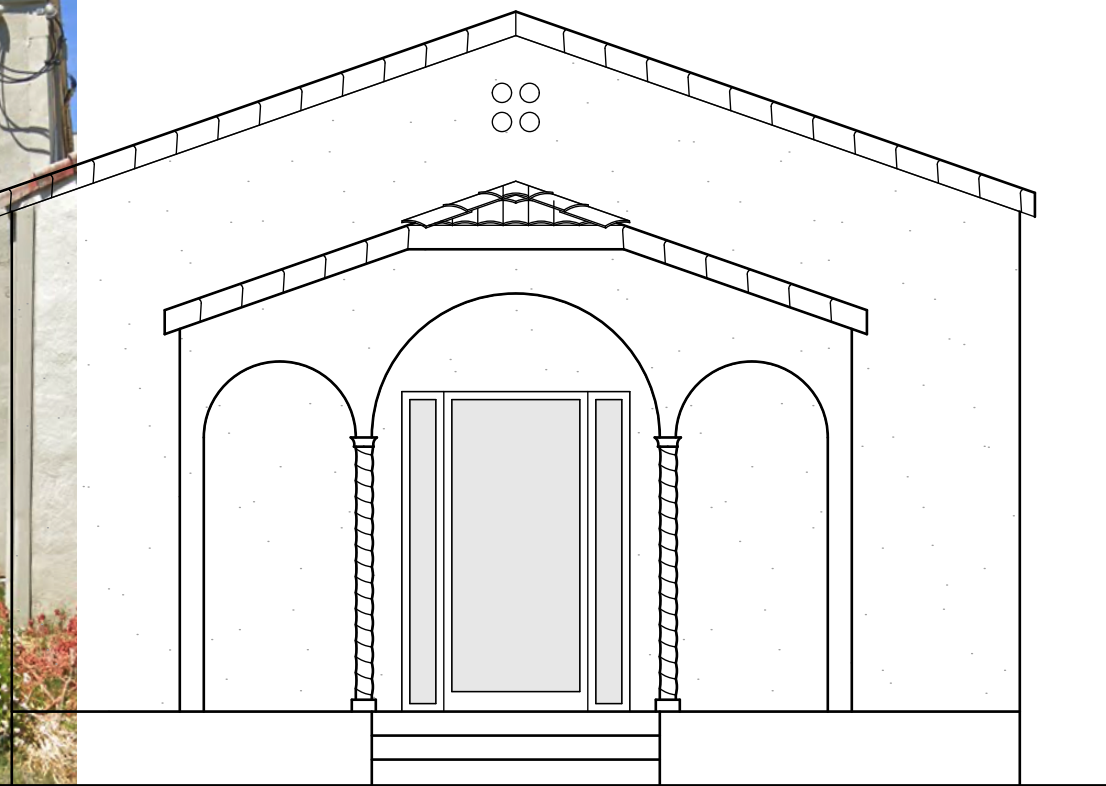


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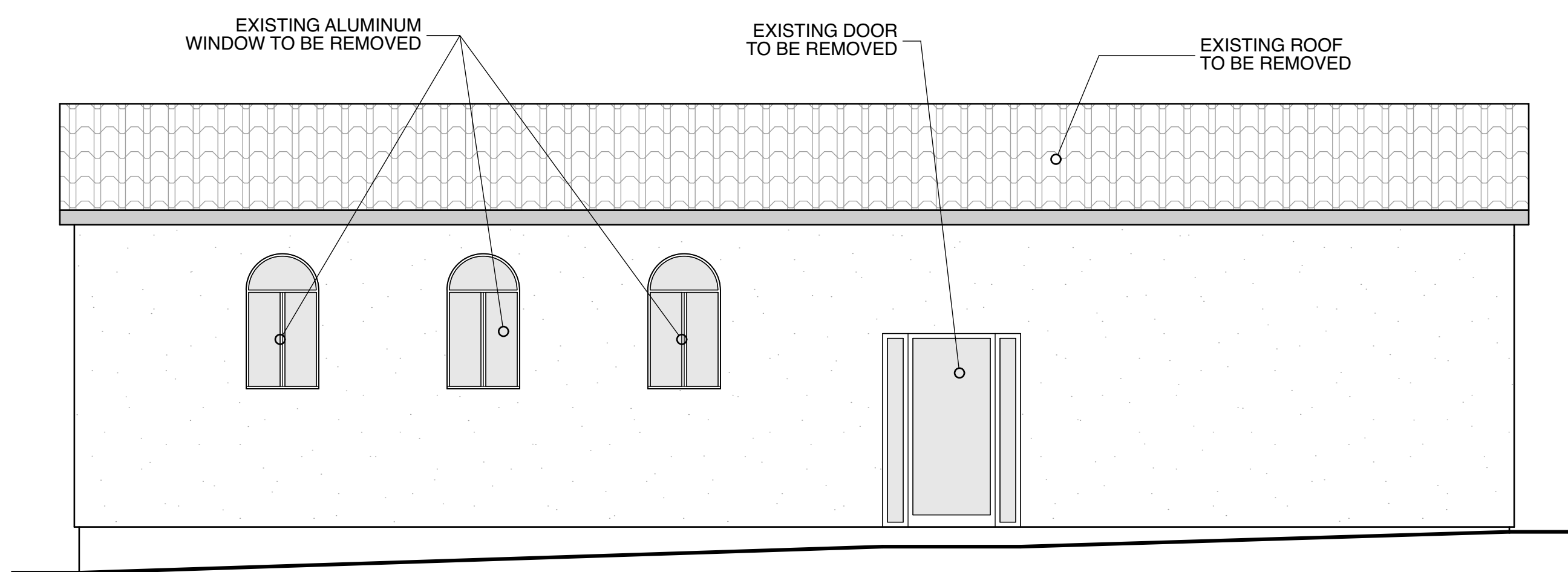
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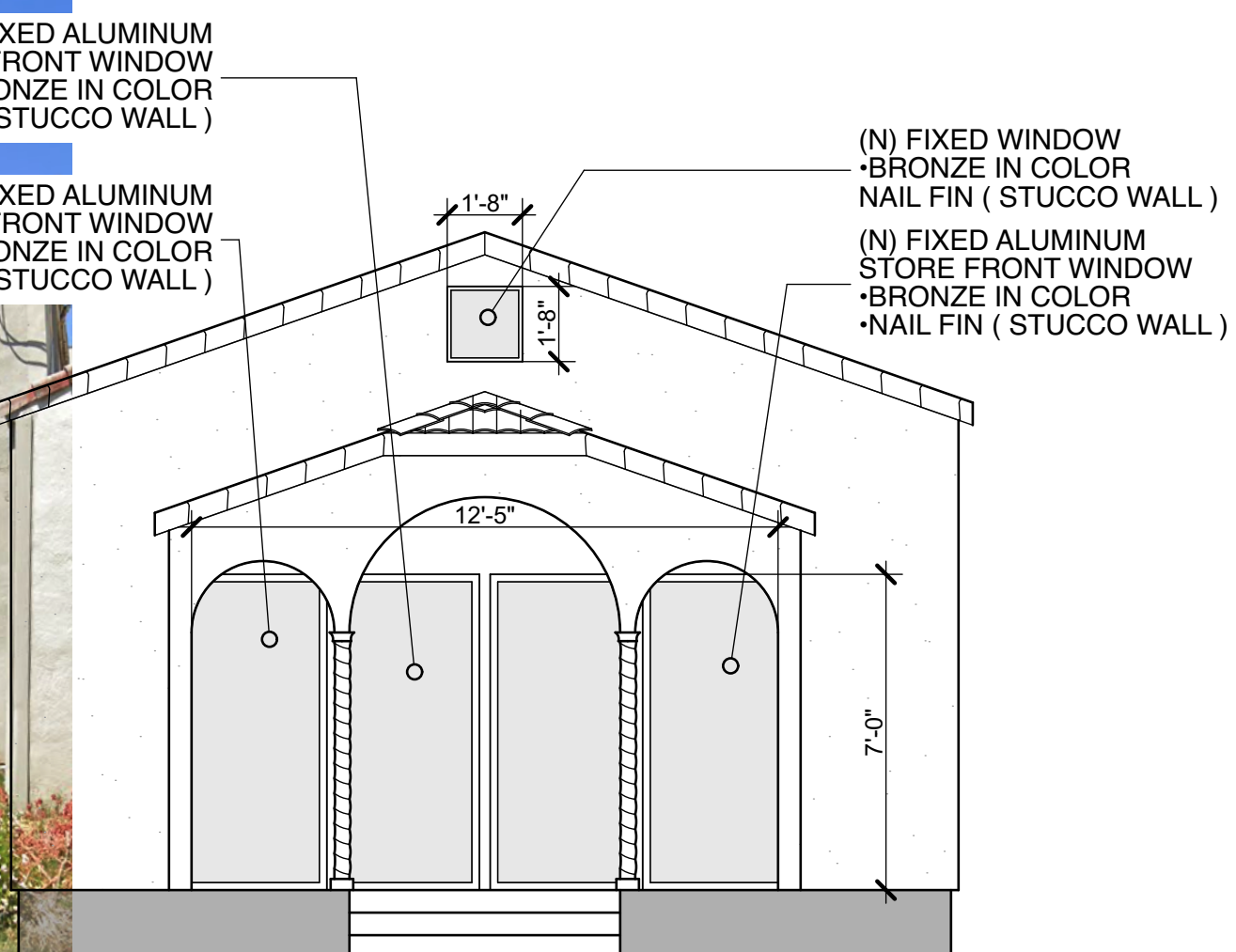
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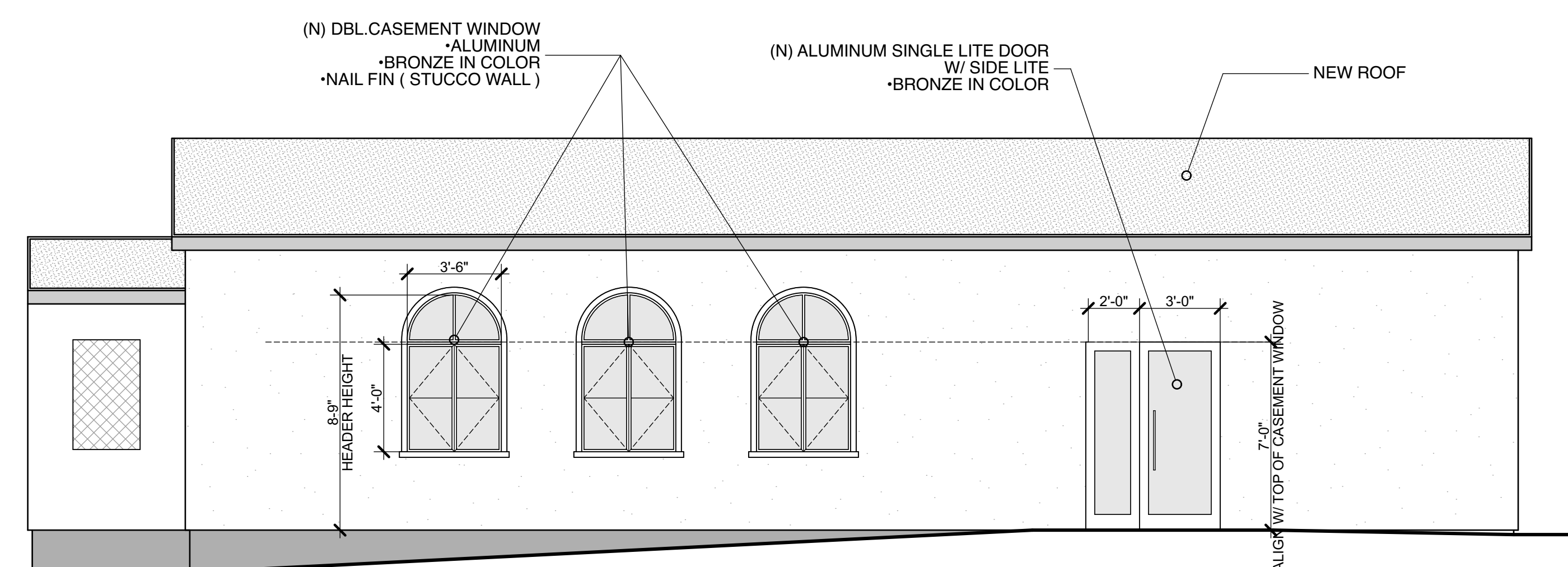
EAST ELEVATION - EXISTING



NORTH ELEVATION - EXISTING



EAST ELEVATION - NEW



BUILDING ELEVATION - NEW - 2

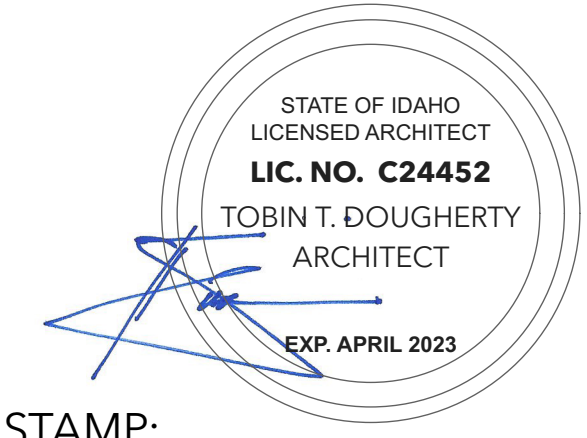
TOBIN DOUGHERTY ARCHITECTS

OFFICE OF ARCHITECTURE PLANNING INTERIORS / DESIGN

TOBIN T DOUGHERTY AIA
PRINCIPAL ARCHITECT

914 INDUSTRIAL AVE
PALO ALTO, CA

OFFICE: 650.323-1890
email @ info@tobinarchitects.com



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PROJECT:
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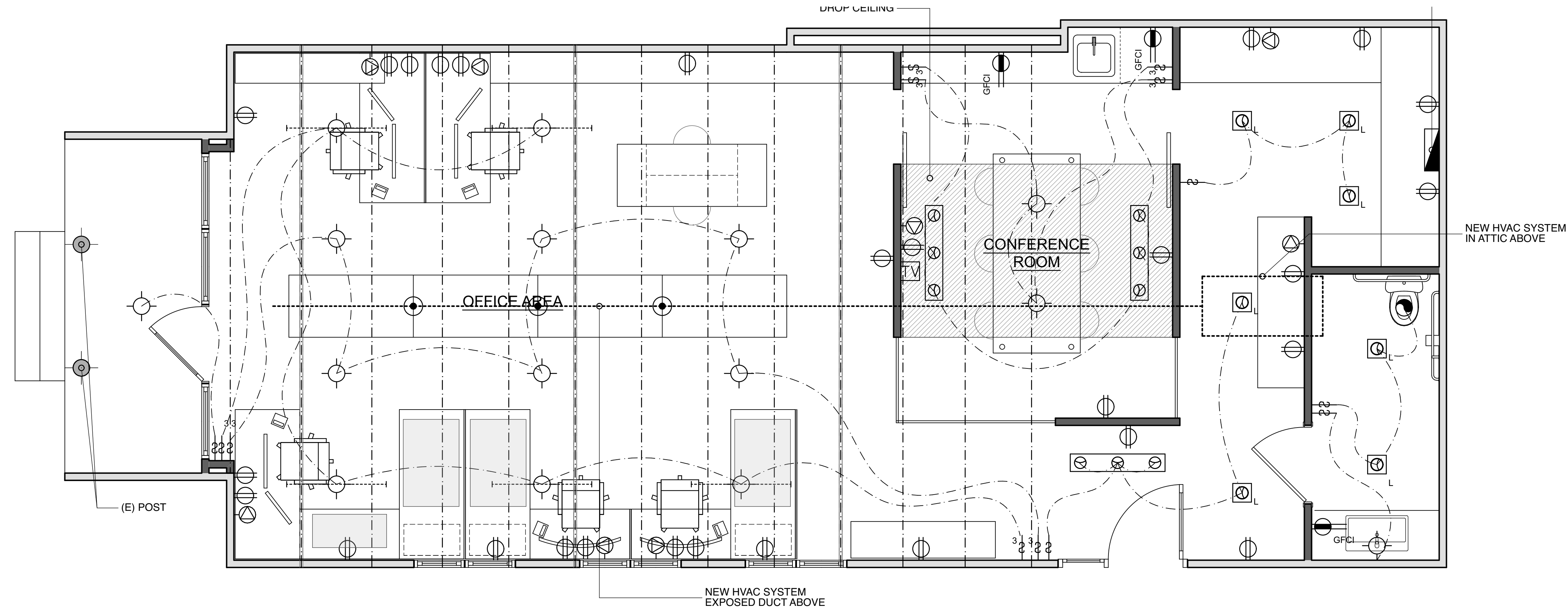
G.V. OFFICE

PROJECT LOCATION:

PROJECT LOG:

STANDARD ELEC SYMBOL KEY

- SINGLE POLE SWITCH
- THREE WAY POLE SWITCH
- FOUR WAY POLE SWITCH
- PUSH BUTTON - DOOR BELL
- DUPLEX CONVENIENCE OUTLET
- GFCI DUPLEX OUTLET
- BELOW CAB./HIDDEN OUTLET
- SPLIT WIRED DUPLEX OUTLET
- DUPLEX FLOOR OUTLET
- 220 OUTLET
- CLG. MOUNT LIGHT FIXTURE
- WALL MOUNT LIGHT FIXTURE
- WALL WASH SCONCE - HIGH OR LOW PLACEMENT
-
-
-
-
- CLG. MOUNT SPOT LIGHT - TYPE TBD
- EXHAUST FAN W/LIGHT
- EXHAUST FAN MIN 50 CFM
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- T.V. - COAXIAL CABLE - HOME RUN CAT 5 TO MAIN BOX
- TELEPHONE JACK
- HOSE BIBB
- GAS METER
- GAS OUTLET
- GAS LINE
- AUTO. GARAGE DOOR OPENER
- FLUORESCENT FIXTURE
- CEILING FAN
- CARBON MONOXIDE ALARM
- RETURN REGISTER
- BASEBOARD/WALL REGISTER
- FLOOR VENT REGISTER
- CEILING VENT REGISTER
- VACUUM OUTLET
- FIRE SPRINKLER
- (E) ELECTRICAL MAIN PANEL
- (N) ELECTRICAL SUB-PANEL - 100 AMP
- CONTROL SWITCH LOCATION
- MOTION SENSOR SWITCH
- LOW VOLTAGE - LED LIGHT STRIP



ELECTRICAL PLAN

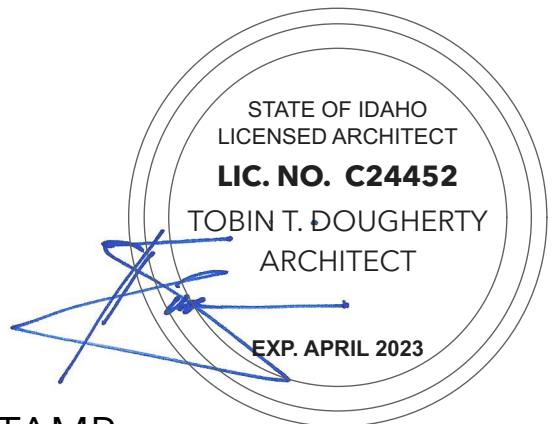
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PROJECT:
TDA

G.V. OFFICE

PROJECT LOCATION:

PROJECT LOG:

ELECTRICAL CODE REQUIREMENTS:

- | | | | | | |
|---|--|--|---|---|---|
| <p>1. GFCI</p> <p>2. WP</p> <p>3. S</p> | <p>GROUND FAULT INTERRUPTER REQUIRED IN ALL BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES - AT OR BELOW GRADE, UNFINISHED BASEMENT, KITCHENS, LAUNDRY AREAS, WET BARS AND BATHTUBS OR SHOWER STALL.</p> <p>WEATHERPROOF OUTLETS
A) "WEATHERPROOFED" COVER TRIM "HEAD" REQ. @ ALL EXT. DUPLEX OUTLETS.
B) "WEATHERPROOFED" FIXTURE TRIM REQ. @ ALL BATHROOM SHOWER OR TUB OVERHEAD FIXTURES.
C) "WEATHERPROOFED" ENCLOSURE OR FIXTURE TRIM REQ. @ ALL EXT. LIGHTING FIXTURES SHALL BE LISTED FOR WET LOCATIONS AS PER NEC ARTICLE 410-4. 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.</p> <p>SMOKE DETECTORS
1. ALTERATIONS, REPAIRS AND ADDITIONS: WHERE ALTERATIONS, REPAIRS AND ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS (IRC R314.3)</p> | <p>2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (IRC R314.3):
A) IN EACH SLEEPING ROOM.
B) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
D) SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY (IRC R314.3).</p> <p>3. INTERCONNECTION: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (IRC R314.4).</p> | <p>4. POWER SOURCE: SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. (IRC R314.6.) PROVIDE "HARD WIRED" ELECT. 110 VOLT (W/BATTERY BACK-UP).</p> <p>5. CLOSET LIGHTING
A) SURFACE-MOUNTED INCANDESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING (PROVIDED THERE IS A MIN. CLEARANCE OF 12" FROM THE FACE OF THE SHELF). NOTE: ALL INCANDESCENT FIXTURES TO BE COMPLETELY ENCLOSED.
B) SURFACE-MOUNTED OR RECESSED FLUORESCENT FIXTURES INSTALLED ON WALL ABOVE DOOR OR ON THE CEILING (PROVIDED THERE IS A MIN. CLEARANCE OF 6" FROM FACE OF SHELF).</p> <p>6. FLOURESCENT LIGHTING FIXTURES
GENERAL LIGHTING IN BATHROOMS AND KITCHENS ACTIVATED BY THE FIRST SWITCH OR INITIAL SWITCH AT THE ENTRANCE OF THE LIGHTED SPACE INSIDE DOORWAY.</p> | <p>7. BOND
ELECTRICALLY CONDUCTIVE MATERIALS SUCH AS METAL GAS AND WATER PIPING PER NEC ARTICLE 250.</p> <p>8. RECEPTACLES / CIRCUITS
ALL BATHROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH GFCI PROTECTION.</p> <p>9. ALL LAUNDRY ROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT.</p> <p>10. RECEPTACLES SHALL BE LAYED OUT SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 6'-0" FROM ANOTHER RECEPTACLE. ANY ISOLATED WALL SECTION OF 2'-0" OR MORE IN LENGTH REQUIRES A RECEPTACLE.</p> <p>11. KITCHEN CIRCUITS - A SEPARATE CIRCUIT SHALL BE PROVIDED FOR EACH THE KITCHEN DISPOSAL AND DISHWASHER. TWO 20-AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR SUPPLYING KITCHEN AND DINING ROOM.</p> <p>12. CENTRAL HEATING EQUIPMENT SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.</p> | <p>13. RECEPTACLES SERVICING KITCHEN COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.</p> <p>14. FOUR CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR-PRONG OUTLET FOR DRYERS AND COOKING UNITS SHALL BE PROVIDED.</p> <p>15. CARBON MONOXIDE ALARM
Provide approved Carbon Monoxide Alarms in sleeping areas where fuel burning appliances are installed and in living areas adjacent to attached garages. The CO Alarm shall receive their primary power from building wiring and be interconnected so that when one alarm is activated all alarms will activate. The CO Alarm shall be installed outside each sleeping area in the immediate vicinity of the bedrooms and on every level including basements. IRC sections R315.3, CO Alarms shall receive their primary power from the building wiring and also provided with a back up battery. IRC Section R315.5. New Carbon Monoxide Alarms shall be installed in accordance with IRC section R315.</p> <p>16. EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING: ENERGY STAR compliant and controlled by a humidity control unless functioning as a component of a whole house ventilation system. Humidity control shall operate as follows (CGBC4.506.1):
(a) Humidity controls shall be cable of adjustment between relative humidity range of a greater than or equal to 50% to a maximum of 80%. The humidity control may utilize manual or automatic means of adjustment and, (b) A humidity control may be a separate component to the exhaust fan and is not required to be integral.</p> |
|---|--|--|---|---|---|

Project Number: #Project ID
Sheet Date: 12/28/23