

**HISTORICAL COMMISSION
STAFF REPORT
FEBRUARY 13, 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 Historical Commission recommend 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 window replacement as presented in the Staff Report; and
3. Approval 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.

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 _____.
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. 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 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

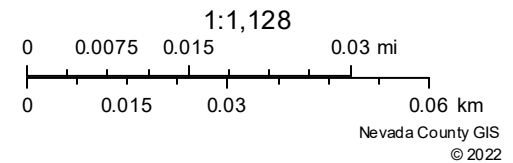
Aerial 138 East Main Street



Nevada County GIS

February 7, 2024

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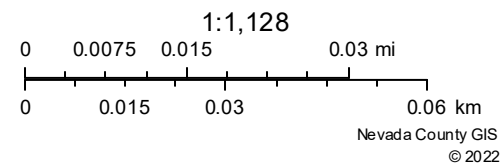


Vicinity 138 East Main Street



February 7, 2024

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ABBREVIATIONS			
AB	ANCHOR BOLT	J-BOX	JUNCTIONBOX
ABV	ABOVE	JT	JOINT
AC	AIR CONDITIONING		
ACoust	ACOUSTICAL	LAM	LAMINATE
AD	ACCESS DOOR, AREA DRAIN	LOC	LOCATE
ADDL	ADDITIONAL	LWTW	LIGHTWEIGHT
AF	ABOVE FINISHED FLOOR		
AL	ALUMINUM	MAINT	MAINTENANCE
ALT	ALTERNATE	MAS	MASONRY
ALUM	ALUMINUM	MAT	MATERIAL
ANOD	ANODIZED	MATL	MATERIAL
APPD	APPROVED	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT	MET	METAL
AUTO	AUTOMATIC	MFG	MANUFACTURER
AVG	AVERAGE	MISC	MISCELLANEOUS
		MO	MASONRY OPENING
BDRM	BEDROOM		
BEL	BELOW	NAT	NATURAL
BTWN	BETWEEN	(N)	NEW
BLDG	BUILDING	NOM	NOMINAL
BLK	BLOCK		
BLKG	BLOCKING	OC	ON CENTER
		OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OF	OUTSIDE FACE
CCW	COUNTER CLOCKWISE	OH	OVER HEAD
CEM	CEMENT	OPNG	OPENING
CER	CERAMIC	OPP	OPPOSITE HAND
CFT	CUBIC FOOT		
CIP	CAST-IN-PLACE	PLAM	PLASTICLAMINATE
CJ	CONTROL JOINT	PTTN	PARTITION
CL	CENTERLINE	PERP	PERPENDICULAR
CLG	CEILING	PLMBG	PLUMBING
CLR	CLEAR	PLTF	PLATFORM
CMU	CONCRETE MASONRY UNIT	PLWD	PLYWOOD
CONC	CONCRETE	PNT	PAINT
CONT	CONTINUOUS	PREFAB	PREFABRICATED
CPT	CARPET		
		QTY	QUANTITY
DBL	DOUBLE		
DEG	DEGREE	RA	RETURN AIR
DEM	DEMOLISH	RAD	RADIUS
DEMO	DEMOLITION	REBAR	REINFORCING BAR
DEPT	DEPARTMENT	REF	REFERENCE
DET	DETAIL	REQD	REQUIRED
DIAG	DIAGONAL	REV	REVISION
DIA	DIAMETER	RO	ROUGH OPENING
DIM	DIMENSION	RWD	REDWOOD
DN	DOWN		
DTL	DETAIL	SCHED	SCHEDULE
DWG	DRAWING	SC	SOLID CORE
DS	DOWNSPOUT	SECT	SECTION
		SF	SQUAREFOOT
EA	EACH	SHT	SHEET
EJ	EXPANSION JOINT	SIM	SIMILAR
ELECT	ELECTRICAL	SPECS	SPECIFICATIONS
ENGR	ENGINEER	SQ	SQUARE
EQ	EQUAL	SSTL	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
(E)	EXISTING	STL	STEEL
		STRUCT	STRUCTURAL
FDTN	FOUNDATION		
FE	FIRE EXTINGUISHER	T&B	TOP AND BOTTOM
FEC	FIRE EXTINGUISHER CABINET	T&G	TONGUE & GROOVE
FF	FINISHED FLOOR	TBD	TO BE DETERMINED
FHC	FIRE HOSE CABINET	TD	TRENCH DRAIN
FLR	FLOOR	TRD	TREAD
FOS	FACE OF STUDS	TSLAB	TOP OF SLAB
FP	FIREPROOF	TS	TOP OF STEEL
FT	FEET	TW	TOP OF WALL
FTG	FOOTING	(TYP)	TYPICAL
GA	GAUGE	UL	UNDERWRITERS LAB
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GYP SUM BOARD	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR		
GL	GLASS	VERT	VERTICAL
GRND	GROUND	VIF	VERIFY IN FIELD
GWB	GYP SUM WALL BOARD		
		W/	WITH
H	HIGH	W/O	WITHOUT
HORIZ	HORIZONTAL	WC	WATER CLOSET
HR	HOUR	WD	WOOD
		WWM	WELDED WIRE MESH
ID	INSIDE DIAMETER	WP	WATERPROOF
IN	INCH		
INFO	INFORMATION		

SYMBOLS			
	DETAIL SYMBOL	ROOM #	ROOM IDENTIFICATION
	SECTION DETAIL	(A)	WINDOW NUMBER
		(01)	DOOR NUMBER
	BUILDING SECTION	(A4)	PARTITION TYPE
	BUILDING ELEVATION	1	REVISION SYMBOL
			BREAK LINE
			HIDDEN OR OVERHEAD LINE
	ELEVATION SYMBOL	2'-0"	DIMENSION LINE
			ALIGNMENT
	ELEVATION MARKER		

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) 913-4672
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	

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:	

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

VICINITY MAP	
THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:	

SPECIAL INSPECTIONS	
THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:	

VICINITY MAP	

SHEET INDEX	
TITLE	T1.0 TITLE SHEET
SITE PLAN	A0.1 SITE PLAN
BUILDING PLANS	A1.0 EXISTING & DEMOLITION PLANS A1.1 FLOOR PLAN
EXTERIOR ELEVATIONS	A2.0 BUILDING ELEVATIONS

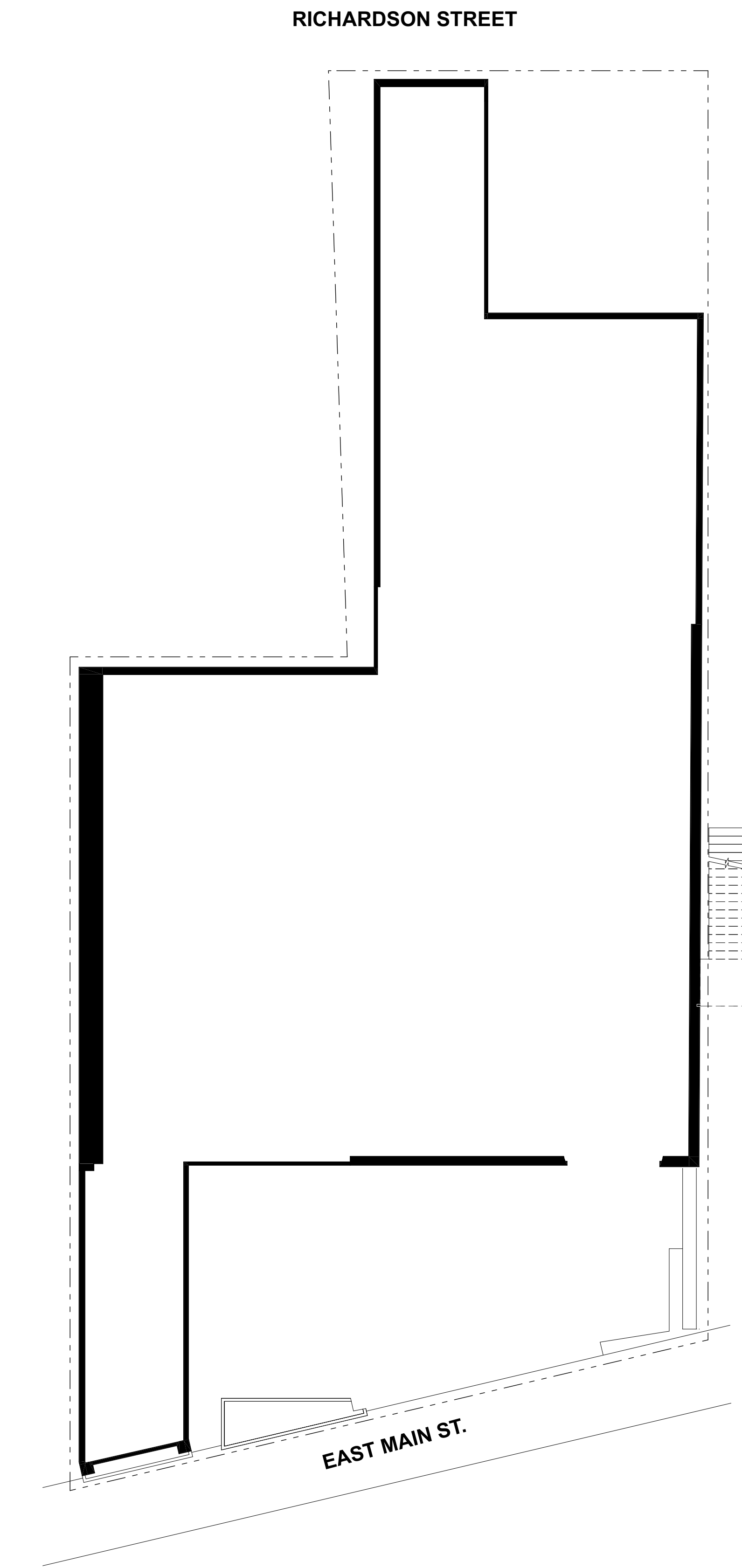
COORDINATION SET NOT FOR CONSTRUCTION	
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138 E. MAIN ST. RENOVATIONS	
138 E. MAIN GRASS VALLEY, CA 95945 APN: 008-343-020	

ID	NAME	DATE
	HRC	2/5/24

TITLE SHEET	
SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---
T1.0	

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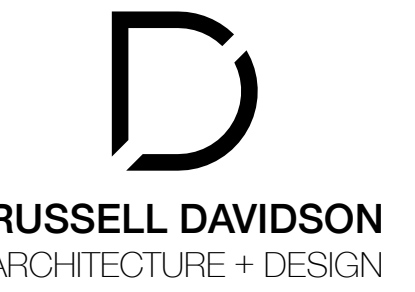


1 SITE PLAN
SCALE: 1" = 10'

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



COORDINATION SET
NOT FOR CONSTRUCTION

138 E. MAIN ST. RENOVATIONS

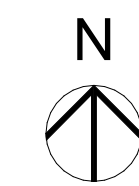
138 E. MAIN
GRASS VALLEY, CA 95945
APN: 008-343-020

ID	NAME	DATE
	HRC	2/5/24

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

SITE PLAN

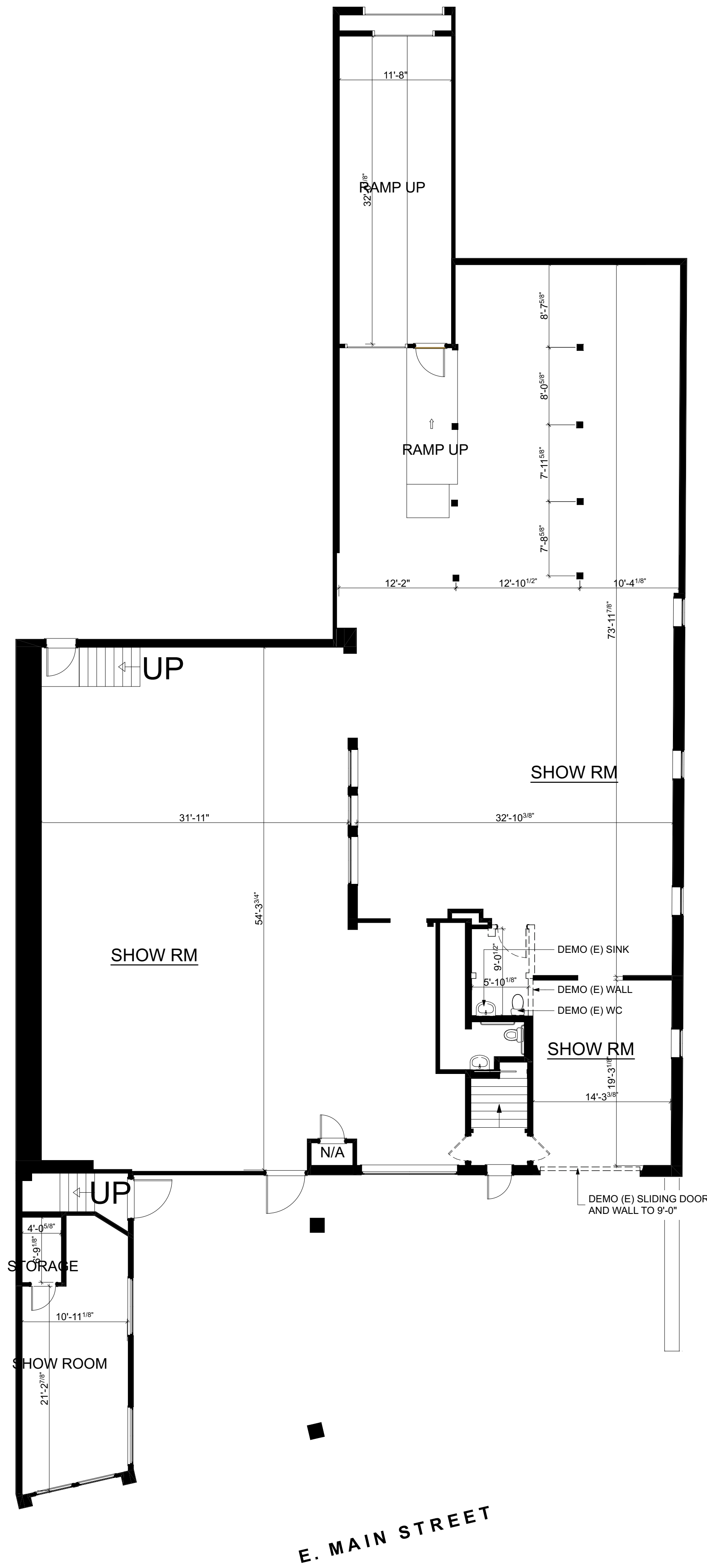
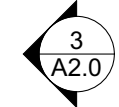
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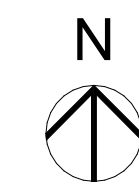
J:\users\russell\RD\A1\Dropbox\RD\A1\Projects\Current\2024\02_Palace Antiques\Arch\CAD\Current\The Palace Updated.dwg



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



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



LEGEND

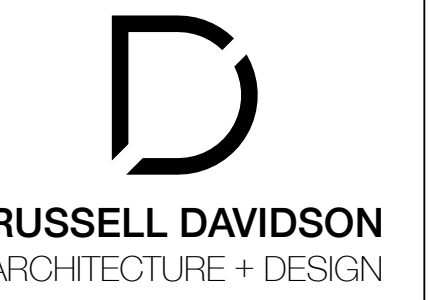
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FINISHES TO BE REMOVED, STRUCTURE TO REMAIN
- AREA OF WORK
 1. (E) NON-BEARING WALLS TO BE REMOVED
 2. RESTROOM FIXTURES TO BE REMOVED

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



COORDINATION SET
NOT FOR CONSTRUCTION

138 E. MAIN ST. RENOVATIONS

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

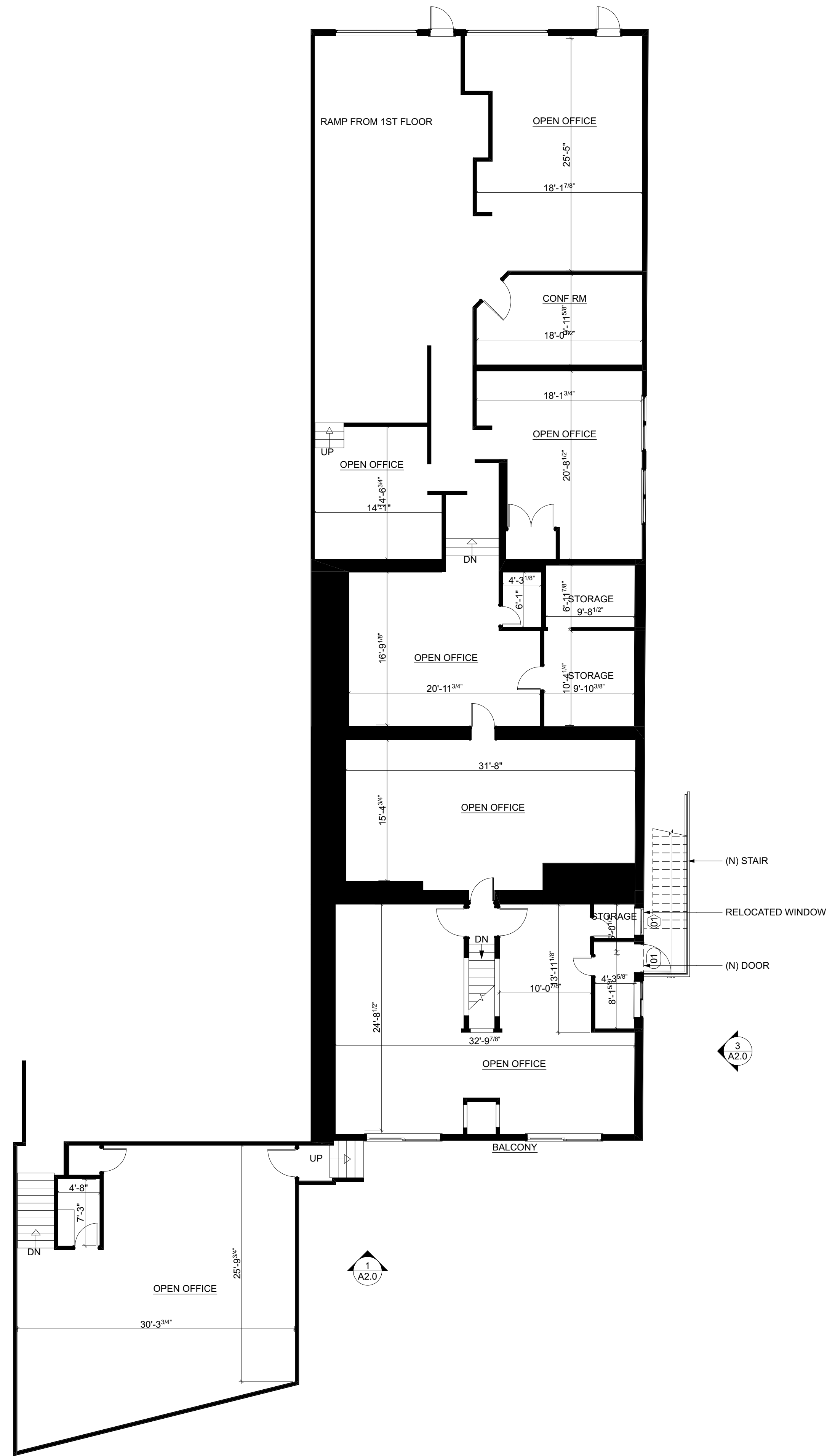
ID	NAME	DATE
	HRC	2/5/24

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

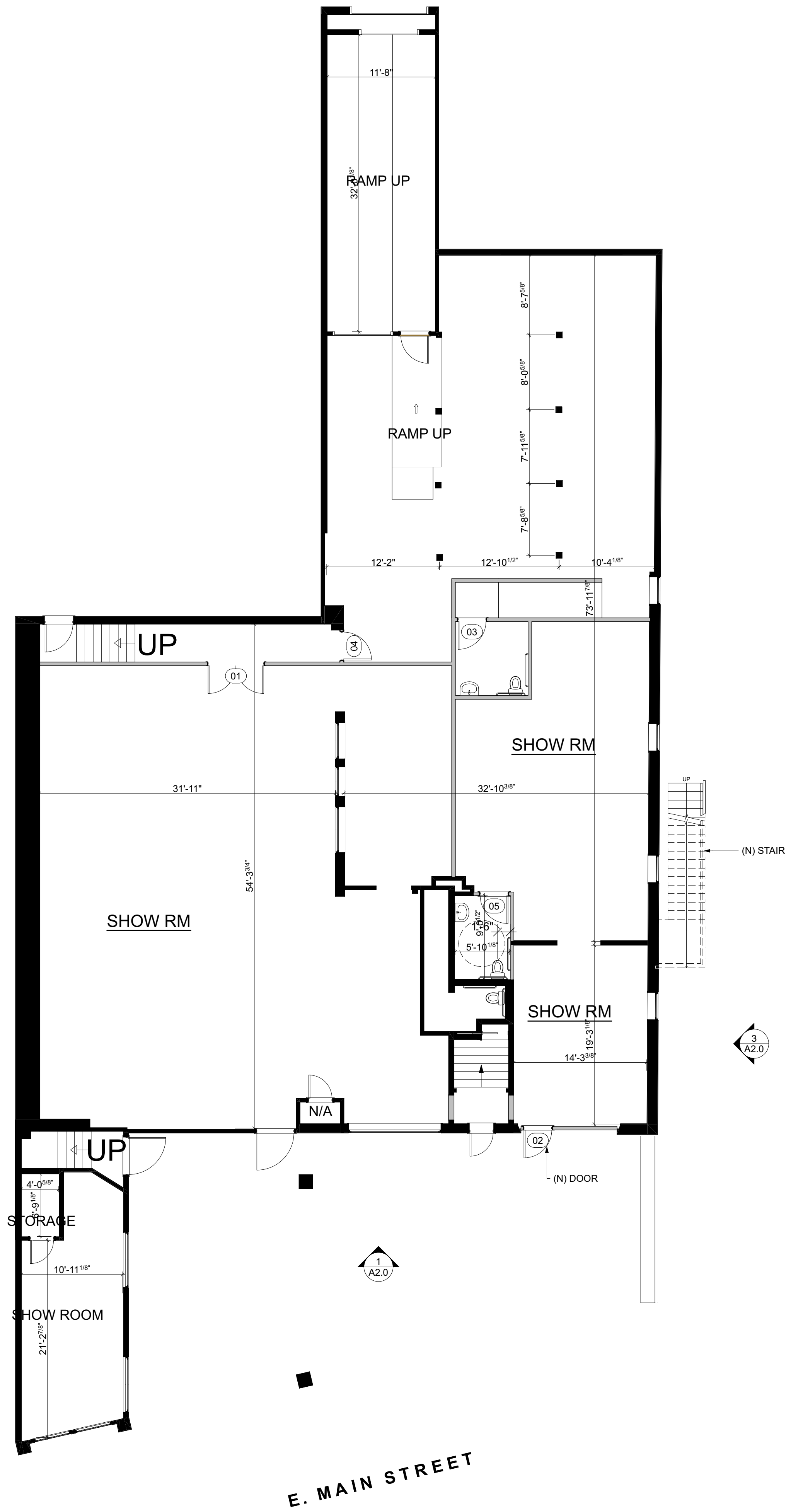
EXISTING &
DEMOLITION
PLANS

A1.0

J:\Users\russell\RD\A\1\Dropbox\RD\A\1\Projects\Current\2024\02_Palace Antiques\Arch\CAD\Current\The Palace_Updated.dwg



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



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

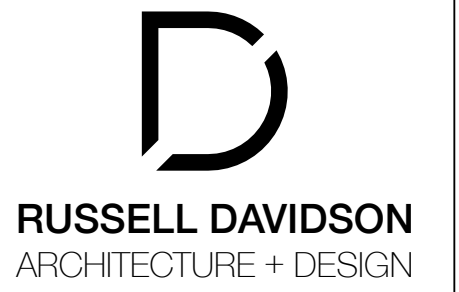
LEGEND

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

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.

KEYNOTES



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	2/9/24

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

FLOOR PLAN

A1.1



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