




City of Nevada City

To: Planning Commissioners

From: Cindy Siegfried, City Planner 

Date: December 22, 2009

RE: **Proposed Architectural Review Application of Karen Kerouac to construct a 260 square foot greenhouse on her property located at 300 Long Street.**

The owner seeks approval of an architectural review application for a greenhouse, containing 260 square feet. The property is zoned "R1-SC" (Single-Family Residential and within the Scenic Corridor District). Construction has begun on the greenhouse in the rear portion of the property and meets all setbacks. The materials are glass and wood.

According to the Assessor's Office, the residence on the property was constructed the late 1800's.

A review of the Planning Department base files indicate the property was granted a use permit in 1977 to operate a stained-glass studio and for retail sales. Other various architectural review approvals were approved, including a 1982 approval for a covered deck addition, and roof replacements in 1996 and 2003.

The adjacent property owners were notified of this application. Staff has no concerns with the project as it meets the R1 setbacks as follows:

Front yard (off Long Street):	30 feet
Side Yard:	5 feet
Street Side Yard (Adams St)	10 feet
Rear yard:	25 feet
Height Limit:	35 feet

After review by the Commission, any approval should be subject to any conditions of the Nevada City Fire District.



CITY OF NEVADA CITY

317 Broad Street • Nevada City, California 95959 • (530) 265-2496

OFFICE USE ONLY	
CITY OF NEVADA CITY	
Filing Fees	
Chk	Cash
DEC 29 2009	
Bus. Lic.	

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

KAREN KEROUAC

Name 300 LONG ST.

Address NEVADA CITY CA.

City, State 95959

Phone 530-265-0451

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe) _____
- Number of existing units _____
- Year of original construction _____

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

Street Address 300 LONG ST

Assessor's Parcel Number 05430 37000

Nearest cross street ADAMS

New floor area proposed 200 S.F.

Briefly describe proposed project:

CLASSIC • GREEN HOUSE

Number of dwelling units on property 1

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement - All siding or Repairs over _____ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: _____

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property.

Signature [Handwritten Signature]

Date 12-29-09

Approved by:

FOR OFFICE USE ONLY

Signature _____

Date _____

Signature _____

Date _____

PLEASE ATTEND THE PLANNING COMMISSION MEETING TO DISCUSS YOUR REQUEST, OR YOUR APPLICATION WILL BE CONTINUED TO THE NEXT MEETING

CITY OF NEVADA CITY
ARCHITECTURAL REVIEW GUIDELINES
AND SUPPORTING INFORMATION

Please read this document and provide the information that applies to your application. The City also maintains some reference material regarding historical architecture. Ask the City Planner for details.

POLICY DECLARATION:

The City's goal in requiring architectural review is to implement the goals of the City's General Plan by preserving the character of Nevada City architecture in terms of historical value, sit coverage and planning, volume and massing, materials, color, general design and details. Historical District work must be in strict compliance with the Mother Lode Era. Preservation of historic materials is encouraged.

The Planning Commission will review each application on its own merit and in the context of the neighborhood of the project. For example, plywood siding might be acceptable in an area of modern, similar homes, but not in a neighborhood of old Victorian homes.

Generally, Nevada City architecture is characterized by many of these design features typical of the Mother Lode Era: Steep peak roofs with pitches between 6:12 & 12:12, overhanging roofs with gable ends, covered porches and entries; multi-pane, vertical, and by windows, and use of horizontal painted rustic siding. Alterations to older homes should match existing historic materials. Vinyl siding has been declared potentially hazardous by the City's Fire Department.

SITE PLAN AND ENVIRONMENTAL CONSIDERATIONS:

Provide a site plan of the property to scale, showing and proposed tree removal, setbacks, building coverage, fencing and landscaping concepts. Attach a tree removal application form if there will be any trees removed. Show off-street parking areas.

Is the coverage and setback of the new construction compatible with surrounding houses? Yes No

If no, please explain _____

VOLUME AND MASSING

Lot Size 19,646. SF

- | | Yes | No |
|--|--------------------------|--------------------------|
| Will the proposed building or changes | | |
| Have a larger floor plan than surrounding buildings? | <input type="checkbox"/> | <input type="checkbox"/> |
| Be taller than surrounding buildings? | <input type="checkbox"/> | <input type="checkbox"/> |
| Block views or sunshine from existing buildings? | <input type="checkbox"/> | <input type="checkbox"/> |
| Does the site plan provide a private yard area? | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion, if needed:

MATERIALS

Generally, the City prefers horizontal wood siding, treated wood shingles, composition shingles, or metal roofing, true used brick, new brick, or mine rock veneers and accents, wood windows in older neighborhoods, and roof pitches in excess of 6:12.

Please list all materials that you will use and alterations proposed:

Roof: 40 YR. COMP. & MACROLUX POLYCARBOATE MAT. Pitch: 4 & 12

Siding: WOOD SIDING TO MATCH HOUSE

Windows: WOOD

Trim: 1X TO MATCH HOUSE

Foundation/Pony walls: CONCRTE SLAB

Decks, porches, railings: _____

COLORS (Please provide ten color chips per color)

Color brand, name, number

Roof: CHARCOAL • TO MATCH HOUSE

Trim: DARK GREY " "

Accents: LITE GRAY " "

Railings/Decks: _____

DETAILS

Please provide sufficient information to allow review of the building's details, including:

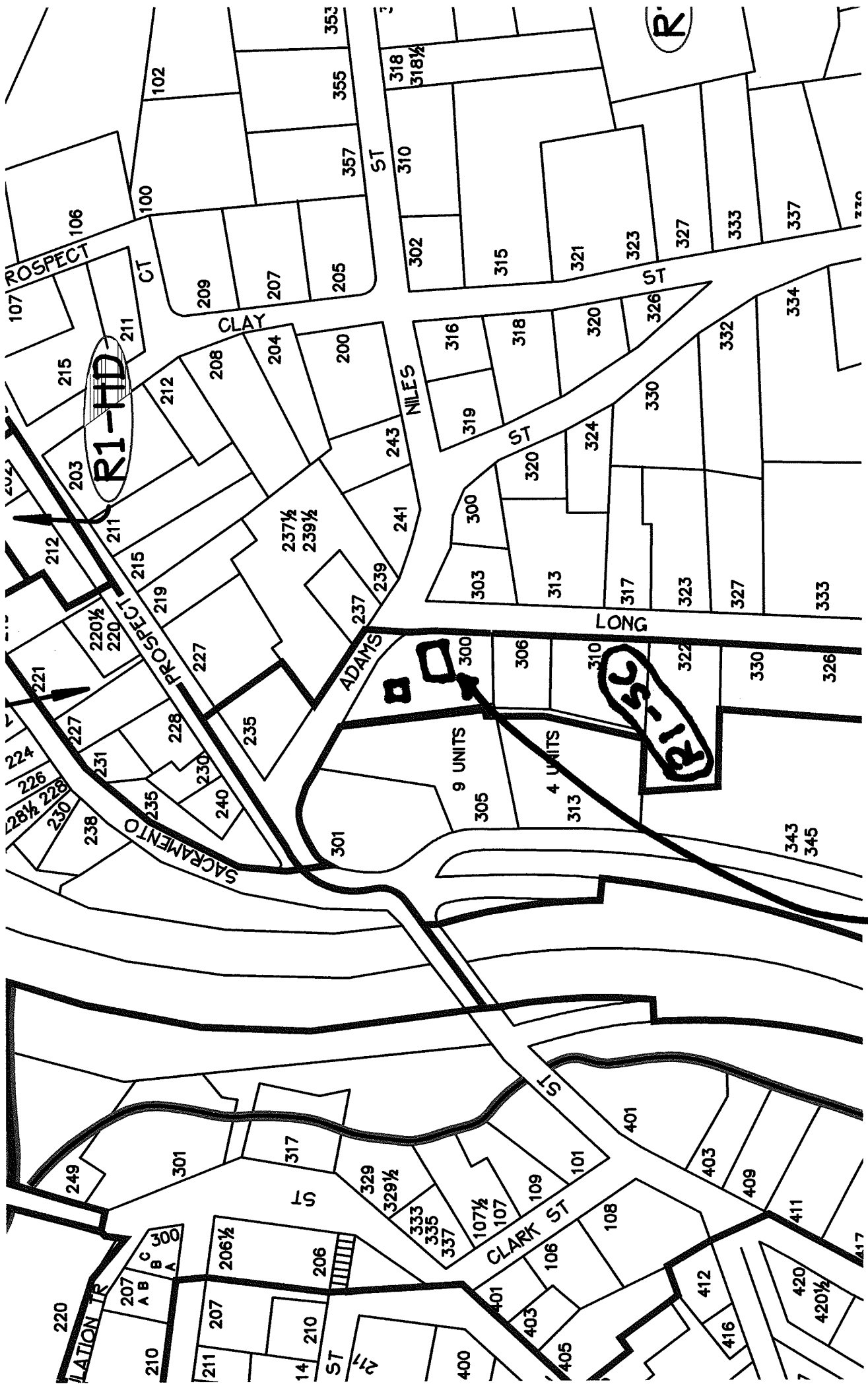
- Foundation, rock work or veneer accents
- Vents and flues
- Door and window materials, trim and design detail
- Porch and deck framing and railing details
- Garage door

• ALL MATERIALS • WINDOWS & DOOR TO MATCH HOUSE

OTHER APPLICABLE INFORMATION

Please complete the attached location key, Use the space below to provide any additional information for the Planning Commission.

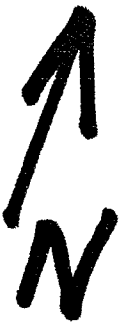
300 LONG ST Karen Kerouac Application



SUBJECT SITE

A.P.N. # 0543037000

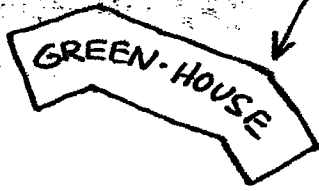
PARCEL 6
BLOCK 53



ADAMS STREET

S. 57° 17' E. 136.63' OP.

25 FT.

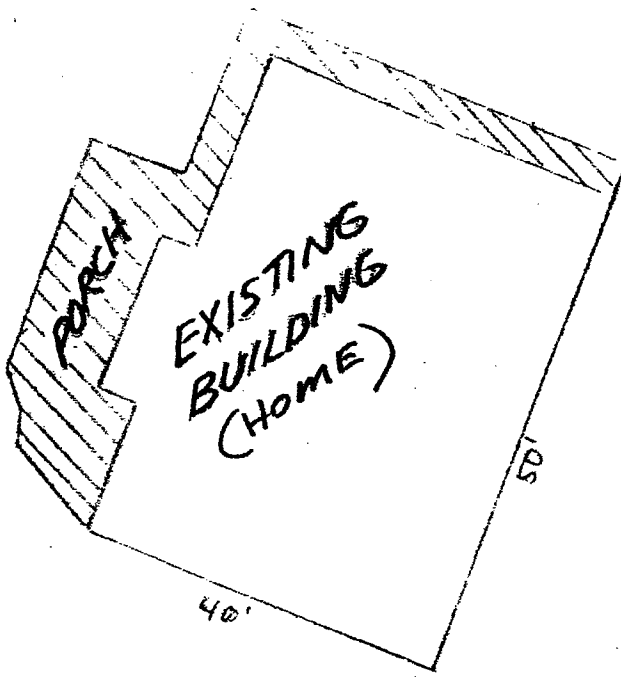


28 FT.

N. 7° 53' W. 156.17'
209.17' OP.

S. 18° 51' 36" E. 47.28'

LONG STREET



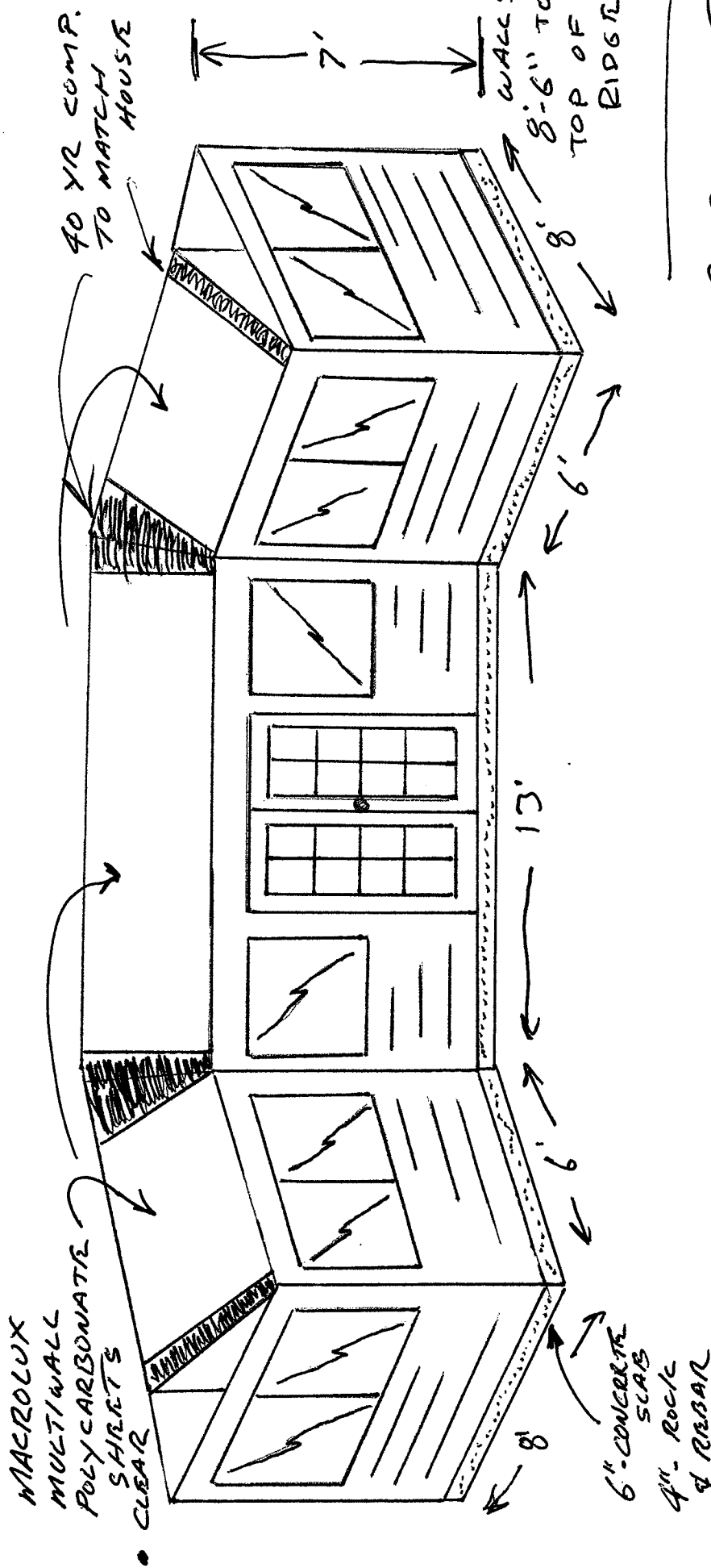
S. 2° 00' 00" W. 65.22' OP.

DRIVE WAY

N. 87° 17' W. 94.77'

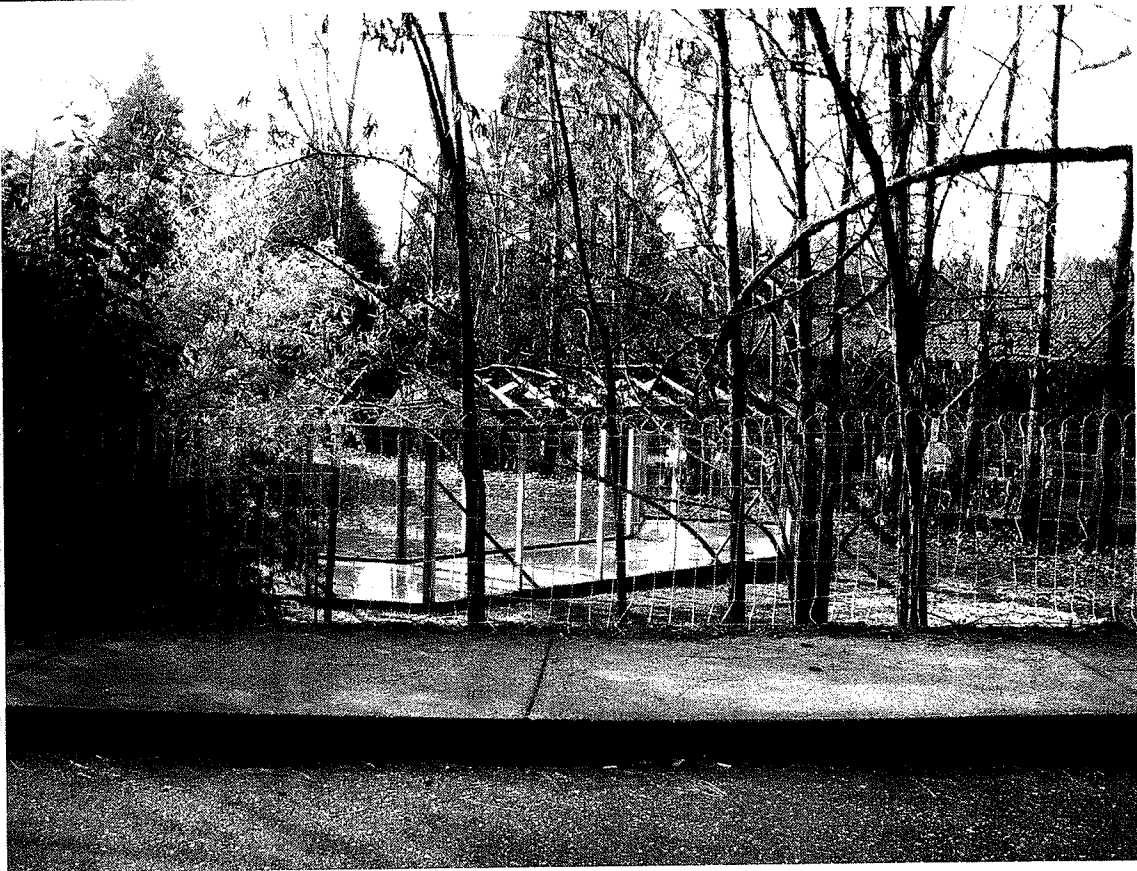
EXISTING PARKING LOT





200 SQ FT.
GREEN HOUSE

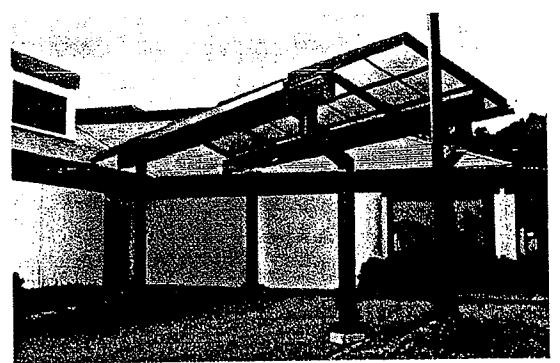
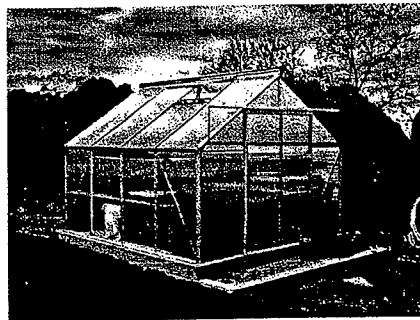
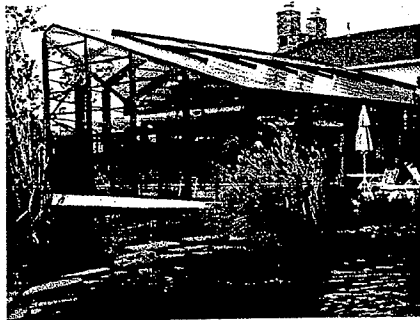
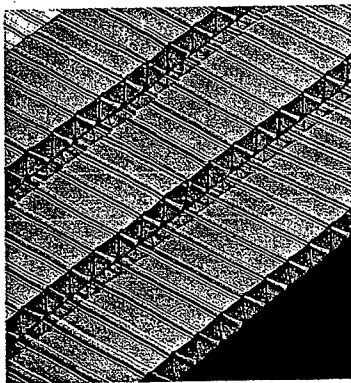
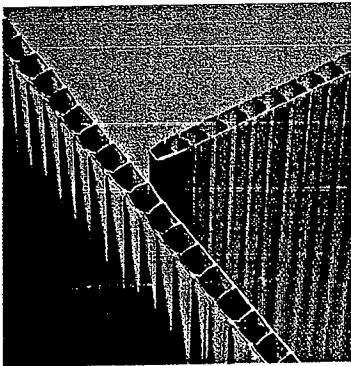
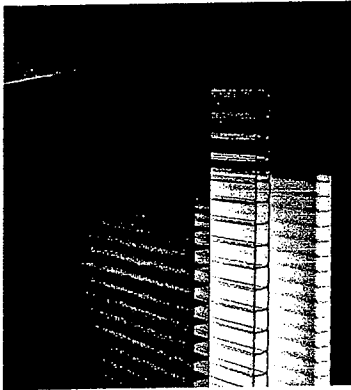
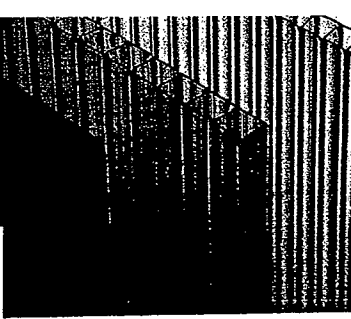
- WINDOWS ARE WOOD
- WOOD FRANCH DOORS
- WOOD SIDINGS & TRIM TO MATCH HOUSE
- LITE GREY • DARK GREY TRIM



Macrolux®

8mm Twin Wall Polycarbonate Sheets

Macrolux® 8mm twin wall is ideal for sloped glazing, curved and cold formed barrel vaults, signs, displays, home improvement projects such as hobby greenhouses, carports, partitions, patio covers and more!



transmission, thermal insulation, light in weight yet strong, high shock resistance, flame resistant, great economy, vandal resistance and design flexibility. Consider using Macrolux® panels in your project.

FEATURES

Macrolux® is co-extruded with a U.V. stabilizer which provides high stability against the effects of U.V. radiation, and provides excellent weatherability. Lightweight, virtually unbreakable and durable, Macrolux® panels can be readily cold formed to many bending radii, and are backed by a 10 year non-prorated warranty.

Macrolux® 8mm twin wall is perfect for applications requiring material which offers high light

ENERGY SAVING

The multi-layered construction of this new, energy saving polycarbonate sheet creates increased thermal insulation. When compared with the traditional glazing, the 8mm twin wall Macrolux® sheet offers up to 60% increases in the U value and R factor producing real dollar savings in energy costs.

IMPACT RESISTANCE

Macrolux® is so strong it withstands the impact of 16 lbs. dropped 25 feet on an 8mm panel with no breakage. It will maintain its mechanical properties over a wide temperature range from -40°F to 250°F.

CO-EX
CORPORATION

5 Alexander Drive, Wallingford, CT 06492

tel: 800/888-5364

203/679-0500

fax: 203/679-0600

web: www.co-excorp.com

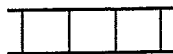
e-mail: info@co-excorp.com

- Excellent Insulation: 8mm twin wall:
U Value = .59 R Value = 1.69
- Stocked in Clear, Bronze and Opal
- Lightweight, durable and virtually unbreakable
- Custom cut to specified size

Macrolux®

8mm Twin Wall Polycarbonate Sheets

8MM TWIN WALL TECHNICAL DATA



SHEET THICKNESS.....	8mm
INCH.....	5/16
WALL TYPE.....	Twin
WEIGHT (lbs./ft. ²).....	.35
LIGHT TRANSMISSION ASTM-D1003 (%)	
CLEAR.....	81%
BRONZE.....	50%
OPAL.....	46%
MINIMUM BENDING RADIUS.....	3' 11"
U FACTOR (BTU/hr.-ft. ² F).....	.59
R-VALUE.....	1.69
Tolerances: Thickness ± 5%, Length ± 1/4", Width ± 1/8", Weight ± 5%	

RECOMMENDED LOADING

Guidelines for Selecting Sheet Thickness and Purlin Spacing (Sheet Supported on the Four Sides)

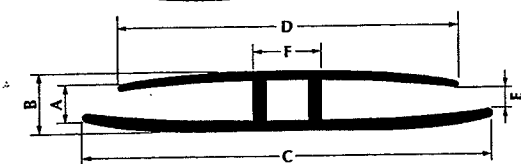
MAXIMUM PURLIN SPACING (inches) DEFLECTION - 1"

LOAD PER GAUGE (lb./ft. ²)	4' WIDTH			
	15	30	45	60
8 mm 5/16"	38"	28"	18"	—

MAXIMUM PURLIN SPACING (inches) DEFLECTION - 3"

LOAD PER GAUGE (lb./ft. ²)	4' WIDTH			
	15	30	45	60
8 mm 5/16"	80"	54"	46"	40"

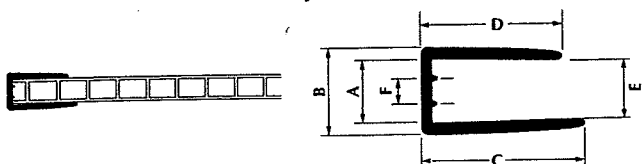
H PROFILE - Transition between 2 sheets



H	A	B	C	D	E	F
8mm	10.5	13.5	80	65	7	12

Measurements shown in millimeters.

U PROFILE - Caps off the sheet ends



U	A	B	C	D	E	F
8mm	10.5	12.5	30	25	7	5

Measurements shown in millimeters.

BENDING RADII

MACROLUX® panels can be readily cold formed to many bending radii and can be fabricated on site to precise dimensions. It is important to avoid over tensing of the sheet, therefore, the minimum bending radius must be 150 times the thickness of the panel. Minimum Bending Radius = 3' 11"

CLEANING AND HANDLING

MACROLUX® should be protected from abrasion by the installer. After installation, panels shall be washed with mild soap or detergent and lukewarm water using only a clean sponge or soft cloth, then rinsed with clean water. Fresh paint, grease, and smeared glazing compounds may be

4x8 - 100; JOINTER - 12' - 42.
4x10 - 125; END CAP - 12' - 12;

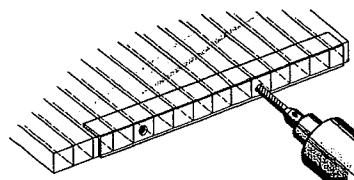
removed before drying by rubbing lightly with a good grade of naphtha or isopropyl alcohol followed by a final wash with mild soap or detergent and final rinse.

MACROLUX® shall be stored in warehouse areas not exposed to direct heat or light, with sloped stacking recommended. All panels shall be shipped with protective polyethylene film.

INSTALLATION

Stiff fixing by means of adhesive or putty is to be avoided. If using sealants, contact CO-EX for recommended sealants.

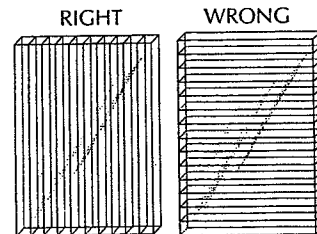
Exposed top and bottom ends of a sheet must always be sealed by means of the proper polycarbonate "U" profiles or an adhesive aluminum tape to prevent dust and dirt penetrating inside the ribs.



It is advisable to drill small weep holes every 12 inches in the bottom "U" profile for condensation drainage.

Extruded ribs shall be installed in a vertical direction for drainage.

Glazing sheets should be joined by MACROLUX® extruded polycarbonate profiles and be installed with their protective U.V. stabilized surface towards the exterior. MACROLUX® should not be used with PVC profiles, however, a variety of aluminum systems may be used. Consult with CO-EX for approved systems.

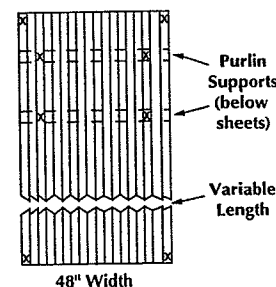


For proper application of MACROLUX® in roofing conditions, a slope of at least 5° or 2/12 pitch is required.

FASTENING

For proper point fastening, 1" neoprene bonded washers should be used with screws.

48 inch wide sheets should be fastened to supports at all four corners, and at points 6" in from the edges of each purlin support.



TAPES

Foil Vent Tape

1" W x 150' L
1.5" W x 150' L

Used on the bottom of sheet to keep debris from getting in the flutes, but allows condensation to come out. The wider tape is used on the thicker sheets.



Solid Foil Tape

1.5" W x 150' L

Used to cap off the top of the sheet so debris cannot get in the flutes.

DISTRIBUTED BY:

TAP PLASTICS Inc.

For the location nearest you please go to

www.tapplastics.com
or call 1-800-894-0827