OFFICE USE ONLY
Filing Fees
Chk ☐ Cash ☐
Bus. Lic.

CITY OF NEVADA CITY

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

APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

Holley Masch
Name

371 Railroad Avenue
Address

Nevada City, CA
City, State

(530)
Phone

holley@49er.cc
email address

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*

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

361 Railroad Avenue
Street Address

05-490-39-000
Assessor's Parcel Number

Nearest cross street Nimrod Street

New floor area proposed 3,740 S.F.

Briefly describe proposed project:

Construction of a new metall building with dimensions 55' X 60' X 21' with an attached 30' X 31' X 13' lean to.

Number of dwelling units on property 0

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. If agent, submit letter from property owner.

Signature _____ Date 3/2/18

----------*FOR OFFICE USE ONLY*----------

Approved by:

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 any 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

Please explain how it is compatible Building location will be compliant with local codes.

VOLUME AND MASSING

Lot Size 92,782 SF

Will the proposed building or changes	Yes	No
Have a larger floor plan than surrounding buildings?	☐	☑
Be taller than surrounding buildings?	☐	☑
Block views or sunshine from existing buildings?	☐	☑
Does the site plan provide a private yard area?	☐	☑

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: PBR Panel 26 gauge Pitch: 3:12

Siding: PBR Panel 26 gauge

Windows: None

Trim: Gutters & Downspouts

Foundation/Pony walls: Concrete slab foundation

Decks, porches, railings: Perimeter sidewalks & apron

COLORS (Please provide ten color chips per color)

	Color brand, name, number
Roof: Cobalt Blue roof	Ceco signature 200 colors
Trim: Cobalt blue	
Accents: Walls - Ash gray	
Railings/Decks:	

DETAILS

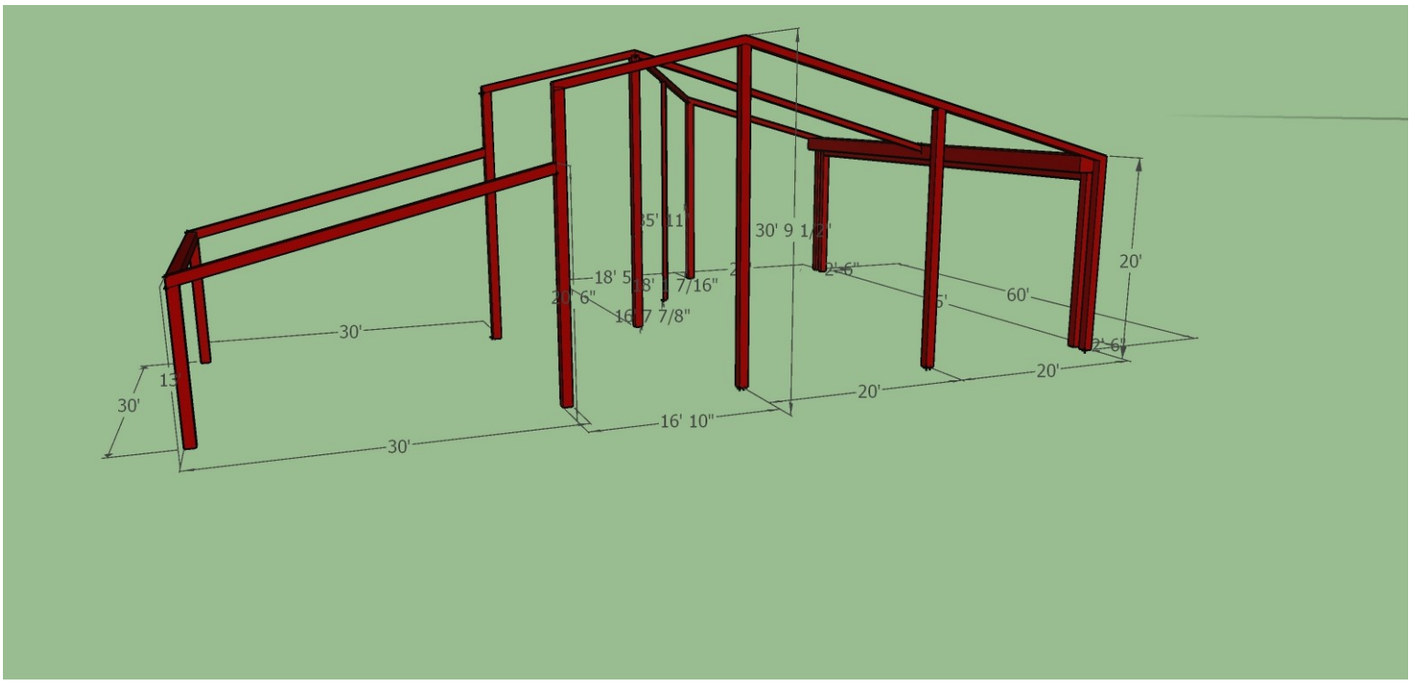
Please provide sufficient information to allow review of the building's details, including:

- 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

OTHER APPLICABLE INFORMATION

Use the space below to provide any additional information for the Planning Commission.

Please refer to attached project description.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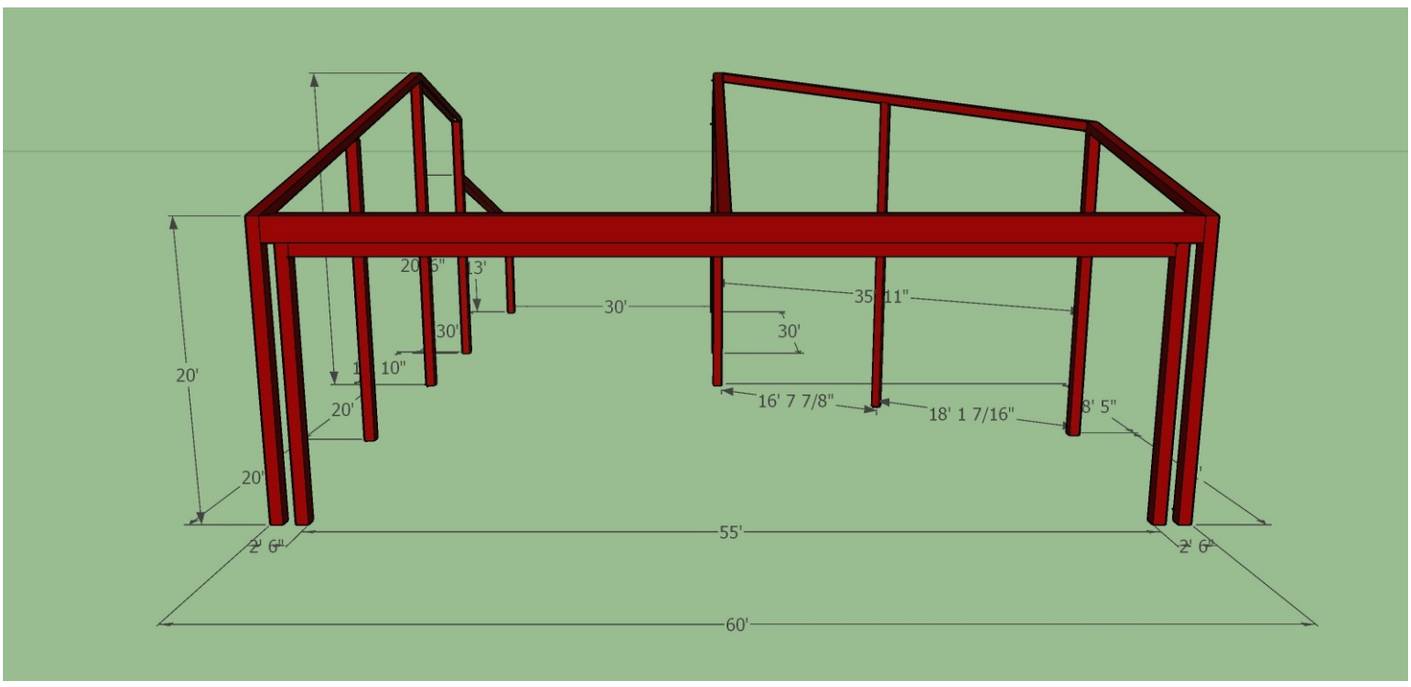
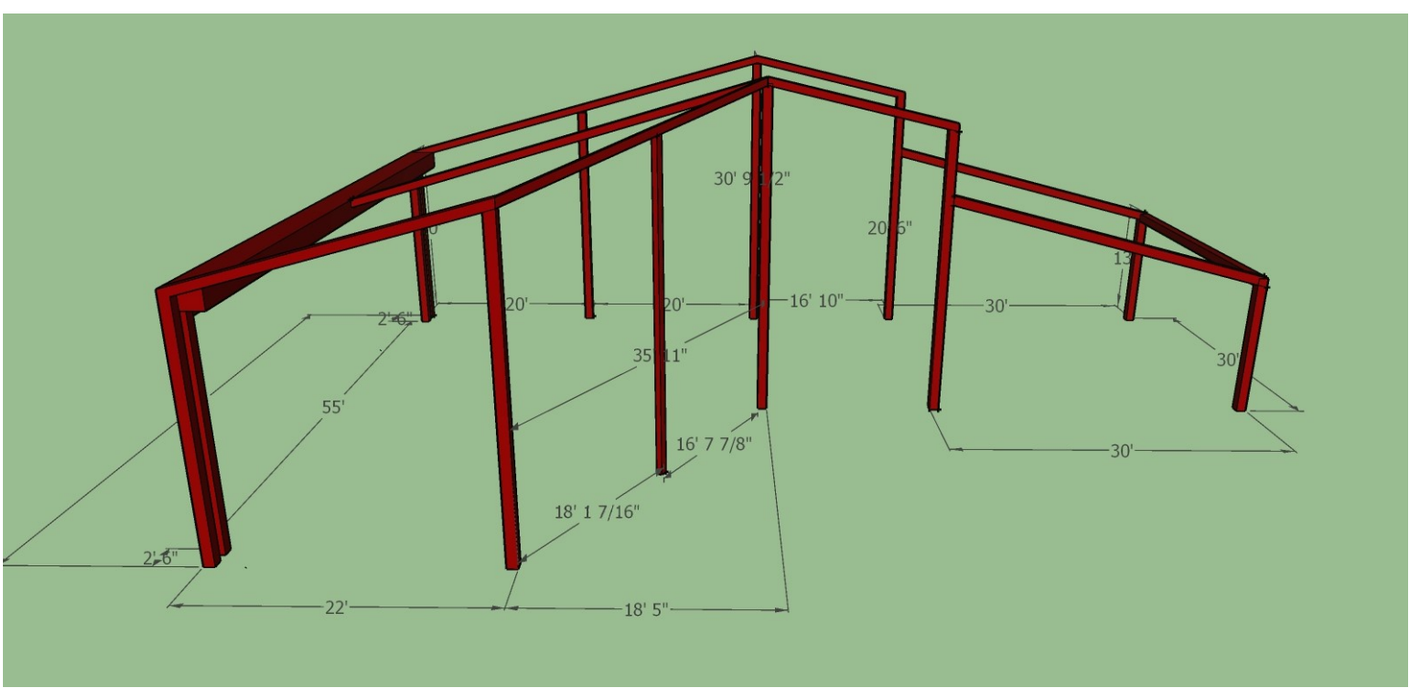
20'
60'
30'
30'
16' 10"
20'
20'
30'


20'
30'
30'
35' 11"
16' 7 7/8"
18' 1 7/16"
20'
20'
55'
60'


30' 9 1/2"
20'
20'
16' 10"
30'
30'
35' 11"
55'
16' 7 7/8"
18' 1 7/16"
30'
22'
18' 5"

Ceco Building Systems
an NCI Company

COLOR CHART

Color Chart
COMMERCIAL/INDUSTRIAL

SIGNATURE® 200
STANDARD COLORS
26 AND 24 GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.

HAWAIIAN BLUE SR .31 SRI 31	CRIMSON RED SR .32 SRI 33	FERN GREEN SR .29 SRI 29	BURNISHED SLATE SR .34 SRI 36
ASH GRAY SR .45 SRI 50	SADDLE TAN SR .47 SRI 53	DESERT SAND SR .42 SRI 47	KOKO BROWN SR .35 SRI 37
CHARCOAL GRAY SR .38 SRI 41	COBALT BLUE** SR .26 SRI 24	RUSTIC RED SR .37 SRI 39	LIGHT STONE SR .56 SRI 66
POLAR WHITE SR .58 SRI 68	SOLAR WHITE** SR .71 SRI 86		

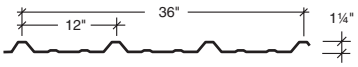
- **Final color selection should be made from actual color chips.**
- For the most current information available, visit our website at **www.cecobuildings.com**.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- A 40-year limited paint warranty is available upon written request. Please review our sample warranty for complete performance attributes and terms and conditions.
- All colors shown are Energy Star Qualified through our Energy Star partner MBCI.

SIGNATURE® 300
STANDARD COLORS
26 AND 24 GAUGE MATERIAL

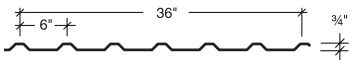
70% PVDF
Resin-based Coating or Finish, Low Gloss

MEDIUM BRONZE** SR .33 SRI 34	SNOW WHITE** SR .65 SRI 78	SLATE GRAY SR .37 SRI 39	ALMOND SR .63 SRI 75
CLASSIC GREEN** SR .27 SRI 26	BROWNSTONE** SR .47 SRI 53	BRITE RED SR .49 SRI 55	HARBOR BLUE** SR .28 SRI 27

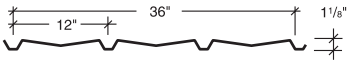
"PBR" PANEL



"PBU" PANEL



"AVP" PANEL



** Minimum quantities and/or extended lead times required for 24 gauge. Please inquire.

Signature® is a registered trademark of NCI Building Systems. PVDF-Polyvinylidene Fluoride.

ENERGY STAR PARTNER

ENERGY STAR® Qualified

Color Chart
ARCHITECTURAL

SIGNATURE® 200
STANDARD COLORS
24 GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.

BURNISHED SLATE SR .34 SRI 36	POLAR WHITE SR .58 SRI 68	CHARCOAL GRAY SR .38 SRI 41	LIGHT STONE SR .56 SRI 66	RUSTIC RED SR .37 SRI 39
KOKO BROWN SR .35 SRI 37	FERN GREEN SR .29 SRI 29	COAL BLACK SR .34 SRI 35	HAWAIIAN BLUE** SR .31 SRI 31	

SIGNATURE® 300
STANDARD COLORS
24 GAUGE MATERIAL

70% PVDF
Resin-based Coating or Finish, Low Gloss

HARBOR BLUE SR .28 SRI 27	COLONIAL RED SR .34 SRI 35	MEDIUM BRONZE SR .33 SRI 34	PACIFIC BLUE SR .29 SRI 29
NATURAL PATINA ** SR .41 SRI 45	SNOW WHITE SR .65 SRI 78	SLATE GRAY SR .37 SRI 39	ALMOND SR .63 SRI 75
MIDNIGHT BRONZE SR .29 SRI 28	CLASSIC GREEN SR .27 SRI 26	EVERGLADE** SR .33 SRI 34	BROWNSTONE SR .47 SRI 53
TUNDRA SR .46 SRI 52	SPRUCE SR .36 SRI 38	HUNTER GREEN SR .35 SRI 37	BRITE RED** SR .49 SRI 55

SIGNATURE® 300 METALLIC
24 GAUGE MATERIAL

70% PVDF
Resin-based Coating or Finish, Low Gloss

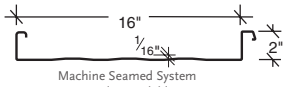
COPPER METALLIC** SR .46 SRI 51	SILVER METALLIC** SR .52 SRI 58

Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances. Please inquire for special pricing.

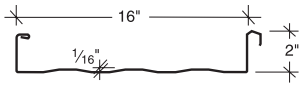
** Minimum quantities and/or extended lead times required for 24 gauge. Please inquire.

Signature® is a registered trademark of NCI Building Systems. PVDF-Polyvinylidene Fluoride.

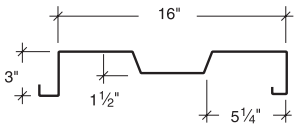
ENERGY STAR PARTNER
ENERGY STAR® Qualified

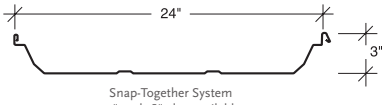
BATTENLOK® HS


Machine Seamed System
12" also available

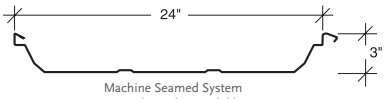
SUPERLOK®


Machine Seamed System
12" also available

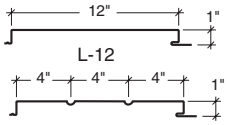
SHADOWRIB™


ULTRA-DEK®


Snap-Together System
12" and 18" also available

DOUBLE-LOK®


Machine Seamed System
12" and 18" also available

ARTISAN® SERIES


L-12 (with Beads)
L-8 & L-10 also available

Signature® 200 SPECIFICATIONS

Product Name
Signature® 200, a premium coating with proven, proprietary polymer and premium pigments.

Product Description
Uses: Signature® 200 is a factory-applied and oven-baked protective coating used on GALVALUME®, galvanized steel or aluminum substrate. Signature® 200 combines excellent physical characteristics and aesthetic values for metal panels and components. Its uses in architectural, industrial, commercial, residential and institutional metal construction are numerous. Signature® 200 coatings are formulated for hardness and flexibility, making it a versatile and durable coating system when applied over a proprietary, corrosion-resistant primer.

Limitations: Since Signature® 200 coatings require baking to cure, they cannot be field applied. Signature® 200 coatings are not approved for use on hot or cold rolled bare steel substrates intended for exterior exposure.

Composition and Materials: Signature® 200 is a thermoset coating consisting of a proprietary polyester resin modified by silicone resin intermediate. Signature® 200 uses premium, proven-durability ceramic pigments which give superior exterior protection and resistance to chemical corrosion and ultraviolet radiation.

Color: Signature® 200 coatings are available in a wide range of standard, field-proven colors. Special colors are available (minimum quantity requirements may apply) if approved by manufacturer. Polar White may not meet these specifications – please inquire.

Installation
The Signature® 200 system is factory applied over metal substrates using the coil coating process. Surfaces shall be chemically cleaned and pretreated according to manufacturers' specifications to remove contaminants and provide acceptable corrosion resistance. Total dry film thickness of topcoat (Signature® 200 protective coating and primer) is within the 0.9 - 1.05 range for coil coated applications. The pretreated substrate is primed with 0.2 - 0.25 mil of a high performance primer. The Signature® 200 protective coating is applied over the primed substrate at 0.7 - 0.8 mil. The Signature® 200 systems incorporate outstanding exterior durability, while affording superior coil line application and post-forming capabilities.

Warranty
The Signature® 200 warranty is backed by the strictest production specifications and is one of the strongest in the industry. Details and further information are available by contacting the manufacturer.

Maintenance
The factory applied finish of Signature® 200 is baked-on coating designed to give trouble-free performance for years with little service required. However, mild detergents and/or mineral spirits are recommended for removal of surface dust and airborne chemical deposits. Air-dry touch-up paints are also available for repair of minor scratches.

Technical Assistance
Complete technical information and literature is available from manufacturer.

Signature® is a registered trademark of NCI Building Systems.
GALVALUME® is a registered trademark of BIEC International Inc.

TECHNICAL DATA–PHYSICAL PROPERTIES

PROPERTY	VALUE	TEST DESIGNATION
Gloss @ 60°	20-80	ASTM D523
Film Hardness	F-Min (Eagle Turq.)	ASTM D3363
Impact Resistance, 3x Metal Thickness	No Adhesion Loss	ASTM D2794
Cross-Hatch Adhesion	No Adhesion Loss	ASTM D3359
Formability: T-Bend	(1) Acceptable	ASTM D4145
Abrasion Resistance, Falling Sand	35 ± 5 Liters	ASTM D968
ACCELERATED TESTS:		
Humidity, 1,000 hrs.	(2) Acceptable	ASTM D2247
Dew Cycle Weatherometer, 200 Total Hours	(4) Acceptable	ASTM D3361
Salt Spray, 1,000 hrs.	(3) Acceptable	ASTM B117
Chemical Spot Test	(5) Acceptable	ASTM D1308

(1) 2T to 4T, No loss of adhesion.
(2) No field blisters.
(3) ≤⅛ inch creep from scribe, few blisters, rating of 8.
(4) Chalk rating no less than 8. Color change, no more than 5ΔE Hunter units.
(5) 10% Hydrochloric acid solution 24 hours no visible changes. 25% sodium hydroxide 1 hour test no visible change.

Signature® 300 and Signature® 300 Metallic SPECIFICATIONS

Product Name
Signature® 300 and Signature® 300 Metallic, a premium fluoropolymer low gloss coating, produced with 70% PVDF resin.

Product Description
Basic Uses: Signature® 300 coatings are specified by leading architects and used by manufacturers of metal curtain wall and other building products as a long-life exterior finish for aluminum, galvanized steel and Galvalume®. The liquid coating is factory applied and oven baked on properly prepared and primed substrates. Signature® 300 coatings typically are used as exterior finishes for metal roofing, siding, louvers, fascia, curtain wall, spandrel paneling and column covers. The building components can be post-formed from pre-coated coil stock.

Limitations: Since Signature® 300 coatings require baking to cure, they cannot be field applied. Signature® 300 coatings are not approved for use on hot or cold rolled bare steel substrates intended for exterior exposure.

Composition and Materials: Signature® 300 coatings are based on 70% PVDF resin. They also are formulated with highly durable pigments and solvents blended for optimum application properties.

Color: Signature® 300 coatings are available in a wide range of standard, field-proven colors. Special colors are available (minimum quantity requirements may apply) if approved by manufacturer.

Technical Data
See Chart Below.

Installation
Signature® 300 coatings may be coil coated on HDG steel, Aluminum or Galvalume® substrates that have been pretreated and primed according to manufacturer specifications. The entire system is applied in the factory and oven baked. Topcoat dry film thicknesses are within the 0.9-1.1 mil range (Note: which refers to the combination of primer and the Signature® 300 protective coating) for coil coated applications. The pretreated substrate is primed with 0.2 - 0.30 mil of a high performance primer. The Signature® 300 protective coating is applied over the primed substrate at 0.7 - 0.8 mil. The flexibility of the system permits coil-coated stock to be post-formed by either a roll former or press brake. All applicators of Signature® 300 coatings must have the approval of manufacturer. A list of approved applicators is available upon request.

Warranty
The Signature® 300 warranty is backed by the strictest production specifications and is one of the strongest in the industry. Details and further information are available by contacting manufacturer.

Maintenance
Signature® 300 coatings are virtually maintenance free and non-staining. If necessary, surface residue may be removed by conventional cleaning solvents or detergents. Minor scratches may be touched-up with a specially formulated, field-applied coating of the same color.

Signature® 300 coatings can be used in conjunction with conventional sealants and caulking compounds. Mortar, plaster, etc. will neither adhere to nor stain the surface.

Technical Assistance
Complete technical information and literature is available from manufacturer.

Signature® is a registered trademark of NCI Building Systems.
GALVALUME® is a registered trademark of BIEC International Inc.

TECHNICAL DATA–PHYSICAL PROPERTIES

PROPERTY	VALUE	TEST DESIGNATION
Gloss @ 85°	8-15	ASTM D523
Film Hardness	HB-Min (Eagle Turq.)	ASTM D3363 (NCCA II-12) (2)
Impact Resistance, .5" Ball Indenter, 3x Metal Thickness	(8) Acceptable	ASTM D2794
Formability:		
180° bend around 1/8" mandrel	(1) Acceptable	ASTM D522
Adhesion	(2) Acceptable	ASTM D3359 (NCCA II-5)
Abrasion Resistance, Falling Sand	67 Liters	ASTM D968
Accelerated Weathering, 5,000 hrs. exposure	(3) Acceptable	ASTM D4587, G53, or G154
Humidity, 3,000 hrs.	(4) Acceptable	ASTM D2247, Apparatus A1
Salt Spray, 2,000 hrs.	(5) Acceptable	ASTM B117 (NCCA III-2)
Cyclic Salt Fog/UV exposure, 3,000 hrs.	(6) Acceptable	ASTM D5894
Chemical Spot Test	(7) Acceptable	ASTM D1308

(1) No evidence of cracking, and no loss of adhesion to the point of metal rupture.
(2) No removal of finish after 1/16-inch cross-hatching to bare metal, to impact limits or point of metal rupture.
(3) No cracking, peeling, blistering, loss of adhesion or corrosion of base metal. Chalk rating of 8 per ASTM D4214. Color change less than 5ΔE per ASTM D2244.
(4) Rating of 10, no blistering, cracking, creepage or corrosion per ASTM D1654.
(5) No more than 5/32-inch average creepage from scribed line rating of 7, field test rating of 8 per ASTM D1654.
(6) No more than 1/32-inch creepage from scribed line, rating of 8. No blistering, rating of 10 per ASTM D1654.
(7) 10% Hydrochloric acid solution 24 hours no visible changes. 25% sodium hydroxide 1 hour test no color change, no blistering.
(8) Reverse impact and direct impact, no cracking or loss of adhesion.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Ceco reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at www.cecobuildings.com.

SOLAR REFLECTIVITY (SR)

Solar reflectivity or reflectance (SR) is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates it is all reflected. Energy Star® requires SR testing of both new and aged roof products. New products must have an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing. Aged testing takes three years to complete, so not all products that meet the initial requirements are qualified. For more information, please visit www.energystar.gov.

SOLAR REFLECTANCE INDEX (SRI)

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (above 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please visit www.usgbc.org.

Ceco Building Systems, an NCI Company | www.**cecobuildings**.com
Eastern: 100 Red Iron Rd., Rocky Mount, NC 27802 : 252-977-2131 | **Midwestern:** 305 N. Iris St., Mt. Pleasant, IA 52641 : 319-217-4000
Southern: 2400 Highway 45 North, Columbus, MS 39703 : 662-243-6400