

Gridley Planning Commission – Regular Meeting Agenda

Wednesday, February 17, 2021; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

Notice of Temporary City Planning Commission Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by Planning Commission, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2pm on February 17, 2021, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Commission for consideration. The Commission appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER – Chair

ROLL CALL

COMMUNITY PARTICIPATION FORUM - Members of the public may address the Planning Commission on matters not listed on the agenda. The Planning Commission may not discuss nor act on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.

CONSENT AGENDA - None

PUBLIC HEARINGS

1. **Site Development Plan Review 2-21**; Midha Family Trust; Proposed development of approximately 0.42-acre site for a two-story commercial/residential mixed-use project creating approximately 5,000 square feet of medical office space on the first floor, a 644 square foot residential unit on the first floor, and four, two-bedroom apartments consisting of approximately 958 square feet per unit; the site will provide 17 parking spaces. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Conditional Use Permit 1-21; Midha Family Trust; Application for a conditional use permit to allow a mixed-use development with residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

- a) Receive Staff Report
- b) Open Public Hearing
- c) Close Public Hearing
- d) Commission Discussion

2. **Continued to March 17, 2021** - Consideration of alternatives for a General Plan Amendment GPA 2-20, Pre-zone RZ 2-20, and Tentative Parcel Map 2-20; Annexation 2-20; Mitigated Negative Declaration 2-20

CITY STAFF AND COMMISSION INFORMATIONAL UPDATES

ADJOURNMENT - to the regular meeting of the Planning Commission dated March 17, 2021.

This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m. on February 12, 2021. This agenda along with all attachments, if any, is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA. This is a public meeting, and anyone may address the Planning Commission. Any documents that were provided to the Planning Commission after the Agenda packet was distributed are also available for public review during normal business hours.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 846-3631 (voice). This request should be received at least three working days prior to the meeting to accommodate your request.

Planning Commission Item #1
Staff Report

Date: February 17, 2021
To: Chair and Planning Commissioners
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: **Site Development Plan Review 2-21;** Midha Family Trust; Proposed development of approximately 0.42-acre site for a two-story commercial/residential mixed-use project creating approximately 5,000 square feet of medical office space on the first floor, a 644 square foot residential unit on the first floor, and four, two-bedroom apartments consisting of approximately 958 square feet per unit; the site will provide 17 parking spaces. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Conditional Use Permit 1-21; Midha Family Trust; Application for a conditional use permit to allow a mixed-use development with residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Recommendation

City staff respectfully recommends the Planning Commission:

1. Determine the project is Categorically Exempt per the California Environmental Quality Act, Section 15303(d), Class 3 (b & c), New Construction or Conversion of Small Structures and Section 15332(a-e), Class 32, Infill Development Projects; and,
2. Approve Site Development Plan Review 2-21; and
3. Approve Conditional Use Permit 2-21 to allow multi-family residential in the Restricted Commercial (C-1) zoning district and to allow the use of 6, off-site parking spaces to meet the required parking for the project.

Summary

The applicant is requesting to construct a 4,659 square foot, two-story, mixed-use building that will house office on the first floor with an ADA residential unit and 4-residential apartments on the second floor. The development has more than 5 parking spaces and therefore requires and Site Development Plan Review by the Planning Commission. Additionally, the project proposes residential in the Restricted Commercial zone and also requests the use of off-site street

parking to meet the parking requirements of the Gridley Municipal Code and therefore also submits to the Planning Commission a Conditional Use Permit to allow the uses as described.

Discussion

Location

The subject site is an approximately 0.42-acre parcel located on the southeast corner of East Gridley Road and Fairview Street. The use of the surrounding properties is commercial adjacent to the west, north, south and east boundaries. The Butte County Fairground is located to the Northeast of the parcel. The site shares Fairview Drive to the west of the site adjacent to the Heritage Oaks Shopping Center.



Figure 1: Location Map

Site Design

Entry to the site is from East Gridley Road. The development provides 17 on site parking spaces accessed by a one way 20-foot paved entry drive from East Gridley Road with existing to the west onto Fairview Drive. The development will replace approximately 35 lineal feet of existing curb and gutter at the intersection corner, connect to existing curb, gutter, and sidewalk on Fairview Drive, extending along the frontage on East Gridley Road to the limits of the project property line. Six existing trees will be removed; two are located in the right-of-way on East Gridley Road and three are located on the west boundary of Fairview Drive within the property being developed and one tree located at the south property boundary. The site is designed with landscaping along the perimeter.

The site is configured with the following constructed elements:

- Building Footprint
- First Floor Office 3,056 Sq. Ft.
- First Floor Residential 644 Sq. Ft.
- Concrete Paving 2,900 Sq. Ft.
- AC Paving 8,283 Sq. Ft.
- Landscape, Open Space 3,500 Sq. Ft.

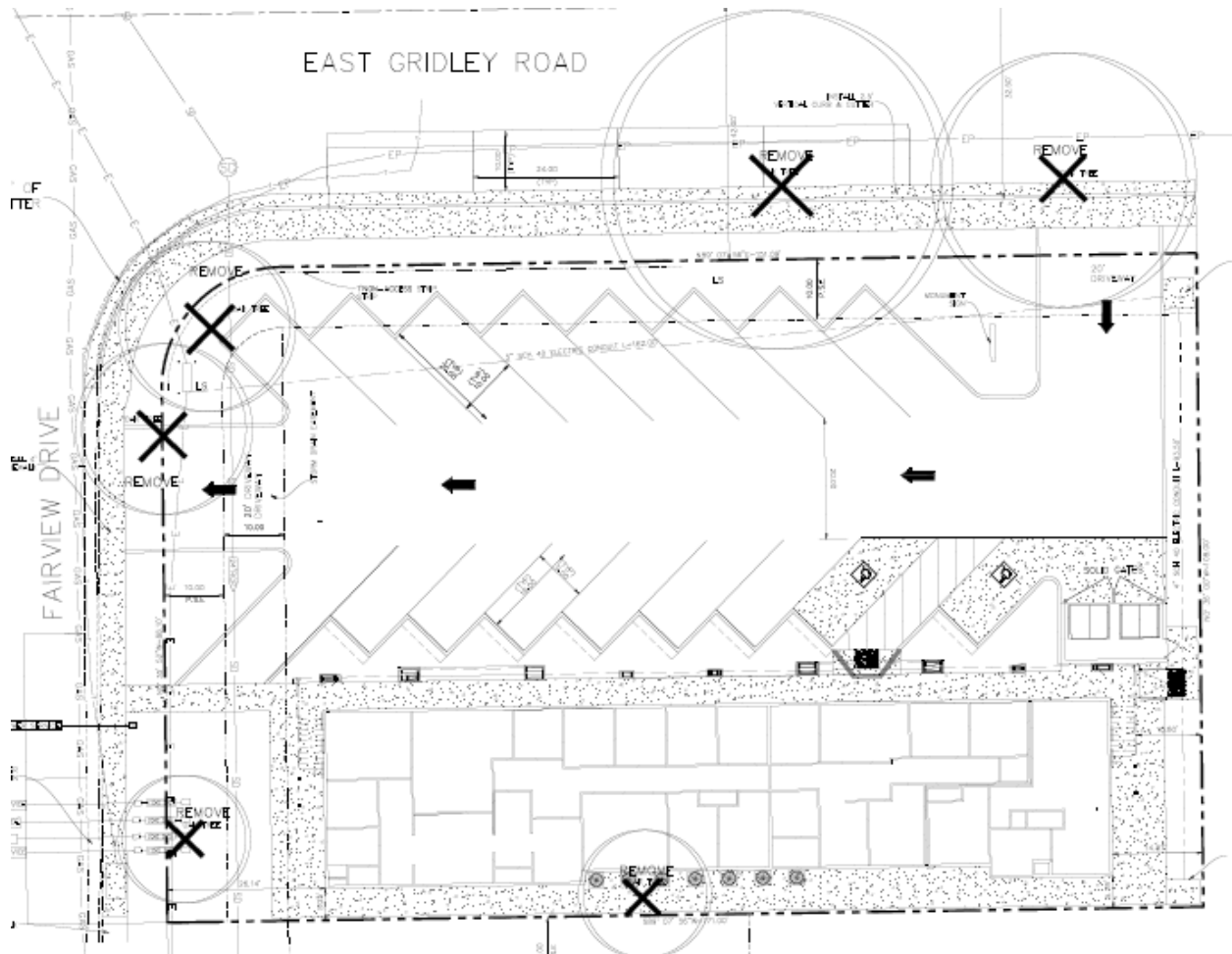


Figure 2: Site Plan

The areas described above may vary when actual construction drawings are prepared for submittal.

Parking

In accordance with Chapter 17.76, the code requires a minimum of one space for each 1-bedroom unit and one and one-half spaces for each 2-bedroom unit and guest parking required

is 10% of the total required parking. Additionally, 1 space per 200 square feet of office space is required. The required parking is:

Office	3,056/200	15 Spaces
Residential	1 br 1/unit	1 Space
Residential	2 br 1.5/unit	6 Spaces
	4 units x 1.5	
Guest Parking	7 x 10% = 0.7	1 Space
Total Required		23 Spaces

The project proposes to meet the parking requirement by providing 17 spaces on-site and are requesting to utilize the off-street parking for the additional 6 needed. This request is a part of the requested conditional use permit to allow the use of off-site parking to meet the parking requirement.

The use of the building is not conflicting in that the office use during the day will allow the spaces to be used by the residential units if needed. This shared use is consistent with the goals and policies of the General Plan to reduce the amount of space needed to be paved for parking and shared mixed-use developments.

Building Design

The development will construct a single two-story structure that will have a unit mix as follows:

No.	Bedroom	Square Footage
• 1	1-Bedroom	644 (Accessible unit)
• 4	2-Bedroom	958.75

The first-floor unit is an accessible unit providing universal design to serve persons with disabilities.

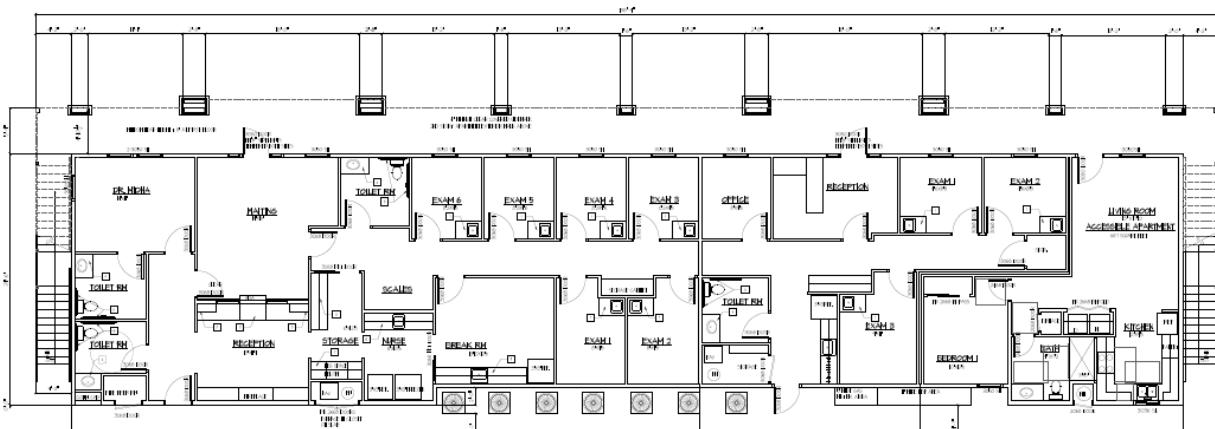


Figure 3: First Floor Plan

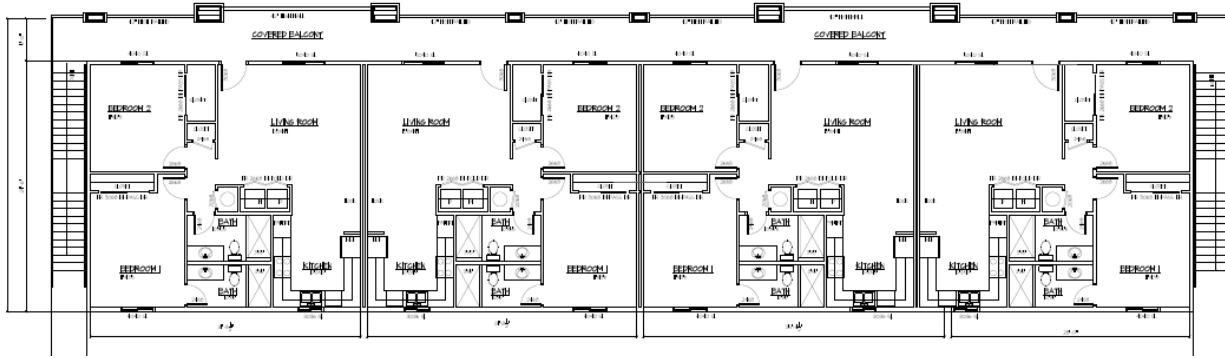


Figure 4: Second Floor Plan

The second-floor units are accessed by stairs located on the east and west sides of the units as shown in Figure 4, above. An elevator is not required in that a unit is provided on the first floor specifically to meet the needs of a person with disabilities.

Building Exterior

The exterior design is attractive and has proposed a combination of three-coat stucco and brick/stone accents and columns. The second floor utilizes cultured stone and metal railing. The roof is designed as a hip roof and proposes to use composition roofing. The City will require the roofing to be 50-year presidential or equal, or, light concrete tile roofing similar to products offered by Boral or equal.



Figure 5: Colored rendering

The construction of the roof will need to meet “Cool Roof” construction methodology. The exterior treatments are visually pleasing. The proposed color palette provides complementary neutral tones and trim from light sand colors to contrasting trim colors.

Landscaping

The project will be conditioned to submit landscape and irrigation plans and water use calculations prior to permit issuance.

The applicant is proposing a mixed-use development combining residential and office use within the same building. Additionally, the applicant is requesting shared parking between the two uses in the parking lot and requesting the ability to recognize that there is street parking available on both the north and west sides of the site that provide 6 spaces that are needed.

Ordinarily, the requirement is to provide all parking on-site; however, it is reasonable and consistent with the policies of the City to allow reduced parking and to look for ways to reduce the amount of paved area required by parking. In order to support the request, the Planning Commission will need to make the following findings:

Conditional Use Permit Findings (17.08.040(b))

1. The proposed use is in accordance with the objectives of the Residential Very Low Density General Plan land use designation and R-1, Residential Low Density zoning district.

The proposed use is in accordance with the objectives of the Multiple-Family Residential Unit Density (R-3) zoning district having a density of 11.8 du/acre and if approved, will conform to the General Plan land use designation of Commercial and the Restricted Commercial (C-1) zoning district requiring a conditional use permit to allow residential in the commercial zones.

2. That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

That the establishment, maintenance, or operations of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

3. That the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city or substantially impede enactment of the comprehensive plan.

The proposal will not be detrimental to the general welfare of the city. Therefore, this finding can be made.

Conclusion

Staff supports the unique opportunity presented with this project to provide the City with an additional housing opportunity and mixed-use development.

Public Notice

A notice was posted in the Gridley Herald 10 days in advance of the Planning Commission meeting, posted at City Hall, made available at the Administration public counter, mailed to property owners within 300 feet of the property, and placed on the City website for review. At the time this report was prepared no comments had been received.

Environmental Review

The proposed project is categorically exempt from CEQA.

Attachments –

1. Exhibit A- Draft Conditions of Approval
2. Exhibit B- Project Plans

Exhibit A
DRAFT CONDITIONS OF APPROVAL
Site Development Plan Review No. 2-21
Conditional Use Permit No. 2-21
APN 024-260-093

Approved Use:

Site development plan to develop a 0.42-acre site for a two-story commercial/residential mixed-use project creating approximately 3,056 square feet of medical office space on the first floor, a 644 square foot residential unit on the first floor, and four, two-bedroom apartments consisting of approximately 958 square feet per unit; the site will provide 17 parking spaces; and, a conditional use permit to allow residential use in the Restricted Commercial (C-1) zoning district and to allow the use and calculation of 6 parking spaces on the street to meet the development requirements for a mixed-use project. The General Plan land use designation is Commercial and zoned Restricted Commercial (C-1) located on the southeast corner of East Gridley Road and Fairview Drive. (024-260-093)

Conditions of Approval:

General

1. The approved use for SDP 2-21 and CUP 2-21 shall be substantially as described within this staff report, submitted site plans, narratives, and applications on file in City Hall except as modified by the following conditions. Minor changes to the use, areas, and etc. shall be subject to the review and approval by the Planning Department.
2. The applicant shall submit for review and approval details, materials, and design of the balcony railing for all units prior to building permit submittal.
3. The applicant/property owner shall file a Declaration of Acceptance of the Final Conditions of Approval within 30 days of Planning Commission approval.
4. All construction shall be in accordance with all of the City of Gridley and the County of Butte currently adopted Building Codes; including but not limited to the Plumbing Code, Mechanical Code, Electrical Code, and the California Green Building Standards Code. An operable solar system shall be designed for the development. The size of the system shall be coordinated with Gridley Electric.
5. The applicant shall coordinate with the Gridley Municipal District Electrical Department, the City Engineer, and the Public Works Director for all utilities. The location of the proposed transformer and transformer pad will need to be located as directed by the City Electric Utility Director.
6. The applicant/owner shall submit an electronic file along with two (2) sets of plans for all work to the City of Gridley Planning Department to review for conformance to the

Gridley Municipal Code prior to submittal to the County of Butte for building permit review.

7. Prior to construction, the applicant shall have all required approvals and an encroachment permit from the City of Gridley Public Works Department prior to performing any work within the right-of-way. All work on utilities shall be coordinated with the Gridley Municipal Utility Department.
8. An exterior lighting plan shall be submitted for review and approval prior to permit issuance. The plan shall ensure that lighting is shielded or recessed to prevent direct glare and reflection is confined to the maximum extent possible to the site and does not go beyond the property boundaries. Exterior lighting shall be considerate of "Dark Sky" design and direct all lighting downward. Light foot-candles shall be at the lowest levels allowed and shall be placed on photovoltaic cells and sensor switches in conformance to the Green Building Code.
9. Plans for submittal shall incorporate all required California Green Building Standards Code or the most recently adopted code by the State of California and its revisions and requirements.
10. Decorative acorn lighting shall be provided and installed as determined by the City of Gridley Electric Utility Director.
11. A sign permit application shall be submitted to the City of Gridley for review and approval by the Planning Department prior to signage being placed on any structure or site location.
12. The property owner shall enter into a written agreement for the maintenance of the building, site, and site amenities, paving, and walkways in a form suitable for recordation with the Butte County Recorder binding upon the property owner and his/her successor(s) in interest. This agreement, at a minimum, shall state that all facilities and related equipment, including lighting, fences building facades, and materials shall be maintained in good repair, free from trash, debris, litter and graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight. All pavement markings shall be maintained so as to be clearly visible throughout the life of the development. Trash, debris, litter or graffiti shall be removed from the site and any facility or equipment as soon as practicable and in no instance more than forty-eight hours from the time of notification by the City. The agreement shall acknowledge that any costs incurred by City staff due to non-responsiveness by the owner or manager of the site will be the responsibility of the property owner not taken care of, the costs of any cleanup by City staff will be a fee born by the owner and his/her successor(s) in interest. Independent agreements shall be for the State and for the City of Gridley.
13. Outdoor refuse collection areas location and design shall comply with 17.72.100. A cover shall be provided the design of which shall be reviewed and approved by the

Planning Department.

14. A bicycle racks and an enclosed bicycle storage area shall be provided for the residents.
15. The project shall ensure that all interior noise levels are met by construction practices.
16. A minimum of five feet of landscaping shall be provided from the property line to the back of sidewalk within the right-of-way.
17. Complete off-site improvements shall be designed, reviewed and approved by the City Engineer prior to permit issuance. Off-site improvements shall be submitted for review and approval by the City of Gridley and shall include the construction of curb, gutter, sidewalk, plan and profile in right-of-way utilities being tied into (sewer, water, and storm drain, manholes as required), landscaping buffer, irrigation components, fire hydrants, and all electrical connections. Relocation of the any utility pole shall also be shown on the plan; show existing location and the proposed new location. Electrical shall be undergrounded.
18. Plans shall be submitted for review and approval for all open space, landscaping, irrigation, fencing for review and approval by the Planning Department of the City of Gridley and the Butte County Building Department prior to permit issuance. A water audit shall be provided using the can method prior to obtaining a certificate of occupancy.
19. Plans for submittal shall comply with all Fire Department requirements. The applicant shall contact the City of Gridley Fire Department/CalFire for review and approval of site development plans and fire sprinkler systems. Clearly show the fire riser location on the plans for review and approval.
20. Plans shall reflect the placement of all gutters and downspouts and depict the direction of flow.
21. Provide required Title 24 Energy Calculations. All measures in the calculations shall be reflected on the plans.
22. Provide a Mechanical Plan for duct layout, system equipment requirements that conform to ACCA Manual J, S, and D analysis and calculations for heat loss and gain.
23. During construction, all Butte County Air Quality mitigation measures shall be complied with.
24. Prior to construction, General Construction Permit Best Management Practices shall be met and in place prior to construction.
25. The exterior stucco/siding type and style shall be as depicted on the plans. The stucco finish type shall be provided to the Planning Department. Roofing shall be upgraded

from 30-year composition shingle to at least 50-yr comp, presidential, or Madera 900 concrete tile “shake” or equal. The applicant will work with the Planning Department for the approval of the exterior aesthetic components. The roof shall be designed as a “cool roof”.

26. Landscaping and irrigation plan meeting Chapter 13 of the Gridley Municipal Code shall be submitted for review and approval prior to certificate of occupancy.
27. The contractor shall saw cut at the centerline of the East Gridley Road and Fairview Drive and pave from the centerline to the gutter.
28. Plans shall depict all existing features 100 feet outside of the project boundary, including all structure, fences, trees, pools, utilities, etc. and shall clearly show what elements will be removed and/or demolished.
29. Provide a drainage plan and direction of flow and preliminary hydrology analysis. Post development flows shall not exceed pre-development flows. Coordinate with the Reclamation District.
30. Provide a signature block for the Reclamation District.
31. Show 100-year overland release to natural drainage in the event any on-site drainage inlet is plugged.
32. Vehicle overhang shall not infringe into any walkway limiting pedestrian access per Title 24. This may require parking bumpers.
33. Provide a preliminary grading plan.
34. Provide a conceptual pad grading detail.
35. Show proposed street grades.
36. Provide a conceptual sewer plan.
37. Provide a conceptual water plan.
38. Provide a geotechnical report.
39. Provide a current Title Report.
40. Provide a legal description sufficient to define the boundary of the existing parcel.
41. All drainage and sewer lines shall be designed in accordance with the state water main separation requirements of Chapter 22 section 64572 of the California Code of regulations.

- 42. Approval of the City Engineer is required prior to any onsite, or off-site work being done.
- 43. Add the City of Gridley "Engineer of Work's Certificate" below to Civil Cover Sheet.

ENGINEER OF WORK'S CERTIFICATE I, _____,
 hereby declare that I am the Engineer of Work for this project, that I have exercised
 responsible charge over the design of the project as defined in Section 6703 of the
 Business and Professions Code, and the design is consistent with current standards of
 the City of Gridley and Special Districts having jurisdiction within the City. I understand
 that the check of project drawings and specifications by the City of Gridley and /or its
 contract City Engineer or their representative is confined to a review only and does not
 relieve me of responsibilities for project design. Signed

_____ Date _____ R.C.E. No.
 _____ Exp. _____ Firm

 Address _____
 Telephone: _____

- 44. Add the following to the site plan:

Reviewed by:
 Reclamation District 2056 Engineer

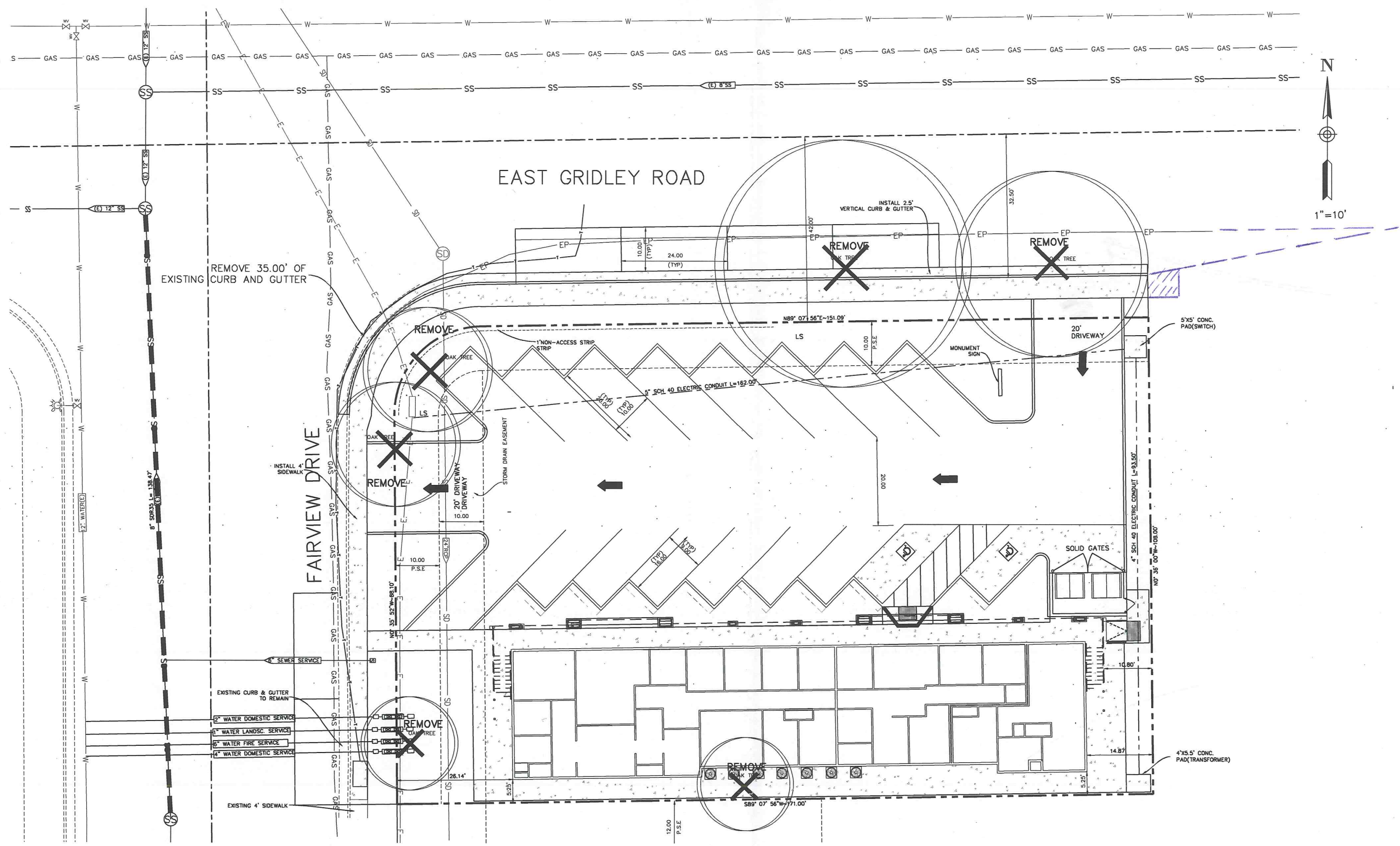
 Jeff Spence, PE. Date:

- 45. Construct road taper from back of curb to existing edge of pavement and a min 6 foot ac transition pad from sidewalk to existing grade not to exceed 2% slope.
- 46. This conditional use permit approval will be in effect for a period of one year from the date of the Planning Commission approval if a building permit has not been obtained and may be extended by submitting an application to the City a minimum of 30 days prior to the expiration date. The application to extend the approval shall be determined by the Planning Director, if the project remains the same and without change.

Exhibit B



EAST GRIDLEY PLAZA
EAST GRIDLEY ROAD
GRIDLEY, CA



NORTH VALLEY
ENGINEERING & SURVEYING
1547 STARR DRIVE, SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

SITE PLAN



JOB TITLE:

EAST GRIDLEY PLAZA
EAST GRIDLEY ROAD APN 024-260-093

REVISIONS:

#	DATE	DESCRIPTION

DATE JAN 2021
DRAWN RCM
JOB NO. 20-1548
SHEET

OWNER:
MIDHA FAMILY TRUST
1215 PLUMAS STREET SUITE 1900
YUBA CITY, CA 95948
(530) 300-5330

ARCHITECT
CJ ARCHITECTS
1108 WOODHAVEN DRIVE
YUBA CITY, CA 95991
(530) 682-0366

ENGINEER/SURVEYOR:
NORTH VALLEY ENGINEERING
AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

ASSESSOR'S PARCEL NUMBER:
APN: 024-260-093

AREA OF PARCEL
18,383 SF +/-

EXISTING USE:
FALLOW

PROPOSED USE
MEDICAL OFFICES AND RESIDENTIAL

EXISTING ZONING:
C-1 (RESTRICTED COMMERCIAL)

PROPOSED ZONING:
C-1 (RESTRICTED COMMERCIAL)

EXISTING GENERAL PLAN DESIGNATION:
COMMERCIAL

PROPOSED GENERAL PLAN DESIGNATION:
COMMERCIAL

BUILDINGS & STRUCTURES:
FIRST FLOOR:
3056 SF MEDICAL OFFICES
644 SF 1 BEDROOM APARTMENT

SECOND FLOOR:
958.75 SF EA 4-2 BDRM APARTMENTS
(CONDITIONAL USE PERMIT IS REQUIRED TO ALLOW RESIDENTIAL USE IN C-1 DISTRICT)

STORM DRAINAGE
RD 777

WATER, SEWER
CITY OF GRIDLEY

UNDERGROUND ALERT SERVICES:
1-800-642-2444

NATURAL GAS:
PACIFIC GAS AND ELECTRIC

ELECTRICITY
CITY OF GRIDLEY

COMMUNICATIONS
AT & T AND COMCAST

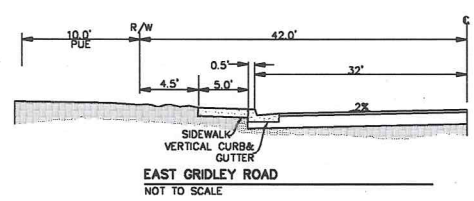
CABLE
COMCAST

PARKING CALCULATIONS
REQUIRED:

MEDICAL OFFICES 1 SPACE/200SF (3056/200)	15 SPACES
1 BRM APARTMENT 1 SPACE/APT	1 SPACE
2 BRM APARTMENT 1.5 SPACE PER UNIT	6 SPACES
GUEST PARKING 10% OF REQUIRED PARKING	1 SPACE
TOTAL REQUIRED	23 SPACES

PROVIDED:
ON-SITE STREET

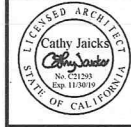
15 SPACES	17 SPACES
6 SPACES	6 SPACES
1 SPACE	23 SPACES
TOTAL PROVIDED	23 SPACES



C1

REVISIONS

- △
- △
- △
- △



CJA

Cathy Jaicks
Architect

1108 Woodhaven Dr
Yuba City, CA
959-662-0566

FIRST FLOOR PLAN
EAST GRIDLEY PLAZA
EAST GRIDLEY ROAD
GRIDLEY, CA

DATE:
10-12-20

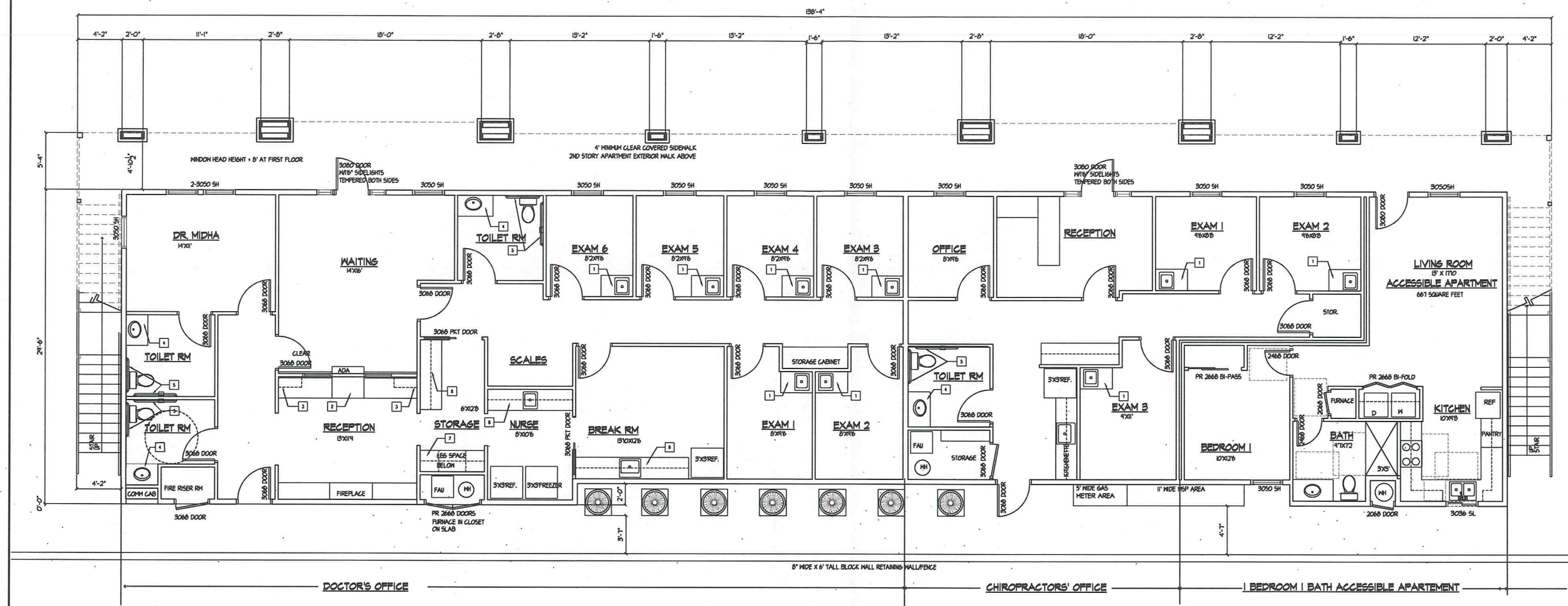
SCALE:
1/4"=1'-0"

DRAWN BY:
C. JAICKS

JOB NO.:
20-121

SHEET NO.:

A



FIRST FLOOR PLAN

GENERAL NOTES

- A. SEE SHEETS A01, A02 AND A03 FOR ADDITIONAL NOTES
- B. EXTERIOR WALLS TO BE 2 X 6 @ 16" OC. INTERIOR WALLS TO BE 2 X 4 @ 16" OC UNLESS NOTED

SQUARE FOOT / UNIT BREAKDOWN

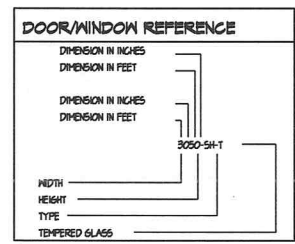
FIRST FLOOR	
DOCTOR'S OFFICE:	2116 SQUARE FEET
CHIROPRACTORS OFFICE:	940 SQUARE FEET
ONE-1 BEDROOM 1 BATHROOM APARTMENT:	644 SQUARE FEET
TOTAL FIRST FLOOR	3700 SQUARE FEET

SECOND FLOOR	
4- 2 BEDROOM 2 BATHROOM APARTMENTS:	450.75 SQUARE FEET EACH
TOTAL SECOND FLOOR	3605 SQUARE FEET

FLOOR PLAN KEYNOTES

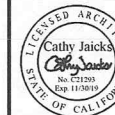
1. 36" X 24" X 36" BASE CABINET WITH COUNTERTOP AND SINK FOR EXAM ROOMS
2. 156" X 24" X 36" BASE CABINETS WITH COUNTERTOP FOR RECEPTION AREA - CONFIRM FINISHED OPENING FOR EXACT SIZE AVAILABLE FOR CABINETS
3. 26" X 12" X XX" UPPER CABINETS FOR RECEPTION DESK
4. TOILET ROOM VANITIES WITH COUNTERTOPS AND SINKS - CONFIRM SIZING TO BE ADA COMPLIANT
5. ADA COMPLIANT GRAB BARS IN TOILET AREAS- CONFIRM SIZES
6. 78" X 24" X 36" BASE CABINETS WITH COUNTERTOP AND CORRESPONDING UPPER CABINETS WITH 12" DEPTH FOR STORAGE AREA
7. 2 EA 21" X 24" X 36" BASE CABINETS WITH APPROXIMATELY 30" LEG SPACE BETWEEN CABINETS WITH 12" COUNTERTOP AND 12" X 12" X XX" OF UPPER CABINETS ABOVE NEAR NURSES STATION/STORAGE AREA - CONFIRM FINISHED SPACE WITH OWNER FOR EXACT FINISHED OPENING
8. 96" X 24" X 36" BASE CABINET WITH COUNTERTOP AND SINK AND 96" X 12" X XX" UPPER CABINETS ABOVE BASE CABINETS IN NURSES STATION - CONFIRM FINISHED OPENING SPACE WITH OWNER FOR EXACT FINISHED OPENING
9. 127" X 24" X 36" BASE CABINETS WITH COUNTERTOP AND SINK WITH CORRESPONDING 12" DEEP UPPER CABINETS IN BREAK ROOM
- 10.

WINDOW TYPES		DOOR TYPES	
ABBREVIATION	TYPE	ABBREVIATION	TYPE
F	FIXED	FRDR	FRENCH DOOR
SH	SINGLE HING	SGD	SLIDING GLASS DOOR
DH	DOUBLE HING	PCTDR	ROCKET DOOR
SL	SLIDER	BIFOLD	BI-FOLD DOOR
C	CASEMENT	BIPASS	BI-PASS DOOR
		GARDR	GARAGE DOOR



REVISIONS

- △
- △
- △
- △



CJA

Cathy Jaicks
Architect

1108 Woodhaven Dr
Yuba City, CA
959-482-0566

SECOND FLOOR PLAN
EAST GRIDLEY PLAZA
EAST GRIDLEY ROAD
GRIDLEY, CA

DATE:
10-12-20

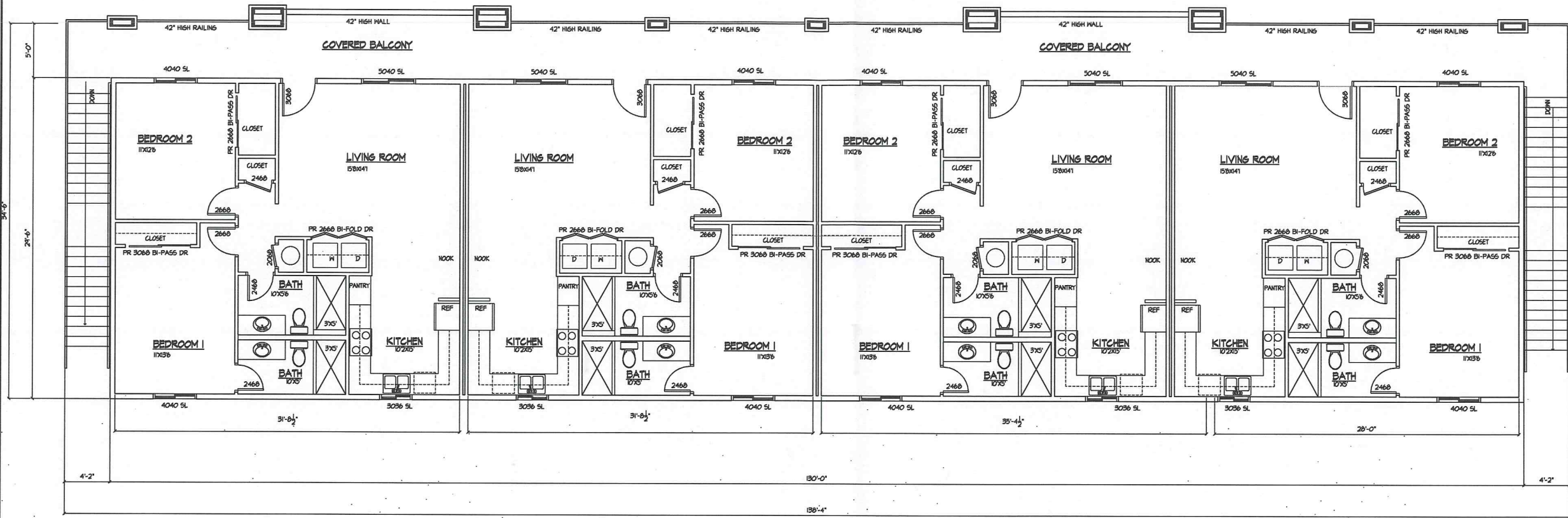
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DRAWN BY:
C.JAICKS

JOB NO.:
20-124

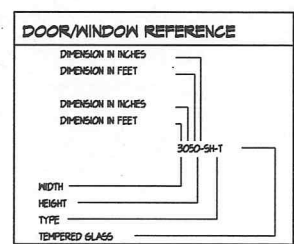
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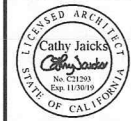
SECOND FLOOR PLAN
3855 SQUARE FEET
FOUR 2 BEDROOM 2 BATH APARTMENTS @ 450.75 SQUARE FEET EACH

WINDOW TYPES		DOOR TYPES	
ABBREVIATION	TYPE	ABBREVIATION	TYPE
F	FIXED	FRDR	FRENCH DOOR
SH	SINGLE HUNG	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	PKTDR	POCKET DOOR
SL	SLIDER	BFOLD	BI-FOLD DOOR
C	CASEMENT	BI-PASS	BI-PASS DOOR
		GARDR	GARAGE DOOR



REVISIONS

- △
- △
- △
- △



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EXTERIOR ELEVATIONS
EAST GRIDLEY PLAZA
EAST GRIDLEY ROAD
GRIDLEY, CA

DATE:
10-12-20

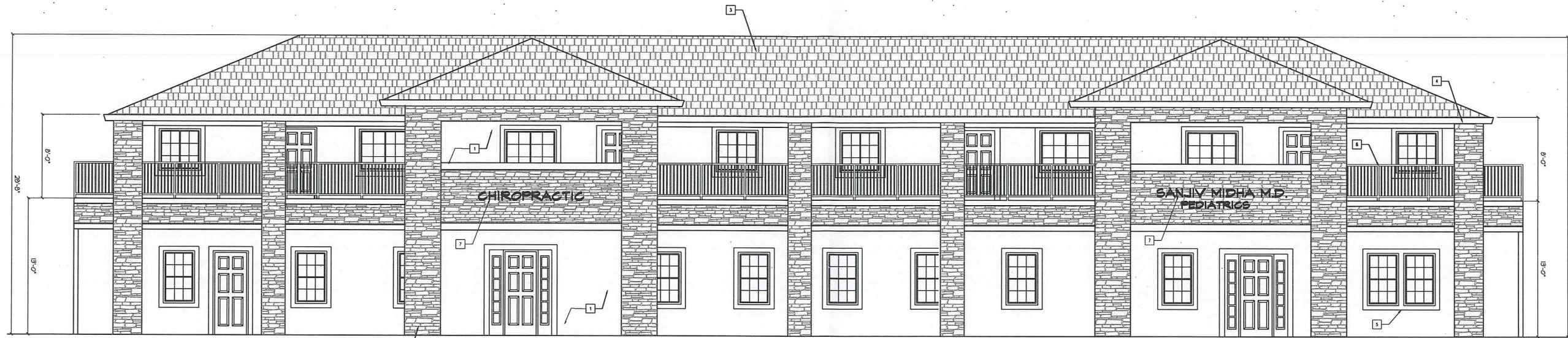
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DRAWN BY:
C.JACKS

JOB NO.:
20-124

SHEET NO.:

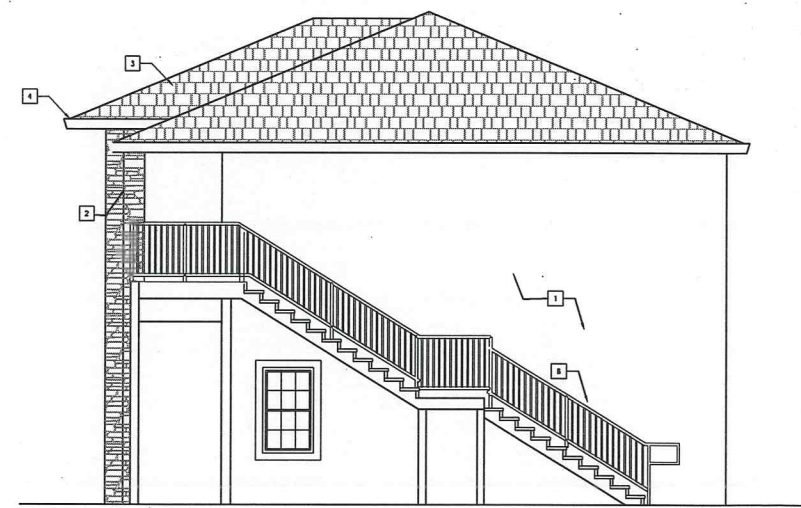
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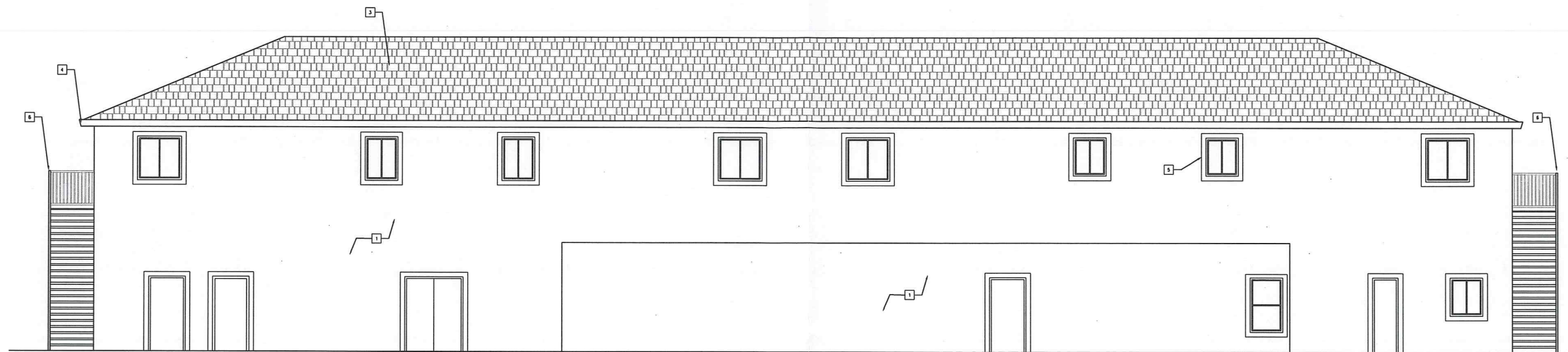
FRONT ELEVATION

EXTERIOR ELEVATION KEYNOTES

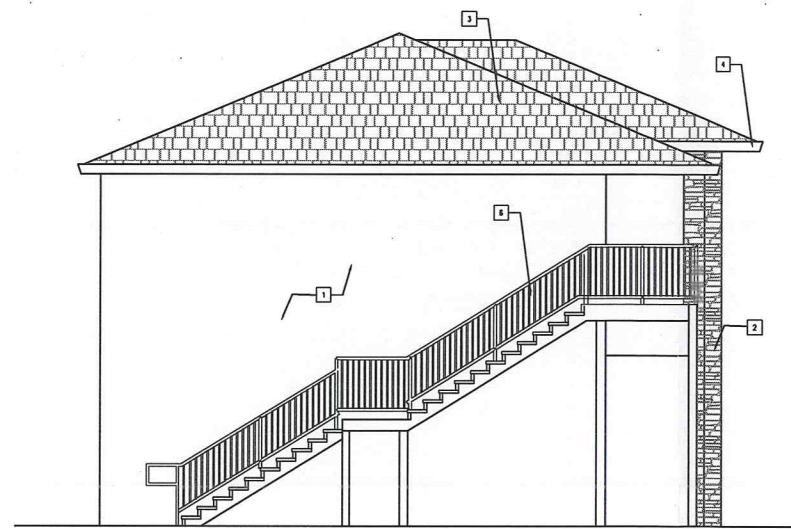
1. 7/8" THICK CEMENT - 3 COAT APPLICATION OVER METAL LATHE OVER
2. 2 LAYERS GRADE D PAPER. SEE COLOR ELEVATION FOR COLOR
3. CULTURED STONE- SEE COLOR ELEVATION FOR COLOR
4. COMPOSITION ROOFING- SEE COLOR ELEVATION FOR COLOR
5. 2 X 8 FASCIA WITH 1" STANDARD GUTTER-TRIM COLOR- SEE COLOR ELEVATION FOR COLOR
6. 1 1/2" X 5" ARCHITECTURAL FOAM TRIM WITH CEMENT PLASTER FINISH TRIM COLOR- SEE COLOR ELEVATION FOR COLOR AROUND ALL DOORS AND WINDOWS
7. PAINTED METAL GUARDRAIL- PAINT TO BE TRIM COLOR
8. 10" HIGH ILLUMINATED INDIVIDUAL LETTER SIGNAGE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXTERIOR ELEVATION KEYNOTES

1. 7/8" THICK CEMENT - 3 COAT APPLICATION OVER METAL LATHE OVER 2 LAYERS GRADE D PAPER. SEE COLOR ELEVATION FOR COLOR
2. CULTURED STONE- SEE COLOR ELEVATION FOR COLOR
3. COMPOSITION ROOFING- SEE COLOR ELEVATION FOR COLOR
4. 2 X 8 FASCIA WITH 1" STANDARD GUTTER-TRIM COLOR- SEE COLOR ELEVATION FOR COLOR
5. 1 1/2" X 5" ARCHITECTURAL FOAM TRIM WITH CEMENT PLASTER FINISH TRIM COLOR- SEE COLOR ELEVATION FOR COLOR AROUND ALL DOORS AND WINDOWS
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7. 10" HIGH ILLUMINATED INDIVIDUAL LETTER SIGNAGE

REVISIONS

△
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△
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