



“Placerville, a Unique Historical Past Forging into a Golden Future”

**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
OCTOBER 16, 2018 REGULAR MEETING**

Subject: 2950 Bedford Avenue – Site Plan Review (SPR) 18-03: Request for Historic District Review to alter the west (rear) elevation exterior of the First Church of Christ, Scientist buildings.

Location: 2950 Bedford Avenue, Placerville, CA

Assessor’s Parcel Number: 001-192-24

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment A. The Commission has final approval authority. Its decision is appealable to City Council.

Contact: Andrew Painter, City Planner (530) 642-5252

Applicant: Carl Dingle, Carter/Kelly

Property Owner: First Church of Christ, Scientist

Request: This request would:

- Demolish the existing concrete stairs that serves the Reading Room / Bible Study entrance. Existing railing to be reused.
- Remove one window and its lower sill along the west (rear) elevation of the church building. Construct a new accessible door opening in its place. Opening would serve the church sanctuary.
- Construct new stairs, accessible ramp and mobility pathway with metal railing that will serve the existing Reading Room / Bible Study entrance and the new accessible door and opening for the church. New metal door would be a raised panel style.
- Replace existing exterior door of the Reading Room / Bible Study with a raised panel metal door.
- Result in all painting of door, frame and railing to match existing. Door hardware to match as close as possible.

Proposed improvements of the ramp and pathway would result in the removal of existing landscape plants. Some plants would be relocated to the area of the existing propane tank onsite.

Site Information:

General Plan designation:	High Density Residential
Zoning classification:	R2-H (Low Density Multi-Family Residential – Historic)
Existing use of site:	First Church of Christ, Scientist
Property area:	0.31± acres

The main entrance to the church is along the Bedford Avenue building frontage. A pedestrian walkway provides access to the parking area. Neither the church nor the site was surveyed as

part of the City's Historic Survey Inventory during the early 1980s. City records do not indicate the age of the church. The church was moved to its present location in 1954 to make way for the construction of US Highway 50.

During 1957 a permit was issued to the church for the construction of an addition. This construction formed an ell (wing) near the north end of the church building and along the west (Spring Street) building elevation. The ell frames the onsite parking area located between Spring Street and the church. The 1957 addition is used for Sunday School / Reading Room activities.

In 2001, the church received Site Plan Review (SPR01-01) approval to replace the seven existing windows on the church and five windows on the Reading Room addition in their existing openings with vinyl frames. The request also approved a switch-back accessible ramp to serve the front entry of the church. Construction permits were issued and finalized for the window replacements. A construction permit for the 2001 approved accessible ramp was never applied for.

Street Views



Bedford Avenue (front)



Spring Street (rear)

Adjacent Properties: The properties immediately adjacent to the west and north are residential uses. To the south and east are commercial uses.

Policy Considerations: The subject site is located within the Bedford Avenue - Spring Street Historic District. Exterior modifications to structures within the Historic District require Planning Commission approval. The criteria for evaluating proposed alterations to a building is the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Section 10-4-10(B) and (F)), the Site Plan Review Criteria within Section 10-4-9(G) and the Development Guide.

General Plan Consistency

Natural, Cultural and Scenic Resources Element Goal G calls for preserving and enhancing Placerville's historical heritage. To implement this goal, Policy 2 states as follows:

Policy 2: The City shall set as a high priority the protection and enhancement of Placerville's historically and architecturally significant buildings and sites.

The request would result in a church enhancement by providing access to the church and the Reading Room / Bible Study for the disabled. These two parts of the church building have never been fully accessible to those with disabilities.

Zoning Ordinance Consistency

Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation

The City code referenced above requires that buildings that are altered as to their exterior appearance visible from the street shall conform to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The following sections of the Standards are germane for this request.

- 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The request would replace a window opening along the church's west elevation with a new door opening and new door. To serve this new opening and the Reading Room, a new accessible ramp and pathway with handrail would be built. Although the window opening would be changed, the desire and intent by the church is to provide access to the church facility to those who are disabled. This proposed work is supported by staff. Work would be compatible in appearance building architecture and with existing materials and therefore consistent with the Standard.

- 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

It appears that the proposed accessible pathway, ramp and new door opening is to be undertaken in a way that it could be removed, window opening reestablished and exterior wall

filled-in do not substantially change the form and integrity of the church property. Work is consistent with the Standard.

Site Plan Review Criteria - Section 10-4-9(G)

Criteria 4. Building Design (c) – Materials shall be of durable quality, and shall be selected for harmony of the building with surrounding buildings.

Durable materials and finishes were chosen to match as close as possible to the originals, therefore are in harmony with those on the building and surrounding neighborhood.

Criteria 8. Community Design - All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan.

As analyzed above, the proposed project appears to be consistent with above referenced goal and policy of the Natural, Cultural and Scenic Resources Element.

City of Placerville Development Guide Consistency

Chapter IV. Design Factors, 3.b. Façade Treatments and Exterior Elements – “Historic elements and details of existing buildings should be retained whenever possible, rather than removing or replacing them. If it is impossible to retain such a feature, it should be duplicated in terms of location, size, material and method of construction.”

The request is consistent with the Development Guide guideline. Window removal and opening alteration would result in a new door opening. The existing Reading Room door would also be replaced. New doors, door frame hardware and trim would match in style and appearance with the church front door along the Bedford Avenue elevation.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) per, and Section 15304 (Minor Alterations) to an existing building.

Public Notice and Comments: Staff posted a public notice on the City’s website and Facebook account, and notified property owners within 500 feet of the site of this public hearing. At the time of the writing of this report, no comments have been received.

Conclusion: The proposed doors, door opening, accessible ramp, railing and pathway do not appear to impact the site or surrounding Historic District, therefore staff recommends that the Planning Commission take the following action:

1. Adopt the Staff Report as part of the public record.
2. Make the finding that this request is categorically exempt from environmental review pursuant to California Quality Act Guidelines Section 15303(e), Class 3 – new construction of an accessory ramp and pathway structure, and Section 15304 (Minor Alterations to an existing building).
3. Make the finding that the proposed modifications are consistent with the purpose and criteria established in the Zoning Ordinance and Design Review Regulations promoting orderly and harmonious development of properties within the City’s residential Historic Districts.

IV. Approve Site Plan Review 18-03, a request made by First Church of Christ, Scientist, for a Historic Review for exterior modifications on property located at 2950 Bedford Avenue with the following Conditions of Approval:

1. Approval is granted for the Site Plan Review request described in the application date-stamped September 18, 2018, and staff's report dated October 16, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.
2. Runs with the Land. Approval shall apply only to 2950 Bedford Avenue, APN 001-192-24, regardless of any change of ownership, and may not be transferred to another parcel.
3. Permits. The applicant shall obtain a construction permit for the Commission approved scope of work.
4. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
5. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
6. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.

Attachment A. Applicant Submittal Package

Christian Science Church ADA ramp

The purpose of this project is to provide wheel chair and limited mobility access to both the Bible Study building and the Church. In the past to accommodate these patrons we have been providing assistance of lifting the wheel chair up the steps.

The location of this project is on the back side of the main entry to the Church building in the parking area, the ramp will start at the West end of the Bible Study Building running East past the entry door, continue to the inside corner of the two buildings and continue along the rear wall of the church. (See picture on cover page of plan)

The work included in this project.

- 1- Demolition of existing Bible Study stair (See photo #1) railing to be salvaged for reuse.
- 2- Removal of limited amount of asphalt at location of new ramp.
- 3- Removal of landscape plants at location of new ramp (Smaller plants to be relocated to West side of existing propane tank see cover sheet photo and photo #2 attached to back pages of plans.)
- 4- Build new concrete ramp and stair matching detail and sand finish to concrete as shown in Photo #1 and #3 attached to back pages of plans.
- 5- Install new and salvaged railing, matching existing design at location shown on page 3 of plans; salvaged rail will be reused at new stair location.
- 6- Remove existing window and lower sill area as noted on photo #2 attached to back pages of plans.
- 7- Install new metal door frame in new opening matching existing frame in Bible Study (photo1 and photo 4 and 5 attached to back pages of plans.)
- 8- Install new raised panel metal door at new opening and replace existing Bible Study door with new raised panel metal door. (See photo 5 attached to back pages of plans)
- 9- All painting of door, frame and railing to match existing.
- 10- All hardware to match as close as possible to existing finishes.

RECEIVED

SEP 18 2013

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 9/18/18
Zoning: _____ GP: _____
File No: SPR18-03
Filing Fee (PZ) \$400.00
Filing Fee (EN) _____
Receipt No: 5267

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input type="checkbox"/> Sign Package Review / Amendment |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

RECEIVED
SEP 19 2018
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

DESCRIPTION: Alter the west elevation exterior of Church; demolition of existing stairs, construct new accessible ramp & pathway, remove one window and construct new door opening & replace existing door.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME CARTER/KELLY INC
MAILING ADDRESS 171 MIDDLETOWN RD
PLACERVILLE CA 95667
PHONE 530-308-1672
EMAIL CARLD@CARTERKELLY.COM

APPLICANT'S REPRESENTATIVE (if different)

NAME Carl Dingle
MAILING ADDRESS PO Box 1477
Placerville, Ca. 95667
PHONE 530-308-1672
EMAIL carld@carterkelly.com

PROPERTY OWNER(S)

NAME CHRISTIAN SCIENCE CHURCH PHONE 530-903-7224
MAILING ADDRESS 2950 BEDFORD AVE, PLACERVILLE CA 95667
EMAIL ADDRESS kac_0708@yahoo.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME _____ PHONE _____
MAILING ADDRESS _____
EMAIL ADDRESS _____

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 2950 BEDFORD AVE
ASSESSOR'S PARCEL NO.(S) 001-192-24
Above described property was acquired by owner on 02 19 1958
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.
NA

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Kaye Cover
Applicant's Signature

Kaye Cov
Printed Name of Applicant(s)

9-19-18
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.


Signature of Property Owner

Carl Dingle
Printed Name of Property Owner

9-19-18
Date

Kaye Cover
Signature of Property Owner

Kaye Cover
Printed Name of Property Owner

9-19-18
Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

INTRODUCTION:

Site Plan Review - Historic District Review: Sections 10-4-9(H) and Section 10-4-10 of the City of Placerville Zoning Ordinance contain the City's regulations for the protection, enhancement and perpetuation of the old and historical buildings in the designated Historic Districts of the City.

Per Zoning Ordinance Section 10-4-9(H): Destruction or Alteration of Buildings in an Historical District or to Historical Buildings, the following activities shall be reviewed by the Historical Advisory Committee for their recommendation, and require review and approval of the Planning Commission before applications for a building or demolition permit may be issued:

1. No building in any historical district nor any building officially designated by the Council as "historical" shall be torn down, demolished, destroyed, altered, improved, or otherwise changed in exterior appearance except as hereinafter provided. Minor repair and maintenance to buildings of same material and color are exempt from this Ordinance.
2. If any historical building be damaged by any act of God, including, but not limited to, earthquake or fire, the owner thereof may repair such building if he/she secures approval from the Planning Commission.
3. Any owner making any alterations on the exterior of an historical building shall first secure approval from the Planning Commission.
4. Alteration of such buildings shall comply with requirements as stated in the City's construction regulations, Title 4.
5. Buildings within an historical district shall not be demolished unless approved by the Commission.
6. Any building or structure which is structurally unsafe as a result of fire, earthquake or other acts of God shall be removed at the direction of the Building Official.

SUBMITTAL REQUIREMENTS:

1. Planning Application form and Application Fee Set by Ordinance
2. Environmental Information Form
3. Site Plan - Fifteen (15) prints drawn at not less than 1"= 50' with the criteria to be shown as follows:
 - a. lot lines and dimensions;
 - b. location and size of all existing and proposed buildings (include building or structures that are proposed for demolition or relocation);
 - c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways).
4. Elevation Plan - Fifteen (15) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:
 - a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
 - b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
 - c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.

5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - California Building Code

Example

Type _____	Type <u>V-1 Hr.</u>
Group(s) _____	Group(s) <u>B-2</u>
No. Stories <u>1</u>	No. Stories <u>2</u>
Basement Floor Area <u>700 sq. ft.</u>	1st Floor Area <u>5,000 sq. ft.</u>
1st Floor Area <u>2,774 sq. ft.</u>	2nd Floor Area <u>2,500 sq. ft.</u>
2nd Floor Area _____	Total Floor Area <u>7,500 sq. ft.</u>
3rd Floor Area _____	
Total Floor Area _____	

b. Existing and Proposed Exterior Walls

Structure

_____ Wood Framed
 _____ Steel Framed
 Masonry
 _____ Concrete
 _____ Brick
 _____ Concrete
 _____ Poured
 _____ Tilt-up

Covering

_____ Wood
 _____ Plywood Siding
 _____ Wood Siding
 _____ Shingles
 _____ Stucco
 _____ Veneer
 _____ Brick (Thin)
 _____ Tile
 _____ Other _____
 _____ Metal
 _____ Other Block

c. Existing and Proposed Roof

Structure

Wood Framed
 _____ Steel Framed
 _____ Concrete

Covering

Asphalt Shingles
 _____ Built-Up
 _____ Metal
 _____ Tile
 _____ Wood
 _____ Shingles
 _____ Shakes
 _____ Class B
 _____ Other

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit the Residential Historic District section of the Historical Resources webpage at:

<http://evogov.s3.amazonaws.com/media/17/media/5912.pdf>

Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

Property use stay as is
one window to be removed to allow new doorway
to be install

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Removal of one window to be replaced by
new door that will match existing door
style

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

A new ramp and stairs will be add to
exterior lot building. Finishes of concrete
and railing will match existing finishes

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

All construction features will match what is
existing.
Areas that is close to construction will be
protected

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Doors, concrete railing, paint color will
match existing, including craftsmanship

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

NA

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

NA

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

NA

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

we will match all existing detail so as not to be able to tell difference from new and old.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

All work is independent of the build except for new door. If removal was to take place the only additional work would be to add window to door opening

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature: [Signature]
Property Owner: [Signature]

Date: Sept 18, 2018
Date: _____





SCHOOL

RESERVED

2

RESERVED

Remove
Window +
Sill





3



Masonry Flush Frames

CURRIES offers a complete line of flush frames that are available in 18, 16, 14, and 12 gauge cold-rolled or galvanized steel and also in 16 or 14 gauge stainless steel. Frames can be knocked down or welded at the miters and ground smooth. The 12 gauge frames are saw miter welded or butt end welded corner construction only. They are available for either 1-3/8" (35) or 1-3/4" (44) thick doors. CURRIES frames are manufactured for all wall conditions such as masonry, steel stud, wood stud, and poured concrete.

Frame Face Variables

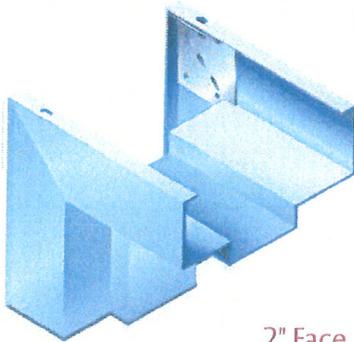
- CURRIES offers pre-engineered, knock-down (KD) flush frames with face dimensions of 1" (25) through 4" (102) in 1/8" (3) increments
- Frame return variables from 7/16" (11) through 1" (25)
- Non-door rabbet variables from 5/8" (16) through 6" (152)
- Standard and non-standard frame sizes are available to match door sizes in any combination of singles or pairs

Overview

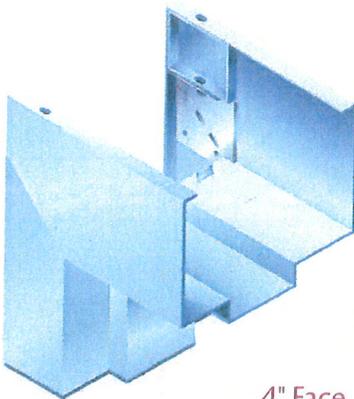
Specifications

The frames are manufactured by CURRIES in Mason City, Iowa. They need to be M Series and fabricated of either cold-rolled or galvanized steel (as specified) in 18, 16, or 14 gauge. The joints need to be die-mitered with integral tabs for reinforcement and interlocking of the jambs to the head. The 12 gauge frames are saw miter or butt end corner construction and shall be welded. Frames shall be thoroughly cleaned and receive an iron phosphate treatment prior to receiving one coat of baked-on prime paint. Frames are to be reinforced only for surface mounted hardware, and the drilling and tapping to be done by others in the field. Metal plaster guards are to be provided for all mortise cutouts. Minimum requirements for hardware reinforcements are to be as follows:

- Hinge Reinforcing-7 gauge
- Lock Strike Reinforcing-14 gauge and conforming to template requirements
- Closer reinforcing-14 gauge



2" Face

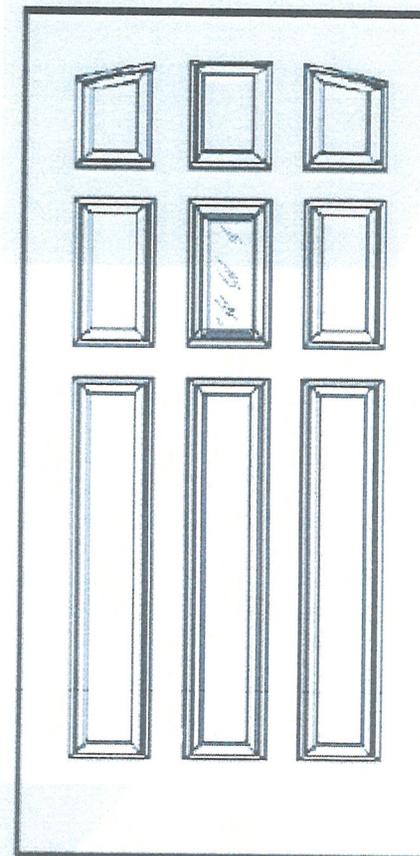
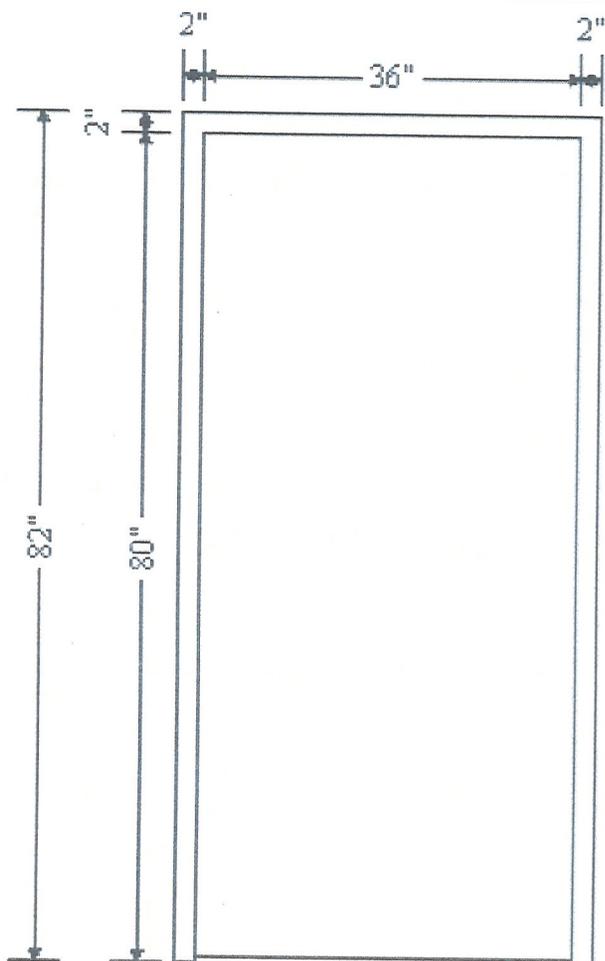


4" Face

4



CAPITOL ARCHITECTURAL PRODUCTS CO.



SUPPLIER	PROJECT	ARCHITECT	CONTRACTOR	Date	Rev.		
CAPCO 0 8310 Belvedere Ave. Sacramento, CA 95826 916.387.0777 - 916.387-1276					Orig.		
						Dr. By:	
						Page	
						Of	0

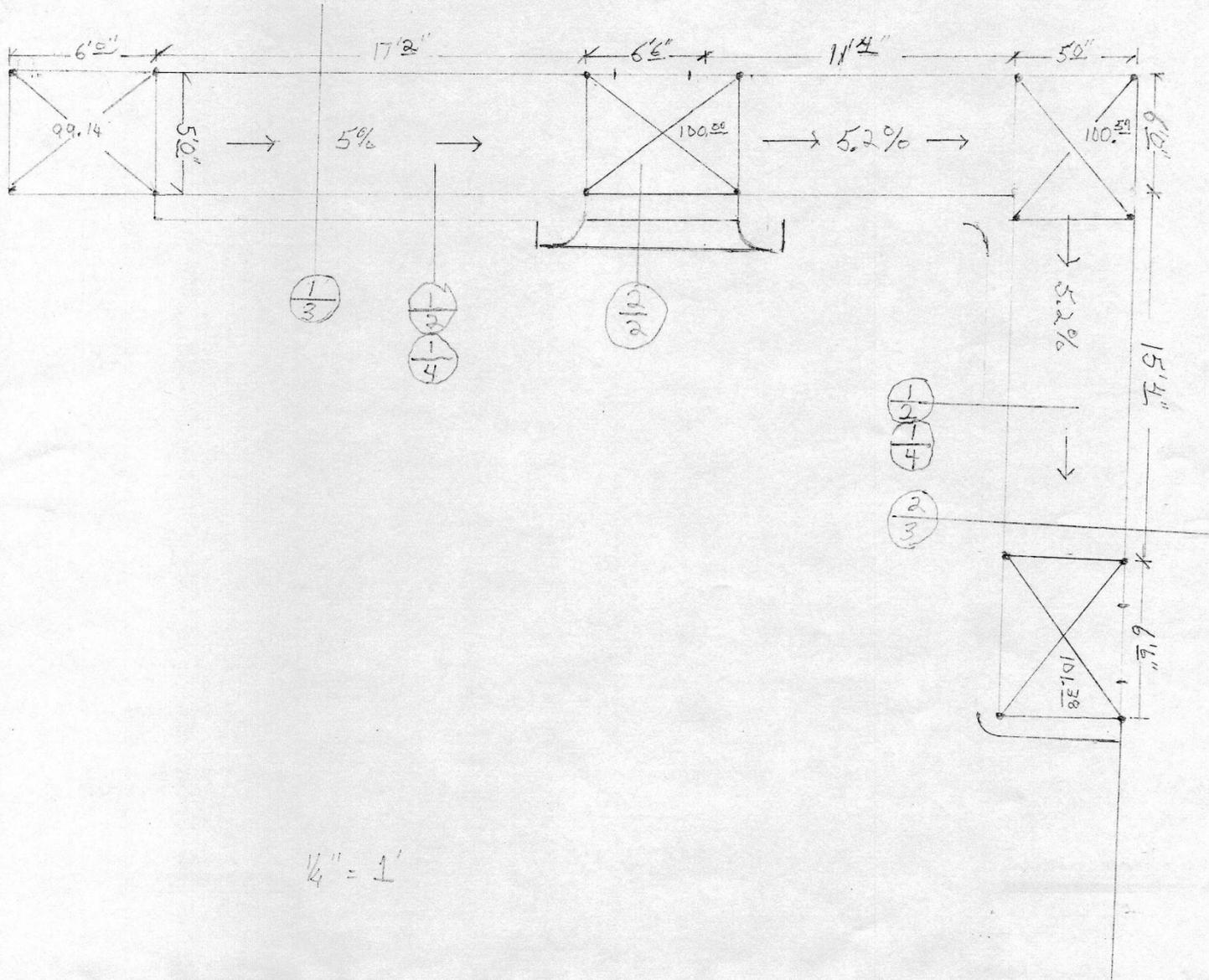


Christian Science Church
2950 Bedford Ave
Placerville, Ca 95667
APN 061-~~24~~-24-16
192

Handicap Ramp + Stair

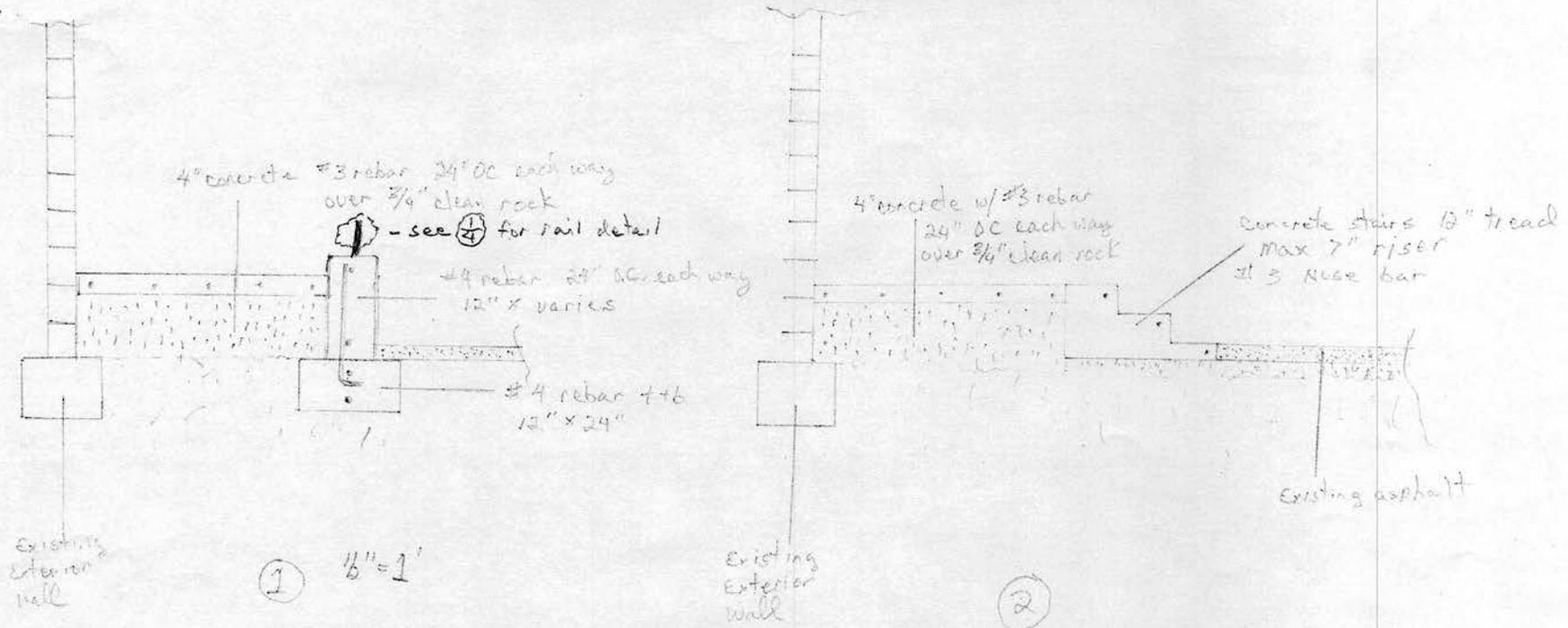
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CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

F.F. 100.00

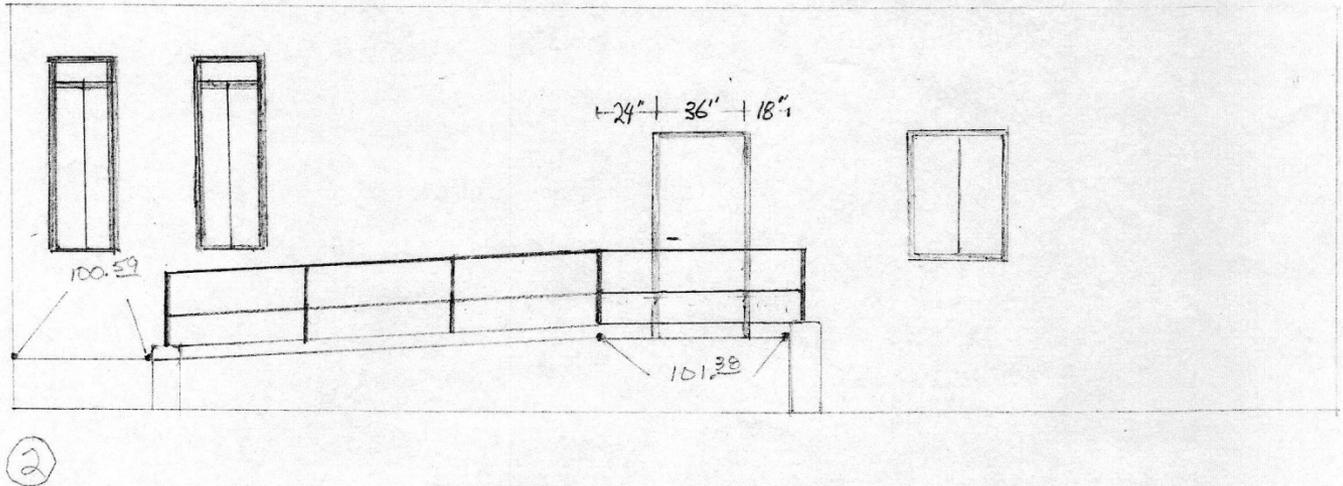
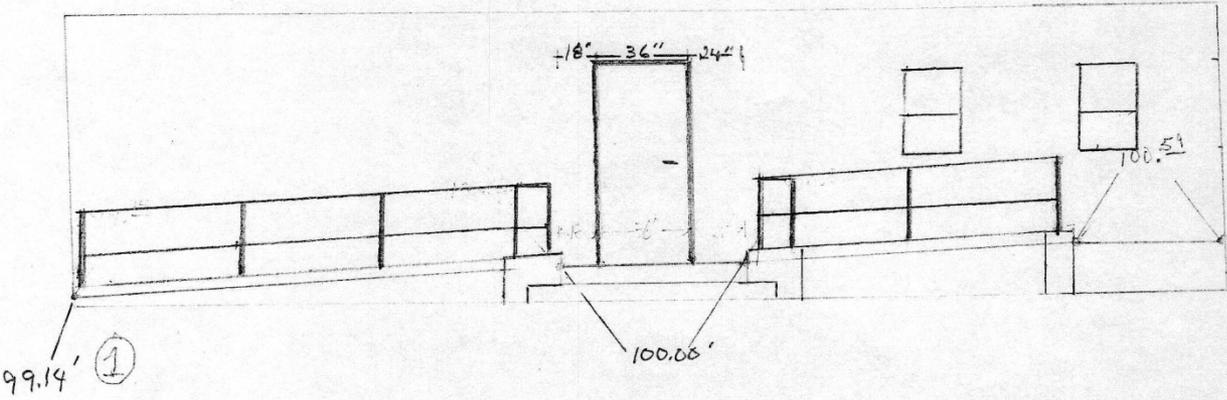


F.F. 101.38

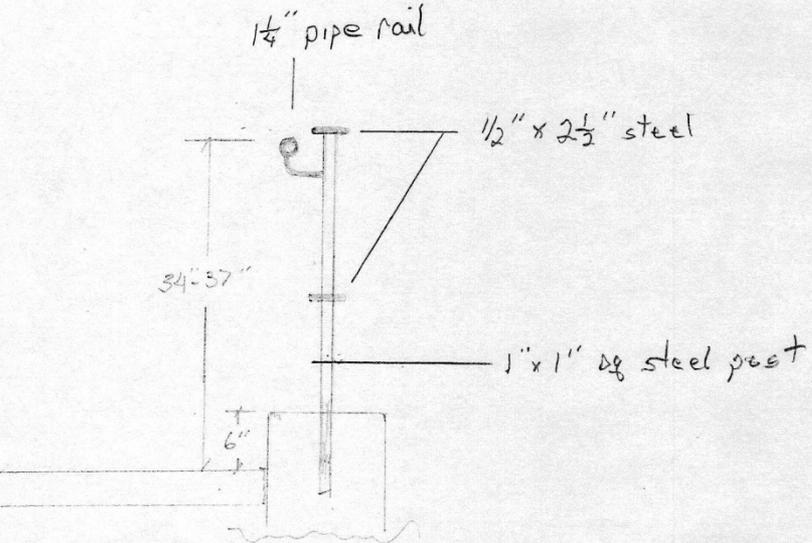
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CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.



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SEP 18 2010
CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.



①

* See attached picture #1 for accurate detail

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CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

④