

PROJECT DESCRIPTIVE NARRATIVE
MULTI-FAMILY RESIDENTIAL DEVELOPMENT - THE BUNGALOWS
601 SEARLS AVENUE, NEVADA CITY
AUGUST 15, 2016

The proposed project consists of six single-family residential dwelling units with accompanying site development improvements on a 0.77 acre parcel adjacent to the Seven Hills Business District. The homes are proposed as “townhomes” with the capacity to be individually owned with shared property areas that will be governed by a home-owner’s association and CC&R regulations. The site development plan includes information and data to form the basis for a tentative parcel map.

The project fully complies with all City R-2 residential zoning ordinances. These include the noted setback requirements, lot coverage factor (less than 50% impervious coverage), and parking provisions for two on-site spaces per dwelling unit. The site topography consists of a gradual slope (less than 10%) from northwest to southeast, and slopes toward a natural drainage swale straddling between the site and the Highway 49 freeway. Site access includes frontage on Searls Avenue and Bost Avenue. Proposed improvements include an “accessible” walkway from Searls, and driveway access from Bost. Site utilities include municipal sewer and water services and PG&E electrical and gas lines, all located at the frontage streets. Fire protection consists of a 10 inch water main and an existing fire hydrant on Searls immediately adjacent to the property.

The site “setting” is comprised of residential development on the southerly and westerly sides, and commercial development to the north in the “Seven Hills Business District”. Almost all adjacent buildings are one-story and low in profile. The proposed single-story buildings for *The Bungalows* are clustered around a “commons” landscaped courtyard, and the dwelling units are configured in three separate building units. Side yard fencing and low open-picket fencing along Searls Avenue frontage reinforce the interior courtyard “commons” and provide privacy. A detached garage structure for six enclosed parking spaces (one per dwelling unit) is located at the rear easterly portion of the property, and provides visual and auditory buffer from the adjacent highway.

Site Plan & Environmental Considerations:

The configuration of buildings, their placement on the site, and the overall massing of the buildings respects the neighborhood context and adjacent buildings. This is achieved by appropriate setbacks, use of one-story construction, retention of large pine and cedar trees, use of harmonious fencing and landscaping, and the development of a central garden “commons” that provides an attractive, friendly outdoor area visible from the public way. Vehicle parking and the garage building is positioned at the rear of the property to minimize its impact and to share Bost Avenue for vehicle circulation with the two adjacent commercial developments to the north.

The proposed buildings will be comparable in overall height compared to the buildings on the adjacent properties. This is due to topography and the scale of the existing buildings. The 6 dwelling units have been divided into three detached structures so the overall “massing” of the buildings is in scale to the adjacent residential development. The configuration of separate buildings is used to create privacy for the “commons” within the overall development as well as for the individual dwelling covered porches. A major component of the development is retention of the existing trees and preservation of a mature native ‘woodlands’ between Searls Avenue and the dwelling units. Additionally, the existing vegetative buffer in the Scenic Corridor (easterly, rear property area) will be enhanced with native evergreens.

'Mother Lode Era' Architecture:

The proposed project design seeks to embody the Design Guidelines for Nevada City as it applies to new residential development in the Seven Hills Business District area, and specifically, to reflect aspects of the 'Mother Lode Era' architecture. The design elements include:

- Residential proportions and scale for building structures; single-story to promote a human-scale
- Integration of buildings with its landscape setting and topography
- Use of front porch elements to identify entrances to the building and to provide covered outdoor seating area as an 'outdoor room'
- Appropriately pitched roofs (primarily 7:12) and varied roofs lines including hipped roof forms (reflective of bungalows in the region, most notably the small homes and outbuildings around Empire Mine)
- Horizontal, lap siding
- Traditional double hung windows with historic-scaled sash, casing and trim/moulding profiles
- Roof covering with composition shingles
- Historic color palette for the building siding, trim, windows, doors, roofing, and fencing

Attached to this narrative is a list of all exposed exterior materials and finishes color chart proposed for the development, construction specifications, and other data.

Jeff Gold, Project Architect