GRASS VALLEY
Special Development Review Committee Meeting

Tuesday, January 04, 2022 at 9:00 AM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 – Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

VIRTUAL MEETING NOTICE

In response to Governor Newsom's Executive Order N-08-21 and Resolution 2020-09 Declaring the Existence of a Local Emergency related to the COVID-19 pandemic, public participation in the City of Grass Valley City Council and other public meetings shall be electronic only, and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. Development Review Committee welcomes you to attend the meetings electronically, which are scheduled at 9:00 a.m. on the 2nd and 4th Tuesdays of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9am. Comments received after that will be addressed during the item and/or at the end of the meeting. The Committee will have the option to modify their action on items based on comments received. Action may be taken on any item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City of Grass Valley website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com subject to City staff's ability to post the documents before the meeting.

If you do not have the means to participate in meetings electronically, contact the City at (530) 274-4390 and staff will be happy to identify alternative means for you to participate.

VIRTUAL LINK TO THE MEETING

Join from a device: https://us06web.zoom.us/j/86718391726?pwd=d2lxOG1RQXUydllVQU41TlA3VXorQT09

Meeting ID: 867 1839 1726

Passcode: DRCmtg22!

Or One tap mobile: +17207072699,,86718391726#,,,,*558379013# US (Denver) +12532158782,,86718391726#,,,,*558379013# US (Tacoma)

Or join by phone: US: +1 720 707 2699 US (Denver) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Meeting ID: 867 1839 172

Passcode: 558379013

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. **Development Review Permit (21PLN-57)** for site landscaping and façade alterations of McKnight Crossing including rebranding of the former Kmart to a Target Store

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Closed meeting of a Development Review Committee Meeting, scheduled for Tuesday, January 4, 2022 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, December 30, 2021.

_____

Taylor Day, Deputy City Clerk

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT
January 4, 2022

Prepared by: Lance E. Lowe, AICP, Principal Planner
Reviewed by: Thomas Last, Community Development Director

DATA SUMMARY

Application Number: 21PLN-57
Subject: Development Review Permit for site landscaping and façade alterations of McKnight Crossing including rebranding of the former Kmart to a Target Store
Location/APNs: 111, 117, 129 and 151 W McKnight Way/029-350-07 & 09
Applicant: Cort Ensign, Mesa Management
Representative: Geno Yun, Els Architecture/Urban Design
Andrew Pawlowski, Siteline Architecture
Zoning/General Plan: Central Business (C-2)/Commercial
Entitlement: Development Review Permit
Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Development Review Committee approve the McKnight Crossing Development Review Permit as presented, or as modified by the Development Review Committee, which includes the following actions:

1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,

3. Approve the Development Review Permit in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

McKnight Crossing façade, material, signage, and color alterations including a ±2,500 square foot outdoor seating area was approved by the Development Review Committee in 2017 and has since expired.

Kmart closed its doors at the end of the year with Target occupying the anchor tenant space of ±80,000 square feet. Parking lot landscaping, façade improvements and Target occupancy is anticipated to occur in the next ±18 months.

PROJECT DESCRIPTION:

Development Review Permit for site landscaping and façade alterations of McKnight Crossing including rebranding of the former Kmart to a Target Store. The McKnight Crossing façade alterations are materially consistent with DRC approval in 2017. The Kmart façade is reminiscent of 1970's architecture, which will be demolished to accommodate Target's new architectural design. The architectural plans prepared by Els Architecture+Urban design for the Target façade and Siteline Architecture for McKnight Crossing include the following site landscaping, architectural façade, materials, and color details (***Attachment 2*** – *Landscaping Plan)* **Attachment 3** – *Els Architecture+Urban Design Plans* and **Attachment 4** – *Siteline Architectural Plans*):

Landscaping Plan – Enhanced paving is proposed at the main McKnight Crossing entryway on McKnight Way. Additional landscaping planters are proposed along the perimeter of the property fronting Taylorville Road and McKnight Way. Internal parking lot landscaping is also proposed (See Landscape Plans Pages L1 – L3). The landscaping consists of:

- Trident Maple Trees planted on ±15-foot centers along Taylorville Road;
- Common Hackberry Trees planted on ±20-foot centers along Taylorville Road;
- Internal parking lot landscaping consisting of Forest Pansy Redbud and Golden Rain Trees; Shrubs and ground cover consisting of Yarrow, CA lilac, Dwarf Mat Rush, Deer Grass, Sage, Autumn Sage, Blacklace Elderberry, and Spirea.

Target Façade – The former Kmart building is to be rebranded to a Target Store, which includes the following architectural façade alterations:

North Elevation:

- Vertical canopy with pilasters at ±10-foot centers to be removed on the east and west ends of the building;
- Shed roofs with center Kmart canopy at entryway to be removed;
- Stucco wall (River Reflection) with Horizontal Hardi-Board Siding at entryway (Nichiha Cedar);
- 5/12 shed roof over entryway with corrugated metal roofing. Pilasters at ±10-foot centers remain at the entryway;
- Target insignia pop-outs on both ends of facade;
- Fixed clearstory window lights on the west end of facade;
- Pop-out with wrap around 5/12 combination shed/hip roof with corrugated metal roofing at the east end of facade;
- Gooseneck lighting
- Landscape planters along the frontage to be replanted.

East Elevation:

- Single plane stucco wall (River Reflection);
- Pop-out with wrap around 5/12 combination shed/hip roof with corrugated metal roofing at north end of facade;
- Existing CMU wall with metal fence to remain;
- Fixed clearstory window lights at south end of facade;

- Four man-doors

West Elevation:
- Single plane stucco wall (River Reflection)
- Sectional door with truck ramp in rear of building.

South Elevation:
- Single plane stucco wall (River Reflection)
- 3-man doors

In addition to the proposed new materials, new color Target branded colors are included in **Attachment 3** – Color *and Materials Samples*).

McKnight Way Crossing – The McKnight Way façade upgrades include the following architectural details:
- Wainscott stone veneer (Wolf Creek Ledgestone);
- Stucco walls and parapet façade (Light Field);
- Wood trim on concrete pilasters with wainscot veneer;
- Wood trim with stone veneer and corrugated metal cap with black gooseneck light fixtures fronting anchor tenant entrances;
- Heavy timber façade with black steel connectors and corrugated siding;
- Corrugated metal roof to replace composition roofing;
- Heavy timber gable with heavy timber columns and stone veneer on east facing tenant facade;
- Color façade upgrade throughout;
- ±2,500 square foot outdoor seating area.

In addition to the proposed new materials, existing and proposed colors of the McKnight Crossing shopping center will be upgraded (**Attachment 4** – Color *and Materials Samples*).

Signage – Signage consists of the trademark Target emblem on the pop outs on both ends of the north façade elevation. Target channel lettering with emblem is at the entryway. In addition, CVS Pharmacy is on the north and east elevations.

Individual channel letter signage is proposed on the parapet for each of the McKnight Crossing tenants.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (COM). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The C-2 Zoning designation applies to existing auto-oriented areas. The C-2 zone permits a full range of retails uses.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:
The McKnight Shopping Center is divided into four parcels which include: 101 W McKnight Way (APN: 029-350-007), 115 W. McKnight Way (APN: 029-350-008), and 111 – 151 W McKnight Way (APNs: 029-350-009 & 010). These four parcels are covered by a Declaration of Restrictions and Grant of Reciprocal Easements, including parking.

The retail shopping center is anchored by Target, SPD, Big 5 and Banner Bank with subordinate tenants of Papa Murphy's Pizza, Cash Advance, Baskin Robbins, Mountain Mike's Pizza, AT&T, Gig Mart, Fish & Chips, Essential Salon, Laundromat, All Seasons Pools and Spas, and H&R Block. A separate building is located on the southeast side of the retail center.

ENVIRONMENTAL DETERMINATION:
The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class I. The key consideration is whether the project involves negligible or no expansion of the existing use. Examples include but are not limited to: (a) interior or exterior alterations.

ANALYSIS:
Staff offers the following analysis is DRC consideration:

Site Landscaping – The City's Development Code requires upgraded site landscaping where building square footage or parking lot improvements are made. Although, not required of this application, the applicant is providing additional landscaping planters throughout. City parking lot landscaping standards requires one tree per five parking spaces as well as perimeter landscaping. For existing parking lots, a balance between additional landscaping and maintaining adequate parking should be considered. As proposed, the additional landscaping along the perimeter is consistent with the City's landscaping standard; however, the internal parking ratio is at ±1/8 parking spaces. Although, not meeting the current City landscaping standard, the additional landscaping reduces the large expanse of paving throughout the McKnight Shopping Center, while maintaining existing parking ratios.

Target Architectural Design – Minimal Target Store façade alterations are proposed on the east, west and southern elevations as these elevations are not prominent from public view.

The Community Design Guidelines encourages construction materials which replicate a sense of Grass Valley's mining heritage including high quality materials such as: metal

roofing and siding, wood siding, stone veneer, board and batt siding and heavy timber. Moreover, color selection of buildings shall reflect the natural environment through the use of warm earth tones and natural colors.

The project incorporates the recommended Community Design Guidelines recommendations. However, staff offers the following two recommendations for DRC consideration on the north elevation:

- Shed roof over fixed clearstory window lights on the west end of facade; and,
- Extension of Horizontal Hardi-Board Siding to the easterly popout (Nichiha Cedar).

McKnight Crossing Architectural Design – The McKnight Crossing Architectural Design is consistent with the DRC's prior approval in 2017. To address the DRC's previous comments and safety concerns regarding a barrier between the parking area and proposed seating area, the applicant has provided 6-inch Corten Steel posts on four-foot centers framed with 2-inch by 2-inch Corten Steel Tube Frame and wrapped with Corten Wire Mesh. Planters will be placed below the barrier and will be planted with vines, which will extend onto the barrier (See Sheet A10).

Moreover, the seating area eliminates the existing planter areas at the southwest corner of the building. New landscape strips are proposed at both ends of the new 6 stall parking area. The seating area reduces the total parking area by four parking spaces. Overall, the amount of parking is 4.5 parking spaces per 1,000 square feet of building area, which is in accordance with the City's Development Code. For retail, the City's Development Code requires 4 spaces per 1,000 square feet of building area. Accordingly, adequate parking is provided within the McKnight Crossing center.

FINDINGS:

1. The City received a complete application for Development Review Application 21PLN-57.

2. The Grass Valley Development Review Committee reviewed Development Review Application 21PLN-57 at special meeting scheduled on January 4, 2022.

3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.

4. This project is consistent with City's General Plan and any specific plan.

5. The project is consistent with the applicable sections and development standards in the Development Code.

6. The project, as conditioned, complies with the City of Grass Valley Community Design Guidelines.

7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.

8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

CONDITIONS:

1. The approval date for this project is January 4, 2022. This project is approved for a period of one year and shall expire on January 4, 2023, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (21PLN-57). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

3. If storage of materials and equipment are to occur on site, the location of the storage areas shall be shown on the site plan. The approval of the storage areas shall be to the satisfaction of the Community Development and Public Works Directors. Storage areas shall be removed prior to Final Inspection.

4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.

5. A sign permit shall be submitted and approved prior to the installation of the Target and patio area signage. The signage shall comply with the McKnight Crossing Sign Program.

6. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

Attachment 1 – Aerial Photograph
Attachment 1 – Landscape Plans prepared by Karen Kaufman
Attachment 2 – Target Store Architectural Plans Els Architecture + Urban Design Plans
Attachment 3 – McKnight Crossing Siteline Architectural Plans

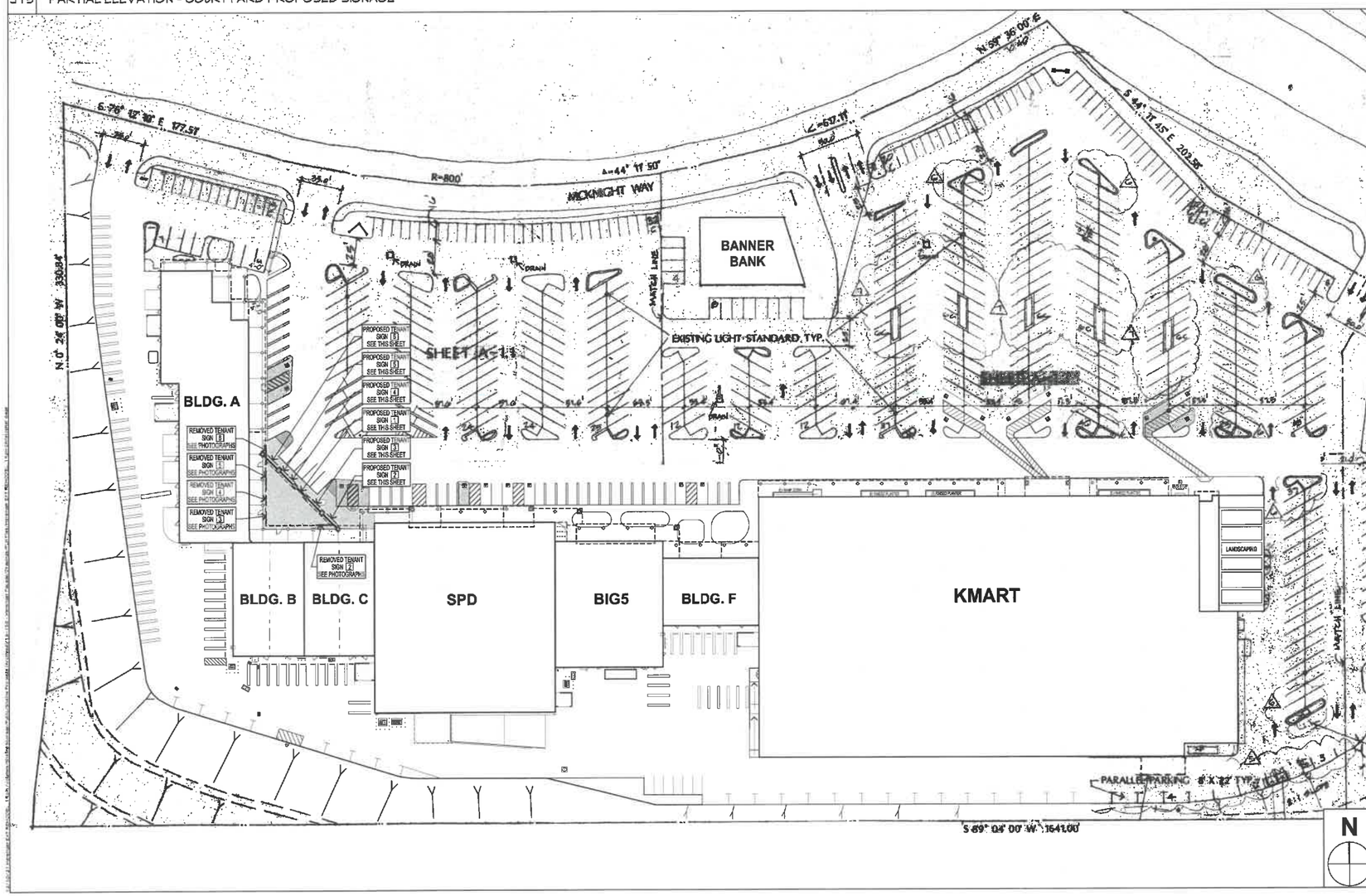
New Stores

GRASS VALLEY, CA

Aerial View

ATTACHMENT 1

J15 PARTIAL ELEVATION - COURTYARD PROPOSED SIGNAGE



SIGNAGE

1 PROPOSED WALL MOUNTED TENANT SIGN:
11'-3" x 3'-6" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (THE) 7" HIGH MAX. LED BACKLIT INDIVIDUAL LETTERS
ARIEL FONT (BLACK ALUMINUM)

(MIX)
12" HIGH MAX. LED BACKLIT INDIVIDUAL LETTERS
CUSTOM FONT (YELLOW ALUMINUM)

(MCKNIGHT CROSSING)
4" HIGH MAX. NON-ILLUMINATED INDIVIDUAL LETTERS
AVENIR LIGHT FONT (BLACK ALUMINUM)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 7.5 SQ.FT. TOTAL
TOTAL FACE AREA = 53.0 SQ.FT. TOTAL

BUILDING FRONTAGE = 60.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 13.1%

2 PROPOSED WALL MOUNTED TENANT SIGN:
11'-5" x 2'-0" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (All Seasons)
5" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

(Pools & Spas)
12" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL NARROW FONT
(PURPLE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

EMBELLISHMENTS:
(NORTHEAST FACING) - (8) RANDOM SIZED BUBBLES 3'x 3" TO 5'x 4'
INDIVIDUAL BUBBLES
(BUBBLE IMAGE ON TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 11.1 SQ.FT. TOTAL
TOTAL FACE AREA = 23.0 SQ.FT. TOTAL

BUILDING FRONTAGE = 30.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 36.1%

3 PROPOSED WALL MOUNTED TENANT SIGN:
10'-0" x 2'-0" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (Laundromat)
18" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL FONT
(YELLOW TRANSLUCENT PLASTIC FACE)
(WHITE ALUMINUM SIDES)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 14.0 SQ.FT. TOTAL
TOTAL FACE AREA = 20.0 SQ.FT. TOTAL

BUILDING FRONTAGE = 25.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 56.0%

4 PROPOSED WALL MOUNTED TENANT SIGN:
11'-0" x 2'-0" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (NAILS)
18" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(RED TRANSLUCENT PLASTIC FACE)
(GOLD ALUMINUM SIDES)

EMBELLISHMENTS:
(NORTHEAST FACING) - (1) CLOUD SHAPE 14'x 11'
(PAMPERED)
5" HIGH MAX. BLACK LETTERS,
SWELL ROUNDHAND BOLD FONT,
(WHITE TRANSLUCENT PLASTIC CLOUD SHAPED FACE)
(WHITE ALUMINUM SIDES)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 7.0 SQ.FT. TOTAL
TOTAL FACE AREA = 14.0 SQ.FT. TOTAL

BUILDING FRONTAGE = 15.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 43.0%

5 PROPOSED WALL MOUNTED TENANT SIGN:
10'-8" x 2'-0" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (STYLE CUTS)
18" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(ORANGE TRANSLUCENT PLASTIC FACE)
(WHITE ALUMINUM SIDES)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 14.0 SQ.FT. TOTAL
TOTAL FACE AREA = 21.5 SQ.FT. TOTAL

BUILDING FRONTAGE = 30.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 50.0%

6 PROPOSED WALL MOUNTED TENANT SIGN:
12'-6" x 2'-0" CEMENT PLASTER

TENANT ID:
(NORTHEAST FACING) - (FISH)
15" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

(&)
15" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(RED TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

(CHIPS)
15" HIGH MAX. INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)

LOGO
(NORTHEAST FACING) - (16" dia.)
(LONDON WEST FISH & CHIPS)
1 1/2" HIGH MAX. BLACK LETTERS,
ARIEL FONT,
(WHITE TRANSLUCENT PLASTIC ROUND FACE)
(BLACK ALUMINUM SIDES)

COURTYARD SIDE:
(SOUTHWEST FACING) - NO SIGNAGE PLANNED

TOTAL SIGNAGE AREA = 14.0 SQ.FT. TOTAL
TOTAL FACE AREA = 29.0 SQ.FT. TOTAL

BUILDING FRONTAGE = 30.0 LINEAR FEET

SIGN/FRONTAGE RATIO = 50.0%

LICENSED ARCHITECT
ANDREW J. PAWLOWSKI
No. C 25996
REN. OCT 31, 2022
STATE OF CALIFORNIA

Revisions

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EXTERIOR REMODEL for MCKNIGHT CROSSING SHOPPING CENTER

111/117/129/151 W. MCKNIGHT WAY, GRASS VALLEY, APN:29-350-01, 29-350-09

12/10/21

16-158

SIGN PLAN

A8

ATTACHMENT 2

TREES LEGEND

Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	16	Acer buergeranum	Trident maple	15 gallon
	5	Celtis occidentalis	Common hackberry	24" box
	10	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	24" box
	8	Koelreuteria paniculata	Golden rain tree	24" box

SHRUBS, PERENNIALS, & GRASSES LEGEND

Symbol	Qty	Botanical Name	Common Name	Schedule
	24	Achillea 'Moonshine'	Yarrow	1 gallon
	24	Ceanothus 'Concha'	California lilac	5 gallon
	81	Ceanothus 'Valley Violet'	California lilac	5 gallon
	148	Lomandra 'Breeze'	Dwarf mat rush	1 gallon
	30	Muhlenbergia rigens	Deer grass	1 gallon
	88	Muhlenbergia dubia	Pine muhly	1 gallon
	84	Nepeta x faassenii 'Cat's Meow'	Catmint	1 gallon
	176	Pennisetum orientale	Oriental fountain grass	1 gallon
	35	Penstemon 'Margariga BOP'	Beardtongue	1 gallon
	31	Salvia 'Bee's Bliss'	Bee's Bliss sage	1 gallon
	26	Salvia 'Pozo Blue'	Sage	5 gallon
	109	Salvia greggii	Autumn sage	1 gallon
	8	Sambucus nigra 'Eva'	Black lace elderberry	5-gallon
	26	Spiraea densiflora 'Summer Song'	Spirea	5 gallon

PLAN NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY INLINE DRIP EMITTER TUBING.

2. ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLANTED WITHIN FIVE FEET OF ANY HARDSCAPE ELEMENT.

PLANTING AREAS

TOTAL PLANTING AREA: 8,580 sq.ft.
NATIVE PLANTS: 3,235 sq.ft.
DROUGHT-TOLERANT PLANTS: 8,580 sq.ft.

LICENSED LANDSCAPE ARCHITECT
KARIN KAUFMAN 5446
Signature
6/30/23
Renewal Date
12/6/21
Date
STATE OF CALIFORNIA

karin kaufman
LANDSCAPE ARCHITECT
www.karinkaufman.net
530-559-3007
CALIFORNIA LICENSE #5446

SUBMITTAL	DESIGN REVIEW
DATE	12/6/21

PRELIMINARY LANDSCAPE PLAN
McKNIGHT CROSSING SHOPPING CENTER

L1

© KARIN KAUFMAN LANDSCAPE ARCHITECT 2021

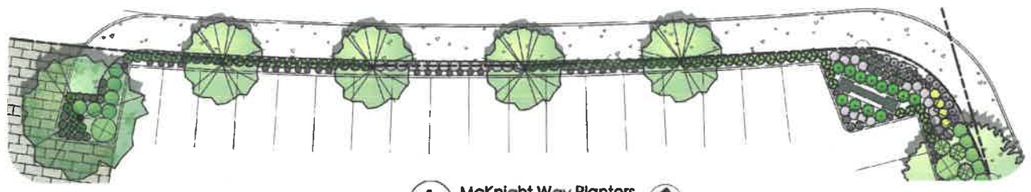
Item # 1.

TREES LEGEND

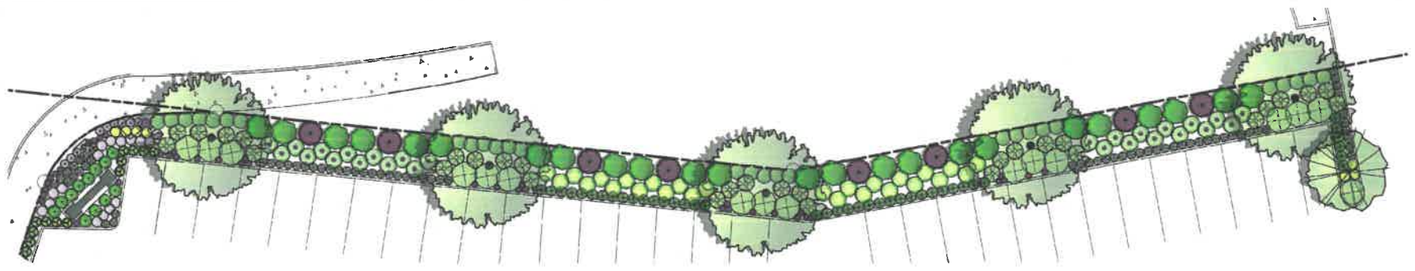
Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	16	Acer buergeranum	Trident maple	15 gallon
	5	Celtis occidentalis	Common hackberry	24" box
	10	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	24" box
	8	Koelreuteria paniculata	Golden rain tree	24" box

SHRUBS, PERENNIALS, & GRASSES LEGEND

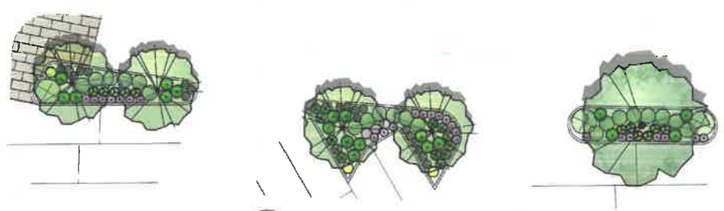
Symbol	Qty	Botanical Name	Common Name	Schedule
	24	Achillea 'Moonshine'	Yarrow	1 gallon
	24	Ceanothus 'Concha'	California lilac	5 gallon
	81	Ceanothus 'Valley Violet'	California lilac	5 gallon
	148	Lomandra 'Breeze'	Dwarf mat rush	1 gallon
	30	Muhlenbergia rigens	Deer grass	1 gallon
	88	Muhlenbergia dubia	Pine muhly	1 gallon
	84	Nepeta x faassenii 'Cat's Meow'	Catmint	1 gallon
	176	Pennisetum orientale	Oriental fountain grass	1 gallon
	35	Penstemon 'Margarita BOP'	Beardtongue	1 gallon
	31	Salvia 'Bee's Bliss'	Bee's Bliss sage	1 gallon
	26	Salvia 'Pozo Blue'	Sage	5 gallon
	109	Salvia greggii	Autumn sage	1 gallon
	8	Sambucus nigra 'Eva'	Black lace elderberry	5-gallon
	26	Spiraea densiflora 'Summer Song'	Spirea	5 gallon



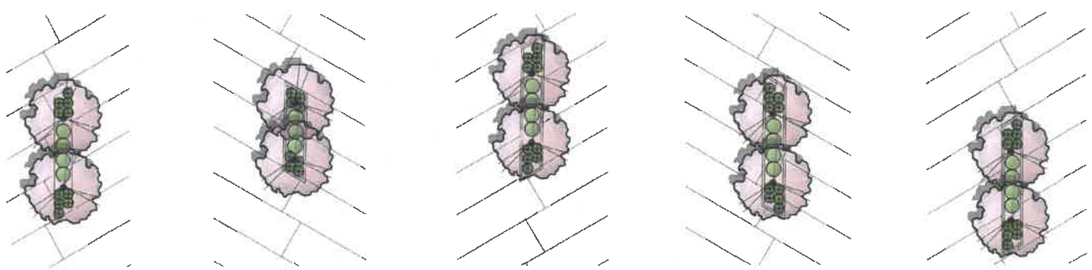
1 McKnight Way Planters
Scale: 1/16" = 1'-0"
0 16 32 FT



2 Taylorville Road Planters
Scale: 1/16" = 1'-0"
0 16 32 FT



3 North Parking Lot Planters
Scale: 1/16" = 1'-0"
0 16 32 FT



4 Center Planters
Scale: 1/16" = 1'-0"
0 16 32 FT

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LICENSED LANDSCAPE ARCHITECT
KARIN KAUFMAN
Signature
6/30/23
Renewal Date
12/6/21
Date
STATE OF CALIFORNIA

karin kaufman
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www.karinkaufman.net
530-559-3007
CALIFORNIA LICENSE #5446

SUBMITTAL	DESIGN REVIEW
DATE	12/6/21

PRELIMINARY LANDSCAPE PLAN
McKNIGHT CROSSING SHOPPING CENTER

L2

ACHILLEA 'MOONSHINE'

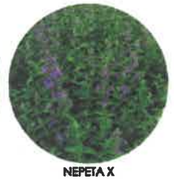
ALLIUM 'MILLENIUM'

CEANOTHUS 'CONCHA'

CEANOTHUS 'VALLEY VIOLET'

MUHLENBERGIA DUBIA

MUHLENBERGIA RIGENS


NEPETA X FAASSENII

PENNISETUM ORIENTALE

PENSTEMON 'MARGARITA BOP'

SALVIA CLEVELANDII 'POZO BLUE'

SALVIA SONOMENSIS 'BEE'S BLISS'

SALVIA 'SIERRA SAN ANTONIO'

SAMBUCUS NIGRA 'EVA'

TREES LEGEND

Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	16	Acer buergeranum	Trident maple	15 gallon
	5	Celtis occidentalis	Common hackberry	24" box
	10	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	24" box
	6	Koelreuteria paniculata	Golden rain tree	24" box

SHRUBS, PERENNIALS, & GRASSES LEGEND

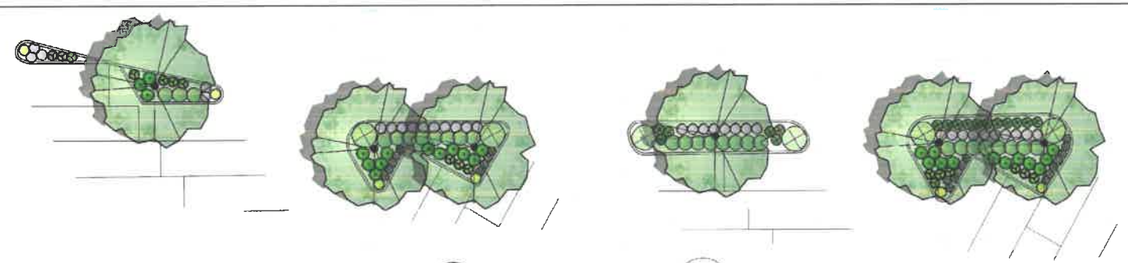
Symbol	Qty	Botanical Name	Common Name	Schedule
	24	Achillea 'Moonshine'	Yarrow	1 gallon
	24	Ceanothus 'Concha'	California lilac	5 gallon
	81	Ceanothus 'Valley Violet'	California lilac	5 gallon
	148	Lomandra 'Breeze'	Dwarf mat rush	1 gallon
	30	Muhlenbergia rigens	Deer grass	1 gallon
	88	Muhnelbergia dubia	Pine muhly	1 gallon
	84	Nepeta x faassenii 'Cat's Meow'	Catmint	1 gallon
	176	Pennisetum orientale	Oriental fountain grass	1 gallon
	35	Penstemon 'Margarita BOP'	Beardtongue	1 gallon
	31	Salvia 'Bee's Bliss'	Bee's Bliss sage	1 gallon
	26	Salvia 'Pozo Blue'	Sage	5 gallon
	109	Salvia greggii	Autumn sage	1 gallon
	8	Sambucus nigra 'Eva'	Black lace elderberry	5-gallon
	26	Spiraea densiflora 'Summer Song'	Spiree	5 gallon

ACER BUERGERANUM

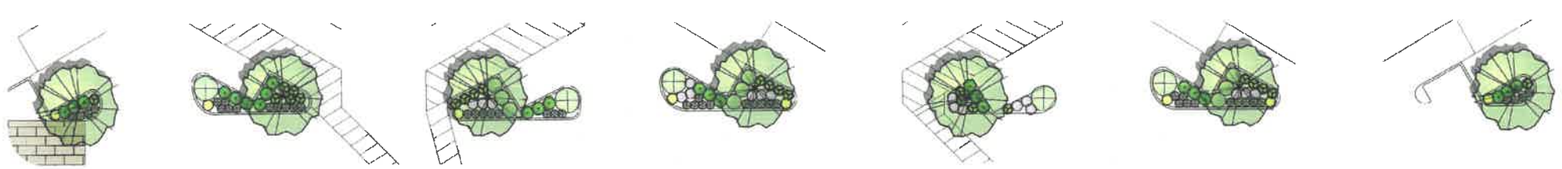
CELTIS OCCIDENTALIS

CERCIS 'FOREST PANSY'

CONCRETE PAVERS



5 East Parking Lot Planters
Scale: 1/16" = 1'-0"
0 16 32 FT



6 South Parking Lot Planters
Scale: 1/16" = 1'-0"
0 16 32 FT

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LICENSED LANDSCAPE ARCHITECT KARIN KAUFMAN 5446 STATE OF CALIFORNIA
Signature
4/30/22
Renewal Date
12/6/21
Date

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LANDSCAPE ARCHITECT
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530-559-3007
CALIFORNIA LICENSE #5446

SUBMITTAL	DESIGN REVIEW
DATE	12/6/21

PRELIMINARY LANDSCAPE PLAN
McKNIGHT CROSSING SHOPPING CENTER

L3

Grass Valley

Existing Front Elevation

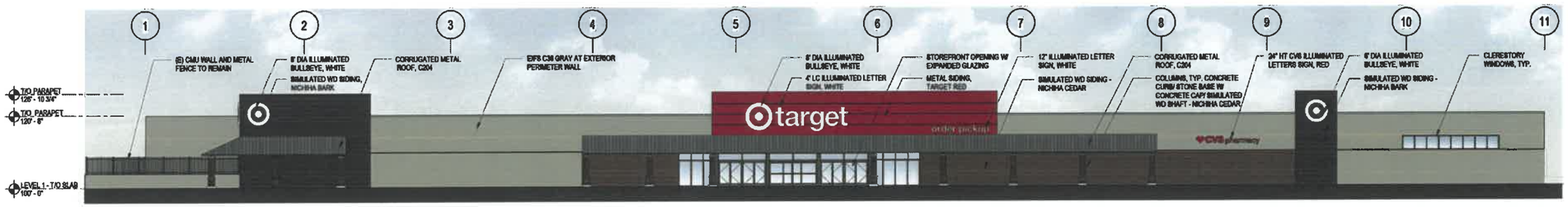
ATTACHMENT 3

Grass Valley

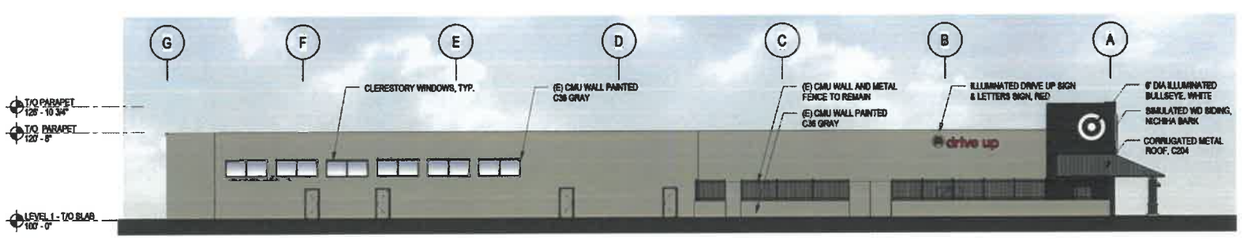
Existing Exterior

Proposed Exterior

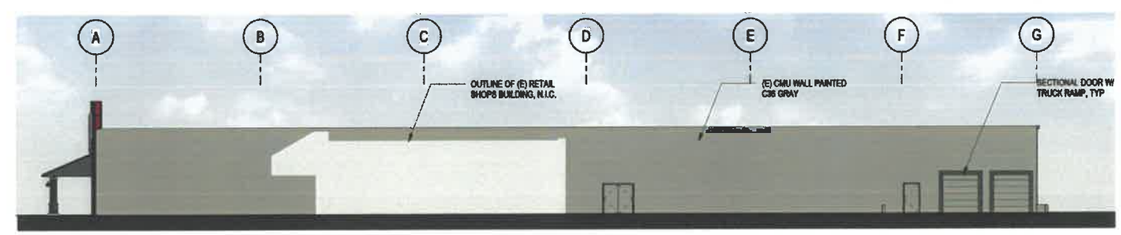
TARGET



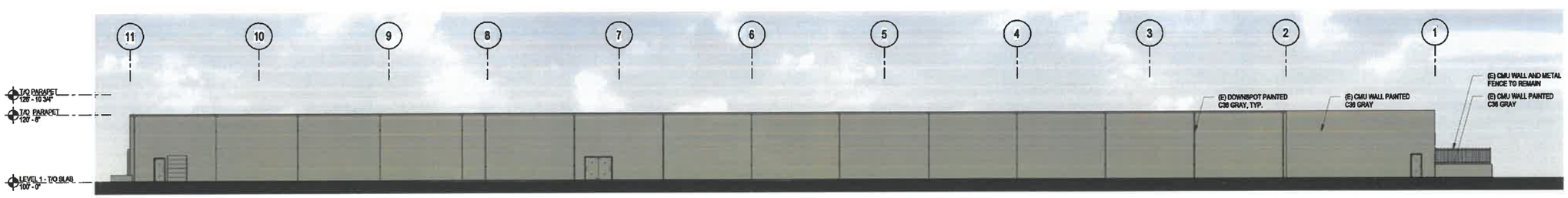
1 A201 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A201 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

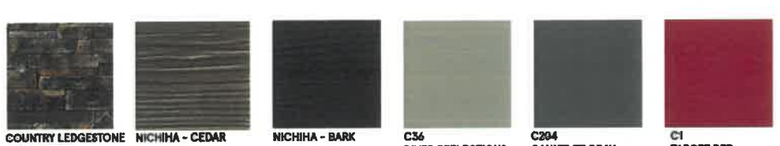


3 A201 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 A201 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
EXTERIOR FINISHES



COUNTRY LEDGESTONE WOLF CREEK | NICHIHA - CEDAR | NICHIHA - BARK | C36 RIVER REFLECTIONS | C204 GAUNTLET GRAY | C1 TARGET RED

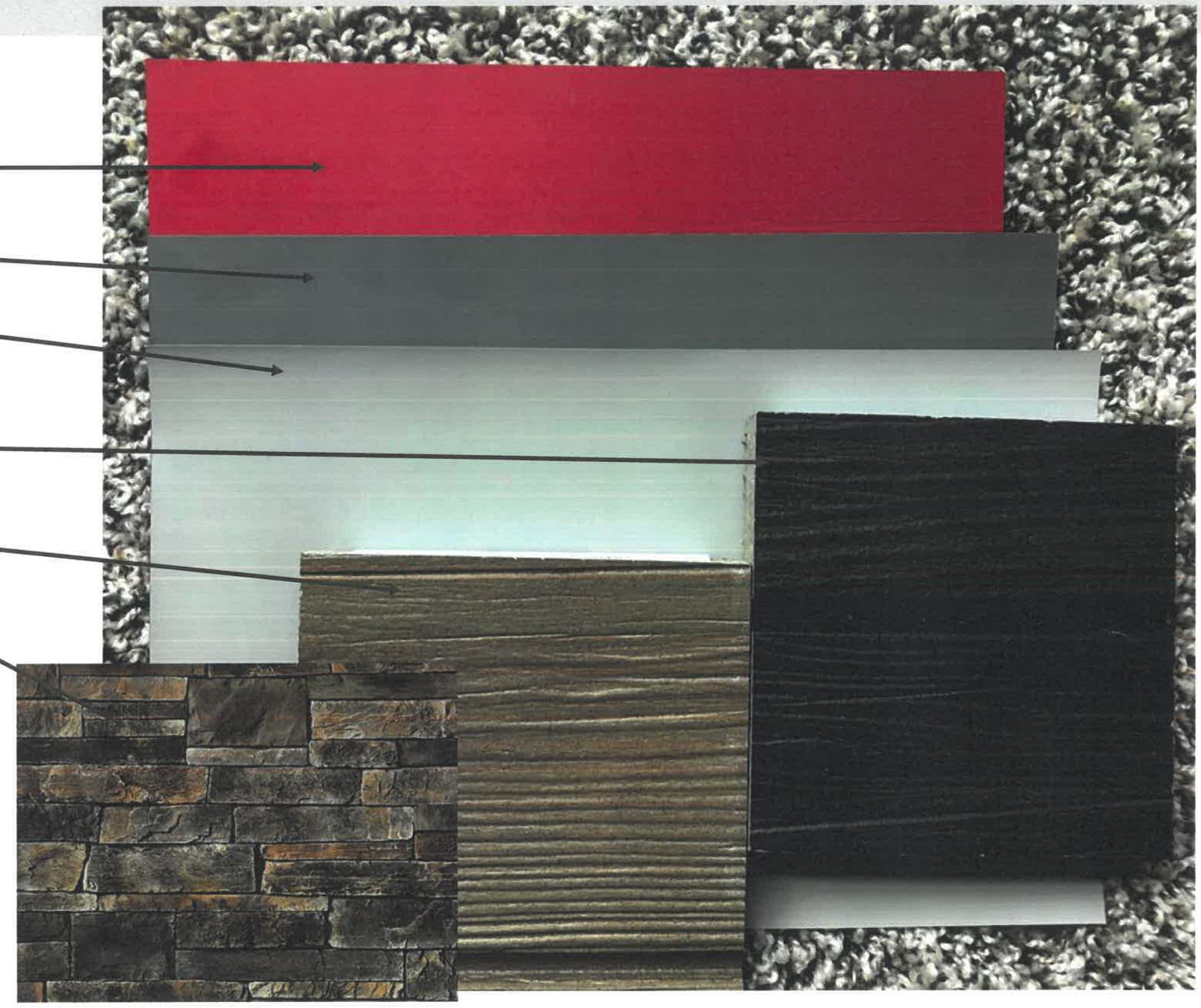
TARGET

T-2891 GRASS VALLEY

111 W McKnight Way, Grass Valley, CA 95949

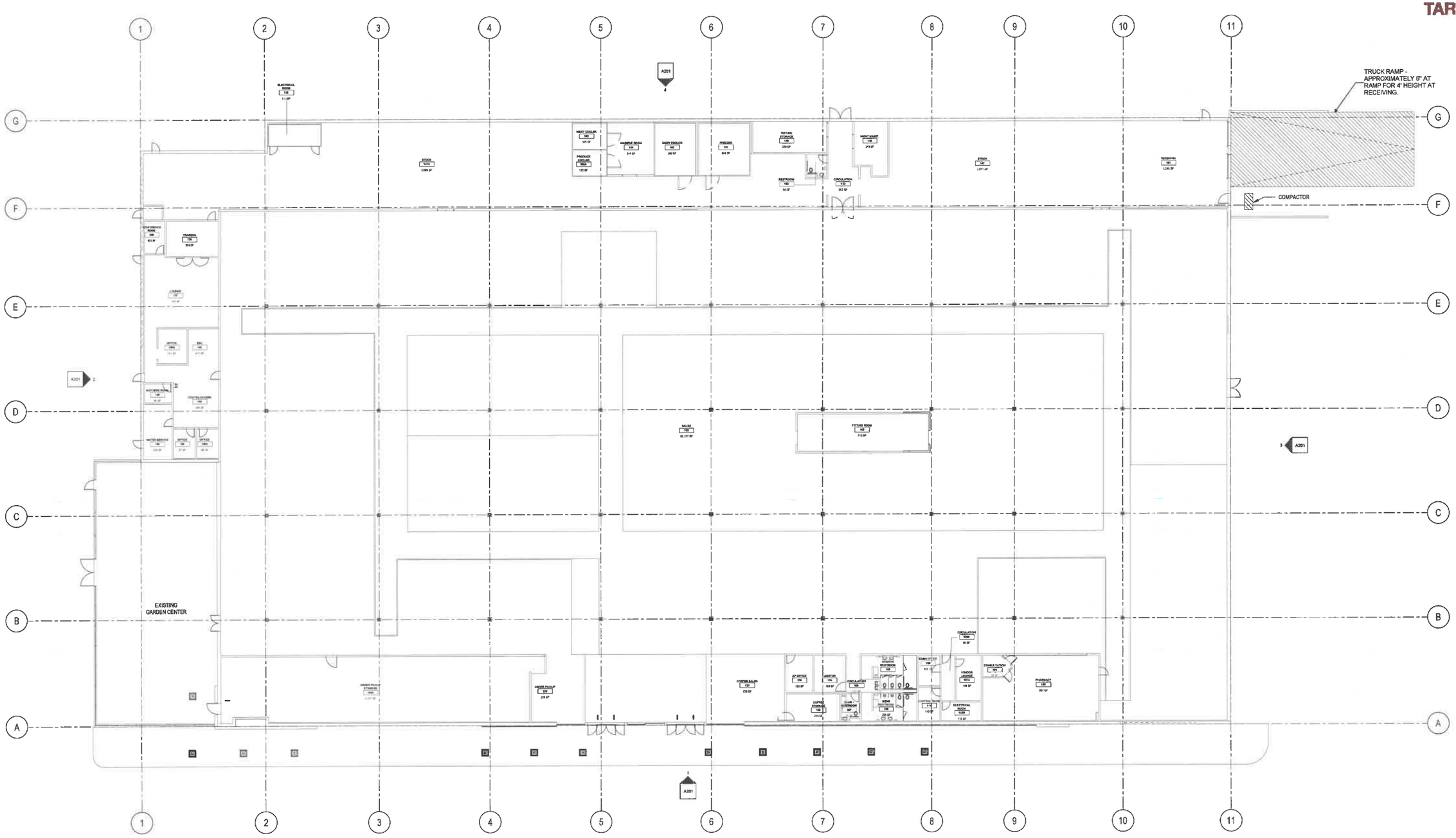
els/

Grass Valley



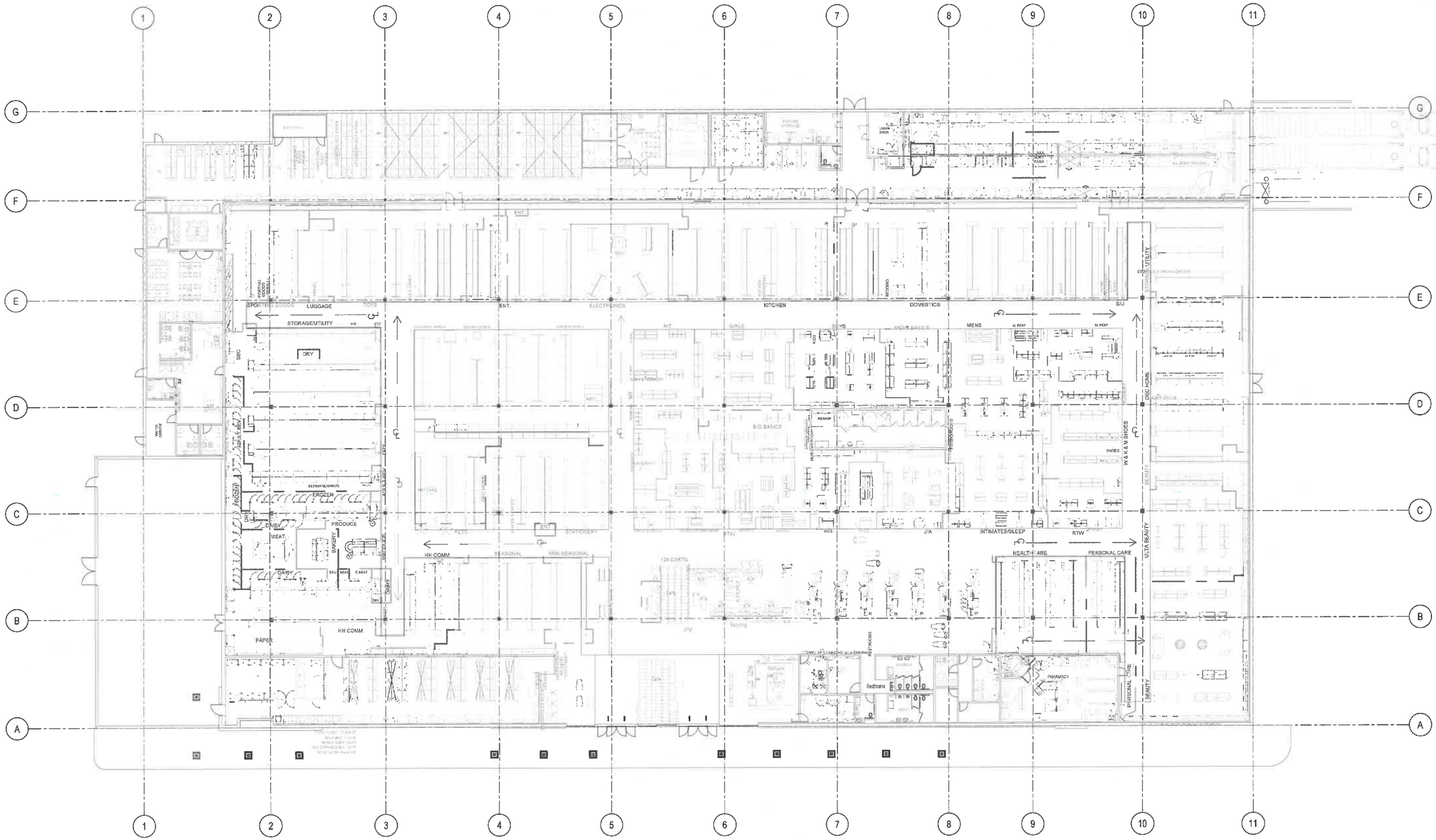
Proposed Exterior Finishes

TARGET



1 A111 FLOOR PLAN
SCALE: 1/16" = 1'-0"

TARGET



1 AFW1 FIXTURE PLAN
SCALE: 1/16" = 1'-0"

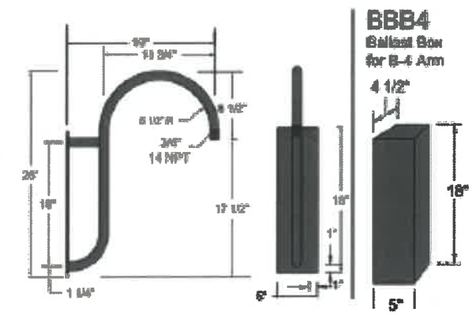
Grass Valley

GOOSENECK

Curved Warehouse Shade

Additional Information

Finish: Our powder coat finishes undergo a thorough 5-step process that promotes the longevity and durability of our shades. A diverse assortment of finishes is available.
Mounting: A choice of gooseneck arm varieties is available.
Back Plate Diameter: Varies.
Max Wattage Per Socket:
200 Watt Incandescent with Standard Medium Base Socket.
100 Watt Incandescent with Standard Medium Base Socket and CGU, WGU, or SGU.
Bulb Not Included
Number of Sockets: 1
Application: UL/ETL listed for wet locations (except when using "Dry Rated" finishes).
Manufactured in the U.S.A.
No Returns Accepted on This Product.



Fixture:	16" Shade
Finish:	91 (Black - Shade White In...
Gooseneck Arm Option:	B-4 (B-4, 19" Gooseneck A...
Gooseneck Arm Color:	91 (Black - Wet Rated)
Gooseneck Arm Accessory:	None
Wire Guard Option:	None
Glass & Guard Option:	None
Lamp Selection:	Commercial Lamping: LE...
Commercial Lamping:	LED- Light Emitting Diode
Commercial Wattages:	13W LED 1250 LUMENS
Color Temp:	4000K
Ballast:	277 Volt Ballast Mounted I...
Dusk to Dawn Sensor Option:	None

Part Number:
H-15716-91/B-4-91/13W/LED2/40/WBCM-2

Hi-Lite Mfg. Co.

Exterior Column Light

EXTERIOR REMODEL

AT

McKNIGHT CROSSING SHOPPING CENTER

FOR

MESA MANAGEMENT INC.

PROJECT INFORMATION

SCOPE: REPLACEMENT OF EXTERIOR FINISHES, CONSTRUCTION OF NEW OUTDOOR SEATING AREA, AND LANDSCAPING WORK.

SITE: 111/117/129/151 W. McKNIGHT WAY
GRASS VALLEY CA 95945
APN: 29-350-07, 29-350-09

OWNER: GVSC, LP
1451 QUAIL ST STE 201
NEWPORT BEACH, CA 92660

OWNER'S REPRESENTATIVE: ROB PLAVAJKA
1451 QUAIL ST STE 201
NEWPORT BEACH, CA
(949) 851-0995 EXT. 103

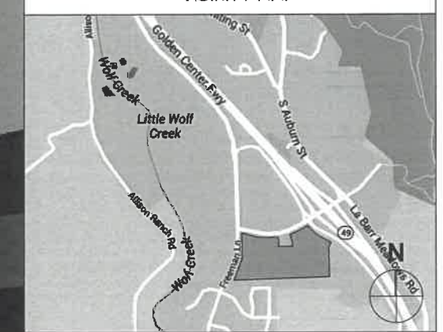
ZONING: C-2 GVCTY

OCCUPANCY: M, B, A2 (ACCESSORY)

CONSTRUCTION TYPE: V-A, SPRINKLERED

SQUARE FOOTAGE: APPROX. 177,000
NO ADDED CONDITIONED SPACE

VICINITY MAP



SHEET INDEX

A1	COVER SHEET
A2	ELEVATIONS
A3	PARTIAL ELEVATIONS
A4	PARTIAL ELEVATIONS
A5	PARTIAL ELEVATIONS
A6	PARTIAL ELEVATIONS
A7	PARTIAL ELEVATIONS
A8	SIGN PLAN
A10	COURTYARD PLANS & COLOR RENDERINGS
A11	MATERIALS PALETTE
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY LANDSCAPE PLAN
L3	PRELIMINARY LANDSCAPE PLAN

LICENSED ARCHITECT
ANDREW J. PAWLOWSKI
No. C 25996
REN. OCT 31, 2022
STATE OF CALIFORNIA

Revisions

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EXTERIOR REMODEL
for
McKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 W. McKNIGHT WAY, GRASS VALLEY, APN: 29-350-07, 29-350-09

12/10/21

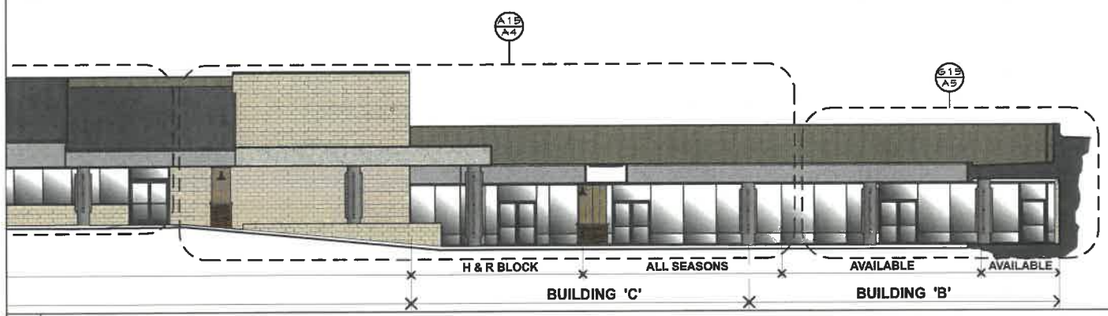
16-158

COVER SHEET

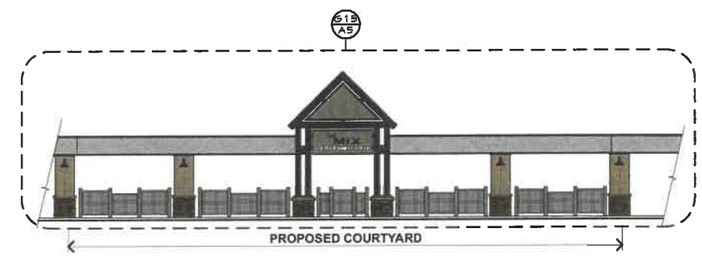
A1

ATTACHMENT 4

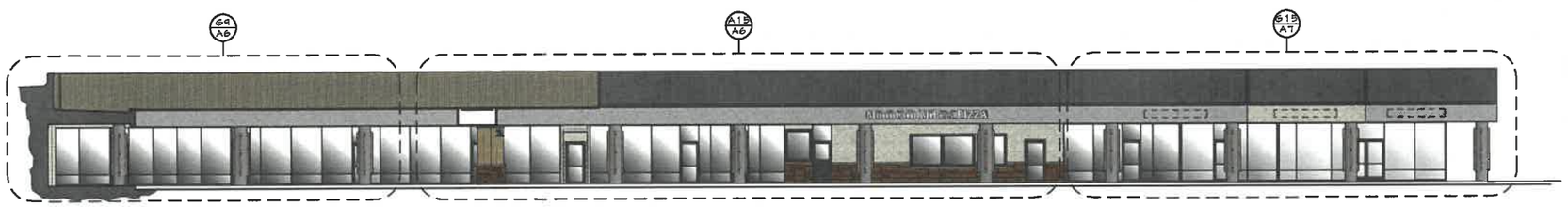
J15 ELEVATION 3/32" = 1'-0"



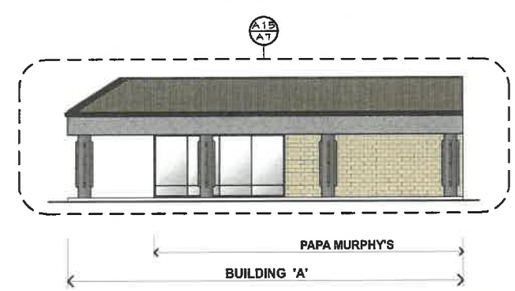
G15 ELEVATION 3/32" = 1'-0"



G6 ELEVATION 3/32" = 1'-0"



D15 ELEVATION 3/32" = 1'-0"



A6 ELEVATION 3/32" = 1'-0"

LICENSED ARCHITECT
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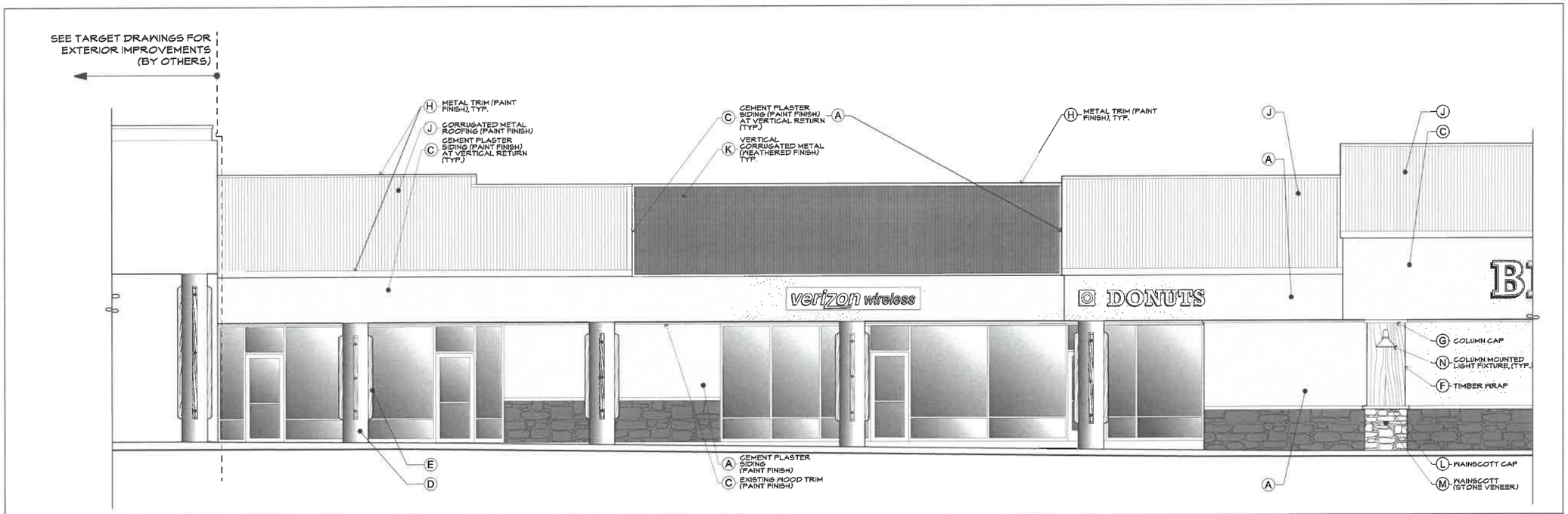
EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. MCKNIGHT WAY, GRASS VALLEY, APN:29-350-07, 29-350-09

12/10/21

16-158

ELEVATIONS

A2



G15 PARTIAL ELEVATION - BUILDING 'F'

1/4" = 1'-0"

A15 PARTIAL ELEVATION - BUILDING 'E'

1/4" = 1'-0"

LEGEND

EXTERIOR COLORS AND MATERIALS

	LOCATION	COLOR or MATERIAL	NEW / EXISTING
A	WALLS & PARAPETS (LIGHT FIELD)	CEMENT PLASTER GLIDDEN 167 QUIET LIGHT (PUTTY)	(N) & (E)
B	WALLS & PARAPETS (MEDIUM FIELD)	CEMENT PLASTER VISTA #0364 STONE HEARTH (TAN)	(N) & (E)
C	WALLS & PARAPETS (DEEP FIELD)	CEMENT PLASTER VISTA 5441 SLATE STONE (COOL GRAY)	(N) & (E)
D	CONCRETE COLUMNS	PAINT FINISH FRAZEE 2813 SALSIFY (WARM GRAY)	(E)
E	WOOD TRIM (COLUMN ACCENTS)	PAINT FINISH VISTA FALLEN LEAF 8557 (BROWN)	(N)
F	TIMBER WRAP (COLUMNS)	FIBER CEMENT SIDING NICHIHA VINTAGE WOOD (CEDAR)	(N)
G	METAL TRIM (COLUMN CAP)	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
H	METAL TRIM	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
J	SLOPED METAL ROOF	METAL SALES, 7/8" CORRUGATED (SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019)	(N)
K	VERTICAL METAL SIDING	METAL SALES, 7/8" CORRUGATED PATINA FINISH	(N) & (E)
L	PRE-CAST CONCRETE CAPS / WATERTABLE	FRAZEE 2833 SALSIFY (WARM GRAY)	(N)
M	STONE VENEER (COLUMNS) WAINSCOTTING	"WOLF CREEK LEDGESTONE "BORAL STONE"	(N)
N	LIGHT FIXTURES, HARDWARE	PAINT FINISH COLOR: BLACK	(N)
P	FAUX ROUGH-SAWN WOOD BEAMS	FAUXWOODBEAMS.COM OR EQUAL - "SASWN WOOD BEAMS, UNFINISHED CASO1 MISSION BROWN, SOLID BODY STAIN	(N)
Q	METAL BEAMS, RAILINGS & SCREENS	CORTEN STEEL	(N)

LICENSED ARCHITECT ANDREW J. PAWLOWSKI No. C 25996 REN. OCT 31, 2023 STATE OF CALIFORNIA

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EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. MCKNIGHT WAY, GRASS VALLEY, APN: 29-350-07, 29-350-09

date 12/10/21

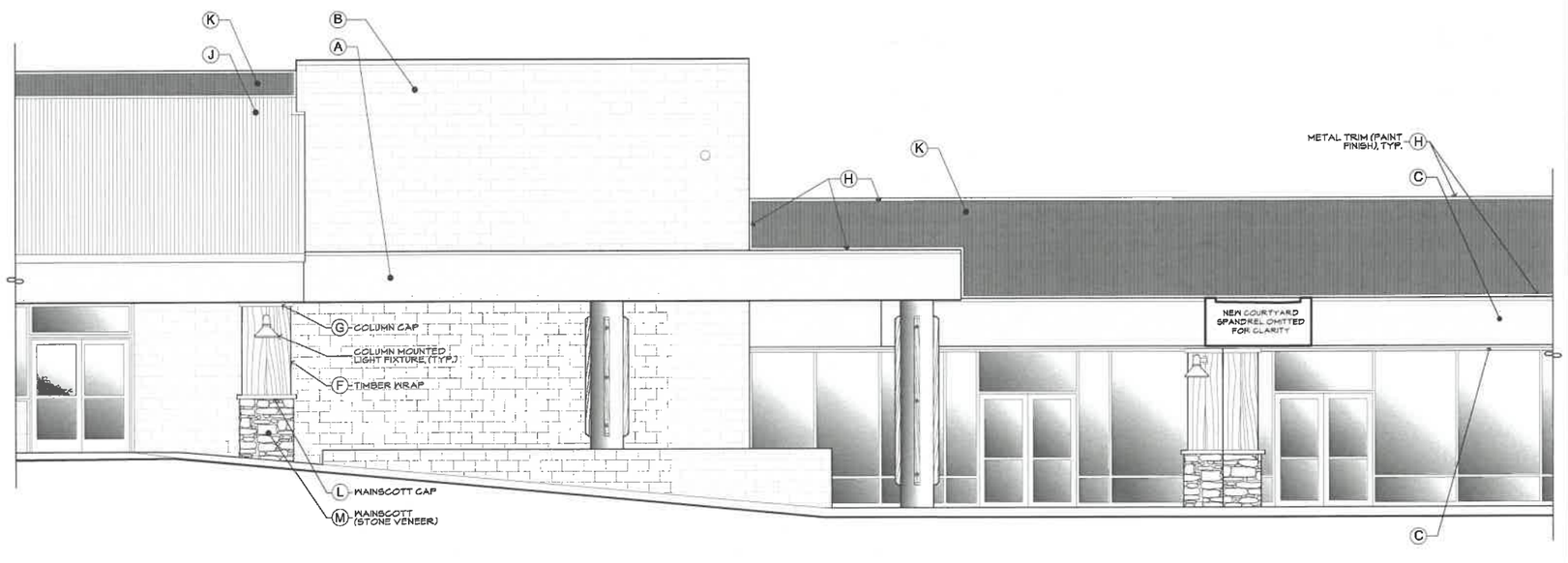
scale 16-158

PARTIAL ELEVATIONS

A3

G15 PARTIAL ELEVATION - BUILDING 'D'

1/4" = 1'-0"



A15 PARTIAL ELEVATION 'C & D'

1/4" = 1'-0"

LEGEND

EXTERIOR COLORS AND MATERIALS

	LOCATION	COLOR or MATERIAL	NEW / EXISTING
A	WALLS & PARAPETS (LIGHT FIELD)	CEMENT PLASTER OLDEN 1611 QUIET LIGHT (PUTTY)	(N) & (E)
B	WALLS & PARAPETS (MEDIUM FIELD)	CEMENT PLASTER VISTA #0364 STONE HEARTH (TAN)	(N) & (E)
C	WALLS & PARAPETS (DEEP FIELD)	CEMENT PLASTER VISTA #0441 SLATE STONE (COOL GRAY)	(N) & (E)
D	CONCRETE COLUMNS	PAINT FINISH FRAZEE 2633 SALSIFY (WARM GRAY)	(E)
E	WOOD TRIM (COLUMN ACCENTS)	PAINT FINISH VISTA FALLEN LEAF 6557 (BROWN)	(N)
F	TIMBER WRAP (COLUMNS)	FIBER CEMENT SIDING NICHIHA VINTAGE WOOD (CEDAR)	(N)
G	METAL TRIM (COLUMN CAP)	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
H	METAL TRIM	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
J	SLOPED METAL ROOF	METAL SALES, 7/8" CORRUGATED (SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019)	(N)
K	VERTICAL METAL SIDING	METAL SALES, 7/8" CORRUGATED PATINA FINISH	(N) & (E)
L	PRE-CAST CONCRETE CAPS / WATERTABLE	FRAZEE 2633 SALSIFY (WARM GRAY)	(N)
M	STONE VENEER (COLUMNS) WAINSCOTTING	"WOLF CREEK LEDGESTONE "BORAL STONE"	(N)
N	LIGHT FIXTURES, HARDWARE	PAINT FINISH COLOR: BLACK	(N)
P	FAUX ROUGH-SAWN WOOD BEAMS	FAUXWOODBEAMS.COM OR EQUAL - POLYURETHANE WOOD BEAMS, UNFINISHED CABOT MISSION BROWN, SOLID BODY STAIN	(N)
Q	METAL BEAMS, RAILINGS & SCREENS	CORTEN STEEL	(N)

LICENSED ARCHITECT
ANDREW J. PAWLOWSKI
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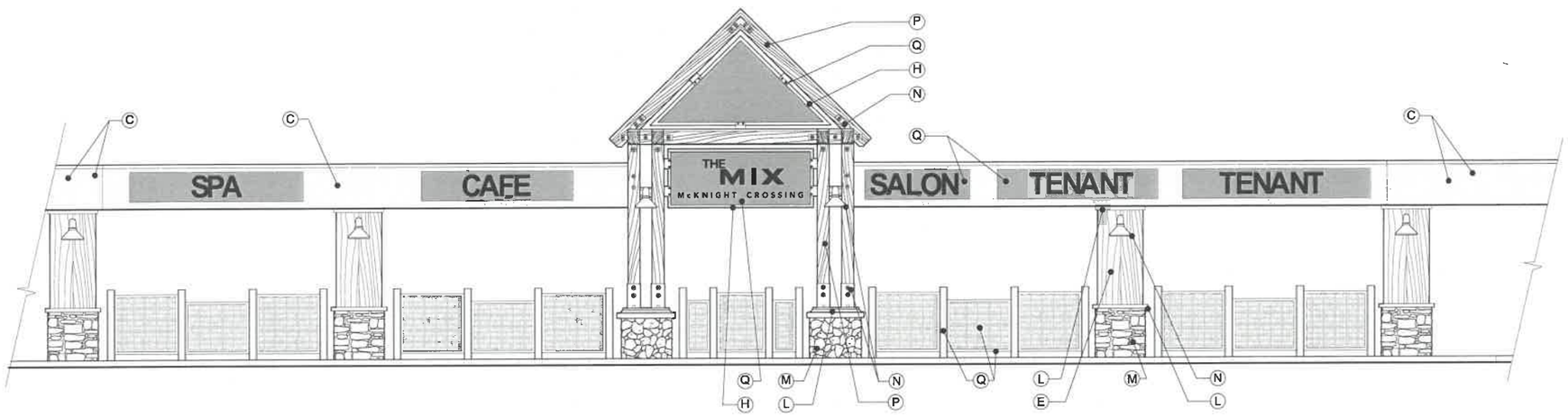
EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. McKNIGHT WAY, GRASS VALLEY, APN:29-350-07, 29-350-09

12/10/21

16-158

PARTIAL ELEVATIONS

A4



G15 COURTYARD - NORTHEAST ELEVATION

1/4" = 1'-0"

LICENSED ARCHITECT
ANDREW J. PAWLOWSKI
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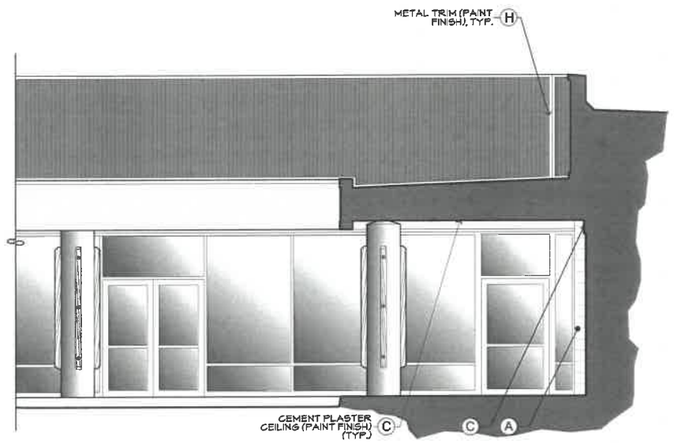
EXTERIOR REMODEL
for
McKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. McKNIGHT WAY, GRASS VALLEY, APN: 29-350-07, 29-350-09

12/15/21

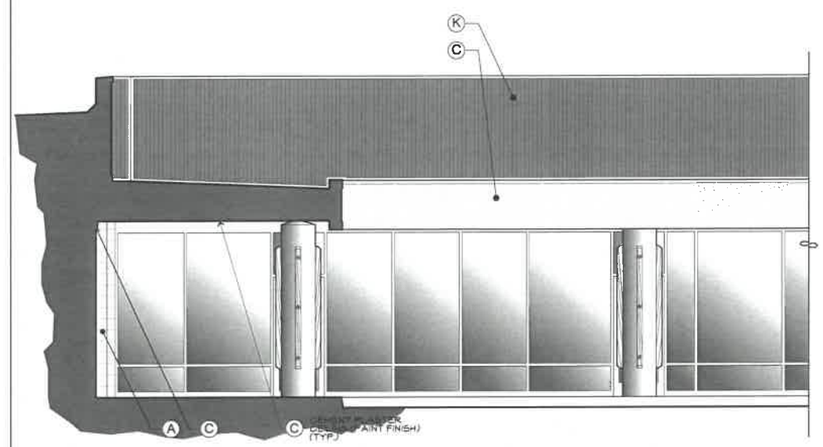
16-158

PARTIAL ELEVATIONS

A5



G15 PARTIAL ELEVATION - BUILDING 'B' 1/4" = 1'-0"

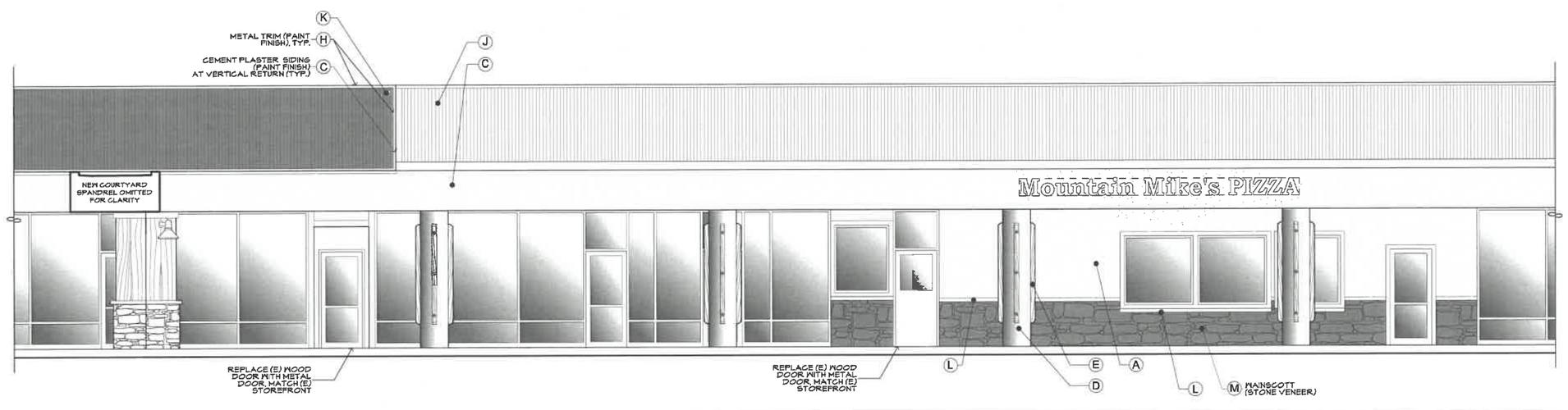


G9 PARTIAL ELEVATION - BUILDING 'A' 1/4" = 1'-0"

LEGEND

EXTERIOR COLORS AND MATERIALS

	LOCATION	COLOR or MATERIAL	NEW / EXISTING
A	WALLS & PARAPETS (LIGHT FIELD)	CEMENT PLASTER GLIDDEN 1671 QUIET LIGHT (PUTTY)	(N) & (E)
B	WALLS & PARAPETS (MEDIUM FIELD)	CEMENT PLASTER VISTA #0364 STONE HEARTH (TAN)	(N) & (E)
C	WALLS & PARAPETS (DEEP FIELD)	CEMENT PLASTER VISTA #3441 SLATE STONE (COOL GRAY)	(N) & (E)
D	CONCRETE COLUMNS	PAINT FINISH FRAZEE 2933 SALSIFY (WARM GRAY)	(E)
E	WOOD TRIM (COLUMN ACCENTS)	PAINT FINISH VISTA FALLEN LEAF 6557 (BROWN)	(N)
F	TIMBER WRAP (COLUMNS)	FIBER CEMENT SIDING NICHIHA VINTAGE WOOD (CEDAR)	(N)
G	METAL TRIM (COLUMN CAP)	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
H	METAL TRIM	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
J	SLOPED METAL ROOF	METAL SALES, 7/8" CORRUGATED (SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019)	(N)
K	VERTICAL METAL SIDING	METAL SALES, 7/8" CORRUGATED PATINA FINISH	(N) & (E)
L	PRE-CAST CONCRETE CAPS / WATERTABLE	FRAZEE 2933 SALSIFY (WARM GRAY)	(N)
M	STONE VENEER (COLUMNS) WAINSCOTTING	'WOLF CREEK LEDGESTONE 'BORAL STONE	(N)
N	LIGHT FIXTURES, HARDWARE	PAINT FINISH COLOR: BLACK	(N)
P	'FAUX' ROUGH-SAWN WOOD BEAMS	FAUXWOODBEAMS.COM OR EQUAL - SEASAN WOOD BEAMS, UNFINISHED CABOT MISSION BROWN, SOLID BODY STAIN	(N)
Q	METAL BEAMS, RAILINGS & SCREENS	CORTEN STEEL	(N)



A15 PARTIAL ELEVATION - BUILDING 'A' 1/4" = 1'-0"

LICENSED ARCHITECT ANDREW J. PAWLOWSKI No. C 25986 REN. OCT 31, 2022 STATE OF CALIFORNIA

Revisions

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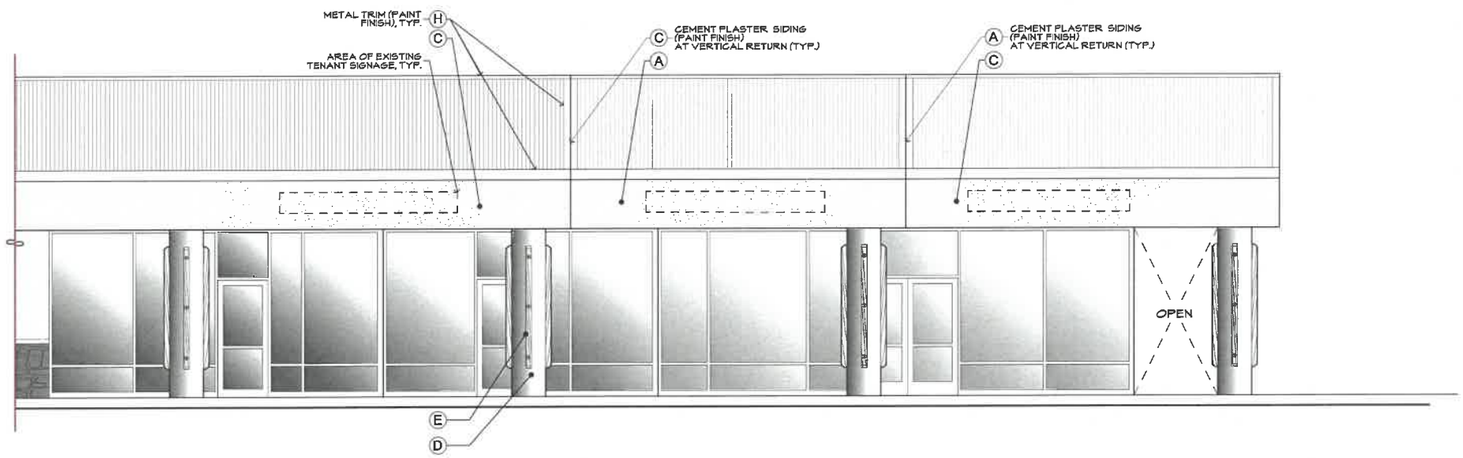
EXTERIOR REMODEL
for
McKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. McKNIGHT WAY, GRASS VALLEY, APN: 29-350-07, 29-350-09

date 12/10/21
scale
job no. 16-158

PARTIAL ELEVATIONS

A6

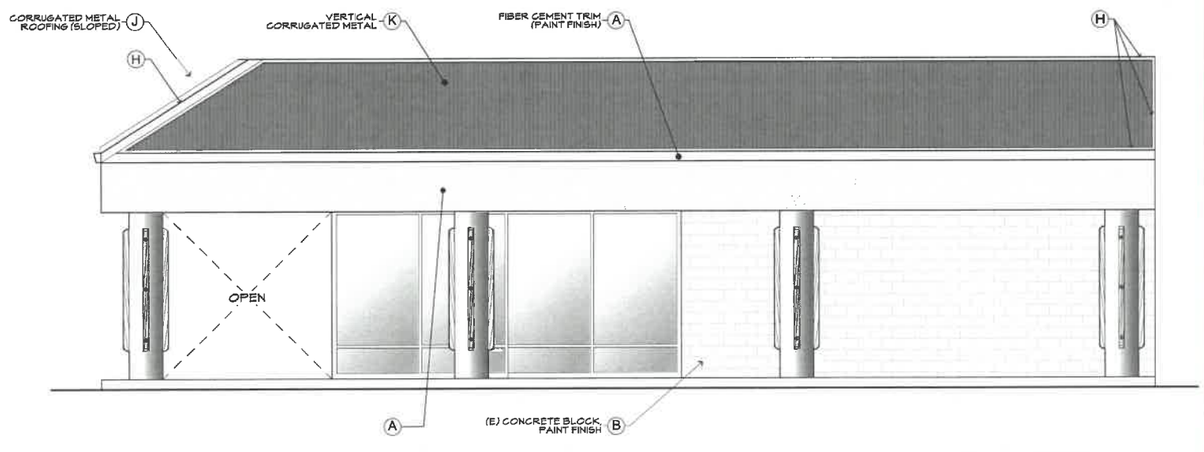


G15 PARTIAL ELEVATION - BUILDING 'A' 1/4" = 1'-0"

LEGEND

EXTERIOR COLORS AND MATERIALS

	LOCATION	COLOR or MATERIAL	NEW / EXISTING
A	WALLS & PARAPETS (LIGHT FIELD)	CEMENT PLASTER GLIDDEN 1671 QUIET LIGHT (PUTTY)	(N) & (E)
B	WALLS & PARAPETS (MEDIUM FIELD)	CEMENT PLASTER VISTA #6364 STONE HEARTH (TAN)	(N) & (E)
C	WALLS & PARAPETS (DEEP FIELD)	CEMENT PLASTER VISTA 5641 SLATE STONE (COOL GRAY)	(N) & (E)
D	CONCRETE COLUMNS	PAINT FINISH FRAZEE 2933 SALSIFY (WARM GRAY)	(E)
E	WOOD TRIM (COLUMN ACCENTS)	PAINT FINISH VISTA FALLEN LEAF 6567 (BROWN)	(N)
F	TIMBER WRAP (COLUMNS)	FIBER CEMENT SIDING NICHIHA VINTAGE WOOD (CEDAR)	(N)
G	METAL TRIM (COLUMN CAP)	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
H	METAL TRIM	BONDERIZED w/PAINT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) #7069	(N)
J	SLOPED METAL ROOF	METAL SALES, 7/8" CORRUGATED (SHERWIN WILLIAMS "GAUNTLET GRAY" SW 7019)	(N)
K	VERTICAL METAL SIDING	METAL SALES 7/8" CORRUGATED PATINA FINISH	(N) & (E)
L	PRE-CAST CONCRETE CAPS / WATERTABLE	FRAZEE 2931 SALSIFY (WARM GRAY)	(N)
M	STONE VENEER (COLUMNS) WAINSCOTING	"WOLF CREEK LEDGESTONE "BORAL STONE"	(N)
N	LIGHT FIXTURES, HARDWARE	PAINT FINISH COLOR: BLACK	(N)
P	FAUX ROUGH-SAWN WOOD BEAMS	FAUXWOODBEAMS.COM OR EQUAL - RESAWN WOOD BEAMS, UNFINISHED CABOT MISSION BROWN, SOLID BODY STAIN	(N)
Q	METAL BEAMS, RAILINGS & SCREENS	CORTEN STEEL	(N)



A15 PARTIAL ELEVATION - BLDG 'A' 1/4" = 1'-0"

A6 PYLON SIGN 3/8" = 1'-0"

LICENSED ARCHITECT ANDREW J. PAWLOWSKI No. C 25998 EXP. OCT.31,2022 STATE OF CALIFORNIA

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EXTERIOR REMODEL
for
McKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 W. McKNIGHT WAY, GRASS VALLEY, APN:29-350-07, 29-350-09

12/10/21

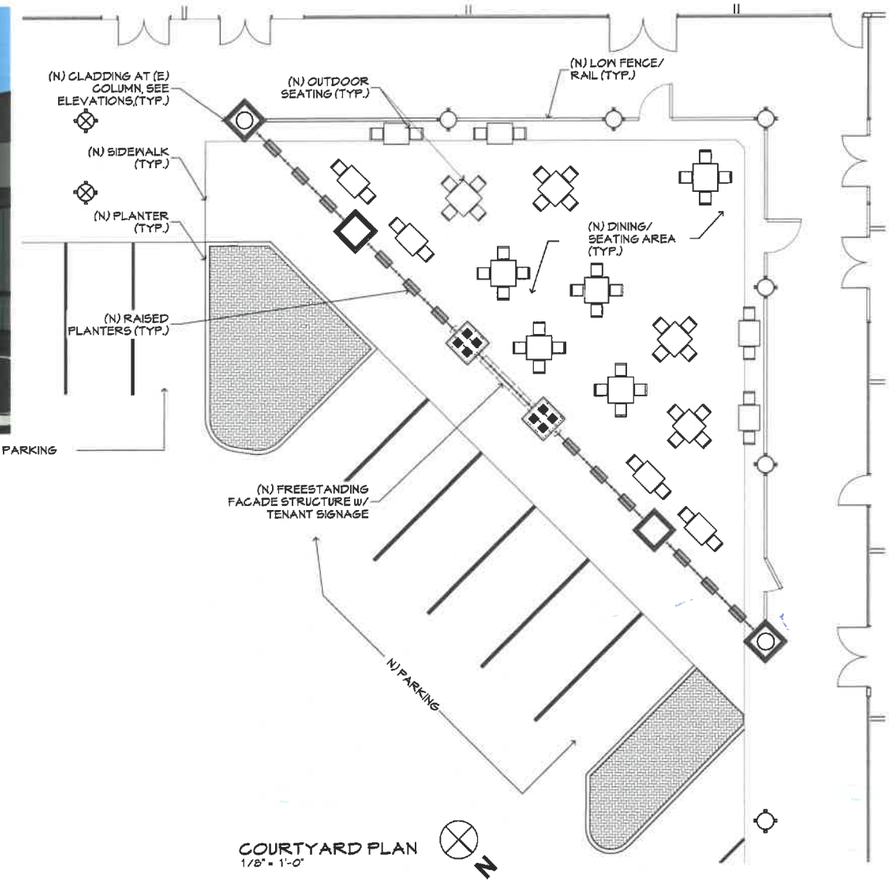
16-158

PARTIAL ELEVATIONS

A7

COURTYARD PERSPECTIVE VIEW

(A) ENLARGED RAILING ELEVATION
1/2" = 1'-0"



COURTYARD PLAN
1/8" = 1'-0"

COURTYARD ELEVATION
1/4" = 1'-0"

LICENSED ARCHITECT
ANDREW J. PAWLOWSKI
No. C 25996
REN. OCT 31, 2022
STATE OF CALIFORNIA

Revisions

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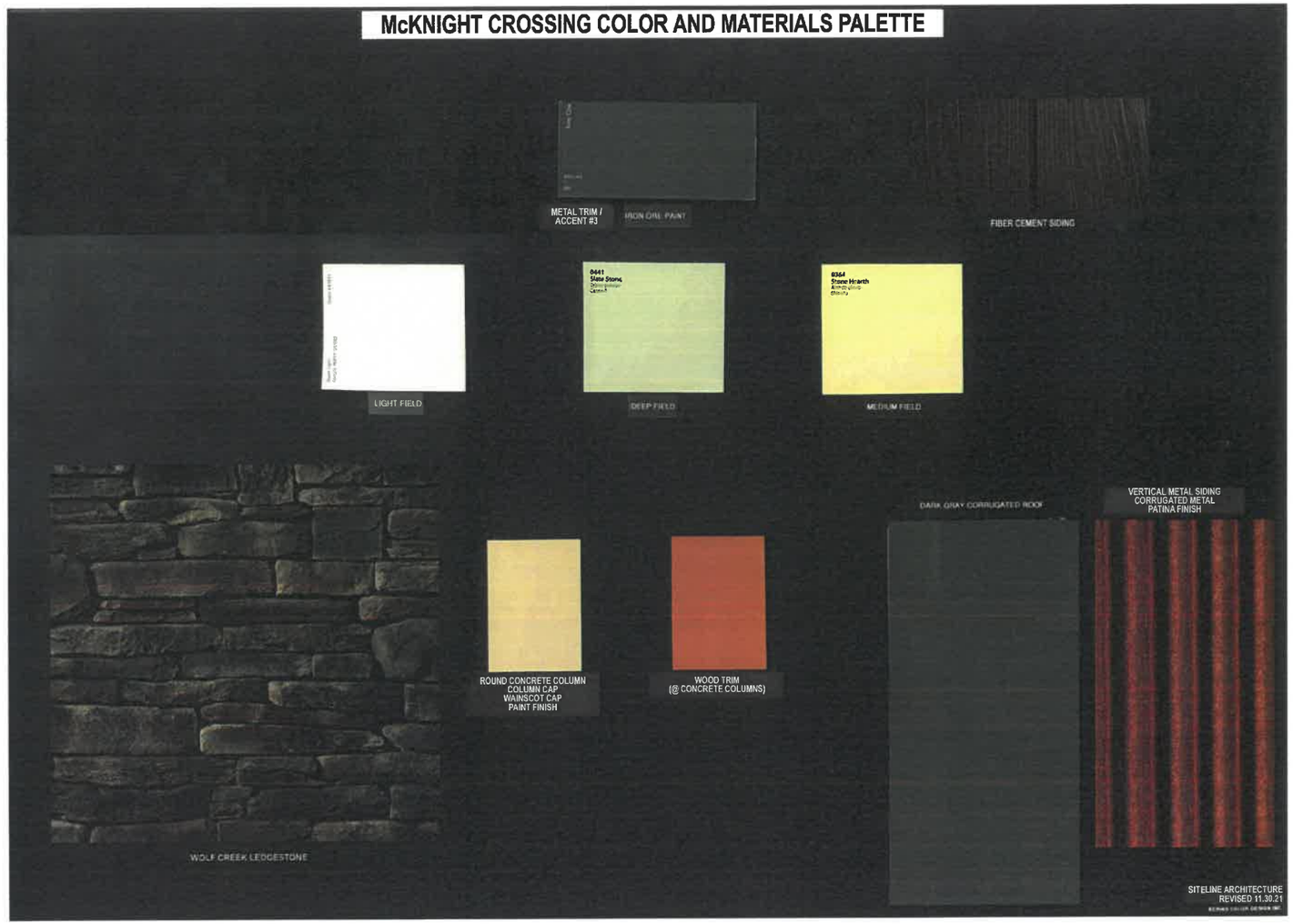
EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 N. MCKNIGHT WAY, GRASS VALLEY, APN: 24-350-07, 24-350-04

12/10/21
AS NOTED
16-158

COURTYARD PLANS & COLOR RENDERINGS

A 10



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McKNIGHT CROSSING SHOPPING CENTER
COLORS AND MATERIALS PALETTE

SHEET #
A11

DATE:
NOVEMBER 30, 2021