

GRASS VALLEY

Planning Commission Meeting

Tuesday, May 17, 2022 at 7:00 PM

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.

COMMISSIONERS

Vice Chair Eric Robins, Commissioner Liz Coots, Commissioner Greg Bulanti, Commissioner James Arbaugh

MEETING NOTICE

Planning Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 7:00 p.m. on the 3rd Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at https://www.youtube.com/channel/UCdAaL-uwdN8iTz8bI7SCuPQ.

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 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Commission 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.

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Election of Officers for 2022 - Chair and Vice Chair

AGENDA APPROVAL

ACTION MINUTES APPROVAL

2. Minutes of February 15th, 2022 meeting

<u>PUBLIC COMMENT</u> - 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 5pm. Comments received after 5pm will be addressed during the item and/or at the end of the meeting. Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of five minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. For any items not on the agenda, and within the jurisdiction or interest of the City, please come to the podium at this time. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional).

PUBLIC HEARING ITEMS

3. Development Review and Use Permit (22PLN-02) for the construction of an attended Quick Quack Carwash building of ±3,600 square feet and ±238 square foot QB station, including parking, landscaping, lighting, and wall signage in the Central Business (C-2) Zone. The project is located at 2059 Nevada City Highway (APN: 035-400-001). Environmental Determination: Categorical Exemption.

OTHER BUSINESS

- 4. Review of City Council Items.
- 5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a Planning Commission Meeting, scheduled for Tuesday, May 17, 2022 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 13, 2022.

Taylor Day,	Deputy	City	Clerk



GRASS VALLEY

Planning Commission Meeting

Tuesday, February 15, 2022 at 7:00 PM

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E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

MINUTES

CALL TO ORDER

Meeting called to order by Chairman Warren-Rhodes at 7:01 PM.

PLEDGE OF ALLEGIANCE

Commissioner Arbaugh led the pledge of allegiance.

ROLL CALL

PRESENT

Commissioner James Arbaugh

Commissioner Greg Bulanti

Commissioner Liz Coots

Vice Chairman Eric Robins

Chairman Kimberly Warren-Rhodes

AGENDA APPROVAL

Motion to approve the agenda as submitted by Commissioner Arbaugh, Seconded by Commissioner Bulanti.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

ACTION MINUTES APPROVAL

1. Minutes for the January 18th, 2022 meeting.

Motion made to approve the minutes as submitted by Vice Chairman Robins, Seconded by Commissioner Coots.

Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

PUBLIC COMMENT -

Attached.

PUBLIC HEARING ITEMS

2. Tentative Subdivision Map, Development Review and Planned Development Permits for Berriman Ranch Phase III (21PLN-43) for the division of a ±75.3-acre parcel into 60 duet style lots ranging in size from ±4,000 square feet (Lot 33) to ±8,741 square feet (Lot 57). The project also includes seven remainder parcels designated as Lots A - G.

Lance Lowe, Principle Planner, and Martin Wood, applicant, gave presentation to the commission.

The commission had questions about circulation of traffic and the proposed traffic mitigation at Mcknight and Taylorville. They also discussed walking trails that connected to the shopping centers.

Public comment attached.

Motion made by Vice Chairman Robins, Seconded by Commissioner Coots. Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

3. Tentative Parcel Map (21PLN-47) Map for the division of a ±2-acre parcel into two 1-acre parcels at 322 Hubbard Rd

Lance Lowe, Principle Planner, gave presentation to the commission.

The commission wanted clarification of the ingress and egress of the proposed property.

Public comment attached.

Motion made by Vice Chairman Robins, Seconded by Commissioner Arbaugh. Voting Yea: Commissioner Arbaugh, Commissioner Bulanti, Commissioner Coots, Vice Chairman Robins, Chairman Warren-Rhodes

OTHER BUSINESS

4. Review of City Council Items.

Council approved the RV Park and it has had its second reading. Now the RV park annexation has entered into the LAFCO process. There is upcoming discussion about the Strategic Plan updated. Commission asked for a Dorsey Market place Lawsuit update.

5. Future Meetings, Hearings and Study Sessions

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned by Chairman Warren-Rhodes at 8:29 pm.

Eric Robins, Vice Chairman Taylor Day, Deputy City Clerk

From: Jason McLachlan

Sent: Tuesday, February 15, 2022 7:58 PM

To: Public Comments **Subject:** 12PLN-43, part 2

...continued:

6) What will be done to improve the Taylorville Rd/McKnight Way intersection to encourage residential traffic from Phase III to use that intersection, and not come through Carriage House? Something needs to be done to allow people to easily turn left from Taylorville onto McKnight, or else they will be avoiding that intersection, and coming through the Carriage House and Berriman Phase I neighborhoods.

7) How will the new public utilities be run? Are these considered extensions to existing infrastructure, or are improvements being considered to upgrade capacity along existing streets? Hopefully, this does not involve tearing up streets in existing neighborhoods.

Thank you, Jason McLachlan

From: Jason McLachlan

Sent: Tuesday, February 15, 2022 7:28 PM

To: Public Comments

Subject: 21PLN-43

1) Can you please confirm the number of units and/or duets being proposed for each of the following parcels:

APN 022-140-055

APN 022-140-056

APN 022-140-057

APN 022-140-053

The Notification Map, received by those in the owner notification zone, makes reference to -055 and -056 as bing the project location for 60 duet style homes. That would far exceed the housing density designations in the City of Grass Valley General Plan.

The Berriman Ranch Tentative Map, attached to this evening's minutes, makes reference to two different parcels... -057 and -053 as the project location for the 60 duet style homes. That differs from the notice sent to area residents...which is why this is under question. Could you please clarify?

- 2) Could you please tell us what is actually being proposed for all four parcels, and how is open space being handled?
- 3) Can you please comment on what is being done in situations where duets are being proposed on parcels designated R1 (i.e. APN -055, ULD)? Are parcels, like these, subject to re-zoning, and is public input being taken into consideration to stick to the General Plan? Phase II is planning to UMD for -055, not consistent with the General Plan.
- 4) Can you please comment on how many, and where, native trees are being kept to reasonably maintain that natural aesthetics of the landscape? Are these being left distributed throughout the neighborhood, or clustered into smaller areas?
- 5) Has an EIR been completed and approved for Phase II and Phase III. If not, how are any of these Statutory Exempt, and what does that mean?

Thank you,
Jason McLachlan

From: WIRELESS CALLER

Sent: Tuesday, February 15, 2022 6:57 PM

To: Public Comments

Subject: Voice Mail (2 minutes and 51 seconds)

Attachments: audio.mp3

Planning Commission meeting February 15th. Matthew Coulter. Comment on public hearing item number 2 Berriman Ranch subdivisions. The years that I'd sat in City Council and planning and watched this development happened before or even Iraq was turned and trails were going to be built and access is going to be happening to Wolf Creek Trail and all kinds of fun stuff was going to happen. That would bring that area of town into the other area of town instead of isolating it in its own little bubble, which can only be gotten there by vehicle. Also, how close they are being crammed together with the variances of the 10 foot distance versus 15 foot distance and even zero distance for gazebo's and such within the development makes it extremely congested and nothing but a sea of roofs, but I have a feeling that is your goal, will see of roofs. Free Louis. That's my public comment for number 2. Thank you. My number three comment for public hearing items. Lot splitting lot of lot splitting going on in town has been for quite awhile. I want to say some of the first ones were there on South Church Street at the corner Walsh and that was pretty contentious item that went around for a while and it finally was split. Now it's split again and it's not, it's lost. Its complete charm for what it originally was which was a double lot as the one in the middle of the block is with the historic hospital and the one at the end of the block which I lived in is a historic house on South Church St so this lot splitting is ridiculous. What you're doing? I know you make money from it, that's great, but you're adding to the fire danger you're adding to the congestion you're adding to the overall impact on everything that's not being addressed in town, like the roads The sewage I can point out 12 different leaking sewage places in town immediately. These things need to be dealt with before you take on more and more and more. You can't even keep up on what you have. It's a nightmare. Loma Rica is a perfect example of your inadequacy's as a Commission. What a nightmare and the air quality control been working with those folks water Commission. Also, you'll be hearing from those people, so I open it. Definitely need a contact person for City Hall for those organizations to get ahold of you. Thank you. Matthew Coulter.

You received a voice mail from WIRELESS CALLER

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

From: WIRELESS CALLER

Sent: Tuesday, February 15, 2022 6:54 PM

To: Public Comments

Subject: Voice Mail (2 minutes and 37 seconds)

Attachments: audio.mp3

Good Evening Planning Commission. This is Matthew Coulter calling with public comment. These comments are related to things that you should be considering in Grass Valley as the Planning Commission and relaying it to the appropriate parties, even if it is in Sacramento. If the city won't do anything about these things, I'll mention grading into Wolf Creek, grading into other waterways, Olympic Creek. This is multiple places along Idaho, Maryland Rd that you can see from the road. Grass Valley recycling dumping off their hill into the Creek. Wolf Creek is being used as a sewage trough and that goes for NOBO and sons with their containment of what they do as a sewage company. So it would be really nice if the Planning Commission could consider saving our waterways and not using them as trash dumps. Uhm, supposedly there's been some stop work orders on this grading that I reported, but I'd like to come in and get the documents to see that because there was stuff done after I reported it. Burning in town, people are burning inside city limits and on the edge of city limits. I suggest the city gets involved with the fire Safe Council and gets rid of some of this green waste. That's all over town very hazardous. The road dangers. I'd see a lot of development happening. I don't see too much Rd improvements happening as far as crosswalks, pedestrian ride aways trails anything like that at all. Pedestrian access very limited in this town and getting worse by the day with people parking on the sidewalks and the construction giveaways that are happening that are taking away public property for private use. Which leads me to favoritism to certain developers that you guys deal with and dumb. It's a problem because I don't think anywhere in the bylaws that says anything about picking and choosing winners and losers and charging people more for the same exact thing versus giving it for free for your buddies. So as developers. So that's my public comment for tonight I'm going to call back a number two and three. Thank you.

You received a voice mail from WIRELESS CALLER.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

From: CARL WIGGINS

Sent: Tuesday, February 15, 2022 10:15 AM

To: Public Comments **Subject:** Voice Mail (51 seconds)

Attachments: audio.mp3

This is Jill Wiggins. I live at 123 Berryman Loop. Uhm, I am calling about the tentative parcel map. APN Zero 35. Dash 200 dash 065. I am concerned that there is inadequate way to evacuate this area during a time of emergency. With growing fire hazards, we need to have multiple evacuation routes. Freeman Lane will not be adequate, it should. We have an emergency, a fire? Thank you.

You received a voice mail from **CARL WIGGINS**.

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

Set Up Voice Mail

From: Carl Wiggins

Sent: Tuesday, February 15, 2022 10:12 AM

To: Public Comments **Subject:** APN 035-200-065

Regarding the project at 322 Hubbard Rd,

This area needs a second evacuation route extending to Taylorville Rd, or some other outlet. As our fire vulnerability increases, we cannot ignore this planning necessity.

As this area grows Freeman Lane will be inadequate for emergency evacuations.

Jill Wiggins

123 Berriman Loop, Grass Valley

From: Bill Haire

Sent: Monday, February 14, 2022 2:52 PM

To: Public Comments
Subject: Public Comments
Berriman Ranch Phase III

February 14, 2022

To: Planning Commission, City of Grass Valley

From: Bear Yuba Land Trust

Re: Tentative Subdivision Map, Development Review and Planned Development Permits for Berriman Ranch Phase III (21PLN-43)

Bear Yuba Land Trust (BYLT) staff has reviewed the documents provided regarding the recommended approval of the map and permits and have the following comments.

- BYLT has not participated in the planning of trails as a part of the development of this plan for Phase III. While BYLT did work with the City and the developer in assuring that trail corridors or routes would be identified and specified on the final subdivision map, BYLT has not participated in this phase.
- 2. BYLT, if expected to hold the trail easements, as stated, would require that BYLT approve any trail routes designated on the final map. This will insure that the trails meet current standards for trail construction and can maintained in a good condition at a reasonable cost.
- One of the conditions of approval is that a Lighting and Landscaping Assessment District shall be formed. Funding the maintenance of the trails should be included to fund maintenance costs accepted by BYLT or the City.

BYLT supports the inclusion of trails in this phase of the development of the Berriman Ranch property. BYLT has worked with the City in developing the Wolf Creek Trail as well as spur trails providing additional access along Wolf Creek on City property. BYLT holds trail easements west of Wolf Creek that could be linked to the Berriman Trails in the future, so it is very important that the trails are planned and constructed in Phase III so that this outstanding opportunity to improve outdoor recreation in Grass Valley is preserved.

Thank you for the opportunity to comment.

Bill Haire Trails Coordinator

Bear Yuba Land Trust P.O. Box 1004 Grass Valley, CA 95945 530.272.5994

Res: 530.272.5311



PLANNING COMMISSION STAFF REPORT May 17, 2022

Prepared by:

Lance E. Lowe, AICP, Principal Planner

Reviewed by:

Thomas Last, Community Development Director

DATA SUMMARY:

Application Number:

22PLN-02

Subject:

Development Review and Use Permit for the construction of a ±3600 square foot attended Quick Quack Carwash and

related site improvements.

Location/APN:

2059 Nevada City Highway/035-400-001

Applicant:

Doug Livingston, Quick Quack Carwash Central Business (C-2) Zone/Commercial

Zoning/General Plan: Entitlement(s):

Development Review & Use Permit

Environmental Status:

Categorical Exemption

RECOMMENDATION:

The Development Review Committee recommends that the Planning Commission approve the Quick Quack Carwash project as presented, or as modified by the Planning Commission, 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. Adoption of Findings of Fact for approval of the Quick Quack Carwash project as presented in the Staff Report; and,
- 3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

The Development Review Committee considered the project at its March 22, 2022, meeting. The DRC discussed and recommended approval of the project subject to the following modifications: 1) Additional landscaping along the Gates Place frontage and modification of landscape tree selection 2) Reduction of the carwash egress turning movements 3) Fencing along Caltrans right-of-way and 4) Architectural elevation design changes.

The DRC recommended modifications are briefly discussed below:

 Additional landscaping along the Gates Place frontage and modification of landscape tree selection – As outlined in the March 22, 2022, DRC report, Condition of Approval A – 4 requires an increase in the landscape planter width along the Gates Place property frontage to ten feet or as wide as practicable.

The revised plans show an increased landscape planter width along the Gates Place property frontage from six feet to nine feet, three inches consistent with Condition of Approval No. A - 4.

Landscaping has also been provided on the City owned triangular right-of-way property fronting Nevada City Highway consistent with Condition of Approval No. A – 5.

Condition of Approval No. A - 10 has been revised to allow for a landscape maintenance agreement in lieu of vacation of the City's triangular right-of-way. The City owned triangular right-of-way property may accommodate a monument sign and landscaping provided a landscape maintenance agreement is ratified.

Lastly, concerns relating to the type of Maple Tree with respect to pavement upheaval was expressed by the DRC. The revised landscape plans replace the New World Red Maple Trees with Prairifire Crabapple Trees throughout.

- Reduction of the carwash egress turning movements The carwash egress turning
 movements have been further evaluated to ensure that the turning radius is
 adequate. The revised plans reduce the turning radius required for egress of the
 carwash.
- 3. Fencing along Caltrans right-of-way The DRC noted that the existing chain link fencing along the Caltrans right-of-way may not be upgraded to black metal fencing as outlined in Condition of Approval No. A 7. Condition of Approval No. A 7 has been modified to be subject to the approval of Caltrans.
- 4. Architectural elevation design changes Condition of Approval No. A 6 notes the following architectural elevation modifications. Status of the modifications follows:
 - a. Metal wall canopy system should be replaced with alternating shed roofs on north elevation.

Status – Shed roofs have been provided as recommended.

b. Shed roofs over doors.

Status – Same as comment above.

c. Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation.

Status – The north elevation of the carwash and the entirety of the QB station include natural materials with Hardi-board horizontal siding as the predominate building material. Additionally, the tower elevations include stucco architectural joints thereby providing additional architectural detailing of the vertical wall facade. The revised elevations comply with revisions outlined in Condition of Approval No. A -6.

d. Gooseneck wall lighting to replace wall pack lighting.

Status – Gooseneck wall lighting has been added to north and west elevations for sign illumination.

e. QB architectural elevations consistent with the building architecture.

Status – Architectural elevations have been provided for the QB station consistent with the architecture of the building in accordance with Condition of Approval No. A - 6.

Staff will provide a PowerPoint presentation at the May 17, 2022, Planning Commission meeting to illustrate the revised elevations for Planning Commission consideration.

See **Exhibit A** – Development Review Staff Report dated March 22, 2022, for discussion of Background, Project Description, Site Description and Environmental Setting, Environmental Determination, General Plan and Zoning, Staff Analysis of site plan, parking, Drive-through, Landscaping, Architectural Design, Corporate Building Colors, Fencing, Signage, and Vacation of City property.

EXHIBIT

Exhibit A – March 22, 2022, DRC Staff Report with the following Attachments:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 - Site Photographs

Attachment 4 – Findings and Revised Conditions of Approval

Attachment 5 - Revised Quick Quack Project Plans dated April 4, 2022

EXHIBIT





DEVELOPMENT REVIEW COMMITTEE STAFF REPORT March 22, 2022

Prepared by:

Lance E. Lowe, AICP, Principal Planner

Reviewed by:

Thomas Last, Community Development Director

DATA SUMMARY:

Application Number:

22PLN-02

Subject:

Development Review and Use Permit for the construction of a ±3,600 square foot attended Quick Quack Carwash and

related site improvements.

Location/APN:

2059 Nevada City Highway/035-400-001

Applicant/Owner: Zoning/General Plan:

Doug Livingston, Quick Quack Carwash Central Business (C-2) Zone/Commercial

Entitlement:

Development Review & Use Permit

Environmental Status:

Categorical Exemption

RECOMMENDATION:

The Development Review Committee recommend that the Planning Commission approve the Quick Quack Carwash project 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. Adoption of Findings of Fact for approval of the Quick Quack Carwash project as presented in the Staff Report; and,
- 3. Approval of the project in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

On August 22, 2018, the Planning Commission approved an ±8,700 square foot O'Reilly Auto Parts Store with associated parking, landscaping, and signage. Building permits were ready to issue when O'Reilly representatives withdrew their application.

On January 19, 2021, the Community Development Department issued a demolition permit for the fire damaged ±10,000 square foot office building. Except for the monument sign on the City's triangular property fronting the site and foundation and curbing remnants, the project site is presently vacant with chain link fencing around the perimeter of the former building site.

PROJECT DESCRIPTION:

The applicant is requesting a Development Review and Use Permit for the construction of a ±3,600 square foot attended Quick Quack Carwash building and related site improvements in the C-2 Zone. The C-2 Zone permits commercial buildings contingent upon Development Review Permit (i.e. Design Review) approval for site plan and architectural building design in accordance with the City's Design Guidelines and Development Code Standards. A Use Permit is required for Vehicle Services – Minor Maintenance/Repair, which includes attended and self-service car washes.

The project plans include the following details:

Site Plan — Development of the ± 0.867 -acre site includes the construction of a carwash building of $\pm 3,600$ square feet and ± 238 square foot QB station, including parking, landscaping, lighting, and wall signage. The building is located at the northwest corner of the property ± 50 feet from the westerly property line adjoining the Dollar General store. The building is setback ± 8 feet from the front property line; ± 36 feet from Nevada City Highway; and, ± 144 feet from the rear property line.

The City owns the triangular unmaintained landscaped property that separates the property and Nevada City Highway. The City is amenable to granting the property to the property owner. Vacation of the property is required to relinquish the property for use by Quick Quack Carwash. The property owner has indicated that he is interested in acquiring the property, subject to Council approval.

Access, Parking & Circulation – Access to the site is via a 40-foot-wide driveway at the northeast end of the property from Gates Place. The driveway connects to a 26-foot-wide ingress/egress drive isle and 24-foot ingress/egress driveway. The existing driveway at the northwest corner of the property on Nevada City Highway will be removed and recurbed.

An existing 24-foot reciprocal ingress/egress easement is reserved along the southern portion of the property connecting with Dollar General. The easement will continue to be maintained.

Within the property, two accessible parking spaces are provided. In addition, twelve under canopy vacuum stations are proposed with dimensions of nine by eighteen feet with backing distances of twenty-six feet.

A bicycle rack and storage are located at northwest corner of the property adjoining the carwash egress.

Landscaping – A landscaping plan has been submitted with the project plans (Sheet L1). The landscaping consists of a combination of grasses/shrubs/perennials and ornamental trees including Hunnington Carpet Rosemary, Lemon Drift Rose, Deer Grass, Little Gem Dwarf Southern Magnolia, Chaparral Yucca, California Coffeeberry, Stela de Oro Daylilly,

Little John Weeping Bottlebrush, Feather Reed Grass, Western Redbud, Incense Cedar and Red Maple. Total landscaped area represents ±8,681 square feet or ±0.20 acre (23%) of the ±0.867-acre site.

Architectural Design – Architectural plans and detailing includes the following design components:

- Split-face concrete masonry wainscoting with masonry sill (Dark Gray);
- 4° 4° faux windows on north and south elevations;
- Metal perpendicular wall canopies over windows;
- Concrete masonry smooth face wall façade (Light Gray);
- Plaster smooth coat on upper wall (Snowboard);
- Pop-outs highlighting ingress/egress drives (Decisive Yellow);
- Metal cantilevered canopy covering Pay and Vacuum stations (Greenbelt)

Lighting – Lighting consists of a combination of LED site lighting and exterior wall pack fixtures on the building facade. Parking Lot lighting consists of under canopy lighting for the vacuum stalls and 16-foot-high pole lights spaced throughout the site. Exterior wall lighting consists of wall sconces, under façade wall lighting, and wall packs. All lighting is to be directed downward.

A photometric plan has been prepared together with the building plans to show the type of fixture and foot-candle in accordance with City of Grass Valley Standards.

Trash Enclosure – A roofed trash enclosure is proposed immediately south of the QB Station. The trash enclosure materials consist of thin brick to match the building over CMU with solid metal doors. Landscaping is proposed on all non-accessible sides. The colors match the proposed building colors.

Signage – An existing abandoned monument sign is located on the City's triangular property fronting the project. No monument signage is proposed at this time.

The wall signage proposed consists of signs on all elevations with approximate square footages of ±75 feet on the north, south and east elevations. The west elevation fronting East Main Street is ±150 square feet. The wall signs include internal illumination with lite backing and individual channel letters.

Drainage – The property drains from north to south with proposed bioretention drainage areas, planted with Deer Grass, located at the southwest area of the property. Drainage systems are required to convey 24-hour storm events and mitigate any potential runoff increases as outlined in the City of Grass Valley standards.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The ±0.867-acre site was developed with a ±10,000 square foot two-story office building. The eastern side of the parcel fronts SR 20/49. Mature landscaping exists in the Caltrans

right-of-way screening much of the site from the freeway views. Commercial uses are located to the north, south and west of the project site (**Attachment 3** – *Site Photographs*).

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 32 Categorial Exemption. A Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) the site is adequately served by all required utilities and public services.

GENERAL PLAN AND ZONING:

<u>General Plan:</u> The project area has a land use designation of Commercial according to the City of Grass Valley 2020 General Plan. The Commercial designation is a broad category intended to encompass all types of retail commercial and commercial service establishments.

Zoning: The property is within the Central Business (C-2) Zone District. The C-2 Zone implements the Commercial General Plan land use designation. Per Table 2-10, Vehicle Services – Minor Maintenance/Repair including attended and self-service car washes are permitted uses with approval of a Development Review and Use Permit.

ANALYSIS:

In review of the project with respect to compliance with the City's Community Design Guidelines and Development Code, staff offers the following for Development Review Committee consideration:

Site Plan – The existing 24-foot ingress/egress easement along the southern property line connecting with Dollar General and triangular shaped property largely dictate site design. The site plan layout with building fronting Nevada City Highway and parking/vacuum stations in the rear is preferred. Additional and refreshed landscaping on the City's triangular property that the applicant is willing to assume will provide a landscaped buffer when viewed from Nevada City Highway.

Parking – Two accessible parking spaces are provided immediately southeast of the building. Carwashes require four (4) spaces for each service or wash bay in addition to spaces for office use at a ratio of 1/250 sq. ft. The required parking for the project is therefore five (5) parking spaces (1 bay plus ± 238 sq. ft. QB Station) resulting in a deficit of three (3) parking spaces. However, the proposed vacuum stations may also serve as required parking. Condition of Approval No. A – 3 requires the site plan shall be revised to show a minimum of five (5) parking spaces with minimum dimensions consistent with the City's parking standards.

Drive-through – The City's Development Code defines Vehicle Services with Minor Maintenance/Repair including attended and self-service car washes separately from drive-throughs. Accordingly, the City's Development Code standards for drive-throughs does not necessarily apply to the proposed carwash site design. However, the project is consistent with the City's drive-through standards for car stacking, aisle design, and separation of stacking areas from other traffic. Except for having stacking areas adjacent and parallel to the street or public right-of-way, the proposed design is consistent with the City's drive-though development standards. The below landscaping Conditions of Approval will ensure that additional screening is provided between Gates Place and the carwash drive aisle.

Landscaping – Landscape planters of ± 6 feet are proposed along the side and front property lines. The City's Development Code requires 6-and 10-foot planters in the side and front yards, respectively. The side yard setback is consistent with the City's Development Code; however, the front yard landscape planter should be ten feet. Increasing the landscape planter fronting the triangular property is not necessary; however, Condition of Approval No. A – 4 requires the front planter fronting the drive isle to be ten feet or as wide as practicable. This may require the dual travel lane to be eliminated and the entrance to be shifted further east. The final design shall be to the satisfaction of the Community Development Director.

No planters are proposed along the rear property line fronting the Cal-Trans right-of-way as trees and vegetation exists in the right-of-way.

Conditions of Approval F1 - 4 requires the final landscaping to comply with the State's Model Water Efficiency Landscape Ordinance.

Architectural Design – The proposed building design contains architectural components similar to buildings in the area, with compatible materials and architectural features. Condition of Approval No. A – 6 requires the following architectural modifications be made consistent with the City's Design Guidelines:

- Metal wall canopy system should be replaced with alternating shed roofs on north elevation:
- Shed roofs over doors:
- Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation;
- Gooseneck wall lighting to replace wall pack lighting;
- QB architectural elevations consistent with the building architecture.

Corporate Branding Colors – Corporate Colors of Quick Quack Carwash are off white (Light Gray) (Snowboard), Green Trim (Greenbelt) with yellow detailing (Decisive Yellow). The Community Design Guidelines require color selection of buildings to reflect or complement the natural environment of Grass Valley utilizing earth tone and natural colors.

Color Palettes may include the introduction of bright accent colors for emphasizing details. Buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings. The off-white colors are consistent with the City's Design Guidelines and blend with the colors of the Fowler Center, Dollar General and Lumberjack Restaurant. The Greenbelt trim is also consistent with the Lumberjack trim colors. The Decisive Yellow color emphasizes architectural details consistent with the City's Design Guidelines.

Fencing – No new fencing is proposed with the project. An existing chain link fence exists along the Cal-Trans right-of-way. Condition of Approval No. A - 7 requires the chain link fencing to be replaced with a black metal fence along the property.

Signage – Condition of Approval A – 8 requires the wall signage to comply with the City's design and square footage size standards for primary and secondary frontages. Externally lite gooseneck lighting is also required.

Condition of Approval No. A-10 requires the existing monument signage to be removed prior to the issuance of a Certificate of Occupancy for the carwash. A new monument sign may be located on the property upon vacation and acceptance by Quick Quack Carwash. A sign permit shall be obtained for the approval of the monument sign prior to installation.

City Vacation – The City is amenable to vacating the unmaintained triangular property to Quick Quack Carwash at fair market value. Condition of Approval No. A – 11 requires the applicant shall apply for a summary vacation in accordance with Government Code § 65402 and Streets and Highways Code Section 8334 et. seq.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph Attachment 3 – Site Photographs

Attachment 4 - Findings and Conditions of Approval

Attachment 5 – Quick Quack Project Plans

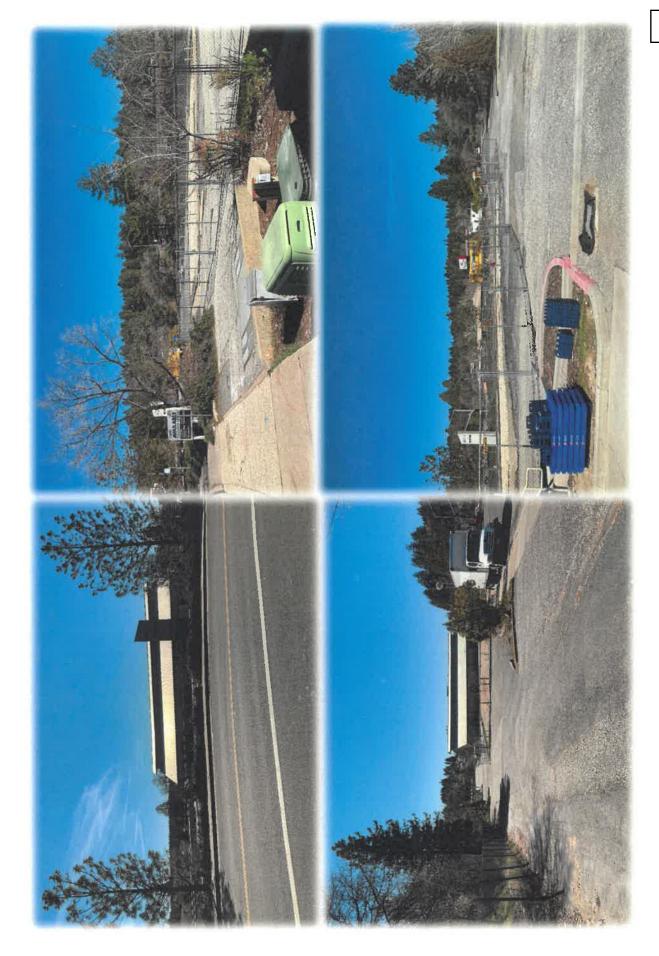
ATTACHMENTS



2059 Nevada City Highway

March 1, 2022

0.03 mi



FINDINGS:

In accordance with Sections 17.81.060 and 17.72.030 of the Development Code the Planning Commission is required to make specific findings before it approves a Development Review and Use Permit.

- 1. The City received a complete application for Development Review Application 22PLN-02.
- 2. The Community Development Department determined the project is Categorically Exempt as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA).
- 3. The Grass Valley Development Review Committee reviewed the application at its regularly scheduled meeting on March 22, 2022.
- 4. The Planning Commission has considered the recommendations of the Development Review Committee, including the proposed Categorical Exemption at its regularly scheduled meeting on May 17, 2022.
- 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.

A. GENERAL CONDITIONS (Bold represents inserted text resulting from the DRC Meeting):

- 1. The approval date for this project is May 17, 2022. The Development Review and Use Permit are approved for a period of 1 year and shall expire on May 17, 2023, unless the project has been effectuated (i.e. building permit has been obtained) or the applicant requests a time extension that is approved by the Grass Valley Planning Commission pursuant to the Development Code.
- 2. The project shall be constructed in accordance with the plans approved by the Planning Commission for Development Review Permit 22PLN-02 unless changes are approved by the Planning Commission prior to commencing such changes. Minor design changes may be approved by the Community Development Department as determined appropriate by the Community Development Director.

Major changes, as determined by the Community Development Director, shall be approved by the Planning Commission.

- 3. The site plan shall be revised to show a minimum of five (5) parking spaces with minimum dimensions consistent with the City's parking standards. The revised site plan shall be to the satisfaction of the Community Development Director and City Engineer.
- 4. The landscape planter along the property frontage shall be increased to ten (10) feet or as wide as practicable. This may require the dual travel lane to be eliminated and the entrance to be shifted east. The final design shall be to the satisfaction of the Community Development Director.
- 5. A landscape plan shall be submitted for the vacated triangular property. The landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the carwash. No tree or plant removal shall occur until the final landscape plan is approved by the Community Development Department.
- 6. The architectural elevations shall be modified to include the following:
 - a. Metal wall canopy system should be replaced with alternating shed roofs on north elevation:
 - b. Shed roofs over doors;
 - c. Additional natural materials such as stone, wood, or horizontal siding should be added, particularly to the north elevation. Hardi-board horizontal siding shall be the predominate material on the north elevation. The east/west tower elevations shall include stucco architectural joints;
 - d. Gooseneck wall lighting to replace wall pack lighting;
 - e. QB architectural elevations consistent with the building architecture.
- 7. If approved by Caltrans, new black metal fencing or equivalent shall be installed along the Caltrans right-of-way for the entirety of the property replacing the existing chain link fencing. The new fencing shall be shown in the improvement plans and constructed to the satisfaction of the Community Development Director and Caltrans.
- 8. Building lighting shall consist of Gooseneck lighting or equivalent. The signage shall also be externally illuminated with Gooseneck or equivalent lighting fixtures. The signage backing shall be removed and shall also consist of individual channel lettering with Quick Quack emblem. The final lighting fixtures and signage shall be to the satisfaction of the Community Development Director.
- 9. Prior to the installation of the monument or building signage, the applicant shall obtain a sign permit from the Community Development Department.
- The existing monument sign located on the City's triangular property shall be removed prior to the issuance of a Certificate of Occupancy. A new monument sign

may be located on the property upon vacation and acceptance by Quick Quack Carwash or upon ratification of a landscape maintenance agreement. A sign permit shall be obtained for the approval of the monument sign prior to installation.

- 11. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit an application for a summary vacation in accordance with Government Code § 65402 and Streets and Highways Code Section 8334 et. seq. or enter into a Landscape Maintenance Agreement.
- 12. All trash and storage areas, mechanical equipment, and all other building appurtenances (i.e. utility meters, electrical boxes, air conditioners, fire sprinkler backflow valves, etc.) shall be screened from public view and adjacent properties. Details shall be shown on the final construction and/or improvement plans. All screening materials shall be consistent with the main building materials and colors. Roof-mounted screens and vents shall be compatible with the final roof materials and colors.
- 13. Energy efficient LED lighting and high efficiency HVAC and appliances shall be used for the project.
- 14. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the building division, in compliance with the California Codes.
- 15. The applicant shall pay all City impact fees prior to issuance of a grading and/or building permit or issuance of a Certificate of Occupancy, as applicable.
- 16. With five (5) days of approval of the project, the applicant shall record the Notice of Exemption (NOE) with the Nevada County Clerk/Recorder.
- 17. 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.

B. PRIOR TO ISSUANCE OF GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

1. The applicant shall submit to the City Engineer for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lot lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration

of existing utilities, and all easements, in accordance with City Improvement Standards.

- 2. The existing driveway is not constructed to current City standards. The driveway shall be constructed to a new commercial driveway per City Standard Detail ST-9.
- 3. The applicant shall submit to the City Engineer for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
- 4. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria. All onsite drainage shall be treated prior to discharge to the City drainage system to eliminate the potential for any toxins to reach local waterways.
- 5. If the project creates and/or replaces 5,000 sf. or more of impervious surfaces, measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydro modification management measures per the City of Grass Valley Design Standards.
- 6. If more than 50 cubic yards of soil is disturbed with the project, a detailed grading, permanent erosion control and landscaping plan shall be submitted for review and approval by the Engineering Division prior to commencing grading. Erosion control measures shall be implemented in accordance with the approved plans. Any expenses made by the City to enforce the required erosion control measures will be paid by deposit.
- 7. The improvements and grading plans shall be signed by all other jurisdictional agencies involved (i.e. NID), prior to receiving City Engineer approval.
- 8. Per the Development Code, the Grading Permit shall expire one (1) year from the effective date of the permit unless an extension is granted by the City Engineer (for up to 180 days).
- 9. All sidewalk fronting the property with cracks greater than ¼ inch in width and ½ or more vertical displacement shall be replaced.

10. The applicant shall submit final landscape and irrigation plans, prepared by a licensed landscape architect, for review and approval by the Planning and Engineering Divisions. Landscaping design shall comply with all provisions of the City's Water Efficient Landscape Ordinance.

C. PRIOR TO INITIATING GRADING AND/OR CONSTRUCTION OF THE SITE IMPROVEMENTS FOR THE PROJECT, THE DEVELOPER SHALL COMPLETE THE FOLLOWING:

- 1. Prior to any work being conducted within the State, County or City right-of-way, the applicant shall obtain an Encroachment Permit from the appropriate Agency(s).
- 2. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Community Development Department and Engineering Division of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, Community Development and Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the approved improvement and grading plans. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.
- 3. The applicant shall submit two copies to the Engineering Division of the signed improvement/grading plans.

D. DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

- 1. If prehistoric or historic-period archaeological resources or human remains are encountered during grading or excavation, work shall avoid altering the materials and their context until a qualified professional has evaluated, recorded, and determined appropriate treatment of the resource, in consultation with the City. Project personnel shall not collect cultural resources. Cultural resources shall be recorded on DPR 523 historic resource recordation forms. If it is determined that the proposed development could damage a unique archaeological resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. If human remains are discovered, mitigation shall be implemented in compliance with CEQA section 15064.5.
- 2. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Nevada County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all these agencies.
- 3. The developer shall keep adjoining public streets free and clean of project dirt, mud,

materials, and debris during the construction period.

- 4. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted by the applicant, for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
- 5. Where trucks may transport excavated material off-site unless the loads are adequately wetted and either covered with tarps or loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six inches to the top of the cargo compartment. Also, all excavated material must be properly disposed of in accordance with the City's Standard Specifications.
- 6. The contractor shall comply with all Occupational Safety & Health Administration (OSHA) requirements.
- 7. Construction and demolition waste recycling shall occur in accordance with Waste Management requirements.
- 8. For any public work, the contractor shall comply with all Department of Industrial relations (DIR) requirements including complying with prevailing wage requirements.
- E. PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND/OR EXONERATION OF BONDS, OR OTHER FORM OF SECURITY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:
- A Warranty and Guarantee security guaranteeing the public improvements for a period of one year shall be provided in the amount of 10% of the total improvement costs.
- 2. The applicant shall offer to dedicate to the City for public use, all the public streets right-of-way or easements necessary to install, maintain, and re-install all public improvements described on the improvements and grading plans. All offers of dedication must be recorded and a copy provided to the Engineering Division.
- 3. The Applicant shall sign and record a covenant and agreement to ensure that the onsite storm water facilities will be maintained by the property owner(s).
- 4. "As-built" plans, signed by the Engineer of Record, must be submitted to the Engineering Division on Mylar and a CD with an AutoCAD (or equivalent) drawing of the public improvements.

- 5. A final report prepared by the soils engineer, in accordance with the California Building Code, must be submitted to the Engineering Division.
- 6. The grading contractor shall submit a statement of conformance to the as-built plans and specifications. Statement must meet intent of the California Building Code. An example follows: "As the grading contractor, I confirm that all improvements were constructed as shown on these improvement plans." Include the signature, company, and date.

F. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- 1. The applicant shall obtain final approval from the City of Grass Valley, fire, planning, engineering, and building divisions.
- 2. The applicant's landscape architect shall submit a letter specifying that the landscaping and irrigation has been installed in accordance with the approved landscape plans.
- 3. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELO.
- 4. The applicant shall conduct an irrigation audit pursuant to the requirements of the MWELO. This shall be conducted by a third-party certified landscape irrigation auditor that did not install or design the landscape and irrigation. Prior to the audit City must confirm the selected auditor complies with MWELO requirements.

G. NEVADA IRRIGATION DISTRICT:

- 1. A Water Demand Analysis is required to be approved by NID to confirm that the existing meter is adequate for the proposed use. If upsizing is required, applicant is responsible for all fees associated with upsizing the meter.
- 2. The appropriate backflow prevention will be required on all connections to NID's system at applicant's expense.
- 3. Applicant should include existing PUE's and utility easements on site plans.
- 4. Applicant is required to provide new easements, acceptable to NID, adequate to cover any proposed NID facilities not located within the existing right-of-way.
- 5. NID recommends the applicant request a Fire Flow letter.
- 6. If a private Fire Service is requested, NID requires improvement plans to be submitted for approval.



STORE 26-128 2059 NEVADA CITY HWY GRASS VALLEY, CA 95945

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GRASS VALLEY, IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 8 EAST, M. D. B.& M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS

BEGINNING AT A POINT FROM WHICH THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 24 BEARS SOUTH 18° 54' 31" WEST 1183.15 FEET: THENCE FROM SAID POINT OF BEGINNING, NORTH 53° 07' 08" EAST 293.64 FEET ALONG THE EASTERLY LINE OF LOWER GRASS VALLEY ROAD TO A BOUNDARY LINE OF THAT PARCEL OF LAND CONDEMNED FOR STATE FREEWAY PURPOSES AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION DATED AUGUST 18, 1965, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 18, 1965, IN BOOK 385 OF OFFICIAL RECORDS, AT PAGE 165; THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 37° 09' 17" EAST 11.46 FEET AND ALONG A CURVE TO THE LEFT WITH RADIUS OF 530 FEET, THROUGH AN ANGLE OF 11° 39' 57" FOR A DISTANCE OF 107.91 FEET, THE LONG CHORD OF WHICH BEARS NORTH 47° 00' 45" EAST 107.73 FEET; THENCE NORTH 53° 07' 08" EAST 28.19 FEET ALONG THE EASTERLY LINE OF LOWER GRASS VALLEY ROAD TO A WESTERLY LINE OF THE ABOVE DESCRIBED STATE FREEWAY; THENCE ALONG SAID WESTERLY LINE, SOUTH 24° 05' 22" WEST 370.58 FEET TO A POINT IN THE NORTHERLY LINE OF THE VAN GAS PROPERTY: THENCE NORTH 67° 09' 24" WEST 208.23 FEET ALONG THE NORTHERLY LINE OF THE VAN GAS PROPERTY TO THE POINT OF BEGINNING, AS SURVEYED BY J. F. SIEGREID, L.S. 2202.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF 100 FEET BELOW THE SURFACE AS CONVEYED BY DEED DATED JANUARY 3, 1940, RECORDED JANUARY 11, 1940, IN BOOK 60 OF OFFICIAL RECORDS, AT PAGE 22, EXECUTED BY GEORGE A. LEGG, ET UX. TO

PARCEL TWO:

ACCESS EASEMENTS AS SET FORTH IN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 31, 2013 AS INSTRUMENT NO. 2013-29497, OFFICIAL RECORDS OF NEVADA COUNTY.

CODES AND REGULATIONS

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY AND NATIONAL CITY CODES AND ORDINANCES.

2019 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 AND 2 (TITLE 24, PART 2);

VICINITY MAP

2019 CALIFORNIA ELECTRICAL CODE (CEC), (TITLE 24, PART 3):

2019 CALIFORNIA MECHANICAL CODE (CMC), (TITLE 24, PART 4);

2019 CALIFORNIA PLUMBING CODE (CPC), (TITLE 24, PART 5);

2019 CALIFORNIA ENERGY CODE, (TITLE 24, PART 6);

2019 CALIFORNIA FIRE CODE, (TITLE 24, PART 9): 2019 CALIFORNIA GREEN BUILDING CODE, (TITLE 24, PART 11)

NEVADA D TO DOLLAR GENERAL STORE (NOT PART OF WORK) GATES PLACE Scale: 1º = 40'-0º STATE HIGHWAY 49 SITE PLAN SCALE

DIRECTORY

PROJECT

VICINITY MAP

QUICK QUACK CAR WASH OWNER & APPLICANT: 1380 LEAD HILLS BLVD., SUITE 260

CONTACT: VANCE SHANNON

ARCHITECT: LADG | LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91765

Phone: (909) 860-1010 CONTACT: SAEID SHANTIYAI

CIVIL ENGINEER: AMS ASSOCIATES, INC.

801 YGNACIO VALLEY ROAD, SUITE 220 WAI NUT CREEK, CA 94596 Phone: (925) 943-2777 CONTACT: AL SHAGHAGH

LANDSCAPE:

OLIVE STREET P.O. BOX 2083 PETALUMA, CA 94952 Phone: (707) 280-8990 CONTACT: ROD SCACCALOSI

PROJECT SUMMARY

OWNER/APPLICANT: QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 BOSEVILLE, CA 95661 VANCE SHANNON

VSHANNON@DONTDRIVEDIRTY.COM

LA DESIGN GROUP, INC. ARCHITECT:

21671 GATEWAY CENTER DRIVE, SUITE 213 DIAMOND BAR, CA 91765

SAFID SHANTIYAL SSHANTIYAI@LADESIGNGROUP.NET

2059 NEVADA CITY HWY PROPERTY ADDRESS: GRASS VALLEY, CA 95945-77111

035-400-001-000

C-2 (CENTRAL BUSINESS DISTRICT) GENERAL PLAN: GROSS LAND AREA: 0.867 AC +/- 37,897 SF

EXISTING LAND USE: VACANT LOT

PROPOSED LAND USE: COMMERCIAL - CAR WASH FACILITY

PROPOSED CARWASH AREA:

SHOWROOM BLDG. 3.370 SF 238 SF QUARTERBACK STATION GROSS BUILDING AREA 3,608 SF MAXIMUM BUILDING HEIGHT 29'-0" CONSTRUCTION TYPE: VΒ OCCUPANCY: SPRINKI FRS NO. 5 STALLS PARKING REQUIRED PARKING PROVIDED 5 STALLS VACUUM STALLS 13 STALLS

3 STALLS SHARED FOR REQUIRED PARKING SPACE BICYCLE SPACES REQUIRED BICYCLE SPACES PROVIDED SITE COVERAGE SUMMARY: 9.5% BUILDING COVERAGE (FAR) LANDSCAPE AREA 8,681 SF LANDSCAPE COVERAGE 23%

SCOPE OF WORK

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

SHEET INDEX

G 0.01	COVER SHEET
C 0.1	ALTA SURVEY SHEET 1
C 0.2	ALTA SURVEY SHEET 2
C 1.1	COVER SHEET
C 2.1	HORIZONTAL CONTROL PLAN
C 3.1	GRADING PLAN
C 4.1	UTILITY PLAY
C 5.1	STORM WATER CONTROL PLAN
AS 1.01	SITE PLAN
LI	LANDSCAPE PLAN
LI	LANDSCAPE PLAN (RENDERED)
LP	PROPOSED LIGHTING AND PHOTOMETRICS
A 2.01	FLOOR PLAN
A 2.02	ROOF PLAN
A 3.01	SOUTH AND WEST & EVATIONS
A 3.02	NORTH AND EAST ELEVATIONS
A 3.03	QUARTERBACK STATION ELEVATIONS
A 3.04	SOUTH AND WEST COLORED ELEVATIONS
A 3.05	NORTH AND EAST COLORED FLEVATIONS
A 3.06	QUARTERBACK STATION COLORED ELEVATIONS

PERSPECTIVES

CANOPY NORTH

CANOPY SOUTH

FINISH AND MATERIAL BOARD SIGN PACAKGE

AS 5.03 SITE ELEMENTS

A 3.07

AS 5.01



LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213

DIAMOND BAR, CA 91765 (T) 909.860.1010





QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., STE. 260 ROSEVILLE, CA 95661

UPDATED ENTITI EMENT 04/07/2022 PLANNING SUBMITTAL 12/03/2021 CLIENT REVISION 10/15/2021 CLIENT COORDINATION 10/01/2021 Date 210615.01 AS NOTED

COVER SHEET

ATTACHMENT 5

Sheet #:

G 0.01

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20000

MAY SB SB

DATE: SCALE: DESIGNED DRAWN: CHECKED: PROJ. MG

VALLEY ROAD (, CA 94596 7 FAX 925-

S

G

SURVEY

TITLE CAR W

K OUACK OVADA CITY VADA COUN

/ NSPS L FOR: OUICK 0 2059 NEVA NEVA

ALTA

PARKING SUMMARY

700000			
DESCRIPTION	STALLS		
STANDARD PARKING	0		
COMPACT PARKING	0		
ACCESSIBLE PARKING	2		
TOTAL	2		

REFERENCES

PARCEL MAP	(4 PM
RECORD OF SURVEY	(5 R
RECORD OF SURVEY	(15 RS

TABLE A REQUIREMENTS NOTES

2	NO address observed while conducting the fieldwork.

- The subject parcel DOES NOT lie within a Special Flood Hazzard. Refer to Note # 08 for Flood zone classification.
- The Gross land area is 0.667 ± ACRES (37,762 ± Square Feet)
- The contour select of the surveyed percel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.
- See Zoning report WAS NOT provided to the surveyor. Information within the report is noted hereon. See Zoning Report Note on this sheet for details. (Refer to Note # 05)
- 8 Substantial features observed in the process of conducting the fieldwork are plotted hemon.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.M.) as determined by:

 (a) plans and/or reports provided by client (with reference as to the sources of information)

Note to the clarit, insurer, and inner - With regard to Table A, Item 11, information from the sources chaded above will be combined with observed entitions or difflies pursuant to Seation SE. br. in develop a view of the underground features extracted and the seat of the underground features extract be assumely, completely, and railarly depicted. In addition, in some published to the seat similar sufflies of the seat seat of the seat seat of the seat seat of the seat o

- 13 Names of adjoining owners according to current tax records are noted hereon.
- 14 The distance to the nearest intersecting street is shown hereon.
- [16] There was evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

 (SITE IS CURRENTLY UNDER CONSTRUCTION)
- There are no proposed changes in street right of way lines. There was no observed Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwark.
- Any plotituitie offsite (i.e., appurtenant) easements or servifudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A item() ARE shown hereon. (PLOTTED AS PARCEL, TWO)

ABBREVIATIONS BUILDING CLEAN OUT DROP INLET ELECTRIC VAULT FACE OF CURB

FENCE FIBER OPTIC BOX PEDESTAL
TELEPHONE BOX
TELEPHONE MANHOLE

LEGEND

_EGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	-
ION-ACCESS	
OUND MONUMENT AS NOTED	
OUND IRON PIPE OR AS NOTED	•
OLLARD LIGHT	•
JGHT	•
TREET LIGHT	□
RAFFIC SIGNAL POLE	∀
RANSFORMER	M
RE HYDRANT	A
STORM DRAIN MANHOLE	(ô)
SANITARY SEWER MANHOLE	<u>(6)</u>
CLEAN OUT	•
TRE DEPARTMENT CONNECTION	A
BACK FLOW PREVENTER	
POST INDICATOR VALVE	حده
JTILITY BOX (SIZE VARIES)	
SIGN	·
FLAG POLE	8
TITLE REPORT EXCEPTION NUMBER	· ①
RECORD INFORMATION W/ REFEREN	ICE (100.00)(I)
GAS METER	CO CO
UTILITY POLE W/ GUY WIRE	
VALVE	⊻ •
CATCH BASIN / DROP INLET	
WATER METER	#
SPOT ELEVATION	× 32.1
CONTOUR	
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ACCESSIBLE PARKING STALLS	(1ap) ∆

EXCEPTIONS TABLE

Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

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- 3. The lien of supplemental or escaped sasessments of property toxes. If any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 6 and 4, respectively, of the Revinus and Taxation Code of the Selset of California as a result of the to the vestion ramed in Schedule A or as a result of changes in ownership or new construction counting part to Debte of Policy.

 (NOT A SURVEY NATTER)
- Ensement(s) for the purpose(s) shown below and rights incidental thereto, as granted in Granted to: Pacific Tisisphone and Telegraph Company Electrical and communication facilities Recording No: Beach 26, Repart 30, of Official Records Affects: A portion of add land (InAgeNeINT PLOTTED HEIREROY)
- Ensement(e) for the purpose(a) abown below and rights incidental thereto, as granted in a document:

 Granted to: The Pacific Telephone and Telegraph Company

 Elackficial and communication fuellities

 Recording Date: June 16, 1964

 Recording No: Book 386, Page 392, of Official Records

 Affects: Estandly 10 feet of said land

 (PASEMENT PLOTTED HERROR)
- The ownership of said Land does not include rights of socess to or from the street, highway, or feeoway abuting said Land, such rights having been retinquisited by the document, Recording Date: August 16, 1085 per of Indical Recording Not. Book 335, Page 185, of Official Records (AREAS OF NON-ACCESS PLOTIDE HEREON)
- Ensement(s) for the purpose(s) shown below and rights incidental thereto, as graz Granted by Pacific Gas and Electric Company Electrical business.

 Electrical business

 Recording Note:

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 Resordi
- . The ownership of said Land does not include rights of access to or from the street, highway, or feeway abuting said Land, such rights having been relinquished by the document, Recording Date: April 29, 1988
 Recording No.: Book 400, Page 188, of Official Records
 (AREAS OF NON-ACCESS PLOTTED HEREON)
- The effect of the Record of Survey Map, filed April 13, 1973, in Book 5 of Surveys, at Page 4. (AS SHOWN HEREON)

at certain document
Reciprocal Easement Agreement
May 10, 20
May 1

13. A deed of frust to secure on Indestedness in the amount shown belon Amount.

S454,000.00.

Datho:
Truston/Crantor
Links:
Lingsite, summer of person as their security of the control o

- (NOTA SURVEY MATTER)

 14. The Cempany will require the following documents for review prior to the issuance of any title insurance predicted upon a correspondent or encurationate from the entity named below.

 Linking predicted upon a correspondent or encurationate from the entity named below.

 Linking of the operating appearent, If any, and all annaniments, appearents and/or molitoration theretos, certified by the appropriate manager or member.

 I) if an operation in the propriate fitting stamps.

 I) if an operation Linking Linking Company, a copy of the Articles of Organization and all annanimensh thereto with the appropriate fitting stamps.

 I) if the Linking Linking Company is member entrained, a full and complete current list of members which the entity is currently demoked.

 (a) A current stated certificate of good stampling from the proper governmental authority of the state is which the entity is currently demoked.

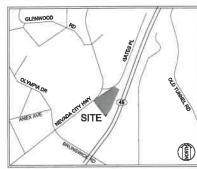
 (b) If less than all members, or managers, as appropriate, will be executing the closing documents, further widence of the authority of these as igning.

 (i) Il Limited Liability Company is a Single Member Entity, a Statement of Intermentation for the Single Sinking and Authority for the Cartificate of California LLC (Without en Operating Agreement) Status and Authority for the survival and the prosence of a notery public the Certificate of California LLC (Without en Operating Agreement)

 Status and Authority for survival and the survival and the survival and authority for the survival and all the prosence of a notery public the Certificate of California LLC (Without en Operating Agreement)
- Water rights, claims or title to water, whether or not disclosed by the public records. (NOT A SURVEY MATTER)
- Any rights of the parties in possession of a portion of, or all of, said Lend, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, locense and/or lease, together with all supplements, assignments and amendments thereto before leaving any policy of little insurance without excepting this item from coverage.

17. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Composite Undersetting Department. The Company reserves the right to add additional liters or make suther requirements after such review. (NOT A SURVEY MATTER)



VICINITY MAP

NOTES

- 1. All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This survey was propared from informetion furnished in a Preliminary Title Report, propered by Flotify Indianal Title Company dated December 22, 2020, Order No. 07(00/738-010-07-AHD, Armoded Preliminary Paper III. No Islabilly is assumed for matters of record not stoted in said Preliminary Title Report that may affect the boot lines, exceptions, or ecasements affecting the properior.
- 3. The types, locations, sizes and/or depths of actsing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only scales devention for its mask the types, advant sizes, locations and depths of such underground utilities. (A neasonable effort has been made to locate and definests at it unknown underground utilities.) However, the surveyor can assure no responsibility for the completeness or accuracy of its delimeted of auch underground utilities wherein any be encountered, but which are not allown on these deniveryas.
- 4. A.P.N.: 035-400-001
- Zoning Note:
 This survey makes no svaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property is currently zoned "C-2" (Central Business District)

The current building setbacks for this zoning designation are on file with the City of Grass Velley Planning Department. Information was obtained from the City of Grass Valley Planning Department on April 30, 2021

Basis of Bearings:
 The bearing of North 51'40'52' East taken on the southeastarly right-of-way of Nevada Cely Highway as shown on that certain Record of Survey Basi for record on July 31, 2013 is Book 15 of Record of Surveys at Page 123, Norsada County Records was taken as the Basis of all Bearings around tendon.

Benchmark: NGS Monument "SPRING HILL": Found Brass Disk located on the cest end of the northerly sidewalk located on the Dorsey Drive Overcosting of State highway 49. Elevation: 2700.9 feet (GRS Choserved)
 Clarium) NAVD 1888

Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 966211 0631 E, dated February 03, 2010, as being located in Flood Zone "X";

Areas of determined to be outside the 0.2% annual chance flood.

Information was obtained from the FEMA website (www.fema.gov) on April 29, 2021.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GRASS VALLEY, IN THE COUNTY OF NEVADA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 8 EAST, M. D. B.S. M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE WEST ONE-QUARTER SECTION CORNER
OF SAID SECTION AS BEARS SOUTH 16" 64" 35" WEST 1183.15 FEET; THENCE FROM
SAID POINT OF BEGINNING, MORTH 65" 07" 06" ESST 323 AF PERT ALCING THE
AND POINT OF BEGINNING, MORTH 65" 07" 06" ESST 323 AF PERT ALCING THE
AND POINT OF BEGINNING, MORTH 65" 07" 06" ESST 323 AF PERT ALCING THE
HAT AND CAUGH FROM POINT OF THE SECTION OF THE PREFEWAY PURPOSES AS DESCRIBED IN
THE FINAL ORDER OF CONDENNATION DATED AUGUST 16, 1965, A CERTIFIED COPY
OF WHICH WAS RECORDED AUGUST 18, 1965, IN BOOK 385 OF OFFICIAL RECORDS,
AT PAGE 165, THENCE ALONG SAID LAST MENTIONED LIBE, SOUTH 37" 09 17" EAST
11.45 FEET AND ALONG A CARVET OT THE LEFT WITH RADIUS OF SIS PEET, THROUGH
AM ANGLE OF 11" 35" OF FOR A DISTANCE OF 107" AF PEET, THE LONG CHORD OF
WHICH BEARS MORTH AT '00" AP EAST 10", 7" JEET, THEIRCE HOWS CHORD OF EAST
WESTERLY LINE OF THE YAN GAS PROPERTY, THENCE ALONG SAID
WESTERLY LINE SOUTH 32" 05" 22" WEST 310" AS FEET TO A POINT IN THE
POINT OF BEGINNING, AS SURVEYED BY J. F. SIEGREID, I.S. 2222.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF 100 FEET BELOW THE SURFACE AS CONVEYED BY DEED DATED JANUARY 3, 1940, RECORDED JANUARY 11, 1940, IN BOOK 60 OF OFFICIAL RECORDS, AT PAGE 22, EXECUTED BY GEORGE A LEGG, ET LIX, TO D.E. MCLAUGHLIN.

SURVEYOR'S CERTIFICATE

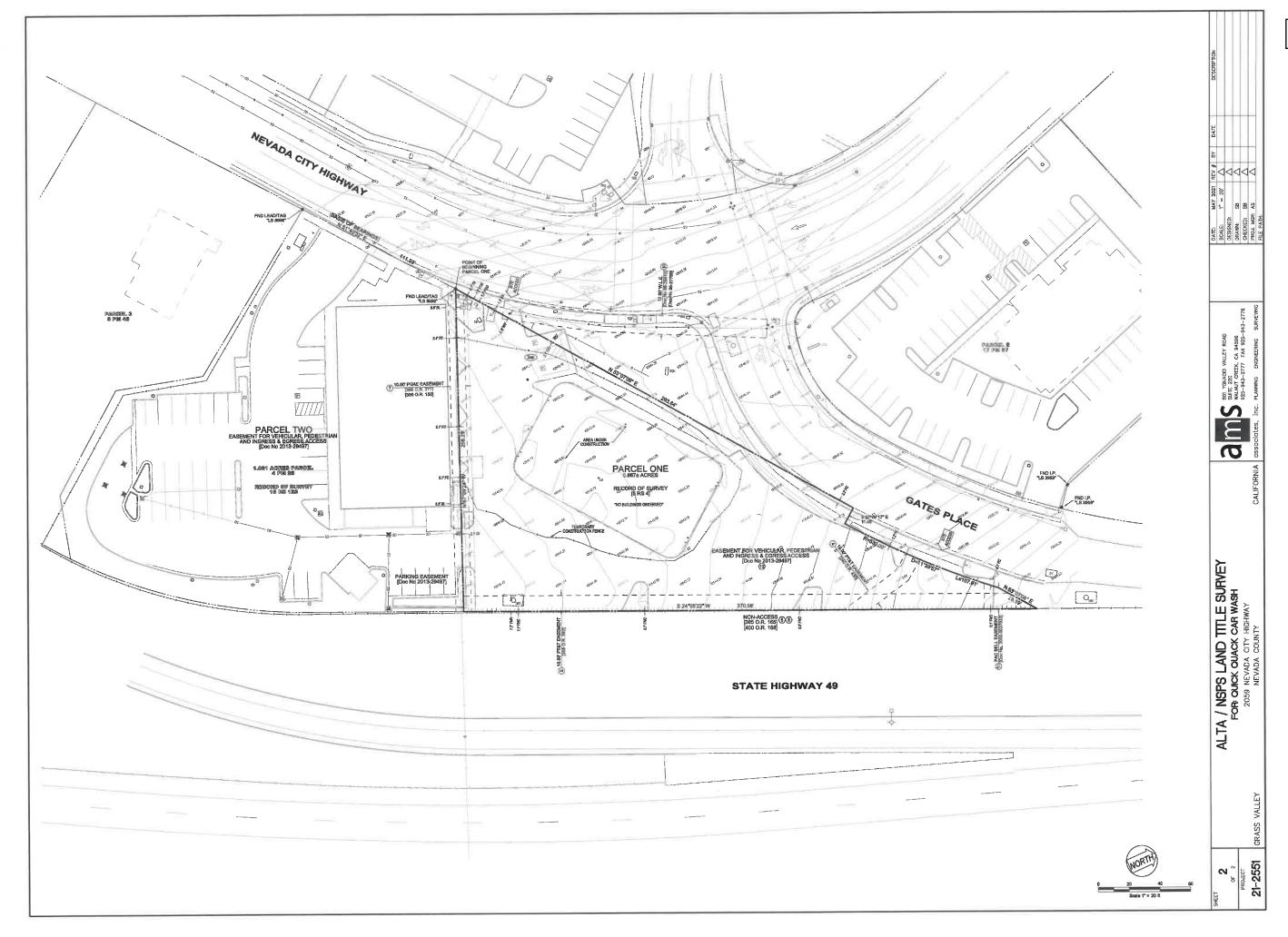
This is to certify that this rate or plat and the survey on which it is based were made in secondane with the 2021 Mainteum Standard Detail Requirements for ALTANBPS Land Title Sourveys, Johly statistication of August 18





21-2551

35



GENERAL ABBREVIATIONS / LEGEND POWER POLE CB CATCH BASIN IRON PIPE CENTERLINE RAILROAD SPIKE DCV DETECTOR CHECK VALVE STANDARD CITY MONUMENT DIRT ELEVATION DRIVEWAY SURVEY MONUMENT ELECTRICAL LINE 0 STORM DRAIN MANHOLE ELECTRIC BOX STREET SIGN EDGE OF PAVEMENT WATER VALVE FDC FIRE DEPARTMENT CONNECTION 12" 🖀 TREE WITH SIZE FINISHED FLOOR FLOWLINE TREE REMOVAL FINISHED SURFACE/FIRE SERVICES FS GAS PIPE \mathbb{A} TRANSFORMER GRADE BREAK BARBED WIRE FENCE _____ O _____ CHAIN-LINKED FENCE GUARD POST WOOD FENCE HANDICAP RAME __ _ _ SAWCUT LINE JOINT POLE EXISTING STORM DRAIN CATCH BASIN SD []] JOINT TRENCH LINEAR FEET EXISTING WATER METER / GAS METER MONITORING WELL EXISTING SANITARY SEWER CLEANOUT OVERHEAD ELECTRIC OVERHEAD TELEPHONE EXISTING FIRE HYDRANT PUBLIC ACCESS EASEMENT EXISTING SANITARY SEWER MANHOLE PULL BOX STORM DRAIN MANHOLE PORTLAND CEMENT CONCRETE PACIFIC GAS & ELECTRIC EXISTING WATER VALVE POST INDICATOR VALVE EXISTING GAS VALVE PUBLIC UTILITY EASEMENT EXISTING CONTOUR PVC POLYVINYL CHLORIDE PIPE EXISTING ELEVATION RIDGE LINE REINFORCED CONCRETE PIPE TC - TOP OF CURB ELEVATION FS - FINISHED SURFACE REDUCED PRESSURE PRINCIPLE BACKFLOW STORM DRAIN PIPE SDCB STORM DRAIN CATCH BASIN GR - GRATE ELEVATION STORM DRAIN CLEANOUT FL - FLOW LINE SDMH STORM DRAIN MANHOLE SS SANITARY SEWER PIPE HP - HIGH POINT SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE SSMH PROPOSED CONTOUR SIDEWALK TELEPHONE LINE 3.0% SLOPE TOP OF CURB TOP OF CONCRETE HEADER PROPOSED CURB TOP OF RETAINING WALL TELEPHONE POLE PROPOSED CURB AND GUTTER TRAFFIC SIGNAL PROPOSED FIRE LANG TRAFFIC SIGNAL BOX HANDICAP RAMP WATER PIPE WATER METER EXISTING WATER LINE ŠŸ PROPOSED GAS VALVE EXISTING GAS LINE OVERLAND RELEASE EXISTING SANITARY SEWER LINE CONTROLLER CABINET FIRE HYDRANT EXISTING STORM DRAIN LINE GUY POLE HANDICAP SPACE EXISTING ELECTRICAL LINE PROPOSED STORM DRAIN CATCH BASIN PROPOSED WATER METER / GAS METER PROPOSED SANITARY SEWER CLEANOUT PROPOSED STORM DRAIN CLEANOUT — PROPOSED WATER LINE PROPOSED SANITARY SEWER LINE PROPOSED SANITARY SEWER MANHOLE/ STORM DRAIN MANHOLE PROPOSED STORM DRAIN LINE PROPOSED ELECTRICAL LINE PROPOSED TELEPHONE LINE PROPOSED JOINT UTILITY TRENCH PROPOSED FENCE PROPERTY LINE

MATCH LINE

--- GB ---- GB --- GRADE BREAK

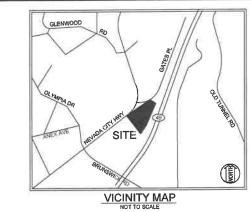
LIMIT OF DEMOLITION

PROPOSED CONTOUR



2059 NEVADA CITY HIGHWAY **GRASS VALLEY NEVADA COUNTY** APN 035-400-001

SITE KEY MAP 1"=30"



SHEET INDEX

C-1.1 COVER SHEET

GATES PLACE

C-3.1 HORIZONTAL CONTROL PLAN

C-4.1 GRADING PLAN C-5.1 UTILITY PLAN

C-6.1 STORM WATER CONTROL PLAN

Item # 3.

ALLEY ROAD CA 94596 FAX 925-9

 σ

#26-128 COVER

OVER SHEET

CK CAR WASH #

NEVADA CITY HWY

NEVADA COUNTY

OUACK

OUCK

VALLEY

21-2551

C-1.1

PROJECT DATA THE BEARING OF NORTH 51'40'52" EAST TAKEN ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NEVADA CITY HIGHWAY AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 31, 2013 IN BOOK 15 OF RECORD OF SURVEYS AT PAGE 123, NEVADA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

FLOOD ZONE NOTE:

NGS MONUMENT "SPRING HILL":
FOUND BRASS DISK LOCATED ON THE EAST END OF THE NORTHERLY SIDEWALK LOCATED
ON THE DORSEY DRIVE OVERCROSSING OF STATE HIGHWAY 49.
ELEVATION: 2700.9 FEET (GPS OBSERVED) (DATUM) NAVD 1988

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060211 0631 E, DATED FEBRUARY 03, 2010, AS BEING LOCATED IN FLOOD ZONE "X";

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON APRIL 29, 2021.

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES IN THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

PHONE: (530) 274-4350

PROJECT CONTACTS

DEVELOPER

CIVIL ENGINEER

ARCHITECT

QUICK QUACK CAR WASH 1380 LEAD HILL BLVD SUITE 260 ROSEVILLE, CALIFORNIA 95661

ams associates, inc. 801 YGNACIO VALLEY ROAD, SUITE 220 WALNUT CREEK, CALIFORNIA 94596

LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DR. SUIT 213 DIAMOND BAR, CA 91765 PHONE: (909)860—1010 EMAIL: SSHANITYAI@LADESIGNGROUP.NET SAEID SHANITYAI

MARTIN CONSULTING GROUP, INC.
2204 PLAZA DRIVE, SUITE 130
ROCKUN, CA 95765
PHONE: (916)256-4816
EMAIL: JONN@MARTINCONSULTINGGROUP.BIZ

PHONE: (925) 943—2777
FAX: (925) 943—2778
EMAIL: AL®AMSASSOCIATES.US

BOB BURDUE / AL SHAGHAGHI

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

OLIVE STREET LANDSCAPE BOX 2083 PETALUMA, CA 94952 PHONE: (707) 280-8990
ROD@OLIVESTREETLANDSCAPE.COM
ROD SCACCALOSI

PHONE: (916) 472-8689 CAMERON DRENNAN

5

GRASS VALLEY FIRE DEPARTMENT 125 E MAIN ST, GRASS VALLEY, CA 95945 PHONE: (530) 274-4370

GRASS VALLEY PUBLIC WORK DEPARTMENT

THE CITY OF GRASS VALLEY

125 EAST MAIN ST. GRASS VALLEY, CA 95945

FIRE DEPARTMENT

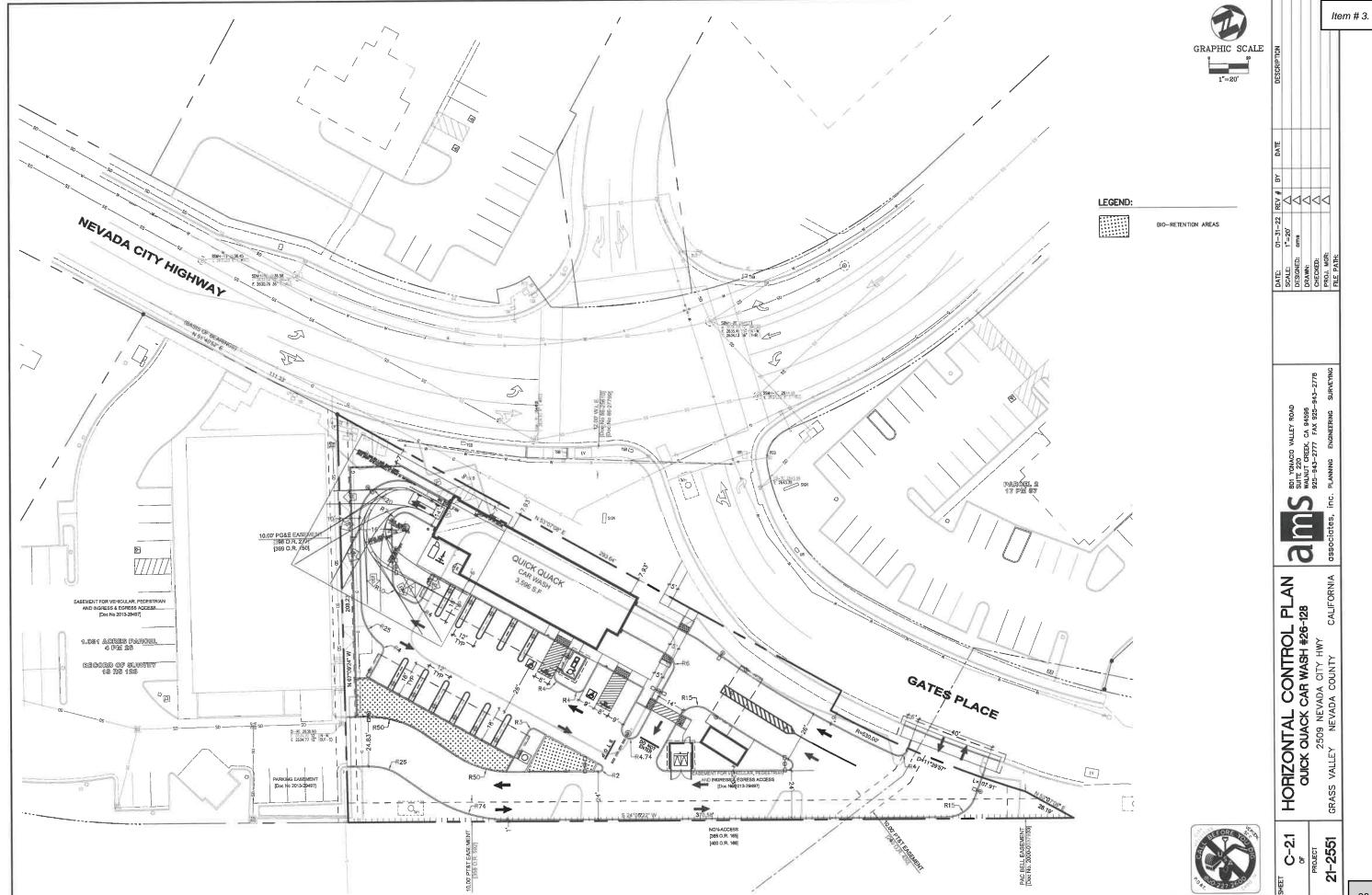
WATER/SEWER

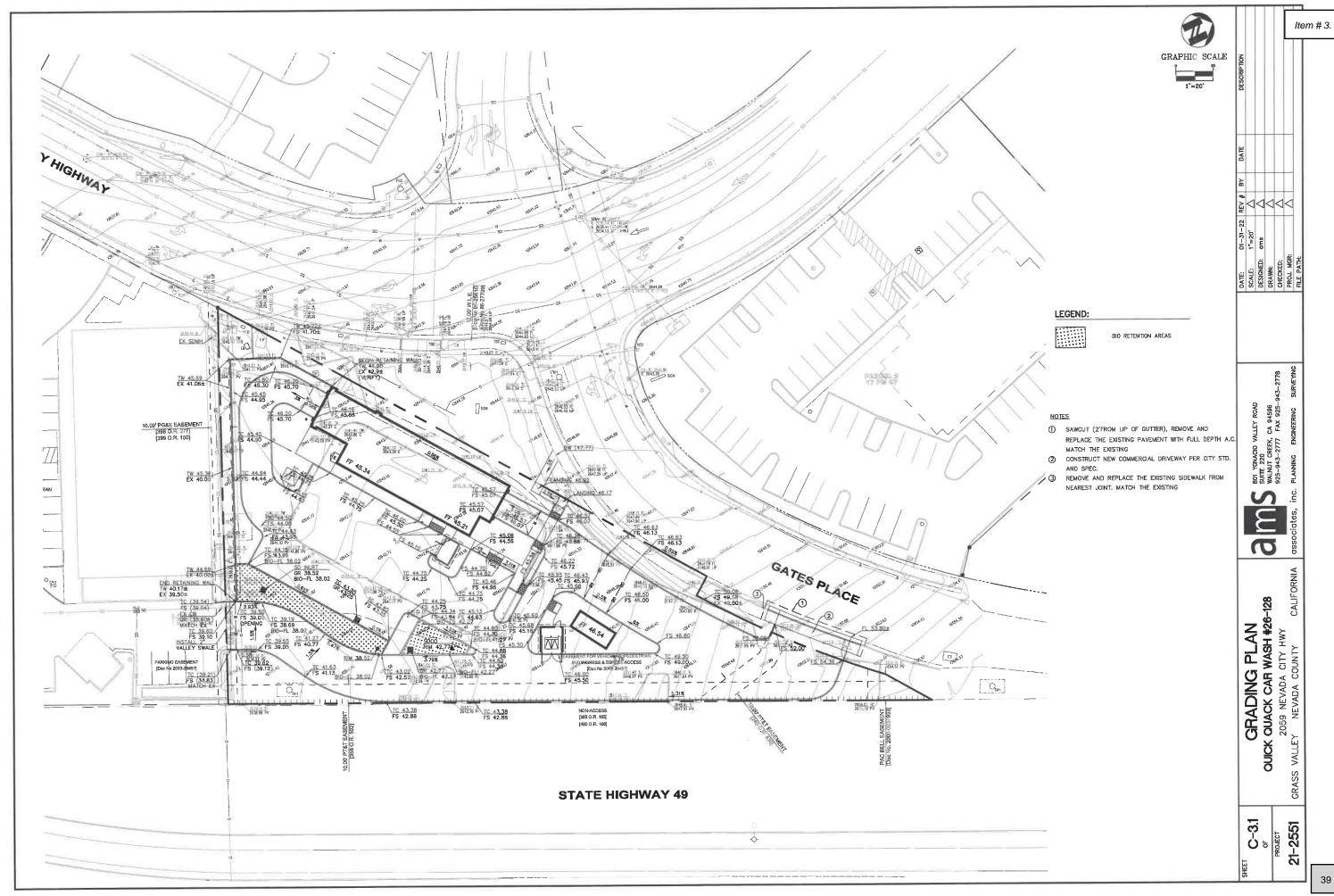
NEVADA IRRIGATION DISTRICT 1036 W MAIN ST, GRASS VALLEY, CA 95945 PHONE: (530) 273-6185

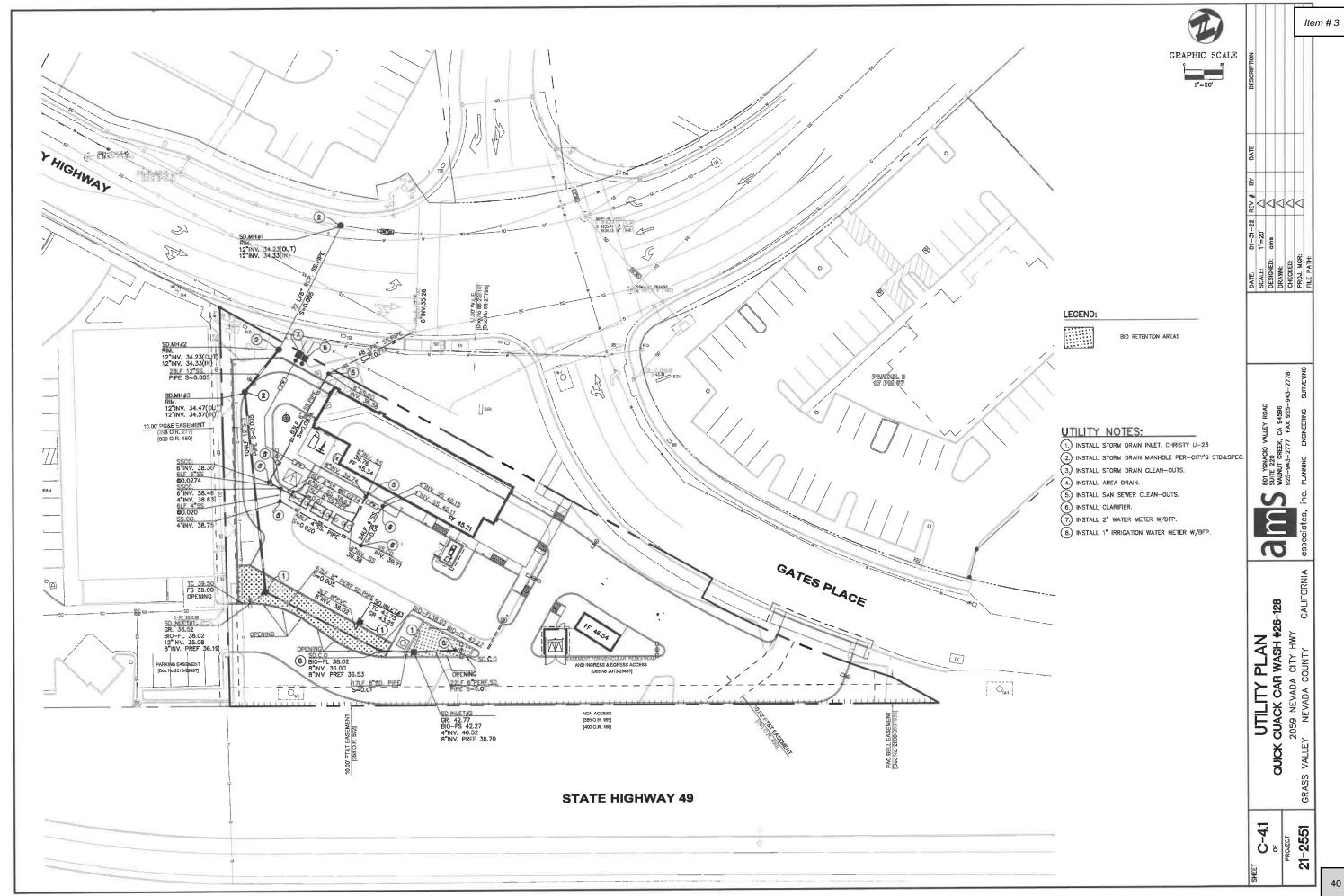
125 E MAIN ST, GRASS VALLEY, CA 95945

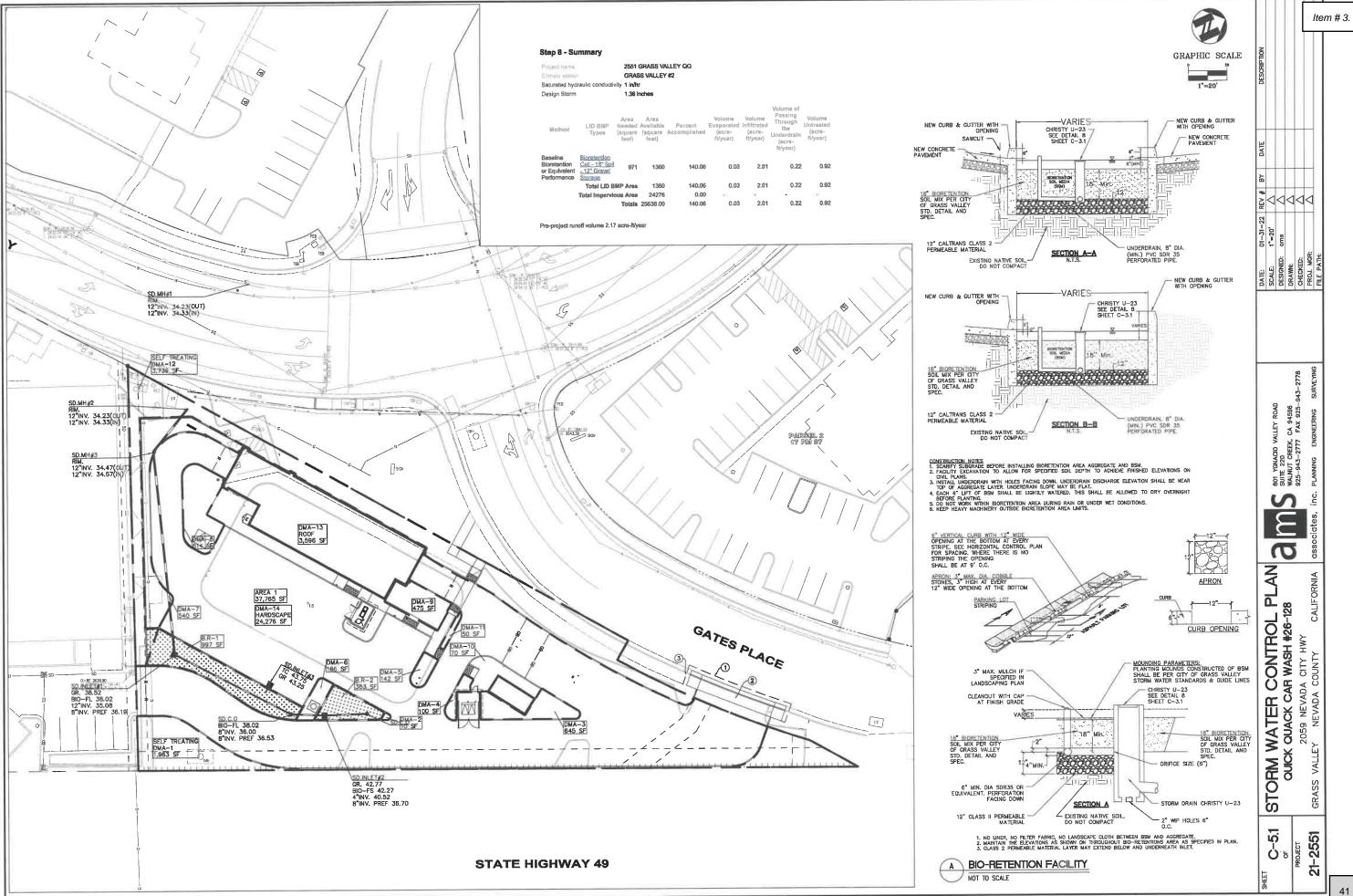
PG&E 1050 HIGH ST, AUBURN, CA 95603 EMAIL: D5BP@PGE.COM DAVE BOND

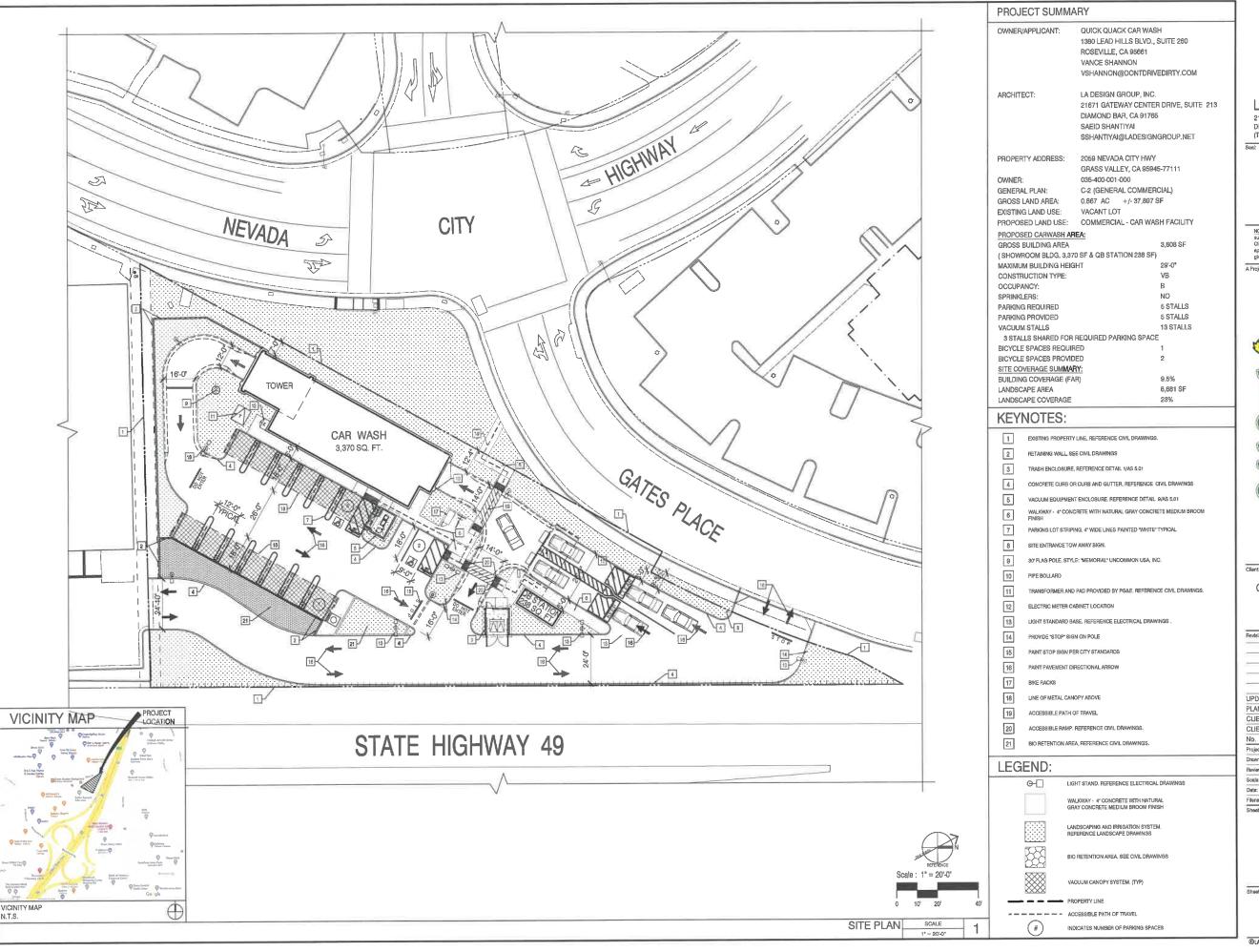












Item # 3.

LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765 (T) 909.860.1010



epprovels. No warranties or guaranties of any kind are given or implied by the Architect.



QUICK QUACK CAR WASH

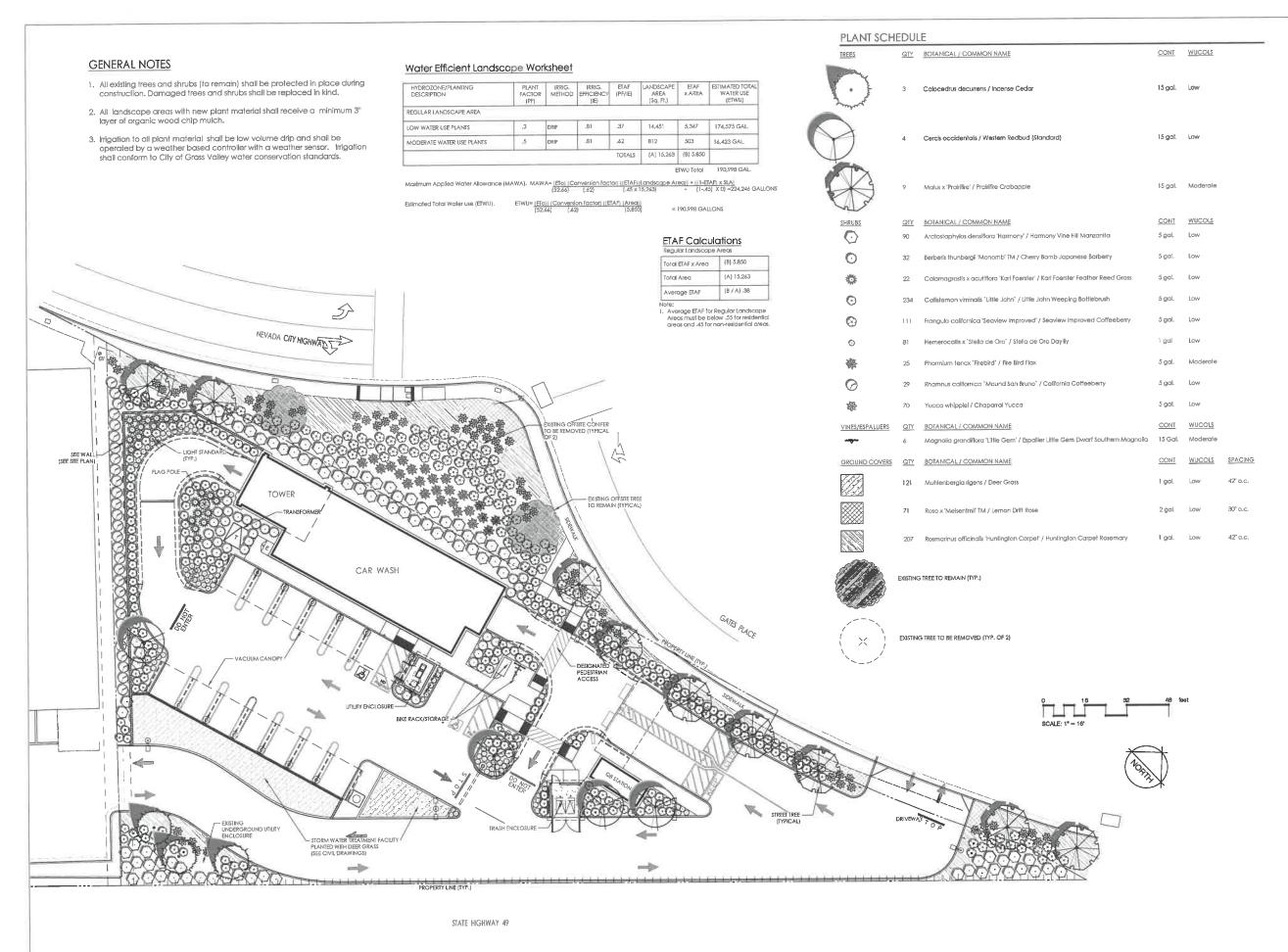
1380 LEAD HILLS BLVD., STE. 260

UPDATED ENTITLEMENT	04/07/2022
PLANNING SUBMITTAL	12/03/2021
CLIENT REVISION	10/15/2021
CLIENT COORDINATION	10/01/2021
No. Description	Date
Project No.:	210615.01
Drawn By:	
Reviewed By:	-
Scala:	AS NOTED
Date:	
Filename:	-

SITE PLAN

Sheet #:

AS 1.01





LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765 (T) 909 860, 1010

Jour.

OLIVE STREET

P.C. Box 2083 Petaluma CA 94952 707-280-8990 OliveStreetLandscape. Redney L. Scoccolosi No. 4452 Exp. 05/31/24

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client. Terart, and Governmental Agency comments/ approvals. No warranties or guaranties of any kind are given or implied by the Architect.

A Project for



Client

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., STE. 260 ROSEVILLE, CA 95661

3	
UPDATED ENTITLEMENT	04/06/2022
PLANNING SUBMITTAL	12/03/202
CLIENT REVISION	10/15/202
CLIENT COORDINATION	10/01/202
No. Description	Date
Project No.:	210615.0
Drawn By:	_
Reviewed By:	
Scale:	AS NOTEL
Date:	
Filename:	
Sheet Title:	

LANDSCAPE PLAN

Sheet #:

L





LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765 (T) 909.860.1010

Seal:

OLIVE STREET LANDSCAPE ARCHITECTU

P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.cor

Rodney L. Scotcolosi No. 4452 Exp. 05/31/24

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/ approvals. No warranties or gauranties of any kind are given or implied by the Architect.

A Project for:



Client:

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., STE. 260 ROSEVILLE, CA 95661

UPDATED ENTITLEMENT	04/06/2022
PLANNING SUBMITTAL	12/03/202
CLIENT REVISION	10/15/202
CLIENT COORDINATION	10/01/202
No. Description	Date
Project No.:	210615.0
Drawn By:	
Reviewed By:	
Scale:	AS NOTES
Date:	
Filename:	
Sheet Title:	

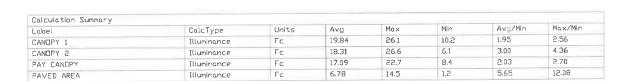
LANDSCAPE PLAN

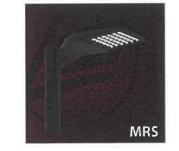
Sheet #:

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Item # 3.

Pole to be used for flag pole light. the the the the the the the the b.o b.i b.i b.4 b.4 b.4/ 10 10 Lby Lbp b.9 1.2 ba 188.0 1.6 b.9 b.5 b.3 1.00 b.5 b.2 b.1 b.1 b.0 b.0 b.0 7.9 16'-0' TOWER - ñ.o ñ.o 10.8 t.e t.e t.s 12.4 12.6 WAS 15.3 3,370 SQ. FT. b.9 b.6 b.4 ħi ħe 5.9 b.5 b.3 b.2 4.6 38 1.2 1.7 1.4 ъ.з b.7 b.4 b.3 b.3 0.5 b.4 b.4 t. t.s t.s t.s t.4 t.3 ha ha ha be be 1.6 1.2 1.1 1.1 1.1 2.0 4.2 4.0 3.3 2.4 b.o t.o t.o 1.3 5.9 5.0 3.3 ENTER 13. 10.10 May 12.0 10.7 35 111 b.o b.o b.o h.3 b.1 10.1 B.5 B.9 4.3 B.3 5.0 b.o 59 % 5.6 5.5 3.8 2.9 2.9 3.7 5.4 6.3 6.7 be 23 b.4 b.5 be 36 b.4 b.5 be 36 b.7 be 37 be 38 be 3 b.o b.o b.o ži ži 1.8 1.6 1.6 1.8 ži žo žo ži žo 1.9 1.9 1.6 b.o b.o b.o b.o b6 b6 b5 b4 b4 b3 b4 b3 b4 b5 b5 b4 b3 b.o b.o b.o b.o b.o b.e b.e b.e b.e b.1 b.1 b.1 b.1 b.1 b.1 b.1 b.1 b.2 b.2 b.2 b.3 b.3 b.4 b.5 b.5





PHOTOMETRIC EVALUATION NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Saciety (ISES) approved methods. Actual performance of any namifacturer's luminaires may vary due to changes in electrical voltage, tolerance in langs/LED's and other variable field conditions. Calculations do not include abstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture namenclature noted does not include mounting hardware or poles. This drawing is far photometric evolution purposes only and should not be used as a construction document or as a final document for ordering product.

NOTE STANDARD 120-277 UNLESS OTHERWISE SPECIFIED

_uminaire Sch	nedule								
Symbol	Qtv	Label	Arrancement	Description	LLD	LDD	LLE	Arr. Lum. Lumens	Arr. Watts
yrioo.	15	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95
	4	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-16' PDLE+2' BASE	1.000	1.000	1.000	16890	135
	4	SF2b	D180°	MRS-LED-18L-SIL-FT-50-70CRI-D180-16' POLE+2' BASE	1.000	1.000	1.000	33780	270

Total Project Watts Total Watts = 2399.25



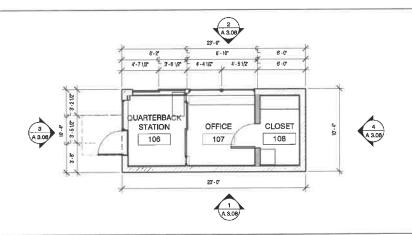
200 ALLACE IN CHORACT, DIE 4549 LIA

LIGHTING PROPOSAL

LO-155042-1

GUICK QUACK
NEVARA CITY HWY & GATES PLACE
GRASS VALLEY, CA
VAHK GATOR/27/21 EV4/6/22 SHEET
UT-14

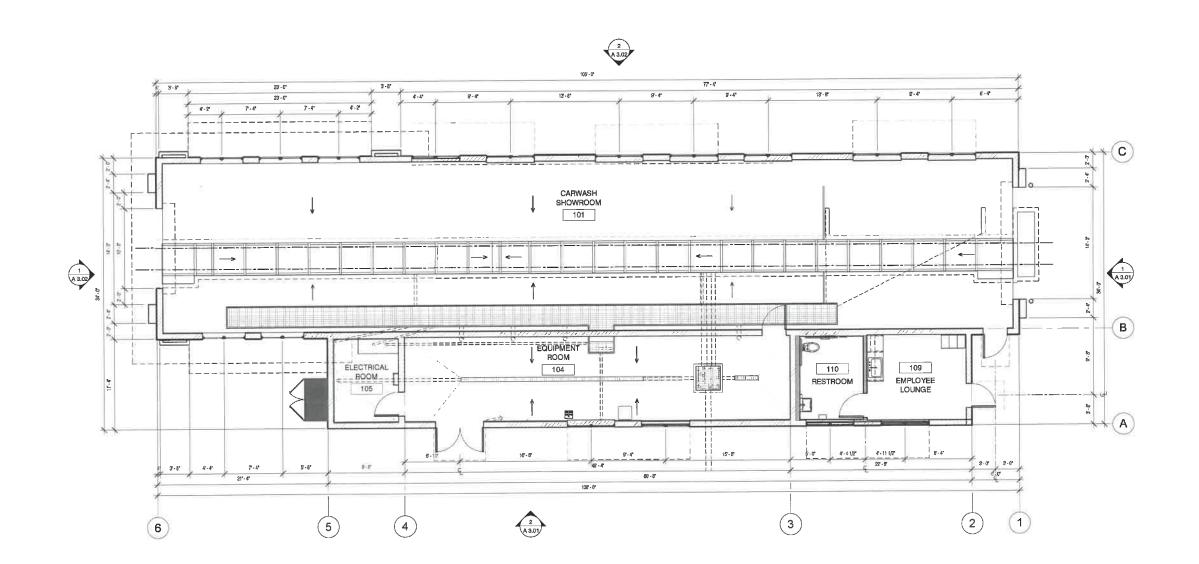
SCALE: 1'=16'





QB STATION FLOOR PLAN

3/16' = 1'-0'





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A Project for:



NEVADA CITY HWY AND GATES PLACE GRASS VALLEY, CA

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

04/07/2022 UPDATED ENTITLEMENT CLIENT REVISION 12/16/2021 ENTITLEMENT PACKAGE 11/30/2021 CLIENT REVISION CLIENT COORDINATION 10/01/2021 No. Description Date 210615 Drawn By: Reviewed By:
Scale:
Date:
Filename:
Sheet Title: 3/16" = 1'-0"

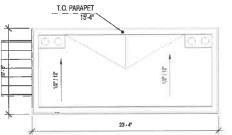
FLOOR PLAN

Sheet #:

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SCALE 3/16" = 1'-0" FLOOR PLAN





3/16" = 1"0" 2

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C 25558 EKP, 03/31/23

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Client:

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

UPDATED ENTITLEMENT	04/07/2022
CLIENT REVISION	12/16/2021
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CLIENT COORDINATION	10/01/2021
No. Description	Date
Project No.:	210615
Drawn By:	Author
Reviewed By:	-
Scale:	3/16" = 1'-0"
Date:	11/11/21
Filename:	-
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ROOF PLAN

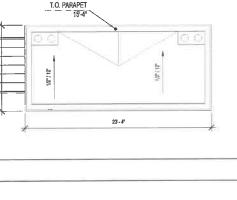
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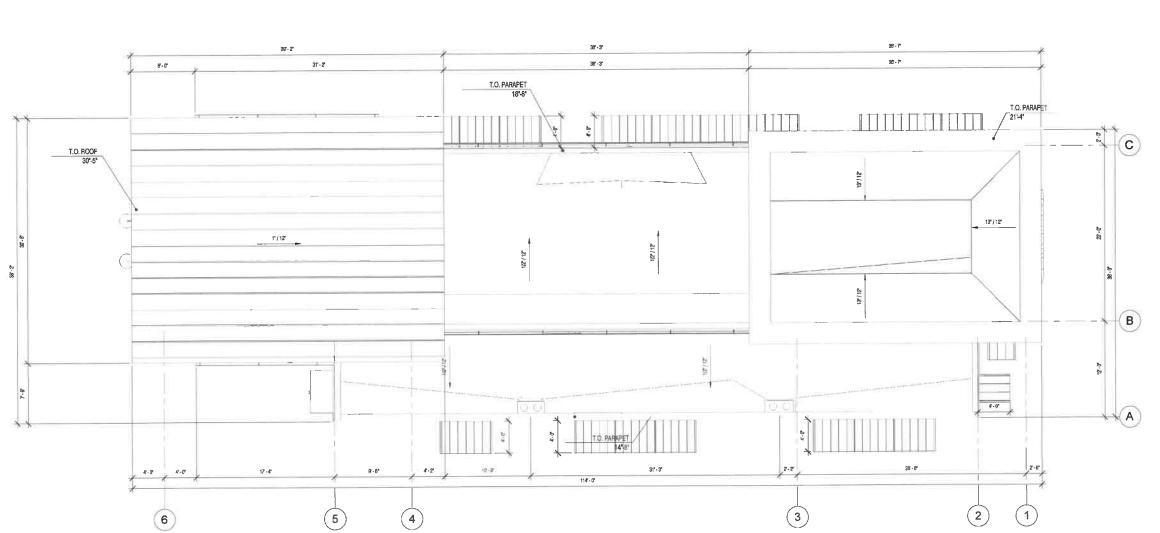
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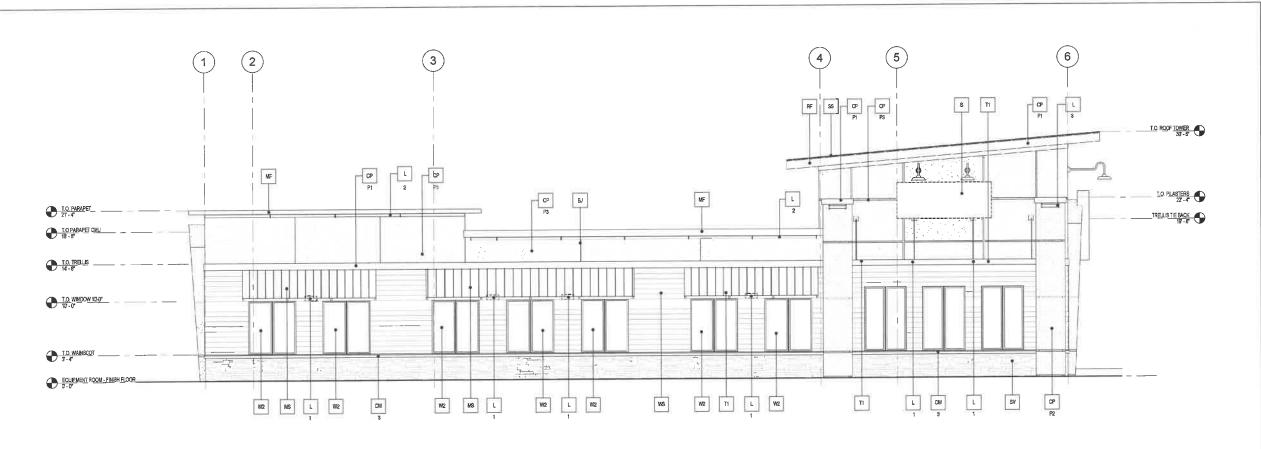
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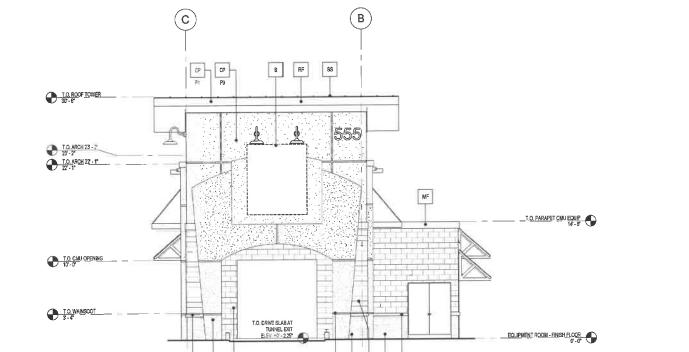
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)
			ROOF PLAN	SCALE 3/16" = 1'-0"	1





QB STATION ROOF PLAN





Item # 3.

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A Project for:



NEVADA CITY HWY AND GATES PLACE GRASS VALLEY, CA

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

Revisions:	
UPDATED ENTITLEMENT	04/20/2022
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No. Description	Date
Project No.:	210615
Drawn By:	Autho
Reviewed By:	
Scale:	As indicated
Date:	
Filename:	

EXTERIOR ELEVATIONS

Sheet #:

A 3.01

ELEVATION KEY NOTES:

BASALITE SIMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "RANBLOO" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RANBLOO" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

SV STONE VENEER, CORONADO STONE, 8000 SERIES - GRAY, OLD WORLD LEDGE MODEL AND MONARCH COLOR.

PRECISION FACE CONCRETE IMSCORY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WANISCOT WITH INTEGRAL FACTORY PRINKLOC' WATER REPELLENT ADMICTURE. MORTAR TO HAVE "PAINBLOC" FOR MORTAR ADMICTURE. MORTAR COLOR TO MATCH.

CP ACRYLIC PLASTER COLOR COAT

P1 = MATCH SHERMIN WILLIAMS "QUICK QUACK GREEN" P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW" P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

HOLLOW METAL DOOR - PAINT TO MATCH SHERMIN WILLIAMS #7025 "BACKDROP"

D2 OVERHEAD METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

DS 8" X 18" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT, PAINT TO MATCH ADJACENT SURFACE

EJ

L LIGHT FIXTURE

1 TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
12 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
13 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
14 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

MS METAL SEAM ROOF - COLOR TO MATCH SHERWIN WILLIAMS "CUICK QUACK GREEN"

P 6° PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6903 "CHEERFUL" (YELLOW)

R 2° WIDE X 1/4° DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - MATCH SHEPWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

RO PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH

S SIGNAGE BY OTHERS SHOWN DASHED-FOR REFERENCE ONLY UNDER SEPARATE PERMIT, GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF FIRESTONE UC3 - "DARK IVY".

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS 'QUICK QUACK GREEN'

V 24" WIDE X 15" HIGH VENT - PAINT TO MATCH ADJACENT FINISH

SV STONE VENEER, CORONADO STONE (OLD WORLD LEDGE-MONARCH)

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

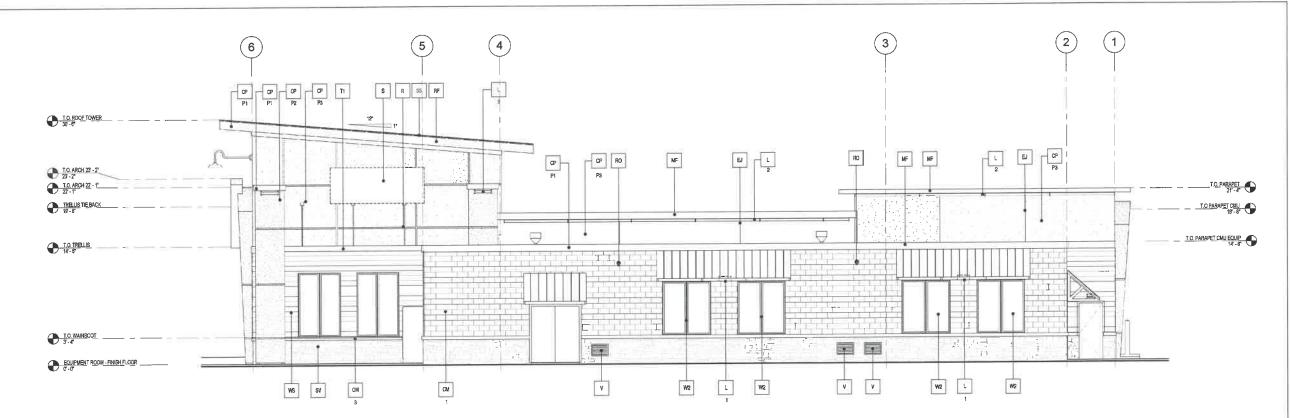
EXTERIOR FAUX WINDOW ASSEMBLY: WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONTTIONE

R SV WS SV CM CM CP CM

> WEST ELEVATION_ SCALE 3/16" == 1'+0"

NORTH ELEVATION

SCALE 3/16" = 1'-0"



SOUTH ELEVATION SCALE 3/16" = 1'-0"

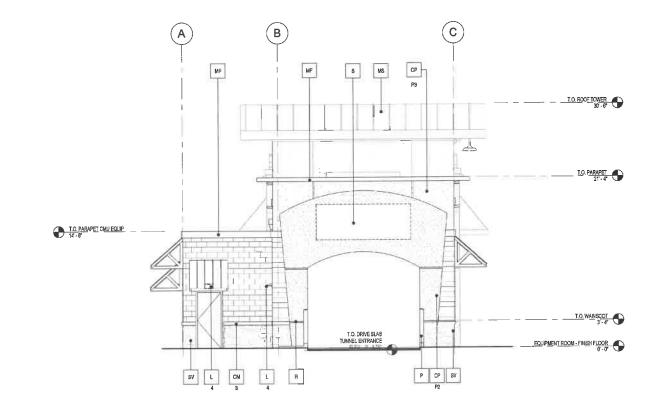
ELEVATION KEY NOTES:

- BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "PAINBLOC" WATER REPELLENT ADMOTURE, MORTAR TO HAVE "PAINBLOC" FOR MORTAR ADMINITURE, MORTAR COLOR TO MATCH.
- STONE VENEER, CORONADO STONE, 8000 SERIES GRAY, OLD WORLD LEDGE MODEL AND MONARCH COLOR.
- CM PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSOCT WITH INTEGRAL PICTORY "SAMBLICO" WAITER REPELLENT ADMIXTURE MORTAR TO HAVE "FAMBLICO" FOR MATCH.

 3 MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CP ACRYLIC PLASTER COLOR COAT
- P COLOR DESIGNATION:
 - P1 = MATCH SHERWIN WILLIAMS "CUICK QUACK GREEN"
 P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
 P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
 - PLASTER COLOR COAT TO BE SAND FINISH
- HOLLOW METAL DOOR PAINT TO MATCH SHERWIN WILLIAMS #7025 BACKDROP
- OVERHEAD METAL DOOR PAINT TO MATCH SHERWIN WILLIAMS #7025 BACKDROP*
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS 8"X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT, PAINT TO MATCH ADJACENT SUPFACE
- EJ 1/4" DEEP REVEAL EXPANSION JOINT

- L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
 L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
 L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
 L4 = WALL PACK (DOWN ONLY)
- CONTACT STEVE FRIEDMAN 847,830,1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
- MF METAL FASCIA PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- MS METAL SEAM ROOF COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

- P 6" PIPE BOLLARD FILLED WITH CONCRETE MATCH SHERWIN WILLIAMS #6903 "CHEERFUL" (YELLOW)
- R 2" WIDEX 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RO PVC ROOF OVERPLOW SCUPPER PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT, GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS STANDING SEAM METAL ROOF FIRESTONE UC3 "DARK IVY".
- T1 METAL WALL CANOPY SYSTEM COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 WALL CANOPY TIE-BACK SYSTEM COLOR TO MATCH SHERMIN WILLIAMS "QUICK QUACK GREEN"
- V 24*WIDE X 16* HIGH VENT PAINT TO MATCH ADJACENT FINISH
- SV STONE VENEER. CORONADO STONE (OLD WORLD LEDGE-MONARCH)
- WI EXTERIOR WINDOW ASSEMBLY TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- JAMES HARDIE BUILDING PRODUCTS ASPYRE DESIGN ARTISAN SHIPLAP SIDING PAINT TO MATCH SHERWIN WILLIAMS #7030 "ANEW GRAY"



EAST ELEVATION SCALE 3/16" = 1'-0"



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NEVADA CITY HWY AND GATES PLACE GRASS VALLEY, CA

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

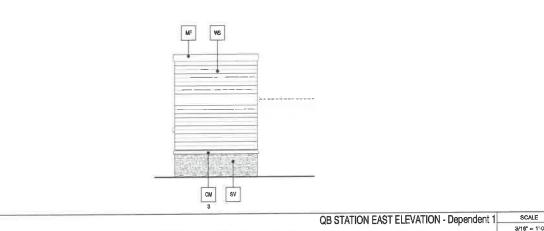
UPDATED ENTITLEMENT 04/20/2022 UPDATED ENTITLEMENT 04/07/2022 CLIENT REVISION 12/16/2021 ENTITLEMENT PACKAGE 11/30/2021 CLIENT REVISION 10/15/2021 10/01/2021

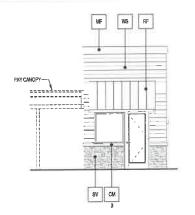
CLIENT COORDINATION Date 210615 Author As indicated

EXTERIOR

ELEVATIONS

A 3.02





QB STATION WEST ELEVATION - Dependent 1

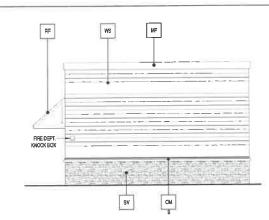
SCALE

ELEVATION KEY NOTES:

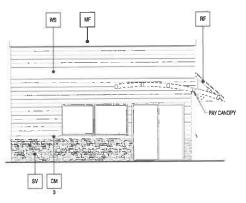
- CM BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD \$225

 11 "RUNBLOC" FOR MORTAR ADMOTURE. MORTAR COLOR TO MATCH.
- SV STONE VENEER, CORONADO STONE, 9000 SERIES GRAY, OLD WORLD LEDGE MODEL AND MONARCH COLOR.
- CM PRECISION FACE CONCRETE MASONINY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT FOR WITH INTEGRAL FLOTIONY TRANSLOCY WAITER REPELLENT ADMIXTURE. MORTAR TO HAVE TRAINBLOCY FOR MCATRA ADMIXTURE. MORTAR COLOR TO MATCH.
- CP ACRYLIC PLASTER COLOR COAT
- P COLOR DESIGNATION:
- PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR PAINT TO MATCH SHERWIN WILLIAMS #7025 BACKDROP
- D2 OVERHEAD METAL DOOR PAINT TO MATCH SHERWIN WILLIAMS #7025 BACKDROP
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ 1/A" DEEP REVEAL EXPANSION JOINT
- TYPE:
- L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
 L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
 L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
 L4 = WALL PACK (DOWN ONLY)
- MF METAL FASCIA PAINT TO MATCH SHERMIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- MS METAL SEAM ROOF COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

- P 6" PIPE BOLLARD FILLED WITH CONCRETE MATCH SHERWIN WILLIAMS #6903 "CHEERPUL" (YELLOW)
- R 2"WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RO PVC ROOF OVERIFLOW SCUPPER PAINT TO MATCH ADJACENT FINISH
- SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY LINDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS STANDING SEAM METAL ROOF FIRESTONE UC3 "DARK IVY".
- METAL WALL CANOPY SYSTEM COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- WALL CANOPY TIE-BACK SYSTEM COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V 24" WIDE X 16" HIGH VENT PAINT TO MATCH ADJACENT FINISH
- SV STONE VENEER. CORONADO STONE (OLD WORLD LEDGE-MONARCH)
- EXTERIOR WINDOW ASSEMBLY TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- EXTERIOR FAUX WINDOW ASSEMBLY WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALLIMINUM STOREFRONTTONE*
- JAMES HARDIE BUILDING PRODUCTS ASPYRE DESIGN ARTISAN SHIPLAP SIDING PAINT TO MATCH SHERWIN WILLIAMS #7000 "ANEW GRAY"



QB STATION SOUTH ELEVATION - Dependent 1	SCALE	I
QD OTATION COOTTI ELETATION Department	3/16" = 1'-0"	٦



QB STATION NORTH ELEVATION - Dependent 1	SCALE	4
do otto to	3/16" = 1'-0"	

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2

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

NEVADA CITY HWY AND GATES PLACE GRASS VALLEY, CA

UPDATED ENTITLEMENT	04/20/202
UPDATED ENTITLEMENT	04/07/202
CLIENT REVISION	12/16/202
ENTITLEMENT PACKAGE	11/30/202
CLIENT REVISION	10/15/202
CLIENT COORDINATION	10/01/202
No. Description	Dat
Project No.:	21061
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Scale:	As indicate
Date:	04/13/2
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EXTERIOR ELEVATIONS QB STATION

Sheet #:

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NORTH ELEVATION	SCALE	0
	3/16" = 1'-0"	_



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

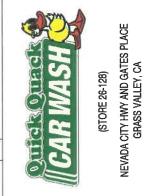


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A Project for



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QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95861

UPDATED ENTITLEMENT 04/20/2022
UPDATED ENTITLEMENT 04/07/2022
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ENTITLEMENT PACKAGE 11/30/2021
CLIENT REVISION 10/15/2021
CLIENT COORDINATION 10/01/2021
No. Description Date
Project No: 210615
Drawn By: Reviewed By: Scale: 3/16 = 1/37
Date: Filoname: Filoname: Short Title:

COLOR ELEVATIONS

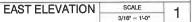
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SOUTH ELEVATION	SCALE	2
	3/16" = 1'-0"	~







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A Project



NEVADA CITY HWY AND GATES PLACE GRASS VALLEY, CA

Clien

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

UPDATED ENTITLEMENT 04/20/2022 UPDATED ENTITLEMENT 04/07/2022 CLIENT REVISION 12/16/2021 ENTITLEMENT PACKAGE 11/30/2021 CLIENT REVISION 10/15/2021 10/01/2021 CLIENT COORDINATION Date 210615 3/16" = 1'-0" 12/16/2021

COLOR ELEVATIONS

Sheet #:

A 3.05



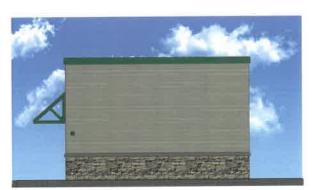
AST ELEVATION	SCALE



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



NORTH ELEVATION	SCALE	2
	3/16" = 1'-0"	2



SOUTH ELEVATION SCALE 1'0' 1



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A Project for:



Client

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QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

Revisions:

UPDATED ENTITLEMENT	04/20/202
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CLIENT REVISION	10/15/202
CLIENT COORDINATION	10/01/202
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Project No.:	21061
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Scale:	3/16" = 1'-
Date:	04/13/2
Filename:	

COLOR ELEVATIONS

QB STATION

Sheet #:

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NORTHWEST PERSPECTIVE ILLUSTRATION	SCALE	2
NOTHITIVEST I ENOTESTIVE IZZOSTITUTON	N.T.S.	7 4



SCALE 1 SOUTHEAST PERSPECTIVE ILLUSTRATION



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QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., SUITE 260 ROSEVILLE, CA 95661

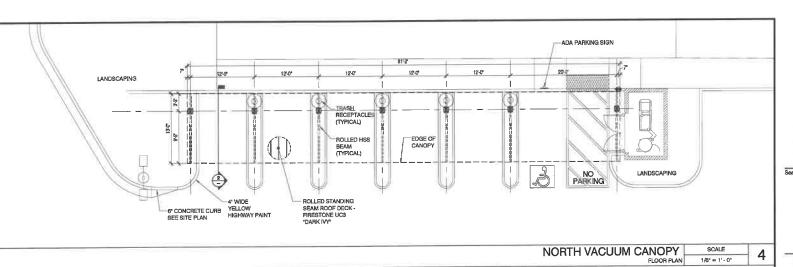
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UPDATED ENTITLEMENT	04/20/2022
UPDATED ENTITLEMENT	04/07/2022
CLIENT REVISION	12/16/2021
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CLIENT COORDINATION	10/01/2021
No. Description	Date
Project No.:	210615
Drawn By:	Author
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Date:	
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PERSPECTIVES

Sheet #:

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TOP OF-DRIVE SLAB

NORTH VACUUM CANOPY SCALE N.T.S. 15

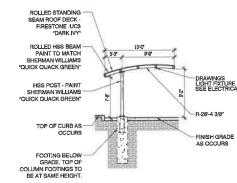
PAY STATION CANOPY

SCALE

13

STANDING SEAM ROOF DECK-FIRESTONE UC3 "DARK IVY"

FACE OF BUILDING EDGE OF CURB TOP OF FOOTING TO BE I SELOW PLACED BELOW I GRADE CONCRETE SAWCUT PROVIDE of CURB AROUND AROUND THAT ARE LOCATED WITHIN FOR FUTURE (TYPICAL) TO PREVENT WATER/DERNS TO WATER/DERNS TO SELOTING TO PREVENT WATER/DERNS TO SELOTING T



NORTH VACUUM CANOPY LELEVATION

PAY STATION CANOPY SCALE 1/8" = 1'-0" 10

SCALE 9

- ROLLED STANDING SEAM ROOF DECK - FIRESTONE UC3 "DARK IVY" FACE OF BUILDING

PAY STATION CANOPY SCALE

COLOR ROOF PLAN

1/8' = 1' - 0'

NORTH VACUUM CANOPY

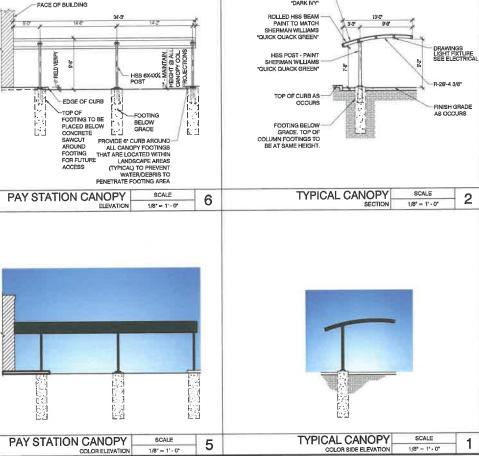
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1/8" = 1' - 0"

AS 5.01

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Item # 3.

LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency comments/ approvals. No warranties or guaranties of any kind are given or implied by the Architect.

1/8" = 1' - 0"

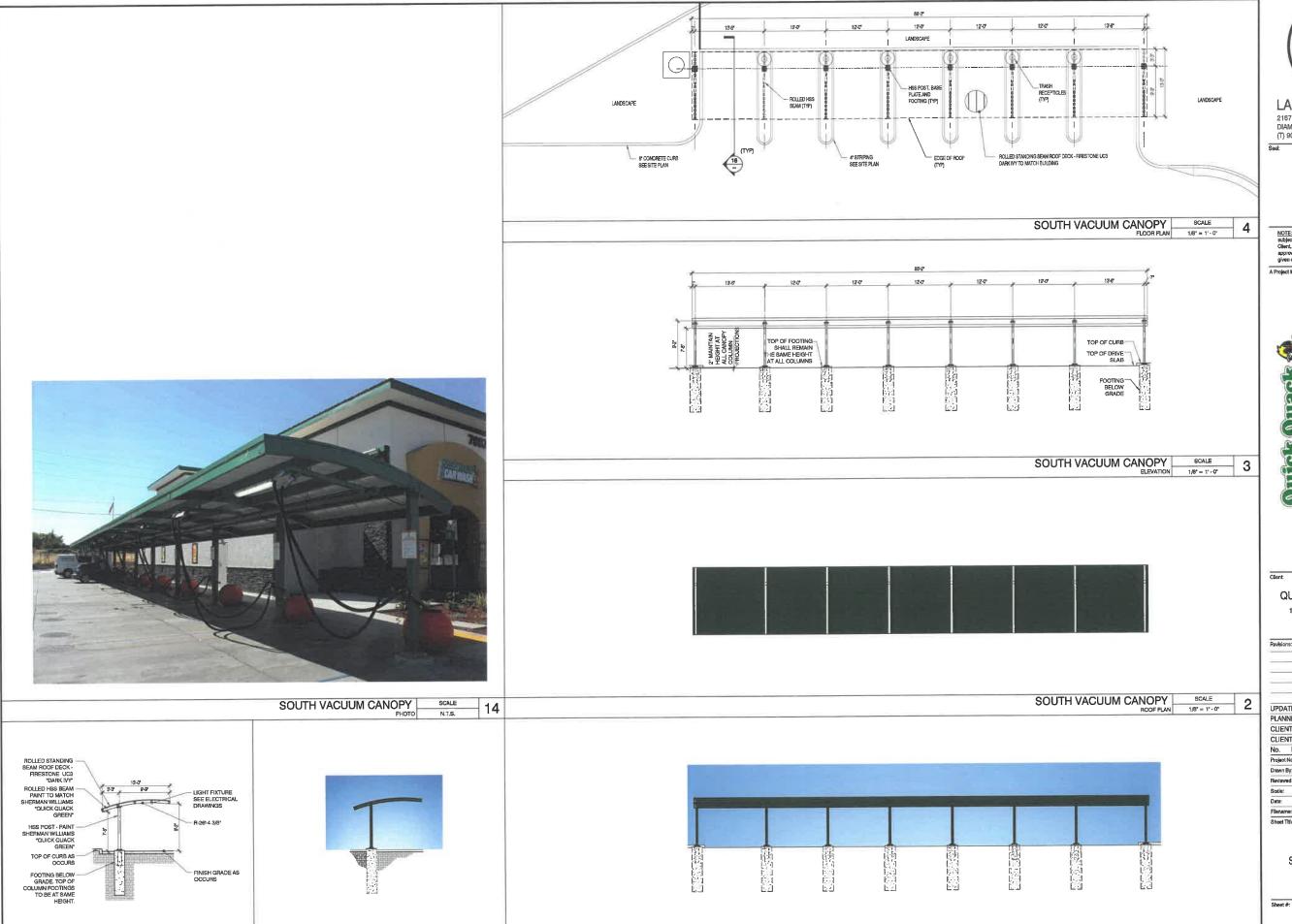
SCALE 3



QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., STE. 260 ROSEVILLE, CA 95661

PDATED ENTITLEMENT	04/07/202
LANNING SUBMITTAL	12/03/202
LIENT REVISION	10/15/202
LIENT COORDINATION	10/01/202
o. Description	Da
oject No.:	210615.0
awn By:	1
eviewed By:	
cale:	AS NOTE
ette:	
lename:	
neet Title:	



TYP. CANOPY SECTION SCALE 1/8° = 1'··o" 17 TYP. CANOPY SIDE ELEVATION COLORED 1/8° = 1'··o" 13

Item # 3.

LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765

(T) 909.860.1010



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QUICK QUACK CAR WASH 1380 LEAD HILLS BLVD., STE. 260

ROSEVILLE, CA 95661

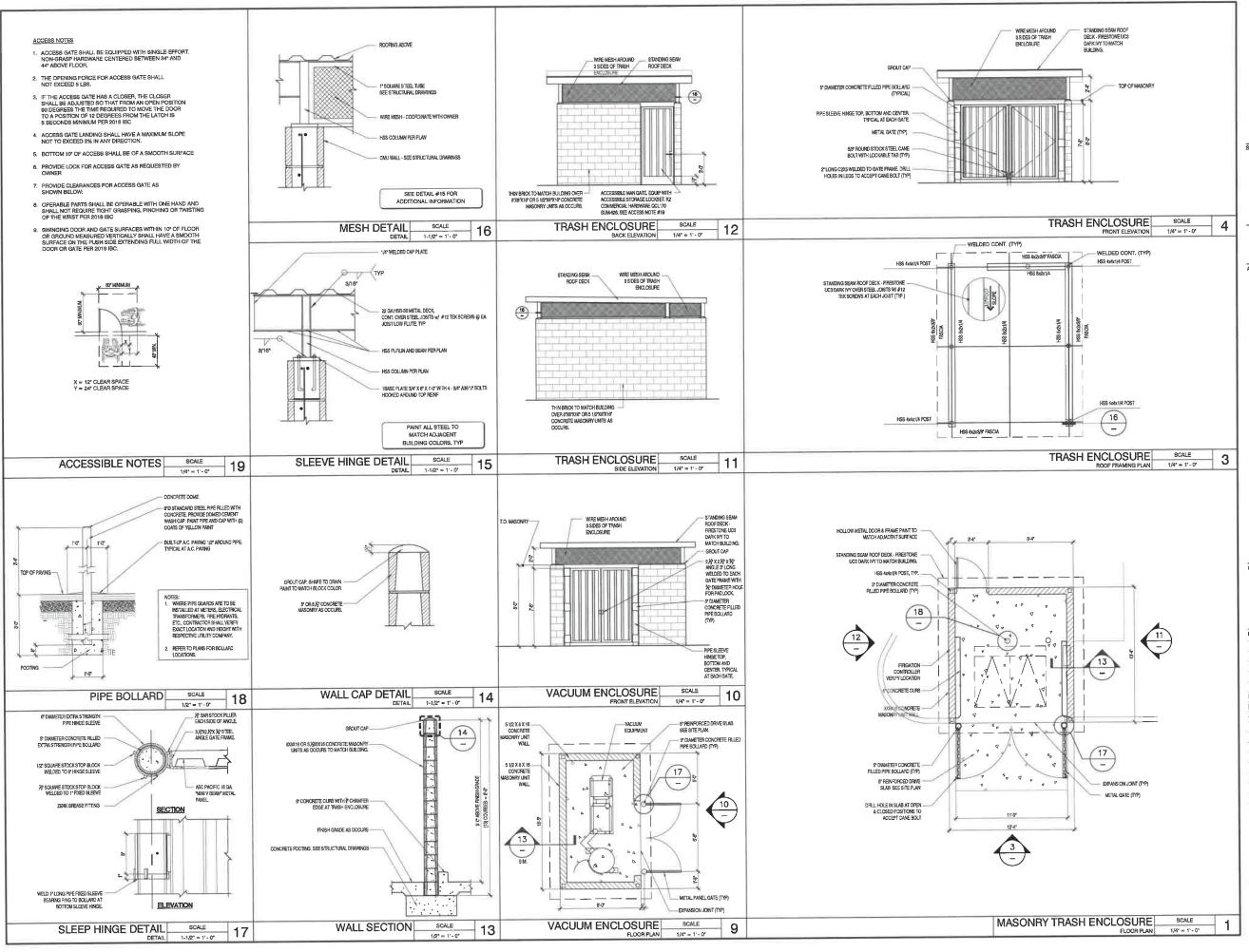
UPDATED ENTITLEMENT	04/07/20
PLANNING SUBMITTAL	12/03/20
CLIENT REVISION	10/15/20
CLIENT COORDINATION	10/01/20
No. Description	Da
Project No.:	210615
Drawn By:	
Reviewed By:	
Scale:	AS NOT
Dete:	
Filename:	
Chart Title:	

SOUTH VACUUM CANOPY

SCALE

SOUTH VACUUM CANOPY COLOR ELEVATION TYPICAL

AS 5.02





LA Design Group, Inc. 21671 GATEWAY CENTER DRIVE, STE. 213 DIAMOND BAR, CA 91765 (T) 909.860.1010



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Client:

QUICK QUACK CAR WASH

1380 LEAD HILLS BLVD., STE. 260 ROSEVILLE, CA 95661

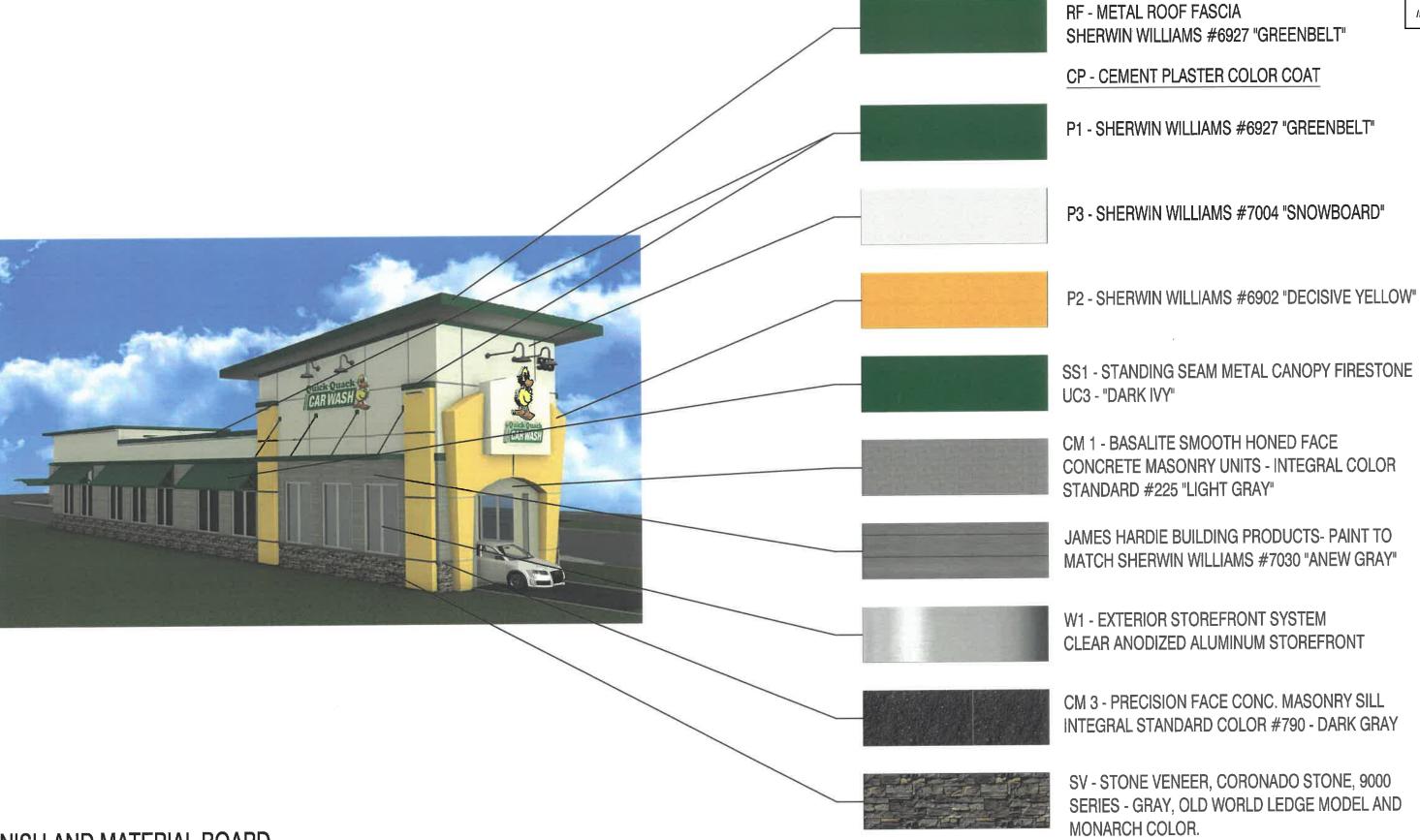
UPDATED ENTITLEMENT	04/07/2022
PLANNING SUBMITTAL	12/03/202
CLIENT REVISION	10/15/202
CLIENT COORDINATION	10/01/202
No. Description	Date
Project No.:	210615.0
Drawn By:	
Reviewed By:	
Scale:	AS NOTED
Date:	
Filename:	

SITE ELEMENTS

Sheet #:

AS 5.03





FINISH AND MATERIAL BOARD

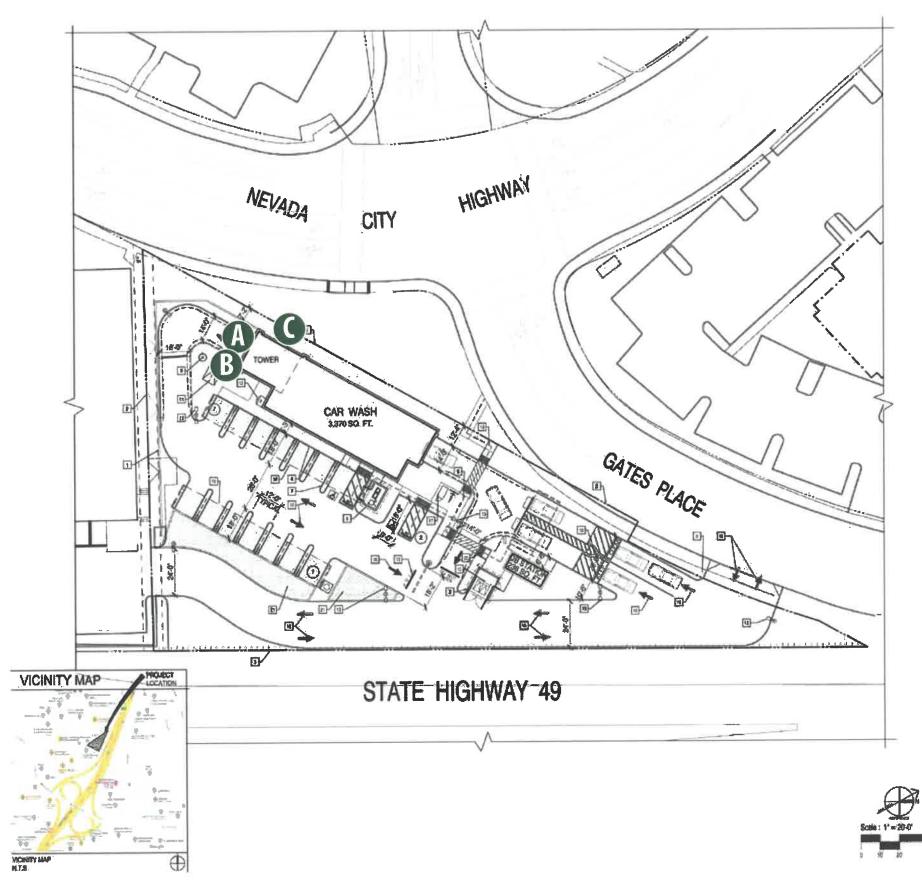


QUICK QUACK CAR WASH
NEVADA CITY HWY AND GATES PLACE
GRASS VALLEY, CA



	LADG JOB #:	210615
	DATE:	04/28/2022
Ş	REVISIONS:	
1		
1		

NOTE: Renderings below utilize sample dimensions.





3750 East Outer Drive Detroit, MI 48234 t: 313.368.4000 f: 313.368.9335

www.fairmontsign.com

Client



Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date:

1/12/22

File

Accounts/Misc/Quick Quack/Elev/ Grass Valley, CA

Designer:

.

Scale:

Job#

Sheet# 00000 1 of 6

Revision #

4-8-22

Date:

Revision Description:

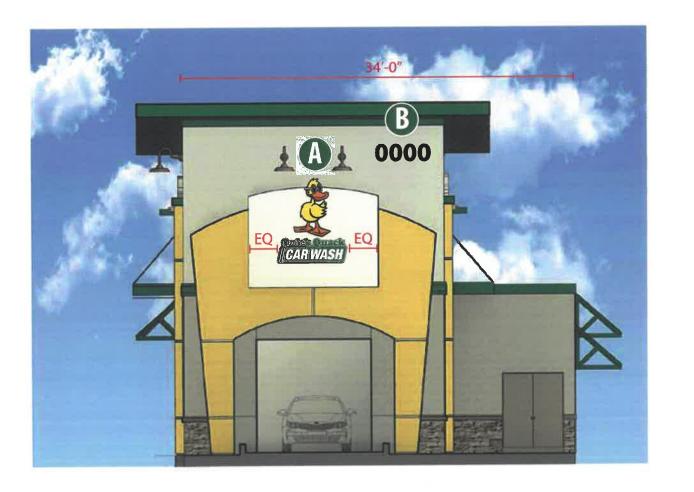
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3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date:

1/12/22

File

Accounts/Misc/Quick Quack/Elev/ Grass Valley, CA

Designer:

11161

Scale:

Job#

Revision #

4-8-22

Sheet# 2 of 6

Revision Description:

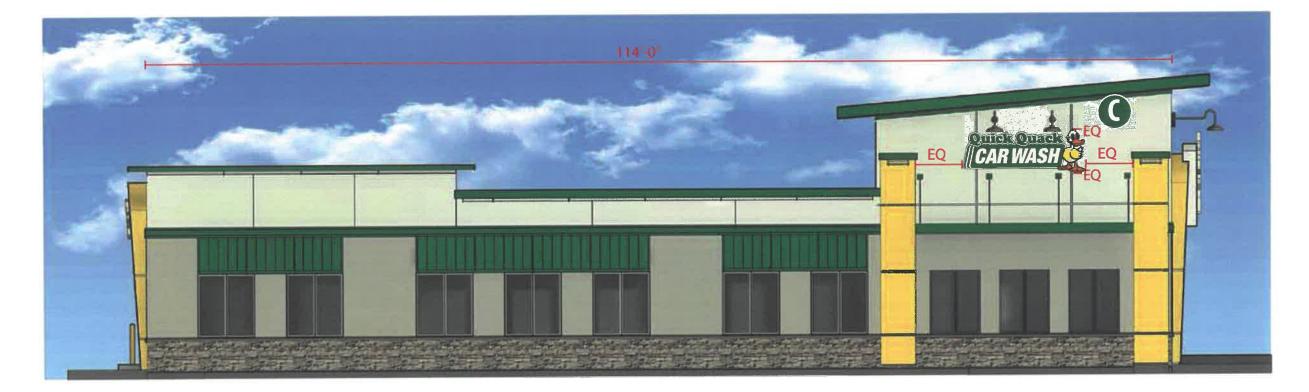
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Client:



Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date: 1/12/22

e:
Accounts/Misc/Quick Quack/Elev/
Grass Valley, CA

Designer:

Scale:

Job#

Sheet# 0 3 of 6

Revision #

00000

Date: 4-8-22

Revision Description:

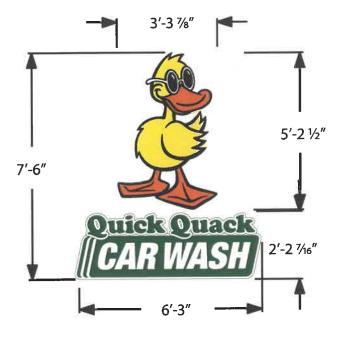
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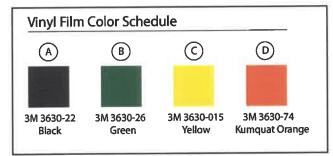
NOTE: Renderings below utilize sample dimensions.



A

QTY 1: Exterior Illuminated Wall Sign

Stacked Sign (46.9 SqFt)

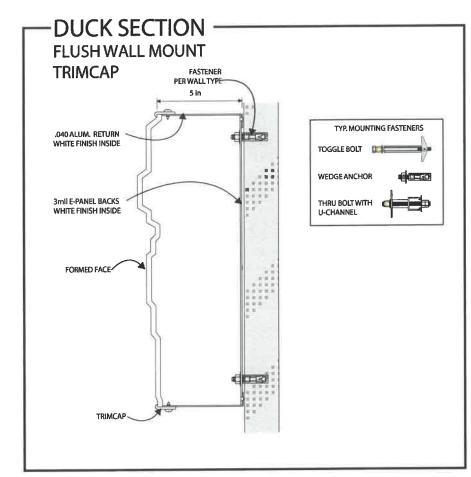


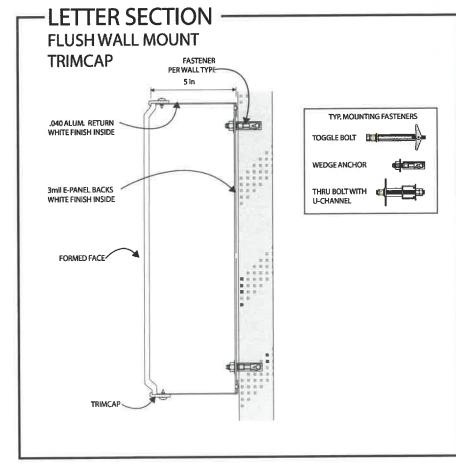
Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White.



THREE DIMENSIONAL CONTOURED FACE







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www.fairmontsign.com

Client



Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date: 1/12/22

Accounts/Misc/Quick Quack/Elev/ Grass Valley, CA

Designe

Scale:

NA Job# Sheet# 00000 4 of 6

Revision # Date: 3 4-8-22

Revision Description:

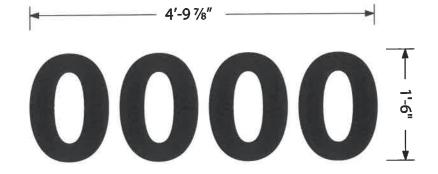
Customer Approval:

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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO

NOTE: Renderings below utilize sample dimensions.

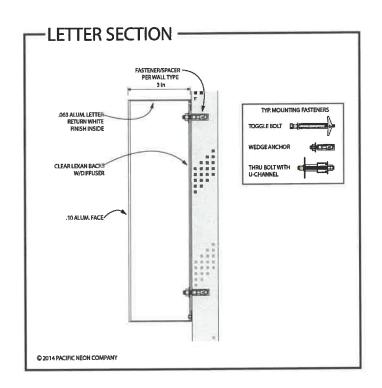


B QTY 1: Reverse Pan Channel Numerals

Area for this sign not included in overall signage area calculation NOTE: Address to be confirmed before manufacturing

Material Schedule

Numerals Fabricated aluminum, reverse pan channel construction with faces and returns painted Black, satin finish. Backs to be Clear Lexan.





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Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date:

1/12/22

| File:

Accounts/Misc/Quick Quack/Elev/ Grass Valley, CA

Designe

Scale: NA

Sheet#

Revision #

Date: 4-8-22

Revision Description:

Customer Approval:

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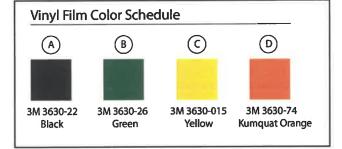
NOTE: Renderings below utilize sample dimensions.



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QTY 1: Exterior Illuminated Wall Sign

(69.2 SqFt)

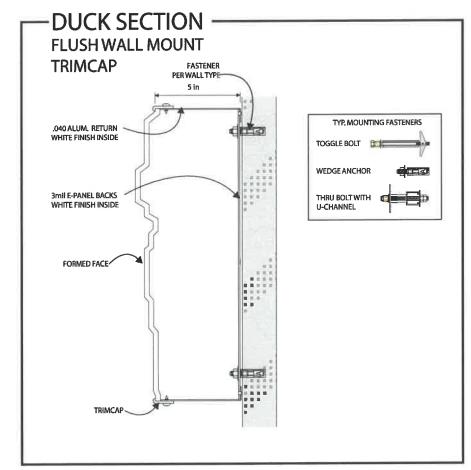


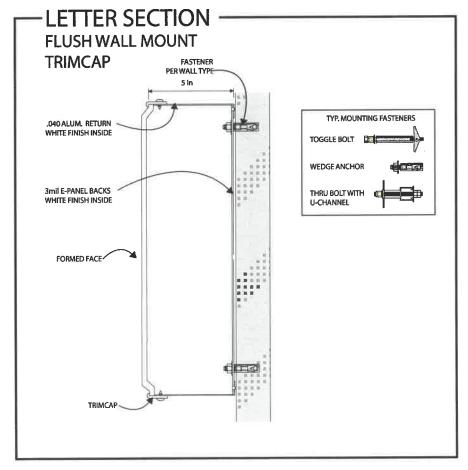
Material Schedule

Fabricated aluminum, cloud-shaped channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and trimcap to be painted White.



THREE DIMENSIONAL CONTOURED FACE







FAIRMONT

3750 East Outer Drive Detroit, MI 48234 t: 313.368.4000 f: 313.368.9335

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Quick Quack Car Wash #6-128 Nevada City Hwy & Gates Grass Valley, CA

Date:

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Design

Scale:

Job# Sheet# 00000 6 of 6

Revision #

4-8-22

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