GRASS VALLEY
Planning Commission Meeting

Tuesday, September 19, 2023 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

Chair Eric Robins, Commissioner Justin Gross, Commissioner Liz Coots, Commissioner Greg Bulanti, Commissioner Ari Brouillette

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

AGENDA APPROVAL

ACTION MINUTES APPROVAL

1. **Minutes for April 18, 2023.**

PUBLIC COMMENT - *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. The Planning Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

PUBLIC HEARING ITEMS

2. **Development Review Permit (23PLN-24)** for site landscaping, ±4,800 square feet of outdoor seating area, master sign program amendment, and mural proposal

OTHER BUSINESS

3. **Review of City Council Items.**
4. **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, September 19, 2023 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, September 14th, 2023.

_____

Taylor Day, City Clerk

GRASS VALLEY
Planning Commission Meeting

Tuesday, April 18, 2023 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

MINUTES

COMMISSIONERS

Chair Eric Robins, Commissioner Justin Gross, Commissioner Liz Coots, Commissioner Greg Bulanti, Commissioner Ari Brouillette

CALL TO ORDER

Meeting called to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Liz Coots.

ROLL CALL

PRESENT
Commissioner Greg Bulanti
Commissioner Liz Coots
Commissioner Justin Gross
Chairman Eric Robins

ABSENT
Commissioner Ari Brouillette

AGENDA APPROVAL

Motion made to approve the agenda by Commissioner Bulanti, Seconded by Commissioner Coots.
Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

ACTION MINUTES APPROVAL

Motion made to approve the minutes by Commissioner Coots, Seconded by Commissioner Bulanti.
Voting Yea: Commissioner Bulanti, Commissioner Coots, Commissioner Gross, Chairman Robins

PUBLIC COMMENT

None

PUBLIC HEARING ITEMS

1. **Variance Application (23PLN-08)** to construct a new deck within the 5-foot rear yard setback located at 114 Mallard Dr. APN: 035-580-062. **Recommendation**: 1. Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; 2. Adopt Findings of Fact for approval of the Variance as presented in the Staff Report; and, 3. Approve the Variance in accordance with the Conditions of Approval, as presented in this Staff Report. **CEQA:** Categorical Exemption Section 15305

   Liz Coots reqused herself due to proximity of her property and position on the board of Eskaton

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

   Motion to Determine the project Categorically Exempt as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines and adopt Findings of Fact for approval of the Variance as presented in the Staff Report; and, approve the Variance in accordance with the Conditions of Approval, as presented in this Staff Report by

OTHER BUSINESS

2. **Review of City Council Items**
3. **Future Meetings, Hearings and Study Sessions**

BRIEF REPORTS BY COMMISSIONERS

ADJOURN

Meeting adjourned at 7:17pm.

PLANNING COMMISSION STAFF REPORT SEPTEMBER 19, 2023

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number:	23PLN-24
Subject:	Development Review Permit for site landscaping, ±4,800 square feet of outdoor seating area, master sign program amendment, and mural proposal
Location/APNs:	111, 117, 129 and 151 W McKnight Way/029-350-07 & 09
Applicant:	Mesa Management
Representative:	Jeff Fitzpatrick, Solutioneer
Zoning/General Plan:	Central Business (C-2)/Commercial
Entitlement:	Development Review Permit
Environmental Status:	Categorical Exemption

RECOMMENDATION:

1. That the Planning Commission approve the outdoor dining/gathering spaces, the Master Sign Program amendment, and the four mural projects at the McKnight Crossing shopping center as presented, or as may be modified by the Planning Commission, which includes the following actions:

    a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and,

    b. Adopt Findings of Fact for approval of the Development Review Permit, Master Sign Program Amendment, and mural proposal as presented in the Staff Report; and,

    c. Approve the Development Review Permit, Master Sign Program Amendment, and mural proposal in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

Kmart vacated the ±80,000 anchor tenant space at 111 West McKnight Road at the end of 2021, after which Target began occupying the space and Mesa Management began planning an extensive renovation of the center. The McKnight Crossing façade, perimeter and parking lot landscaping, material, building signage, color alterations, and a ±2,500 square foot outdoor

seating area (the Mix space) were approved by the Development Review Committee in January 2022.

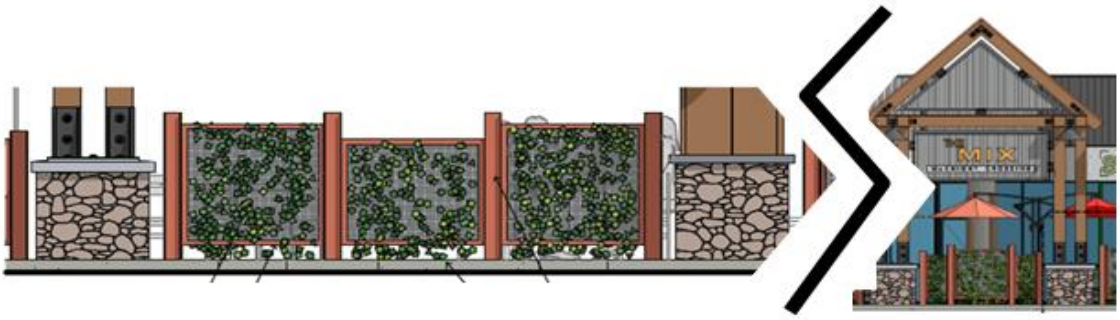
The DRC reviewed the proposed outdoor dining spaces and the master sign program amendment at their meeting held August 22, 2023. The mural proposal was not required to be considered by that body and is under the purview of the planning commission only. At the DRC meeting, the committee voted (4 ayes/ 0 noes/ 1 absent) to approve the outdoor dining spaces and the master sign amendment as proposed and as conditioned. The committee also considered a design proposal for the farmer's market structures, for which a limited term permit has already been granted and was continued until additional information was provided as requested by the committee.

PROJECT PROPOSAL:

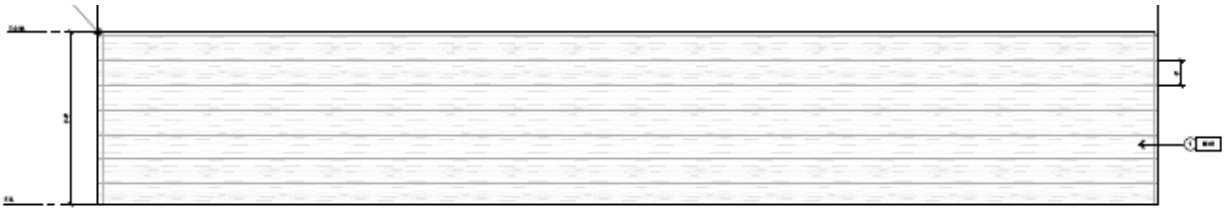
This project includes a development review application for site landscaping and structural elements associated with the outdoor dining spaces, and a signage application for review of an amendment to the master sign program and review of four distinct murals located throughout the center. Since the January 2022 approval of the Mix outdoor dining space, the applicant has identified two other locations suitable for outdoor dining/gathering, the Grove and the Midway, and has also proposed changes to the approved Mix space.

Outdoor Dining:

The Mix: The originally approved plans included a ±2,500 square foot outdoor dining space in the southwest corner of the shopping center, identified as "the Mix.". The dimensions of the space are the same, but the architectural elements have changed, primarily with respect to the front barrier, which is now proposed to be a boardform wall instead of a Corten-framed mesh fence with climbing vine, and with respect to signage which was originally to be an overhead structure supported by a heavy timber frame, and is now a 12-foot high, stylized monument sign made of wood and metal (image in next section of this report). The Mix space will also feature two substantial steel-framed shade structures with corrugated steel roofing, which will support festoon lighting that spans the outdoor space. A sculpture garden is also proposed, featuring miners and a mule.



Previously approved Corten fencing and mesh with vine plantings, interspersed with stone columns.



Currently proposed boardform wall in front of "the Mix" and "the Midway" outdoor dining area

The Midway: This outdoor dining area is ±1,300 sq ft and is located just west of the Target shopping space, in front of Daily Donuts. It is similarly screened with a boardform wall, and features wheel barrel sculptures and festoon lighting supported by i-beam light posts.

The Grove: The Grove outdoor dining area is located at the eastern-most building where Royal Dragon restaurant and Trkac are located. This area actually has two outdoor dining spaces including a new ±1,500 sq ft space next to Royal Dragon and a revamped existing ±360 sq ft space serving Afternoon Deli. The new dining space is proposed to be buffered by a two-foot high, steel-framed gabion wall, with wire mesh-caged cobble rock. This space also features a deer sculpture garden and festoon lighting, supported by a steel post. The smaller space is enclosed by steel planters and rope.

REGULATORY DISCUSSION:

Review Authority: Pursuant to section 17.72.030 (D.3) GVMC, commercial projects in excess of 2,000 square feet, including outdoor use areas, require review by the Development Review Committee (DRC), and final action by the planning commission.

Lighting: Several dining spaces feature festoon lighting, which is typically inconsistent with the city's standard to be "shielded or recessed" and several callouts on the plans indicate that particular lighting fixtures will be selected by a lighting consultant. The DRC made a recommendation that the commission find that the unshielded festoon lights meet the intent of the city's shielding requirement, provided that the lights have a lumen level less than 100. Condition no 5 is included if the planning commission is comfortable making the same finding. Staff has included condition of approval no 9, requiring that the applicant provide all proposed lighting styles to the Planning Department for review prior to installation and that they may be approved so long as they are consistent with the standards outlined in section 17.30.060 GVMC, including shielding of festoon lighting.

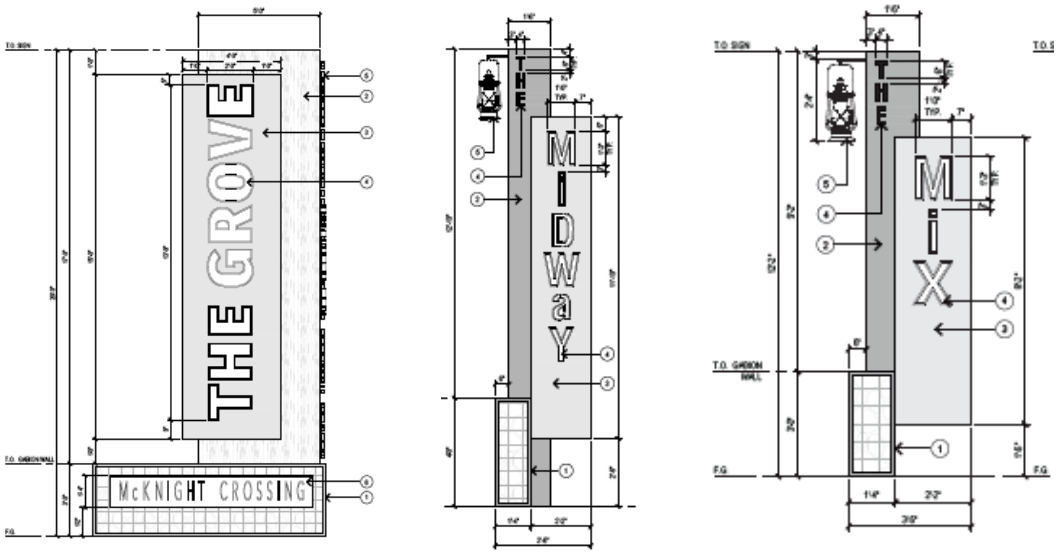
Parking: Siteline Architecture prepared a parking analysis for the expanded outdoor dining space and determined that parking was sufficient based on the city's parking standard of 1 space per 60 square feet, applicable to dining space. The current center has 745 parking stalls, 650 of which are required to accommodate the existing center's retail space. The required 81 stalls for the added dining spaces brings the total required stall count to 731.

SIGNAGE PROPOSAL:

Master Sign Program Amendment: At their December 20, 2022, meeting, the planning commission approved an amendment to the center's master sign program. The amendment was primarily intended to accommodate individual tenant signage, but also to accommodate

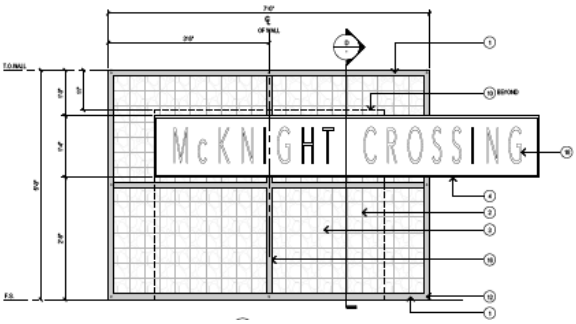
the farmer's market signage, which was approved with individual letters not exceeding 15 inches in height.

Since that approval, the applicant has determined that branding for the Mix, the Midway, and the Grove will be useful to distinguish each of the outdoor dining spaces. To that end, they have proposed stylized monument signage with heights ranging from 12 to 20 feet at each of these locations. They have applied the same style of signage to a proposed "McKnight Crossing" entrance sign at the Taylorville Road entrance, which is a deviation from the style of signage already constructed at the two McKnight entrances. The stylized signs will bring cohesion to the center across the four parcels and may also serve as navigation markers for shoppers. The attached master sign program amendment includes language in support of each of the proposed signs and omits directional signage at the Taylorville entrance that is no longer proposed. Per discussion by DRC, the applicant was asked to relocate "The Grove" sign, away from the drive aisle a couple feet in order to avoid site distance interference (see condition no. 11)



Outdoor Dining Signage

Signage style at McKnight entrances, and previously approved for Taylorville entrance



Currently proposed signage for Taylorville entrance.

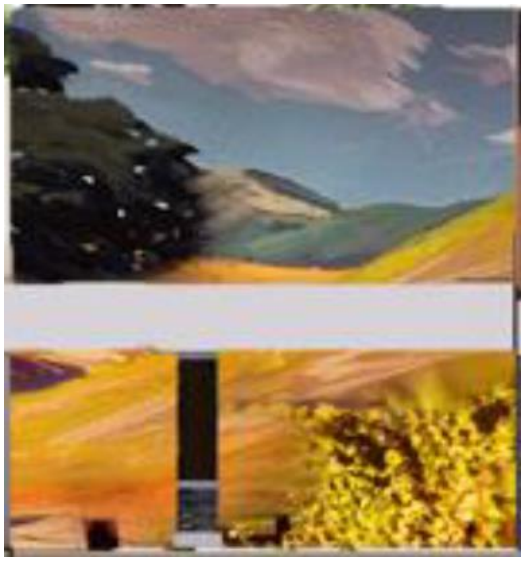
<u>Review Authority:</u> The Community Design Guidelines call for signs "to be compatible with other signs on the premises," and to be "designed as an integral architectural element of the project." The signage materials are consistent with materials throughout the project and

harmonize the site components. Pursuant to Section 17.38.030 GVMC, a master sign program is to be reviewed and recommended by the development review committee (DRC) and approved by the commission for any site with two or more tenants or five or more total signs. An approval may include exceptions for typical signage height, area, and lighting styles.

Mural Proposal: The applicant is proposing four murals located throughout the center, designed by local artist, Sarah Coleman. Pursuant to Section 17.38.080(F) GVMC, murals are allowed in commercial designations so long as text isn't visible from a public right-of-way, and the planning commission finds that the mural colors, placement, and size are visually compatible with the structure's architecture, and that the mural will enhance the aesthetics of the city. Murals that draw inspiration from the local, history, or culture are encouraged. As such the subject murals depict local natural settings from the Sierra Nevada foothills, and one nods to the Nevada County Narrow Guage railway history. Mural design and the location of each are shown below, with more detail provided in attachment 6.

At the Royal Dragon building

Near "the Midway" in front of Daily Donuts



On the east side of SPD

On the west side of SPD

Review Authority: Pursuant to Table 3-9 in section 17.38/030 GVMC, mural proposals require recommendation by the planning director and approval by the planning commission.

GENERAL PLAN AND ZONING:

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

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

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

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

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

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The conversion of landscaped space to outdoor dining space is intended to serve business already operating and provide resting spots for shoppers. Therefore, the project is anticipated to result in a negligible or no expansion of the existing use.

FINDINGS:

1. The City received a complete application for Development Review Application 23PLN-24.

2. The Grass Valley Development Review Committee reviewed Development Review Application 23PLN-24 at their regular meeting on August 22, 2023, and the Planning Commission reviewed on Tuesday, September 19, 2023.

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

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

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

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

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

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

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

10. The proposed murals comply with the Development Code and illustrates the local setting, history, or cultural significance as sources of inspiration, and that the colors, placement, and size of the mural are visually compatible with the structure's architecture and enhances the aesthetics of the city.

11. That the festoon lighting effectively meets the intent of the shielding requirements of Section 17.30.060 GVMC so long as the light levels do not exceed 100 lumens.

RECOMMENDED CONDITIONS (Outdoor Dining, Sign Program Amendment, Murals):

1. The approval date for planning commission review is September 19, 2023, with an effective date of Thursday, October 5, 2023, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on October 5, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.

2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the planning commission (23PLN-24). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.

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

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

5. Applicant shall provide festoon lighting specification and demonstrate light levels do not exceed 100 lumens. Future replacement installations shall be reviewed by Planning staff to ensure new fixtures maintain this lumen level.

6. 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.

7. The applicant's landscape architect or landscape contractor shall submit to the City for approval the "certificate of completion" form as required by MWELO.

8. 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.

9. Prior to installation, the applicant shall provide all lighting styles to the Planning Department to review for consistency with standards outlined in section 17.30.060 GVMC, including shielding of festoon lighting.

10. Prior to installation, the applicant shall provide all outdoor dining furniture for review by the Development Review Committee to review for consistency with the materials and architecture of the center.

11. The applicant shall relocate "The Grove" sign, away from the drive as much as practical in order to avoid site distance interference.

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

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Applications
4. Landscape Plans including Outdoor Dining Areas and Signs
5. Outdoor Dining Renderings
6. Mural Proposal (not reviewed by DRC)
7. Master Sign Program Amendment

McKnight Shopping Center

Outdoor Dining, Master Sign Program Amendment and Mural Proposal

Attachment List

1. Aerial Map
2. Vicinity Photo
3. Applications (Universal, Sign and Mural, DRC)
4. Landscaping Plans including Outdoor Dining areas and Signs
5. Outdoor Dining Renderings
6. Mural Proposal
7. Master Sign Program Amendment (proposed amendments highlighted)

Aerial Target Shopping Center

August 8, 2023

© 2022 Nevada County GIS

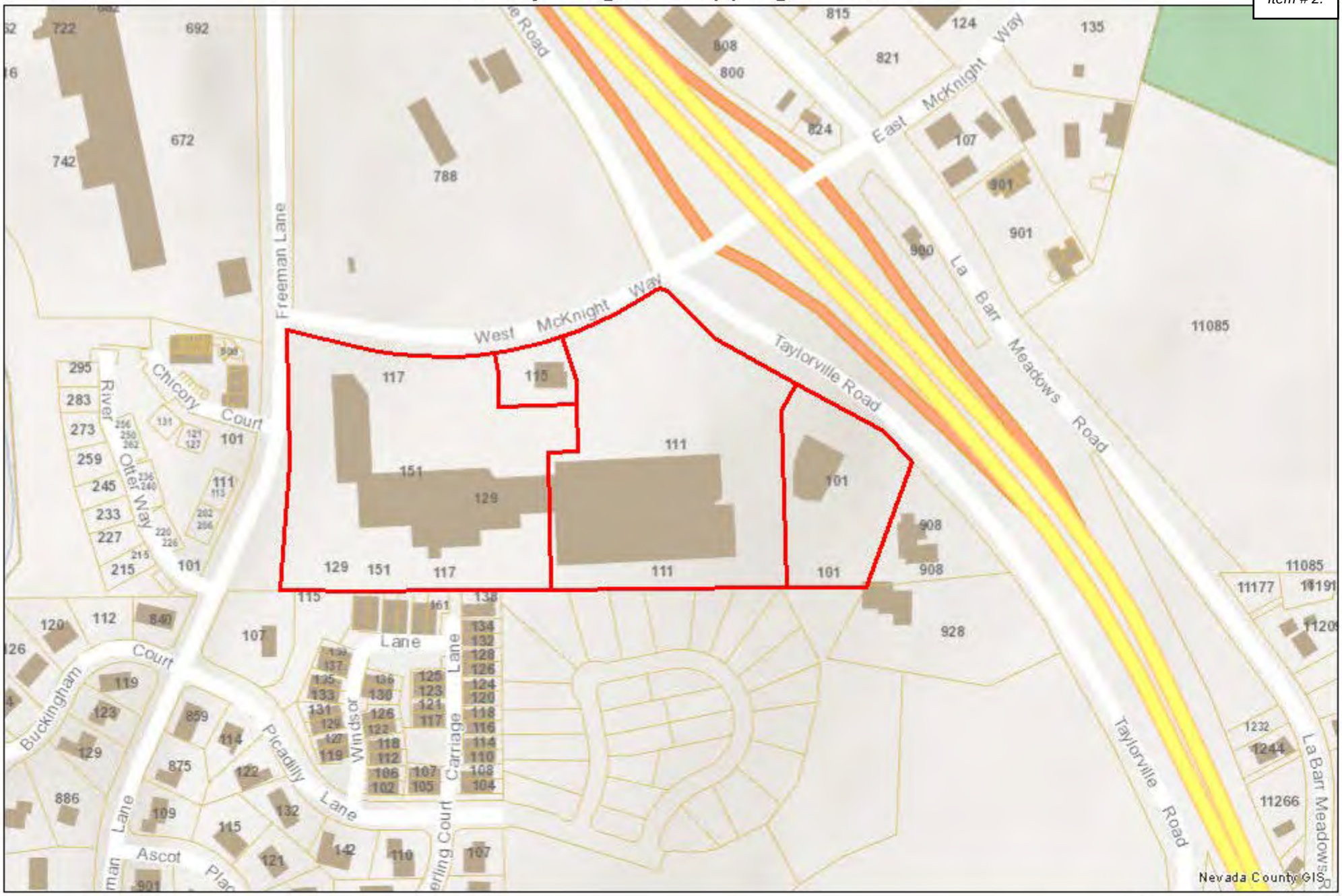
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Nevada County GIS
© 2022

Vicinity Target Shopping Center



August 8, 2023

© 2022 Nevada County GIS

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Nevada County GIS © 2022

McKnight Crossing – Development Review Committee – Applicant Letter

August 1, 2023

City of Grass Valley
Community Development Department
Attn: Amy Wolfson – City Planner
125 E Main Street
Grass Valley, CA 95945

Via Email

RE: Proposed Improvements at McKnight Crossing for Development Review Committee

Amy,

Thank you for working with us as we finalize re-imagining the Center and make final improvements. We are trying to perform the work prior to any potential weather related issues.

This Application is a follow up from our Application reviewed on December 20, 2022.

Included in our Application are all the forms and corresponding documents.

The Scope of Proposed Improvements are as follows:

1. Vertical Signs for Way Finding and ID (3)
    a. These proposed signs are included in a document "Master Sign Program", and are indicated as signs # 6, 7 & 8. Revised from December 2022. Renderings and Overview provided:
        i. The Grove
        ii. The Mix
        iii. Midway
2. Murals
    a. 3 Locations – Overview Provided
        i. The Grove
        ii. Midway
        iii. At SPD Market, either side
    b. Murals are consistent with City Standards
        i. Murals are without text visible from a public right-of-way
        ii. Murals illustrate the local setting, history and cultural significance as sources of inspiration
        iii. The colors, placement and size of the murals are visually compatible with the Center's architecture
        iv. The Murals will serve to enhance the aesthetes of the Center and of the City.
3. Gathering Spaces – Overview Provided
    a. 3 Locations
        i. The Grove
        ii. The Mix
        iii. Midway
    b. The Gathering Spaces are consistent with the City's Strategic Plan

4. Famer's Market
    a. New Renderings
    b. Based on Feedback from the December 20, 2022 Meeting
    c. Modifications:
        i. The Team took the feedback received at the meeting, preserved the inspirational elements, and modified the Farmer's Market features from a fixed amenity to a flexible solution that opens for the Farmer's Market, and closes while not in use, maintaining proper aesthetics.

Thank you for the opportunity to present these additional improvements and innovations. We ask for support for this Application in an effort to finalize the Center, and make it an integral part of the Grass Valley Community.

Jim Fitzpatrick

Authorized Agent
Mesa Management
Special Projects

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

DEVELOPMENT REVIEW

SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: (2) existing retail/food service/professional services buildings located on (3) contiguous parcels, including parking and outdoor seating/dining in (3) selected locations

B. Describe surrounding land uses:

North: PG&E maintenance yard + open space
South: Residential
East: State Highway 49
West: Co-housing residential, undeveloped land

C. Describe existing public or private utilities on the property: Underground utilities: Grass Valley Water, Grass Valley Waste Treatment, PG&E gas & electrical

D. Proposed building size (if multiple stories, list the square footage for each floor):_____
N/A, proposal features no proposed buildings, only signs and site amenities

E. Proposed building height (measured from average finished grade to highest point): ____
proposed freestanding signs vary in height, including 12'-2", 16'-10", and 20'-0".

F. Proposed building site plan:

(1)	Building coverage	See Site Plan	Sq. Ft.	_____ % of site
(2)	Surfaced area		Sq. Ft.	% of site
(3)	Landscaped area		Sq. Ft.	% of site
(4)	Left in open space		Sq. Ft.	% of site
	Total		Sq. Ft.	100 %

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. This application is related to the previously city-approved facility remodel that is currently under construction. December 20, 2022

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. Limited Use o flow intensity festoon lighting at outdoor dining (previosly approved by City at "The Mix" location

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. Proposed Lighting is too low in intensity and power to spill into adjoining properties or raodways

I. Total number of parking spaces required (per Development Code): 669

J. Total number of parking spaces provided: 745

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No new sources of noise are proposed with this application, the proposal is for signs and site amenities.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. No

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. No

II. If an ***outdoor use*** is proposed as part of this project, please complete this section.

A. Type of use:

Sales _____ Processing _____ Storage _____
Manufacturing _____ Other Outdoor dining

B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres 4,885 Percentage of site 0.70%

C. Describe the proposed outdoor use: Outdoor dining

SITE PLAN REQUIREMENTS
DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- ☒ One completed copy of Universal Application form.
- ☐ One completed copy of the Environmental Review Checklist (if applicable).
- ☒ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☒ The appropriate non-refundable filing fee.

B. Site Plan

☐ Fifteen (15) Copies of Plan Sets for **Major** Development Review or Eight (8) Copies of Plan Sets for **Minor** Development Review on standard 24” x 36” size paper fan-folded to 9” x 12”, one (1) reduced copy at 8 1/2” x 11” and e-mail electronic .pdf version which includes the following information:

- ☒ Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
- ☒ Project Site Plan drawn to scale and indicating:
  - ☒ Dimensioned property lines, north arrow, and any easements on the site
  - ☒ Points of access, vehicular circulation, location and dimension of parking areas and spaces
  - ☒ Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
  - ☒ Location of any existing or proposed utilities such as water, wastewater and storm drainage
  - ☒ Location of any proposed structures and uses (including building setbacks)
  - ☒ Open space and buffer areas
  - ☒ Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
  - ☒ Pedestrian and bicycle connections to adjacent development (pursuant to the City’s Community Design Guidelines)
  - ☒ Mailbox locations and trash enclosures
  - ☒ Other site features such as outdoor seating areas

☐ Preliminary Grading and Drainage Plan showing:
- ☐ Existing and proposed contours using City datum (cut and fill slopes)
- ☐ Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc.
- ☐ Creek flow lines and flow directions
- ☐ Retaining wall locations, materials, and heights.
- ☐ Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- ☐ Rock outcroppings and other major natural site features
- ☐ Location and construction of temporary and permanent erosion and sedimentation control measures

☒ Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

☐ Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

☐ Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

☐ Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

☐ Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

☐ Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:

- ☒ Dimensions and square footage of all signs.
- ☐ Dimensions and square footage of building walls on which signs are located.
- ☒ Means of lighting.
- ☒ Heights of all signs.
- ☐ Message that will appear on each sign.
- ☒ Description of materials and colors for letters and background.
- ☒ A scaled drawing of each sign showing typeface and design details.

- [x] Color Architectural Elevations: One copy reduced to 8 ½” x 11” colored architectural elevations.
- [ ] Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½” x 11”.
- [ ] Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½” x 14” size illustration or poster board.

C. Optional Items

- [x] Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- [ ] Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- [x] Photo Articulation of proposed physical improvements overlaid onto photos of site.
- [ ] Scaled Model upon request of the Development Review Committee or Planning Commission.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399

MASTER SIGN PROGRAM
MURALS & SIGN EXCEPTIONS

SUPPLEMENTAL APPLICATION INFORMATION

Application Request: Proposed Vertical Way Finding and ID Signs, Murals and Farmer's Market

Property Address or Location: Mcknight Crossing 129 W McKnight Way Grass Valley , CA 94945

SUPPLEMENTAL CHECKLIST

The following includes items required for a complete application. Some specific types of information may not apply to your project. If you are unsure, check with Planning Division Staff. A copy of this list will be returned to you if your application is determined to be incomplete.

A. Application Checklist:

- One completed copy of Universal Application form.

  One completed copy of the Environmental Review Checklist (if applicable).

  15 copies of the site plan and all other applicable plans/information.

  One materials sample board (if applicable).

  If a sign exemption is being requested, list the reasons for the exemption.

- The appropriate non-refundable filing fee.

B. Site Plan:

- SITE PLAN; An 8 1/2” x 11” Site Plan for the property on which the sign(s) will be placed including:

- Location of existing and proposed signs on site.

- Provide square footage and type of each sign and total square footage for all signs.

- For more than one sign, please give each sign a number starting with the number 1.

  For suspended or projecting signs please note distance from sidewalk to bottom of sign.

☐ For wall signs add an additional sheet showing dimensions and square footage of building walls on which signs will be placed.

☐ For monument, shopping center, or other freestanding signs show sight distance from driveways and intersection corners.

C. Sign Illustrations:

☒ Color drawing of each proposed sign including:

☒ Number each sign corresponding to number shown on the site plan.

☐ Message on sign including; typeface, font, and design details.

☒ Dimensions in feet and total square footage area of proposed sign.

☒ Overall height of all monument and freestanding signs.

D. Murals: A mural placed on a wall of a structure may be allowed in any commercial, industrial, and other non-residential zone subject to the following requirements. All murals shall be subject to the review and recommendation by the Development Review Committee (DRC) and approval by the Commission.

☒ A mural without text visible from the public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by the Development Code; a mural with text shall comply with the sign area limitations applicable to the site.

☒ Murals that illustrate the local setting, history, or cultural significance as sources of inspiration are encouraged.

☒ The approval of a mural shall require that the review authority first fine that the colors, placement, and size of the mural are visually compatible with the structure's architecture, and that the mural will serve to enhance the aesthetics of the City.

E. Mounting Details:

☐ Mounting details may be placed on the Sign Plan or as a separate sheet but must include the following:

☒ Description of material used in construction of sign.

☒ Thickness and approximate weight of sign for suspended or projecting signs.

☒ Means of exterior or interior lighting including shielding, type, and size of lamps (if applicable).

☐ For suspended signs provide details of anti-sway devices.

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION

*** DUE WITH EVERY PLANNING APPLICATION ***

Application Types

Administrative

- ☐ Limited Term Permit $698.00
- ☐ Zoning Interpretation $224.00

Development Review

- ☐ Minor Development Review – 10,000 or less sq. ft. $1,813.00
- ☐ Major Development Review – over 10,000 sq. ft. $3,293.00
- ☐ Conceptual Review - Minor $459.00
- ☐ Conceptual Review – Major $782.00
- ☐ Plan Revisions – Staff Review $316.00
- ☐ Plan Revisions – DRC / PC Review $831.00
- ☐ Extensions of Time – Staff Review $282.00
- ☐ Extensions of Time – DRC / PC Review $607.00

Entitlements

- ☐ Annexation $7,843.00 (deposit)
- ☐ Condominium Conversion $4,923.00 (deposit)
- ☐ Development Agreement – New $18,463.00 (deposit)
- ☐ Development Agreement – Revision $6,903.00
- ☐ General Plan Amendment $7,377.00
- ☐ Planned Unit Development $8,150.00 (minimum charge) + 100.00 / dwelling unit and / or $100 / every 1,000 sq. ft. commercial floor area
- ☐ Specific Plan Review - New Actual costs - $16,966.00 (deposit)
- ☐ Specific Plan Review - Amendments / Revisions Actual costs - $6,986.00 (deposit)
- ☐ Zoning Text Amendment $3,102.00
- ☐ Zoning Map Amendment $5,073.00

Environmental

- ☐ Environmental Review – Initial Study $1,713.00
- ☐ Environmental Review – EIR Preparation $31,604.00 (deposit)
- ☐ Environmental Review - Notice of Determination $149.00 (+ Dept. of Fish and Game Fees)
- ☐ Environmental Review - Notice of Exemption $149.00(+ County Filing Fee)

Sign Reviews

- ☑ Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria $313.00
- ☐ Major – Master Sign Programs $1,279.00
- ☐ Exception to Sign Ordinance $964.00

Subdivisions

- ☐ Tentative Map (4 or fewer lots) $3,493.00
- ☐ Tentative Map (5 to 10 lots) $4,857.00
- ☐ Tentative Map (11 to 25 lots) $6,503.00
- ☐ Tentative Map (26 to 50 lots) $8,915.00
- ☐ Tentative Map (51 lots or more) $13,049.00
- ☐ Minor Amendment to Approved Map (staff) $1,114.00
- ☐ Major Amendment to Approved Map (Public Hearing) $2,436.00
- ☐ Reversion to Acreage $765.00
- ☐ Tentative Map Extensions $1,047.00
- ☐ Tentative Map - Lot Line Adjustments $1,200.00

Use Permits

- ☐ Minor Use Permit - Staff Review $480.00
- ☐ Major Use Permit - Planning Commission Review $3,035.00

Variances

- ☐ Minor Variance - Staff Review $518.00
- ☐ Major Variance - Planning Commission Review $2,029.00

Application	Fee
DRC	
Vertical Way Finding &	313.00
ID Signs	
Murals	
Total:	$313.00

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **$3,539.25** for an Environmental Impact Report and **$2,548.00** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

> *If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

Applicant/Representative	Property Owner
Name: Jim Fitzpatrick c/o Mesa Management	Name: (McKnight:) GVSC LP, (Grove:) GV2 LP
Address:	Address: 1105 QUAIL ST.
NEWPORT BEACH CA 92660	NEWPORT BEACH CA 92660
Phone: 949.257.8448	Phone: (949)851-0995
E-mail: jimfitzeco@gmail.com	E-mail:

Architect	Engineer
Name: Diego F Alessi, c/o Genaro Diaz	Name:
Address: 144 North Orange Street	Address:
Orange, CA 92866	
Phone: 714 / 639 - 9860	Phone:
E-mail: GenaroD@aoarchitects.com	E-mail:

1. **Project Information**
   a. Project Name McKnight Crossing Shopping Center Remodel

   b. Project Address 111, 117, 129, 151 W McKnight Way, Grass Valley CA

   c. Assessor's Parcel No(s) 29-350-07, 29-350-09, 29-350-10
   (include APN page(s))

   d. Lot Size 13.66 acres (McKnight Crossing) 2.11 acres (101 McKnight "The Grove")

2. **Project Description** Additions to previously approved design, including added freestanding signs and identity elements, landscaping and murals. Expansion of, and alterations to, previously approved landscaping locations and plant types, railings, seating, etc.

   Farmer's Market is re-imagined based on feedback from the December 2022 meetings

3. **General Plan Land Use:** GRV

4. **Zoning District:** C-2

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ____ N x___

   The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

   The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

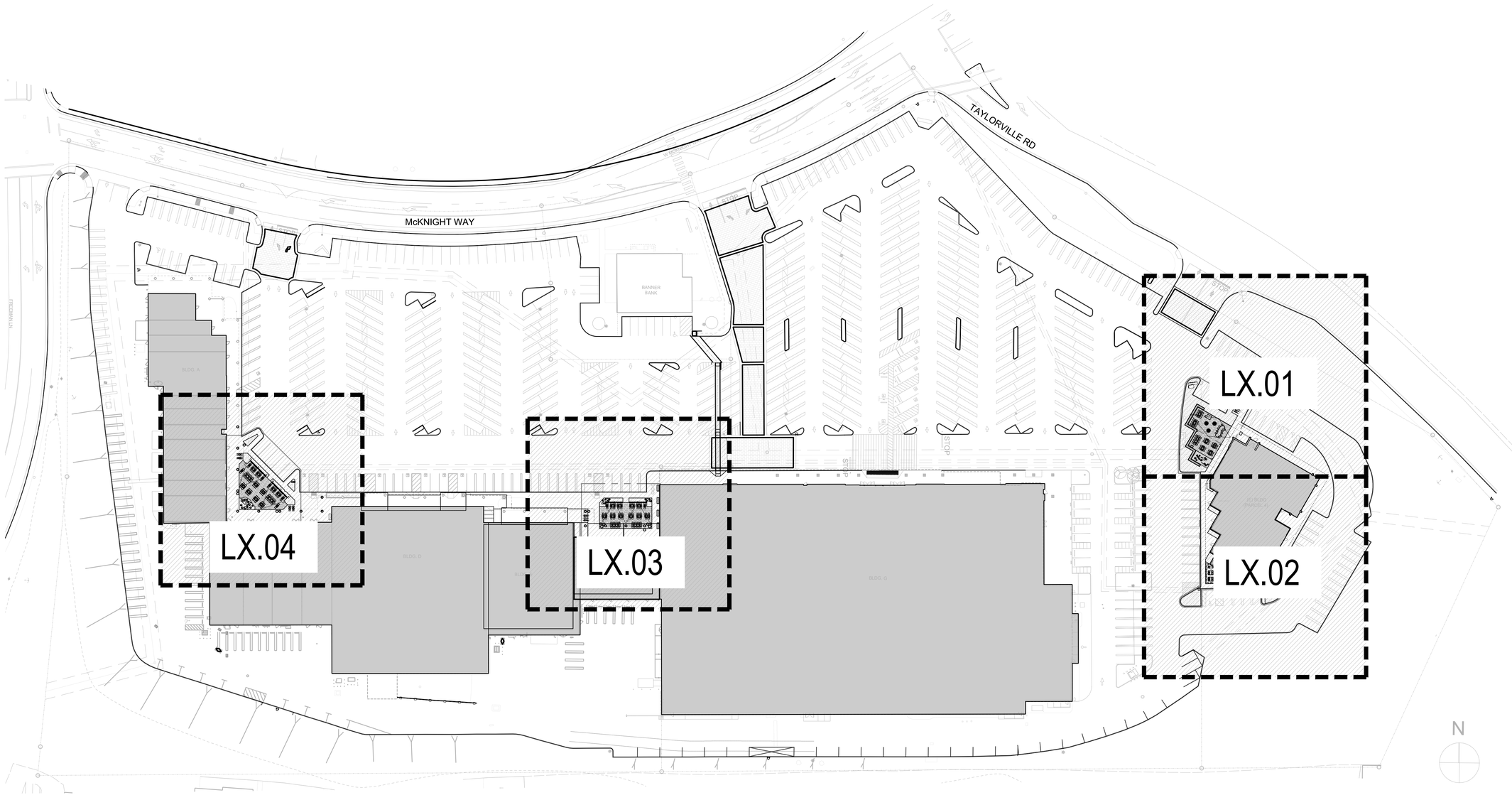
I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: _____

Property owner must provide a consent letter allowing representative to sign on their behalf.

Applicant Signature: James Fitzpatrick

–OFFICE USE ONLY–	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	



Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

SHEET ORIENTATION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

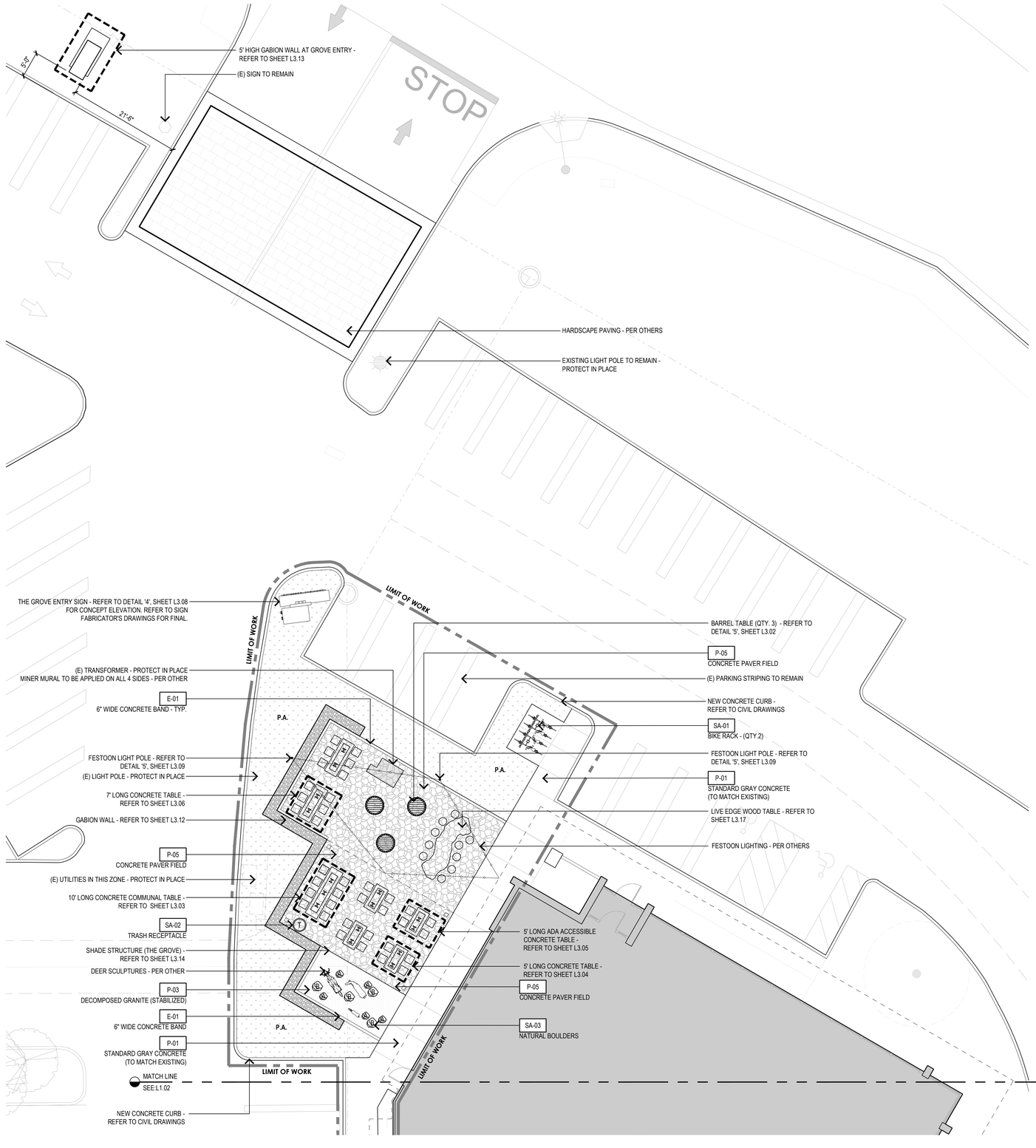
06-12-2023	1	REVISION

SHEET
CD
L0.04

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:12 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l0.04-sheet orientation plan.dwg

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



PAVING AND COBBLE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
P-01	C.I.P. PEDESTRIAN CONCRETE PAVING - STANDARD GRAY	2 / L3.01
P-02	C.I.P PEDESTRIAN CONCRETE PAVING 'PEBBLE 641' COLOR WITH ACID ETCH #3	1,2 / L3.01
P-03	STABILIZED DECOMPOSED GRANITE	3 / L3.01
P-04	TRUNCATED DOME MAT DARK GREY	2 / L3.02
P-05	CONCRETE PAVER FIELD	6 / L3.01
S-01	COBBLE IN POTTERY SALMON BAY	L9.01-L9.04

WALL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
W-01	**42" HIGH CAST IN PLACE WALL - THE MIX**	L3.11
W-02	**42" HIGH CAST IN PLACE WALL - MIDWAY**	L3.10

EDGING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
E-01	6" WIDE C.I.P. CONCRETE BAND - ADJACENT TO PLANTING AND D.G. AREAS	4 / L3.01

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
SA-01	BIKE RACKS	8
SA-02	TRASH RECEPTACLE	5
SA-03	NATURAL BOULDERS	PER PLAN

GENERAL CONSTRUCTION PLAN NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO FINISH SCHEDULE, SHEET L1.00 FOR FINISH INFORMATION.
3. REFER TO POTTERY & SITE AMENITIES PLANS FOR POTTERY & SITE AMENITIES IDENTIFICATION.
4. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
5. HATCH DENOTES PLANTING AREA.
6. HATCH DENOTES DECOMPOSED GRANITE.
7. ALL FURNITURE TO BE HANDLED BY FFE CONSULTANT, UNLESS SPECIFIED ON LANDSCAPE PLANS.
8. ALL CIVIL INFORMATION AND SITE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO APPROPRIATE CONSULTANT DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL INFORMATION AGAINST EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REP. OR ARCHITECT OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED DURING CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS NECESSARY FOR IRRIGATION DESIGN PRIOR TO INSTALLATION OF CONCRETE PAVING.
12. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
13. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
14. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF ALL DETAILS OF INSTALLATION INCLUDING COORDINATION OF DESIGN INTENT WITH LANDSCAPE ARCHITECT. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL GRADING ON SITE SHALL HAVE POSITIVE SURFACE DRAINAGE (2% MINIMUM GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

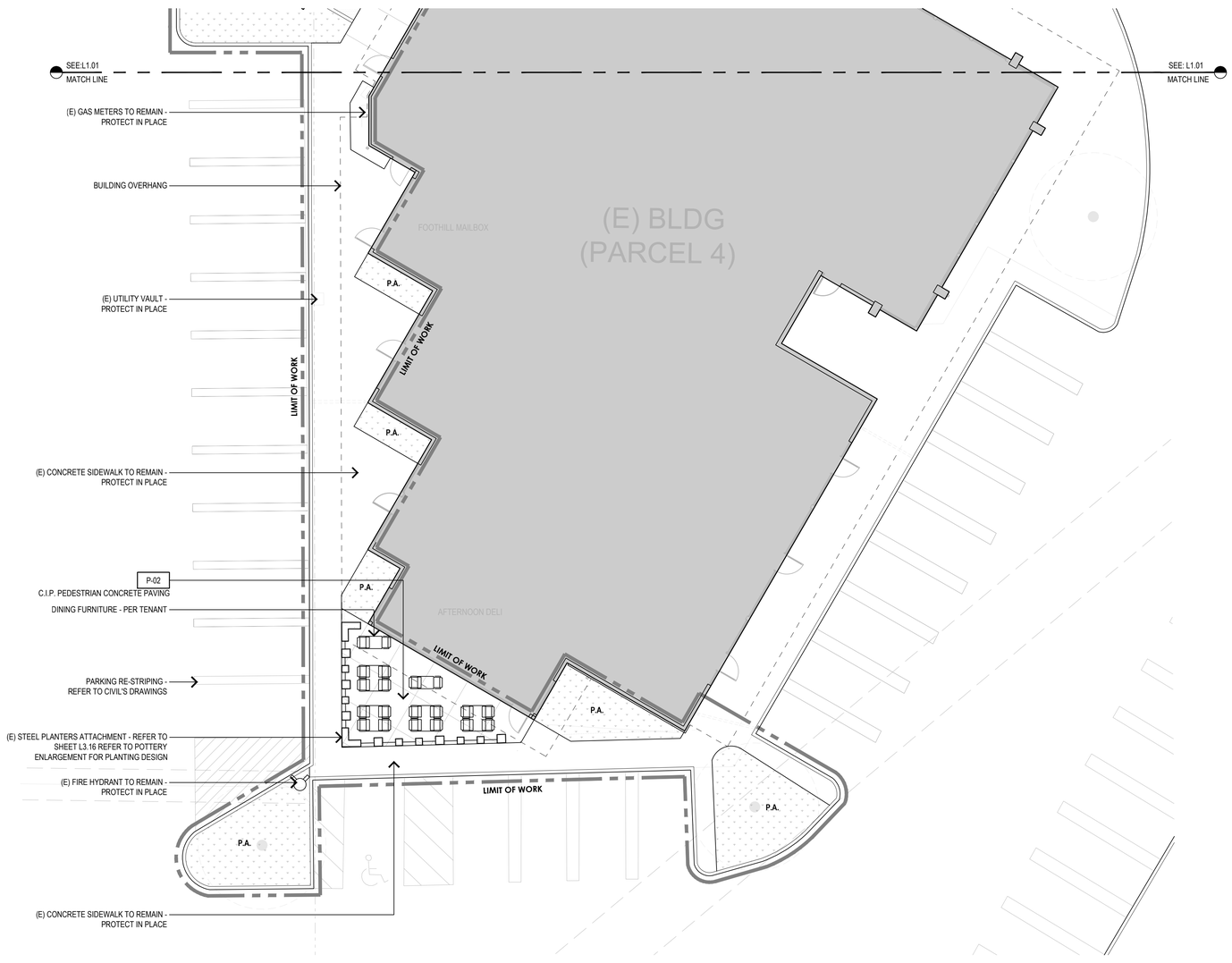
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	REVISION

SHEET
CD

L1.01

sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l1.01-construction plan.dwg
sheet plotter last saved: Jun/12/2023 5:10 PM by: GerardoD
dwg last saved: Jun/12/2023 5:10 PM by: GerardoD



PAVING AND COBBLE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
P-01	C.I.P. PEDESTRIAN CONCRETE PAVING - STANDARD GRAY	2 / L3.01
P-02	C.I.P PEDESTRIAN CONCRETE PAVING 'PEBBLE 641' COLOR WITH ACID ETCH #3	1,2 / L3.01
P-03	STABILIZED DECOMPOSED GRANITE	3 / L3.01
P-04	TRUNCATED DOME MAT DARK GREY	2 / L3.02
P-05	CONCRETE PAVER FIELD	6 / L3.01
S-01	COBBLE IN POTTERY SALMON BAY	L9.01-L9.04

WALL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
W-01	**42" HIGH CAST IN PLACE WALL - THE MIX**	L3.11
W-02	**42" HIGH CAST IN PLACE WALL - MIDWAY**	L3.10

EDGING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
E-01	6" WIDE C.I.P. CONCRETE BAND - ADJACENT TO PLANTING AND D.G. AREAS	4 / L3.01

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
SA-01	BIKE RACKS	8
SA-02	TRASH RECEPTACLE	5
SA-03	NATURAL BOULDERS	PER PLAN

GENERAL CONSTRUCTION PLAN NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO FINISH SCHEDULE, SHEET L1.00 FOR FINISH INFORMATION.
3. REFER TO POTTERY & SITE AMENITIES PLANS FOR POTTERY & SITE AMENITIES IDENTIFICATION.
4. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
5. HATCH DENOTES PLANTING AREA.
6. HATCH DENOTES DECOMPOSED GRANITE.
7. ALL FURNITURE TO BE HANDLED BY FFE CONSULTANT, UNLESS SPECIFIED ON LANDSCAPE PLANS.
8. ALL CIVIL INFORMATION AND SITE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO APPROPRIATE CONSULTANT DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL INFORMATION AGAINST EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REP. OR ARCHITECT OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED DURING CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS NECESSARY FOR IRRIGATION DESIGN PRIOR TO INSTALLATION OF CONCRETE PAVING.
12. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
13. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
14. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF ALL DETAILS OF INSTALLATION INCLUDING COORDINATION OF DESIGN INTENT WITH LANDSCAPE ARCHITECT. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL GRADING ON SITE SHALL HAVE POSITIVE SURFACE DRAINAGE (2% MINIMUM GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.

N

10' 0 1' 3' 5' 10' 15' 20'

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

SHEET
CD

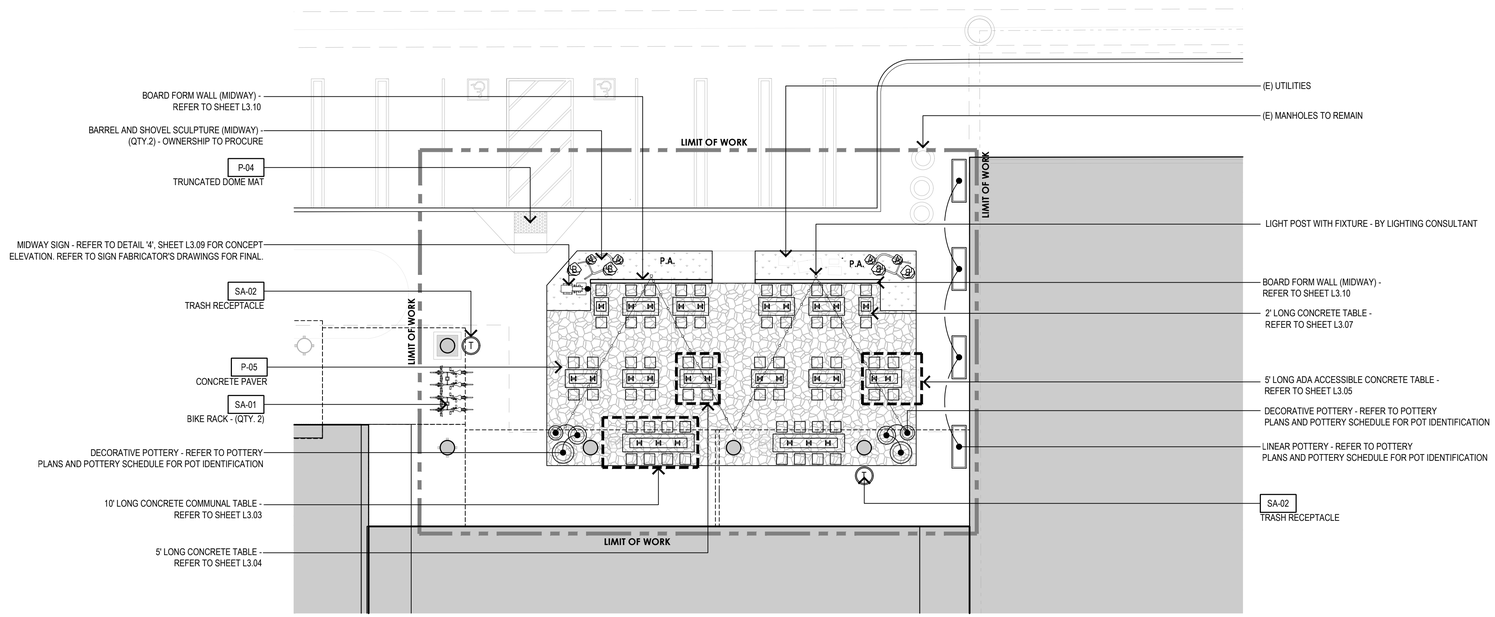
L1.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\3D\08-11.02-construction plan.dwg

xref
layoutfor last saved: Jun/12/2023 5:09 PM by GenaroD
dwg last saved: Jun/12/2023 5:09 PM by GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



PAVING AND COBBLE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
P-01	C.I.P. PEDESTRIAN CONCRETE PAVING - STANDARD GRAY	2 / L3.01
P-02	C.I.P PEDESTRIAN CONCRETE PAVING 'PEBBLE 641' COLOR WITH ACID ETCH #3	1,2 / L3.01
P-03	STABILIZED DECOMPOSED GRANITE	3 / L3.01
P-04	TRUNCATED DOME MAT DARK GREY	2 / L3.02
P-05	CONCRETE PAVER FIELD	6 / L3.01
S-01	COBBLE IN POTTERY SALMON BAY	L9.01-L9.04

WALL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
W-01	**42" HIGH CAST IN PLACE WALL - THE MIX**	L3.11
W-02	**42" HIGH CAST IN PLACE WALL - MIDWAY**	L3.10

EDGING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
E-01	6" WIDE C.I.P. CONCRETE BAND - ADJACENT TO PLANTING AND D.G. AREAS	4 / L3.01

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
SA-01	BIKE RACKS	8
SA-02	TRASH RECEPTACLE	5
SA-03	NATURAL BOULDERS	PER PLAN

GENERAL CONSTRUCTION PLAN NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO FINISH SCHEDULE, SHEET L1.00 FOR FINISH INFORMATION.
3. REFER TO POTTERY & SITE AMENITIES PLANS FOR POTTERY & SITE AMENITIES IDENTIFICATION.
4. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
5. HATCH DENOTES PLANTING AREA.
6. HATCH DENOTES DECOMPOSED GRANITE.
7. ALL FURNITURE TO BE HANDLED BY FFE CONSULTANT, UNLESS SPECIFIED ON LANDSCAPE PLANS.
8. ALL CIVIL INFORMATION AND SITE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO APPROPRIATE CONSULTANT DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL INFORMATION AGAINST EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REP. OR ARCHITECT OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED DURING CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS NECESSARY FOR IRRIGATION DESIGN PRIOR TO INSTALLATION OF CONCRETE PAVING.
12. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
13. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
14. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF ALL DETAILS OF INSTALLATION INCLUDING COORDINATION OF DESIGN INTENT WITH LANDSCAPE ARCHITECT. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL GRADING ON SITE SHALL HAVE POSITIVE SURFACE DRAINAGE (2% MINIMUM GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.

N

10' 0 1' 3' 5' 10' 15' 20'

Item # 2.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

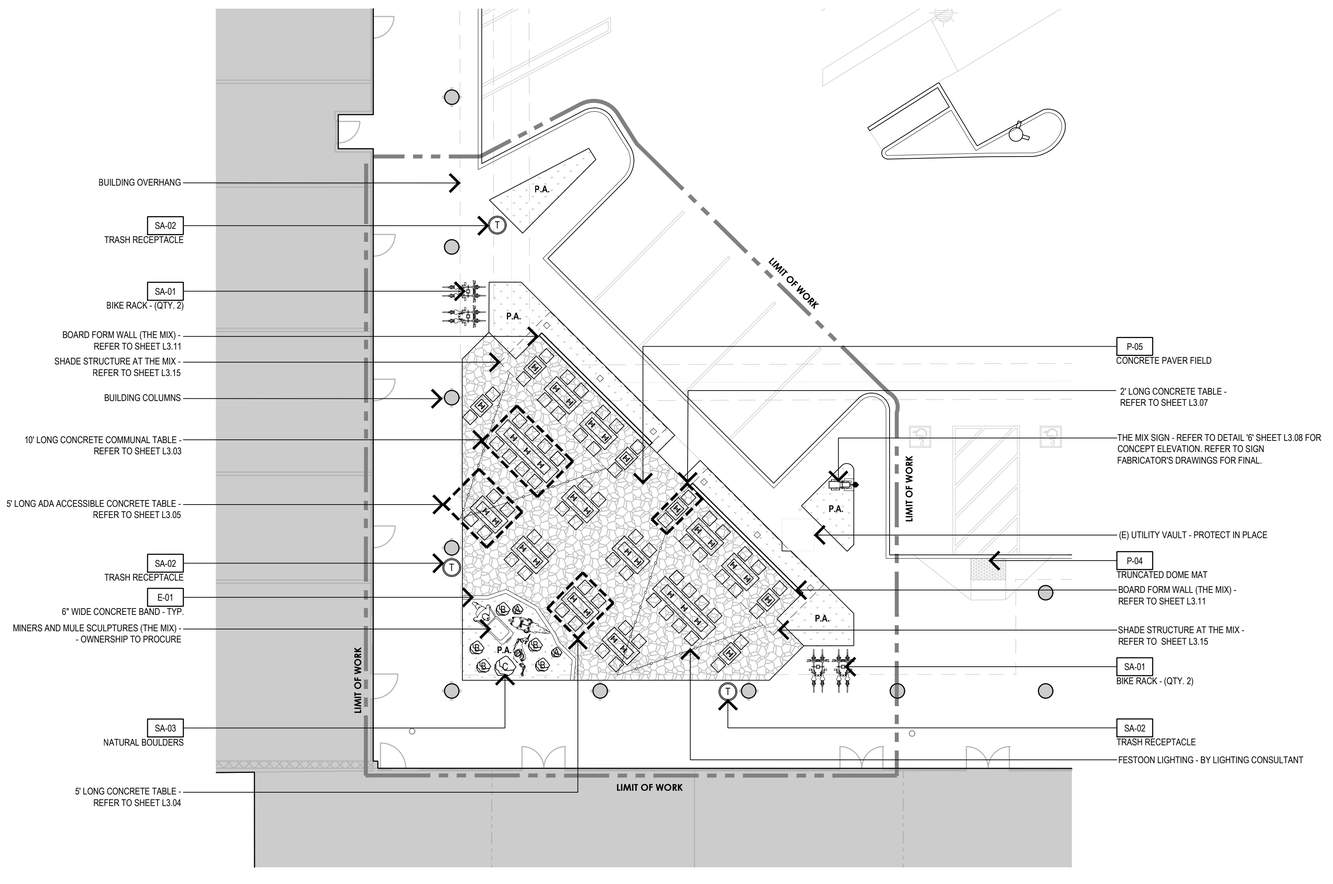
06-12-2023 1 REVISION

SHEET
CD

L1.03

sheet printed: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\3020B-l1.03-construction plan.dwg
xref last saved: Jun/12/2023 5:09 PM by: GerardD
dwg last saved: Jun/12/2023 5:09 PM by: GerardD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



PAVING AND COBBLE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
P-01	C.I.P. PEDESTRIAN CONCRETE PAVING - STANDARD GRAY	2 / L3.01
P-02	C.I.P PEDESTRIAN CONCRETE PAVING 'PEBBLE 641' COLOR WITH ACID ETCH #3	1,2 / L3.01
P-03	STABILIZED DECOMPOSED GRANITE	3 / L3.01
P-04	TRUNCATED DOME MAT DARK GREY	2 / L3.02
P-05	CONCRETE PAVER FIELD	6 / L3.01
S-01	COBBLE IN POTTERY SALMON BAY	L9.01-L9.04

WALL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
W-01	**42" HIGH CAST IN PLACE WALL - THE MIX**	L3.11
W-02	**42" HIGH CAST IN PLACE WALL - MIDWAY**	L3.10

EDGING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
E-01	6" WIDE C.I.P. CONCRETE BAND - ADJACENT TO PLANTING AND D.G. AREAS	4 / L3.01

SITE AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
SA-01	BIKE RACKS	8
SA-02	TRASH RECEPTACLE	5
SA-03	NATURAL BOULDERS	PER PLAN

GENERAL CONSTRUCTION PLAN NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO FINISH SCHEDULE, SHEET L1.00 FOR FINISH INFORMATION.
3. REFER TO POTTERY & SITE AMENITIES PLANS FOR POTTERY & SITE AMENITIES IDENTIFICATION.
4. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
5. HATCH DENOTES PLANTING AREA.
6. HATCH DENOTES DECOMPOSED GRANITE.
7. ALL FURNITURE TO BE HANDLED BY FFE CONSULTANT, UNLESS SPECIFIED ON LANDSCAPE PLANS.
8. ALL CIVIL INFORMATION AND SITE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO APPROPRIATE CONSULTANT DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL INFORMATION AGAINST EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REP. OR ARCHITECT OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED DURING CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS NECESSARY FOR IRRIGATION DESIGN PRIOR TO INSTALLATION OF CONCRETE PAVING.
12. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
13. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
14. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER EXECUTION OF ALL DETAILS OF INSTALLATION INCLUDING COORDINATION OF DESIGN INTENT WITH LANDSCAPE ARCHITECT. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL GRADING ON SITE SHALL HAVE POSITIVE SURFACE DRAINAGE (2% MINIMUM GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.

N

0 1' 3' 5' 10' 15' 20'

Item # 2.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

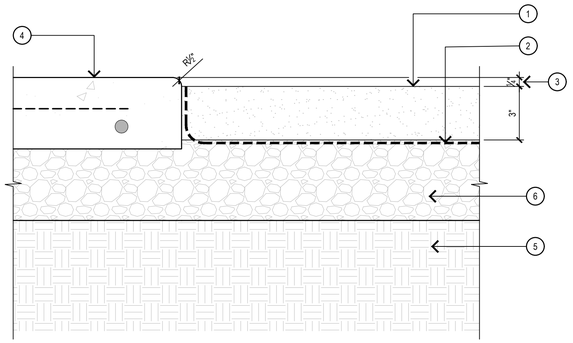
S H E E T
CD

L1.04

sheet plotted: Jun13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32208-l1.04-construction plan.dwg
xref/ order last saved: Jun12/2023 5:09 PM by GerardO
dwg last saved: Jun12/2023 5:09 PM by GerardO

1. ½" SCREENED DECOMPOSED GRANITE ON GRADE 3" MIN. THICK LAYER. STABILIZE WITH BINDER
2. FILTER FABRIC / WEED BARRIER IN BETWEEN D.G. AND AGGREGATE BASE. TURN UP AT EDGES.
3. VERTICAL CHANGE ½" MAXIMUM.
4. ADJACENT PAVING / FINISH SURFACE - REFER TO CONSTRUCTION PLANS FOR TYPE
5. COMPACTED SUBGRADE PER SOILS REPORT RECOMMENDATIONS
6. TYPE II AGGREGATE BASE - 6" MIN. PER GEOTECHNICAL SOILS REPORT

GENERAL NOTES:
A. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
B. CONTRACTOR TO VERIFY AGGREGATE BASE DEPTH PRIOR TO INSTALLATION.



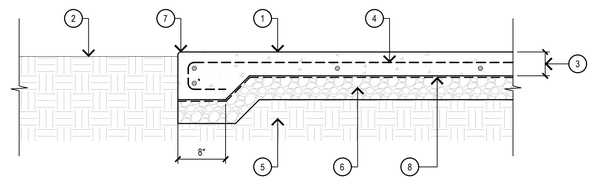
dt_decomposed_granite_4

STABILIZED DECOMPOSED GRANITE

3" = 1'-0" (3)

1. CONCRETE PAVING. REFER TO PLANS FOR COLOR, SCORING, FINISH, AND TEXTURE
2. FINISH GRADE. -1" AT LAWN AREAS. -2" AT GROUND COVER AREAS
3. THICKNESS PER CITY STANDARDS
4. #3 REBAR @ 18" O.C. BOTH WAYS
5. COMPACTED SUBGRADE PER GEOTECH REPORT
6. AGGREGATE BASE PER GEOTECH REPORT
7. ¾" RADIUS EDGE
8. VAPOR BARRIER UNDER CONCRETE SLAB

GENERAL NOTES:
A. APPLY MATTE SEALER TO ALL CONCRETE FLATWORK
B. SUBGRADE PREPARATION, COMPOSITION AND COMPACTION SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS
C. CONCRETE TYPE, THICKNESS, PSI AND REINFORCEMENT FOR ON-GRADE PAVEMENT SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS AND/OR CIVIL ENGINEER
D. ALL NEW CONCRETE PAVING SHALL COMPLY WITH HANDICAPPED ACCESSIBILITY REQUIREMENTS
E. CONTRACTOR TO PROVIDE 4' X 4' SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
F. REFER TO MASTER FINISH SCHEDULE FOR ENHANCED CONCRETE PAVING WITH HAND SEEDED FINISH.

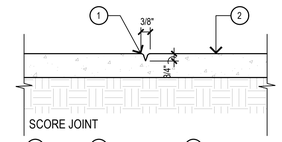


dt_pav_concrete_ped_12

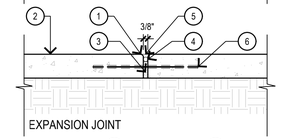
CONCRETE PEDESTRIAN PAVING ON GRADE

1" = 1'-0" (2)

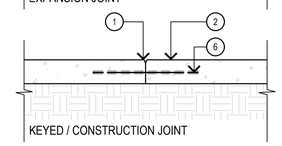
1. ⅜" RADIUS EDGE AT PEDESTRIAN PAVING AND ¼" RADIUS EDGE AT VEHICULAR PAVING
2. FINISH SURFACE - REFER TO CONSTRUCTION PLANS
3. ⅜" JOINT FILLER
4. BACKER ROD
5. TWO-COMPONENT POLYURETHANE SEALANT - REFER TO NOTES THIS DETAIL
6. ¾" DIA. X 12" LONG STEEL SLIP DOWEL @ 24" O.C. SPEED DOWEL NO. PSD 12/NO.4 (800) 531-3355
7. VERTICAL SURFACE



SCORE JOINT



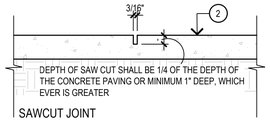
EXPANSION JOINT



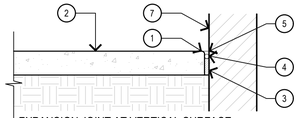
KEYED / CONSTRUCTION JOINT

EXPANSION JOINTS:
- INSTALL EXPANSION JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES
- ON SURFACES LESS THAN 15' WIDE INSTALL EXPANSION JOINTS 15' O.C. MAX OR AS REQUIRED. MONOLITHIC SLABS ARE NOT TO EXCEED 200 S.F.
- AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO ¼" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOWING FROM JOINT
- PRE-MOLDED JOINT FILLER: NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751
- SEALANT: SIKAFLEX-2C TWO COMPONENT POLYURETHANE SEALANT. INSTALL ¼" DEEP. USE CHEMICAL CURE FOR INSTALLATIONS DEEPER THAN ¼". COLOR TO MATCH ADJACENT PAVING. BOND BREAKER TYPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER.
- CONTRACTOR TO PROVIDE 6" LONG CURED SAMPLE OF SEALANT, BACKER ROD AND JOINT FILLER TO LANDSCAPE ARCHITECT FOR VERIFICATION OF GENERAL DESIGN CONFORMANCE PRIOR TO INSTALLATION

GENERAL NOTES:
A. LOCATE JOINTS AS SHOWN ON CONSTRUCTION PLANS CAULKING COLOR SHALL MATCH COLOR OF ADJACENT PAVING
B. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE SMOOTH UNIFORM IMPRESSIONS



SAWCUT JOINT



EXPANSION JOINT AT VERTICAL SURFACE

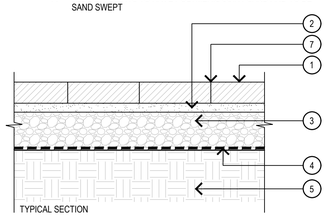
dt_pav_joint_12

TYPICAL JOINTS

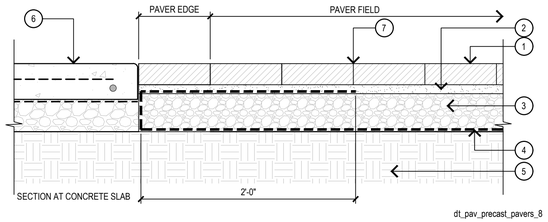
1" = 1'-0" (1)

1. 60MM CONCRETE PAVERS FOR PEDESTRIAN AREAS & 80MM FOR VEHICULAR AREAS
2. 1" MIN. SAND SETTING BASE
3. AGGREGATE BASE - 4" MIN. PER GEOTECHNICAL SOILS REPORT
4. GEOTEXTILE FABRIC - WRAP 24" MIN. AT ALL EDGES
5. COMPACTED SUBGRADE - PER GEOTECHNICAL SOILS REPORT
6. ADJACENT CONCRETE PAVING
7. POLYMERIC JOINT SAND AT ALL BUTT JOINTS
8. FINISH GRADE

GENERAL NOTES:
A. CONTRACTOR SHALL ARRANGE FOR A REPRESENTATIVE OF THE PAVER MANUFACTURER TO CONDUCT PERIODIC VISITS DURING CONSTRUCTION TO OBSERVE A TYPICAL INSTALLATION AND ENSURE THE PAVERS ARE BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS
B. ALL END PAVERS TO BE MORTAR SET
C. CONCRETE EDGE RESTRAINTS SHOULD BE CONSTRUCTED AND CURED PRIOR TO PLACEMENT OF AGGREGATE BASE AND PAVERS
D. PAVERS ARE INTENDED FOR VEHICULAR AND PEDESTRIAN TRAFFIC AREAS. THICKNESS OF PAVER, BASE COURSE AND SUBGRADE WILL VARY DEPENDING ON TRAFFIC TYPE. REFER TO GEOTECHNICAL SOILS REPORT FOR PAVING SECTIONS
E. REFER TO PLAN AND SCHEDULE FOR PAVER TYPE INFORMATION
F. ALL BUTT JOINTS TO HAVE POLYMERIC JOINT SAND AND TO BE SAND SWEPT



TYPICAL SECTION



SECTION AT CONCRETE SLAB

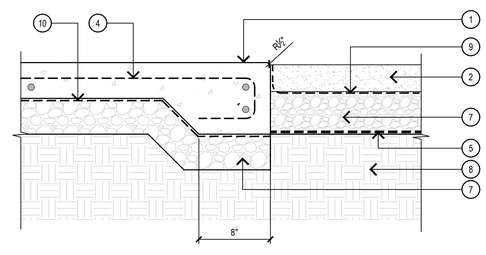
dt_pav_precast_pavers_8

CONCRETE PAVERS ON GRADE

1-1/2" = 1'-0" (6)

1. CONCRETE PAVING. REFER TO PLANS FOR COLOR, SCORING, FINISH, AND TEXTURE
2. ½" SCREENED DECOMPOSED GRANITE ON GRADE 3" MIN. THICK LAYER. STABILIZE WITH BINDER
3. ROCK MULCH - 1 ½" - 2" THICK - REFER TO MASTER FINISH SCHEDULE
4. #3 REBAR @ 18" O.C. BOTH WAYS
5. GEOTEXTILE FABRIC - PER GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE PER SOILS REPORT RECOMMENDATIONS
7. TYPE II AGGREGATE BASE - PER GEOTECHNICAL REPORT
8. COMPACTED SUBGRADE PER GEOTECH REPORT
9. FILTER FABRIC / WEED BARRIER IN BETWEEN DG AND COMPACTED SOIL. TURN UP AT EDGES.
10. VAPOR BARRIER UNDER CONCRETE SLAB

GENERAL NOTES:
A. APPLY MATTE SEALER TO ALL CONCRETE FLATWORK
B. SUBGRADE PREPARATION, COMPOSITION AND COMPACTION SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS
C. CONCRETE TYPE, THICKNESS, PSI AND REINFORCEMENT FOR ON-GRADE PAVEMENT SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS AND/OR CIVIL ENGINEER
D. ALL NEW CONCRETE PAVING SHALL COMPLY WITH HANDICAPPED ACCESSIBILITY REQUIREMENTS
E. CONTRACTOR TO PROVIDE 4' X 4' SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION



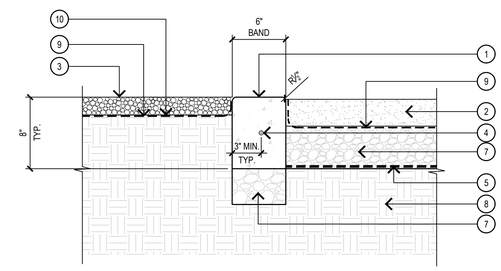
dt_pav_conc_band_8

D.G. / CONCRETE INTERFACE

1-1/2" = 1'-0" (5)

1. CAST IN PLACE CONCRETE BAND
2. ½" SCREENED DECOMPOSED GRANITE ON GRADE 3" MIN. THICK LAYER. STABILIZE WITH BINDER
3. ROCK MULCH - 1 ½" - 2" THICK - REFER TO MASTER FINISH SCHEDULE
4. (1) #3 REBAR
5. GEOTEXTILE FABRIC - PER GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE PER SOILS REPORT RECOMMENDATIONS
7. TYPE II AGGREGATE BASE - PER GEOTECHNICAL REPORT
8. COMPACTED SUBGRADE
9. FILTER FABRIC / WEED BARRIER IN BETWEEN DG AND COMPACTED SOIL. TURN UP AT EDGES.
10. FINISH GRADE IN PLANTING AREA

GENERAL NOTES:
A. APPLY MATTE SEALER TO ALL CONCRETE FLATWORK
B. SUBGRADE PREPARATION, COMPOSITION AND COMPACTION SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS
C. CONCRETE TYPE, THICKNESS, PSI AND REINFORCEMENT FOR ON-GRADE PAVEMENT SHALL ADHERE TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS AND/OR CIVIL ENGINEER
D. ALL NEW CONCRETE PAVING SHALL COMPLY WITH HANDICAPPED ACCESSIBILITY REQUIREMENTS
E. CONTRACTOR TO PROVIDE 4' X 4' SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION



dt_pav_conc_band_8

CONCRETE BAND AT D.G. / PLANTING INTERFACE

1-1/2" = 1'-0" (4)

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

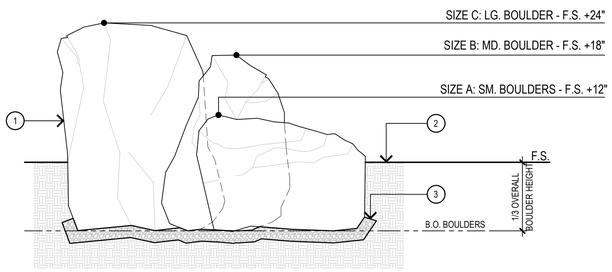
06-12-2023	1	REVISION

SHEET
CD
L3.01

xref folder last saved: Jun13/2023 9:49 AM by: GeneroD
dwg last saved: Jun13/2023 9:49 AM by: GeneroD
sheet plotted: Jun13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\3208-l3.01-construction details.dwg

1. CIGAR BOULDERS FROM DECORATIVE STONE SOLUTIONS - SET MIN. $\frac{1}{3}$ HT. BELOW GRADE
   SIZE A : +/- 18" WIDE +/- 12" EXPOSED
   SIZE B : +/- 24" WIDE +/- 18" EXPOSED
   SIZE C : +/- 36" WIDE +/- 24" EXPOSED
2. DECOMPOSED GRANITE / ROCK MULCH
3. GRAVEL BASE BELOW BOULDERS - PER SUPPLIER RECOMMENDATIONS

GENERAL NOTES:
A. FABRICATOR SHALL PREPARE SHOP DRAWINGS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
B. REFER TO MASTER FINISH SCHEDULE ON SHEET L1.00

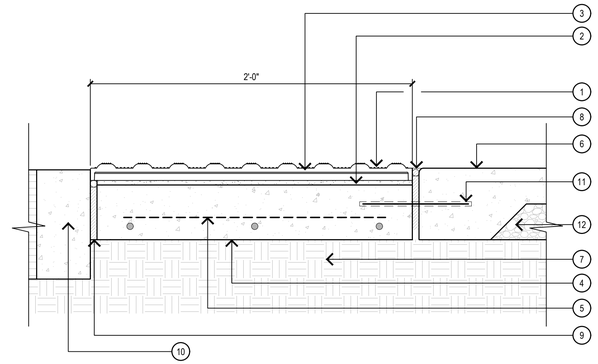


A - BOULDER GROUPING

dt_boulder_24

BOULDERS (TYP.) — 1/2"=1'-0" — 3

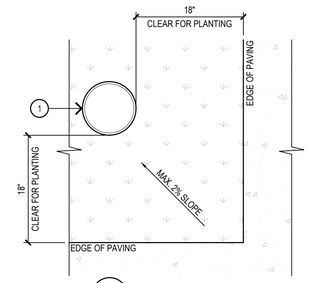
1. DETECTABLE WARNING SURFACE AT CURB RAMPS
2. MORTAR SETTING BED. MINIMUM $\frac{1}{2}$" THICK
3. BUTT JOINT
4. CONCRETE SUB-SLAB. MINIMUM 3" THICK
5. REINFORCING PER CIVIL RECOMMENDATIONS
6. ADJACENT PAVING, REFER TO CONSTRUCTION PLANS,
7. COMPACTED SUBGRADE PER SOILS REPORT RECOMMENDATIONS
8. EXPANSION JOINT BETWEEN ADJACENT PAVING
9. EXPANSION JOINT IN CONCRETE SUB-SLAB. ALIGN WITH GROUT JOINTS IN PAVING SURFACE WHERE POSSIBLE. SEE PLANS FOR EXPANSION JOINT LAYOUT
10. CONCRETE CURB PER CIVIL RECOMMENDATIONS
11. $\frac{3}{4}$" X 12" LONG STEEL SLIP DOWEL @ 24" O.C. SPEED DOWEL NO. PSD 12 / NO.4 (800) 531-3355
12. SUB-BASE PER SOILS REPORT RECOMMENDATIONS



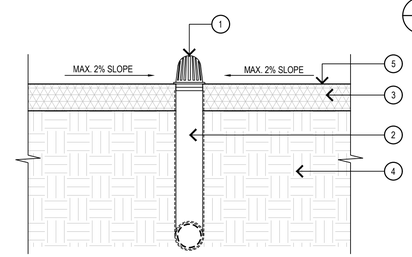
dt_truncated_domes_mat_8

DETECTABLE WARNING SURFACE MAT — 1-1/2" = 1'-0" — 2

1. PLANTER ATRIUM DRAIN - WRAP WITH FILTER FABRIC
2. DRAIN LINE AND CONNECTION PER CIVIL
3. 3" LAYER MULCH - REFER TO SPECIFICATIONS FOR MULCH TYPE.
4. AMENDED SOIL PER LANDSCAPE SPECIFICATIONS OR SOILS REPORT
5. FINISH GRADE



A - PLAN



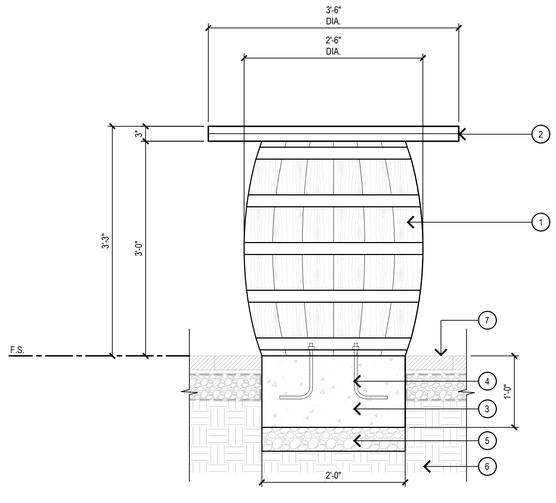
B - SECTION

dt_drain_atrium_8

ATRIUM DRAIN AT PLANTING AREAS — 1-1/2" = 1'-0" — 1

A - REFERENCE IMAGE
NTS

1. RE-PURPOSED WINE BARREL
2. 30" DIA. WOODEN TABLETOP - TO MATCH BARREL LOOK AND COLOR - IMAGE FOR REFERENCE
3. CONCRETE FOOTING BY STRUCTURAL ENGINEER
4. $\frac{3}{4}$" DIA. ANCHOR BOLTS EMBEDDED TO CONCRETE
5. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
6. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
7. ADJACENT PAVING

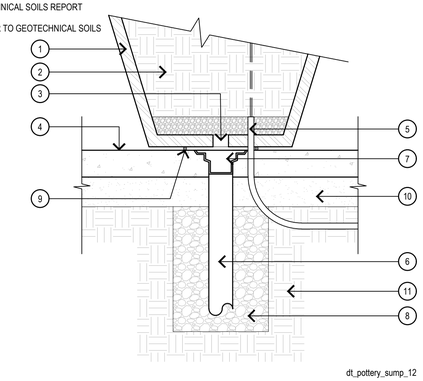


B - SECTION / ELEVATION
1"=1'-0"

dt_barrel table_12

BARREL TABLE (THE GROVE) — 1" = 1'-0" — 5

1. DECORATIVE POTTERY - REFER TO POTTERY PLANS FOR IDENTIFICATION
2. PLANTING BACKFILL MIX - EQUAL PARTS WOOD SHAVINGS & WASHED CONCRETE SAND
3. 2" DIA. HOLE IN BOTTOM OF POTTERY
4. ADJACENT FINISH SURFACE
5. IRRIGATION CONDUIT - REFER TO IRRIGATION PLANS. SEAL OPENING AROUND PIPE
6. 3" DIA. DRAINLINE TO SUMP
7. 3" DIA. BRASS GRATE DRAIN AT HARDSCAPE, PER CIVIL ENGINEER
8. 16" DIA. X 24" DEEP DRAINAGE SUMP WITH $\frac{3}{4}$"-1" GRAVEL FILL
9. INSTALL EPOXY RING SEAL AT POTTERY
10. SUB-BASE AS REQUIRED - REFER TO GEO-TECHNICAL SOILS REPORT
11. COMPACTED SUBGRADE AS REQUIRED - REFER TO GEOTECHNICAL SOILS REPORT



dt_pottery_sump_12

POTTERY SUMP ON GRADE — 1" = 1'-0" — 4

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF REALTY MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

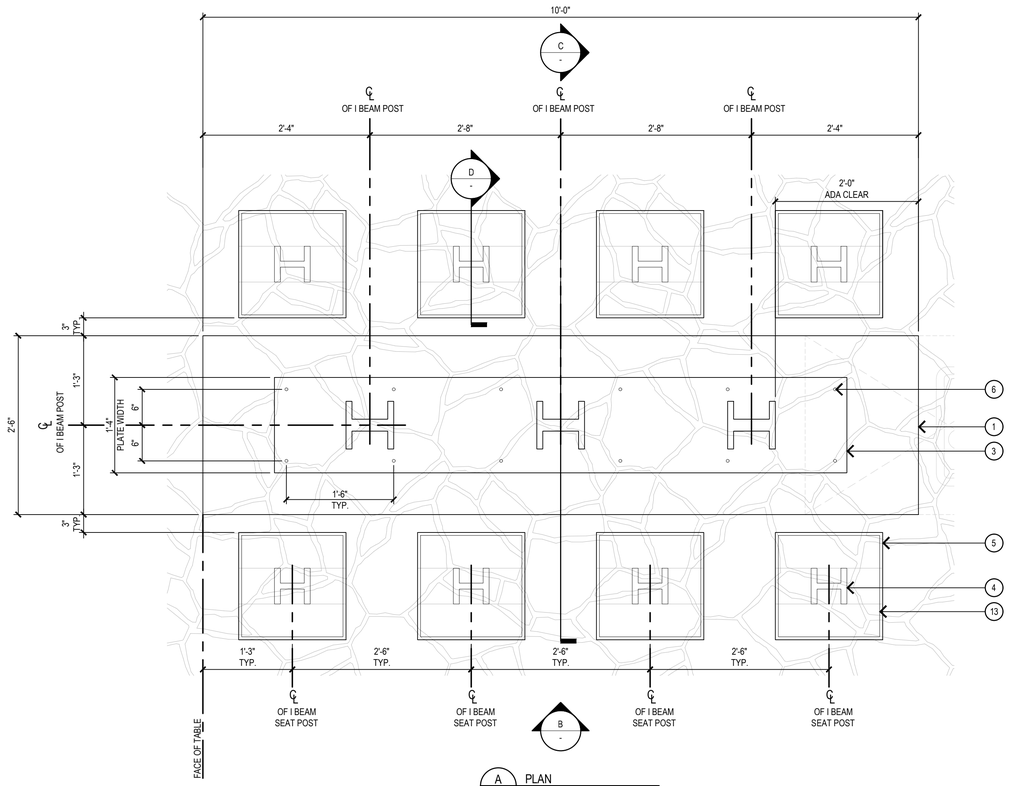
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

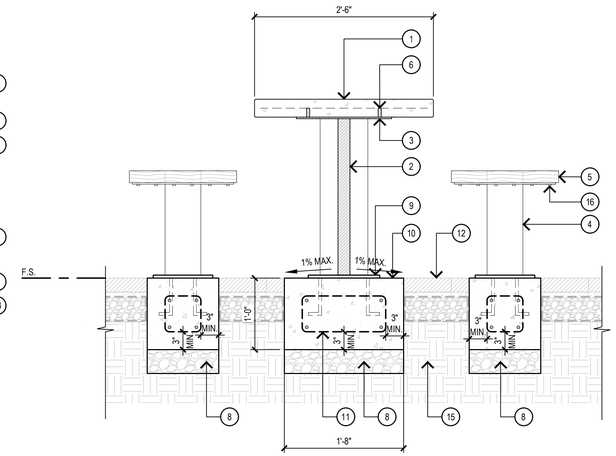
SHEET
CD
L3.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun13'2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\3\208-l3.02-construction details.dwg
sheet folder last saved: Jun12'2023 4:15 PM by: GerardoD
dwg last saved: Jun12'2023 4:15 PM by: GerardoD

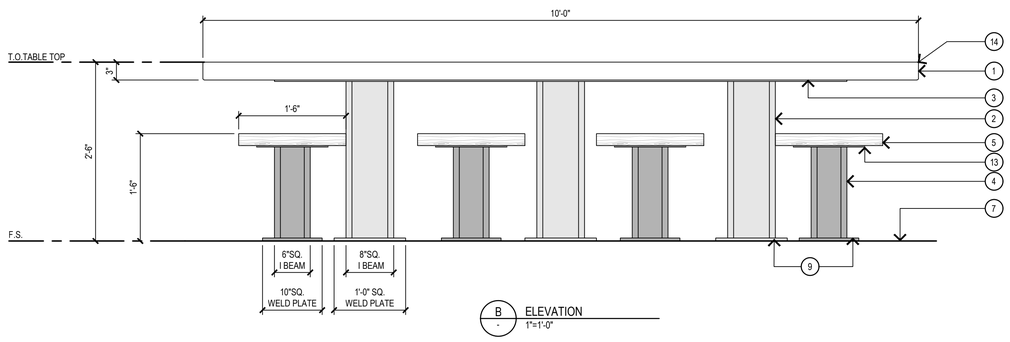


A PLAN
1"=1'-0"

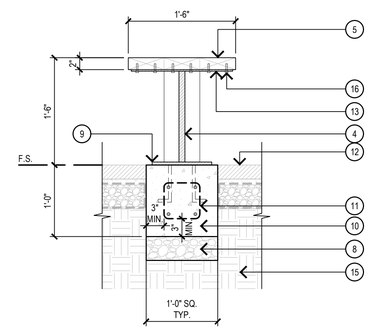


C TABLE SECTION
1"=1'-0"

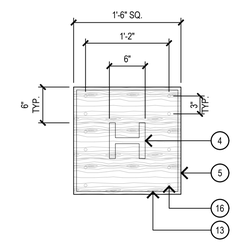
1. 3" THICK C.I.P CONCRETE TABLE TOP WITH WIRE MESH REINFORCEMENT
2. 8" WIDE STEEL I BEAM POST WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS. PLATE TO HAVE $\frac{3}{8}$" DIA. STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP
4. 6" WIDE STEEL I-BEAM POST AT SEATS
5. 2" THICK X 6" WIDE COMPRESSED BAMBOO LUMBER SLATS. 3 PER SEAT
6. $\frac{3}{8}$" DIA. x $1\frac{1}{2}$" HIGH STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP FROM BELOW - 12 PEGS TOTAL
7. FINISH SURFACE
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. $\frac{3}{8}$" THICK STEEL WELD PLATE AT BOTTOM OF I BEAM WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
10. CONTINUOUS CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT. SLOPE MIN. 1% FOR DRAINAGE
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. ADJACENT PAVING
13. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS AT SEAT.
14. $\frac{1}{4}$" RADIUS CORNER AT TABLE EDGE
15. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
16. 1-1/4" LONG MOUNTING SCREWS - MOUNTED UNDER SEAT



B ELEVATION
1"=1'-0"



D SEAT SECTION
1"=1'-0"



E SEAT PLAN
1"=1'-0"

dt_conc_table_10_12

10' LONG CONCRETE TOP TABLE

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
06/20/24
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF REAL ESTATE MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

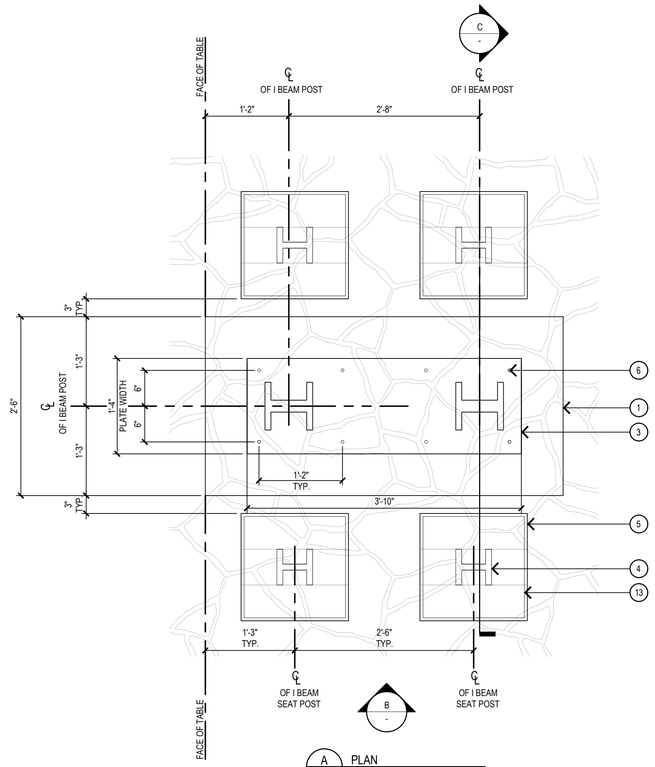
06-12-2023 | 1 | REVISION

SHEET
CD
L3.03

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\03208-l3.03-construction details.dwg

xref
layoutlast saved: Jun12/2023 4:15 PM by GerardD
dwg last saved: Jun12/2023 4:15 PM by GerardD



1. 3" THICK C.I.P CONCRETE TABLE TOP WITH WIRE MESH REINFORCEMENT
2. 8" WIDE STEEL I BEAM POST WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. 1/4" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS. PLATE TO HAVE 1/2" DIA. STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP
4. 6" WIDE STEEL I-BEAM POST AT SEATS
5. 2" THICK X 6" WIDE COMPRESSED BAMBOO LUMBER SLATS. 3 PER SEAT
6. 1/2" DIA. x 1 1/2" HIGH STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP FROM BELOW - 12 PEGS TOTAL
7. FINISH SURFACE
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. 1/2" THICK STEEL WELD PLATE AT BOTTOM OF I BEAM WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
10. CONTINUOUS CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT. SLOPE MIN. 1% FOR DRAINAGE
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. ADJACENT PAVING
13. 1/4" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS AT SEAT.
14. 1/4" RADIUS CORNER AT TABLE EDGE
15. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
16. 1-1/4" LONG MOUNTING SCREWS - MOUNTED UNDER SEAT

dt_conc_table_5_12

5' LONG CONCRETE TOP TABLE

1" = 1'-0"

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID P. GALESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

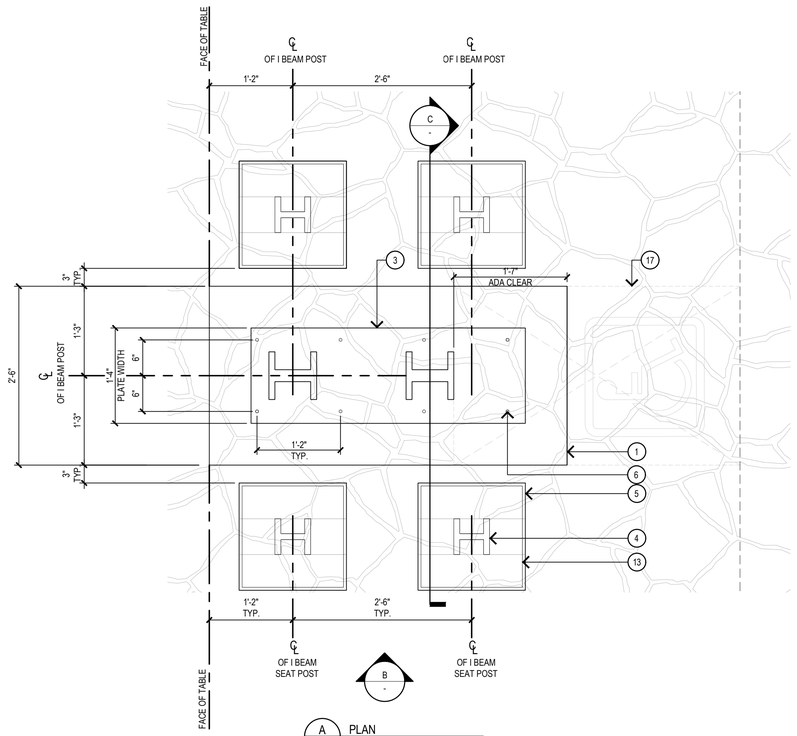
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

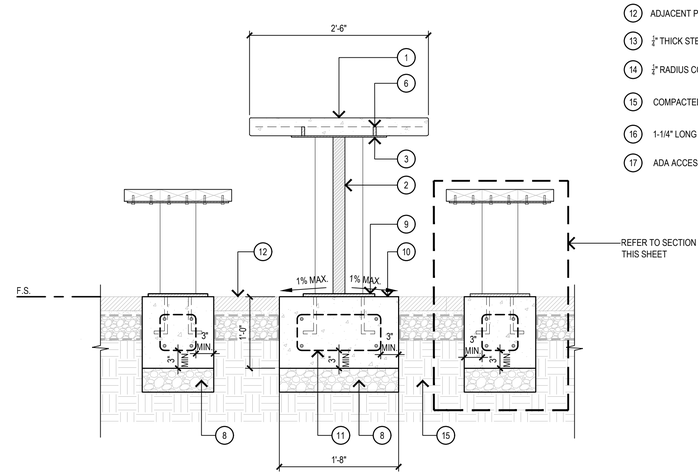
SHEET
CD
L3.04

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.04-construction details.dwg
border last saved: Jun/12/2023 1:06 PM by: GenaroD
dwg last saved: Jun/12/2023 1:06 PM by: GenaroD

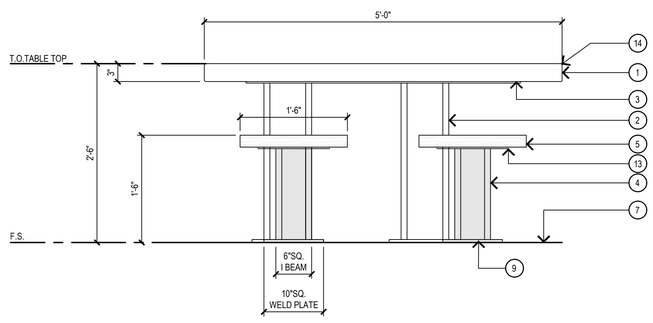


A PLAN
1"=1'-0"

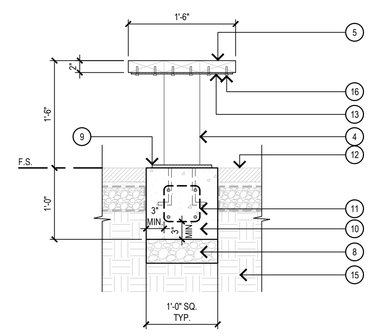


C SECTION
1"=1'-0"

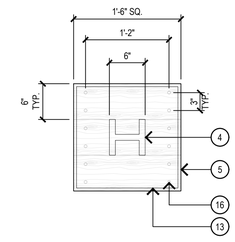
1. 3" THICK C.I.P CONCRETE TABLE TOP WITH WIRE MESH REINFORCEMENT
2. 8" WIDE STEEL I BEAM POST WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. $\frac{3}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS. PLATE TO HAVE $\frac{3}{4}$" DIA. STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP
4. 6" WIDE STEEL I-BEAM POST AT SEATS
5. 2" THICK X 6" WIDE COMPRESSED BAMBOO LUMBER SLATS. 3 PER SEAT
6. $\frac{3}{4}$" DIA. x $1\frac{1}{2}$" HIGH STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP FROM BELOW - 12 PEGS TOTAL
7. FINISH SURFACE
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. $\frac{3}{4}$" THICK STEEL WELD PLATE AT BOTTOM OF I BEAM WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
10. CONTINUOUS CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT. SLOPE MIN. 1% FOR DRAINAGE
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. ADJACENT PAVING
13. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS AT SEAT.
14. $\frac{1}{4}$" RADIUS CORNER AT TABLE EDGE
15. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
16. 1-1/4" LONG MOUNTING SCREWS - MOUNTED UNDER SEAT
17. ADA ACCESSIBLE SEATING



B ELEVATION
1"=1'-0"



D SEAT SECTION
1"=1'-0"



E SEAT PLAN
1"=1'-0"

dt_conc_table_10_12

5' LONG CONCRETE TOP TABLE - ADA ACCESS

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
06/06/2024
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF PROPERTY MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

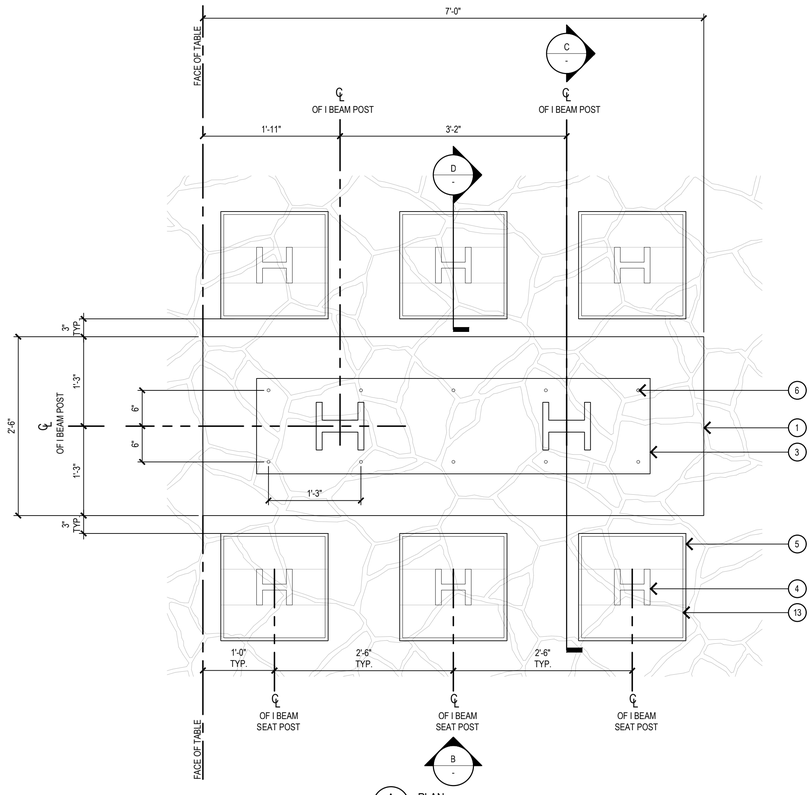
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

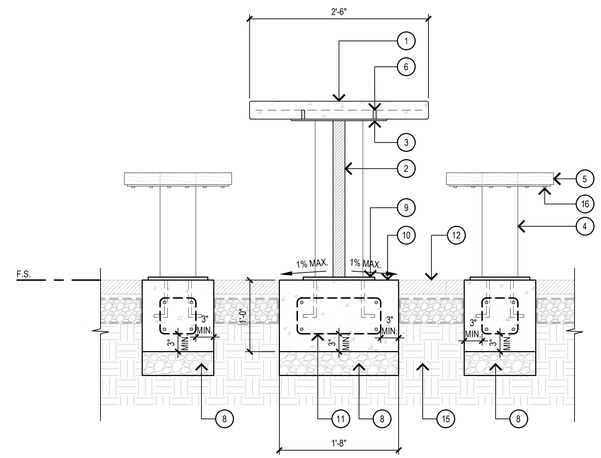
SHEET
CD
L3.05

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

xref
layout last saved: Jun12,2023 1:17 PM by GerardO
dwg last saved: Jun12,2023 1:17 PM by GerardO
sheet plotted: Jun13,2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\03208-L3.05-construction details.dwg

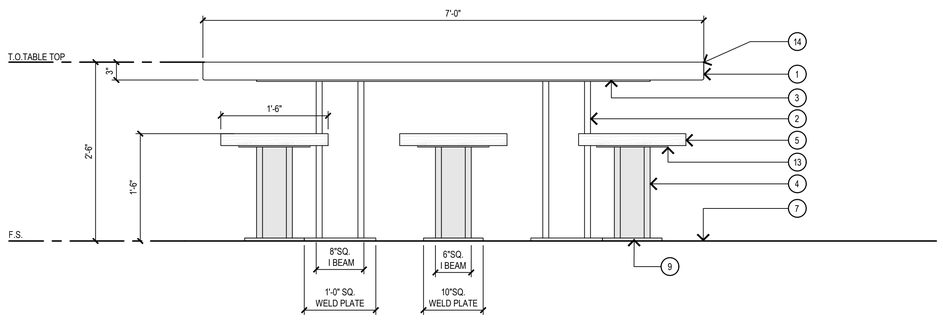


A PLAN
1"=1'-0"

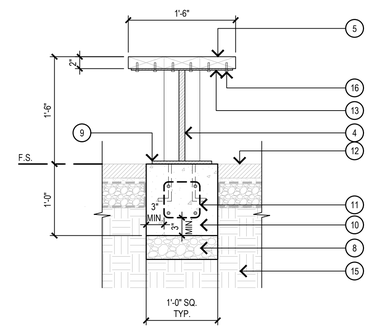


C TABLE SECTION
1"=1'-0"

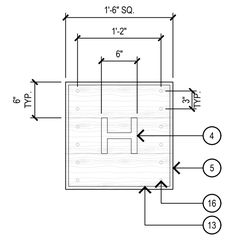
1. 3" THICK C.I.P CONCRETE TABLE TOP WITH WIRE MESH REINFORCEMENT
2. 8" WIDE STEEL I BEAM POST WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS. PLATE TO HAVE $\frac{3}{8}$" DIA. STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP
4. 6" WIDE STEEL I-BEAM POST AT SEATS
5. 2" THICK X 6" WIDE COMPRESSED BAMBOO LUMBER SLATS. 3 PER SEAT
6. $\frac{3}{8}$" DIA. x $1\frac{1}{2}$" HIGH STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP FROM BELOW - 12 PEGS TOTAL
7. FINISH SURFACE
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. $\frac{3}{8}$" THICK STEEL WELD PLATE AT BOTTOM OF I BEAM WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
10. CONTINUOUS CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT. SLOPE MIN. 1% FOR DRAINAGE
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. ADJACENT PAVING
13. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS AT SEAT.
14. $\frac{1}{4}$" RADIUS CORNER AT TABLE EDGE
15. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
16. 1-1/4" LONG MOUNTING SCREWS - MOUNTED UNDER SEAT



B ELEVATION
1"=1'-0"



D SEAT SECTION
1"=1'-0"



E SEAT PLAN
1"=1'-0"

dt_conc_table_7_12

7' LONG CONCRETE TOP TABLE

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI ARNOLD
No. 6121
06/30/24
Renewal Date
04/28/2023
Date
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF REALTY MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

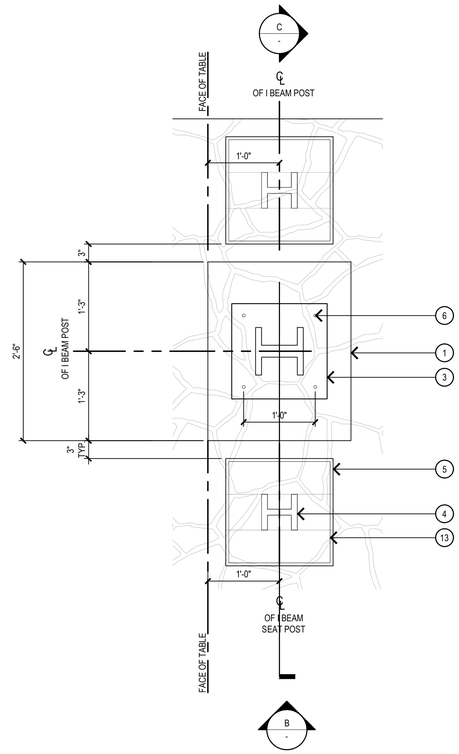
06-12-2023	1	REVISION

SHEET
CD
L3.06

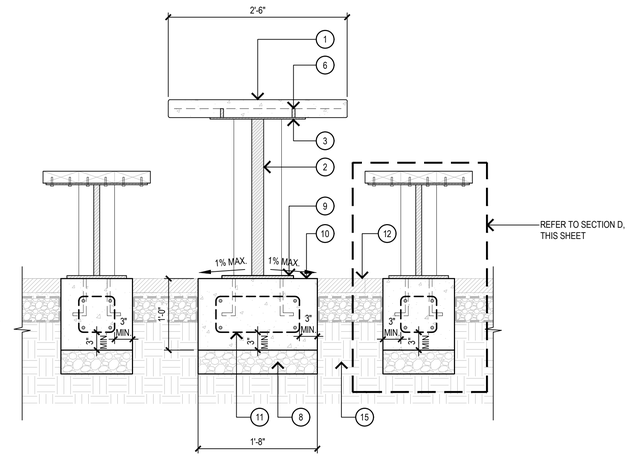
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

xref
layer last saved: Jun/12/2023 1:27 PM by GerardD
dwg last saved: Jun/12/2023 1:27 PM by GerardD
sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32208-3.06-construction details.dwg

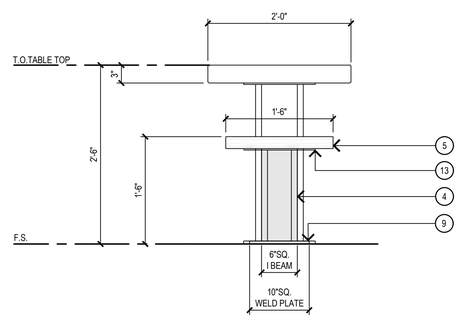
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



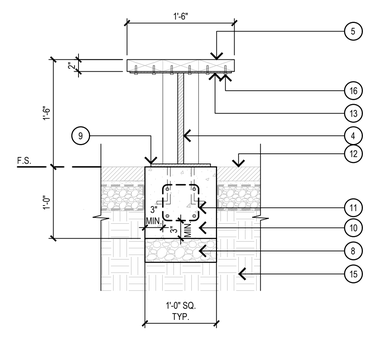
A PLAN
1"=1'-0"



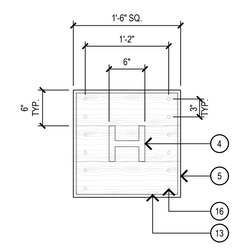
C SECTION
1"=1'-0"



B ELEVATION
1"=1'-0"



D SEAT SECTION
1"=1'-0"



E SEAT PLAN
1"=1'-0"

1. 3" THICK C.I.P CONCRETE TABLE TOP WITH WIRE MESH REINFORCEMENT
2. 8" WIDE STEEL I BEAM POST WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. 1/4" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS. PLATE TO HAVE 1/2" DIA. STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP
4. 6" WIDE STEEL I-BEAM POST AT SEATS
5. 2" THICK X 6" WIDE COMPRESSED BAMBOO LUMBER SLATS. 3 PER SEAT
6. 1/2" DIA. x 1 1/2" HIGH STEEL PEGS WELDED TO SUPPORT CONCRETE TABLE TOP FROM BELOW - 12 PEGS TOTAL
7. FINISH SURFACE
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. 1/2" THICK STEEL WELD PLATE AT BOTTOM OF I BEAM WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
10. CONTINUOUS CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT. SLOPE MIN. 1% FOR DRAINAGE
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. ADJACENT SURFACE
13. 1/4" THICK STEEL PLATE SUPPORT WELDED TO I-BEAMS AT SEAT.
14. 1/4" RADIUS CORNER AT TABLE EDGE
15. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
16. 1-1/4" LONG MOUNTING SCREWS - MOUNTED UNDER SEAT

dt_conc_table_5_12

2' LONG CONCRETE TOP TABLE

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

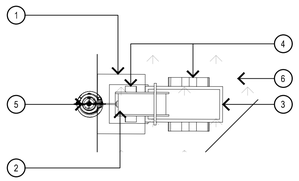
04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

SHEET
CD
L3.07

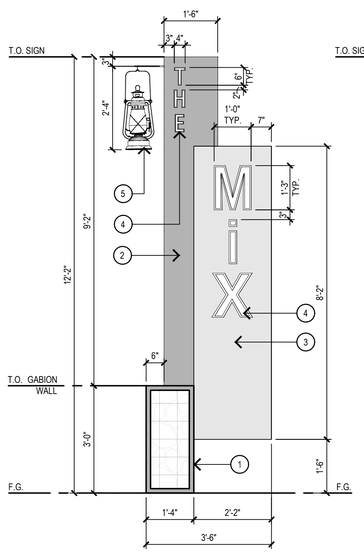
sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.07-construction details.dwg
border last saved: Jun/12/2023 1:27 PM by: GenaroD
dwg last saved: Jun/12/2023 1:27 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

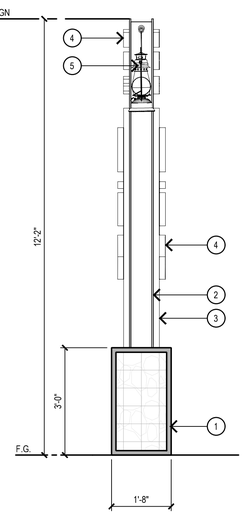
1. GABION WALL
2. 18" X 8" CORTEN STEEL I BEAM
3. SHEET METAL PANEL - POWDER COATED
4. SHEET METAL LETTERING WITH ACRYLIC. LETTERS TO BE BACKLIT
5. CUSTOM DECORATIVE LANTERN - BY OTHER
6. PLANTING AREA / FINISH GRADE



A PLAN 1/2"=1'-0"



B FRONT ELEVATION 1/2"=1'-0"

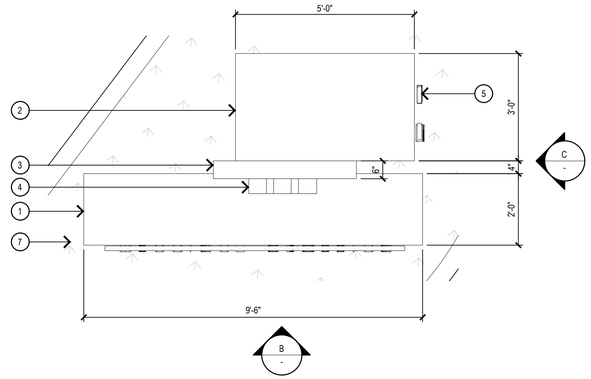


C SIDE ELEVATION 1/2"=1'-0"

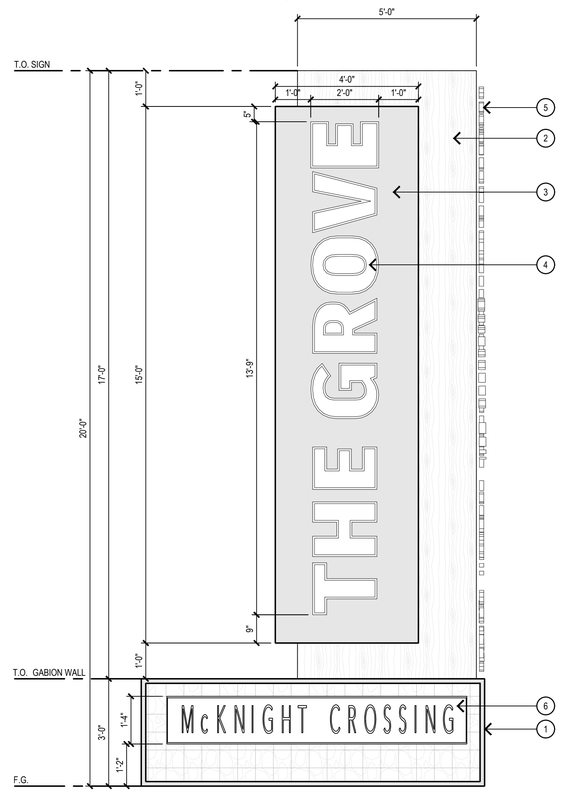
dt_sign_themix_24

THE MIX SIGN 1/2" = 1'-0" 6

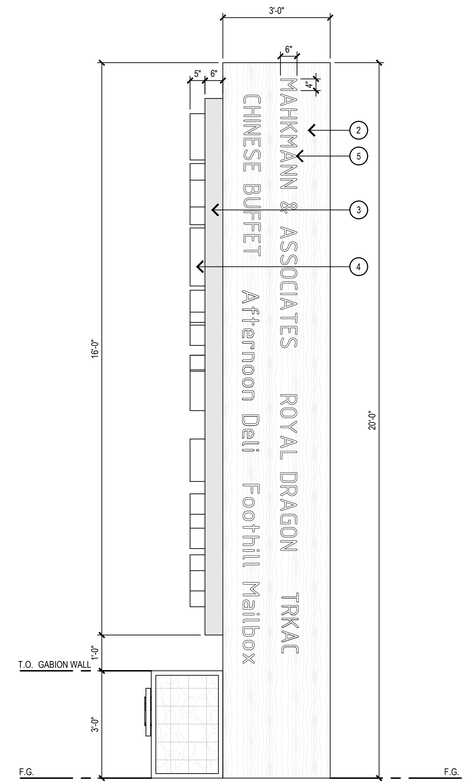
1. GABION WALL
2. NATURAL WOOD VENEER/TILE OR FAUX WOOD TILE
3. SHEET METAL PANEL - POWDER COATED
4. SHEET METAL LETTERING WITH ACRYLIC. LETTERS TO BE BACKLIT
5. METAL LETTERING
6. METAL LETTERING PANEL ON GABION WALL
7. PLANTING AREA / FINISH GRADE



A PLAN 1/2"=1'-0"



B FRONT ELEVATION 1/2"=1'-0"



C SIDE ELEVATION 1/2"=1'-0"

dt_sign_thegrove_24

THE GROVE SIGN 1/2" = 1'-0" 4

Item # 2.

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

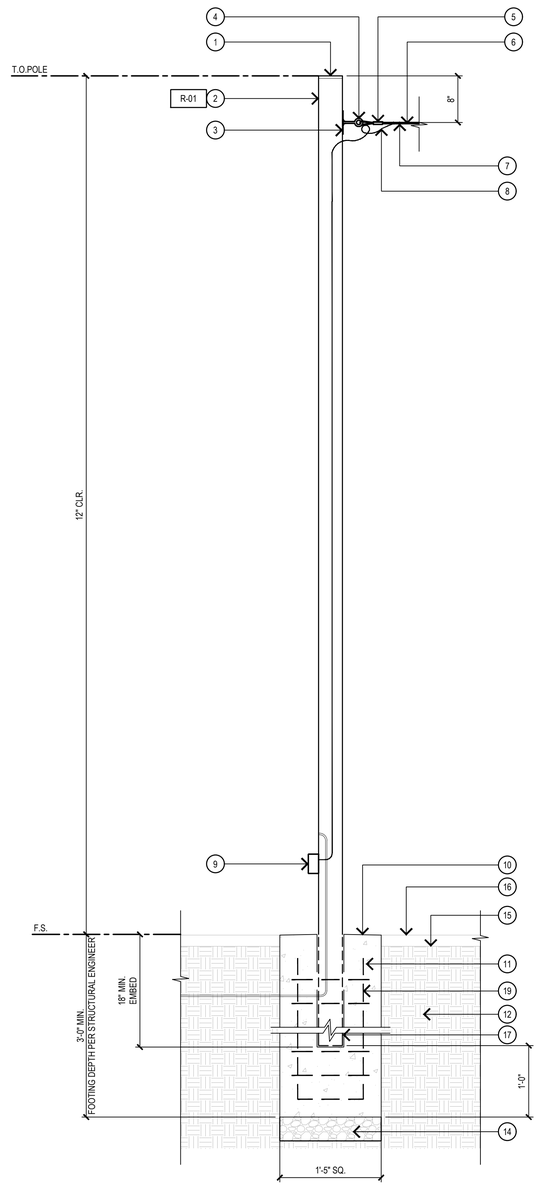
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

SHEET
CD
L3.08

sheet plotted: Jun/13/2023 @ 10:13 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.08-construction details.dwg

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



1. FLUSH CAP
2. 4" X 4" HSS WEATHERED STEEL POST EMBEDDED TO CONCRETE FOOTING
3. 4" X 16 GUAGE GALVANIZED STEEL PLATE WELDED TO POST
4. $\frac{5}{16}$" X 2" GALVANIZED EYE BOLT. WELD EYE BOLT TO MOUNTING PLATE
5. CABLE CLAMP
6. STAINLESS STEEL AIRCRAFT CABLE
7. TIE WRAP
8. SERVICE CORD
9. WEATHERPROOF JUNCTION BOX PER ELECTRICAL. ATTACH TO BACK SIDE OF POST
10. TOP OF CONCRETE FOOTING SLOPE TO DRAIN 1% MIN. NATURAL GRAY COLOR W/ ACID ETCH - TOP CAST RETARDER GRADE #03, SUPPLIED BY GCP APPLIED TECHNOLOGIES - www.gcpat.com
11. CONCRETE FOOTING BY STRUCTURAL ENGINEER
12. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
13. REINFORCING PER STRUCTURAL ENGINEER
14. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
15. FINISH GRADE AT PLANTING AREA
16. LANDSCAPE MULCH
17. STEEL SLEEVE W/ NON-SHRINK QUICK SETTING GROUT

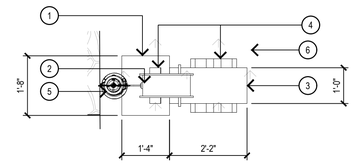
NOTES:
- ALL WELDS AND OTHER CONNECTIONS EXPOSED IN THE FINISH WORK SHALL BE GROUND AND DRESSED SMOOTH SO THAT THE SHAPE AND PROFILE OF THE WELDED ITEM IS PRESERVED
- STEEL FRAME WELDS, FOOTINGS AND VERIFICATION OF STEEL MEMBER SIZES PER STRUCTURAL ENGINEER
- ALL STEEL AND WELDS TO BE GALVANIZED
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

dt_festoon_lighting_post_12

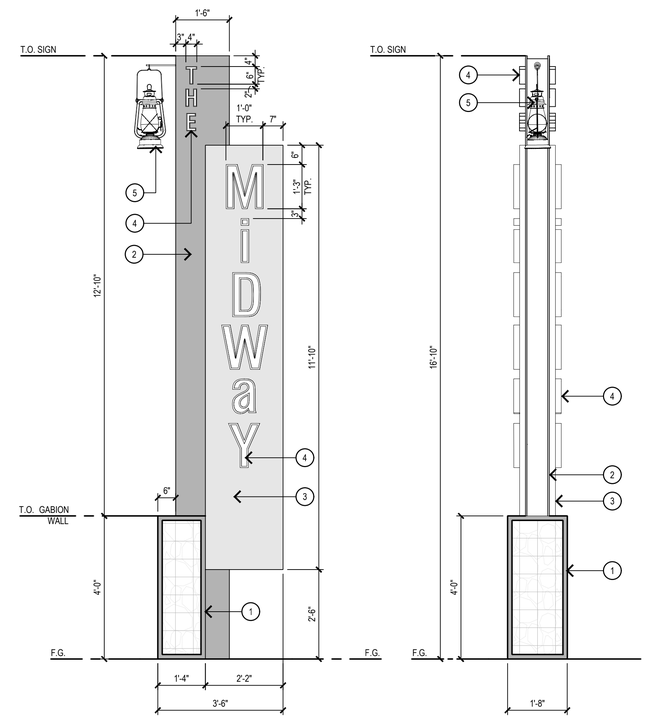
FESTOON LIGHTING POST (THE GROVE)

1" = 1'-0" 5

1. GABION WALL
2. 18" X 8" CORTEN STEEL I BEAM
3. SHEET METAL PANEL - POWDER COATED
4. SHEET METAL LETTERING WITH ACRYLIC. LETTERS TO BE BACKLIT
5. CUSTOM DECORATIVE LANTERN - BY OTHER
6. PLANTING AREA / FINISH GRADE



A PLAN
1/2"=1'-0"



B ELEVATION
1/2"=1'-0"

C SIDE ELEVATION
1/2"=1'-0"

dt_sign_midway_24

MIDWAY SIGN

1/2" = 1'-0" 4

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

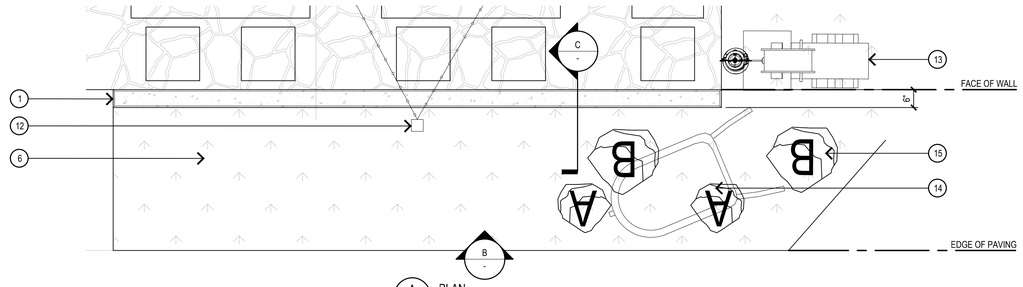
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

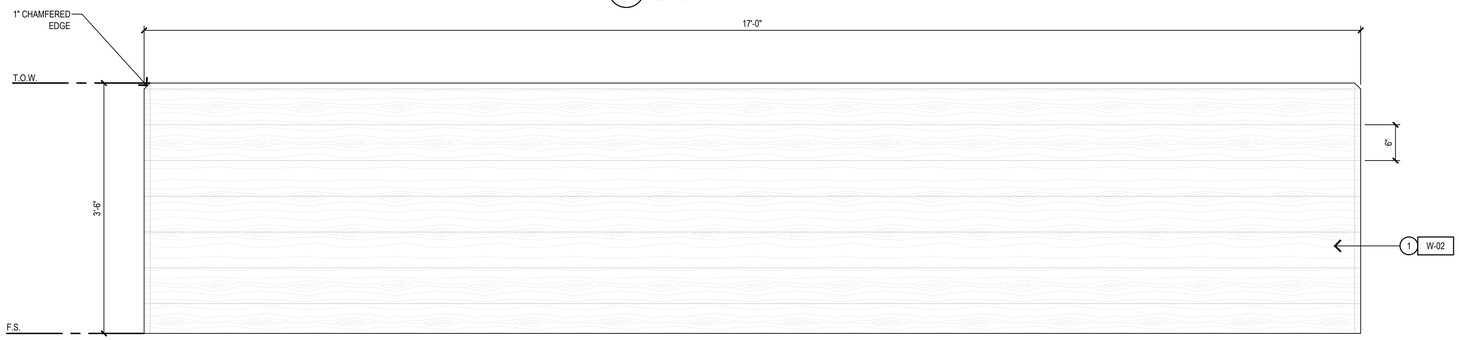
SHEET
CD
L3.09

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.09-construction details.dwg
border last saved: May/1/2023 5:32 PM by: GenaroD
dwg last saved: May/1/2023 5:32 PM by: GenaroD

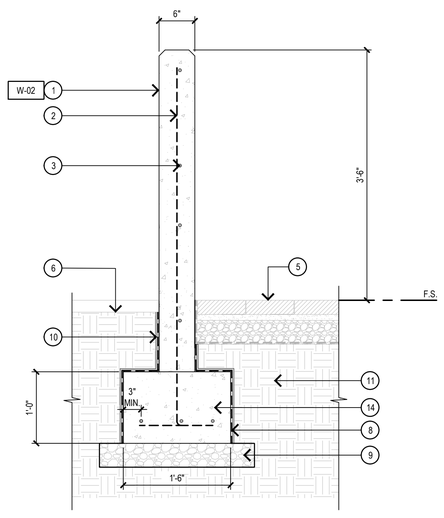
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



A - PLAN
1/2"=1'-0"



B - ELEVATION
1"=1'-0"



C - SECTION
1" = 1'-0"

GENERAL NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL **PRIOR TO CONSTRUCTION**
- CONTRACTOR SHALL PROVIDE MOCK-UP REPRESENTATIVE OF FINISHED **SEATWALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.**
- ABOVE GRADE FORMING SHALL COMPLY WITH THE FOLLOWING CRITERIA:
  1. BOARDS TO BE DOUGLAS FIR
  2. MITER INSIDE AND OUTSIDE CORNERS OF FORM.
  3. FORMS TO BE PLUMB AND STRAIGHT AND TRUE.
  4. **RUN A BEAD OF SILICON BETWEEN BOARDS.**
  5. USE FIBERGLASS WALL TIES

1. 6" WIDE CAST-IN-PLACE CONCRETE WALL WITH BOARD-FORM FINISH. APPLY 1" CHAMFER ON ALL CORNERS. 4000 PSI. REINFORCEMENT PER STRUCTURAL ENGINEER.
2. #4 VERTICAL REBAR @ 16" O.C. WITH ALTERNATE BENDS IN FOOTING
3. #4 HORIZONTAL REBAR @ TOP, MIDDLE AND BOTTOM
4. NOT USED
5. ADJACENT FINISH SURFACE - REFER TO FINISH SCHEDULE
6. FINISH GRADE
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER
8. WATERPROOFING MEMBRANE - HOT APPLIED RUBBERIZED ASPHALT
9. AGGREGATE BASE PER GEOTECH REPORT
10. PROTECTION BOARD
11. COMPACTED SUBGRADE PER GEOTECH REPORT
12. I BEAM LIGHT POST - BY OTHERS
13. MIDWAY SIGNAGE
14. WHEEL BARREL ART SCULPTURE - BY OTHERS
15. NATURAL BOULDERS

dt_wall_midway_12

BOARD FORM WALL (MIDWAY)

1" = 1'-0"

Item # 2.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
06/07/23
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON REAL ESTATE MANAGEMENT

MCKNIGHT CROSSING
SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

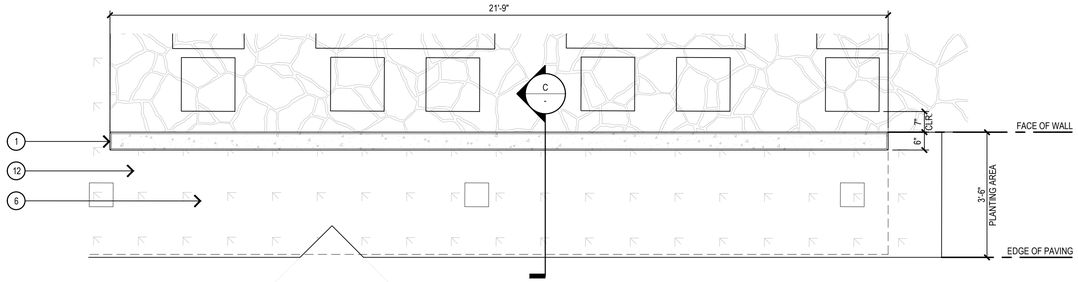
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

SHEET
CD
L3.10

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\03\08-3.10-construction details.dwg
xref
layer last saved: Jun/12/2023 4:10 PM by GerardO
dwg last saved: Jun/12/2023 4:10 PM by GerardO

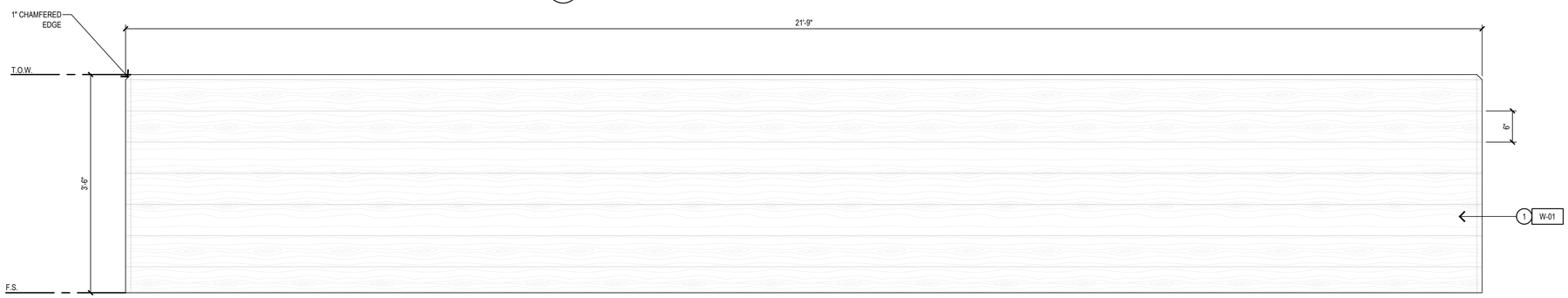


A PLAN
1/2"=1'-0"

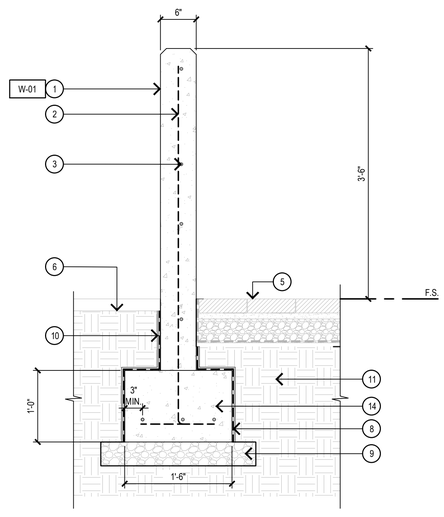
GENERAL NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL PROVIDE MOCK-UP REPRESENTATIVE OF FINISHED SEATWALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- ABOVE GRADE FORMING SHALL COMPLY WITH THE FOLLOWING CRITERIA:
  1. BOARDS TO BE DOUGLAS FIR
  2. MITER INSIDE AND OUTSIDE CORNERS OF FORM.
  3. FORMS TO BE PLUMB AND STRAIGHT AND TRUE.
  4. RUN A BEAD OF SILICON BETWEEN BOARDS.
  5. USE FIBERGLASS WALL TIES

1. 6" WIDE CAST-IN-PLACE CONCRETE WALL WITH BOARD-FORM FINISH. APPLY 1" CHAMFER ON ALL CORNERS. 4000 PSI. REINFORCEMENT PER STRUCTURAL ENGINEER.
2. #4 VERTICAL REBAR @ 16" O.C. WITH ALTERNATE BENDS IN FOOTING
3. #4 HORIZONTAL REBAR @ TOP, MIDDLE AND BOTTOM
4. NOT USED
5. ADJACENT FINISH SURFACE - REFER TO FINISH SCHEDULE
6. FINISH GRADE
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER
8. WATERPROOFING MEMBRANE - HOT APPLIED RUBBERIZED ASPHALT
9. AGGREGATE BASE PER GEOTECH REPORT
10. PROTECTION BOARD
11. COMPACTED SUBGRADE PER GEOTECH REPORT
12. SHADE STRUCTURE POST



B ELEVATION
1"=1'-0"



C SECTION
1" = 1'-0"

dt_wall_mix_12

BOARD FORM WALL (THE MIX)

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID A. BLESSI
Signature
09/20/24
Renewal Date
14/28/2023
Date
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

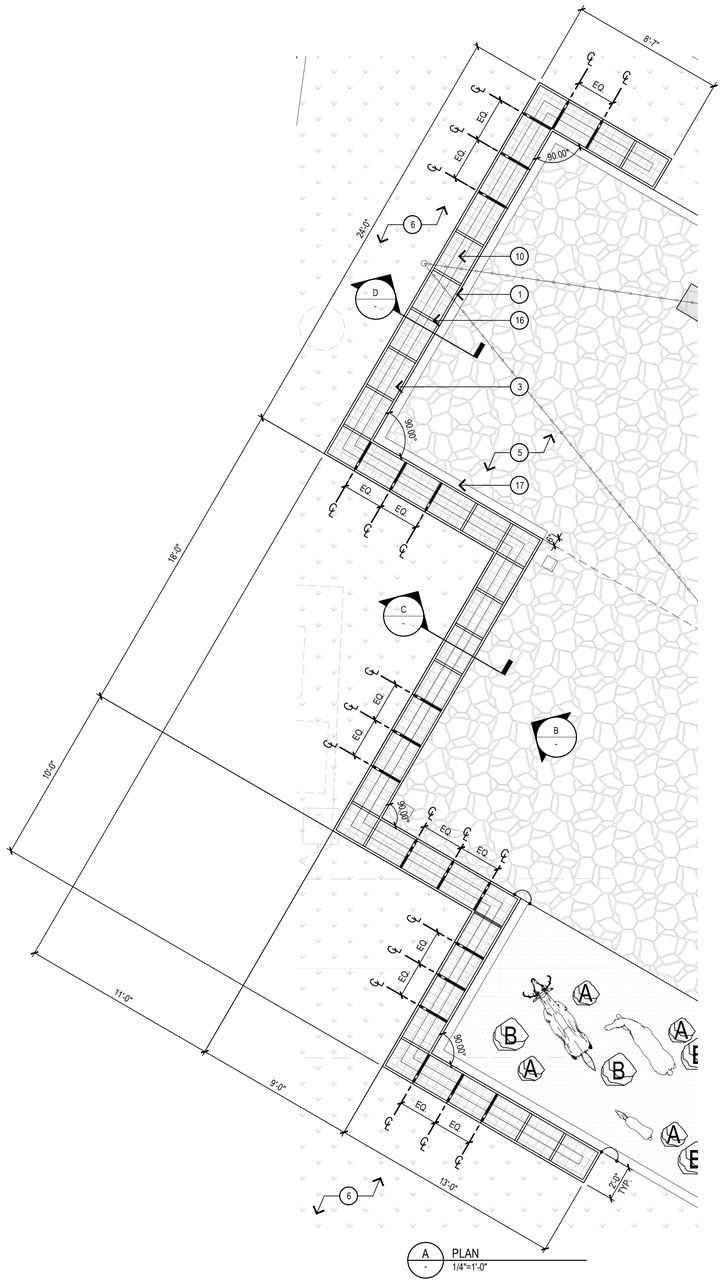
SHEET
CD
L3.11

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

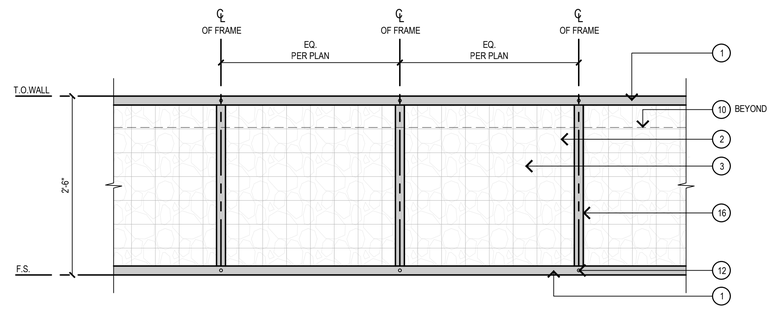
sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.11-construction details.dwg
xref's
border last saved: Jun/12/2023 2:24 PM by: GenaroD
dwg last saved: Jun/12/2023 2:24 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

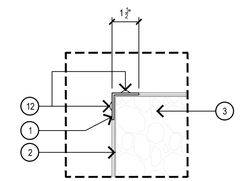
1. GABION STEEL FRAME - 1 3/4" WIDE (FACE) X 3/4" THICK
2. WELDED WIRE MESH - 4" WIDE OPENINGS
3. 4"-6" DIA. COBBLE
4. EXPANSION JOINT
5. ADJACENT FINISH SURFACE - REFER TO FINISH SCHEDULE
6. FINISH GRADE AT PLANTING AREA
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER
8. COMPACTED SUBGRADE PER GEOTECH REPORT
9. AGGREGATE BASE PER GEOTECH REPORT
10. 6" WIDE X 8" HIGH CMU BLOCK WALL
11. #4 VERTICAL REBAR @ 16" O.C. WITH ALTERNATE BENDS IN FOOTING
12. 1/2" DIA. RIVET ATTACHMENTS AT INTERSECTIONS
13. #4 HORIZONTAL REBAR @ TOP, MIDDLE AND BOTTOM
14. (3) #4 REBAR CONTINUOUS IN FOOTING
15. MULCH
16. SUPPORT BRACE - 1 3/4" WIDE (FACE) X 3/4" THICK
17. 6" WIDE CONCRETE CURB



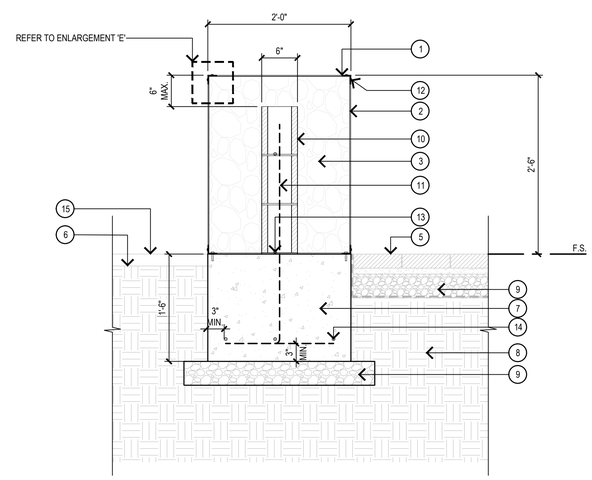
A PLAN
1/4"=1'-0"



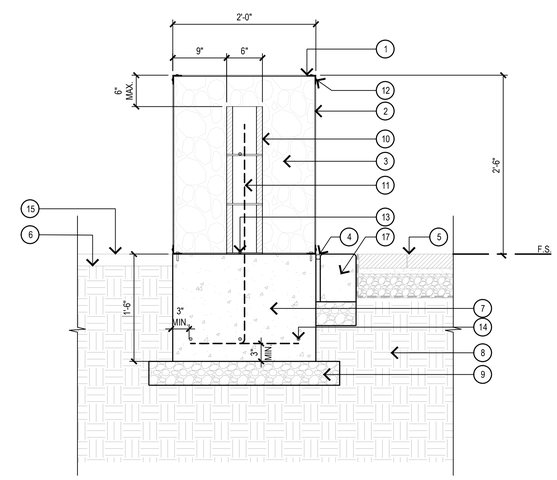
B ELEVATION
1"=1'-0"



E ENLARGEMENT
3"=1'-0"



C SECTION
1"=1'-0"



D SECTION
1"=1'-0"

GABION WALL (THE GROVE)

dt_wall_gabion_12

1" = 1'-0"

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
04/28/2023
Expiration Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF REAL ESTATE MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

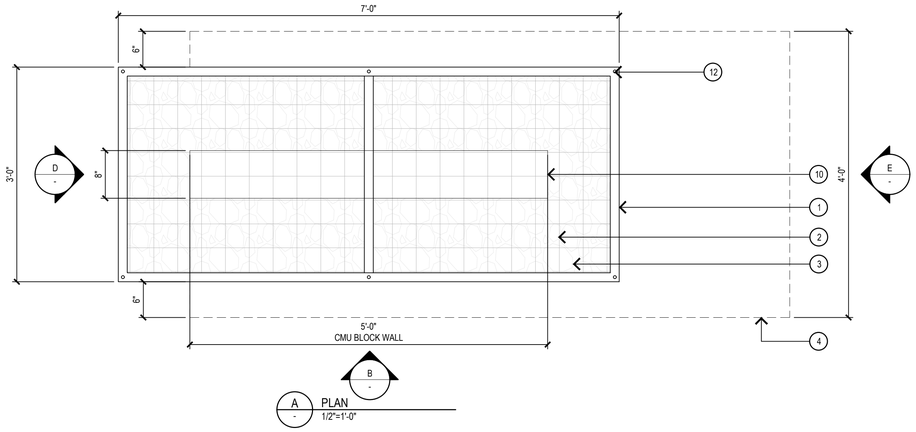
06-12-2023	1	REVISION

SHEET
CD

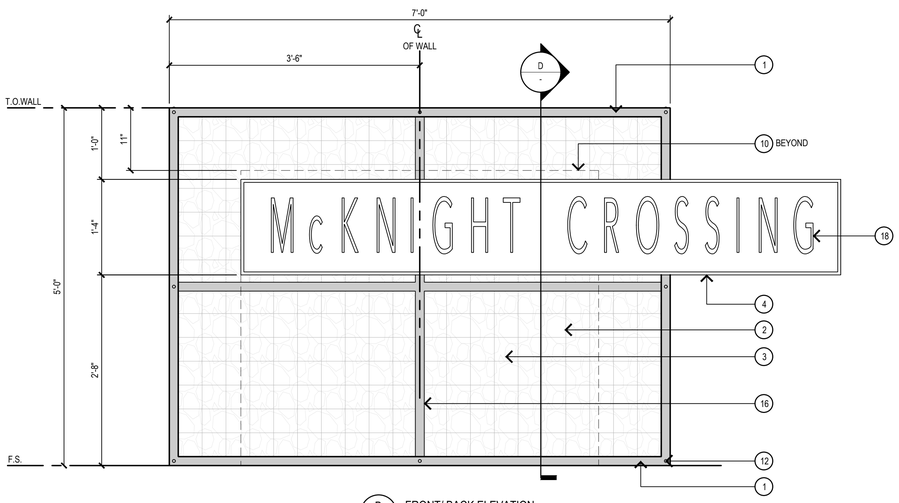
L3.12

sheet plotted: Jun13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-13.12-construction details.dwg
ed
hor/ver last saved: Jun12/2023 2:46 PM by GerardO
dwg last saved: Jun12/2023 2:46 PM by GerardO

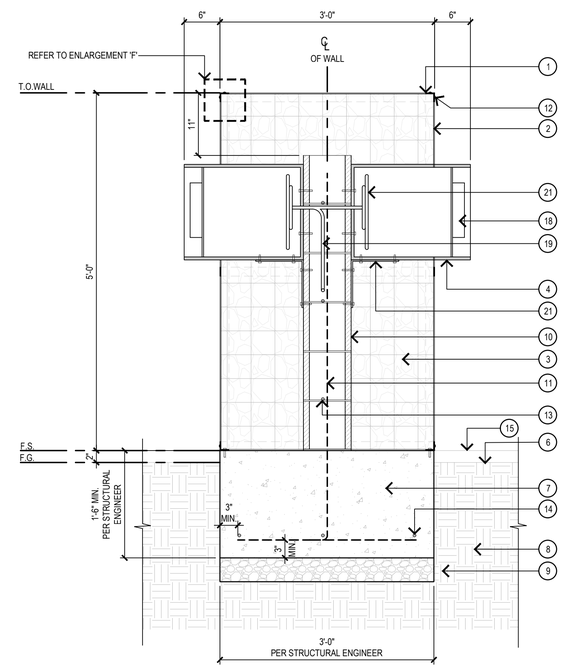
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



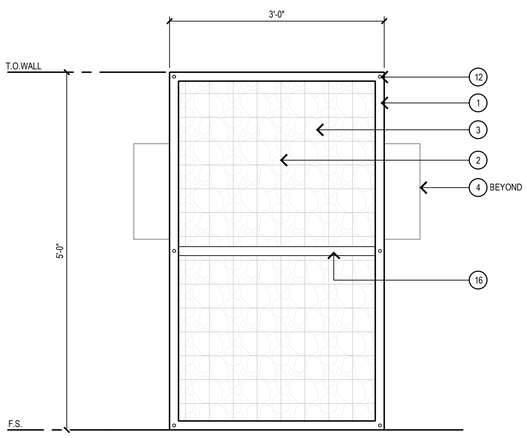
A PLAN
1/2"=1'-0"



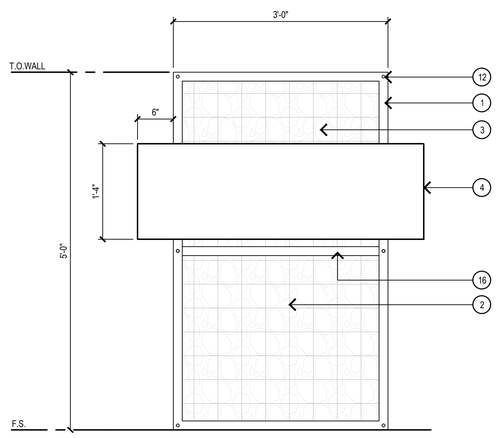
B FRONT/ BACK ELEVATION
1"=1'-0"



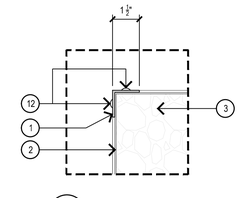
C SECTION
1"=1'-0"



D SIDE ELEVATION
1"=1'-0"



E SIDE ELEVATION 2
1"=1'-0"



F ENLARGEMENT
3"=1'-0"

1. GABION STEEL FRAME - 1 1/2" WIDE (FACE) X 1/8" THICK
2. WELDED WIRE MESH - 4" WIDE OPENINGS
3. 4"-6" DIA. COBBLE
4. SHEET METAL SIGNAGE PANEL - BY SIGNAGE CONSULTANT
5. ADJACENT FINISH SURFACE - REFER TO FINISH SCHEDULE
6. FINISH GRADE AT PLANTING AREA
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER
8. COMPACTED SUBGRADE PER GEOTECH REPORT
9. AGGREGATE BASE PER GEOTECH REPORT
10. 8" WIDE X 8" HIGH CMU BLOCK WALL
11. #4 VERTICAL REBAR @ 16" O.C. WITH ALTERNATE BENDS IN FOOTING
12. 1/2" DIA. RIVET ATTACHMENTS AT INTERSECTIONS
13. #4 HORIZONTAL REBAR @ TOP, MIDDLE AND BOTTOM
14. (3) #4 REBAR CONTINUOUS IN FOOTING
15. MULCH
16. SUPPORT BRACE - 1 1/2" WIDE (FACE) X 1/8" THICK
17. 6" WIDE CONCRETE CURB
18. METAL LETTERING WITH ACRYLIC BACKING - TO BE BACKLIT - BY SIGNAGE CONSULTANT
19. ELECTRICAL CONDUIT - BY OTHERS
20. LIGHT SOURCE - BY OTHERS
21. L- BRACKET SUPPORT & HARDWARE - TO BE REVIEWED BY STRUCTURAL ENGINEER

dt_wall_gabion_12

5' TALL GABION WALL (THE GROVE)

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

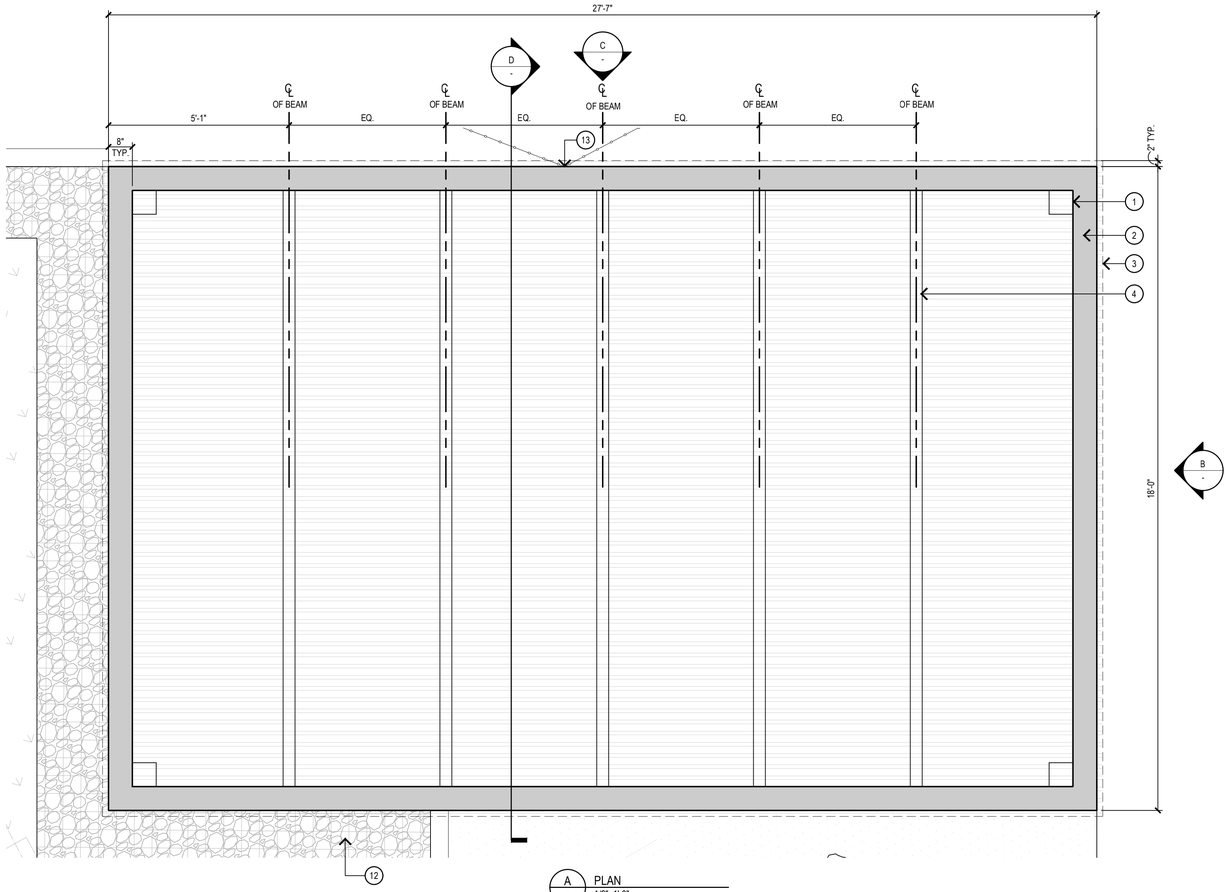
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	2	REVISION

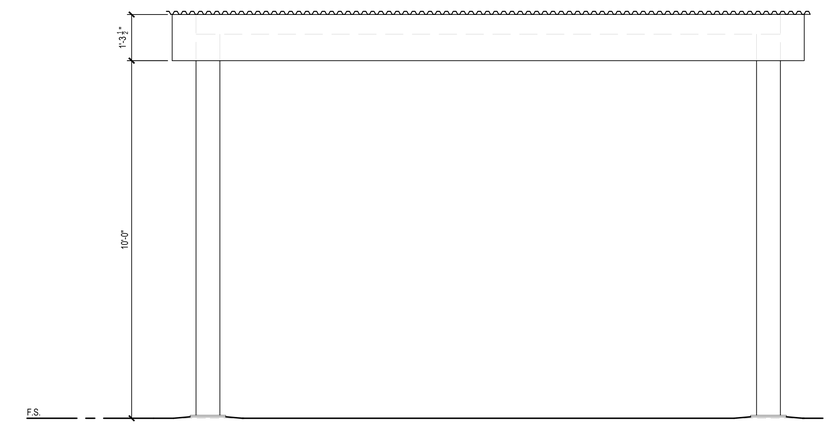
SHEET
CD
L3.13

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.13-construction details.dwg
xrf: 2
border last saved: Jun/12/2023 3:33 PM by: GenaroD
dwg last saved: Jun/12/2023 3:33 PM by: GenaroD

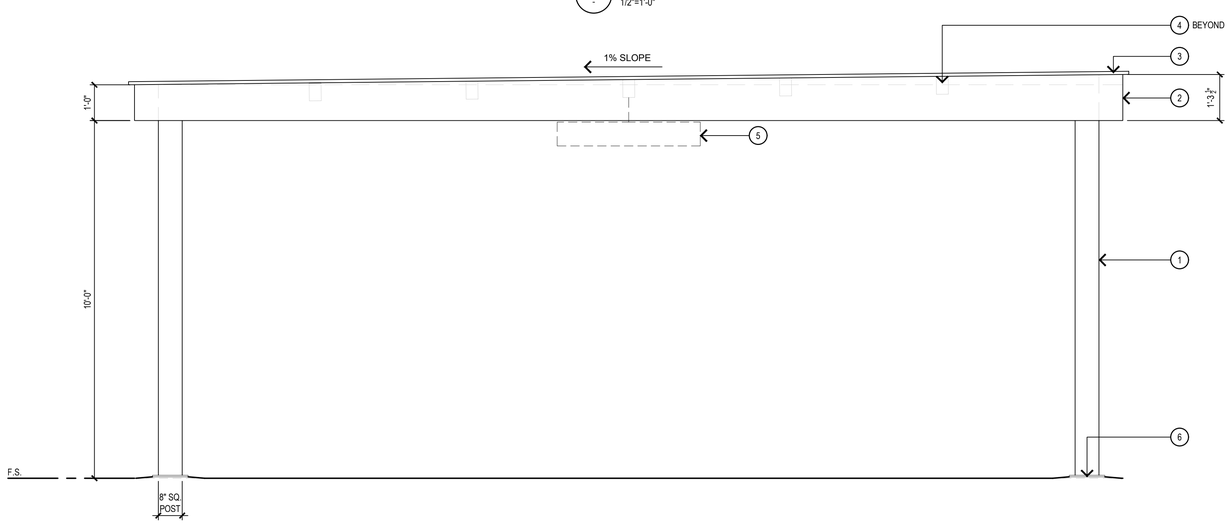
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



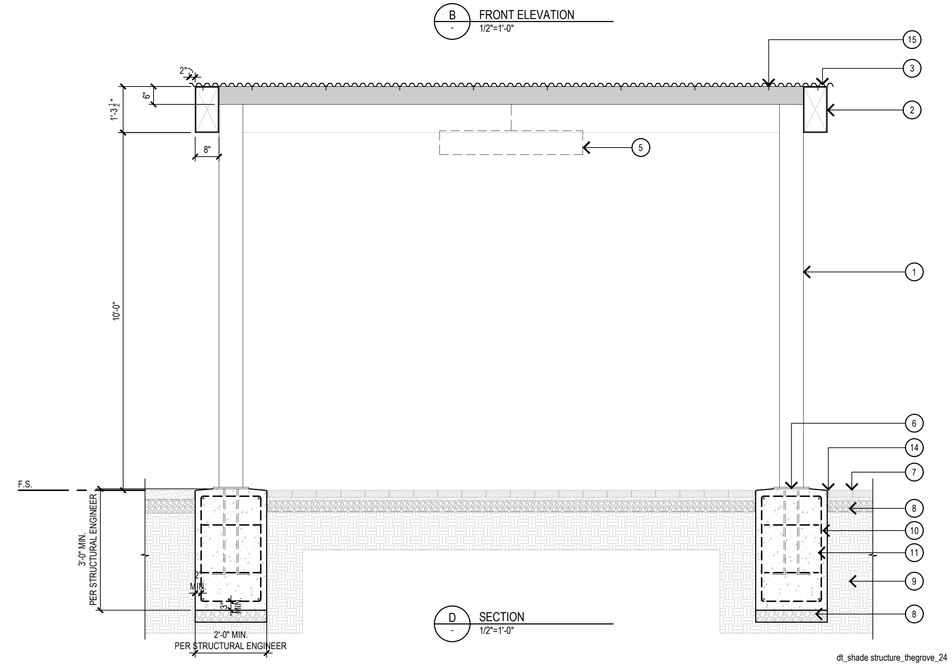
A PLAN
1/2"=1'-0"



B FRONT ELEVATION
1/2"=1'-0"



C SIDE ELEVATION
1/2"=1'-0"



D SECTION
1/2"=1'-0"

dt_shade structure_thegrove_24

1/2" = 1'-0"

SHADE STRUCTURE (THE GROVE)

GENERAL NOTES:

- ALL WELDS AND OTHER CONNECTIONS EXPOSED IN THE FINISH WORK SHALL BE GROUND AND DRESSED SMOOTH SO THAT THE SHAPE AND PROFILE OF THE WELDED ITEM IS PRESERVED
- STEEL FRAME WELDS, FOOTINGS AND VERIFICATION OF STEEL MEMBER SIZES PER STRUCTURAL ENGINEER
- ALL STEEL AND WELDS TO BE GALVANIZED
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

1. 8" SQ. WEATHERED STEEL POST - GAUGE BY STRUCTURAL ENGINEER
2. HSS WEATHERED STEEL FRAME - GAUGE BY STRUCTURAL ENGINEER
3. 14 GAUGE CORRUGATED WEATHERED STEEL ROOF. TO BE WELDED AND SCREWED TO SUPPORT BEAMS FROM TOP.
4. 4" X 6" SQ HSS SUPPORT BEAM WELDED TO EXTERIOR FRAME - GAUGE BY STRUCTURAL ENGINEER
5. LIGHT FIXTURE PENDANT MOUNT (OPTIONAL)
6. ½" THICK WELD PLATE WITH ½" DIA. X 18" LONG J BOLTS EMBEDDED TO CONCRETE FOOTING
7. ADJACENT SURFACE - REFER TO FINISH SCHEDULE
8. AGGREGATE BASE PER GEOTECH REPORT
9. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
10. CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT - PER CIVIL ENGINEER
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. GABION WALL
13. FESTOON LIGHTING ATTACHMENT
14. NOT USED
15. MOUNTING HARDWARE FROM THE TOP TO SECURE ROOF PANEL TO BEAM @ APPROX. 24" O.C.

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

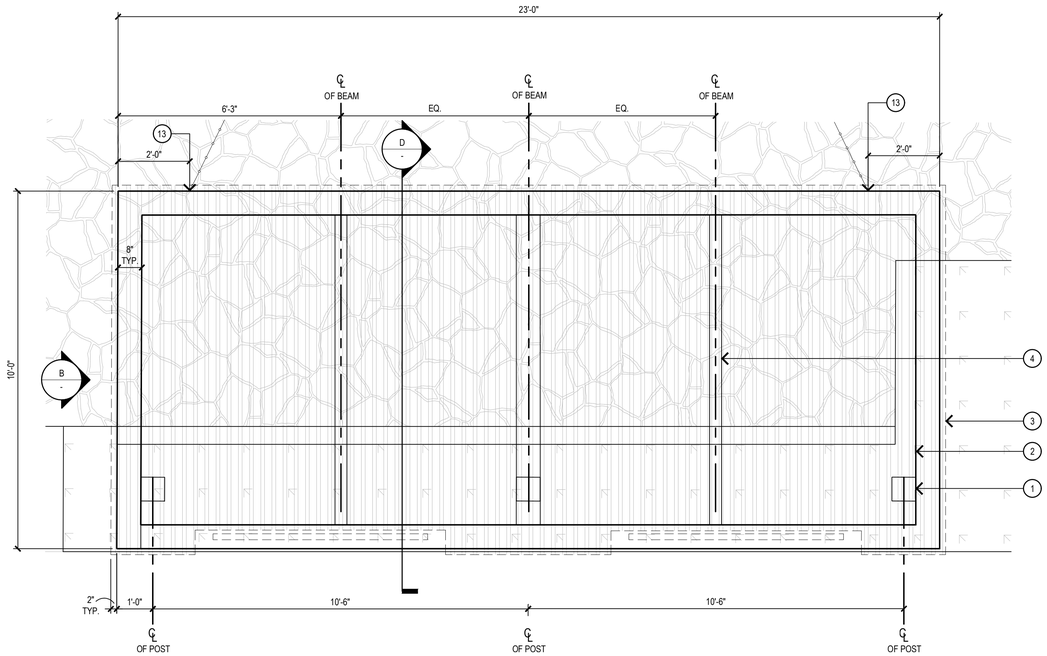
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

SHEET
CD
L3.14

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.14-construction details.dwg
border last saved: Jun/13/2023 9:29 AM by: GenaroD
dwg last saved: Jun/13/2023 9:29 AM by: GenaroD



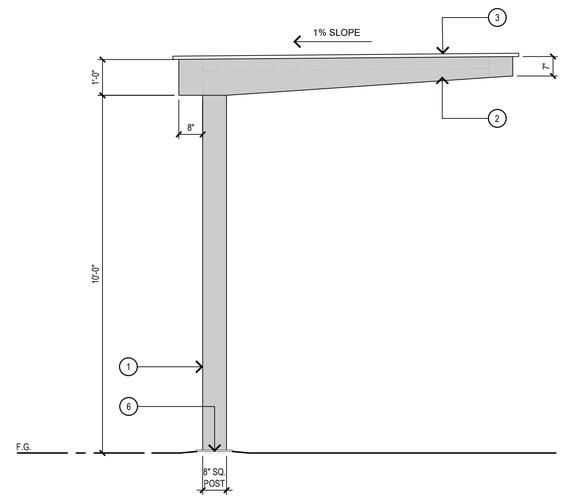
C

A PLAN
1/2"=1'-0"

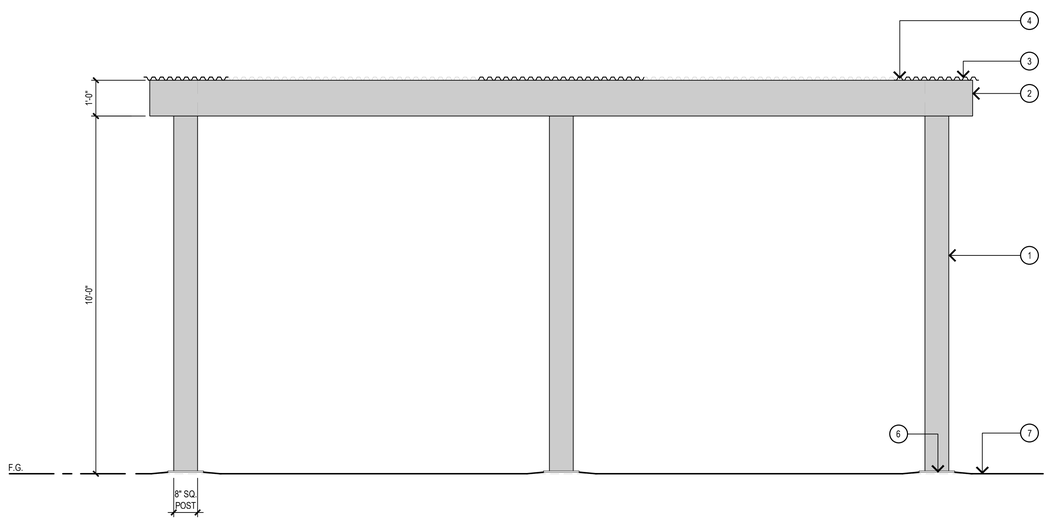
GENERAL NOTES:

- ALL WELDS AND OTHER CONNECTIONS EXPOSED IN THE FINISH WORK SHALL BE GROUND AND DRESSED SMOOTH SO THAT THE SHAPE AND PROFILE OF THE WELDED ITEM IS PRESERVED
- STEEL FRAME WELDS, FOOTINGS AND VERIFICATION OF STEEL MEMBER SIZES PER STRUCTURAL ENGINEER
- ALL STEEL AND WELDS TO BE GALVANIZED
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

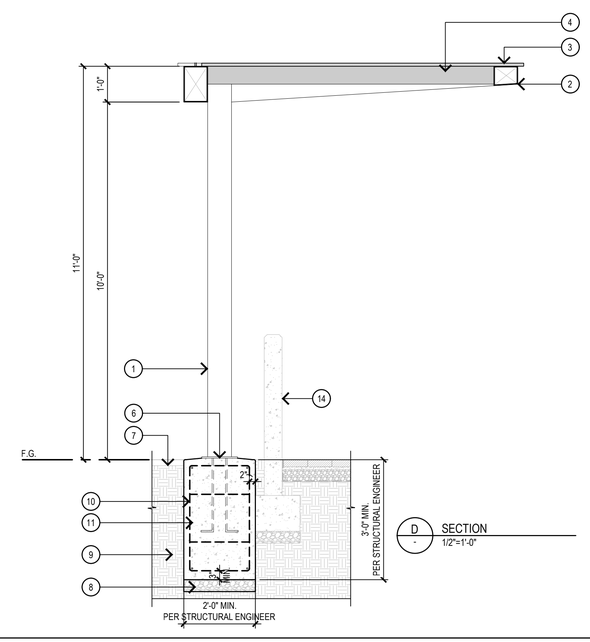
1. 8" SQ. WEATHERED STEEL POST - GAUGE BY STRUCTURAL ENGINEER
2. HSS WEATHERED STEEL FRAME - GAUGE BY STRUCTURAL ENGINEER
3. 14 GAUGE CORRUGATED WEATHERED STEEL ROOF. TO BE WELDED AND SCREWED TO SUPPORT BEAMS FROM TOP.
4. 4" SQ HSS SUPPORT BEAM WELDED TO EXTERIOR FRAME - GAUGE BY STRUCTURAL ENGINEER
5. NOT USED
6. $\frac{1}{4}$" THICK WELD PLATE WITH $\frac{1}{2}$" DIA. X 18" LONG J BOLTS EMBEDDED TO CONCRETE FOOTING
7. FINISH GRADE
8. AGGREGATE BASE PER GEOTECH REPORT
9. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
10. CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT - PER CIVIL ENGINEER
11. (3) #4 REBAR CONTINUOUS IN FOOTING
12. GABION WALL
13. FESTOON LIGHTING ATTACHMENT
14. CAST IN PLACE WALL



B SIDE ELEVATION
1/2"=1'-0"



C FRONT ELEVATION
1/2"=1'-0"



D SECTION
1/2"=1'-0"

dt_shade structure_thegrove_24

SHADE STRUCTURE (THE MIX)

1/2" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

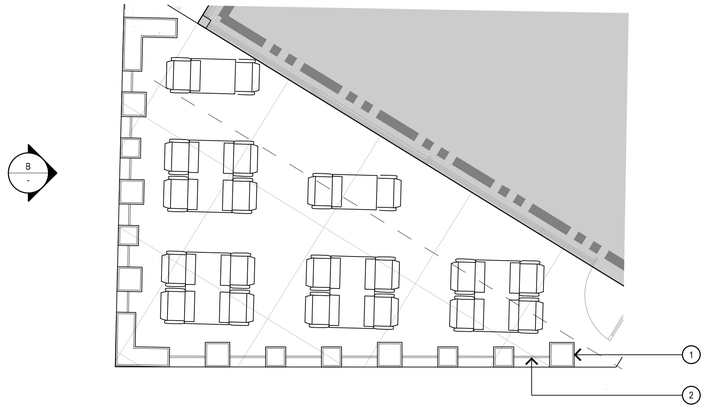
SHEET
CD
L3.15

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

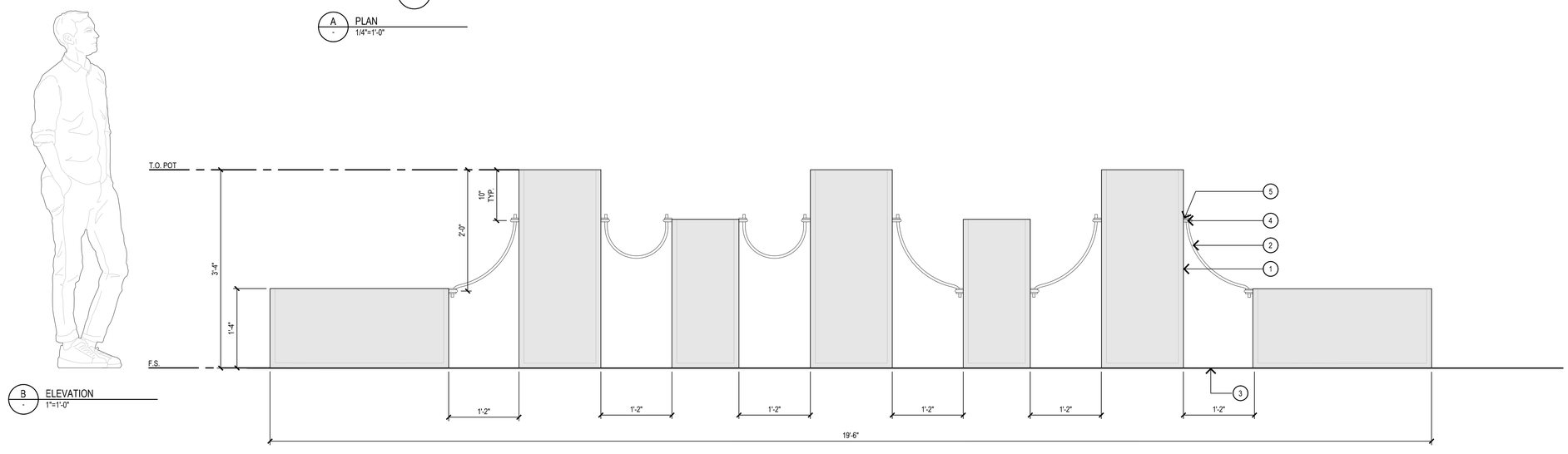
sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.15-construction details.dwg
sheet layer last saved: Jun/13/2023 8:29 AM by: GerardD
dwg last saved: Jun/13/2023 8:29 AM by: GerardD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

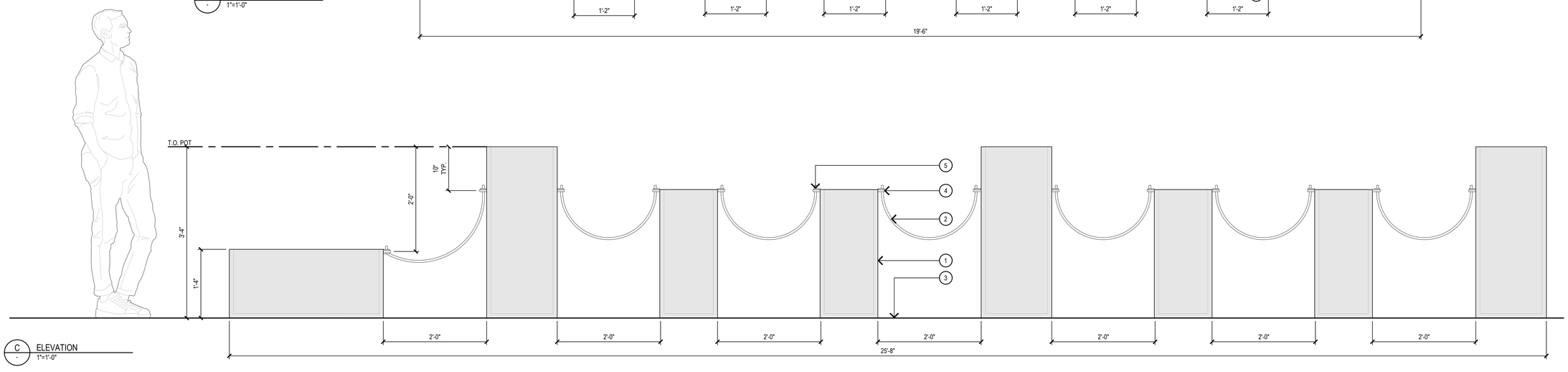
1. RE-PURPOSED STEEL POTS - BY OWNER
2. 1-1/2" DIA. TWISTED MANILA ROPE
3. FINISH SURFACE
4. $\frac{1}{2}$" THICK WELD ON STEEL D-RING ROPE HOOK TIE DOWN - TO BE WELDED TO POTTERY
5. ROPE CLAMP



A - PLAN
1/4"=1'-0"



B - ELEVATION
1"=1'-0"



C - ELEVATION
1"=1'-0"

sheet plotted: Jun13,2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32208-3.16-construction details.dwg

acad
layout last saved: Jun13,2023 9:47 AM by GerardD
dwg last saved: Jun13,2023 9:47 AM by GerardD

POTTERY ATTACHMENT (AFTERNOON DELI)

dt_pottery_attachment_12

1" = 1'-0"

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON RR & PRIVATE MANUFACTURING

MCKNIGHT CROSSING
SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

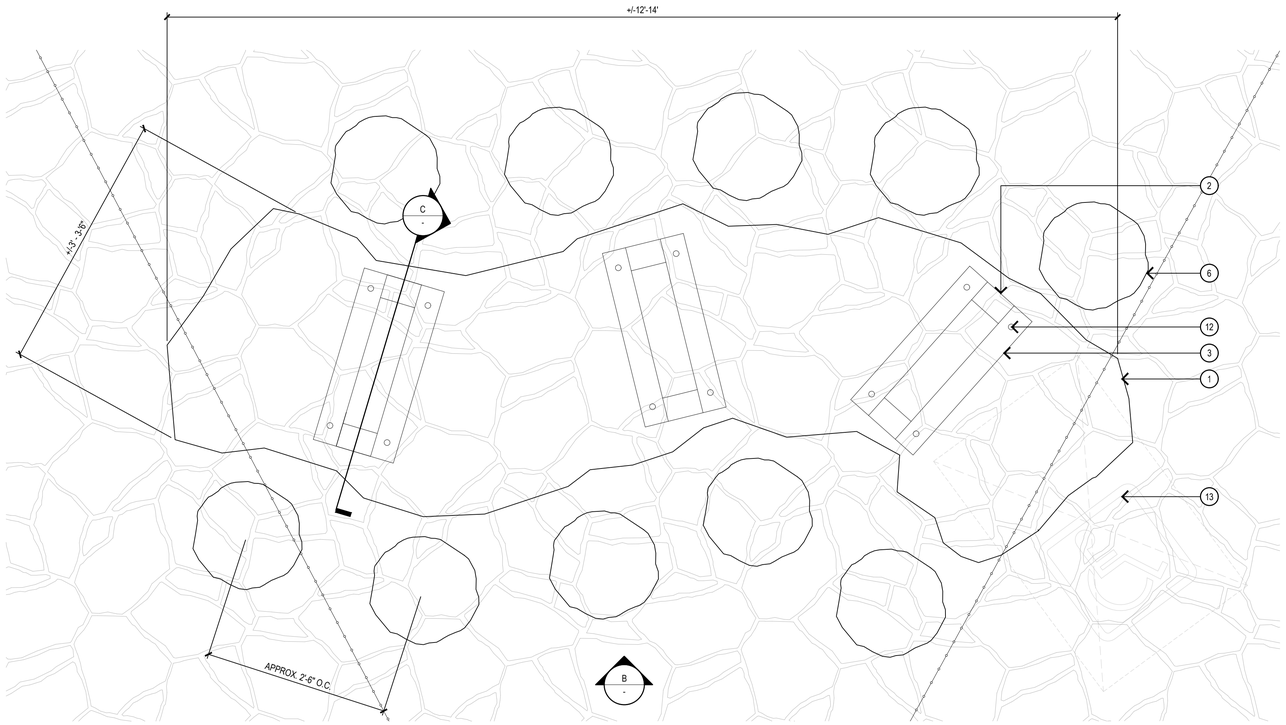
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

SHEET
CD

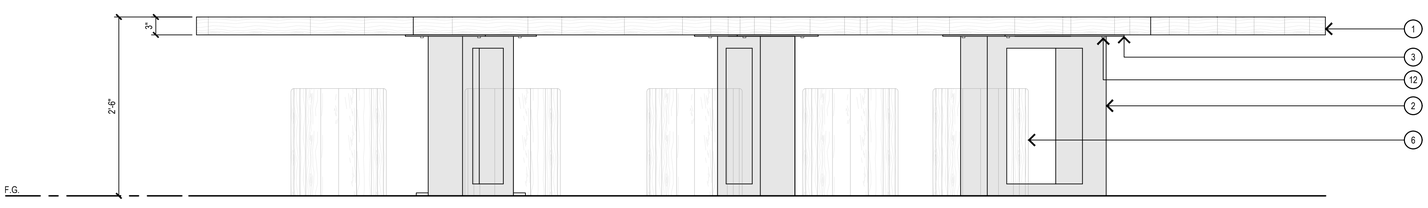
L3.16

1. 3" THICK LIVE WOOD EDGE TABLE TOP - TO BE LOCALLY SOURCED IN GRASS VALLEY, CALIFORNIA
2. 6" WIDE WEATHERED HSS TABLE FRAME WELDED TO PLATE EMBEDDED TO CONCRETE FOOTING
3. $\frac{1}{4}$" THICK STEEL PLATE SUPPORT WELDED TO TABLE FRAME.
4. $\frac{1}{4}$" THICK STEEL WELD PLATE AT BOTTOM OF TABLE FRAME WITH STEEL J BOLTS EMBEDDED TO CONCRETE FOOTING
5. ADJACENT FINISH SURFACE
6. LAQUERED FINISH NATURAL WOOD STUMPS APPROX. 16"-18" DIA. X 18"-20" HIGH
7. EMBED J-BOLTS TO STUMP AND EMBED IN CONCRETE FOOTING
8. TYPE 2 AGGREGATE BASE PER GEOTECH REPORT
9. COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT
10. CONCRETE FOOTING WITH STRUCTURAL REINFORCEMENT
11. #4 REBAR CONTINUOUS IN FOOTING
12. 1-1/4" LONG MOUNTING BOLTS - MOUNTED UNDER TABLE
13. ADA ACCESSIBLE SEATING

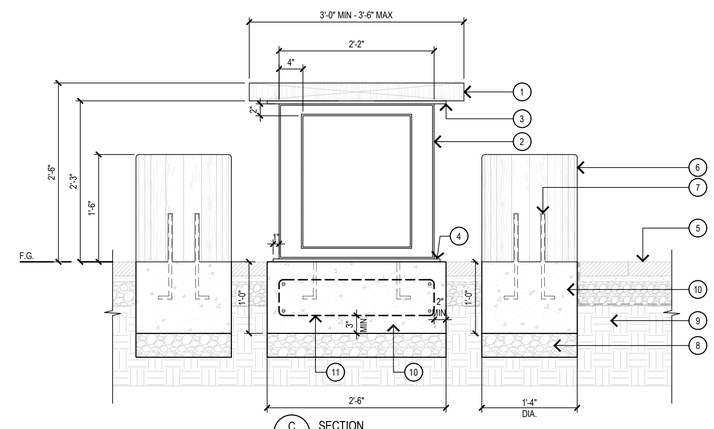


A PLAN
1"=1'-0"

D REFERENCE IMAGES
N.T.S



B ELEVATION
1"=1'-0"



C SECTION
1"=1'-0"

dt_festoon_lighting_post_12

LIVE WOOD EDGE TABLE (THE GROVE)

1" = 1'-0"

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DIANA M. CLESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

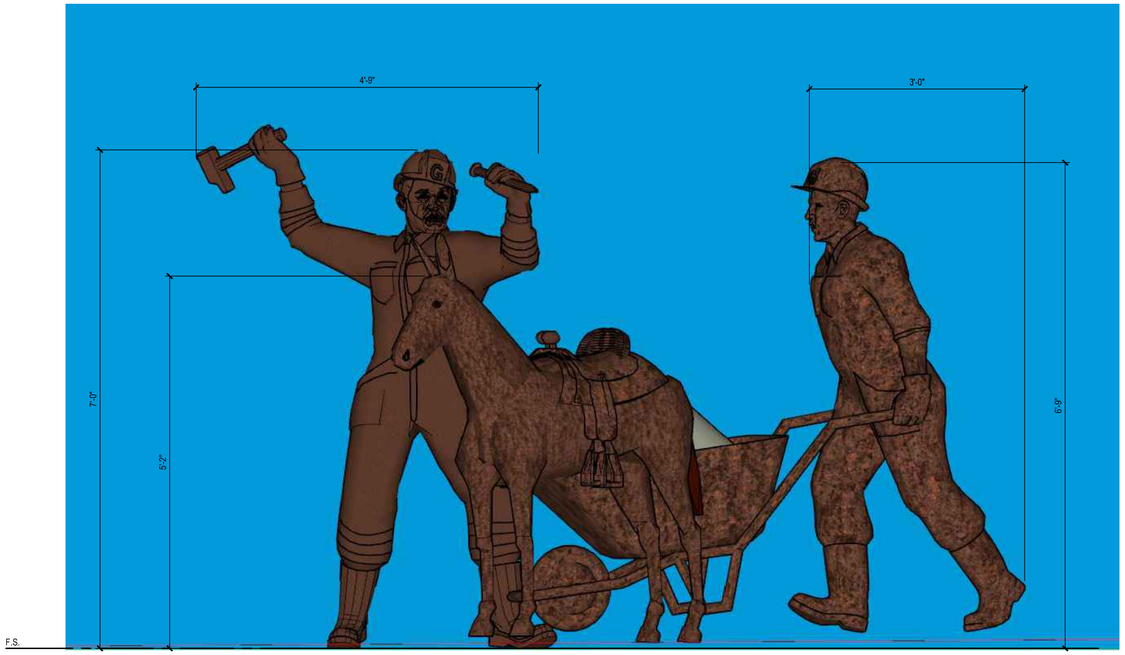
Project Number: 2023-0208
Plan Check Number: 22bld-0325

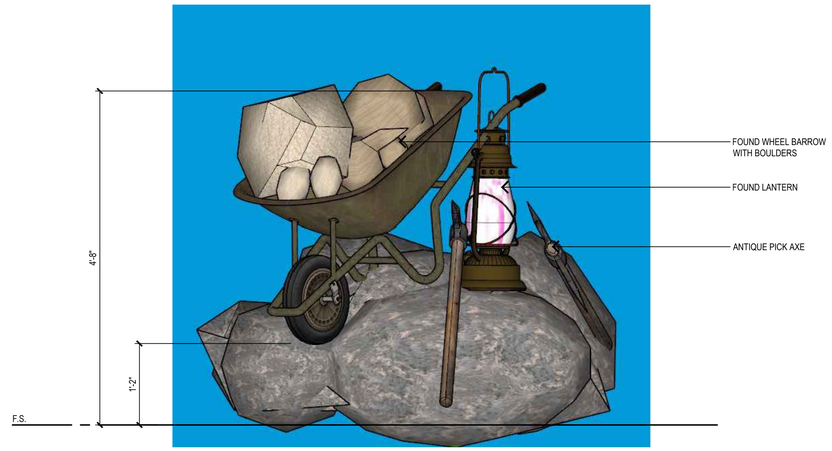
04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

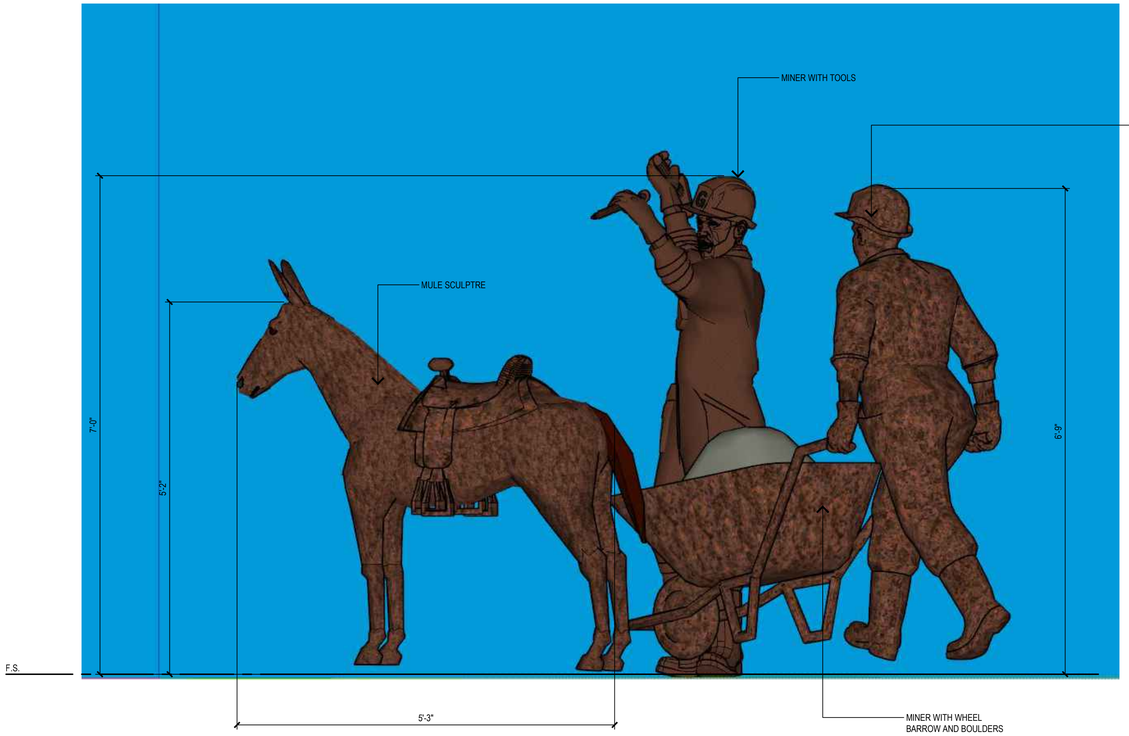
SHEET
CD
L3.17

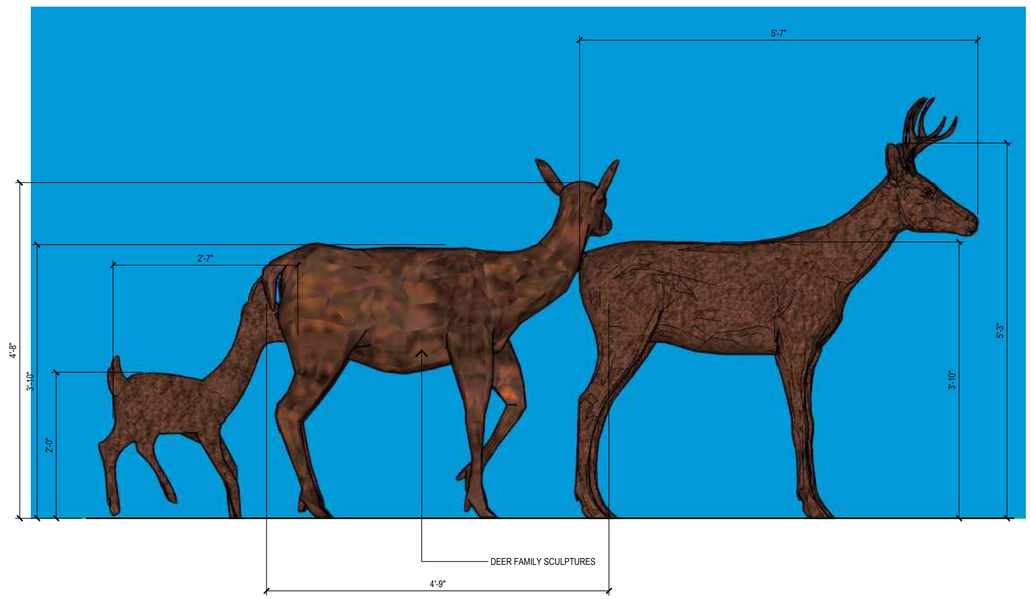
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l3.17-construction details.dwg
v4.5
border last saved: Jun/13/2023 9:48 AM by: GenaroD
dwg last saved: Jun/13/2023 9:48 AM by: GenaroD









dt_sculptures_12

SCULPTURES - BY OTHERS

1" = 1'-0"

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
06/02/24
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION AND REAL ESTATE MANAGEMENT

MCKNIGHT CROSSING
SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

CONSTRUCTION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

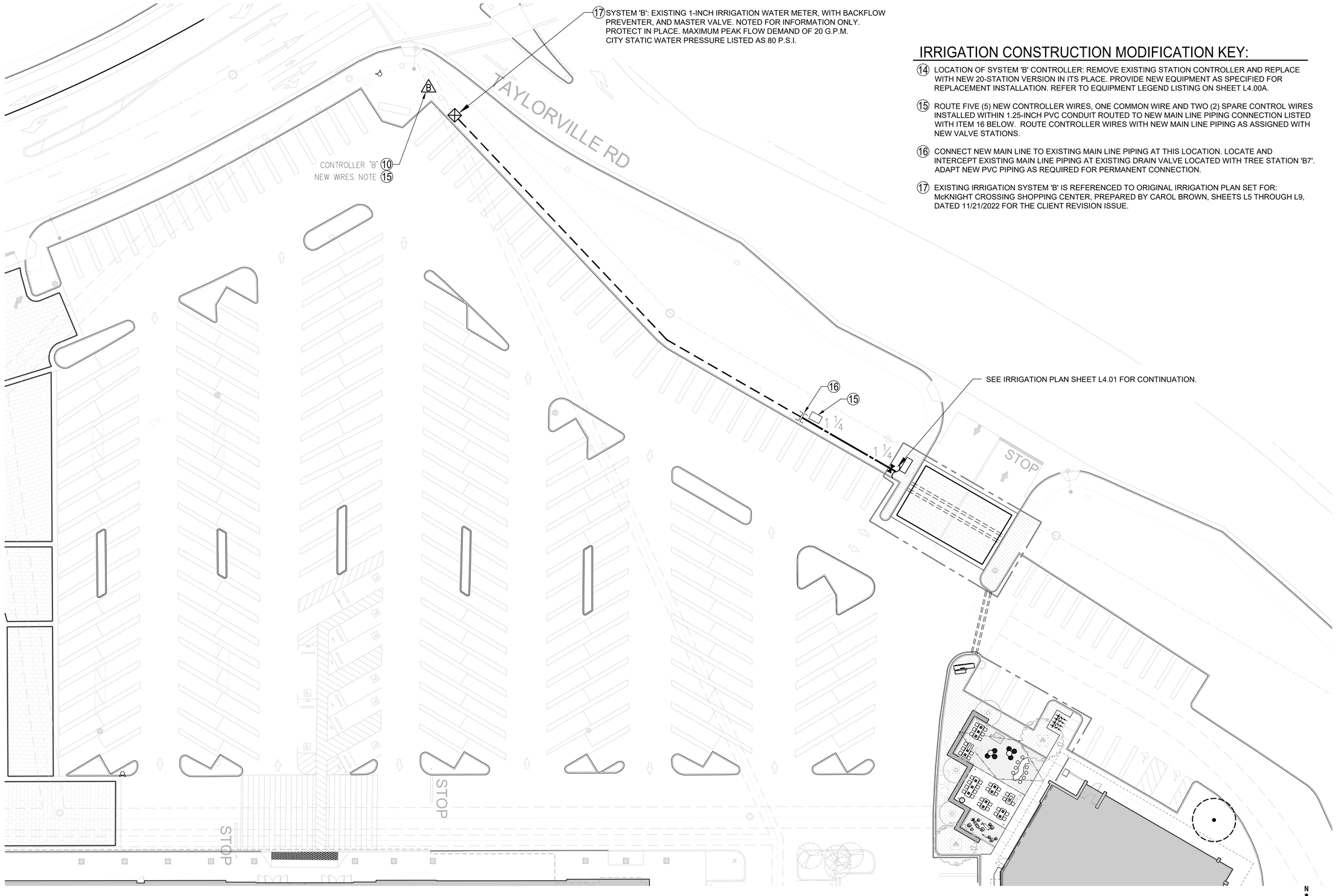
SHEET
CD

L3.18

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32028-l3.18-construction details.dwg

xref
folder/plotter last saved: Jun/13/2023 9:48 AM by: GenaroD
dwg last saved: Jun/13/2023 9:48 AM by: GenaroD



IRRIGATION CONSTRUCTION MODIFICATION KEY:

14 LOCATION OF SYSTEM 'B' CONTROLLER: REMOVE EXISTING STATION CONTROLLER AND REPLACE WITH NEW 20-STATION VERSION IN ITS PLACE. PROVIDE NEW EQUIPMENT AS SPECIFIED FOR REPLACEMENT INSTALLATION. REFER TO EQUIPMENT LEGEND LISTING ON SHEET L4.00A.

15 ROUTE FIVE (5) NEW CONTROLLER WIRES, ONE COMMON WIRE AND TWO (2) SPARE CONTROL WIRES INSTALLED WITHIN 1.25-INCH PVC CONDUIT ROUTED TO NEW MAIN LINE PIPING CONNECTION LISTED WITH ITEM 16 BELOW. ROUTE CONTROLLER WIRES WITH NEW MAIN LINE PIPING AS ASSIGNED WITH NEW VALVE STATIONS.

16 CONNECT NEW MAIN LINE TO EXISTING MAIN LINE PIPING AT THIS LOCATION. LOCATE AND INTERCEPT EXISTING MAIN LINE PIPING AT EXISTING DRAIN VALVE LOCATED WITH TREE STATION 'B7'. ADAPT NEW PVC PIPING AS REQUIRED FOR PERMANENT CONNECTION.

17 EXISTING IRRIGATION SYSTEM 'B' IS REFERENCED TO ORIGINAL IRRIGATION PLAN SET FOR: McKNIGHT CROSSING SHOPPING CENTER, PREPARED BY CAROL BROWN, SHEETS L5 THROUGH L9, DATED 11/21/2022 FOR THE CLIENT REVISION ISSUE.

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

IRRIGATION SYSTEM 'B' KEY MAP

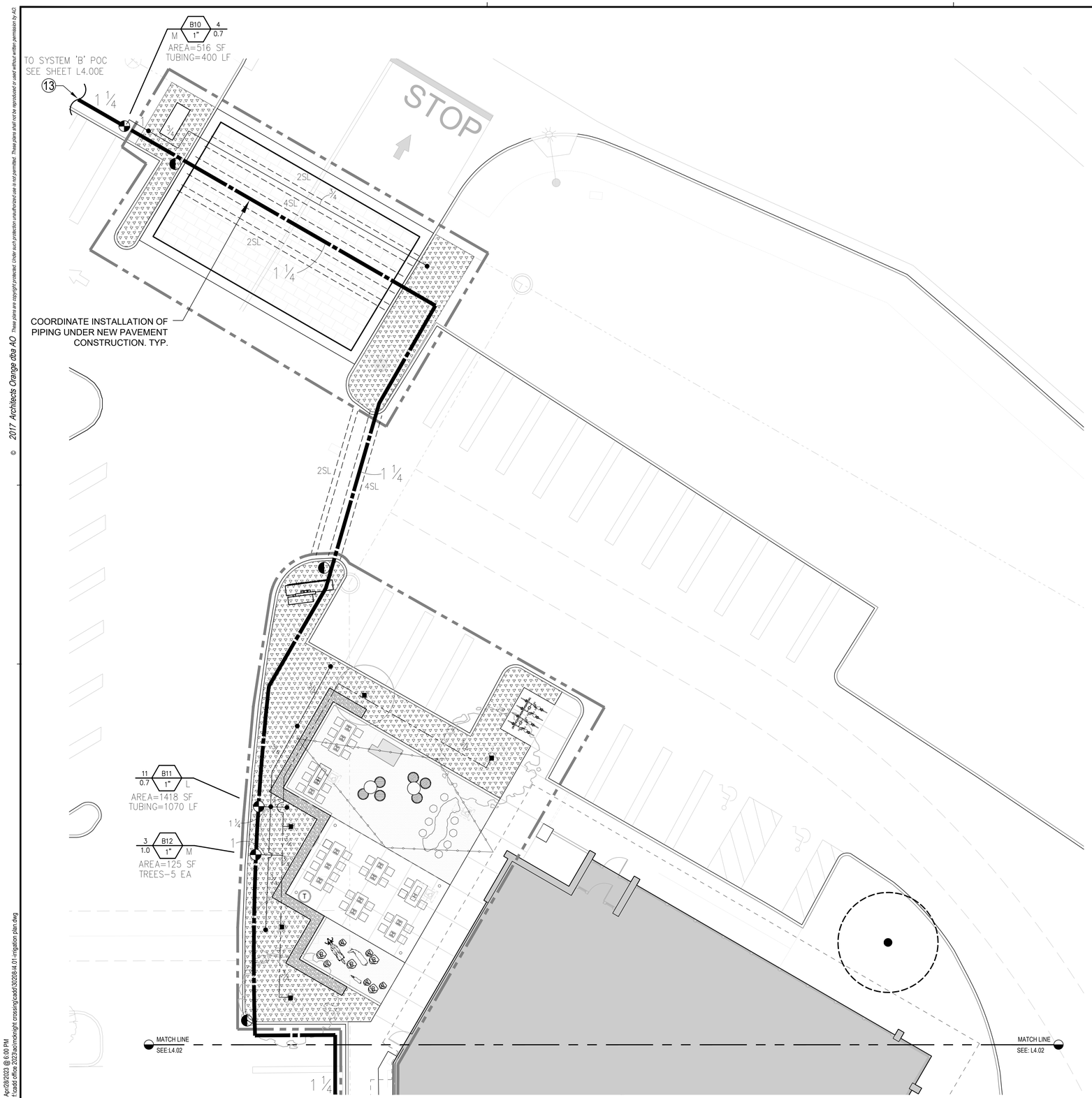
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

SHEET
CD
L4.00E

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Apr/28/2023 @ 6:55 PM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\30208-l4.00e-irrigation key.dwg



IRRIGATION CONSTRUCTION MODIFICATION KEY:

1. EXISTING CONTROL VALVE - RELOCATE TO NEW LOCATION PER CONSTRUCTION IMPROVEMENTS.
2. CONNECT NEW DRIP SYSTEM TO EXISTING VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
3. CONNECT NEW TREES ASSIGNMENTS TO EXISTING TREE VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
4. CONNECT NEW MAIN LINE PIPING TO EXISTING MAIN LINE PIPING AS PART OF CONTROL VALVE RELOCATIONS TO NEW LANDSCAPE PLANTING AREA. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
5. EXISTING MAIN LINE PIPING AND CONTROLLER WIRING - ACTUAL LOCATION NOT KNOWN IN FIELD. PROTECT IN PLACE AND/OR RELOCATE WHERE REQUIRED.
6. EXISTING LATERAL LINE PIPING - PROTECT IN PLACE.
7. CONNECT NEW LATERAL LINE PIPING TO EXISTING LATERAL LINE PIPING. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
8. CONNECT EXISTING CONTROL WIRE AND COMMON WIRE TO RELOCATED CONTROL VALVE AND CONNECT FOR AUTOMATIC OPERATION.
9. TO IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION AT 1-INCH WATER METER - EXISTING WATER PRESSURE LISTED AS 80 PSI ON McKNIGHT SHOPPING CENTER IRRIGATION PLAN SHEET L6, DELTA 2 CLIENT REVISION ISSUE DATED 11/21/2022. ACTUAL LOCATION NOT KNOW DUE TO NEW CONSTRUCTION IMPROVEMENTS. VERIFY WITH GENERAL CONTRACTOR.
10. LOCATION OF IRRIGATION CONTROLLER 'A' MOUNTED TO BUILDING WALL AS NOTE ON PLAN SHEET WITH ITEM 9 LISTED ABOVE. CONTROLLER HAS 14-STATION CAPACITY WITH 10-STATIONS ASSIGNED AND OPERATES A MASTER VALVE.
11. PROVIDE NEW CONTROL VALVE ASSEMBLY FOR PLANTER POT ASSIGNMENT.
12. PROVIDE AND INSTALL NEW CONTROLLER WIRING ROUTED BACK TO EXISTING CONTROLLER 'A', COORDINATE ROUTING THROUGH NEW CONSTRUCTION IMPROVEMENTS AS REQUIRED. CONNECT TO CONTROL VALVE FOR AUTOMATIC OPERATION.
13. NEW PRESSURE MAIN LINE PIPING ROUTING TO SYSTEM 'B' WATER METER - REFER TO SYSTEM 'B' IRRIGATION KEY MAP SHOWN ON SHEET L4.00E.

WATER EFFICIENT LANDSCAPE DECLARATION:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLANS".

See Sheet L4.00A for Irrigation Legends and Notes.
See Sheet L4.00B for Irrigation Water Use Data.
See Sheets L4.00C and L4.00D for Irrigation Specifications.
See Sheet L4.00E for Irrigation System 'B' Key Map.

10' 0 1' 3' 5' 10' 15' 20'

N

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID P. LESSI
STATE OF CALIFORNIA

Consultant

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

IRRIGATION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

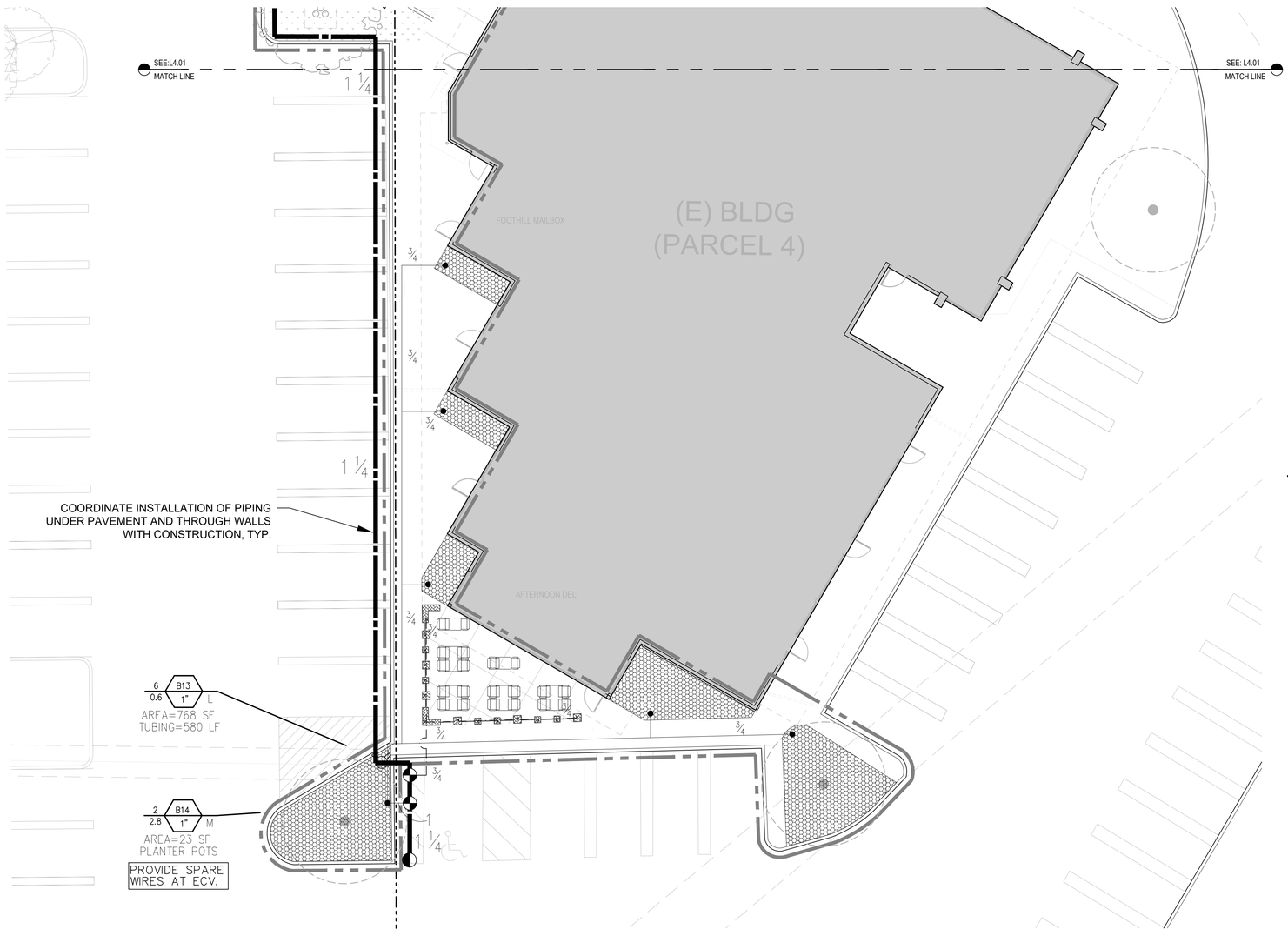
04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

SHEET
CD
L4.01

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

v6.6
border last saved: Apr/28/2023 5:46 PM by: EMI-003
dwg last saved: Apr/28/2023 5:46 PM by: EMI-003
sheet plotted: Apr/28/2023 @ 6:00 PM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\30208-l4.01-irrigation plan.dwg

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



IRRIGATION CONSTRUCTION MODIFICATION KEY:

1. EXISTING CONTROL VALVE - RELOCATE TO NEW LOCATION PER CONSTRUCTION IMPROVEMENTS.
2. CONNECT NEW DRIP SYSTEM TO EXISTING VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
3. CONNECT NEW TREES ASSIGNMENTS TO EXISTING TREE VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
4. CONNECT NEW MAIN LINE PIPING TO EXISTING MAIN LINE PIPING AS PART OF CONTROL VALVE RELOCATIONS TO NEW LANDSCAPE PLANTING AREA. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
5. EXISTING MAIN LINE PIPING AND CONTROLLER WIRING - ACTUAL LOCATION NOT KNOWN IN FIELD. PROTECT IN PLACE AND/OR RELOCATE WHERE REQUIRED.
6. EXISTING LATERAL LINE PIPING - PROTECT IN PLACE.
7. CONNECT NEW LATERAL LINE PIPING TO EXISTING LATERAL LINE PIPING. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
8. CONNECT EXISTING CONTROL WIRE AND COMMON WIRE TO RELOCATED CONTROL VALVE AND CONNECT FOR AUTOMATIC OPERATION.
9. TO IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION AT 1-INCH WATER METER - EXISTING WATER PRESSURE LISTED AS 80 PSI ON McKNIGHT SHOPPING CENTER IRRIGATION PLAN SHEET L6, DELTA 2 CLIENT REVISION ISSUE DATED 11/21/2022. ACTUAL LOCATION NOT KNOW DUE TO NEW CONSTRUCTION IMPROVEMENTS. VERIFY WITH GENERAL CONTRACTOR.
10. LOCATION OF IRRIGATION CONTROLLER 'A' MOUNTED TO BUILDING WALL AS NOTE ON PLAN SHEET WITH ITEM 9 LISTED ABOVE. CONTROLLER HAS 14-STATION CAPACITY WITH 10-STATIONS ASSIGNED AND OPERATES A MASTER VALVE.
11. PROVIDE NEW CONTROL VALVE ASSEMBLY FOR PLANTER POT ASSIGNMENT.
12. PROVIDE AND INSTALL NEW CONTROLLER WIRING ROUTED BACK TO EXISTING CONTROLLER 'A', COORDINATE ROUTING THROUGH NEW CONSTRUCTION IMPROVEMENTS AS REQUIRED. CONNECT TO CONTROL VALVE FOR AUTOMATIC OPERATION.
13. NEW PRESSURE MAIN LINE PIPING ROUTING TO SYSTEM 'B' WATER METER - REFER TO SYSTEM 'B' IRRIGATION KEY MAP SHOWN ON SHEET L4.00E.

SPARE WIRE NOTE:

PROVIDE TWO SPARE WIRES AND ONE SPARE COMMON WIRE CONTINUOUSLY FROM AUTOMATIC CONTROLLER TO LAST ELECTRIC CONTROL VALVE BOX, FOLLOWING MAIN LINE ROUTE. ALLOW 30-INCH EXPANSION LOOP AT EACH CONTROL VALVE ALONG MAIN LINE ROUTING. THE LOCATIONS FOR SPARE WIRES ARE IDENTIFIED ON DRAWING WITH THE WORDS "PROVIDE SPARE WIRES AT ECV".

See Sheet L4.00A for Irrigation Legends and Notes.
See Sheet L4.00B for Irrigation Water Use Data.
See Sheets L4.00C and L4.00D for Irrigation Specifications.
See Sheet L4.00E for Irrigation System 'B' Key Map.

10' 0 1' 3' 5' 10' 15' 20'

N

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Expiration
12/31/2024
Issued Date
04/28/2023
Date

Consultant

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

IRRIGATION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

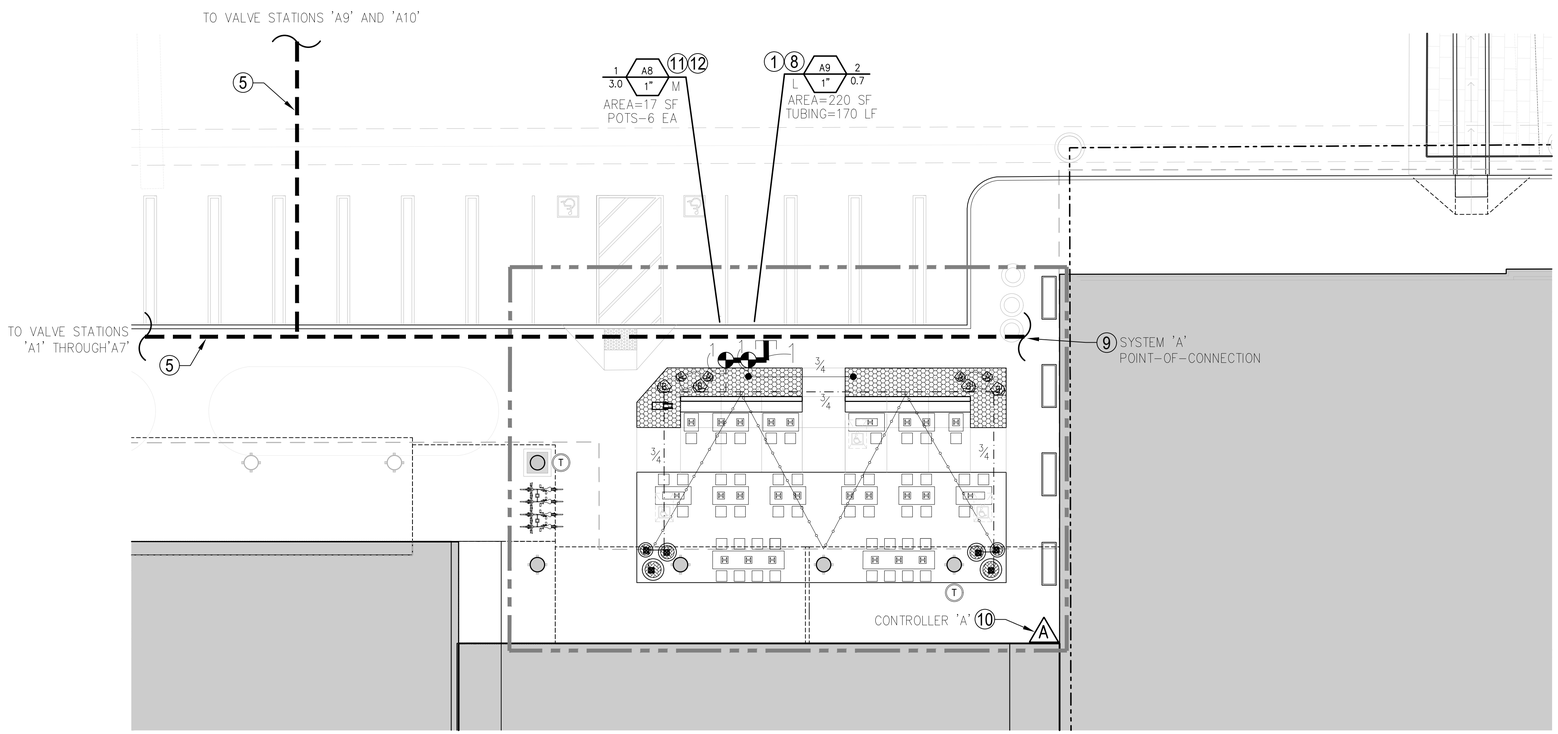
06-12-2023	1	REVISION

SHEET
CD

L4.02

sheet plotted: Apr/28/2023 @ 6:00 PM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\30208-l4.02-irrigation plan.dwg
xref's
layer last saved: Apr/28/2023 5:48 PM by EMI-003
dwg last saved: Apr/28/2023 5:48 PM by EMI-003

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



IRRIGATION CONSTRUCTION MODIFICATION KEY:

1. EXISTING CONTROL VALVE - RELOCATE TO NEW LOCATION PER CONSTRUCTION IMPROVEMENTS.
2. CONNECT NEW DRIP SYSTEM TO EXISTING VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
3. CONNECT NEW TREES ASSIGNMENTS TO EXISTING TREE VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
4. CONNECT NEW MAIN LINE PIPING TO EXISTING MAIN LINE PIPING AS PART OF CONTROL VALVE RELOCATIONS TO NEW LANDSCAPE PLANTING AREA. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
5. EXISTING MAIN LINE PIPING AND CONTROLLER WIRING - ACTUAL LOCATION NOT KNOWN IN FIELD. PROTECT IN PLACE AND/OR RELOCATE WHERE REQUIRED.
6. EXISTING LATERAL LINE PIPING - PROTECT IN PLACE.
7. CONNECT NEW LATERAL LINE PIPING TO EXISTING LATERAL LINE PIPING. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
8. CONNECT EXISTING CONTROL WIRE AND COMMON WIRE TO RELOCATED CONTROL VALVE AND CONNECT FOR AUTOMATIC OPERATION.
9. TO IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION AT 1-INCH WATER METER - EXISTING WATER PRESSURE LISTED AS 80 PSI ON McKNIGHT SHOPPING CENTER IRRIGATION PLAN SHEET L6, DELTA 2 CLIENT REVISION ISSUE DATED 11/21/2022. ACTUAL LOCATION NOT KNOW DUE TO NEW CONSTRUCTION IMPROVEMENTS. VERIFY WITH GENERAL CONTRACTOR.
10. LOCATION OF IRRIGATION CONTROLLER 'A' MOUNTED TO BUILDING WALL AS NOTE ON PLAN SHEET WITH ITEM 9 LISTED ABOVE. CONTROLLER HAS 14-STATION CAPACITY WITH 10-STATIONS ASSIGNED AND OPERATES A MASTER VALVE.
11. PROVIDE NEW CONTROL VALVE ASSEMBLY FOR PLANTER POT ASSIGNMENT.
12. PROVIDE AND INSTALL NEW CONTROLLER WIRING ROUTED BACK TO EXISTING CONTROLLER 'A', COORDINATE ROUTING THROUGH NEW CONSTRUCTION IMPROVEMENTS AS REQUIRED. CONNECT TO CONTROL VALVE FOR AUTOMATIC OPERATION.

See Sheet L4.00A for Irrigation Legends and Notes.
See Sheet L4.00B for Irrigation Water Use Data.
See Sheets L4.00C and L4.00D for Irrigation Specifications.
See Sheet L4.00E for Irrigation System 'B' Key Map.

10' 0 1' 3' 5' 10' 15' 20'

N

Item # 2.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

IRRIGATION PLAN

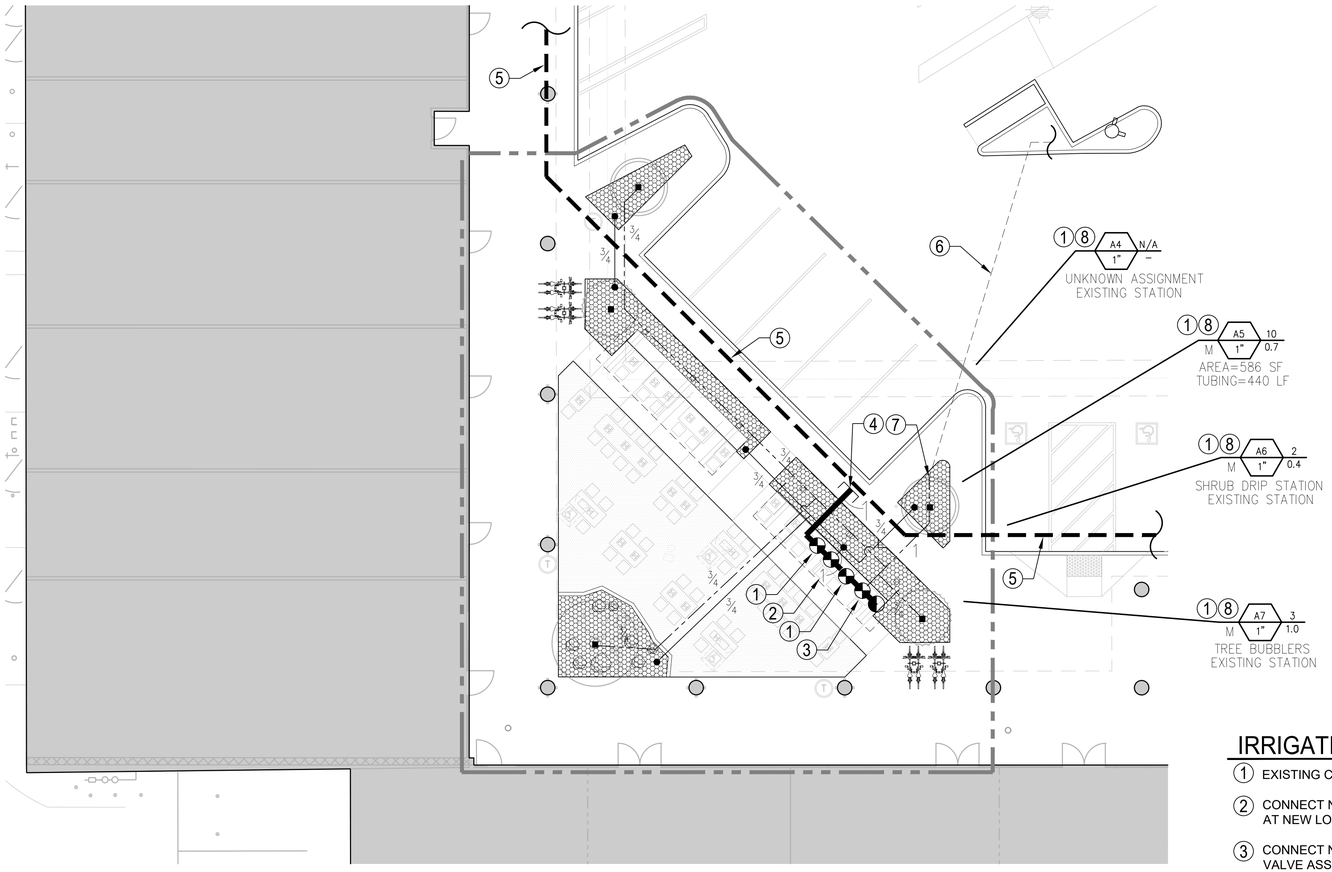
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET
06-12-2023	REVISION

SHEET
CD
L4.03

sheet plotted: Apr/28/2023 @ 6:01 PM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\30208-l4.03-irrigation plan.dwg
v5.6
border last saved: Apr/28/2023 5:57 PM by: EMI-003
dwg last saved: Apr/28/2023 5:57 PM by: EMI-003

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



IRRIGATION CONSTRUCTION MODIFICATION KEY:

1. EXISTING CONTROL VALVE - RELOCATE TO NEW LOCATION PER CONSTRUCTION IMPROVEMENTS.
2. CONNECT NEW DRIP SYSTEM TO EXISTING VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
3. CONNECT NEW TREES ASSIGNMENTS TO EXISTING TREE VALVE STATION - PROVIDE NEW DRIP VALVE ASSEMBLY AT NEW LOCATION.
4. CONNECT NEW MAIN LINE PIPING TO EXISTING MAIN LINE PIPING AS PART OF CONTROL VALVE RELOCATIONS TO NEW LANDSCAPE PLANTING AREA. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
5. EXISTING MAIN LINE PIPING AND CONTROLLER WIRING - ACTUAL LOCATION NOT KNOWN IN FIELD. PROTECT IN PLACE AND/OR RELOCATE WHERE REQUIRED.
6. EXISTING LATERAL LINE PIPING - PROTECT IN PLACE.
7. CONNECT NEW LATERAL LINE PIPING TO EXISTING LATERAL LINE PIPING. ADAPT PIPING AS REQUIRED FOR PERMANENT CONNECTION.
8. CONNECT EXISTING CONTROL WIRE AND COMMON WIRE TO RELOCATED CONTROL VALVE AND CONNECT FOR AUTOMATIC OPERATION.

See Sheet L4.00A for Irrigation Legends and Notes.
See Sheet L4.00B for Irrigation Water Use Data.
See Sheets L4.00C and L4.00D for Irrigation Specifications.
See Sheet L4.00E for Irrigation System 'B' Key Map.

10' 0 1' 3' 5' 10' 15' 20'

N

Item # 2.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
04/28/2024
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BEHALF OF PROPERTY MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

IRRIGATION PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

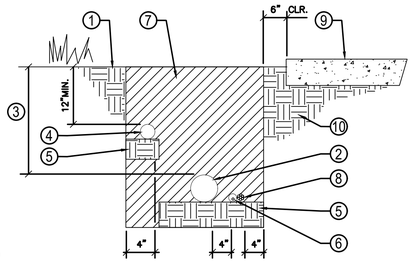
06-12-2023 REVISION

SHEET
CD

L4.04

sheet plotted: Apr/28/2023 @ 6:02 PM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\32208-l4.04-irrigation plan.dwg

ref.
xrefs/pdfs last saved: Apr/28/2023 5:57 PM, by: EMI-003
dwg last saved: Apr/28/2023 5:57 PM, by: EMI-003



SECTION

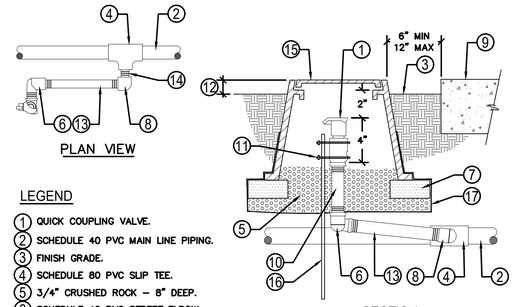
LEGEND

1. FINISH GRADE.
2. PRESSURE MAIN LINE PIPING.
3. DEPTH OF MAIN LINE PIPING @ 24" MINIMUM DEPTH, INCLUDING BELOW PEDESTRIAN PAVEMENT.
4. NON-PRESSURE LATERAL LINE PIPING.
5. PROVIDE 2" DEPTH OF CLEAN BACKFILL BELOW PIPING. TYPICAL.
6. FLOW SENSOR SIGNAL CABLE AND CONDUIT.
7. CLEAN COMPACTED BACKFILL – SEE SPECIFICATIONS FOR BACKFILL & COMPACTION REQUIREMENTS.
8. CONTROL WIRES – BUNDLE AND TAPE EVERY 10-FEET – INSTALL ADJACENT TO PRESSURE MAIN LINE.
9. CURB, PAVING OR WALL. TYPICAL.
10. NATIVE SOIL.

NOTES:
1. LOCATE SIGNAL CABLE WITHIN MAIN LINE AND CONTROL WIRE TRENCH WHERE POSSIBLE.
2. INSTALL MAIN LINE WITH 36" SOIL COVER BELOW VEHICULAR PAVEMENT.
3. COORDINATE TRENCHING WITH ALL OTHER EXISTING/NEW UTILITIES AND UNDERGROUND STRUCTURES.

7

5 TRENCHING N.T.S. iTRNRI01



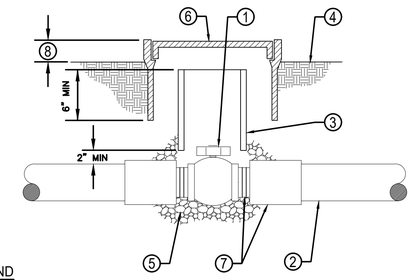
PLAN VIEW

SECTION

LEGEND

1. QUICK COUPLING VALVE.
2. SCHEDULE 40 PVC MAIN LINE PIPING.
3. FINISH GRADE.
4. SCHEDULE 80 PVC SLIP TEE.
5. 3/4" CRUSHED ROCK – 8" DEEP.
6. SCHEDULE 40 PVC STREET ELBOW.
7. COMMON RED BRICK – 4 REQUIRED.
8. SCHEDULE 40 PVC ELBOW – 3/4".
9. CURB, WALK, OR OTHER HARDSCAPE FEATURE.
10. SCHEDULE 80 PVC 3/4" – 2" MINIMUM, LENGTH AS REQUIRED.
11. STAINLESS STEEL COMPRESSION CLAMP; TWO (2) REQUIRED.
12. SET BOX FLUSH WITH FINISH GRADE OF TURF, AND SET 3" ABOVE FINISH GRADE IN GROUND COVER AREAS.
13. SCHEDULE 80 PVC NIPPLE – 6" MINIMUM, 12" MAXIMUM LENGTH.
14. SCHEDULE 80 PVC NIPPLE – 3/4" x 1" LENGTH.
15. BOLT-DOWN ROUND VALVE BOX, BLACK IN COLOR – IDENTIFY THE LETTERS "QCV" ON COVER PER SPECIFICATIONS.
16. REBAR STAKE – #4 X 36" MINIMUM LENGTH. SECURE AT QUICK COUPLER BODY ONLY.
17. LANDSCAPE FABRIC – WRAP SIDES & BOTTOM OF BOX TO COVER ALL OPENINGS.

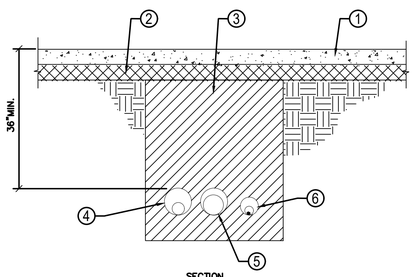
3 QUICK COUPLING VALVE N.T.S. iQCV01



LEGEND

1. BALL VALVE.
2. MAIN LINE PIPING.
3. SCHEDULE 40 PVC PIPE – 6-INCH SIZE.
4. FINISH GRADE.
5. 3/4" CRUSHED ROCK – 12" MINIMUM DEPTH.
6. ROUND VALVE BOX – BLACK IN COLOR – HEAT BRAND THE LETTERS "GV" WITH 2" HIGH CHARACTERS.
7. SCHEDULE 80 PVC NIPPLE (THREADED ONE END) AND PVC SLIP COUPLING (TYPICAL).
8. SET VALVE BOX FLUSH WITH CONCRETE, 1" ABOVE TURF & 3" ABOVE GROUND COVER AND SHRUB AREAS.

1 BALL VALVE N.T.S. iBV1.dwg



SECTION

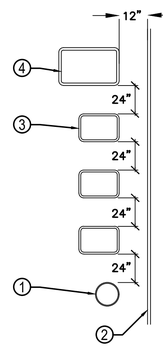
LEGEND

1. PAVEMENT.
2. BASE MATERIAL.
3. BACKFILL MATERIAL.
4. LATERAL LINES IN SCHEDULE 40 PVC SLEEVE.
5. PRESSURE MAIN LINE IN SCHEDULE 40 PVC SLEEVE.
6. CONTROL WIRES IN SCHEDULE 40 PVC SLEEVE.

NOTES:
1. PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION SPECIFICATIONS.
2. MAIN LINE, LATERAL LINES AND CONTROL WIRES SHALL BE SLEEVED BELOW HARDSCAPE ELEMENTS
. WITH SCHEDULE 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

8

6 SLEEVE TRENCHING N.T.S. iTRPSI01



PLAN VIEW

LEGEND

1. ROUND VALVE BOX.
2. EDGE OF TURF, PAVEMENT, FENCE, CURB, ETC.
3. RECTANGULAR VALVE BOX. TYP.
4. RECTANGULAR JUMBO VALVE BOX.

NOTES:

A. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE.

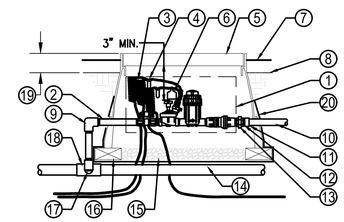
B. SET VALVE BOXES 3-INCHES MAXIMUM ABOVE GRADE IN MULCH COVER OR GROUNDCOVER/SHRUB AREAS – SET BOX 1-INCH ABOVE FINISH GRADE IN TURF AREAS.

NOTE: VALVE BOXES INSTALLED ONLY WHERE PERMITTED.

C. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.

D. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THE DEFORMATION/COLLAPSE OF BOX BASES.

4 VALVE BOX LAYOUT N.T.S. iVB01



LEGEND

1. ELECTRIC CONTROL VALVE DRIP ASSEMBLY
2. SCHEDULE 80 PVC NIPPLE (TYPICAL, LENGTH AS REQUIRED)
3. 30-INCH COIL LINEAR LENGTH OF CABLE
4. WATERPROOF WIRE CONNECTORS
5. RECTANGULAR VALVE BOX – BLACK IN COLOR – HEAT BRAND VALVE STATION NUMBER ON LID IN 2" HIGH CHARACTERS.
6. CHRISTY'S I.D TAG – (NUMBERED TO MATCH DRAWINGS). BLACK IN COLOR – ATTACH TO WIRES WITH NYLON FASTENER.
7. TOP OF MULCH
8. FINISH GRADE
9. SCHEDULE 80 PVC ELL
10. SCHEDULE 40 PVC LATERAL
11. SCHEDULE 40 PVC MALE ADAPTER
12. SCHEDULE 80 PVC NIPPLE, SHORT (1 OF 3)
13. SCHEDULE 80 FULL PORT PVC UNION
14. SCHEDULE 40 PVC MAIN LINE PIPING
15. 3/4" CRUSHED ROCK – 8" DEEP
16. COMMON RED BRICK – 4 REQUIRED
17. SCHEDULE 80 PVC NIPPLE (2" LENGTH, HIDDEN) AND SCHEDULE 40 PVC ELL
18. SCHEDULE 40 PVC TEE OR ELL AS REQUIRED
19. 3-INCH IN SHRUB AREAS.
20. LANDSCAPE FABRIC – WRAP SIDES AND BOX BOTTOM – COVER ALL OPENINGS.

NOTES:
1. PROVIDE 2-FOOT CLEAR DISTANCE BETWEEN VALVES; EACH VALVE SHALL HAVE ITS OWN CONNECTION TO MAIN LINE – INSTALL NO MULTIPLE ASSEMBLIES.
2. ARRANGE VALVE BOXES AT RIGHT ANGLE TO HARDSCAPE EDGES.
3. USE TEFLON TAPE ON THREADED FITTINGS. DO NOT USE PIPE DOPE.

2 ELECTRIC CONTROL VALVE - DRIP N.T.S. iECVD01.dwg

10

9

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Apr/28/2023 @ 12:25 AM
drawing file name: f:\cadd office 2023\eo\mcknight crossing\cadd\30208-5.01-2-irrigation details.dwg
sheet last saved: Apr/28/2023 12:23 AM by: EMI-003
dwg last saved: Apr/28/2023 12:23 AM by: EMI-003

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

Mesa Logo.jpg

MCKNIGHT CROSSING
SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

IRRIGATION
DETAILS

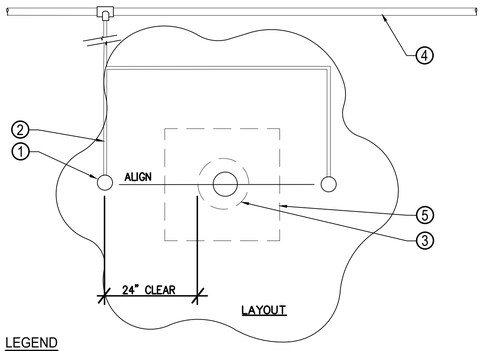
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

SHEET
CD

L5.01

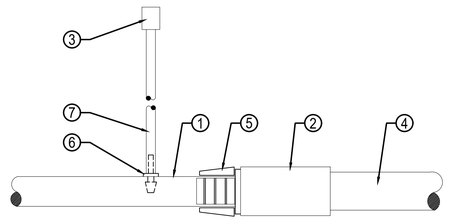


LEGEND

1. POP-UP BODY WITH STREAM BUBBLER NOZZLE AND SWING JOINT ASSEMBLY. ALIGN SPRINKLERS ON OPPOSITE SIDES OF TREE. TYPICAL.
2. LATERAL PIPE – SCHEDULE 40 PVC – 3/4" MINIMUM SIZE.
3. TREE OR PALM.
4. LATERAL LINE PIPING FROM ELECTRIC CONTROL VALVE.
5. ROOT BALL.

NOTES: 1. INSTALL TREE BUBBLERS PER TREE BUBBLER POP-UP DETAIL, THIS SHEET.
2. ALIGN BUBBLER HEADS FACING VINES ON PALM WHERE INSTALLED.

7 TREE BUBBLER LAYOUT — N.T.S. — iSPYT01B

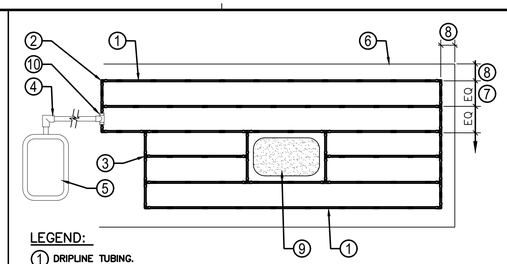


LEGEND:

1. DRIPLINE EMITTER TUBING (PART OF EMITTER TUBING LAYOUT ARRANGEMENT).
2. PVC THREADED ADAPTER FITTING FOR CONVERSION TO PVC PIPING.
3. DRIP EMITTER – REFER TO EQUIPMENT LEGEND AND DRIP NOTES.
4. SCHEDULE 40 PVC LATERAL LINE PIPING.
5. COMPRESSION ADAPTER FITTING.
6. PLASTIC BARB ADAPTER FITTING.
7. PVC TUBING EXTENSION – 1/4" SIZE – BLACK IN COLOR – REFER TO LEGEND LISTING. PROVIDE 5-FEET MAXIMUM LENGTH PER EMITTER.

NOTE: REFER TO DRIP IRRIGATION NOTES FOR DIRECTION AND INSTALLATION ARRANGEMENTS.

5 DRIP EMITTER CONNECTION — N.T.S. — iDRIPt01.dwg

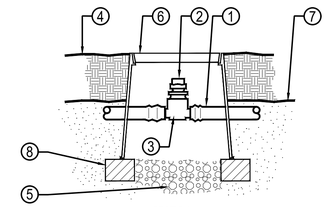


LEGEND:

1. DRIPLINE TUBING.
2. ELBOW FITTING (BARB TYPE) – TYPICAL.
3. TEE FITTING (BARB TYPE) – TYPICAL.
4. SCHEDULE 40 PVC PIPING TO DRIPLINE SYSTEM.
5. CONTROL VALVE DRIP ASSEMBLY.
6. EDGE OF PLANTING AREA ASSIGNED TO DRIPLINE STATION.
7. REFER TO EQUIPMENT LEGEND FOR TUBING ROW SPACING.
8. CLEARANCE FROM DRIPLINE TUBING TO EDGE OF ASSIGNED PLANTING AREA EQUAL TO 1/2 TUBING ROW SPACING UNLESS NOTED ON PLAN.
9. EXISTING UTILITY BOX OR PAVEMENT – ROUTE TUBING AROUND OBJECT. TYP. – SEE NOTE #3 BELOW.
10. PROVIDE ONE (1) PVC PIPING CONNECTION PER 'SPECIFIED LENGTH' OF DRIPLINE TUBING TO COMPLY WITH MANUFACTURER'S DRIPLINE TUBING DESIGN FLOW SPECIFICATION – REFER TO DRIPLINE/PVC PIPING CONNECTION(S) REQUIRED AS SHOWN ON PLANS.

NOTES:
1. REFER TO STATION CALLOUTS ON PLANS FOR SPECIFIC PERFORMANCE REQUIREMENTS AND CONFIGURATION OF DRIPLINE LAYOUTS PER VALVE STATION.
2. PROVIDE COUPLING FITTING (BARB TYPE) – WHERE REQUIRED.
3. INSTALL DRIPLINE TUBING IN ROWS SQUARE AND TRUE. DO NOT INSTALL TUBING OVER NON-IRRIGATION ITEMS SUCH AS VAULTS, FOOTINGS, OR PAVEMENT.

3 SCHEMATIC DRIPLINE LAYOUT - TYPICAL — N.T.S. — iDRIPlayout3.dwg



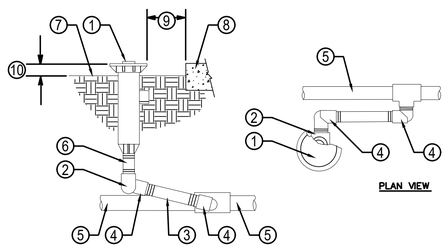
SECTION

LEGEND:

1. DRIPLINE EMITTER TUBING.
2. AIR/VACUUM RELIEF VALVE.
3. BARB TEE – HUNTER MODEL NO. PLD-050-TB-TEE – INS. X INS. X 1/2" FPT.
4. SET TOP OF ROUND BOX FLUSH WITH THE TOP OF MULCH.
5. 3/4" CRUSHED ROCK – 12" DEEP.
6. 6-INCH BOLT-DOWN ROUND VALVE BOX – BLACK IN COLOR – HEAT BRAND THE LETTERS "AV" WITH 2" HIGH CHARACTERS ON COVER.
7. FINISH GRADE OF SOIL.
8. COMMON RED BRICK – 2 REQUIRED, TYPICAL.

NOTES:
1. USE TEFLON TAPE ON ALL MALE PIPE THREADS.

1 AIR/VACUUM RELIEF ASSEMBLY — N.T.S. — iDRIPav01.dwg

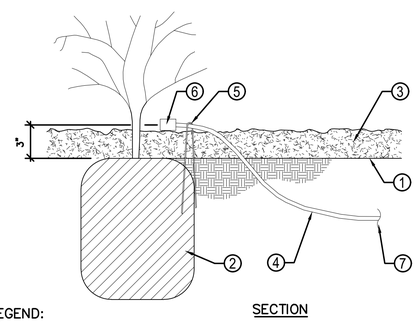


LEGEND:

1. POP-UP BODY.
2. SCHEDULE 40 PVC TxT ELL.
3. SCHEDULE 80 PVC NIPPLE – 6-INCH MINIMUM, AND 12-INCHES MAXIMUM LENGTH.
4. SCHEDULE 40 PVC STREET ELL.
5. SCHEDULE 40 PVC LATERAL LINE PIPE AND FITTING.
6. SCHEDULE 80 PVC SHORT NIPPLE.
7. FINISH GRADE.
8. ADJACENT PAVING EDGE OR CURB.
9. INSTALL TOP OF POP-UP 4" AWAY FROM PAVING EDGE IN TURF AREAS AND SET 6" AWAY FROM PAVING EDGE IN PLANTING BEDS.
10. SET POP-UP BODY 1/2-INCH ABOVE FINISH GRADE IN TURF AND 2-INCHES ABOVE GROUND IN SHRUB AND GROUND COVER PLANTING AREAS.

NOTE:
1. USE TEFLON TAPE ON THREADED FITTINGS.

8 TREE BUBBLER POP-UP — N.T.S. — iSPYP02

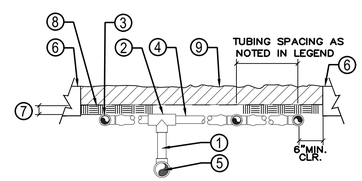


LEGEND:

1. FINISH GRADE OF SOIL.
2. PLANT MATERIAL ROOTBALL.
3. MULCH LAYER.
4. PVC DISTRIBUTION TUBING – LENGTH OF TUBING EXPOSED ABOVE MULCH LAYER SHALL NOT EXCEED 6" – LENGTH OF TUBING PER PLANT SHALL NOT EXCEED 5 LF.
5. DISTRIBUTION TUBING STAKE– LOCATE STAKE WITHIN PLANT ROOTBALL – INSTALL 2–3" FROM DRIP EMITTER.
6. DRIP EMITTER – LOCATE ONE EMITTER PER PLANT ABOVE MULCH IN UNOBSTRUCTED VIEW AND LOCATED ON HIGH SIDE OF BASIN WHEN SLOPE CONDITION IS PRESENT.
7. CONNECTION TO DRIP LINE TUBING. REFER TO DRIPLINE DETAILS FOR ADDITIONAL INFORMATION.

NOTES:
REFER TO DRIP NOTES FOR ADDTIONAL INFORMATION.

6 DRIP EMISSION OUTLET — N.T.S. — iDRIPT02.dwg

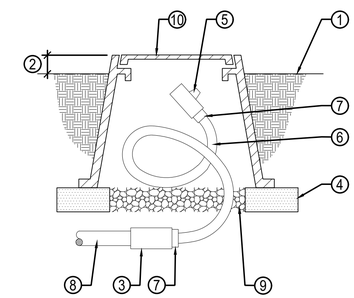


DRIPLINE MANIFOLD (TYPICAL)
SECTION

LEGEND

1. SCHEDULE 40 PVC RISER – LENGTH AS REQUIRED.
2. SCHEDULE 40 PVC TEE OR ELBOW FITTING FROM PVC RISER TO DRIPLINE TUBING. FITTING INCLUDES DRIPLINE ADAPTER(S) AS REQUIRED.
3. DRIPLINE TEE, ELL OR COUPLER FITTING AS REQUIRED.
4. DRIPLINE EMITTER TUBING.
5. SCHEDULE 40 PVC PIPING SUPPLY LINE TO ELECTRIC CONTROL VALVE.
6. LIMIT OF PLANTER OR PAVEMENT EDGE.
7. SOIL COVER OVER DRIPLINE TUBING – INSTALL AT 2–INCHES DEPTH.
8. FINISH GRADE.
9. MULCH LAYER.

4 DRIPLINE - TYPICAL PIPING CONNECTIONS — N.T.S. — iDRIPem2.dwg



LEGEND:

1. FINISH GRADE.
2. INSTALL BOX 2" ABOVE FINISH GRADE.
3. SCHEDULE 40 PVC SLIP COUPLER (LINE SIZE).
4. COMMON RED BRICK SUPPORTS (2 REQUIRED).
5. SCHEDULE 40 PVC BALL VALVE – 1/2" (S X S).
6. PVC FLEXIBLE HOSE (BLACK) – 1/2" DIAMETER (NON-IPS) – 3-FT. MINIMUM LENGTH – GPH MODEL #GPVCAR050 SERIES.
7. SCHEDULE 40 PVC SLIP FIT REDUCER BUSHING (1/2 X 3/8) AS REQUIRED.
8. DRIPLINE SYSTEM PIPING.
9. 3/4" CRUSHED GRAVEL – PROVIDE 1 CUBIC FOOT.
10. ROUND VALVE BOX WITH BOLT-DOWN COVER – BLACK IN COLOR – HEAT BRAND THE LETTERS 'FO' ON LID IN 2" HIGH CHARACTERS.

2 FLUSH OUT (DRIPLINE SYSTEM) — N.T.S. — iDRIPF001

10

9

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

Architects Orange
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

Mesa Logo.jpg

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

IRRIGATION DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

SHEET
CD
L5.02

AO
folder last saved: Apr/28/2023 12:23 AM by: EMI-003
dwg last saved: Apr/28/2023 12:23 AM by: EMI-003
sheet plotted: Apr/28/2023 @ 12:25 AM
drawing file name: f:\cadd office 2023\ao\mcknight crossing\cadd\30208-5.01-2-irrigation details.dwg

TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS	WUCOLS
	ACER RUBRUM *RED MAPLE*	60" BOX	2	STANDARD	MODERATE
	CALOCEDRUS DECURRENS *INCENSE CEDAR*	48" BOX	2	STANDARD	MODERATE CALIFORNIA NATIVE
	CERCIS CANADENSIS 'FOREST PANSY' *FOREST PANSY REDBUD*	36" BOX	4	MULTI-TRUNK	MODERATE
	CERCIS OCCIDENTALIS *WESTERN REDBUD*	36" BOX	2	MULTI-TRUNK	VERY LOW CALIFORNIA NATIVE
	EXISTING TREES TO REMAIN - PROTECT IN PLACE				
	EXISTING TREE TO BE REMOVED				

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO TREE AND SHRUB LEGEND ON PLANTING SHEETS FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. PLANTER MIX PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER PER SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

TREE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

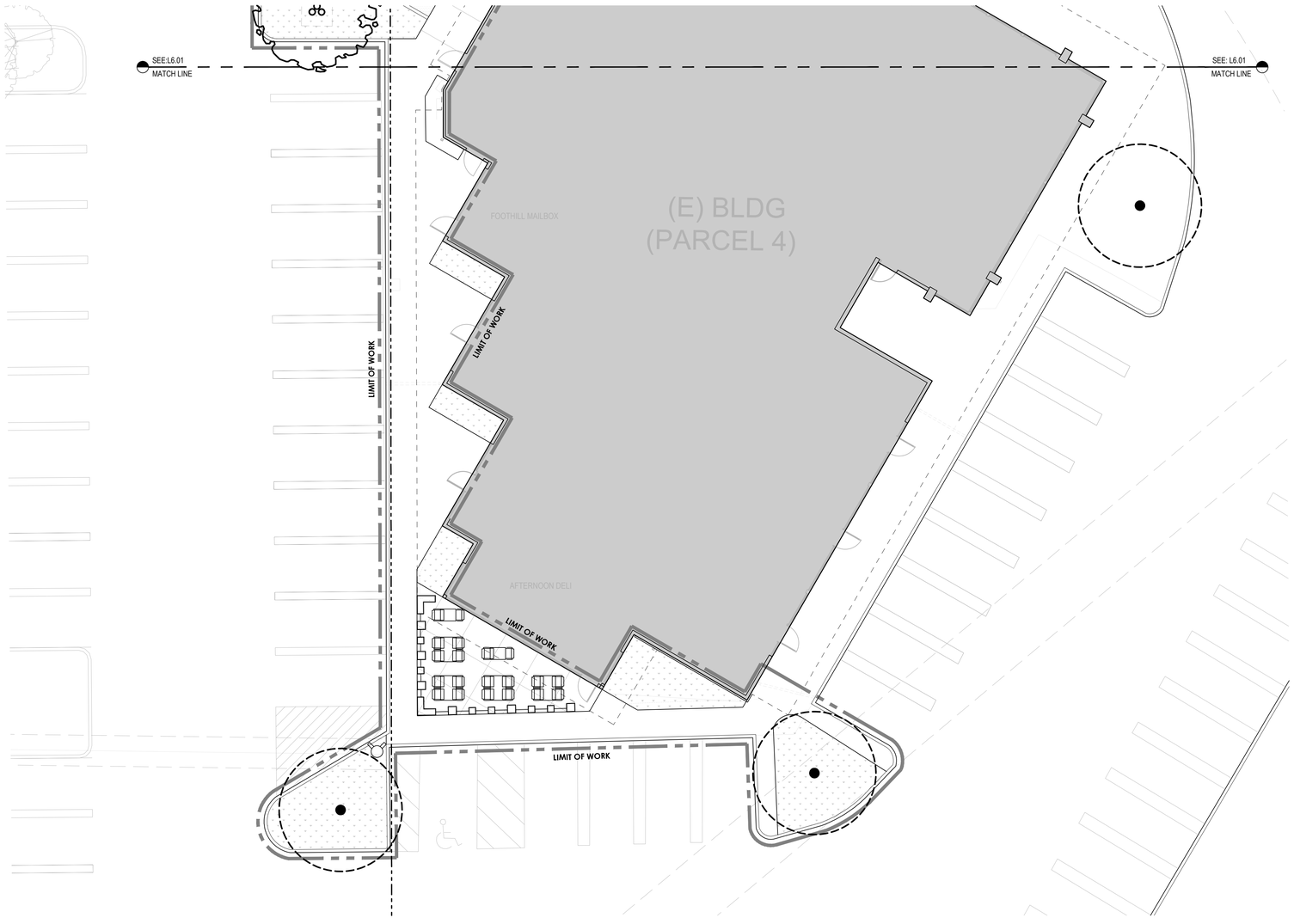
SHEET
CD

L6.01

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2022-0208 mesa - mcknight crossing\landscape\autocad\32026-8.01-tree plan.dwg

xref folder last saved: May/30/2023 1:41 PM by: GerardO
dwg last saved: May/30/2023 1:41 PM by: GerardO



TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS	WUCOLS
	ACER RUBRUM *RED MAPLE*	60" BOX	2	STANDARD	MODERATE
	CALOCEDRUS DECURRENS *INCENSE CEDAR*	48" BOX	2	STANDARD	MODERATE CALIFORNIA NATIVE
	CERCIS CANADENSIS 'FOREST PANSY' *FOREST PANSY REDBUD*	36" BOX	4	MULTI-TRUNK	MODERATE
	CERCIS OCCIDENTALIS *WESTERN REDBUD*	36" BOX	2	MULTI-TRUNK	VERY LOW CALIFORNIA NATIVE
	EXISTING TREES TO REMAIN - PROTECT IN PLACE				
	EXISTING TREE TO BE REMOVED				

NO TREES ON THIS SHEET

N

10' 0 1' 3' 5' 10' 15' 20'

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO TREE AND SHRUB LEGEND ON PLANTING SHEETS FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. PLANTER MIX PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER PER SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

AO
Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID A. GLESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

TREE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

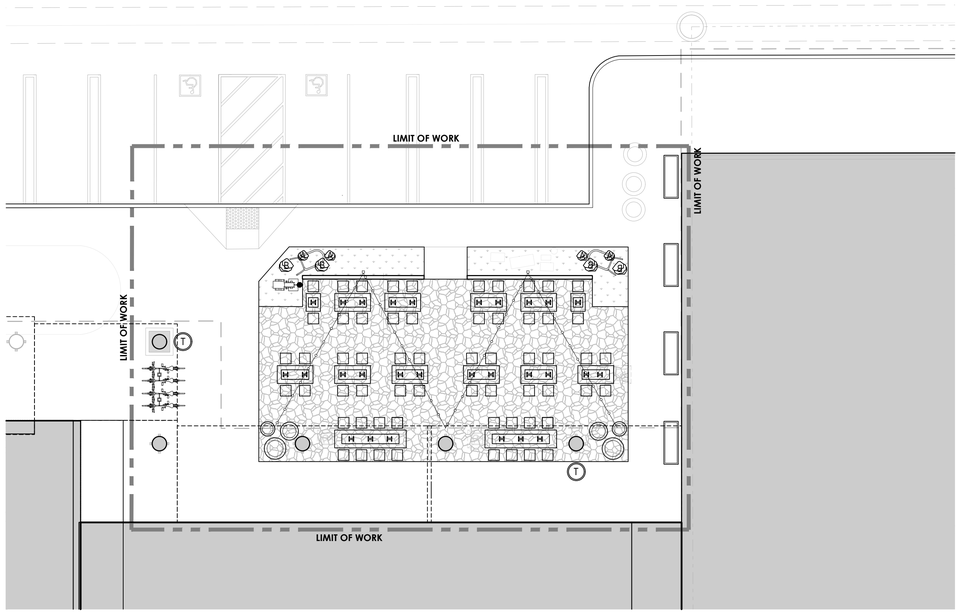
06-12-2023 REVISION

SHEET
CD
L6.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:14 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l6.02-tree plan.dwg
xref: border last saved: May/3/2023 1:40 PM by: GenaroD
dwg last saved: May/3/2023 1:40 PM by: GenaroD

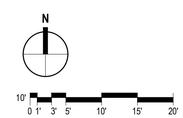
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS	WUCOLS
	ACER RUBRUM *RED MAPLE*	60" BOX	2	STANDARD	MODERATE
	CALOCEDRUS DECURRENS *INCENSE CEDAR*	48" BOX	2	STANDARD	MODERATE CALIFORNIA NATIVE
	CERCIS CANADENSIS 'FOREST PANSY' *FOREST PANSY REDBUD*	36" BOX	4	MULTI-TRUNK	MODERATE
	CERCIS OCCIDENTALIS *WESTERN REDBUD*	36" BOX	2	MULTI-TRUNK	VERY LOW CALIFORNIA NATIVE
	EXISTING TREES TO REMAIN - PROTECT IN PLACE				
	EXISTING TREE TO BE REMOVED				

NO TREES ON THIS SHEET



NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO TREE AND SHRUB LEGEND ON PLANTING SHEETS FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. PLANTER MIX PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER PER SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

TREE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

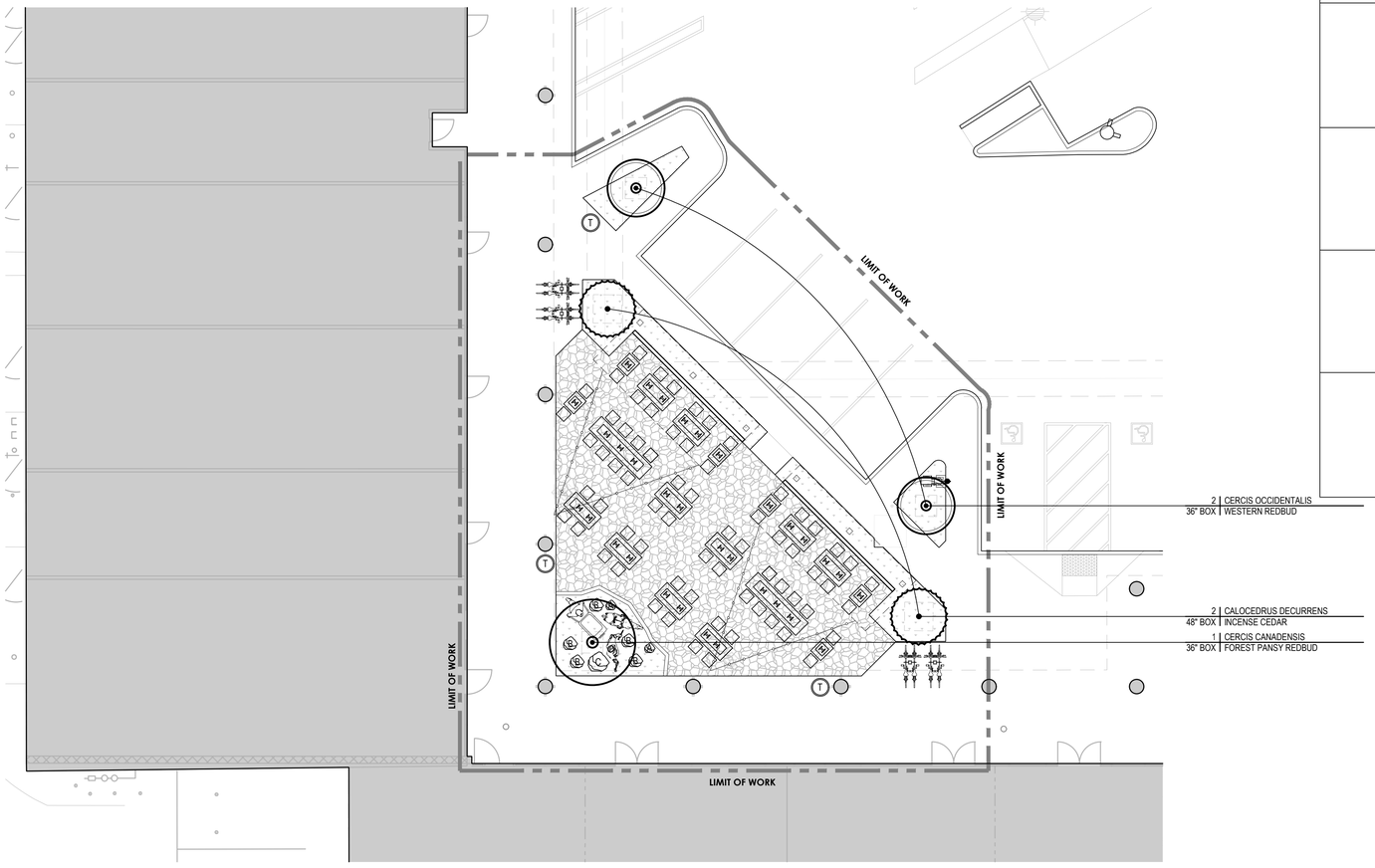
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

SHEET
CD
L6.03

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l6.03-tree plan.dwg
v6.6
border last saved: May/3/2023 1:39 PM by: GenaroD
dwg last saved: May/3/2023 1:39 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



TREE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS	WUCOLS
	ACER RUBRUM *RED MAPLE*	60" BOX	2	STANDARD	MODERATE
	CALOCEDRUS DECURRENS *INCENSE CEDAR*	48" BOX	2	STANDARD	MODERATE CALIFORNIA NATIVE
	CERCIS CANADENSIS 'FOREST PANSY' *FOREST PANSY REDBUD*	36" BOX	4	MULTI-TRUNK	MODERATE
	CERCIS OCCIDENTALIS *WESTERN REDBUD*	36" BOX	2	MULTI-TRUNK	VERY LOW CALIFORNIA NATIVE
	EXISTING TREES TO REMAIN - PROTECT IN PLACE				
	EXISTING TREE TO BE REMOVED				

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEET L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO TREE AND SHRUB LEGEND ON PLANTING SHEETS FOR PLANTING INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. PLANTER MIX PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER PER SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

N

10' 0 1' 3' 5' 10' 15' 20'

Item # 2.

AO
Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

TREE PLAN

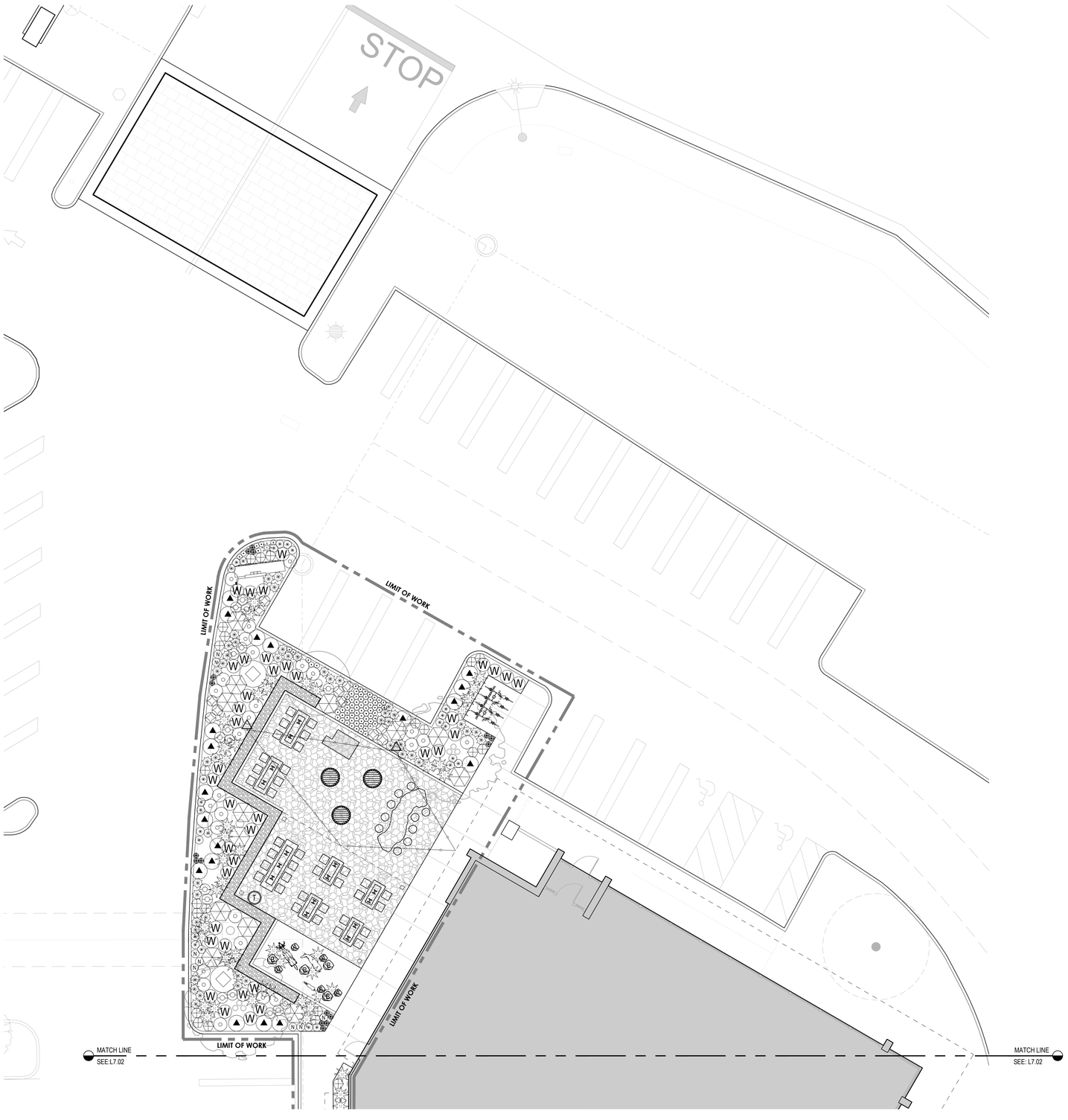
Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 | 2 | REVISION

SHEET
CD
L6.04

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l6.04-tree plan.dwg
dwg last saved: May/3/2023 1:38 PM by: GenaroD
dwg last saved: May/3/2023 1:38 PM by: GenaroD



SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BERBERIS THUNBERGIANA JAPANESE BARBERRY	15 GAL.	24	M	48"	
	BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	5 GAL.	15	M	30"	
	CEANOTHUS 'VALLEY VIOLET' CALIFORNIA LILAC	5 GAL.	11	L	24"	
	LAVENDULA OFFICINIALIS ENGLISH LAVENDER	5 GAL.	85	L	24"	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	105	L	30"	
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	5 GAL.	137	L	24"	
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	5 GAL.	29	L	18"	
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	49	L	30"	
	SALVIA 'POZO BLUE' SAGE	5 GAL.	2	L	36"	
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	1	L	24"	
	SAMBUCUS NIGRA 'EVA' BLACK LACE ELDERBERRY	15 GAL.	2	L	60"	
W	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	87	L	30"	

GROUNDCOVER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	5 GAL.	31	L	30"	
	LIRIOPE MUSCARI LILY TURF	1 GAL.	160	M	12"	
N	NEPETA X FAASSENII 'CAT'S MEOW' CATMINT	1 GAL.	28	L	18"	
	OPHIOPOGON JAPONICA 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	19	M	12"	
	PENSTEMON 'MARGARIGA BOP' BEARDTONGUE	1 GAL.	160	L	12"	

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
△	VITIS CALIFORNICA CALIFORNIA WILD GRAPE	15 GAL.	10	VL	PER PLAN	STAKED GROWN AND TRAINED ON POST

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEETS L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
3. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
4. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
8. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
9. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.
10. NO PLANTING SHALL OCCUR WITHIN 2' FROM THE ROOT CROWN OF EXISTING TREES AT RIGHT-OF-WAY PER CITY RECOMMENDATION.

N

10' 0 1' 3' 5' 10' 15' 20'

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

SHRUB PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

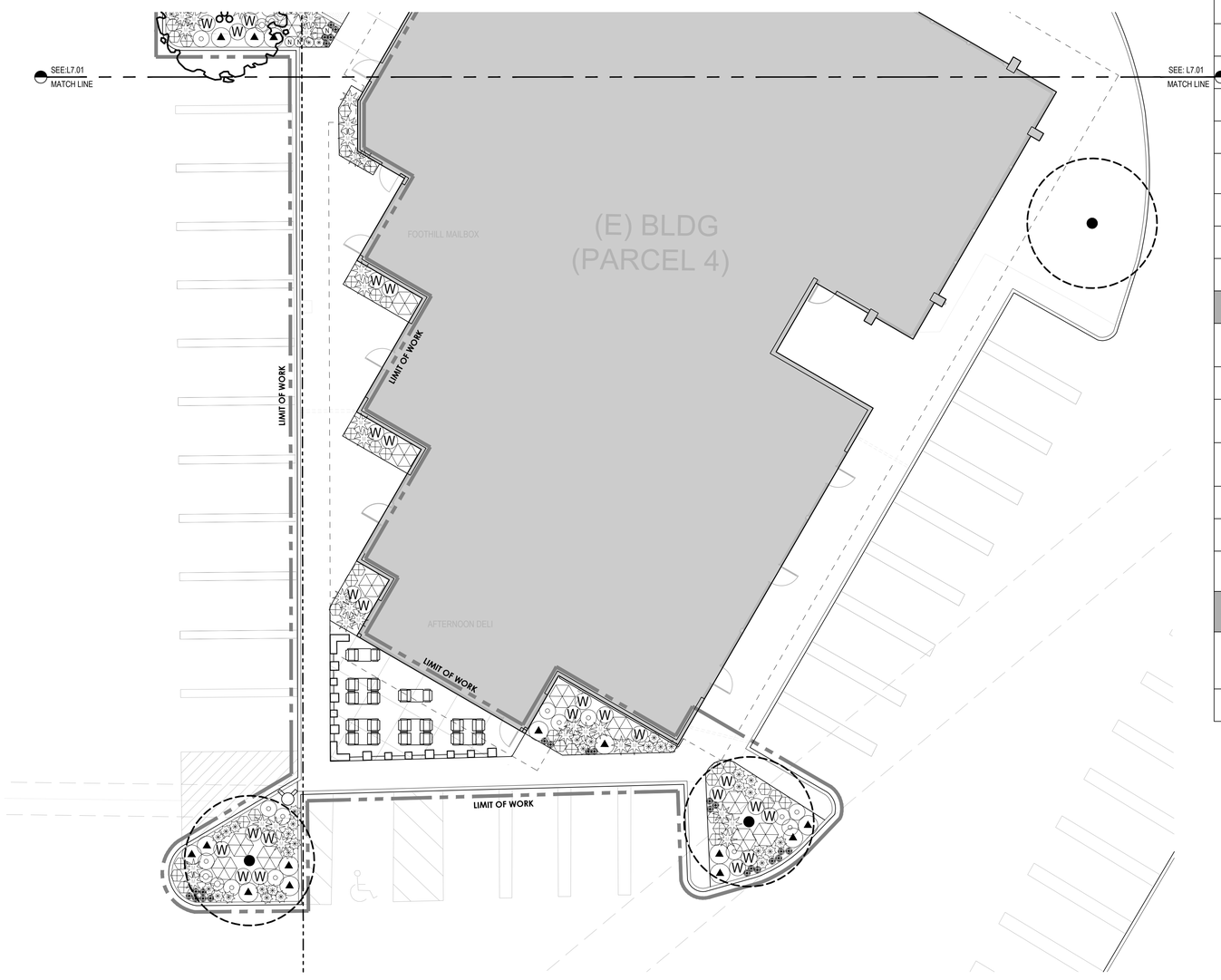
06-12-2023	1	REVISION

SHEET
CD
L7.01

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l7.01-shrub plan.dwg

xref
layer last saved: Apr/26/2023 3:21 PM by: GerardO
dwg last saved: Apr/26/2023 3:21 PM by: GerardO



SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BERBERIS THUNBERGIANA JAPANESE BARBERRY	15 GAL.	24	M	48"	
	BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	5 GAL.	15	M	30"	
	CEANOTHUS 'VALLEY VIOLET' CALIFORNIA LILAC	5 GAL.	11	L	24"	
	LAVENDULA OFFICINIALIS ENGLISH LAVENDER	5 GAL.	85	L	24"	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	105	L	30"	
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	5 GAL.	137	L	24"	
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	5 GAL.	29	L	18"	
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	49	L	30"	
	SALVIA 'POZO BLUE' SAGE	5 GAL.	2	L	36"	
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	1	L	24"	
	SAMBUCUS NIGRA 'EVA' BLACK LACE ELDERBERRY	15 GAL.	2	L	60"	
W	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	87	L	30"	

GROUNDCOVER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	5 GAL.	31	L	30"	
	LIRIOPE MUSCARI LILY TURF	1 GAL.	160	M	12"	
	NEPETA X FAASSENII 'CAT'S MEOW' CATMINT	1 GAL.	28	L	18"	
	OPHIOPOGON JAPONICA 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	19	M	12"	
	PENSTEMON 'MARGARIGA BOP' BEARDTONGUE	1 GAL.	160	L	12"	

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	VITIS CALIFORNICA CALIFORNIA WILD GRAPE	15 GAL.	10	VL	PER PLAN	STAKED GROWN AND TRAINED ON POST

N

10' 0 1' 3' 5' 10' 15' 20'

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEETS L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
3. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
4. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
8. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
9. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.
10. NO PLANTING SHALL OCCUR WITHIN 2' FROM THE ROOT CROWN OF EXISTING TREES AT RIGHT-OF-WAY PER CITY RECOMMENDATION.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

SHRUB PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

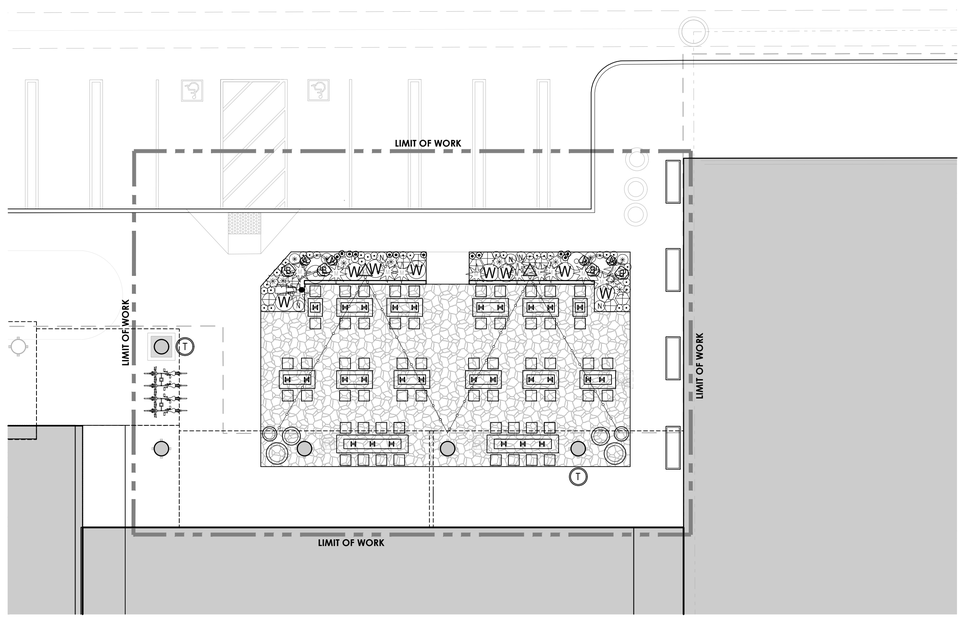
SHEET
CD

L7.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32028-f7.02-shrub plan.dwg
xref: Apr26/2022 2:28 PM by GerardD
layer last saved: Apr26/2022 2:28 PM by GerardD
dwg last saved: Apr26/2022 2:28 PM by GerardD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BERBERIS THUNBERGIANA JAPANESE BARBERRY	15 GAL.	24	M	48"	
	BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	5 GAL.	15	M	30"	
	CEANOTHUS 'VALLEY VIOLET' CALIFORNIA LILAC	5 GAL.	11	L	24"	
	LAVENDULA OFFICINIALIS ENGLISH LAVENDER	5 GAL.	85	L	24"	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	105	L	30"	
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	5 GAL.	137	L	24"	
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	5 GAL.	29	L	18"	
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	49	L	30"	
	SALVIA 'POZO BLUE' SAGE	5 GAL.	2	L	36"	
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	1	L	24"	
	SAMBUCUS NIGRA 'EVA' BLACK LACE ELDERBERRY	15 GAL.	2	L	60"	
W	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	87	L	30"	

GROUNDCOVER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	5 GAL.	31	L	30"	
	LIRIOPE MUSCARI LILY TURF	1 GAL.	160	M	12"	
N	NEPETA X FAASSENII 'CAT'S MEOW' CATMINT	1 GAL.	28	L	18"	
	OPHIOPOGON JAPONICA 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	19	M	12"	
	PENSTEMON 'MARGARIGA BOP' BEARDTONGUE	1 GAL.	160	L	12"	

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
△	VITIS CALIFORNICA CALIFORNIA WILD GRAPE	15 GAL.	10	VL	PER PLAN	STAKED GROWN AND TRAINED ON POST

N

10' 0 1' 3' 5' 10' 15' 20'

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEETS L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
3. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
4. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
8. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
9. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.
10. NO PLANTING SHALL OCCUR WITHIN 2' FROM THE ROOT CROWN OF EXISTING TREES AT RIGHT-OF-WAY PER CITY RECOMMENDATION.

AO
Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

SHRUB PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

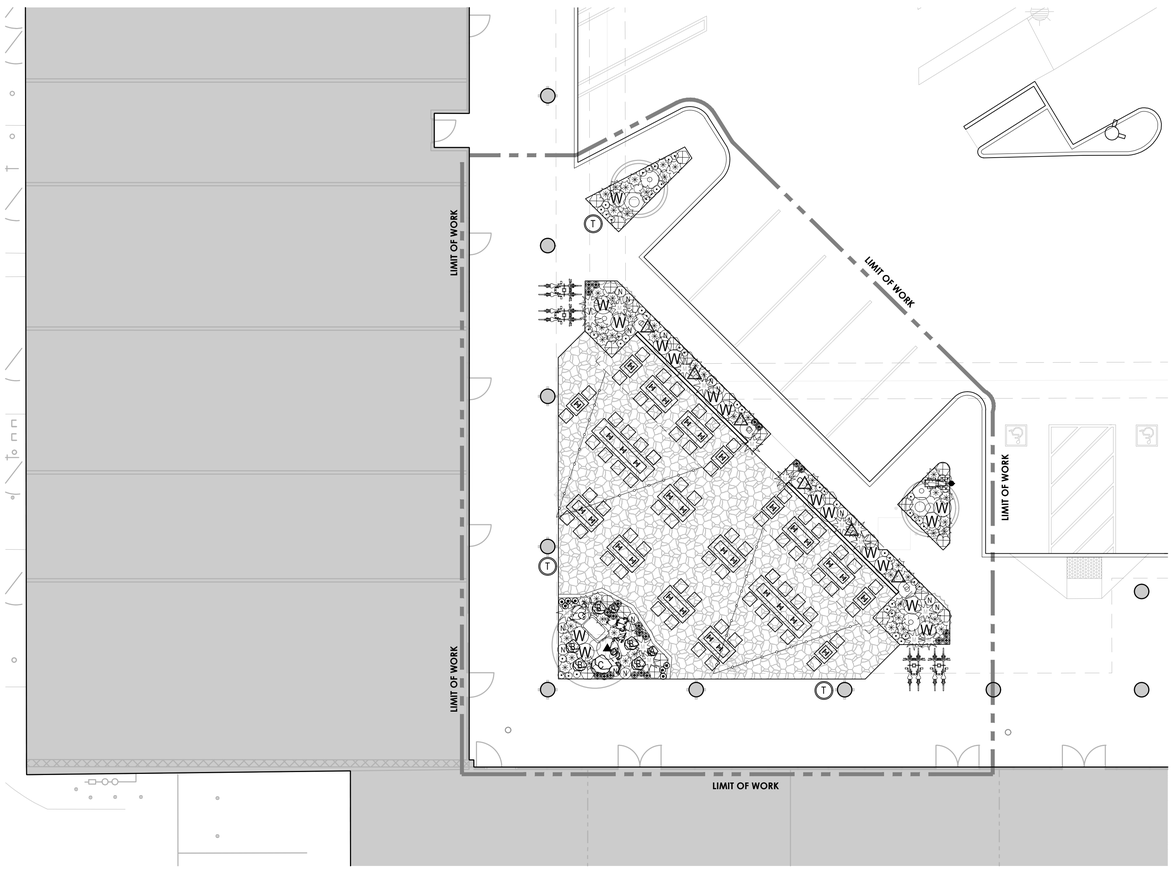
06-12-2023	1	REVISION

SHEET
CD

L7.03

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32038-l7.03-shrub plan.dwg
xref folder last saved: Apr/26/2023 2:28 PM by: GenaroD
dwg last saved: Apr/26/2023 2:28 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BERBERIS THUNBERGIANA JAPANESE BARBERRY	15 GAL.	24	M	48"	
	BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	5 GAL.	15	M	30"	
	CEANOTHUS 'VALLEY VIOLET' CALIFORNIA LILAC	5 GAL.	11	L	24"	
	LAVENDULA OFFICINIALIS ENGLISH LAVENDER	5 GAL.	85	L	24"	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	105	L	30"	
	MUHLENBERGIA CAPILLARIS MUHLY GRASS	5 GAL.	137	L	24"	
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	5 GAL.	29	L	18"	
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.	49	L	30"	
	SALVIA 'POZO BLUE' SAGE	5 GAL.	2	L	36"	
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	1	L	24"	
	SAMBUCUS NIGRA 'EVA' BLACK LACE ELDERBERRY	15 GAL.	2	L	60"	
W	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	87	L	30"	

GROUNDCOVER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BUSH	5 GAL.	31	L	30"	
	LIRIOPE MUSCARI LILY TURF	1 GAL.	160	M	12"	
	NEPETA X FAASSENII 'CAT'S MEOW' CATMINT	1 GAL.	28	L	18"	
	OPHIOPOGON JAPONICA 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	19	M	12"	
	PENSTEMON 'MARGARIGA BOP' BEARDTONGUE	1 GAL.	160	L	12"	

VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	WUCOLS	O.C. SPACING	REMARKS
	VITIS CALIFORNICA CALIFORNIA WILD GRAPE	15 GAL.	10	VL	PER PLAN	STAKED GROWN AND TRAINED ON POST

N

10' 0 1' 3' 5' 10' 15' 20'

NOTES

1. REFER TO GENERAL NOTES AND LEGENDS, SHEETS L0.02A-L0.02B FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
3. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
4. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL DOES NOT MATCH THE QUALITY AND CHARACTER OF THE APPROVED DIGITAL PHOTOGRAPHS, OR IF THE PLANT MATERIAL HAS BEEN INSTALLED WITHOUT PRIOR APPROVAL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANT MATERIAL(S) AT THE CONTRACTOR'S EXPENSE.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS.
8. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 3" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
9. LIGHT WEIGHT SOIL MIX TO BE USED ON STRUCTURE.
10. NO PLANTING SHALL OCCUR WITHIN 2' FROM THE ROOT CROWN OF EXISTING TREES AT RIGHT-OF-WAY PER CITY RECOMMENDATION.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

SHRUB PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

SHEET
CD
L7.04

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-R7.04-shrub plan.dwg
xref binder last saved: May/3/2023 1:38 PM by GenaroD
dwg last saved: May/3/2023 1:38 PM by GenaroD

POTTERY SCHEDULE

SYM	DESCRIPTION	DETAIL	QTY.	TYPE / MODEL NO.	SIZE	COLOR	FINISH	DRAIN HOLE	CONTAINER IRRIGATION	MANUFACTURER / SUPPLIER	REMARKS
POT-01	L-SHAPED STEEL PLANTER (AFTERNOON DELI)	1 / L9.01	2	EXISTING STEEL PLANTER	36" L X 13" W X 16" H	STEEL	NATURAL	YES	NO	-	-
POT-02	SQUARED STEEL PLANTER (AFTERNOON DELI)	2 / L9.01	6	EXISTING STEEL PLANTER	16 1/2 " L X 16 1/2 "W X 40" H	STEEL	NATURAL	YES	NO	-	-
POT-03	SQUARED STEEL PLANTER (AFTERNOON DELI)	1 / L9.02	6	EXISTING STEEL PLANTER	13 1/2 " L X 13 1/2 "W X 30" H	STEEL	NATURAL	YES	NO	-	-
POT-04	RECTANGULAR WEATHERED STEEL PLANTER WILSHIRE COLLECTION	2 / L9.02	4	WILSHIRE COLLECTION / MODEL NO. : WWR-WS602430	60" L X 24"W X 30" H	NATURAL	WEATHERED STEEL	YES	PLANTER TO BE HARDLINED IRRIGATED	TOURNESOL | WWW.TOURNESOL.COM RUSSELL DANIELS (RDANIELS@TOURNESOL.COM) | 510.240.6847	APPLY SALT SOLUTION ON SITE TO SPEED UP WEATHERING PROCESS.
POT-05	PRECAST CONCRETE ROUND PLANTER ZARAGOZA PLANTER : P68-R3230	1 / L9.03	2	ZARAGOSA PLANTER : P68-R3230	32" DIA. X 30" H	CHENZA	NATURAL/GFRC	YES	PLANTER TO BE HARDLINED IRRIGATED	STONE YARD INC. | WWW.STONEYARDINC.COM 760.280.9927 ATTN: CLAIRE VANNETTE | CLAIREV@CARLSBADMSG.COM	
POT-06	PRECAST CONCRETE ROUND PLANTER PRIMITIVE PLANTER : P32-R2721	2 / L9.03	2	PRIMITIVE PLANTER : P32-R2721	27" DIA. X 21" H	RUSTICO	NATURAL/GFRC	YES	PLANTER TO BE HARDLINED IRRIGATED	STONE YARD INC. | WWW.STONEYARDINC.COM 760.280.9927 ATTN: CLAIRE VANNETTE | CLAIREV@CARLSBADMSG.COM	
POT-07	PRECAST CONCRETE ROUND PLANTER MILL PLANTER : P06-R2421	1 / L9.04	2	MILL PLANTER : P06-R2421	24" DIA. X 21" H	TERRON	NATURAL/GFRC	YES	PLANTER TO BE HARDLINED IRRIGATED	STONE YARD INC. | WWW.STONEYARDINC.COM 760.280.9927 ATTN: CLAIRE VANNETTE | CLAIREV@CARLSBADMSG.COM	

POTTERY PLANTING LEGEND

PLANT NAME	SIZE	QTY	WUCOLS	REMARKS
ASPARAGUS AETHIOPICUS SPRENGER'S ASPARAGUS	5 GAL.	6	M	
BERBERIS THUNBERGIANA 'ATROPURPUREA NANA' JAPANESE BARBERRY	15 GAL.	6	M	
BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	15 GAL.	6	M	GLOBE FROM
ILEX CRENATA "CHESAPEAKE' JAPANESE HOLY	15 GAL.	2	L	CONE FORM
MUHLENBERGIA CAPILLARIS MUHLY GRASS	15 GAL.	16	L	
ROSMARINUS OFFICINALIS ROSEMARY	15 GAL.	10	L	
SANTOLINA CHAMAECYPARISUS LAVENDER COTTON	15 GAL.	2	L	

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI
STATE OF CALIFORNIA
Signature
06/02/24
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON RR, LLC, ESTATE MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER
GRASS VALLEY, CALIFORNIA

POTTERY & PLANTING SCHEDULE

Project Number: 2023-0208
Plan Check Number: 22bld-0325

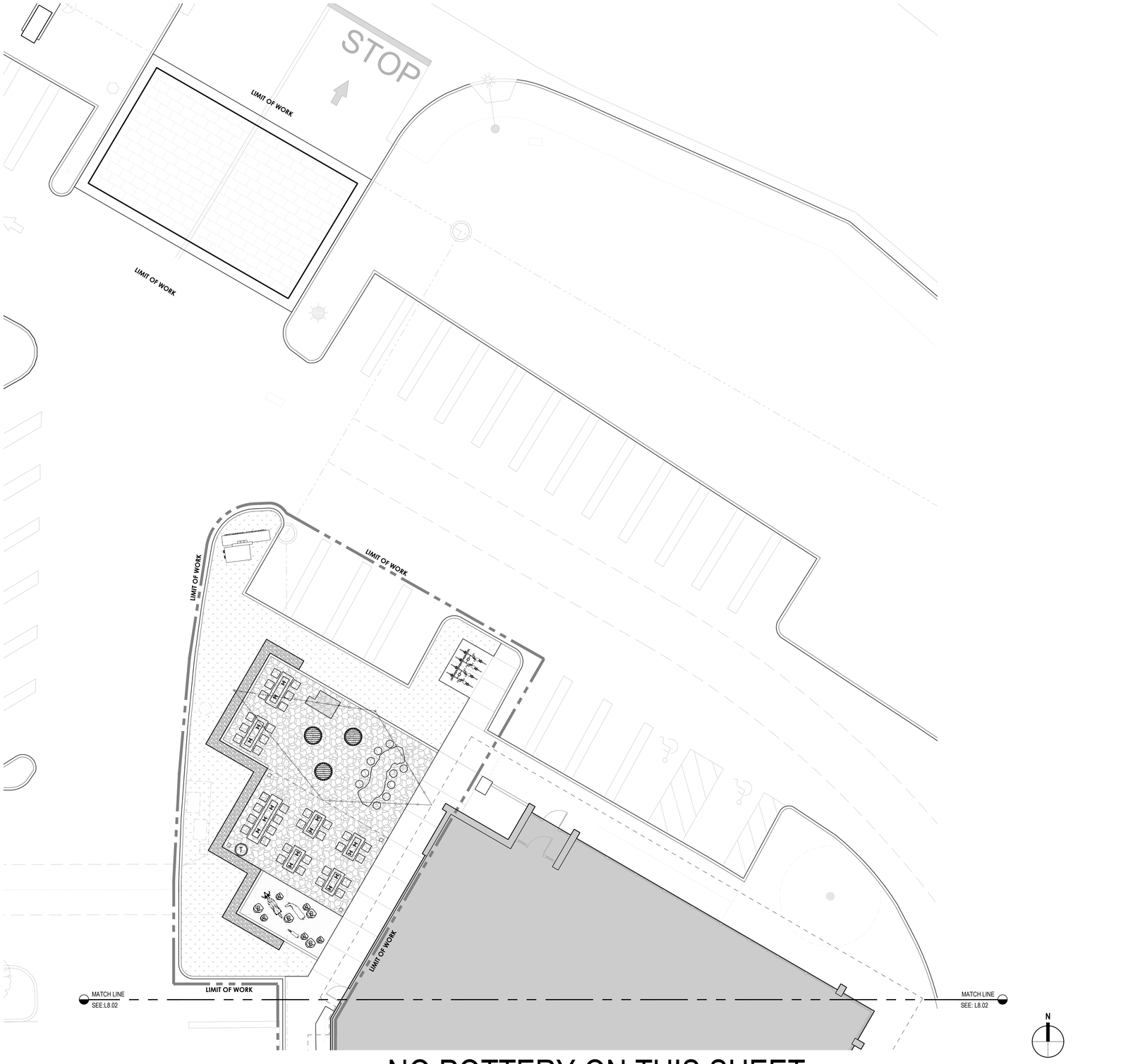
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 1 REVISION

SHEET
CD

L8.00

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\03\0208-8.00-pottery & planting schedule.dwg
xref last saved: Apr/27/2023 9:18 AM by: GerardO
dwg last saved: Apr/27/2023 9:18 AM by: GerardO



NO POTTERY ON THIS SHEET

POTTERY SCHEDULE

SYM	DESCRIPTION	DETAIL	QTY.
POT-01	L-SHAPED STEEL PLANTER (AFTERNOON DELI)	1 / L9.01	2
POT-02	SQUARED STEEL PLANTER (AFTERNOON DELI)	2 / L9.01	6
POT-03	SQUARED STEEL PLANTER (AFTERNOON DELI)	1 / L9.02	6
POT-04	RECTANGULAR WEATHERED STEEL PLANTER WILSHIRE COLLECTION	2 / L9.02	4
POT-05	PRECAST CONCRETE ROUND PLANTER ZARAGOZA PLANTER : P68-R3230	1 / L9.03	2
POT-06	PRECAST CONCRETE ROUND PLANTER PRIMITIVE PLANTER : P32-R2721	2 / L9.03	2
POT-07	PRECAST CONCRETE ROUND PLANTER MILL PLANTER : P06-R2421	1 / L9.04	2

POTTERY PLANTING LEGEND

PLANT NAME	SIZE	QTY	WUCOLS	REMARKS
ASPARAGUS AETHIOPICUS SPRENGER'S ASPARAGUS	5 GAL.	6	M	
BERBERIS THUNBERGIANA 'ATROPURPUREA NANA' JAPANESE BARBERRY	15 GAL.	6	M	
BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	15 GAL.	6	M	GLOBE FROM
ILEX CRENATA "CHESAPEAKE' JAPANESE HOLY	15 GAL.	2	L	CONE FORM
MUHLENBERGIA CAPILLARIS MUHLY GRASS	15 GAL.	16	L	
ROSMARINUS OFFICINALIS ROSEMARY	15 GAL.	10	L	
SANTOLINA CHAMAECYPARISUS LAVENDER COTTON	15 GAL.	2	L	

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DIANA M. ALESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

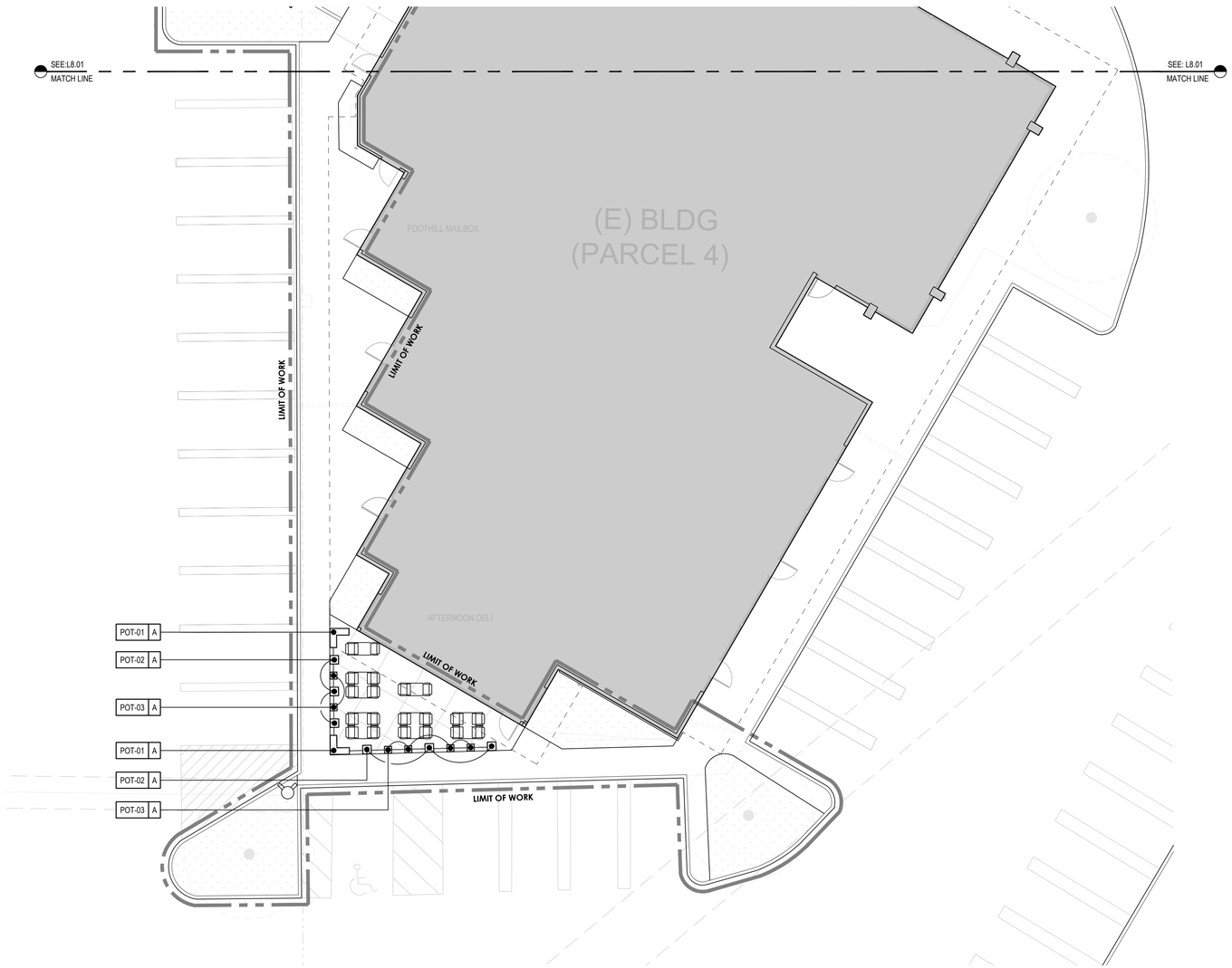
04-14-2023	50% DD SET
04-28-2023	100% CD SET

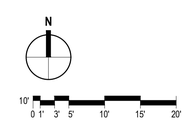
06-12-2023 REVISION

SHEET
CD
L8.01

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l8.01-pottery plan.dwg
xref: 1
border last saved: Apr/26/2023 3:23 PM by: GenaroD
dwg last saved: Apr/26/2023 3:23 PM by: GenaroD





POTTERY SCHEDULE

SYM	DESCRIPTION	DETAIL	QTY.
POT-01	L-SHAPED STEEL PLANTER (AFTERNOON DELI)	1 / L9.01	2
POT-02	SQUARED STEEL PLANTER (AFTERNOON DELI)	2 / L9.01	6
POT-03	SQUARED STEEL PLANTER (AFTERNOON DELI)	1 / L9.02	6
POT-04	RECTANGULAR WEATHERED STEEL PLANTER WILSHIRE COLLECTION	2 / L9.02	4
POT-05	PRECAST CONCRETE ROUND PLANTER ZARAGOZA PLANTER : P68-R3230	1 / L9.03	2
POT-06	PRECAST CONCRETE ROUND PLANTER PRIMITIVE PLANTER : P32-R2721	2 / L9.03	2
POT-07	PRECAST CONCRETE ROUND PLANTER MILL PLANTER : P06-R2421	1 / L9.04	2

POTTERY PLANTING LEGEND

PLANT NAME	SIZE	QTY	WUCOLS	REMARKS
ASPARAGUS AETHIOPICUS SPRENGER'S ASPARAGUS	5 GAL.	6	M	
BERBERIS THUNBERGIANA 'ATROPURPUREA NANA' JAPANESE BARBERRY	15 GAL.	6	M	
BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	15 GAL.	6	M	GLOBE FROM
ILEX CRENATA "CHESAPEAKE' JAPANESE HOLY	15 GAL.	2	L	CONE FORM
MUHLENBERGIA CAPILLARIS MUHLY GRASS	15 GAL.	16	L	
ROSMARINUS OFFICINALIS ROSEMARY	15 GAL.	10	L	
SANTOLINA CHAMAECYPARISUS LAVENDER COTTON	15 GAL.	2	L	

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

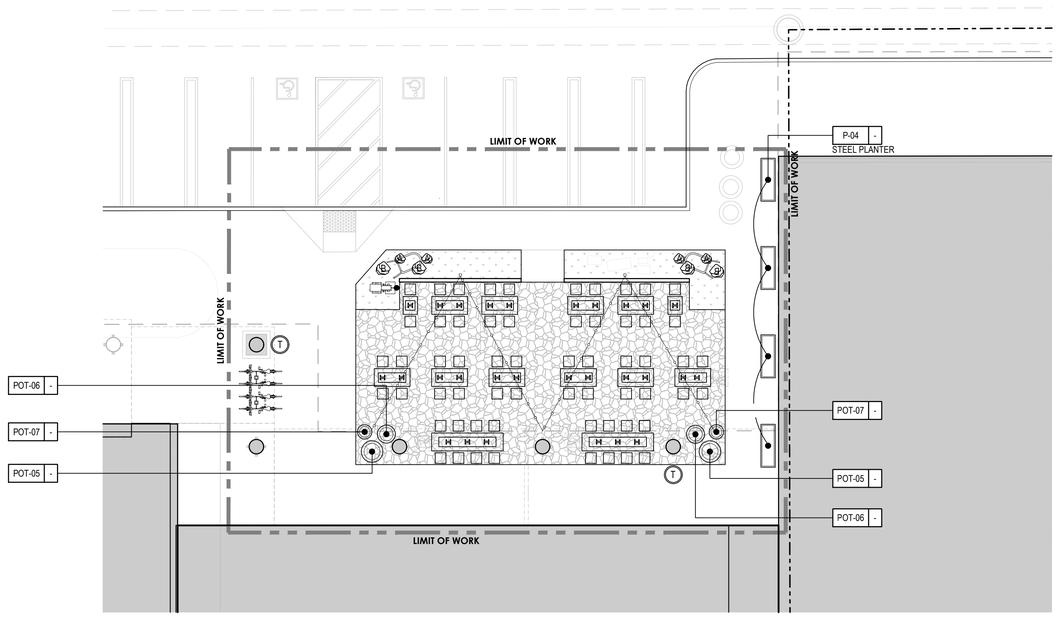
06-12-2023 REVISION

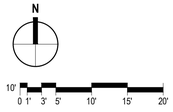
SHEET
CD
L8.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l8.02-pottery plan.dwg
border last saved: May/3/2023 1:43 PM by: GenaroD
dwg last saved: May/3/2023 1:43 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.





POTTERY SCHEDULE

SYM	DESCRIPTION	DETAIL	QTY.
POT-01	L-SHAPED STEEL PLANTER (AFTERNOON DELI)	1 / L9.01	2
POT-02	SQUARED STEEL PLANTER (AFTERNOON DELI)	2 / L9.01	6
POT-03	SQUARED STEEL PLANTER (AFTERNOON DELI)	1 / L9.02	6
POT-04	RECTANGULAR WEATHERED STEEL PLANTER WILSHIRE COLLECTION	2 / L9.02	4
POT-05	PRECAST CONCRETE ROUND PLANTER ZARAGOZA PLANTER : P68-R3230	1 / L9.03	2
POT-06	PRECAST CONCRETE ROUND PLANTER PRIMITIVE PLANTER : P32-R2721	2 / L9.03	2
POT-07	PRECAST CONCRETE ROUND PLANTER MILL PLANTER : P06-R2421	1 / L9.04	2

POTTERY PLANTING LEGEND

PLANT NAME	SIZE	QTY	WUCOLS	REMARKS
ASPARAGUS AETHIOPICUS SPRENGER'S ASPARAGUS	5 GAL.	6	M	
BERBERIS THUNBERGIANA 'ATROPURPUREA NANA' JAPANESE BARBERRY	15 GAL.	6	M	
BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	15 GAL.	6	M	GLOBE FROM
ILEX CRENATA "CHESAPEAKE' JAPANESE HOLY	15 GAL.	2	L	CONE FORM
MUHLENBERGIA CAPILLARIS MUHLY GRASS	15 GAL.	16	L	
ROSMARINUS OFFICINALIS ROSEMARY	15 GAL.	10	L	
SANTOLINA CHAMAECYPARISUS LAVENDER COTTON	15 GAL.	2	L	

Item # 2.

AO
Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

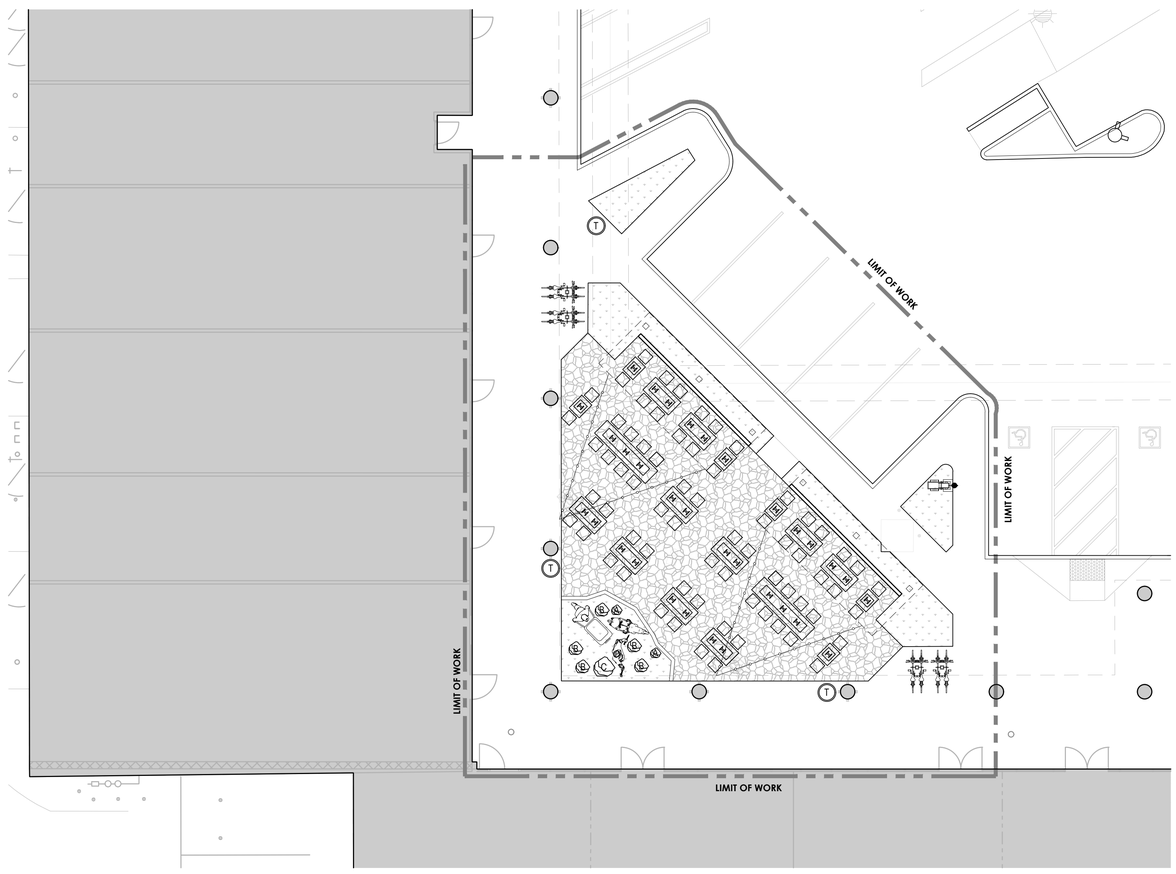
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

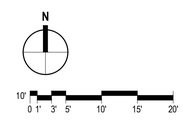
SHEET
CD
L8.03

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l8.03-pottery plan.dwg
border last saved: May/3/2023 1:39 PM by: GenaroD
dwg last saved: May/3/2023 1:39 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



NO POTTERY ON THIS SHEET



POTTERY SCHEDULE

SYM	DESCRIPTION	DETAIL	QTY.
POT-01	L-SHAPED STEEL PLANTER (AFTERNOON DELI)	1 / L9.01	2
POT-02	SQUARED STEEL PLANTER (AFTERNOON DELI)	2 / L9.01	6
POT-03	SQUARED STEEL PLANTER (AFTERNOON DELI)	1 / L9.02	6
POT-04	RECTANGULAR WEATHERED STEEL PLANTER WILSHIRE COLLECTION	2 / L9.02	4
POT-05	PRECAST CONCRETE ROUND PLANTER ZARAGOZA PLANTER : P68-R3230	1 / L9.03	2
POT-06	PRECAST CONCRETE ROUND PLANTER PRIMITIVE PLANTER : P32-R2721	2 / L9.03	2
POT-07	PRECAST CONCRETE ROUND PLANTER MILL PLANTER : P06-R2421	1 / L9.04	2

POTTERY PLANTING LEGEND

PLANT NAME	SIZE	QTY	WUCOLS	REMARKS
ASPARAGUS AETHIOPICUS SPRENGER'S ASPARAGUS	5 GAL.	6	M	
BERBERIS THUNBERGIANA 'ATROPURPUREA NANA' JAPANESE BARBERRY	15 GAL.	6	M	
BUXUS MICROPHYLLA LITTLE LEAF BOXWOOD	15 GAL.	6	M	GLOBE FROM
ILEX CRENATA "CHESAPEAKE' JAPANESE HOLY	15 GAL.	2	L	CONE FORM
MUHLENBERGIA CAPILLARIS MUHLY GRASS	15 GAL.	16	L	
ROSMARINUS OFFICINALIS ROSEMARY	15 GAL.	10	L	
SANTOLINA CHAMAECYPARISUS LAVENDER COTTON	15 GAL.	2	L	

Item # 2.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

SHEET
CD
L8.04

sheet printed: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l8.04-pottery plan.dwg
AO user last saved: May/30/2023 1:38 PM by: GerardD
dwg last saved: May/30/2023 1:38 PM by: GerardD

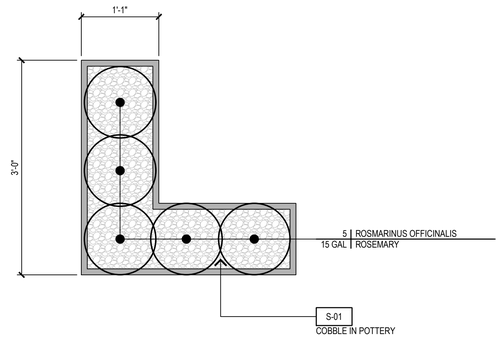
© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

POT-01 | -

d_pot01

POT-01 L-SHAPE STEEL POT (36" L X 13" W X 16" H) | 1/2" = 1'-0" | 1

POT-01 | A



QTY. 2
d_pot1-A

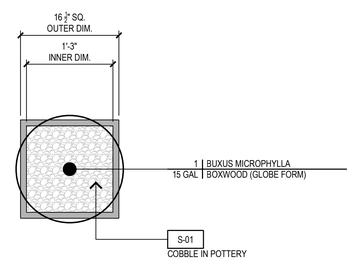
POT-1 PLANTING ENLARGEMENT | 1" = 1'-0" | A

POT-02 | -

d_pot02

POT-02 STEEL POT (16 1/2 " L X 16 1/2 "W X 40" H) | 1/2" = 1'-0" | 2

POT-02 | A



QTY. 6
d_pot2-A

POT-2 PLANTING ENLARGEMENT | 1" = 1'-0" | A

Item # 2.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLANTING ENLARGEMENTS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 | 1 | REVISION

SHEET
CD
L9.01

sheet plotted: Jun/13/2023 @ 10:15 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l9.01-pottery planting enlargements.dwg
v4.5
border last saved: Apr/27/2023 9:04 AM by: GenaroD
dwg last saved: Apr/27/2023 9:04 AM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

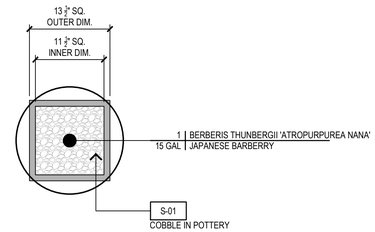
POT-03 -

d_pot03

POT-03 STEEL POT (13 1/2 " L X 13 1/2 "W X 30" H)

1/2" = 1'-0" (1)

POT-03 A



QTY. 6

d_pot3-A

POT-3 PLANTING ENLARGEMENT

1" = 1'-0" (A)

POT-04 -

Wilshire Steel Collection - Weathering Steel Rectangular Planters

Part. No.	Description	Planter Size	Weight (lbs.)	Soil Volume (cubic ft.)	Recommended Irrigation
WWR-W6241218	Wilshire weathering steel rectangular planter	24"L x 12"W x 18"H	52 lbs.	2.24	CWM-R1614-M5
WWR-W5361218	Wilshire weathering steel rectangular planter	36"L x 12"W x 18"H	71 lbs.	4.12	CWM-R1614-M5
WWR-W5481218	Wilshire weathering steel rectangular planter	48"L x 12"W x 18"H	81 lbs.	5.51	CWM-R1614-2K
WWR-W6601218	Wilshire weathering steel rectangular planter	60"L x 12"W x 18"H	110 lbs.	6.89	CWM-R1614-3K
WWR-W5721218	Wilshire weathering steel rectangular planter	72"L x 12"W x 18"H	129 lbs.	8.28	CWM-R1614-3K
WWR-W5961218	Wilshire weathering steel rectangular planter	96"L x 12"W x 18"H	167 lbs.	11.04	CWM-R1614-4K
WWR-W6241818	Wilshire weathering steel rectangular planter	24"L x 18"W x 18"H	64 lbs.	4.14	CWM-R2014-M5
WWR-W5361818	Wilshire weathering steel rectangular planter	36"L x 18"W x 18"H	85 lbs.	6.25	CWM-R2014-M5
WWR-W5481818	Wilshire weathering steel rectangular planter	48"L x 18"W x 18"H	107 lbs.	8.31	CWM-R2014-2K
WWR-W6601818	Wilshire weathering steel rectangular planter	60"L x 18"W x 18"H	128 lbs.	10.4	CWM-R2014-2K
WWR-W5721818	Wilshire weathering steel rectangular planter	72"L x 18"W x 18"H	169 lbs.	12.49	CWM-R2014-3K
WWR-W5961818	Wilshire weathering steel rectangular planter	96"L x 18"W x 18"H	192 lbs.	16.66	CWM-R2014-3K
WWR-W5241824	Wilshire weathering steel rectangular planter	24"L x 18"W x 24"H	96 lbs.	5.5	CWM-R2014-M5
WWR-W5361824	Wilshire weathering steel rectangular planter	36"L x 18"W x 24"H	115 lbs.	8	CWM-R2014-M5
WWR-W5481824	Wilshire weathering steel rectangular planter	48"L x 18"W x 24"H	148 lbs.	11	CWM-R2014-2k
WWR-W6601824	Wilshire weathering steel rectangular planter	60"L x 18"W x 24"H	177 lbs.	14	CWM-R2014-2k
WWR-W5721824	Wilshire weathering steel rectangular planter	72"L x 18"W x 24"H	210 lbs.	16.5	CWM-R2014-3k
WWR-W5961824	Wilshire weathering steel rectangular planter	96"L x 18"W x 24"H	267 lbs.	22	CWM-R2014-4k
WWR-W5241830	Wilshire weathering steel rectangular planter	24"L x 18"W x 30"H	94 lbs.	7.08	CWM-R2020-M5
WWR-W5361830	Wilshire weathering steel rectangular planter	36"L x 18"W x 30"H	134 lbs.	10.63	CWM-R2020-M5
WWR-W5481830	Wilshire weathering steel rectangular planter	48"L x 18"W x 30"H	166 lbs.	14.22	CWM-R2020-2K
WWR-W6601830	Wilshire weathering steel rectangular planter	60"L x 18"W x 30"H	198 lbs.	17.79	CWM-R2020-2K
WWR-W5721830	Wilshire weathering steel rectangular planter	72"L x 18"W x 30"H	237 lbs.	21.36	CWM-R2020-3K
WWR-W5961830	Wilshire weathering steel rectangular planter	96"L x 18"W x 30"H	317 lbs.	28.5	CWM-R2020-3K
WWR-W5242418	Wilshire weathering steel rectangular planter	24"L x 24"W x 18"H	70 lbs.	5.53	CWM-R2014-M5
WWR-W5362418	Wilshire weathering steel rectangular planter	36"L x 24"W x 18"H	101 lbs.	8.52	CWM-R2014-M5
WWR-W5482418	Wilshire weathering steel rectangular planter	48"L x 24"W x 18"H	133 lbs.	11.12	CWM-R2014-2K
WWR-W5602418	Wilshire weathering steel rectangular planter	60"L x 24"W x 18"H	146 lbs.	13.91	CWM-R2014-2K
WWR-W5722418	Wilshire weathering steel rectangular planter	72"L x 24"W x 18"H	170 lbs.	16.7	CWM-R2014-3K
WWR-W5962418	Wilshire weathering steel rectangular planter	96"L x 24"W x 18"H	217 lbs.	22.28	CWM-R2014-3K
WWR-W5362424	Wilshire weathering steel rectangular planter	36"L x 24"W x 24"H	132 lbs.	11	CWM-R2014-M5
WWR-W5482424	Wilshire weathering steel rectangular planter	48"L x 24"W x 24"H	169 lbs.	14.5	CWM-R2014-2k
WWR-W5602424	Wilshire weathering steel rectangular planter	60"L x 24"W x 24"H	205 lbs.	18.3	CWM-R2014-2k
WWR-W5722424	Wilshire weathering steel rectangular planter	72"L x 24"W x 24"H	238 lbs.	22	CWM-R2014-3k
WWR-W5962424	Wilshire weathering steel rectangular planter	96"L x 24"W x 24"H	299 lbs.	29.5	CWM-R2014-4k
WWR-W5362430	Wilshire weathering steel rectangular planter	36"L x 24"W x 30"H	155 lbs.	14.24	CWM-R2020-M5
WWR-W5482430	Wilshire weathering steel rectangular planter	48"L x 24"W x 30"H	188 lbs.	19.03	CWM-R2020-2k
WWR-W5602430	Wilshire weathering steel rectangular planter	60"L x 24"W x 30"H	222 lbs.	23.78	CWM-R2020-2k
WWR-W5722430	Wilshire weathering steel rectangular planter	72"L x 24"W x 30"H	227 lbs.	28.58	CWM-R2020-3k
WWR-W5962430	Wilshire weathering steel rectangular planter	96"L x 24"W x 30"H	348 lbs.	38.11	CWM-R2020-4k
Part. No.	**Base Options for Wilshire Collection Weathering Steel Planters**				
WWR-BE	Full sweep - 2" Bottom reveal for Wilshire weathering steel square and rectangular planters .				
WWR-SE	Full wall - no notch/scheme2 for Wilshire weathering steel square and rectangular planters				
Each weathering steel planter has a rustic, untreated finish.					

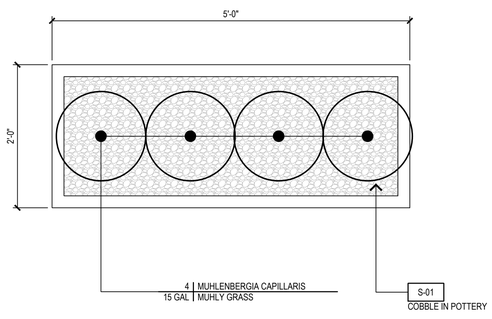
Tournesol SITEWORKS

d_pot04

POT-04 STEEL PLANTER (60"L X 24"W X 30"H)

1/2" = 1'-0" (2)

POT-04 A



QTY. 4

d_pot4-A

POT-4 PLANTING ENLARGEMENT

1" = 1'-0" (A)

Item # 2.

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON REAL ESTATE MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLANTING ENLARGEMENTS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	REVISION

SHEET
CD

L9.02

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-B 02-pottery planting enlargements.dwg
xref plotted last saved: Apr/27/2023 9:07 AM by GerardO
dwg last saved: Apr/27/2023 9:07 AM by GerardO

POT-05 | -

STONE YARD, INC.

ZARAGOZA PLANTER

P68-R3036, P68-R3360, P68-R2846
Finish: Chenzo

SKU	DIMENSIONS
P68-R1016	10.5"DIA X 16"H
P68-R1624	16"DIA X 24"H
P68-R1636	16.5"DIA X 36"H
P68-R2017	20"DIA X 17"H
P68-R2130	21"DIA X 30"H
P68-R2614	26"DIA X 14.5"H
P68-R2723	27"DIA X 23"H

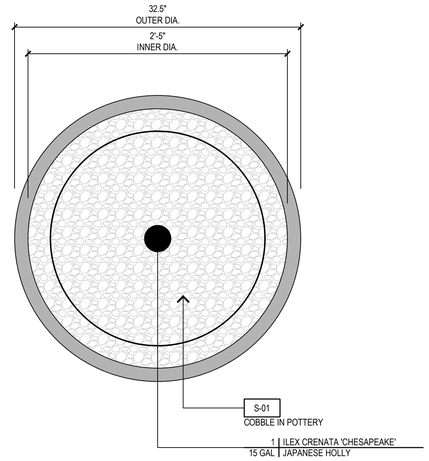
SKU	DIMENSIONS
P68-R2730	27"DIA X 30"H
P68-R2846	28"DIA X 46"H
P68-R3036	30"DIA X 36"H
P68-R3230	32.5"DIA X 30"H
P68-R3628	36"DIA X 28"H
P68-R3360	33"DIA X 60"H
P68-R4346	43"DIA X 46"H

CARLSBAD, CA | 877-595-9732 | WWW.STONEYARDINC.COM

d_pot05

POT-05 | 1/2" = 1'-0" | 1

POT-05 | A



QTY. 2

d_pot05-A

POT 05 PLANTING ENLARGEMENT | 1-1/2" = 1'-0" | A

POT-06 | -

STONE YARD, INC.

PRIMITIVE PLANTER

P32-R2230
Finish: Savoy

SKU	DIMENSIONS
P32-R2010	20"DIA X 10"H
P32-R2024	20"DIA X 24"H
P32-R2418	24"DIA X 18"H
P32-R2721	27"DIA X 21"H
P32-R3224	32"DIA X 24"H
P32-R3230	32"DIA X 30.5"H

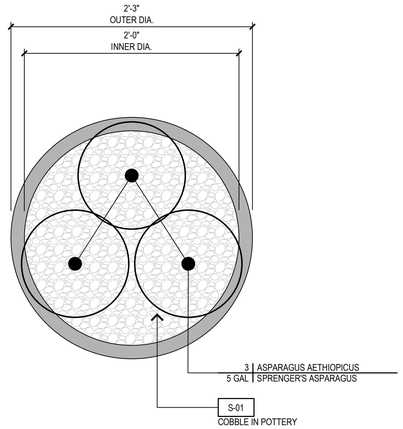
SKU	DIMENSIONS
P32-SQ1814	18"SQ X 14"H
P32-SQ2418	24"SQ X 18"H
P32-SQ3022	30"SQ X 22"H
P32-SQ3628	36"SQ X 28"H
P32-SQ4232	42"SQ X 32"H
P32-REC481818	48"W X 18"D X 18"H

CARLSBAD, CA | 877-595-9732 | WWW.STONEYARDINC.COM

d_pot06

POT-06 | 1/2" = 1'-0" | 2

POT-06 | A



QTY. 2

d_pot06-A

POT 06 PLANTING ENLARGEMENT | 1-1/2" = 1'-0" | A

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLANTING ENLARGEMENTS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 | 2 | REVISION

SHEET
CD
L9.03

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l9.03-pottery planting enlargements.dwg
v5.6
border last saved: Apr/27/2023 9:18 AM by: GenaroD
dwg last saved: Apr/27/2023 9:18 AM by: GenaroD

POT-07 | -

STONE YARD, INC.

MILL PLANTER

P06-R2421
Finish: Chenzo

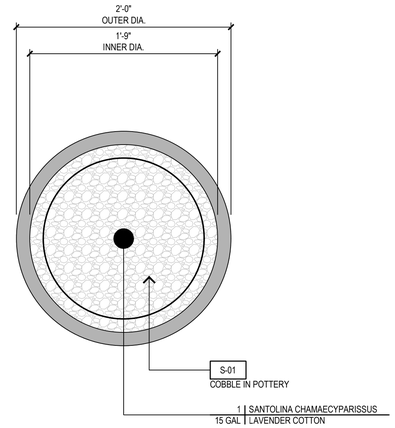
SKU	DIMENSIONS
P06-R2421	24"DIA X 21"H
P06-R3631	36"DIA X 31"H

CARLSBAD, CA | 877-595-9732 | WWW.STONEYARDINC.COM

d_pot07

POT-07 | 1/2" = 1'-0" | 1

POT-07 | A



QTY. 2

d_pot07-A

POT 07 PLANTING ENLARGEMENT | 1-1/2" = 1'-0" | A

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

POTTERY PLANTING ENLARGEMENTS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 | 2 | REVISION

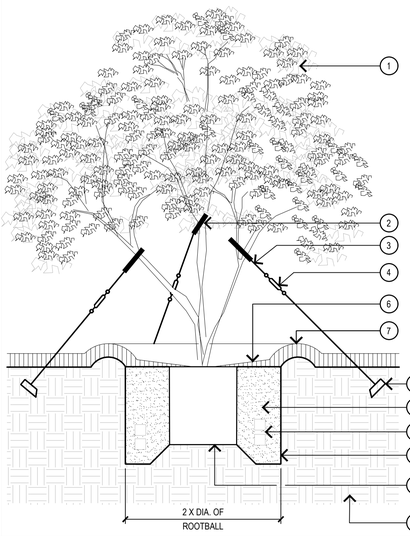
SHEET
CD

L9.04

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l9.04-pottery planting enlargements.dwg
border last saved: Apr/27/2023 9:18 AM by: GenaroD
dwg last saved: Apr/27/2023 9:18 AM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



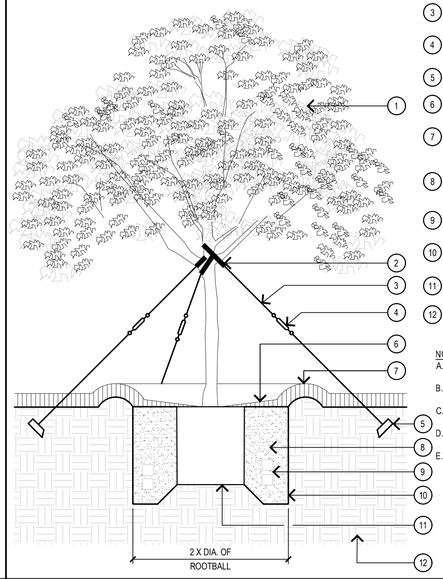
1. TREE
2. PVC TUBING TREE COLLAR
3. GALVANIZED AIRCRAFT CABLE
4. TURNBUCKLE - FOR TREES TRUNKS LARGER THAN 3" DIA. SEE SPECIFICATIONS
5. ANCHORS. REFER TO SPECIFICATIONS FOR DEPTH
6. 2" ROCK MULCH LAYER, MIN. EXCEPT AT ROOT CROWN
7. TEMPORARY WATER BASIN BERM. REMOVE PRIOR TO HYDROSEEDING OR SODDING
8. BACKFILL MIX PER SPECIFICATIONS OR PER SOILS REPORT RECOMMENDATION - 100% NON-COMPACTED NATIVE SOIL BELOW (UNLESS OTHERWISE SPECIFIED)
9. PLANT TABLETS PER SPECIFICATIONS
10. PLANT PIT EXCAVATION, SCARIFY BOTTOM & SIDES OF PITS, VERTICAL WALLS
11. UNAMENDED FRIABLE SOIL MANTLE
12. NATIVE SOIL

NOTES:
A. TREES CLOSER THAN 5' FROM PAVING TO RECEIVE 24" DEEP ROOT BARRIER.
B. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
C. INSTALL DRAIN PIPE SYSTEM. REFER TO TREE DRAINAGE DETAIL FOR ADDITIONAL INFORMATION
D. TREE GUYING FOR ALL TREES 36" BOX SIZE AND LARGER
E. SEE SPECIFICATIONS FOR MULCH

pdt_tree_guying_multi

TREE GUYING - MULTI-TRUNK

N.T.S. 3



1. TREE
2. PVC TUBING TREE COLLAR
3. GALVANIZED AIRCRAFT CABLE
4. TURNBUCKLE - FOR TREES TRUNKS LARGER THAN 3" DIA. SEE SPECIFICATIONS
5. ANCHORS. REFER TO SPECIFICATIONS FOR DEPTH
6. 2" ROCK MULCH LAYER, MIN. EXCEPT AT ROOT CROWN
7. TEMPORARY WATER BASIN BERM. REMOVE PRIOR TO HYDROSEEDING OR SODDING
8. BACKFILL MIX PER SPECIFICATIONS OR PER SOILS REPORT RECOMMENDATION - 100% NON-COMPACTED NATIVE SOIL BELOW (UNLESS OTHERWISE SPECIFIED)
9. PLANT TABLETS PER SPECIFICATIONS
10. PLANT PIT EXCAVATION, SCARIFY BOTTOM & SIDES OF PITS, VERTICAL WALLS
11. UNAMENDED FRIABLE SOIL MANTLE
12. NATIVE SOIL

NOTES:
A. TREES CLOSER THAN 5' FROM PAVING TO RECEIVE 24" DEEP ROOT BARRIER.
B. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
C. INSTALL DRAIN PIPE SYSTEM. REFER TO TREE DRAINAGE DETAIL FOR ADDITIONAL INFORMATION
D. TREE GUYING FOR ALL TREES 36" BOX SIZE AND LARGER
E. SEE SPECIFICATIONS FOR MULCH

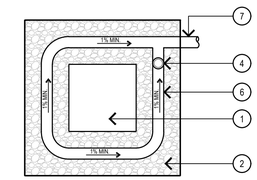
pdt_tree_guying

TREE GUYING

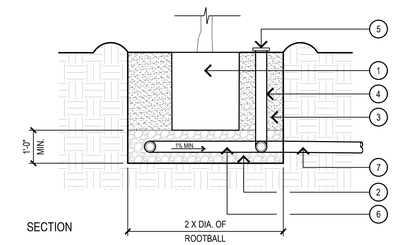
N.T.S. 2

1. TREE ROOTBALL
2. COMPACTED ¾" DIA. WASHED GRAVEL WRAPPED IN MIRAFI 40 NC FILTER FABRIC - OVERLAP A MINIMUM OF 6"
3. PLANT BACKFILL MIX PER PLANTING SPECIFICATIONS
4. 4" DIA. SOLID SDR-35 INSPECTION PIPE. EXTEND VERTICALLY ABOVE FINISH GRADE
5. 4" DIA. BLACK SNAP END CAP 2" ABOVE FINISH GRADE
6. 4" DIA. PERFORATED SDR-35 DRAIN PIPE. PERFORATED HOLES TO BE FACING DOWN
7. 4" DIA. SOLID SDR-35 DRAIN PIPE TO STORM DRAIN

NOTES:
A. TREES CLOSER THAN 5' FROM PAVING TO RECEIVE 24" DEEP ROOT BARRIER.
B. REFER TO CIVIL ENGINEER'S PLANS FOR STORM DRAIN CONNECTION AND INVERT. VERIFY INVERT AND ROOTBALL DEPTH PRIOR TO INSTALLATION
C. NO STYRENE PRODUCTS WILL BE ACCEPTED FOR DRAIN PIPES



PLAN VIEW



SECTION

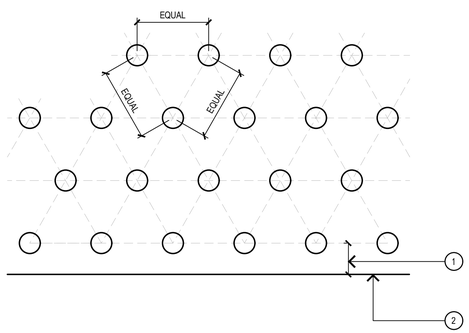
pdt_tree_drainage

TREE DRAINAGE AND INSPECTION TUBE

N.T.S. 1

1. ¾" OF EQUAL SPACING
2. ADJACENT PAVING OR CURB

NOTES:
A. ALL SHRUBS & GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR PER O.C. SPACING ON PLANS AND LEGENDS)



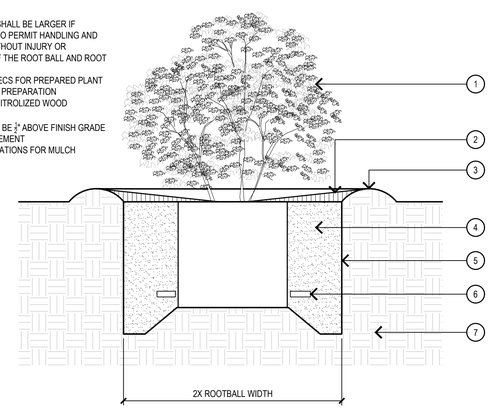
pdt_shrub_groundcover_spacing

SHRUB & GROUNDCOVER SPACING

N.T.S. 6

1. SHRUB
2. 2" LAYER OF ROCK MULCH EXCEPT AT ROOT CROWN
3. WATERING BASIN FORMED BY 3" HIGH BERM
4. BACKFILL MIX PER SPECIFICATIONS OR PER SOILS REPORT RECOMMENDATIONS
5. PLANT PIT EXCAVATION, VERTICAL SIDES
6. PLANT TABLETS PER SPECIFICATIONS
7. NATIVE SOIL

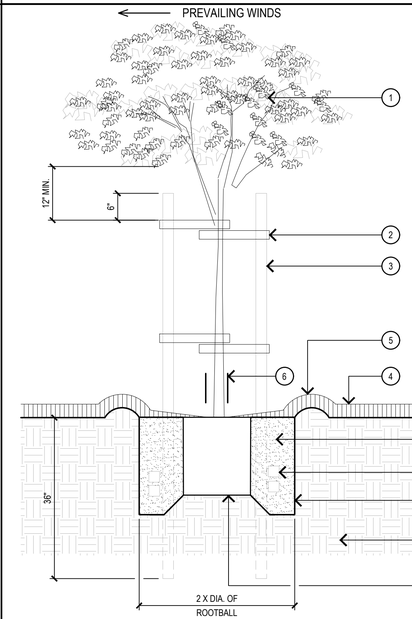
NOTES:
A. PLANT HOLE SHALL BE LARGER IF NECESSARY TO PERMIT HANDLING AND PLANTING WITHOUT INJURY OR BREAKAGE OF THE ROOT BALL AND ROOT SYSTEM
B. REFER TO SPECS FOR PREPARED PLANT SOIL DEPTH & PREPARATION
C. PLANT WITH NITROLIZED WOOD SHAVINGS
D. ROOTBALL TO BE ¾" ABOVE FINISH GRADE AFTER SETTLEMENT
E. SEE SPECIFICATIONS FOR MULCH



pdt_shrub_planting

SHRUB PLANTING

N.T.S. 5



1. TREE
2. RUBBER/VINYL CINCH TIE OR APPROVED EQUAL NAILED TO STAKE. LOCATE AT DEFLECTION POINT (4 PER TREE)
3. 2-1/2" DIA LODGE POLE PINE TREE STAKES TREATED W/ COPPER NAPTHANATE. INSTALL NO CLOSER THAN 2" FROM ROOTBALL. (2 PER TREE)
4. 2" ROCK MULCH LAYER, MIN. EXCEPT AT ROOT CROWN.
5. TEMPORARY WATER BASIN BERM. REMOVE PRIOR TO HYDROSEEDING OR SODDING
6. ARBOR GUARD FOR ALL TREE INSTALLED IN TURF - 24" DIA. CIRCLE CUT-OUT WITH 2" MULCH COVER
7. BACKFILL MIX PER SPECIFICATIONS OR PER SOILS REPORT RECOMMENDATIONS - 100% NON-COMPACTED NATIVE SOIL BELOW (UNLESS OTHERWISE SPECIFIED)
8. PLANT TABLETS PER SPECIFICATIONS
9. PLANT PIT EXCAVATION, SCARIFY BOTTOM & SIDES OF PITS, VERTICAL SIDES
10. UNAMENDED FRIABLE SOIL MANTLE
11. COMPACTED SUBGRADE

NOTES:
A. ALIGN STAKES PARALLEL TO PREVAILING WIND
B. TREES CLOSER THAN 5' FROM PAVING TO RECEIVE 24" DEEP ROOT BARRIER.
C. SEE SPECIFICATIONS FOR MULCH, PLANT PIT AND AMENDMENT REQUIREMENTS
D. TOP OF STAKES SHALL NOT COME IN CONTACT W/ BRANCHES
E. JET BACKFILL PLANTING MIX WITH WATER TO ELIMINATE VOIDS
F. TREE STAKING FOR 5 GAL., 15 GAL., & 24" BOX TREES (STANDARD, SINGLE TRUNK TREE FORMS)
G. INSTALL DRAIN PIPE SYSTEM. REFER TO TREE DRAINAGE DETAIL FOR ADDITIONAL INFORMATION

pdt_tree_staking_double

TREE STAKING - DOUBLE

N.T.S. 4

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON BOX, LEASED MANAGEMENT

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

PLANTING DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

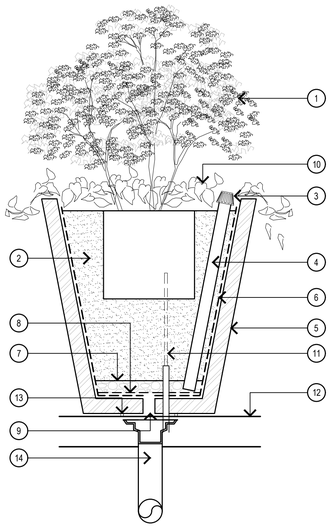
06-12-2023	1	REVISION

SHEET
CD

L10.01

sheet plotted: Jun13'2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\32208-110.01-planting details.dwg
xref: Border last saved: Apr13'2023 2:46 PM by GerardD
dwg last saved: Apr13'2023 2:46 PM by GerardD

1. PRIMARY PLANT - INSTALL ROOTCROWN 1" ABOVE RIM OF POT
2. PLANTING BACKFILL MIX - EQUAL PARTS WOOD SHAVINGS & WASHED CONCRETE SAND
3. INSTALL ATRIUM GRATE OR P.V.C. SLIP CAP ON TOP OF INSPECTION PIPE
4. INSTALL 3" DIA. PERFORATED INSPECTION DRAINPIPE (ASTM D2729) LTO EXTEND FROM TOP OF POT INTO PEA GRAVEL AS SHOWN. WRAP WITH FILTER FABRIC
5. POTTERY
6. WATERPROOFING ON INSIDE OF POTTERY - AS REQUIRED
7. 3" DEEP LAYER OF CLEAN PEA GRAVEL (@") ON BOTTOM OF POT
8. INSTALL FILTER FABRIC ON BOTTOM OF POT
9. 2" DIA. HOLE IN BOTTOM OF POT - INSTALLED BY LANDSCAPE CONTRACTOR. CONTRACTOR TO CAULK BASE OF POT TO PREVENT DRAIN WATER FROM SPILLING ONTO DECK SURFACE
10. SECONDARY PLANTING OR COBBLE - REFER TO PLANTING PLANS
11. IRRIGATION CONDUIT TO POT - REFER TO IRRIGATION PLANS & DETAILS. SEAL OPENING AROUND PIPE
12. ADJACENT FINISH SURFACE - REFER TO CONSTRUCTION PLANS
13. INSTALL WAX TOILET BOWL RING UNDER POT
14. INSTALL DRAIN BELOW POT. CONNECT DRAIN TO STORM DRAIN.



pdt_pottery

POTTERY PLANTING

N.T.S. 3

1. INSTALL SHRUBS FOR HEDGE IN A STRAIGHT LINE - REFER TO SHRUB LEGEND ON PLANTING PLANS FOR SPACING
2. SHRUB PLANTING PIT
3. FINISH GRADE IN PLANTING AREA

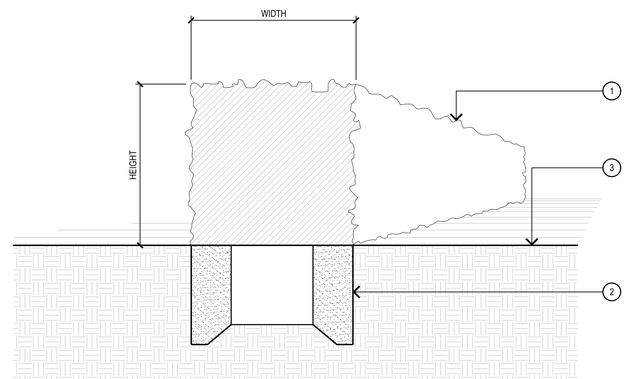
NOTES:

A. LANDSCAPE CONTRACTOR SHALL CLIP SHRUBS INTO A CONTINUOUS FORMAL HEDGE: STRAIGHT LINES, CRISP CORNERS, FLAT TOP & SIDES. PREPARE A SAMPLE HEDGE 4' LONG FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT. ALL HEDGES SHALL BE TRIMMED PRIOR TO COMPLETION OF LANDSCAPE CONSTRUCTION

B. VERIFY FINAL DIMENSIONS WITH LANDSCAPE ARCHITECT PRIOR TO PREPARING SAMPLE - DIMENSIONS NOTED ARE APPROXIMATE

DIMENSION SCHEDULE:

1 GAL. - 6"W X 9"H
5 GAL. - 12"W X 16"H
15 GAL. - 18"W X 30"H



pdt_hedge_planting

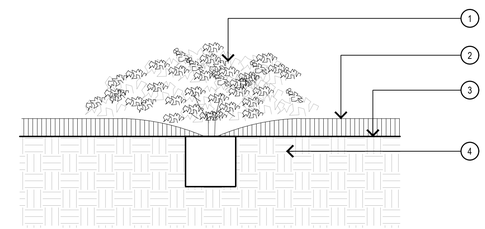
HEDGE PLANTING

N.T.S. 2

1. GROUNDCOVER
2. 2" LAYER OF ROCK MULCH EXCEPT AT ROOT CROWN
3. FINISH GRADE OF PLANTER SOIL
4. BACKFILL MIX PER SPECIFICATIONS OR PER SOILS REPORT RECOMMENDATIONS

NOTES:

A. REFER TO SPECS FOR PREPARED PLANT SOIL DEPTH & PREPARATION
B. PLANT WITH NITROLIZED WOOD SHAVINGS
C. SEE SPECIFICATIONS FOR MULCH



pdt_groundcover_planting

GROUNDCOVER PLANTING

N.T.S. 1

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
JESSI GERARD
STATE OF CALIFORNIA
Signature
06/20/24
Renewal Date
04/28/2023
Date

Consultant

MESA MANAGEMENT INC
ENGINEERING RECLAMATION ON RIVER, REVEGETATION

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

PLANTING DETAILS

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

SHEET
CD

L10.02

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-l10.02-planting details.dwg
AO
layout last saved: Apr/13/2023 2:48 PM by: GerardD
dwg last saved: Apr/13/2023 2:48 PM by: GerardD

GRADING AND DRAINAGE LEGEND

SYMBOL	DESCRIPTION	TYPE / MODEL NO.	SIZE	MATERIAL / COLOR	FINISH	MANUFACTURER / SUPPLIER	REMARKS
⊕	4" ATRIUM DRAIN	4" ROUND ATRIUM GRATE, GREEN	4" DIA.	GREEN	N/A	NDS 888.825.4716 WWW.NDSPRO.COM	PLANTING AREAS
⧈	6" HARDSCAPE DRAIN	REINFORCED ROUND STRAINER A06PB	6" DIA.	-	POLISHED BRASS	JAY R SMITH WWW.JRSMITH.COM	HARDSCAPE DRAINAGE. DRAIN COVER TO MATCH DECK DRAINAGE.
⊖	5" DRAIN BODY UNDER POTTERY	REINFORCED ROUND STRAINER A05PB	5" DIA.	-	POLISHED BRASS	JAY R SMITH WWW.JRSMITH.COM	SUMP SIZE: 6" DIA. X 3'-0" DEEP PEA GRAVEL SUMP. WRAPPED IN FILTER FABRIC.
~~►	DIRECTION OF SLOPE FOR SOFTSCAPE AREAS						
——►	DIRECTION OF SLOPE FOR HARDSCAPE AREAS						
—H.P.—	H.P. (HIGH POINT)						
— - - —	RIDGE LINE						

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID T. BLESSI
Registered
7/6/2024
Licensed Date
04/28/2023
Date
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONCEPT GRADING & DRAINAGE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

SHEET
CD
LC1.00

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-lc1.00 - grading & drainage legend.dwg
border last saved: Apr/13/2023 9:16 AM by: GenaroD
dwg last saved: Apr/13/2023 9:16 AM by: GenaroD

GRADING AND DRAINAGE LEGEND

SYMBOL	DESCRIPTION
⊕	4" ATRIUM DRAIN
⧈	6" HARDSCAPE DRAIN
⊖	5" DRAIN BODY UNDER POTTERY
~~→	DIRECTION OF SLOPE FOR SOFTSCAPE AREAS
——→	DIRECTION OF SLOPE FOR HARDSCAPE AREAS
—H.P.—	H.P. (HIGH POINT)
— - - —	RIDGE LINE

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DAVID A. BLESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONCEPT GRADING & DRAINAGE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

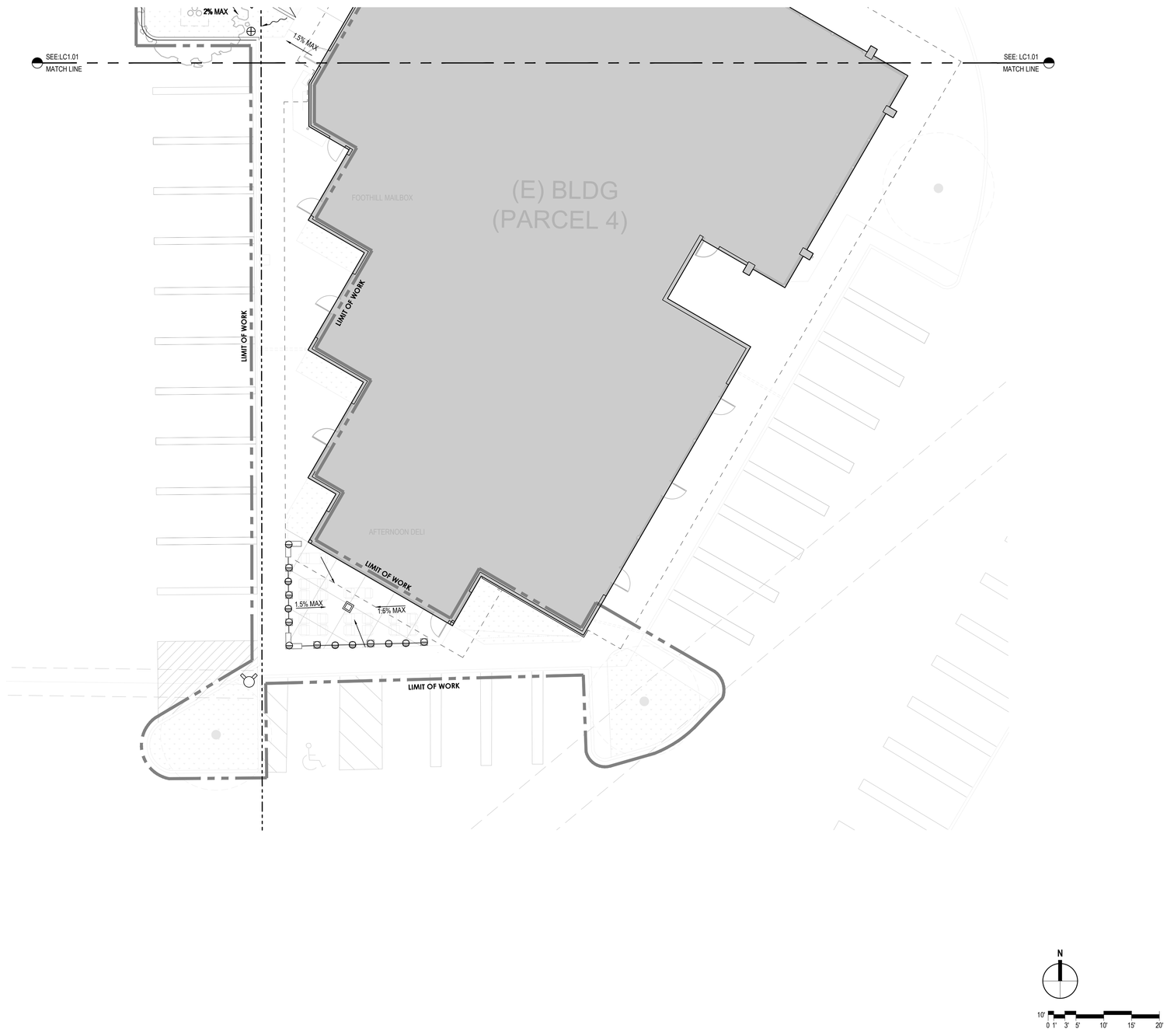
04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	2	REVISION

SHEET
CD
LC1.01

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-lc1.01-concept grading & drainage plan.dwg
border last saved: Jun/12/2023 5:52 PM by: GenaroD
dwg last saved: Jun/12/2023 5:52 PM by: GenaroD



GRADING AND DRAINAGE LEGEND

SYMBOL	DESCRIPTION
⊕	4" ATRIUM DRAIN
⧈	6" HARDSCAPE DRAIN
⊖	5" DRAIN BODY UNDER POTTERY
~~→	DIRECTION OF SLOPE FOR SOFTSCAPE AREAS
——→	DIRECTION OF SLOPE FOR HARDSCAPE AREAS
—H.P.—	H.P. (HIGH POINT)
— - - —	RIDGE LINE

Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

LICENSED LANDSCAPE ARCHITECT
DIEGO F. LESSI
STATE OF CALIFORNIA

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONCEPT GRADING & DRAINAGE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

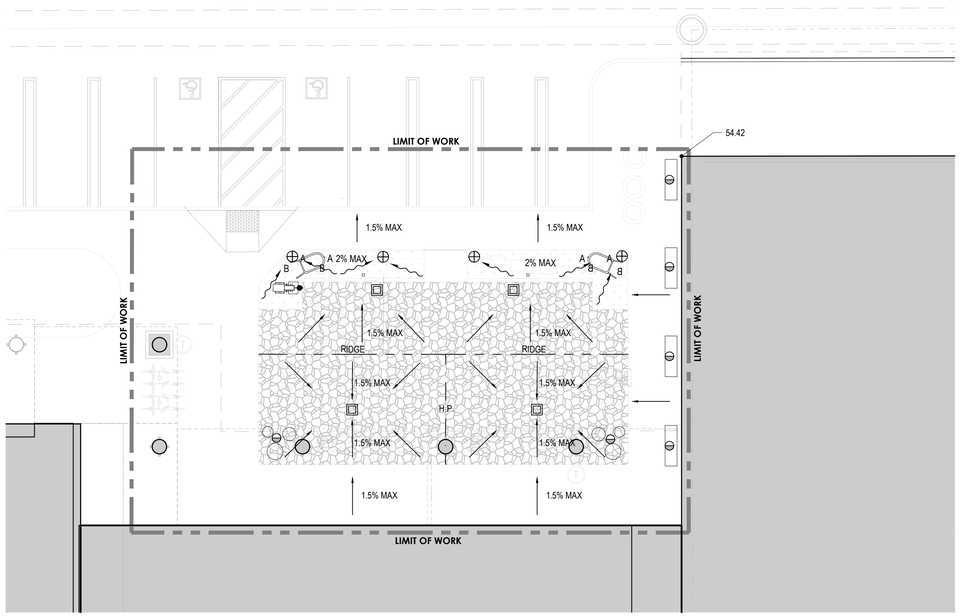
06-12-2023	2	REVISION

SHEET
CD
LC1.02

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

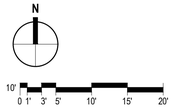
sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-lc1.02-concept grading & drainage plan.dwg
border last saved: Jun/12/2023 5:51 PM by: GenaroD
dwg last saved: Jun/12/2023 5:51 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.



GRADING AND DRAINAGE LEGEND

SYMBOL	DESCRIPTION
⊕	4" ATRIUM DRAIN
⧈	6" HARDSCAPE DRAIN
⊖	5" DRAIN BODY UNDER POTTERY
~~→	DIRECTION OF SLOPE FOR SOFTSCAPE AREAS
——→	DIRECTION OF SLOPE FOR HARDSCAPE AREAS
—H.P.—	H.P. (HIGH POINT)
— - - —	RIDGE LINE



Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONCEPT GRADING & DRAINAGE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023	1	REVISION

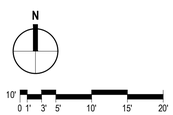
SHEET
CD
LC1.03

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-lc1.03-concept grading & drainage plan.dwg
border last saved: Jun/12/2023 5:51 PM by: GenaroD
dwg last saved: Jun/12/2023 5:51 PM by: GenaroD

© 2017 Architects Orange dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO.

GRADING AND DRAINAGE LEGEND

SYMBOL	DESCRIPTION
⊕	4" ATRIUM DRAIN
⧈	6" HARDSCAPE DRAIN
⊖	5" DRAIN BODY UNDER POTTERY
~~→	DIRECTION OF SLOPE FOR SOFTSCAPE AREAS
——→	DIRECTION OF SLOPE FOR HARDSCAPE AREAS
—H.P.—	H.P. (HIGH POINT)
— - - —	RIDGE LINE



Architecture.
Design.
Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 - 9860

Seal

Consultant

MESA MANAGEMENT INC

MCKNIGHT CROSSING SHOPPING CENTER

GRASS VALLEY, CALIFORNIA

CONCEPT GRADING & DRAINAGE PLAN

Project Number: 2023-0208
Plan Check Number: 22bld-0325

04-14-2023	50% DD SET
04-28-2023	100% CD SET

06-12-2023 REVISION

SHEET
CD
LC1.04

sheet plotted: Jun/13/2023 @ 10:16 AM
drawing file name: p:\2023\2023-0208 mesa - mcknight crossing\landscape\autocad\30208-lc1.04-concept grading & drainage plan.dwg
border last saved: Jun/12/2023 5:50 PM by: GenaroD
dwg last saved: Jun/12/2023 5:50 PM by: GenaroD

McKNIGHT
CROSSING

Outdoor Gathering Spaces

NOTE:

- Also Included in the Application are Shop Design documents for Vertical Sign Specs
- In the Master Sign Criteria, revised document, these are signs # 6, 7 & 8

Vertical Sign Locations

McKnight Crossing Shopping Center

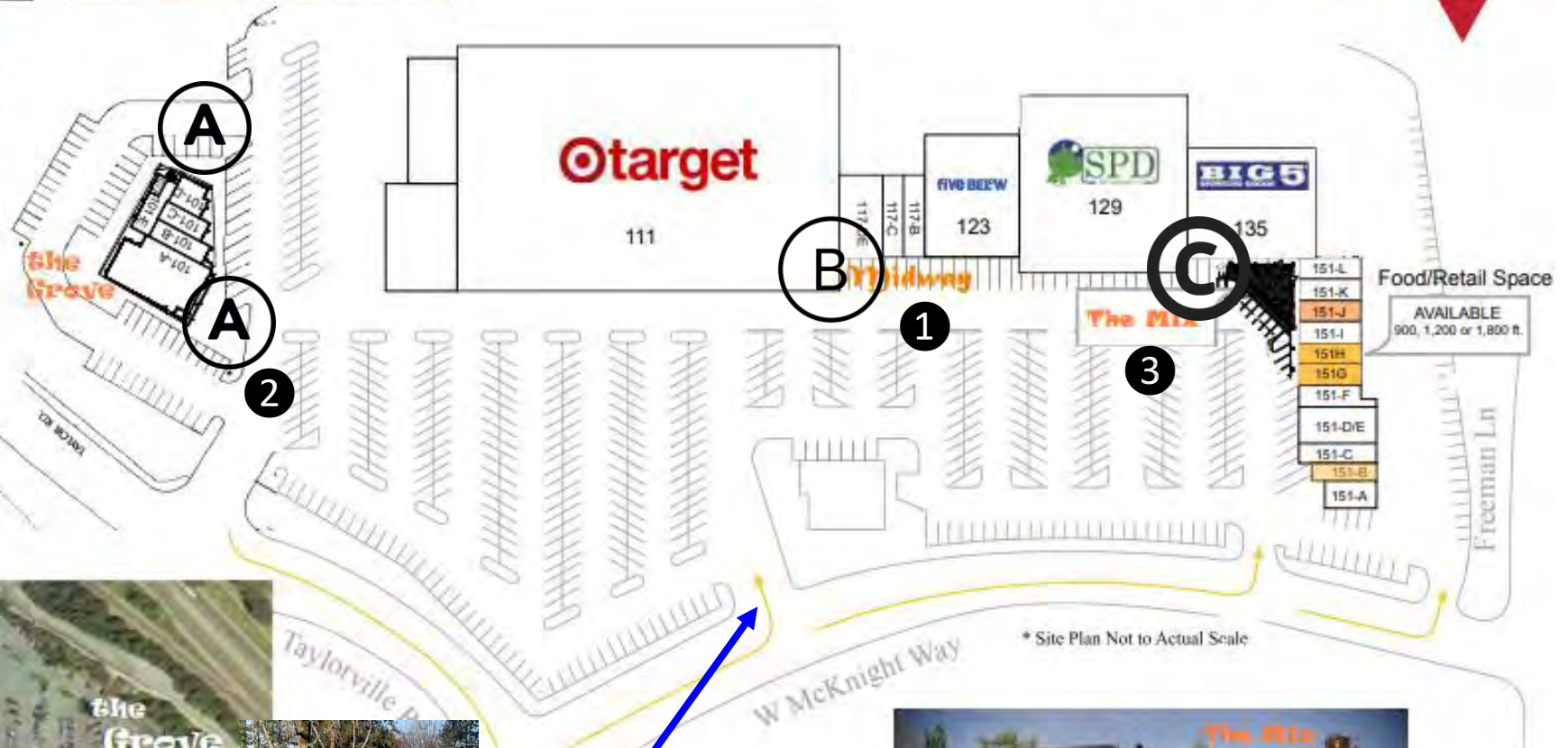
Item # 2.

OUTDOOR GATHERING SPACES

1

2

2



Reconstructed Entrance @ TARGET Creating Sense of Arrival

3

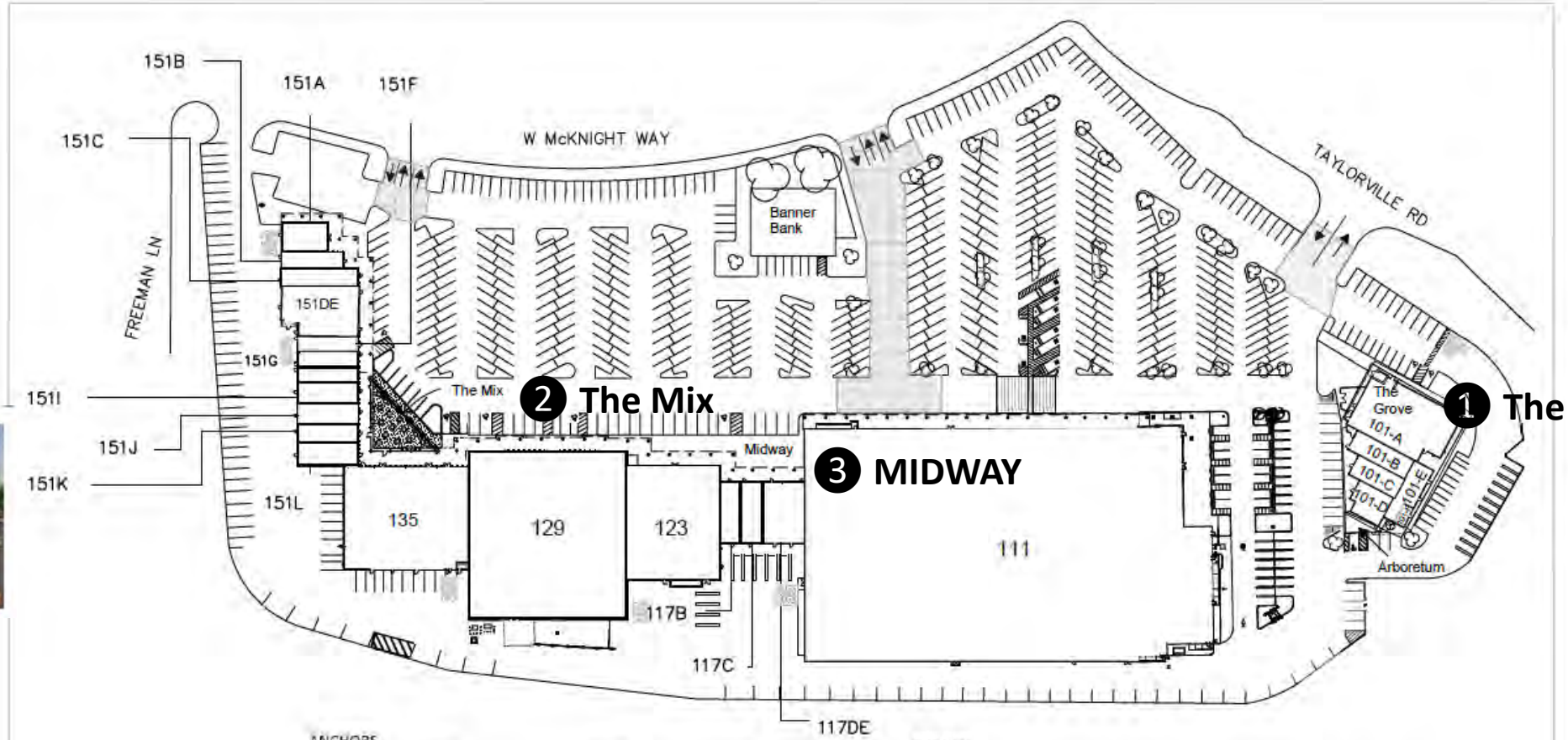
Site Plan

- **Parking**
- **Tenant sf Space**

❶ The Grove

❷ The Mix

❸ MIDWAY



ANCHORS

TENANT	SUITE	RSF
Target	111	87,276.02
SPD Market	129	25,152.98
Big 5	135	12,003.40
Five Below	123	9,686.10

MIDWAY

TENANT	SUITE	RSF
H&R Block	117DE	2,465.78
Verizon Wireless	117C	1,224.71
Daily Donuts	117B	1,222.20

THE GROVE

TENANT	SUITE	RSF
Royal Dragon	101-A	4,972.99
Foothill Mailbox	101-B	1,188.39
Trkac	101-C	994.50
Afternoon Deli	101-D	1,014.70
Mahlmann & Associates	101-E	1,037.69
Mesa Management, Inc.	101-F	203.70

THE MIX

TENANT	SUITE	RSF
Papa Murphy's	151-A	1,277.67
	151-B	975.42
Baskin Robbins	151-C	1,330.35
Mountain Mikes	151-DE	3,337.31
Metro by T-Mobile	151-F	906.43
	151-G	903.92
	151-H	911.87
London Best Fish & Chips	151-I	1,205.22
	151-J	1,207.73
Pampered Nails	151-K	964.18
GV Laundry	151-L	1,449.93

© Stevenson Systems Inc | 2018 | 117MCRETAIL MULTI FIELD VERIFIED 2014

Site Plan

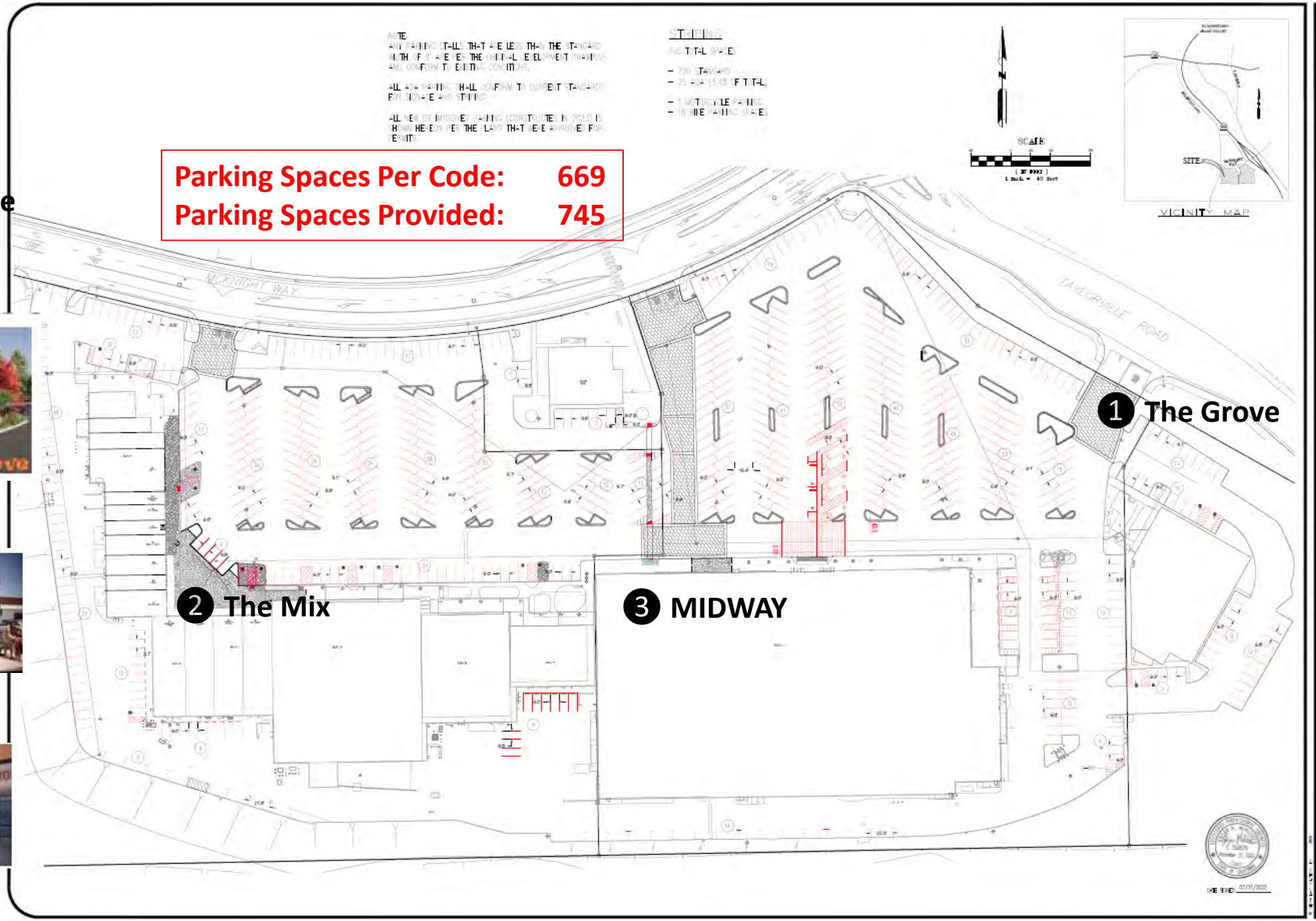
- Parking
- Tenant sf Space

Parking Spaces Per Code: 669
Parking Spaces Provided: 745

1 The Grove

2 The Mix

3 MIDWAY



Consistency – with Mission & Values of City's Strategic Plan

Item # 2.

THE MISSION OF GRASS VALLEY IS TO:
ENRICH THE QUALITY OF LIFE THROUGH EXCEPTIONAL SERVICE, INNOVATION AND LEADERSHIP.

THE VISION OF GRASS VALLEY IS TO:
ENHANCE OUR FUTURE AS A PROGRESSIVE DESTINATION AND THE PLACE TO LIVE AND THRIVE.

CITY VALUES
WE ACCOMPLISH OUR **MISSION** AND REALIZE OUR **VISION** BY EMBRACING THESE **VALUES:**

HONEST AND OPEN:
WE WORK IN AN **OPEN, ETHICAL AND TRUTHFUL WAY.** ALL HAVE ACCESS TO SERVICES AND INFORMATION. WE ACT WITH **UNCOMPROMISING HONESTY** AND **INTEGRITY** IN EVERYTHING WE DO.

EXCEPTIONAL SERVICE:
WE PROVIDE, **EXCELLENT, PROFESSIONAL** AND **HIGH**-QUALITY **SERVICE**. WE **ANTICIPATE, MEET OR EXCEED** CUSTOMER SERVICE EXPECTATIONS, **QUALITY IS EVERYTHING WE DO.**

PROACTIVE:
WE **LEAD BY EXAMPLE**, INCORPORATING NEW IDEAS AND TECHNOLOGIES IN OUR WORK ENVIRONMENT, **ANTICIPATING** AND **IMPROVING** OUR DELIVER OF SERVICE IN AN ENVIRONMENT OF EVER INCREASING CHANGE.

FISCALLY RESPONSIBLE:
WE BELIEVE IN **PROTECTING THE FINANCIAL HEALTH** OF THE CITY AND PROMOTING ITS ECONOMIC VITALITY AND **DELIVERING EXCEPTIONAL VALUE** TO OUR CITIZENS. RECOGNIZING WE ARE ENTRUSTED TO WISELY USE PUBLIC RESOURCES AND **BE ACCOUNTABLE** TO THOSE THAT HAVE PLACED TRUST IN US.

PARTERSHIPS:
WE BELIEVE IN **COLLABORATION**, PROMOTING **INCLUSIVENESS**, SUPPORTING COMMUNITY INPUT, AND **EMBRACING NEW IDEAS.** WE TAKE PRIDE IN WORKING FOR AND GIVING BACK TO GRASS VALLEY

GRASS VALLEY

The City's General Plan has always been built around central themes, all are key focus points of the City's current Vision:

- Preserve Grass Valley's historical character and encourage restoration.
- Expand public services to serve growing population.
- Encourage variety in residential building types and environments.
- Include high density housing areas in the town center.
- Provide better regional connections.
- Improve the circulation patterns within the City.
- Protect and improve the Downtown area.
- Diversify the economy and locate industry to avoid undue traffic.
- Preserve scenic beauty and character.

Gathering Spaces

1.A.3. Create more experiences for families in City parks and downtown (e.g. storytelling, summer camps, outdoor performing arts, magic shows, and other special events geared toward families).

1.A.7. Establish and support more events that encourage diverse attendance from all groups.

B. MEDIUM TERM PROJECTS (2-5 YEARS):

1.B.1. Make City entrance signs on Highway 49 East and West, possibly utilizing the overpasses and screen protective fencing as a backdrop.

1.B.2. Create a "community gathering place" for the City in/near downtown where families and groups can enjoy music, recreation, and all sorts of entertainment together.

1.B.3. Enhance efforts to clean up neighborhoods and commercial areas.

1.B.4. Create programs to encourage business and home owners to make façade renovations to improve overall appearance of the City.

1.B.5. Amend City regulations to allow businesses to utilize space in the public right-of-way in Downtown to increase outdoor dining and shopping experiences (potentially remove some parking to accomplish).

2.A.2. Create a tree planting/replacement program with a common theme (e.g.: Dogwoods) for the City's streets. Continue seeking grants related to air quality and greenhouse gases to help fund this effort.

Ideas from the Community:

- Grass Valley needs more living-wage jobs.
- We need to provide opportunities for emerging, non-traditional entrepreneurial small businesses in the City.
- Provide local training in the various trades to foster upward mobility.
- Improve highspeed internet and broadband service throughout the City.
- Improve the downtown Safeway shopping center and entrance to downtown Grass Valley.
- Encourage the farm to fork industry, collaborate with local farms.
- Support small business through the City permitting process.
- Expand marketing for tourism and the arts in Grass Valley, promoting the City as a destination to explore.

4.B.4. Provide opportunities for emerging/non-traditional retail and technology startup businesses. Seek funding sources for small business startups and provide specialized *small business* assistance via convenient and user-friendly permitting and approval processes at the City.

4.B.5. Collaborate with City business partners such as Center for the Arts, the Downtown Association, Chamber of Commerce, and Nevada County Fair to develop a comprehensive marketing strategy to promote and market the Arts, Tourism, Ecotourism, farm-to-fork opportunities, Fair events, and entrepreneurial business. This effort will promote economic revenue enhancement for the City, as well as, small businesses, the trades, the arts community, Nevada County Fair, hotel, motels, restaurants and the like.

4.B.6. Reevaluate the effectiveness of the City's current economic development priorities and taxpayer supported efforts to attract new businesses into the community. Consider consolidating efforts to get more noticeable results; possibly develop an in-house program to demand more accountability and oversight.

4.B.7. Create strategies to counter the online shopping phenomenon; a combination of attractions for locals and tourists (e.g. *support your local business* campaigns and *weekday specials for locals*). Survey the local economy to discover where and when sales are stemming from: Local or Visitor and Weekday or Weekend sales, so the market can cater to each specifically.

4.B.8. Develop a strategy to maintain funding and capital reserve concerns with various Lighting and Landscaping districts.

4.B.9. Explore coordination with contracted grant writer(s) to explore and apply for grants.

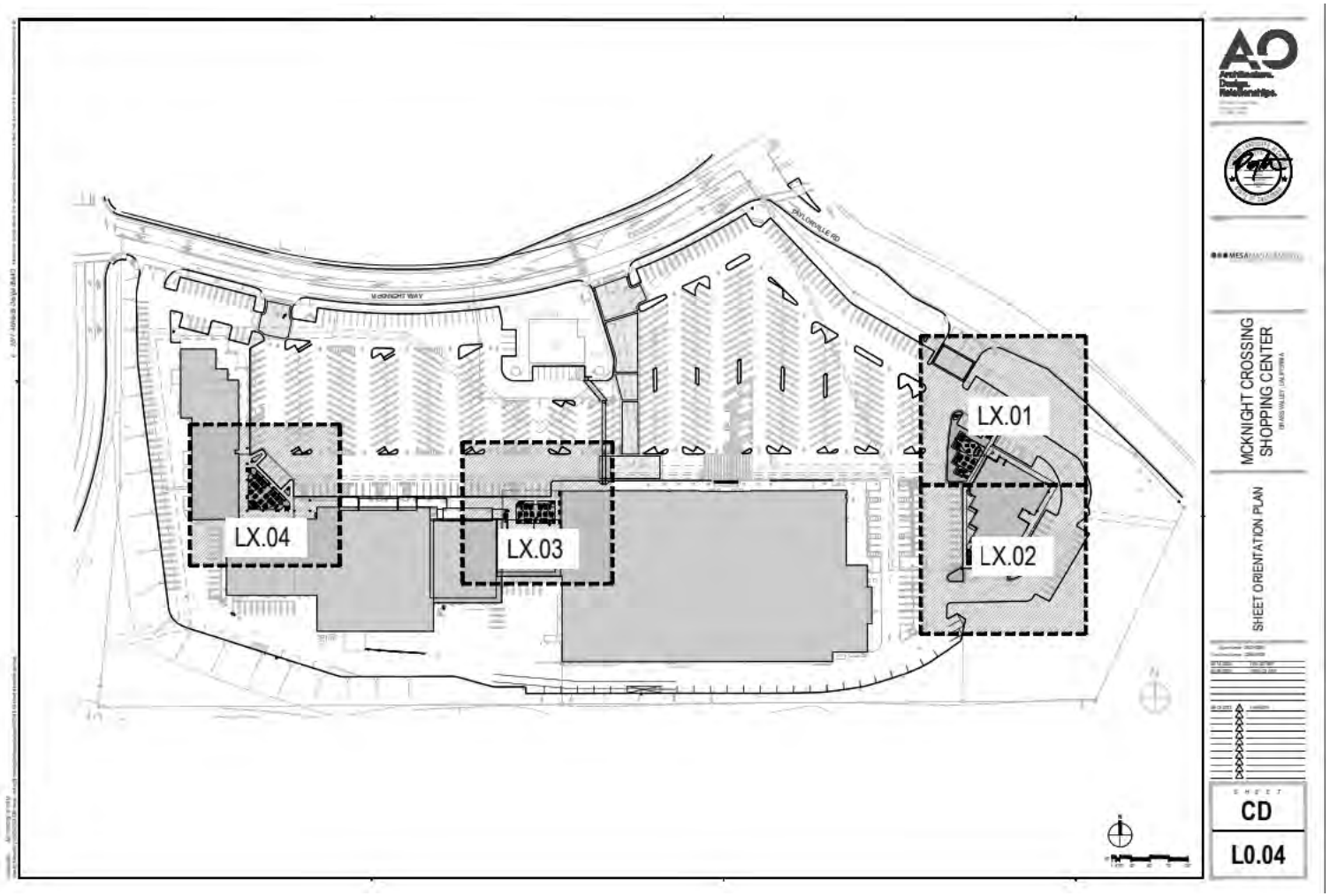
4.B.10. Improve the City's effectiveness through collaboration with economic-health oriented regional partners.

C. LONG TERM PROJECTS (5-10 YEARS):

4.C.1. Encourage the development of experiences (i.e. boutique hotel and spa), as well as, ecotourism, agritourism, and shopping locally.

6.A.3. Review development projects with crime prevention in mind.

Gathering Spaces @ McKNIGHT CROSSING

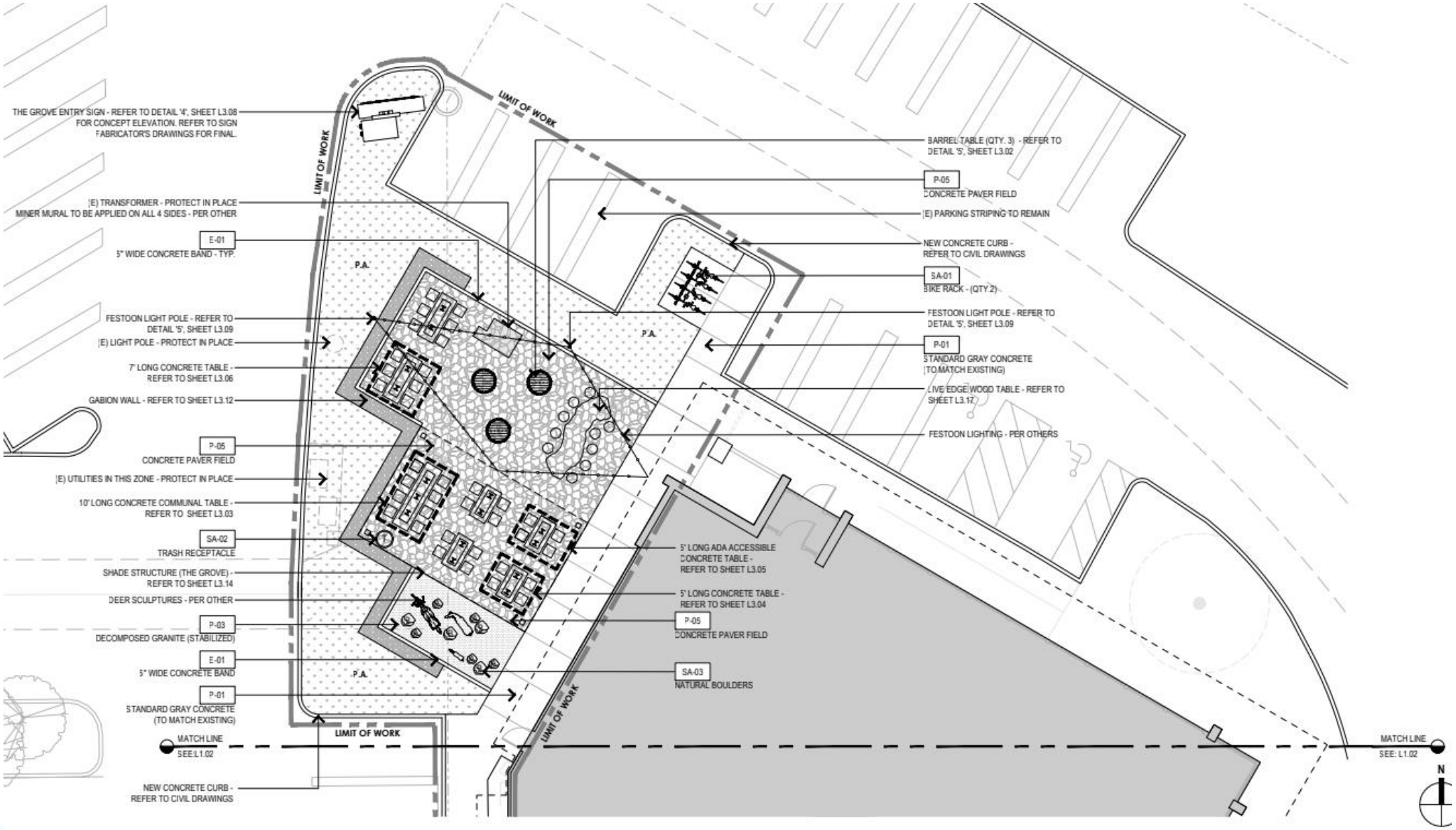


NOTE: Formal Detailed Building Plans are being submitted to the City and will comply with City Standards

A Gathering Spaces @ The Grove

Gathering Spaces @ The Grove

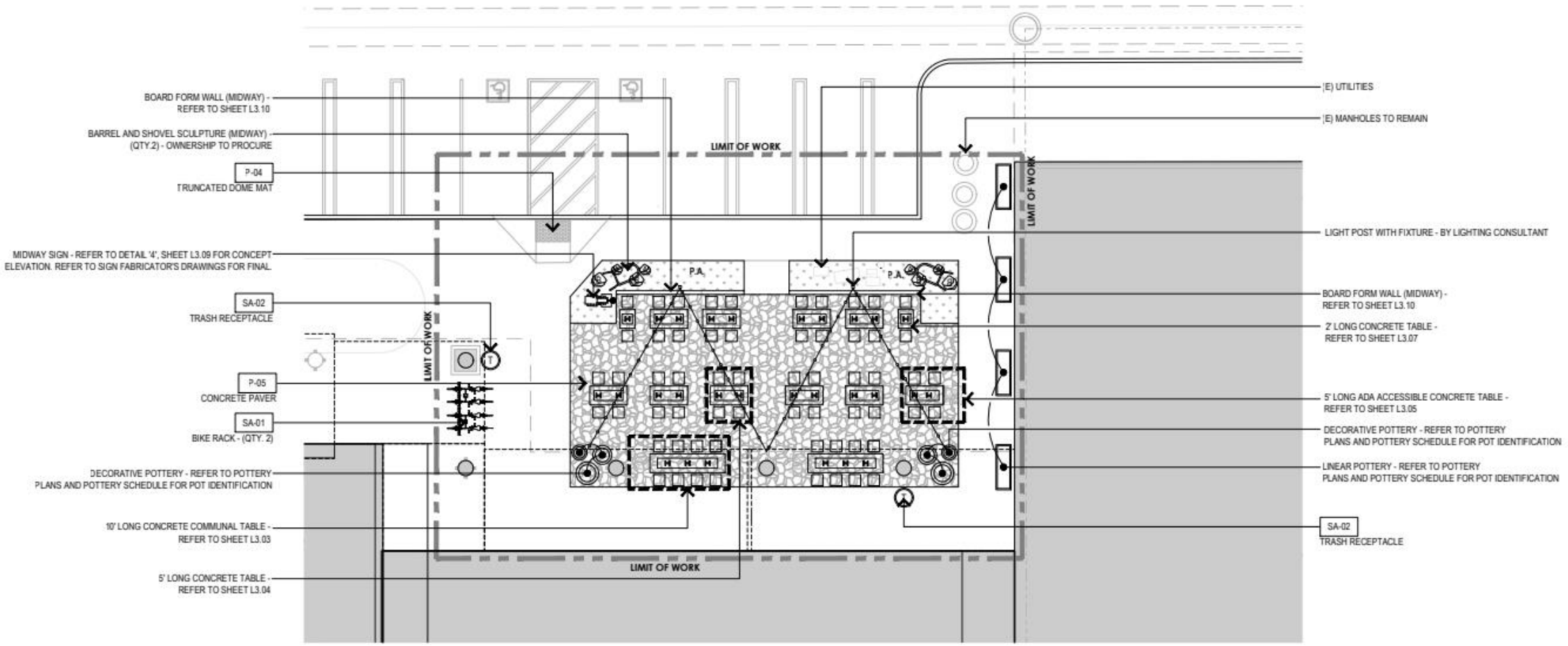
Item # 2.



Gathering Spaces @ Midway

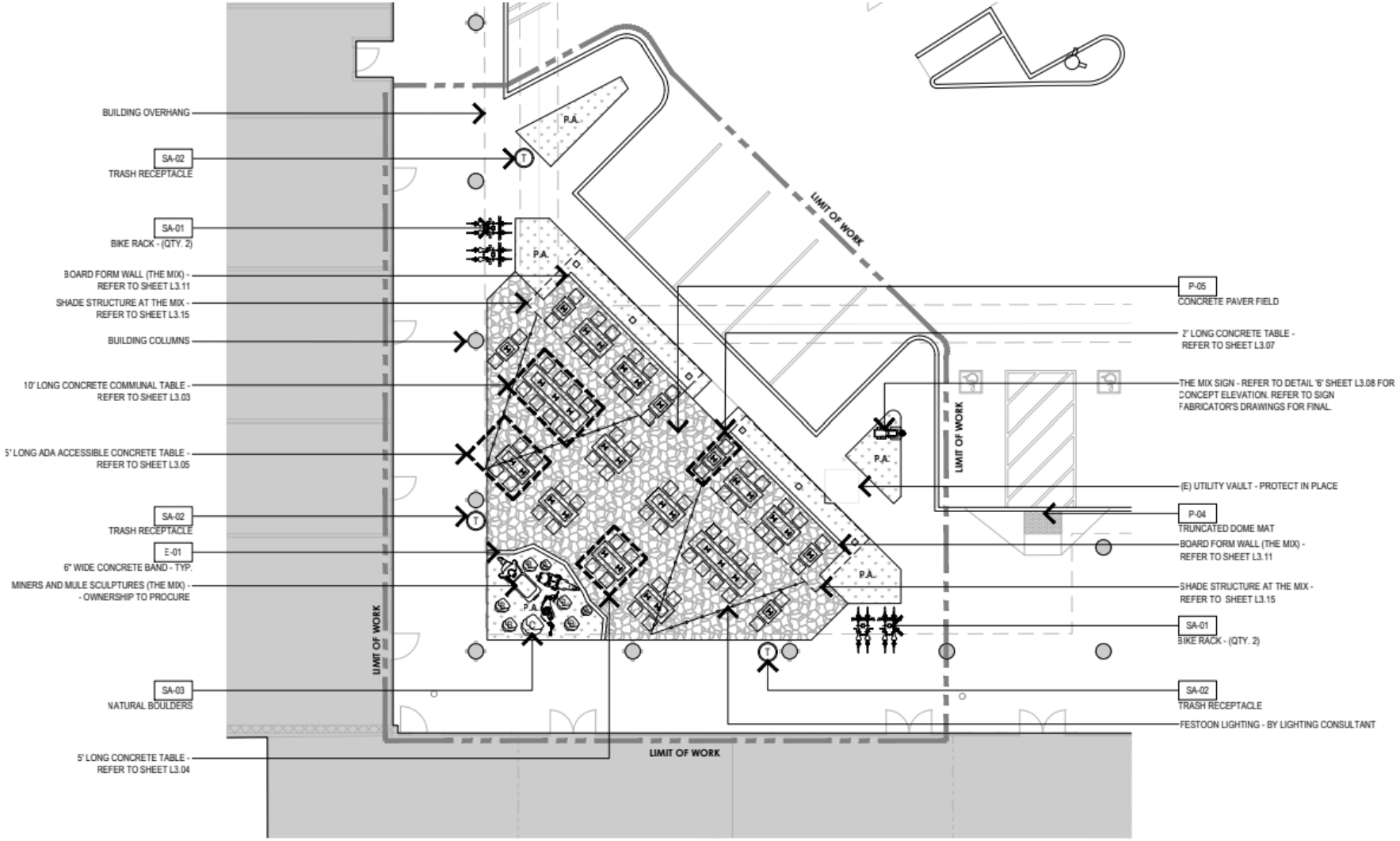
B

B Gathering Spaces @ Midway

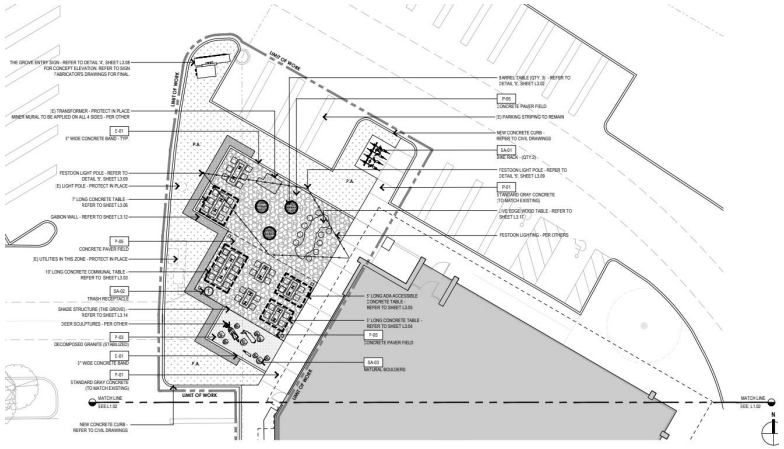


© Gathering Spaces @ The Mix

Gathering Spaces @ The Mix

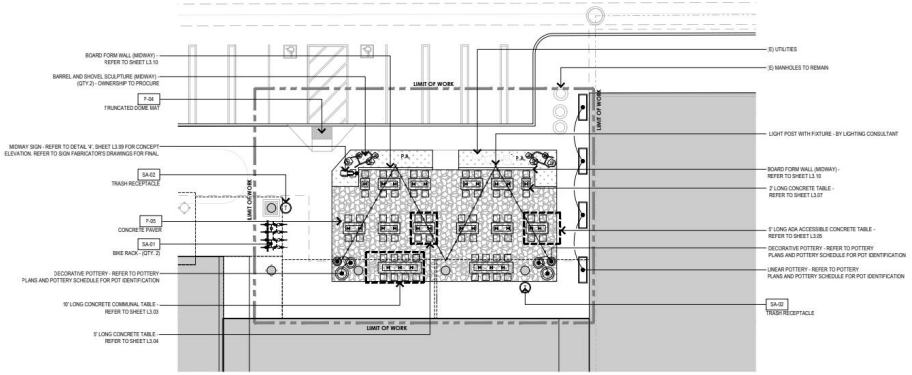


❶ The Grove



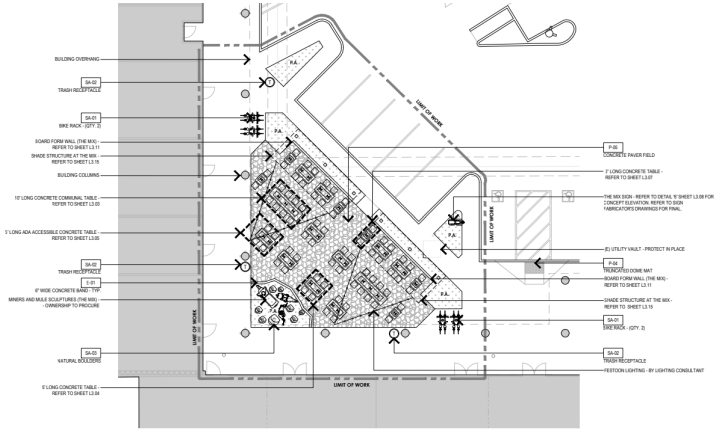
1,611 sf
Color Pavers

❷ The Mix



1,645 sf
Stamped Concrete

❸ MIDWAY



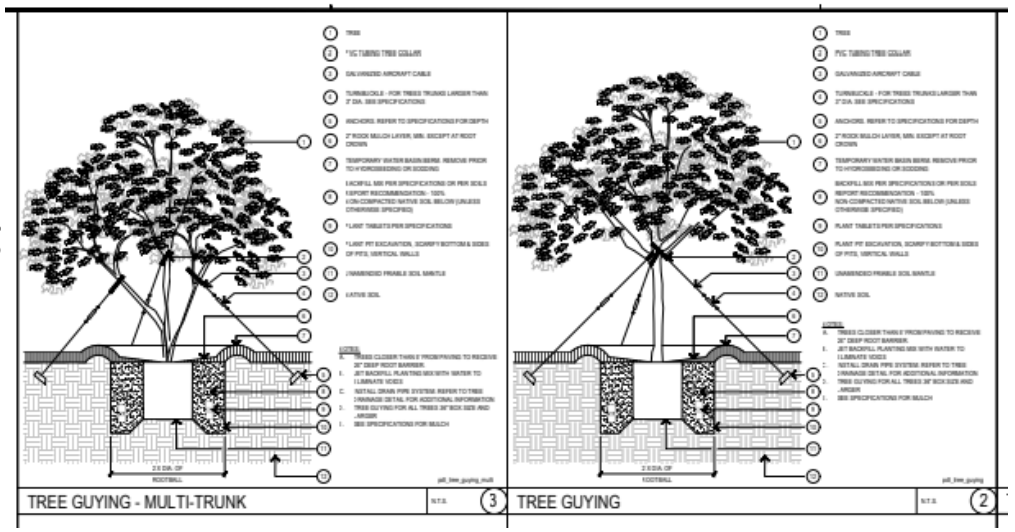
1,829 sf
Color Pavers

Total sf ~ 5,000 sf

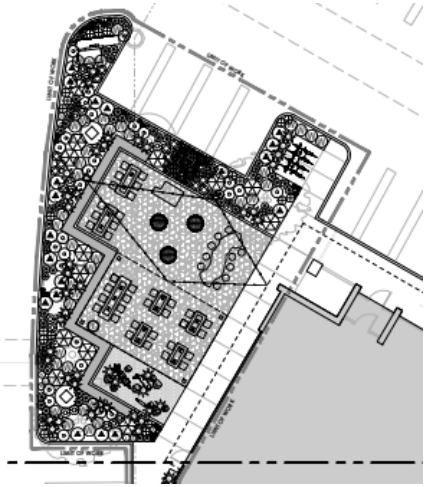
LANDSCAPING

Enhanced & Detailed Landscape Plans also being submitted to the City for Review

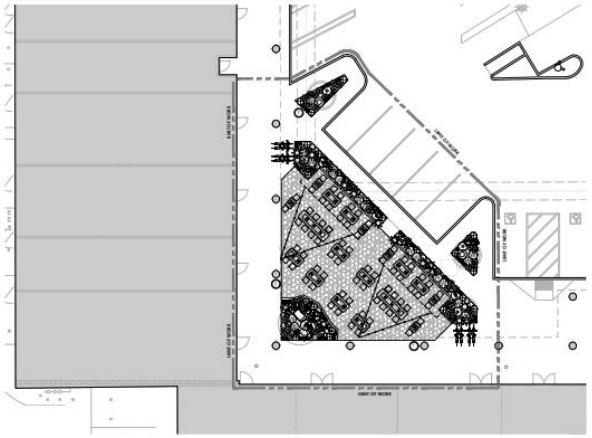
Planting



Shrub



Pottery



McKNIGHT
CROSSING

MURALS OVERVIEW
Creating Community Gathering Spaces

1. Murals are without text visible from a public right-of-way
2. Murals illustrate the local setting, history and cultural significance as sources of inspiration
3. The colors, placement and size of the murals are visually compatible with the Center's architecture
4. The Murals will serve to enhance the aesthetes of the Center and of the City.

Murals Locations

McKnight Crossing Shopping Center

1

2

CREATING COMMUNITY GATHERING SPACES

2

Reconstructed Entrance @ TARGET Creating Sense of Arrival

3

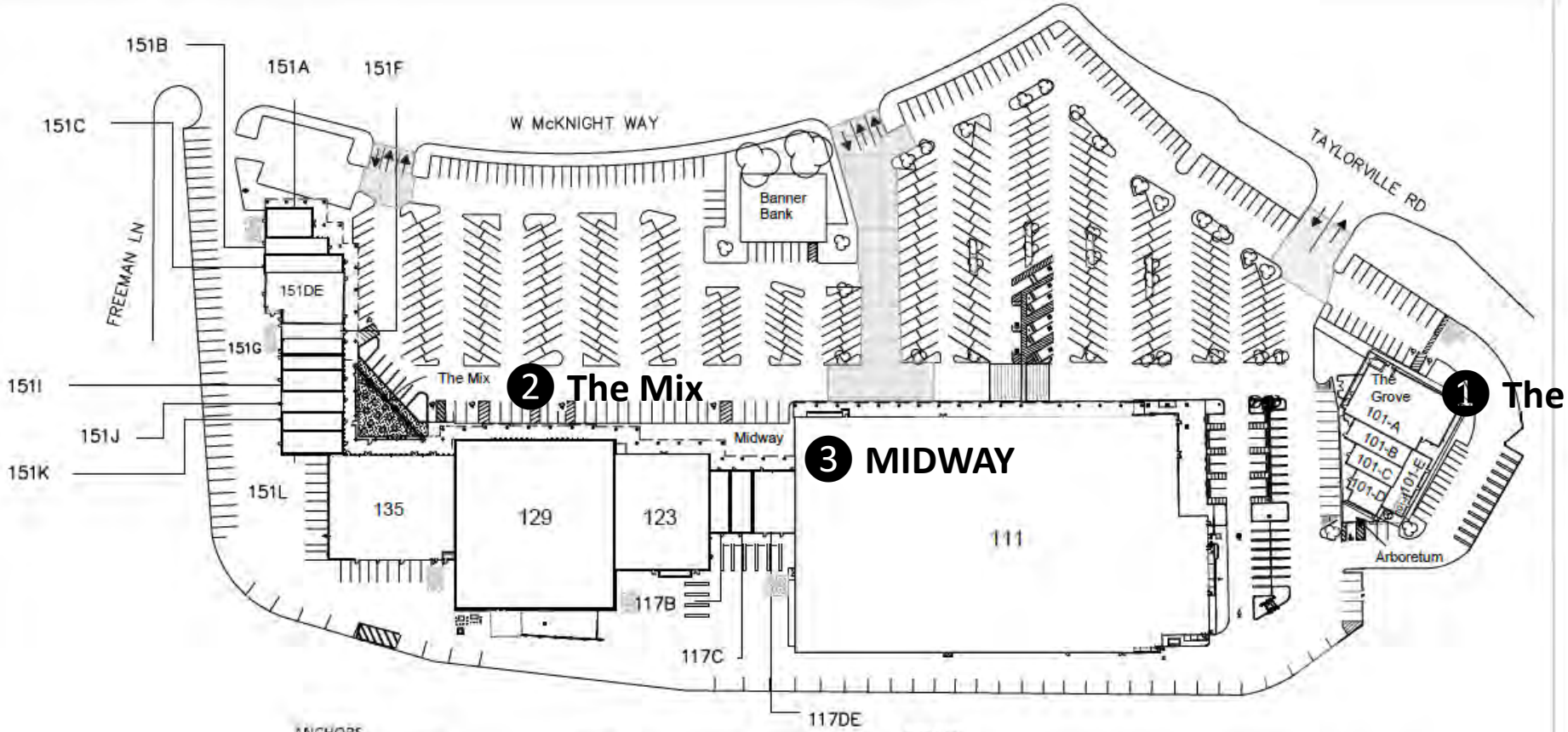
Site Plan

- **Parking**
- **Tenant sf Space**

❶ The Grove

❷ The Mix

❸ MIDWAY



ANCHORS

TENANT	SUITE	RSF
Target	111	87,276.02
SPD Market	129	25,152.98
Big 5	135	12,003.40
Five Below	123	9,686.10

MIDWAY

TENANT	SUITE	RSF
H&R Block	117DE	2,465.78
Verizon Wireless	117C	1,224.71
Daily Donuts	117B	1,222.20

THE GROVE

TENANT	SUITE	RSF
Royal Dragon	101-A	4,972.99
Foothill Mailbox	101-B	1,188.39
Trkac	101-C	994.50
Afternoon Deli	101-D	1,014.70
Mahlmann & Associates	101-E	1,037.69
Mesa Management, Inc.	101-F	203.70

THE MIX

TENANT	SUITE	RSF
Papa Murphy's	151-A	1,277.67
	151-B	975.42
Baskin Robbins	151-C	1,330.35
Mountain Mikes	151-DE	3,337.31
Metro by T-Mobile	151-F	906.43
	151-G	903.92
	151-H	911.87
London Best Fish & Chips	151-I	1,205.22
	151-J	1,207.73
Pampered Nails	151-K	964.18
GV Laundry	151-L	1,449.93

© Stevenson Systems Inc | 2018 | 117MCRETAIL MULTI FIELD VERIFIED 2014

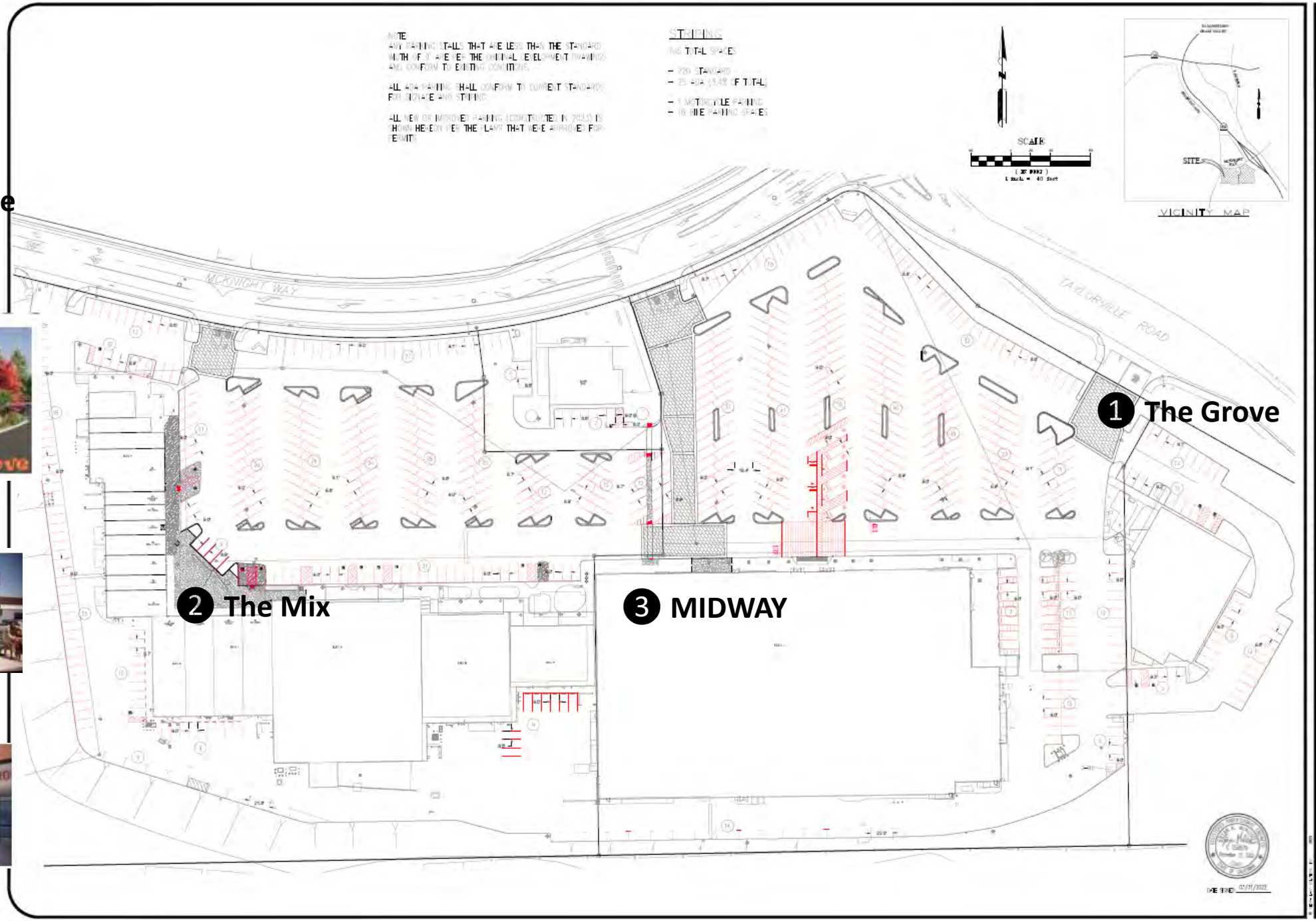
Site Plan

- **Parking**
- **Tenant sf Space**

❶ The Grove

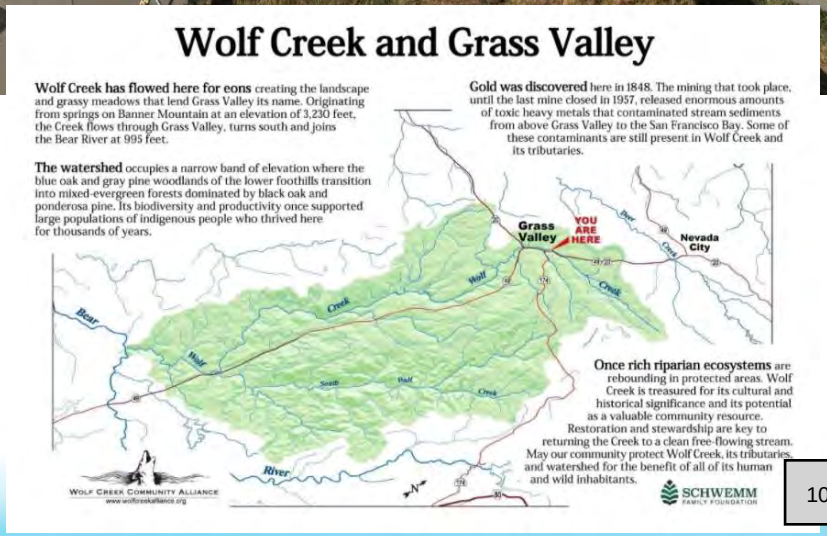
❷ The Mix

❸ MIDWAY



Ⓐ Murals @ The Grove – Actual Photos

B Mural on wall of Target @ Midway



Wolf Creek and Grass Valley

Wolf Creek has flowed here for eons creating the landscape and grassy meadows that lend Grass Valley its name. Originating from springs on Banner Mountain at an elevation of 3,230 feet, the Creek flows through Grass Valley, turns south and joins the Bear River at 995 feet.

The watershed occupies a narrow band of elevation where the blue oak and gray pine woodlands of the lower foothills transition into mixed-evergreen forests dominated by black oak and ponderosa pine. Its biodiversity and productivity once supported large populations of indigenous people who thrived here for thousands of years.

Gold was discovered here in 1848. The mining that took place, until the last mine closed in 1957, released enormous amounts of toxic heavy metals that contaminated stream sediments from above Grass Valley to the San Francisco Bay. Some of these contaminants are still present in Wolf Creek and its tributaries.

Grass Valley
YOU ARE HERE
Nevada City
Bear
Wolf
Creek
South
River

Once rich riparian ecosystems are rebounding in protected areas. Wolf Creek is treasured for its cultural and historical significance and its potential as a valuable community resource. Restoration and stewardship are key to returning the Creek to a clean free-flowing stream. May our community protect Wolf Creek, its tributaries, and watershed for the benefit of all of its human and wild inhabitants.

Wolf Creek Community Alliance
www.wolfcreekalliance.org

SCHWEMM FAMILY FOUNDATION

Total sf = 851 sf

Note: Conceptual, As Approved by Management

PROPOSED FACADE ELEVATION

Total sf = 1,976

© **Murals on sides of SPD @ The Mix**

KEY PLAN

MESA MANAGEMENT INC

Mesa - McKnight Crossing - Grass Valley
Grass Valley, CA

CONCEPTUAL ARCHITECTURE & LANDSCAPE RENDERINGS
SPD MARKET AREA

Architecture. Design. Relationships.

15

Management Approved Renderings

McKNIGHT CROSSING

SIGN CRITERIA
Revised **9/5/23 3:32 PM**

All companies bidding to manufacture:

All companies bidding to manufacture these signs are advised that no substitute will be accepted by purchaser whatsoever, unless so indicated in the specifications and approved by landlord and tenant. Any deviation from these specifications may result in purchaser's refusal to accept same.

All manufacturers are advised that prior to acceptance and final payment, each unit will be inspected for conformance by an authorized representative of the developer. Any signs found not in conformance will be rejected and removed at the owner's expense.

A. GENERAL SPECIFICATIONS

A. Tenant shall submit before fabrication four copies of the proposed sign to the owner for approval. These drawings must include location, size and style of lettering, material, type of illumination, installation details, color selections and logo design. One plan is to be colored and submitted for approval.

B. All permits for signs and their installation shall be obtained from the City of Grass Valley and paid for by the tenant prior to installation.

1. No animated, flashing or audible signs will be permitted.
2. No exposed lamps or tubing will be permitted.
3. All signs and their installation shall comply with all local building and electrical codes.
4. No exposed raceways, crossovers or conduit will be permitted.
5. All. cabinets, conductors, transformers and other equipment shall be concealed.
6. Painted lettering will not be permitted.
7. Channel letters without interior neon illumination will be accepted.
8. Any existing signage for a tenant space must be removed prior to installation of a new signage package.

B. LOCATION OF SIGNS

1. All signs or advertising devices advertising an individual use, business or building shall be attached to the building at a location to be determined by the lessor.

Tenant's Initials ____

Landlord's Initials _____

C. DESIGN PERFORMANCE (WALL MOUNTED)

1. The total sign area shall not exceed one square foot per lineal foot of frontage of the premises. Except as allowed in Variance V80-02 Item 5, dated July 23, 1981. Sign area will be measured by circumscribing a rectangle around each individual letter of sign case.

2. Width of sign must not exceed 60% of shop width, including logo.

3. The total sign area for 111 W. McKnight Way premises (**Target**) is: 338 sq. ft. for primary wall sign plus 21 sq. ft. and 36 sq. ft. for each of two secondary signs.

4. The total sign area to exceed 50 sq. ft. on the premises of tenants other than **Target** is hereby conditionally approved (for buildings A-F); provided that such signs shall be confined to a space of 20 inches maximum in height, except for one SPD sign not to exceed 60 inches in height and a maximum of 2/3 the premises in length; that the total sign area shall not exceed 1-1/2 sq. ft. per linear foot of frontage at the premises; that graphic symbols (logos) as well as letters shall be confined within in the space indicated above.

5. Total vertical sign height not to exceed 24". The maximum height for letters in the sign is 18 inches.

6. Signs shall be composed of individual or script lettering. Sign boxes and cans will not be permitted. Logos will be considered on a case by case basis. Colors will also be approved on a case by case basis.

7. Plastic surfaces: Rohm and Haas company's Plexiglas shall be used, in colors noted, 3/16" thick.

8. Acrycap retainers used at the perimeter of sign letter faces shall be gold, or approved on a case by case basis.

Tenant's Initials _____

Landlord's Initials _____

9. **For any spaces over 6,000 square feet and with over 90 feet of lineal frontage of the premise, the allowable sign area shall not exceed 1.28 square foot per lineal foot of frontage. The total vertical sign height is not to exceed 54 inches. The maximum height of letters in the sign is 42 inches. Width of the sign must not exceed 60% of the tenant frontage, including logo. For these spaces, a non-illuminated background behind the lettering is permitted not to exceed the allowable sign area.**

D. DESIGN PERFORMANCE (FREESTANDING PYLON, MONUMENT & DIRECTIONAL SIGNS)

SIGN 1 PROPOSED PYLON SIGN (NORTHEAST CORNER OF SITE):

DOUBLE FACED, FREESTANDING:
14'-0" w. x 22'-0" h. x 3'-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - "**Target**" 16" HIGH MAX. LETTERS
PRINTED ON ACRYLIC PANELS
"ARIEL BOLD" FONT ON
16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

OTHER TENANTS - 12" HIGH MAX. LETTERS
PRINTED ON ACRYLIC PANELS
FONT VARIES ON 16 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 3 ON EACH SIDE)

TOTAL SIGNAGE AREA = 58 SQ. FT. EACH SIDE 116 SQ. FT. TOTAL
TOTAL FACE AREA = 252 SQ. FT. EACH SIDE 504 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 2 PROPOSED TENANT MONUMENT SIGN (WEST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
17'-4" w. x 5'-6" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
5" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TENANT I.D. - 8" HIGH MAX.
LETTERS, PRINTED ON ACRYLIC PANELS
FONT VARIES ON
7 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(TYPICAL OF 4 ON EACH SIDE)

TOTAL SIGNAGE AREA = 36 SQ. FT. EACH SIDE 72 SQ. FT. TOTAL
TOTAL FACE AREA = 94 SQ. FT. EACH SIDE, 188 SQ. FT. TOTAL

SIGN 3 PROPOSED I.D. MONUMENT SIGN (EAST DRIVEWAY ENTRANCE FROM McKNIGHT WAY):

DOUBLE FACED, FREESTANDING:
8'-4" w. x 5'-0" h. x 1'-2" d.

CENTER I.D. - "McKNIGHT CROSSING"
6" HIGH MAX. ACRYLIC LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD
DOWN LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE 24 SQ. FT. TOTAL
TOTAL FACE AREA = 34 SQ. FT. EACH SIDE 68 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

SIGN 4 PROPOSED DIRECTIONAL SIGN (NORTH OF BLDG. “A”):

SINGLE FACED, FREESTANDING:
4'-0" w. x 4'-0" h.

CENTER I.D. - "McKNIGHT CROSSING"
3" HIGH MAX. VINYL LETTERS
"ATHELAS BOLD ITALIC" FONT ON
8 SQ. FT. FIELD

DIRECTIONAL
INFORMATION - "DELIVERIES" & "PARKING"
4 1/2" HIGH MAX, VINYL LETTERS
"ARIEL" FONT ON BRUSHED ALUMINUM
SIGN FACE

(ONE SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT.

~~SIGN 5 PROPOSED DIRECTIONAL SIGN (NEAR DRIVEWAY ENTRANCE FROM TAYLORVILLE ROAD):~~ OMITED

~~SINGLE FACED, FREESTANDING:~~
~~4'-0" w. x 4'-0" h.~~

~~CENTER I.D. - "McKNIGHT CROSSING"~~
~~3" HIGH MAX. VINYL LETTERS~~
~~"ATHELAS BOLD ITALIC" FONT ON~~
~~8 SQ. FT. FIELD~~

~~DIRECTIONAL~~
~~INFORMATION - "DELIVERIES" & "PARKING"~~
~~4 1/2" HIGH MAX, VINYL LETTERS~~
~~"ARIEL" FONT ON BRUSHED ALUMINUM~~
~~SIGN FACE~~

~~(ONE SIDE)~~

~~TOTAL SIGNAGE AREA = 12 SQ. FT.~~

Tenant's Initials _____

Landlord's Initials _____

SIGN 6 PROPOSED I.D. MONUMENT SIGN (THE GROVE):

SINGLE FACED, FREESTANDING:
9'-6" w. x 20'-0" h. x 52" d.

CENTER I.D. - "the Grove"
2'-6" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
60 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 60 SQ. FT. 60 SQ. FT. TOTAL
TOTAL FACE AREA = 60 SQ. FT. 60 SQ. FT. TOTAL

SIGN 7 PROPOSED I.D. MONUMENT SIGN (THE MIX):

SINGLE FACED, FREESTANDING:
46" w. x 12'-2" h. x 24" d.

CENTER I.D. - "the Mix"
17" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
20'-8" SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 20'-8" SQ. FT. 20'-8 SQ. FT. TOTAL
TOTAL FACE AREA = 20'-8" SQ. FT. 20'-8" SQ. FT. TOTAL

SIGN 8 PROPOSED I.D. MONUMENT SIGN (MIDWAY):

SINGLE FACED, FREESTANDING:
46" w. x 16'-10" h. x 20" d.

CENTER I.D. - "MIDWAY"
17" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
31 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(ONE SIDE)

TOTAL SIGNAGE AREA = 31 SQ. FT. 31 SQ. FT. TOTAL
TOTAL FACE AREA = 31 SQ. FT. 31 SQ. FT. TOTAL

SIGN 9 PROPOSED MONUMENT SIGN (Taylorville Road):

DOUBLE FACED, FREESTANDING:
7'-0" w. x 5'-0" h. x 4’-0" d.

CENTER I.D. - "McKNIGHT CROSSING"
10" HIGH MAX. ACRYLIC LETTERS
"TBD" FONT ON
12 SQ. FT. FIELD
CHANNEL LIT W/LED LIGHTING
SHIELDED BY SIGNAGE FRAME

(EACH SIDE)

TOTAL SIGNAGE AREA = 12 SQ. FT. EACH SIDE 12 SQ. FT. TOTAL
TOTAL FACE AREA = 12 SQ. FT. EACH SIDE 12 SQ. FT. TOTAL

Tenant's Initials _____

Landlord's Initials _____

E. CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings, and clips shall be enameling iron with porcelain enamel finish, stainless steel, aluminum, brass or bronze. No black iron materials of any type will be permitted.
2. All exterior letters on signs exposed to the weather shall be mounted at least ¾ from the building to permit proper dirt and water drainage.
3. All letters shall be fabricated using full welded construction.
4. Location of all openings for conduits in building walls shall be indicated by sign drawings submitted to the lessor.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. No labels will be permitted on the exposed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
7. Sign contractor shall repair any damage to any work caused by his work.
8. Lessee shall be fully responsible for the operations of each of its sign contractors.

F. RESTRICTIONS

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 sq. in. per single door entrance. All "Sale" signs, special announcements, etc. are not permitted on exterior or interior glass. such advertising material must be set back 48" from glass surface.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted.
4. Copy of tenant's sign shall not include the product sold, except as part of the tenant's name or insignia.

Tenant's Initials _____

Landlord's Initials _____

5. Temporary signs:
   a. Temporary signs may be permitted upon the review and approval of a sign permit by the Planning Department.
   b. Temporary signs shall be limited in size proportionately to the building or development involved. The aggregate area of all temporary signs on the premises, shall not exceed two square feet for each lineal foot of frontage, or a maximum of fifty-square feet total area, whichever is the lesser area. Exceptions to this standard may be granted by the Development review committee in accordance with Chapter 17.38 of the Municipal Code.
   c. Temporary signs shall be limited to four events per year, not to exceed a period of 15 days per event;
   d. The Planning Department or the Development Review Committee may be more restrictive than these standards or deny an application for temporary sign permits. An action of denial must be based on findings which may include the following:

      1. The proposed sign would conflict with other signs on the building or in the neighborhood.
      2. The proposed sign would cause undesirable or unattractive proliferation on the building or in the neighborhood.
      3. The proposed sign would result in too many similar type signs on the building or in the neighborhood.
      4. The proposed sign may result in a public health and safety hazard or nuisance.
      5. The applicant has demonstrated poor performance in complying with this ordinance or conditions of permit approval for other signs.

G. PROHIBITED SIGNS

1. Signs constituting a traffic hazard: No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words, “STOP”, “LOOK”, “DANGER”, or any other words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

Tenant's Initials _____

Landlord's Initials _____

2. Immoral or Unlawful Advertising: It shall be unlawful for any person to exhibit, post, or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.

3. Signs on Doors, Windows or Fire Escapes: No window signs will be permitted except as noted herein. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.

4. Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light is prohibited.

5. Off-Premise Signs: Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject note related to the premises upon which said sign is located are prohibited.

6. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use of activity not related to its lawful making or deliveries or sales of merchandise or rendering of services from such vehicles, is prohibited.

7. Light Bulb Strings and Exposed Tubing: External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the architect when the display is an integral part of the design character of the activity to which it relates.

8. Pennants, and Balloons used for Advertising. Purposes: Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to landlord and City approval.

Tenant's Initials _____

Landlord's Initials_____

9. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the state of California are prohibited.

10. Existing Non conforming Pylon Signs: No modification of the existing pylon signs will be allowed without approval of an exception to the sign ordinance by the Grass Valley City Development Review Committee.

H. MISCELLANEOUS NOTES

1. The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the landlord as a "Major" or "Special" tenant that my be located in the Shopping Center, it being understood and agreed that these occupants may have their usual sign on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the architect, owner and the City of Grass Valley.

I. GUARANTEE

1. The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge, all lamps excluded.

J. INSURANCE

1. Sign company shall carry workmen's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction of erection of signs in the amount of $1,000,000/$2,000,000.

K. ERECTION

1. Sign company shall completely erect and connect (including all wiring) sign display at approved sign location.

END OF CRITERIA

Tenant's Initials _____

Landlord's Initials _____

McKNIGHT
CROSSING

SIGN LOCATION PLAN

Rev 8.14.2022

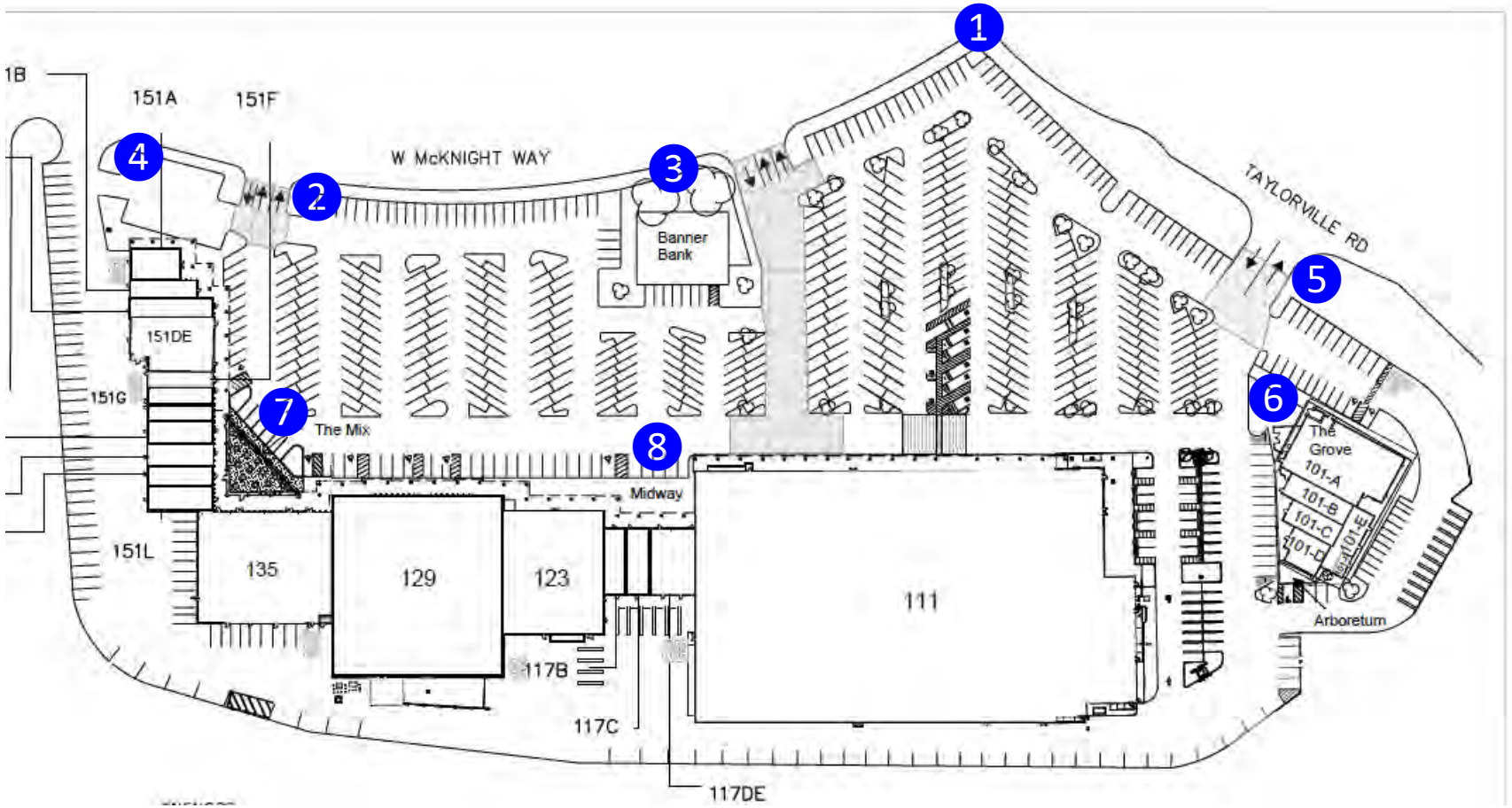
SIGN LOCATIONS

EXISTING:

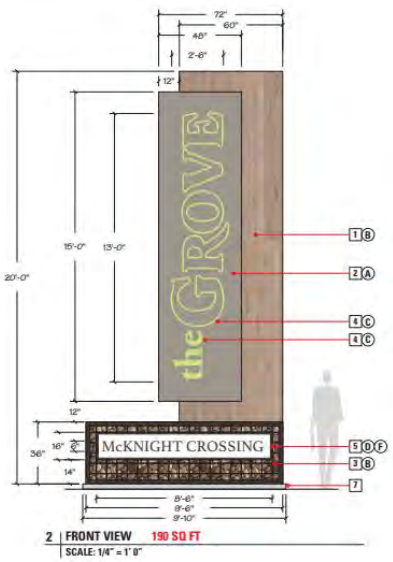
1. Pylon - NE Corner
2. Tenant Monument – W Drive Entrance
3. ID Monument – E Drive from McKnight Way
4. Directional – No Bldg A
5. Directional – Drive Entrance @ Taylorville Rd

NEW:

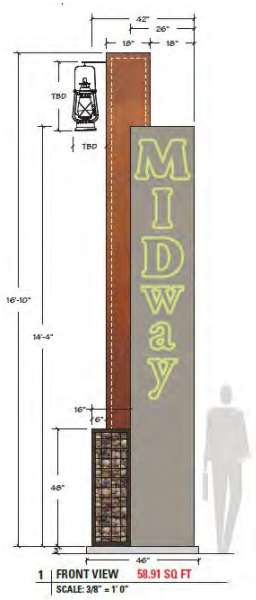
6. The Grove
7. The Mix
8. Midway



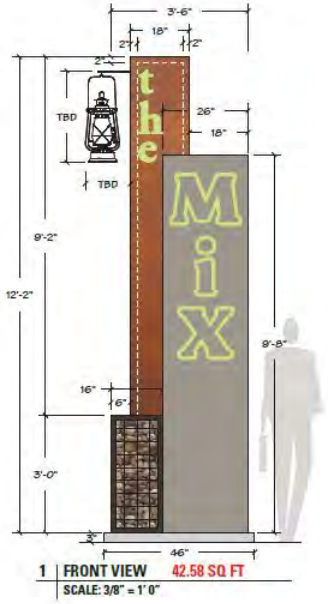
Signs – ID & Way Finding



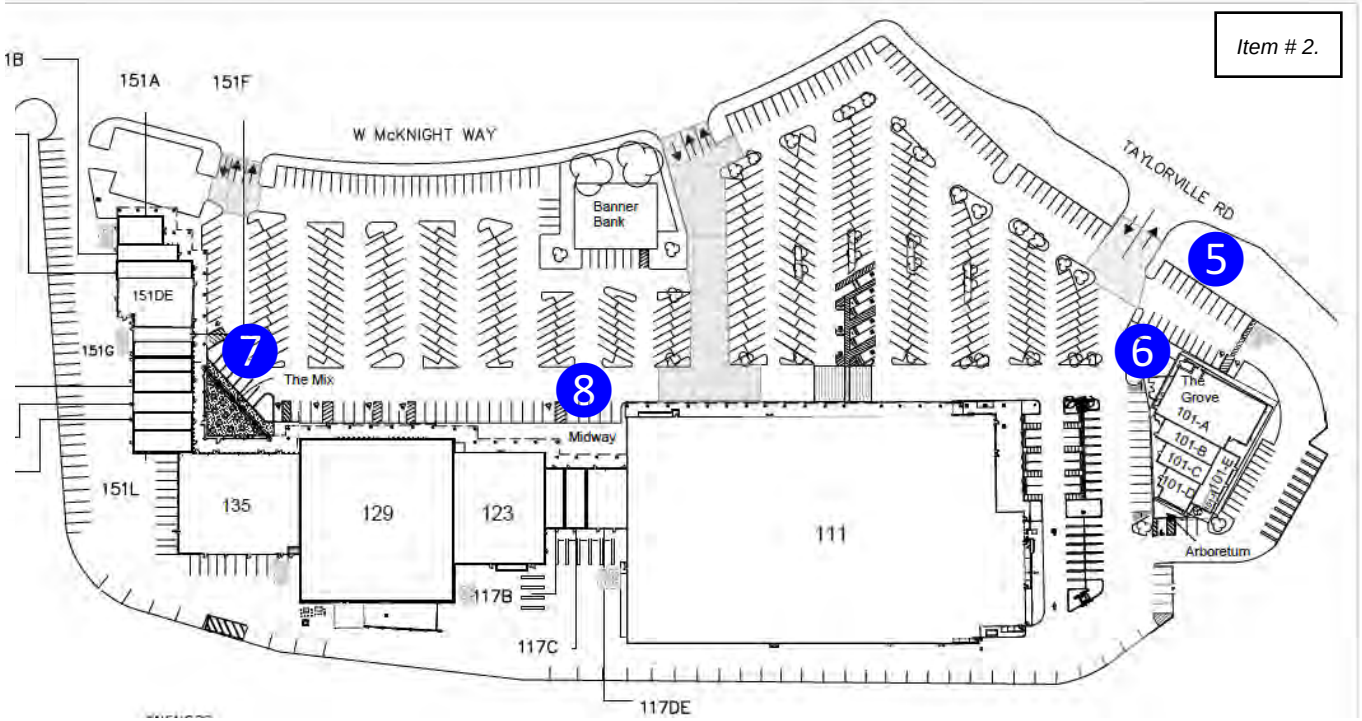
6

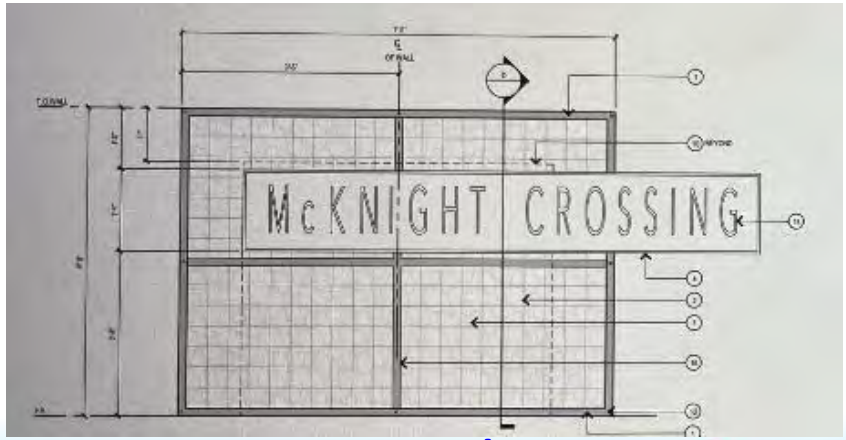


7



8





5

Proposed