



GRASS VALLEY

Development Review Committee Meeting

Tuesday, May 23, 2023 at 9:00 AM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

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

MEETING NOTICE

Development Review Committee 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 9:00 a.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

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

REGISTRATION FOR VIRTUAL MEETING

Registration Link:

<https://us06web.zoom.us/meeting/register/tZMsdeGhpjoiHdJNoMkceQPH56iZ7UiSpA64>

Please note that to register for the virtual meeting you will be required to provide an email address. If you wish to participate in the meeting without providing an email address, you may attend the meeting in person at 125 East Main Street, Grass Valley, CA 95945 in the Council Chambers.

CALL TO ORDER

ROLL CALL

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

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

GENERAL APPLICATION FOR REVIEW

- 1. Tentative Parcel Map and Development Review Permit (22PLN-37)** for the division of a ±11.77-acre parcel into two parcels of ±2.74 and ±9.03 acres and construction of a three-story ±42,000 square foot/80 room Holiday Inn Express. Location: 961 Plaza Drive(035-480-039) **RECOMMENDATION:** The Development Review Committee review and comment on the project and direct the applicant to revise the plans, based upon the DRC's comments, and bring back the project for further DRC consideration.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, May 23, 2022 at 9:00 AM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, May 18, 2022.

Taylor Day, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
May 23, 2023**

Prepared by: Lance E. Lowe, AICP, Principal Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Tentative Parcel Map and Development Review Permit for the division of a ±11.77-acre parcel into two parcels of ±2.74 and ±9.03 acres and construction of a three-story ±42,000 square foot/80 room Holiday Inn Express.
Location/APN: 961 Plaza Drive/035-480-039
Owner: Rajinder Singh, Grass Valley Hospitality, Inc.
Applicant: Jeff Morrish, NST Engineering, Inc.
Zoning/General Plan: Central Business (C-2) Zone/Commercial
Entitlements: Tentative Parcel Map and Development Review Permit
Environmental Status: TBD upon application completeness

RECOMMENDATION:

The Development Review Committee review and comment on the project and direct the applicant to revise the plans, based upon the DRC's comments, and bring back the project for further DRC consideration.

BACKGROUND:

In 2002, the City adopted a Mitigated Negative Declaration and approved the Olympia Plaza II Project. The project included the construction of six buildings on ±4.7 acres of the ±12-acre site. In total, ±52,000 square feet of commercial/office floor area was approved with 40 apartments, many of which would be constructed on second and third floors above the commercial spaces. Open space areas have been reserved on the properties at both the north and south ends of the property for preservation of trees and/or biological resources. The Olympia Plaza II Project expired in 2005.

Staff has been working with the applicant to refine the Holiday Inn Express project plans in accordance with City of Grass Valley Development Code, Community Design Guidelines and City Standards. Further refinement of the project plans is necessary and staff therefore requests the DRC's comments in this regard. Once the design is further refined, staff will schedule the project for further DRC consideration, including the appropriate environmental review.

PROJECT DESCRIPTION:

The Holiday Inn Express project requires two entitlements including a Tentative Parcel Map and Development Review Permit:

Tentative Parcel Map – The Tentative Parcel Map divides the ±11.77-acre parcel into two parcels of: Parcel 1 – ±2.74-acres and Parcel 2 – ±9.03-acres in the Central Business District (C – 2) Zone. Development of the ±42,000 square foot/80 room Holiday Inn Express is proposed on Parcel 1. No development is proposed on Parcel 2. The property fronts on Plaza Drive, a privately maintained two lane roadway thirty feet in width. Utilities will be extended from the west side of Plaza Drive.

Open spaces are reserved on both the north and south ends of the property for tree preservation and/or biological purposes.

Development Review Permit – A Development Review Permit is required for the construction of the three story ±42,000 square foot/80 room Holiday Inn Express building with related parking and landscaping on proposed Parcel 1. The project plans include the following Development Review Permit (i.e., Design Review) details:

Site Plan & Setbacks – The three-story, 80 room hotel is in the center of proposed Lot 1 with parking located to the west and south. The building is setback ±50 feet Plaza Drive and ±25 feet from the rear property line adjacent to residential uses (i.e. Timberwood Estates). To the north and south property lines, the building sits ±270 to ±180 feet respectively. The project complies with the City’s setbacks for the C – 2 Zone, which are 0 feet in the front; 0 feet on an interior side; 0 feet on a street side yard; and, 25 feet in the rear abutting residential uses.

Access & Circulation – Forty (40) and thirty (30) foot driveways are proposed at two locations on Plaza Drive at the center and south end of the property respectfully. All the internal roads are 25-28-foot-wide, which provides two-way traffic throughout the site.

Full road improvements will be required along the property frontage along Plaza Drive. The proposed improvements include curb, gutter, sidewalk, and paving on the eastern side of Plaza Drive.

Parking – A total of 85 on-site parking spaces are provided, including 65 standard spaces; 4 ADA accessible parking spaces; 16 compact spaces; and, 5 motorcycle spaces. The parking space dimensions and backing distances comply with City Parking Standards.

Table 3-3 of the City’s Development Code requires 1 space for each unit, plus 2 spaces for the manager or owner for the hotel requiring a total of 82 parking spaces total.

Landscaping – Conceptual Landscape plans are provided on Sheet 8 of 24. Landscaping is provided around the perimeter of the site and within the parking areas. The landscaping includes ground cover, decorative entryway shrubs, low shrubs, decorative trees and existing trees to be preserved along Plaza Drive.

Hotel Architectural Design – In addition to the 80 lodging rooms, the hotel includes registration, breakfast, fitness center, conference center, and laundry area facilities. An outdoor pool is proposed at the north end of the site. The three-story building has a total square footage of ±14,000 square feet on each floor for a total of ±42,000 square feet.

The building design is the typical branded Holiday Inn Express architecture with the following architecture details:

- Porte Coche with 6/12 hip roof at the front entryway with stone veneer pilasters (Gray & Brown) and corrugated metal roof (rusted);
- Exterior stucco walls on the primary facade (Gray) with rustable Corrugated Metal shed awnings;
- Stone veneer cultured stone (Gray & Brown) and Horizontal Lap Siding 1x8 (Gray) on the lower and upper pop-out facades;
- 6/12 hip and gable roof with gable end Board and Batt Hardie panel siding (Light gray);
- Prestige Composition Roofing (Slate color);

Trash Enclosure – A trash enclosure is located adjoining and southeast of the building. The materials of the trash enclosure include split-faced CMU with 1/12 shed roof and chain-link doors with slates.

Lighting – Lighting and Photometric Plans are provided on Sheet 9 – 10 of the project plans. Lighting for the project site includes parking lot pole lighting, pedestrian bollard fixtures and wall pack fixtures on the building. The parking lot lights are less than 20 feet in height. Bollard fixtures are located along the pedestrian paths. Exterior wall lighting fixtures are located at building entryways along the north, south and west elevations. The photometric plan is consistent with the City's lighting requirements with respect to light intensity and spillover onto adjoining properties. All lighting fixtures contain shields to direct lighting downward.

Grading and Retaining Walls – The project site is relatively level of grades of 5% from Plaza Drive to the rear of the property. The project is located at approximately $\pm 2,625$ feet above Mean Sea Level (MSL) at the north end of the site and $\pm 2,620$ feet at the southern end. The building finished floor is $\pm 2,626.50$

A retaining wall along the rear property line ranges in height from 4 feet at the north end of the site to 8 feet at the south end.

Drainage – A Hydrology Report has been prepared for the project dated February 10, 2023. The drainage is separated into thirteen (13) areas for the stormwater evaluations. The offsite drainage running on this property is cut off by the storm runoff management by Timberwood Estates on the south side of the parcel. The open space acts as a containment basin and contains storm run-off before it crosses over Plaza Drive. The 36-inch diameter culvert serves the run-off from the proposed hotel site during a 100-year event. The remainder of the storm run-off from the proposed hotel site flows down the east side of Plaza Drive.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, covered with native brush, groundcover and a number of large and small trees, and slopes down from the south to Plaza Drive, except the west portion of the site, where the site is traversed, northwest-southeast, by Olympia Creek, a tributary of Wolf Creek. Surrounding uses consist of a shopping and office center to the north, vacant land to the south, and offices and another shopping center to the east. A PG&E substation is located to the west of the site which fronts on Sutton Way (**Attachment 3 – Aerial Photograph**).

GENERAL PLAN AND ZONING:

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

Zoning: The property is within the Central Business (C-2) Zone. Hotels are permitted uses in the C – 2 Zone subject to Development Review Permit approval.

Site Plan and Design Recommendations: The following are suggested topics for review of the proposed project. The Development Review Committee should develop recommendations and request the applicant to modify the plans as appropriate.

1. Decorative paving should be added to both the entrance locations. The depth of the decorative paving should be a minimum of 15 feet.
2. Electric Vehicle parking spaces should also be provided in the parking calculations.
3. The building design shall be completed by a licensed Architect or building design professional pursuant to State law.
4. Architectural detailing in accordance with the Gold Country Architectural Standards and consistent with the City's Community Design Guidelines and recently approved projects in the Brunswick Basin should be added, including, but not limited to:
 - a. The Porte Coche should be more substantial as an entryway feature and include larger pilasters and a vertical element in its design. Note fire department requires a minimum 12-foot drive isle for access along the frontage.
 - b. Vertical and horizontal wall articulation, such as variation in the wall plane, color changes, or material use, should be used to visually divide the building into small sections.
 - c. Stucco siding should be reduced and replaced with natural materials on all elevations.
 - d. Shed roofs should be added over select windows on the front and rear elevations.
 - e. Varying roof lines, roof types and roof slopes should be provided (e.g. gable, hip, shed roof, 6/12-8/12, etc.) (Note fire department access requirements limits the height of the building to 29 feet 11 inches).
5. Additional landscaping should be installed along the rear of the property adjoining single family dwellings to the east. The landscaping should include ground cover, shrubs and decorative trees at 25 foot on center along the entire length of the rear property line. The landscaped buffer should be a minimum of ten-foot between the parking area and the property line; provided that the review authority (i.e. Planning Commission) may reduce this requirement where it determines that the site area is severely constrained.
6. Additional landscaping should also be provided in the parking lot south and west of the building at a ratio of one tree per 5 parking spaces.

7. A tree removal plan should be included showing all of the trees to be removed from the site. Preservation of as many trees as possible along the east property line is recommended.
8. The trash enclosure shall not be placed within twenty feet of abutting residential properties. Enclosures shall also be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
9. The trash enclosure shall incorporate metal doors into the design. Enclosure finishes should match the building in color and texture and shall include a minimum three-foot landscape buffer on all non-accessible sides.
10. Parking lot pole lighting should not exceed 20 feet in height. Building lighting should consist of gooseneck lighting or equivalent.
11. To separate commercial from residential land uses, a 6-foot-tall CMU retaining wall is required along the eastern property line.

ATTACHMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Site Photographs

Attachment 4 – Holiday Inn Express Project Plans dated April 4, 2023



ATTACHMENTS

961 Plaza Drive

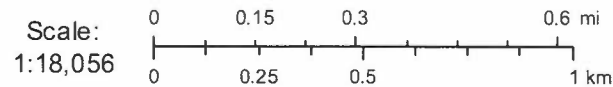
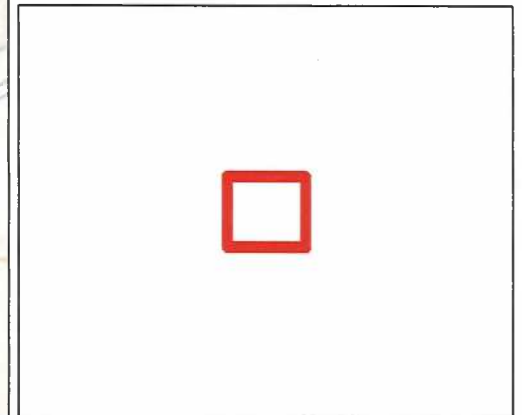
Item # 1.



Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$76,773.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A G'
General Plan: C GVCity, OS GVCity, UMD GVC
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Cse
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview



961 Plaza Drive

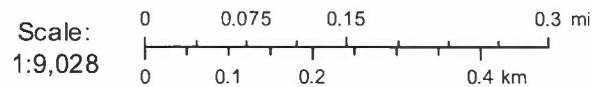
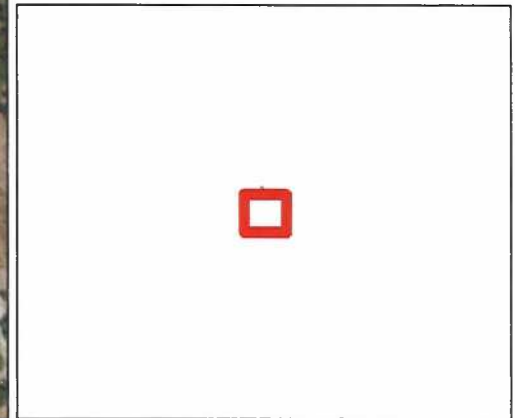
Item # 1.



Parcel APN: 035-480-039
961 PLAZA DRIVE

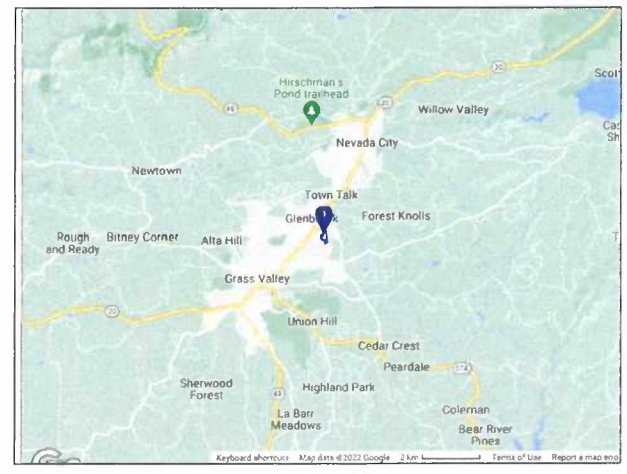
Land Value: \$76,773.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GV City, R-2A G'
General Plan: C GVCity, OS GVCity, UMD GV
Fire District: Grass Valley
Elementary Sch. Dist: Grass Valley
Water District:
Nevada Irrigation Dist: NID Water - Zone 1.0
Public Utility:
Park District:
Service Area: Solid Waste Grass Valley - Csa
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview

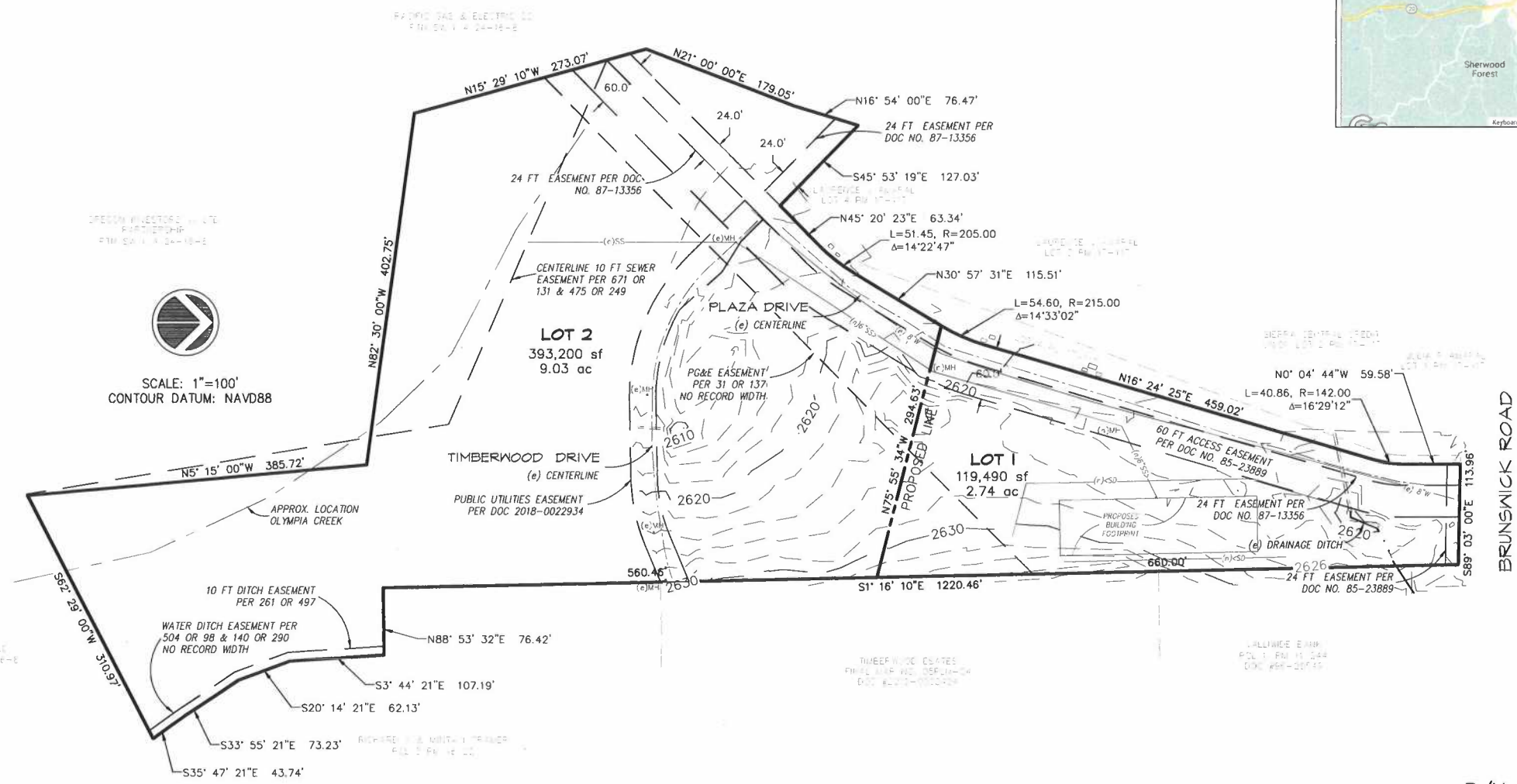


ATTACHMENT 3





VICINITY MAP
(NOT TO SCALE)



SCALE: 1"=100'
CONTOUR DATUM: NAVD88

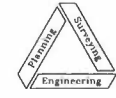
NOTES:
 RECORD OWNER:
 AMARAL FAMILY TRUST
 PO BOX 1657
 NEVADA CITY, CA 95959

 APN: 035-480-039
 SUBDIVIDER: RAJINDER SINGH
 7858 COOK RIOLO RD
 ANTELOPE, CA 95843

 PREPARED BY: VERN TEMPLETON,
 NST ENGINEERING, INC
 1495 RIVERSIDE DR
 SUSANVILLE, CA

 WATER SUPPLY: NEVADA IRRIGATION DISTRICT
 SEWAGE DISPOSAL: CITY OF GRASS VALLEY
 FIRE PROTECTION AGENCY: CITY OF GRASS VALLEY
 PUBLIC UTILITIES: PG&E

P/M NO. XX-XXX
PARCEL MAP
 FOR
AMARAL FAMILY TRUST
 IN PORTION SECTION 23 & 24, T.16 N., R.8 E., M.D.B.& M
 CITY OF GRASS VALLEY
 NEVADA COUNTY, CALIFORNIA

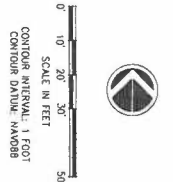
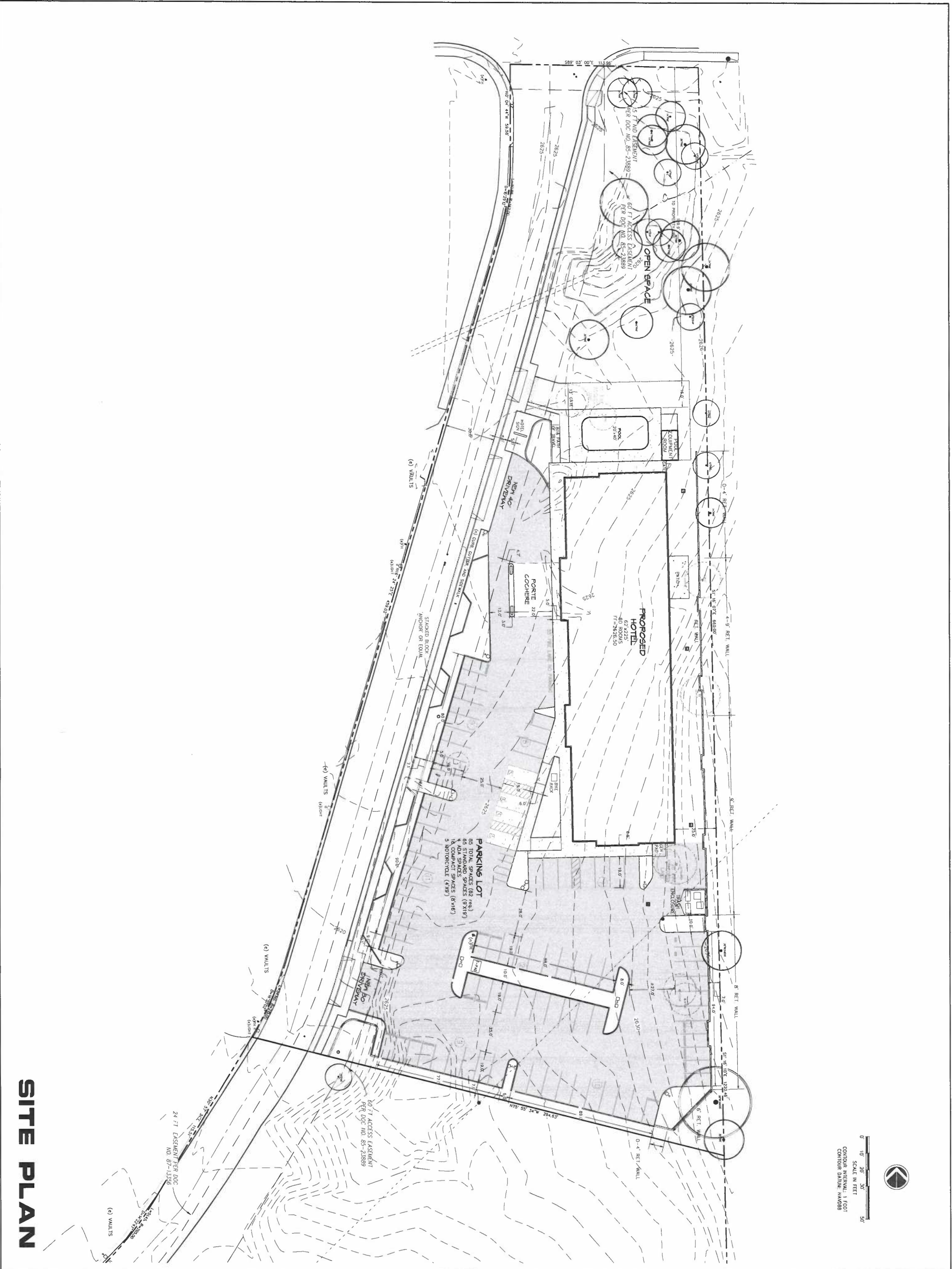


NST Engineering, Inc.
 1495 Riverside Drive
 Susanville, CA 96130
 (530) 257-5173

8/25/22

2022-90

SHEET 2 OF 2



SITE PLAN

Sheet No.
C1

Date: 4/1/23
Drawn: JB
Checked: JJK

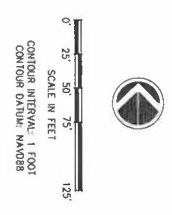
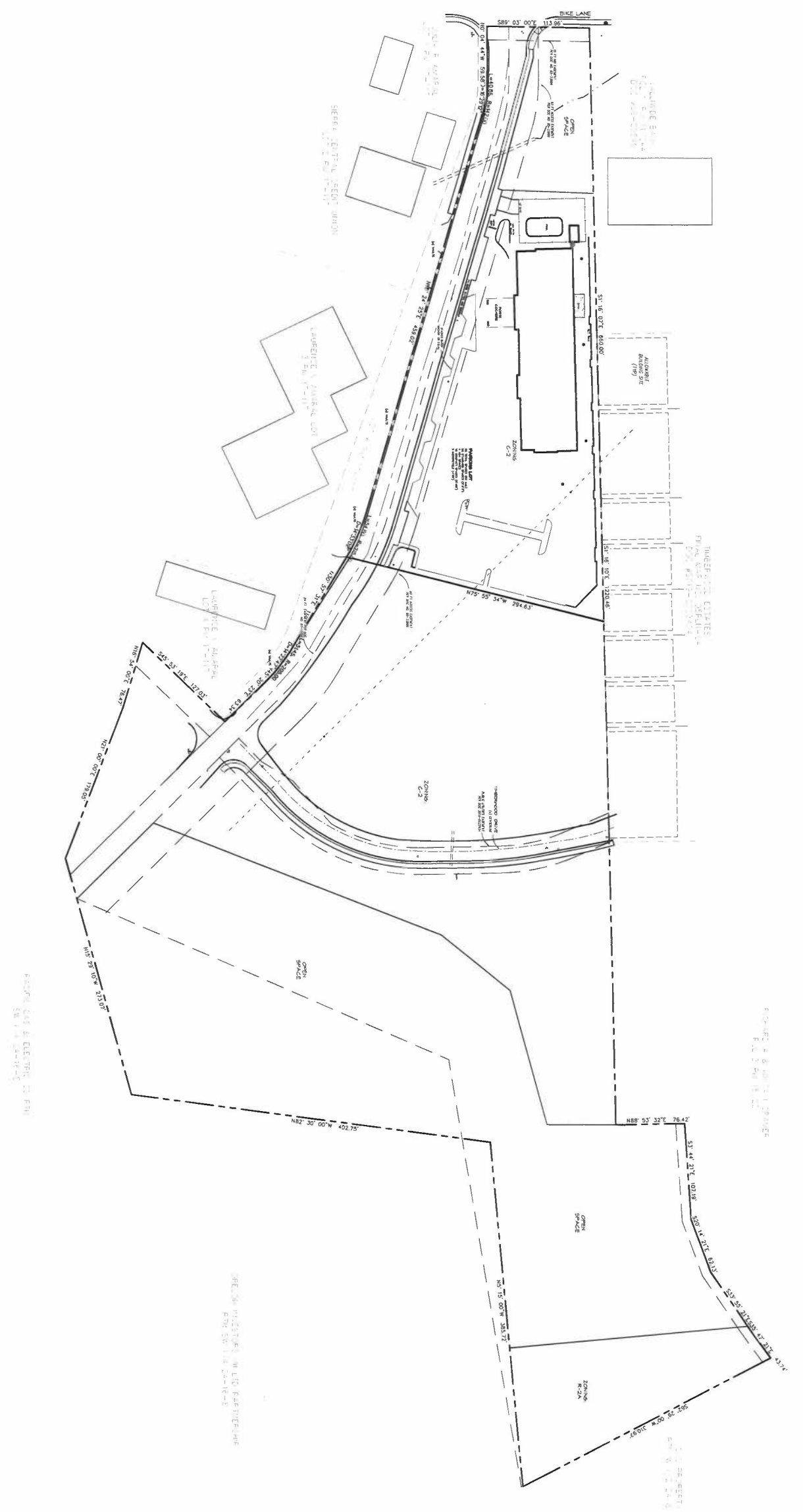
NST ENGINEERING, INC.
1495 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-6212

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-034

Engineer:

Revisions:

BRUNSWICK ROAD



NEIGHBORHOOD SITE PLAN

Job No. 22-00
File No. SITE 3

Of 6 Sheets
C1.1

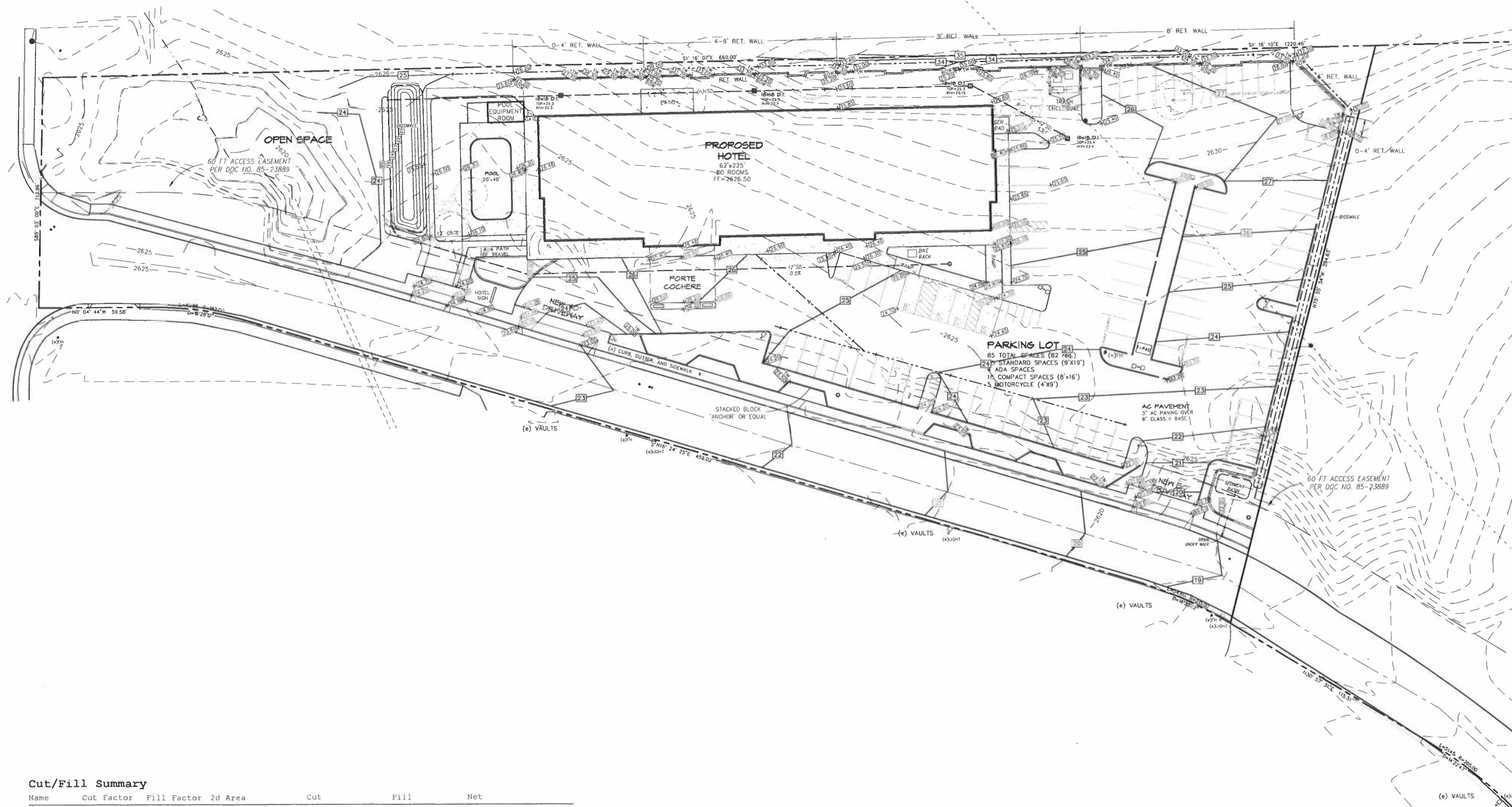
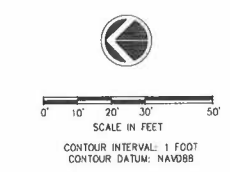
Sheet No.
Date: 4/4/23
Drawn: JB
Checked: JM

NST ENGINEERING, INC.
1445 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-6212

Project Title:
**PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS**
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

Engineer:

Revisions:



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface10	1.000	1.000	12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>
Totals			12161.10 Sq. Ft.	999.75 Cu. Yd.	30.95 Cu. Yd.	968.81 Cu. Yd.<Cut>

Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 461 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

NST ENGINEERING, INC.
 1445 Riverside Drive • Susanville, CA 96150
 Engineering • Planning • Surveying
 Phone: (530) 251-5175 Fax: (530) 251-6212

Date: 4/4/23
 Drawn: JB
 Checked: JM

Sheet No.
CR
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3

SITE GRADING PLAN

NST ENGINEERING, INC.
 1445 Riverside Drive • Susanville, CA 96150
 Engineering • Planning • Surveying
 Phone: (530) 251-5175 Fax: (530) 251-6212

**PROPOSED SITE PLAN FOR:
 HOLIDAY INN EXPRESS
 461 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-038**

Project Title:
 PROPOSED SITE PLAN FOR:
 HOLIDAY INN EXPRESS
 461 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-038

Engineer:
 [Signature]

Date: 4/4/23
 Drawn: JB
 Checked: JM

Sheet No.
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 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3

DRAINAGE STUDY

1. **EXISTING SITE**
 Description of existing site conditions, including topography, existing structures, and utilities. Includes a table for existing site data.

2. **PROPOSED DEVELOPMENT**
 Description of proposed development, including building footprints, parking areas, and site access. Includes a table for proposed development data.

3. **DRAINAGE SYSTEM**
 Description of the proposed drainage system, including stormwater collection, conveyance, and treatment. Includes a table for drainage system data.

4. **WATER QUALITY**
 Description of water quality requirements and proposed mitigation measures. Includes a table for water quality data.

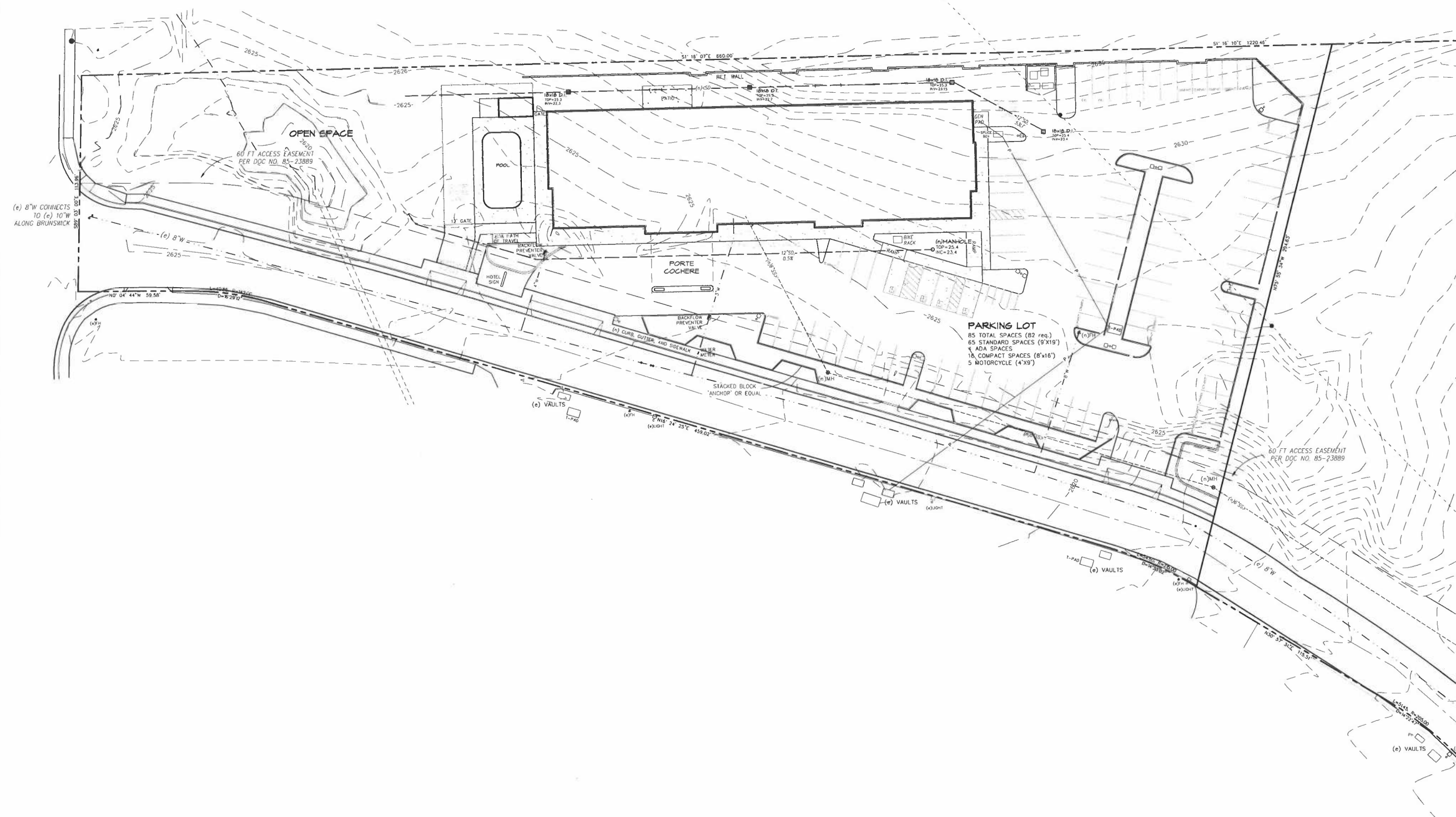
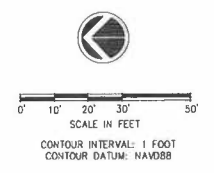
5. **CONSTRUCTION EROSION CONTROL**
 Description of erosion control measures during construction. Includes a table for construction erosion control data.

6. **POST-CONSTRUCTION MAINTENANCE**
 Description of post-construction maintenance requirements. Includes a table for post-construction maintenance data.

7. **CONCLUSIONS**
 Summary of findings and conclusions regarding the drainage study.

8. **APPENDICES**
 Additional data and information supporting the study, including maps, photos, and technical drawings.

Revisions



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 461 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-034

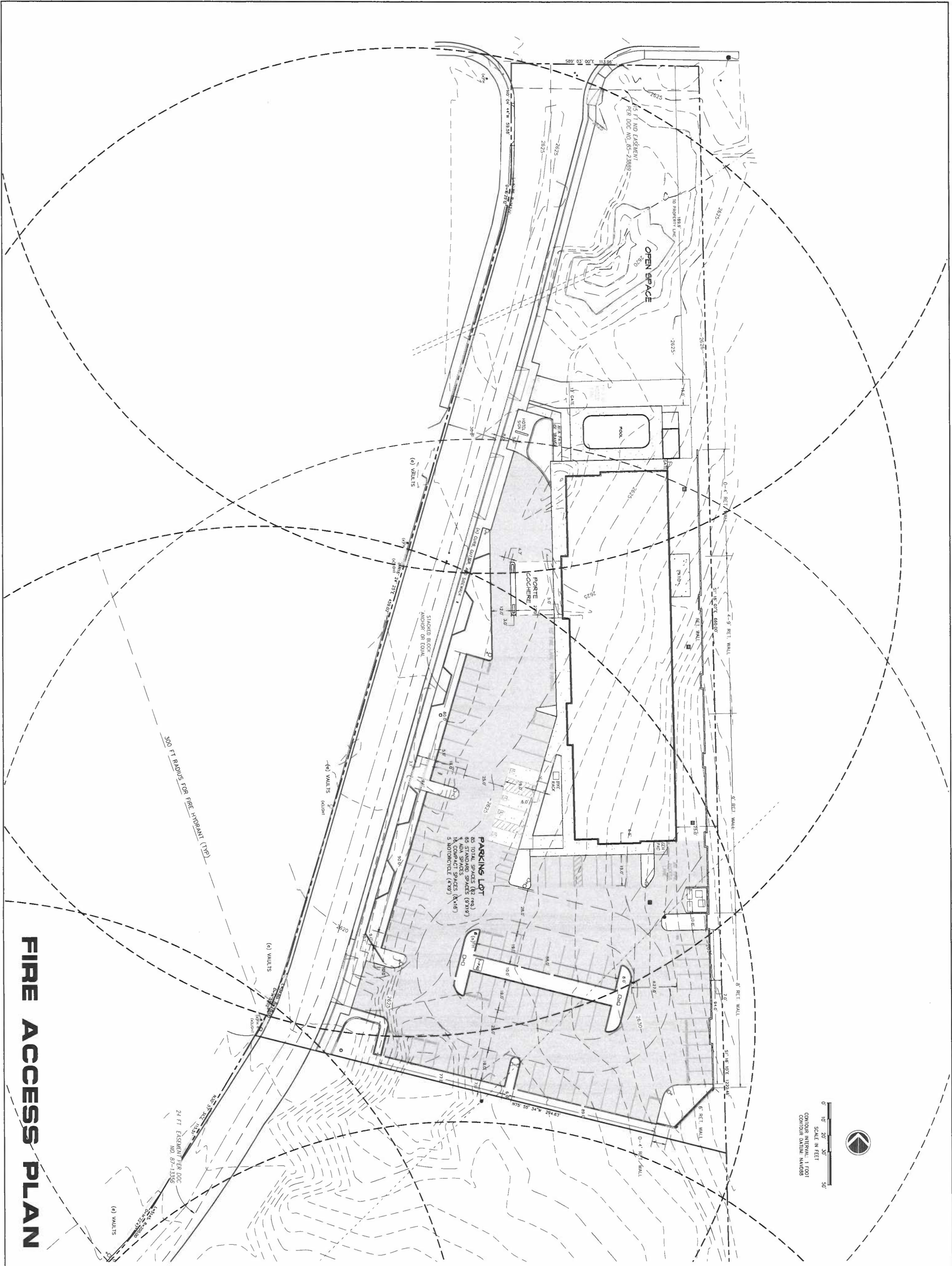
NST ENGINEERING, INC.
 1445 Riverside Drive • Susanville, CA 96190
 Engineering • Planning • Surveying
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Date: 4/4/23
 Drawn: JB
 Checked: JM

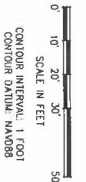
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 Of 6 Sheets

Job No. 2022-40
 File No. SITE 3

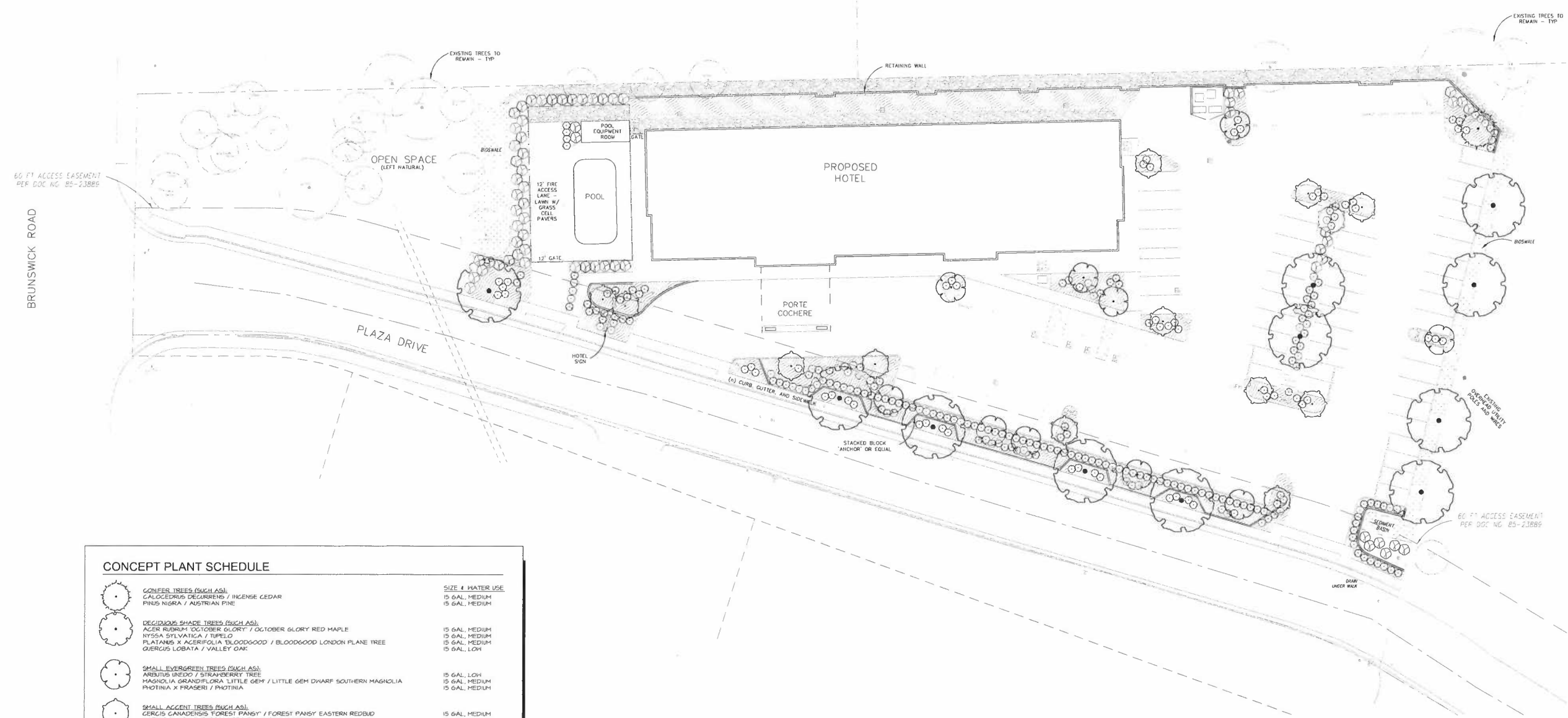
SITE UTILITY PLAN



FIRE ACCESS PLAN



Job No. 22-10 File No. SITE 3	Of 6 Sheets C4 Sheet No.	Date: 4/4/23 Drawn: JB Checked: JM	NST ENGINEERING, INC. 1495 Riverside Drive * Susanville, CA 96130 Engineering * Planning * Surveying Phone: (530) 257-5173 Fax: (530) 257-6212	Project Title: PROPOSED SITE PLAN FOR: HOLIDAY INN EXPRESS 961 PLAZA DRIVE GRASS VALLEY, NEVADA COUNTY, CALIFORNIA APN: 035-480-034	Engineer:	Revisions:
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CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Quantity	Water Use
Circle with dot	CONIFER TREES (SUCH AS): CALOCEDRUS DECAURENS / INCENSE CEDAR PINUS NIGRA / AUSTRIAN PINE	15	5 GAL. MEDIUM
Circle with horizontal lines	DECIDUOUS SHADE TREES (SUCH AS): ACER RUBRUM / OCTOBER GLORY / RED MAPLE NYSSA SYLVATICA / TUPelo PLATANUS X ACERIFOLIA / BLOODGOOD / LONDON PLANE TREE QUERCUS LOBATA / VALLEY OAK	15	5 GAL. MEDIUM
Circle with vertical lines	SMALL EVERGREEN TREES (SUCH AS): ARBITUS UNEDO / STRAWBERRY TREE MAGNOLIA GRANDIFLORA / LITTLE GEM / LITTLE GEM DWARF SOUTHERN MAGNOLIA POTINIA X FRASERI / POTINIA	15	5 GAL. LOW
Circle with diagonal lines	SMALL ACCENT TREES (SUCH AS): CERCIS CANADENSIS / FOREST PANSY / EASTERN REDBUD CORNUS FLORIDA / RUBRA / RED FLOWERING DOGWOOD LAGERSTROEMIA X TUSCARORA / TUSCARORA GRAPE MYRTLE PRUNUS CERASIFERA / KRAUTER VESUVIUS / PURPLE LEAF PLUM	15	5 GAL. MEDIUM
Circle with cross-hatch	ACCENT SHRUBS (SUCH AS): ABELIA X GRANDIFLORA / GLOSSY ABELIA CAMELLIA JAPONICA / CAMELLIA CISTUS X PURPUREUS / DRACID ROCKROSE CORNUS STOLONIFERA / RED TWIG DOGWOOD MAHONIA AQUIFOLIUM / COMPACTA / COMPACT OREGON GRAPE MILKENBERGIA CAPILLARIS / PINK CLOUD / PINK CLOUD PINK MILLY GRASS NYSSA AFRICANA / AFRICAN BOMBOOD NANDIHA DOMESTICA / COMPACTA / DWARF HEAVENLY BAMBOO PENNINGTON X EATON CANYON / EATON CANYON POUTAIN GRASS PHORUM TENAX / BRONZE BABY / BRONZE BABY NEW ZEALAND FLAX POLYSTICHUM HIBITUM / WESTERN SWORD FERN WOODWARDIA FIBRATA / GIANT CHAIN FERN	5	5 GAL. MEDIUM
Circle with vertical lines	SCREEN SHRUBS (SUCH AS): ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN / HOWARD MCMINN VINE HILL MANZANITA CEANOTHUS X JULIA PHILIPS / JULIA PHILIPS WILD LILAC ELAEAGNUS X EBBINGE / GILT EDGE / GILT EDGE SILVERBERRY GREVILLEA X NOELLII / NOEL GREVILLEA HETEROPHELES ARBUTIFOLIA / TOYON	5	5 GAL. LOW
Circle with horizontal lines	GRAVEL OR COBBLE AREAS: DECORATIVE GRAVEL AREA / OR SMALL RIVER WASHED COBBLE AREA	-	-
Circle with vertical lines	BIOSHALE 4 BASIN AREAS: BIO-FILTRATION GRASSES	SOD, MEDIUM	-
Circle with diagonal lines	GROUND COVERS (SUCH AS): ARCTOSTAPHYLOS X JOHN DORRLEY / JOHN DORRLEY MANZANITA CEANOTHUS GRISSEUS HORIZONTALIS / YANKEE POINT / YANKEE POINT CARHEL GREENER COTONEASTER DAMMER / LOWFAST / LOWFAST BEARBERRY / COTONEASTER JUNIPERUS HORIZONTALIS / BLUE CHIP / BLUE CHIP JUNIPER ROSMARINUS OFFICINALIS / HUNTINGTON CARPET / HUNTINGTON CARPET ROSEMARY VIRGA MINOR / COMMON PERIWINKLE	1	1 GAL. LOW
Circle with horizontal lines	LAWN AREA: LAWN WITH GRASS CELL PAVERS	SOD, HIGH	-

CONCEPTUAL LANDSCAPE PLAN NOTES

- THIS CONCEPTUAL LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY M2 ENGINEERS, INC. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
- LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF GRASS VALLEY AND STATE OF CALIFORNIA'S AB1601. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE CONCEPTUAL LANDSCAPE PLAN.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE. DRIP IRRIGATION SHALL BE USED TO THE EXTENT APPROPRIATE.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
- ENHANCED LANDSCAPE TREATMENT WITH ACCENT SHRUBS AND GROUND COVERS SHALL BE PROVIDED AT THE PROJECT STREET ENTRIES.
- EXISTING TREES, SHOWN ON THE PLAN, ARE TO REMAIN IF DETERMINED TO BE HEALTHY BY AN ARBORIST.
- REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDINGS, PAVING, UTILITIES, AND SITE IMPROVEMENTS.

CONCEPTUAL WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): 48.0

HYDROZONE #	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR	
REGULAR LANDSCAPE AREAS									
1 - MED. W.U.		0.5	DRIP	0.81	0.62	5,120	3,174	94,470	
2 - LOW W.U.		0.2	DRIP	0.81	0.25	8,710	2,178	64,802	
4 - HIGH W.U.		0.8	SPRAY	0.75	1.07	1,055	1,129	33,505	
TOTALS:							14,885	6,481	
ETWU TOTAL:								192,887	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):								199,340	
WHERE MAWA = (ETO) (0.62) (ETAF x LA)									
MAWA: (48.0) (0.62) (0.45 x 14,885) = 199,340 GALLONS PER YEAR									
ETAF CALCULATIONS									
REGULAR LANDSCAPE AREAS									
TOTAL ETAF x AREA							6,481		
TOTAL AREA							14,885		
AVERAGE ETAF							0.44		
NOTE:								AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.	



CONCEPTUAL LANDSCAPE PLAN

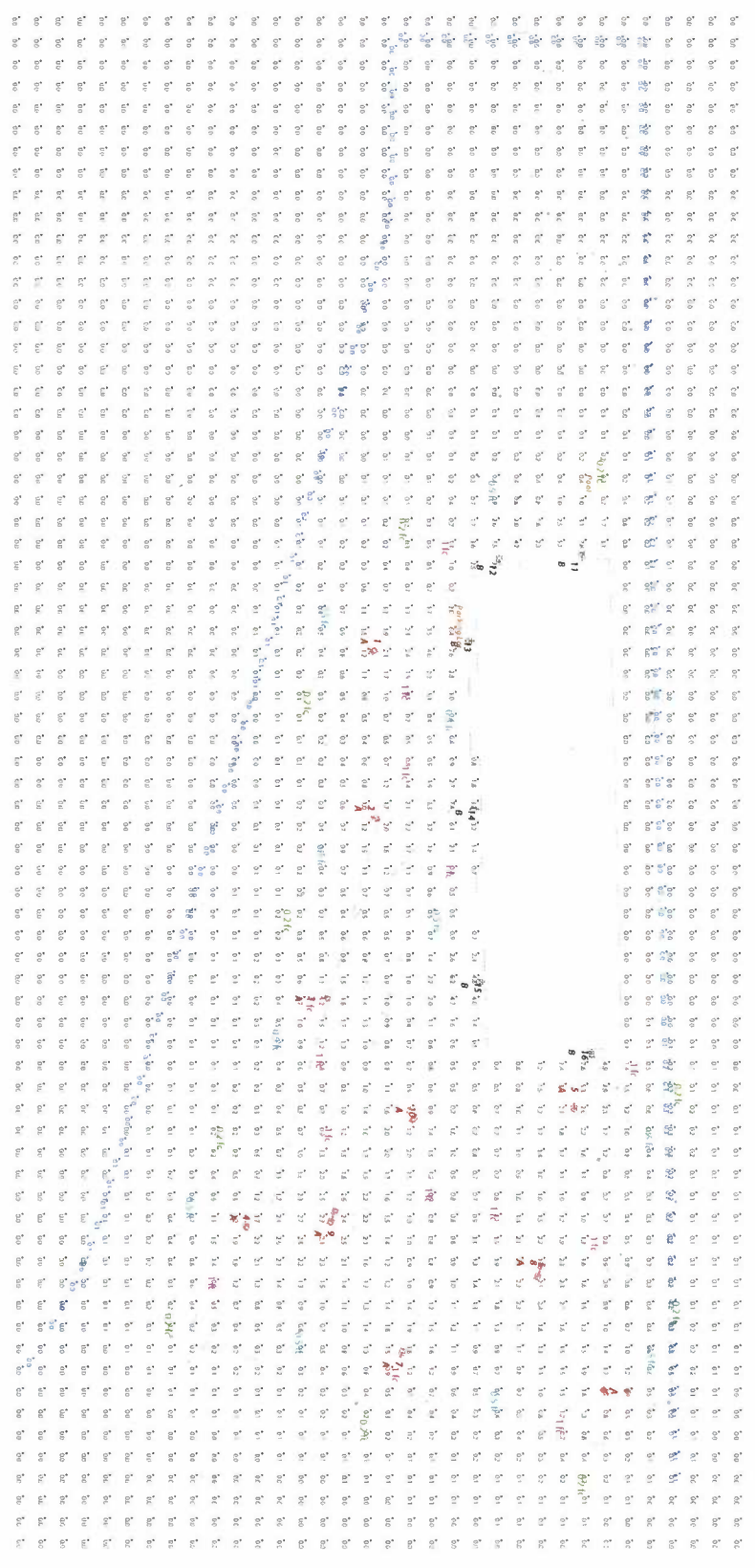
HOLIDAY INN EXPRESS
961 PLAZA DRIVE, GRASS VALLEY, CA



0' 10' 20' 40'

SCALE: 1" = 20'-0"
C-101-23
JAN. 27, 2023

Scale: 1 inch= 30 Ft.



Prepared For:
 ElectroRep
 2015 Bridgeway # 201
 Sausalito, CA 94965
 Tel: 415-332-4100

Job Name:
 Grass Valley Hotel
 Grass Valley, CA
 Lighting Layout
 Version A

Scale: as noted PROJECT #206390
 Date 2/17/2023 CASE #1035849
 Filename: Grass Valley Hotel Lig Layout 1035849A.dwg
 Drawn By: dvento

The Lighting Intensity (Lux) and/or Foot-Candle ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design information and calculations used by RAB. It is not a guarantee of lighting system performance. RAB does not warrant, either implied or stated, not represents the acceptability, completeness or suitability of the Lighting Design. RAB does not warrant, either implied or stated, not represents the acceptability, completeness or suitability of the Lighting Design. RAB does not warrant, either implied or stated, not represents the acceptability, completeness or suitability of the Lighting Design. RAB does not warrant, either implied or stated, not represents the acceptability, completeness or suitability of the Lighting Design.

Filename: Z:\06 Files\ElectroRep-Eggs Electrical Group\Susanville 111800\grass valley hotel\Working Files\AGI\Grass Valley Hotel Lig Layout 1035849A AGI

LIGHTING PLAN

PLOT TO 24 X36 PAD

Job No. 2023-10
 File No. SITE 3
 Of 6 Sheets
CS
 Sheet No.

Date: 4/4/23
 Drawn: JIB
 Checked: JM

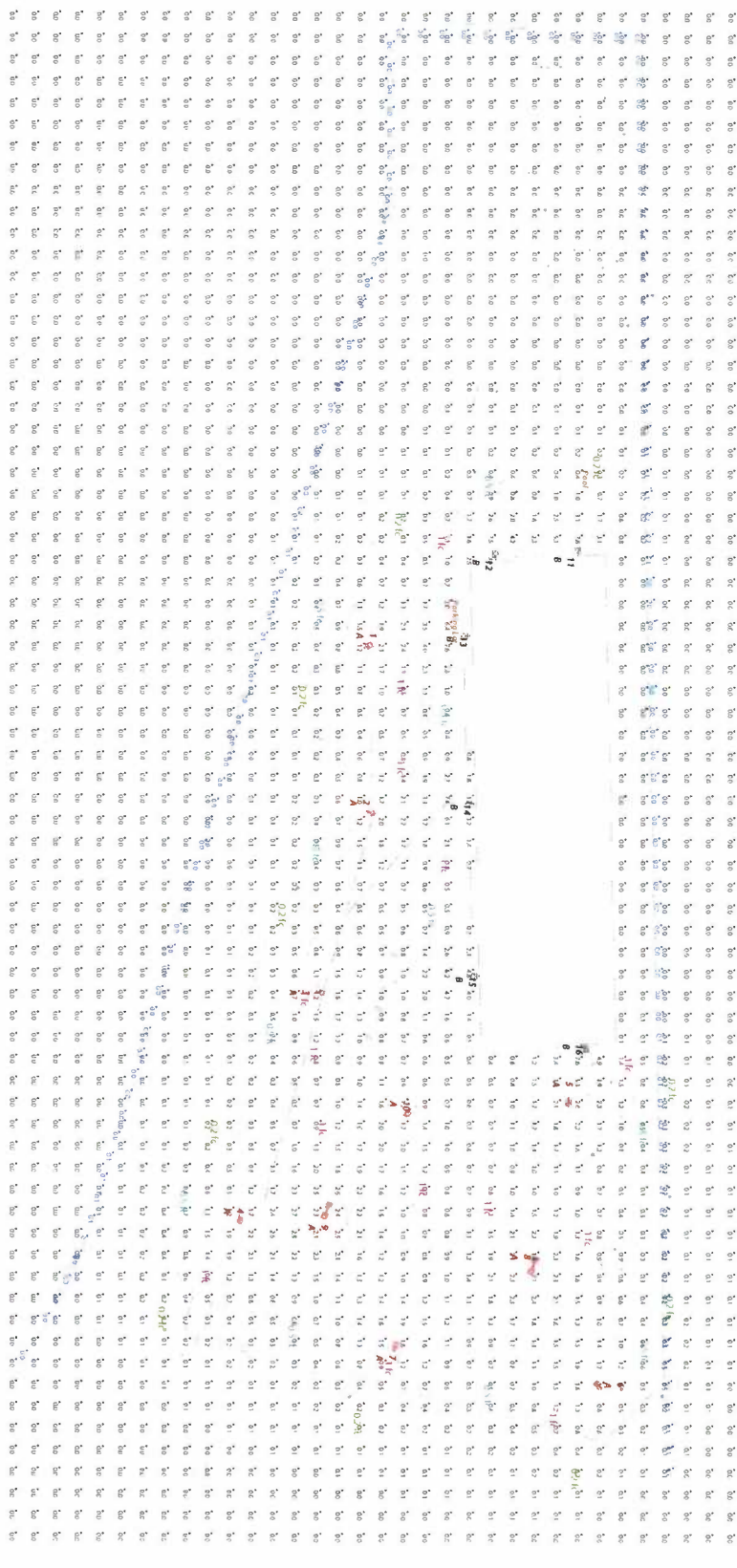
NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

Engineer:

Revisions:		

Scale: 1 inch= 30 Ft.



LIGHTING PLAN



Prepared For:
ElectroRep
2015 Bridgeway # 201
Sausalito, CA 94965
Tel: 415-332-4100

Job Name:
Grass Valley Hotel
Grass Valley, CA
Lighting Layout
Version A

Scale: as noted
PROJECT #206390
Date: 2/17/2023
CASE #1035849
Filename: Grass Valley Hotel Lig Layout 1035849A
Drawn By: dvento

The Lighting Analysis, E-Value, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Electrical Group ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual best prediction. RAB does not warrant, either in writing or otherwise, actual measured light levels, energy consumption levels or any other performance metrics provided by the Lighting Design. RAB does not warrant, either in writing or otherwise, the appropriateness, completeness or suitability of the Lighting Design as a compliance with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted to RAB. The Lighting Design is issued as a professional engineering document and is not intended for construction nor as a part of a project's construction documentation package. RAB does not warrant, either in writing or otherwise, the accuracy of the information and data provided to RAB. The Lighting Design is issued as a professional engineering document and is not intended for construction nor as a part of a project's construction documentation package. RAB does not warrant, either in writing or otherwise, the accuracy of the information and data provided to RAB. The Lighting Design is issued as a professional engineering document and is not intended for construction nor as a part of a project's construction documentation package.

Filename: Z:\Job Files\Electrorep\Edges Electrical Group\Susanville 111800grass valley hotel\Working Files\AGI\Grass Valley Hotel Lig Layout 1035849A.AGI

PLOT TO 24X36.PA3

Job No. 2022-06
File No. SITE 3

OT 6 Sheets

CS

Sheet No.

Date: 4/1/23
Drawn: JB
Checked: JM

NST ENGINEERING, INC.

1495 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-6272

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
461 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

Engineer:

Revisions:			

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpLr	PtSpTb	Meter Type
Property Line	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.	Readings taken at grade	10	N.A.	Horizontal
Site Lighting	Illuminance	Fc	0.33	7.8	0.0	N.A.	N.A.	Readings taken at grade	10	10	Horizontal
Parking Lot	Illuminance	Fc	1.23	7.4	0.2	6.15	37.00	Readings taken at grade			
Pool	Illuminance	Fc	2.73	7.8	0.7	3.90	11.14	Readings taken at grade			

Luminaire Schedule

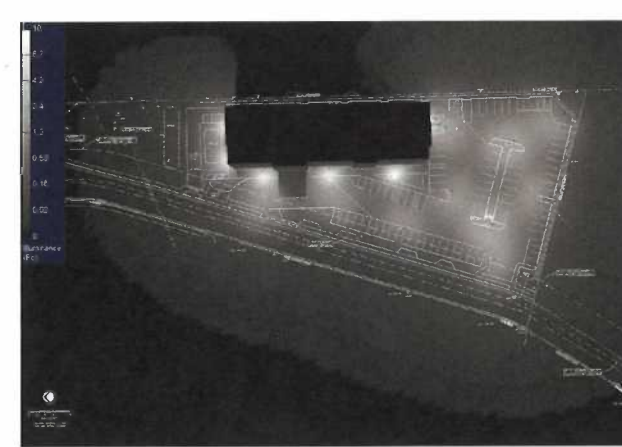
All quotes/orders generated from this layout must be forwarded to the Local Rep Agency

Symbol	Qty	Tag	Label	Arrangement	LLF	Lum. Lumens	Description	Lum. Watts	BUG Rating
1	2	A	IVAT4-45LPA730ZU WS2 x 2	Back-Back	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2
2	8	A	IVAT4-45LPA730ZU WS2	Single	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2
3	6	B	IVAT4-45LWM730ZU	Single	1.000	4639	WALL MOUNT	37.9154	B1-U0-G2

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	288.003	240.235	22	116.712	0
2	A	363.002	241.229	22	67.282	0
3	A	445.995	218.151	22	73.175	0
4	A	549.128	182.905	22	7.805	0
5	A	494.786	334.044	22	359.956	0
6	A	628.494	349.472	22	226.706	0
7	A	611.282	254.016	22	160.55	0
8	A	571.967	317.98	22	338.303	0
8	A	571.967	317.98	22	518.303	0
9	A	547.028	223.091	22	338.303	0
9	A	547.028	223.091	22	518.303	0
10	A	500.036	261.483	22	326.952	0
11	B	245.377	338.201	12	180.585	0
12	B	246.998	300.474	12	180.627	0
13	B	282.185	288.72	12	270	0
14	B	359.609	290.626	12	270	0
15	B	438.766	293.047	12	270.254	0
16	B	469.865	342.112	12	0.402	0

Total Quantity: 18



NOTES

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF. In accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illuminance values shown (in foot-candles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (invention point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires, and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's installer's and/or user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end user must provide accurate and complete construction drawings that reflect what will be built. RAB Lighting Design is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/pat.

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* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued as a whole or in part as advisory documents for informational and convenience purposes only. It is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

PLOT TO 24"X36" PAGE

The Lighting Analysis, ETLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Scale: as noted
Date: 2/17/2023
Filename: Grass Valley Hotel Lig Layout 1035849A.dwg
Drawn By: dvento

PROJECT #206390
CASE #1035849

Job Name:
Grass Valley Hotel
Grass Valley, CA
Lighting Layout
Version: A

Prepared For:
ElectroRep
2015 Bridgeway # 201
Sausalito, CA 94965
TEL: 415-332-4100

RAB
4250 Lake Street, Newark, NJ 07104
908-333-3333

Revisions:

Engineer:

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
461 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-034



NST ENGINEERING, INC.
1415 Riverside Drive • Susanville, CA 96150
Engineering • Planning • Surveying
Phone: (530) 251-5178 Fax: (530) 251-6272

Date: 4/4/23
Drawn: JB
Checked: JM

Sheet No.
C5.1
Of 6 Sheets

Job No. 2022-90
File No. SITE 3

LIGHTING PLAN

<p>IVAT4-45LPA730ZU/WS2 RAB</p>  <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p> <p>Driver Info Type: Constant Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Electrical Driver: 18W, 12V, 1.5A Dimming Driver: DALI 2, 0-10V, 1-10V THD: < 20% Power Factor: > 0.95 UL Listed</p> <p>Warranty & Compliance 5 Year Warranty RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Dimensions Length: 14.8 in Height: 7.4 in Width: 4.1 in</p> <p>Technical Specifications (continued) Construction: Cold Weather Starting Maximum Ambient Temperature: 100°F Warranty: 5 Year Green Technology: RoHS Compliant Sensor Specifications: Multi-Level Motion Sensor Mounting: Flush Mount</p> <p>Optical Beam Spread: 60° Effective Projected Area: 1.5 sq ft Footcandle: 114 Illuminance: 1000 lux Color Rendering Index: 90 Color Temperature: 3000K</p> <p>Ordering Matrix</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p>	<p>IVAT4-45LPA730ZU/WS2 RAB</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p> <p>Driver Info Type: Constant Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Electrical Driver: 18W, 12V, 1.5A Dimming Driver: DALI 2, 0-10V, 1-10V THD: < 20% Power Factor: > 0.95 UL Listed</p> <p>Warranty & Compliance 5 Year Warranty RoHS Compliant REACH Compliant California Title 24 DALI Compliant 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Footcandle: 114 Illuminance: 1000 lux Color Rendering Index: 90 Color Temperature: 3000K</p> <p>Ordering Matrix</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p>
<p>PS4-11-20D2 RAB</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p> <p>Driver Info Type: Constant Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Electrical Driver: 18W, 12V, 1.5A Dimming Driver: DALI 2, 0-10V, 1-10V THD: < 20% Power Factor: > 0.95 UL Listed</p> <p>Warranty & Compliance 5 Year Warranty RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Dimensions Length: 11.0 in Height: 2.0 in Width: 2.0 in</p> <p>Technical Specifications (continued) Construction: Cold Weather Starting Maximum Ambient Temperature: 100°F Warranty: 5 Year Green Technology: RoHS Compliant Sensor Specifications: Multi-Level Motion Sensor Mounting: Flush Mount</p> <p>Optical Beam Spread: 60° Effective Projected Area: 1.5 sq ft Footcandle: 114 Illuminance: 1000 lux Color Rendering Index: 90 Color Temperature: 3000K</p> <p>Ordering Matrix</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p>	<p>IVAF4-45LWM730ZU RAB</p>  <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p> <p>Driver Info Type: Constant Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Electrical Driver: 18W, 12V, 1.5A Dimming Driver: DALI 2, 0-10V, 1-10V THD: < 20% Power Factor: > 0.95 UL Listed</p> <p>Warranty & Compliance 5 Year Warranty RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Dimensions Length: 14.8 in Height: 7.4 in Width: 4.1 in</p> <p>Technical Specifications (continued) Construction: Cold Weather Starting Maximum Ambient Temperature: 100°F Warranty: 5 Year Green Technology: RoHS Compliant Sensor Specifications: Multi-Level Motion Sensor Mounting: Flush Mount</p> <p>Optical Beam Spread: 60° Effective Projected Area: 1.5 sq ft Footcandle: 114 Illuminance: 1000 lux Color Rendering Index: 90 Color Temperature: 3000K</p> <p>Ordering Matrix</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p>	<p>IVAF4-45LWM730ZU RAB</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p> <p>Driver Info Type: Constant Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 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Current Input: 85-265V Output: 12V Current: 1.5A Power: 18W Efficiency: 85%</p> <p>LED Info Watt: 18W Lumen Output: 1700lm CRI: > 90 Beam Angle: 60° Temp: 3000K Life: 50,000 hrs</p> <p>Technical Specifications Compliance UL Listed RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Electrical Driver: 18W, 12V, 1.5A Dimming Driver: DALI 2, 0-10V, 1-10V THD: < 20% Power Factor: > 0.95 UL Listed</p> <p>Warranty & Compliance 5 Year Warranty RoHS Compliant REACH Compliant California Title 24 DALI Compliant 0-10V Dimmable DALI Dimmable DALI 2 Compliant</p> <p>Dimensions Length: 14.8 in Height: 7.4 in Width: 4.1 in</p> <p>Technical Specifications (continued) Construction: Cold Weather Starting Maximum Ambient Temperature: 100°F Warranty: 5 Year Green Technology: RoHS Compliant Sensor Specifications: Multi-Level Motion Sensor Mounting: Flush Mount</p> <p>Optical Beam Spread: 60° Effective Projected Area: 1.5 sq ft Footcandle: 114 Illuminance: 1000 lux Color Rendering Index: 90 Color Temperature: 3000K</p> <p>Ordering Matrix</p> <p>Project: _____ Type: _____ Prepared By: _____ Date: _____</p>

Revisions:

Engineer:

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
461 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

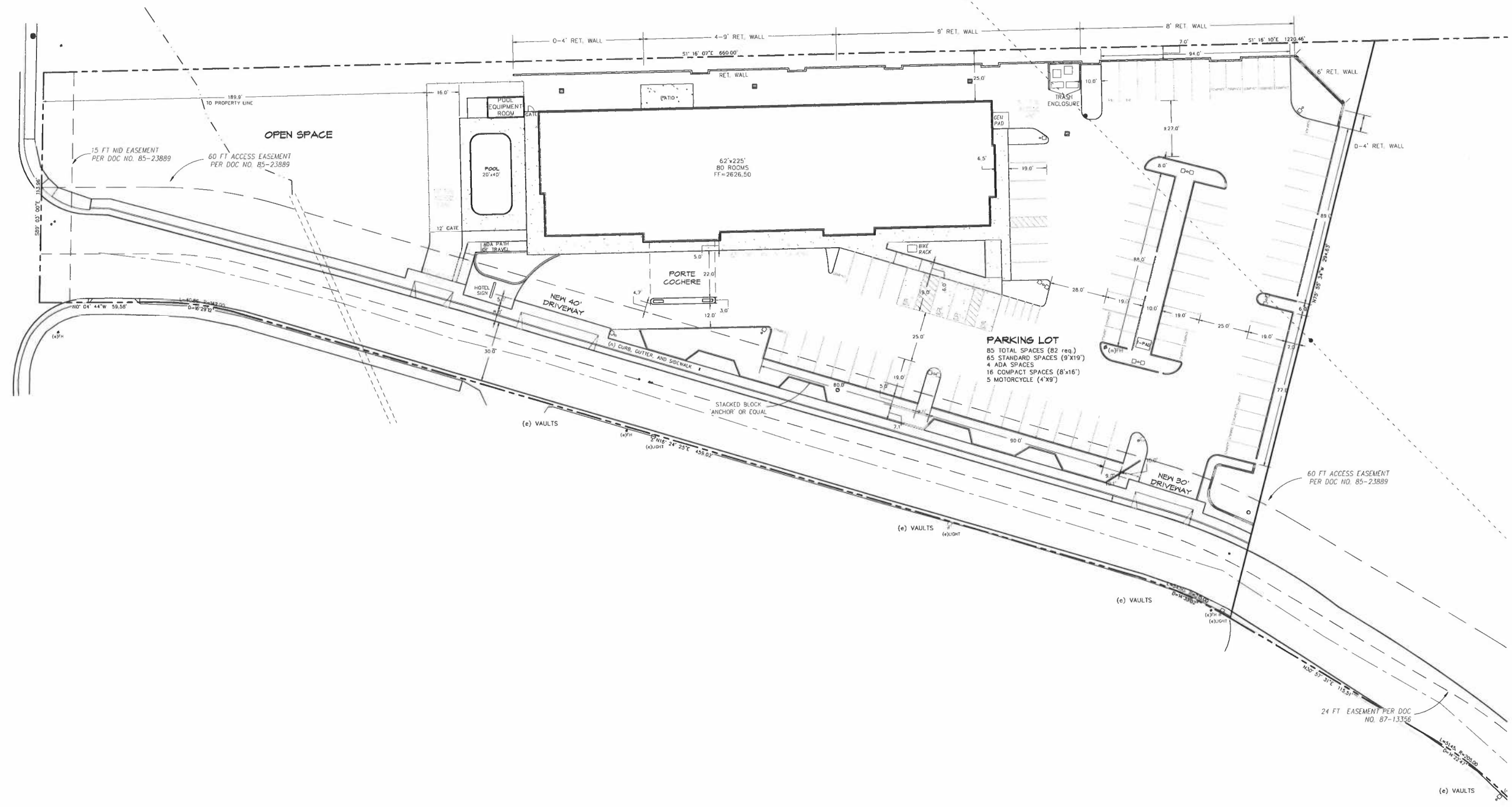
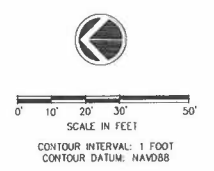
NST ENGINEERING, INC.
1445 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 251-5118 Fax: (530) 251-6212

Date: 4/4/23
Drawn: JB
Checked: JM

Sheet No.
C5.2
Of 6 Sheets

Job No: 2022-40
File No: SITE 3

LIGHTING SPECIFICATIONS



Revisions:

Engineer:

Project Title:
 PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
 961 PLAZA DRIVE
 GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
 APN: 035-480-039

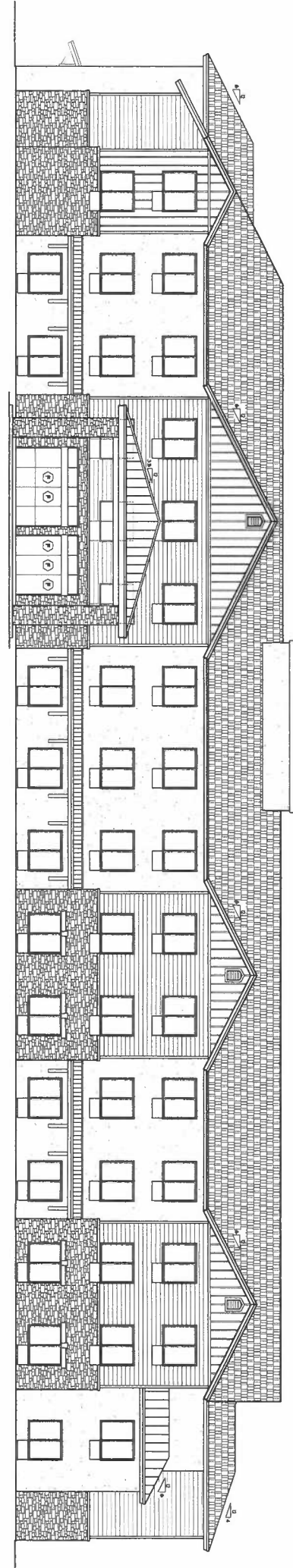
NST ENGINEERING, INC.
 1445 Riverside Drive • Susanville, CA 96130
 Engineering • Planning • Surveying
 Phone: (530) 257-5175 Fax: (530) 257-6212

Date: 4/4/23
 Drawn: JB
 Checked: JM

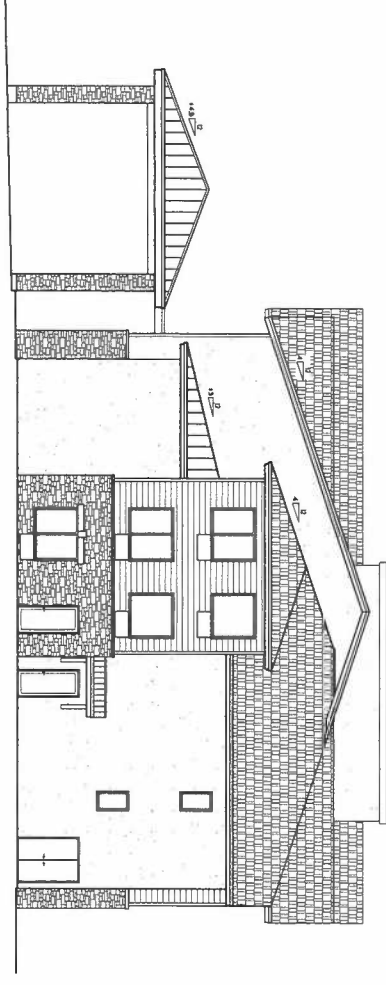
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Job No. 22-90
 File No. SITE 3

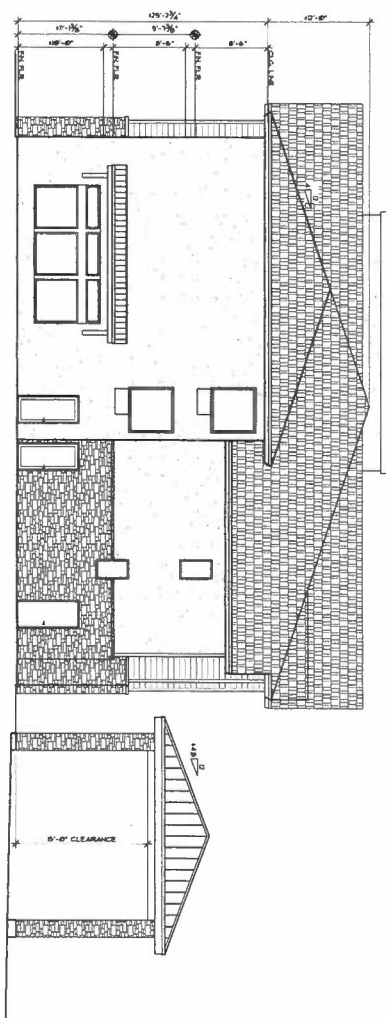
STRIPING PLAN



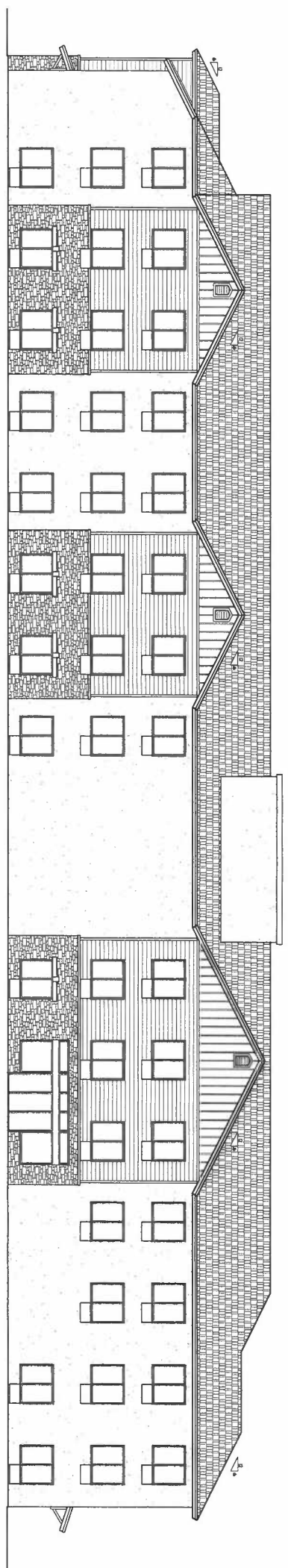
FRONT ELEVATION - West
SCALE 1/8" = 1'-0"



SIDE ELEVATION - South
SCALE 1/8" = 1'-0"



SIDE ELEVATION - North
SCALE 1/8" = 1'-0"



REAR ELEVATION - East
SCALE 1/8" = 1'-0"

Revisions:

Engineer:

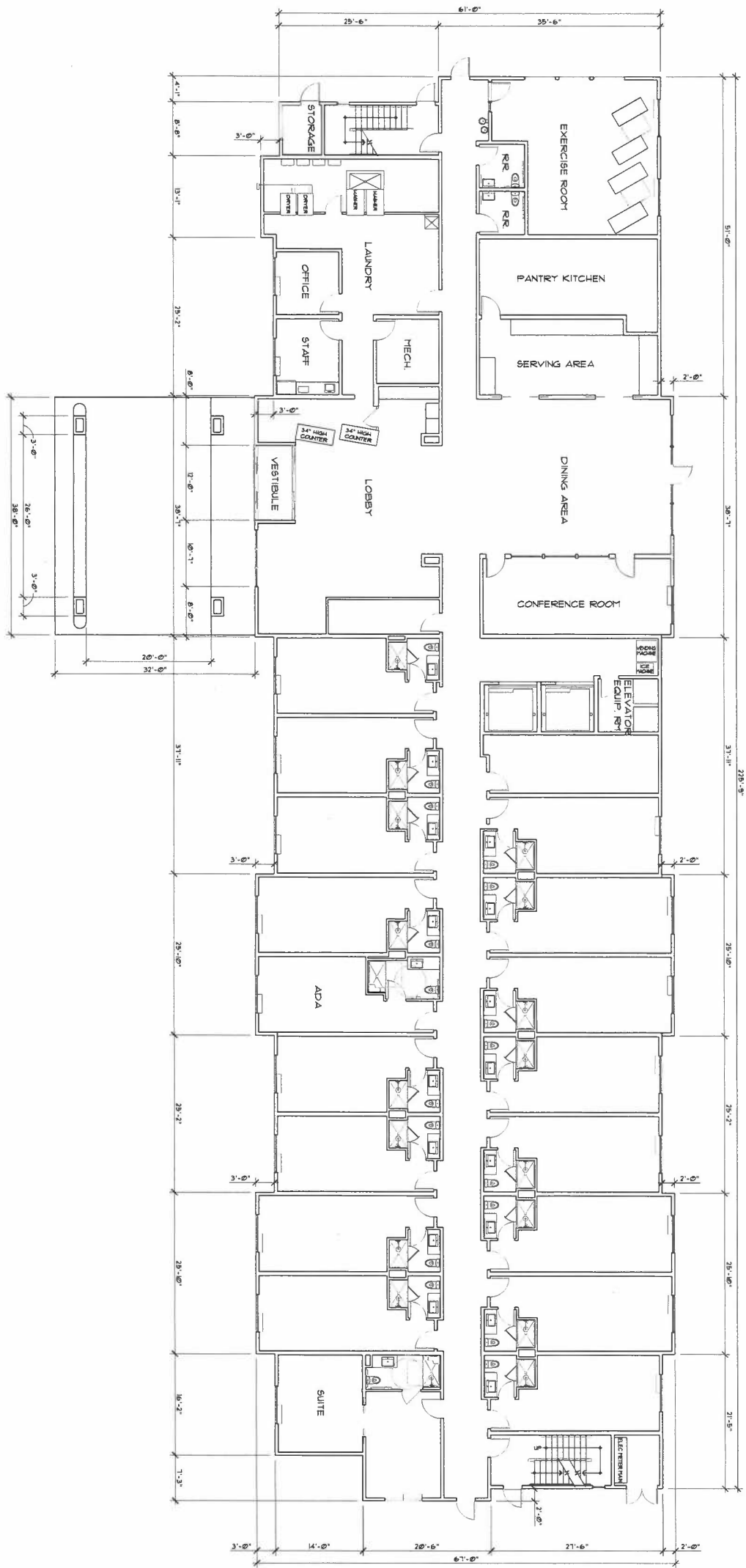
Project Title: A.P.N. ---
 PROPOSED HOTEL for:
 HOLIDAY INN EXPRESS HOTEL
 GRASS VALLEY
 NEVADA COUNTY, CALIFORNIA

NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
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 Phone: (530) 257-5173 Fax: (530) 257-6272

Date: 11/9/2022
 Drawn: TM
 Checked: JM

Sheet No.
A1
 Of 2 Sheets

Job No. 2022-30
 File No. PRELIMS



PROPOSED FLOOR PLAN (1ST FLR.)
SCALE 1/8" = 1'-0"

Job No. 2022-90
File No. PRELIMS

Sheet No. **A2**
Of 2 Sheets

Date 11/3/2022
Drawn TM
Checked JM

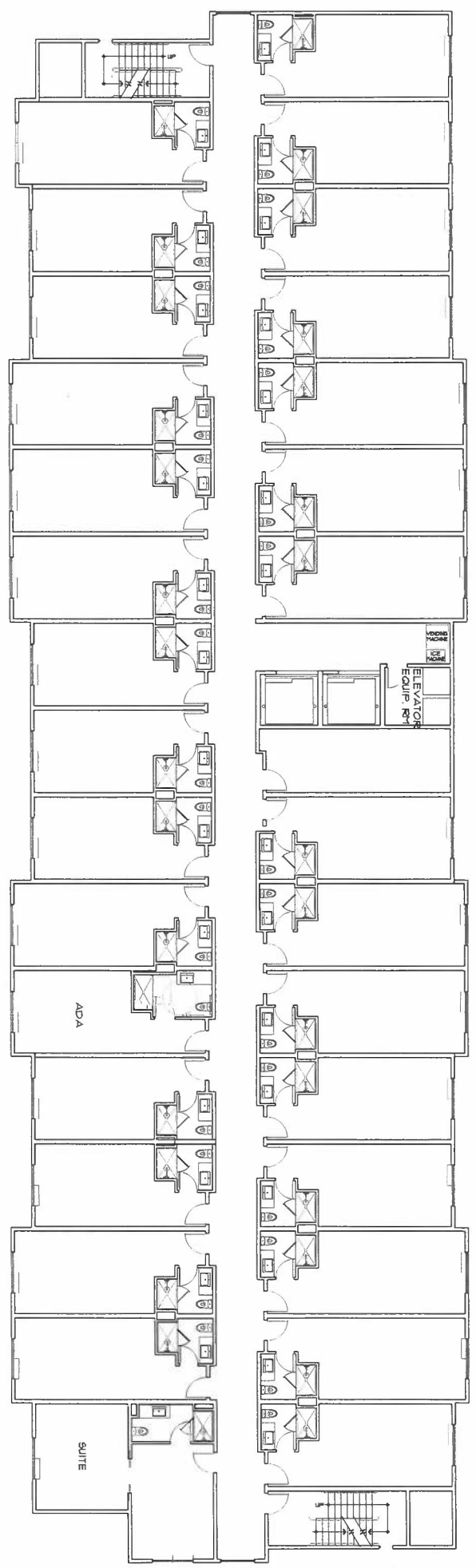
NST ENGINEERING, INC.
1495 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone (530) 257-5173 Fax (530) 257-6272

Project Title: PROPOSED HOTEL for:
HOLIDAY INN EXPRESS HOTEL
GRASS VALLEY
NEVADA COUNTY, CALIFORNIA

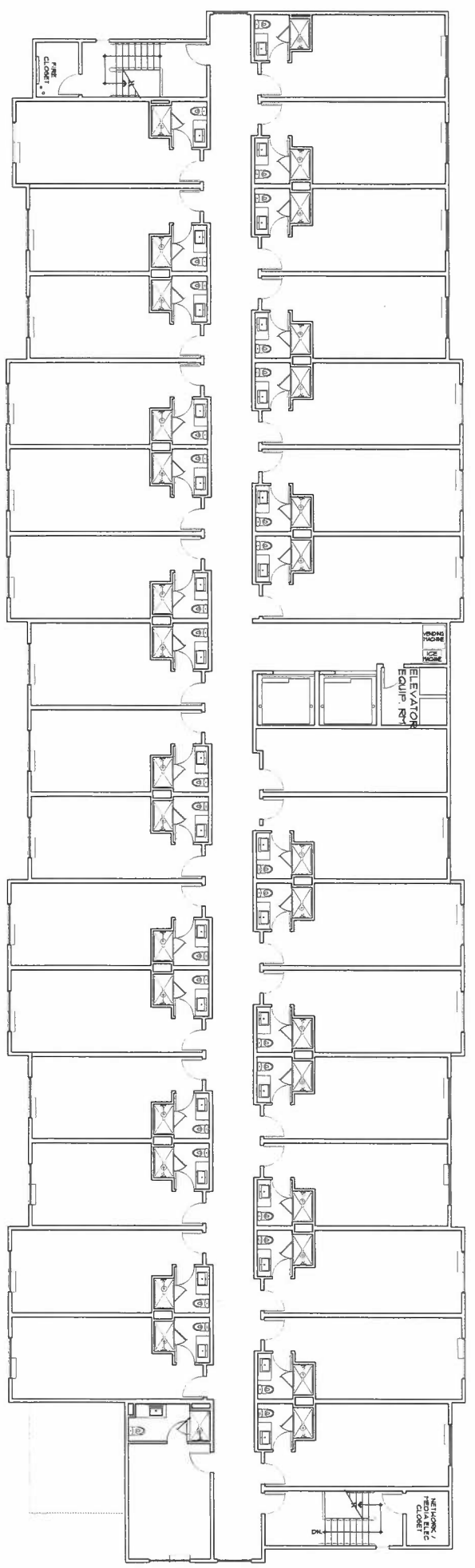
A.P.N. ----

Engineer:

Revisions:



PROPOSED FLOOR PLAN (2nd FLR.)
SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN (3rd FLR.)
SCALE 1/8" = 1'-0"

Revisions

Engineer: _____

Project Title: _____ A.P.N. _____
 PROPOSED HOTEL for
 HOLIDAY INN EXPRESS HOTEL
 GRASS VALLEY
 NEVADA COUNTY, CALIFORNIA

NST ENGINEERING, INC.
 1485 Riverside Drive * Susanville, CA 96130
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Date: 11/20/22
 Drawn: TM
 Checked: JM

Sheet No. _____
A3
 Of 2 Sheets

Job No. 2022-36
 File No. PRELIMS

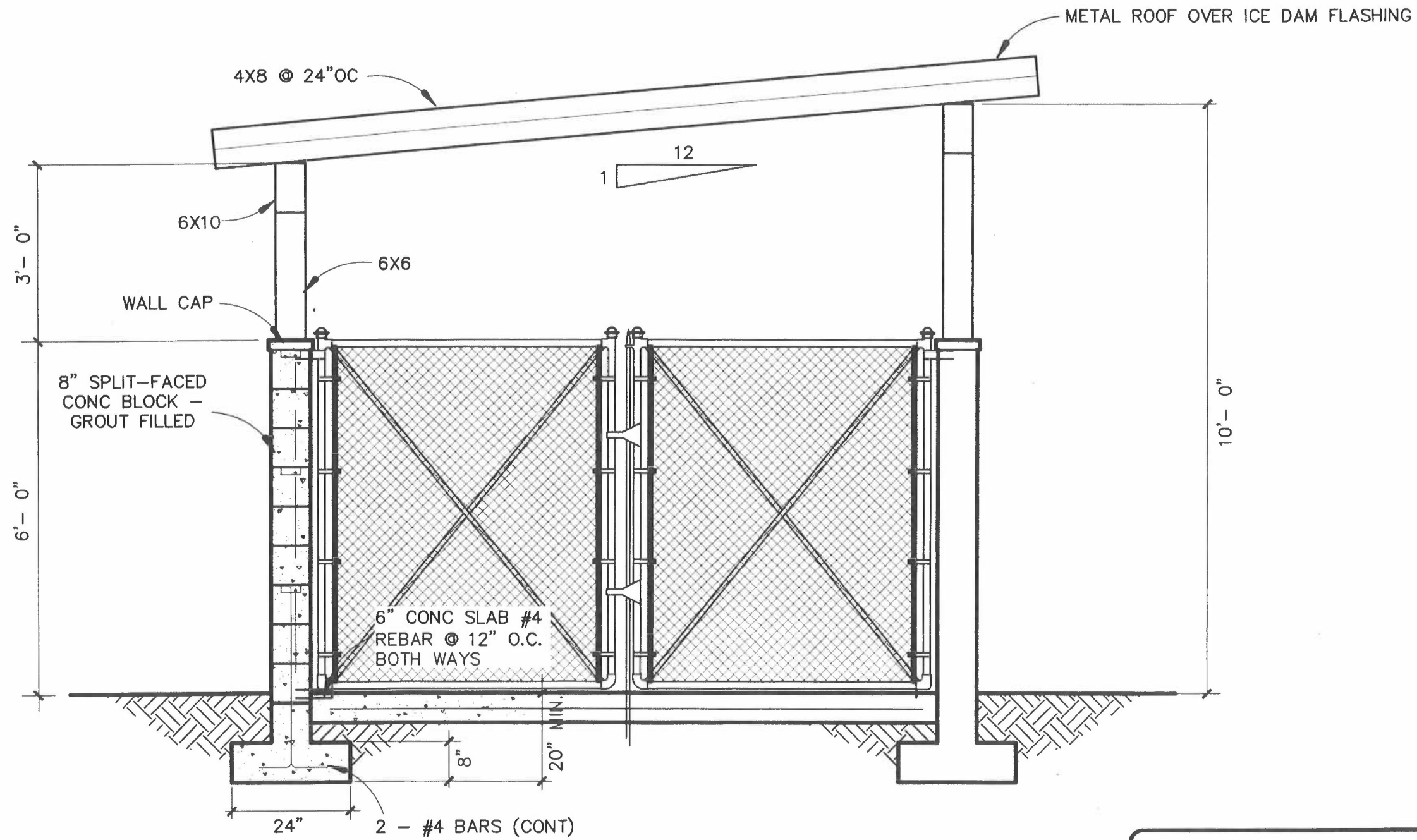






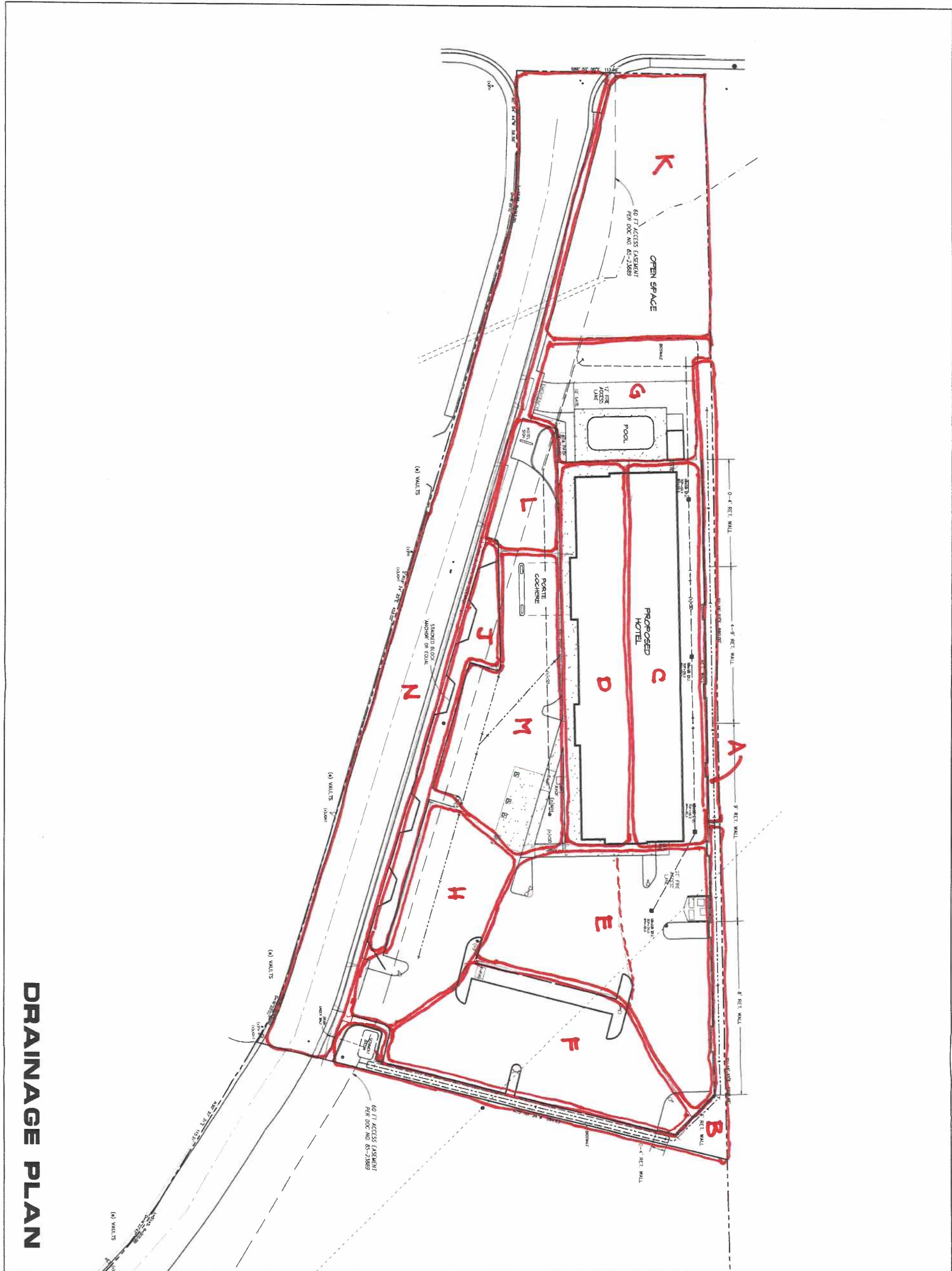






SECTION VIEW

PROJECT TITLE:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, CA



DRAINAGE PLAN

Job No. 2022-40
File No. SITE 3

Date: 1/31/23
Drawn: JB
Checked: JM

NST ENGINEERING, INC.
1445 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-6272

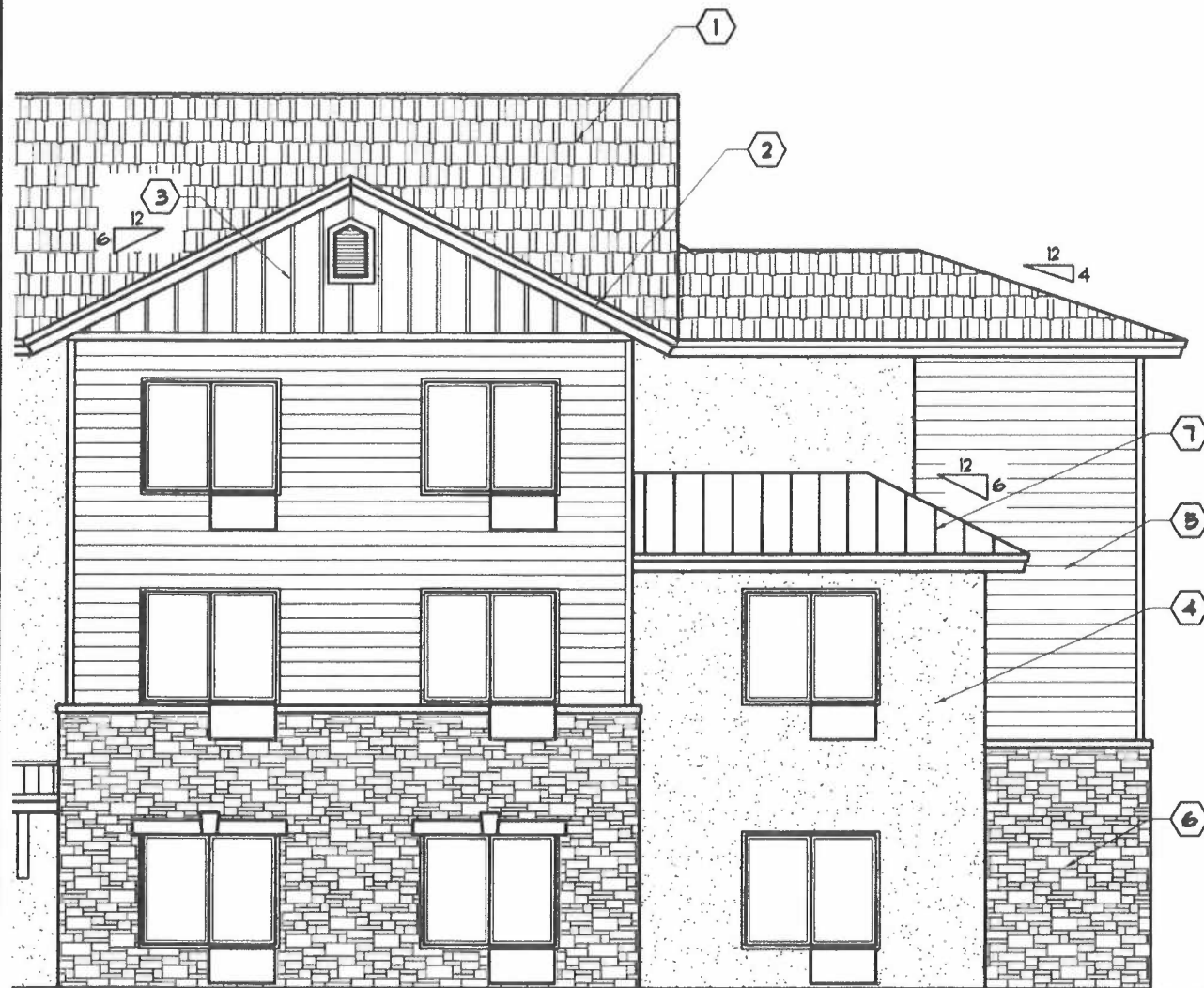
Project Title:
**PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS**
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039

Engineer:

Revisions:	

EXTERIOR MATERIALS SPEC. :

- ① 40 YR CLASS 'A' GAF Elk Timberline Prestige 40 COMPOSITION ROOFING SHINGLES (COLOR - SLATE)
 - ② FASCIA / BARGE RAFTER / SOFFIT 5/4" SMART FASCIA (COLOR - WHITE)
 - ③ GABLE END BOARD and BATT. SIDING - HARDIPANEL SIDING (FIBER CEMENT) w/ INCORPORATED BATTS (COLOR - LIGHT GRAY)
 - ④ EXTERIOR WALLS - STUCCO SIDING (COLOR - GRAY)
 - ⑤ HORIZONTAL LAP SIDING - 1x8 HARDIE PLANK SIDING (FIBER CEMENT) (COLOR - GRAY)
 - ⑥ STONE VENEER 'Boral' CULTURED STONE Black Isle - Del Mare LEDGESTONE (COLOR - GRAY and BROWN)
 - ⑦ 26 GA. RUSTABLE CORRUGATED METAL ROOFING ON AWNINGS and PORTE COCHERE ROOF (COLOR - RUSTED)
- NOTES: ALL SIDINGS SHALL BE IN ACCORDANCE W/ STANDARD 8FM-12-7A-1 (CBC) 2019 ED.



EXTERIOR ELEVATION

SCALE ————— 1/8" = 1'-0"

Project Title:
 PROPOSED HOTEL for:
HOLIDAY INN EXPRESS HOTEL
 GRASS VALLEY
 NEVADA COUNTY, CALIFORNIA