



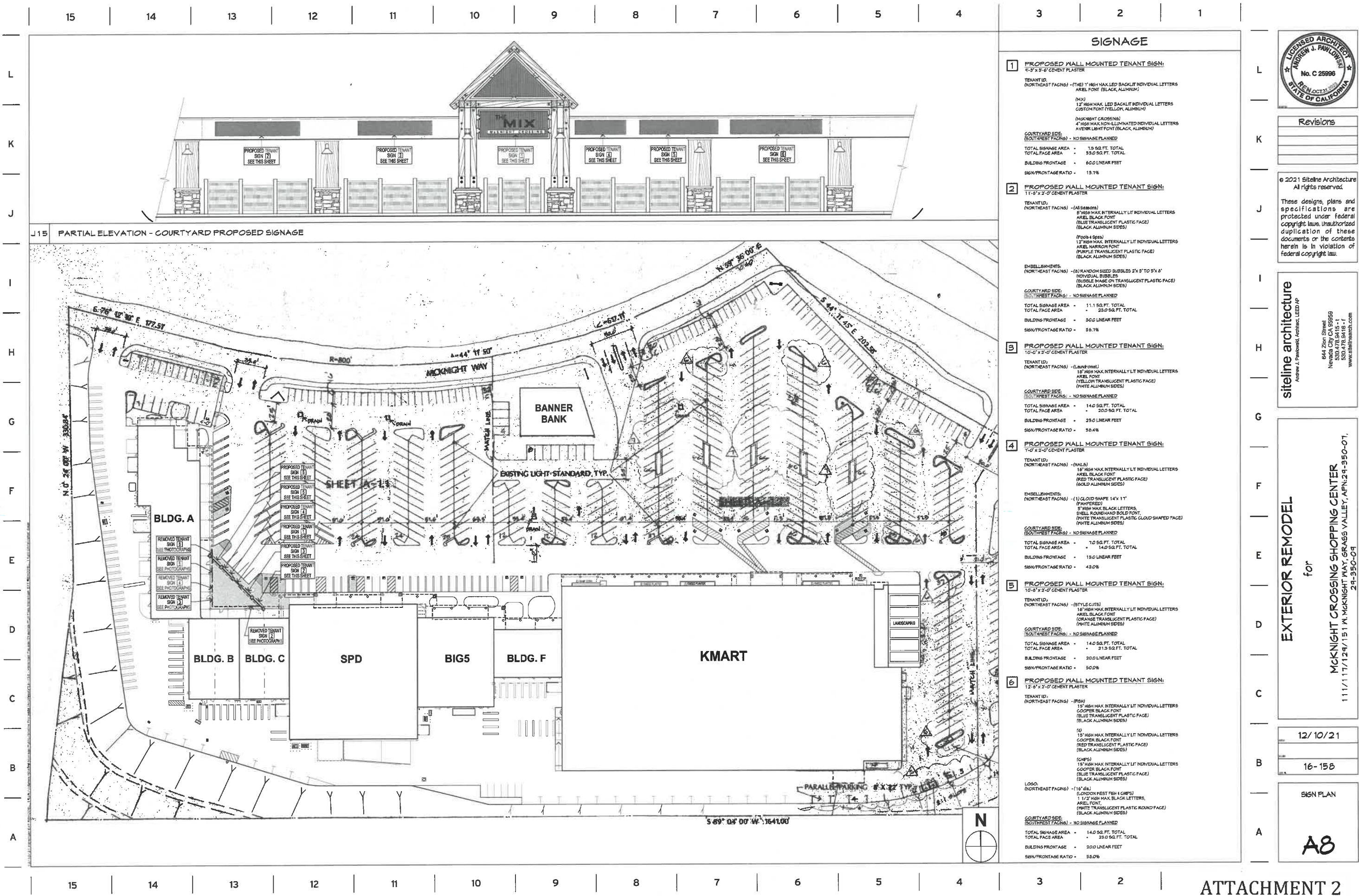
New
Stores

GRASS VALLEY, CA

Aerial View



ATTACHMENT 1



SIGNAGE

- 1 PROPOSED WALL MOUNTED TENANT SIGN:
9'-3" x 5'-6" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (TYPE 1) 1" HIGH MAX LED BACKLIT INDIVIDUAL LETTERS
ARIEL FONT (BLACK ALUMINUM SIDES)
(N/A)
12" HIGH MAX LED BACKLIT INDIVIDUAL LETTERS
CUSTOM FONT (YELLOW, ALUMINUM)
(MCKNIGHT CROSSINGS)
4" HIGH MAX NON-ILLUMINATED INDIVIDUAL LETTERS
AVERN LIGHT FONT (BLACK ALUMINUM)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 19.96 SQ. FT. TOTAL
TOTAL FACE AREA - 33.0 SQ. FT. TOTAL
BUILDING FRONTAGE - 60.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 15.7%
- 2 PROPOSED WALL MOUNTED TENANT SIGN:
11'-6" x 2'-0" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (A) 6 (B) 8 (C) 10
8" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
(D) 4 (E) 6 (F) 8
12" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL MARSHALL FONT
(PURPLE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
EMBELLISHMENTS:
(NORTHEAST FACING) - (A) 8 (B) 10 (C) 12 (D) 14 (E) 16 (F) 18
INDIVIDUAL BUBBLES
(BUBBLE IMAGE ON TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 11.15 SQ. FT. TOTAL
TOTAL FACE AREA - 23.0 SQ. FT. TOTAL
BUILDING FRONTAGE - 30.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 56.7%
- 3 PROPOSED WALL MOUNTED TENANT SIGN:
10'-0" x 2'-0" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (A) 10 (B) 12 (C) 14 (D) 16 (E) 18 (F) 20
18" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL FONT
(YELLOW TRANSLUCENT PLASTIC FACE)
(WHITE ALUMINUM SIDES)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 14.0 SQ. FT. TOTAL
TOTAL FACE AREA - 20.0 SQ. FT. TOTAL
BUILDING FRONTAGE - 25.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 56.0%
- 4 PROPOSED WALL MOUNTED TENANT SIGN:
7'-0" x 2'-0" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (A) 16 (B) 18 (C) 20 (D) 22 (E) 24 (F) 26 (G) 28 (H) 30
18" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(RED TRANSLUCENT PLASTIC FACE)
(GOLD ALUMINUM SIDES)
EMBELLISHMENTS:
(NORTHEAST FACING) - (1) CLOUD SHAPE 14' x 11'
(PAINTER)
8" HIGH MAX BLACK LETTERS
BELL ROUND HAND BOLD FONT
(WHITE TRANSLUCENT PLASTIC CLOUD SHAPED FACE)
(WHITE ALUMINUM SIDES)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 7.0 SQ. FT. TOTAL
TOTAL FACE AREA - 14.0 SQ. FT. TOTAL
BUILDING FRONTAGE - 19.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 43.0%
- 5 PROPOSED WALL MOUNTED TENANT SIGN:
10'-8" x 2'-0" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (A) 16 (B) 18 (C) 20 (D) 22 (E) 24 (F) 26 (G) 28 (H) 30
18" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
ARIEL BLACK FONT
(ORANGE TRANSLUCENT PLASTIC FACE)
(WHITE ALUMINUM SIDES)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 14.0 SQ. FT. TOTAL
TOTAL FACE AREA - 21.3 SQ. FT. TOTAL
BUILDING FRONTAGE - 20.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 50.0%
- 6 PROPOSED WALL MOUNTED TENANT SIGN:
12'-6" x 2'-0" CEMENT PLASTER
TENANT ID:
(NORTHEAST FACING) - (A) 16 (B) 18 (C) 20 (D) 22 (E) 24 (F) 26 (G) 28 (H) 30
15" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
(A)
15" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(RED TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
(B)
15" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(BLUE TRANSLUCENT PLASTIC FACE)
(BLACK ALUMINUM SIDES)
(C)
15" HIGH MAX INTERNALLY LIT INDIVIDUAL LETTERS
COOPER BLACK FONT
(WHITE TRANSLUCENT PLASTIC ROUND FACE)
(BLACK ALUMINUM SIDES)
EMBELLISHMENTS:
(NORTHEAST FACING) - (A) 16 (B) 18 (C) 20 (D) 22 (E) 24 (F) 26 (G) 28 (H) 30
LONDON HEST FISH (A) 16 (B) 18 (C) 20 (D) 22 (E) 24 (F) 26 (G) 28 (H) 30
1 1/2" HIGH MAX BLACK LETTERS
ARIEL FONT
(WHITE TRANSLUCENT PLASTIC ROUND FACE)
(BLACK ALUMINUM SIDES)
COURTYARD SIDE (SOUTHWEST FACING) - NO SIGNAGE PLANNED
TOTAL SIGNAGE AREA - 14.0 SQ. FT. TOTAL
TOTAL FACE AREA - 25.0 SQ. FT. TOTAL
BUILDING FRONTAGE - 20.0 LINEAR FEET
SIGN/FRONTAGE RATIO - 55.0%



Revisions

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siteline architecture
Andrew J. Pawlowicz, Architect, LEED AP

644 Zion Street
Nevada City CA 95959
530.476.9415 - F
530.476.9418 - T
www.sitelinearch.com

EXTERIOR REMODEL
for

MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 W. MCKNIGHT WAY, GRASS VALLEY, CA 95945-350-07,
29-350-07

12/10/21

16-158

SIGN PLAN

A8



TREES LEGEND

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

SHRUBS, PERENNIALS, & GRASSES LEGEND

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

PLAN NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY INLINE DRIP EMITTER TUBING.
2. ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLANTED WITHIN FIVE FEET OF ANY HARDSCAPE ELEMENT.

PLANTING AREAS

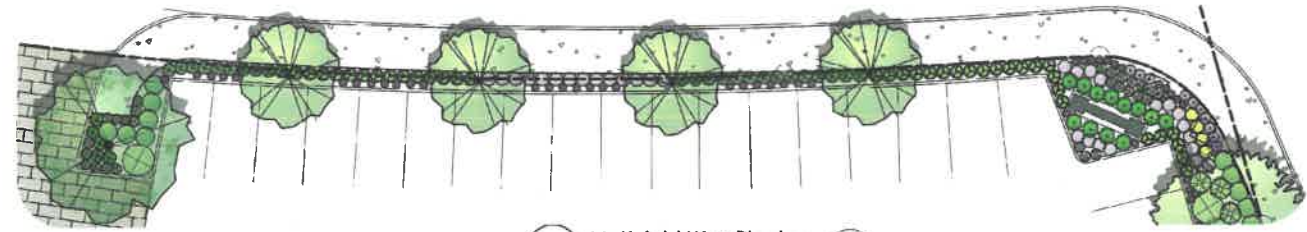
TOTAL PLANTING AREA: 8,580 sq.ft.
NATIVE PLANTS: 3,235 sq.ft.
DROUGHT-TOLERANT PLANTS: 8,580 sq.ft.



SUBMITTAL DESIGN REVIEW
DATE 12/6/21

PRELIMINARY
LANDSCAPE PLAN
McKNIGHT CROSSING
SHOPPING CENTER

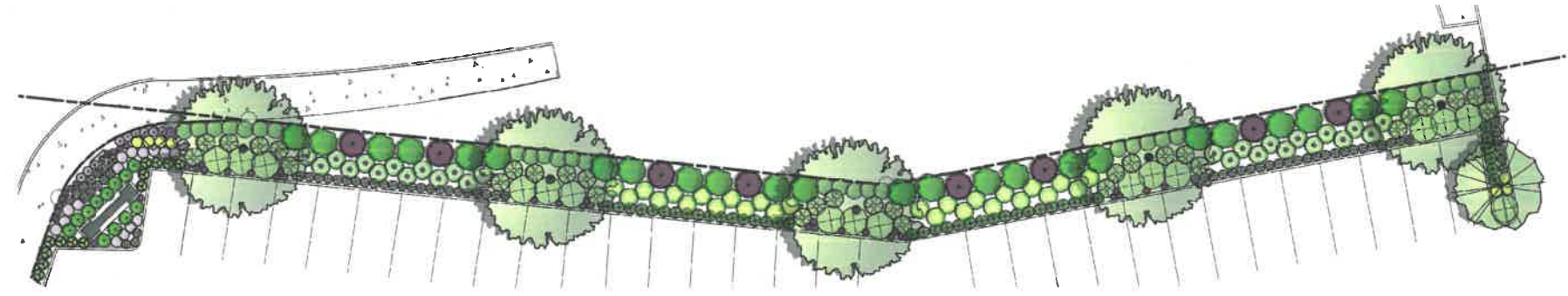
L1



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

TREES LEGEND				
Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	16	Acer buergerianum	Tident maple	15 gallon
	5	Celtis occidentalis	Common hackberry	24" box
	10	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	24" box
	8	Koelerutaria paniculata	Golden rain tree	24" box

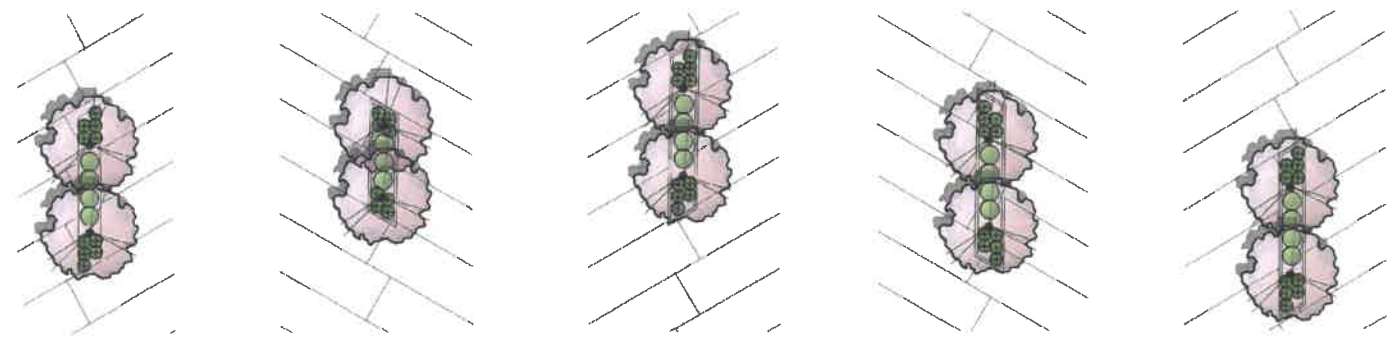
SHRUBS, PERENNIALS, & GRASSES LEGEND				
Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	24	Achillea 'Moonshine'	Yarrow	1 gallon
	24	Ceanothus 'Concha'	California lilac	5 gallon
	81	Ceanothus 'Valley Violet'	California lilac	5 gallon
	148	Lemnandra 'Breeze'	Dwarf mat rush	1 gallon
	30	Muhlenbergia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



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



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



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



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

SUBMITTAL DESIGN REVIEW
DATE 12/6/21

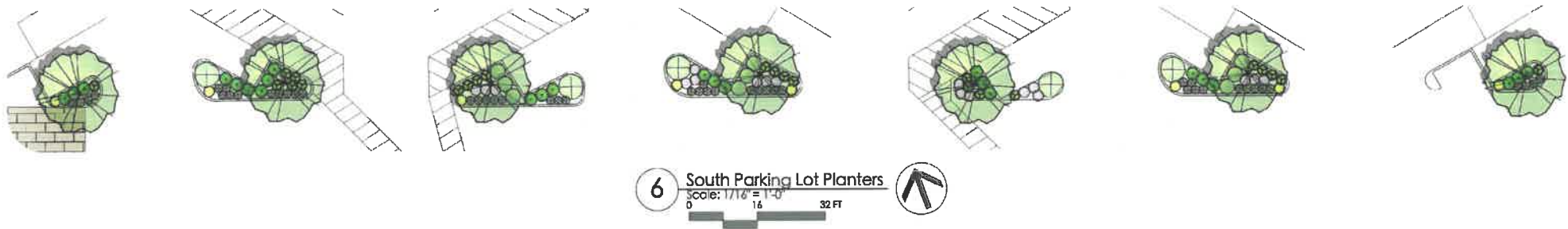
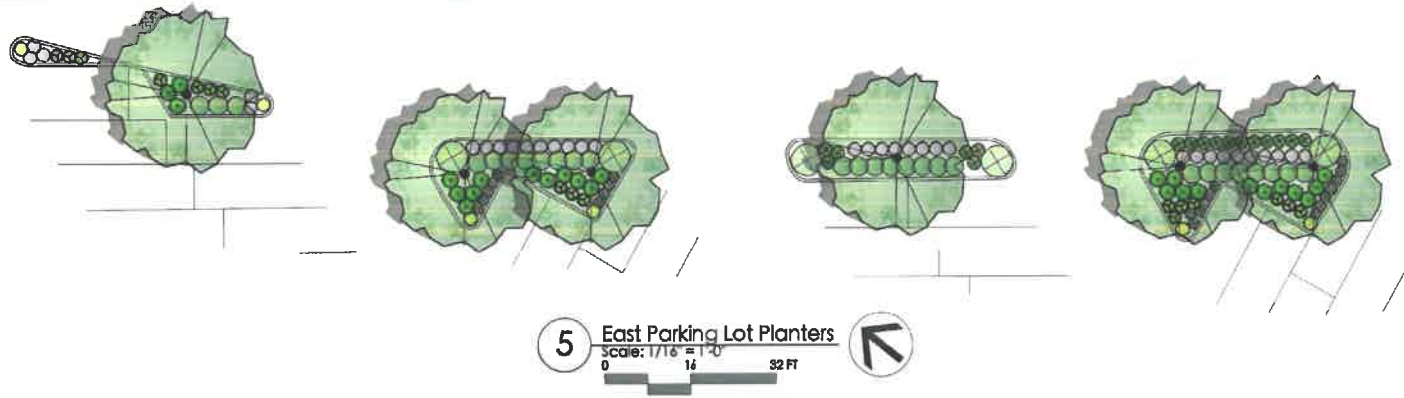
PRELIMINARY
LANDSCAPE PLAN
McKNIGHT CROSSING
SHOPPING CENTER

L2



TREES LEGEND				
Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	16	Acer buergerianum	Tidest maple	15 gallon
	5	Celtis occidentalis	Common hackberry	24" box
	10	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	24" box
	6	Koeleria paniculata	Golden rain tree	24" box

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



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SUBMITTAL DESIGN REVIEW

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PRELIMINARY
LANDSCAPE PLAN
McKNIGHT CROSSING
SHOPPING CENTER

L3



Existing Front Elevation

Grass Valley



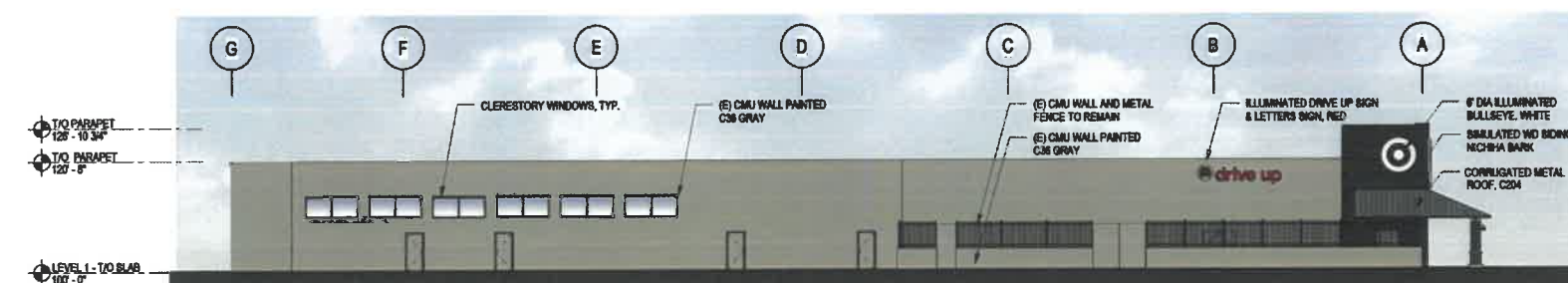
Existing Exterior



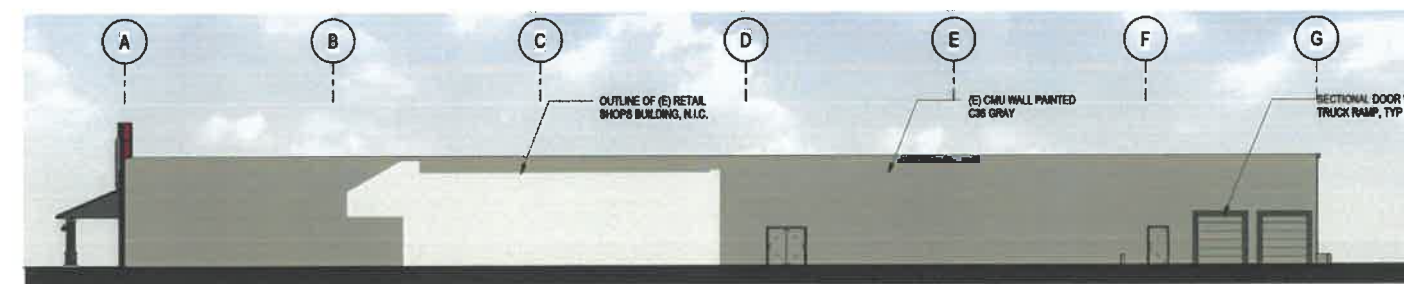
Proposed Exterior



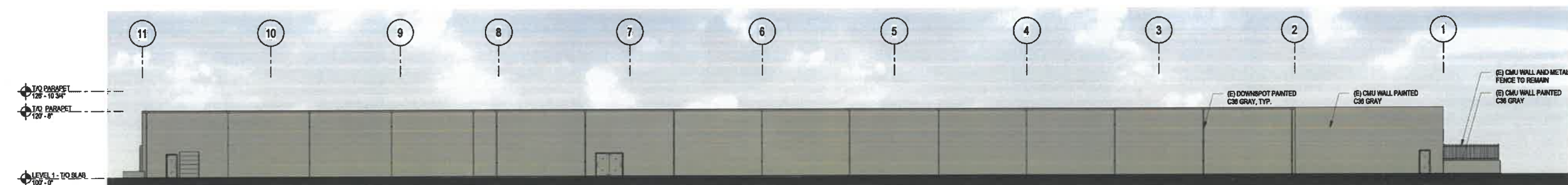
1 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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





T-2891 GRASS VALLEY
111 W McKnight Way, Grass Valley, CA 95949



C1 Target Red

C204 Gauntlet Gray

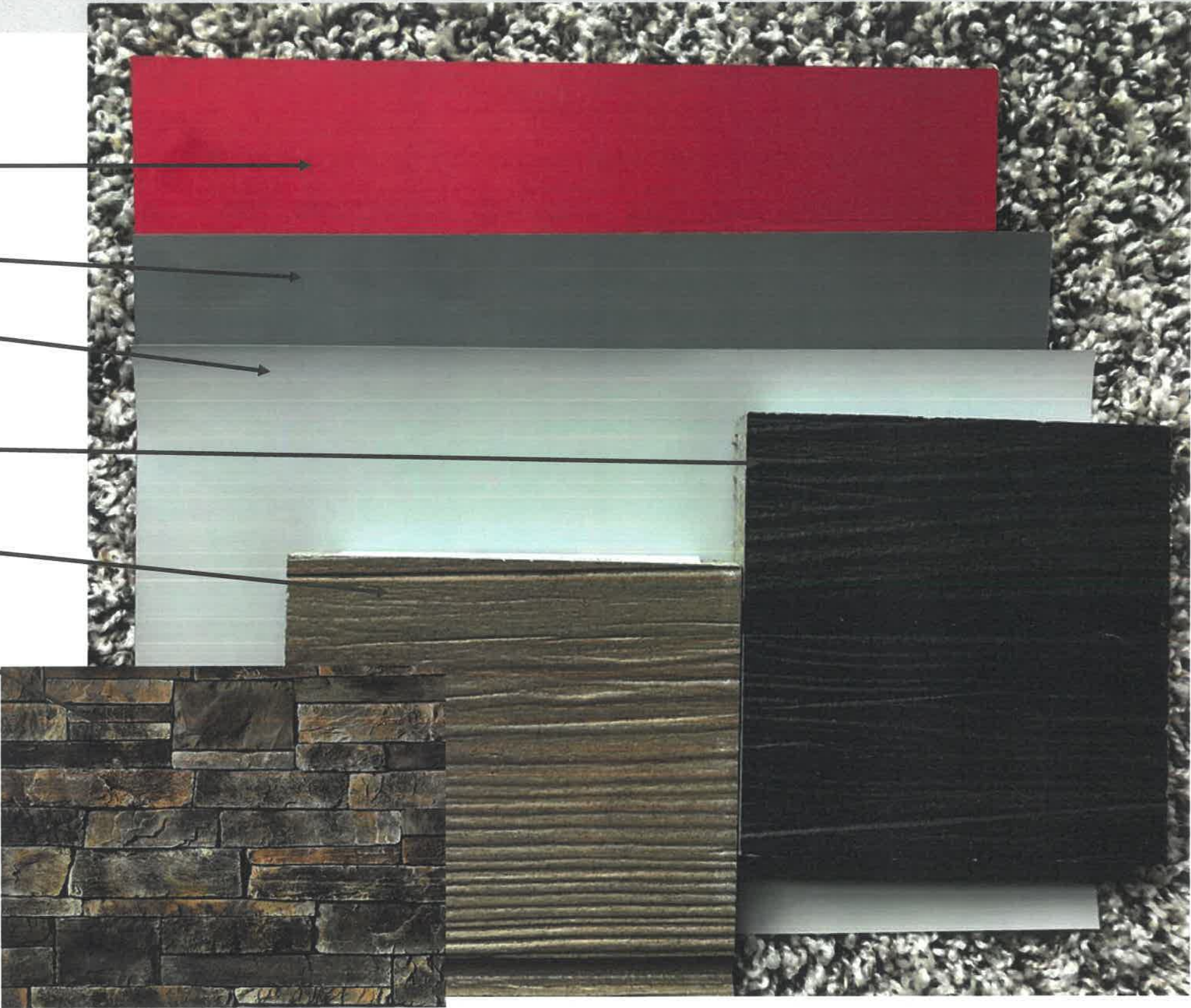
C36 River Reflections

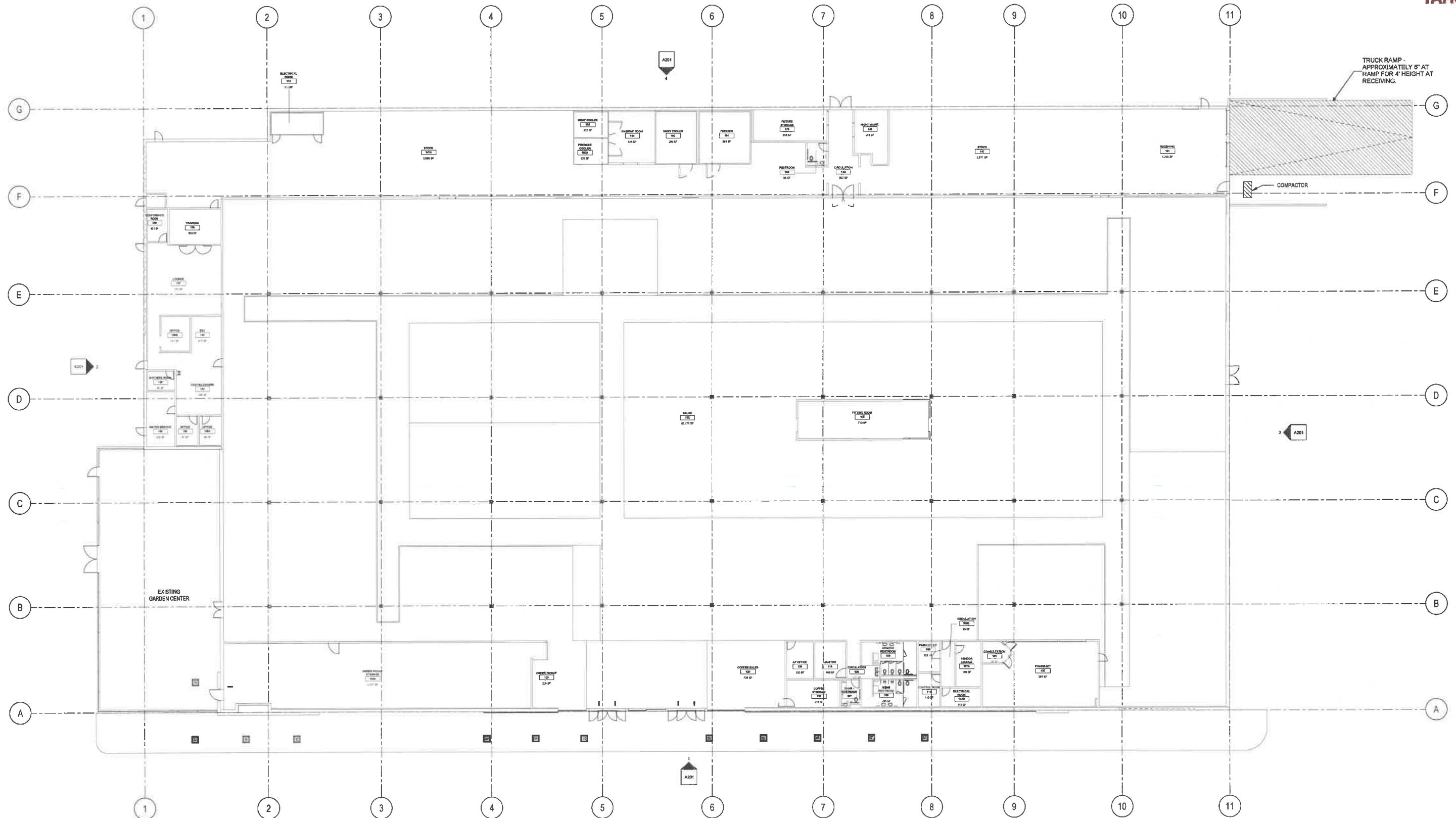
Nichiha - Bark

Nichiha - Cedar

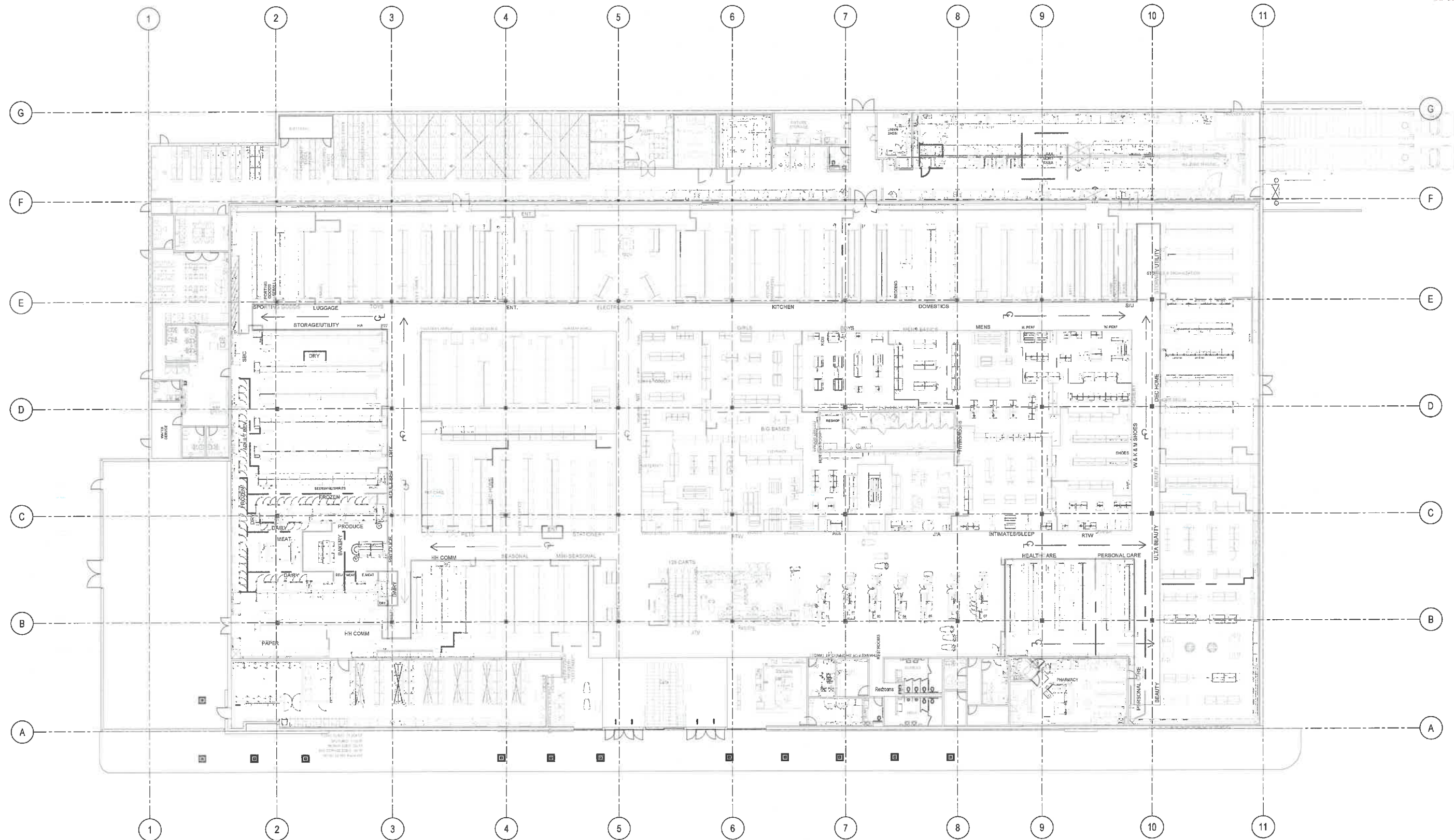
Country Ledgestone
Wolf Creek

Proposed Exterior Finishes





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



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

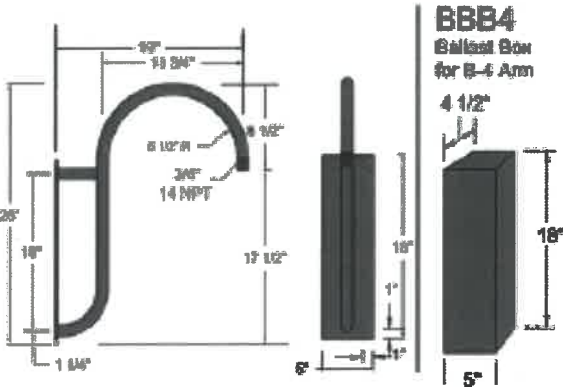


GOOSENECK

Curved Warehouse Shade

Additional Information

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



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

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



Hi-Lite Mfg. Co.

Exterior Column Light

EXTERIOR REMODEL
AT
MCKNIGHT CROSSING SHOPPING
CENTER
FOR
MESA MANAGEMENT INC.

PROJECT INFORMATION

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

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

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

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

ZONING: C-2 GVCTY

OCCUPANCY: M, B, A2 (ACCESSORY)

CONSTRUCTION
TYPE: V-A, SPRINKLERED

SQUARE
FOOTAGE: APPROX 177,000
NO ADDED CONDITIONED SPACE

LICENSED ARCHITECT
ANDREW J. PAULOWSKI
No. C 25896
PEN. OCT 31
STATE OF CALIFORNIA

Revisions

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siteline architecture
Andrew J. Paulowski, Architect, LEED AP
644 Zion Street
Nevada City CA 95959
530.478.9415 - f
530.478.9416 - t
www.sitelinearchi.com

VICINITY MAP

SHEET INDEX

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

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

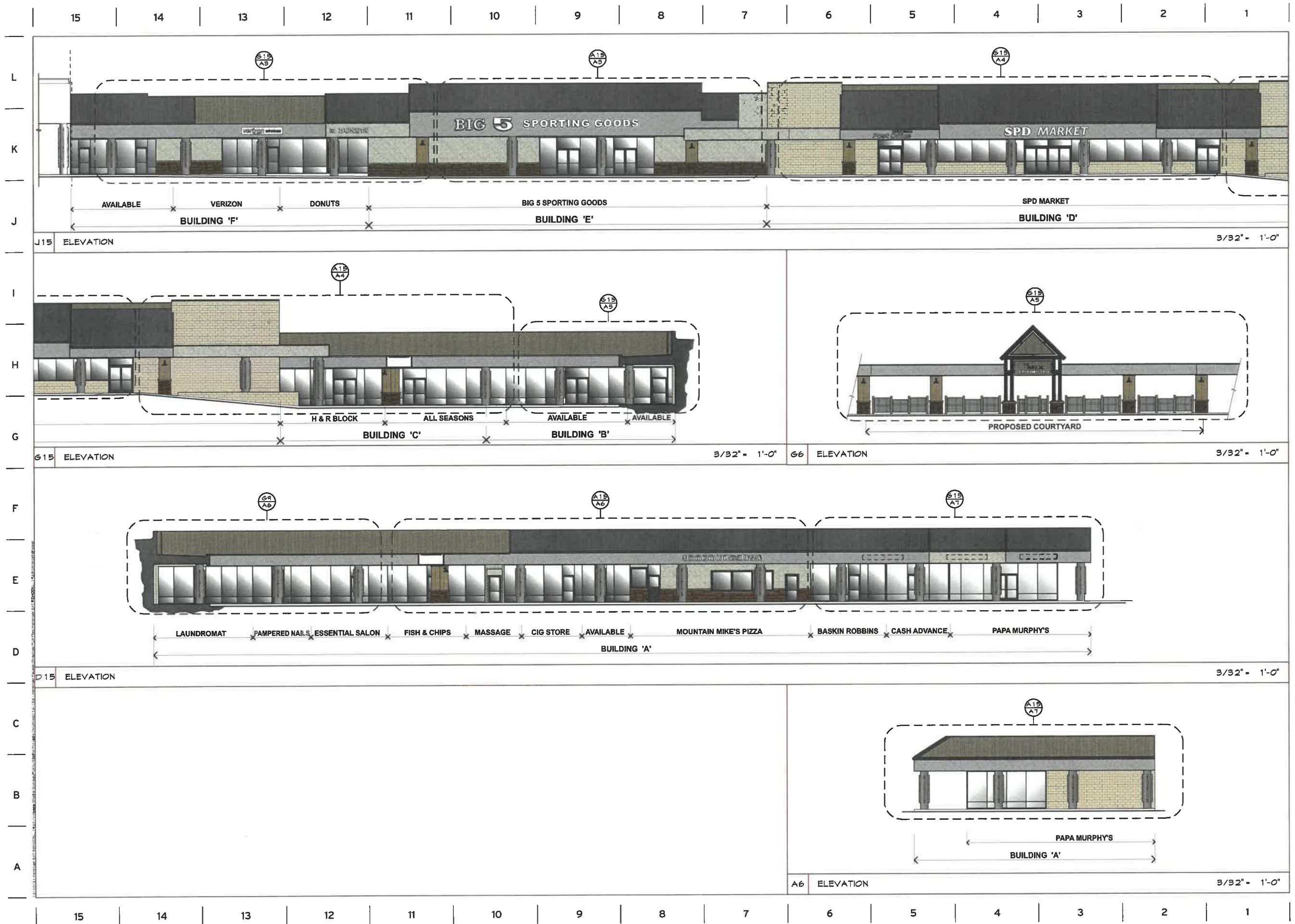
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16-158

COVER SHEET

A1





Revisions

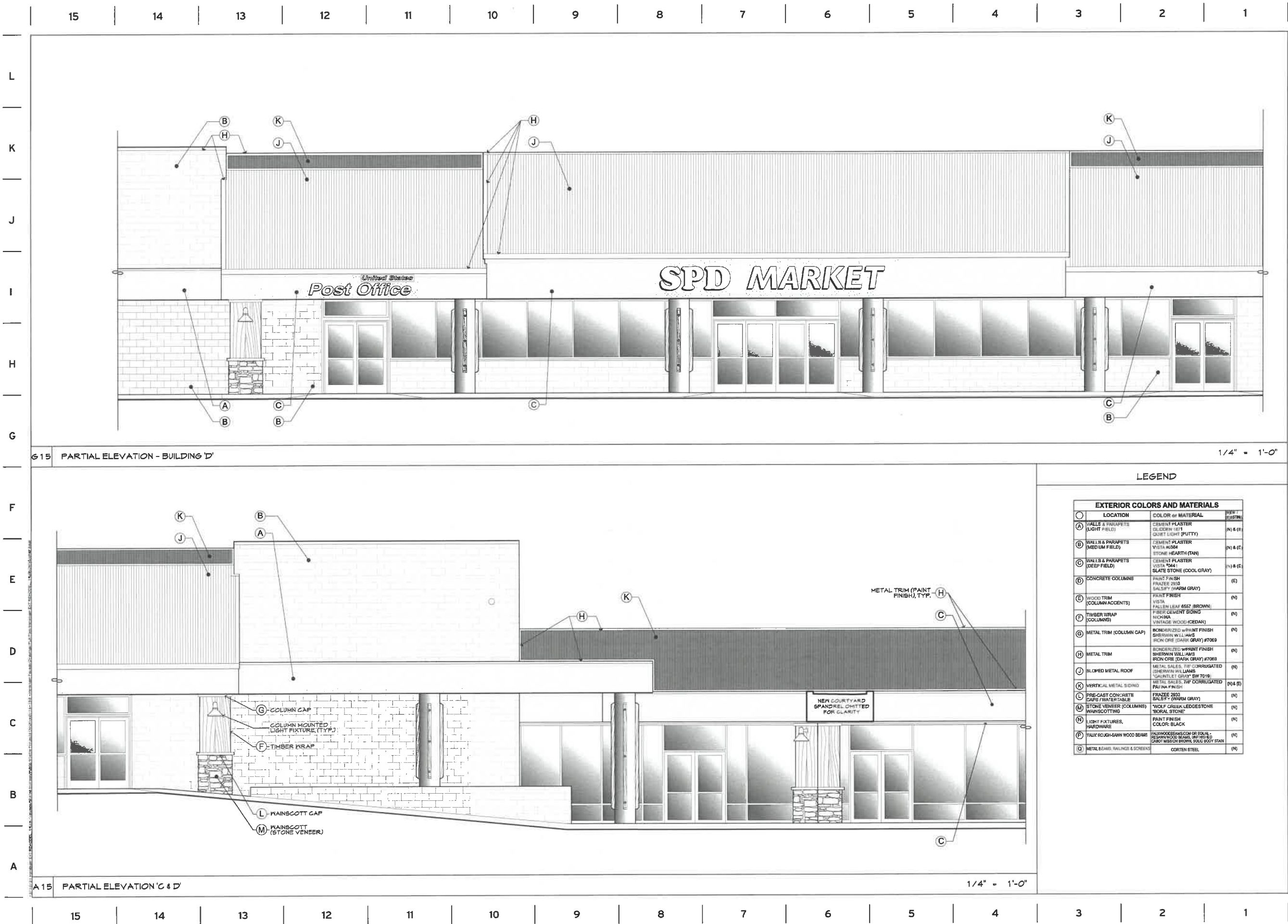
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siteline architecture
Andrew J. Pawlowski, Architect, LEED AP
644 Zion Street
Nevada City, CA 95959
530.475.9415 - F
530.475.9416 - T
www.sitelinearch.com

EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/124/151 N. MCKNIGHT WAY, GRASS VALLEY, APN.29-350-07, 29-350-04

DATE	12/10/21
SCALE	16-158
DATE	

ELEVATIONS
A2



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Andrew J. Pawlowski, AIA, LEED AP
844 Zien Street
Nevada City, CA 95959
530.476.9415 - F
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EXTERIOR REMODEL

for

McKNIGHT CROSSING SHOPPING CENTER

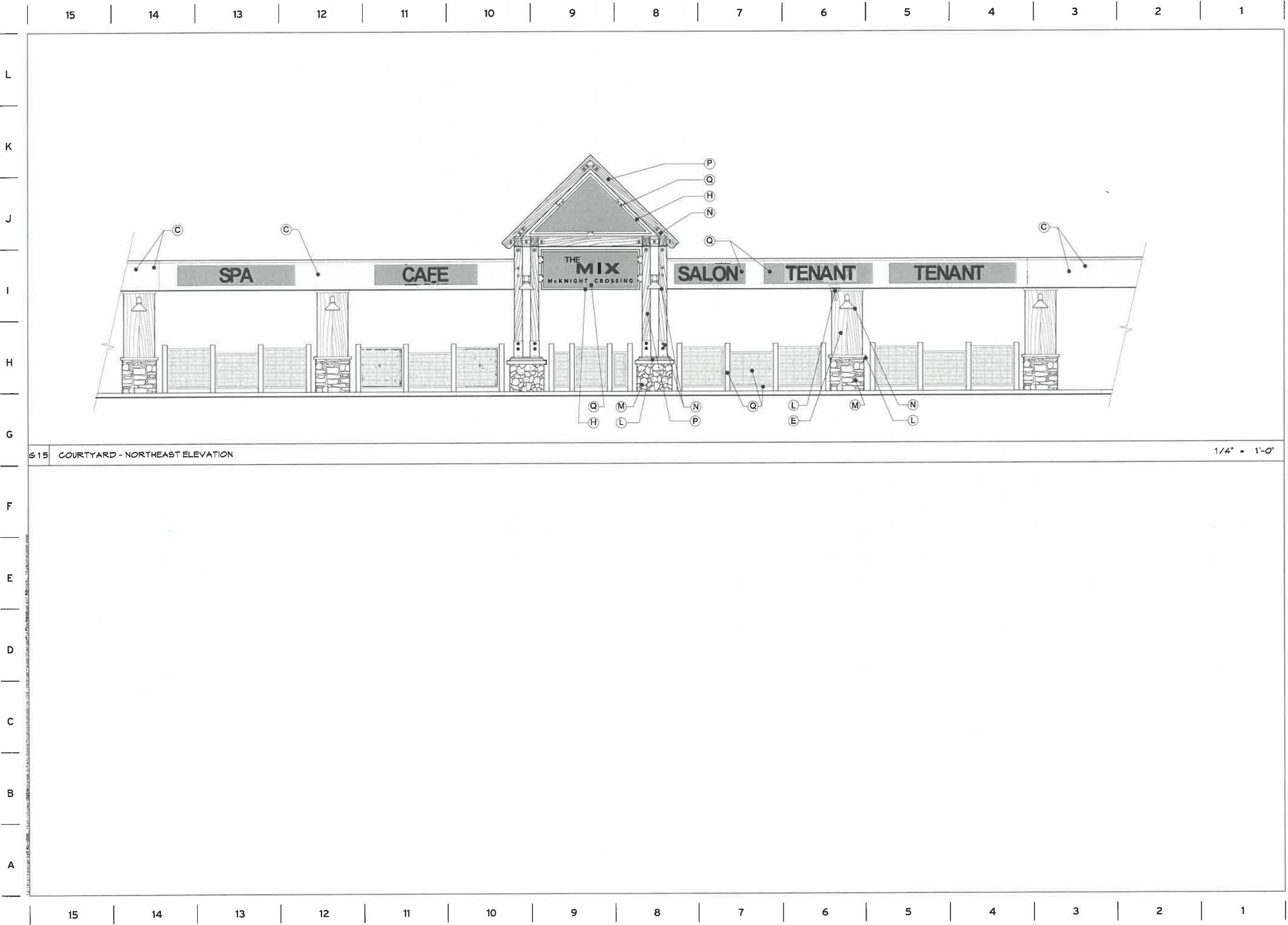
111/117/129/151 N. McKNIGHT WAY, GRASS VALLEY, APN: 29-350-07, 29-350-09

12/10/21

16-158

PARTIAL ELEVATIONS

A4



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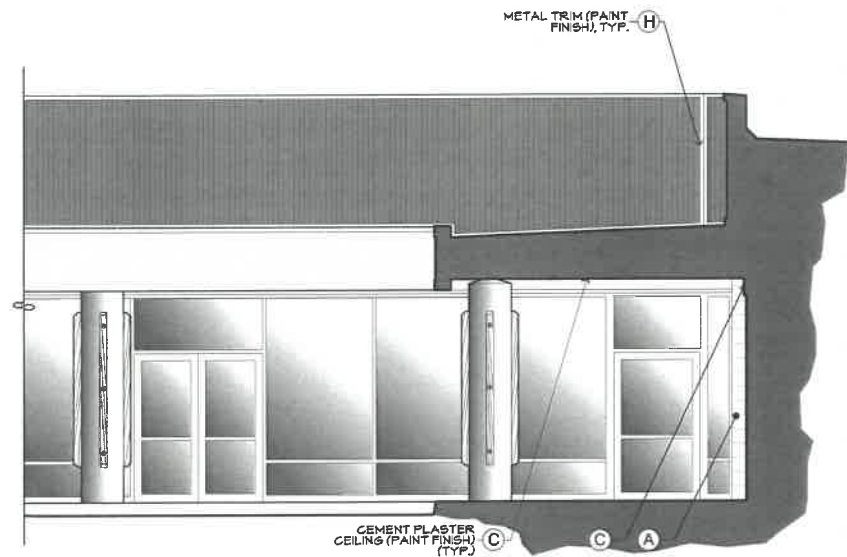
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Andrew J. Pawlowicz, Architect, LEED AP
844 Zion Street
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530.476.9415 - f
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EXTERIOR REMODEL
for
MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 W. MCKNIGHT WAY, GRASS VALLEY, APN:29-350-07,
29-350-09

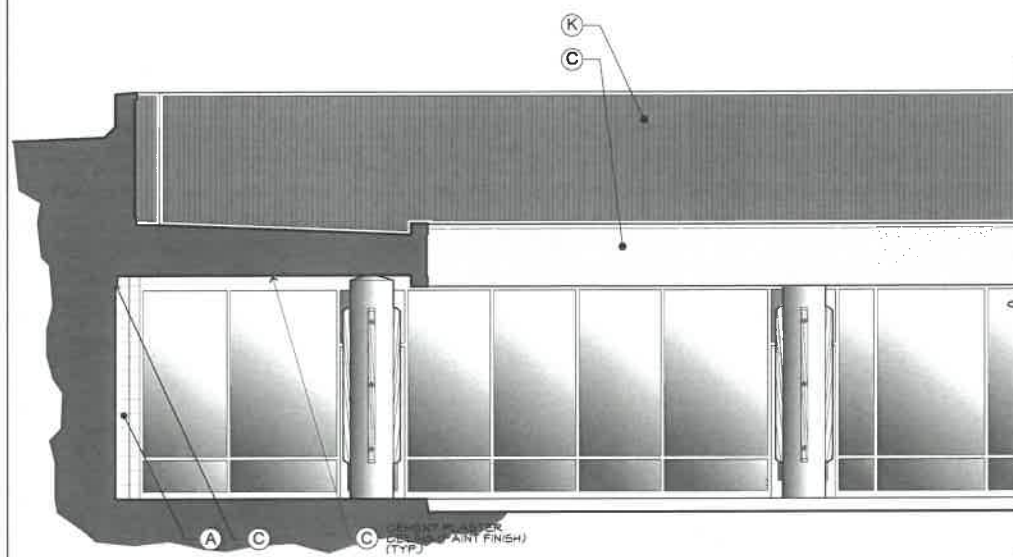
12/ 15/ 21
16- 158

PARTIAL
ELEVATIONS
A5

15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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G15 PARTIAL ELEVATION - BUILDING 'B'

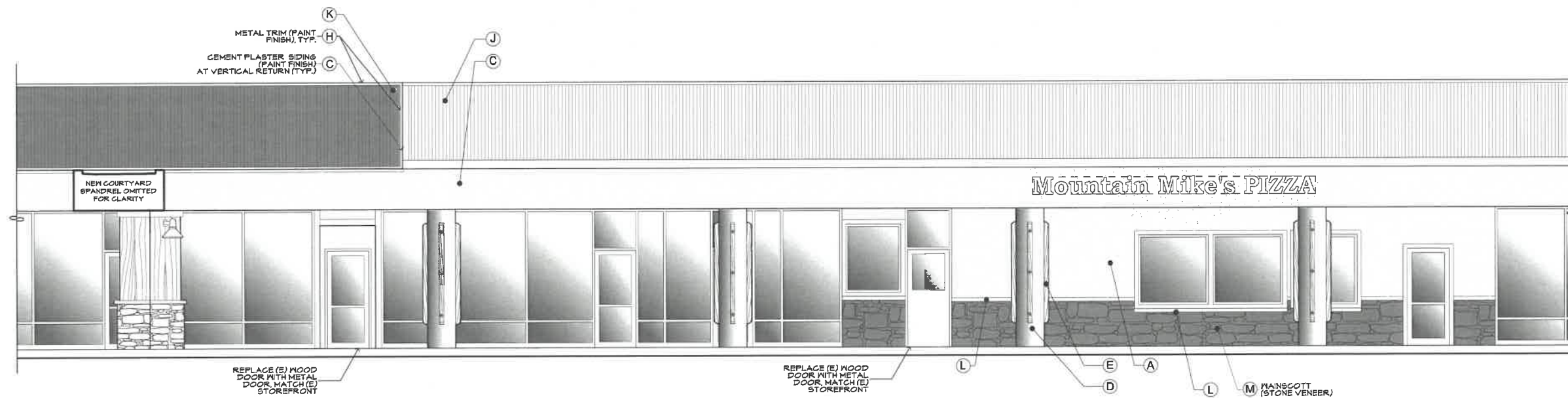
$$1/4^a = 1'-0''$$


G9 PARTIAL ELEVATION - BUILDING 'A'

$$1/4" = 1'-0"$$

LEGEND

EXTERIOR COLORS AND MATERIALS			
	LOCATION	COLOR or MATERIAL	REF LIST
(A)	WALLS & PARAPETS (LIGHT FIELD)	CEMENT PLASTER COOLCEN 1617 QUET LINT (PUTTY)	(P) 8
(B)	WALLS & PARAPETS (MEDIUM FIELD)	CEMENT PLASTER VISTA GRAY STONE HEARTY (DAM)	(P) 8
(C)	WALLS & PARAPETS (DEEP FIELD)	CEMENT PLASTER VISTA 5641 SLATE STONE (COOL GRAY)	(P) 8
(D)	CONCRETE COLUMNS	PAINT FINISH FRAIZE 2013 BARSLEY (WARM GRAY)	(E) 1
(E)	WOOD TRIM (COLUMN ACCENTS)	PAINT FINISH VISTA FALLON LEAF 8507 (BROWN)	(E) 1
(F)	TRIMMER WRAP (COLUMNS)	FIBER CEMENT SIDING HICHA VINTAGE WOOD CEDAR	(N) 1
(G)	METAL TRIM (COLUMN CAP)	ROUNDERIZED ASPHALT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) 87069	(N) 1
(H)	METAL TRIM	ROUNDERIZED ASPHALT FINISH SHERWIN WILLIAMS IRON ORE (DARK GRAY) 87069	(N) 1
(I)	SLOPED METAL ROOF	METAL SALES 71P (CORRUGATED) (SHERWIN WILLIAMS) "GALNITE GRAY" 8671010	(N) 1
(K)	VERTICAL METAL SIDING	METAL SALES 71P (CORRUGATED) PAINTE FINISH	(N) 1
(L)	PRE-CAST CONCRETE COPS / WATERFALL	WHITE 2013 SALISPY (ARMOR GRAY)	(N) 1
(M)	STONE TRIMMER (COLUMNS) / WAINSCOTTING	WALLS OF ONE ECKLEDESTONE BORAL STONE	(N) 1
(N)	LIGHT FIXTURES, ROUNDS	PAINT FINISH COLOR: BLACK	(N) 1
(P)	TRIM, ROUGH-SAWN WOOD BEAMS	FAIRBOROUGH.COM OR EQUAL ROUGH WOOD BEAM, UNPRESSED CASHI MESSON BROWN, SLO BODY STAIN	(N) 1
(Q)	METAL BEAMS, RAILING & SCREENS	CORTEN STEEL	(N) 1



A15 PARTIAL ELEVATION - BUILDING 'A'

$$1/4'' = 1'-0''$$

15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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Revisions

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siteline architecture
Andrew J. Pawlowski, Architect, LEED AP

644 Zion Street
Nevada City CA 95959
530.478.9415 - t
530.478.9416 - f
www.sitelinearch.com

EXTERIOR REMODEL

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

12/10/21

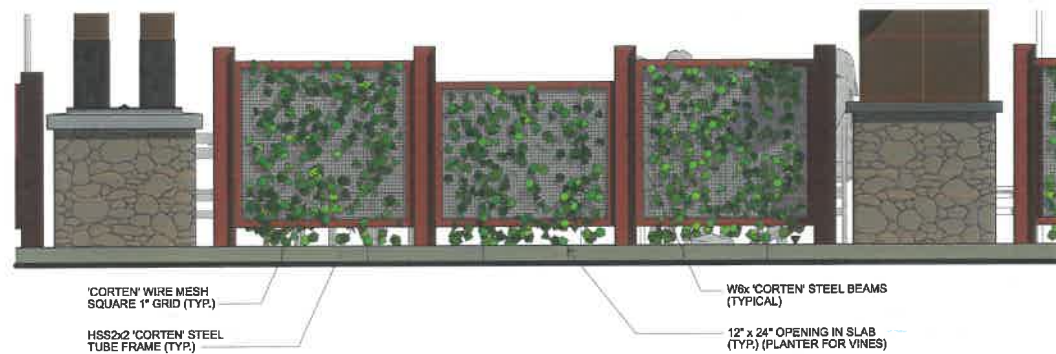
16-158

PARTIAL ELEVATIONS

A6



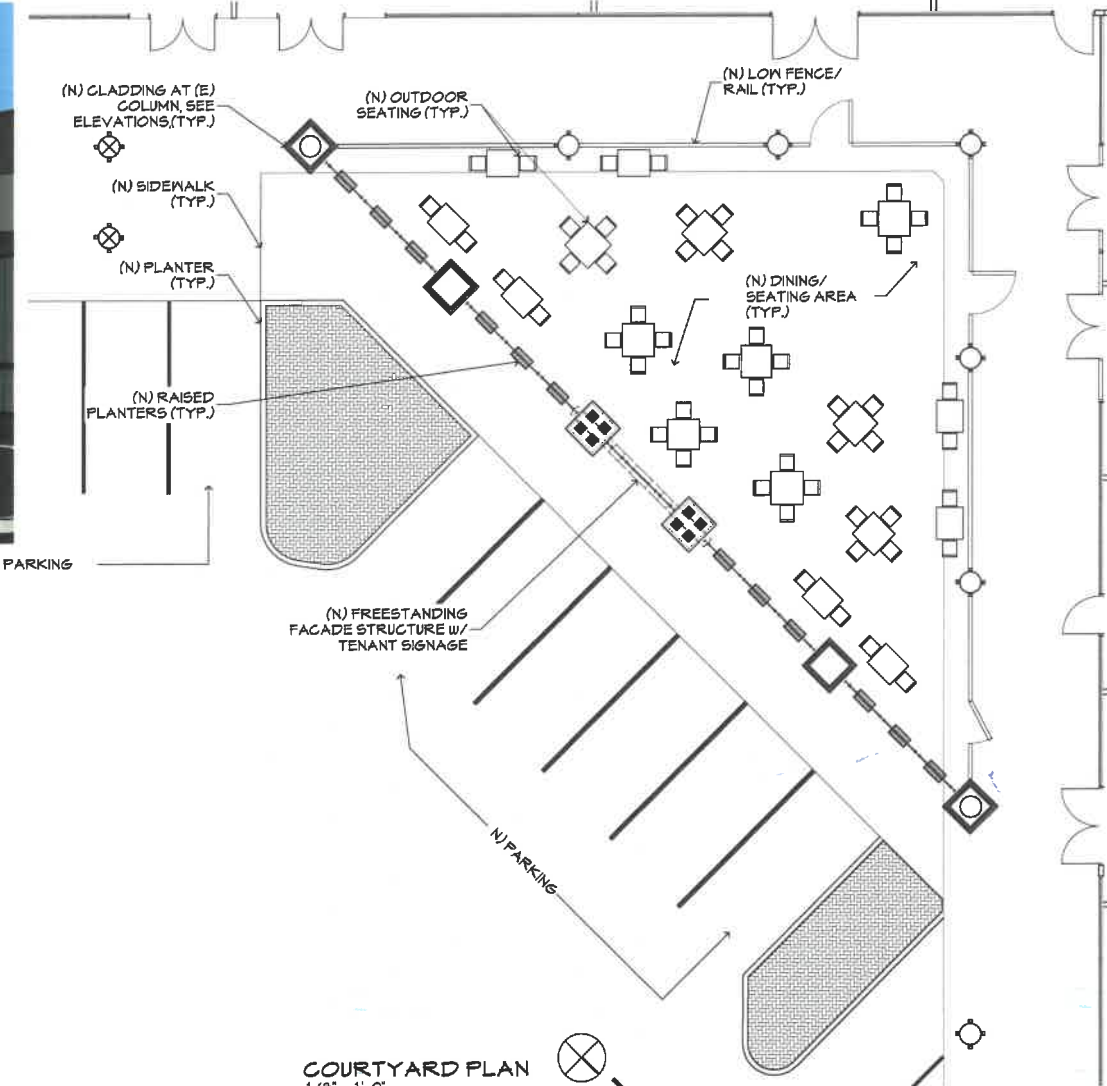
COURTYARD PERSPECTIVE VIEW



(A) ENLARGED RAILING ELEVATION
1/2\"/>



COURTYARD ELEVATION
1/4\"/>



COURTYARD PLAN
1/8\"/>



Revisions

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siteline architecture
Andrew J. Pawlowicz, Architect, LEED AP

844 Zien Street
Nevada City, CA 95959
530.475.9415 - 1
530.475.9418 - F
www.sitelinearch.com

EXTERIOR REMODEL
for

MCKNIGHT CROSSING SHOPPING CENTER
111/117/129/151 W. MCKNIGHT WAY, GRASS VALLEY, APN:29-350-07,
29-350-04

12/10/21

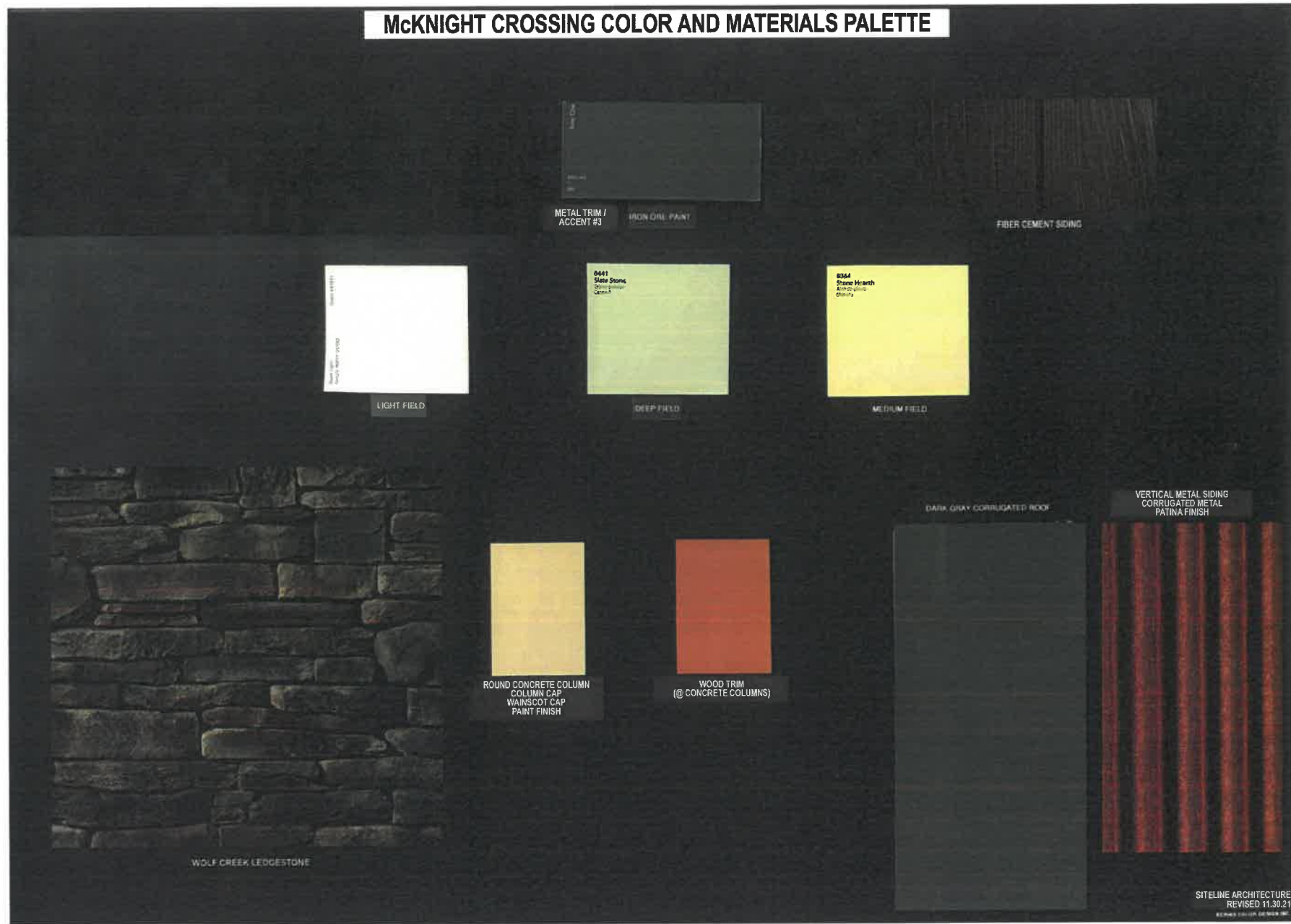
AS NOTED

16-158

COURTYARD
PLANS & COLOR
RENDERINGS

A 10

McKNIGHT CROSSING COLOR AND MATERIALS PALETTE



siteline architecture
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644 Zion Street
Nevada City CA 95959
530.478.9415 - t
530.478.9416 - f
www.sitelinearch.com

McKNIGHT CROSSING SHOPPING CENTER COLORS AND MATERIALS PALETTE

SHEET #

A11

DATE:
NOVEMBER 30, 2021