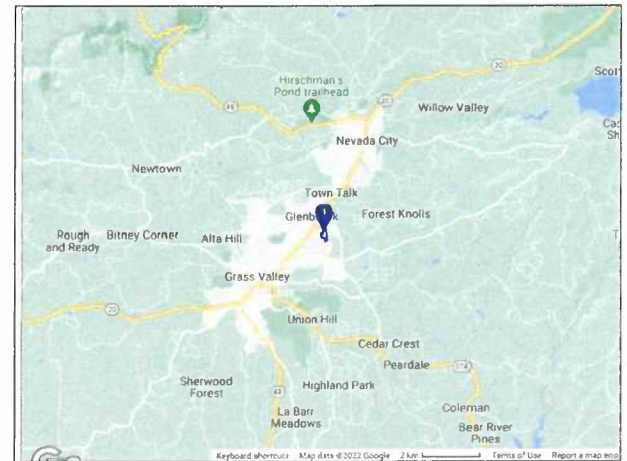
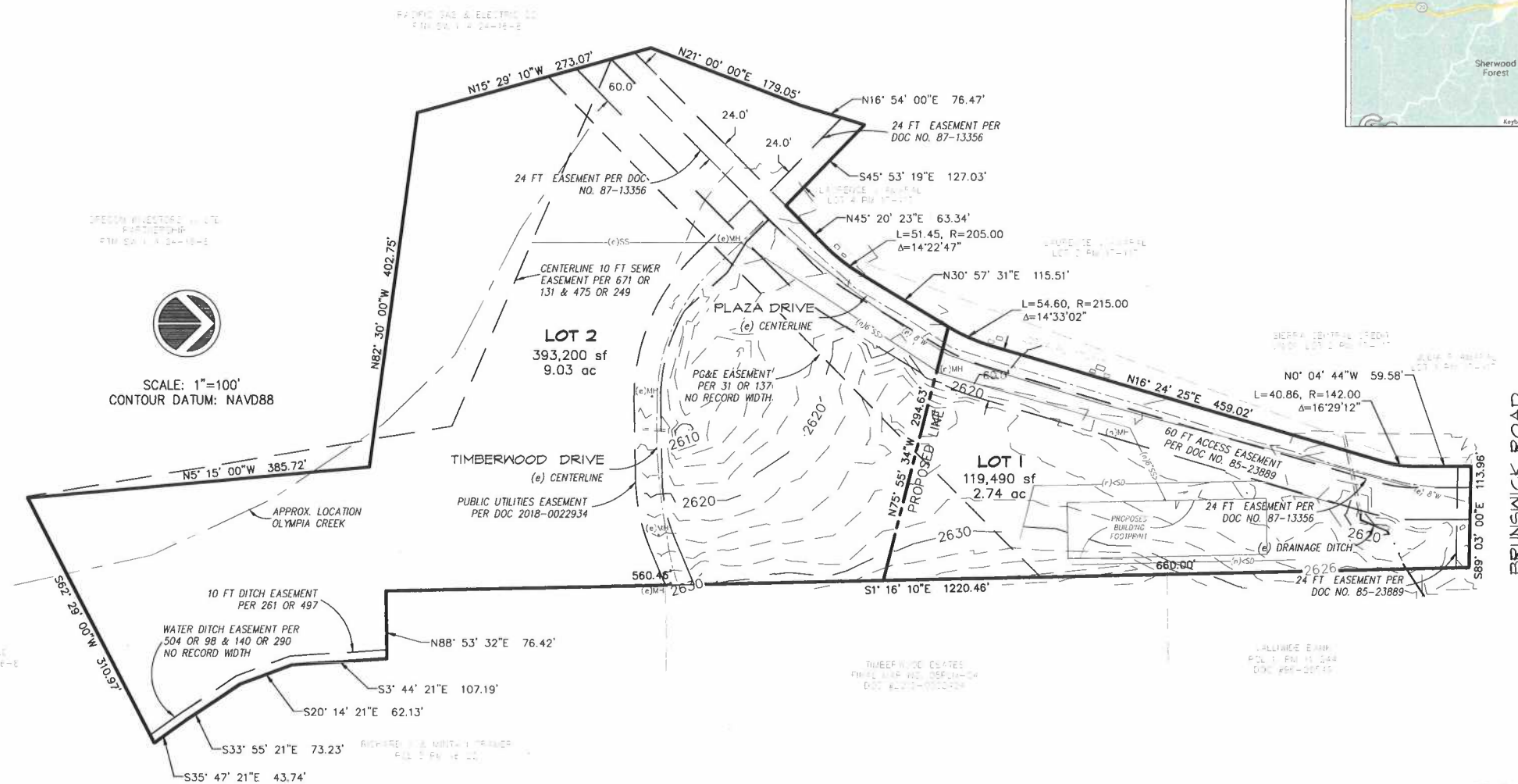




VICINITY MAP
(NOT TO SCALE)



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

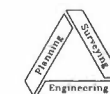
AMARAL FAMILY TRUST

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

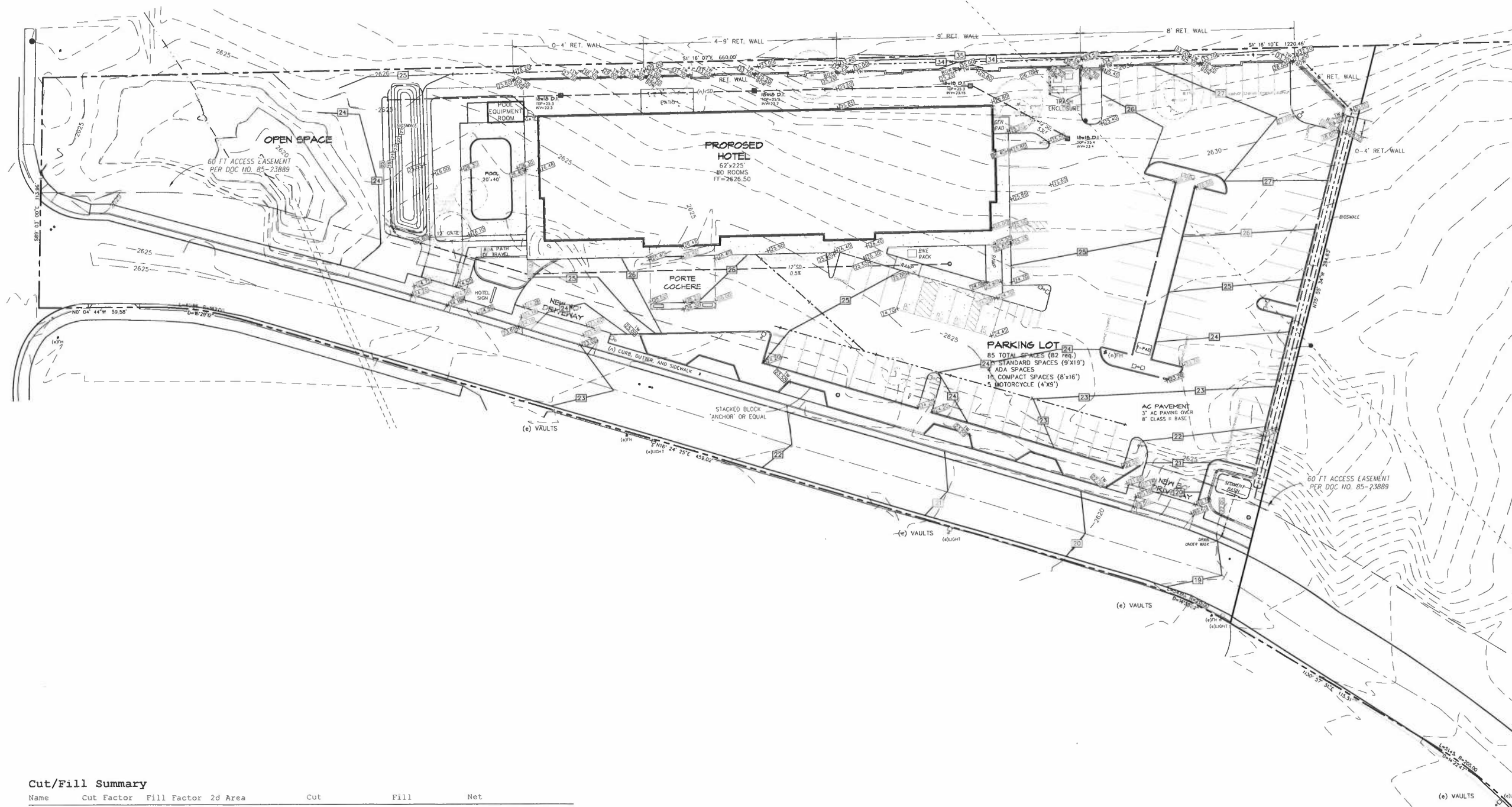
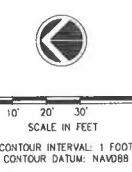
2022-90

SHEET 2 OF 2



SITE PLAN

Job No. 22-40 Title No. SITE 9	C1	Sheet No. Of 6 Sheets	Date: 4/4/23 Drawn: JB Checked: JM	NST ENGINEERING, INC.  1495 Riverside Drive * Susanville, CA 96130 Engineering * Planning * Surveying Phone: (530) 251-5113 Fax: (530) 251-6212	Project Title: PROPOSED SITE PLAN FOR: HOLIDAY INN EXPRESS 961 PLAZA DRIVE GRASS VALLEY, NEVADA COUNTY, CALIFORNIA APN: 035-480-039	Engineer:	Revisions: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								



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>

SITE GRADING PLAN

Revisions:	

Engineer:

Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-400-039

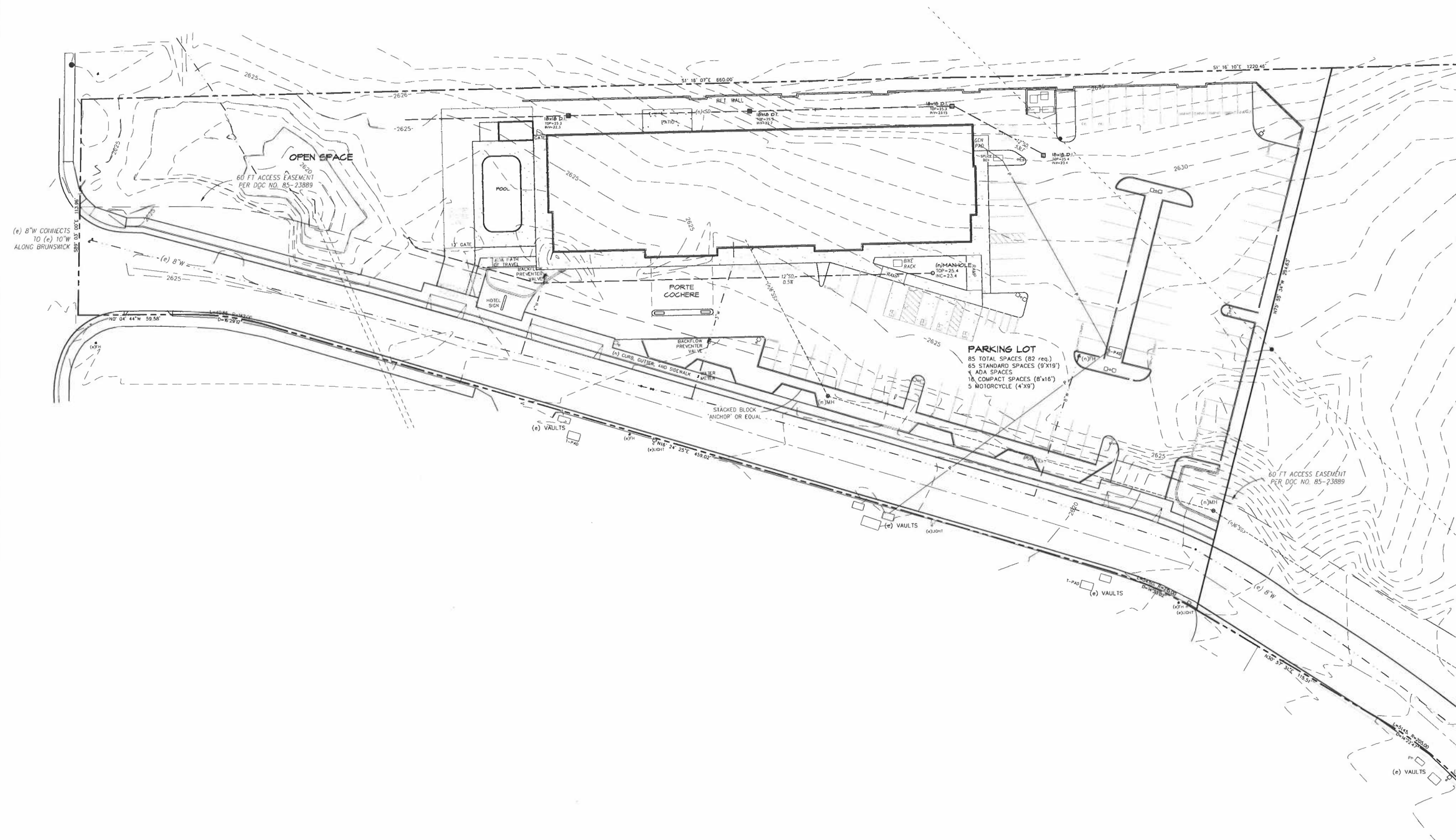
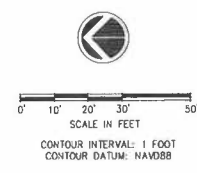
NST ENGINEERING, INC.

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.
C2
Of 6 Sheets

Job No. 2022-40
File No. SITE 3



SITE UTILITY PLAN

Revisions:

Engineer:

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

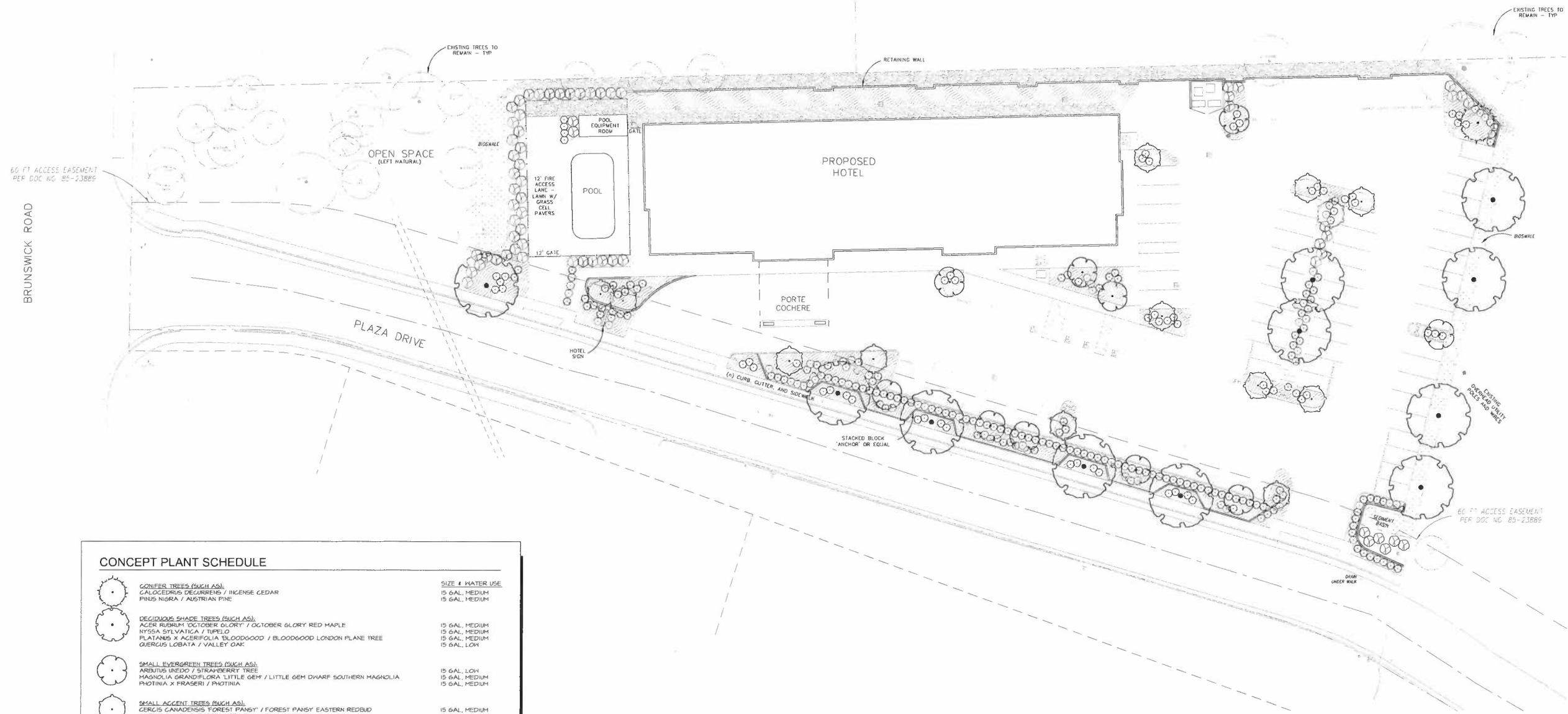
NST ENGINEERING, INC.

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

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

Sheet No.
C3
Of 6 Sheets

Job No. 2022-40
File No. SITE 3



CONCEPT PLANT SCHEDULE

	CONIFER TREES (SUCH AS)	SIZE & WATER USE
	GALOCEDRUS DECAURENS / INCENSE CEDAR	15 GAL. MEDIUM
	PRINUS NIGRA / AUSTRIAN PINE	15 GAL. MEDIUM
	DECIDUOUS SHADE TREES (SUCH AS)	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	15 GAL. MEDIUM
	NYSSA SYLVATICA / TURPELO	15 GAL. MEDIUM
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	15 GAL. MEDIUM
	QUERCUS LOBATA / VALLEY OAK	15 GAL. LOW
	SMALL EVERGREEN TREES (SUCH AS)	
	ARUNDO DONAX / STRAWBERRY TREE	15 GAL. LOW
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL. MEDIUM
	PIRATIA X FRASER / PILOTIA	15 GAL. MEDIUM
	SMALL ACCENT TREES (SUCH AS)	
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	15 GAL. MEDIUM
	CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD	15 GAL. MEDIUM
	LAGERSTROEMIA X 'TUSCARORA' / TUSCARORA GRAPE MYRTLE	15 GAL. LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL. MEDIUM
	ACCENT SHRUBS (SUCH AS)	
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL. MEDIUM
	CAMELLIA JAPONICA / CAMELLIA	5 GAL. MEDIUM
	CISTUS X PURPUREUS / DRUM ROCKROSE	5 GAL. LOW
	CORNUS STOLONIFERA / RED TWIG DOGWOOD	5 GAL. MEDIUM
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL. MEDIUM
	MILBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MULY GRASS	5 GAL. LOW
	HYDRANGEA AFRICANA / AFRICAN DOGWOOD	5 GAL. LOW
	NANDIHA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO	5 GAL. LOW
	PENAESETUM X 'EATON CANYON' / EATON CANYON PINEAPPLE GRASS	5 GAL. LOW
	PHORMIUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX	5 GAL. LOW
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL. MEDIUM
	HOOGHARDIA FIBRATA / GIANT GAIN FERN	5 GAL. MEDIUM
	SCREEN SHRUBS (SUCH AS)	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINNIS' / HOWARD MCINNIS VINE HILL MANZANITA	5 GAL. LOW
	CEANOTHUS X 'JULIA PHILIPS' / JULIA PHILIPS WILD LILAC	5 GAL. LOW
	ELAEAGNUS X 'EBBINGE' 'GILT EDGE' / GILT EDGE SILVERBERRY	5 GAL. LOW
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL. LOW
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL. LOW
	GRAVEL OR COBBLE AREAS	
	DECORATIVE GRAVEL AREA / OR SMALL RIVER WASHED COBBLE AREA	
	BIOGRAVEL & BASIN AREAS	
	BIO-FILTRATION GRASSES	SOD, MEDIUM
	GROUND COVERS (SUCH AS)	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINNIS' / HOWARD MCINNIS VINE HILL MANZANITA	1 GAL. LOW
	CEANOTHUS GRISSEUS 'HORIZONTALIS' 'YANKEE POINT' / YANKEE POINT CARMEL GREENER	1 GAL. LOW
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL. LOW
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GAL. LOW
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL. LOW
	VINCA MINOR / COMMON PERIWINKLE	1 GAL. MEDIUM
	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 NBT ENGINEERING, 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 AB1001. 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 SOILS 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 BUILDING, 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 x 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	33,595
TOTALS:					14,885	6,481	
ETWU TOTAL:							192,867
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	NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.	
TOTAL AREA					14,885		
AVERAGE ETAF					0.44		

CONCEPTUAL LANDSCAPE PLAN

HOLIDAY INN EXPRESS
961 PLAZA DRIVE, GRASS VALLEY, CA

Sierra Design Group
Landscape Architects
3200 Barton Road
Livermore, California 94550
(916) 850-9027 CLA 1694
www.sierradesigngroup-la.com



0' 10' 20' 40'

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

The document is a handwritten manuscript in German, consisting of several pages of text. The handwriting is in a cursive script, typical of the 18th or 19th century. The text is written on aged, slightly discolored paper. The manuscript appears to be a personal letter or a diary entry, as it contains many small, handwritten notes and corrections. The text is written in a single column, with some lines starting with a capital letter, indicating the beginning of a new sentence or paragraph. The overall appearance is that of a well-preserved but clearly handwritten document.

LIGHTING PLAN

PLOT TO 24"X36"PAQ

LIGHTING PLAN

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

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

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-Layout, 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 best prediction. RAB does not warrant, either in writing or otherwise, the accuracy or completeness of the Lighting Design.

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PLOT TO 24X36 PAPER

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: 035-480-034

Engineer:

Revisions:

NO.	DESCRIPTION	DATE

Sheet No.

C5

Of 6 Sheets

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

Job No. 2022-40
File No. SITE 3

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Property Line	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.	Readings taken at grade
Site Lighting	Illuminance	Fc	0.33	7.8	0.0	N.A.	N.A.	Readings taken at grade
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
	2	A	IVAT4-45LPA730ZU WS2 x 2	Back-Back	1.000	4533	POLE MOUNT
	8	A	IVAT4-45LPA730ZU WS2	Single	1.000	4533	POLE MOUNT
	6	B	IVAT4-45LWM730ZU	Single	1.000	4639	WALL MOUNT

Pt5pLr	Pt5pTb	Meter Type
10	N.A.	Horizontal
10	10	Horizontal

Lum. Watts	BUG Rating
37.3576	B1-U0-G2
37.3576	B1-U0-G2
37.9154	B1-U0-G2

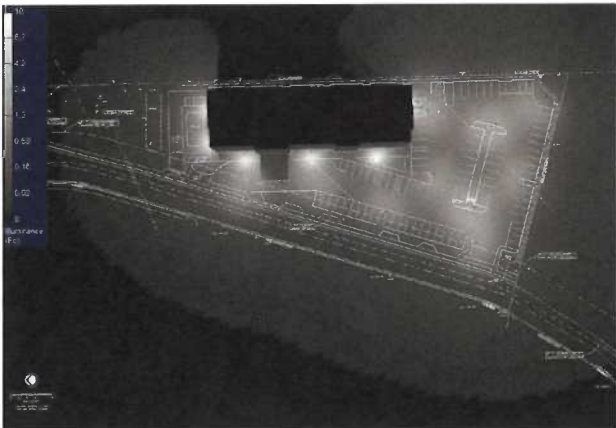
Expanded Luminaire Location Summary

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 (injection 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 retailer'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 the final construction. RAB 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/ip.
- The Lighting Analysis (E-Layout, 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.
- 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 in 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

This Lighting Analysis (E-Layout, 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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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 in 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.

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

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

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

PROJECT #206390
CASE #1035849
Filename: Grass Valley Hotel Lg Layout 1035849A.dwg
Drawn By: Jvento

11800 grass valley hotel/Volting File:AG/Grass Valley Hotel Lg Layout 1035849A.dwg
Filename: 2-18-23-ElectroRep-Electrical Group/Sausalito 11800 grass valley hotel/Volting File:AG/Grass Valley Hotel Lg Layout 1035849A.dwg

Revisions:

Engineer:

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

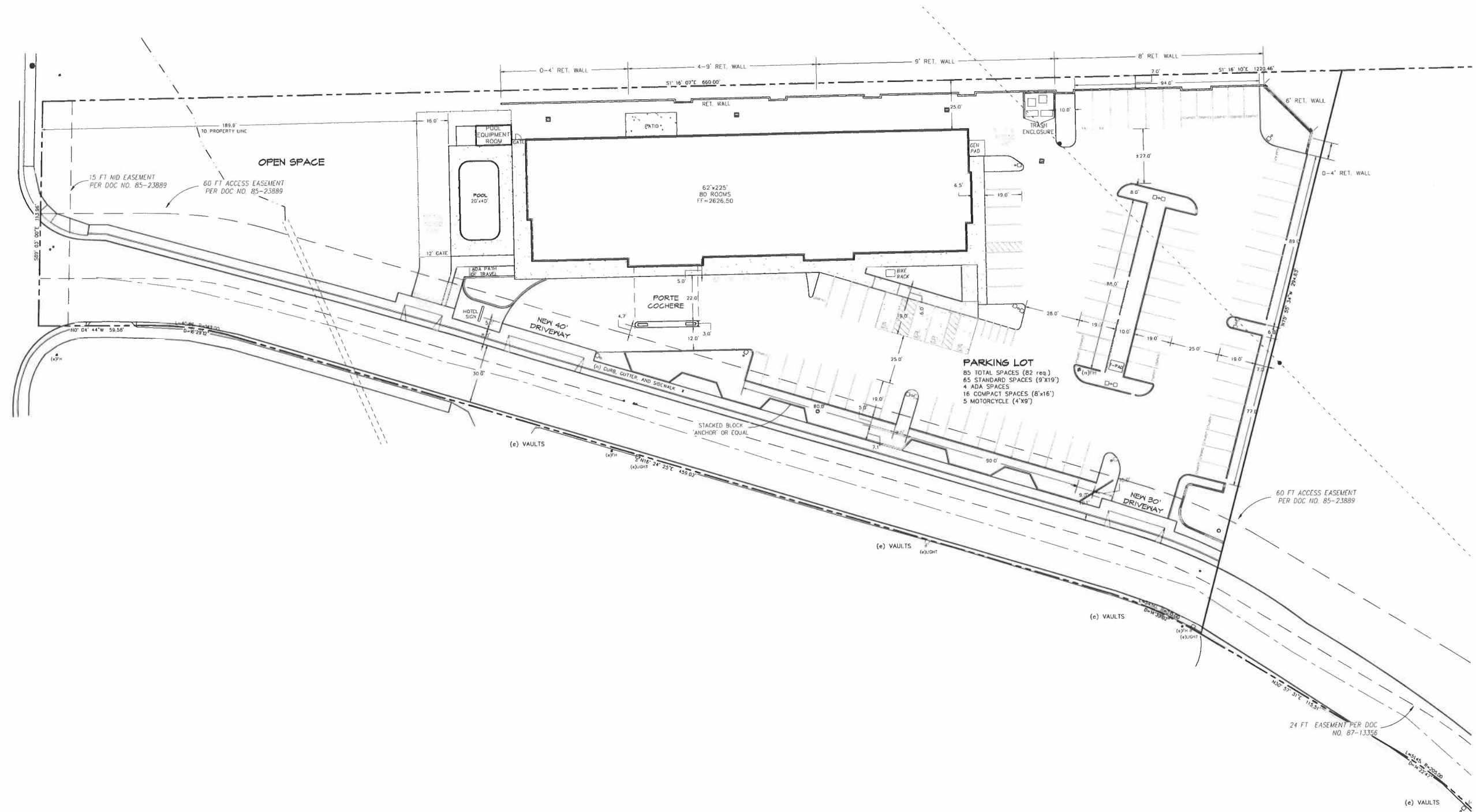
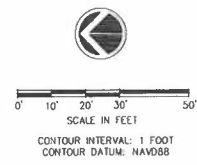
NST ENGINEERING, INC.
1415 Riverside Drive • Susanville, CA 96150
Engineering • Planning • Surveying
Phone: (530) 251-5173 Fax: (530) 251-6212

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

Sheet No.
C5.1
Of 6 Sheets

Job No: 2022-40
File No: SITE 3

LIGHTING PLAN



Revisions:

Engineer:

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

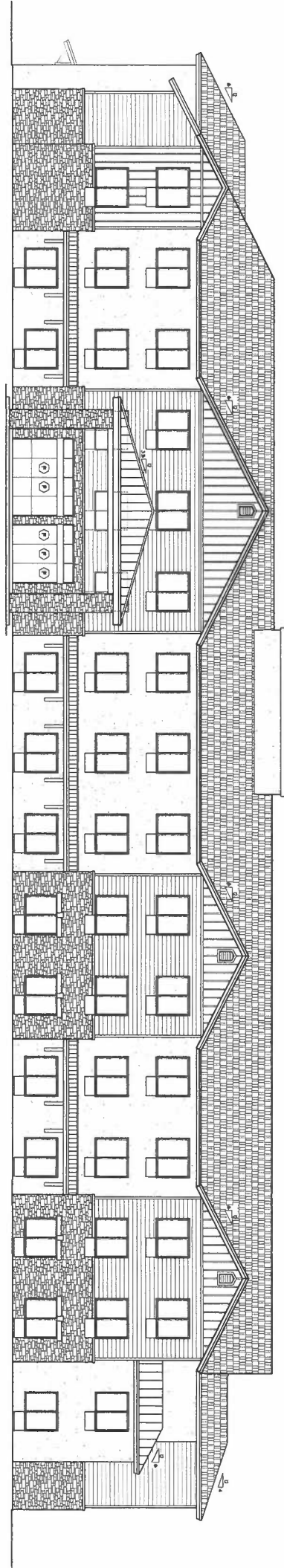
NST ENGINEERING, INC.
1445 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-6212

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

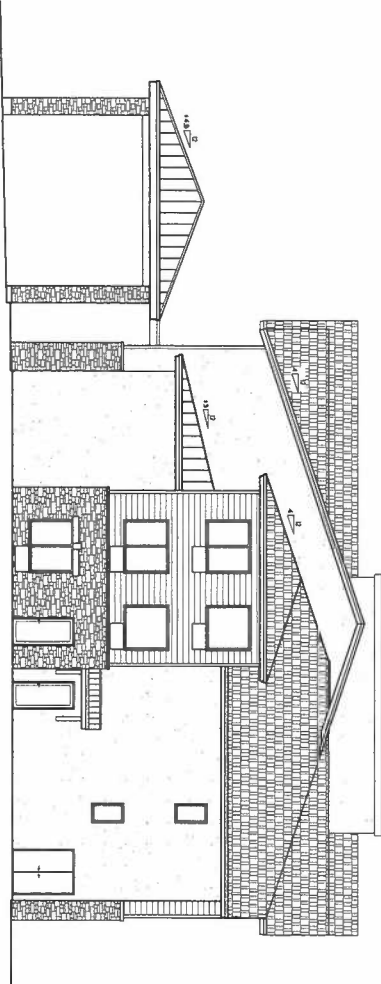
Sheet No.
C6
Of 6 Sheets

Job No. 22-90
File No. SITE 3

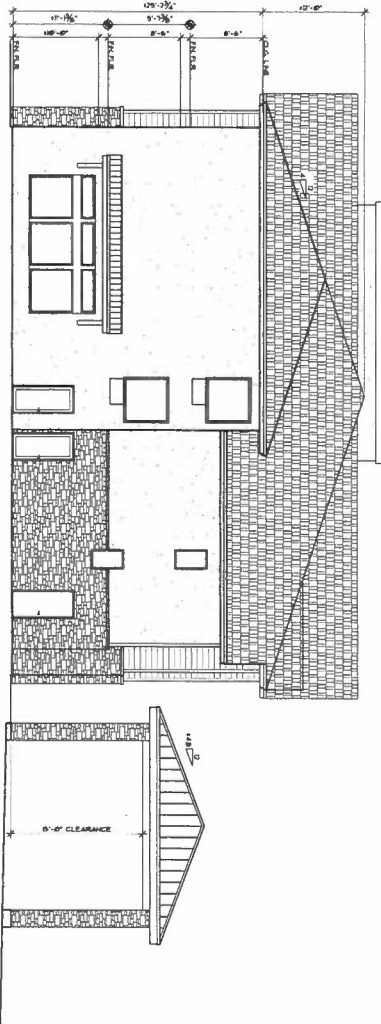
STRIPING PLAN



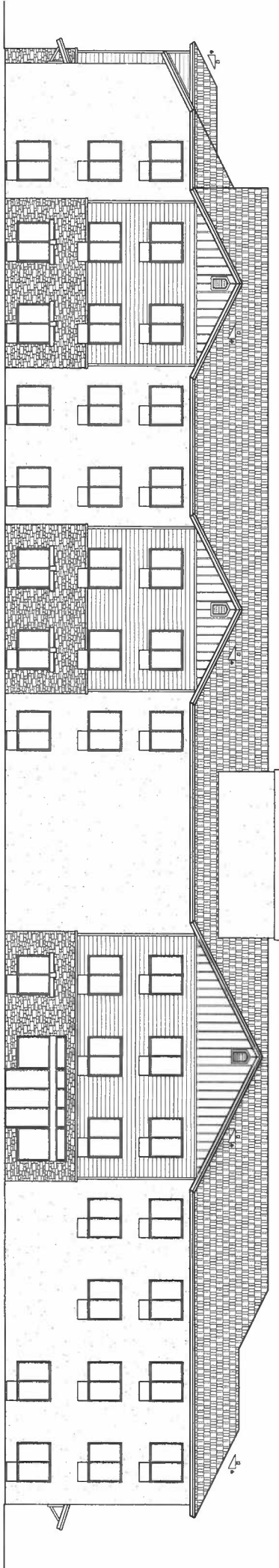
FRONT ELEVATION - West
SCALE 1/8" = 1'-0"



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:

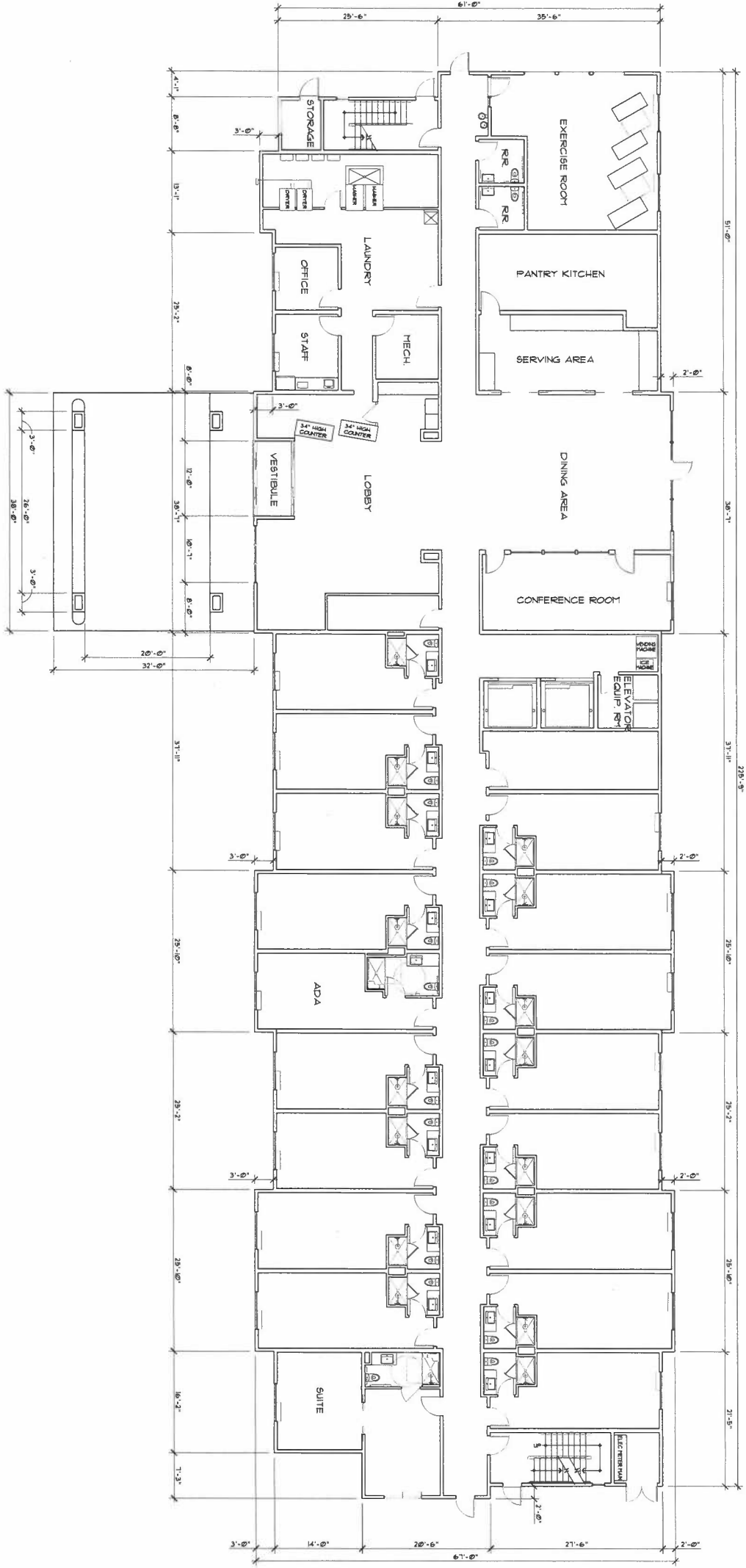
Project Title: A.P.N. ---
PROPOSED HOTEL for:
HOLIDAY INN EXPRESS HOTEL
GRASS VALLEY
NEVADA COUNTY, CALIFORNIA

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

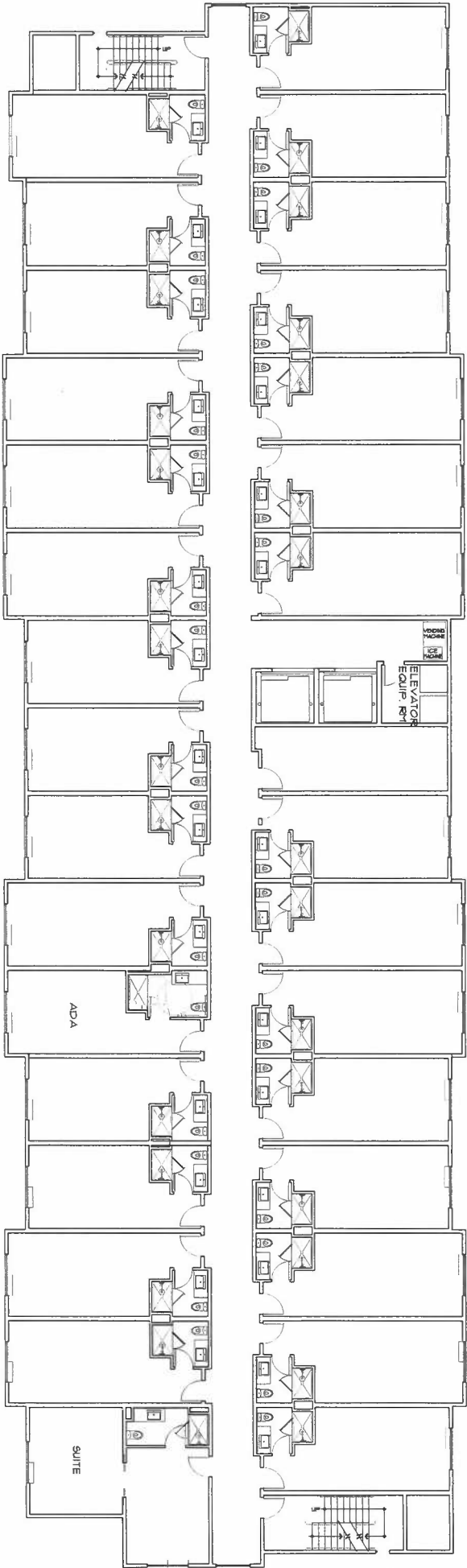
Date: 11/9/2022
Drawn: TM
Checked: JM

Sheet No.
A1

OF 2 Sheets
Job No. 2022-30
File No. PRELIMS

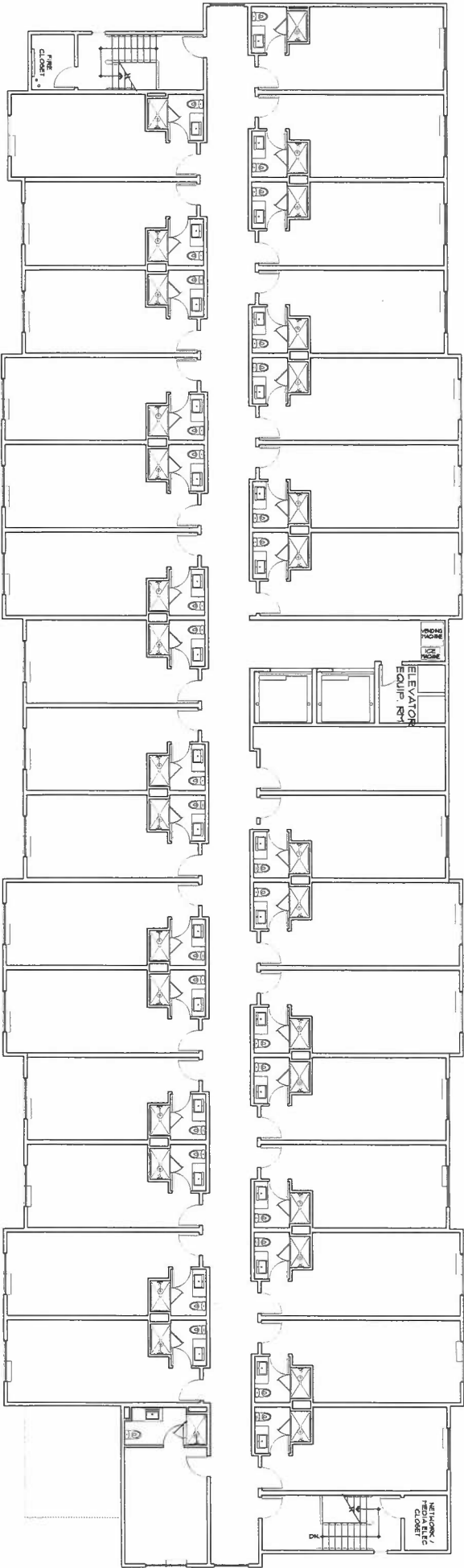


PROPOSED FLOOR PLAN (1ST FLR.)
SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN (2nd FLR.)

SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN (3rd FLR.)

SCALE 1/8" = 1'-0"

Revisions	

Engineer:

A.P.N. —

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

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Date: 11/16/2022
Drawn: TM
Checked: JM

Sheet No.

A3

Of 2 Sheets

Job No. 2022-30
File No. PRELIMS



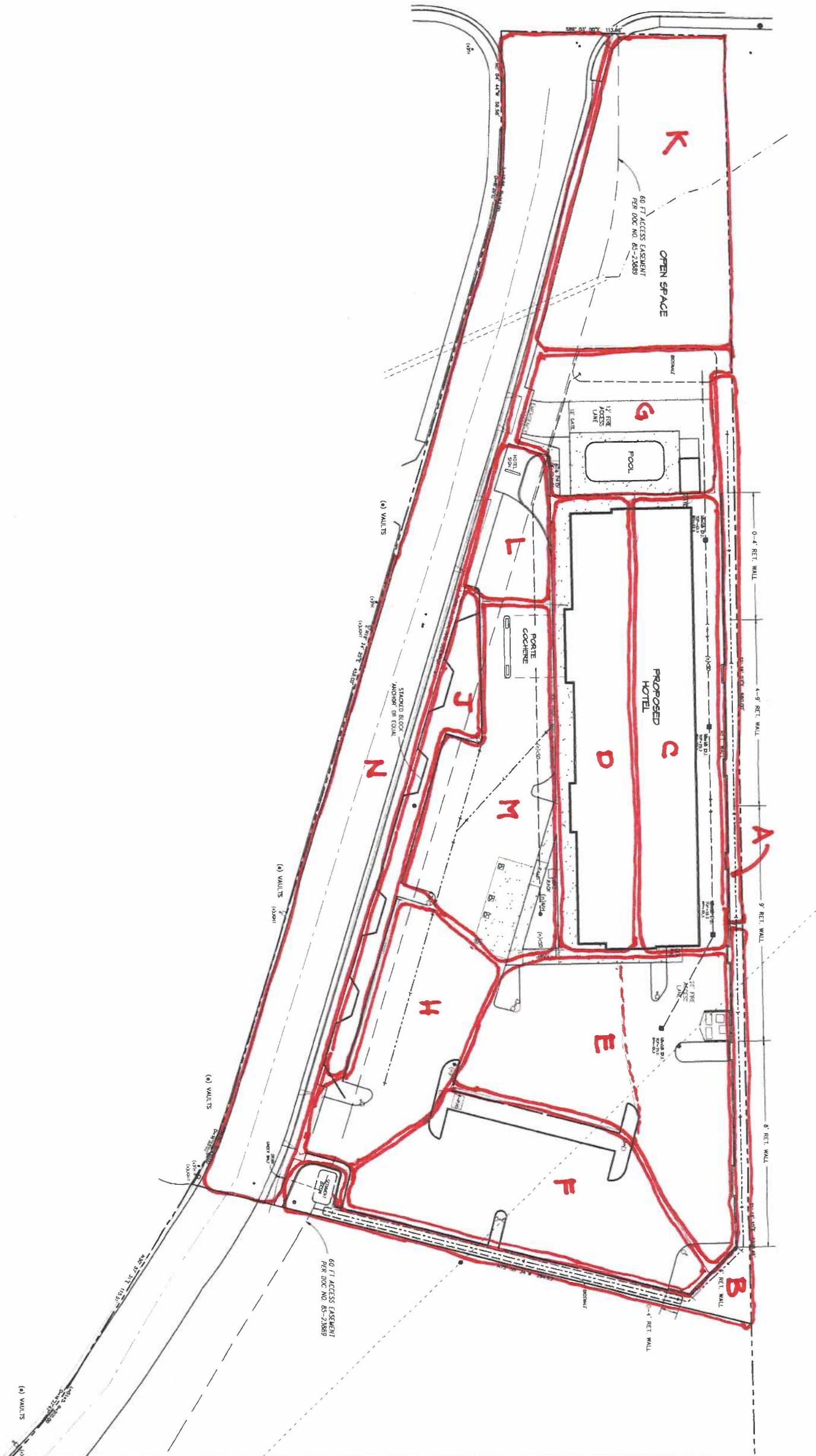








DRAINAGE PLAN



Job No. 2023-40
File No. SITE 3

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

NST ENGINEERING, INC.
1445 Riverside Drive • Susanville, CA 96130
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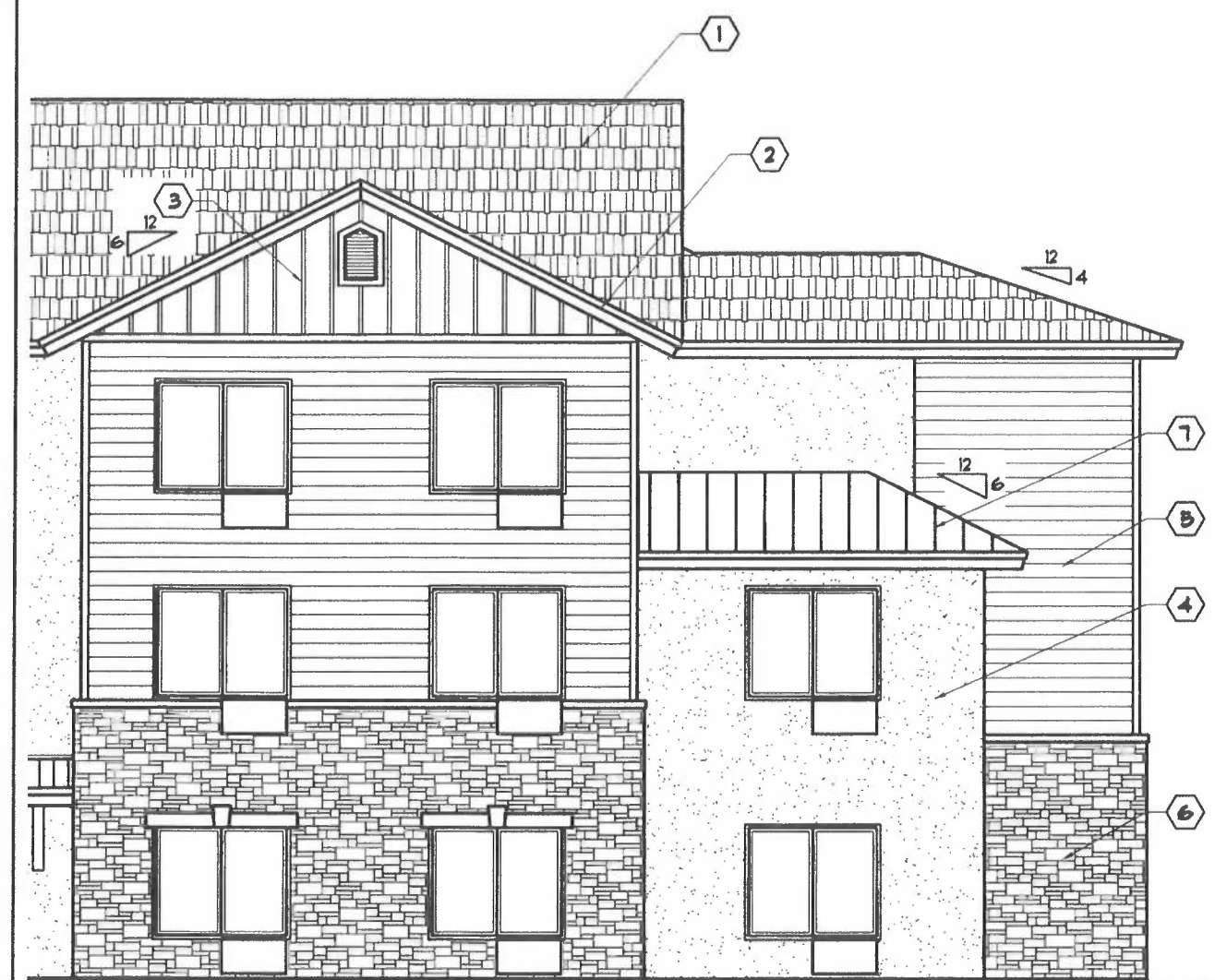
Project Title:
**PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-039**

Engineer:

Revisions:

EXTERIOR MATERIALS SPEC. :

- | | |
|---|---|
| <p>① 40 YR CLASS 'A' GAF Elk Timberline Prestige 40 COMPOSITION ROOFING SHINGLES (COLOR - SLATE)</p> <p>② FASCIA / BARGE RAFTER / SOFFIT 5/4" SMART FASCIA (COLOR - WHITE)</p> <p>③ GABLE END BOARD and BATT. SIDING - HARDIPANEL SIDING (FIBER CEMENT) w/ INCORPORATED BATTS (COLOR - LIGHT GRAY)</p> <p>④ EXTERIOR WALLS - STUCCO SIDING (COLOR - GRAY)</p> | <p>⑤ HORIZONTAL LAP SIDING - 1x8 HARDIE PLANK SIDING (FIBER CEMENT) (COLOR - GRAY)</p> <p>⑥ STONE VENEER 'Boral' CULTURED STONE Black Isle - Del Mar LEDGESTONE (COLOR - GRAY and BROWN)</p> <p>⑦ 26 GA. RUSTABLE CORRUGATED METAL ROOFING ON AWNINGS and PORTE COCHERE ROOF (COLOR - RUSTED)</p> |
|---|---|
- 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