

**DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT
DECEMBER 12, 2023**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY:

Application Number: 22PLN-37
Subject: Development Review Permit for the construction of a three-story, ±42,000 square foot/80 room Holiday Inn Express on a 2.74 acre portion of an 11.83 acre parcel
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: Development Review Permit

RECOMMENDATION:

1. That the Development Review Committee recommend that the Planning Commission approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project as presented, as may be modified by the Development Review Committee and/or Planning Commission, which includes the following actions:
 - a. A recommendation that the Development Review project is Categorically Exempt pursuant to Section 15332, Class 32 (In-fill) of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; and
 - b. Adopt Findings of Fact for approval of the Development Review Permit as presented in the Staff Report; and,
 - c. Approve the Development Review Permit for the ±42,000 square foot, 80-room hotel project on 2.74 acres as presented in accordance with the Conditions of Approval, attached to the Staff Report.

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 have included constructed on second and third floors above the commercial spaces. That project expired in 2005. While the development never came to fruition, as a result of that proposal, open space areas were reserved on the properties at both the north and south ends for preservation of trees and/or biological resources.

Staff presented a preliminary project design for the proposed Holiday Inn Express at the May 23, 2023 DRC meeting to obtain feedback on the proposed development. At that meeting the committee recommended that the applicant refine the design to be more consistent with Gold

Country architecture and the City's Community Design Guidelines. Specific recommendations from that meeting are included in the May 24, 2023 letter sent to the applicant (Attachment 7).

The applicant has been working diligently with staff to make the recommended design modifications and also correct the plans to be compliant with the city municipal code. The proposed project is the result of responses to several staff requests for modifications.

PROJECT DESCRIPTION:

Development Review Permit – The Development Review Permit is for the Holiday Inn Express hotel proposed to be located on a 2.74-acre portion of the parcel at 961 Plaza Drive. A tentative map is being processed concurrently to separate the hotel development from the remaining 9.03 acres of the parcel, which is not currently proposed for development. The site is proposed to be developed with a ±42,000 square foot, 80-room hotel. The project is in the Central Business District (C-2) Zone, which allows hotel use as a permitted use contingent upon approval of a Development Review Permit (i.e. Design Review) for site plan and architectural building design in accordance with the City's Design Guidelines, and development standards of the City Municipal Code. The project plans include the following Development Review details:

Site Plan & Setbacks – The three-story, 80-room hotel is proposed to be located in the center of the northerly 2.74-acre development area with parking located primarily to the south of the proposed building. The building is setback approximately 230 feet from the northern property line, running along Brunswick Road, with the outdoor pool setback 200-feet. The building is setback approximately ±25 feet from the eastern property line, adjacent to Timberwood Estates, 150-feet from the proposed southern property line, and between 45 and 100 feet along the west property line fronting Sutton Way fronting. The project complies with the City's setbacks for the C-2 Zone, which are 0 feet in the front; 10 feet on an interior side where abutting a residential zone; 0 feet on a street side yard; and 25 feet in the rear.

Access & Circulation – Access to the property is proposed at two locations at the north end and at the south end of the resulting lot, both providing two-way access to/from Plaza Drive. All the internal drive aisles are a minimum of 25-feet wide, which provide two-way traffic. Full road improvements are required along the Plaza Drive property frontage, including sidewalk, curb and gutter and commercial driveways (See Condition no. 8 and 15).

Parking – A total of 83 on-site parking spaces are provided, including 4 ADA accessible parking spaces; and 4 Electric Vehicle spaces. In addition to the 83 automobile spaces, the applicant is providing 5 motorcycle spaces. The standard parking spaces meet the minimum dimensions of 9 feet by 18 feet with minimum backing distances of 25 feet in compliance 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. The development is in compliance with city parking standards.

Landscaping – Landscaping is provided around the perimeter of the proposed development area. Total landscaped area of the development is 14,575 square feet (0.3 acres) or 17% of the total site. The landscaping includes existing trees to be preserved along the eastern property line to help buffer the Timberwood residential development. There is also a 0.3 acre area in the

northeast corner devoted to open space where natural vegetation will be maintained, for a total of 0.6 acres of pervious surface on the resulting parcel. The C-2 zone has no limit for site coverage other than what is required to meet landscaping standards.

Hotel Architectural Design – In addition to the 80 lodging rooms, the hotel includes a registration lobby, a breakfast dining area, a fitness center, an outdoor pool, a conference room, and laundry facilities. The total square footage of the building is ±42,542 square feet with ±14,000 square feet on each floor. The building has similar architectural design and material elements as other buildings in the Brunswick Basin, including:

- Siding:
 - Fiber cement lap siding
 - Fiber-cement Board and Batten, 16 inches on center
 - Stone Veneer
- Roofing:
 - Primarily standing Seam metal
 - Small area of single-ply, waterproof membrane at HVAC Screen
 - Combination of 8:12, 4:12, and 3/12 pitches
- Varying wall planes and drive-through Porte Cochere;
- Gooseneck wall lighting.



Proposed Holiday Inn Express rendering

Trash Enclosure – A trash enclosure is located east of the proposed building within the parking area, and 20-feet from the side property line adjoining the Timberwood subdivision, consistent with Community Design Guidelines. The materials of the trash enclosure includes a 6-foot high, split-faced CMU enclosure with a 1/12 shed roof and metal gates.

Lighting - Lighting proposed for the project site includes 20-foot parking lot pole lighting, and gooseneck wall fixtures on the building. Section 17.30.060 of the City Municipal Code provides standards for outdoor lighting. Subsection A states that a fixture shall not exceed eight feet where adjacent to a residential area, though the development review committee can allow fixtures to reach up to twenty feet in height where it determines the additional height will comply with all other

standards (see finding 9). The applicant has provided further justification for the pole heights, which is copied below and also included in the “Applicant Statement (Attachment 2).” Staff has some concern regarding the height of the light fixtures because at 20-feet, they will be in direct eye site of the residential building pads associated with Timerberwood Estates, which are approximately 15-feet above the elevation of the hotel property. Exterior wall lighting fixtures are located at building entryways and along the pedestrian path leading from the parking lot to the hotel entry. The applicant has provided photometric plan that shows lighting won’t exceed 0.5 footcandles at the property line, which is consistent with the City’s lighting requirements with respect to light intensity and spillover. All lighting fixtures contain shields to direct lighting downward. The applicant is requesting that the DRC consider the following justification for the parking lot light heights:

Section 5.2 (b) states that parking and vehicle circulation area light standards should not exceed twelve (12) feet in height. We have proposed a twenty (20) foot high light standard in order to minimize the number of light fixtures and maximize the number of trees in the parking lot. The cut-off ‘down’ light standards will reduce light spillage and glare in adjacent properties as shown on Sheets C5 and C5.1 (under 0.5 footcandles at property line). The taller light standards in the parking lot allows for a better light pattern across the aisle and parking spaces than a lower, higher intensity light. As noted before, there will be a reduced number of light standards, especially after the trees start to grow and increase in height. The pedestrian walkway lighting will be provided from wall mounted ‘down’ lighting and should give adequate lighting and splash the exterior walls for aesthetic purposes. Any free standing light fixtures along the pedestrian walks will be less than eight (8) feet high.

Residential Screening – Section 7.30.040 (F.1.a) of the municipal code requires screening between commercial and single-family residential land uses in the form of a 6-foot high solid, masonry wall. The applicant is requesting that the city consider allowing the proposed metal fence due to the topography of the adjacent residential use and building pads located nearly 15 feet above the adjoining property line, with further consideration of the 4 to 6 foot retaining wall that will be located along this property line. The applicant has provided the following justification:

The rear property that adjoins the residential land uses is shown on Sections 1, 2, and 3, on Sheet C2.2. Section 1 is actually found along the adjacent commercial land use section of the property. A metal fence along the property line seems more attractive and allows view of the natural open space to extend into the adjacent parcel. Sections 2 and 3 show the fill slopes on the adjacent residential property as well as the cut slope and retaining wall at the hotel site. The future residential building pads are going to be 20 to 25 feet above the finish floor of the hotel and the property line elevations is almost 15 ft below the residential building pads. A 6 ft masonry fence at the property line will not provide any sound barrier or affect the sight lines from the view of residences towards the hotel. Also, a higher masonry fence will seem to loom over any hotel guest use of the rear yard. Therefore, a metal fence seems to be a better solution. Once the landscaping of the residence and the hotel are complete this landscaping will create a much better sound barrier and visual buffer.

Grading and Retaining Walls – The project site slopes from northeast to southwest toward Olympia Creek, with the area of proposed development ranging in slope between 2% and 10%. To comply with Americans with Disabilities Act (ADA) requirements, the site must be graded

relatively flat with slopes less than 5% gradient. Accordingly, ±999.75 cubic yards of cut are required with ±30.95 cubic yards of fill resulting in an export of ±968.81 cubic yards of soil.

To accommodate the slopes, a 2.5 to 6 foot retaining wall is proposed at the southeast corner of the parking lot. A stepped 4-foot and 6-foot retaining wall is proposed to run along the eastern edge of the parking lot, transitioning to a 9-foot retaining wall behind the building, where it will be obscured from public view. Section 17.30.04 (D.3) of the municipal code requires that retaining walls be stepped when above a five-foot height. The Planning Commission may make a finding that the intent to visually soften a large retaining wall from the perspective of public views is met with the design as proposed since the 9-foot section of wall will be behind the hotel building (See finding 8).

Tree Removal – According to the site plan, a total of 20 trees between 10 and 22 inches DBH are proposed for removal to accommodate the project. Most of the trees being removed are along the rear property line, including mostly pines, but also including oaks, cedars, and one redwood. Chapter 12.36 of the city municipal code provides standards for tree removal within the city boundaries. The ordinance requires a tree permit for the removal of any tree that has a trunk diameter of 10 inches or larger DBH, and categorize any tree with a diameter of 24 inches as “significant.” A Biological Resource Assessment was prepared for this project in September 2023 by Greg Matuzak of Greg Matuzak Environmental Consulting LLC, who recommends that property lines be verified prior to tree removal and to obtain a construction related tree removal permit from the director of public works, the tree permit administrator. Furthermore, the city’s tree preservation ordinance requires that tree protection measures be approved prior to any development activities including, but not limited to, clearing, grading, excavation or demolition work on a property or site which requires a planning action (See Condition 4 and 9).

Drainage – A preliminary drainage study was prepared for the project by *NST Engineering dated February 10, 2023*. The run-on (runoff from neighboring properties onto the subject property) potentially consists of stormwater crossing the site (east to northwest), 3.82 cfs for a 100-yr, 1-hr storm through the open space and into a 36-inch diameter culvert that crosses Plaza Drive in a southwesterly direction. The storm drain appears to tie into a storm drain system that runs through the existing commercial development west of Plaza Drive. The open space area located at the northern end of the site, acts as a containment basin and can contain 27,000 cf of storm run-off before it crosses over Plaza Drive. The 36-inch diameter culvert has a possible 70 cfs stormwater flow, well above the projected 5.01 cfs run-off from the proposed hotel site during a 100-yr, 1-hr storm. The remainder of the storm run-off from the hotel site presently flows down the east side of Plaza Drive. The flow will be increased from 0.68 cfs to 1.19 cfs during the 100-yr, 1-hr storm.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The project site is vacant, and generally dominated by ponderosa pine (*Pinus ponderosa*), incense cedar (*Calocedrus decurrens*), and sugar pine (*Pinus lambertiana*) trees within a mixed conifer forest habitat zone. However, within the open areas of the subject parcel and within the majority of the proposed areas of disturbance that make up the Project area within the subject parcel, non-native annual grassland is the dominant vegetation type. The natural parcel runoff within the northern section of the subject parcel is within the drainage feature that connects directly to the west side of Plaza Drive and drains underground towards the west where Olympia

Creek is located (daylights from underground and flows south into the Loma Rica Phase I project area). Runoff within the western section of the subject parcel crosses under Timberwood Drive and flows towards Olympia Creek to the southwest of the subject parcel. 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.

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. The C-2 Zone implements and is consistent with the Commercial land use designation of the General Plan.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA an Initial Study is required to be prepared in the absence of an applicable exemption pursuant to CEQA Guidelines. In this case, the hotel development on 2.74 acres is consistent with Categorical Exemption Class 32, which consists of projects characterized by in-fill development meeting the conditions described in this section (city consistency response in italics):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Hotel use is a permitted use in the C-2 zoning designation and is consistent with the Commercial General Plan designation defined in the City of Grass Valley 2020 General Plan as serving a wide variety of service commercial establishments.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The hotel development is proposed on a project site of 2.74 acres. Surrounding uses include the Gold Country Center (Safeway shopping center) to the north, medium density residential (Timberwood Estates) to the east, high density housing along Sutton Way and a PG&E substation to the south, and Olympia Plaza (shopping center with car repair, restaurant, and dry-cleaning services) to the west.

(c) The project site has no value as habitat for endangered, rare or threatened species.

A Biological Resource Assessment, dated September 2023, was prepared by Greg Matuzak, Principle Biologist at Greg Matuzak Environmental Consulting LLC. The Assessment indicates that Special-status species were considered in the preparation of the Biological Inventory and is based on a current review of the California Natural Diversity Data Base (CNDDDB) and database information provided by the United States Fish and Wildlife Service for the subject parcel. The

database searches revealed eleven (11) species, including Brandegees clarkia, Scadden Flat checkerbloom, Pine Hill Flannelbush, finger rush, dubious pea, brownish beaked-rush, coast horned lizard, Townsend's big-eared bat, yellow-breasted chat, foothill yellow-legged frog, and California black rail that have been previously identified within 3 miles of the subject parcel. However, none of the species were observed during field surveys and Matuzak further concluded that the subject site offers only marginal habitat or no suitable habitat for each of these species. Additionally, there is no federally mapped Designated Critical Habitat (DCH) within 3 miles of the subject parcel (USFWS 2023).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic:

Level of Service (LOS): The average trip generation rate per hotel room (per the Trip Generation Manual) is .70. For the proposed 80 room hotel, that means 56 peak hour trips which is below the City's threshold of 63 PM peak hour trips and is therefore considered a less than significant impact.

Vehicle Miles Traveled (VMT): The Traffic Study concludes that hotel guests from out of town will average 25 to 50 miles per trip and that miles traveled while staying at the hotel will be less than five miles. A weekend stay at the hotel would average 95 to 145 vehicle miles traveled per guest, per day. At an expected average 60% occupancy, the entire hotel would average approximately 1,540 to 2,300 VMT per day. The study concludes that VMT will be reduced by an average of 25 VMT per guest who can stay at the hotel as opposed to driving the 25 to 50 miles back to their starting destination. Pursuant to CEQA Guidelines Section 15064.3(b.1), projects that decrease vehicle miles traveled in the project area are presumed to have a less than significant transportation impact.

Noise: The applicant provided a noise analysis prepared by NST Engineering, LLC, dated November 13, 2023. As a commercial zoning designation, the site is subject to a noise standard of 65 dbA pursuant to section 8.28.060 of the city municipal code. Construction noise is regulated under section 8.28.100 and prohibits construction adjacent to a residential zone to operate standard construction equipment between 7 pm and 7am, and on Sundays or legal holidays. The noise analysis has indicated that noise generating uses associated with the hotel use include hotel guests using the patio and pool area including potential music events, wall-mounted heat pumps, and roof-mounted HVAC units. Of these noise sources, only the HVAC units were found to have a potential impact above the 65 dbA standard and they will be mitigated to be below this threshold by a proposed parapet wall that is designed into the project.

Air Quality: The Northern Sierra Air Quality Management District (NSAQMD) has reviewed the project and determined that reasonable project guidelines based on a Dust Management Plan that the applicant has agreed to abide by, are adequate to mitigate air quality impacts related to the development.

Water Quality: There are no waterbodies on or traversing the 2.74-acre development area and no development will occur within 30-feet of Olympia Creek. Drainage from the site is directed toward a bio-swale and toward the northern open space area and is directed toward a 32 inch culvert that

crosses Plaza Drive and ties into an existing storm drain system on the adjacent commercial development.

(e) The site can be adequately served by all required utilities and public services.

All utilities, including NID water, PG&E power lines, and city sewer lines are located in close proximity to the project, as they serve the adjacent commercial shopping center. Extension of these services are contingent upon the applicant extending infrastructure as needed and working with the respective agencies to hook up to their utility infrastructure. A will-serve letter will be required from NID prior to grading permit issuance. No utility agency has expressed concern in their capacity for serving the project as proposed.

FINDINGS:

In accordance with Sections 17.72.30 J (Development Review Permit) of the Development Code, the Planning Commission is required to make the following specific findings before it approves the Development Review permit.

1. The City received a complete application for the Holiday Inn Express Project (22PLN-37).
2. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and recommends that the Planning Commission find the project qualifies for a Class 32, Categorical Exemption (In-fill) in accordance with the California Environmental Quality Act and CEQA Guidelines.
3. The 2020 General Plan designates the project site as Commercial. The Holiday Inn Express Project is consistent with the General Plan or any applicable Specific Plan.
4. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and the City Municipal Code.
5. The design, location, size, and characteristics of the proposed project is in compliance with any project-specific design standards in effect and any standards and guidelines for Development Review Permits.
6. The project complies with all applicable provisions of the City's Design Guidelines.
7. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities.
8. That the intent of Municipal Code Section 17.30.04 (D.3) requiring that retaining walls be stepped when above a five-foot height in order to visually soften a large retaining wall from the perspective of public views is met with the design as proposed since the 9-foot section of wall will be behind the hotel building.
9. The 20-foot height of the parking lot lighting is appropriate in order to comply with all other outdoor lighting requirements as outlined in section 17.30.060 of the city municipal code.

RECOMMENDED CONDITIONS OF APPROVAL:

PLANNING

1. The approval date for Development Review is <TBD> with an effective date of Thursday, <TBD> pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on December 28, 2024 unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application and plans provided by the applicant and approved by the Development Review Committee (22PLN-37). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. If tree or vegetation removal is proposed within the bird breeding season (between March 1 and August 31) a pre-construction survey within 250 feet of the disturbance area shall be required pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated September 2023 and prepared for the applicant.
4. Property lines shall be verified prior to tree removal, pursuant to the Biological Resource Analysis prepared by Greg Matuzak, dated September 2023 and prepared for the applicant.
5. In the event of inadvertent discovery of previously unidentified cultural material, archeological consultation shall be sought immediately.
6. In the event that human remains are inadvertently encountered during ground-disturbing activity or at any time subsequently, State law shall be followed, which includes, but is not limited to, immediately contacting the County Coroner's office upon any discovery of human remains.
7. The applicant shall file for a sign permit prior to erecting signage.
8. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval

ENGINEERING:

9. Prior to recording the concurrent Parcel Map, a Grading Permit shall be issued by the City Engineer and all improvements described on the plans shall be completed or the applicant shall enter into an agreement with the City Engineer to complete the grading and public improvements.
10. The applicant shall submit to the Building Department for review and approval, an improvements and grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall pay all appropriate fees for plan check and inspection. The grading and improvement plans shall include but not be limited to roadway/driveway/parking

lot slopes and elevations, curb, gutters, sidewalks, striping and signing, paving, water and sewer pipelines, storm drains, street/parking lots lights, accessible access from the sidewalk to the building and from the accessible parking spaces to the building, retaining walls, any necessary alteration of existing utilities, and all easements, in accordance with City Improvement Standards.

11. If trees to be removed are 6" or greater in diameter, are classified to be in Group A or B per the California Forest Practice Rules, and are on timberland, the applicant shall obtain one of the following harvest document(s) from the California Department of Forestry and Fire Protection and submit a copy of the approved document to the City: a. Less than 3 Acre Conversion Exemption. Any project with less than 3 acres of land disturbance may qualify (see 14 CCR 1104.1 (a)(2) for conditions). b. Timberland Conversion (PRC4621) and Timber Harvest Plan (PRC4581). Any project with 3 Acres or greater or that do not meet the conditions in 14 CCR 1104.1 (a)(2).
12. Prior to any ground-disturbing activities, the applicant shall submit to the Building Department for review and acceptance two copies of a detailed Soils Engineering Report and Engineering Geology Report certified by a Civil Engineer registered in the State of California. In addition to the California Building Code requirements, the report shall specify the pavement structural sections for the proposed roadways in relation to the proposed traffic indexes. The improvements and grading plans shall incorporate the recommendations of the approved Soils Engineering Report and Engineering Geology Report. The project developer shall retain a civil engineer, soils engineer, and engineering geologist to provide professional inspection of the grading operations. If work is observed as not being in compliance with the California Building Code and the approved improvements and grading plans, the discrepancies shall be reported immediately in writing to the permittee, the building official, and the Engineering Division.
13. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City for acceptance, file a Notice of Intent with the California Water Quality Control Board and comply with all provisions of the Clean Water Act. The applicant shall submit the Waste Discharge Identification (WDID) number, issued by the State, to the Engineering Division.
14. The applicant shall submit to the City Engineer for review and approval, drainage plans and hydrologic and hydraulic calculations in accordance with the City of Grass Valley Improvement Standards and Storm Drainage Master Plan & Criteria.
15. Measures must be implemented for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management measures per the City of Grass Valley Design Standards.
16. The applicant shall submit sewer calculations for the proposed development and any calculations necessary to verify the existing sewer system's ability to carry the additional flow created by the development.
17. Sidewalk, curb and gutter and commercial driveways will be required along the full frontage of the developed parcel.

NEVADA IRRIGATION DISTRICT:

18. Prior to issuance of a grading permit or building permit, the applicant shall provide a copy of a will-serve letter from NID confirming ability to serve the project and shall also provide confirmation of available fire flow to the Planning Department.
19. If a domestic meter is requested to serve the project, prior to issuance of a grading permit or a building permit the applicant shall perform a Water Demand Analysis to determine meter size and fees.
20. Appropriate backflow prevention will be required.

NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT:

21. The applicant shall abide by the Dust Management Plan Descriptions of NSAQMD Rule 226 pursuant to the signed agreement by Grass Valley Hospitality on November 27, 2023.

ATTACHMENTS:

1. Aerial and Vicinity Maps
2. Applicant Statement
3. Tentative Map
4. Sewer Calculations
5. Improvement Plans
6. Color Renderings and Material / Color Selections
7. May 23, 2023 DRC Recommendations

Special Studies available on the city's website (see attachment for link)

Holiday Inn Express Proposed at 961 Plaza Drive

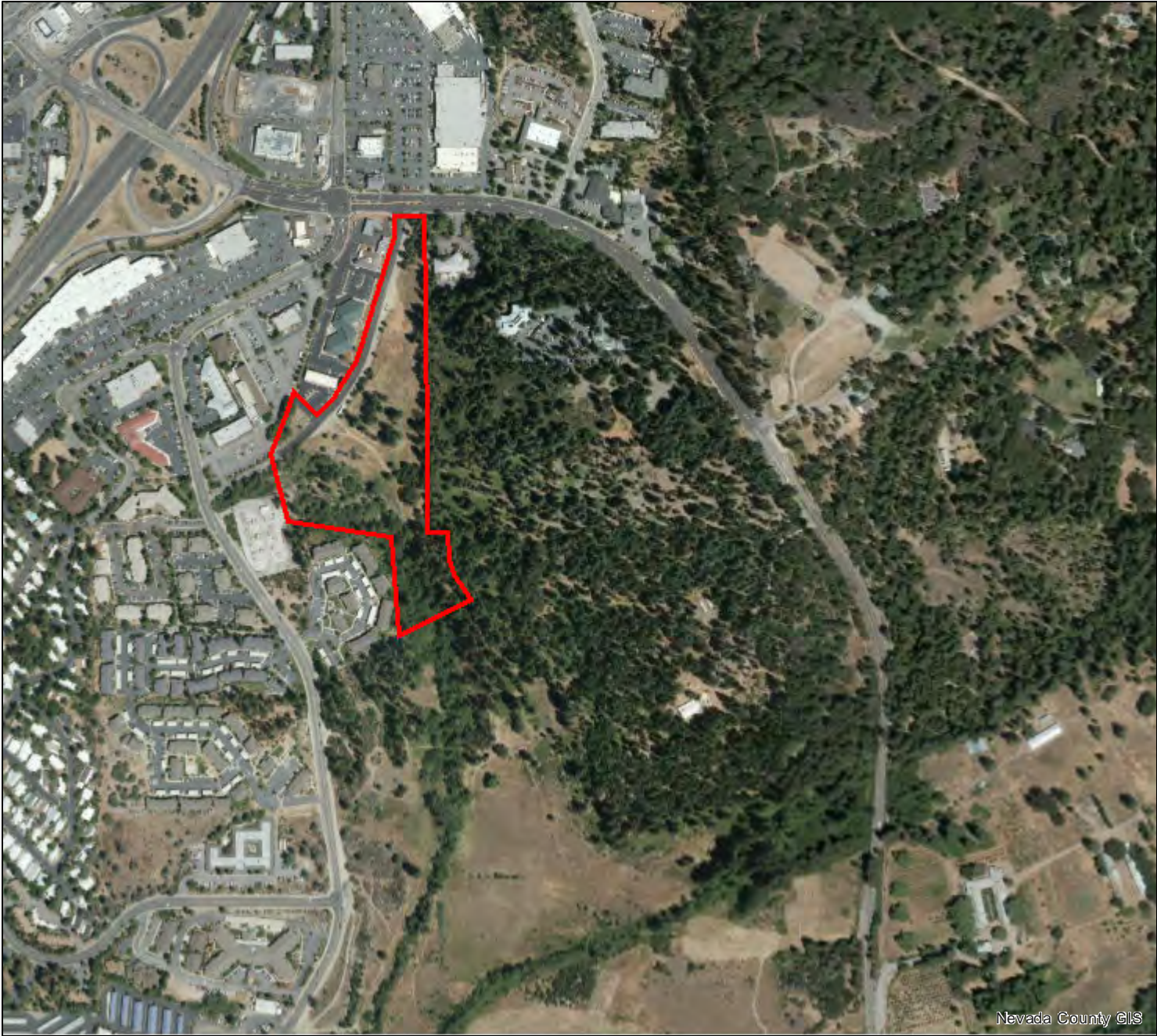
Project Submittal Attachment List

1. Aerial and Vicinity Maps
2. Applicant Statement
3. Tentative Map
4. Sewer Calculations
5. Improvement Plans
 - a. Building Elevations and Floor Plans
 - b. Site Plan
 - c. Grading Plan and Drainage Study
 - d. Utility Plan
 - e. Fire Access Plan
 - f. Lighting Plan
 - g. Striping Plan
 - h. Conceptual Landscaping Plan
6. Color Renderings Material/Color Selections
7. May 23, 2023 DRC Recommendations

Special Studies including the following can be found on the city's website by following [this link](#):

- Noise Analysis
- Traffic Study
- Biological Inventory
- Cultural Resource Inventory
- Geotechnical Report
- Hydrology Report

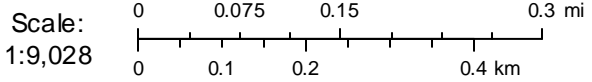
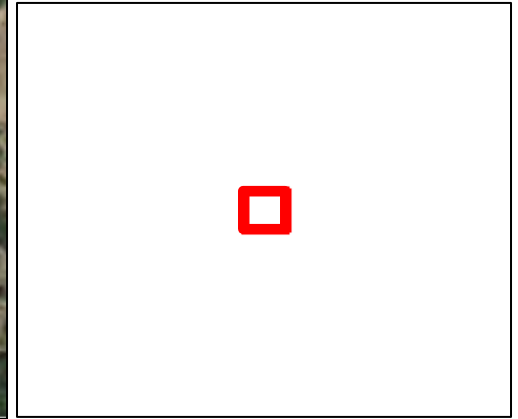
961 Plaza Drive



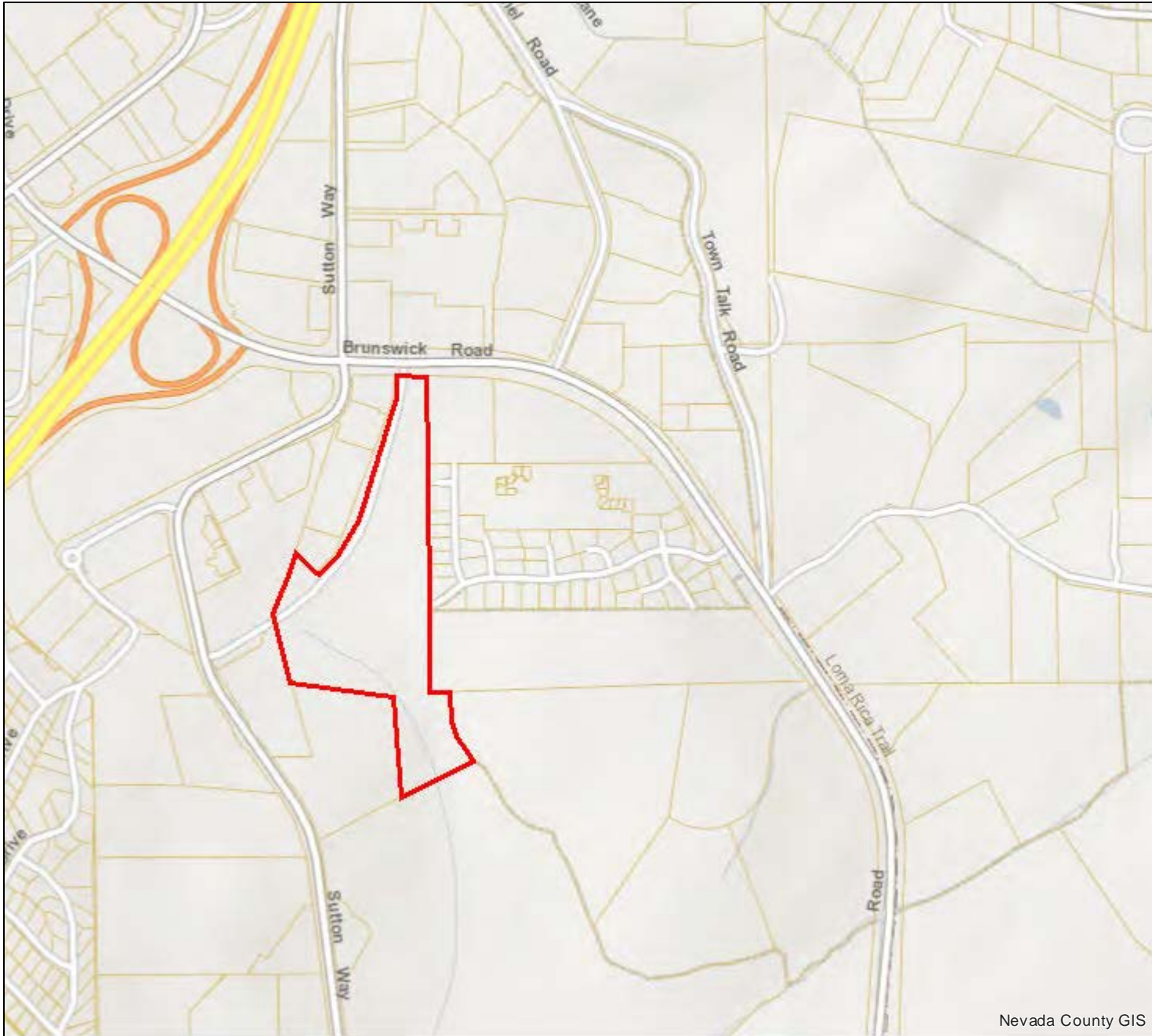
Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity,OS GVCity,R-2A GVCity
General Plan: C GVCity,OS GVCity,UMD GVCity
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 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview



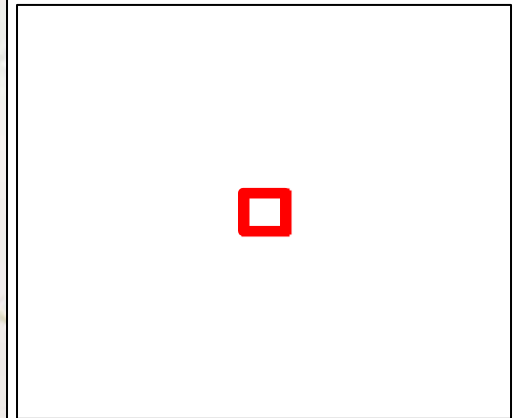
961 Plaza Drive



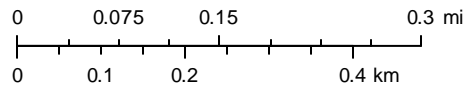
Parcel APN: 035-480-039
961 PLAZA DRIVE

Land Value: \$1,577,800.00
Improvement Value: \$0.00
Acreage: Unknown
Zoning: C-2 GVCity, OS GVCity, R-2A GVCity
General Plan: C GVCity, OS GVCity, UMD GVCity
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 32
Snow Load: 49 lbs/sqft
Wind Exposure: C
Climate Zone: 11
Elevation: 2,578 feet

Overview



Nevada County GIS





NST ENGINEERING, INC.

*1495 Riverside Drive • Susanville, CA 96130
(530) 257-5173 • FAX (530) 257-6272*

*Jeffery A. Morrish, R.C.E.
Vernon H. Templeton, R.L.S.*

September 5, 2023

Amy Wolfson, City Planner
City of Grass Valley
125 East Main Street
Grass Valley, CA 95945

Re: 22PLN-37
Holiday Inn Express
961 Plaza Drive
Grass Valley, CA

Amy,

Here are the revised plans and my responses to your August 14, 2023 letter:

Planning:

1. The stamped concrete in the porte cochere and rear patio will be tan.
2. The metal art on the rear exterior elevation will be constructed of tubular steel and will be colored black. The art is transparent and will be attached to the wall. The wall color behind the art will be exposed. The art piece will be connected to the wall in such a way that it will set away from the wall plane so that a shadow affect will be created.
3. The color rendering shows the proper colors of the exterior elevations.
4. Light Fixture Height
Section 5.2 (b) states that parking and vehicle circulation area light standards should not exceed twelve (12) feet in height. We have proposed a twenty (20) foot high light standard in order to minimize the number of light fixtures and maximize the number of trees in the parking lot. The cut-off 'down' light standards will reduce light spillage and glare in adjacent properties as shown on Sheets C5 and C5.1 (under 0.5 footcandles at property line). The taller light standards in the parking lot allows for a better light pattern across the aisle and parking spaces than a lower, higher intensity light. As noted before, there will be a reduced number of light standards, especially after the trees start to grow and increase in height. The pedestrian walkway lighting will be provided from wall mounted 'down' lighting and should give adequate lighting and splash the exterior walls for aesthetic purposes. Any free standing light fixtures along the pedestrian walks will be less than eight (8) feet high.

5. The easterly and southerly retaining walls vary in height. Some of the individual walls are up to six (6) feet in height. There are some nine (9) foot high retaining walls behind the hotel on the east property line. These walls are not visible to the public from the street or neighboring parcels. They allow us to maximize access to the rear patio for hotel customers. This also allows us to have seven feet between the property line and retaining wall for a drainage swale and planter area that will create a good buffer between the hotel and residential properties to the east. The walls on the southeast property line along the parking lot are designed to be 'benched' (3.5 to 5 feet on the lower wall and 0 to 4 feet for the upper wall) where visible by the public from Plaza Drive. I believe this wall gives a potential landscape area and creates a visual break along the retaining wall.
6. The area behind the trash enclosure is landscaped.
7. See Sheet A1 for the overall building height and maximum height to the roof eave of 29'-11" for Fire Accessibility.
8. Sheets C3, C4, and C6 show the EV charging spaces.
9. The Geotechnical Engineering Study and Cultural Resource Inventory Survey are attached.

Engineering:

10. The SWPPP is being prepared
11. The Site Drainage plan and hydraulic calculations were attached previously, see Sheet C2 and C2.1
12. See Sheet C2 and C2.1. Hydro-modification to be determined.
13. See attached sewer calculations

Fire:

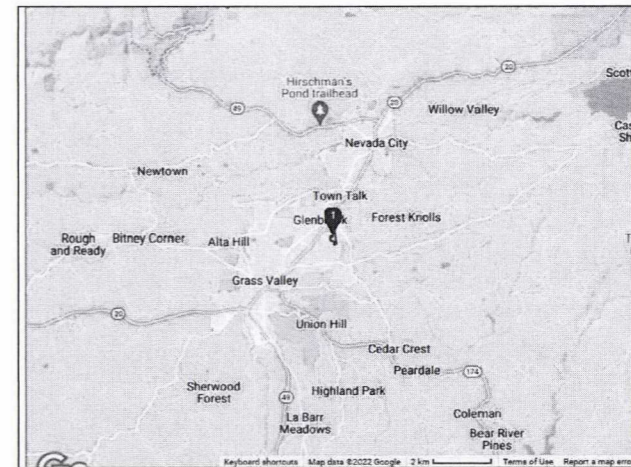
14.
 - a. The fire access road north of the pool and at the southeast corner of the hotel are both designed for twenty (20) feet wide with a twenty foot gate the pool enclosure.
 - b. The exterior elevations have been revised so that the roof eave height is shown as 29'-11" along the west and east elevations allowing access to the entire roof. The parapet walls that enclose the roof mounted equipment are moved back from the roof eaves six (6) feet. The equipment is accessible from the roof along its north, south, and west sides. The gable roofs that were in the second iteration or submittal of our design have been raised about eighteen (18) inches at the eave for aesthetic reasons. These gable roofs are still accessible from the main roof structure and its eave, allowing total accessibility of the roof by a ladder at the roof eave.

If you have any questions, please call.

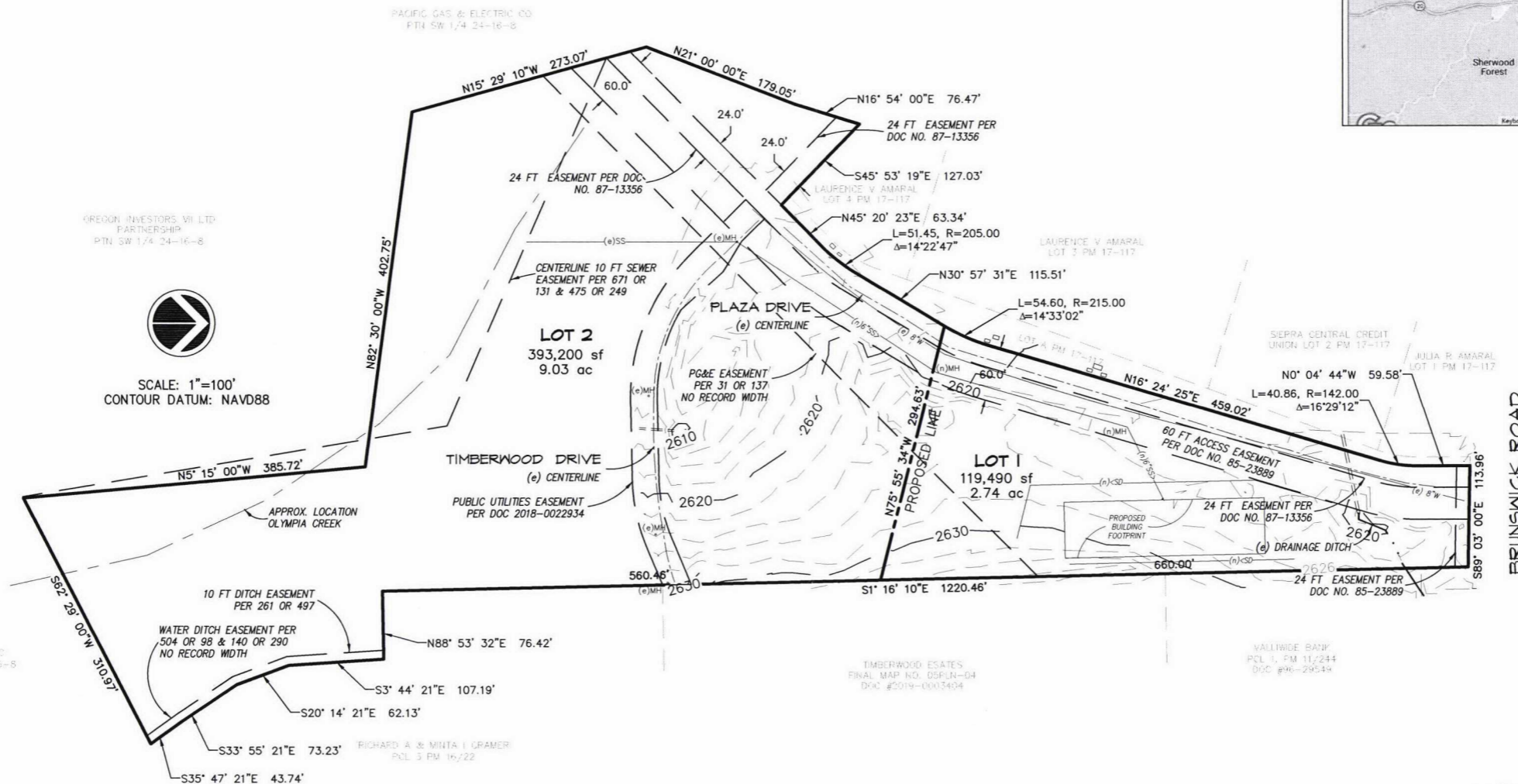
Sincerely,



Jeff Morrish
RCE 36929



VICINITY MAP
(NOT TO SCALE)



OREGON INVESTORS VII LTD.
PARTNERSHIP
PTN SW 1/4 24-16-8

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

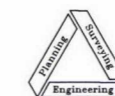
PREPARED BY: VERN TEMPLETON,
NST ENGINEERING, INC
1495 RIVERSIDE DR
SUSANVILLE, CA

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

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

JOB HOLIDAY INN EXPRESS 22-90

SHEET NO. _____ OF _____

CALCULATED BY J. MORRISH DATE 9/23

CHECKED BY _____ DATE _____

SCALE _____

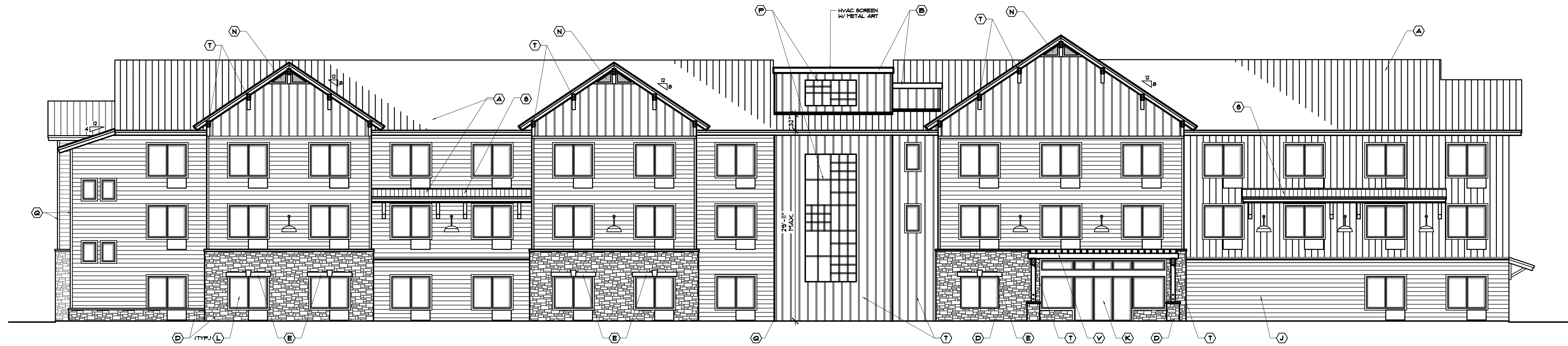
961 Playa Drive, Grass Valley

	SEWER			COLD WATER			HOT WATER		
	Quantity	Fixture Units	Total Units	Qty.	Fixture Units	Total Units	Qty.	Fixture Units	Total Units
WC-1	76	3	228	76	3	228	-	-	-
WC-2	3	4	12	3	4	12	-	-	-
WC-2 public	4	3	12	4	3	12	-	-	-
WC-2 private									
SH-1	80	2	160	80	2	160	80	2	160
LV-1	80	1	80	80	1	80	80	1	80
LV-2	3	1	3	3	1	3	3	1	3
S-1	1	2	2	1	2	2	1	2	2
HS-1	1	1	1	1	1	1	1	1	1
P-1	1	2	2	1	2	2	1	2	2
TS-1	1	3	3	1	3	3	1	3	3
FD	3	2	6	-	-	-	-	-	-
FS	3	3	9	-	-	-	-	-	-
DF-1	4	0.5	2	4	0.5	2	-	-	-
MS-1	3	3	9	3	3	9	3	3	9
WASHER	2	5	10	2	5	10	2	5	10
FHB	5	-	-	5	2.5/1.0	7	-	-	-
TOTAL			539			531			(075) 270

Use 6" SDR35 LINE
 539 f.u. < 720 f.u. allow.

Use 2" meter and 3" bldg. supply
 531 f.u. < 535 f.u. allow.
 < 60 psi pressure

Use 2" hot water supply
 203 f.u. < 368



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



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



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



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

EXTERIOR FINISH KEY :

(A) 28 GA. METAL ROOFING OVER 1/2" FLYING SHEATHING	(H) HARDIE PANEL SIDING (NO GROOVES) OVER TYVEK INFILTRATION BARRIER & 1/4" OSB SHEATHING @ 16" O.C.	(P) WALL MOUNTED METAL ART (VERIFY IN FIELD)
(B) SINGLE PLY WATERPROOF ROOFING OVER 1/4" FLYING SHEATHING & 1/4" OSB SHEATHING	(I) HORIZ. HARDIE PLANK SIDING OVER TYVEK INFILTRATION BARRIER & 1/4" OSB SHEATHING	(Q) 5/4 x 4 @ 12" TRIM @ EXTERIOR
(C) GALV. IRON FLASHING AND/OR ICE-DAM FLASHING.	(J) ALL SIDINGS SHALL BE IN ACCORDANCE W/ STANDARD MFG. (SEE 309.10).	(R) ROUGH-CUT POSTS
(D) STONE VENEER OVER SCRATCH COAT, WIRE MESH & 3/8" FELT OVER NEURA FANGE COAT (PRECAST) OVER TOP OF NEURA DAMPROOFING / WATERPROOFING MEMBRANE	(K) STOREFRONT GLASS DR. W/ METAL FRAME	(S) WOOD FRAMED RAISING W/ ROUGH-CUT KNEE BRACES
(E) STONE LINTEL ABOVE WINDOW	(L) WINDOW (TEMP. WHERE NOTED)	(T) EXPOSED BEAMS W/ GALV. CAP
(F) 2ND BARGE RAFTER OR FASCIA W/ METAL CORN EDGE	(M) METAL SECURITY DOOR	(U) METAL GOOSENECK EXTERIOR LIGHTS
(G) ADVERTISEMENT SIGN (VERIFY W/ OWNER)	(N) TRIANGULAR ATTIC VENTS W/ INSECT SCREENS	(V) WOOD FRAMED PERGOLA

Revisions:

Engineer:

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

NST ENGINEERING, INC.
1495 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 257-5173 Fax: (530) 257-5272

Date: 11/3/2022
Drawn: TM
Checked: JM

Sheet No.
A1
Of 2 Sheets

Job No. 2022-90
File No. PRELIMS

DOOR PRODUCT SELECTION SCHEDULE

AUTOMATIC SLIDING DOOR:
 EXTERIOR AUTOMATIC SLIDING DOOR: BESAM 8L500 ECODOOR OR EQ. PROVIDE CYLINDER LOCK FOR INTEGRATION INTO EXTERIOR DOOR.
 INTERIOR AUTOMATIC SLIDING DOOR: BESAM 8L500 ECODOOR OR EQ. PROVIDE ELECTRONIC KEY CARD READER W/ INTERCOM.

ACCESSORIES:
 SHING DOOR GUARD, FEELP HOLE VIEWER AND COVER, 1 EACH PER DOOR. FEELP HOLE: HARNEY HARDWARE 31958 U826 BRIGHT CHROME OR EQ. FEELP HOLE COVER: SAFEGUARD SYSTEMS, SPYEGUARD STATIONARY FEELP HOLE COVER, COLOR: POLISHED CHROME WITH BEAR DESIGN.
 SHING DOOR GUARD: HARNEY HARDWARE 33029 U815 SATIN NICKEL FINISH. MOUNT AT ADA ACCESSIBLE 48" AFF.
 CARD READER:
 GUEST ROOM ENTRANCE: ELECTRONIC LATCHSET FOR RFID CARD READER, VING CARD CLASSIC RFID BY VING CARD WITH EMERGENCY CYLINDER OPTION, SATIN CHROME FINISH. EXTERIOR ENTRANCE DOORS: CARD READER PROVIDED BY OWNER.
 DOOR CLOSER:
 SARGENT 130 SERIES PARALLEL ARM CLOSER WITH APPROPRIATE MOUNTING AND COVER.
 MODEL 1131 FOR INTERIOR DOORS MODEL 1134 FOR EXTERIOR DOORS.
 DOOR INTERIOR:
 MARSHFIELD DOOR SYSTEMS, MARQUIS SERIES STAVED LUMBER CORE DOORS WITH HIGH PRESSURE DECORATIVE LAMINATE FINISHED, 1/4" THK. FOR MAX. 20 MINUTE MAX. FIRE RATING AND NON RATED LOCATIONS, MARSHFIELD DOOR SYSTEMS, DURABLE DOOR SERIES DURFF, 30 MIN. MAX. FIRE RATING LOCATIONS AT STAIRWELL ACCESS, MARSHFIELD DOOR SYSTEMS, MARQUIS SERIES SOLIDFIELD DOOR DOORS WITH HIGH PRESSURE DECORATIVE LAMINATE FINISHED, 1/4" THICKNESS FOR MAX. 45 MINUTE MAX. FIRE RATING LOCATIONS AND STC RATING 42-47.
 DOOR BOTTOM SEAL:
 PEMKO 211 DOOR SHOE SURFACE MOUNT, CLEAR ANODIZED ALUMINUM, SPONGE NEOPRENE SEAL FOR GUESTROOM ACOUSTIC RATED DOORS.
 DOOR HOLD OPEN DEVICE:
 RIXSON FIREMARK, MODEL 938, WALL MOUNTED PUSH RELEASE AND AUTOMATIC RELEASE IN THE EVENT OF FIRE ALARM.
 EXIT DEVICE: RIM TYPE EXIT DEVICE.
 EXTERIOR DOORS: VON DUPRIN H9921 TO INDICATE HURRICANE HARDWARE.
 EXTERIOR DOORS WITH CARD READER ACCESS: VON DUPRIN H9921 RIM TYPE EXIT DEVICE.
 ELECTRONIC LATCHSET FOR RFID CARD READER ENTRY.
 INTERIOR DOORS: VON DUPRIN 99 SERIES WITH LEVER TO MATCH LATCHSETS.

FRAMES:
 REPUBLIC MH SERIES MITERED OR ANI-WELD 2600/1600 OR 4600 SERIES STEEL DOOR FRAMES.
 PROVIDE RUBBER FLUTE DOOR SILENCERS.
 GASKETS: WEATHER STRIPPING/FIRE/SMOKE, PEMKO 888 1 SET FOR SINGLE LEAF DOOR. SET ALSO FOR ACOUSTIC CONTROL.
 GASKETS: MARSHFIELD DOOR SYSTEMS 1 SET OF DOUBLE GASKET SYSTEM FOR SINGLE LEAF DOOR. SET FOR STC 47 ACOUSTIC CONTROL.

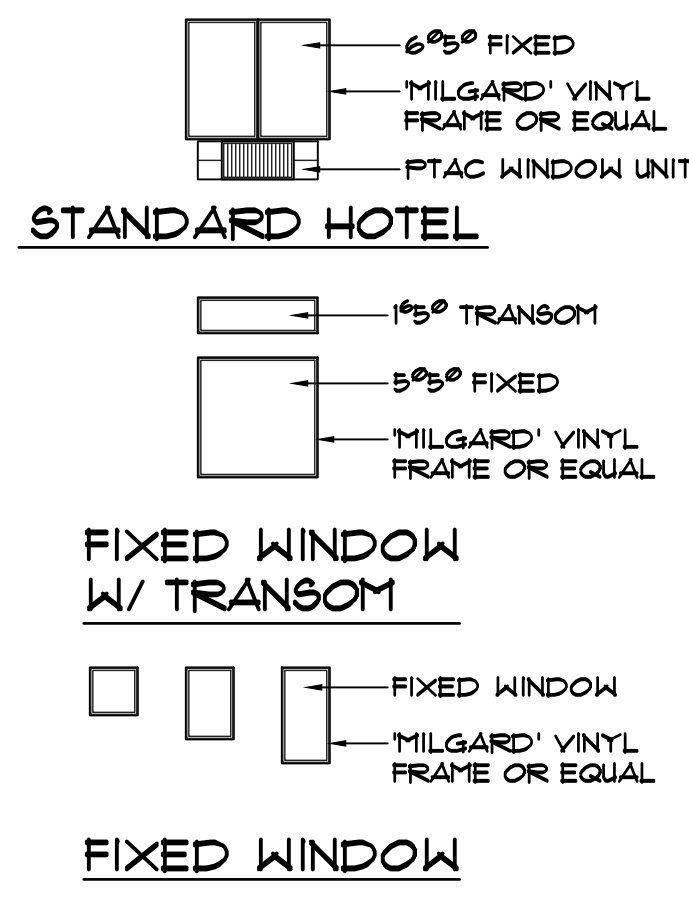
HINGES:
 CONSTRUCTION, TYPE AND QUALITY AS SPECIFIED, 4 1/2" x 4 1/2", 3 PER DOOR, OUT SWINGING EXTERIOR DOOR, HAGER BB199, INTERIOR DOORS, HAGER BB199.
 HINGES: CONSTRUCTION, TYPE AND QUALITY AS SPECIFIED, 4 1/2" x 4 1/2", POWER TRANSFER TYPE HINGES 1 PER DOOR, MCKINNEY OCB ELECTRONIC TXR OR HAGER ETA-B (9 WIRE) HINGES FOR DOORS WITH ELECTRONIC CONTROLS.
 LATCHSET/LATCHSET/HANDLES:
 SARGENT 10 LINE CYLINDER LEVEL LOCKS WITH B LEVER AND L ROSE DESIGN, 2 1/4" CURVED LIP STRIKE, 2&D SATIN NICKEL FINISH, OVERHEAD DRIP.
 REESE ENTERPRISES, INC. R20IC 2 1/2" PROJECTION BY FULL WIDTH OF FRAME WITH CLEAR ANODIZED ALUMINUM FINISH.

PLATES:
 STAINLESS STEEL 10" HIGH KICK PLATE BOTH SIDES OF DOOR, WIDTH TO MATCH DOOR WIDTH LESS 10" BOTTOM AND SIDE GAPS.
 PLATES:
 STAINLESS STEEL 10" HIGH KICK PLATE BOTH SIDES OF DOOR, WIDTH TO MATCH DOOR WIDTH LESS 10" BOTTOM AND SIDE GAPS.
 DOOR STOP:
 GLYNN-JOHNSON 450 SERIES SURFACE MEDIUM-DUTY OVERHEAD STOP, 450S STOP ONLY, GLYNN-JOHNSON 60W OR IVES W511 WALL STOPS

THRESHOLD:
 EXTERIOR ALUMINUM TREAD PLATES WITH MILL FINISH, PEMKO 2021 T THRESHOLD WITH THERMISEAL GASKET.
 PEMKO 2522 FG THERMALLY SEPARATED THRESHOLD FOR EXTERIOR AUTOMATIC SLIDING DOORS

KEYING: ALL LOCKS ARE TO BE METER KEYED. VERIFY KEYING SYSTEMS WITH OWNER.

WINDOW ELEVATION



DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	DOOR	FRAME	HARDWARE	FIRE RATING	REMARKS
1	12'-0"	7'-9 1/2"	EXTERIOR EXIT ASD	METAL STOREFRONT	ALUM.	ASD		AUTOMATIC SLIDING DOOR, EXTERIOR
2	12'-0"	7'-0"	INTERIOR ASD	METAL STOREFRONT	ALUM.	ASD 4 KEY CARD		AUTOMATIC SLIDING DOOR, INTERIOR PROVIDE ELECTRONIC KEY CARD READER W/ INTERCOM
3	9'-0"	7'-0"	EXTERIOR EXIT DOOR	METAL STOREFRONT	ALUM.	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER W/ 36" TEMP. STOREFRONT GLASS
4	3'-0"	7'-0"	EXTERIOR EXIT DOOR	METAL STOREFRONT	ALUM.	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER
5	3'-0"	6'-8"	INTERIOR SERVICE DR.	H.M.	METAL	SERVICE FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER W/ PARALLEL ARM CLOSER 4 APPROPRIATE MOUNTING AND COVER
6	3'-0"	6'-8"	GUESTROOM ENTRANCE	S.C.	METAL	BATHROOM FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER KEYPED ON EXTERIOR SIDE
7	2'-0"	6'-8"	GUESTROOM BATHROOM	S.C.	WOOD	BATHROOM FUNCTION		PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
8	3'-0"	6'-8"	GUEST ADA ENTRANCE	S.C.	WOOD	HOTEL ROOM FUNCTION	20 MIN.	PROVIDE ELECTRONIC KEY CARD READER KEYPED ON EXTERIOR SIDE
9	3'-0"	6'-8"	GUEST ADA BATHROOM	S.C.	WOOD	ADA LEVER FUNCTION		PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
10	2'-2"-6"	6'-8"	GUEST SUITE SLIDING DR.	S.C.	WOOD			
11	3'-0"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	RIM TYPE EXIT DEVICE	30 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER
12	2'-3"-0"	6'-8"	EXTERIOR HIGH ROOM DBL. DOOR	S.C.	METAL	PANIC HDWR REQ.	EXTERIOR	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER W/ OVERHEAD STOP. EXTERIOR ELECTRONIC KEY CARD ACCESS. EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES.
13	3'-0"	6'-8"	OFFICE/STAFF DOOR	S.C.	METAL	ADA LEVER FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING 4 COVER W/ INTERIOR PUSH BUTTON LOCK
14	3'-0"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	STOREROOM OR SERVICE FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES
15	3'-6"	6'-8"	STAFF SERVICE DR.	H.M.	METAL	STOREROOM OR SERVICE FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER EXTERIOR LEVER TO REMAIN RIGID AT ALL TIMES
16	3'-0"	6'-8"	STAIRWELL EXIT DOOR	S.C.	METAL	SERVICE FUNCTION	30 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING 4 COVER W/ OVERHEAD STOP, WALL MOUNTED DOOR HOLD OPEN DEVICE.
17	3'-0"	7'-0"	EXTERIOR EXIT DOOR	H.M.	METAL	CLASSROOM FUNCTION		PROVIDE EXTERIOR WATERPROOF ELECTRONIC KEY CARD READER
18	3'-0"	6'-8"	RECEPTION PARTITION	H.M.	METAL	SERVICE FUNCTION		36" HIGH PARTITION DOOR. PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
19	3'-0"	6'-8"	ADA RESTROOM	S.C.	WOOD	ADA LEVER FUNCTION	20 MIN.	PROVIDE PARALLEL ARM CLOSER W/ APPROPRIATE MOUNTING AND COVER PROVIDE PUSH BUTTON ON INSIDE BUTTON LOCKS OUTSIDE LEVER
20	2'-3"-0"	6'-8"	PARTITION SLIDING DR.	S.C.	WOOD			

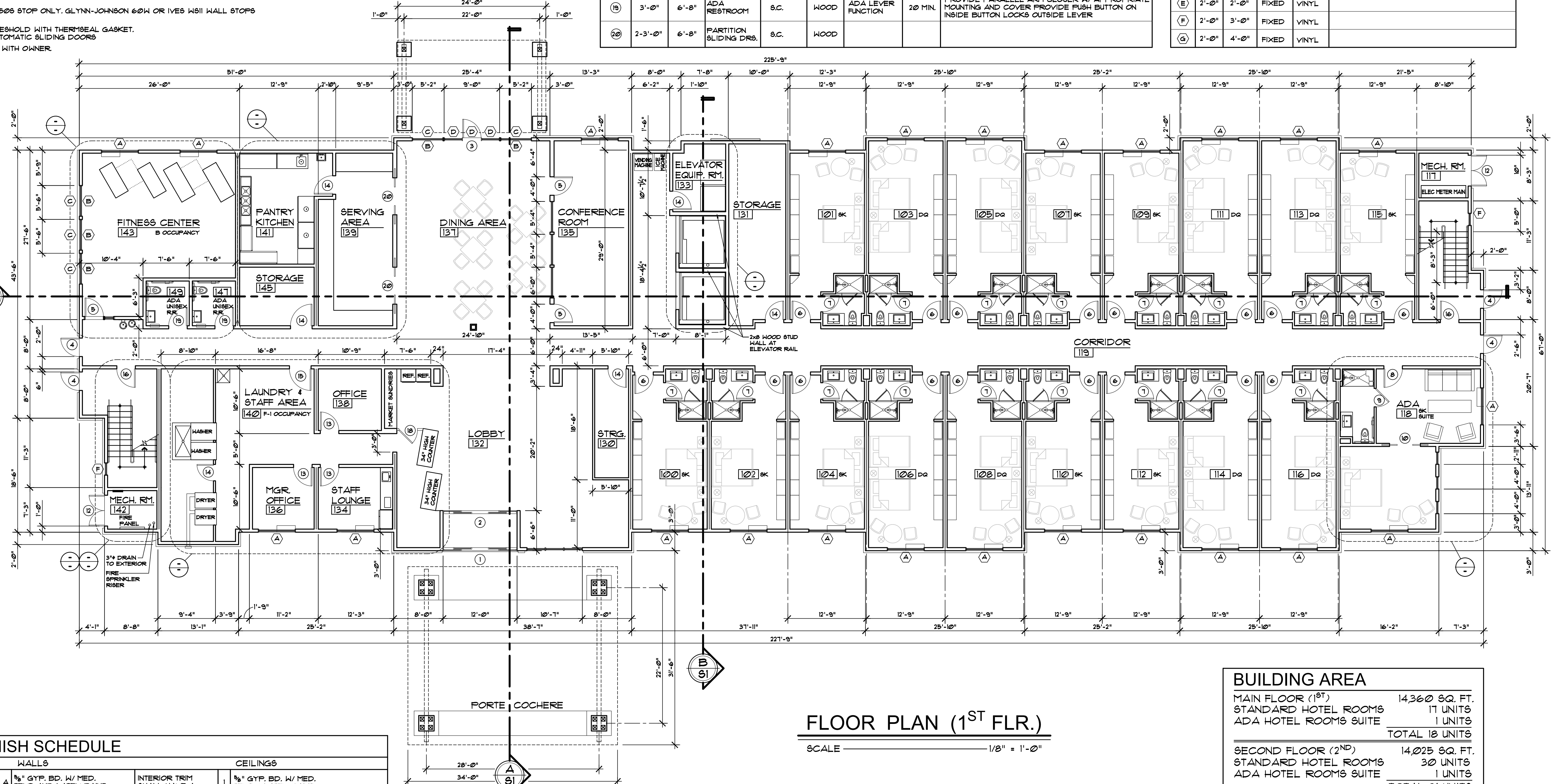
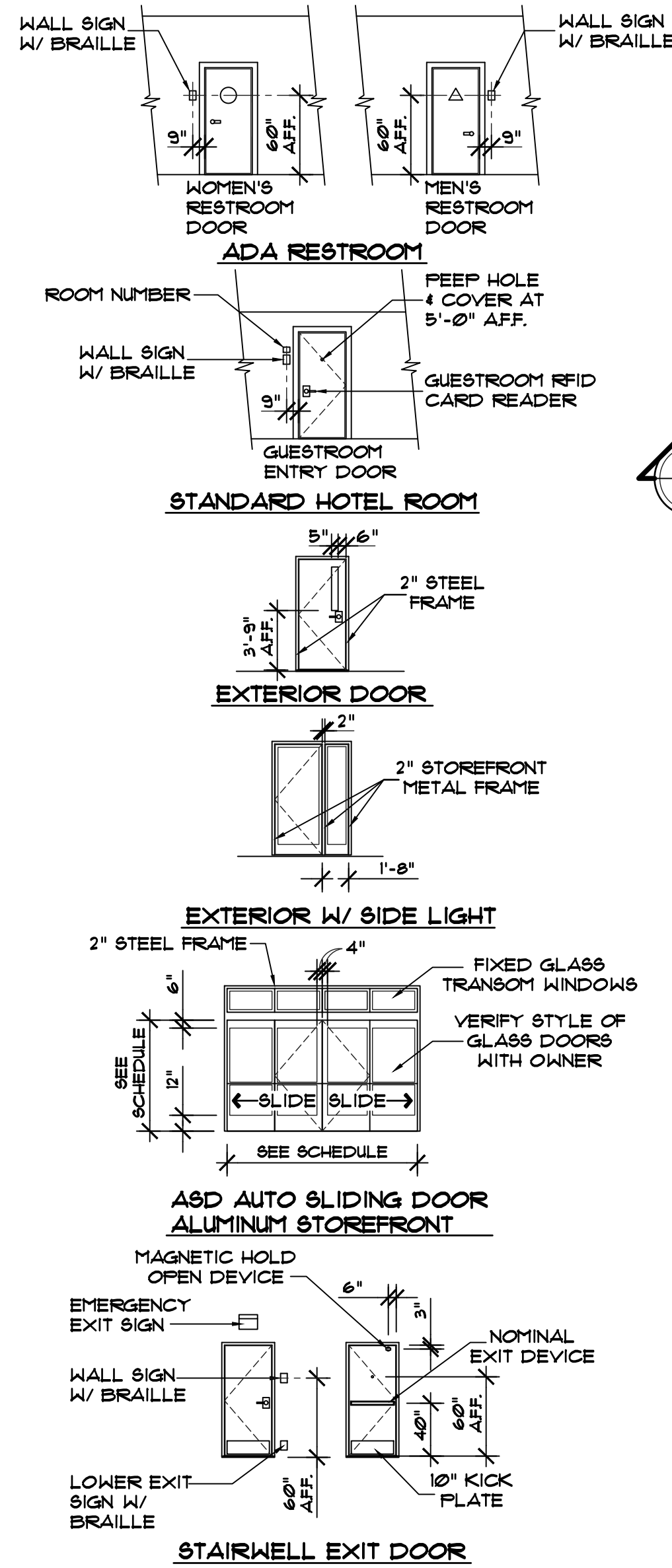
ROOM FINISH SCHEDULE

ROOM TYPE / NAME	FINISHES	CLG. HEIGHT	WALL LEGEND	FLOOR TRANSMISSION
VARIES FROM EA. WALL	FLOOR BASE WALLS DOOR WINDOW CEILING			
DBL. QUEEN	A 2 A 2 A 2 A 2	9'-10" HT.		
DBL. QUEEN - ADA	A 2 A 2 A 2 A 2	9'-10" HT.		
SINGLE KING	A 2 A 2 A 2 A 2	9'-10" HT.		
SINGLE KING - ADA	A 2 A 2 A 2 A 2	9'-10" HT.		
LOBBY	B 1 E 2	11'-2" VALLED HT.		
ENTRY VESTIBULE	B 1 E 1 C 2	9'-10" HT.		
RECEPTION DESK	B 1 E 1	9'-10" HT.		
MANAGER'S OFFICE	A 2 E 1 A 2	9'-10" HT.		
EMPLOYEE AREA 4 LAUNDRY	D 4 E 14 A 2	9'-10" HT.		
ADA BATHROOM	D 1 E 1 B 3	7'-2" HT.		
PANTRY KITCHEN	D 4 D 10	9'-10" HT.		
FITNESS CENTER	B 2 E 5 A 2	9'-10" HT.		
DINING AREA	B 2 E 3	9'-10" HT.		
NORTH HALLWAY	A 2 E 4	9'-10" HT.		
SOUTH HALLWAY	E 4	9'-10" HT.		
NORTH STAIRWELL	C 1 E 9 B 2	9'-10" HT.		
SOUTH STAIRWELL	C 1 E 9 B 2	9'-10" HT.		
ELEVATOR EQUIP. ROOM	C 1 E 9	7'-2" HT.		
ELECTRIC PANEL ROOM	C 1 E 10	7'-2" HT.		

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	TYPE	FRAME	REMARKS
A	6'-0"	5'-0"	2-PANEL SLIDER	VINYL	SLIDING WINDOW SIZE 16 6/8" EGRESS WINDOW SIZE 16 3/8" W/ GRILL FOR FTAC UNIT
B	5'-0"	5'-0"	FIXED	VINYL	TEMP.
C	1'-6"	5'-0"	FIXED	VINYL	TRANSOM WINDOW
D	1'-6"	3'-0"	FIXED	VINYL	TRANSOM WINDOW
E	2'-0"	2'-0"	FIXED	VINYL	
F	2'-0"	3'-0"	FIXED	VINYL	
G	2'-0"	4'-0"	FIXED	VINYL	

DOOR ELEVATIONS



ROOM FINISH SCHEDULE

FLOOR FINISH	BASES	WALLS	CEILING
A COMMERCIAL GRADE CARPET W/ FIRM PAD GLUED 4 SECURELY ATTACHED, EXPOSED EDGE SHALL HAVE TRIM ENTIRE LENGTH (PILE HEIGHT MAX. 1/2")	1 6" VINYL TOPSET	A 1/2" GYP. BD. W/ MED. TEXT. AND LATEX PAINT	1 1/2" GYP. BD. W/ MED. TEXT. 4 LATEX PAINT
B LAMINATED HARDWOOD	2 4" VINYL TOPSET	B 3/4" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT	2 1/2" GYP. BD. OVER RESILIENT CHANNEL W/ MED. TEXTURE 4 ENAMEL PAINT
C SEALED CONC.	3 FLOOR CARPET (2" UP WALL)	C VINYL WALL COVERING AS SELECTED BY OWNER	3 1/2" WATER RESIST. GYP. BD. SMOOTH TEXT. 4 ENAMEL PAINT
D SEALED CONCRETE W/ NON-SLIP EPOXY FINISH	4 6" CONC. COVERED BASE	D FRP PANELS AND TRIM SEE INTERIOR ELEVATIONS	4 T-BAR SUSPENDED CEILING INSTALLED PER ASTM C635 4 C636
		E 1/2" TYPE 'X' GYP. BD. W/ MED. TEXT. AND LATEX PAINT	

WALL LEGEND

SYM.	WIDTH	REMARKS
1	1 HR. FIRE PARTITION (SEE SHEET A2.1)	
2	2 HR. FIRE PARTITION (SEE SHEET A2.1)	
3	CLASS C FLAME SPREAD INDEX 26-200 SMOKE DEVELOPED INDEX 0-450	

FLOOR PLAN (1ST FLR.)

SCALE 1/8" = 1'-0"

ADA SCHEDULE

REQ'D	PROVIDED	REMARKS
ADA	-	ADA (MOBILITY FEATURES) ACCESSIBLE W/ ROLL IN SHOWER ROOM
ACC	-	ACC (MOBILITY FEATURES) ACCESSIBLE W/ TUB-SHOWER ROOM
ACF	-	ACF COMMUNICATION FEATURES (11B-206.3) ROOM

BUILDING AREA

MAIN FLOOR (1 ST)	14,360 SQ. FT.
STANDARD HOTEL ROOMS	17 UNITS
ADA HOTEL ROOMS SUITE	1 UNITS
TOTAL 1 ST UNITS	18 UNITS
SECOND FLOOR (2 ND)	14,025 SQ. FT.
STANDARD HOTEL ROOMS	30 UNITS
ADA HOTEL ROOMS SUITE	1 UNITS
TOTAL 2 ND UNITS	31 UNITS
SECOND FLOOR (3 RD)	14,157 SQ. FT.
STANDARD HOTEL ROOMS	30 UNITS
ADA HOTEL ROOM	1 UNITS
TOTAL 3 RD UNITS	31 UNITS
TOTAL FLOOR AREA	42,542 SQ. FT.
TOTAL HOTEL ROOMS	80 UNITS

Revisions:

Engineer:

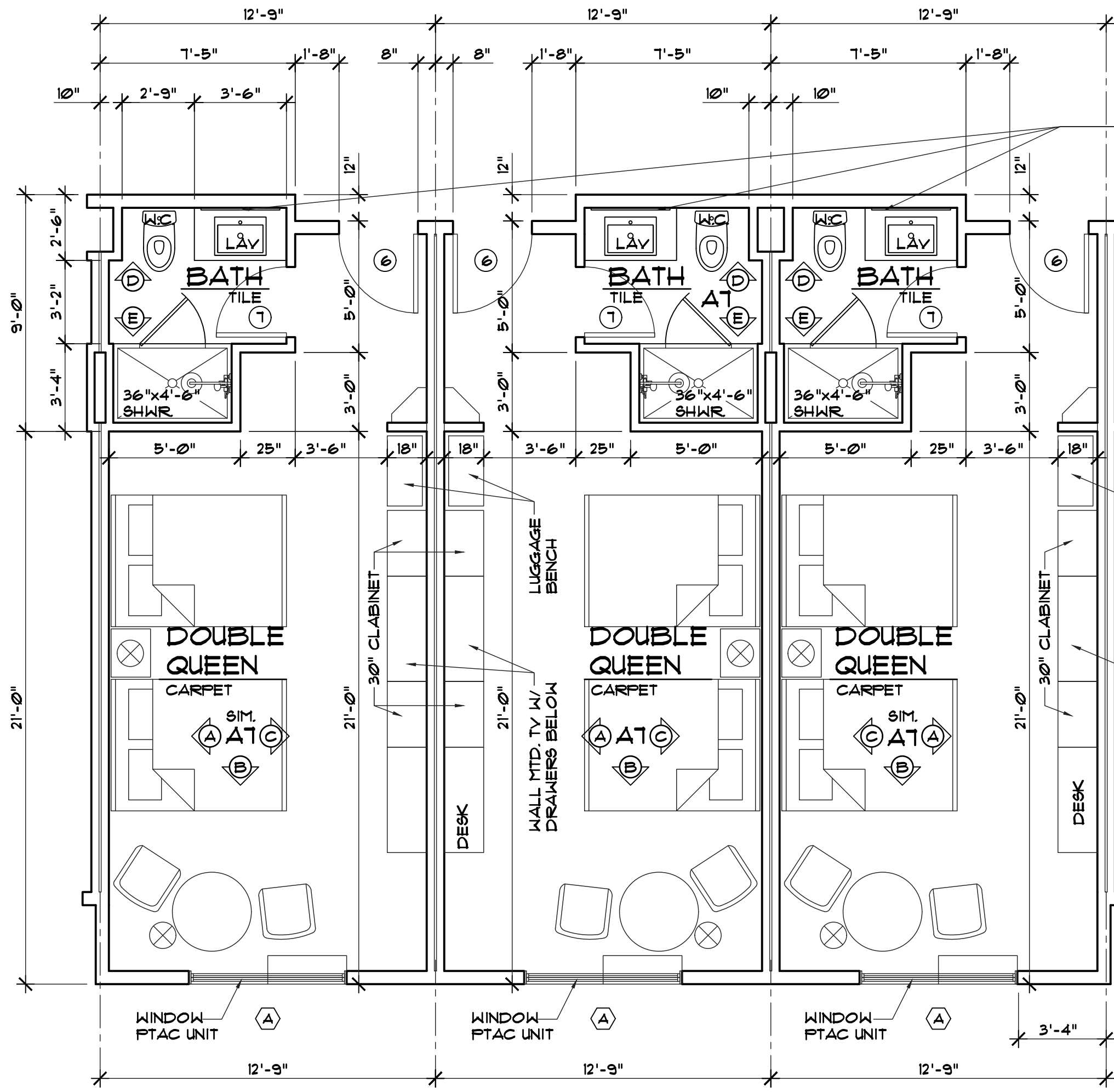
A.P.N. ---
 Project Title: PROPOSED HOTEL for: HOLIDAY INN EXPRESS HOTEL, GRASS VALLEY, CALIFORNIA

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

Date: 11/3/2022
 Drawn: TM
 Checked: JM

Sheet No. **A2**
 Of 2 Sheets

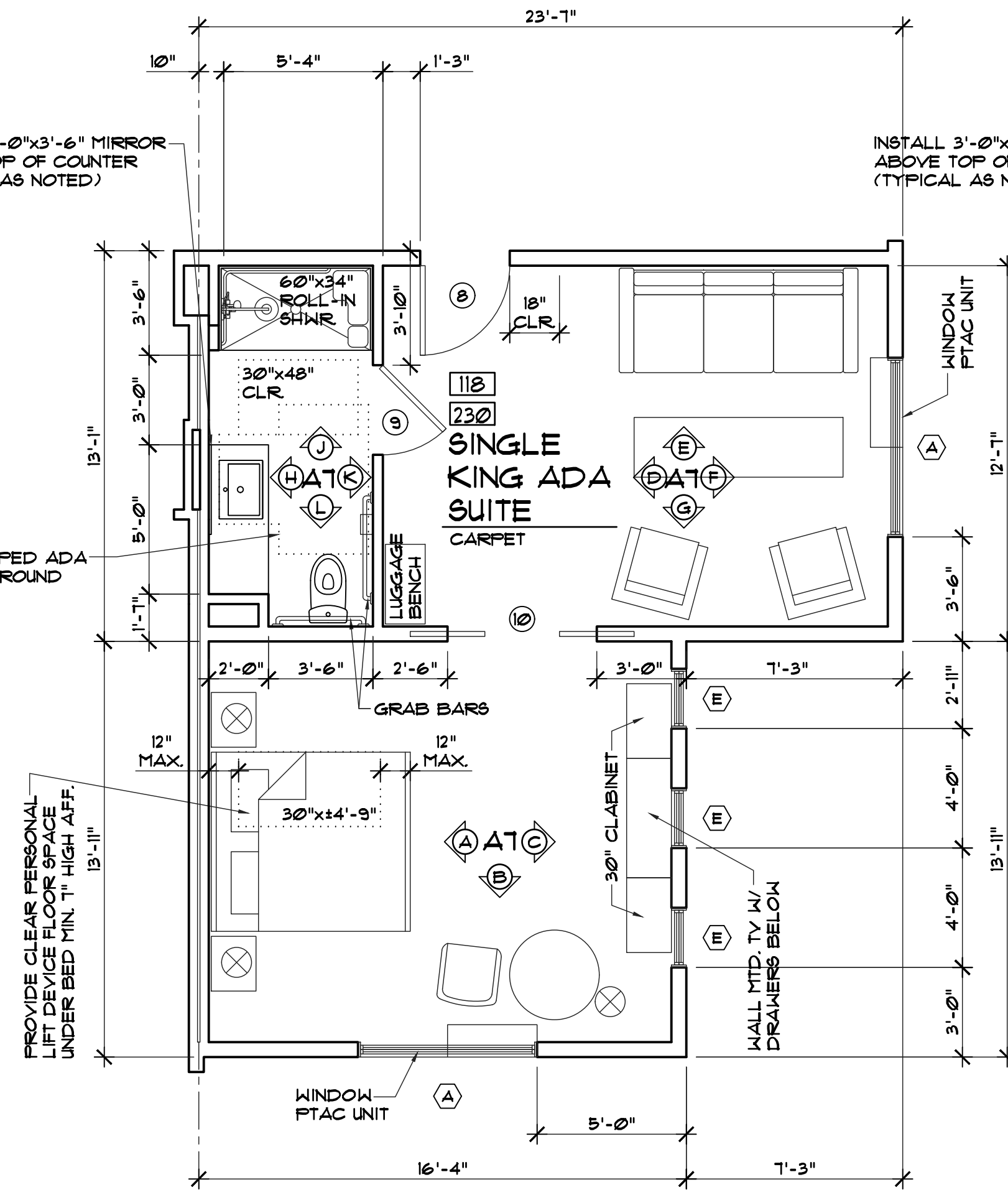
Job No. 2022-90
 File No. PRELIMS



DBL. QUEEN FLOOR PLAN

SCALE: 1/4" = 1'-0"

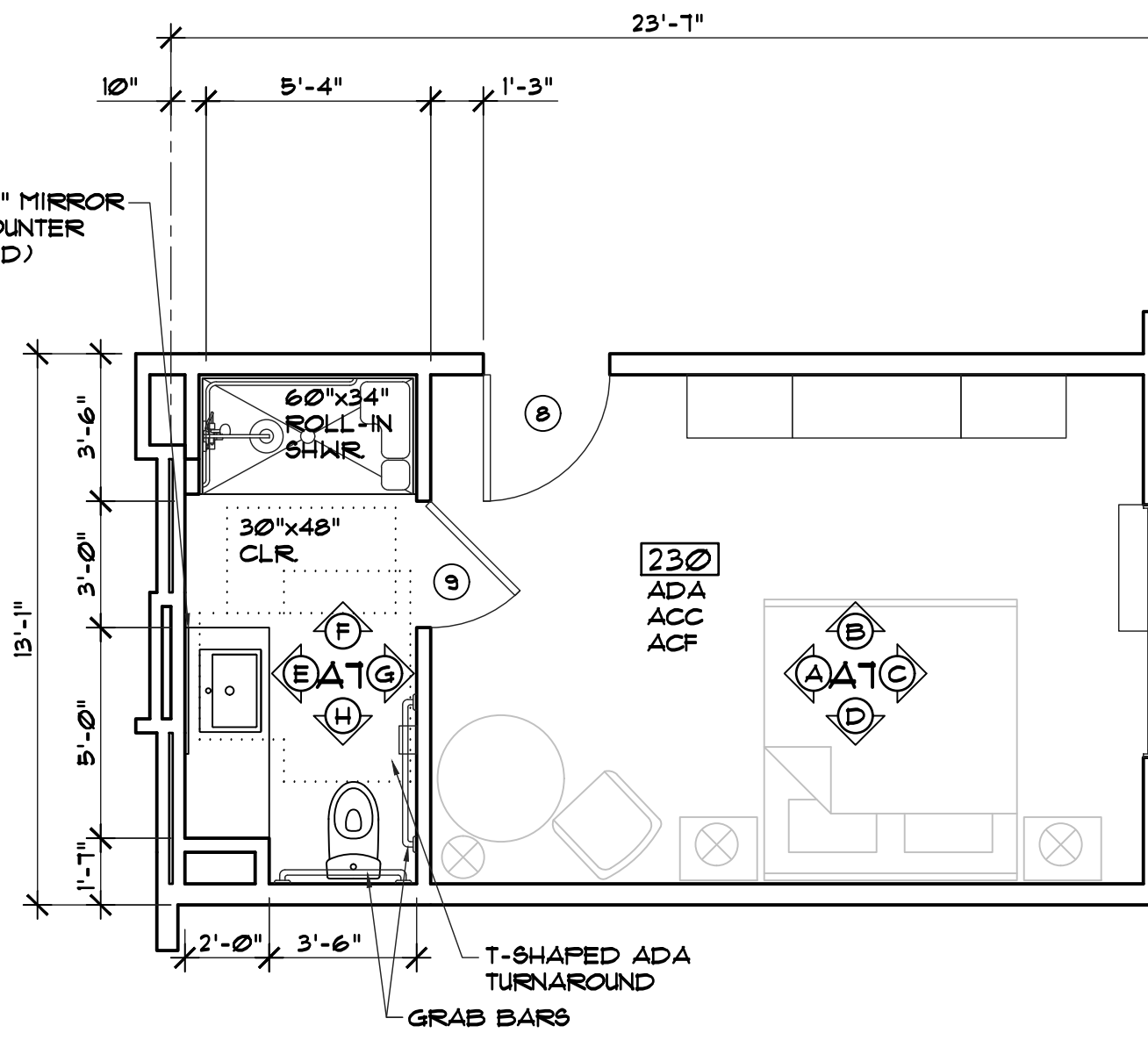
1
A3



SINGLE KING ADA SUITE FLOOR PLAN

SCALE: 1/4" = 1'-0"

2
A3

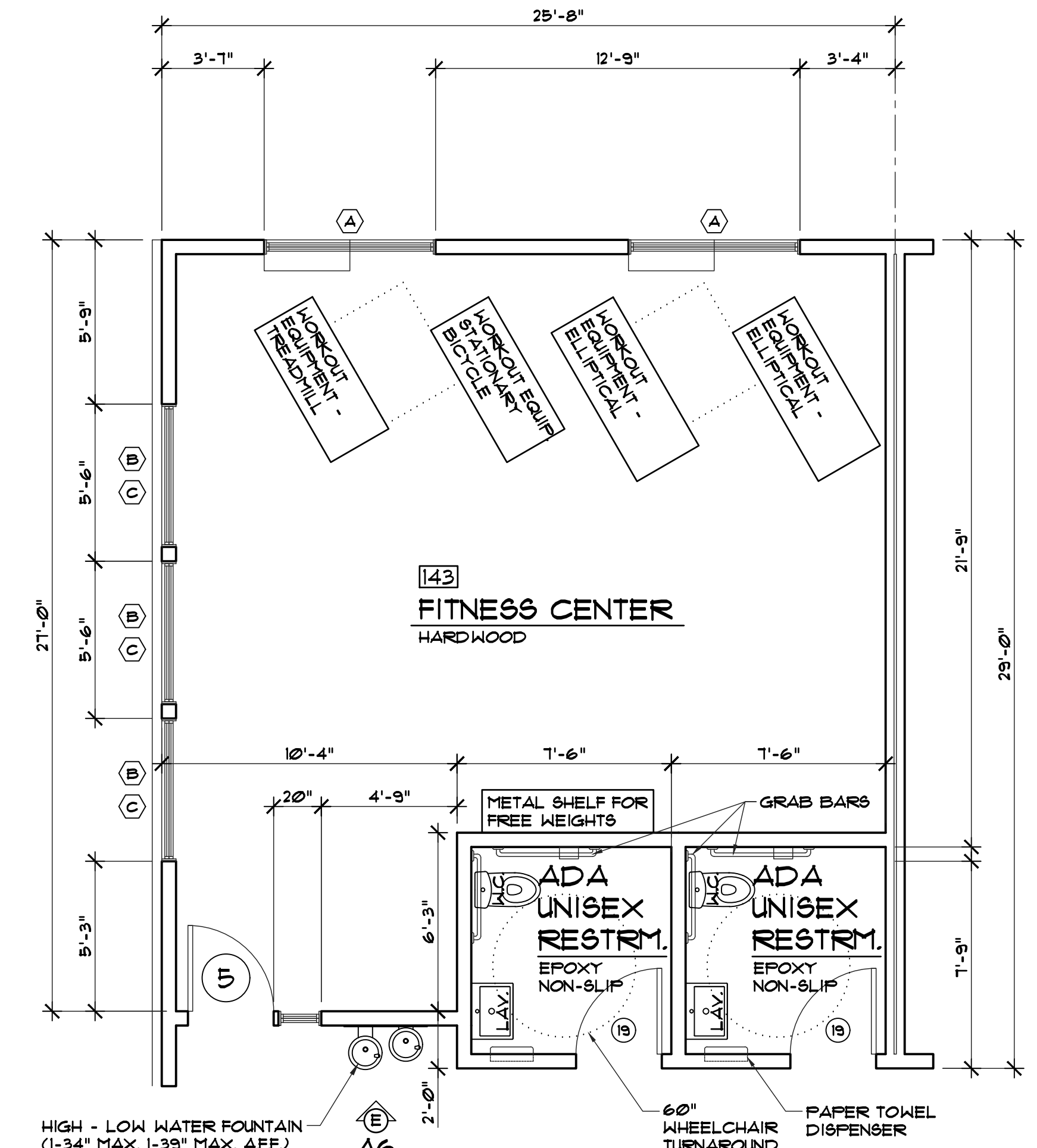


SINGLE KING ADA FLOOR PLAN

SCALE: 1/4" = 1'-0"

3
A3

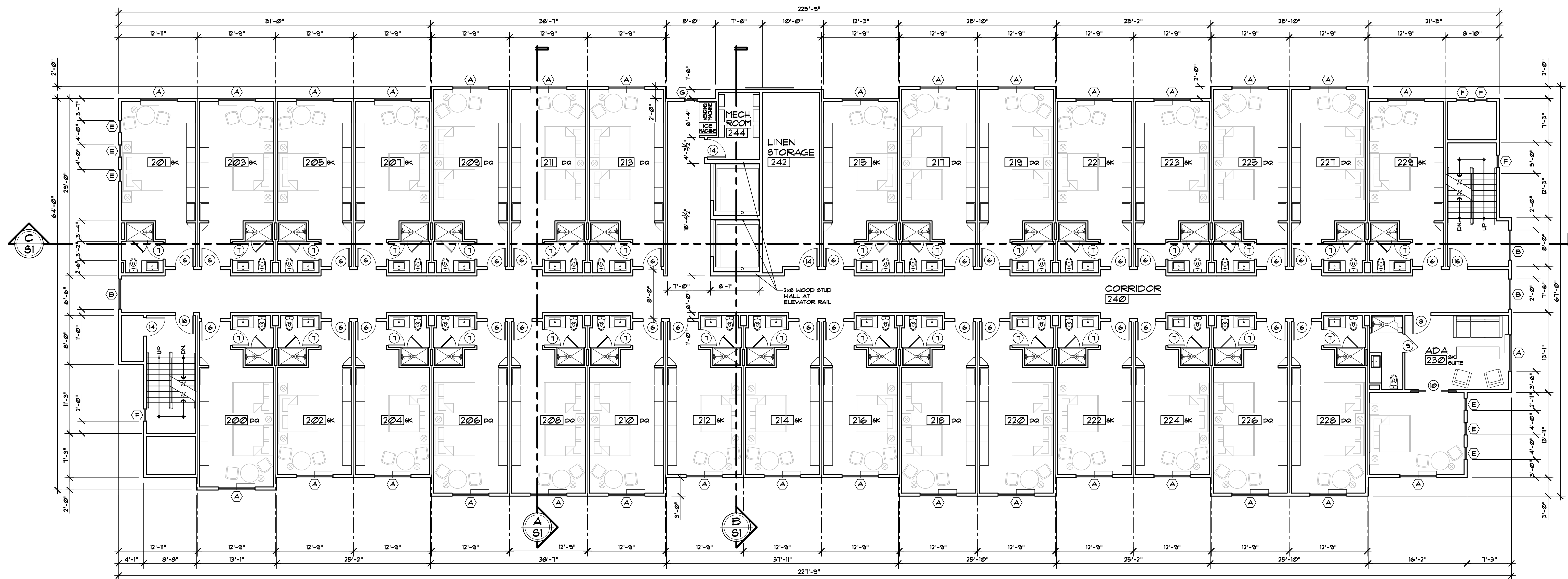
- PROVIDE THE FOLLOWING IN (1) UNIT FOR THE HEARING IMPAIRED. GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTION 11B-806.3
- 11B-806.3.2 - VISIBLE NOTIFICATION DEVICES SHALL ALSO BE PROVIDED TO ALERT THE ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISUAL ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH SECTION 11B-104.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH SECTION 11B-309 LOCATED WITHIN 40 INCHES OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.
- 2 - TELEPHONES SHALL BE EQUIPPED WITH A RECEIVER THAT GENERATES A MAGNETIC FIELD IN THE AREA OF THE RECEIVER CAP. SUCH TELEPHONES SHALL BE CAPABLE OF A MINIMUM OF 12 dba AND A MAXIMUM OF 18 dba ABOVE NORMAL. IF AN AUTOMATIC RESET IS PROVIDED, 18 dba MAY BE EXCEEDED. PUBLIC TELEPHONES WITH A VOLUME CONTROL SHALL BE HEARING AID COMPATIBLE AND SHALL BE IDENTIFIED BY A SIGN CONTAINING A DEPICTION OF A TELEPHONE HANDBET WITH RADIATING SOUND WAVES.
- 3 - EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE-PROTECTIVE SIGNALING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH HFFA-10 AND 12G AS AMENDED IN CHAPTER 60, SECTIONS 6003 AND 6004 OF THIS CODE.



FITNESS CENTER & ADA RESTROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

4
A3



PROPOSED FLOOR PLAN (2nd FLR.)

SCALE: 1/8" = 1'-0"

Revisions:

Engineer:

A.P.N.

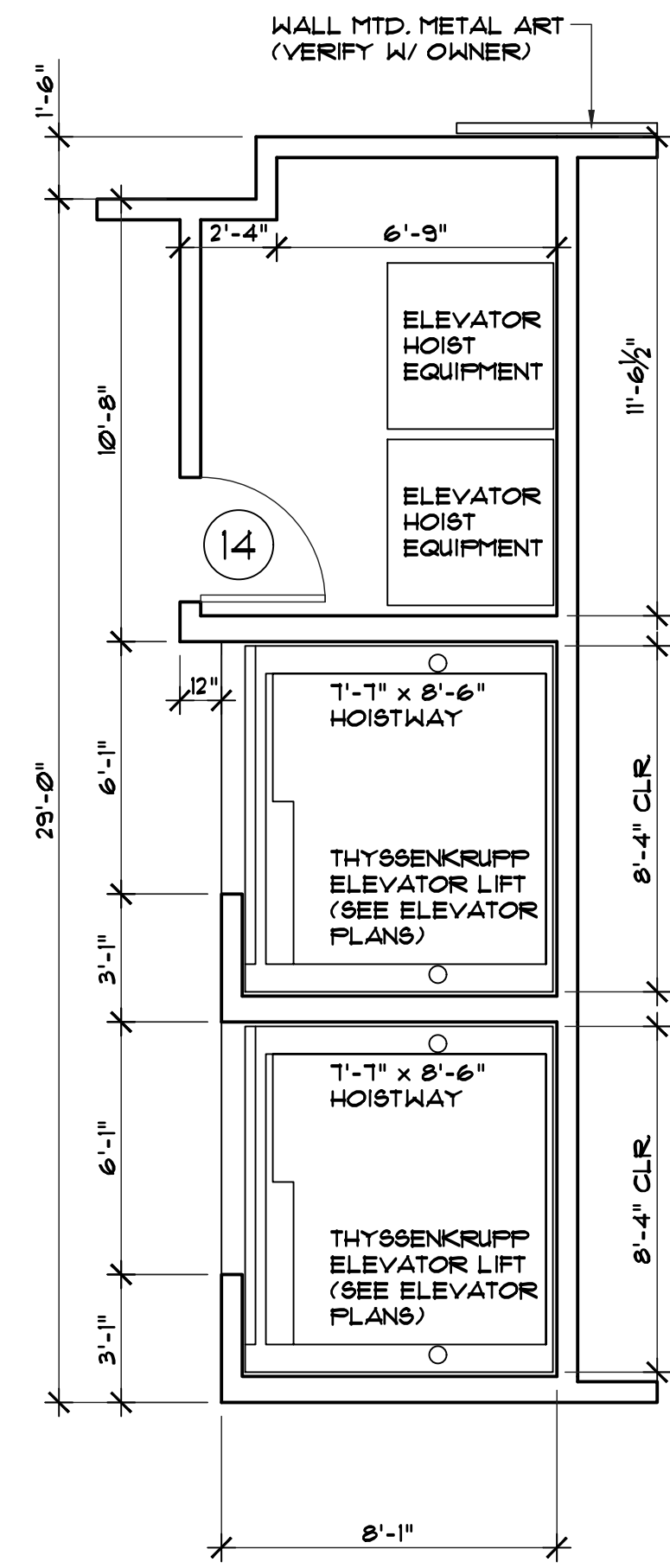
Project Title:
 PROPOSED HOTEL for:
 HOLIDAY INN EXPRESS HOTEL
 GRASS VALLEY
 NEVADA COUNTY, CALIFORNIA

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

Date: 11/3/2022
 Drawn: TM
 Checked: JM

Sheet No.
A3
 Of 2 Sheets

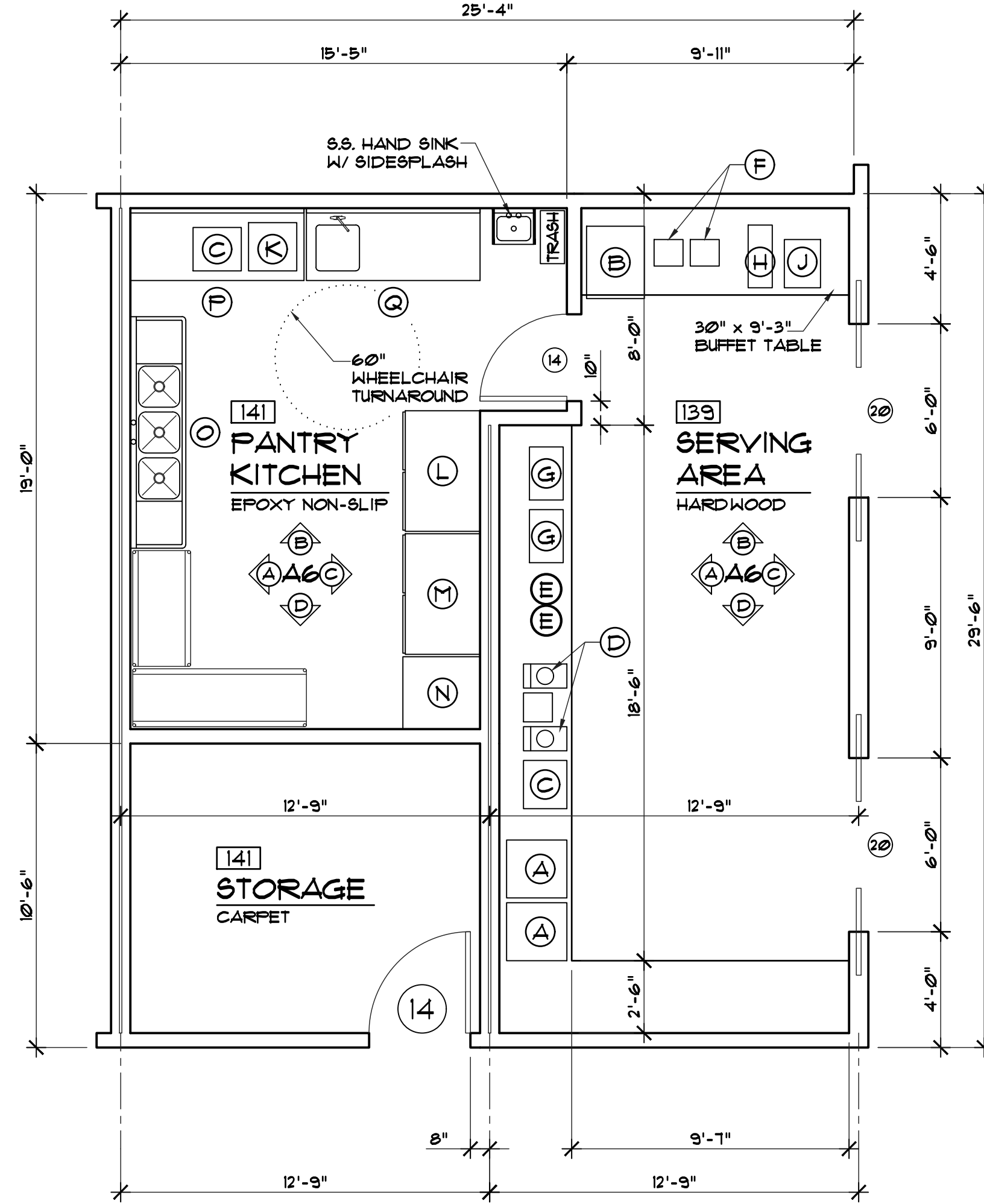
Job No. 2022-90
 File No. PRELIMS



ELEVATOR SHAFT & MECH. ROOM FLOOR PLAN

SCALE : 1/4" = 1'-0"

1
A4



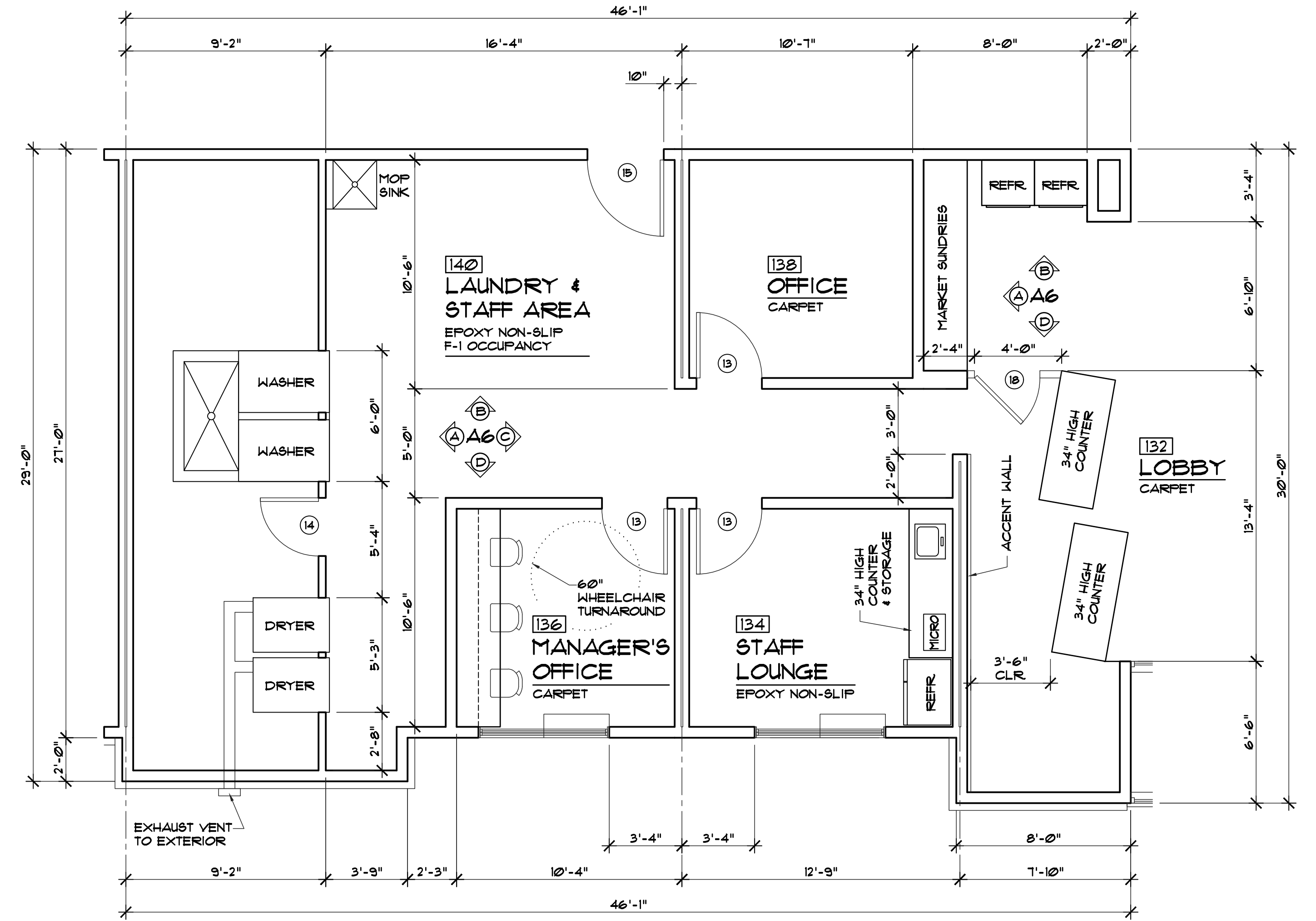
BREAKFAST EQUIP. SCHEDULE

SYM.	DESCRIPTION
(A)	COUNTERTOP DISPLAY REFRIGERATOR WITH GLASS SWING DOOR (OR EQUAL) (120V, 18 AMP)
(B)	BEVERAGE REFRIGERATOR WITH GLASS DOOR (OR EQUAL) (120V, 5 AMP)
(C)	MICROWAVE STAINLESS STEEL COMMERCIAL HEAVY-DUTY WITH PUSH BUTTON CONTROLS (OR EQUAL) (120V, 16.5 AMP)
(D)	NETCO 7020A BELGIAN WAFFLE MAKER (OR EQUAL) (120V, 8.2 AMP)
(E)	AVANTCO 830 11 QT. ROUND FOOD KETTLE OATMEAL WARMER (OR EQUAL) (120V, 3.3 AMP)
(F)	WARING WCT850RC 4-SLICE COMMERCIAL TOASTER (OR EQUAL) (120V, 15 AMP)
(G)	VOLLRATH 46523 9-QUART RETRACTABLE ELECTRIC CHAFER (OR EQUAL) (120V, 4.5 AMP)
(H)	BUNN JDF-25 2 FLAVOR COLD BEVERAGE JUICE DISPENSER 1 GALLON PER COMPARTMENT (OR EQUAL) (120V, 4.5 AMP)
(J)	CURTIS CAFE SERIES PRIMO FC4 CAPPUCCINO / ESPRESSO MACHINE DISPENSER WITH 4 HOPPERS (OR EQUAL) (120V, 15 AMP)
(K)	CURTIS TP1210A100 THERMO PRO TWIN 15 GALLON COFFEE BREWER WITH THERMAL FRESHTRAC DISPENSER (OR EQUAL) (220V, 23-34.5 AMP) 3 GALLON CAPACITY
(L)	AVANTCO 88-2R-HC DBL. DOOR REACH-IN REFRIGERATOR (OR EQUAL) (120V, 3.8 AMP)
(M)	AVANTCO 88-2R-HC DBL. DOOR REACH-IN FREEZER (OR EQUAL) (120V, 3.8 AMP)
(N)	30" AVANTCO ICE MACHINE, OR EQ.
(O)	5.5, 34" TRIPLE COMPARTMENT SINK W/ 2-DRAINBEDS
(P)	30"x6'-0" 5.5. PREP TABLE
(Q)	30"x12" 5.5. PREP TABLE W/ SINK
(R)	METRO SHELVING

PANTRY KITCHEN & SERVING AREA FLOOR PLAN

SCALE : 1/4" = 1'-0"

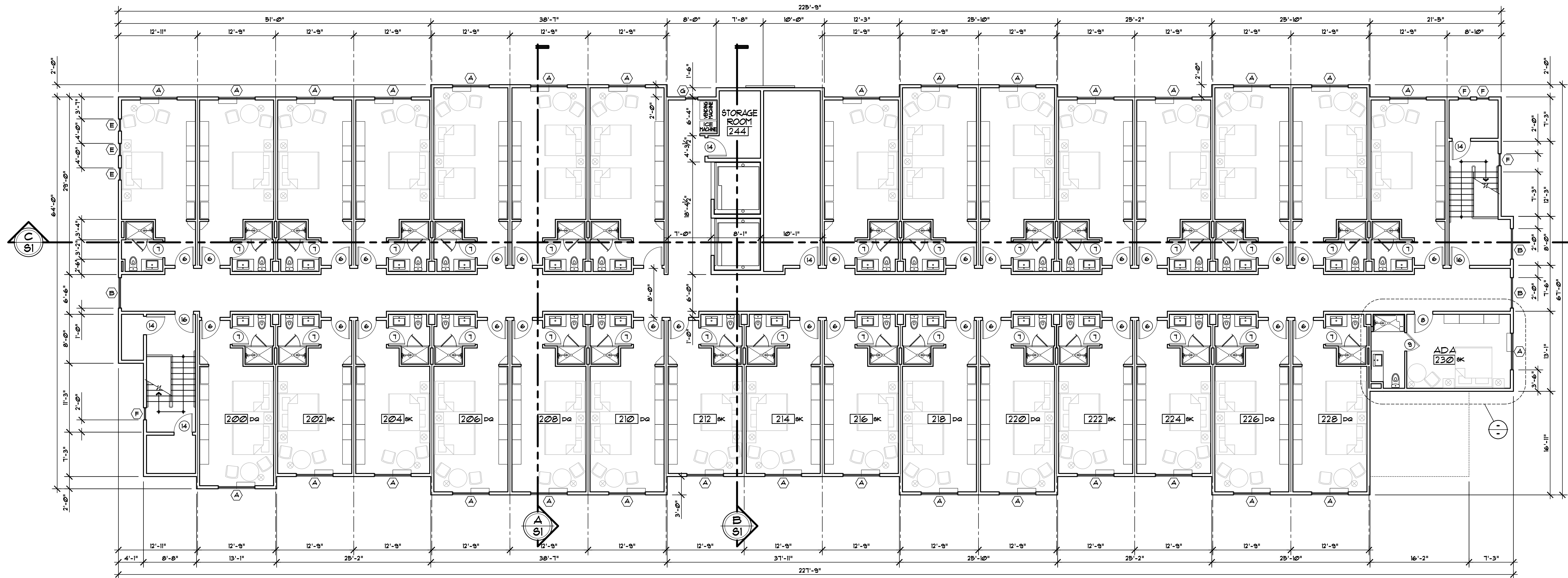
2
A4



RECEPTION, LAUNDRY, OFFICE & STAFF LOUNGE FLOOR PLAN

SCALE : 1/4" = 1'-0"

3
A4



PROPOSED FLOOR PLAN (3rd FLR.)

SCALE : 1/8" = 1'-0"

Revisions:

Engineer:

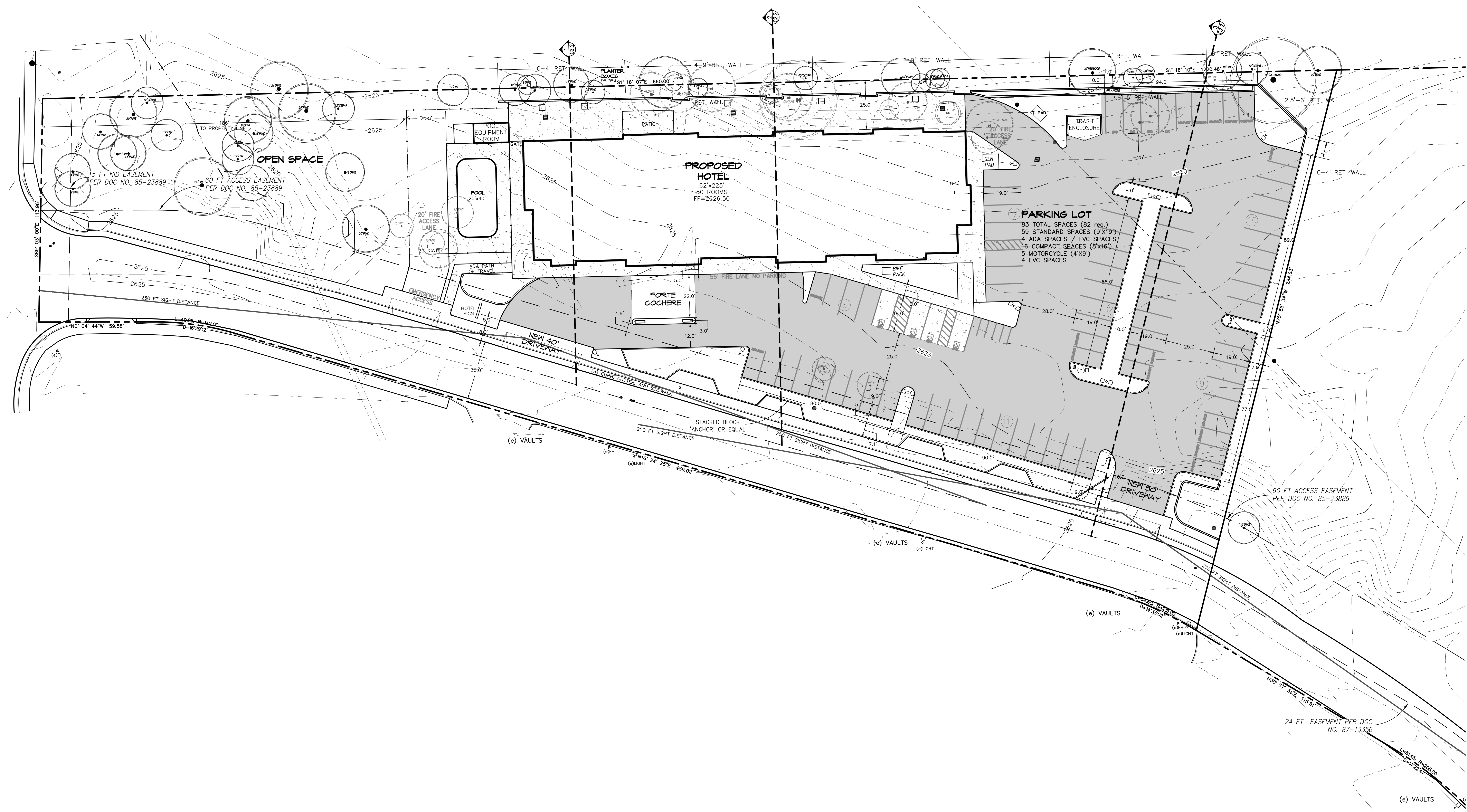
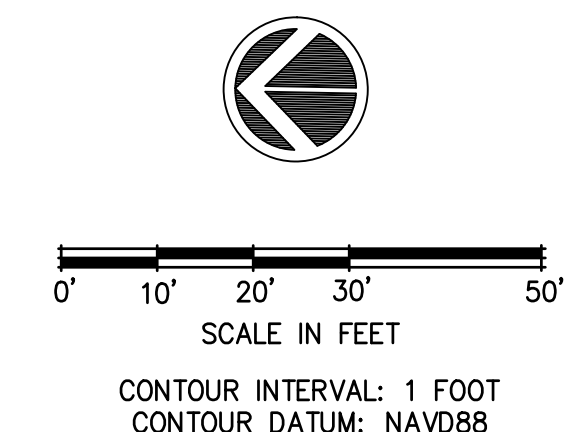
A.P.N.
Project Title: PROPOSED HOTEL for: HOLIDAY INN EXPRESS HOTEL, GRASS VALLEY, CALIFORNIA

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

Date: 11/3/2022
Drawn: TM
Checked: JM

Sheet No. **A4**
Of 2 Sheets

Job No. 2022-90
File No. PRELIMS



Revisions:

Engineer:

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

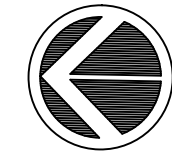
NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C1
 Of 6 Sheets

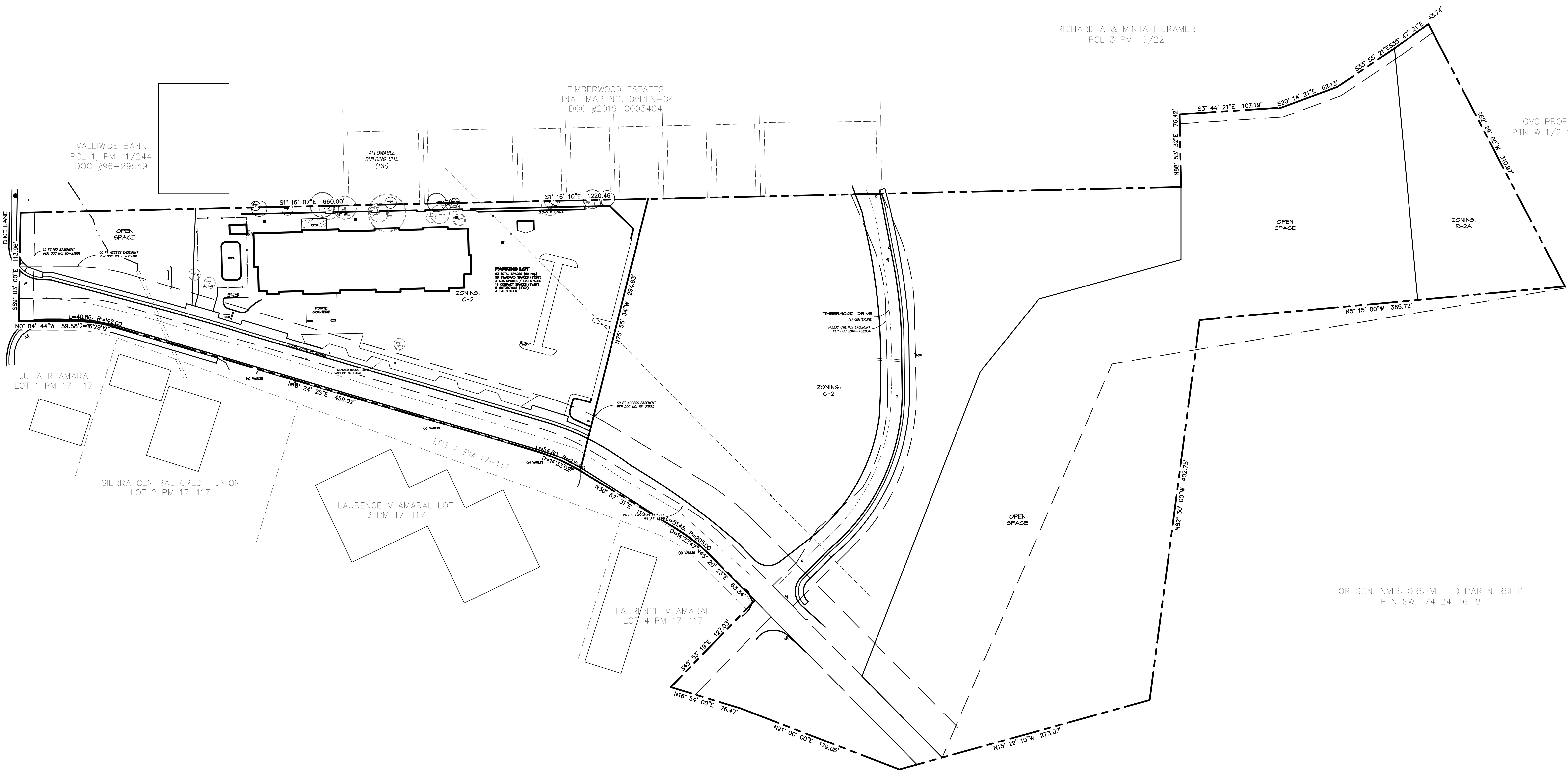
Job No. 22-90
 File No. SITE B.1

SITE PLAN



0' 25' 50' 75' 125'
SCALE IN FEET
CONTOUR INTERVAL: 1 FOOT
CONTOUR DATUM: NAVD88

BRUNSWICK ROAD



RICHARD A & MINTA I CRAMER
PCL 3 PM 16/22

TIMBERWOOD ESTATES
FINAL MAP NO. 05PLN-04
DOC #2019-0003404

GVC PROPERTY 18 LLC
PTN W 1/2 24 & 25-16-8

OREGON INVESTORS VII LTD PARTNERSHIP
PTN SW 1/4 24-16-8

PACIFIC GAS & ELECTRIC CO PTN
SW 1/4 24-16-8

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) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
Drawn: JB
Checked: JM

Sheet No.
C1.1
Of 6 Sheets

Job No. 22-90
File No. SITE 3

NEIGHBORHOOD SITE PLAN

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

HOLIDAY INN EXPRESS HOTEL
900 KATA AVENUE
GRASS VALLEY, CA

February 10, 2023

On-Site Stormwater Calculation

I have assessed the site into the Heavy (H) area for the stormwater evaluation. The storm duration was increased over three times the response time of 14 to 38 minutes using the National Hydrologic Analysis. The storm duration "turning off" this property is cut off by the storm runoff management by the proposed building with parking (2) ac. The runoff potentially consists of stormwater crossing the site (not to be included) and runoff from the storm through the open space and area 36 inch diameter culvert that crosses Plaza Drive in a southerly direction. The storm drain appears to be into a storm drain system that runs through the existing commercial development west of Plaza Drive. The open space acts as a containment basin and can contain 27,000 g of storm run-off before it crosses over Plaza Drive. The 36 inch diameter culvert has a possible 70-gpm stormwater flow, well above the 525 cfs. (1.82 run-off < 1.19 run-off) from the proposed hotel site during a 100yr, 1-hr storm. The remainder of the storm run-off from the hotel site presents flow down the east side of Plaza Drive. The flow will be increased from 0.68 cfs to 1.19 cfs during the 100yr, 1-hr storm (1.19 cfs with flow in the gutter).

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

2.74 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.98	1.00
(b) Native Soil & Landscaping	0.40	0.78	0.31
Subtotal	2.74	2.76	0.38
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.861, 1.10 inches, A = 2.74 acres
Q = 0.861 (0.861) 100(2.74) = 2.41 cfs
Increased Run-off = 2.41 - 1.51 = 0.90 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#1 - EXISTING PLAZA DRIVE SITE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 125,800 sq. ft. 2.9 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

2.74 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.98	1.00
(b) Native Soil & Landscaping	0.40	0.78	0.31
Subtotal	2.74	2.76	0.38
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.861, 1.10 inches, A = 2.74 acres
Q = 0.861 (0.861) 100(2.74) = 2.41 cfs
Increased Run-off = 2.41 - 1.51 = 0.90 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#2 - PROPOSED STORM RUNOFF TO OPEN SPACE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 49,600 sq. ft. 1.14 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 0.12 acres (existing road)
Q = 0.861 (0.861) 100(0.12) = 0.10 cfs
Q = 0.861 (0.861) 100(0.12) = 0.10 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 0.12 acres (existing road)
Q = 0.861 (0.861) 100(0.12) = 0.10 cfs
Q = 0.861 (0.861) 100(0.12) = 0.10 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

1.14 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.65	0.62
(b) Native Soil & Landscaping	0.40	0.40	0.22
Subtotal	1.14	1.05	0.47
Total Site Composite Run-off Coefficient: 0.78			

25-year, 1-hour storm:
Q = 0.72, 1.10 inches, A = 1.14 acres
Q = 0.72 (0.72) 100(1.14) = 0.82 cfs
Increased Run-off = 0.82 - 0.10 = 0.72 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#3 - PROPOSED STORM RUNOFF PLAZA DRIVE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 70,200 sq. ft. 1.61 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 1.61 acres (existing road)
Q = 0.861 (0.861) 100(1.61) = 1.40 cfs
Q = 0.861 (0.861) 100(1.61) = 1.40 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 1.61 acres (existing road)
Q = 0.861 (0.861) 100(1.61) = 1.40 cfs
Q = 0.861 (0.861) 100(1.61) = 1.40 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

1.61 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.28	1.22
(b) Native Soil & Landscaping	0.40	0.39	0.31
Subtotal	1.61	1.67	0.63
Total Site Composite Run-off Coefficient: 0.84			

25-year, 1-hour storm:
Q = 0.84, 1.10 inches, A = 1.61 acres
Q = 0.84 (0.84) 100(1.61) = 1.36 cfs
Increased Run-off = 1.36 - 1.0 = 0.36 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#4 - PROPOSED STORM RUNOFF PLAZA DRIVE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 125,800 sq. ft. 2.9 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

2.74 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.98	1.00
(b) Native Soil & Landscaping	0.40	0.78	0.31
Subtotal	2.74	2.76	0.38
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.861, 1.10 inches, A = 2.74 acres
Q = 0.861 (0.861) 100(2.74) = 2.41 cfs
Increased Run-off = 2.41 - 1.51 = 0.90 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#5 - PROPOSED STORM RUNOFF PLAZA DRIVE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 125,800 sq. ft. 2.9 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

2.74 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.98	1.00
(b) Native Soil & Landscaping	0.40	0.78	0.31
Subtotal	2.74	2.76	0.38
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.861, 1.10 inches, A = 2.74 acres
Q = 0.861 (0.861) 100(2.74) = 2.41 cfs
Increased Run-off = 2.41 - 1.51 = 0.90 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

#6 - PROPOSED STORM RUNOFF PLAZA DRIVE
Drainage Calculations: 25-year, 1-hour storm
Site Area = 125,800 sq. ft. 2.9 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Existing Storm Runoff (100-year, 1-hour)
Q = 0.861, 1.10 inches, A = 2.9 acres (existing road)
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs
Q = 0.861 (0.861) 100(2.9) = 2.50 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

2.74 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	1.98	1.00
(b) Native Soil & Landscaping	0.40	0.78	0.31
Subtotal	2.74	2.76	0.38
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.861, 1.10 inches, A = 2.74 acres
Q = 0.861 (0.861) 100(2.74) = 2.41 cfs
Increased Run-off = 2.41 - 1.51 = 0.90 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

A - Sewer at East Property Line
Drainage Calculations: 25-year, 1-hour storm
Site Area = 2,800 sq. ft. 0.064 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.064 acres
Q = 0.4 (0.4) 100(0.064) = 0.26 cfs

Proposed Storm Runoff
Native soil and rock walls = 0.07 ac
AC Driveway = 0.87 ac

0.07 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.07	0.07	0.07
(b) Native Soil & Landscaping	0.40	0.07	0.03
Subtotal	0.07	0.07	0.03
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.064 acres
Q = 0.4 (0.4) 100(0.064) = 0.26 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

B - Sewer at East and South Property Line
Drainage Calculations: 25-year, 1-hour storm
Site Area = 3,000 sq. ft. 0.069 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.069 acres
Q = 0.4 (0.4) 100(0.069) = 0.27 cfs

Proposed Storm Runoff
Native soil and rock walls = 0.07 ac
AC Driveway = 0.87 ac

0.07 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.07	0.07	0.07
(b) Native Soil & Landscaping	0.40	0.07	0.03
Subtotal	0.07	0.07	0.03
Total Site Composite Run-off Coefficient: 0.40			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.069 acres
Q = 0.4 (0.4) 100(0.069) = 0.27 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

C - East Half of Building and Yard
Drainage Calculations: 25-year, 1-hour storm
Site Area = 15,000 sq. ft. 0.34 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.7, 1.10 inches, A = 0.34 acres
Q = 0.7 (0.7) 100(0.34) = 0.24 cfs

Proposed Storm Runoff
Buildings and walls = 0.16 ac
AC Driveway = 0.87 ac

0.16 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.16	0.15
(b) Native Soil & Landscaping	0.40	0.08	0.03
Subtotal	0.16	0.18	0.09
Total Site Composite Run-off Coefficient: 0.78			

25-year, 1-hour storm:
Q = 0.7, 1.10 inches, A = 0.34 acres
Q = 0.7 (0.7) 100(0.34) = 0.24 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

D - West Half of Building and Yard
Drainage Calculations: 25-year, 1-hour storm
Site Area = 15,000 sq. ft. 0.34 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

Proposed Storm Runoff
Buildings and walls = 0.22 ac
AC Driveway = 0.87 ac

0.22 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.22	0.20
(b) Native Soil & Landscaping	0.40	0.09	0.03
Subtotal	0.22	0.24	0.10
Total Site Composite Run-off Coefficient: 0.90			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

E - West Half of Building and Yard
Drainage Calculations: 25-year, 1-hour storm
Site Area = 15,000 sq. ft. 0.34 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

Proposed Storm Runoff
Buildings and walls = 0.22 ac
AC Driveway = 0.87 ac

0.22 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.22	0.20
(b) Native Soil & Landscaping	0.40	0.09	0.03
Subtotal	0.22	0.24	0.10
Total Site Composite Run-off Coefficient: 0.90			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

F - South Parking Lot
Drainage Calculations: 25-year, 1-hour storm
Site Area = 15,000 sq. ft. 0.34 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

0.34 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.32	0.30
(b) Native Soil & Landscaping	0.40	0.09	0.03
Subtotal	0.34	0.38	0.12
Total Site Composite Run-off Coefficient: 0.82			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.34 acres
Q = 0.4 (0.4) 100(0.34) = 0.14 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

G - Pool Area
Drainage Calculations: 25-year, 1-hour storm
Site Area = 2,800 sq. ft. 0.064 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.064 acres
Q = 0.4 (0.4) 100(0.064) = 0.26 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

0.064 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.12	0.11
(b) Native Soil & Landscaping	0.40	0.08	0.03
Subtotal	0.12	0.13	0.05
Total Site Composite Run-off Coefficient: 0.71			

25-year, 1-hour storm:
Q = 0.7, 1.10 inches, A = 0.064 acres
Q = 0.7 (0.7) 100(0.064) = 0.45 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

H - West Parking Lot
Drainage Calculations: 25-year, 1-hour storm
Site Area = 5,000 sq. ft. 0.11 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.11 acres
Q = 0.4 (0.4) 100(0.11) = 0.04 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

0.11 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.11	0.10
(b) Native Soil & Landscaping	0.40	0.04	0.02
Subtotal	0.11	0.12	0.04
Total Site Composite Run-off Coefficient: 0.83			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.11 acres
Q = 0.4 (0.4) 100(0.11) = 0.04 cfs

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

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

I - West Landscape
Drainage Calculations: 25-year, 1-hour storm
Site Area = 5,000 sq. ft. 0.11 acres
Time of Concentration = 20 minutes
Intensity = 1.10 inches/hour (Grass Valley, CA NOAA)

Existing Storm Runoff (25-year, 1-hour)
Q = 0.4, 1.10 inches, A = 0.11 acres
Q = 0.4 (0.4) 100(0.11) = 0.04 cfs

Proposed Storm Runoff
AC Driveway = 0.87 ac
Permeous Landscape and Open Space = 0.28 ac

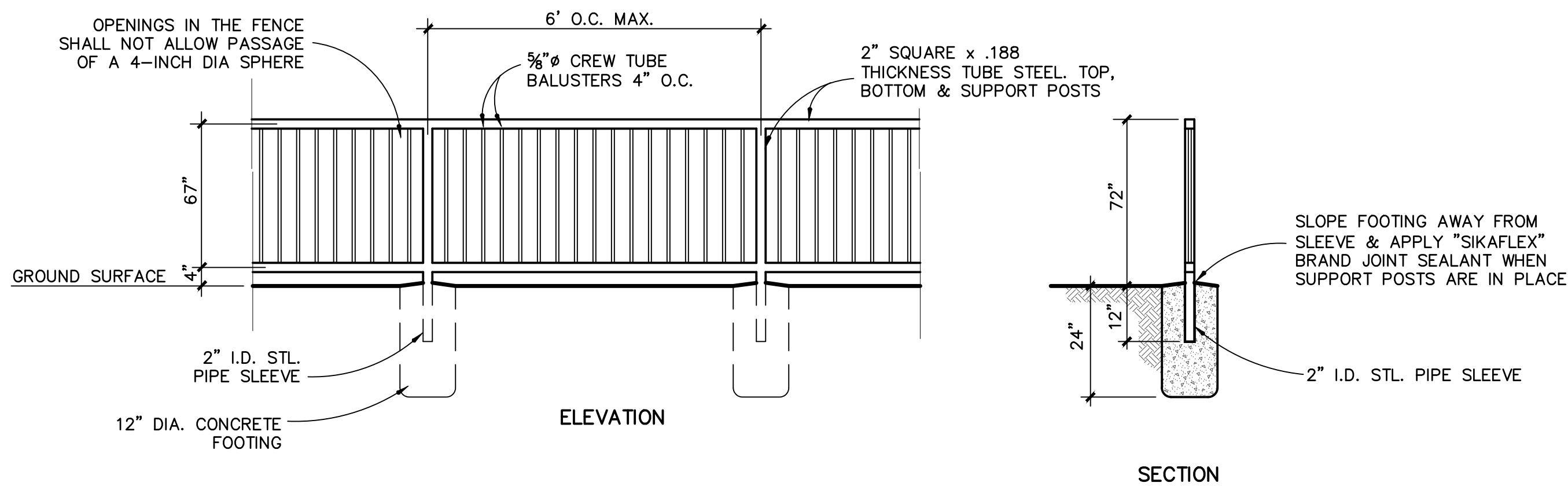
0.11 acres, total impervious surface			
Use	Area (acres)	Weight	Runoff Coefficient
(a) Impervious	0.95	0.11	0.10
(b) Native Soil & Landscaping	0.40	0.04	0.02
Subtotal	0.11	0.12	0.04
Total Site Composite Run-off Coefficient: 0.83			

25-year, 1-hour storm:
Q = 0.4, 1.10 inches, A = 0.11 acres
Q = 0.4 (0.4) 100(0.11) = 0.04 cfs

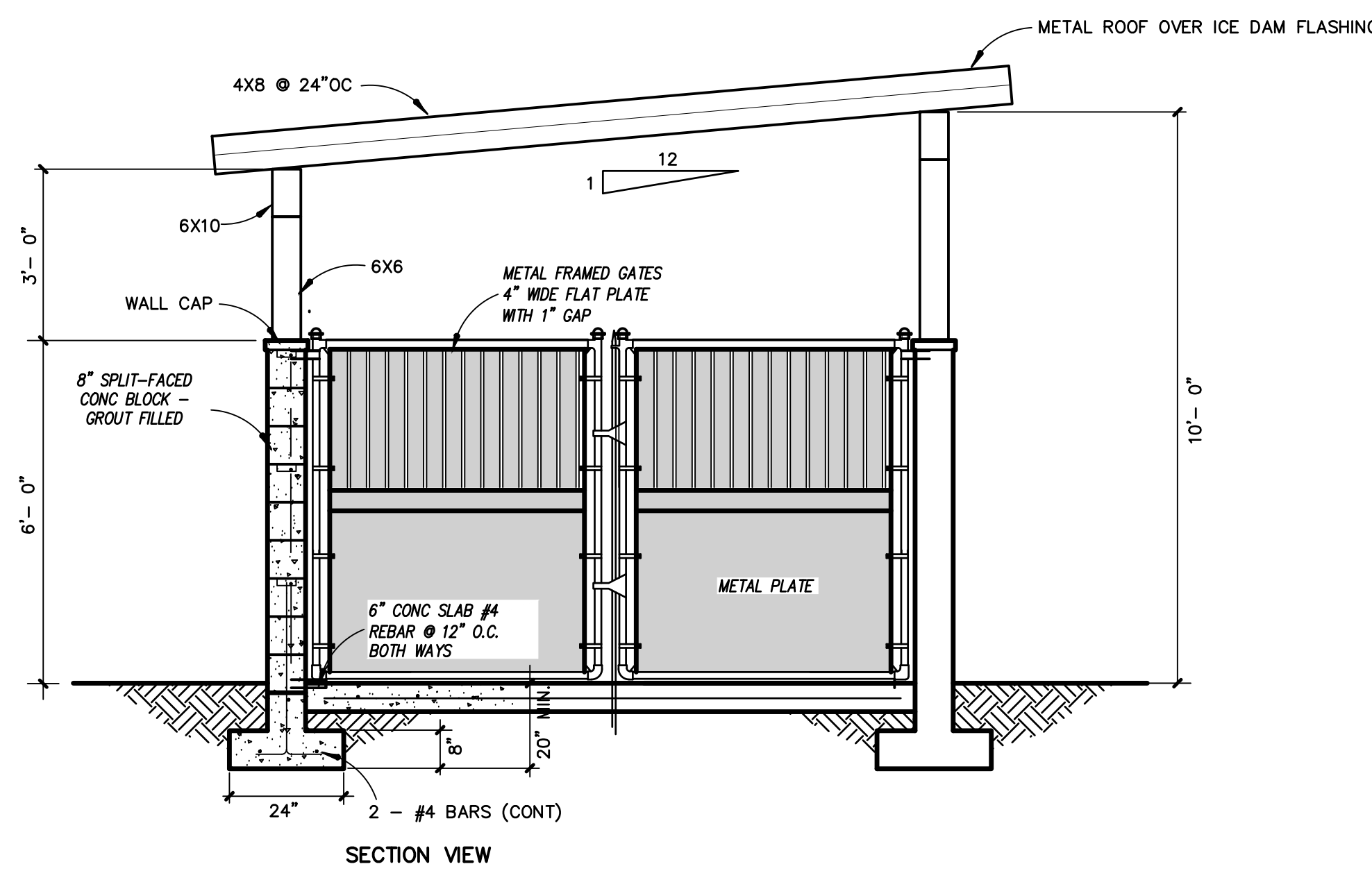
NST ENGINEERING INC.
1495 Riverside Drive - Susanville, CA 96130
(530) 257-5173 - Fax (530) 257-6272

Aglya Menon - P.E.
Teresa W. Tompkins - R.E.

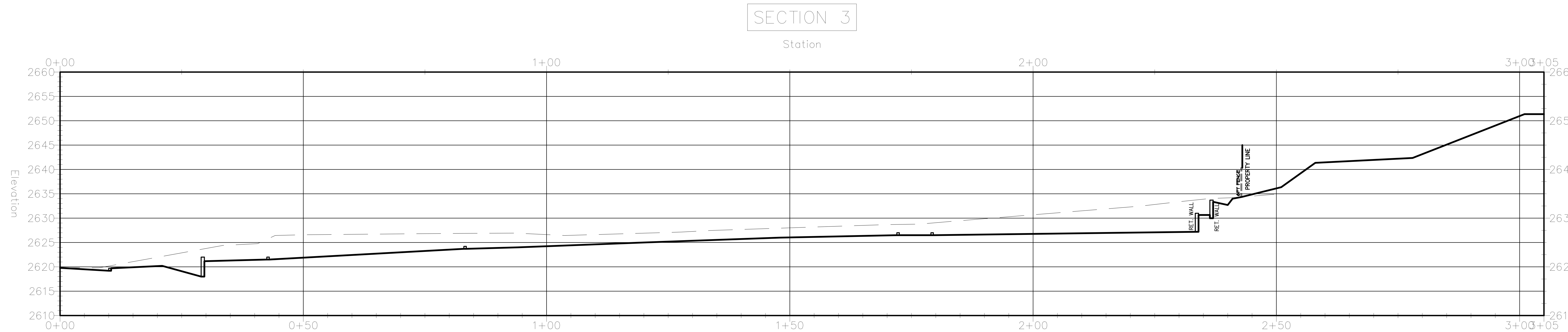
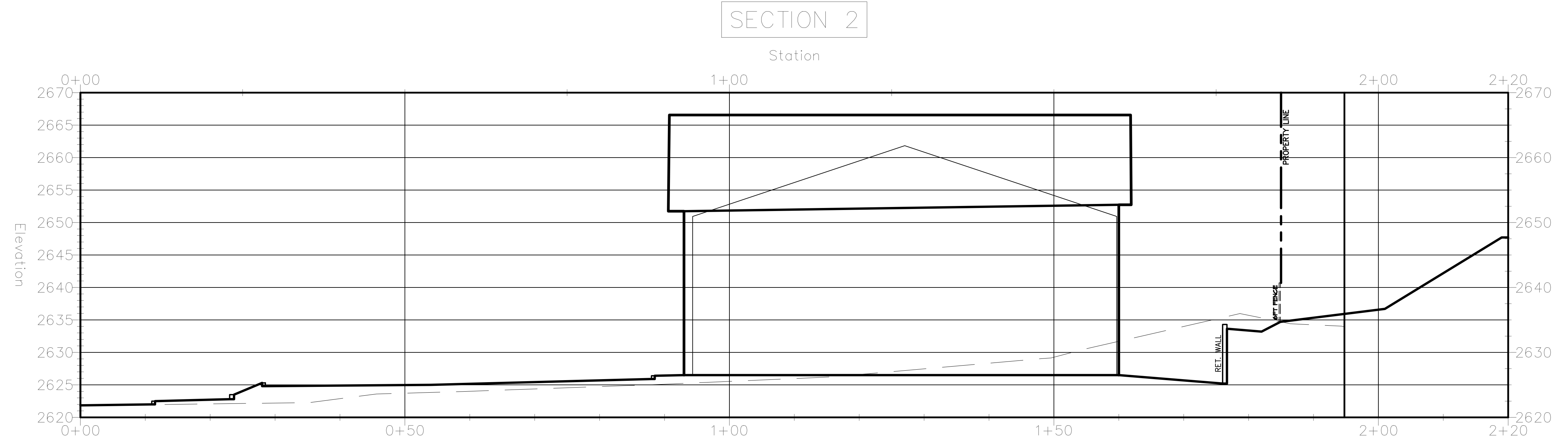
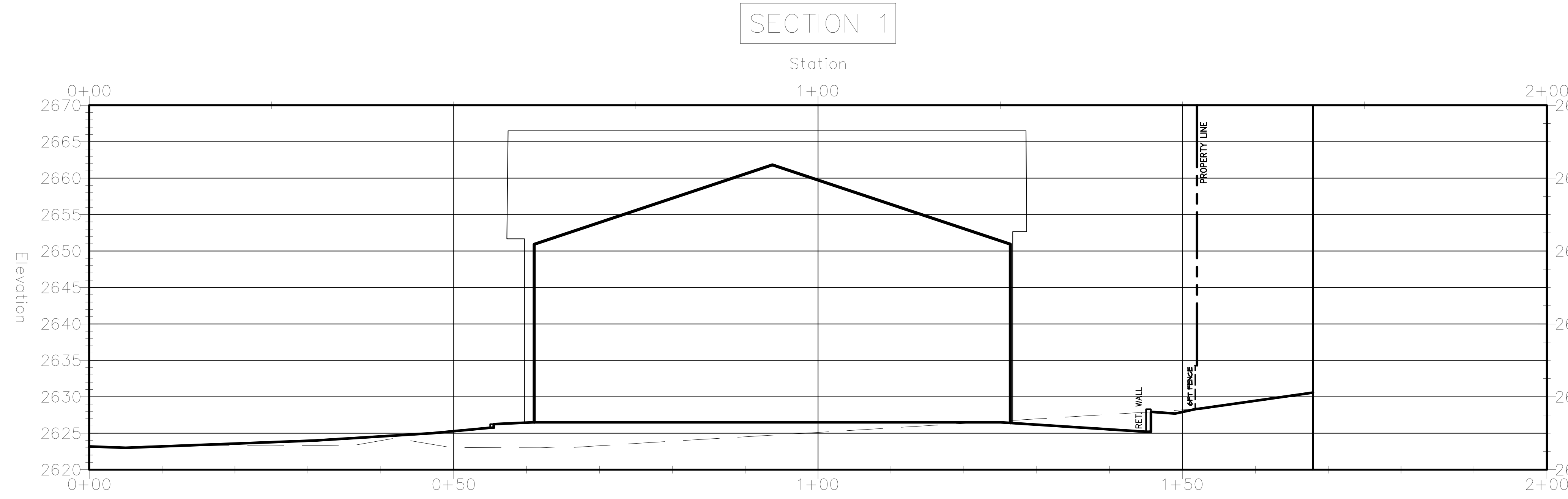
J - West Sewer
Drainage Calculations: 25



FENCE ALONG PROPERTY LINE (1) C2.2



TRASH ENCLOSURE ROOF SECTION (2) C2.2



HORIZ: 1"=10'
VERT: 1"=10'

GRADING PROFILES

Revisions:

Engineer:

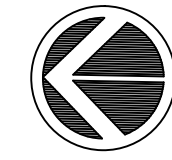
Project Title:
PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-480-0394

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

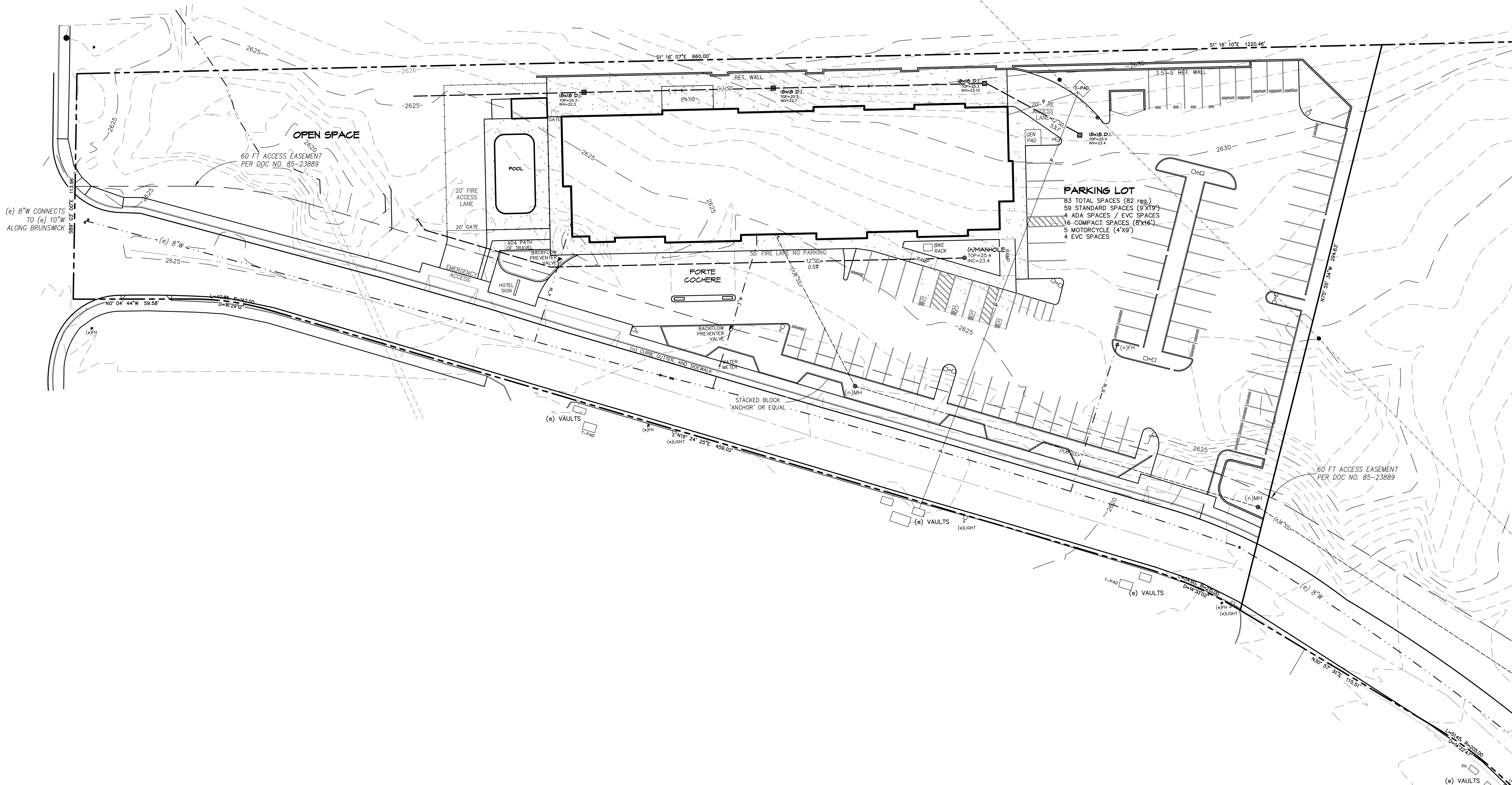
Date: 8/29/23
Drawn: JB
Checked: JM

Sheet No.
C2.2
Of 6 Sheets

Job No. 2022-90
File No. SITE 3



SCALE IN FEET
 0' 10' 20' 30' 50'
 CONTOUR INTERVAL: 1 FOOT
 CONTOUR DATUM: NAVD88



Revisions:

Engineer:

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

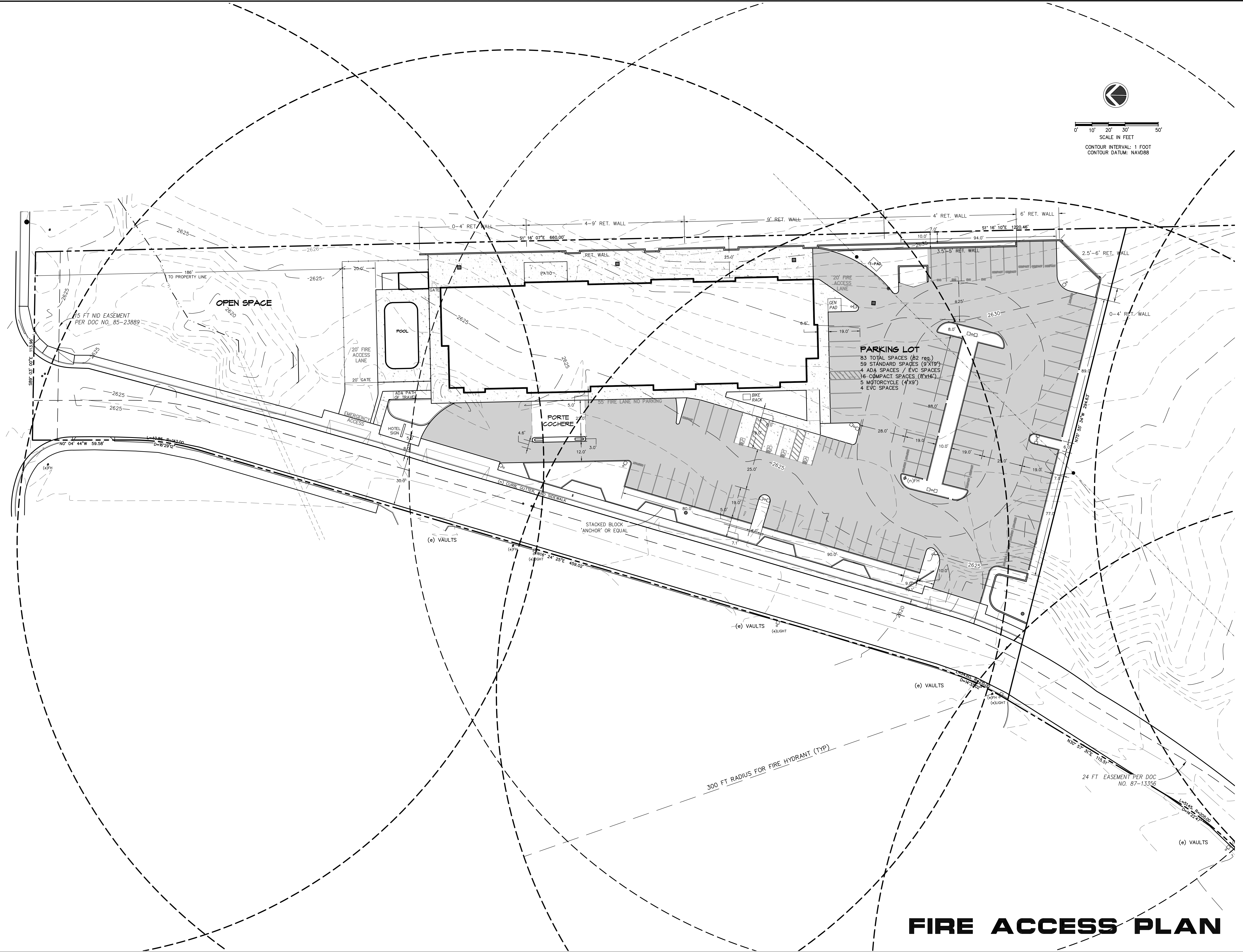
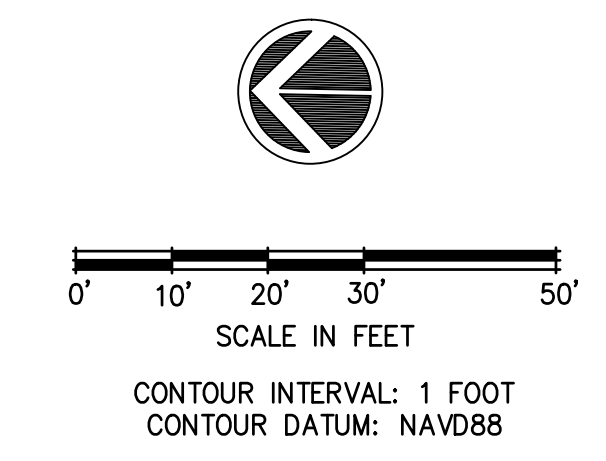
NST ENGINEERING, INC.
 1495 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 257-5173 Fax: (530) 257-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C3
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 3

SITE UTILITY PLAN



FIRE ACCESS PLAN

Revisions:

Engineer:

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

NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6272

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C4
 Of 6 Sheets

Job No. 22-90
 File No. SITE 3

PLOT TO 24"x36"PA0

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclr	PtSpctb	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			

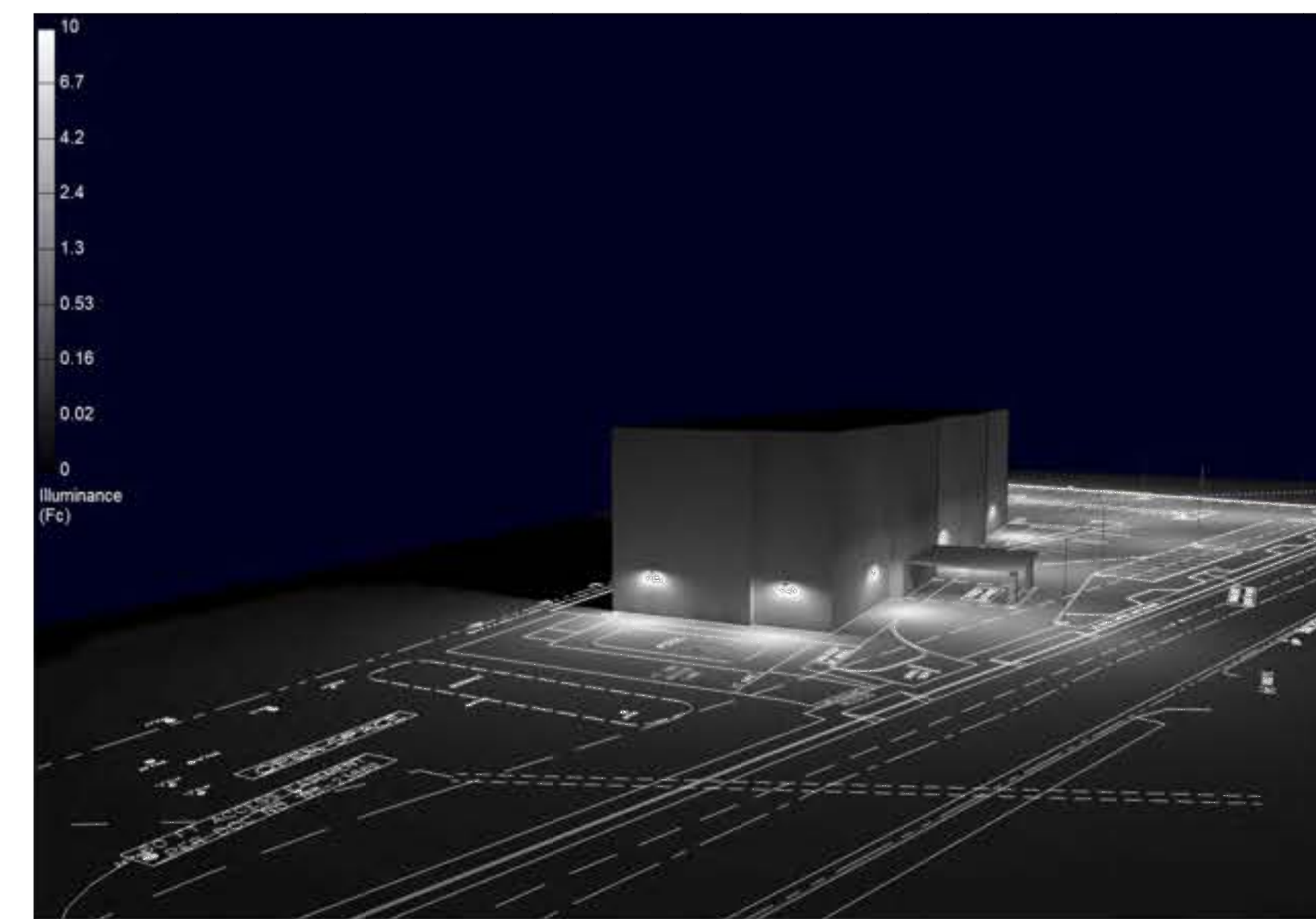
Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency

Symbol	Qty	Tag	Label	Arrangement	LLF	Lum. Lumens	Description	Lum. Watts	BUG Rating
	2	A	IVAT4-45LPA730ZU WS2 x 2	Back-Back	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2
	8	A	IVAT4-45LPA730ZU WS2	Single	1.000	4533	POLE MOUNT	37.3576	B1-U0-G2
	6	B	IVAF7-45LWM730ZU	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.
- * Illumination values shown (in footcandles) 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 (insertion 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 end-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, EZLayout, 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, 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.

The Lighting Analysis, EZLayout, 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, 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 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.

Scale: as noted
 Date: 2/17/2023
 Filename: Grass Valley Hotel Ltg Layout_1035849A.AGI
 Drawn By: dvento

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

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



Filename: Z:\Job Files\ElectropEdge Electrical Group\Susamville_11180\grass valley hotel\Working Files\AGI\Grass Valley Hotel Ltg Layout_1035849A.AGI

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

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C5.1
 Of 6 Sheets

Job No. 2022-90
 File No. SITE 5

LIGHTING PLAN

IVAT4-45LPA730ZU/WS2

RAB



Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current	Watts	38W
120V	0.33A	Color Temp	3000K (Warm)
208V	0.19A	Color Accuracy	80 CRI
240V	0.17A	L70 Lf lifespan	100,000 Hours
277V	0.14A	Lumens	4,533 lm
Input Watts	37.4W	Efficacy	121.2 lm/W

LED Info

Technical Specifications

Compliance
UL Listed:
Suitable for wet locations
IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80
IP Rating:
Ingress protection rating of IP66 for dust and water
California Title 24:
Can be used to conform with the requirements of California Title 24 Part 6.
DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S1 requirements.
DLC Product Code: 5-8559PD

Electrical
Driver:
Class 2, 50/60Hz, 120-277V, 4W standard, 10W optional
Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.
THD:
8.75% at 120V, 17.92% at 277V
Power Factor:
98.9% at 120V, 99.8% at 277V
Performance:
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

Wattage Equivalency:
Equivalent to 100W Pulse Start Metal Halide

LED Characteristics
LEDs:
Long-life, high-efficiency, surface-mount LEDs
Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period
Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

IVAT4-45LPA730ZU/WS2

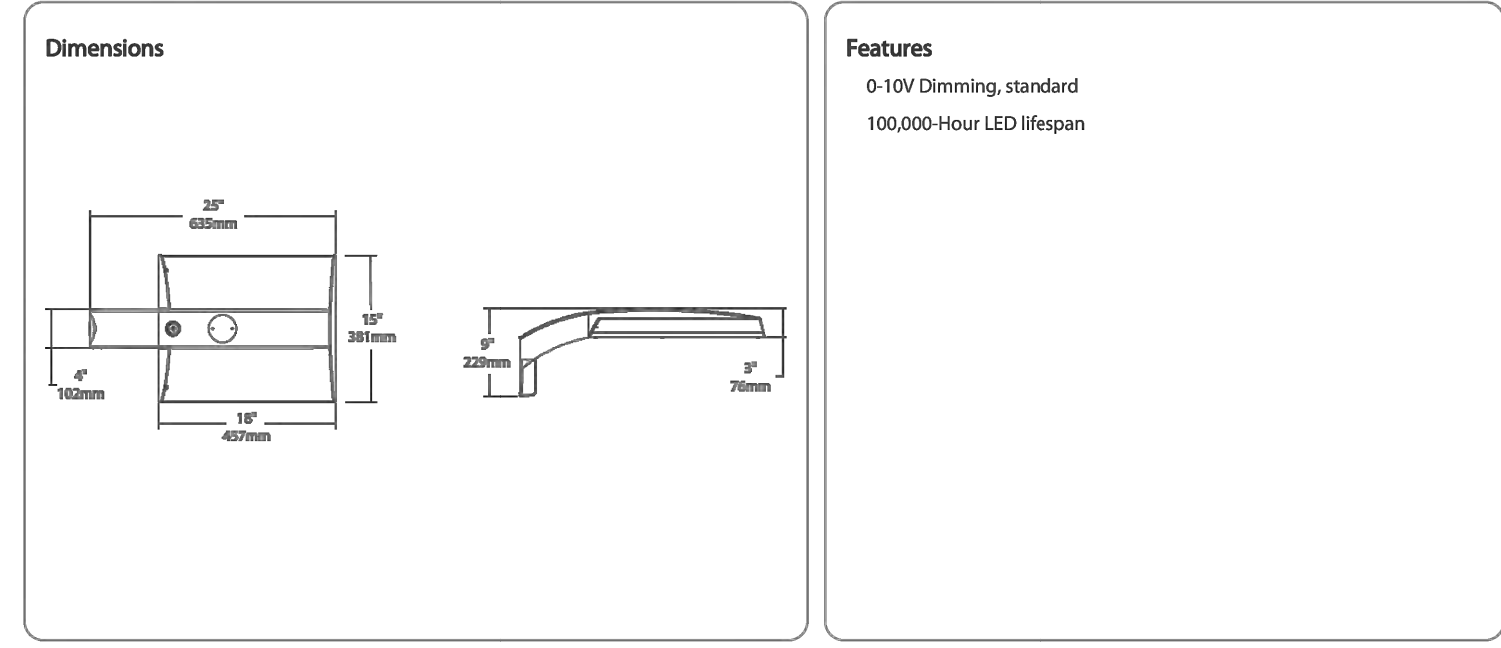
RAB

Technical Specifications (continued)

Construction
Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)
Housing:
Precision die-cast aluminum
IES Classification:
The Type II distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
Mounting:
Universal pole adapter

Lens:
Diffused Polymethyl Methacrylate (PMMA)
Effective Projected Area:
EPA = 0.61
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.
Sensor Specifications:
Multi Level Motion Sensor:
40° ft. diameter coverage from 20 ft. height.

Optical
BUG Rating:
B1 I0 G2
Other:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

IVAT4-45LPA730ZU/WS2

RAB

Ordering Matrix

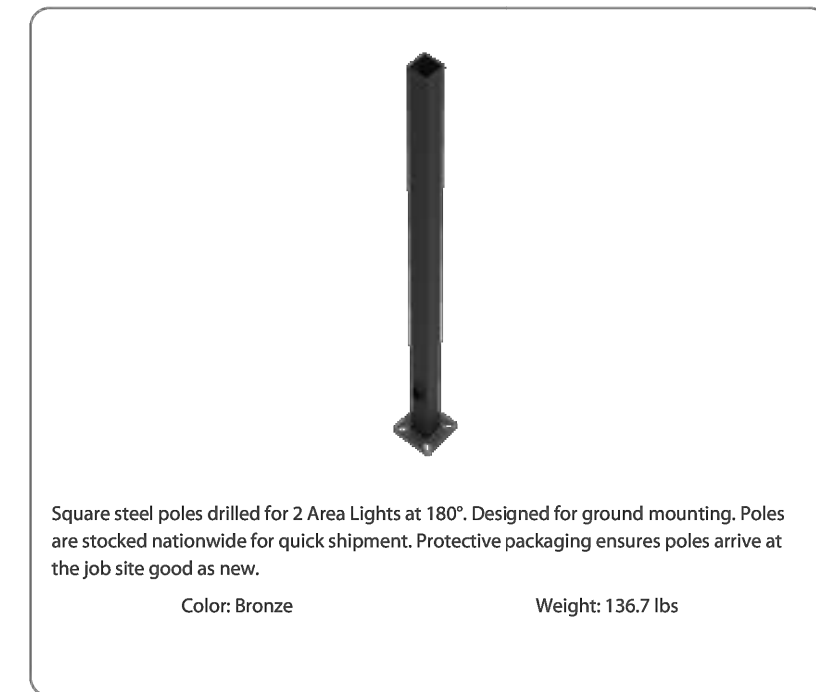
Family	Distribution	Lumen Output	Mounting	CR/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud Option
IVA	T4	45L	PA	730	Z	U	/WS2	
T2 = Type II T3 = Type III T4 = Type IV T5 = Type V Square FT = Forward Throw		45L = 4500 lumens (139W) 75L = 7500 lumens (179W) 100L = 10,000 lumens (194W) 130L = 13,000 lumens (117W)	PA = Universal Pole Mount WM = Wall mount SF = Slighter	730 = 70CR 5000K 740 = 70CR 4000K 730 = 70CR 3000K	Z = Bronze W = White G = Roadway Gray K = Black	U = 120-277V 0-10V Dimming H = 347-480V 0-10V Dimming	Blank = No Options WS = 8ft lens Wattstopper WS2 = 20ft lens Wattstopper WS4 = 40ft lens Wattstopper 77R = 7.5in receptacle	Blank = No Lightcloud* LC = Lightcloud* Controller*

¹ Applies to Type IV, V Square
² Applies 120-277V
^{*} All values are nominal with +/- 10% tolerance. See spec sheet for more details.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

PS4-11-20D2

RAB



Project: Type:

Prepared By: Date:

Technical Specifications

Compliance
CSA Listed:
Suitable for wet locations
Construction:
46,000 p.s.i. minimum yield.
Hand Holes:
Reinforced with grounding lug and removable cover
Base Plates:
Stained base plates 36,000 p.s.i.
Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Weight:
137 lbs

Gauge:
11

Wall Thickness:
1/8"

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

PS4-11-20D2

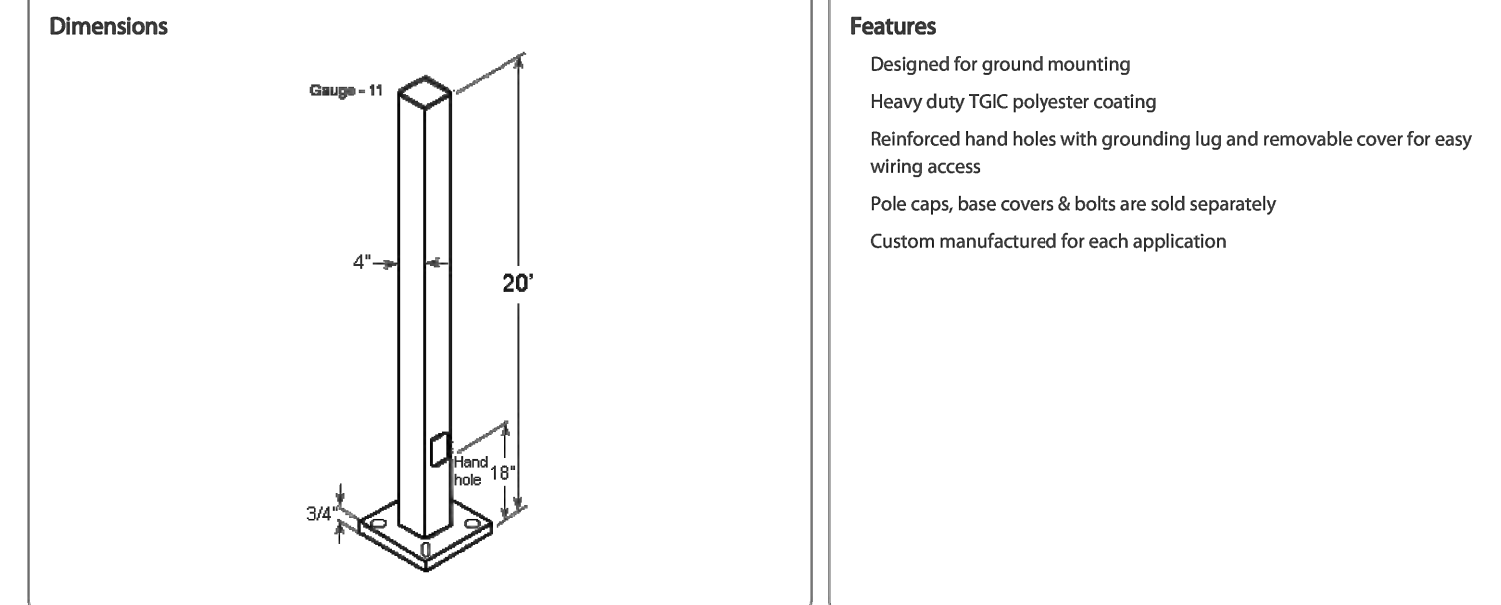
RAB

Technical Specifications (continued)

Construction
Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.
Anchor Bolt Templates:
WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge.
Max EPA's/Max Weights:
70MPH 10.7 ft./350 lb.
88MPH 7.0 ft./250 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other:
Terms of Sale:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

IVAF7-45LWM730ZU

RAB



Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current	Watts	38W
120V	0.33A	Color Temp	3000K (Warm)
208V	0.19A	Color Accuracy	80 CRI
240V	0.17A	L70 Lf lifespan	100,000 Hours
277V	0.14A	Lumens	4,633 lm
Input Watts	37.9W	Efficacy	122.4 lm/W

LED Info

Technical Specifications

Compliance
UL Listed:
Suitable for wet locations
IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80
Title 24 Compliance:
An MRO/LED edge-lit area light can be used with a motion sensor or photo-cell control option to comply with 2016 Title 24 Part 6 Section 130.2 (a)(v)
IP Rating:
Ingress protection rating of IP66 for dust and water
DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S1 requirements.
DLC Product Code: 5-GNC694

Electrical
Driver:
Class 2, 50/60Hz, 120-277V, 4W standard, 10W optional
Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.
THD:
8.58% at 120V, 17.28% at 277V
Power Factor:
98.9% at 120V, 91.3% at 277V
Performance:
Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations at 25°C

LED Characteristics
LEDs:
Long-life, high-efficiency, surface-mount LEDs
Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period
Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction:
The minimum starting temperature is -40°C (-40°F)

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

IVAF7-45LWM730ZU

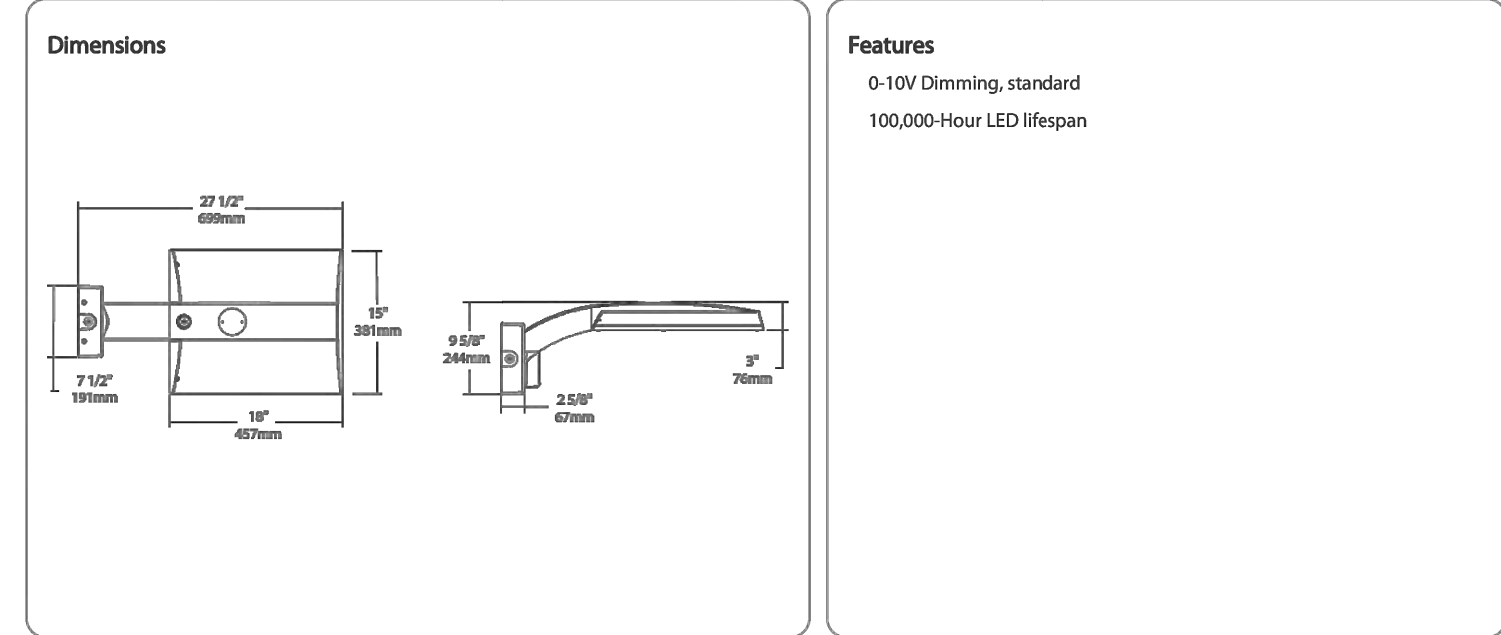
RAB

Technical Specifications (continued)

Construction
Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)
Housing:
Precision die-cast aluminum
IES Classification:
The Forward Throw distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
Lens:
Diffused Polymethyl Methacrylate (PMMA)

Effective Projected Area:
EPA = 0.61
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.
Installation:
Wall mount

Optical
BUG Rating:
B1 I0 G2
Other:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

IVAF7-45LWM730ZU

RAB

Ordering Matrix

Family	Distribution	Lumen Output	Mounting	CR/Color Temp	Finish	Voltage/Driver	Sensor Options	Lightcloud Option
IVA	FT	45L	WM	730	Z	U		
T2 = Type II T3 = Type III T4 = Type IV T5 = Type V Square FT = Forward Throw		45L = 4500 lumens (139W) 75L = 7500 lumens (179W) 100L = 10,000 lumens (194W) 130L = 13,000 lumens (117W)	PA = Universal Pole Mount WM = Wall mount SF = Slighter	730 = 70CR 5000K 740 = 70CR 4000K 730 = 70CR 3000K	Z = Bronze W = White G = Roadway Gray K = Black	U = 120-277V 0-10V Dimming H = 347-480V 0-10V Dimming	Blank = No Options WS = 8ft lens Wattstopper WS2 = 20ft lens Wattstopper WS4 = 40ft lens Wattstopper 77R = 7.5in receptacle	Blank = No Lightcloud* LC = Lightcloud* Controller*

¹ Applies to Type IV, V Square
² Applies 120-277V
^{*} All values are nominal with +/- 10% tolerance. See spec sheet for more details.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Revisions:

Engineer:

Project Title:

PROPOSED SITE PLAN FOR:
HOLIDAY INN EXPRESS
961 PLAZA DRIVE
GRASS VALLEY, NEVADA COUNTY, CALIFORNIA
APN: 035-460-0394

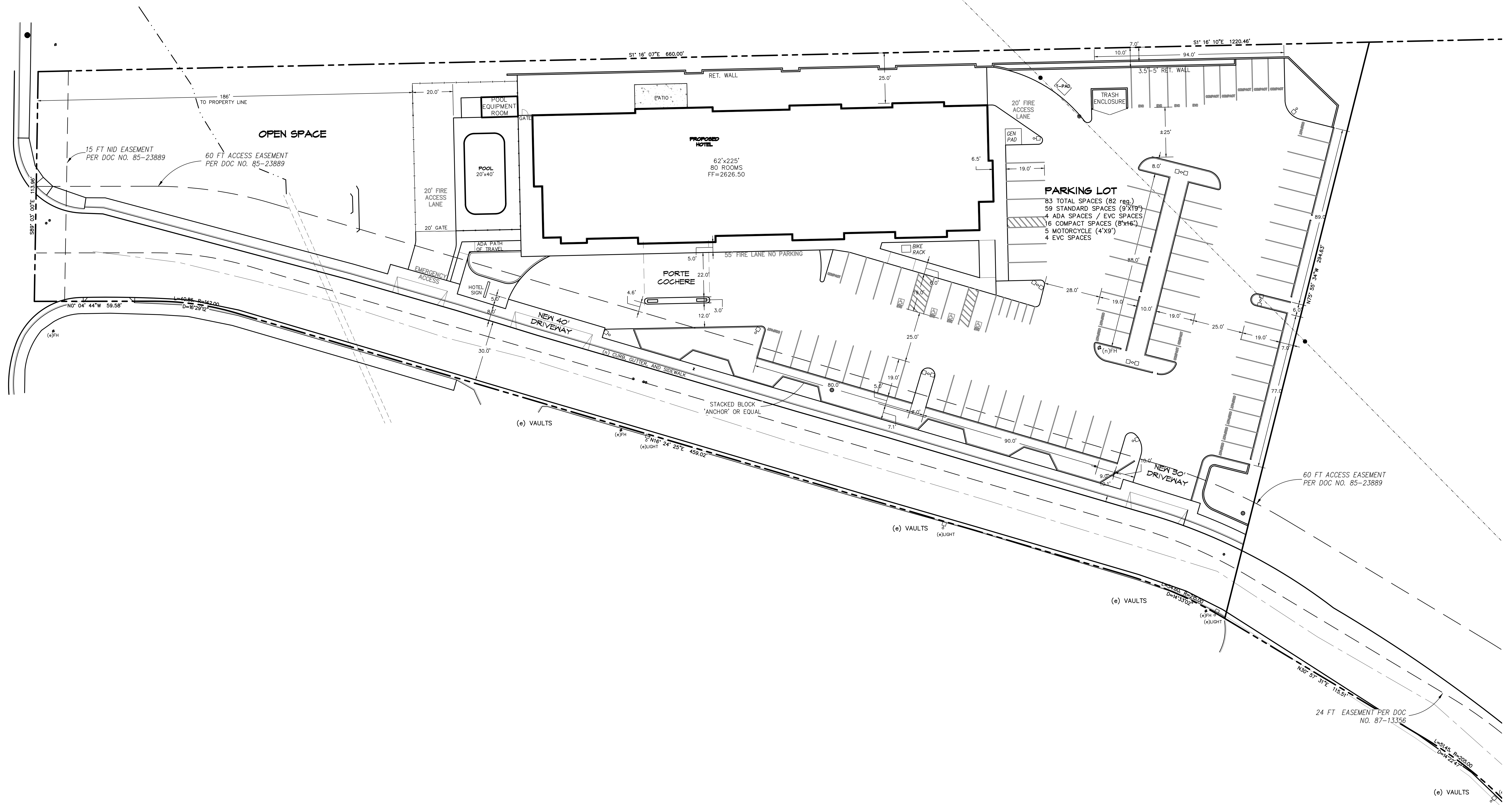
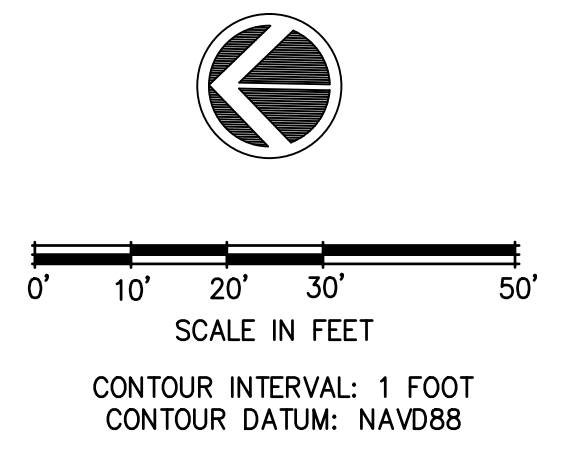
NST ENGINEERING, INC.
1495 Riverside Drive * Susanville, CA 96180
Engineering * Planning * Surveying
Phone: (530) 257-5178 Fax: (530) 257-6212

Date: 8/29/23
Drawn: JB
Checked: JM

Sheet No.
C5.2
Of 6 Sheets

Job No. 2022-90
File No. SITE 5

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

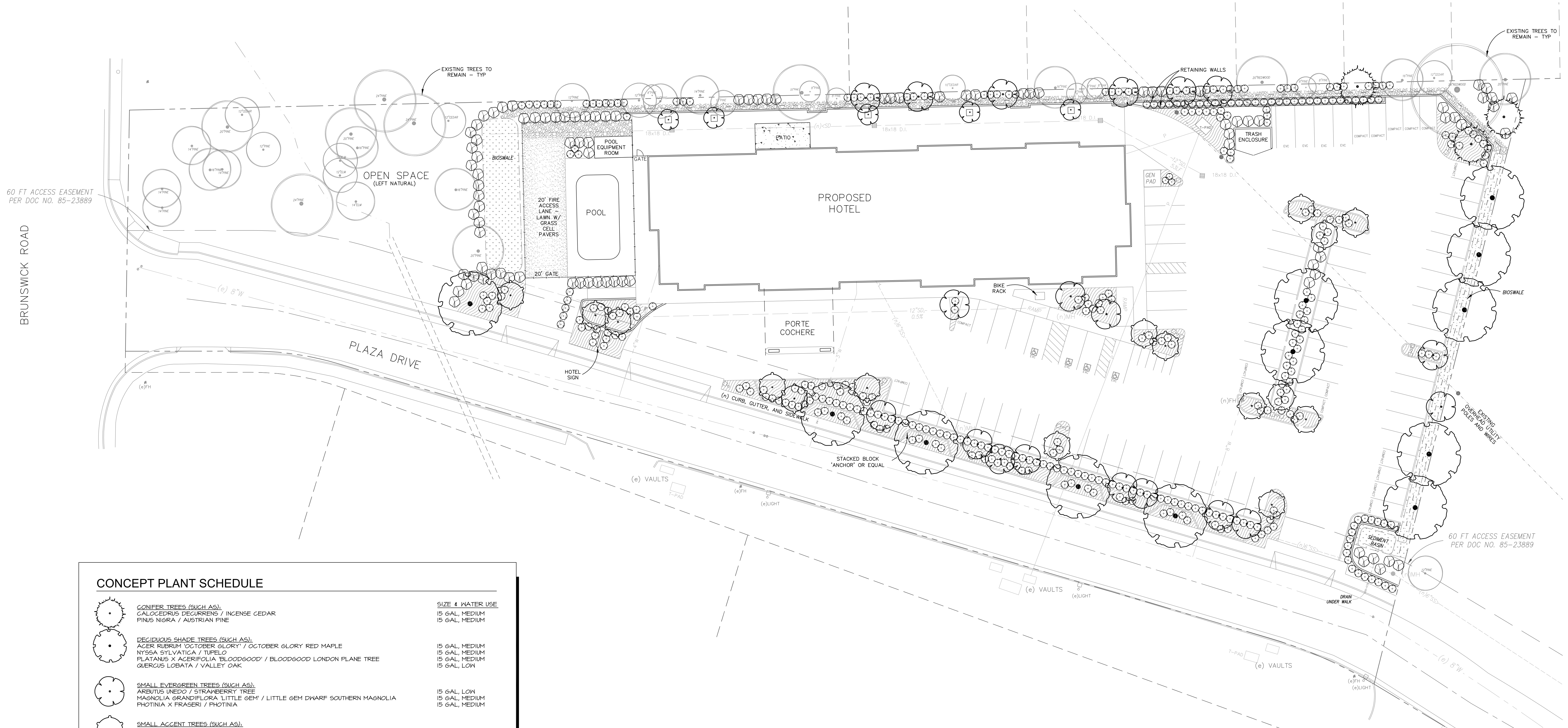
NST ENGINEERING, INC.
 1445 Riverside Drive * Susanville, CA 96130
 Engineering * Planning * Surveying
 Phone: (530) 251-5173 Fax: (530) 251-6212

Date: 8/29/23
 Drawn: JB
 Checked: JM

Sheet No.
C6
 Of 6 Sheets

Job No. 22-90
 File No. SITE 3

STRIPING PLAN



CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Size & Water Use
●	CONIFER TREES (SUCH AS): CALOCEDRUS DECURRENS / INCENSE CEDAR PRUNUS NIGRA / AUSTRIAN PINE	15 GAL, MEDIUM 15 GAL, MEDIUM
○	DECIDUOUS SHADE TREES (SUCH AS): ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE NYSSA SYLVATICA / TUPELO PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE QUERCUS LOBATA / VALLEY OAK	15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, LOW
○	SMALL EVERGREEN TREES (SUCH AS): ARBUTUS UNEDO / STRAWBERRY TREE MAGNOLIA GRANDIFLORA LITTLE GEM / LITTLE GEM DWARF SOUTHERN MAGNOLIA RHODINIA X FRASERI / RHODINIA	15 GAL, LOW 15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, MEDIUM
○	SMALL ACCENT TREES (SUCH AS): CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD CORNUS FLORIDA 'RUBRA' / RED FLOWERING DOGWOOD LAGERSTROEMIA X TUSCANORA / TUSCANORA GRAPE MYRTLE PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUM 15 GAL, MEDIUM 15 GAL, LOW 15 GAL, MEDIUM
○	ACCENT SHRUBS (SUCH AS): ABELIA X GRANDIFLORA / GLOSSY ABELIA CAMELLIA JAPONICA / CAMELLIA CISTUS X PURPUREUS / ORCHID ROCKROSE CORONIS STOLONIFERA / RED TRING DOGWOOD MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE MUELENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS MYRSINE AFRICANA / AFRICAN BOXWOOD NANDINA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO PENNISETUM X 'EATON CANYON' / EATON CANYON FOUNTAIN GRASS PHORRUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX POLYSTICHUM MUNITUM / WESTERN SWORD FERN WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL, MEDIUM 5 GAL, MEDIUM 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, MEDIUM 5 GAL, MEDIUM
○	SCREEN SHRUBS (SUCH AS): ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA CEANOTHUS X 'JULIA PHELPS' / JULIA PHELPS WILD LILAC ELAEAGNUS X 'EBBINGE' 'SILT EDGE' / SILT EDGE SILVERBERRY GREVILLEA X 'WELLII' / NOEL GREVILLEA HETEROMELES ARBUTIFOLIA / TOYON	5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW 5 GAL, LOW
■	GRAVEL OR COBBLE AREAS: DECORATIVE GRAVEL AREA / OR SMALL RIVER WASHED COBBLE AREA	-
■	BIOSWALE & BASIN AREAS: BIO-FILTRATION GRASSES	SOD, MEDIUM
■	GROUND COVERS (SUCH AS): ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA CEANOTHUS GRISAEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY VINCA MINOR / COMMON PERIWINKLE	1 GAL, LOW 1 GAL, LOW 1 GAL, LOW 1 GAL, LOW 1 GAL, LOW 1 GAL, MEDIUM
■	LAWN AREA: LAWN WITH GRASS CELL PAVERS	SOD, HIGH

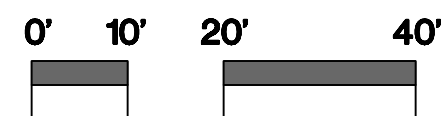
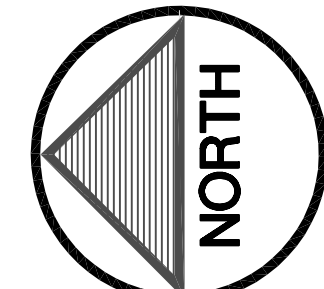
CONCEPTUAL LANDSCAPE PLAN NOTES

- THIS CONCEPTUAL LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN BY NST 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 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 #	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	8,135	2,034	60,524
4 - HIGH W.U.	0.8	SPRAY	0.75	1.07	1,320	1,412	42,033
TOTALS:						14,575	6,621
ETWU TOTAL:							197,028
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):							195,188
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							
WHERE MAWA = (ETO) (0.62) (ETAF x LA)							
MAWA: (48.0) (0.62) (0.45 x 14,575) = 195,188 GALLONS PER YEAR							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS							
TOTAL ETAF x AREA	6,621						
TOTAL AREA	14,575						
AVERAGE ETAF	0.45						

NOTE:
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.



SCALE: 1" = 20'-0"
C-101-23
SEPT. 5, 2023

CONCEPTUAL LANDSCAPE PLAN

HOLIDAY INN EXPRESS
961 PLAZA DRIVE, GRASS VALLEY, CA





HOLIDAY INN EXPRESS HOTEL
 COLOR BOARD
 961 PLAZA DRIVE
 GRASS VALLEY, CA

<u>Siding</u>			
Sherwin Williams Shoji White or Matte Sandstone	Sherwin Williams Smoky Beige or Matte Desert Tan	Sherwin Williams Half-Caff or Matte Mansard Brown	Matte Orange

<u>Stone</u>	<u>Roofing</u>	<u>Stamped Concrete</u>
El Dorado Stone Cliffstone in Montecito	Terra Cotta	Matte Desert Tan

MATTE COLORS:



Matte Regal White* Matte Sandstone* Matte Desert Tan* Matte Slate Gray* Matte Musket Gray



Matte Zinc Metallic® Matte Patina® Matte Charcoal Gray Matte Burnished Slate* Matte Mansard Brown*



Matte Medium Bronze Matte Dark Bronze Matte Midnight Black Matte Black Matte Classic Green*



Matte Colonial Red* Matte Orange



PLEASE NOTE: | * Minimum Order of 2500 SQ. FT. MIN. / 4-8 Week Lead Time
 Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.

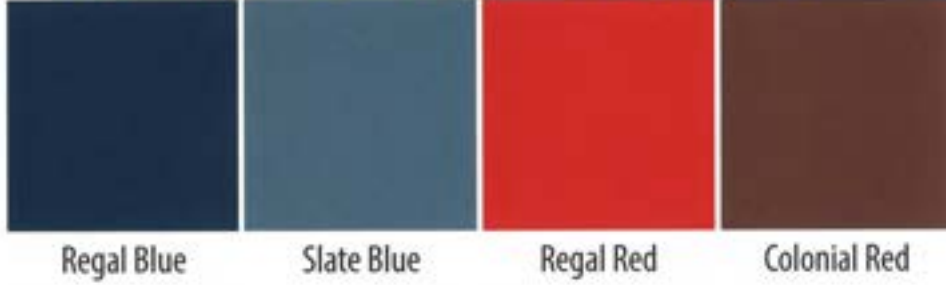
— ALUMINUM - STANDARD COLORS:



— SPECIALTY PRINT:



— ALUMINUM - SPECIAL ORDER COLORS (500 SQ. FT. MIN.):



PLEASE NOTE: *†This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices. Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.*





CITY OF GRASS VALLEY
Community Development Department
Thomas Last, Community Development Director

125 East Main Street
Grass Valley, CA 95945

Building Division
530-274-4340
Planning Division
530-274-4330
530-274-4399 fax

May 24, 2023

NST Engineering, Inc.
1495 Riverside Drive
Susanville, CA 96130
Attn: Jeff Morrish
(Via email)

RE: Development Review Committee Comments on Tentative Parcel Map and Development Review Permit (22PLN-37) for the division of a ±11.66 acre parcel and construction of three-story ±42,000 square foot/80 room Holiday Inn Express (APN: 35-480-039).

Dear Mr. Morrish,

At its meeting of May 23, 2023, the Development Review Committee had the following comments on the project noted above.

1. Decorative paving should be added to both the entrance locations on Plaza Drive, at the Porte Coche, and rear patio area. The depth of the decorative paving at the drive isles and Porte Coche 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 a gable end with heavy timber elements 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. Siding materials should be extended to the outside edge on all elevations.
 - d. Stucco siding should be reduced and replaced with natural materials on all elevations. Vertical and horizontal siding should be the predominate finish material.

- e. Shed roofs should be added over select windows on the front and rear elevations.
 - f. 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).
 - g. The rear wall line should be broken up vs. one linear wall line. A Cross Section shall also be provided to illustrate how the rear property line is improved relative to adjoining uses.
 - h. Material/Color Boards shall be provided. Color scheme is not cohesive and should be further refined.
 - i. Graphic renderings shall be better quality and true representation of the building architecture.
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.
 12. Sight distance exhibits shall be provided for the driveways.
 13. An oil/sand separator shall be installed in the parking lot.

If you have any questions, please contact me at (530) 274-4712 or lancel@cityofgrassvalley.com

I thank you for your time and consideration in this matter.

Sincerely,


Lance E. Lowe, AICP
Principal Planner