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DESIGN TEAM

OWNER: NORTH STATE GROCERY, INC. 20803 FRONT STREET P.O BOX 439 COTTONWOOD, CA 96022 PHONE: 530.949.7846 CONTACT: BRAD ASKELAND EMAIL: baskeland@nsgrocery.com	ARCHITECT: CSHOA 701 UNIVERSITY AVE, STE 210 SACRAMENTO, CA 95825 OWNER: 916.527.6970 CONTACT: STEVE WAKEMAN EMAIL: steve.wakeman@CSHOA.com	CIVIL: KING ENGINEERING 200 AUBURN FOLSOM RD, STE 210 AUBURN, CA 95603 PHONE: 530.272.8328 CONTACT: RUSSELL KING EMAIL: Russell.King@King-Engineering-Inc.com	LANDSCAPE: WATKINS PLANNING & LANDSCAPE ARCHITECTURE PHONE: 707.628.5326 CONTACT: ERIK WATKINS EMAIL: watkins.erik@gmail.com	ELECTRICAL: CSHOA 701 UNIVERSITY AVE, STE 210 SACRAMENTO, CA 95825 PHONE: 916.527.6970 CONTACT: AMY DOCKTER EMAIL: amy.dockter@cshqa.com
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DEVELOPMENT CONTACTS

WATER: NEVADA IRRIGATION DISTRICT (NID) 1036 WEST MAIN STREET, GRASS VALLEY CA 95945 PHONE: (530) 271-6840 CONTACT: SHANNON WOOD	SEWAGE: NEVADA COUNTY PUBLIC WORKS DEPARTMENT 950 MAIDU AVE, STE 170 NEVADA CITY, CA 95959 PHONE: (530) 265-1411 DISTRICT: NCS-1 ZONE 6 TREATMENT PLANT: LWW WWTP	FIRE: PENN VALLEY FIRE PROTECTION DISTRICT 10513 SPENCEVILLE RD. PENN VALLEY, CA 95946 PHONE: 530.432.2630 CONTACT: JOHN WAGNER	PUBLIC UTILITIES: NEVADA COUNTY PUBLIC WORKS DEPARTMENT 950 MAIDU AVE, STE 170 NEVADA CITY, CA 95959 PHONE: (530) 265-1411
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LOT DATA

PROPOSED USE:	GROCERY MARKET
APN NUMBER:	051-240-014
PARCEL SIZE:	5.50 ACRES (238,535 SQ. FT.)
EXISTING ZONE:	C1-SP (COMMERCIAL NEIGHBORHOOD - SITE PERFORMANCE) M1-SP (LIGHT INDUSTRIAL - SITE PERFORMANCE)
PROPOSED ZONE:	SAME ZONING AS EXISTING WITH ZONING LINE ADJUSTMENT
PROPERTY OWNER/ APPLICANT NAME:	NORTH STATE GROCERY, INC.
APPLICANT REPRESENTATIVE:	RUSSELL KING ENGINEERING

LOT COVERAGE

REQUIRED:		
LANDSCAPED AREA (SEC. L-II 4.2.7):		
INTERIOR PARKING (45 SQ. FT. x 158 STALLS)	= 7,110 S.F.	
RESIDENTIAL BUFFER	= N/A	
STREET BUFFERS (10FT x (360+200+135))	= 6,950 S.F.	
TOTAL REQUIRED LANDSCAPING AREA	= 14,070 S.F.	
PERMANENT OPEN SPACE (TABLE L-II 4.2.10.C.1) (MINUS REQUIRED LANDSCAPING AREA)		
REQUIRED (20% MIN.)	= 47,707 S.F.	
IMPERVIOUS SURFACE (TABLE L-II 2.4.E) (ROOF, ROAD, SIDEWALK, OR PAVED PARKING LOT)		
ALLOWED (85% MAX.)	= 202,754 S.F.	
PROVIDED:		
REQUIRED LANDSCAPING AREA	= 14,070 S.F.	(5.9%)
PERMANENT OPEN SPACE AREA (MINUS REQUIRED LANDSCAPING AREA)	= 92,819 S.F.	(38.9%)
IMPERVIOUS SURFACE AREA	= 131,646 S.F.	(55.2%)
TOTAL SITE AREA	= 238,535 S.F.	(100.0%)

PARKING REQUIREMENT

VEHICLE PARKING:	
(SEC. L-II 4.2.9 PARKING)	
GROSS BUILDING AREA: 30,711 SQ. FT.	
REQUIRED:	
RETAIL STORES (1 PER 200 S.F.)	
TOTAL PARKING SPACES REQUIRED	= 154
PROVIDED:	
STANDARD PARKING SPACES (9'x20')	= 94 SPACES
COMPACT PARKING SPACES (6'x14')	= 23 SPACES
(TABLE L-II TABLE 4.2.9.E)	
STANDARD ACCESSIBLE STALLS	= 5 SPACES
VAN ACCESSIBLE STALLS	= 1 SPACE
(2022 CALGreen sec. 5.106.5.3)	
EV STANDARD ACCESSIBLE STALL WITH EVSE	= 1 SPACE
EV VAN ACCESSIBLE STALL WITH EVSE	= 1 SPACE
EV CAPABLE SPACES WITH EVSE	= 7 SPACES
EV CAPABLE SPACES	= 26 SPACES
TOTAL PARKING SPACES PROVIDED:	= 158 SPACES
BICYCLE:	
(SEC. L-II 4.2.9.C.6)	
BICYCLE RACKS REQUIRED: (A MIN. OF 4 BICYCLE SPACES IN EA. RACK)	= 9 RACKS
TOTAL BICYCLE RACKS PROVIDED:	= 9 RACKS/36 BICYCLES



LEGEND

- ACCESSIBLE ROUTE
- FREESTANDING SITE LIGHTING
- SCREENED LINES INDICATE EXISTING ELEMENTS TO REMAIN
- BLDG (E) EXISTING STRUCTURE TO BE REMOVED
- ▨ LANDSCAPED AREA, RE: LANDSCAPE

VICINITY MAP (NTS)

