

BUILDING REMODEL AND NEW HOTEL BUILDING
FOR
HERITAGE HOTEL GROUP



REMODELED BUILDING



NEW HOTEL BUILDING

PROJECT INFORMATION

SCOPE: REMODELING OF AN EXISTING BUILDING TO HOTEL USE, CONSTRUCTION OF A NEW HOTEL BUILDING

SITE: 1012 SUTTON WAY
GRASS VALLEY, CA 95945
APN:095-400-026

OWNER: HERITAGE HOTEL GROUP
ATTN: HAMID KAZEMI
912 SUTTON WAY
GRASS VALLEY, CA
(530) 265-5824

ZONING: OF 6V CITY - OFFICE PROFESSIONAL

OCCUPANCY: R-1

OCCUPANTS
(PER CBC 1004.1.1): REMODELED BUILDING = 92 OCC.
NEW BUILDING = 92 OCC.

CONSTRUCTION TYPE: V-B, SPRINKLERED

SQUARE FOOTAGE: REMODELED SPACE: FIRST FLOOR - 9,040 S.F.
SECOND FLOOR - 9,040 S.F.
NEW HOTEL: FIRST FLOOR - 5,182 S.F.
SECOND FLOOR - 5,182 S.F.

LOT SIZE: 1.0 ACRES/43,560 S.F.

LOT COVERAGE: BUILDING COVERAGE: 6,916 S.F. 14.5%
SURFACE AREA: 29,019 S.F. 66.1%
LANDSCAPING/OPEN: 9,164 S.F. 19.3%
TOTAL: 43,560 S.F. 100%

PARKING: REQUIRED PARKING SPACES: 91
(PER TABLE S-3.1 (LOADING)
1 SPACE FOR EACH UNIT (2.1 UNITS)
PLUS
3 SPACES FOR THE MANAGER
PROPOSED PARKING SPACES: 91

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BEST WESTERN REMODEL/NEW BUILDING

for

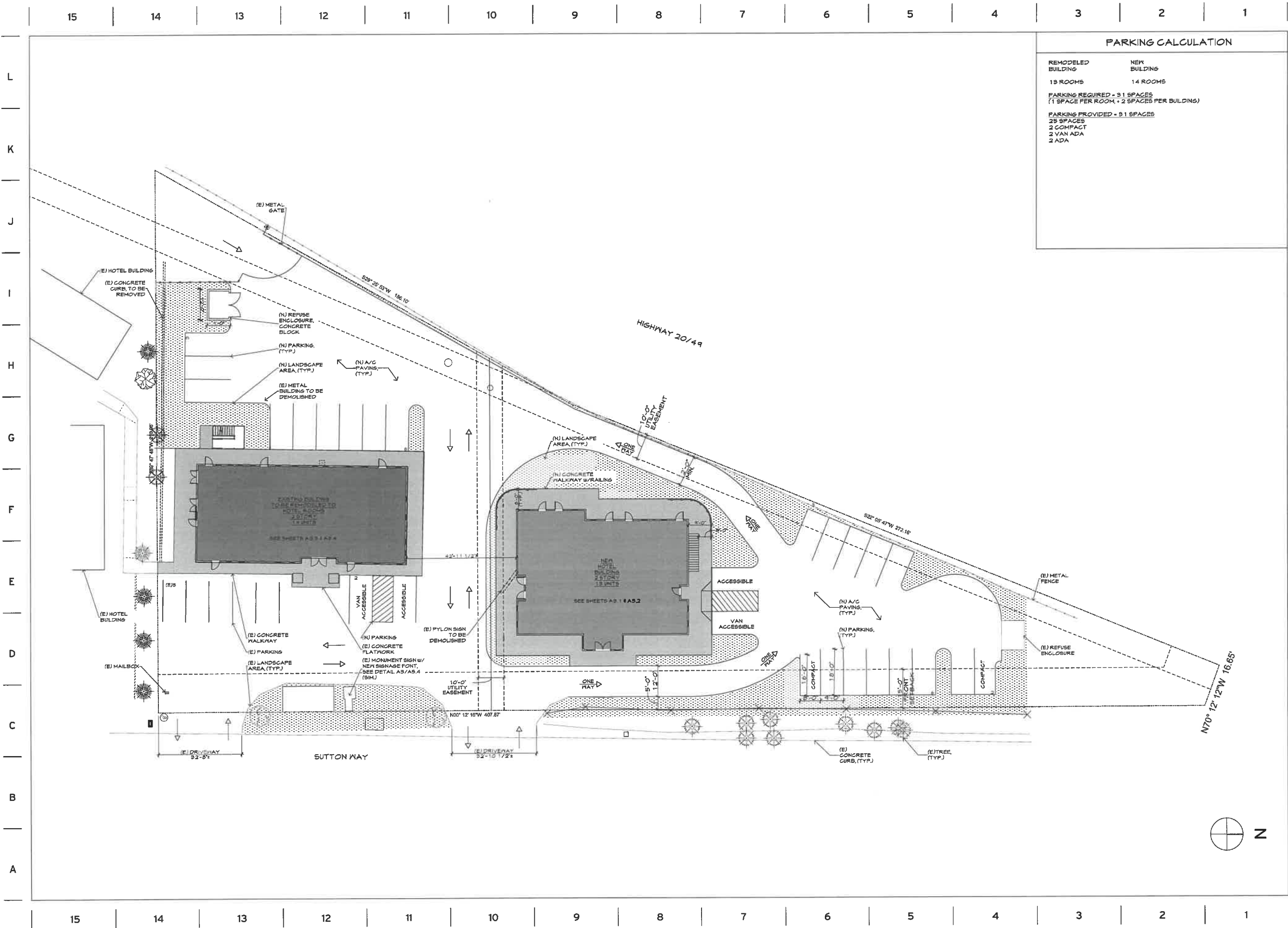
HERITAGE HOTEL GROUP

1012 SUTTON WAY, GRASS VALLEY, APN:095-400-026

5/23/22
NONE
#21-088

COVER SHEET

A0



PARKING CALCULATION	
REMODELED BUILDING	NEW BUILDING
19 ROOMS	14 ROOMS
PARKING REQUIRED = 31 SPACES (1 SPACE PER ROOM, + 2 SPACES PER BUILDING)	
PARKING PROVIDED = 31 SPACES	
25 SPACES	
2 COMPACT	
2 VAN ADA	
2 ADA	



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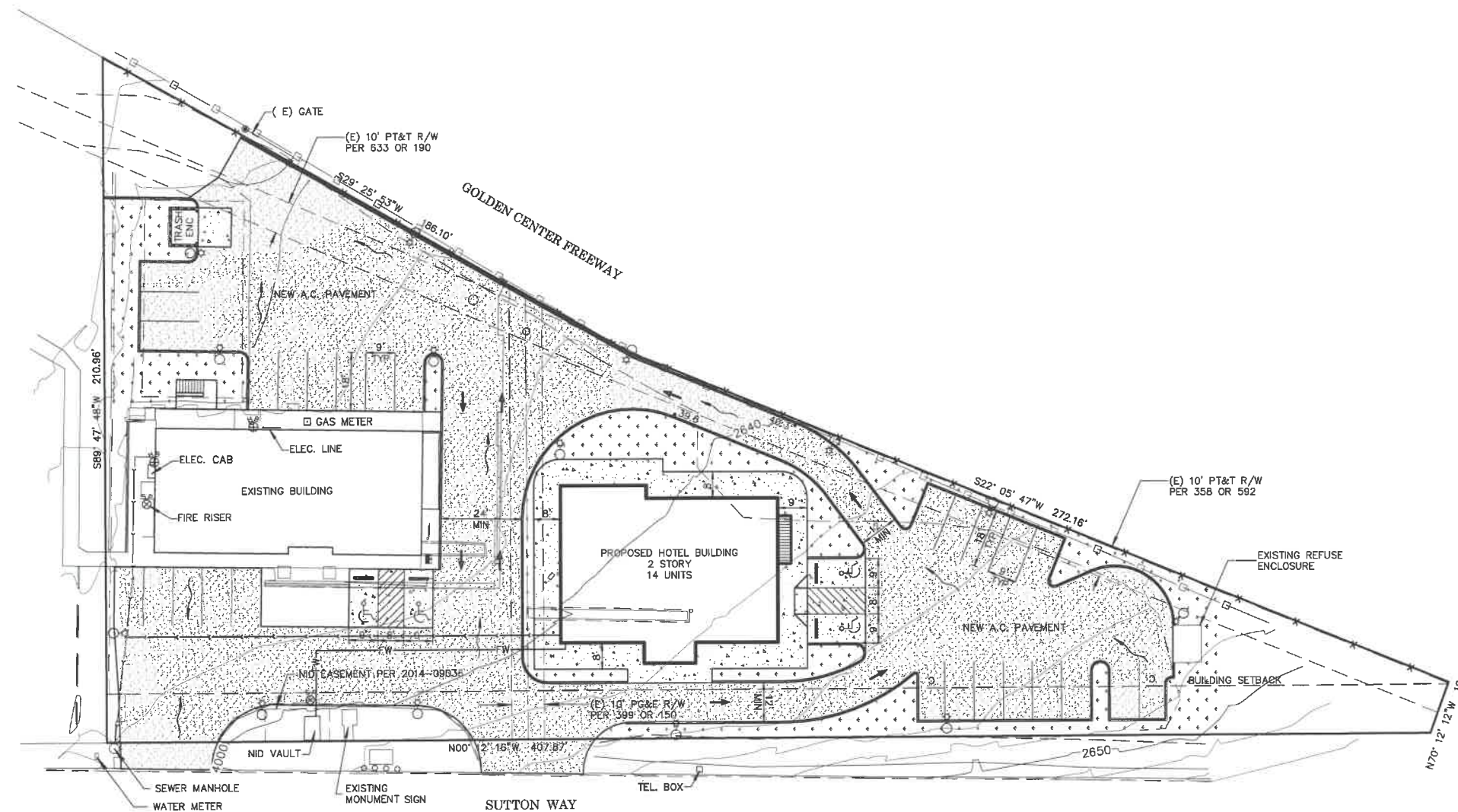
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for
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1012 SUTTON WAY, GRASS VALLEY, CA 95935-400-026

5/23/22
1/16" = 1'-0"
#21-088

SITE PLAN

A 1.1

RAZ
SCALE: 1" = 20'
CONTOUR INTERVAL = 2'



LEGEND:

- 2100 EXISTING CONTOUR W/ ELEVATION
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EXISTING FLOWLINE
- EXISTING TOE OF FILL
- EXISTING ROW FENCELINE
- NEW DECORATIVE METAL FENCE PER LANDSCAPE PLANS
- CONTROL/ BENCHMARK, 8" SPIKE
- FOUND MONUMENT AS NOTED
- TREE SIZE & DESCRIPTION (BO-BLACK OAK)
- BOLLARD/ GUARDPOST
- STORM DRAIN
- GATE POST
- STAND PIPE
- HOSE BIBB
- PROPOSED POLE LIGHT
- SITE DRAINAGE PATTERN

ENGINEERING • SURVEYING
PLANNING

NEVADA
CITY
ENGINEERING, INC.

505-B COYOTE STREET NEVADA CITY
(530)265-6911

CLIENT NAME: HERITAGE HOTEL
GROUP
JOB NUMBER: 21-172

REVISION:	DATE:	DESCRIPTION:
1	8/19/21	SUBMITTAL

CONCEPTUAL SITE PLAN
FOR
**HERITAGE HOTEL
GROUP**
BEING
THE N 1/2 OF THE E 1/2 THE
SW 1/4 OF THE NW 1/4 OF
SECTION 24, T. 16, R. 8E
WITHIN THE UNINCORPORATED TERRITORY OF
NEVADA COUNTY, CALIFORNIA

NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED BASIS
OF 2100.00 FOR SURVEY CONTROL POINT 1 SHOWN HEREON

SHEET 1 OF 1

PLAN NOTES

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

PLANTING AREAS

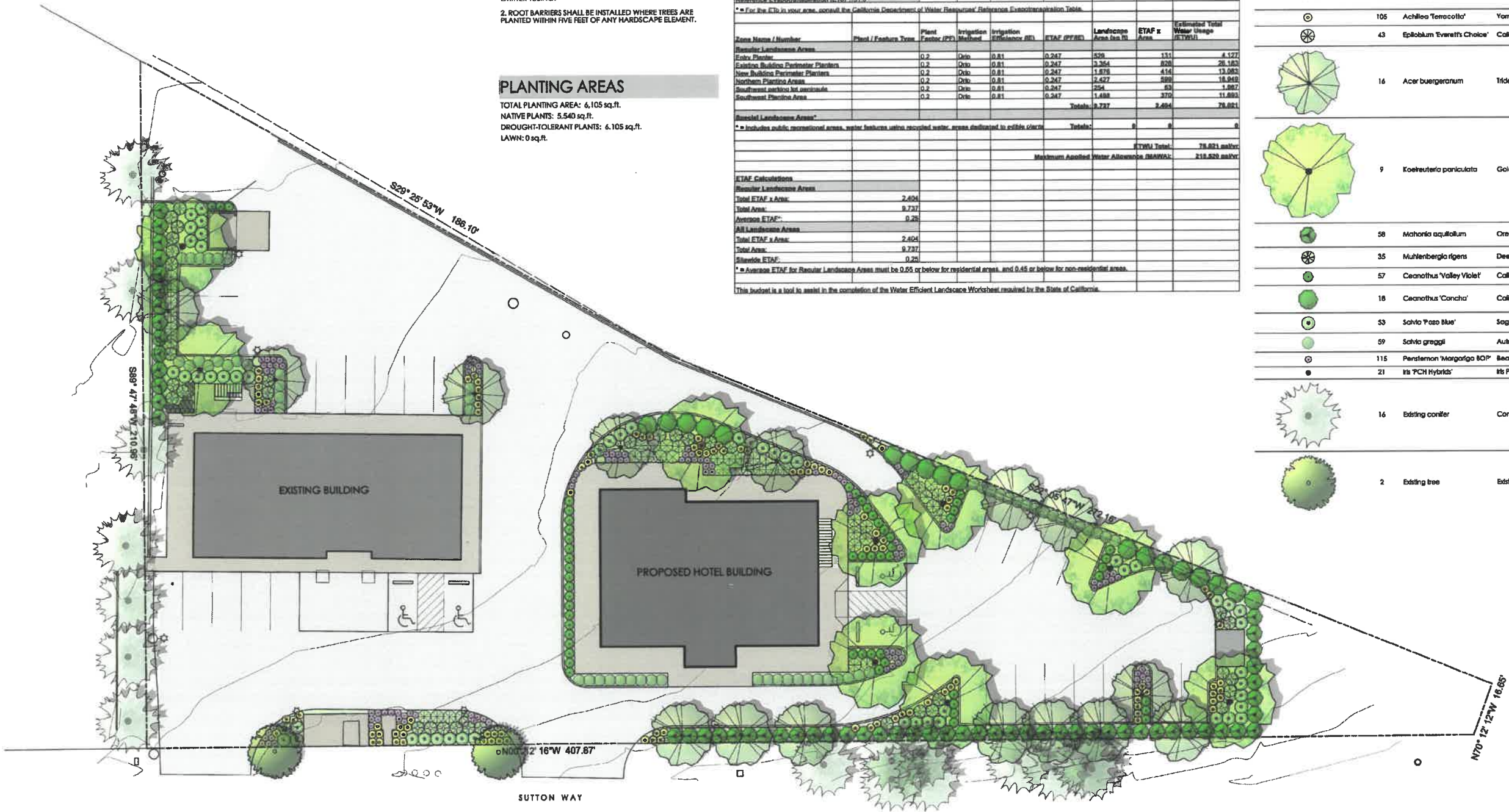
TOTAL PLANTING AREA: 6,105 sq.ft.
NATIVE PLANTS: 5,540 sq.ft.
DROUGHT-TOLERANT PLANTS: 6,105 sq.ft.
LAWN: 0 sq.ft.

California MWELO Water Budget

Reference: Evapotranspiration (ETa): 51.0								
* For the ETa in your area, consult the California Department of Water Resources' Reference Evapotranspiration Table.								
Zone Name / Number	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Usage (ETWU)
Regular Landscape Areas								
Entry Planter	0.2	On	0.81	0.247	550	131	4,127	
Existing Building Perimeter Planters	0.2	On	0.81	0.247	3,354	820	26,163	
New Building Perimeter Planters	0.2	On	0.81	0.247	1,878	414	13,063	
Northern Planting Areas	0.2	On	0.81	0.247	2,427	580	18,048	
Southeast parking lot perimeter	0.2	On	0.81	0.247	254	63	1,887	
Southeast Planting Area	0.2	On	0.81	0.247	1,488	370	11,893	
Totals:						9,737	9,484	78,821
Bare Soil Landscape Areas*								
Totals:						0	0	0
* Includes public recreational areas, water features using recycled water, areas dedicated to public events.						ETWU Total: 78,821 water		
						Maximum Allowed Water Allowance (MAWA): 219,520 water		
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area:	2,404							
Total Area:	9,737							
Average ETAF:	0.25							
All Landscape Areas								
Total ETAF x Area:	2,404							
Total Area:	9,737							
Sitewide ETAF:	0.25							
* Average ETAF for Regular Landscape Areas must be 0.25 or below for residential areas, and 0.45 or below for non-residential areas.								
This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.								

PLANT LEGEND

Symbol	Qty	Botanical Name	Common Name	Scheduled Size
	105	Achillea 'Terracotta'	Yarrow	1 gallon
	43	Epilobium 'Everett's Choice'	California fuchsia	1 gallon
	16	Acer buergerianum	Trident maple	15 gallon
	9	Koeleria paniculata	Golden rain tree	24" box
	58	Mahonia aquifolium	Oregon grape	5 gallon
	35	Muhlenbergia rigens	Deer grass	1 gallon
	57	Ceanothus 'Valley Violet'	California lilac	5 gallon
	18	Ceanothus 'Candida'	California lilac	5 gallon
	53	Salvia 'Pazo Blue'	Sage	5 gallon
	59	Salvia greggii	Autumn sage	1 gallon
	115	Penstemon 'Margarita BOP'	Beardtongue	1 gallon
	21	Iris 'PCH Hybrids'	Iris PCH Hybrid	1 gallon
	16	Existing conifer	Conifer	
	2	Existing tree	Existing tree	



PRELIMINARY LANDSCAPE PLAN
Scale: 1/16" = 1'-0"
0 14 28 FT



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LANDSCAPE ARCHITECT
www.karinkauffman.net
530-559-3007
CALIFORNIA LICENSE #5446

SUBMITTAL DESIGN REVIEW
DATE 5/19/2022

PRELIMINARY
LANDSCAPE PLAN
HERITAGE HOTEL GROUP
GRASS VALLEY, CALIFORNIA

L1



A 15 FIRST FLOOR PLAN - NEW HOTEL BUILDING

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5/23/22
#21-088

NEW BUILDING -
FIRST FLOOR
PLAN
A3.1



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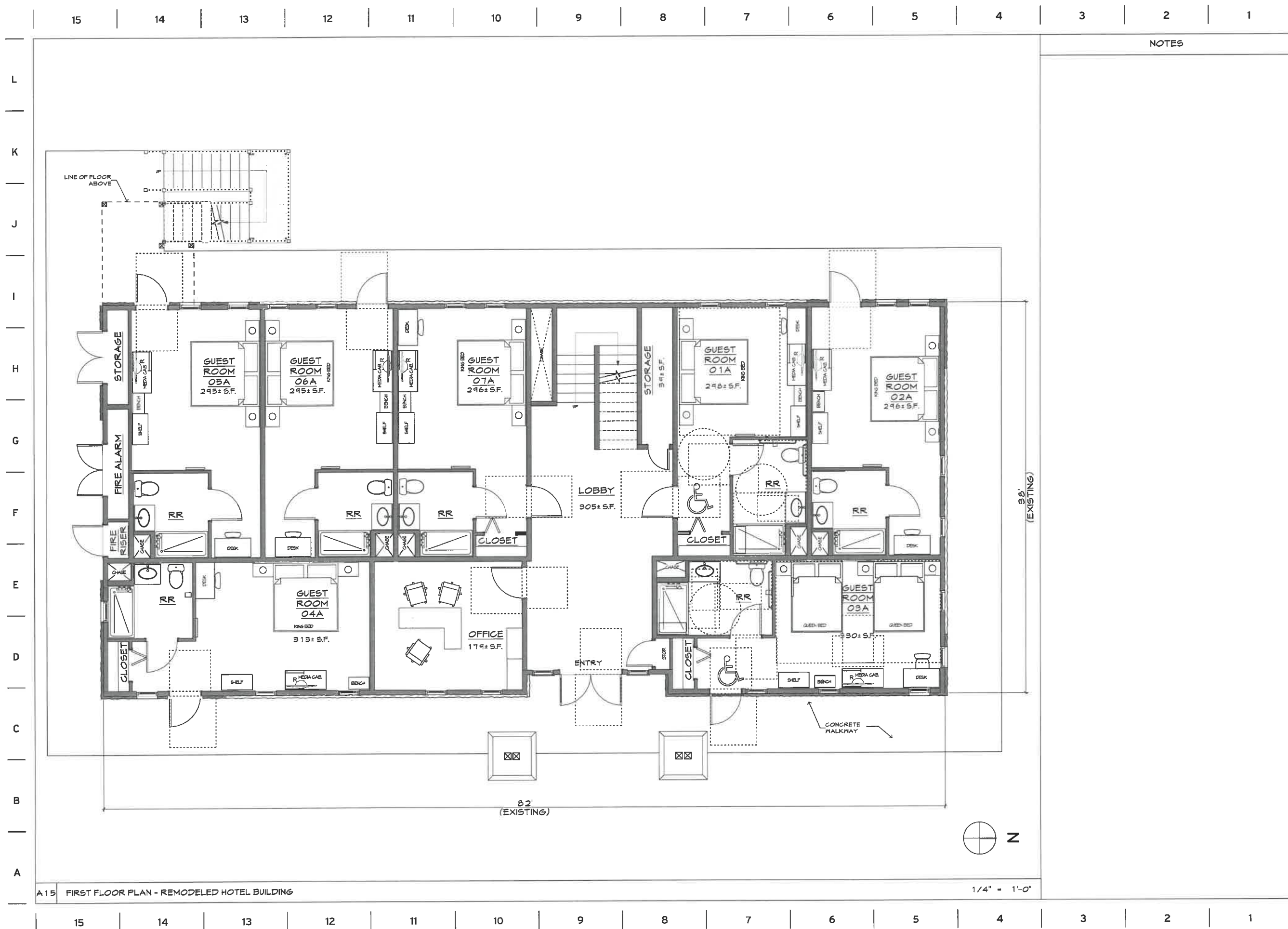
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NEW BUILDING -
SECOND FLOOR
PLAN

A3.2



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6/23/22

21-088

REMODELED
BUILDING - FIRST
FLOOR PLAN

A3.3



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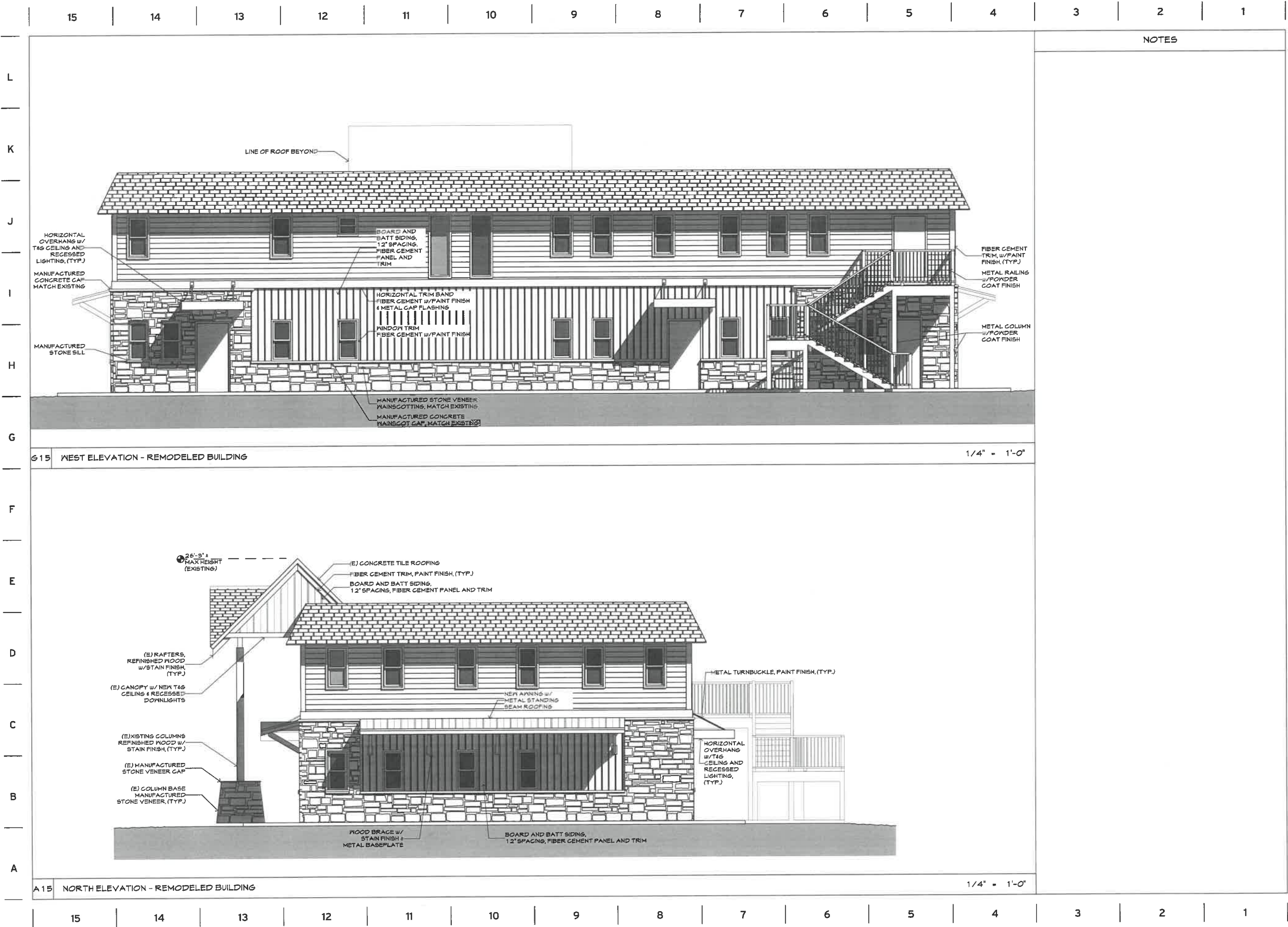
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5/23/22

#21-088

ELEVATIONS -
REMODELED
BUILDING

A5.1



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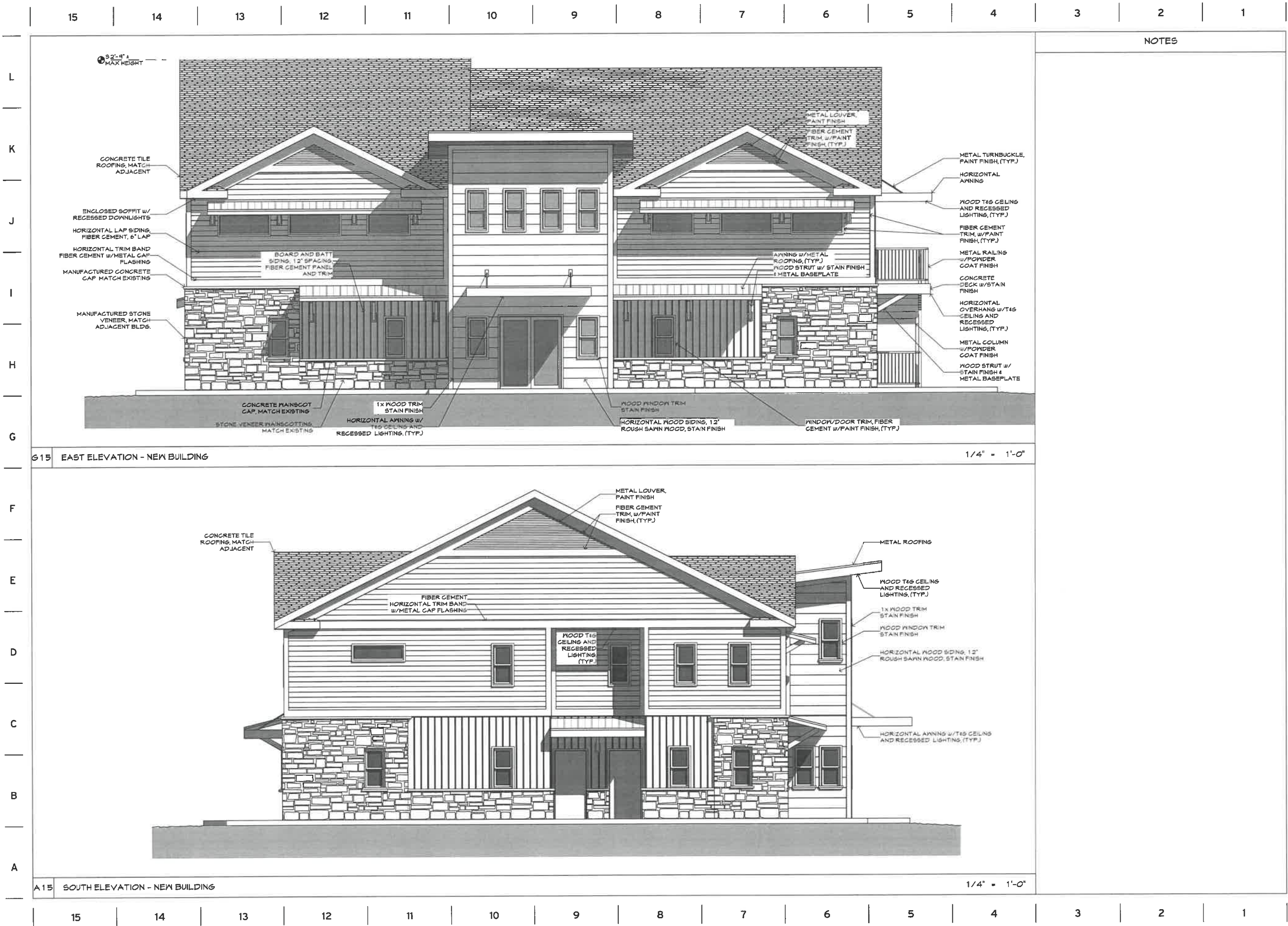
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ELEVATIONS -
 REMODELED
 BUILDING

A5.2



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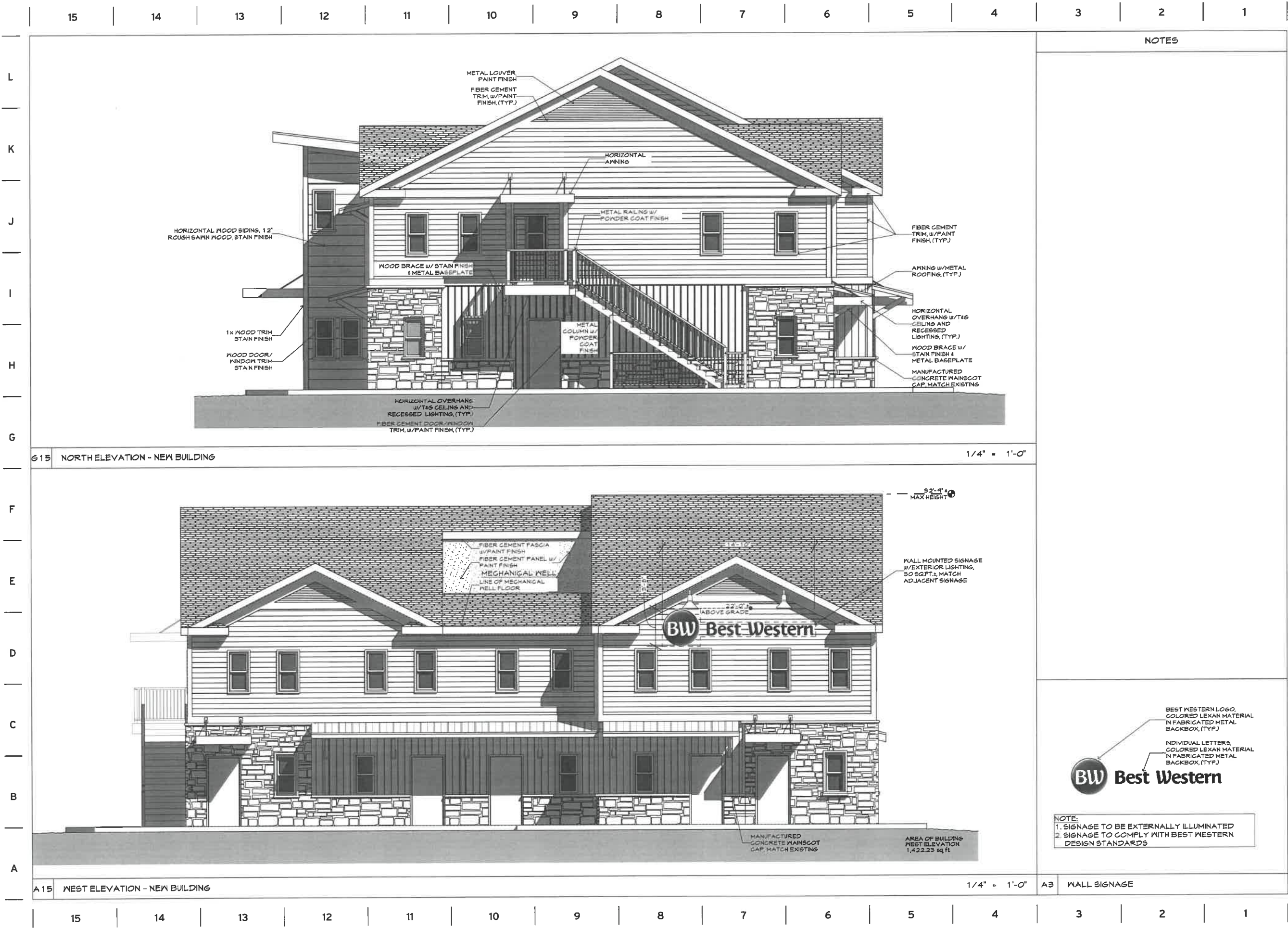
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ELEVATIONS -
NEW BUILDING

A5.3



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ELEVATIONS -
NEW BUILDING

A5.4



	METAL ROOFING ROOFING, AWNINGS, HORIZONTAL AWNINGS STANDING SEAM METAL ROOFING MCELROY METAL "DARK BRONZE" (R1)		EXTERIOR SIDING HORIZONTAL LAP SIDING, METAL LOUVERS FIBER CEMENT SIDING W/ PAINT FINISH BENJAMIN MOORE PAINT "OLD WORLD ROMANCE" 303 (P1)		STAIRS CONCRETE TREADS W/ STEEL STRUCTURE STAINED CONCRETE FINISH BEHR CONCRETE STAIN "SLATE GRAY" PFC - SOCS - 63 (C1)		SIDING ACCENTS FIBER CEMENT TRIM, HORIZONTAL BAND, PAINT FINISH BENJAMIN MOORE PAINT "WHITE" (P3)		WOOD ACCENTS WOOD MOLDING / COLUMNS W/PAINT FINISH, AWNING BRACES MINWAX "ACCLUVIUM" MW4 17 (S3)
	ROOFING TILE (EXISTING CONCRETE ROOF TILE) MEDIUM BROWN (R2)		EXTERIOR SIDING HORIZONTAL SIDING COMPOSITE SIDING TREX TREX CLADDING "ISLAND MIST" (S2)		STONE VENEER WAINSCOT, STONE SIDING MANUFACTURED STONE VENEER EL DORADO STONE STACKED STONE "DRY CREEK" (V1)		GUTTER / DOWNSPOUT METAL GUTTER W/PAINT FINISH BENJAMIN MOORE PAINTS "GRAPHITE" 1603 METAL DOWNSPOUTS PAINT TO MATCH ADJACENT FINISH (P4)		METAL TRIM METAL AWNINGS, TURNBUCKLES, BRACE PLATES, TRUSS PLATES, STAIR RAILINGS, GUARD RAILS STEEL WITH PAINT FINISH BENJAMIN MOORE PAINT "GRAPHITE" 1603 (P6)
	SOFFIT 2x WOOD, TONGUE AND GROOVE, W/STAIN FINISH MINWAX "SMOKEWOOD" MW407 (S1)		EXTERIOR SIDING BOARD AND BATT SIDING FIBER CEMENT SIDING W/ PAINT FINISH BENJAMIN MOORE PAINT "OLD WORLD ROMANCE" 303 (P2)		STONE ACCENTS WAINSCOT CAP, STONE WINDOW SILL, STONE SIDING CAP, COLUMN BASE CAP MANUFACTURED STONE VENEER EL DORADO STONE SNAPPED EDGE "SAND" (V2)		DOORS/WINDOWS METAL FRAME/PANEL W/POWDER COAT FINISH MILGUARD "ESPRESSO" (P5)		DOORS/WINDOWS METAL WINDOW W/WOOD TRIM MILGUARD "ESPRESSO" (PREMIUM) (P7)

ELECTRICAL GENERAL NOTES

- 1) ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(IES) HAVING JURISDICTION: 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA FIRE CODE (CFC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA ENERGY CODE (CEC), 2019 CALIFORNIA GREEN BUILDING CODE (CGC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.
- 2) ALL CONDUCTORS SHALL BE PER DESIGN SHEETS. CEC AND MAXIMUM VOLTAGE DROP OF 5% WILL DEFINE CONDUCTOR SIZING.
- 3) ALL CONDUCTORS SHALL BE IN CONDUITS, U.O.M. CONDUITS SHALL BE USED IN THE FOLLOWING METHODS:
- POLYVINYL CHLORIDE (PVC) CONDUITS ALLOWED FOR UNDERGROUND OTHERWISE PROVIDE RMC OR IMC, INSTALL PER CEC TABLE 300.5 BURAL DEPTH REQUIREMENTS
- ELECTRICAL METALLIC TUBING (EMT) WITH COMPRESSION FITTINGS MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS
- LIQUID TIGHT FLEXIBLE METAL CONDUIT WHERE REQUIRED
- FLEXIBLE METALLIC CONDUIT, WHERE REQUIRED BY CEC, IN DRY LOCATIONS. NOTE: ALL CONDUITS IN HAZARDOUS LOCATIONS (PER CEC) SHALL MEET THE REQUIREMENTS OF CEC CHAPTER 5.
- CONNECTION TO LIGHT FIXTURES ABOVE LAY-IN CEILING MAY USE 3/8" FLEXIBLE METAL CONDUIT PER CEC 348.20(A)(2)
- ALL EXPOSED CONDUIT SUBJECT TO WEAR OR COLLISION SHALL BE RIGID GALVANIZED STEEL (RGS) OR INTERMEDIATE METALLIC TUBING (IMT). APPLY BITUMASTIC COATING TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL RACEWAY PENETRATIONS OF FIRE RATED CEILINGS, PARTITIONS, WALLS AND STRUCTURAL SLABS.
- 4) FOR TELEPHONE SYSTEM: PROVIDE GROUNDING FOR ALL TELEPHONE BACKBOARDS, TERMINAL CABINETS AND EQUIPMENT PER REQUIREMENTS OF CEC 800 AND TELEPHONE COMPANY.
- 5) ALL EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED DISCONNECTING MEANS PER CEC. ALL DISCONNECT SWITCHES SHALL BE SIZED PER CEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, U.O.M. SWITCHES SHALL BE HORSE POWER RATED, OF HEAVY DUTY TYPE. PROVIDE MEANS FOR PAD LOCKING IN THE OPEN POSITION.
- 6) ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME (THERMAL MAGNETIC) "PERMANENT TRIP" TYPE. TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. AMPCITY IS EQUAL TO OR GREATER THAN CIRCUIT BREAKER FRAME AMPERE RATING.
- 7) ALL CONNECTIONS TO GROUND RODS AND GRID, ETC., SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE.
- 8) LIGHTING SYSTEMS SHALL COMPLY WITH CEC. ALL LIGHTING FIXTURES, LAMPS, BALLASTS, DIMMER SWITCHES, AND CONTROLS SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION AS MEETING ALL CEC REQUIREMENTS AND BE LISTED IN THE APPLICABLE ENERGY COMMISSION DIRECTORY. ALL SUCH DEVICES AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. LIGHT FIXTURES IN SUSPENDED CEILINGS SHALL BE SUPPORTED IN STRICT ACCORDANCE WITH CBC SEISMIC REQUIREMENTS.
- 9) LIGHT POLLUTION REDUCTION: OUTDOOR LIGHTING SYSTEMS SHALL BE INSTALLED TO COMPLY WITH THE FOLLOWING:
1) THE MINIMUM REQUIREMENTS IN CEC FOR LIGHTING ZONES 0-4 AS DEFINED IN CH. 10 OF CAC
2) BACKLIGHT RATINGS AS DEFINED IN IES TM-15-11
3) UPLIGHT AND GLARE RATINGS AS DEFINED IN CEC TABLES 130.2-A AND 130.2B
4) ALLOWABLE BUG RATING NOT EXCEEDING THOSE SHOWN IN TABLE 5.106.B, OR
COMPLY WITH A LOCAL ORDINANCE LAWFULLY ENACTED PURSUANT TO SECTION 101.7, WHICHEVER IS MORE STRINGENT.
- 10) ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC. SHALL BE LISTED, FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORIES, INC. (UL), WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL. ALL EQUIPMENT SHALL BE RAIN TIGHT WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE METALLIC LIQUID TIGHT. ALL EQUIPMENT IN HAZARDOUS LOCATIONS, PER CEC, CHAPTER 5, SHALL BE IN ACCORDANCE WITH THE CEC. ALL EQUIPMENT IN CORROSIVE ENVIRONMENTS SHALL BE IN ENCLOSURES (SUCH AS NEMA 4X) RATED FOR THE ENVIRONMENT.
- 11) UTILITY SERVICE AND REQUIREMENTS SHALL BE COORDINATED WITH POWER SERVICE WITH POWER COMPANY; PROVIDE FOR ALL STANDARD POWER COMPANY REQUIREMENTS. FAULT CURRENT RATINGS SHALL BE PROVIDED BY UTILITY.
- 12) THE LAYOUTS OF THE CONTRACT DRAWINGS ARE DIAGRAMMATIC. IT IS NOT INTENDED TO SHOW EVERY OFFSET AND FITTING, NOR EVERY STRUCTURAL DIFFICULTY THAT WILL BE ENCOUNTERED DURING THE INSTALLATION OF THE WORK. ALIGNMENT OF EQUIPMENT AND ROUTINGS OF RACEWAYS MAY BE VARIED SLIGHTLY TO ACCOMMODATE ARCHITECTURAL CONDITIONS OR TO AVOID THE WORK OF OTHER TRADES. IF ANY CONFLICTS OCCUR NECESSITATING DEPARTURES FROM CONTRACT DRAWINGS, DETAILS OF DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED AS SOON AS PRACTICABLE FOR WRITTEN APPROVAL OF THE ENGINEER.
- 13) THE WORD "CONTRACTOR", AS USED IN THE ELECTRICAL CONTRACT DOCUMENTS, SHALL MEAN THE PRIME (I.E. GENERAL) CONTRACTOR AND HIS/HER SUBCONTRACTORS FOR THE APPROPRIATE TRADE. WHERE THE OWNER ACTS AS HIS OWN CONTRACTOR, THE WORD CONTRACTOR APPLIES TO THE OWNER.
- 14) CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.
- 15) CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.
- 16) COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND MECHANICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.
- 17) CUTTING AND PATCHING: ANY CUTTING, ATTACHING, OR WELDING TO BUILDING STRUCTURE SHOULD BE COORDINATED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.
- 18) SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.
- 19) COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.
- 20) RESTORE ALL DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.
- 21) PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.
- 22) WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY WORK UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.

LIGHTING FIXTURE SCHEDULE

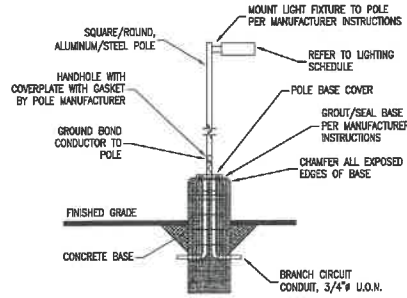
TAG	TYPE	MANUF.	SERIES	MODEL	QTY.	MOUNTING	VOLT.	WATTAGE	SOURCE	LUMENS	CCT	REMARKS
A	DOWNLIGHT	LITHONIA	-	CLBK RD	2	RECESSED	120	10.9	LED	870	4000K	
01	OUTDOOR SCONCE	LITHONIA	OMERO	MRW LED 1 10A700/40K SR2 1VOLT	13	WALL 8'10" ABOVE GRADE	120	24	LED	2010	4000K	
02	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL2	3	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4834	4000K	
02S	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL2-HSS	3	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4834	4000K	INSTALL WITH HOUSE SIDE SHIELDS
03	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL3	2	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4801	4000K	
03S	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL3-HSS	2	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4801	4000K	INSTALL WITH HOUSE SIDE SHIELDS
04	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL4	1	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4758	4000K	
04S	OUTDOOR POLE	COOPER	RIDGEVIEW	RDG-F02-LED-E-U-SL4-HSS	1	POLE (SEE PLANS FOR MOUNTING HEIGHT)	120	55	LED	4758	4000K	INSTALL WITH HOUSE SIDE SHIELDS
NOTES: COORDINATE ALL ARCHITECTURAL TRIM AND ACCESSORY OPTIONS WITH OWNER EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL												

ELECTRICAL SHEET INDEX

- E0 LIGHTING FIXTURES, GENERAL NOTES
- E1 ELECTRICAL PLAN – PHOTOMETRIC PLAN
- E2 ELECTRICAL LIGHTING FIXTURE SPECIFICATIONS
- E3 ELECTRICAL LIGHTING ENERGY REPORT

ELECTRICAL SCOPE OF WORK

- 1) INSTALLATION OF NEW LIGHTING SYSTEMS AND ASSOCIATED POWER AND CONTROLS



- NOTES:
1. CONCRETE BASE SPECIFICATIONS BY STRUCTURAL ENGINEER OF RECORD
2. CONNECTION TO BASEPLATE & J-BOLTS TO BE DETERMINED BY STRUCTURAL ENGINEER OF RECORD BASED ON THE MANUFACTURER INSTALLATION INSTRUCTIONS

POLE LIGHT MOUNTING

1
E0

ELECTRICAL LEGEND

- 2x4 LIGHT FIXTURE (SURFACE, RECESSED)
- 2x2 LIGHT FIXTURE (SURFACE, RECESSED)
- FIXTURE W/ BATTERY BACKUP (TYP. ALL SHADED FIXTURES)
- RECESSED DOWNLIGHT
- ROUND SURFACE MOUNT LIGHT
- PENDANT LIGHT
- TRACK LIGHT
- SIGNALIGHT
- WALL MOUNT LIGHT
- POLE MOUNT LIGHT – 2 HEAD
- POLE MOUNT LIGHT – 1 HEAD
- EXIT/EMERGENCY COMBO LIGHT
- EMERGENCY FIXTURE
- EXIT LIGHT
- CEILING EXHAUST FAN
- WALL MOUNTED SWITCH
- WALL MOUNTED 3-WAY SWITCH
- PHOTOCELL
- PRIMARY DAYLIGHT AREAS
- SECONDARY DAYLIGHT AREAS
- CEILING MOUNTED SENSOR
- DUPLEX OUTLET – WALL, FLOOR, CEILING MOUNTED
- QUADRDUPLEX OUTLET – WALL, FLOOR, CEILING MOUNTED
- DECATED OUTLET – WALL, FLOOR, CEILING MOUNTED
- 2-POLE OUTLET – 208/240V – WALL, FLOOR, CEILING MOUNTED
- 30A, 120V OUTLET (NEMA 5-30R)
- 30A, 208/240V OUTLET (NEMA 6-30R)
- DUPLEX OUTLET WITH USB PORT
- PHONE-DATA PORT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- JUNCTION BOX
- DISCONNECT – POLES (CAPACITY/FUSE)
- HOME RUN – PANEL-CIRCUIT(S)
- WIRE/CONDUIT – OVERHEAD
- WIRE/CONDUIT – UNDERGROUND
- POWER PANEL
- TRANSFORMER
- ABOVE FINISHED FLOOR
- HEIGHT (INCHES) AFF
- DIMMER
- OCCUPANCY SENSOR
- VACANCY SENSOR
- GROUND FAULT INTERRUPTER
- COUNTERHEIGHT (+44") AND GF
- WEATHERPROOF
- HORSEPOWER
- BRAKE HORSEPOWER
- NOT TO SCALE
- TYPICAL
- GROUND
- GROUNDING ELECTRODE CONDUCTOR
- MAIN SWITCHBOARD
- SYSTEM BONDING JUMPER
- SUPPLY SIDE BONDING JUMPER
- BRANCH CIRCUIT POWER METER
- UNLESS OTHERWISE NOTED

DATE

DESCRIPTION

REVISION

ISSUED FOR

DATE

PERMIT

04-14-2022

21301

DRWN

AIN

CHECKED

ORIGINATOR

04-14-2022

REGISTERED PROFESSIONAL ENGINEER

MEMBER M. BATES

No.E23735

EXP.12-31-2023

STATE OF CALIFORNIA

ISSUED FOR

DATE

PERMIT

04-14-2022

OPTIMIZEDENERGY

& FACILITIES CONSULTING, INC.

5734 Lonepine Boulevard, Rodlin, CA 95765

Office: (916) 628-6518 www.oefc.com

BEST WESTERN

1102 SUTTON WAY

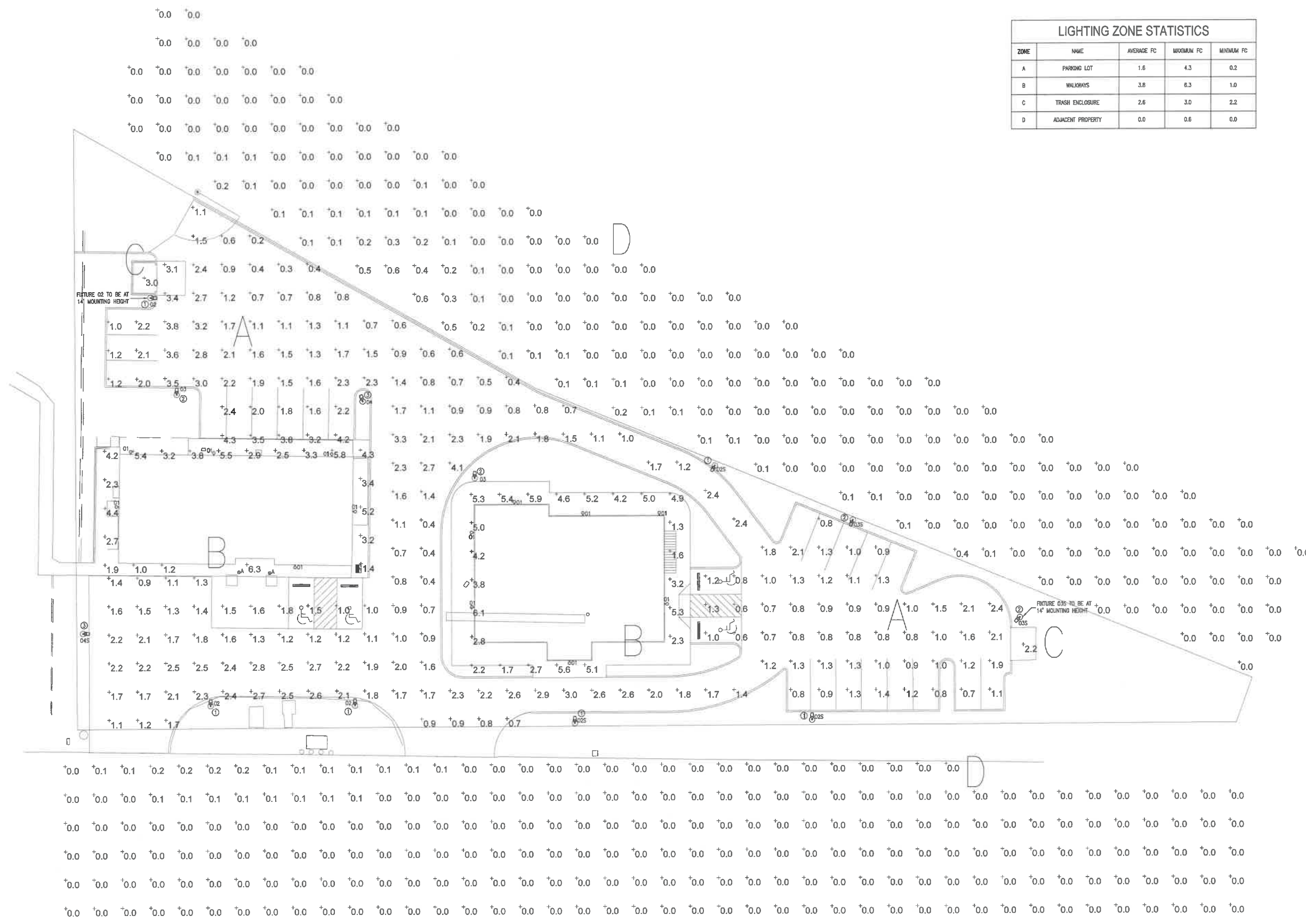
GRASS VALLEY, CA 95945

SHEET TITLE

LIGHTING FIXTURES, GEN. NOTES

SHEET NO.

E0



LIGHTING ZONE STATISTICS				
ZONE	NAME	AVERAGE FC	MAXIMUM FC	MINIMUM FC
A	PARKING LOT	1.6	4.3	0.2
B	WALKWAYS	3.8	6.3	1.0
C	TRASH ENCLOSURE	2.6	3.0	2.2
D	ADJACENT PROPERTY	0.0	0.6	0.0

SHEET NOTES:

- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL POLE MOUNTED LIGHT FIXTURES TO HAVE CONCRETE POLE BASE
- ALL EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCONTROL AND AUTOMATIC SCHEDULE CONTROL

KEY NOTES:

- FIGURES 02 AND 02S ARE MOUNTED AT 20' ABOVE GRADE U.O.N. FIGURES 02 AND 02S ARE LESS THAN 6,200 LUMENS AND IS EXEMPT PER SECTION 130.2(b) OF THE CALIFORNIA ENERGY CODE
- FIGURES 03 AND 03S ARE MOUNTED AT 20' ABOVE GRADE U.O.N. FIGURES 03 AND 03S ARE LESS THAN 6,200 LUMENS AND IS EXEMPT PER SECTION 130.2(b) OF THE CALIFORNIA ENERGY CODE
- FIGURES 04 AND 04S ARE MOUNTED AT 20' ABOVE GRADE. FIGURES 04 AND 04S ARE LESS THAN 6,200 LUMENS AND IS EXEMPT PER SECTION 130.2(b) OF THE CALIFORNIA ENERGY CODE



ISSUED FOR	DATE
PERMIT	04-14-2022



BEST WESTERN
1102 SUTTON WAY
GRASS VALLEY, CA 95945

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NO.
E1

A ELECTRICAL PLAN - SITE
SCALE: 1/16"=1'-0"



