

**PLANNING COMMISSION RESOLUTION 2024-02
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2023-0000078/AMD
(VILLAGE AT GRAY'S CROSSING HOTEL AMENDMENT)**

EXHIBIT "A"

APPROVED PLANS

THE SCOUT HOTEL

10162 EDWIN WAY
TRUCKEE, CA

PLANNING SUBMITTAL



51 ENTRY AT PORTE COCHERE
N.T.S

SQUARE FOOTAGE COMPARISONS

PREVIOUSLY APPROVED HOTEL DESIGN SQUARE FOOTAGES:

FIRST FLOOR: 27,796 GROSS S.F. APPROX
SECOND FLOOR: 26,656 S.F.
THIRD FLOOR: 25,223 S.F.

TOTAL HOTEL GROSS SF: 83,371 SF

PROPOSED HOTEL DESIGN SQUARE FOOTAGES:

FIRST FLOOR: 31,592 SF (3,796 SF OVER PREVIOUS DESIGN - 13.6%)
SECOND FLOOR: 29,473 SF
THIRD FLOOR: 28,589 SF

PROPOSED HOTEL TOTAL GROSS SF: 89,654
(GROSS SF INCREASE FROM PREVIOUS DESIGN: 6,283 SF (7.5%))

AREAS NOT INCLUDED IN GROSS SF:

BASEMENT: 2,050 SF
POOL MAINTENANCE AND STORAGE: 360 SF

55 SQUARE FOOTAGE COMPARISON

PREVIOUSLY APPROVED CONFERENCE DESIGN SQUARE FOOTAGES:

CONFERENCE CENTER GROSS SF: 4,989 SF

PROPOSED CONFERENCE CENTER DESIGN SQUARE FOOTAGES:

CONFERENCE CENTER GROSS SF: 4,820 SF

SHEET INDEX				
Sheet Number	Sheet Name	Sheet Issue Date	Current Rev	Current Rev Date
G0.0	TITLE SHEET	05/24/2023		
C1.0	SITE PLAN	05/24/2023		
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C3.0	PRELIMINARY GRADING DRAINAGE AND UTILITY	05/24/2023	07/18/2023	
C4.0	OPEN SPACE AND SNOW STORAGE PLAN	05/24/2023		
L1.0	PRELIMINARY LANDSCAPE PLAN	05/24/2023	07/18/2023	
A1.00	REFERENCE FLOOR PLANS	05/24/2023		
A1.01	REFERENCE FLOOR PLANS	05/24/2023		
A1.02	REFERENCE FLOOR PLANS	05/24/2023		
A1.03	REFERENCE ROOF PLAN	05/24/2023		
A1.04	SOLAR ACCESS PLAN	05/24/2023	07/18/2023	
A2.00	PROPOSED MATERIAL PALETTE	05/24/2023		
A3.00	EXTERIOR ELEVATIONS	05/24/2023	07/18/2023	
A3.01	EXTERIOR ELEVATIONS	05/24/2023		
A3.02	EXTERIOR ELEVATIONS	05/24/2023		
A3.03	EXTERIOR ELEVATIONS	05/24/2023		
A3.04	EXTERIOR ELEVATIONS	05/24/2023		
A3.05	EXTERIOR ELEVATIONS	05/24/2023		
A4.00	SITE SECTIONS AND RENDERERS	05/24/2023		
A5.00	PROPOSED SIGNAGE	05/25/2023	07/18/2023	
LD.1	NOTES	05/24/2023		
LD.2	DETAILS	05/24/2023		
LS1	LIGHTING PLAN	05/24/2023		
LS1c	LIGHTING CONTROL PLAN	05/24/2023		
LS1p	LIGHTING PHOTOMETRIC PLAN	05/24/2023		
LS2	LIGHTING PLAN	05/24/2023		
LS2c	LIGHTING CONTROL PLAN	05/24/2023		
LS3	LIGHTING PLAN	05/24/2023		
LS3c	LIGHTING CONTROL PLAN	05/24/2023		

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL
10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

CBC LOAD CALCULATIONS:

1ST FLOOR DINING AND BAR: 1670 SF
CIRCULATION PATHS FOR EGRESS: 253 SF
SERVICE: 270 SF
DINING AREA: 1079 SF
BAR SEATING FIXED: 27/18" = 18 SEATS
TOTAL LOAD: 1079 SF / 15 OCC = 71.9 + 18 = 90 SEATS

3RD FLOOR BAR: 1851 SF
LOUNGE AREA: 1557 SF
CIRCULATION PATHS: 192 SF
SERVICE: 103 SF
TOTAL LOAD: 1557 SF / 15 OCC = 103.8 OCC

FIXED SEATS AT A MAX 49 SEATS

THE BUILDING HAS AN INTERNAL RESTAURANT AMENITY AVAILABLE TO THE HOTEL GUESTS AND IS INTENDED WHEN THE HOTEL IS AT FULL CAPACITY TO SERVE HOTEL GUESTS ONLY. THE SEATING COUNT FOR THIS RESTAURANT IS INTENDED TO BE AT APPROXIMATELY 72. THE RESTAURANT IS CALCULATED TO SERVE A MAX SEATING OCCUPANT LOAD OF 90 PERSONS BASED ON A 1:15 LOAD FACTOR PER CBC CHAPTER 10. THIS SEATING COUNT IS EXPECTED TO BE REDUCED BY APPROXIMATELY 18 SEATS TO ACCOMMODATE AND INCREASE TO A 1:20 LOAD FACTOR IN ORDER TO OFFER HIGH-END SERVICE TO THIS CLIENTELE BASE. THE THIRD STORY HAS A FLEX SPACE AND BAR THAT WILL SERVE AS A LARGE GUEST GATHERING SPACE, PRIVATE PARTY, OR MEETING AREA. THE OCCUPANCY FOR THIS SPACE IS INTENDED, AT ITS MOST RESTRICTIVE, TO BE 49 OCCUPANTS. THE BAR IS PROPOSED TO BE DESIGNED WITH FIXED SEATING TO SERVE A MAXIMUM OF 49 GUESTS IN ORDER TO COMPLY WITH REQUIREMENTS OF THE CBC CHAPTER 10 MEANS OF EGRESS. THE TEAM HAS MADE AN EFFORT TO MAXIMIZE THE PARKING SPACES ON SITE TO ACCOMMODATE THESE INCLUDED POTENTIALLY CONCENTRATED USES.

SHEET TITLE

TITLE SHEET

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606
SHEET NUMBER

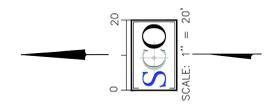
G0.0

15 OCCUPANCY CALCULATIONS



LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- SEWER LINE (SIZE AS NOTED)
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED



PROJECT INFORMATION

OWNER / APPLICANT
 Matthew Abbate
 140 Hebron Way
 Merced, CA 95340
 Contact: Matthew Abbate - matthew@alialcorp.net

PROJECT ADDRESS
 10162 Edwin Way
 Truckee, CA, 96161

PLANNING & ENGINEERING
 SCO PLANNING & ENGINEERING, INC.
 140 Litton Drive, Suite 240
 Grass Valley, CA 95945
 Contact: Martin Wood - 530.272.5841

PLANNING & ARCHITECTURE
 AGD
 2050 Parker Street
 San Luis Obispo CA, 93401
 Contact: Michael DeMartini - (805) 439-1611

LEGAL DESCRIPTION
 Lot F of Subdivision Maps, Book 9, Page 26,
 Official Records of Nevada County

APN / LAND AREA
 043-060-011 148,821 sf

FIRE PROTECTION
 TRUCKEE FIRE PROTECTION DISTRICT

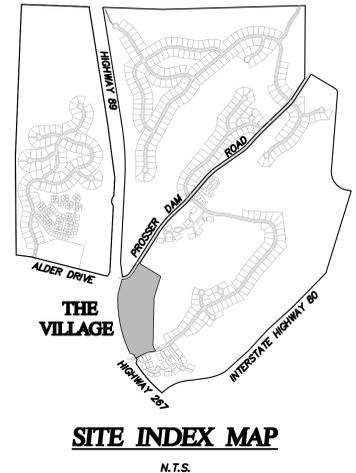
WATER & ELECTRICAL
 TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER
 TRUCKEE SANITARY DISTRICT

LAND USE & PARKING STATISTICS

	LAND AREA			HOTEL / CONFERENCE PARKING		
	Sq. Ft.	Acres	%	Proposed	Required	
Bldg Footprint (Hotel)	31,650	0.73	21.3	ADA	5	5
Bldg Footprint (Conf.)	5,000	0.11	3.3	Compact	32	
Asphalt	39,866	0.92	26.8	Standard	60 *	234
Concrete	26,268	0.60	17.7	EV	6 (8)**	
Landscape/OS	46,037	1.06	30.9	EV Capable	19	25
				Drop Off	1	
TOTAL	148,821	3.42	100	TOTAL	123 (125)**	76

* SHARED PARKING WITH NEIGHBORING PARCELS
 ** PER CA VEHICLE CODE 22511.2 AN ACCESSIBLE SPACE WITH ACCESS ISLE SERVED BY EVSE SHALL COUNT AS 2 STANDARD PARKING SPACES



SHEET INDEX

SHEET 1	OVERALL SITE PLAN
SHEET 2	TOPOGRAPHY AND BOUNDARY SURVEY
SHEET 3	PRELIMINARY GRADING, DRAINAGE, & UTILITY
SHEET 4	OPEN SPACE AND SNOW STORAGE PLAN

DESIGNED: NJB
 DRAWN: NJB
 PROJ. NO.: 202211
 DWG.: SEE DAY STAMP
 DATE: MAY, 2023

NO. REVISIONS

DATE

CALIFORNIA

DEVELOPMENT PERMIT
 VILLAGE HOTEL
 SITE PLAN

C1.0

SCO
 PLANNING-ENGINEERING-SURVEYING

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4048

ASSET PROTECTION
 ANSON T. BARNUM
 LICENSED PROFESSIONAL CIVIL ENGINEER
 STATE OF CALIFORNIA
 51946023

1 OF 4

UNDERGROUND SERVICE NOTE

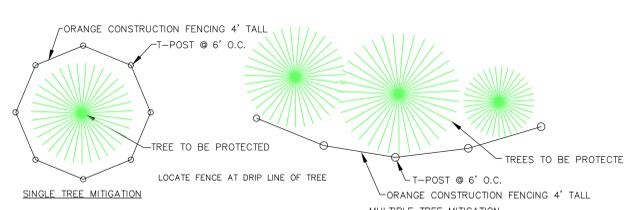
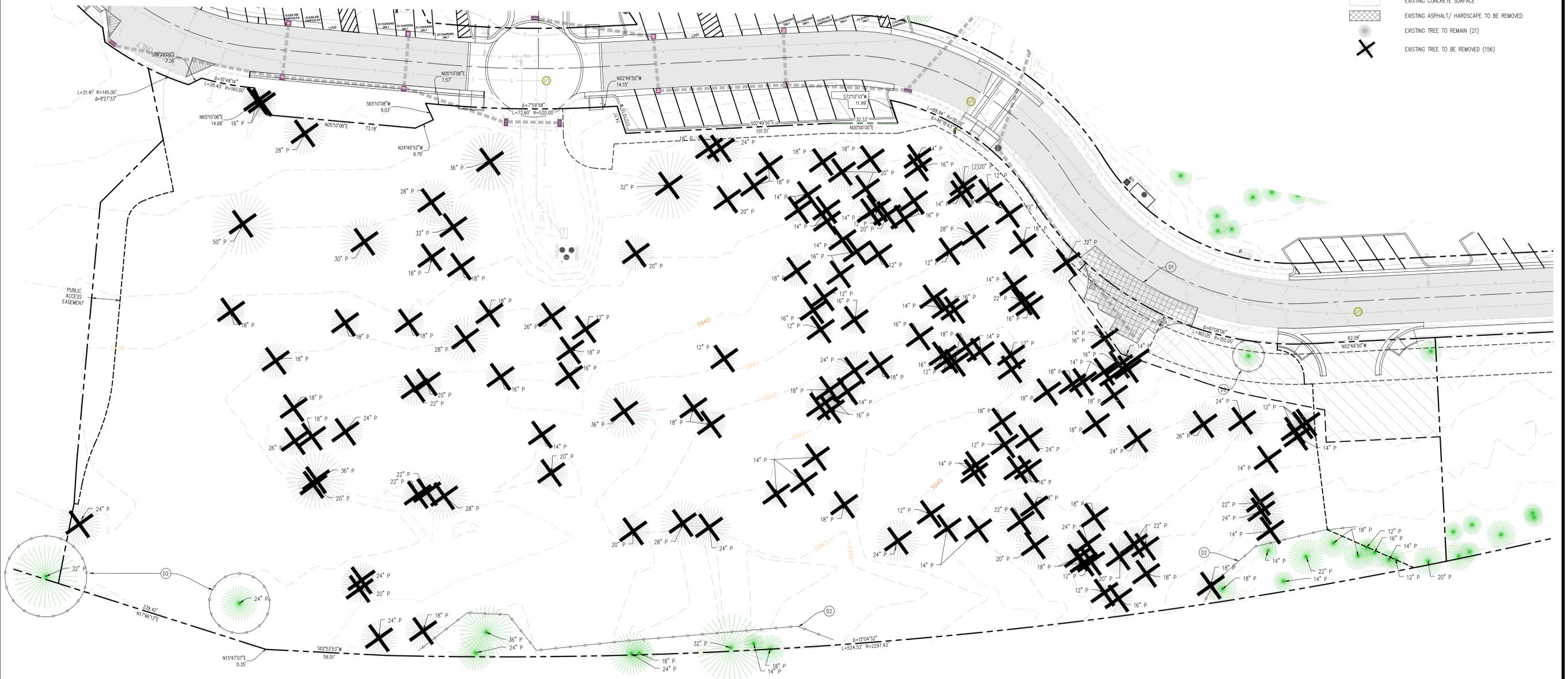
1. SURFACE UTILITY FEATURES AS WELL AS SIZE, TYPE, AND LOCATION OF UNDERGROUND UTILITIES SHOWN ARE PER FIELD SURVEY, "AS BUILT," AND VARIOUS SOURCES. ACTUAL LOCATION MAY VARY.

DEMOLITION NOTES:

D1 SAWCUT AND REMOVE EXISTING PAVEMENT PER DETAIL 1, SHEET C8.0
 D2 INSTALL TREE PROTECTION FENCING WHERE SHOWN, OR WITHIN 10' OF GRADING OPERATIONS SEE DETAIL 4, SHEET C8.0

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - SETBACK LINE (AS DESCRIBED)
- - - MAJOR CONTOUR LINE (5' INTERVAL)
- - - MINOR CONTOUR LINE (1' INTERVAL)
- - - EXISTING ELECTRIC LINE
- - - EXISTING OVERHEAD LINE
- - - EXISTING STORM DRAIN PIPE (SIZE AS NOTED)
- - - EXISTING STORM DRAIN INLET & MANHOLE
- - - EXISTING SEWER LINE (8" PVC SDR35)
- - - EXISTING SEWER MANHOLE
- - - EXISTING WATERLINE (16" DIP CL350)
- - - EXISTING FENCE
- - - EXISTING SURFACE FLOW LINE
- - - EXISTING FIRE HYDRANT
- - - (DESCRIBE) PROPERTY CORNER MONUMENT
- - - PROPERTY CORNER NOT FOUND
- ▨ EXISTING GRAVEL SURFACE
- ▨ EXISTING ASPHALT PAVEMENT
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- ⊗ EXISTING TREE TO REMAIN (21)
- ⊗ EXISTING TREE TO BE REMOVED (156)



TREE MITIGATION DETAIL

NOTE: CONTRACTOR SHALL PLACE ALL PROTECTIVE TREE FENCING PRIOR TO GRADING OPERATIONS.

DEVELOPMENT PERMIT
 VILLAGE HOTEL
 TOPOGRAPHY & DEMOLITION PLAN

C2.0

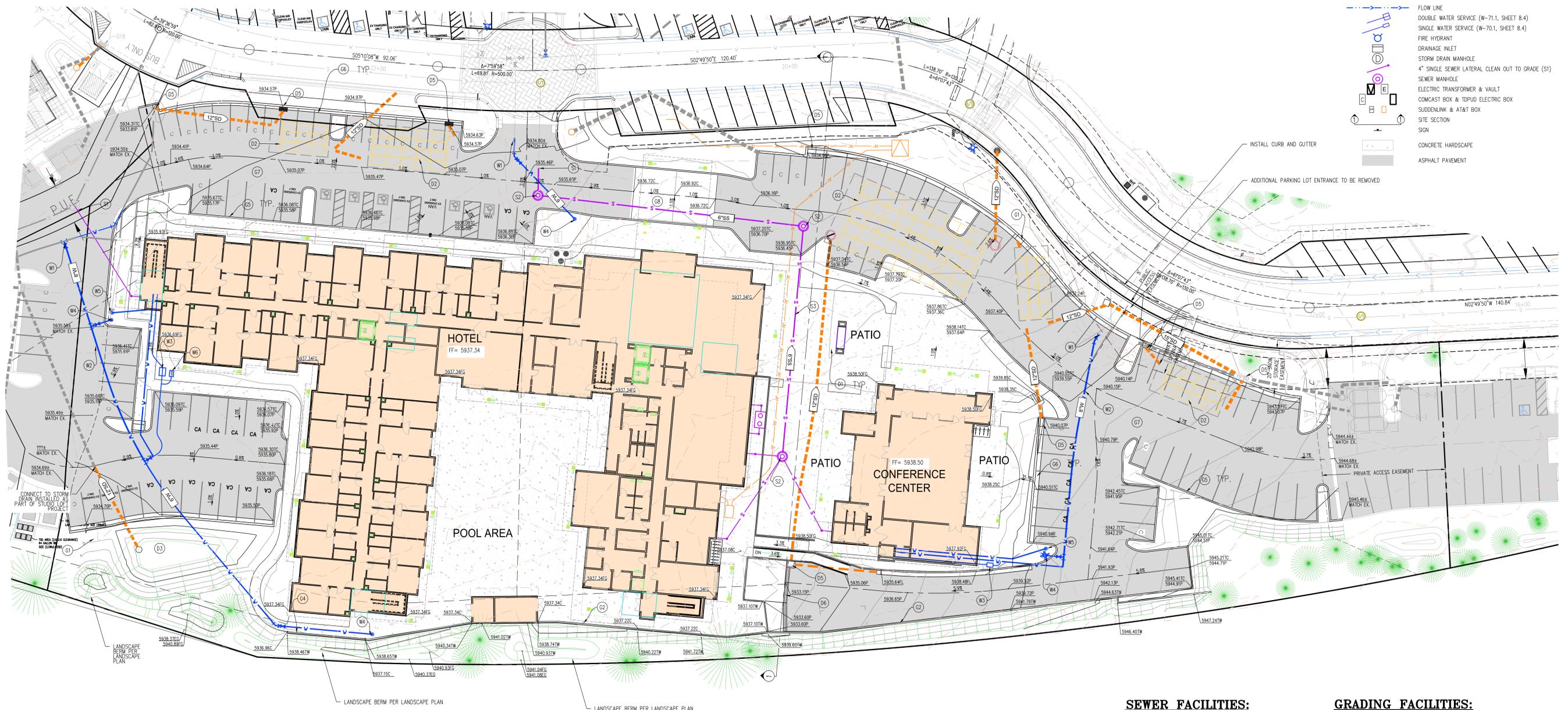


GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 562-4043



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DWG. SEE DAY STAMP	
DATE: MAY, 2023	

CALIFORNIA



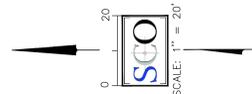
LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- SEWER LINE PIPE (SIZE AS NOTED)
- GAS - GAS
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-7.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-7.0, SHEET 8.4)
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TDPUD ELECTRIC BOX
- SUDENLINK & AT&T BOX
- SITE SECTION
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT

DEVELOPMENT PERMIT
VILLAGE HOTEL
 PRELIMINARY GRADING DRAINAGE AND UTILITY PLAN

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SEWER FACILITIES:

- S1 CONNECT TO EXISTING LATERAL
- S2 INSTALL SANITARY SEWER MANHOLE
- S3 INSTALL 6" SEWER MAIN

CUT AND FILL VOLUMES

TOTAL CUT: 18,900± CY
 TOTAL FILL: 1504± CY
 NET (EXPORT): 18,750± CY

GRADING FACILITIES:

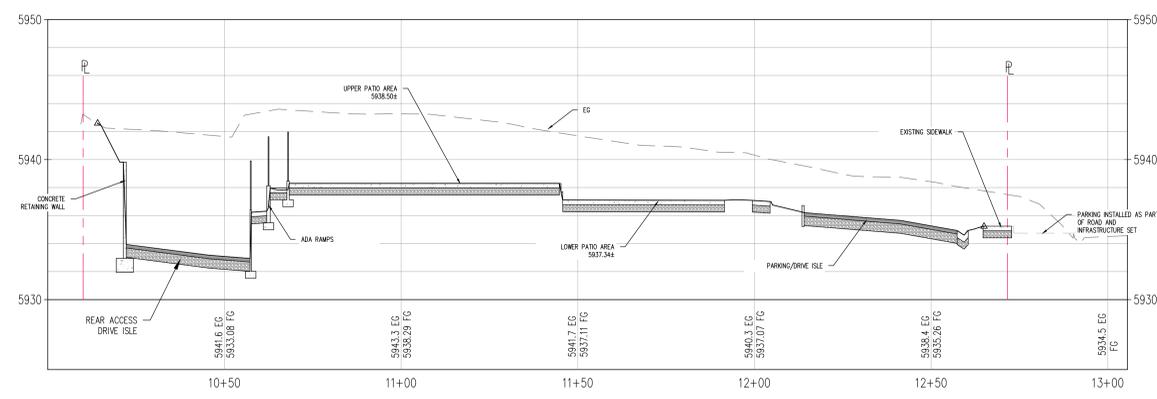
- G1 OPEN BACK OF CURB AND CONSTRUCT TYPE 1 V-DITCH DITCH SHALL BE ROCK LINED PER TYPE 1R WHEN SLOPES EXCEED 5:1
- G2 CONSTRUCT CONCRETE RETAINING WALL SEE PLANS BY OTHERS
- G3 CONSTRUCT ROCKERY WALL 4' EXPOSED MAX
- G4 CONSTRUCT LANDSCAPE WALL
- G5 CONSTRUCT 6" VERTICAL CURB
- G6 CONSTRUCT CURB AND GUTTER
- G7 INSTALL ASPHALT PAVING
- G8 INSTALL CONCRETE FLATWORK

DRAINAGE FACILITIES:

- D1 INSTALL 15" HDPE STORM DRAIN PIPE
- D2 INSTALL STORMTEC CHAMBER STRUCTURE
- D3 INSTALL BIORETENTION POND
- D4 INSTALL BIOSWALE
- D5 INSTALL DRAINAGE INLET
- D6 INSTALL STRIP DRAIN 12" WIDE

WATER FACILITIES:

- W1 CONNECT TO EXISTING LATERAL
- W2 INSTALL 8" PVC WATER MAIN
- W3 INSTALL WATER METER PER TDPUD REQUIREMENTS
- W4 INSTALL FIRE HYDRANT ASSEMBLY
- W5 FIRE DEPARTMENT CONNECTION
- W6 LANDSCAPE SERVICE METER



PROFILE VIEW
 SITE SECTION 1, STA: 10+00 - 13+00
 HORIZONTAL 1" = 30'
 VERTICAL 1" = 7.5'



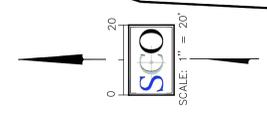
GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 566-4048





LEGEND

	PROPERTY LINE
	SNOW STORAGE - 39,870 SF IMPERVIOUS AREA DRIVEWAY 6050 SF SNOW STORAGE PROVIDED 5,300 SF RAMPED (20' x 50' min) AREA 28.5% OF TOTAL PARKING AND DRIVEWAYS ON THIS LOT
	OPEN SPACE
	CONCRETE HARDSCAPE
	ASPHALT PAVEMENT



VILLAGE OPEN SPACE			
	Sq. Ft.	Acres	%
Open Space	176,788	4.05	25.6



OPEN SPACE MAP
1" = 100'

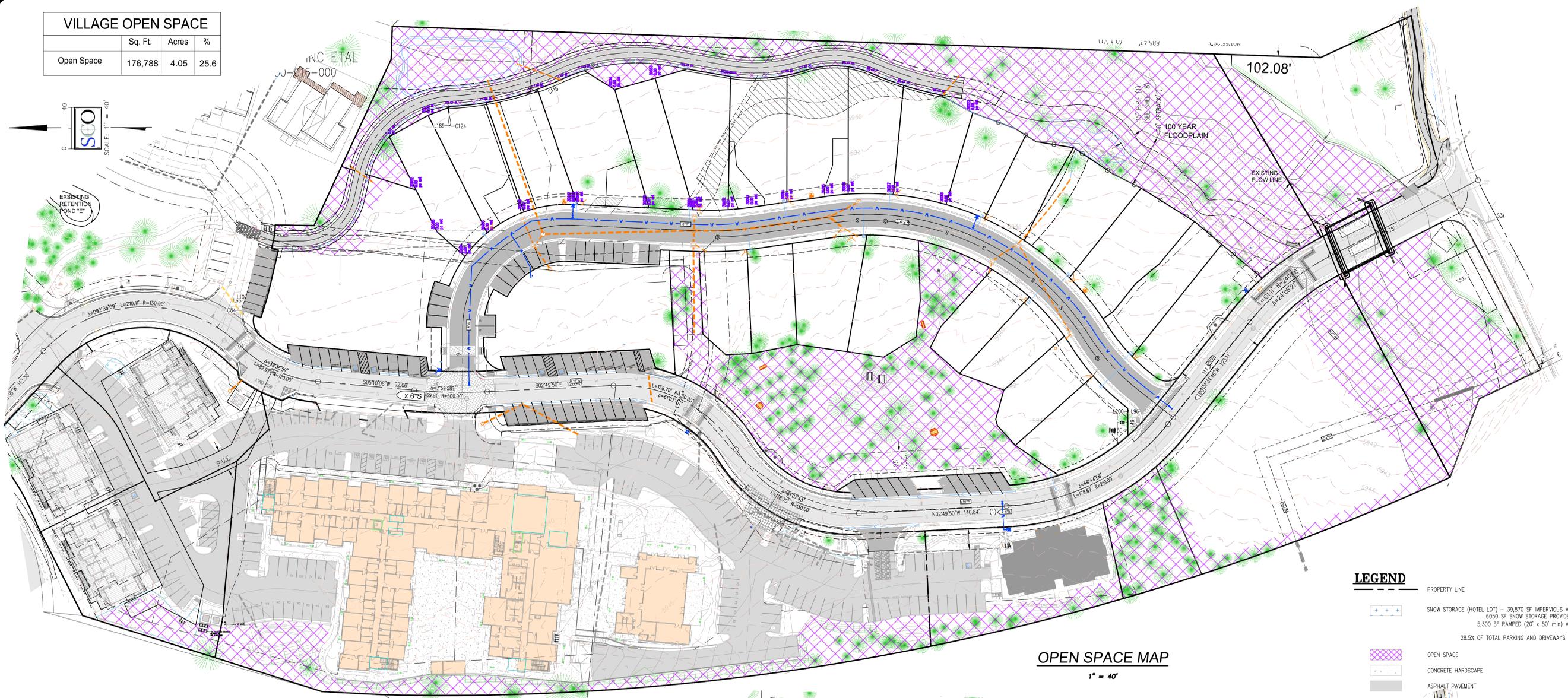
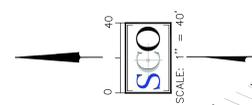


OVERALL SNOW STORAGE MAP
1" = 100'

DESIGNED: NJB	DATE	NO. REVISIONS	DATE	DRAWN: NJB	DATE	PROJ. NO.: 202211	DWG. - SEE DAY STAMP	DATE: MAY, 2023
<p>DEVELOPMENT PERMIT VILLAGE HOTEL OPEN SPACE AND SNOW STORAGE PLAN</p>								
<p>PLANNING-ENGINEERING-SURVEYING</p> <p>SCO</p> <p>GRASS VALLEY (530) 272-5841 TRUCKEE (530) 562-4048</p> <p>PROFESSIONAL SEAL ANDREW T. BARNUM CIVIL ENGINEER STATE OF CALIFORNIA LICENSE NO. 51241235</p>								
<p>C4.0</p>								
<p>4 OF 4</p>								

VILLAGE OPEN SPACE

	Sq. Ft.	Acres	%
Open Space	176,788	4.05	25.6



OPEN SPACE MAP
1" = 40'

LEGEND

- PROPERTY LINE
- SNOW STORAGE (HOTEL LOT) - 39,870 SF IMPERVIOUS AREA DRYWY
6050 SF SNOW STORAGE PROVIDED
5,300 SF RAMPED (20' x 50' min) AREA
28.5% OF TOTAL PARKING AND DRIVEWAYS ON THIS LOT
- OPEN SPACE
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT

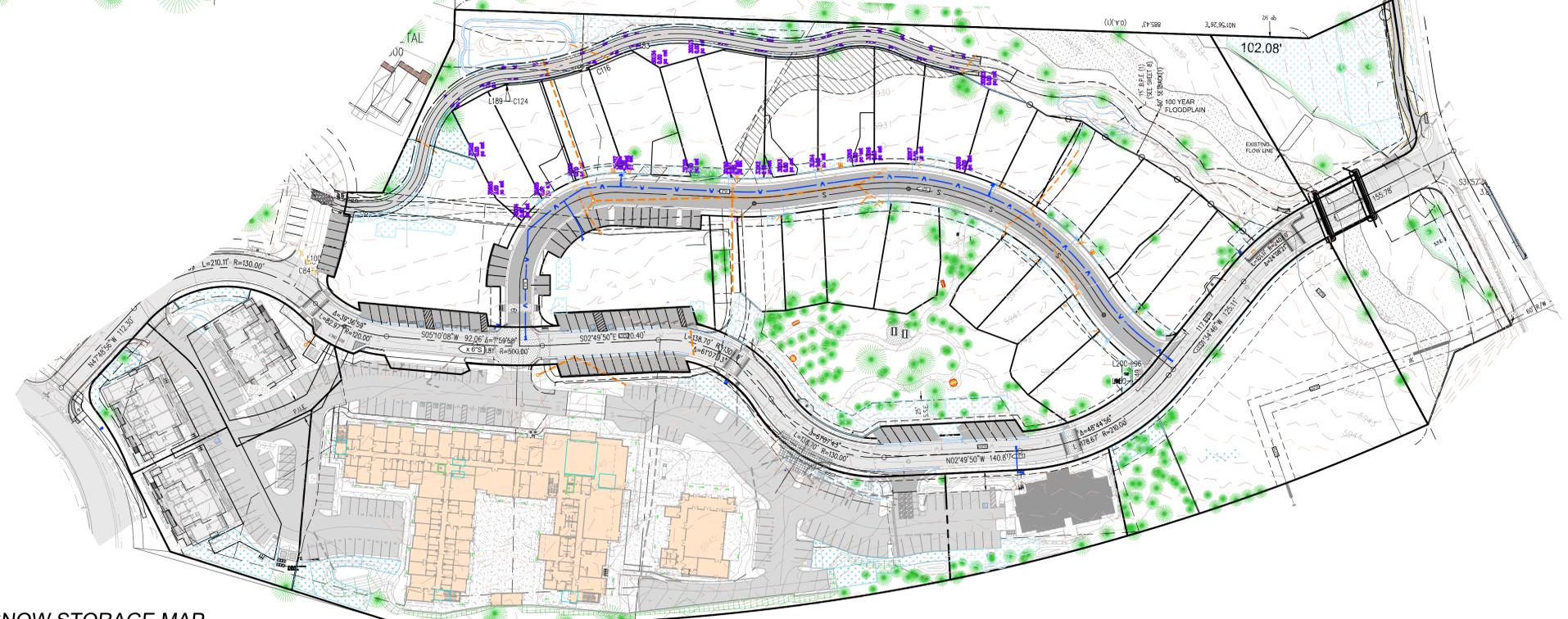
OVERALL SNOW STORAGE

TOTAL SITE ASPHALT AREA = 155,780 sf.
TOTAL SITE SNOW STORAGE AREA = 69,820 sf.
44.8% (8,070 SF SHORT)

SNOW STORAGE NOTE: SNOW STORAGE AREAS MAY BE MODIFIED IN THE FUTURE TO FACILITATE COOPERATION BETWEEN THE PROPOSED AND THE FUTURE DEVELOPMENT; HOWEVER CHANGES TO SNOW STORAGE AREAS SHALL REQUIRE THE APPROVAL OF THE TOWN ENGINEER AND SHALL DEMONSTRATE MEETING TOWN REQUIREMENTS.

* SUBJECT TO CHANGE DEPENDING ON DEVELOPMENT

NOTE: PRIVATE PROPERTY SNOW STORAGE AREAS SUBJECT TO CHANGE AS EACH PARCEL APPLIES FOR DEVELOPMENT PERMITS

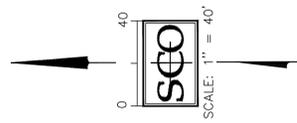


OVERALL SNOW STORAGE MAP
1" = 60'

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DEVELOPMENT PERMIT VILLAGE HOTEL OPEN SPACE AND SNOW STORAGE PLAN			
PLANNING-ENGINEERING-SURVEYING			
GRASS VALLEY (530) 272-5841 TRUCKEE (530) 562-4048			
1 OF 1			

LEGEND

	PARKING FOR HOTEL	141
	PARKING FOR STUDIO LOFTS	44
	PARKING FOR LIVEWORK	64
	PARKING FOR 4PLEX	10
	COMMON PARKING	12



MIXED USE PARKING		
USE	REQUIRED	PROPOSED - 25% REDUCTION
RETAIL	66	
RESIDENTIAL	44	
4 PLEX	10	
HOTEL	134	
CONF. CENTER	96	
RESTURANT/ OUTDOOR DINING **	16	
SUBTOTAL	366	275
COMPACT		(36)
EV/ EV CAPABLE		(36)*
TOTAL		271*

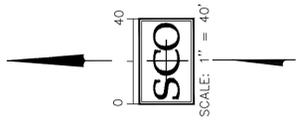
* PER CA VEHICLE CODE 22511.2 AN ACCESSIBLE SPACE WITH ACCESS ISLE SERVED BY EVSE SHALL COUNT AS 2 STANDARD PARKING SPACES (271 SPACES ON SITE PLUS (4) FOUR EXTRA = 275 SPACES)

** BASED ON TYPE OF RESTAURANT USAGE ASSUMES 74% HOTEL PATRONS AND 26% OUTSIDE GUESTS

DESIGNED: SLK/MDW	DATE	NO. REVISIONS	DATE	DESIGNED: SLK/MDW	DATE/SEE DAY STAMP
DRAWN: KST				DRAWN: KST	DATE/SEE DAY STAMP
PROJ. NO: 201644				PROJ. NO: 201644	DATE/SEE DAY STAMP
DWG-SEE DAY STAMP				DWG-SEE DAY STAMP	DATE/SEE DAY STAMP
<p>SCO PLANNING ENGINEERING & SURVEYING</p>					
<p>VILLAGE AT GRAY'S ROAD AND INFRASTRUCTURE PLANS OVERALL PARKING PLAN</p>					
<p>TOWN OF TRUCKEE CALIFORNIA</p>					
<p>GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4043 FAX: (530) 272-5880</p>					
<p>C3.2</p>					

LEGEND

- BICYCLE PARKING SHORT TERM (OUTDOORS) 45
- BICYCLE PARKING LONG TERM (INDOOR/LOCKER) 47



SCO PLANNING ENGINEERING & SURVEYING	VILLAGE AT GRAY'S ROAD AND INFRASTRUCTURE PLANS OVERALL BICYCLE PARKING PLAN TOWN OF TRUCKEE, CALIFORNIA	DESIGNED: SLK/MDW DRAWN: KST PROJ. NO: 201644 DWG-SEE DAY STAMP DATE-SEE DAY STAMP	C3.2
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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL



PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

DATE: 10/5/2023

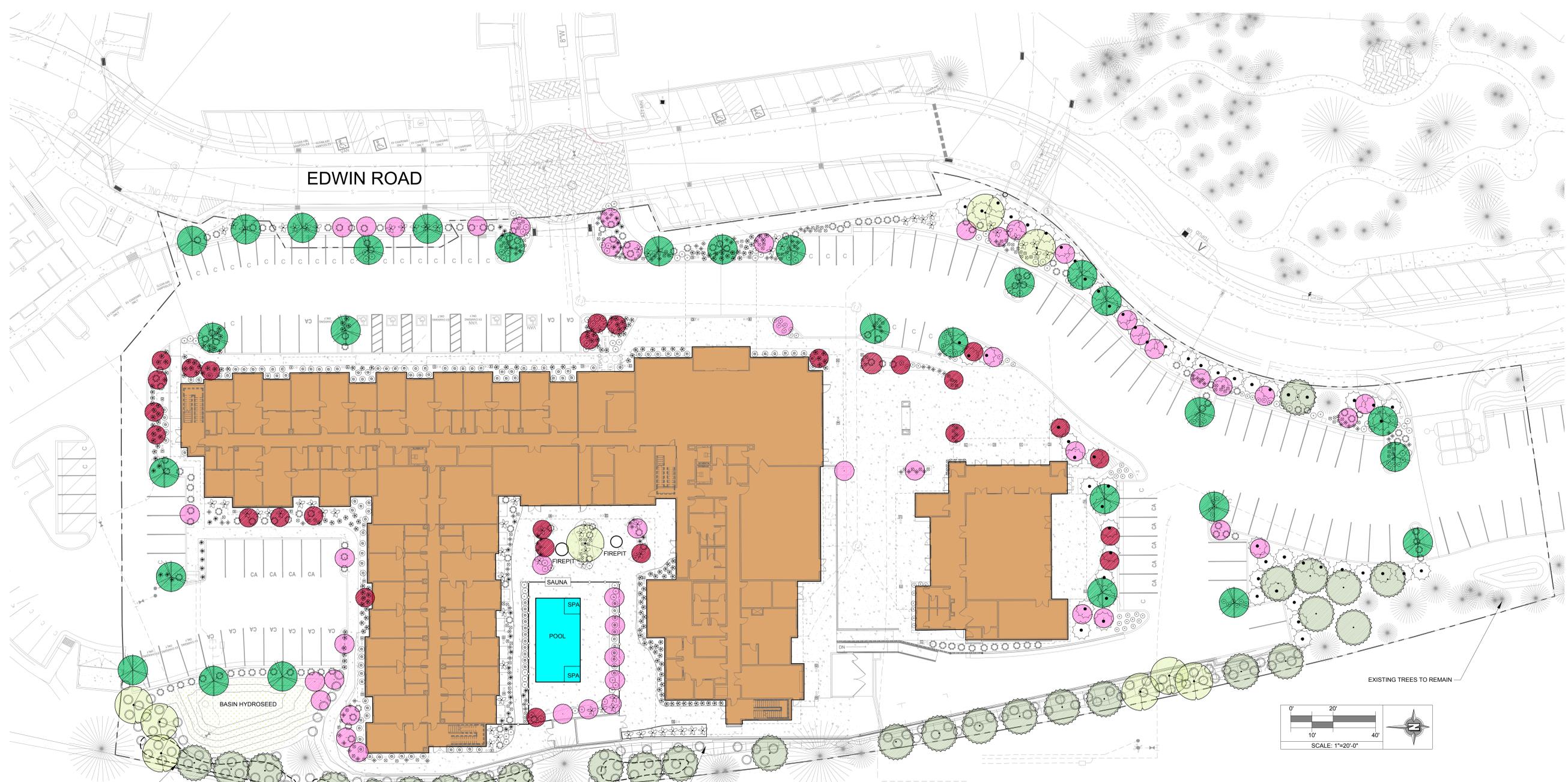
TECHNICIAN: STAFF

PROJECT MANAGER: MS

JOB NUMBER: 606

SHEET NUMBER

L1.0

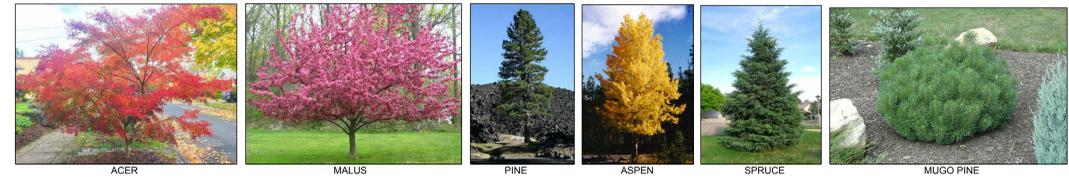


MOUND NOTE:
 MOUND HEIGHTS TO BE 18" - 30". FINAL HEIGHTS TO BE MEASURED TO THE CENTER OF THE MOUND AND SHALL BE BASED ON ALLOWABLE SPACE AND FINAL WIDTH. FINAL HEIGHTS TO BE COORDINATED WITH CIVIL PLANS AND THE FINAL GRADING DESIGN.

MOUNDS FOR ADDITIONAL SCREENING:
 SCREENING TO BE APPLIED WITHIN THIS SECTION BASED TO ACCOUNT FOR SLOPES REQUIRED PER FINAL GRADING DESIGN.

CIVIL GRADING CONTOURS SHOWN FOR REFERENCE: PROPOSED SITE SITS APPROXIMATELY 4'-6" LOWER THAN NATURAL GRADES CREATING ADDITIONAL BUFFER THROUGH ELEVATION CHANGE.

UNDULATING MOUNDS FOR ADDITIONAL SCREENING



PRELIMINARY PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME (WATER USE)	SIZE	QTY	REMARKS
TREES				
	ACER GLABRUM/ ROCKY MOUNTAIN MAPLE	24" BOX	29	STANDARD
	ACER PALMATUM/ JAPANESE MAPLE (MED)	15 GAL	27	STANDARD
	MALUS 'BRANDYWINE'/ CRABAPPLE (MED)	15 GAL	24	STANDARD
	PICEA GLAUCA 'DENSATA'/ BLACK HILLS SPRUCE (MED)	15 GAL	24	
	POPULUS TREMULOIDES/ QUAKING ASPEN (HIGH)	15 GAL	9	STANDARD
	PINUS JEFFREYI / JEFFREY PINE (LOW)	24" BOX	28	STANDARD
141 TOTAL TREES ARE PROPOSED. 57 TREES ARE PROPOSED TO BE 24" BOX (40%). MINIMUM 20% REQUIRED.				
SHRUBS/GROUNDCOVER				
	ARTEMISIA TRIDENTATA VASEYANA/ MOUNTAIN SAGEBRUSH (V. LOW)	5 GAL	137	
	ACHILLEA MILLEFOLIUM/ COMMON YARROW (LOW)	5 GAL	141	
	BERBERIS AQUIFOLIUM 'COMPACTA'/ OREGON GRAPE (LOW)	5 GAL	128	
	COTONEASTER D. 'EICHHOLZ'/ EICHHOLZ COTONEASTER (LOW)	5 GAL	60	
	ROSA WOODSII 'ULTRAMONTANA'/ MOUNTAIN ROSE (MED)	5 GAL	74	
	PENSTEMON SPECTABILIS/ SHOWY BEAR TONGUE (LOW)	1 GAL	93	
	PINUS MUGO 'MUGO'/ MUGO PINE (LOW)	5 GAL	155	
	RUDBECKIA SP / BLACK-EYED SUSAN	5 GAL	43	
	SPIRAEA DENSIFLORA/ MOUNTAIN SPIRAEA (MED)	1 GAL	78	
	SALVIA MAY NIGHT/ MAY NIGHT SALVIA (MED)	5 GAL	107	
	CAREX SPP / SEDGE (LOW)	5 GAL	105	
	IRIS SIBIRICA/ SIBERIAN IRIS (MED)	1 GAL	88	
1,209 TOTAL SHRUBS ARE PROPOSED. 950 SHRUBS ARE PROPOSED TO BE 5 GALLON (79%). MINIMUM 70% REQUIRED.				

PRELIMINARY PLANTING PLAN

REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL
10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

REFERENCE FLOOR PLANS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

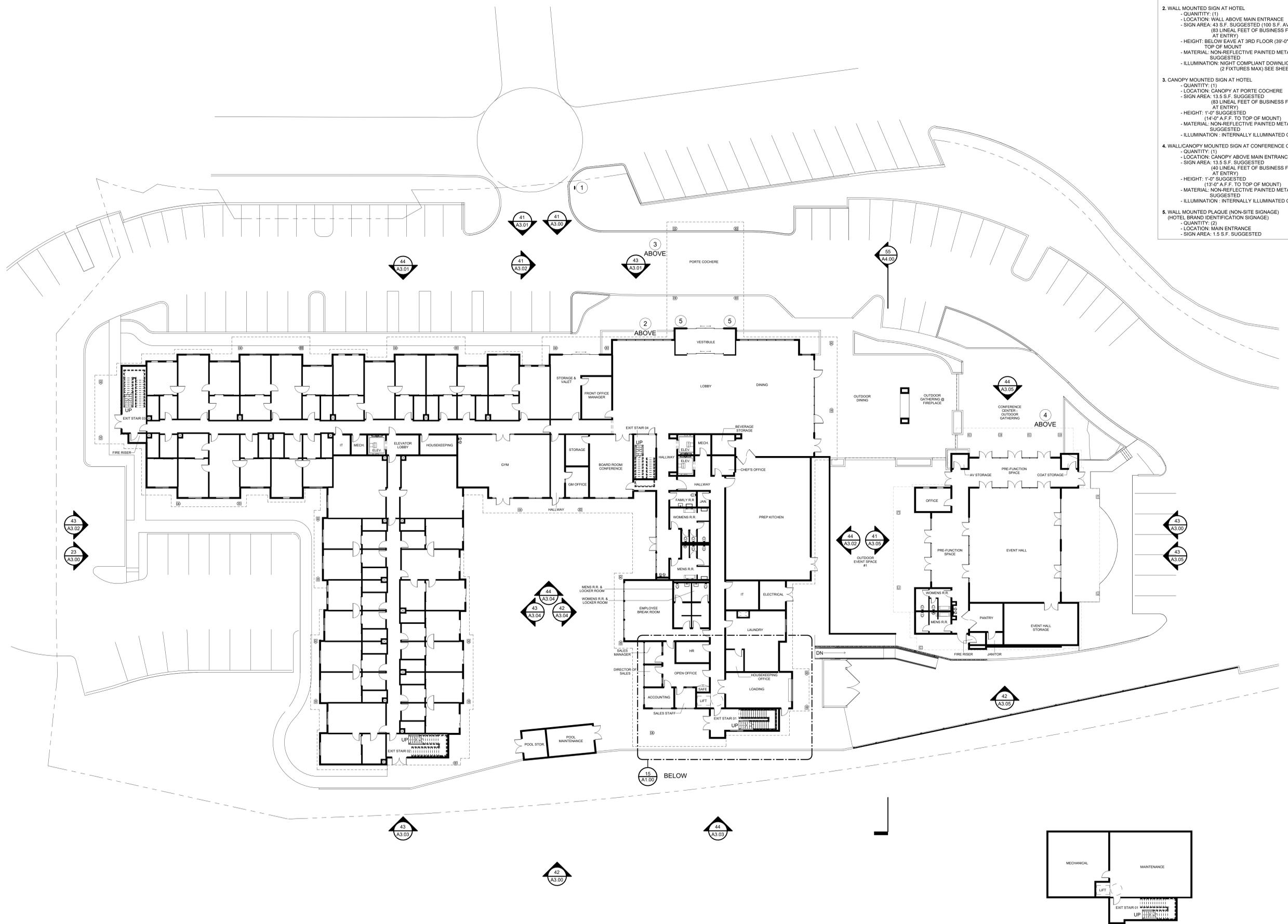
JOB NUMBER: 606

SHEET NUMBER

A1.00

SIGNAGE KEY - RE: A3.00, A3.05, A5.00

1. GROUND MOUNTED SIGN.
 - QUANTITY: (1)
 - LOCATION: VEHICLE ACCESS POINT OFF STREET FRONTAGE
 - SIGN AREA: 7.5 S.F. SUGGESTED (10 S.F. MAX)
 - HEIGHT: 5'-0" SUGGESTED (8'-0" MAX.)
 - MATERIAL: NON-REFLECTIVE CORTEN SUGGESTED
 - ILLUMINATION: NONE OR LETTER INTERNAL CABINET
2. WALL MOUNTED SIGN AT HOTEL
 - QUANTITY: (1)
 - LOCATION: WALL ABOVE MAIN ENTRANCE (83 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - SIGN AREA: 43 S.F. SUGGESTED (100 S.F. AVAILABLE)
 - HEIGHT: BELOW EAVE AT 3RD FLOOR (39'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL SUGGESTED
 - ILLUMINATION: NIGHT COMPLIANT DOWNLIGHTING (2 FIXTURES MAX) SEE SHEET L33c.
3. CANOPY MOUNTED SIGN AT HOTEL
 - QUANTITY: (1)
 - LOCATION: CANOPY AT PORTE COCHERE
 - SIGN AREA: 13.5 S.F. SUGGESTED (83 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - HEIGHT: 1'-0" SUGGESTED (14'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL SUGGESTED
 - ILLUMINATION: INTERNALLY ILLUMINATED CABINET
4. WALL/CANOPY MOUNTED SIGN AT CONFERENCE CENTER
 - QUANTITY: (1)
 - LOCATION: CANOPY ABOVE MAIN ENTRANCE (40 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - SIGN AREA: 13.5 S.F. SUGGESTED
 - HEIGHT: 1'-0" SUGGESTED (13'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL SUGGESTED
 - ILLUMINATION: INTERNALLY ILLUMINATED CABINET
5. WALL MOUNTED PLAQUE (NON-SITE SIGNAGE) (HOTEL BRAND IDENTIFICATION SIGNAGE)
 - QUANTITY: (2)
 - LOCATION: MAIN ENTRANCE
 - SIGN AREA: 1.5 S.F. SUGGESTED



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ABBATE

SHEET TITLE

REFERENCE FLOOR PLANS

DATE: 05/24/2023

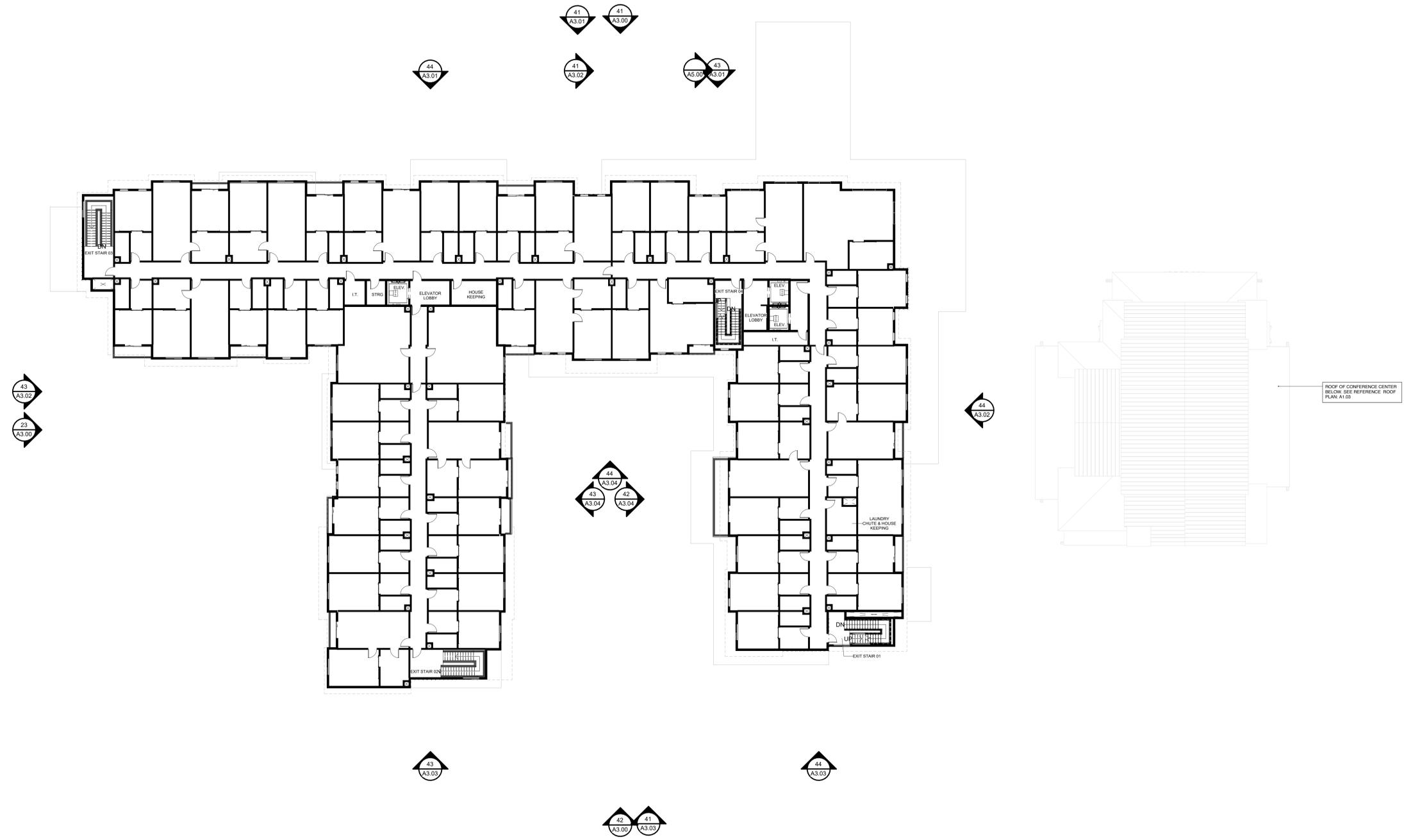
TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A1.01



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PROJECT
THE SCOUT HOTEL
10162 EDWIN WAY,
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CLIENT
JOHN AND MATTHEW
ABBATE

SHEET TITLE
REFERENCE FLOOR PLANS

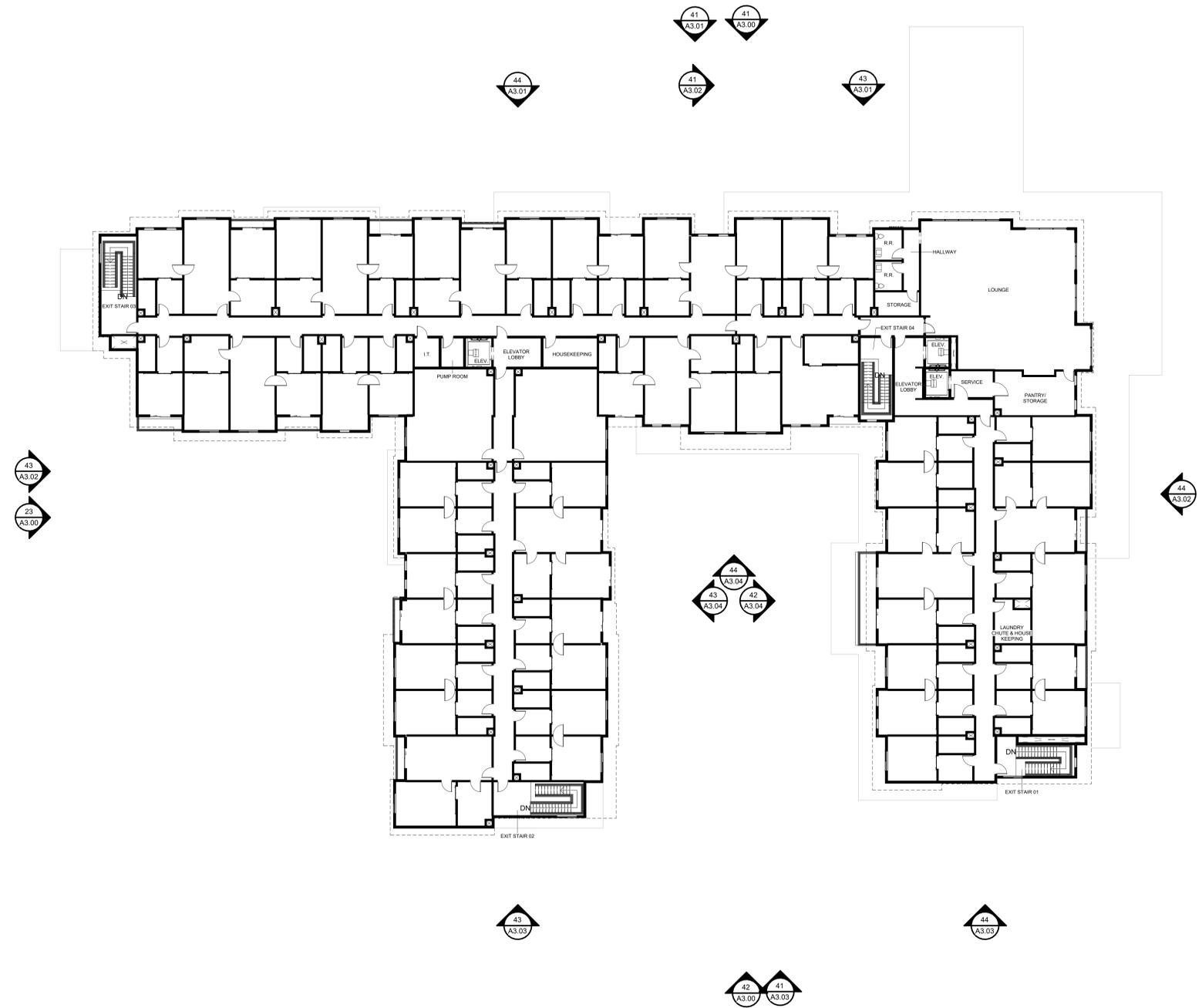
DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606
SHEET NUMBER

A1.02



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PROJECT

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ABBATE

SHEET TITLE

REFERENCE ROOF PLAN

DATE: 05/24/2023

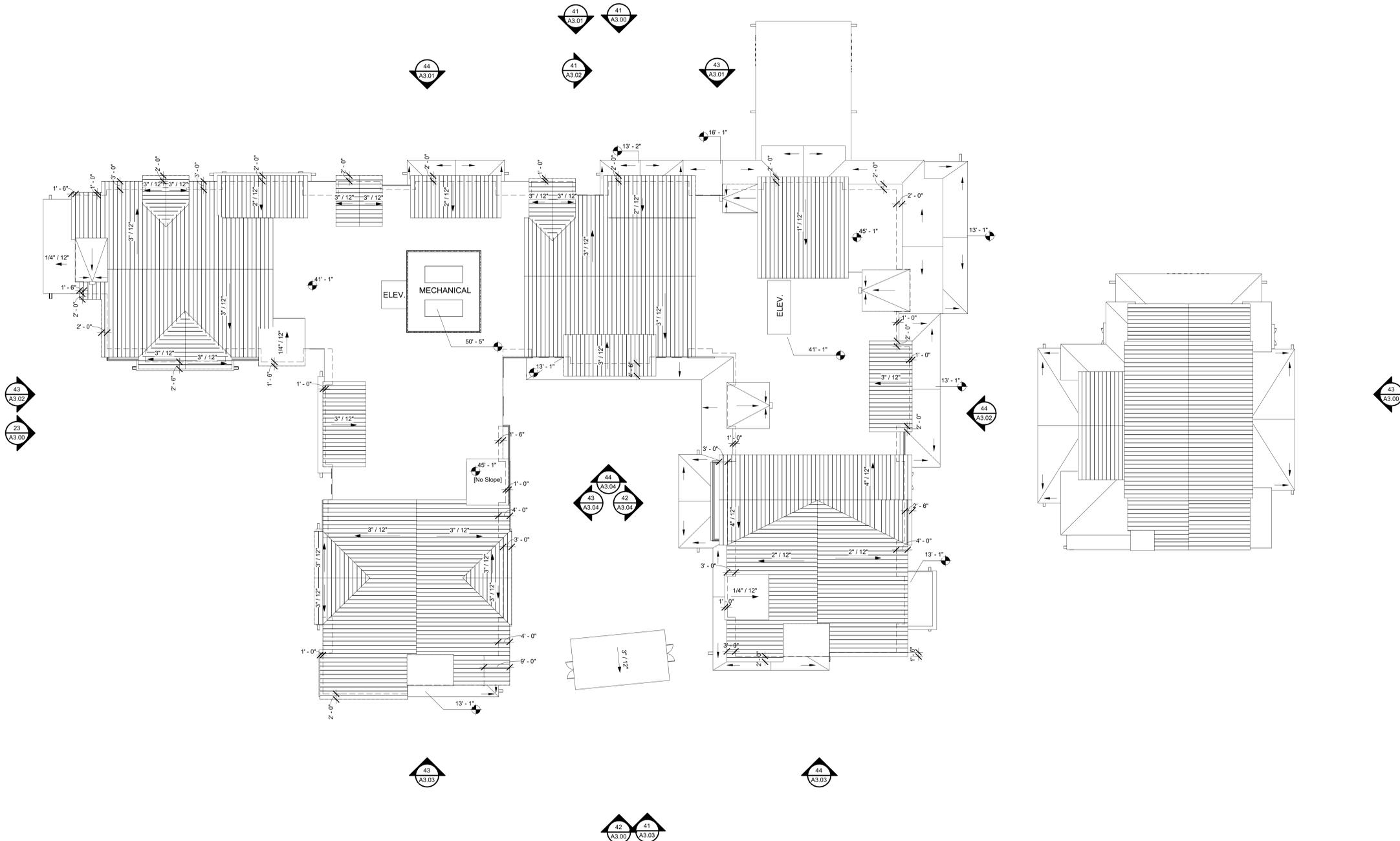
TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A1.03



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TRUCKEE, CA 96161

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ABBATE

SHEET TITLE

SOLAR ACCESS PLAN

DATE: 07/18/2023

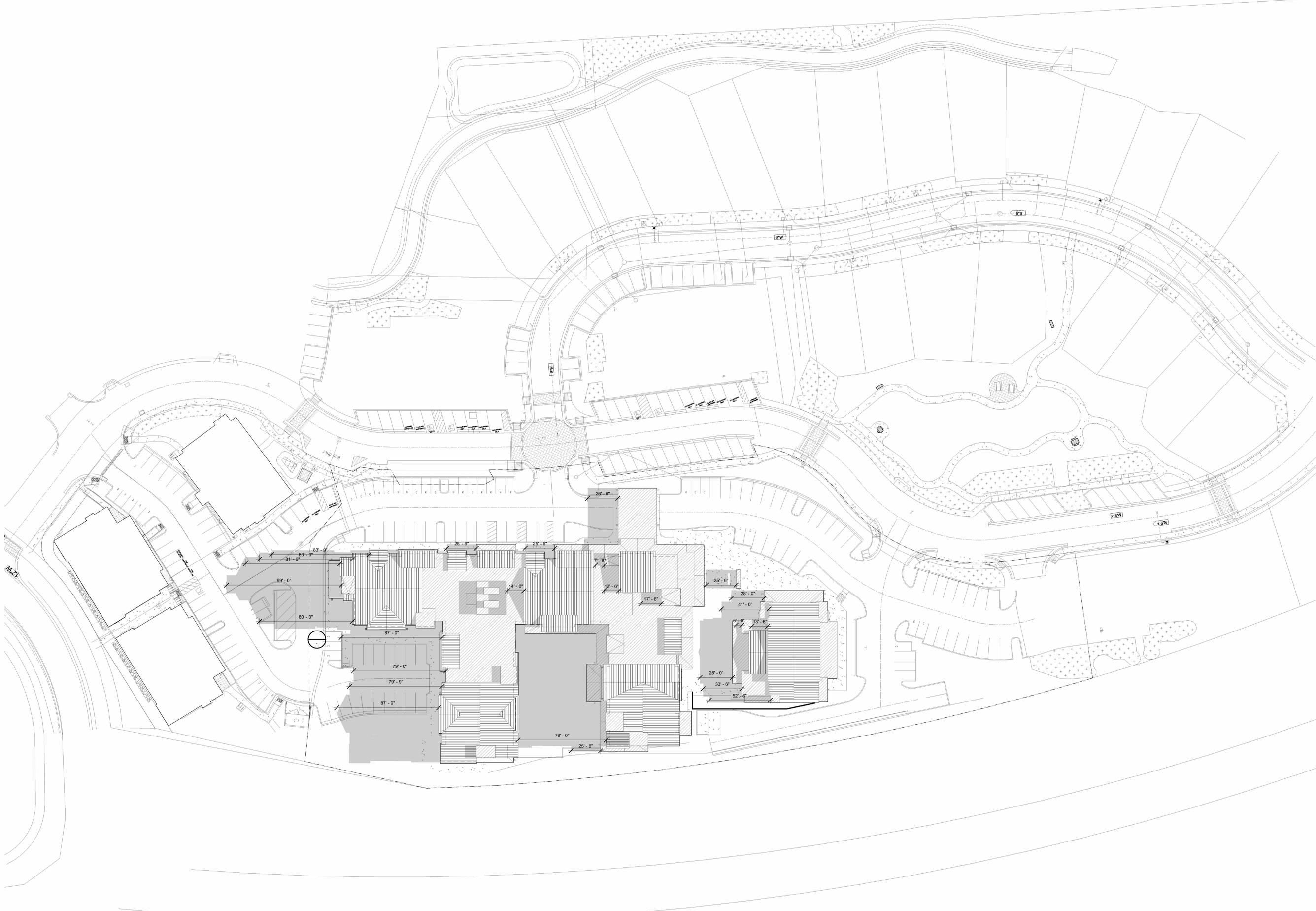
TECHNICIAN: JDM

PROJECT MANAGER: ACG

JOB NUMBER: 606

SHEET NUMBER

A1.04

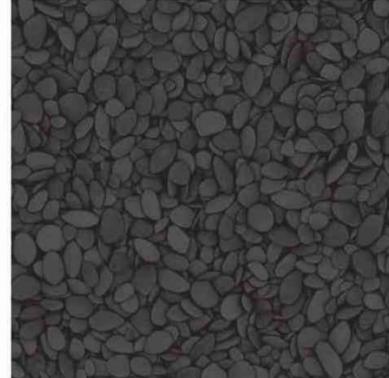




wood siding
1x shiplap western red cedar,
clear, smooth
stain: ginger/cordovan brown



roofs [1.5:12 slope]
double-lock standing seam
painted metal
color: black



roofs [1/4:12 slope]
torch down roof w/ decorative
gravel ballast
color: black



soffits
1x8 t+g grade d doug fir,
resawn
stain: ginger



wood siding
1x shiplap western red cedar,
clear, smooth
stain: dark grey



**metal siding +
structure + fascia**
painted metal
color: dtw black



**horizontal box rib
metal siding**
horizontal 6025 box rib
color: corten



windows
sierra pacific aluminum clad
exterior, wood interior
color: tw black



wood siding
1x8 t+g bodie ghost town grey,
circle sawn
stain: none



**wood fascia +
structure + trim**
western red cedar, stk
stain: cordovan brown



**board formed
concrete**
1x8 board formed



pavers
24x24 belgard lafitt plaza
grana slab
color: victorian blend

THE SCOUT HOTEL EXTERIOR MATERIAL PALETTE PROPOSAL

MATERIALS FROM RESOLUTION 2021-12 TO
BE UTILIZED THROUGHOUT HOTEL DESIGN
TO FIT WITHIN THE CONTEXT OF THE
VILLAGE AT GRAY'S CROSSING



41 SITE - EAST
1/16" = 1'-0"



42 SITE - WEST
1/16" = 1'-0"



43 SITE - SOUTH
1/16" = 1'-0"



23 SITE - NORTH
1/16" = 1'-0"

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TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A3.00

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PROJECT

THE SCOUT HOTEL
10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A3.01



41 HOTEL - EAST
1/16" = 1'-0"



43 HOTEL - EAST A
1/8" = 1'-0"



44 HOTEL - EAST B
1/8" = 1'-0"

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PROJECT

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10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 05/24/2023

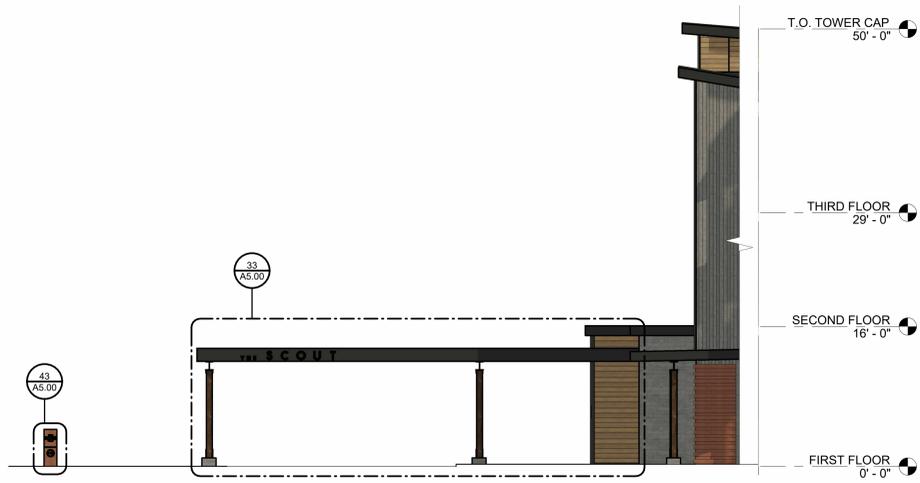
TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A3.02



41 HOTEL - NORTH PORTE COCHERE
1/8" = 1'-0"



43 HOTEL - NORTH
1/8" = 1'-0"



44 HOTEL - SOUTH
1/8" = 1'-0"



41 HOTEL- WEST
1/16" = 1'-0"



43 HOTEL- WEST A
1/8" = 1'-0"



44 HOTEL- WEST B
1/8" = 1'-0"

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TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606

SHEET NUMBER

A3.04



42 HOTEL- NORTH COURTYARD
1/8" = 1'-0"



43 HOTEL- SOUTH COURTYARD
1/8" = 1'-0"



44 HOTEL- WEST COURTYARD
1/8" = 1'-0"



41 EVENT - EAST
1/8" = 1'-0"



42 EVENT - NORTH
1/8" = 1'-0"



43 EVENT - SOUTH
1/8" = 1'-0"



44 EVENT - WEST
1/8" = 1'-0"

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TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: AGD

JOB NUMBER: 606
SHEET NUMBER

A3.05

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PROJECT
THE SCOUT HOTEL
10162 EDWIN WAY
TRUCKEE, CA

CLIENT
JOHN AND MATTHEW
ABBATE

SHEET TITLE
SITE SECTION &
RENDERS

DATE: 05/24/2023

TECHNICIAN: NGB

PROJECT MANAGER: ACC

JOB NUMBER: 606

SHEET NUMBER

A4.00



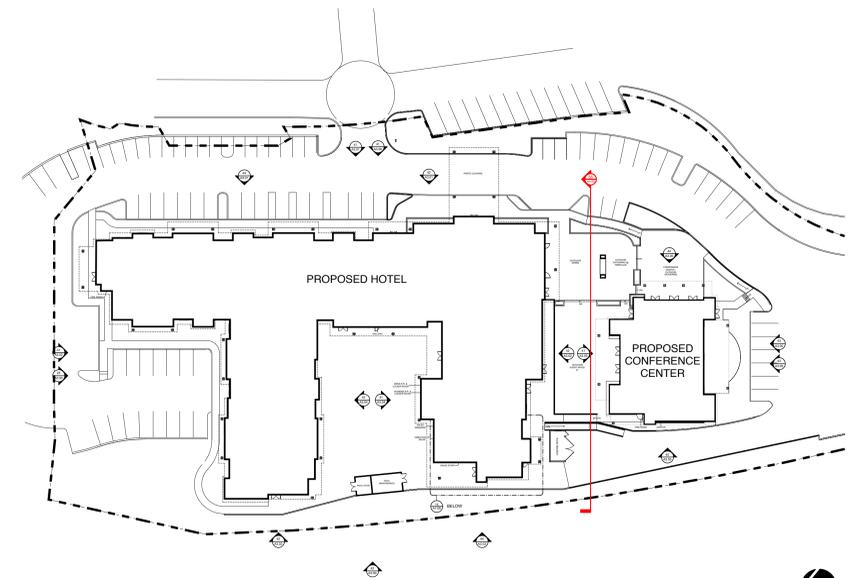
51 CONFERENCE CENTER PLAZA AND OUTDOOR FIREPLACE
N.T.S



31 ENTRY AT PORTE COCHERE
N.T.S



55 SITE SECTION
1/16" = 1'-0"



15 SITE KEY PLAN
N.T.S

SIGNAGE KEY - RE: A3.00, A3.05, A5.00

1. GROUND MOUNTED SIGN.
 - QUANTITY: (1)
 - LOCATION: VEHICLE ACCESS POINT OFF STREET FRONTAGE
 - SIGN AREA: 7.5 S.F. SUGGESTED (10 S.F. MAX)
 - HEIGHT: 5'-0" (8'-0" MAX.)
 - MATERIAL: NON-REFLECTIVE CORTEN SUGGESTED
 - ILLUMINATION: NONE OR LETTER INTERNAL CABINET
2. WALL MOUNTED SIGN AT HOTEL
 - QUANTITY: (1)
 - LOCATION: WALL ABOVE MAIN ENTRANCE
 - SIGN AREA: 43 S.F. SUGGESTED (100 S.F. AVAILABLE) (83 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - HEIGHT: BELOW EAVE AT 3RD FLOOR (39'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL
 - ILLUMINATION: NIGHT COMPLIANT DOWNLIGHTING (2 FIXTURES MAX) SEE SHEET L33c.
3. CANOPY MOUNTED SIGN AT HOTEL
 - QUANTITY: (1)
 - LOCATION: CANOPY AT PORTE COCHERE
 - SIGN AREA: 13.5 S.F. (83 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - HEIGHT: 1'-0" (14'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL
 - ILLUMINATION: INTERNALLY ILLUMINATED CABINET
4. WALL/CANOPY MOUNTED SIGN AT CONFERENCE CENTER
 - QUANTITY: (1)
 - LOCATION: CANOPY ABOVE MAIN ENTRANCE
 - SIGN AREA: 13.5 S.F. (40 LINEAL FEET OF BUSINESS FRONTAGE AT ENTRY)
 - HEIGHT: 1'-0" (13'-0" A.F.F. TO TOP OF MOUNT)
 - MATERIAL: NON-REFLECTIVE PAINTED METAL
 - ILLUMINATION: INTERNALLY ILLUMINATED CABINET
5. WALL MOUNTED PLAQUE (NON-SITE SIGNAGE) (HOTEL BRAND IDENTIFICATION SIGNAGE)
 - QUANTITY: (2)
 - LOCATION: MAIN ENTRANCE
 - SIGN AREA: 1.5 S.F.
 - BRONZE ALUMINUM CHANNEL FRAME
 - ILLUMINATION: INTERNALLY ILLUMINATED CABINET

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PROJECT

THE SCOUT HOTEL
10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

PROPOSED SIGNAGE

DATE: 05/25/2023

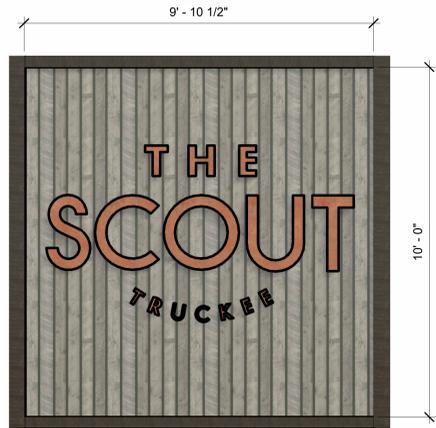
TECHNICIAN: Author

PROJECT MANAGER: Designer

JOB NUMBER: 606

SHEET NUMBER

A5.00

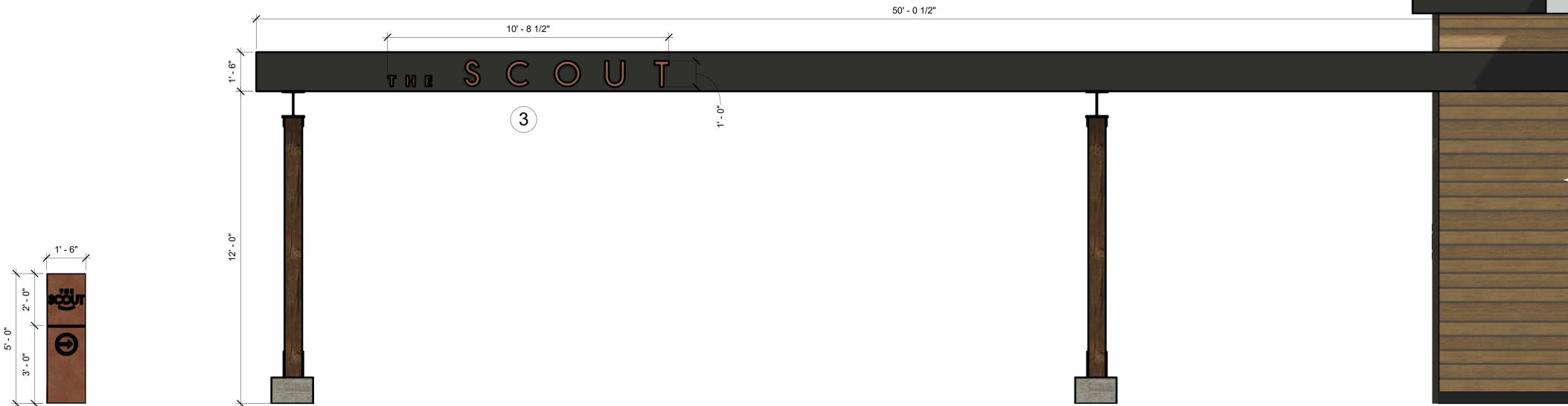


2



32 WALL MOUNTED SIGN - IDENTIFICATION PLAQUES AT ENTRY
1/2" = 1'-0"

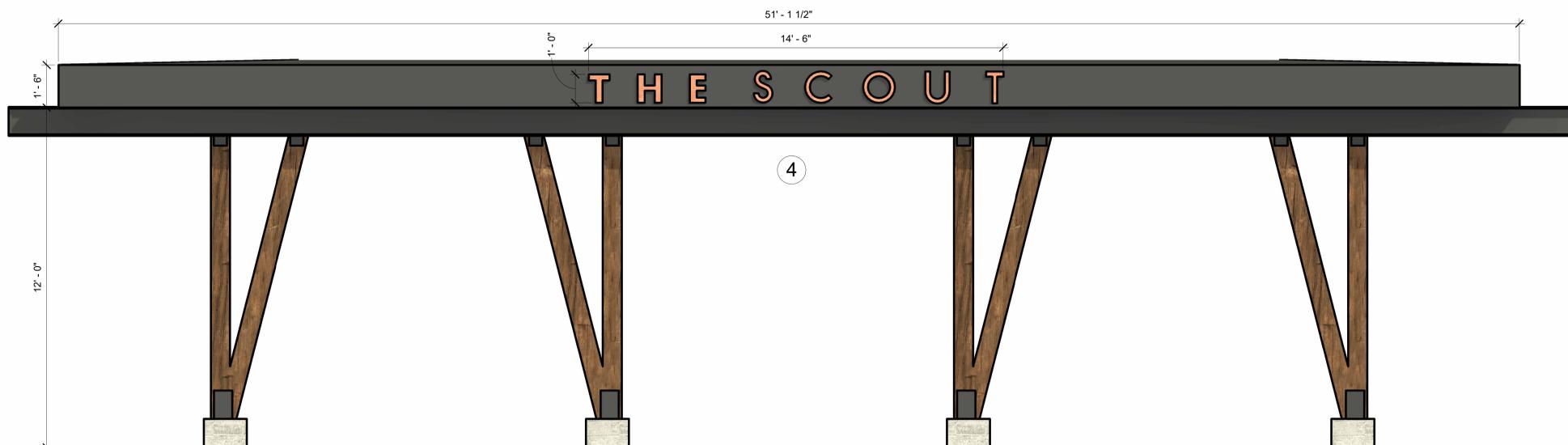
42 WALL MOUNTED SIGN - HOTEL
1/2" = 1'-0"



1

43 GROUND MOUNTED SIGN
1/2" = 1'-0"

33 CANOPY MOUNTED SIGN - PORTE COCHERE
1/2" = 1'-0"



4

44 CANOPY MOUNTED SIGN - CONFERENCE CENTER
1/2" = 1'-0"

REVISIONS

REV #	REV DATE	REV DESCRIPTION
05 Oct 2023		plan submission
31 Aug 2023		plan submission
24 May 2023		plan submission
12 May 2023		prog coordination

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW
ABBATE

SHEET TITLE

notes
scale | no scale

DATE: 05/24/23

SHEET NUMBER

LD.1

General Notes |

DIMENSIONS

All dimensions noted are to face of finish.

Contractor must install all fixtures according to dimensions provided on the drawings. Contractor is to field verify all dimensions. 2c lighting must be notified of any variations or discrepancies from the dimensions and conditions shown on these drawings. In the case of a missing dimension, contractor must verify with 2c lighting, as scaling the drawing or other approximations are unacceptable.

COORDINATION

When structural or mechanical conflicts prevent the installation of lighting fixtures as documented and dimensioned on these drawings, the contractor must contact 2c lighting prior to installation. All other ceiling mounted equipment (i.e. diffusers, sprinkler heads, speakers, smoke detectors/alarms, security items, A/V equipment, etc.) must be coordinated with 2c lighting documents. Locations of lighting equipment as shown on these documents are critical and take precedence. Contractor must contact 2c lighting in writing where discrepancies or conflicts exist.

CODE COMPLIANCE

Electrical contractor must adhere to all national and local electrical codes. It is the responsibility of the electrical contractor to notify 2c lighting in writing if any code conflicts exist.

SUBSTITUTIONS

Equipment substitutions are not allowed unless approved in writing by 2c lighting.

LIGHTING RECEPTACLES

All receptacles (half-dimmed duplex, floor, clock, etc.) shown on these drawings are for lighting purposes only. They shall not be considered as code required receptacles. Refer to architect's/engineer's plans for additional/required locations. Field verify all receptacle locations with owner/architect/interior designer prior to installation.

FURNITURE LOCATIONS

Exact locations of furniture is the responsibility of interior designer. Furniture shown on this plan is representative, and verification of furniture location/size is required where/if fixture dimensions reference such furniture.

A/V EQUIPMENT

Exact placement of A/V projectors, screens, etc. is the responsibility of the A/V consultant. Verification of A/V locations is required where/if light fixture dimensions reference such equipment.

DECORATIVE FIXTURES

All decorative wall sconce and pendant/chandelier locations are the responsibility of the owner/interior designer. This includes mounting heights, on center spacing, and hanging heights.

Control Notes |

MOUNTING HEIGHTS & LOCATIONS

Mounting height of all lighting control devices to be 44" a.f.f. to the centerline of the box unless otherwise noted or specifically requested by owner/architect/interior designer. Contractor to verify keypad/wallbox locations with 2c lighting/architect/interior designer where structural conflicts occur.

KEYPADS

All keypads to be ganged together where indicated. Special backboxes for ganging may be required.

WALLBOX/DIMMERS

All wallbox dimmers to be ganged together where indicated. Special backboxes for ganging may be required. If ganging is not possible due to code or electrical requirements, then align devices horizontally with one inch spacing between devices.

Fans are not to be broken on wallbox dimmers unless otherwise noted. Special backboxes may be required for ganging. Contractor to verify all all loads for de-rating of dimmers, see manufacturers de-rating information.

Contractor to coordinate matching and ganging exhaust fan switches, ceiling fan switches, A/V controls and/or any miscellaneous switches/dimmers with specified lighting controls.

GRAFIK EYES

All Grafik Eye devices shall be remotely located unless otherwise noted. Reference control drawing for locations and notations. Contractor must verify exact mounting locations with 2c lighting prior to installation. Multiple Grafik Eye devices to be spaced one inch between units horizontally or vertically. Grafik Eye devices to be linked per 2c lighting Dimming Schedules.

CHOKES, TRANSFORMERS AND BALLASTS

Lamp de-buzzing coils (chokes) are to be remotely located away from the lighting fixtures in a sound proof, conditioned environment. For fixtures specified with remote transformers and ballasts, locate this equipment in an accessible, non-visible location in accordance with the manufacturer's recommendations. The information listed below serves as a guide:

In order to provide uniform light output, voltage drops (line loss) on the secondary must not exceed 10% from the transformer to the farthest lighting load. To ensure voltage drops are within acceptable parameters, the following recommendations shall be followed:

Maximum length of wire run from the transformer to that farthest load:

Wire Gauge	Total Watts Connected to Run						
	20w	50w	75w	100w	150w	200w	500w
#16	23'	17'	12'	8'	n/a	n/a	n/a
#14	72'	29'	18'	14'	9'	5'	2'
#12	108'	44'	29'	22'	14'	8'	4'

Secondary Wire Gauge	Maximum Approved Connected to Run	
	Ampères	Maximum Wattage
#16	10	120
#14	15	180
#12	20	240

Whenever possible, wire fixture runs from a middle feed or spliced joint rather than at the extreme ends. Do not overload the transformer: (lamp wattage) x (# of lamps) must not exceed 80% of transformer load capacity. All low voltage lighting circuits should be fused on both sides of the secondary in accordance with the national electric code and any applicable local codes. Consult installation instructions supplied by manufacturer for any further electrical or wiring details.

Lighting Legend |

- Existing to Remain
- ⊗ Existing to be Removed
- ⬆ Wall Mounted Adjustable
- ⬆ Ceiling Mounted Adjustable
- Recessed Adjustable Accent
- Recessed Fixture
- ⬆ Recessed Wall Washer
- ⬆ Recessed Double Wall Washer
- ⬆ Recessed Corner Wall Washer
- ⬆ Wall Mounted Fixture
- ⬆ Stake Mounted Fixture
- ⬆ Surface Mounted Fixture
- ⬆ Decorative Wall Sconce
- ⬆ Decorative Pendant or Chandelier
- ⬆ PAR Cove Lighting
- Linear Lighting (Horizontal)
 - Linear Lighting (Vertical)
- ⬆ Track Fixture
- Fluorescent Strip
 - Recessed Fluorescent 2x 2'
 - Recessed Fluorescent 2x 4'
 - Recessed Rect. Wall Washer
 - Step Light
 - Recessed Underwater Fixture
 - Well Light
 - ⊗ Well Light - Adjustable
 - ⬆ Exit Sign
 - ⊗ Noise Filter Choke
 - ⊗ Remote Transformer (xxx+VA Rating)
 - ⊗ Dimmed Floor Receptacle (NEMA 6-20R Note 2)
 - ⊗ Dimmed Duplex Receptacle (NEMA 6-20R Note 2)
 - ⊗ Half Switched Dimmed Duplex Receptacle (NEMA 6-20R Note 2)
 - ⊗ Dimmed Simplex Receptacle (NEMA 6-20R Note 2)
- ⊗ Clock Receptacle
- Wallbox Dimmer or Switch
- ⬆ Remote Keypad
- ⬆ Grafik Eye Control
- ⬆ Door Jamb Switch
- ⬆ Programming Jack
- ⬆ Keypad Cleanup Station
- ⬆ Partition Control
- ⬆ Dimming Power Booster

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05 Oct 2023		plan submission
31 Aug 2023		plan submission
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12 May 2023		prog coordination

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

SHEET TITLE

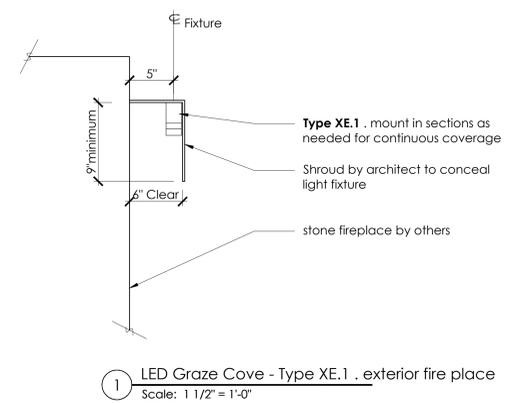
details

scale | varies

DATE: 05/24/23

SHEET NUMBER

LD.2



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REVISIONS

REV #	REV DATE	REV DESCRIPTION
05	Oct 2023	plan submission
31	Aug 2023	plan submission
24	May 2023	plan submission
12	May 2023	prog coordination

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

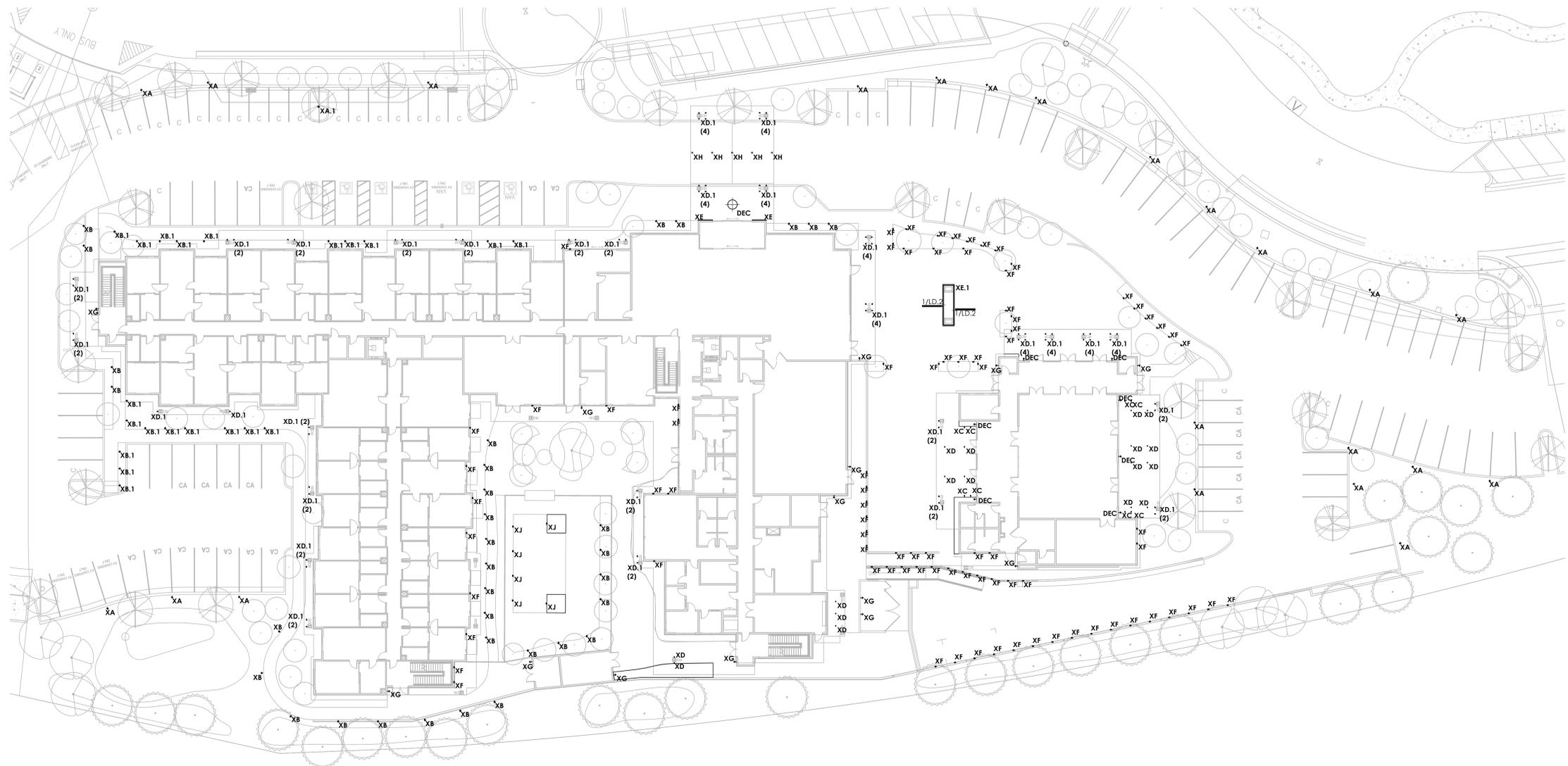
SHEET TITLE

lighting plan
site - Level 1
scale | 1:20

DATE: 05/24/23

SHEET NUMBER

LS1



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PROJECT

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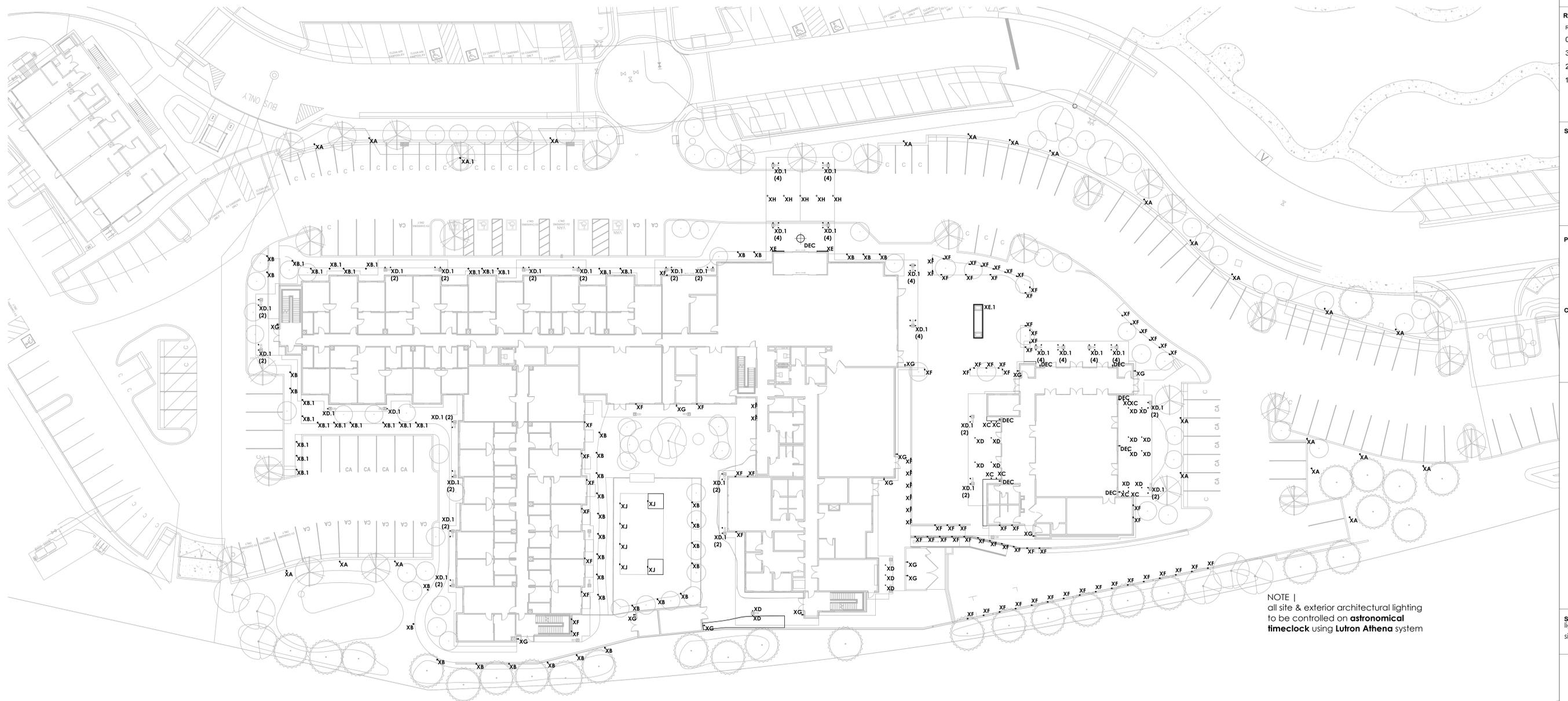
SHEET TITLE

lighting control plan
site - Level 1
scale | 1:20

DATE: 05/24/23

SHEET NUMBER

LS1c



NOTE |
all site & exterior architectural lighting
to be controlled on **astronomical
timeclock** using **Lutron Athena** system

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Luminaire Schedule

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Input Watts	Total Lumen Output	User Defined Factor	Light Lost Factor
XA	22	BEGA B84252 K3 [FINISH] + 12 RFNS1 B12RFNS1-AB	17	2010	1.000	0.855	
XA1	1	BEGA B84252 K3 [FINISH] + 12 RFNS1 B12RFNS1-AB	34	4020	1.000	0.855	
XB	31	LOUIS POULSEN FLINDT BOLLARD 31.5IN CORTEN ANCHORAGE 3000K 707 120-277V/60HZ	15	707	1.000	0.900	
XB1	23	LOUIS POULSEN FLINDT BOLLARD 43.3IN CORTEN ANCHORAGE 3000K 707 120-277V/60HZ	15	707	1.000	0.900	
XC	8	LUCIFER F4R MWW 2 [FINISH] AG 90C14A 30 WW AT [CEILING] TR2 LH1	14	992	0.682	0.583	
XD	17	LUCIFER F4R MFD 2 [FINISH] AG 90C14A 30 40 AT [CEILING] TR2 LH1 04	14	1026	0.808	0.691	
XD1	78	LUCIFER F4R MAD 2 [FLANGE FINISH] AG 90C14A 30 15 C [CEILING THICKNESS] LH1 03	14	1063	0.908	0.776	
XE	2	FINELITE HP-WG 6W 6D [5FT 6INCH] V 930 [VOLT] SC TR SSA PE-L PE-R [CEILING]	50.6	2584	1.370	1.171	
XE1	1	ELECTRIX L280W 10 [40FT] 830 15F A H 07 08 ZX + LFC L280W 32 + JC L280W COILED	420	24930	1.330	1.137	
XE2	2	BK LIGHTING SN 24 L DE LED TR X102 FL [FINISH] L2 A INC 120	13	1129	1.000	0.850	
XF	85	BEGA 33055 K3 [FINISH]	11	480	1.000	0.850	
XG	14	BEGA 33 243 K3 [FINISH] EMPK	35	4018	1.000	0.855	
XH	5	BEGA 77090 K3 [FINISH] BB7089LED PRE-SHIP	16	265	1.000	0.850	

Calculation Summary

Calculation Grid Location	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
SITE	0	Fc	1.34	46.5	0.0	N.A.
PARKING & DRIVE LANE	0	Fc	1.08	8.9	0.0	N.A.

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SHEET TITLE

lighting plan

site - Level 2

scale | 1:20

DATE: 05/24/23

SHEET NUMBER

LS2



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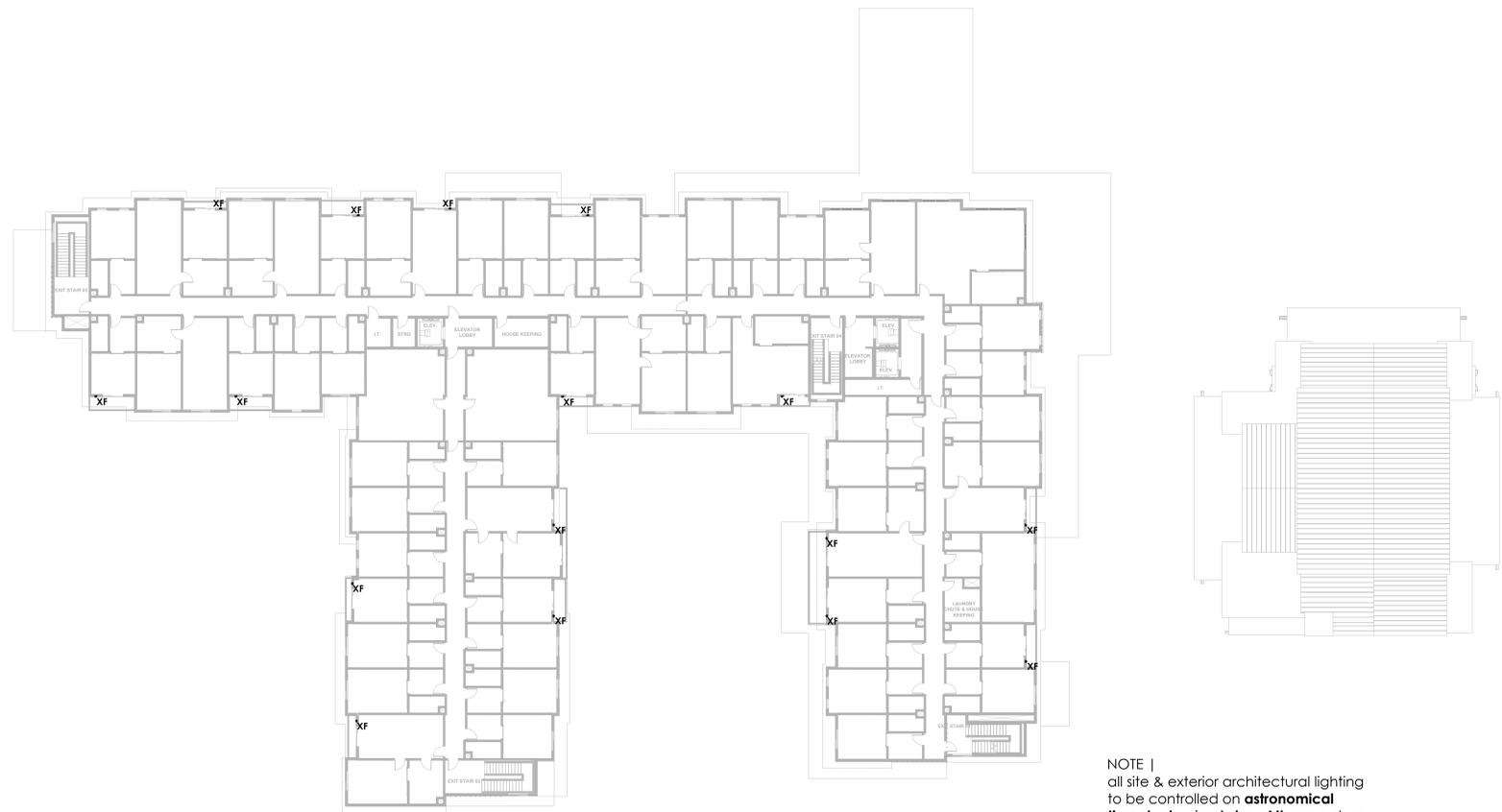
PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

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JOHN AND MATTHEW ABBATE



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lighting control plan
site - Level 2
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SHEET NUMBER

LS2c

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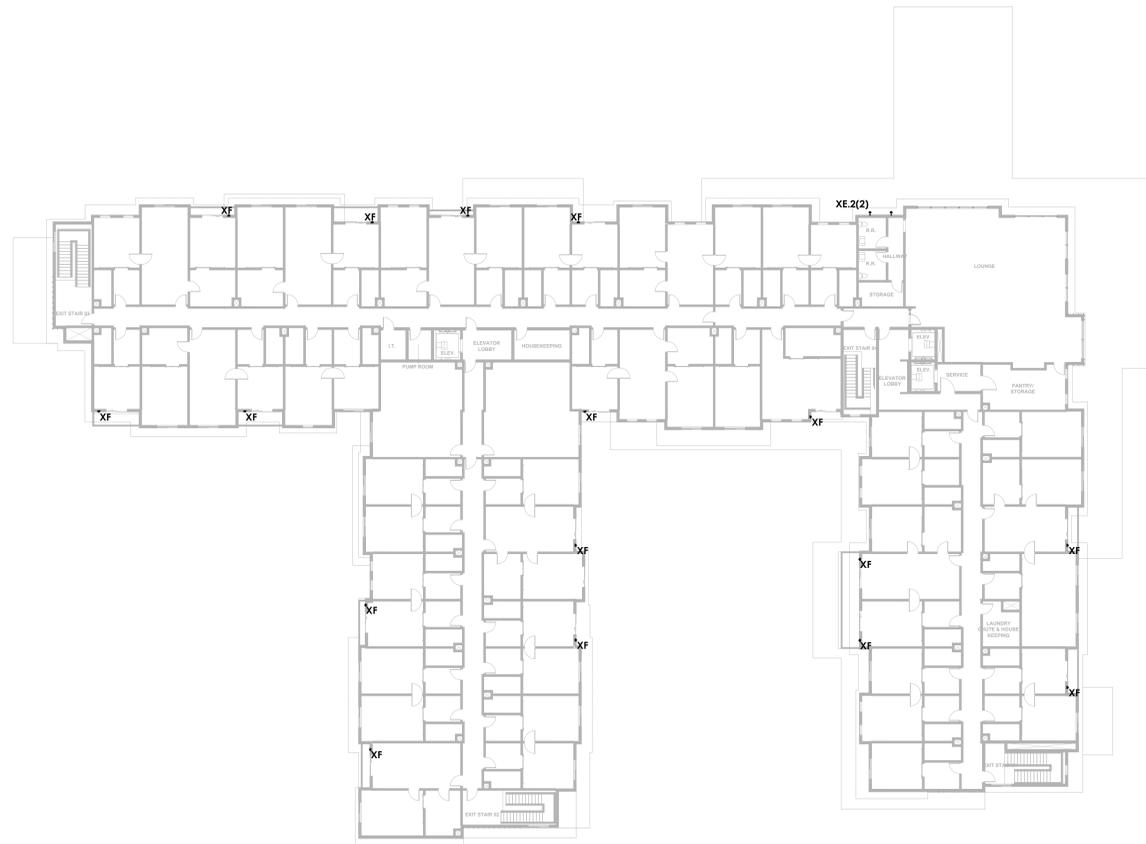
PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

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SHEET TITLE

lighting plan

site - Level 3

scale | 1:20

DATE: 05/24/23

SHEET NUMBER

LS3

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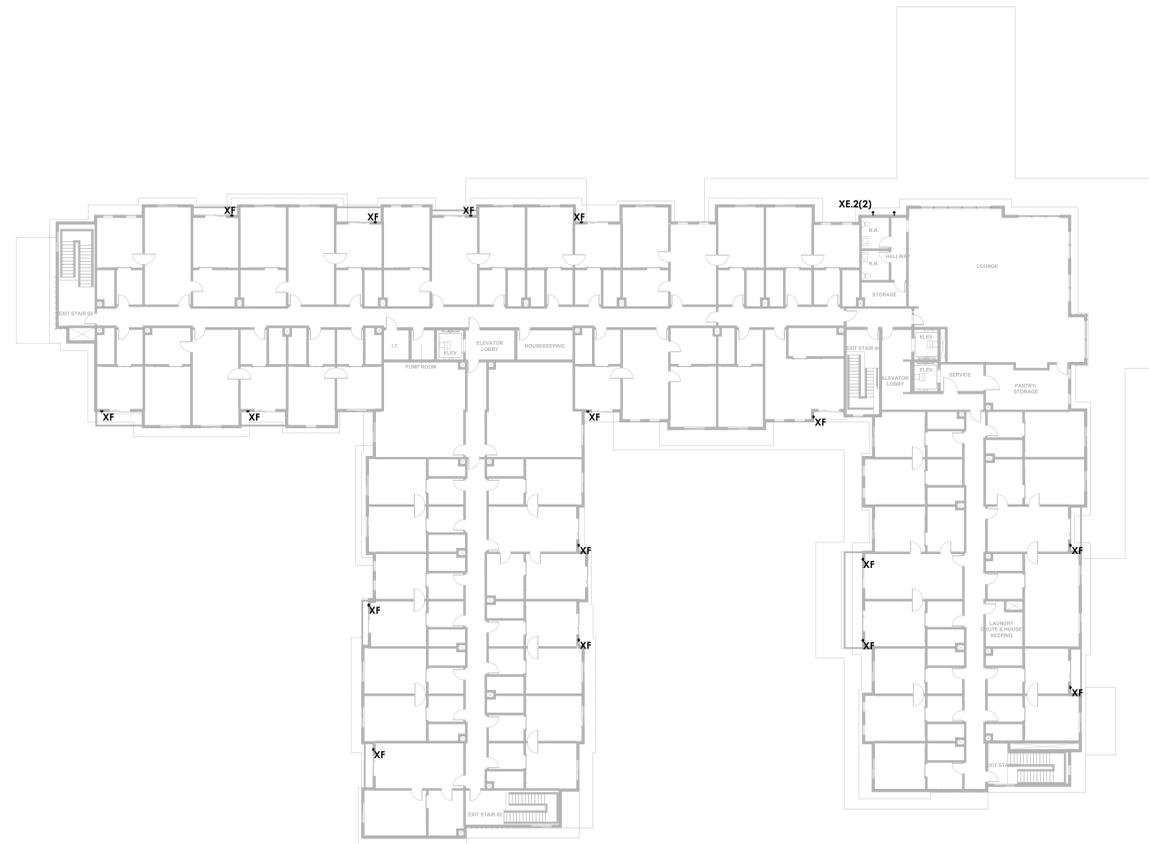
PROJECT

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PROJECT ADDRESS

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NOTE |
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timeclock** using **Lutron Athena** system

SHEET TITLE

lighting control plan
site - Level 3
scale | 1:20

DATE: 05/24/23

SHEET NUMBER

LS3c