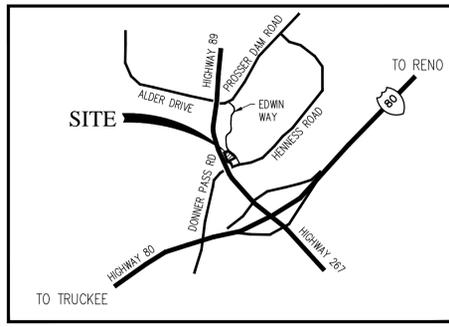


**PLANNING COMMISSION RESOLUTION 2023-11
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2022-00000034/DP
(VILLAGE AT GRAY'S CROSSING CAR WASH)**

EXHIBIT "A"

APPROVED PLANS

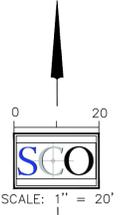


VICINITY MAP
NO SCALE

- NOE**
- 1 - RETENTION POND
 - 2 - BIO-SWALE
 - 3 - TRASH ENCLOSURE; BOX RIB SIDING ON POST WITH REINFORCED CONCRETE APRON
 - 4 - LANDSCAPE BERM
 - 5 - 3" ASPHALT OVER 8" AGG. BASE (TYP.)
 - 6 - BARRIER CURB
 - 7 - TYPE E CURB AND GUTTER
 - 8 - BICYCLE PARKING
 - 9 - PAY STATION



- LEGEND**
- PROPOSED BIO-SWALE
 - PROPOSED RETENTION POND
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - TRUNCATED DOMES
 - (1) RECORD INFORMATION PER BOOK 9, SUBDIVISIONS, PAGE 26, O.R.N.C.
 - (2) RECORD INFORMATION PER BOOK 8, SUBDIVISIONS, PAGE 182, O.R.N.C.



PROJECT INFORMATION

OWNER / APPLICANT

JOHN & SABRA ABBATE, TRUSTEES
140 Heron Way
Merced, CA 95341
Contact: Matthew Abbate - matthew@aiacorp.net

PLANNING & ENGINEERING

SCO PLANNING & ENGINEERING, INC.
140 Litton Drive, Suite 240
Grass Valley, CA 95945
Contact: Martin Wood - 272.5841

ARCHITECT

SEVAN-MULTI-SITE SOLUTIONS
3025 Highland Parkway Suite 850
Downers Grove, IL, 60515
Contact:

GENERAL PLAN / ZONING

GRAYS CROSSING SPECIFIC PLAN
CN (VILLAGE COMMERCIAL)

APN'S / LAND AREA

043-070-010 ("LOT T" BOOK 9, SUBDS, PG 26)
43,295 ± SF

FIRE PROTECTION

TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER

TRUCKEE SANITARY DISTRICT

LAND USE & PARKING STATISTICS						
	LAND AREA			PARKING		
	Sq. Ft.	Acres	%		Proposed	Required
Bldg Footprint	□□□□	□□□	□□	ADA	1	1
Asphalt	□□□□	□□□	□□□□	Vacuum Stations	9	
Concrete	□□□□	□□□	□□□	Standard	3	
Landscape/OS	□□□□	□□□	□□□□	Compact	0	
				Bicycle	3	15% or 3 min
TOTAL	43,295	0.99	100	TOTAL	16	

TOTAL IMPERVIOUS SURFACE: 34.8% (19,903 SF)
TOTAL AREA OF PROPOSED DISTURBANCE: 60.0% (26,095 SF)



DATE SIGNED: _____



DESIGNED: JB/MW	DATE
DRAWN: NUB	NO. REVISIONS
PROJ. NO: 202152	
DWG-SEE DAY STAMP	
DATE-SEE DAY STAMP	

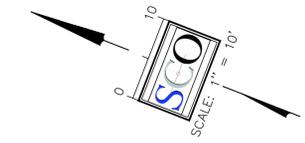
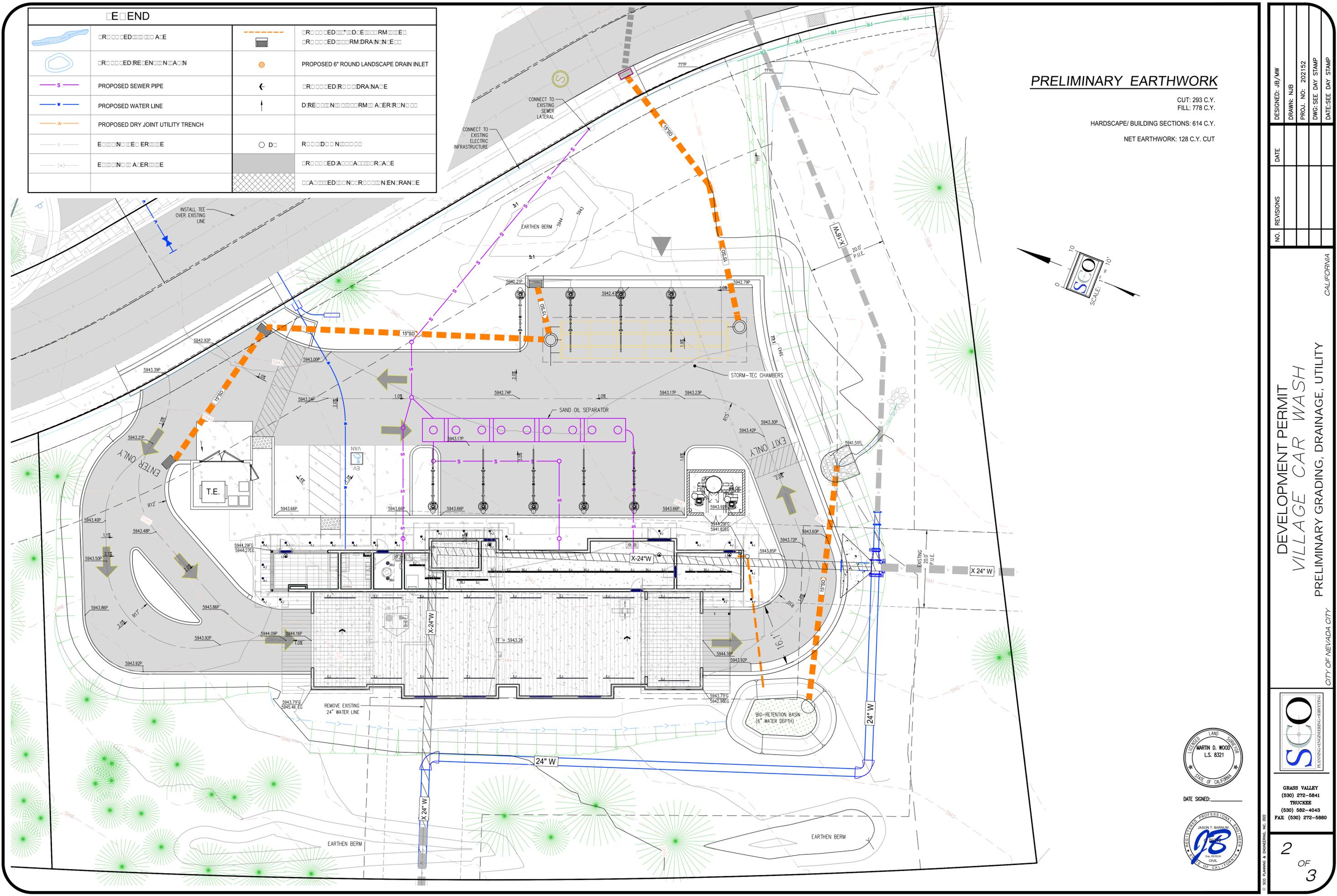
DEVELOPMENT PERMIT
 VILLAGE CAR WASH
 SITE PLAN
 CALIFORNIA
 CITY OF NEVADA CITY



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043
FAX: (530) 272-5880

	END		PROPOSED SEWER PIPE		PROPOSED 6" ROUND LANDSCAPE DRAIN INLET
	PROPOSED WATER LINE		PROPOSED DRY JOINT UTILITY TRENCH		PROPOSED 24" WATER LINE
	EXISTING SEWER PIPE		EXISTING WATER LINE		EXISTING 24" WATER LINE
	EXISTING DRY JOINT UTILITY TRENCH		EXISTING 24" WATER LINE		EXISTING 6" ROUND LANDSCAPE DRAIN INLET

PRELIMINARY EARTHWORK
 CUT: 293 C.Y.
 FILL: 778 C.Y.
 HARDSCAPE/ BUILDING SECTIONS: 614 C.Y.
 NET EARTHWORK: 128 C.Y. CUT



DESIGNED: JB/AMW	DATE
DRAWN: NUB	NO. REVISIONS
PROJ. NO: 202152	
DWG-SEE DAY STAMP	
DATE-SEE DAY STAMP	

DEVELOPMENT PERMIT
VILLAGE CAR WASH
 PRELIMINARY GRADING, DRAINAGE, UTILITY
 CITY OF NEVADA CITY



DATE SIGNED: _____



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 (530) 272-5841
 TRUCKEE
 (530) 582-4043
 FAX: (530) 272-5880

PROJECT INFORMATION

OWNER / APPLICANT

JOHN & SABRA ABBATE, TRUSTEES
140 Heron Way
Merced, CA 95341
Contact: Matthew Abbate - matthew@aiiacorp.net

GRAY'S CROSSING INVESTMENTS LLC
043-070-017-000

PLANNING & ENGINEERING

SCO PLANNING & ENGINEERING, INC.
140 Litton Drive, Suite 240
Grass Valley, CA 95945
Contact: Martin Wood - 272.5841

GENERAL PLAN / ZONING

GRAYS CROSSING SPECIFIC PLAN
CN (VILLAGE COMMERCIAL)

APN'S / LAND AREA

043-070-010 ("LOT T" BOOK 9, SUBDS, PG 26)
43,295 ± SF

FIRE PROTECTION

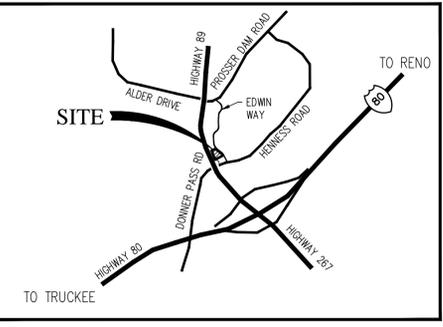
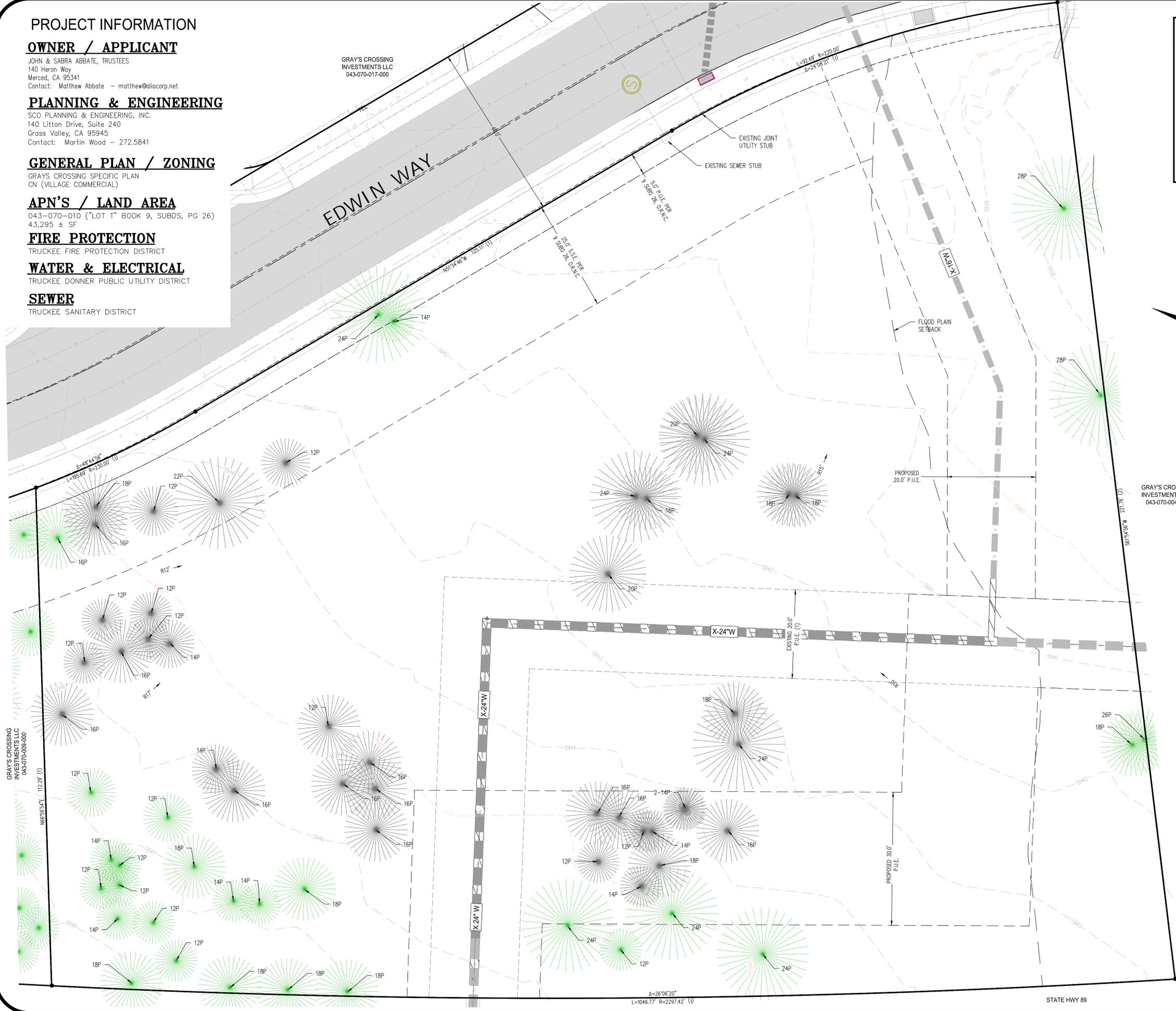
TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

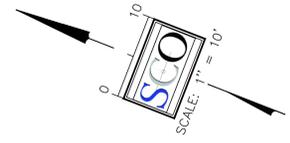
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER

TRUCKEE SANITARY DISTRICT



VICINITY MAP
NO SCALE



LEGEND:

- 5/8" REBAR W/ PLASTIC CAP, STAMPED P.L.S. 8321 TO BE SET PER BOOK 9, PM, PG 26, O.R.N.C.
- P PINE TREE (SIZE AS NOTED)(NOT ALL TREES NECESSARY LOCATED)
- P PINE TREE TO BE REMOVED - 51 TREES
- EXISTING ASPHALT
- (u) — JOINT UTILITY TRENCH
- (w) — EXISTING WATER LINE
- (s) — EXISTING SEWER LINE
- (o) — EXISTING STORM DRAIN LINE
- (1) RECORD INFORMATION PER BOOK 9, SUBDIVISIONS, PAGE 26, O.R.N.C.
- (2) RECORD INFORMATION PER BOOK 8, SUBDIVISIONS, PAGE 182, O.R.N.C.



DATE SIGNED: _____

NO.	REVISIONS	DATE	DESIGNED: JB/AMW	DRAWN: NUB	PROJ. NO: 202152	DWG-SEE DAY STAMP	DATE-SEE DAY STAMP

DEVELOPMENT PERMIT
VILLAGE CAR WASH
TOPOGRAPHY AND BOUNDARY EXHIBIT

CITY OF NEVADA CITY

SCO
PLANNING & ENGINEERING - SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043
FAX: (530) 272-5880

1
OF
1



SEAL

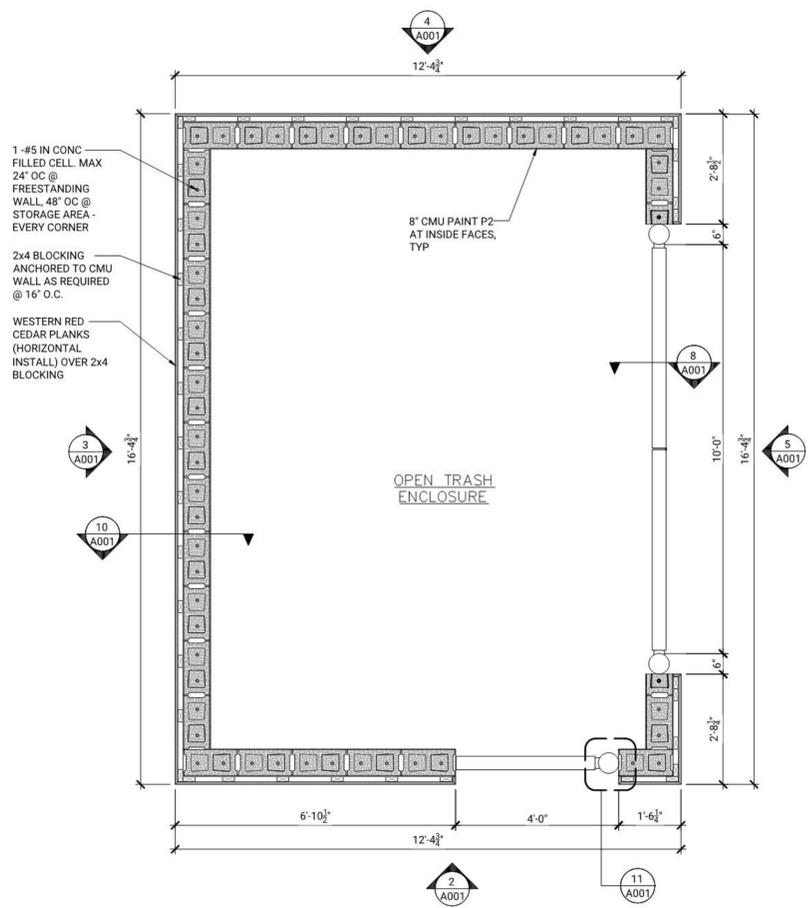
No.	DATE	DESCRIPTION
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2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
TREASH ENCLOSURE PLAN & DETAILS

SHEET MANAGEMENT	PROJECT NO.	DATE ISSUED	RC	JD
PROJECT NO.: ABA01-015	DATE ISSUED: 11/09/23	RC	JD	
DRAWN BY:	REVIEWED BY:			

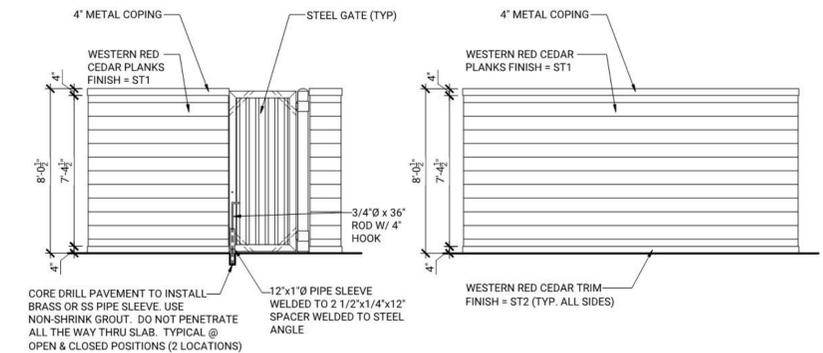
SHEET NUMBER

A001



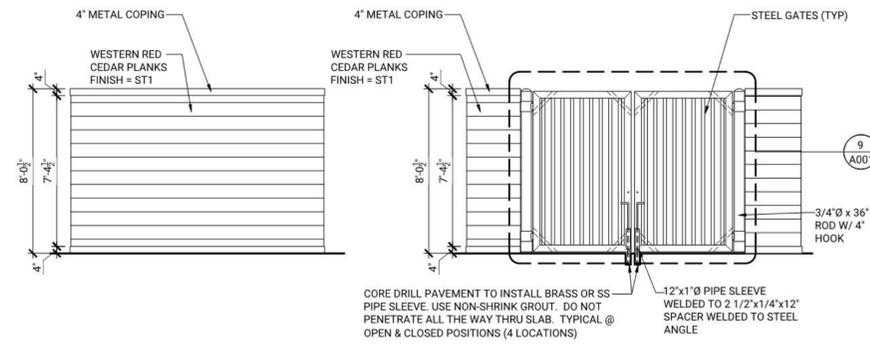
1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

NOTE:
REFER TO A200 FOR ALL FINISH / MATERIALS



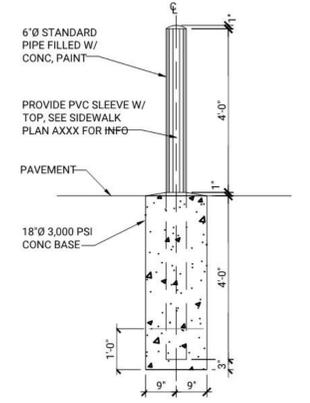
2 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

3 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

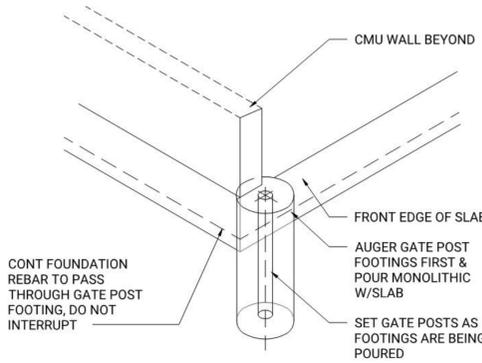


4 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

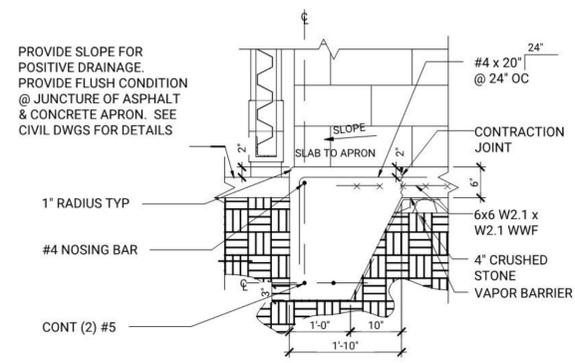
5 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



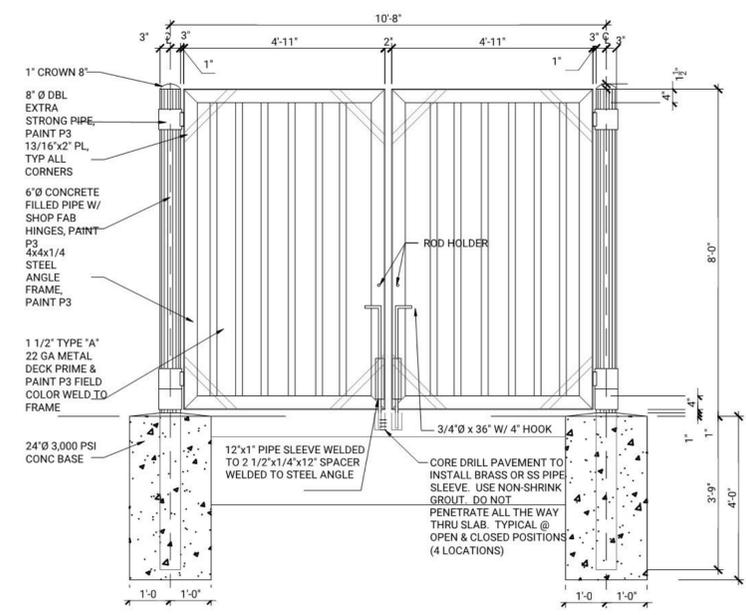
6 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



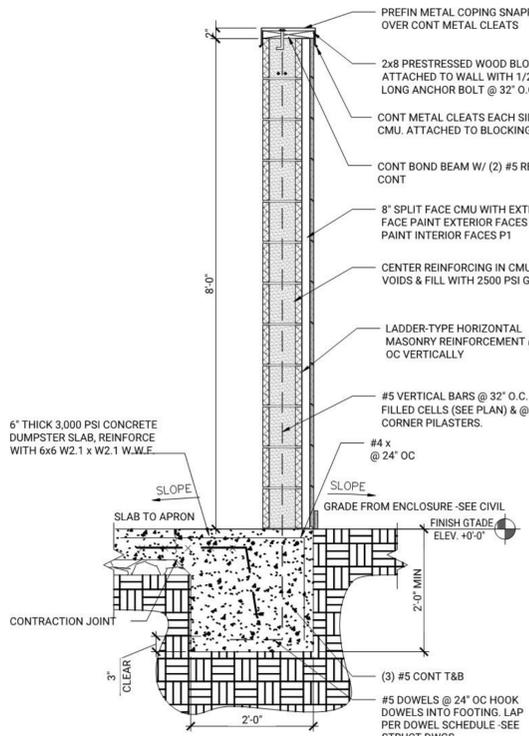
7 DUMPSTER GATE POST FOOTING AXON
SCALE: NTS



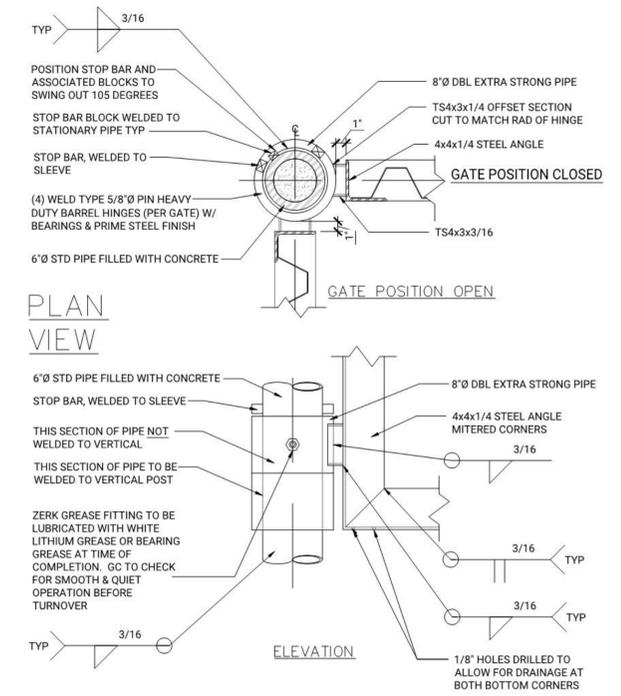
8 SLAB EDGE AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



9 SECTION AT DUMPSTER WALL
SCALE: 1/2" = 1'-0"



10 SECTION AT DUMPSTER WALL
SCALE: 3/4" = 1'-0"



11 HINGE DETAIL AT DUMPSTER GATE
SCALE: 3" = 1'-0"



SEAL

No.	DATE	DESCRIPTION
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5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9

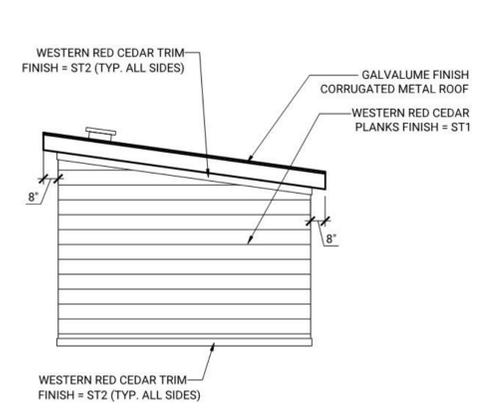
PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161

VACUUM ENCLOSURE PLAN & DETAILS

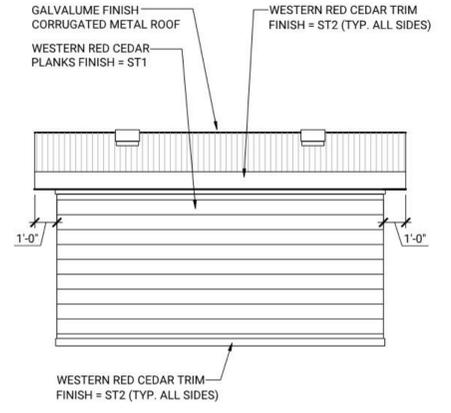
SHEET MANAGEMENT
PROJECT NO.: ABA01-015
DATE ISSUED: 11/09/23
DRAWN BY: RC
REVIEWED BY: JD

SHEET NUMBER

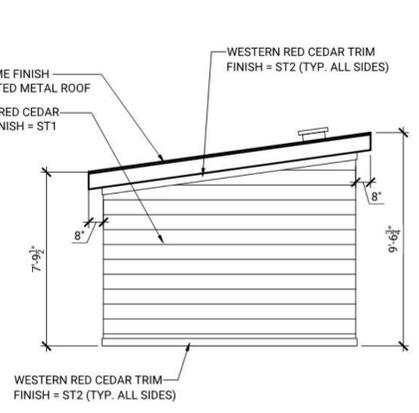
A002



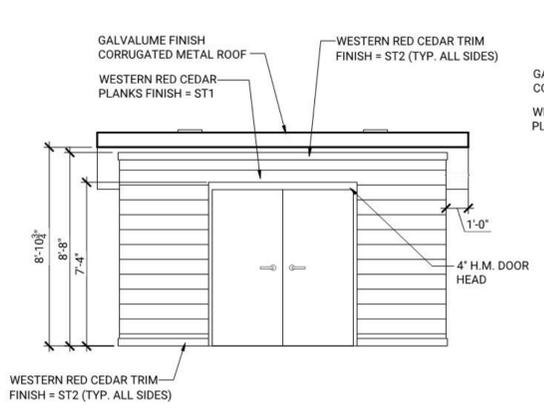
5
A002 VAC ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



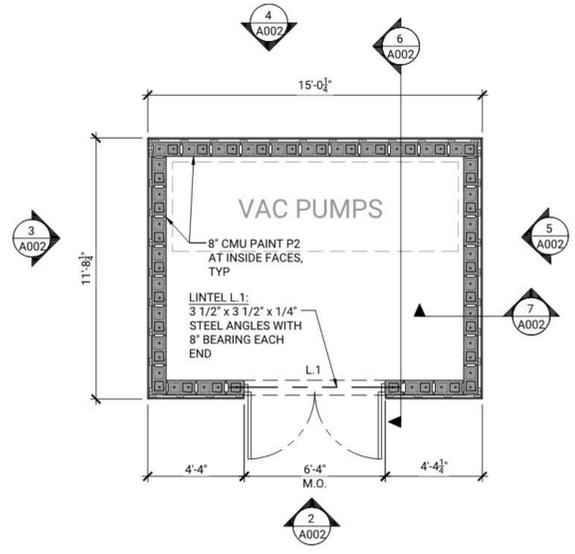
4
A002 VAC ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



3
A002 VAC ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

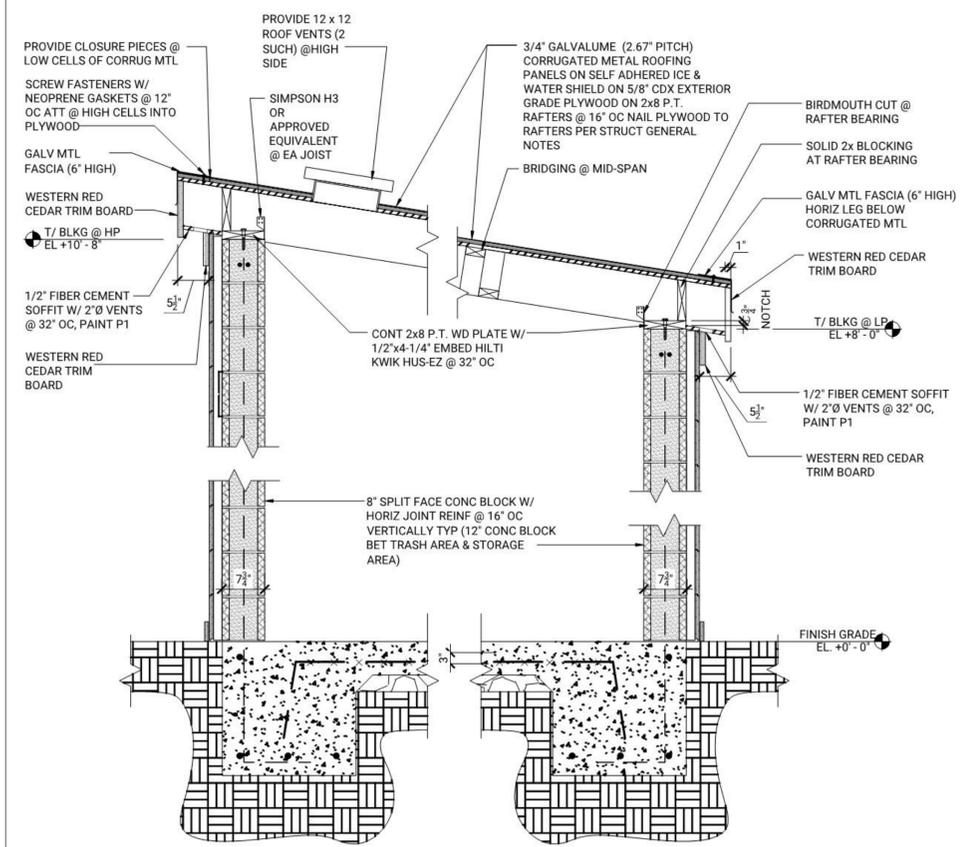


2
A002 VAC ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

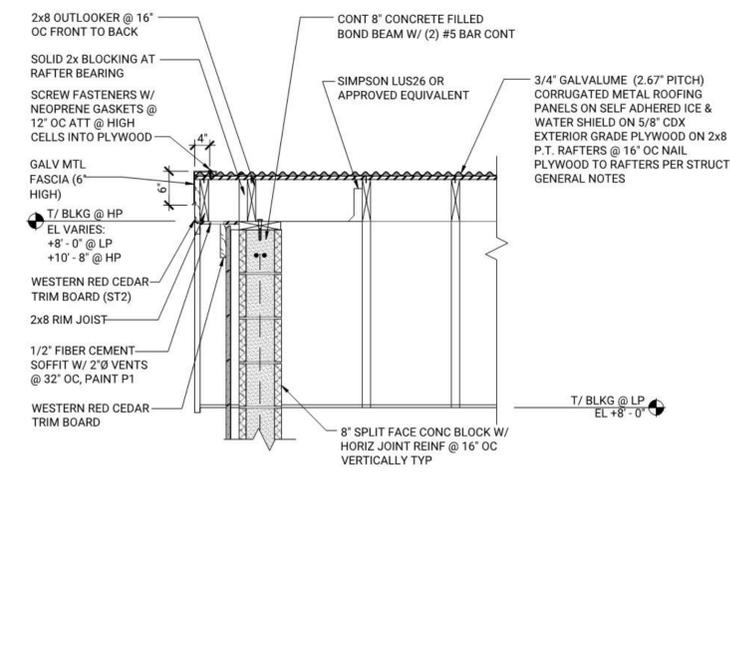


1
A002 VAC ENCLOSURE PL
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO A200 FOR ALL FINISH / MATERIALS



6
A002 SECTION THRU VAC ENCLOSURE
SCALE: 3/4" = 1'-0"



6
A002 SECTION THRU SIDE WALL
SCALE: 3/4" = 1'-0"



SEAL

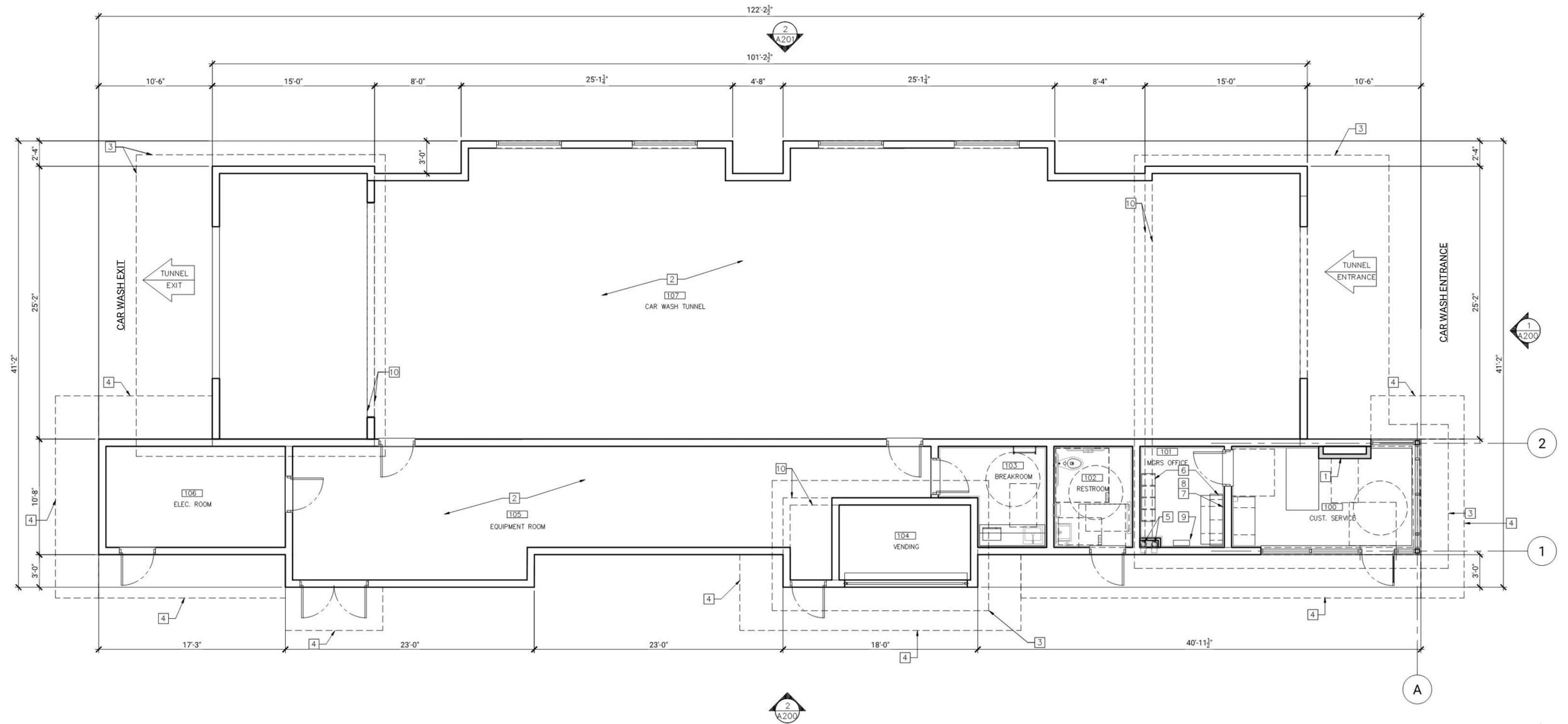
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PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
FLOOR PLAN

SHEET MANAGEMENT
PROJECT NO.: ABA01-015
DATE ISSUED: 11/09/23
DRAWN BY: RC
REVIEWED BY: JD

SHEET NUMBER

A100



1 FLOOR PLAN
A100 SCALE: 3/16" = 1'-0"

FLOOR PLAN KEYNOTES	
1	WATER DISPENSER BY OTHERS
2	CAR WASH EQUIPMENT BY VENDOR
3	LINE OF ROOF ABOVE
4	ALUMINUM FRAMED AWNING WITH WESTERN RED CEDAR UNDERSIDE AND RECESSED LIGHTING
5	DOWNSPOUT AND OVERFLOW DRAINS SEE PLUMBING
6	MILLWORK BY GC
7	WALL SHELVES BY GC
8	PROVIDE WOOD BLOCKING FOR SHELVING INSTALLATION
9	PROVIDE WOOD BLOCKING FOR EQUIPMENT
10	LINE OF TOWER ABOVE

LEGEND	
1	KEY NOTE NEW FULL HEIGHT FRAME PARTITION

GENERAL FLOOR PLAN KEY NOTES	
GENERAL FLOOR PLAN NOTES	
1.	GENERAL CONTRACTOR SHALL CONSULT WITH THE CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
2.	ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
3.	GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES.
4.	GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
5.	GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTORS "CLOSE-OUT" AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT AGREEMENT.
6.	GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND VENDOR DIRECT SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR METHODS AND LEAD TIMES.
7.	RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY".
8.	FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL", SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION, UNLESS OTHERWISE NOTED.
9.	ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE DESIGN MANAGER.
10.	REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.



SEAL

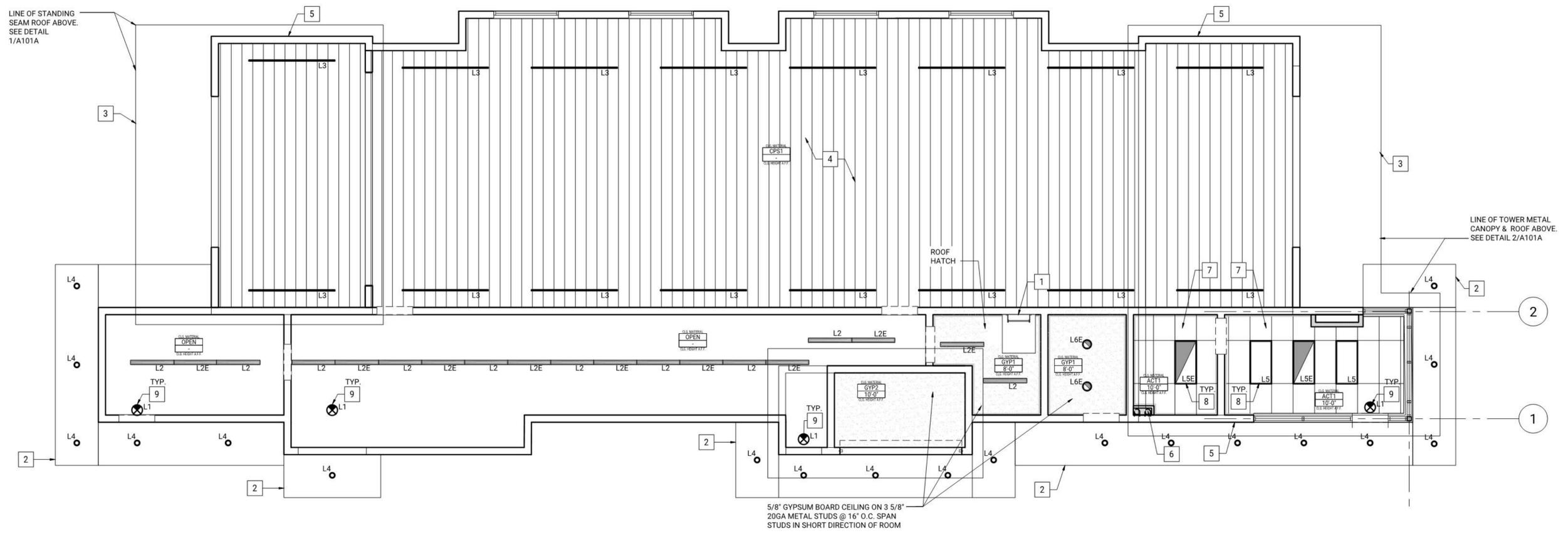
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PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
REFLECTIVE CEILING PLAN

SHEET MANAGEMENT
PROJECT NO.: ABA01-015
DATE ISSUED: 11/09/23
DRAWN BY: RC
REVIEWED BY: JD

SHEET NUMBER

A101



1
A101 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



CEILING FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	MODEL
ACT1	2X4 LAY-IN ACOUSTICAL CEILING 15/16 WHITE GRID	ARMSTRONG	CORTEGA
GYP1	5/8" GYPSUM BOARD CEILING (PAINTED PTS)	-	-
GYP2	5/8" GYPSUM BOARD CEILING (MOISTURE RESIST)	-	-
CPS1	CEILING PANEL SYSTEM (PVC)	OCTAFORM	QUICKLINER

NOTE:
CENTER CEILING GRID IN ROOM
WHEN POSSIBLE

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER	MODEL	COUNT	LUMENS	DESCRIPTION	COMMENTS
L1	LITHONIA LIGHTING	LQM-S-3-G-120/277-ELN-SD	4	N/A	STANDARD EXIT SIGN WITH TERMOPLASTIC BLACK HOUSING, GREEN LED LETTERS AND EMERGENCY BATTERY PACK	SURFACE MOUNTED. PROVIDE WITH DIRECTIONAL ARROWS AS INDICATED ON PLAN
L2	LITHONIA LIGHTING	CLX L48 5000LM HEF FDL MVOLT GZ10 35K 90CRI WH	10	5,000	4" LINEAR LED STANDARD STRIP W/ LENS	PENDANT MTD @ =10'-0" AFF
L2E	LITHONIA LIGHTING	CLX L48 5000LM HEF FDL MVOLT GZ10 35K 90CRI PS1050 BSE10 WH	9	5,000	4" LINEAR LED STANDARD STRIP WITH WIREGUARD AND EMERGENCY BATTERY PACK	SURFACE PROVIDE WITH 1400 LUMENS EMERGENCY BATTERY PACK
L3	G&G SPECIAL ENVIRONMENTS	WPX8-SO-40K WITH WPX-PSU-750 DRIVERS	16	8,000	8' LED WATERPROOF LUMINAIRE - PROVIDE ALL ACCESSORIES AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM	SURFACE QTY OF DRIVERS AS PER DWGS
L4	SPECTRUM LIGHTING	AR6ES20L-MB-MF-GRES6MB	23	2,000	6" ROUND LED DOWNLIGHT FOR WET AREA APPLICATIONS	HOUSING: SP6ES-15L-35K-DX
L5	LITHONIA LIGHTING	2GTL-4-72L-EZ1-LP835	2	7,200	2'X4' LED TROFFER W/ STEEL HOUSING, ACRYLIC PRISMATIC LENS	ACT GRID RECESSED
L5E	LITHONIA LIGHTING	2GTL-4-72L-EZ1-LP835	2	7,200	2'X4' LED TROFFER W/ STEEL HOUSING, ACRYLIC PRISMATIC LENS	ACT GRID RECESSED

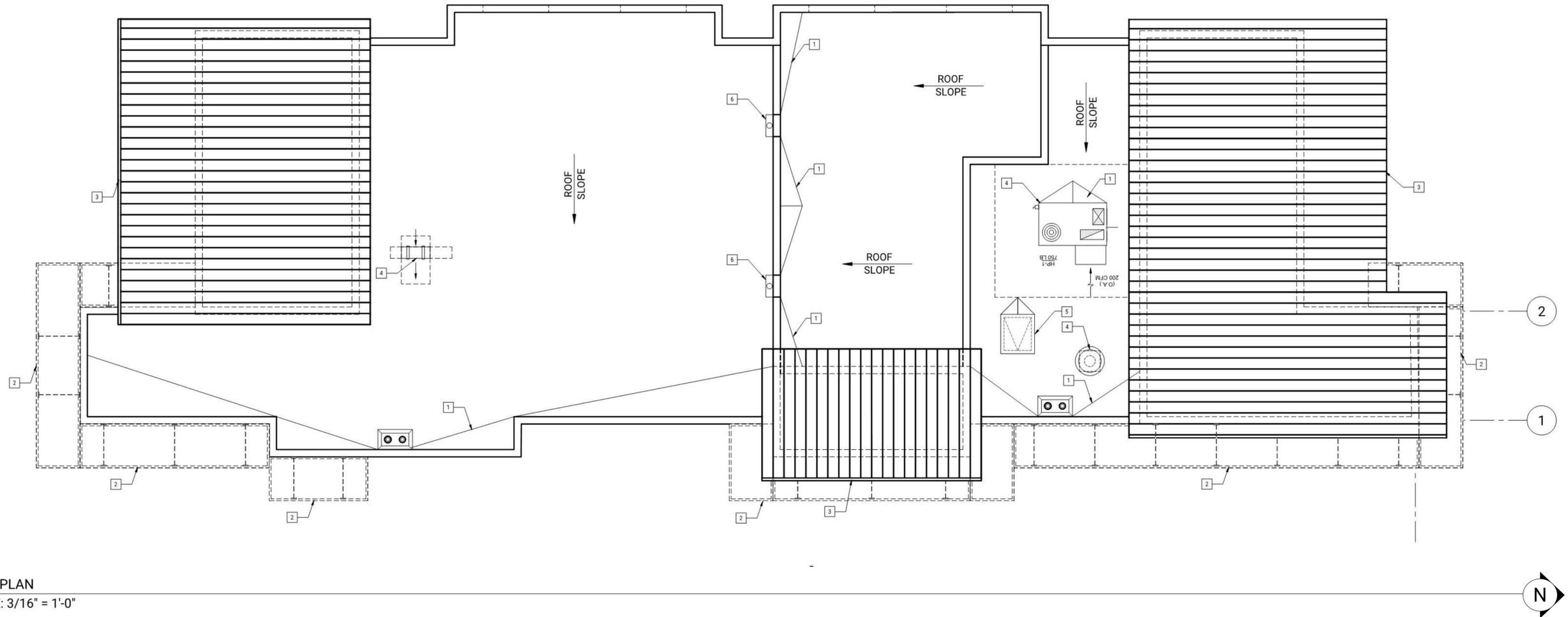
LEGEND	
	GYP. BD. CEILING
	NEW ACT CEILING
	HVAC DIFFUSERS
	WALL MOUNTED EXIT SIGN W/ BATTERY PACK

GENERAL FLOOR PLAN NOTES	
1.	FIELD VERIFICATION: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND VERTICAL CONTROL PRIOR TO THE COMMENCEMENT OF WORK. PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE OR CONTRACTING OFFICER IN WRITING OF ANY DISCREPANCIES IN NEW AND/OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK TO ENSURE CLEARANCES FOR SCHEDULED CEILING HEIGHTS.
2.	DIMENSION GUIDE: ALL DIMENSIONS ARE TAKEN TO/FROM GRID LINE, AND FACE OF DRYWALL PARTITION, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS WILL BE NOTE WHERE APPLICABLE FROM MATERIAL FINISHES.
3.	CEILING HEIGHTS: ALL CEILINGS DESIGNATED ON THIS PLAN SHALL BE AS NOTED ON THE PLAN. ALL CEILING HEIGHTS CORRESPOND TO THE HEIGHT ABOVE RESPECTIVE FINISH FLOOR ELEVATION/LEVEL.
4.	CEILING DEVICES: CEILING LAYOUT PLANS SHOW MOST MAJOR MECHANICAL AND ELECTRICAL COMPONENTS. SEE MECHANICAL AND ELECTRICAL DOCUMENTS FOR ADDITIONAL M/E DEVICES INCLUDED IN THE CEILING CONFIGURATION. CONTRACTOR TO COORDINATE LAYOUT OF ALL DEVICES. ALL MECHANICAL / ELECTRICAL COMPONENTS SCHEDULED TO BE INSTALLED IN THE SUSPENDED ACOUSTIC CEILING PANEL (ACP), OR ACOUSTIC CEILING TILES (ACT) TO BE LOCATED IN THE CENTER OF EACH PANEL/TILE, UNLESS OTHERWISE NOTED.
5.	PARTITION TYPES: PARTITION TYPES AND RELATED HEIGHTS ARE REFERENCED ON THE CORRESPONDING FLOOR PLANS A-101 FOR THIS AREA.
6.	CEILING ACCESS: PROVIDE CEILING ACCESS PANELS, AS SPECIFIED IN SECTION 083100 IN ALL INACCESSIBLE CEILINGS WHERE EQUIPMENT/DEVICES REQUIRING ACCESS ARE LOCATED. COORDINATE LOCATION WITH EXISTING DESIGN LAYOUT, WITH SIZE AS SPECIFIED. NOTE: TO BE CONSISTENT WITH TYPE OF ACCESS PANELS, INSTRUCT M/E TO SPECIFY (CROSS-REFERENCE) THE ARCH SECTION.
7.	LATERAL SUPPORT: PROVIDE LATERAL SUPPORT AND UPLIFT RESTRAINT AT ALL SUSPENDED ACOUSTICAL PANEL/TILE CEILINGS AS REQUIRED BY THE LOCAL JURISDICTION (ASTM). COORDINATE LOCATIONS WITH ABOVE CEILING DEVICES AND RELATED CLEARANCES.

REFLECTED CEILING PLAN KEYNOTES	
1	ROOF HATCH
2	ALUMINUM FRAMED AWNING WITH WESTERN RED CEDAR UNDERSIDE AND RECESSED LIGHTING
3	LINE OF STANDING SEAM ROOF ABOVE
4	PVC CEILING LINER SYSTEM OVER 2X4 FURRING @24" O.C. PERPENDICULAR TO SPAN OF ROOF JOISTS SEE BUILDING AND WALL SECTIONS A500 & A501
5	LINE OF TOWER CANOPY & METAL ROOF ABOVE
6	DOWNSPOUT AND OVERFLOW DRAIN - SEE PLUMB SHEETS
7	2'X4' LAY IN CEILING & GRID CENTER GRID IN ROOM
8	2'X4' LED LAY-IN LIGHT FIXTURE
9	NEW WALL MOUNTED EXIT SIGN, CENTER OVER DOOR BELOW (TYPICAL)



SEAL



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9

ROOF PLAN KEYNOTES	
1	BUILD UP DRAINAGE CRICKETS - TYP
2	ALUMINUM FRAMED AWNING WITH WESTERN RED CEDAR UNDERSIDE
3	STANDING SEAM SHED ROOF
4	ROOFTOP EQUIPMENT SEE MECHANICAL DRAWINGS
5	ROOF ACCESS HATCH & LADDER

LEGEND	
1	KEY NOTE
2	NEW FULL HEIGHT PARTITION
3	WINDOW TAG SEE A600
4	WALL TYPE TAG. SEE 2/A200
5	DOOR TAG SEE A600

TYPICAL TPO ROOFING SPEC

TYPICAL TPO ROOFING INSTALLATION
60 MIL DUR-O-LAST (WHITE) SINGLE PLY MECHANICALLY FASTENED ROOF MEMBRANE, ON 5/8" DUR-O-GUARD DENS DECK ROOF BOARD, (R=0.67) OVER 3" POLYISO INSULATION (R=23.60), MECHANICALLY FASTENED TO 3/4" EXTERIOR GRADE T&G FIRE RETARDANT PLYWOOD

- GENERAL ROOF PLAN NOTES**
- ROOFING CONTRACTOR TO COORDINATE LOCATION OF HVAC UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL AND MECHANICAL DRAWINGS
 - TAPERED INSULATION SHALL BE LAID OUT IN ORDER TO AVOID PONDING WATER CONDITIONS.
 - PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
 - ROOF SYSTEMS SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED CONTRACTOR IN ORDER TO MEET GUARANTEE REQUIREMENTS
 - HVAC CONDENSATE LINES TO TERMINATE ON ROOF OR AS REQUIRED BY LOCAL CODE.
 - REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
 - ALL TPO TO BE FULLY ADHERED UP PARAPET WALL AND UNDER COPING.
 - PROVIDE WALKWAY PADS AS REQUIRED
 - TO BE INSTALLED PER MANUFACTURER REQUIREMENTS TO INSURE FULL WARRANTY.

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESSY RD | TRUCKEE, CA
96161

ROOF PLAN

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	DATE ISSUED: 11/09/23
DRAWN BY: RC	REVIEWED BY: JD

SHEET NUMBER
A102



SEAL

No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161

EXTERIOR ELEVATIONS

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	RC
DATE ISSUED: 11/09/23	JD
DRAWN BY:	
REVIEWED BY:	

SHEET NUMBER
A200

EXTERIOR FINISH / MATERIAL LEGEND

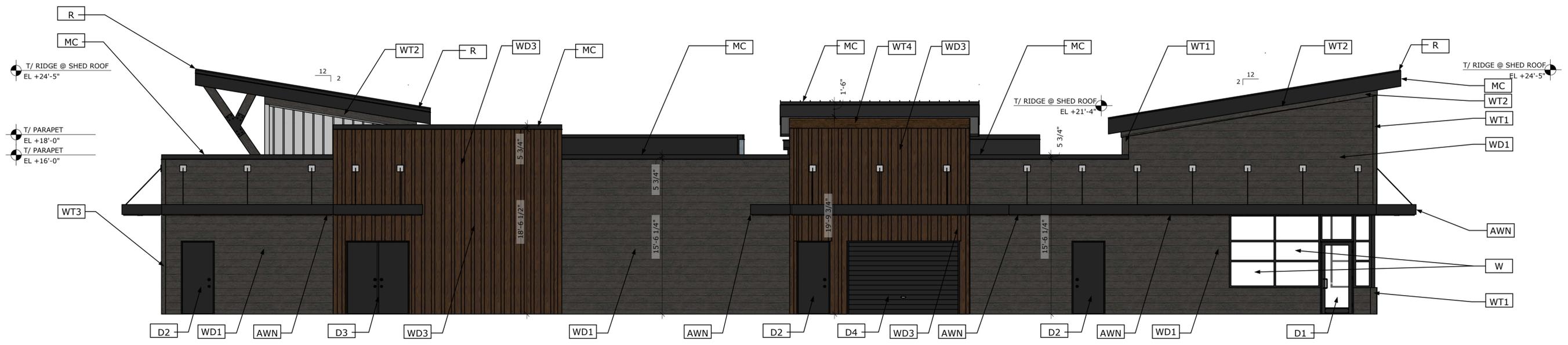
AWN	AWNING ALUMINUM FRAMED AWNING W/ WESTERN RED CEDAR UNDER SIDE - STAINED ST1 & RECESSED LIGHTING	R	STANDING SEAM METAL ROOF BLACK
D1	ALUMINUM ENTRY DOOR ANODIZED ALUMINUM	SOF	SOFFIT FLUSH METAL PANEL SOFFIT PAINTED P2
D2	HOLLOW METAL DOOR EQUIPMENT ROOM DOOR	ST1	STAIN MINWAX EXTERIOR STAIN - SEMI TRANSPARENT MW1118-165812 - GUNSTOCK
D3	HOLLOW METAL DOOR EQUIPMENT ROOM DOUBLE DOOR	ST2	STAIN CABOT EXTERIOR STAIN - SEMI TRANSPARENT 379811 - DARK SLATE
D4	OVERHEAD COILING DOOR VENDING AREA FACTORY FINISH	ST3	STAIN CABOT EXTERIOR STAIN - SEMI TRANSPARENT 379511 - CORDOVAN LEATHER
MC	METAL COPING ALUMINUM PAINTED P1	W	WINDOW CR LAURENCE US ALUMINUM - FLUSH FRONT SERIES 451 CLEAR ANODIZED REFER TO SHEET A 601 FOR MORE INFORMATION
MS1	METAL SIDING SNAP BATTEN (VERTICAL INSTALL) PAINTED P2	WD1	WOOD PLANK (HORIZONTAL SHIP LAP INSTALL) WESTERN RED CEDAR STAINED ST2
MS2	METAL SIDING SNAP BATTEN (VERTICAL INSTALL) PAINTED P1	WD2	WOOD PLANK (VERTICAL SHIP LAP INSTALL) WESTERN RED CEDAR STAINED ST2
MS3	METAL SIDING BOX RIB (VERTICAL INSTALL) PAINTED P3	WD3	WOOD PLANK (VERTICAL BOARD AND BATTEN INSTALL) WESTERN RED CEDAR STAINED ST3
P1	PAINT SHERWIN WILLIAMS TRICORN BLACK - SW 6258 EXTERIOR GRADE	WT1	WOOD TRIM WESTERN RED CEDAR 1" x 8" - STAINED ST2
P2	PAINT SHERWIN WILLIAMS STEELY GRAY - SW 7664 EXTERIOR GRADE	WT2	WOOD TRIM WESTERN RED CEDAR 1" x 12" - STAINED ST2
P3	PAINT SHERWIN WILLIAMS LOW GLOSS BLUE ZINC - SW FLUROPON - COIL:436B3558 EXTRUSION:396B5786 EXTERIOR GRADE	WT3	WOOD TRIM WESTERN RED CEDAR 1" x 5" - STAINED ST2
		WT4	WOOD TRIM WESTERN RED CEDAR 1" x 12" - STAINED ST3

*ALL D2, D3, D4 EXTERIOR DOOR FINISHES TO USE FACTORY FINISH CLOSEST COLOR MATCH TO P1



1 ENTRANCE SIDE ELEVATION
A200 Scale: 3/16" = 1'-0"

14' x 12' BAYWATCH POLYCARBONATE DOOR AT CAR WASH ENTRANCE AND EXIT. BOTH DOORS REMAINS CLOSED DURING WASH CYCLE. DOORS ONLY OPEN TO ALLOW CARS TO ENTER OR EXIT THE CAR WASH TUNNEL. THIS OPERATION CYCLE WILL RESULT IN A 14 DECIBEL REDUCTION IN DRYER NOISE.



2 PARKING SIDE ELEVATION
A200 Scale: 3/16" = 1'-0"



1 EXTERIOR PERSPECTIVE 1
A300 N.T.S.

2 EXTERIOR PERSPECTIVE 2
A300 N.T.S.



3 EXTERIOR PERSPECTIVE 3
A300 N.T.S.

4 EXTERIOR PERSPECTIVE 4
A300 N.T.S.



SEAL

No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9
-	-	-
-	-	-

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
EXTERIOR RENDERINGS - DAY

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	RC
DATE ISSUED: 11/09/23	JD
DRAWN BY:	
REVIEWED BY:	

SHEET NUMBER

A300



1 EXTERIOR PERSPECTIVE 1
A301 N.T.S.

2 EXTERIOR PERSPECTIVE 2
A301 N.T.S.



3 EXTERIOR PERSPECTIVE 3
A301 N.T.S.

4 EXTERIOR PERSPECTIVE 4
A301 N.T.S.



SEAL

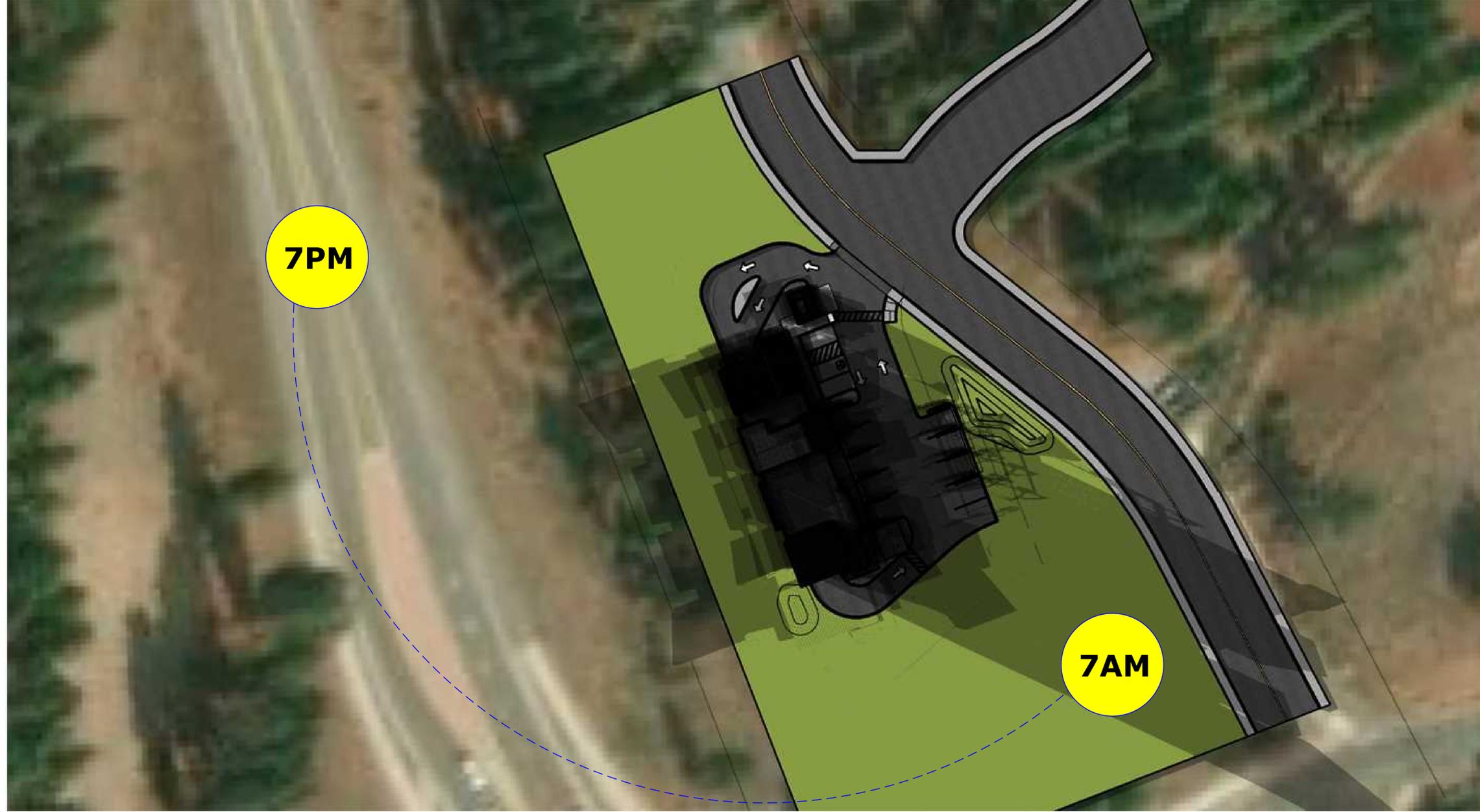
No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9
-	-	-
-	-	-

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
EXTERIOR DRENDERINGS NIGHT

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	RC
DATE ISSUED: 11/09/23	JD
DRAWN BY:	
REVIEWED BY:	

SHEET NUMBER

A301



SEAL

No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9
-	-	-
-	-	-

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
SLOAR STUDY - SUMMER SOLSTICE

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	
DATE ISSUED: 11/09/23	
DRAWN BY: RC	
REVIEWED BY: JD	

SHEET NUMBER
A400



SEAL

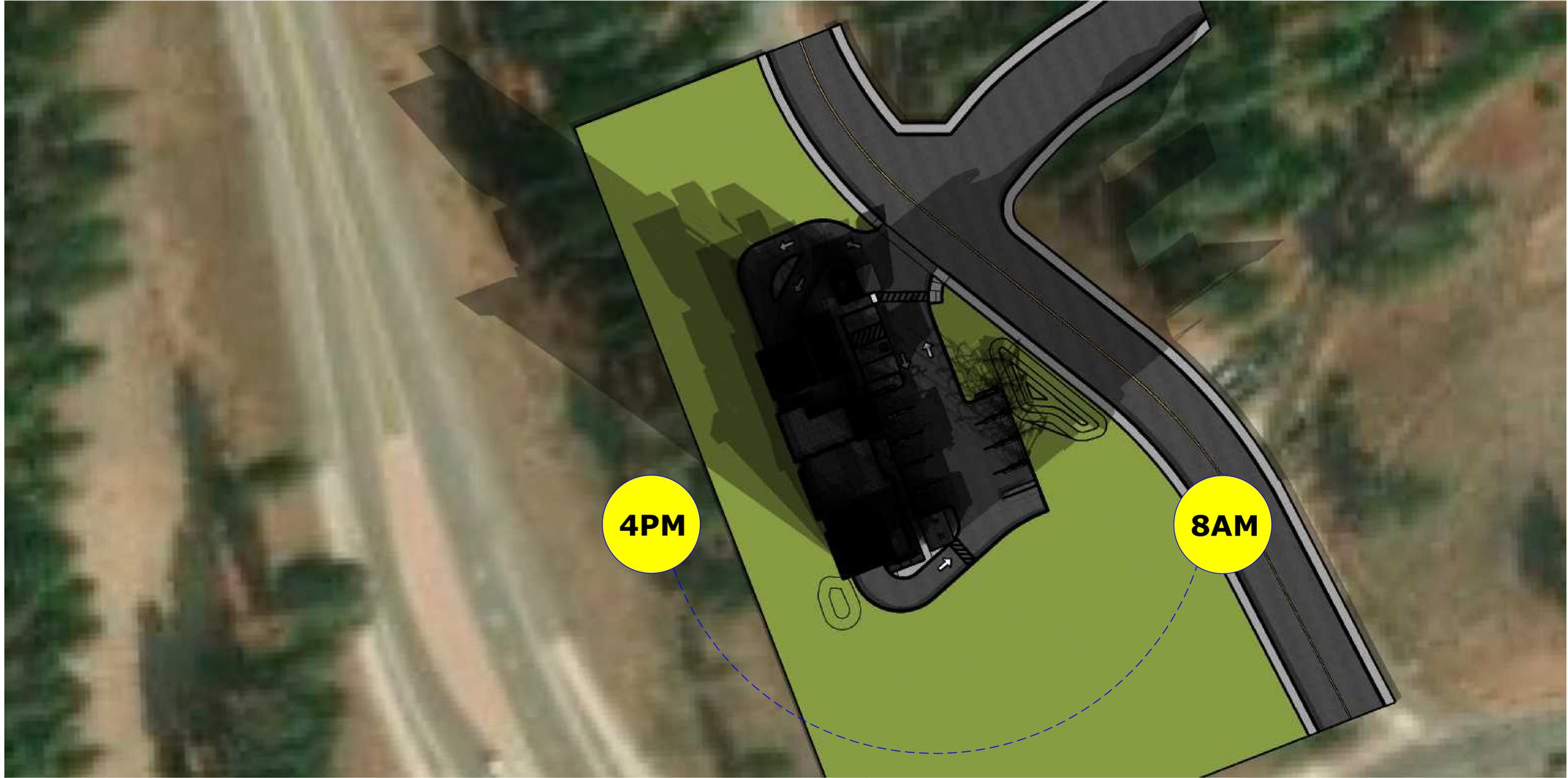
No.	DATE	DESCRIPTION
1	02-06-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
4	09-08-23	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	11-08-23	REVISED PER CITY REQUIREMENTS REV - 9
-	-	-
-	-	-

PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD | TRUCKEE, CA
96161
SOLAR STUDY - WINTER SOLSTICE

SHEET MANAGEMENT	
PROJECT NO.: ABA01-015	DATE ISSUED: 11/09/23
DRAWN BY: RC	REVIEWED BY: JD

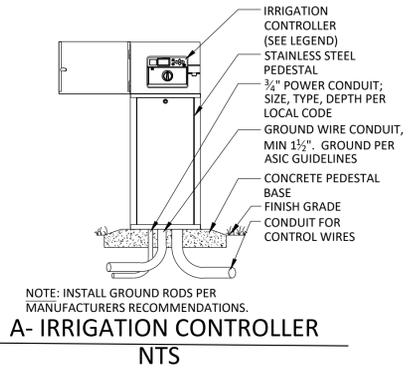
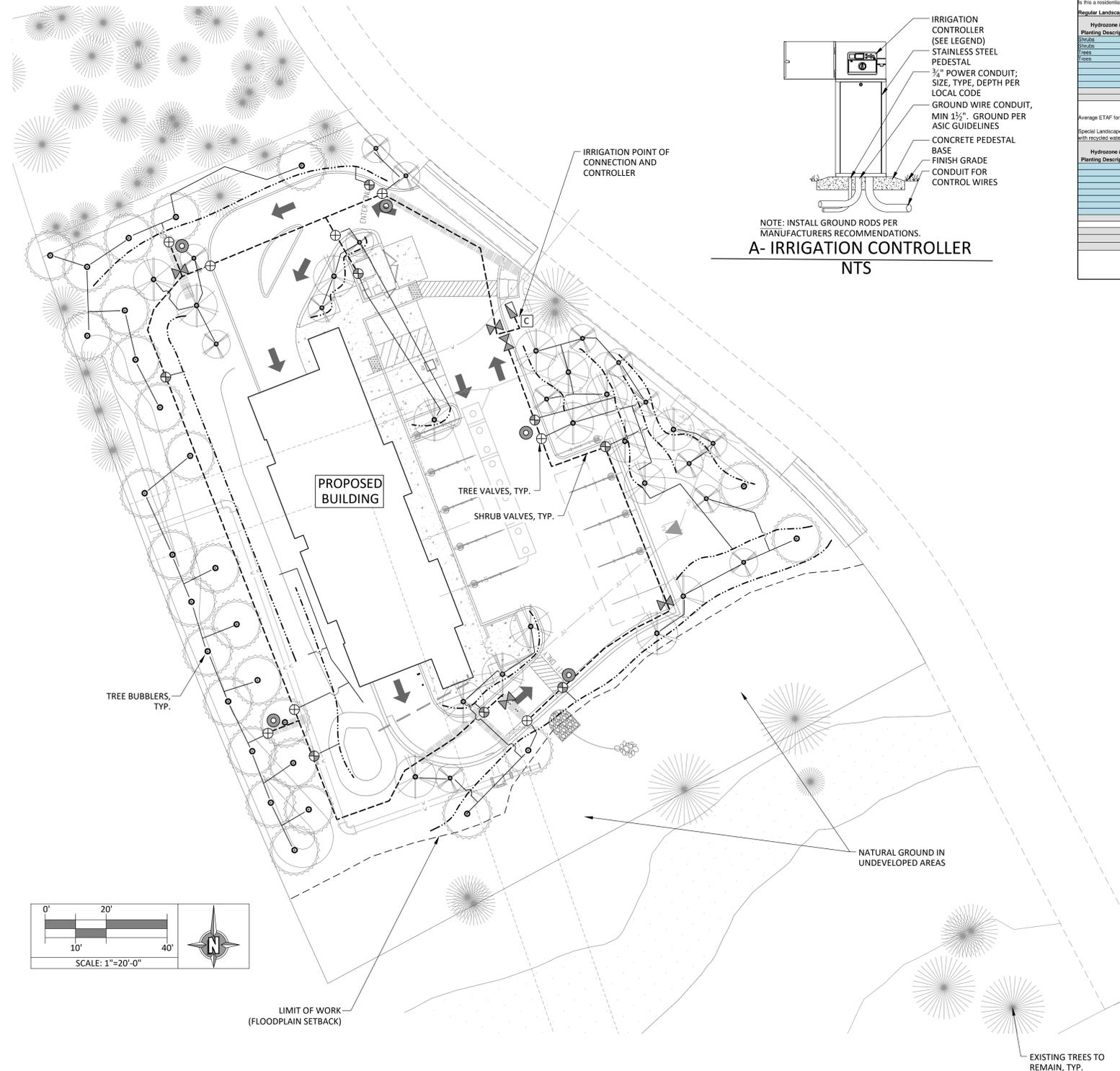
SHEET NUMBER

A401



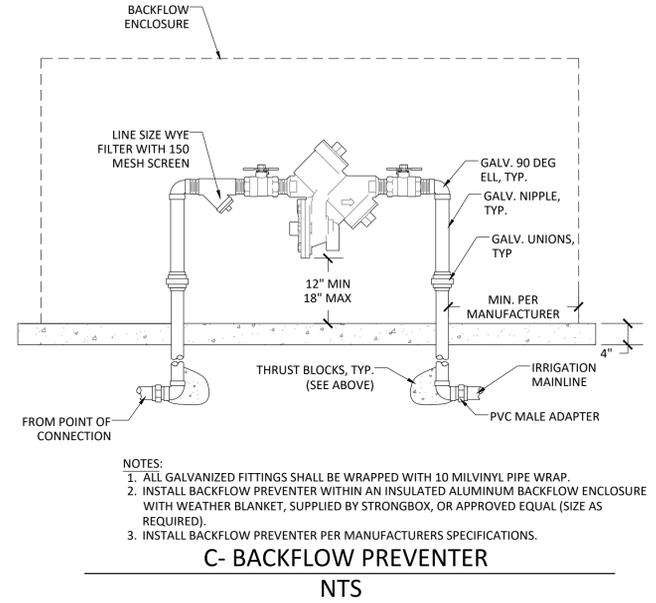
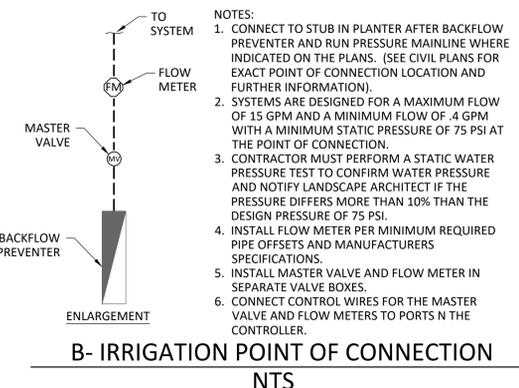
VILLAGE AT GRAYS LOT T

TRUCKEE, CALIFORNIA



Project Name: Village at Grays Lot T										
Planning Application or Building Permit Reference for Irrigation (ETP) - Is this a residential project?		Yes								
Regular Landscape Areas										
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE%)	ETAP (PFIE)	Landscape Area (sq. ft.)	ETAP x Area	Estimated Total Water Use (ETWU)		
Shrubs	low	0.10	Drip	0.81	0.1	9,200	1,176	26,262		
Shrubs	moderate	0.40	Drip	0.81	0.5	1,731	865	18,165		
Trees	moderate	0.40	Drip	0.81	0.5	3,200	1,280	26,462		
Trees	low	0.10	Drip	0.81	0.1	2,800	348	7,754		
	(Choose one)		(Choose one)							
	(Choose one)		(Choose one)							
	(Choose one)		(Choose one)							
	(Choose one)		(Choose one)							
	(Choose one)		(Choose one)							
Average ETAP for Regular Landscape Areas							17,226	3,857	88,803	
Average ETAP for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.										
Special Landscape Areas (SLA) - Areas of the landscape dedicated solely to edible plants, recreational areas (excluding single-family residential areas), areas irrigated with recycled water, or water features using recycled water.										
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE%)	ETAP (PFIE)	Landscape Area (sq. ft.)	ETAP x Area	Estimated Total Water Use (ETWU)		
Totals							0	0	0	
							Estimated Total Water Use (ETWU) Total	88,803		
							Maximum Allowed Water Allowance (MAWA) for Residential Areas	213,013		
							Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas	174,282		
To comply with this chapter, the ETWU must be equal to or less than the MAWA.										
If it is a residential project: The ETWU complies with the MAWA.										
If it is a non-residential project: The ETWU complies with the MAWA.										

IRRIGATION LEGEND		
SYMBOL	MANUFACTURER	REMARKS
[Symbol]	1" WILKINS 975XL REDUCED PRESSURE BACKFLOW.	INSTALL PER DETAIL THIS SHEET.
[Symbol]	1" HUNTER ICV MASTER VALVE	INSTALL PER MANUFACTURERS SPECIFICATIONS
[Symbol]	FLOMEC 1" FLOW SENSOR (MODEL QS200-10)	INSTALL PER MANUFACTURERS SPECIFICATIONS
[Symbol]	AUTOMATIC IRRIGATION CONTROL VALVES: HUNTER ACZ DRIP ZONE CONTROL KIT (DRIP) HUNTER PGV-ASV ANTI-SIPHON VALVES (TREE BUBBLERS)	INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE PER PLAN. ADJUST/TUNE VALVES AS REQUIRED TO ENSURE PROPER WATER DISTRIBUTION TO ALL PLANTER AREAS.
[Symbol]	NIBCO T-113 GATE VALVE	LINE SIZE
[Symbol]	HUNTER I-CORE GRAY METAL PEDESTAL IRRIGATION CONTROLLER (SIZE PER PLAN). COORDINATE FINAL LOCATION WITH OWNER.	PROVIDE 110V ELECTRICAL CONNECTION IN FIELD TO CONTROLLER LOCATION AS SHOWN AND AS APPROVED BY OWNER PRIOR TO INSTALLATION.
NOT SHOWN	HUNTER SOLAR SYNC (WIRELESS SENSOR WITH MOUNTING ARM, DIGITAL MODULE AND RECEIVER)	INSTALL PER MANUFACTURERS SPECIFICATIONS.
[Symbol]	HUNTER 1" QUICK COUPLING VALVE W/ LOCKING COVER	MODEL HQ-44LRC
[Symbol]	SLEEVING AND CONDUIT LOCATIONS FOR IRRIGATION LINE AND CONTROL WIRE CROSSINGS. INSTALL SLEEVES TO BE 2X THE SIZE OF THE PIPE TO BE SLEEVED AND CONDUIT AS REQUIRED FOR CONTROL WIRE (MIN. 1" DIA.)	COORDINATE WITH SITE DEVELOPMENT PLANS AND OTHER TRADES.
[Symbol]	HUNTER PLD BLANK TUBE DRIP LINES (NON-PRESSURE)	INSTALL PER POINT SOURCE DRIP DETAIL C/SHEET L2.
[Symbol]	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)	INSTALL PER IRRIGATION DETAILS. SIZE PER PLAN.
[Symbol]	PIPE-HOP LOCATIONS	GRAPHIC TO DENOTE SEPARATION OF ZONES.
[Symbol]	2" PVC CLASS 315 IRRIGATION MAINLINE. ACTUAL LOCATION SHALL BE LOCATED WITHIN PLANTER AREAS.	IRRIGATION MAINLINE SHOWN UNDER PAVED AREAS FOR PLAN CLARITY ONLY.
[Symbol]	HUNTER PROS-04-CV WITH PCN-50 BUBBLER NOZZLE. INSTALL WITH FACTORY INSTALLED CHECK VALVE. NOTE: INSTALL TWO (2) PER TREE- 1.0 GPM TOTAL PER TREE.	TRICKLE PATTERN .5 GPM 30 PSI



PRELIMINARY IRRIGATION PLAN

DECEMBER 15, 2023

MSLA
LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msladesign.com

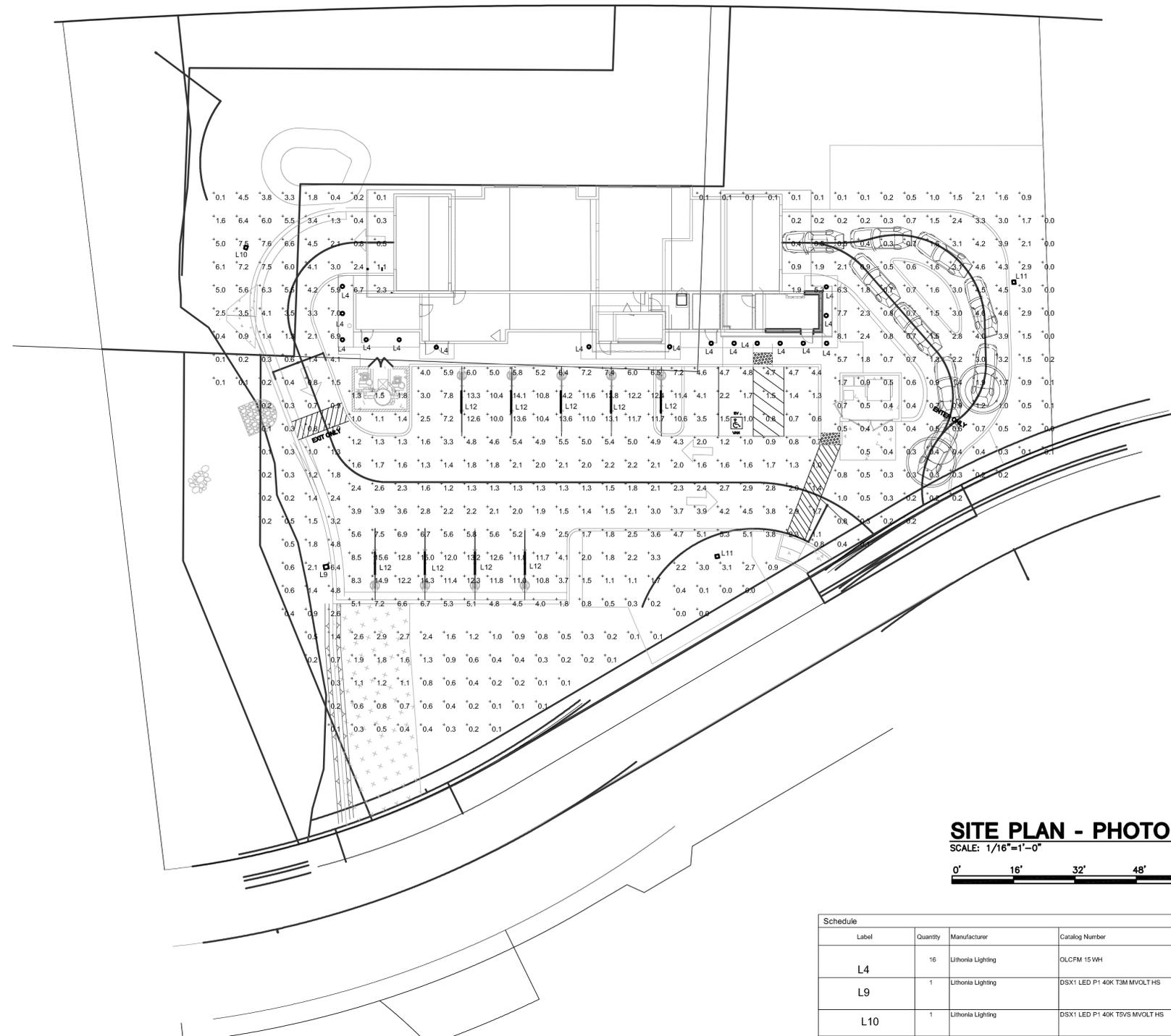


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SEAL

NO.	DATE	REVISIONS	DESCRIPTION



SITE PLAN - PHOTOMETRIC
SCALE: 1/16"=1'-0"
0' 16' 32' 48' 64'
NORTH

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	+	4.7 fc	15.6 fc	0.2 fc	78.0:1	23.5:1
SITE	+	1.6 fc	8.1 fc	0.0 fc	N/A	N/A

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L4	16	Lithonia Lighting	OLCFM 15WH	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH WHITE FINISH	LED	1	1099	0.9	16.6
L9	1	Lithonia Lighting	DSX1 LED P1 40K T3M MVOLT HS	DSX1 LED P1 40K T3M MVOLT WITH HOUSESIDE SHIELD	LED	1	5481	0.9	54
L10	1	Lithonia Lighting	DSX1 LED P1 40K T5VS MVOLT HS	DSX1 LED P1 40K T5VS MVOLT WITH HOUSESIDE SHIELD	LED	1	6223	0.9	54
L11	2	Lithonia Lighting	DSX1 LED P1 40K BLC MVOLT	DSX1 LED P1 40K BLC MVOLT WITH HOUSESIDE SHIELD	LED	1	5781	0.9	54
L12	9	G&G Industrial Lighting	GPX6-SO	Driverless AC LED Luminaire	LED	1	3600	0.9	27

Notes:
1. Calculation @ ground level.

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

PROJECT INFORMATION
SITE PLAN - PHOTOMETRIC
VILLAGE CAR WASH - TRUCKEE, CA
ROUTE 89 & HENNESS ROAD | TRUCKEE, CA 96161

SHEET MANAGEMENT	PROJECT NO.: ABA01-015	DATE ISSUED: 02/16/22	SR
			SR
			SR

SHEET NUMBER
E100